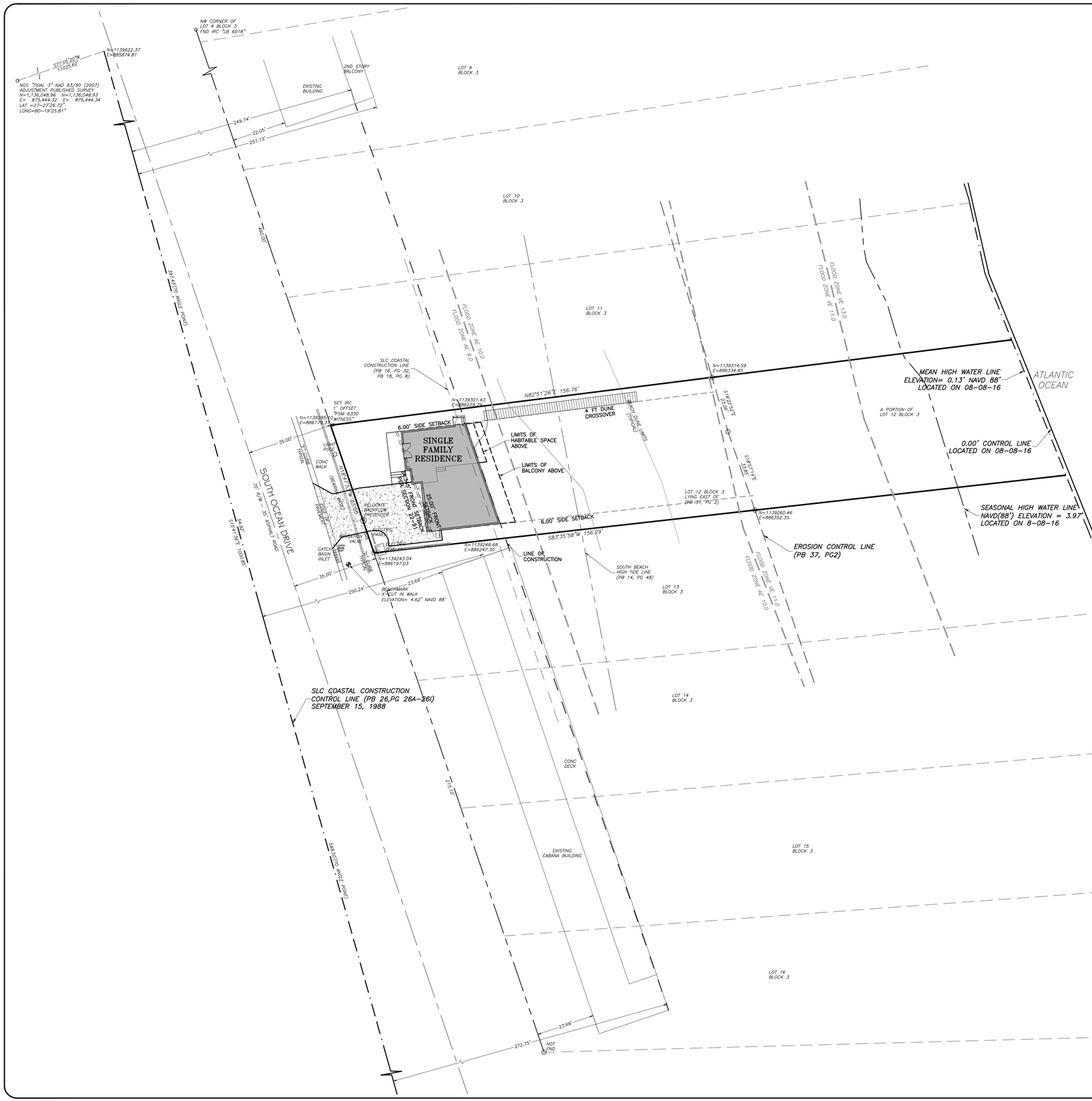


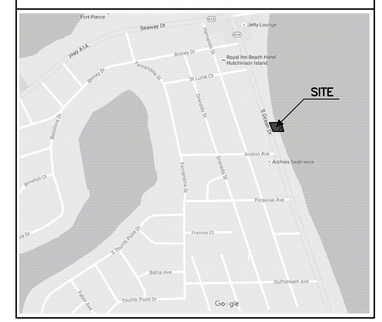
North

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

SITE MAP



PROJECT DATA

OWNER/APPLICANT	PAUL D. MANDEL (TR) & DIANE M. PERKINS (TR) 6801 E CYPRESSHEAD DRIVE PARKLAND, FL 33067
ENGINEER/AGENT	SCHULKE, BITTLE & STODDARD, L.L.C. 1717 INDIAN RIVER BLVD., SUITE 201 VERO BEACH, FL 32960 (772) 770-9622
SURVEYOR	ALEXANDER J. PIAZZA PSM, INC 619 SW BILTMORE STREET PORT ST. LUCIE, FL 34983 (772) 340-7770
SITE ADDRESS	324 SOUTH OCEAN DRIVE ST. LUCIE COUNTY, FLORIDA
PARCEL ID#	2401-501-0026-000-3
F.I.R.M. PANEL	12111C0183 J FEBRUARY 16, 2012
FLOOD ZONES	AE 9', AE 10', VE 11' & VE 13'
ZONING	R-4A

	REQUIRED R-4A	PROPOSED
LOT SIZE	5,000 SF	8,579 SF
LOT WIDTH	60'	55' (MIN)
YARD SETBACKS:		
FRONT (WEST)	25'	24.345'*
REAR (EAST)	15'	22.10'
SIDE (NORTH)	6'	6.03'
SIDE (SOUTH)	6'	6.04'
BLDG. HEIGHT	45'	42.08'

*FRONT YARD SETBACK: (SOUTH ADJACENT PROPERTY + 25 FT SETBACK)/2 = 48.69 FT/2 = 24.345 FT

AREAS:

BUILDING FOOTPRINT	1,191 SF
DRIVEWAY/HARDSCAPE	623 SF
TOTAL IMPERVIOUS AREA	1,814 SF

CONSTRUCTION SCHEDULE:
COMMENCE: DECEMBER 2016
COMPLETE: JANUARY 2017

AREA CALCS:

LIVING-1ST FLR:	535 S.F.
LIVING-2ND FLR:	1,212 S.F.
LIVING-3RD FLR:	1,212 S.F.
TOTAL LIVING:	2,959 S.F.
GARAGE:	628 S.F.
ENTRY PORCH:	98 S.F.
UNCOVERED BALC:	98 S.F.
TOTAL:	3,783 S.F.

** Calculations per James Gilgenbach Architecture & Planning

MARK	REVISION	DATE

DRAWING 16092SITE
DESIGNED W.P.S.
DRAWN K.M.B.
CHECKED W.P.S.
SCALE 1"=20'
DATE 10/24/2016

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1717 INDIAN RIVER BLVD., SUITE 201 VERO BEACH, FLORIDA 32960
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OVERALL SITE PLAN

PROPOSED OCEANFRONT RESIDENCE FOR:
MANDEL RESIDENCE
324 SOUTH OCEAN DRIVE
FORT PIERCE, FL

ENGINEER CERTIFICATION
☐ JOSEPH W. SCHULKE FL. REG. NO. 47048
☐ JODAH B. BITTLE FL. REG. NO. 57396
☐ WILLIAM P. STODDARD FL. REG. NO. 57605

DATE:

SHEET
C1

PROJECT NO.
16-092

MARK	REVISION	DATE

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SITE PLAN

PROPOSED OCEANFRONT RESIDENCE FOR:
MANDEL RESIDENCE
324 SOUTH OCEAN DRIVE
FORT PIERCE, FL

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DATE:

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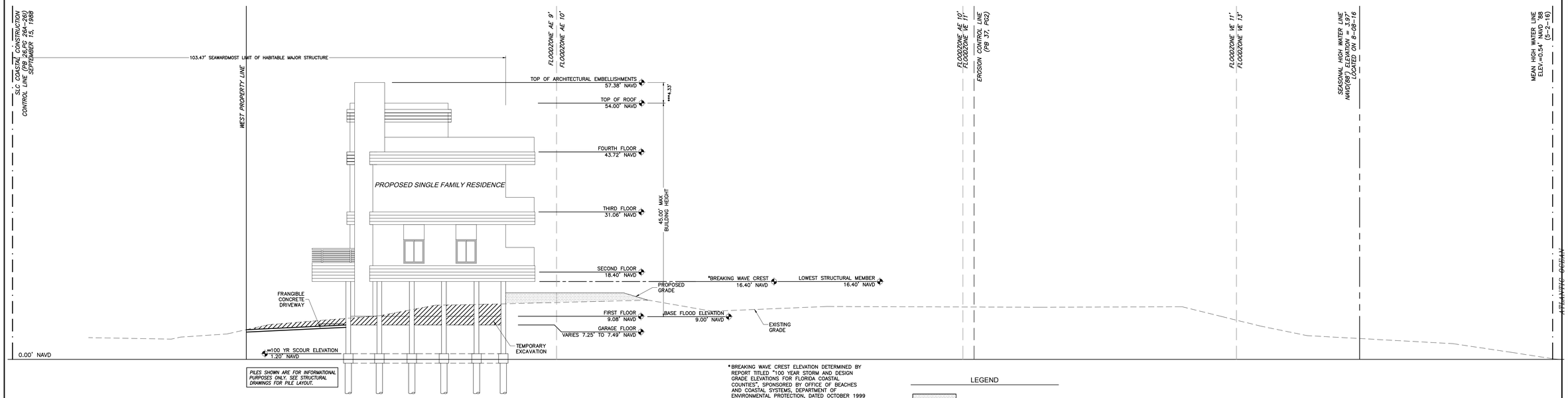
C2

PROJECT NO.
16-092



PILES SHOWN ARE FOR INFORMATIONAL PURPOSES ONLY. SEE STRUCTURAL DRAWINGS FOR PILE LAYOUT.

A / C3 EAST-WEST SECTION

SCALE 1"=10'

*BREAKING WAVE CREST ELEVATION DETERMINED BY REPORT TITLED "100 YEAR STORM AND DESIGN GRADE ELEVATIONS FOR FLORIDA COASTAL COUNTIES", SPONSORED BY OFFICE OF BEACHES AND COASTAL SYSTEMS, DEPARTMENT OF ENVIRONMENTAL PROTECTION, DATED OCTOBER 1999

R-MONUMENT 35
CONVERSION FROM NGVD TO NAVD -1.50 FT
BREAKING WAVE CREST ELEVATION 17.90 NGVD = 16.40 NAVD

**SCOUR ELEVATION 2.70 NGVD = 1.20 NAVD

***ARCHITECTURAL EMBELLISHMENTS
ALLOWED: 20% OF BUILDING HEIGHT
52.08 FT X 20% = 8.416 FT

PROPOSED: 4.33 FT

LEGEND

FILL SEAWARD OF C.C.C.L.

EXCAVATION SEAWARD OF C.C.C.L.

MARK	REVISION	DATE

DRAWING 16092SCT
DESIGNED W.P.S.
DRAWN K.M.B.
CHECKED W.P.S.
SCALE AS NOTED
DATE 10/24/2016

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CROSS SECTIONS

PROPOSED OCEANFRONT RESIDENCE FOR:
MANDEL RESIDENCE
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FORT PIERCE, FL

ENGINEER CERTIFICATION
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☐ WILLIAM P. STODDARD FL. REG. NO. 57605

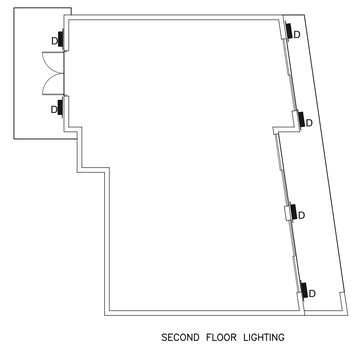
DATE:

SHEET
C3

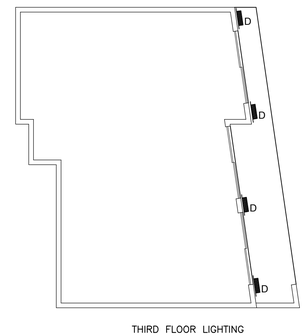
PROJECT NO.
16-092

LIGHTING KEY

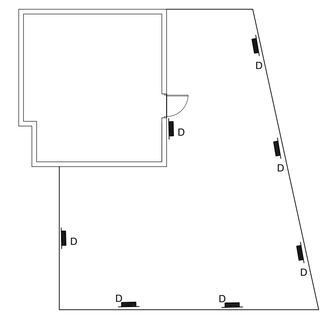
FIXTURE LABEL	FIXTURE TYPE	MANUFACTURER & CATALOG NO.	FIXTURE QUANTITY	LAMP TYPE & WATTAGE	MOUNTING TYPE & HEIGHT	LOCATION OF FIXTURE	STRUCTURE LEVEL
B	WALL SCONCE DOWN LIGHT	PORTFOLIO H8605 CYLINDER FIXTURE	6	2W H12 LED AMBER	WALL MOUNT MAX 8'-0" ABOVE FLOOR	(4) LANDWARD (2) SHORE PERPENDICULAR	FIRST FLOOR
D	STEP LIGHT	INTRIGUE LIGHTING SG-R-1LED-HDL-AML	17	3W LED AMBER	WALL/STEP MOUNT 6" AFF MAX MAY NEED FIELD ADJUSTMENT & ADDITIONAL SHIELDING	(2) LANDWARD (15) BEACHSIDE	(6) SECOND FLOOR (4) THIRD FLOOR (7) ROOF LEVEL



SECOND FLOOR LIGHTING



THIRD FLOOR LIGHTING



FOURTH FLOOR/ROOF LEVEL LIGHTING

MARK	REVISION	DATE

DRAWING 16092LIGHT
DESIGNED W.P.S.
DRAWN K.M.B.
CHECKED W.P.S.
SCALE 1"=10'
DATE 10/24/2016

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LIGHTING PLAN

PROPOSED OCEANFRONT RESIDENCE FOR:
MANDEL RESIDENCE
324 SOUTH OCEAN DRIVE
FORT PIERCE, FL

ENGINEER CERTIFICATION
☐ JOSEPH W. SCHULKE FL. REG. NO. 47048
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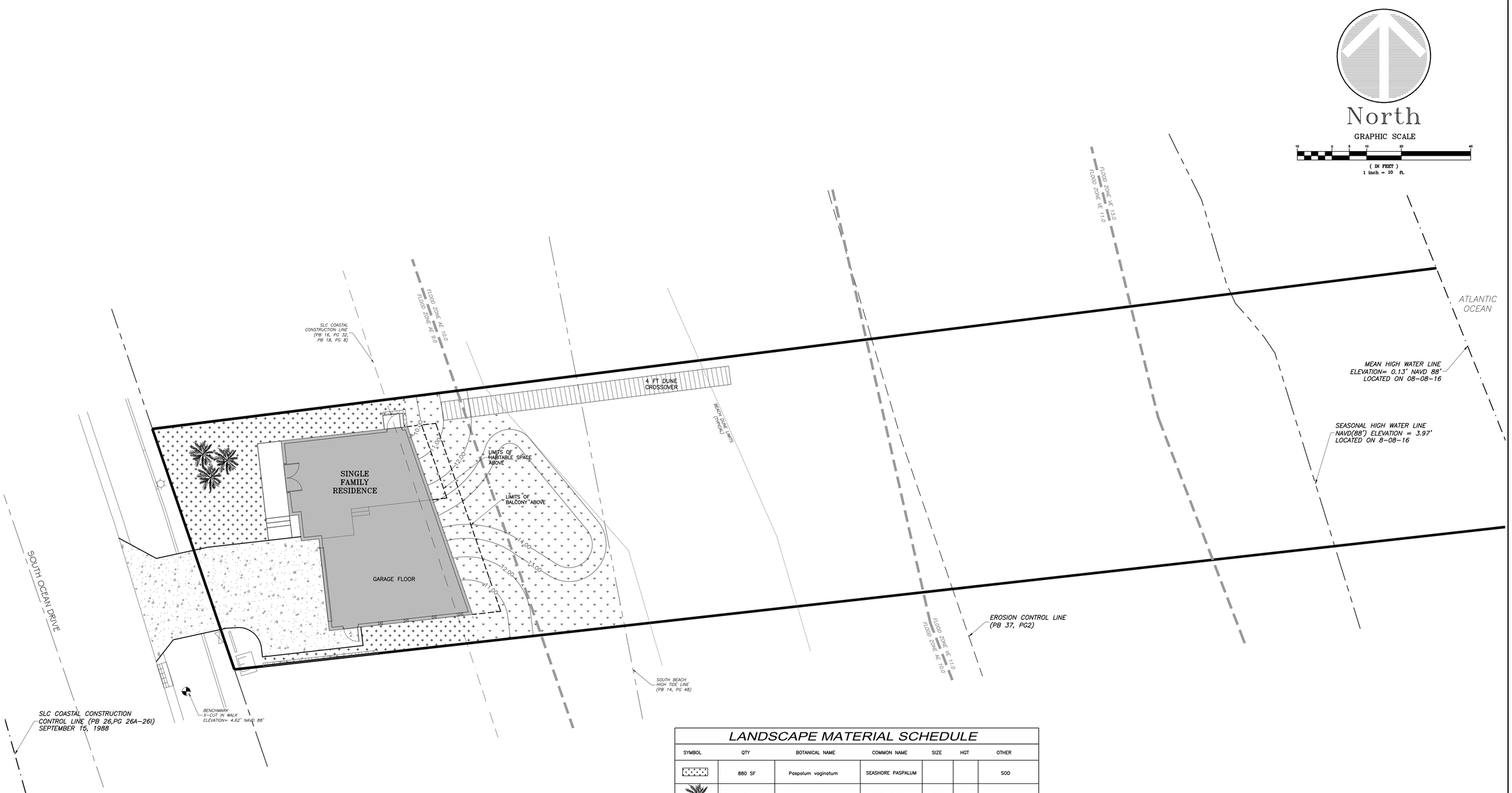
☐ WILLIAM P. STODDARD FL. REG. NO. 57605

DATE:

SHEET
C4

PROJECT NO.
16-092



LANDSCAPE MATERIAL SCHEDULE

SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	SIZE	HGT	OTHER
	880 SF	Paspalum vaginatum	SEASHORE PASPALUM			SOD
	3	Sabal palmetto	CABBAGE PALM	B&B	12'	
	1,496 SF	Asteriscus maritimus	BEACH DAISY			

MARK	REVISION	DATE

DRAWING 16092LAND
DESIGNED W.P.S.
DRAWN K.M.B.
CHECKED W.P.S.
SCALE 1"=10'
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LANDSCAPE PLAN

PROPOSED OCEANFRONT RESIDENCE FOR:
MANDEL RESIDENCE
324 SOUTH OCEAN DRIVE
FORT PIERCE, FL

ENGINEER CERTIFICATION
☐ JOSEPH W. SCHULKE FL. REG. NO. 47048
☐ JODAH B. BITTLE FL. REG. NO. 57396
☐ WILLIAM P. STODDARD FL. REG. NO. 57605

DATE:

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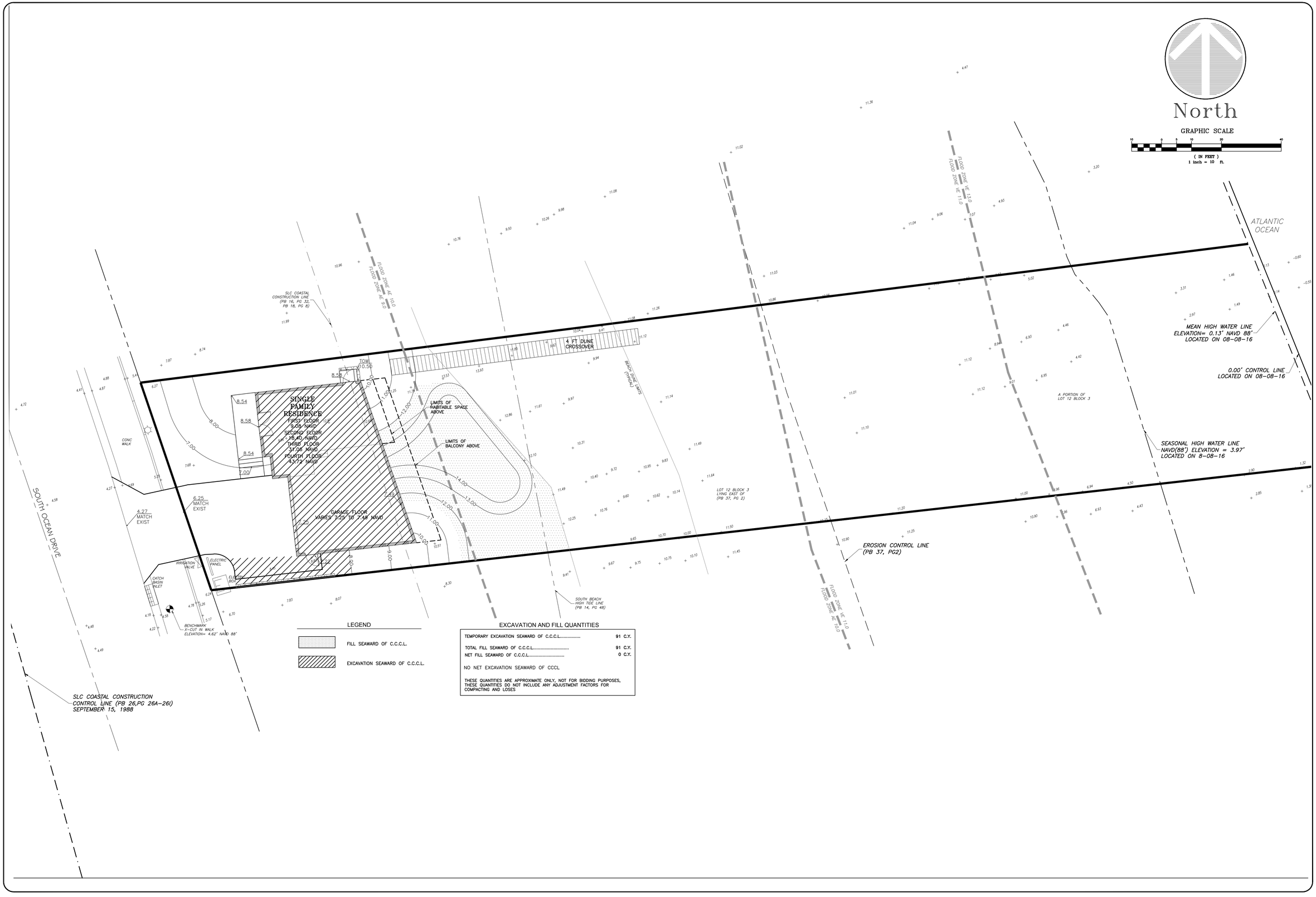
C5

PROJECT NO.
16-092



LEGEND

- FILL SEAWARD OF C.C.C.L.
- EXCAVATION SEAWARD OF C.C.C.L.

EXCAVATION AND FILL QUANTITIES

TEMPORARY EXCAVATION SEAWARD OF C.C.C.L.	91 C.Y.
TOTAL FILL SEAWARD OF C.C.C.L.	91 C.Y.
NET FILL SEAWARD OF C.C.C.L.	0 C.Y.

NO NET EXCAVATION SEAWARD OF CCCL

THESE QUANTITIES ARE APPROXIMATE ONLY, NOT FOR BIDDING PURPOSES, THESE QUANTITIES DO NOT INCLUDE ANY ADJUSTMENT FACTORS FOR COMPACTING AND LOSES

MARK	REVISION	DATE

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DESIGNED W.P.S.
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DATE 10/24/2016

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TEMPORARY EXCAVATION & FILL

PROPOSED OCEANFRONT RESIDENCE FOR:
MANDEL RESIDENCE
324 SOUTH OCEAN DRIVE
FORT PIERCE, FL

ENGINEER CERTIFICATION
- JOSEPH W. SCHULKE FL. REG. NO. 47048
- JODAH B. BITTLE FL. REG. NO. 57396
- WILLIAM P. STODDARD FL. REG. NO. 57605

DATE:

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