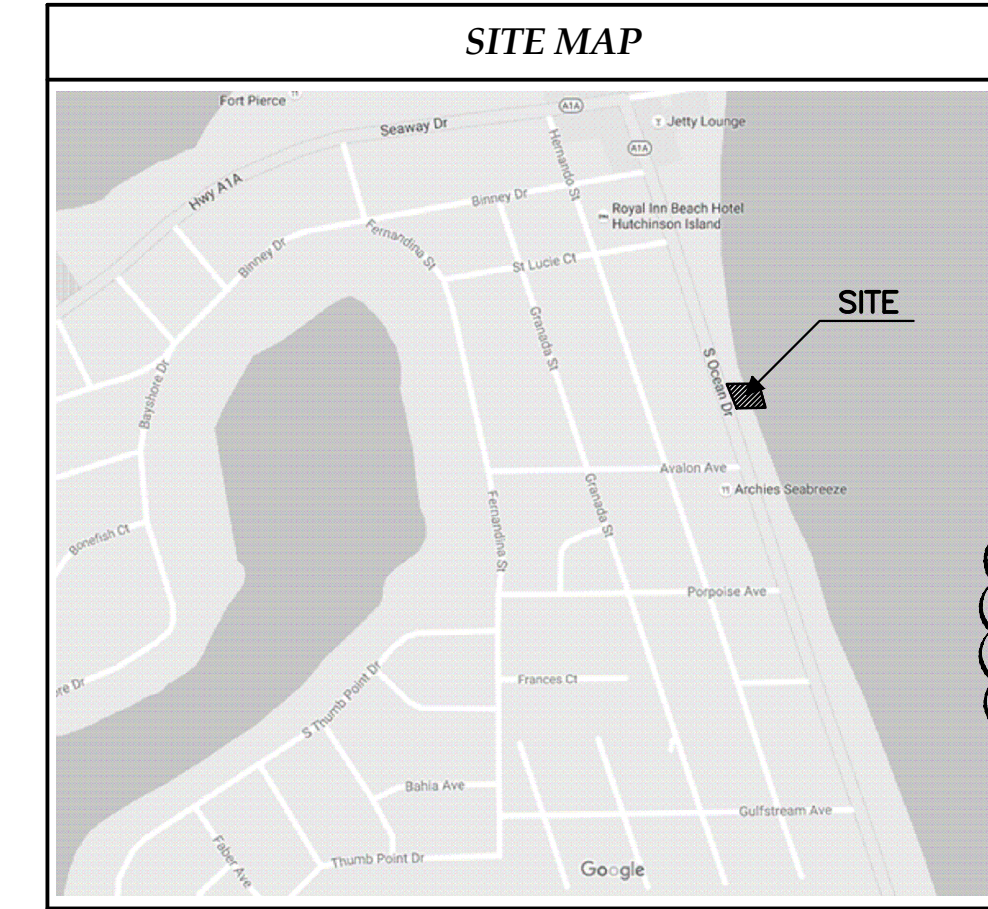


North
GRAPHIC SCALE



(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	1211100183 J FEBRUARY 16, 2012
FLOOD ZONES	AE 9', AE 10', VE 11' & VE 13'
ZONING	R-4A
LOT SIZE	REQUIRED R-4A 5,000 SF PROPOSED 8,579 SF
LOT WIDTH	60' 55' (MIN)
YARD SETBACKS:	
FRONT (WEST)	25' 24.35*
REAR (EAST)	15' 100.00'
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 = 24.35 FT	
AREAS:	
BUILDING FOOTPRINT	1,191 SF
DRIVEWAY/HARDSCAPE	946 SF
TOTAL IMPERVIOUS AREA	2,137 SF
CONSTRUCTION SCHEDULE:	
COMMENCE:	DECEMBER 2016
COMPLETE:	JANUARY 2017

AREA CALCS:

LIVING-1ST FLR:	506 S.F.
LIVING-2ND FLR:	1,233 S.F.
LIVING-3RD FLR:	1,233 S.F.
LIVING-4TH FLR:	444 S.F.
TOTAL LIVING:	3,416 S.F.
GARAGE:	626 S.F.
ENTRY PORCH:	98 S.F.
COVERED BALCS:	312 S.F.
ROOF DECK:	944 S.F.
UNCOVERED BALC:	131 S.F.
TOTAL:	5,527 S.F.

** Calculations per James Gilgenbach
Architecture & Planning

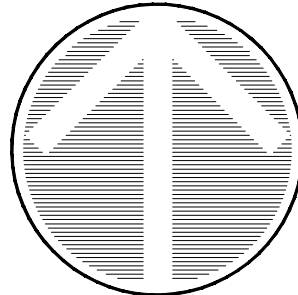
MARK	REVISION	DATE
1	REVISIONS PER COMMENTS	11/21/2016
2	REVISIONS PER COMMENTS	12/2/2016
3	REVISIONS PER COMMENTS	12/16/2016

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 CIVIL & STRUCTURAL ENGINEERING • LAND PLANNING • ENVIRONMENTAL PERMITTING
 CERTIFICATION OF AUTHORIZATION NO.: 00009868
 1717 INDIAN RIVER BLVD., SUITE 201, VERO BEACH, FLORIDA 32960
 TEL: 772 / 770-9622 FAX: 772 / 770-9496 EMAIL: info@sbsengr.com

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

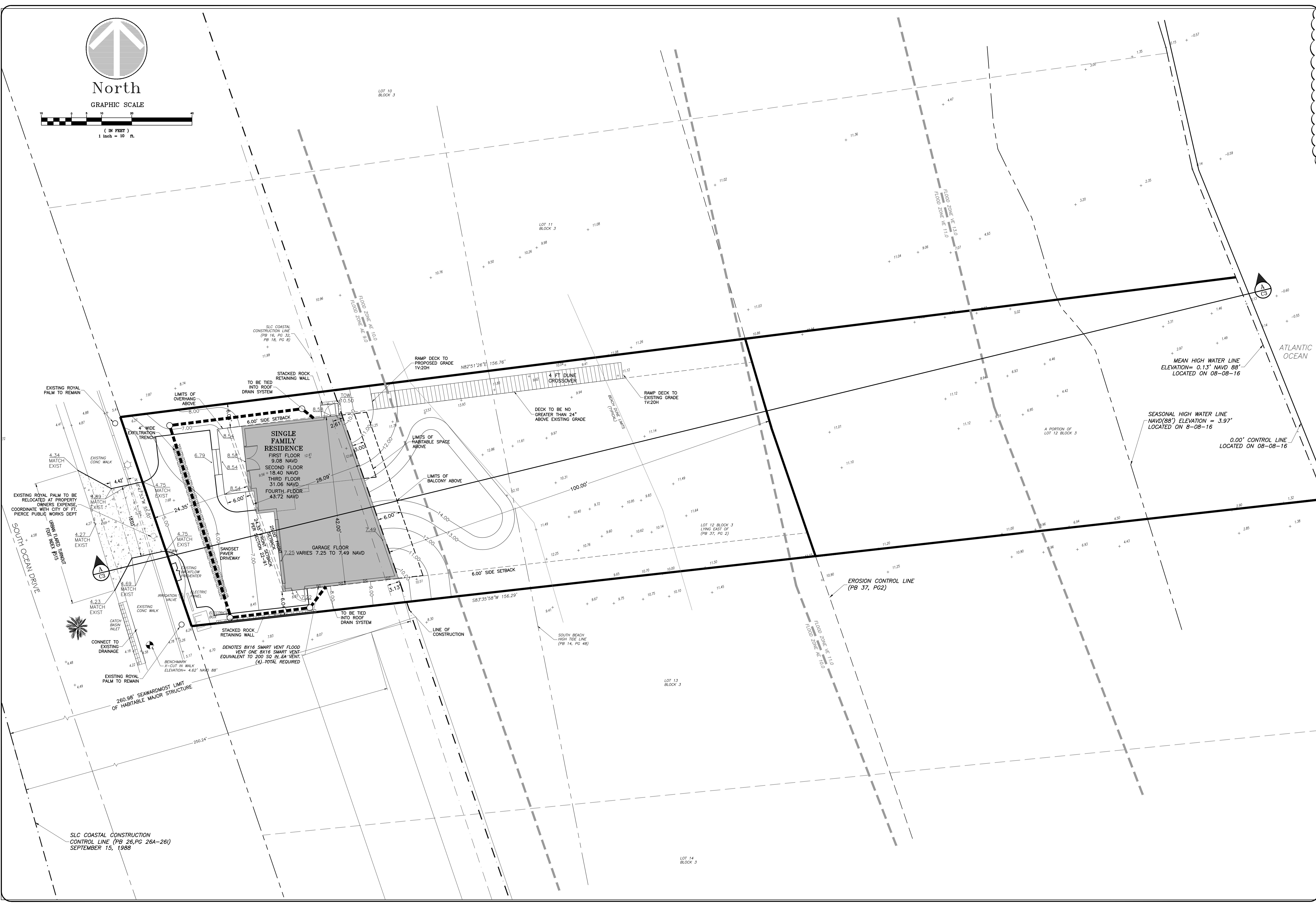
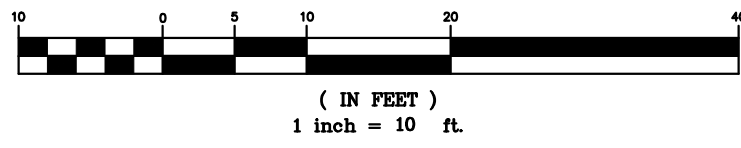
ENGINEER CERTIFICATION
 JOSEPH W. SCHULKE
 FL. REG. NO. 47048
 JOHNN H. BITTLE
 FL. REG. NO. 57396
 WILLIAM P. STODDARD
 FL. REG. NO. 57605

DATE: SHEET
 C1
 PROJECT NO.
 16-092



North

GRAPHIC SCALE



MARK	REVISION	DATE
1	REVISIONS PER COMMENTS	11/21/2016
2	REVISIONS PER COMMENTS	12/2/2016
3	REVISIONS PER COMMENTS	12/16/2016

DRAWING	1602SITE	DATE
DESIGNED	W.P.S.	10/27/2016
DRAWN	K.M.B.	
CHECKED	P.P.S.	
SCALE	1"=10'	

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 CIVIL & STRUCTURAL ENGINEERING - LAND PLANNING - ENVIRONMENTAL PERMITTING
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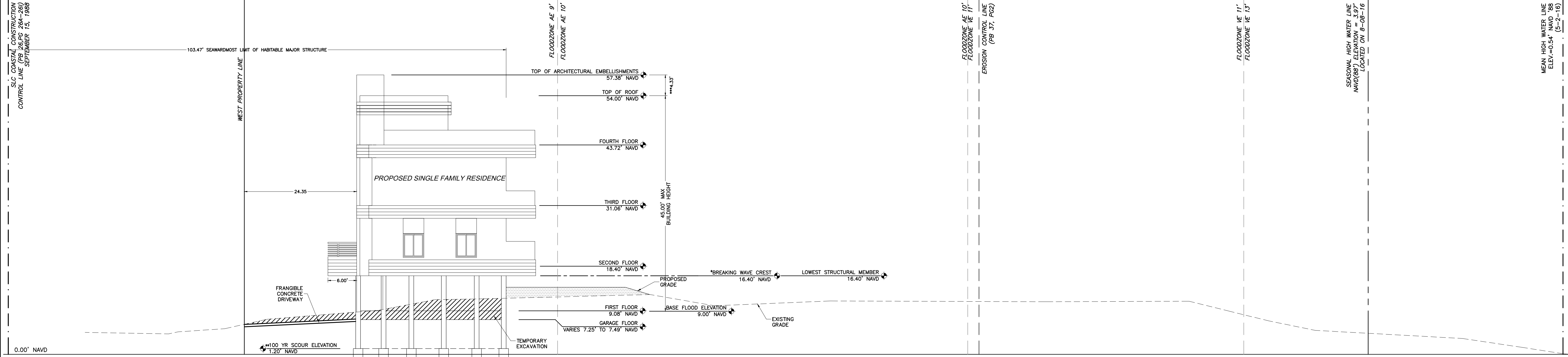
SITE PLAN

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

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

DATE: SHEET
 C2
 PROJECT NO.
 16-092

SIC COASTAL CONSTRUCTION CONTROL LINE SEPTEMBER 15, 1988



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

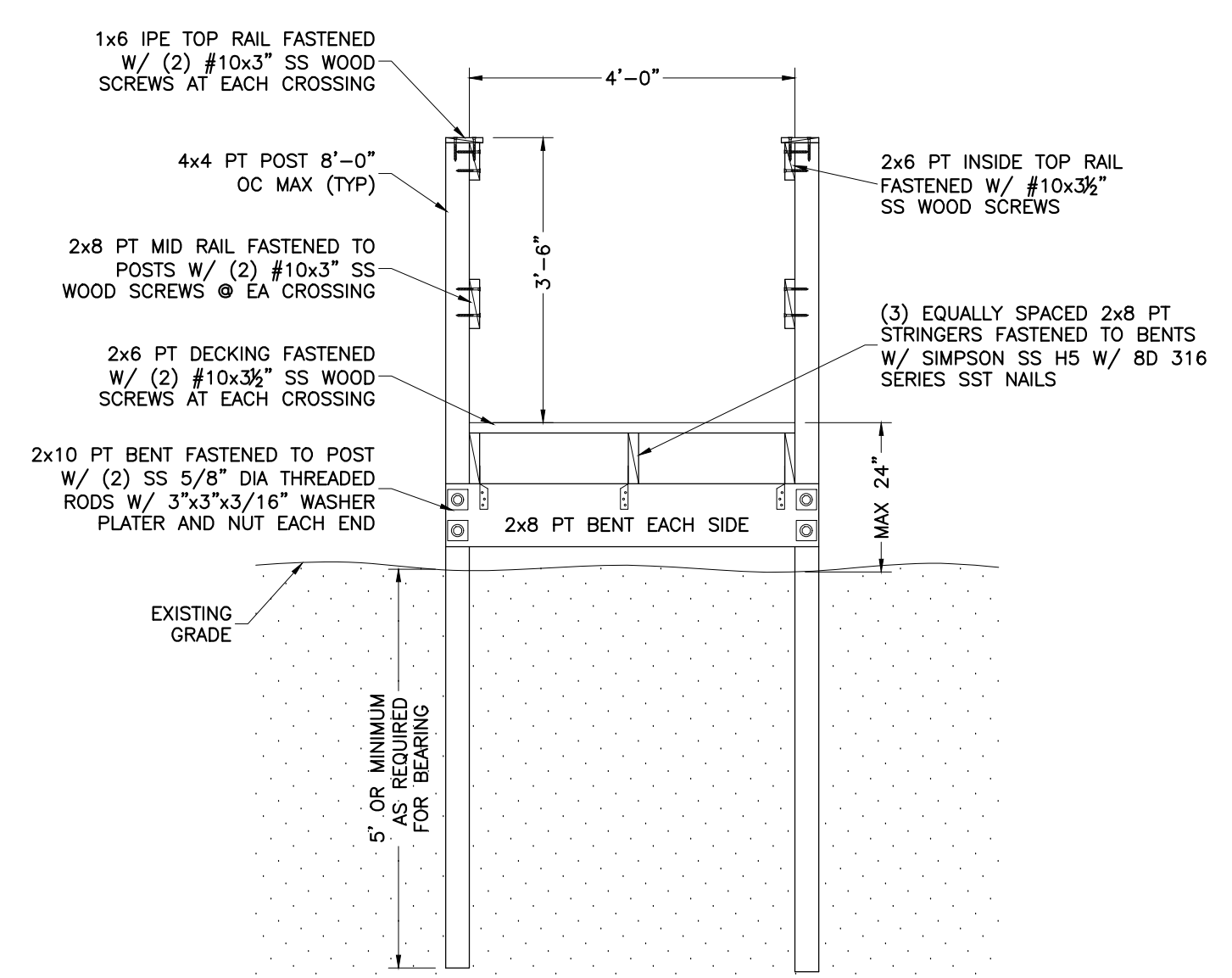
A
C3

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



B DUNE CROSSOVER SECTION
 SCALE 1/2"=1'-0"

MEAN HIGH WATER LINE
 ELEV. = 0.54' NAVD '88
 (5-2-16)

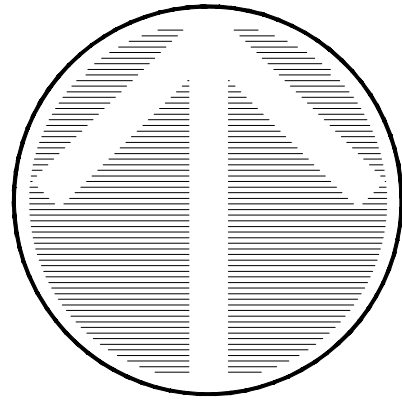
DATE	REVISION
11/21/2016	1 REVISIONS PER COMMENTS
12/2/2016	2 REVISIONS PER COMMENTS
12/16/2016	3 REVISIONS PER COMMENTS

SCHULKE, BITTLE & STODDARD, L.L.C.
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 TEL. 772.770.9622 FAX. 772.770.9496 EMAIL info@sbsengineering.com

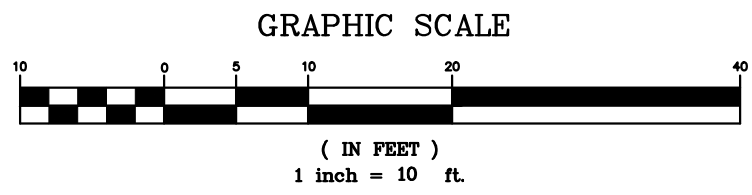
CROSS SECTIONS
 PROPOSED OCEANFRONT RESIDENCE FOR:
 MANDEL RESIDENCE
 324 SOUTH OCEAN DRIVE
 FORT PIERCE, FL

ENGINEER CERTIFICATION
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 JOHNNIE B. BITTLE
 FL. REG. NO. 57396
 WILLIAM P. STODDARD
 FL. REG. NO. 57605

DATE: SHEET
 C3
 PROJECT NO.
 16-092



North



MARK	REVISION	DATE
1	REVISIONS PER COMMENTS	11/21/2016
2	REVISIONS PER COMMENTS	12/2/2016
3	REVISIONS PER COMMENTS	12/16/2016

DRAWING: 1609ZL101
 DESIGNED W.P.S.
 DRAWN K.M.B.
 CHECKED W.P.S.
 SCALE 1"=10'
 DATE 10/24/2016

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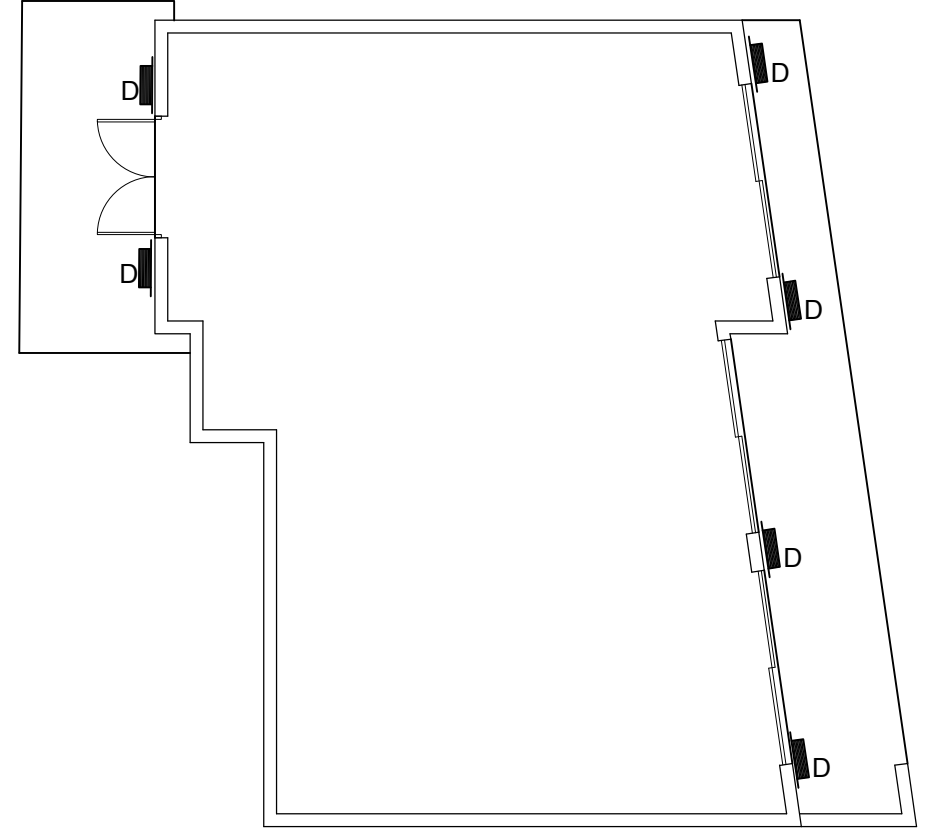
PROPOSED OCEANFRONT RESIDENCE FOR:
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 324 SOUTH OCEAN DRIVE
 FORT PIERCE, FL

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

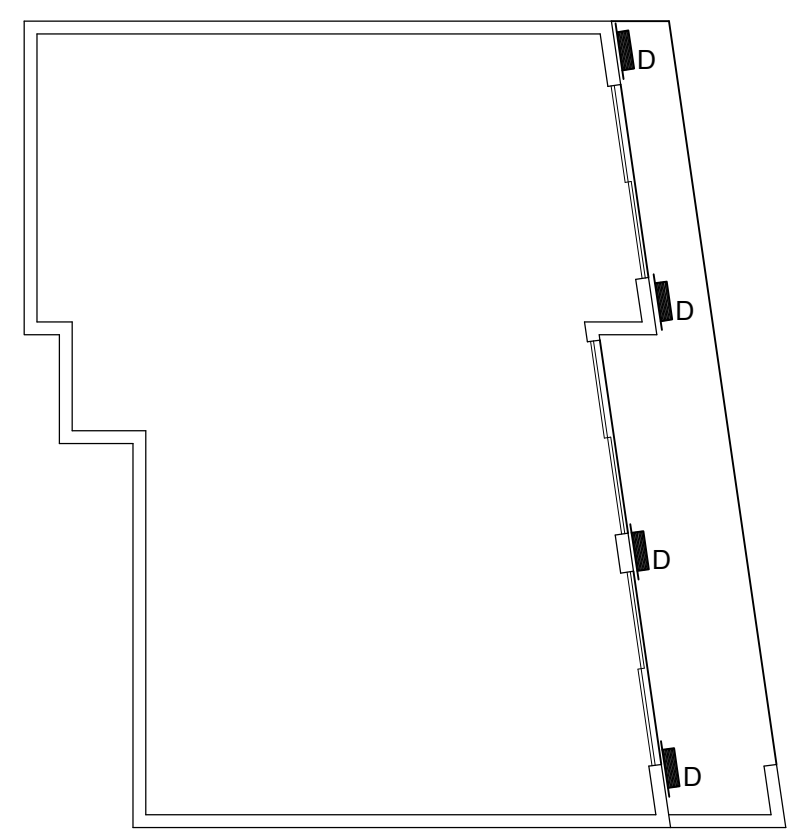
DATE: SHEET
 C4
 PROJECT NO.
 16-092



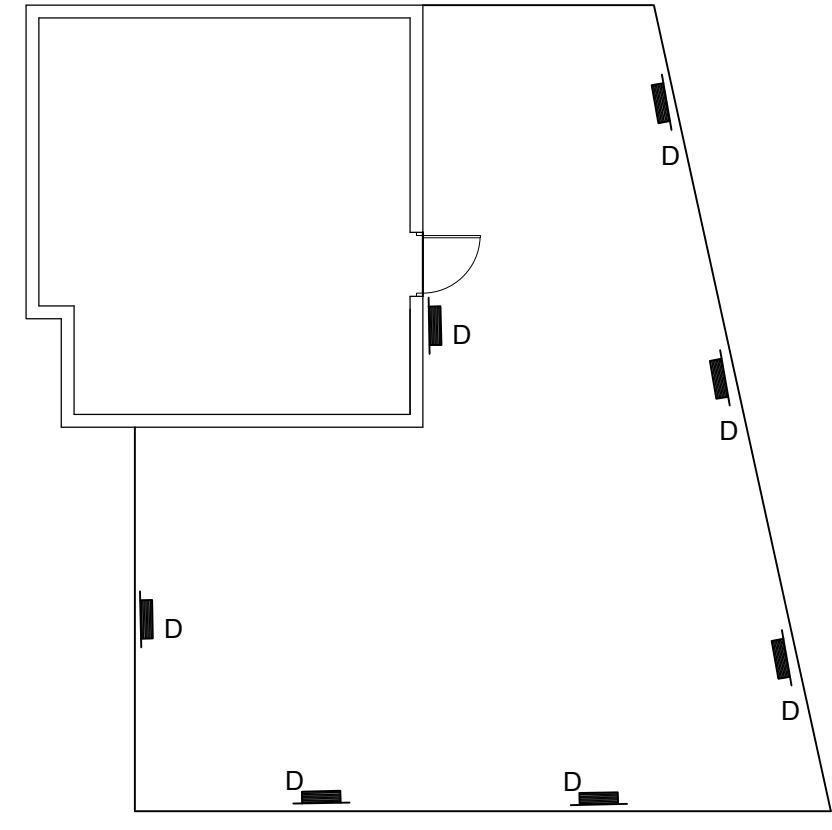
LIGHTING KEY							
FIXTURE LABEL	FIXTURE TYPE	MANUFACTURER & CATALOG NO.	FIXTURE QUANTITY	LAMP TYPE & WATTAGE	MOUNTING TYPE & HEIGHT	LOCATION OF FIXTURE	STRUCTURE LEVEL
⊗B	WALL SCONCE DOWN LIGHT	PORTFOLIO H8805 CYLINDER FIXTURE	6	2W H12 LED AMBER	WALL MOUNT MAX 8'-0" ABOVE FLOOR	(4) LANDWARD PERPENDICULAR (2) SHORE	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

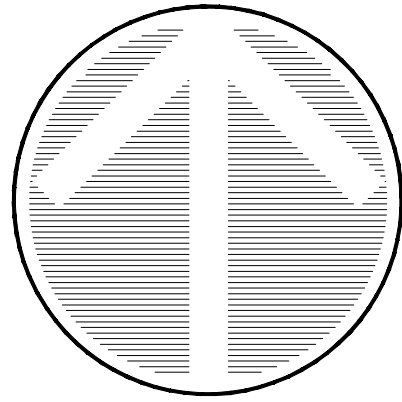


THIRD FLOOR LIGHTING

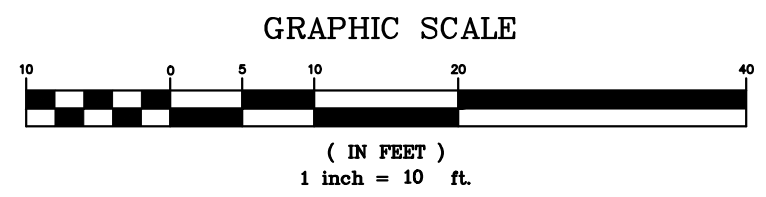


FOURTH FLOOR/ROOF LEVEL LIGHTING

SLC COASTAL CONSTRUCTION CONTROL LINE (PB 26, PG 26A-26I) SEPTEMBER 15, 1988



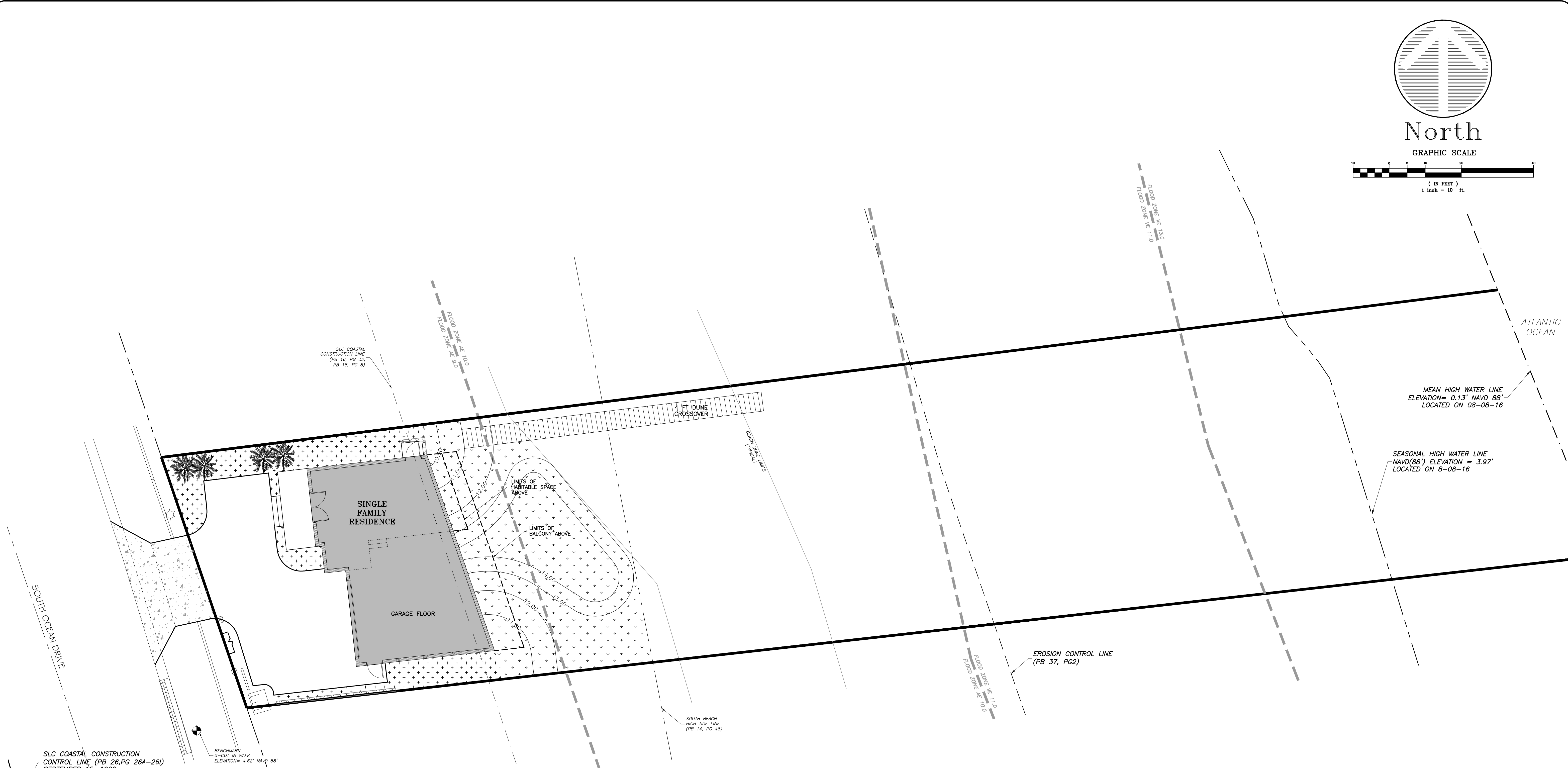
North



REVISION	DATE
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2	12/2/2016
3	12/16/2016

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

NOTE: ANY EXISTING ROYAL PALM TREES, LOCATED WITHIN STATE ROAD A1A R/W, IN CONFLICT WITH THE PROPOSED DRIVEWAY CONSTRUCTION SHALL BE RELOCATED AT THE APPLICANT'S EXPENSE; THE CITY OF FORT PIERCE PUBLIC WORKS DEPARTMENT SHALL BE CONTACTED FOR RELOCATION INFORMATION.

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

ENGINEER CERTIFICATION
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DATE: SHEET
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