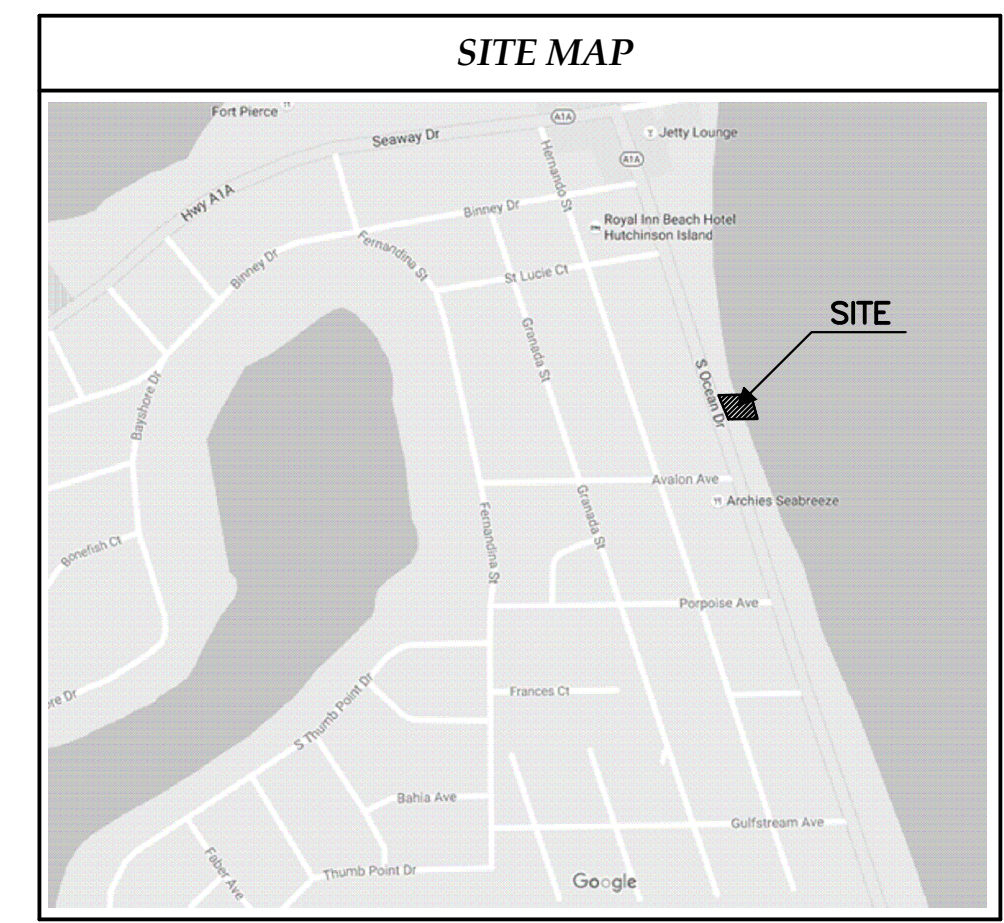
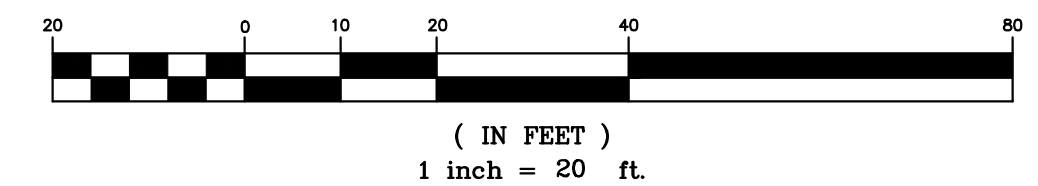


North
GRAPHIC SCALE



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	12111CO183 J FEBRUARY 16, 2012	
FLOOD ZONES	AE 9', AE 10', VE 11' & VE 13'	
ZONING	R-4A	
LOT SIZE	REQUIRED R-4A	PROPOSED
LOT WIDTH	5,000 SF	8,579 SF
YARD SETBACKS:	60'	55' (MIN)
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
4	REVISIONS PER COMMENTS	1/9/2017

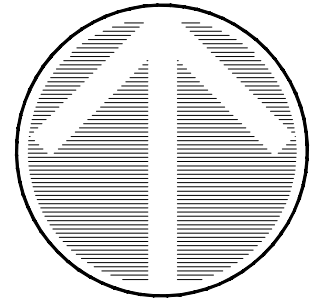
SCHULKE, BITTLE & STODDARD, L.L.C.
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 CERTIFICATION OF AUTHORIZATION NO.: 0000868
 1717 INDIAN RIVER BLVD., SUITE 201 VERO BEACH, FLORIDA 32960
 TEL 772 / 770-9622 FAX 772 / 770-9496 EMAIL info@sbsengineers.com

OVERALL SITE PLAN

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

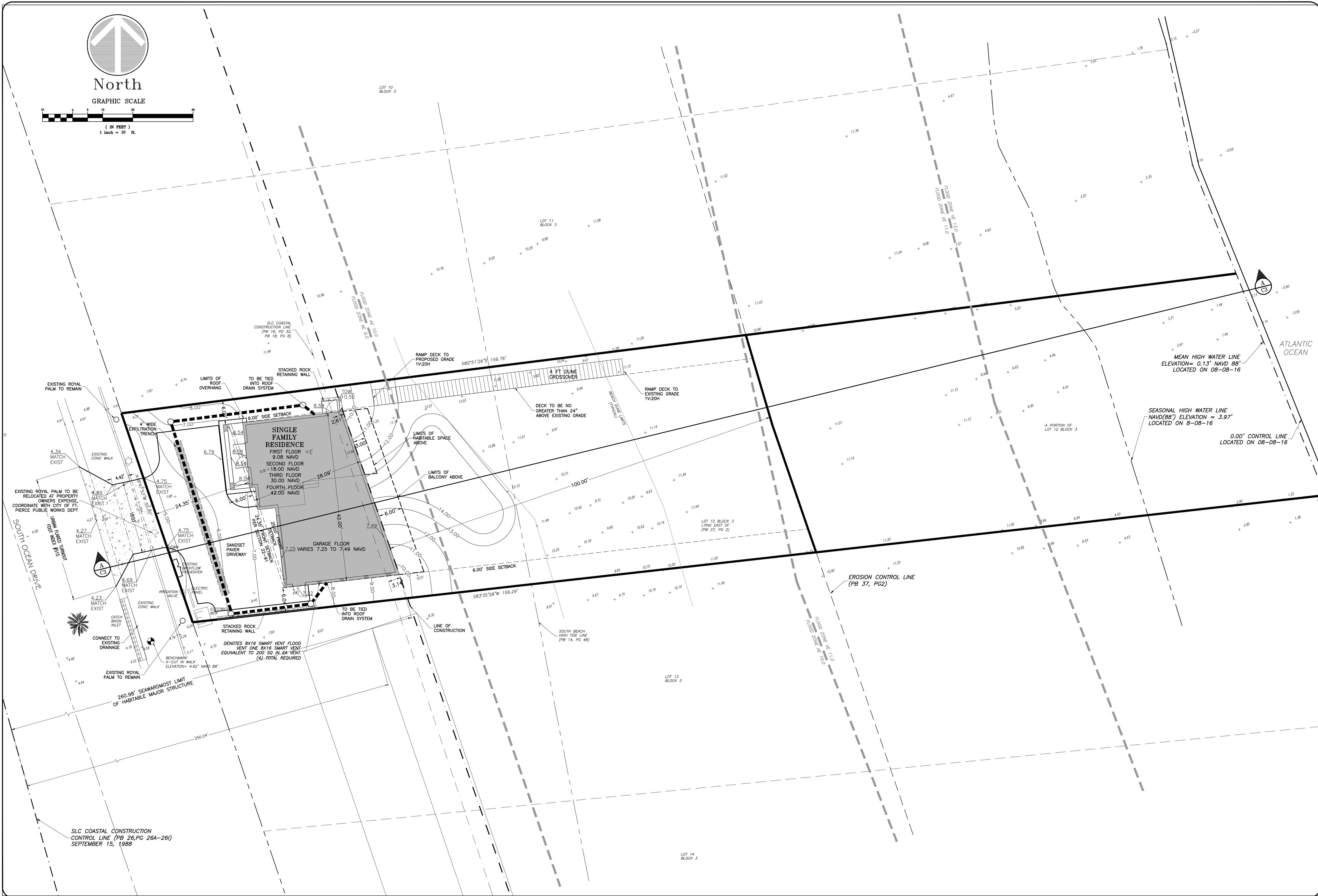
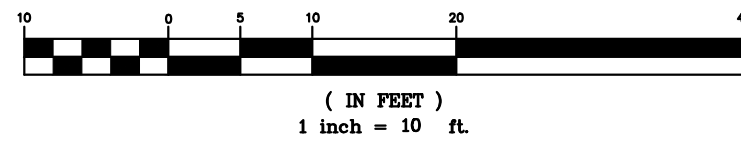
ENGINEER CERTIFICATION
 JOSEPH W. SCHULKE
 FL. REG. NO. 47048
 JOHN B. BITTLE
 FL. REG. NO. 57396
 WILLIAM P. STODDARD
 FL. REG. NO. 57605

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
4	REVISIONS PER COMMENTS	1/9/2017

SCHULKE, BITTLE & STODDARD, L.L.C.
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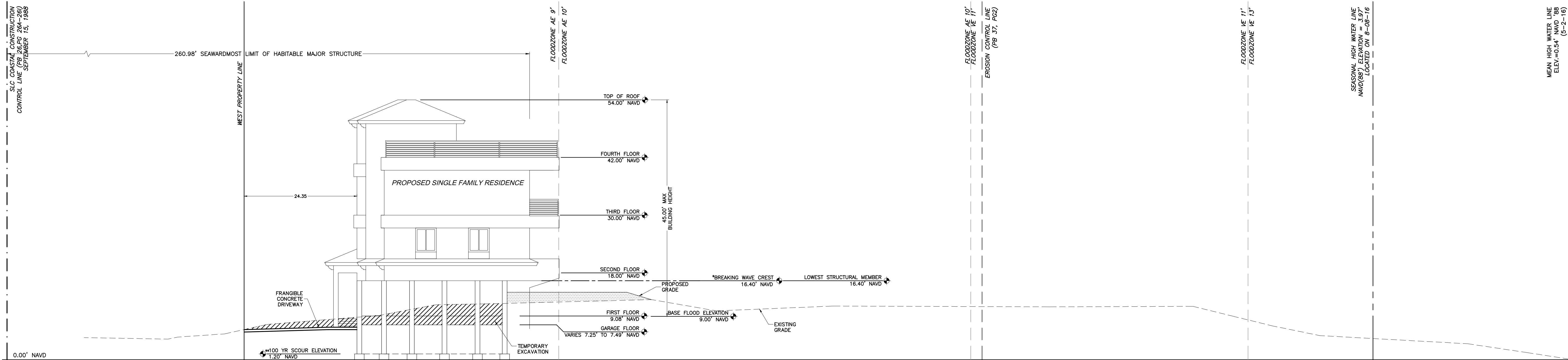
SITE PLAN

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

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

DATE: SHEET C2
 PROJECT NO. 16-092

S.I.C. COASTAL CONSTRUCTION
CONTROL LINE (FB 26, FC 284-280)
SEPTEMBER 15, 1988



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

*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

LEGEND

MEAN HIGH WATER LINE
ELEV.=0.54' NAVD '86
(5'-2'-16")

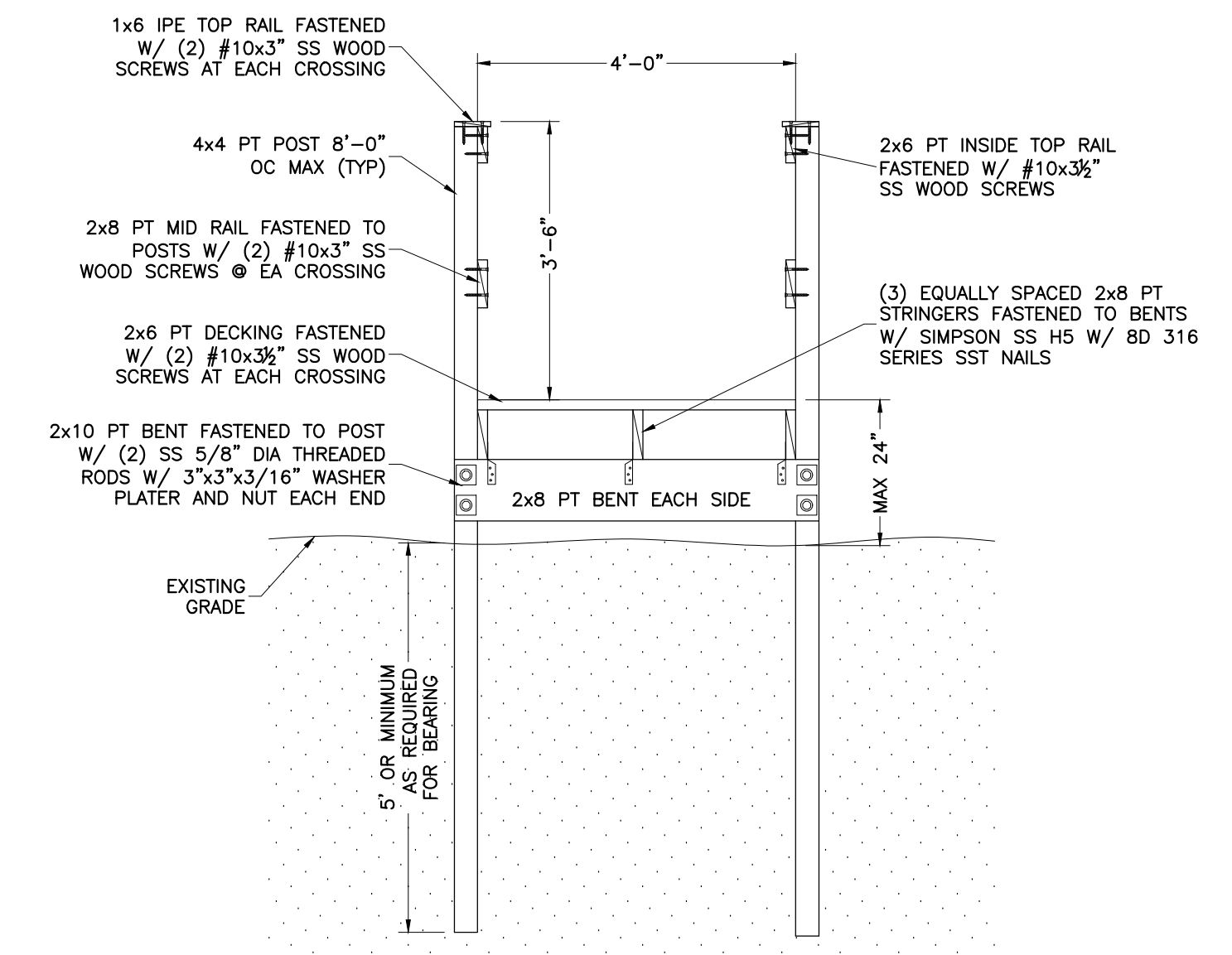
SEASONAL HIGH WATER LINE
(NAVD 0.88') ELEVATION 3.07'
LOCATED ON 8-08-16

MARK	REVISION	DATE
1	REVISIONS PER COMMENTS	11/21/2016
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3	REVISIONS PER COMMENTS	12/16/2016
4	REVISIONS PER COMMENTS	1/9/2017

A
C3

EAST-WEST SECTION

SCALE 1"=10'



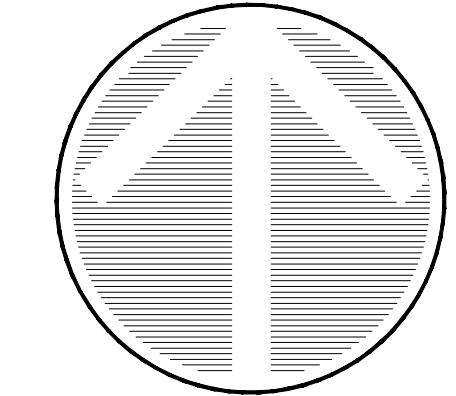
B DUNE CROSSOVER SECTION
SCALE 1/2"=1'-0"

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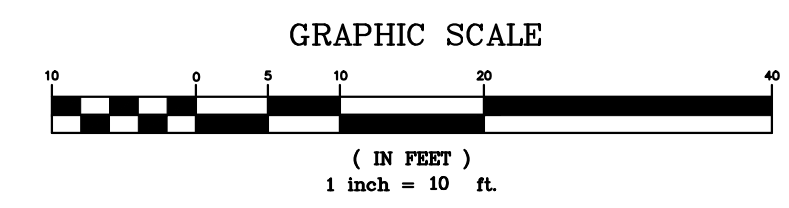
PROPOSED OCEANFRONT RESIDENCE FOR:
 MANDIBL RESIDENCE
 324 SOUTH OCEAN DRIVE
 FORT PIERCE, FL

ENGINEER CERTIFICATION
 JOSEPH W. SCHULKE
 FL. REG. NO. 47048
 JODAH B. BITTLE
 FL. REG. NO. 57366
 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
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3	REVISIONS PER COMMENTS	12/16/2016
4	REVISIONS PER COMMENTS	1/9/2017

SCHULKE, BITTLE & STODDARD, L.L.C.
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 CERTIFICATION OF AUTHORIZATION NO.: 00008668
 1717 INDIAN RIVER BLVD., SUITE 201 VERO BEACH, FLORIDA 32980
 TEL 772 / 770-9622 FAX 772 / 770-9486 EMAIL info@sbsengineers.com

LIGHTING PLAN

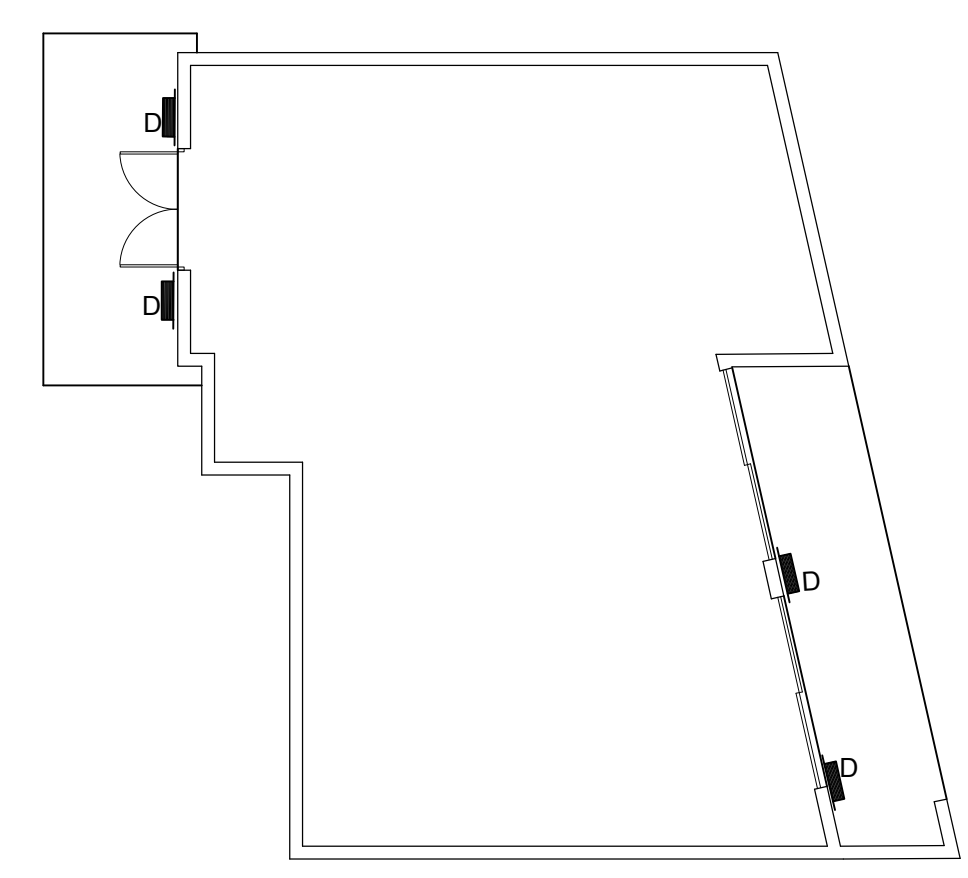
PROPOSED OCEANFRONT RESIDENCE FOR:
 MANDREL RESIDENCE
 324 SOUTH OCEAN DRIVE
 FORT PIERCE, FL

ENGINEER CERTIFICATION
 JOSEPH W. SCHULKE
 FL. REG. NO. 47048
 JODAH B. BITTLE
 FL. REG. NO. 57388
 WILLIAM P. STODDARD
 FL. REG. NO. 57605

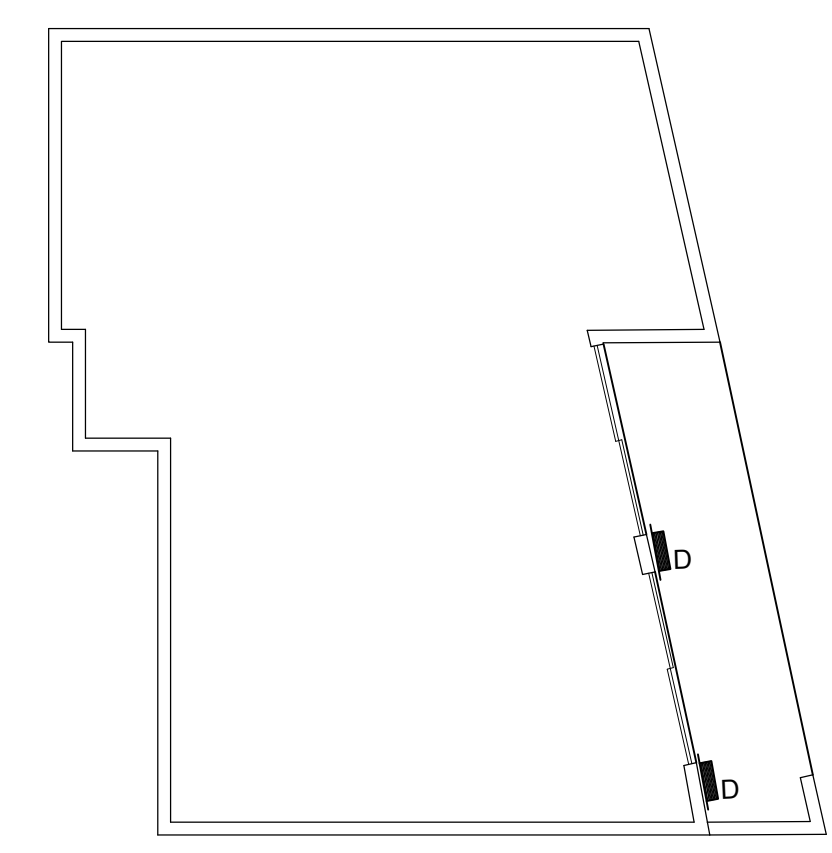
DATE: SHEET C4
 PROJECT NO. 16-092



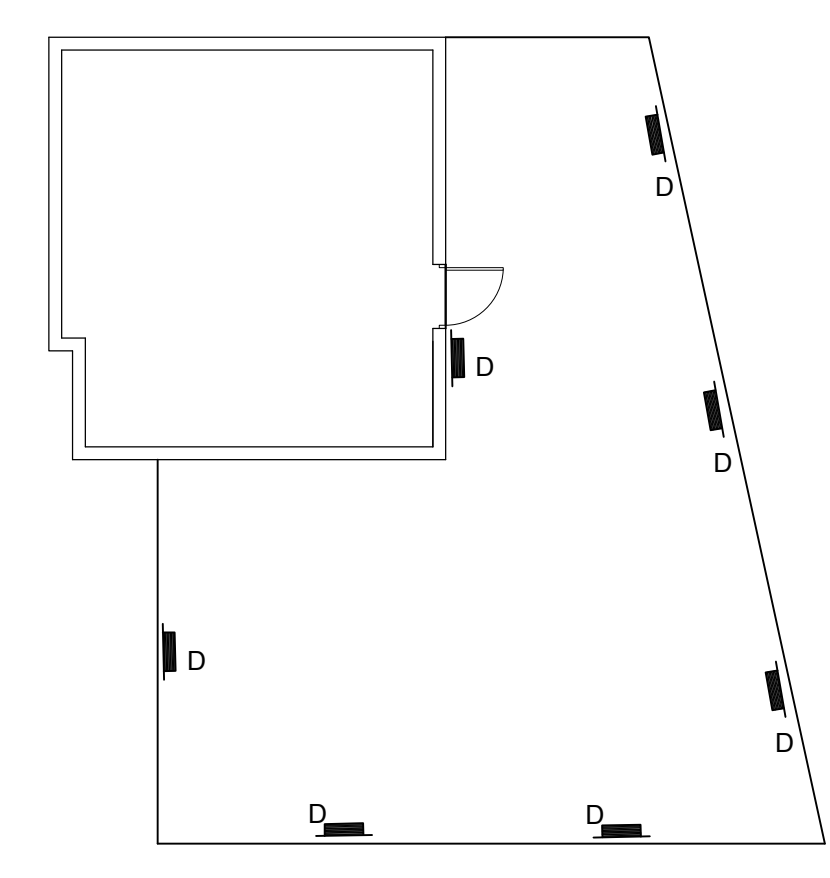
LIGHTING KEY							
FIXTURE LABEL	FIXTURE TYPE	MANUFACTURER & CATALOG NO.	FIXTURE QUANTITY	LAMP TYPE & WATTAGE	MOUNTING TYPE & HEIGHT	LOCATION OF FIXTURE	STRUCTURE LEVEL
⊗B	WALL SCONCE DOWN LIGHT	PORTFOLIO H8605 CYLINDER FIXTURE	6	2W H12 LED AMBER	WALL MOUNT MAX 8'-0" ABOVE FLOOR	(4) LANDWARD (2) SHORE PERPENDICULAR	FIRST FLOOR
D	STEP LIGHT	INTRIGUE LIGHTING SG-R-1LED-HDL-AML	13	3W LED AMBER	WALL/STEP MOUNT 6" AFF MAX MAY NEED FIELD ADJUSTMENT & ADDITIONAL SHIELDING	(2) LANDWARD (1) BEACHSIDE	(4) SECOND FLOOR (2) 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

SINGLE FAMILY RESIDENCE

GARAGE FLOOR

4 FT DUNE CROSSOVER

MEAN HIGH WATER LINE ELEVATION = 0.13' NAVD 88' LOCATED ON 08-08-16

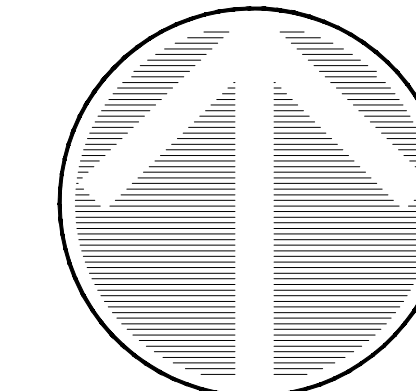
SEASONAL HIGH WATER LINE NAVD(88') ELEVATION = 3.97' LOCATED ON 8-08-16

EROSION CONTROL LINE (PB 37, PG2)

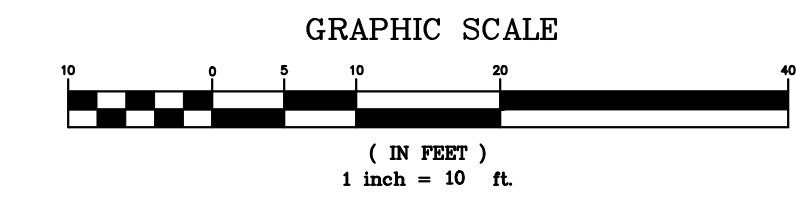
SOUTH BEACH HIGH TIDE LINE (PB 14, PG 46)

SOUTH OCEAN DRIVE

ATLANTIC OCEAN



North



LANDSCAPE MATERIAL SCHEDULE

SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	SIZE	HGT	OTHER
	530 SF	Paspalum vaginatum	SEASHORE PASPALUM			SOD
	4	Sabal palmetto	CABBAGE PALM	B&B	12'	
	1,496 SF	Asteriscus maritimus	BEACH DAISY			
	23 SF		ANNUAL FLOWERS			
	16	Schefflera arboricola	DWARF SCHEFFLERA	7 GAL	36"	

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.

MARK	REVISION	DATE
1	REVISIONS PER COMMENTS	11/21/2016
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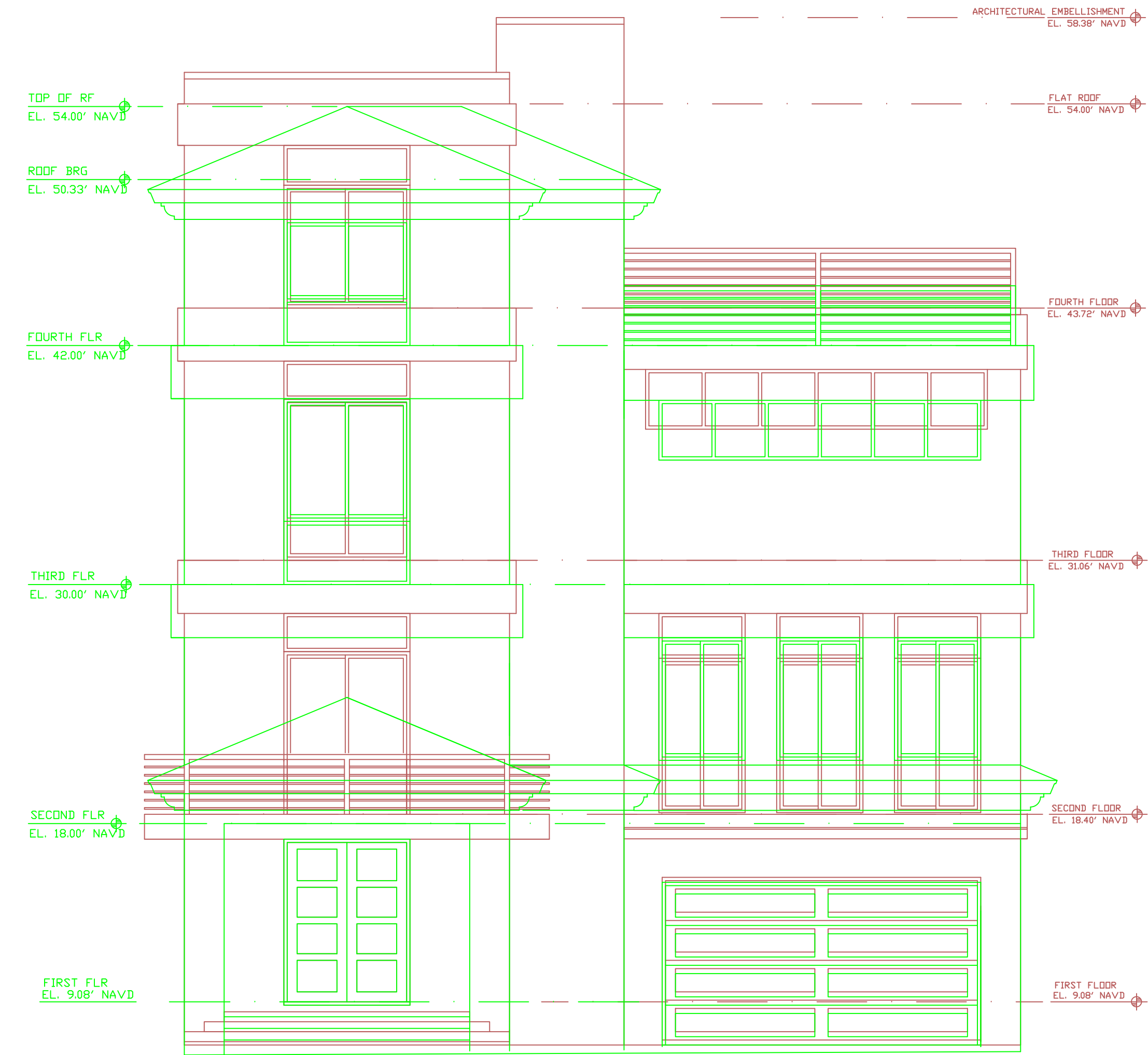
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 1717 INDIAN RIVER BLVD., SUITE 201 VERO BEACH, FLORIDA 32960
 TEL 772 / 770-9622 FAX 772 / 770-9496 EMAIL info@sbsengineers.com

LANDSCAPE 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
C5
 PROJECT NO.
 16-092



FRONT ELEVATIONS

ALL DRAWINGS ARE THE PROPERTY OF THE ENGINEER. NO PART OF THIS DRAWING IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN CONSENT OF THE ENGINEER. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND LICENSES.

DESIGNED W.P.S.	MARK	REVISION	DATE
DESIGNED W.P.S.			
DRAWN K.M.B.			
CHECKED W.P.S.			
SCALE 1"=5'			
DATE 1/10/2017			

SCHULKE, BITTLE & STODDARD, L.L.C.
 CIVIL & STRUCTURAL ENGINEERING • LAND PLANNING • ENVIRONMENTAL PERMITTING
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PROPOSED OCEANFRONT RESIDENCE FOR
 MANDEL RESIDENCE
 324 SOUTH OCEAN DRIVE
 FORT PIERCE, FL

FRONT ELEVATION
 EXHIBIT

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
 07

PROJECT NO.
 16-082