AGENDA
Town of Indialantic
Local Planning Agency/Zoning and Planning Board
216 Fifth Avenue, Indialantic, FL 32903, Council Chamber
Tuesday, Jan. 25, 2022 at 5:30 P.M.

A. Call to Order:

Rick Bertel, Chair
Ed Mackiewicz, Vice Chair
Dan Sullivan, Member
Christopher Mullen, Member
Michael Lentini, Member
Alan King, 1st Alternate
(Vacant) 2nd Alternate
Les Hatter, School Board Representative

B. Approval of Prior Meeting Minutes:

December 14, 2021 Regular Meeting Minutes

C. Election of Chair and Vice Chair:

D. New Business:

1. **Site Plan – 8th Avenue Townhomes**
   Address: 30, 40, & 50 Eighth Ave., also described as lots 13 & 14, Block 38
   Applicant/Owner: Clayton Bennett, P.E., Bennett Engineering & Consulting, LLC / MJS Development, LLC
   Project Description: Construction of a 3-unit Triplex multi-family development with associated site improvements

E. Reports – Building Official

F. Adjourn:

NOTICE: Pursuant to Section 286.0105, Florida Statutes, the Town hereby advises the public that if a person decides to appeal a decision made by this Board with respect to any matter considered at its meeting or hearing, he or she will need a record of the proceedings and that, for such purpose, he or she may need to ensure that a verbatim record of the proceedings is made, which record includes testimony and evidence upon which the appeal is to be based, as the Town does not provide one.

Americans with Disabilities Act: Persons planning to attend the meeting who require special assistance must notify the Office of the Town Clerk at 321-723-2242 no later than 48 hours prior to the meeting.

Meeting Minutes
Town of Indialantic
Local Planning Agency/Zoning and Planning Board
216 Fifth Avenue, Indialantic, FL 32903, Council Chamber
Tuesday, December 14, 2021 at 5:30 P.M.

A. Call to Order:

A meeting of the Local Planning Agency/Zoning and Planning Board was called to order by Chair Bertel at 5:34 p.m. with the following members present:

Rick Bertel, Chair
Ed Mackiewicz, Vice Chair
Ann Bernick, Member
Alan King, 2nd Alternate

Also present:

Michael Casey, Town Manager
Cliff Stokes, Building Official
Rebekah Raddon, Town Clerk

B. Approval of Prior Meeting Minutes:

October 26, 2021 Regular Meeting Minutes

Motion by Member Bernick, seconded by Vice Chair Mackiewicz, and vote unanimous to approve the meeting minutes. Motion carried 4-0.

C. New Business:

1. Plat of Marvista Townhomes

Address: 614 S Miramar Ave., also known as lots 15, 16 and 17, Block 32, Plat of Indialantic-by-the-Sea, Parcel ID 27-38-31-EO-32-15.
Applicant/Owner: Frank Kofflin
Project Description: Replat for multifamily residential project

Town Attorney Gougelman explained that he is drafting a platting ordinance as multifamily residential projects are becoming more and more prevalent in Town. The property appraiser prefers multifamily units to be platted as opposed to the typical metes and bounds legal descriptions used to describe land. The plat will be referred to when units are deeded. If the plat meets the requirements of the Town Code, then the board is obligated to approve the plat. Mr. Gougelman noted that the planner, building official, and town manager have reviewed the plat

and it meets the Town's requirements. It was noted that the site plan for the project was approved in 2020 and construction has been completed.

There were no public comments.

Motion by Member Bernick, seconded by Vice Chair Mackiewicz, and vote unanimous to approve the Plat of Marvista. Motion carried 4-0.

2. **Site Plan – Fourth Avenue Multifamily**
   Address: 106 Fourth Avenue; Parcel ID 27-38-31-EO-25-16
   Applicant/Owner: Gordon Wiles / WW Brevard LLC
   Project Description: Tri-plex

   Building Official Stokes described the 3-unit townhouse project, noting that it meets the Town's requirements and he recommends it be approved. Town Manager Casey noted that there are still issues with the stormwater drainage that need to be addressed.

   Motion by Member Bernick, seconded by Vice Chair Mackiewicz, and vote unanimous to approve the site plan pending approval and execution of a stormwater agreement. Motion carried 4-0.

   Public Comments:
   Louis Postma, 112 Fourth Avenue, inquired about the construction of a buffer wall and footers.

3. **Site Plan – 100 Ocean Condominium**
   Address: 100 Ocean Terrace; Parcel ID 28-38-06-EQ-92-1, corner of S. Miramar/Ocean Terrace
   Applicant/Owner: Scott Loveridge / L J S Townhomes
   Project Description: Two condominiums (one 4-unit building and one 5-unit building) consisting of two stories plus a roof deck terrace.

   Building Official Stokes described the project, noting that an issue with the stairwell on the roof was resolved. The landscaping is 81% native Florida species and the setbacks as well as the spacing between the units is sufficient. The plan meets the Town's Code and he recommends approval.

   Scott Loveridge, 517 S. River Oaks Drive, Indialantic, described the details of landscaping plan in response to a question posed by the board.

   Town Attorney Gougelman indicated a stormwater maintenance agreement is required.

   Motion by Member King, seconded by Vice Chair Mackiewicz, and vote unanimous to approve the site plan pending execution and approval of a stormwater agreement. Motion carried 4-0.

DRAFT

D. Reports – Building Official

Mr. Stokes provided a brief update regarding projects underway and coming soon.

E. Adjourn:

Motion by Member Bernick, seconded by Vice Chair Mackiewicz, and vote unanimous to adjourn the meeting at 6:03 p.m. Motion carried 4-0.

_____
Rick Bertel, Chairman

Attested by:

_____
Rebekah Raddon, CMC, Town Clerk

DRAFT

RECEIVED
JAN 19 2022

APPLICATION FOR SITE PLAN REVIEW
PLANNING AND ZONING BOARD
TOWN OF INDIALANTIC, FLORIDA

This application must be completed and returned with all enclosures referred to herein to the office of the Building Official of the Town of Indialantic, Florida. This application will be referred to the Zoning and Planning Board for their study and recommendation. You will be advised of the date and time of the meeting before the Zoning and Planning Board. You may appear at the meeting in person or be represented by an authorized agent. If you cannot attend the meeting, you should make arrangements to have an authorized representative appear on your behalf as the application can be acted upon by the Board even in your absence.

1. APPLICANT: Bennett Engineering & Consulting, LLC, Clayton Bennett, PE, Managing Member

2. ADDRESS OF BUILDING(S) TO BE REVIEWED:

   30, 40, & 50 Eight Ave, Indialantic, FL 32903

3. CONTACT NAME: Clayton A. Bennett, PE

4. CONTACT PHONE: 321-622-4462

5. CONTACT'S MAILING ADDRESS: 4940 Ranchland Road, Melbourne, FL 32934

6. CONTACT EMAIL ADDRESS: CBENNETT@CFL.RR.COM

7. LEGAL DESCRIPTION OF PROPERTY COVERED BY THIS APPLICATION (INCLUDING SUBDIVISION, BLOCK AND LOT(S): Indialantic By The Sea,

   Lots 13 and 14, Block 38, according to the map or plat thereof, recorded in Plat Book 3,

   Page 35, Public Records of Brevard County, Florida.

8. ZONING CLASSIFICATION: _____ (TO BE COMPLETED BY TOWN)

9. OWNER OF PROPERTY, IF DIFFERENT THAN APPLICANT: _____

   MJS Development, LLC ; Mark Santoro - Managing Member

10. PROPERTY OWNER'S MAILING ADDRESS:

    7811 Veragua Dr., Playa Del Ray, CA 90293

11. DESCRIPTION OF PROJECT:

Construction of a 3-unit Triplex multi-family development with associated site improvements.

PROCEDURES FOR OBTAINING SITE PLAN APPROVAL SHALL BE AS FOLLOWS:

(1) PREAPPLICATION CONFERENCE: The applicant shall meet with the Building Official to discuss basic site plan requirements, consider preliminary features of the site and the proposed development, and determine if the proposed use conforms to the zoning requirements of the district.

(2) SITE PLAN CHECKLIST: The applicant shall properly fill out a checklist provided by the Building Official. This checklist will summarize the site plan and it will be used as a guide for site plan evaluation.

(3) PRELIMINARY SITE PLAN: Following the preapplication conference, 12 copies of a preliminary site plan prepared by a registered civil engineer or architect showing the proposed general layout, and a vicinity map showing the location of abutting streets, existing and proposed utilities, and storm drainage systems in accordance with the site plan requirements shall be submitted to the Building Department.

(4) REVIEW AND RECOMMENDATIONS: Applications for site plan approval shall be submitted to the Building Official, who shall forward copies of the proposed plans to the Fire Department for its written recommendations regarding health, safety and welfare.

Upon completion of the above four steps and receipt of the recommendation from the Fire Department, the Zoning and Planning Board shall review the site plan and any recommendations at their next regular meeting.

Per Indialantic Code Section 17-129:

The zoning board shall not approve such plan unless it finds that such site plan conforms to all applicable provisions of the Town Code of Ordinances, that adequate off-street parking and loading facilities are provided for owners, tenants, visitors, and employees, and that adequate protection and separation are provided for contiguous and nearby residential property.

The zoning board may attach to its approval of a site plan any reasonable conditions, limitations or requirements which are found necessary in its judgment to effectuate the purpose of this section and carry out the spirit and purpose of the zoning ordinance.

Modification of site plan. Any change in use of buildings, structures, land or water, or institution of new uses, or alteration of or addition to buildings or structures shall be in accordance with a new or modified site plan conforming and approved pursuant to this section.

Approval not transferable; time limit. Whenever site approval shall have been granted, it shall not be considered to run with the land. The site plan approval shall terminate six (6) months thereafter if construction has not been started. Extensions may be made by the zoning board at its discretion. In the event the property receiving site plan approval shall be sold, transferred, leased, or the ownership thereof changed in any way whatsoever, before the approved construction is completed the site plan approval shall become null and void.
(Code 1962, 28-98A; Ord. No. 217, 1, 10-18-77; Ord. No. 89-11 2, 4-18-89)

SITE PLAN CHECK LIST

In reviewing such site plan the zoning board shall consider the location, size, height, spacing, appearance, character and utilization of any building, structure or use and their appurtenances, access and circulation of vehicles and pedestrians, streets, parking area, yards and open spaces, landscaping, and relationship to adjacent property.

A site plan shall include, but not necessarily be limited to the following:

_____ (a) Site plan with grades or contours.

_____ (b) Elevations, floor plans and uses of all buildings and structures.

_____ (c) Location and character of all outside utilities.

_____ (d) All curb cuts, driveways, parking areas, loading areas, and surfacing materials of same.

_____ (e) All pedestrian walks, malls, yards, and open spaces.

_____ (f) Location, size, character, height and orientation of all signs.

_____ (g) Location, height and general character of walls and fences.

_____ (h) Location and general character of landscaped areas and the common and botanical name of all trees, shrubs, and plants, with the number and size of each category or individual item, and the proposed watering and continued care in order to maintain the landscaping in accordance with approved site plan.

_____ (i) All buildings constructed in those areas designated as special hazard areas on the current flood hazard boundary maps published by the Department of Housing and Urban Development, Federal Insurance Administration, shall have all finished floor elevations related to Coast and Geodetic Survey mean sea level datum.

GENERAL STATEMENT:
THIS SITE PLAN HAS BEEN PREPARE FOR THE DEVELOPMENT OF A THREE UNIT RESIDENTIAL TRIPLEX AND ASSOCIATED SITE IMPROVEMENTS ON THE SUBJECT LOT.

OWNER:
MJS DEVELOPMENT LLC
7811 VERAGUA DR
PLAYA DEL REY
CA 90293

ENGINEER:
BENNETT ENGINEERING & CONSULTING, LLC
4940 RANCHLAND ROAD
MELBOURNE, FLORIDA 32334
(321) 622–4462

SURVEYOR:
AAL LAND SURVEYING SERVICES, INC.
3970 MINTON ROAD,
WEST MELBOURNE, FL 32937
(321) 768–8110

SITE ADDRESS:
30 EIGHTH AVE INDIALANTIC FL 32903
40 EIGHTH AVE INDIALANTIC FL 32903
50 EIGHTH AVE INDIALANTIC FL 32903

PARCEL ID: 27–38–31–EO–38–13

ACCOUNT NO: 2731353

SITE AREA: SITE AREA = ±0.23 AC (±10,000 SF)

ZONING: T

LEGAL DESCRIPTION:
LOTS 13 & 14, BLOCK 38, PLAT OF INDIALANTIC BY–THE–SEA, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 3, PAGE 35, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.

NATIONAL FLOOD INSURANCE INFORMATION:
(AS PROVIDED ON THE SURVEY)
MAP NO. 12009C0604H
FIRM INDEX DATE: JANUARY 29, 2021
FLOOD ZONES: "X"

EROSION NOTES:
BEST MANAGEMENT PRACTICES SHALL BE UTILIZED TO MINIMIZE ANY ON SITE EROSIONS. IN ADDITION TO BEST MANAGEMENT PRACTICES, AS A MINIMUM, SILT FENCE SHALL BE INSTALLED AROUND THE PERIMETER OF THE DEVELOPMENT AREA TO MINIMIZE SEDIMENTATION FROM LEAVING THE SITE.

GENERAL NOTES
1. PROPOSED BUILDING ENVELOPE INDICATES MAXIMUM EXTERIOR WALL DIMENSIONS ONLY.
2. BOUNDARY, TOPOGRAPHIC, & FLOOD PLAIN INFORMATION WAS PROVIDED BY AAL LAND SURVEYING SERVICES, INC., JOB NO. 45500, DATED SEPTEMBER 13, 2021.
3. ELEVATIONS ARE BASED ON NAVD, 1988 DATUM.
4. BEACH DUNE SYSTEM IS TO BE MAINTAINED AS SPECIFIED IN THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION PERMIT ISSUED FOR THIS PROJECT.
5. CONTOURS ARE APPROXIMATE ONLY.
6. THE SOLID WASTE WITHIN THE PROJECT SITE WILL BE PICKED UP BY CURBSIDE PICKUP.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE CAUSED WITHIN ROAD AND DRAINAGE RIGHT–OF–WAY AS A DIRECT RESULT OF NEW CONSTRUCTION.
8. FLOOD ZONE ELEVATIONS ARE REFERENCED TO NAVD 1988 PER THE FEMA FLOOD ZONE MAPS.
9. THE CONTRACTOR SHALL CONTACT SUNSHINE ONE (1–800–432–4770) AND ALL CONCERNED UTILITIES AT LEAST 48 HOURS IN ADVANCE OF CONSTRUCTION OPERATIONS.
10. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY AND DOCUMENT THE ACTUAL LOCATION AND EXTENT OF ALL EXISTING UTILITIES WHICH MAY AFFECT CONSTRUCTION. EXISTING UTILITIES SHOWN ARE BASED UPON THE BEST AVAILABLE INFORMATION SUPPLIED TO THE OWNER/ENGINEER AND IS SHOWN FOR INFORMATIONAL PURPOSE ONLY. ANY DAMAGE TO EXISTING UTILITIES SHALL BE REPAIRED OR REPLACED AT THE CONTRACTOR'S EXPENSE, TO THE SATISFACTION OF THE UTILITY OWNER.
11. THERE SHALL BE NO STORAGE OF VEHICLES OR MATERIALS EAST OF THE COASTAL SETBACK LINE.

ZONING TABULATION: T

ITEM	REQUIRED/ALLOWED	PROVIDED
LOT AREA WEST OF R/W	10,000 SF	10,000 SF
SITE WIDTH	100 FT, MIN.	100 FT
SITE DEPTH	90 FT, MIN.	100 FT
MIN. FLOOR AREA	1,000 SF	2,925 SF (CENTER UNIT) 3,054 SF (OUTSIDE UNITS)
STRUCTURAL HEIGHT	3–STORY	3–STORIES
SET BACKS: PRINCIPLE STRUCTURE		
FRONT	25 FT	25 FT
INTERIOR	10 FT	10 FT
SIDE, CORNER	22 FT	22 FT
REAR	15 FT	15 FT
FLOOR AREA RATIO:	2.0	~11,708 SF BLDG AREA/10,000 SF OF LOT AREA = 1.2
DENSITY	20 UNITS/AC (MAX)	3 UNITS / 10,000 SF * 43,560 SF/AC = 13.07 UNITS/AC
BREEZEWAY	100 FT *30% = 30 FT	15.00'+20.33'=35.33 FT > 30 FT

MINIMUM FINISHED FLOOR ELEVATION:
TOWN OF INDIALANTIC:
GARAGE MINIMUM OF 10" ABOVE CROWN OF ROAD.
MINIMUM GARAGE FINISHED FLOOR = 13.23'+0.83'=14.06 FT (NAVD)
LIVING SPACE MINIMUM OF 18" ABOVE CROWN OF ROAD.
MINIMUM GARAGE FINISHED FLOOR = 13.23'+1.5'=14.73 FT (NAVD)

FEMA:
FLOOD ZONE "X", NO ADDITIONAL REQUIREMENTS

FDEP:
THE LOWEST STRUCTURAL HORIZONTAL MEMBER SHALL BE ABOVE THE 100–YEAR FLOOD ELEVATION.

THE 100–YEAR FLOOD ELEVATION PER THE FDEP SITE–SPECIFIC DETERMINATION (CNS–BE0298) IS 13.00' NAVD.

PARKING:
USE: SEPARATELY AND/OR PRIVATELY OWNED DUPLEX SEC. 113–337(10)2:

PARKING REQUIRED: 1.5 SPACES PER UNIT

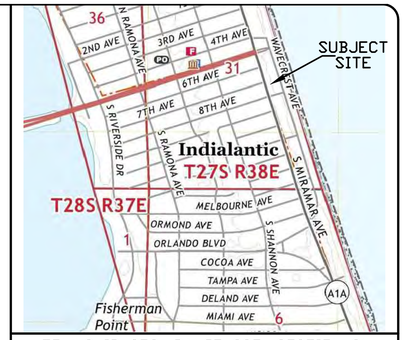
PARKING REQUIRED: 3 UNITS * 1.5 SPACES/UNIT = 4.5 SPACES ~ 5 SPACES

PARKING PROVIDED: TWO GARAGE PARKING SPACES PER UNIT

FDEP CONSTRUCTION NOTES
1. TO THE BEST OF MY KNOWLEDGE THESE DESIGN PLANS AND SPECIFICATIONS ARE IN COMPLIANCE WITH THE STANDARDS ESTABLISHED IN SECTION 62B–33.005, FLORIDA ADMINISTRATIVE CODE.
2. ALL APPLICABLE REQUIREMENTS OF FLORIDA STATUTE 370.12 (MARINE TURTLE PROTECTION ACT) SHALL BE ADHERED TO.
3. IN MARINE TURTLE NESTING AREAS, ALL FORMS OF LIGHTING SHALL BE SHIELDED, AND UTILIZE LONG WAVELENGTH LIGHT SOURCES ONLY (E.G. 560 NANOMETERS (NM) OR LONGER AND ABSENT WAVELENGTHS BELOW 560 NM) WITH ALL LAMPS RECESSED WITHIN WELL SHIELDED, FULL CUT–OFF FIXTURES OR OTHERWISE DESIGNED SO AS NOT TO DISTURB MARINE TURTLES.
4. TINTED GLASS OR SIMILAR LIGHT CONTROL MEASURES SHALL BE USED FOR WINDOWS AND DOORS WHICH ARE VISIBLE FROM THE NESTING AREAS OF THE BEACH. TINTED GLASS SHALL BE 45 PERCENT OR LESS INSIDE TO OUTSIDE LIGHT TRANSMITTANCE ON ALL NON–OPAQUE DOORS, WALLS, BALCONY, DECK RAILINGS, AND WINDOWS.
5. ALL REGULATIONS REGARDING SEA TURTLES SHALL BE OBSERVED.

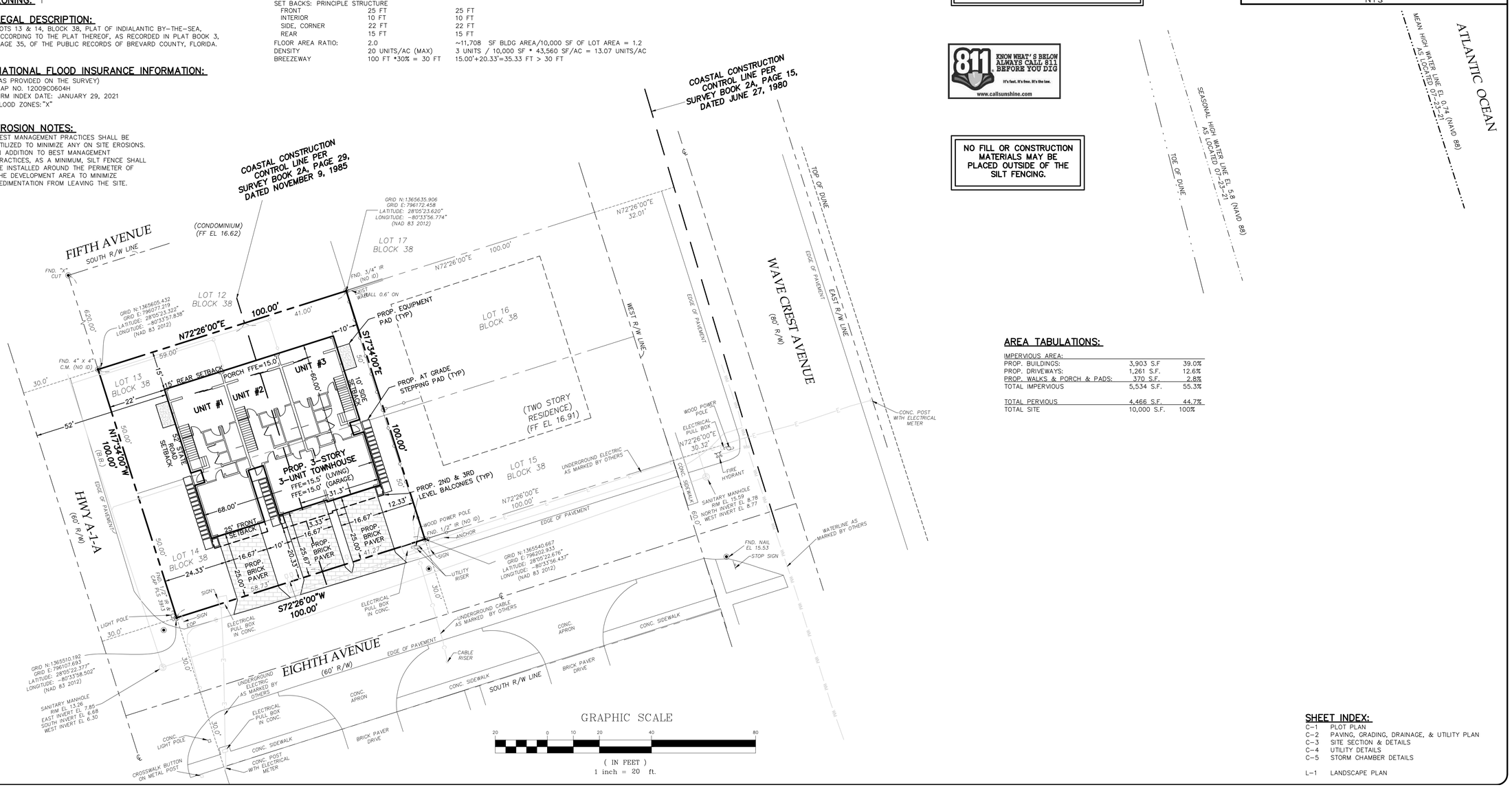
THERE SHALL BE NO IMPACT IN AREA OF VEGETATION PRESERVATION INCLUDING: THE REMOVAL OF VEGETATION; THE STORAGE OF MATERIALS; OR PARKING/OPERATION OF VEHICLES. INADVERTENT DISTURBANCE OF NATIVE VEGETATION SHALL REQUIRE IN–KIND RESTORATION TO INCLUDE SEA GRAPES, SABAL PALM, AND SCRUB OAKS, AS APPROPRIATE.

NO FILL OR CONSTRUCTION MATERIALS MAY BE PLACED OUTSIDE OF THE SILT FENCING.



TOWNSHIP 27S, RANGE 38E, SECTION 31

VICINITY MAP
NTS



AREA TABULATIONS:

IMPERVIOUS AREA:		
PROP. BUILDINGS:	3,903 S.F	39.0%
PROP. DRIVEWAYS:	1,261 S.F.	12.6%
PROP. WALKS & PORCH & PADS:	370 S.F.	2.8%
TOTAL IMPERVIOUS	5,534 S.F.	55.3%
TOTAL PERVIOUS	4,466 S.F.	44.7%
TOTAL SITE	10,000 S.F.	100%

SHEET INDEX:

C–1 PLOT PLAN
C–2 PAVING, GRADING, DRAINAGE, & UTILITY PLAN
C–3 SITE SECTION & DETAILS
C–4 UTILITY DETAILS
C–5 STORM CHAMBER DETAILS

L–1 LANDSCAPE PLAN

NORTH

SCALE: 1"=20'

MJS DEVELOPMENT LLC
7811 VERAGUA DR, PLAYA DEL REY
CA 90293

MJS DEVELOPMENT LLC

NO.	DATE	REVISION
1		
2		
3		
4		
5		
6		
7		

Bennett Engineering & Consulting
4940 RANCHLAND ROAD
MELBOURNE, FL 32934
(321) 622–4462
FAX (321) 622–4462
CA# 28236
CLAYTON A. BENNETT
P.E. NO. 53129

DATE
© 2021 BENNETT ENGINEERING & CONSULTING, LLC.

THIS DOCUMENT IS NOT TO BE USED FOR CONSTRUCTION UNLESS SIGNED HERE:

DATE

		DATE
DESIGNED:	CAB	7/8/2021
DRAWN BY:	CAB	7/8/2021
CHECKED:		
APPROVED:		
ACAD CODE: 21400M01.DWG		
PROJECT NO: 21.400		

PLOT PLAN

C–1

SHEET 1 OF 5

CONSTRUCTION NOTES

1. THE CONTRACTOR IS RESPONSIBLE FOR CHECKING ACTUAL SITE CONDITIONS PRIOR TO BIDDING ON THE PROJECT.
2. THERE SHALL BE NO CHANGE OR DEVIATION FROM THESE PLANS WITHOUT PRIOR APPROVAL BY THE ENGINEER AND THE APPROPRIATE GOVERNMENT ENTITY.
3. CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS BEFORE COMMENCING WORK.
4. ANY DISCREPANCIES OR CONFLICTS ON THE DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER IN WRITING PRIOR TO COMMENCING WORK.
5. ALL PROVISIONS IN THE EROSION AND SEDIMENT CONTROL SHALL BE ADHERED TO.
6. THE CONTRACTOR SHALL CONTACT SUNSHINE ONE (1-800-432-4770) AND ALL CONCERNED UTILITIES AT LEAST 48 HOURS IN ADVANCE OF CONSTRUCTION OPERATIONS.
7. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY AND DOCUMENT THE ACTUAL LOCATION AND EXTENT OF ALL EXISTING UTILITIES WHICH MAY AFFECT CONSTRUCTION. EXISTING UTILITIES SHOWN ARE BASED UPON THE BEST AVAILABLE INFORMATION SUPPLIED TO THE OWNER/ENGINEER AND IS SHOWN FOR INFORMATIONAL PURPOSE ONLY. ANY DAMAGE TO EXISTING UTILITIES SHALL BE REPAIRED OR REPLACED AT THE CONTRACTOR'S EXPENSE, TO THE SATISFACTION OF THE UTILITY OWNER.
8. THE CONTRACTOR SHALL CLEAR AND GRUB BY REMOVING ALL TREES, SHRUBS, STUMPS, ROOTS MUCK, AND OTHER DELETERIOUS MATERIAL FROM UNDER PROPOSED BUILDINGS, PAVEMENT, RETENTION AREAS, ETC. PRIOR TO FILLING. ALL FILL MATERIAL USED ON SITE SHALL BE VOID OF STUMPS, ROOTS, MUCK AND ALL OTHER DELETERIOUS MATERIALS.
9. CLEARING, GRUBBING, STRIPPING AND COMPACTION SHALL BE OBSERVED BY THE ENGINEER OR HIS DULY APPOINTED REPRESENTATIVE PRIOR TO FILLING.
10. ALL DISTURBED OPEN AREAS WITHIN THE PROJECT SITE SHALL BE SODDED AS INDICATED. ALL OTHER AREAS SHALL BE SEEDED AND MULCHED. ALL SODDING AND SEEDING AND MULCHING SHALL BE IN PLACE PRIOR TO THE FINAL ENGINEERING INSPECTION.
11. THE CONTRACTOR SHALL GRADE THE SITE TO THE ELEVATIONS INDICATED AND SHALL REGRADE WASHOUTS WHERE THEY OCCUR AFTER EVERY RAINFALL UNTIL A GRASS STAND IS WELL ESTABLISHED OR COMPLETION AND ACCEPTANCE OF THE CONSTRUCTION, WHICHEVER OCCURS LATER.
12. UNLESS OTHERWISE NOTED, ALL EARTH SLOPES STEEPER THAN 5H:1V SHALL BE SODDED.
13. PRIOR TO PROCEEDING WITH SODDING OF RETENTION AREAS, THE CONTRACTOR SHALL VERIFY GROUND ELEVATIONS AND REMOVE ALL SEDIMENT DEPOSITS.
14. ALL PROPOSED GROUND ELEVATIONS ARE FINISHED SOD ELEVATIONS. FINISHED EARTHWORK GRADING SHALL BE 0.2 FEET BELOW ELEVATIONS SHOWN TO ALLOW FOR SOD THICKNESS.
15. DRIVEWAYS/ROADWAYS SHALL BE COMPACTED AND STABILIZED PRIOR TO CONSTRUCTION OF BUILDINGS TO PROVIDE ACCESS FOR EMERGENCY VEHICLES.
16. UNLESS OTHERWISE NOTED, ALL CONCRETE USED ON SITE SHALL HAVE A MINIMUM COMPRESSION STRENGTH OF 3,000 PSI IN 28 DAYS.
17. ALL AREAS INDICATED AS PAVEMENT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE TYPICAL PAVEMENT SECTION AS INDICATED ON THE DRAWINGS.
18. WHERE NEW PAVEMENT MEETS THE EXISTING PAVEMENT, THE CONTRACTOR SHALL SAW CUT THE EXISTING PAVEMENT FOR A SMOOTH AND STRAIGHT JOINT AND MATCH THE EXISTING PAVEMENT ELEVATION WITH THE PROPOSED PAVEMENT FOR A FLUSH JOINT EXCEPT WHERE ASPHALT PAVEMENT ABUTS CONCRETE PAVEMENT, IN WHICH CASE THE FINISHED ELEVATION OF THE ASPHALT SHALL BE ¼-INCH HIGHER THAN THE CONCRETE.
19. ALL SIDEWALKS AND SIDEWALK CROSSINGS SHALL BE CONSTRUCTED IN ACCORDANCE WITH FDOT STANDARD INDEX #304 AND #310, AND THE AMERICAN DISABILITIES ACT (ADA).
20. ALL TRAFFIC SIGNING AND PAVEMENT MARKINGS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE APPLICABLE MANUAL ON TRAFFIC CONTROL DEVICES (MUTCD), FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT), AND BREVARD COUNTY STANDARDS.
21. ALL PAVEMENT MARKINGS (OTHER THAN TO DELINEATE PARKING SPACES) SHALL BE THERMOPLASTIC (90 MIL MIN).
22. ALL ROOF DRAINAGE SHALL BE DIRECTED TO THE ONSITE STORMWATER MANAGEMENT BASIN.

BREVARD COUNTY SEWER NOTES:

1. ALL MATERIALS, INSTALLATION, TESTING AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CURRENT REQUIREMENTS AND SPECIFICATIONS OF BREVARD COUNTY UTILITIES DEPARTMENT AND THE REGULATIONS OF THE DEPARTMENT OF ENVIRONMENTAL PROTECTION.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FURNISHING THE ENGINEER WITH AS-BUILT DRAWINGS MEETING THE REQUIREMENTS OF BREVARD COUNTY, FDEP, AND THE ENGINEER.
3. ALL SANITARY SEWER CONSTRUCTION SHALL CONFORM WITH THE CRITERIA FOR WATER AND SANITARY SEWERAGE SYSTEMS WITHIN BREVARD COUNTY, REVISED JANUARY 2018.
4. PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR SHALL CONTACT THE UTILITY SERVICE DEPARTMENT AT 633-2089 TO SCHEDULE A PRE-CONSTRUCTION MEETING.

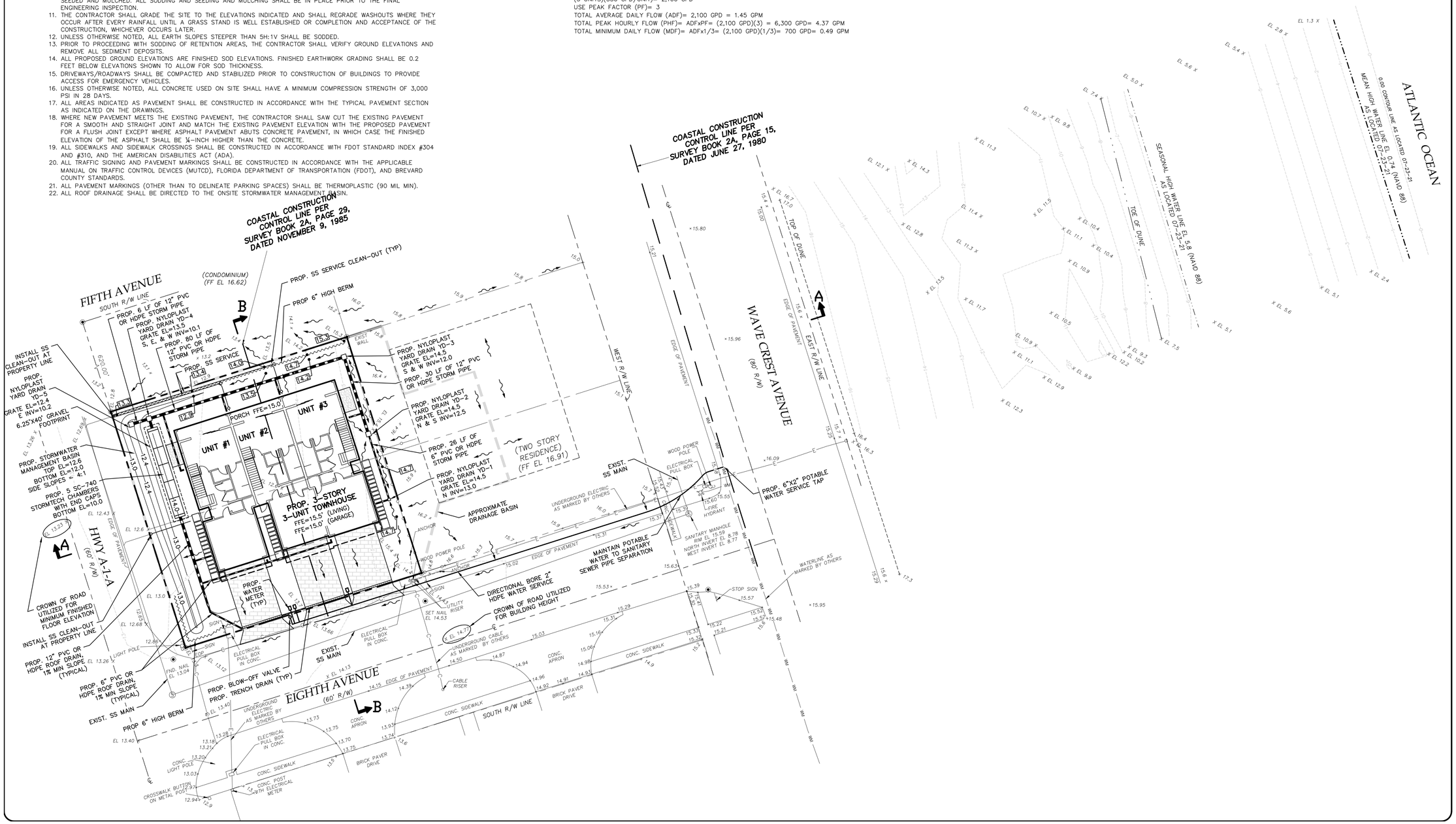
CITY OF MELBOURNE NOTES:

WATER DISTRIBUTION

1. "WATER DISTRIBUTION SYSTEM CONSTRUCTION SHALL COMPLY WITH THE CITY OF MELBOURNE TECHNICAL PROVISIONS FOR CONSTRUCTION OF WATER DISTRIBUTION SYSTEM, ISSUE DATE JULY 2016"

SANITARY SEWER CALCULATIONS

RESIDENTIAL UNITS = 3
USE 350 GPD/UNIT
(3 UNITS)(350 GPD/UNIT)= 2,100 GPD
USE PEAK FACTOR (PF)= 3
TOTAL AVERAGE DAILY FLOW (ADF)= 2,100 GPD = 1.45 GPM
TOTAL PEAK HOURLY FLOW (PHF)= ADFxPF= (2,100 GPD)(3) = 6,300 GPD= 4.37 GPM
TOTAL MINIMUM DAILY FLOW (MDF)= ADFx1/3= (2,100 GPD)(1/3)= 700 GPD= 0.49 GPM



NORTH

SCALE: 1"=20'

MJS DEVELOPMENT LLC
7811 VERAGUA DR, PLAYA DEL REY
CA 90293

MJS DEVELOPMENT LLC

NO.	DATE	REVISION
1	1/4/22	REV PER TOWN COMMENTS
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Bennett Engineering & Consulting
4940 RANCHLAND ROAD
MELBOURNE, FL 32934
(321) 622-4462
FAX (321) 622-4462
CA# 28236
CLAYTON A. BENNETT
P.E. NO. 53129
DATE

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THIS DOCUMENT IS NOT TO BE USED FOR CONSTRUCTION UNLESS SIGNED HERE:

DATE

		DATE
DESIGNED:	CAB	7/8/2021
DRAWN BY:	CAB	7/8/2021
CHECKED:		
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ACAD CODE: 21400M01.DWG		
PROJECT NO: 21.400		

PAVING, GRADING, DRAINAGE & UTILITY PLAN

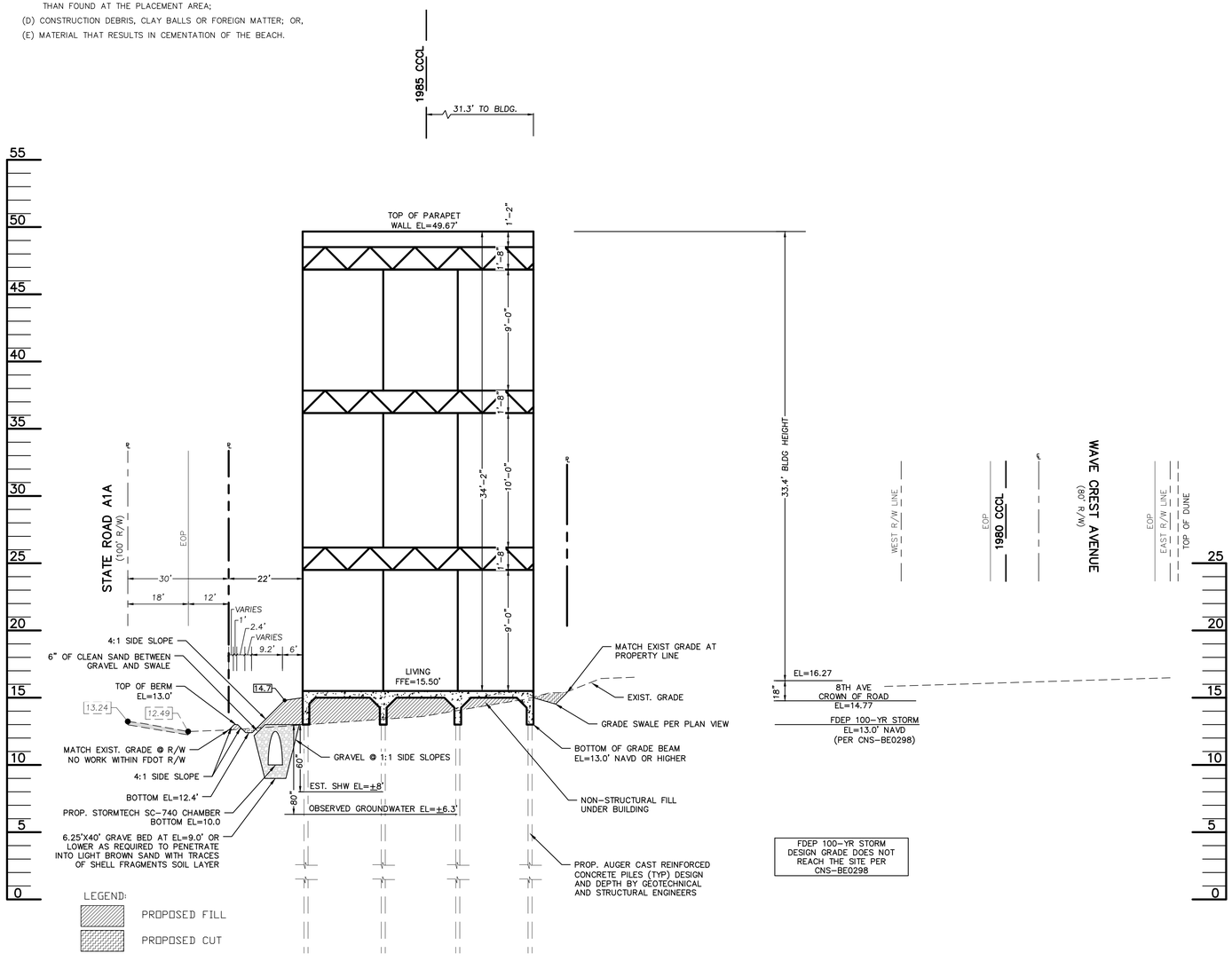
C-2

SHEET 2 OF 5

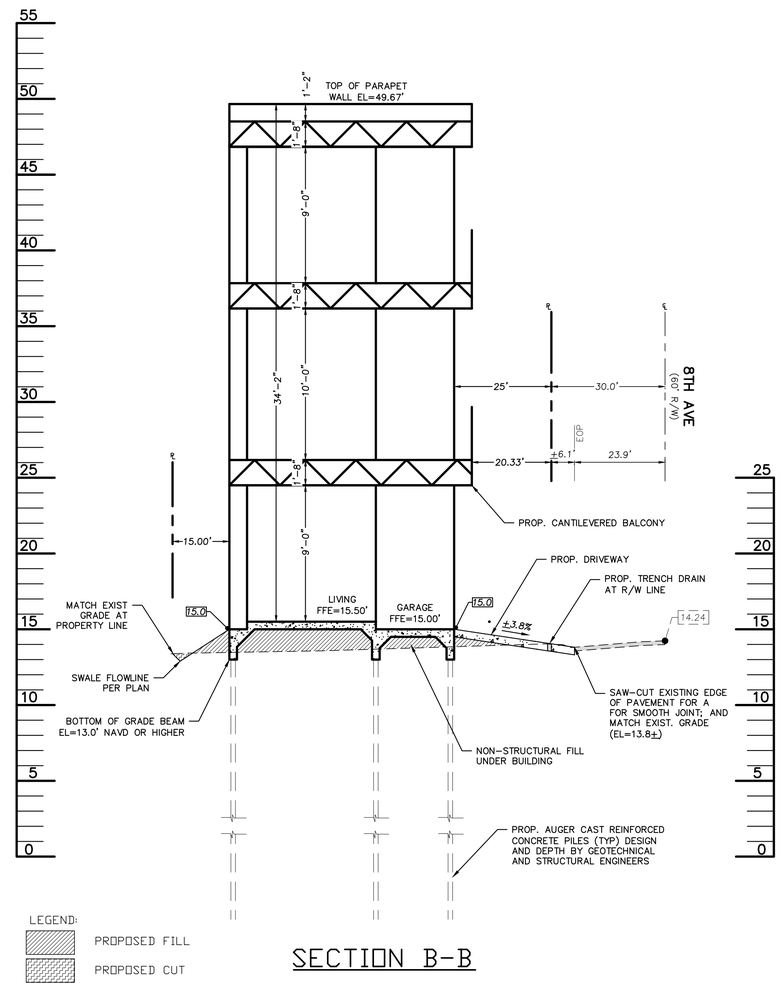
IMPORT FILL NOTES

ONLY BEACH COMPATIBLE FILL SHALL BE PLACED ON THE BEACH OR IN ANY ASSOCIATED DUNE SYSTEM. ALL FILL MATERIAL PLACED SEAWARD OF THE CCCL SHALL BE SAND WHICH IS SIMILAR TO THAT ALREADY EXISTING IN THE SAME FIXED COASTAL CELL IN COLORATION, GRAIN SIZE, AND COMPOSITION. BEACH COMPATIBLE FILL IS MATERIAL THAT MAINTAINS THE GENERAL CHARACTER AND FUNCTIONALITY OF THE MATERIAL OCCURRING ON THE BEACH AND IN THE ADJACENT DUNE AND COASTAL SYSTEM. SUCH MATERIAL SHALL BE PREDOMINATELY OF CARBONATE, QUARTZ OR SIMILAR MATERIAL WITH A PARTICLE SIZE DISTRIBUTION RANGING BETWEEN 0.062MM (4.0) AND 4.76MM (−2.25) (CLASSIFIED AS SAND BY EITHER THE UNIFIED SOILS OR THE WENTWORTH CLASSIFICATION), SHALL BE SIMILAR IN COLOR AND GRAIN SIZE DISTRIBUTION (SAND GRAIN FREQUENCY, MEAN AND MEDIAN GRAIN SIZE AND SORTING COEFFICIENT) TO THE MATERIAL IN THE EXISTING COASTAL SYSTEM AT THE PLACEMENT AREA AND SHALL NOT CONTAIN:

(A) GREATER THAN 5 PERCENT, BY WEIGHT, SILT, CLAY OR COLLOIDS PASSING THE #230 SIEVE (4.0);
(B) GREATER THAN 5 PERCENT, BY WEIGHT, FINE GRAVEL RETAINED ON THE #4 SIEVE (−2.25);
(C) COARSE GRAVEL, COBBLES OR MATERIAL RETAINED ON THE 3/4 INCH SIEVE IN A PERCENTAGE OR SIZE GREATER THAN FOUND AT THE PLACEMENT AREA;
(D) CONSTRUCTION DEBRIS, CLAY BALLS OR FOREIGN MATTER; OR,
(E) MATERIAL THAT RESULTS IN CEMENTATION OF THE BEACH.



SECTION A-A



SECTION B-B

PROPOSED EARTHWORK SEAWARD OF 1985 CCCL

ITEM	EXCAVATION (CY)	FILL (CY)
PILES	40	0
UNDER BUILDING	0	80
DRIVEWAY & OPEN AREA	10	20
TOTAL	50	100

FILL > EXCAVATION : NET IMPORT SITE

SCALE: 1"=20'

MJS DEVELOPMENT LLC
7811 VERAGUA DR, PLAYA DEL REY
CA 90293

MJS DEVELOPMENT LLC

NO.	DATE	REVISION
1	1/4/22	REV PER TOWN COMMENTS
2		
3		
4		
5		
6		
7		

Bennett Engineering & Consulting
4940 RANCHLAND ROAD
MELBOURNE, FL 32934
(321) 622-4462
FAX (321) 622-4462
CA# 28236
CLAYTON A. BENNETT
P.E. NO. 53129
DATE

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SITE SECTION AND DETAILS

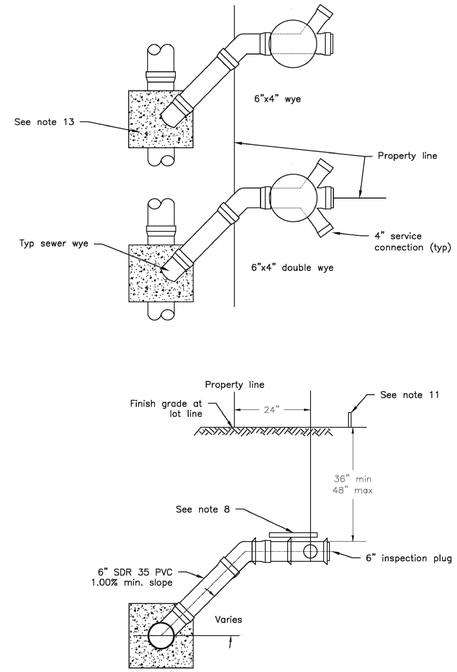
C-3

SHEET 3 OF 5

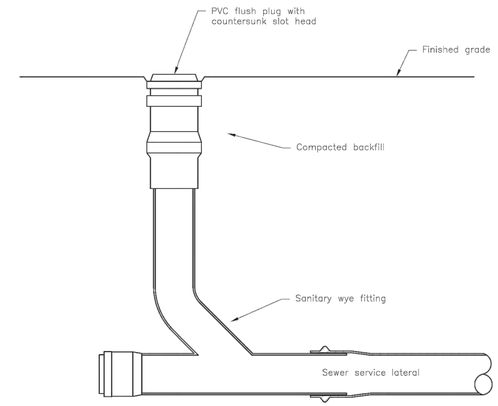
Notes:

1. Service laterals must be located in front of the property to be served.
2. Service laterals shall extend two feet inside the property and shall be constructed regardless of benefit to or ownership of adjacent lots or parcels.
3. Service laterals are to be located in side property easements.
4. Service laterals shall be located to avoid conflict with other utilities.
5. Number and location of service laterals for large parcels shall be determined on a case–by–case basis.
6. Service laterals shall be located at the opposite property line when in conflict with storm drainage systems.
7. Service lateral locations shall be marked along the outside edge of curb with a sawcut "S" or by a metal tab set into the pavement for roadways without curb.
8. Electronic marker disks are required.
9. Pipe and fittings for service laterals shall be of the same material as the main and shall meet the requirements of ASTM D1784.
10. Each service shall be staked prior to installation by an engineer or surveyor registered in the State of Florida or an employee under his direct supervision.
11. Location and finished grade of ground shall be staked where the lateral crosses the right of way line prior to installation.
12. Service laterals shall be provided for sewer service to adjacent lots and parcels when a gravity sewer main is constructed.
13. Concrete encasement required for all piping except PVC. PVC connections will be made with a standard PVC sewer wye and a gasketed slip–on fitting.
14. All services shall be six inches in diameter.
15. Service laterals shall not be connected to sewer main "future stubs".
16. Service connections shall not terminate directly into a manhole.

Brevard County Utility Services	Sewer Service Connection Notes	US–10
		November 2020



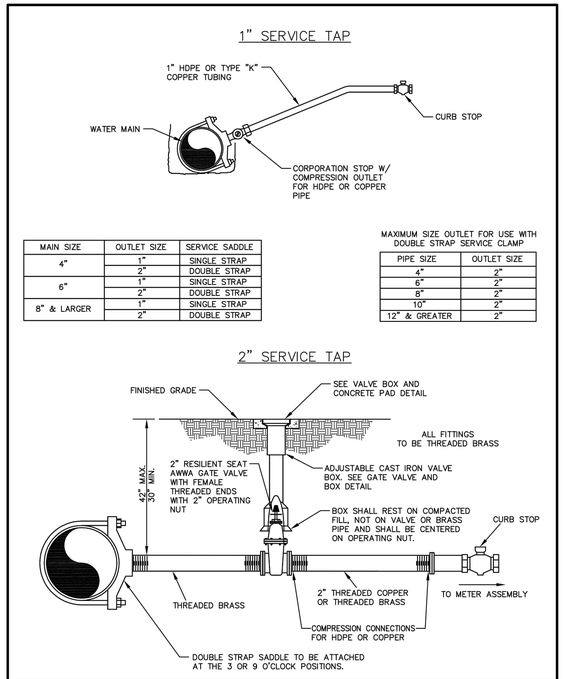
Scale 1/2 " = 1 foot	Sewer Service Connection	US–11
Brevard County Utility Services		November 2020



NOTES:

1. Cleanout diameter to match service lateral diameter.
2. Maximum spacing distance between cleanouts is 100 feet.
3. All cleanouts within vehicular traffic areas to have traffic bearing covers.
4. Cleanouts shall not be located in sidewalks or driveways.
5. Cleanouts shall not be substituted for manholes or installed at the end of mains.
6. Cleanouts shall be installed within 2' of the property or easement line.
7. Cleanouts are not permitted in stormwater treatment or conveyance systems.

Scale 1" = 1 foot	Sewer Cleanout	US–12
Brevard County Utility Services		November 2020



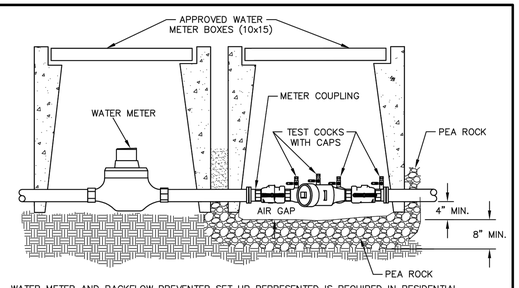
MAIN SIZE	OUTLET SIZE	SERVICE SADDLE
4"	1"	SINGLE STRAP
	2"	DOUBLE STRAP
6"	1"	SINGLE STRAP
	2"	DOUBLE STRAP
8" & LARGER	1"	SINGLE STRAP
	2"	DOUBLE STRAP

MAXIMUM SIZE OUTLET FOR USE WITH DOUBLE STRAP SERVICE CLAMP

PIPE SIZE	OUTLET SIZE
4"	2"
6"	2"
8"	2"
10"	2"
12" & GREATER	2"

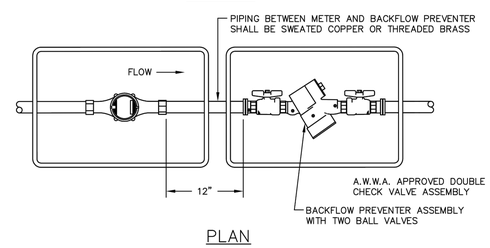
TYPICAL SERVICE SADDLE CONNECTION – POTABLE AND RECLAIMED

REV:	REV: BY		
DATE: 7/1/16	JOB NO.:	CITY OF MELBOURNE UTILITIES ADMINISTRATION	SCALE: N.T.S.
DRAWN BY: J.R.P.	DSGN. BY L.A.M.		DWG NO.: A–119



WATER METER AND BACKFLOW PREVENTER SET UP REPRESENTED IS REQUIRED IN RESIDENTIAL AREAS WHERE RECLAIMED WATER IS AVAILABLE FOR RESIDENTIAL USE

PROFILE

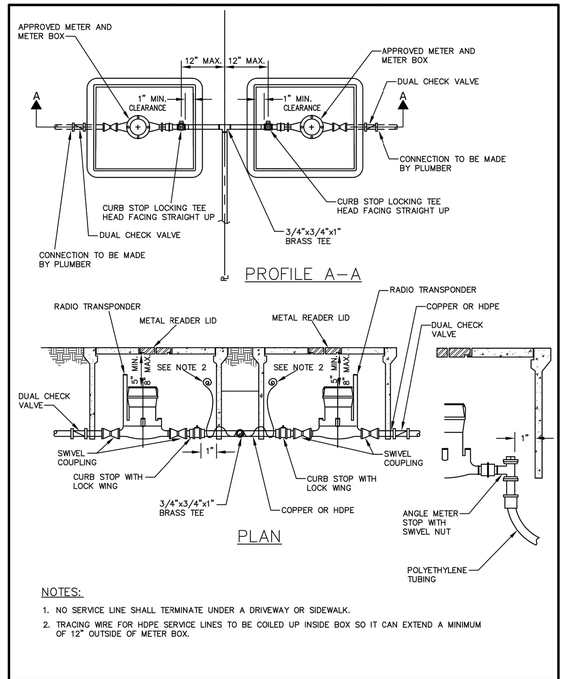


PLAN

TEST COCK ADAPTERS ARE TO BE INSTALLED AND LEFT IN PLACE FOR FUTURE USE ON ALL "NEW" INSTALLATIONS BACKFLOW PREVENTER TO BE PROVIDED BY CONTRACTOR AND INSTALLED IN STRICT ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS. BACKFLOW PREVENTER AND ASSOCIATED PIPING TO BE MAINTAINED BY CUSTOMER.

RESIDENTIAL POTABLE WATER METER WITH DOUBLE CHECK ASSEMBLY

REV:	REV: BY		
DATE: 7/1/16	JOB NO.:	CITY OF MELBOURNE UTILITIES ADMINISTRATION	SCALE: N.T.S.
DRAWN BY: C.S.	DSGN. BY L.A.M.		DWG NO.: A–202



PLAN

NOTES:

1. NO SERVICE LINE SHALL TERMINATE UNDER A DRIVEWAY OR SIDEWALK.
2. TRACING WIRE FOR HDPE SERVICE LINES TO BE COILED UP INSIDE BOX SO IT CAN EXTEND A MINIMUM OF 12" OUTSIDE OF METER BOX.

RESIDENTIAL POTABLE WATER METER AND METER BOX

REV:	REV: BY		
DATE: 7/1/16	JOB NO.:	CITY OF MELBOURNE UTILITIES ADMINISTRATION	SCALE: N.T.S.
DRAWN BY: J.R.P.	DSGN. BY L.A.M.		DWG NO.: A–210

SCALE: AS NOTED

MJS DEVELOPMENT LLC
7811 VERAGUA DR, PLAYA DEL REY
CA 90293

MJS DEVELOPMENT LLC

NO.	DATE	REVISION
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2		
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Bennett Engineering & Consulting
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(321) 622–4462
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CA# 28236

CLAYTON A. BENNETT
P.E. NO. 53129

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PROJECT NO: 21.400	

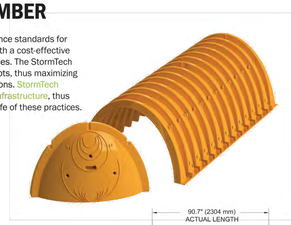
UTILITY DETAILS

C–4

SHEET 4 OF 5

STORMTECH SC-740 CHAMBER

Designed to meet the most stringent industry performance standards for superior structural integrity while providing designers with a cost-effective method to save valuable land and protect water resources. The StormTech system is designed primarily to be used under parking lots, thus maximizing land usage for private (commercial) and public applications. StormTech chambers can also be used in conjunction with Green Infrastructure, thus enhancing the performance and extending the service life of these practices.



STORMTECH SC-740 CHAMBER
(not to scale)

Nominal Chamber Specifications

Size (L x W x H)
85.4" x 51" x 30"
2,170 mm x 1,295 mm x 762 mm

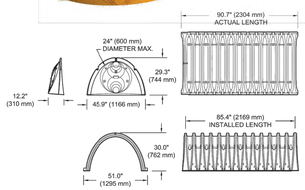
Chamber Storage
45.9 ft³ (1.30 m³)

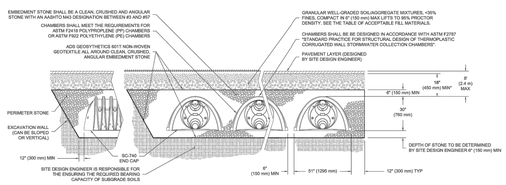
Min. Installed Storage*
74.9 ft³ (2.12 m³)

Weight
74.0 lbs (33.6 kg)

Shipping
30 chambers/pallet
60 end caps/pallet
12 pallets/truck

***Assumes 6" (150 mm) stone above, below and between chambers and 40% stone porosity.**





*MINIMUM COVER TO BOTTOM OF FLEXIBLE PAVEMENT. FOR UNPAVED INSTALLATIONS WHERE RUTTING FROM VEHICLES MAY OCCUR, INCREASE COVER TO 24" (600 mm).

SCALE: AS NOTED

MJS DEVELOPMENT LLC
7811 VERAGUA DR, PLAYA DEL REY
CA 90293

MJS DEVELOPMENT LLC

NO.	DATE	REVISION
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2		
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Bennett Engineering & Consulting
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STORM CHAMBER DETAILS
DETAILS

C-5

SHEET 5 OF 5

GENERAL STATEMENT:
THIS LANDSCAPE PLAN HAS BEEN PREPARE FOR THE DEVELOPMENT OF A THREE UNIT RESIDENTIAL TRIPLEX AND ASSOCIATED SITE IMPROVEMENTS ON THE SUBJECT LOT.

OWNER:
MJS DEVELOPMENT LLC
7811 VERAGUA DR, PLAYA DEL REY
CA 90293

ENGINEER:
BENNETT ENGINEERING & CONSULTING, LLC
4940 RANCHLAND ROAD
MELBOURNE, FLORIDA 32334
(321) 622-4462

SURVEYOR:
AAL LAND SURVEYING SERVICES, INC.
3970 MINTON ROAD,
WEST MELBOURNE, FL 32937
(321) 768-8110

SITE ADDRESS:
30 EIGHTH AVE INDIALANTIC FL 32903
40 EIGHTH AVE INDIALANTIC FL 32903
50 EIGHTH AVE INDIALANTIC FL 32903

PARCEL ID: 27-38-31-E0-38-13

ACCOUNT NO: 2731353

SITE AREA: SITE AREA = ±0.23 AC (±10,000 SF)

EROSION NOTES:
BEST MANAGEMENT PRACTICES SHALL BE UTILIZED TO MINIMIZE ANY ON SITE EROSIONS. IN ADDITION TO BEST MANAGEMENT PRACTICES, AS A MINIMUM, SILT FENCE SHALL BE INSTALLED AROUND THE PERIMETER OF THE DEVELOPMENT AREA TO MINIMIZE SEDIMENTATION FROM LEAVING THE SITE.

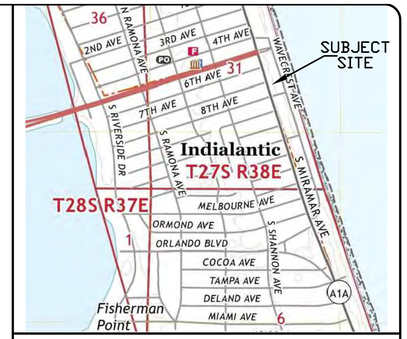
GENERAL NOTES
1. PROPOSED BUILDING ENVELOPE INDICATES MAXIMUM EXTERIOR WALL DIMENSIONS ONLY.
2. BOUNDARY, TOPOGRAPHIC, & FLOOD PLAIN INFORMATION WAS PROVIDED BY AAL LAND SURVEYING SERVICES, INC., JOB NO. 45500, DATED JULY 23, 2021.
3. ELEVATIONS ARE BASED ON NAVD, 1988 DATUM.
4. BEACH DUNE SYSTEM IS TO BE MAINTAINED AS SPECIFIED IN THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION PERMIT ISSUED FOR THIS PROJECT.
5. CONTOURS ARE APPROXIMATE ONLY.
6. THE SOLID WASTE WITHIN THE PROJECT SITE WILL BE PICKED UP BY CURBSIDE PICKUP.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE CAUSED WITHIN ROAD AND DRAINAGE RIGHT-OF-WAY AS A DIRECT RESULT OF NEW CONSTRUCTION.
8. FLOOD ZONE ELEVATIONS ARE REFERENCED TO NAVD 1988 PER THE FEMA FLOOD ZONE MAPS.
9. THE CONTRACTOR SHALL CONTACT SUNSHINE ONE (1-800-432-4770) AND ALL CONCERNED UTILITIES AT LEAST 48 HOURS IN ADVANCE OF CONSTRUCTION OPERATIONS.
10. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY AND DOCUMENT THE ACTUAL LOCATION AND EXTENT OF ALL EXISTING UTILITIES WHICH MAY AFFECT CONSTRUCTION. EXISTING UTILITIES SHOWN ARE BASED UPON THE BEST AVAILABLE INFORMATION SUPPLIED TO THE OWNER/ENGINEER AND IS SHOWN FOR INFORMATIONAL PURPOSE ONLY. ANY DAMAGE TO EXISTING UTILITIES SHALL BE REPAIRED OR REPLACED AT THE CONTRACTOR'S EXPENSE, TO THE SATISFACTION OF THE UTILITY OWNER.
11. THERE SHALL BE NO STORAGE OF VEHICLES OR MATERIALS EAST OF THE COASTAL SETBACK LINE.

THERE SHALL BE NO IMPACT IN AREA OF VEGETATION PRESERVATION INCLUDING: THE REMOVAL OF VEGETATION; THE STORAGE OF MATERIALS; OR PARKING/OPERATION OF VEHICLES. INADVERTENT DISTURBANCE OF NATIVE VEGETATION SHALL REQUIRE IN-KIND RESTORATION TO INCLUDE SEA GRAPES, SABAL PALM, AND SCRUB OAKS, AS APPROPRIATE.

NO FILL OR CONSTRUCTION MATERIALS MAY BE PLACED OUTSIDE OF THE SILT FENCING.

811 KNOW WHAT'S BELOW ALWAYS CALL 811 BEFORE YOU DIG
It's fast. It's free. It's the law.
www.callsunshine.com

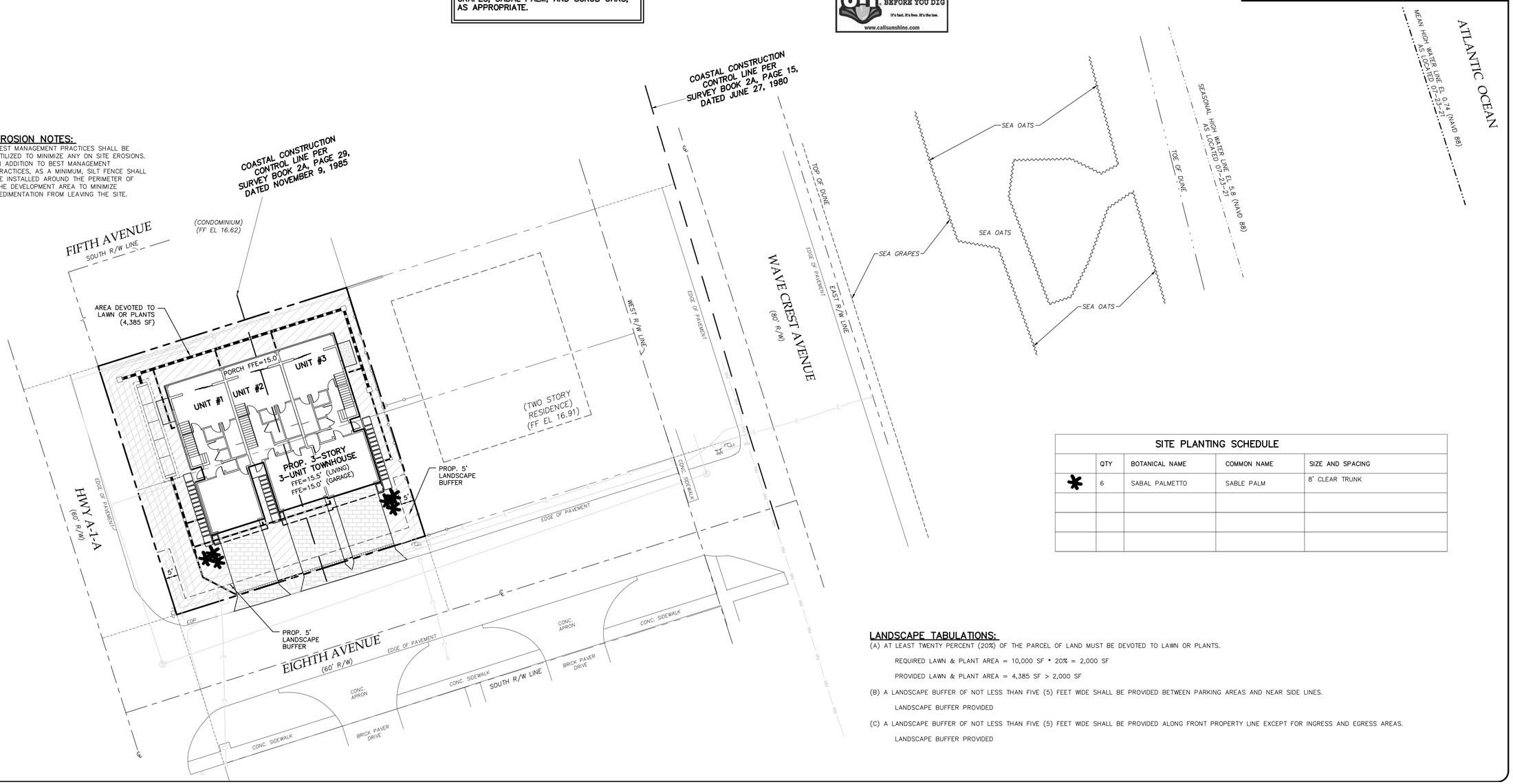
FDEP CONSTRUCTION NOTES
1. TO THE BEST OF MY KNOWLEDGE THESE DESIGN PLANS AND SPECIFICATIONS ARE IN COMPLIANCE WITH THE STANDARDS ESTABLISHED IN SECTION 62B-33.005, FLORIDA ADMINISTRATIVE CODE.
2. ALL APPLICABLE REQUIREMENTS OF FLORIDA STATUTE 370.12 (MARINE TURTLE PROTECTION ACT) SHALL BE ADHERED TO.
3. IN MARINE TURTLE NESTING AREAS, ALL FORMS OF LIGHTING SHALL BE SHIELDED, AND UTILIZE LONG WAVELENGTH LIGHT SOURCES ONLY (E.G. 560 NANOMETERS (NM) OR LONGER AND ABSENT WAVELENGTHS BELOW 560 NM) WITH ALL LAMPS RECESSED WITHIN WELL SHIELDED, FULL CUT-OFF FIXTURES OR OTHERWISE DESIGNED SO AS NOT TO DISTURB MARINE TURTLES.
4. TINTED GLASS OR SIMILAR LIGHT CONTROL MEASURES SHALL BE USED FOR WINDOWS AND DOORS WHICH ARE VISIBLE FROM THE NESTING AREAS OF THE BEACH. TINTED GLASS SHALL BE 45 PERCENT OR LESS INSIDE TO OUTSIDE LIGHT TRANSMITTANCE ON ALL NON-OPAQUE DOORS, WALLS, BALCONY, DECK RAILINGS, AND WINDOWS.
5. ALL REGULATIONS REGARDING SEA TURTLES SHALL BE OBSERVED.



TOWNSHIP 27S, RANGE 38E, SECTION 31

VICINITY MAP

NTS



SITE PLANTING SCHEDULE

	QTY	BOTANICAL NAME	COMMON NAME	SIZE AND SPACING
*	6	SABAL PALMETTO	SABLE PALM	8' CLEAR TRUNK

LANDSCAPE TABULATIONS:
(A) AT LEAST TWENTY PERCENT (20%) OF THE PARCEL OF LAND MUST BE DEVOTED TO LAWN OR PLANTS.

REQUIRED LAWN & PLANT AREA = 10,000 SF * 20% = 2,000 SF

PROVIDED LAWN & PLANT AREA = 4,385 SF > 2,000 SF

(B) A LANDSCAPE BUFFER OF NOT LESS THAN FIVE (5) FEET WIDE SHALL BE PROVIDED BETWEEN PARKING AREAS AND NEAR SIDE LINES.

LANDSCAPE BUFFER PROVIDED

(C) A LANDSCAPE BUFFER OF NOT LESS THAN FIVE (5) FEET WIDE SHALL BE PROVIDED ALONG FRONT PROPERTY LINE EXCEPT FOR INGRESS AND EGRESS AREAS.

LANDSCAPE BUFFER PROVIDED

NORTH

SCALE: 1"=20'

MJS DEVELOPMENT LLC
7811 VERAGUA DR, PLAYA DEL REY
CA 90293

MJS DEVELOPMENT LLC

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CLAYTON A. BENNETT
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PROJECT NO: 21.400		

LANDSCAPE PLAN

L-1

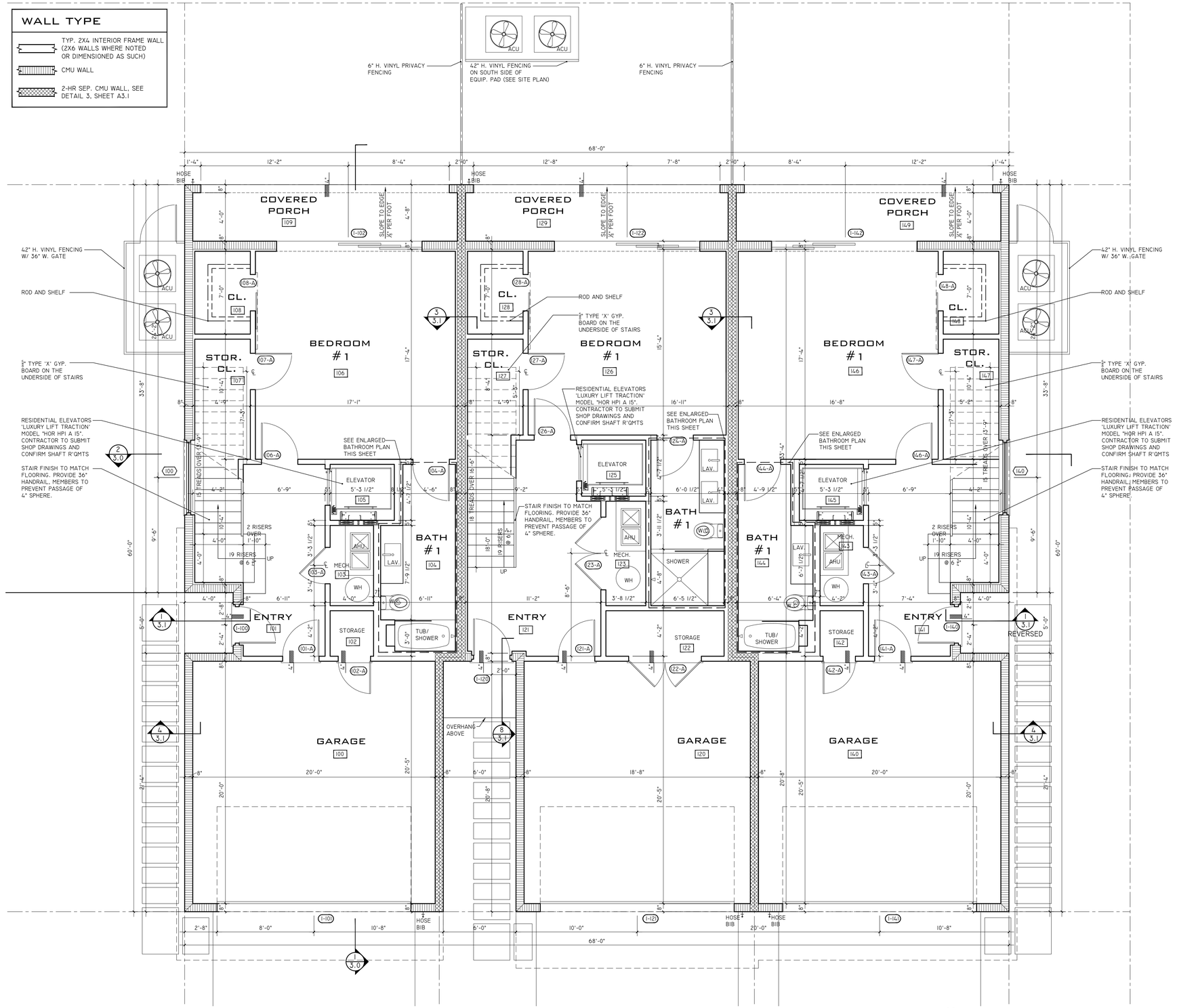
SHEET 1 OF 1

PLAN NOTES

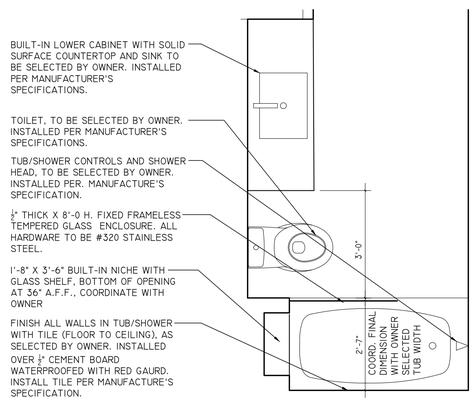
1. DIMENSION STRINGS TAKEN TO ONE SIDE OF INTERIOR WALLS, TYPICAL.
2. INTERIOR WALLS TO BE 3 5/8" STUD WALLS WITH GYPSUM BOARD EACH SIDE, UNLESS OTHERWISE DIMENSIONED PLAN.
3. DOORS TO BE PLACED WITH 6" JAMB TO CORNER, UNLESS OTHERWISE DIMENSIONED ON PLAN.

WALL TYPE

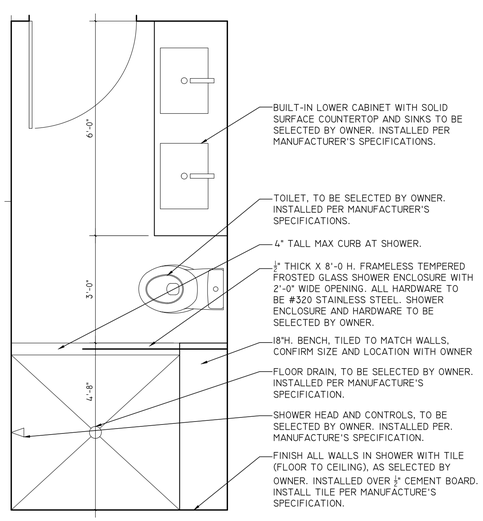
- TYP. 2X4 INTERIOR FRAME WALL (2X6 WALLS WHERE NOTED OR DIMENSIONED AS SUCH)
- CMU WALL
- 2-HR SEP. CMU WALL, SEE DETAIL 3, SHEET A3.1



FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"



ENLARGED PLAN
BATHROOM 104 AND BATHROOM 144 (REVERSED)
SCALE: 1/2" = 1'-0"



ENLARGED PLAN
BATHROOM 124
SCALE: 1/2" = 1'-0"

meD studio ARCHITECTURE
1542 GUAVA AVE.
MELBOURNE, FL 32935
321.428.3869
design@meldstudioarchitecture.com

JOB #:	M-2021-009
DRAWN:	LAT
CHECKED:	JA

	DATE
☐ SD	-
☐ DD	-
■ BID	01.14.22
☐ PERMIT	-
☐ CD	-

REVISIONS:
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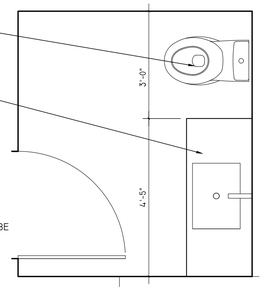
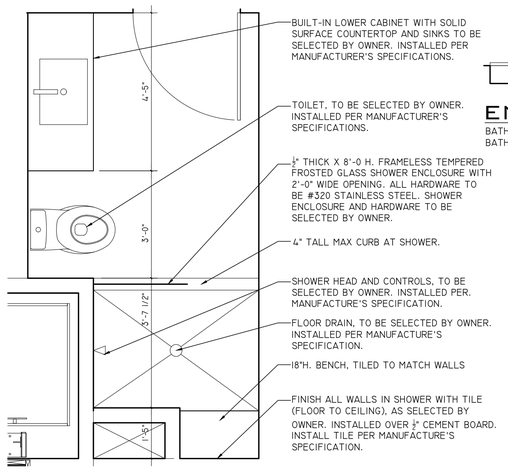
Townhouses
30, 40 & 50 8th Avenue
Indialantic, FL. 32903

SHEET TITLE
FIRST FLOOR PLAN

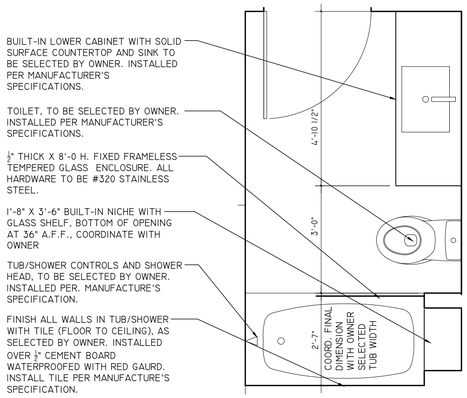
SHEET NUMBER
A1.0.0



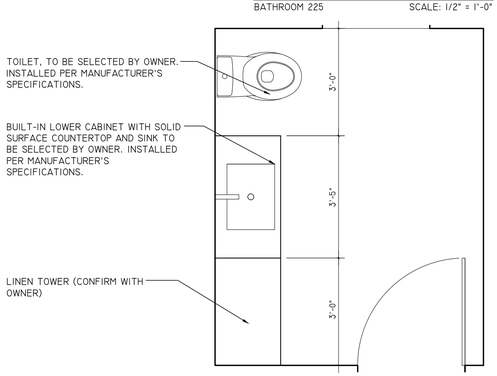
ENLARGED PLAN
BATHROOM 204 AND BATHROOM 244 (REVERSED) SCALE: 1/2" = 1'-0"



ENLARGED PLAN
BATHROOM 205 AND BATHROOM 245 (REVERSED) SCALE: 1/2" = 1'-0"



ENLARGED PLAN
BATHROOM 225 SCALE: 1/2" = 1'-0"



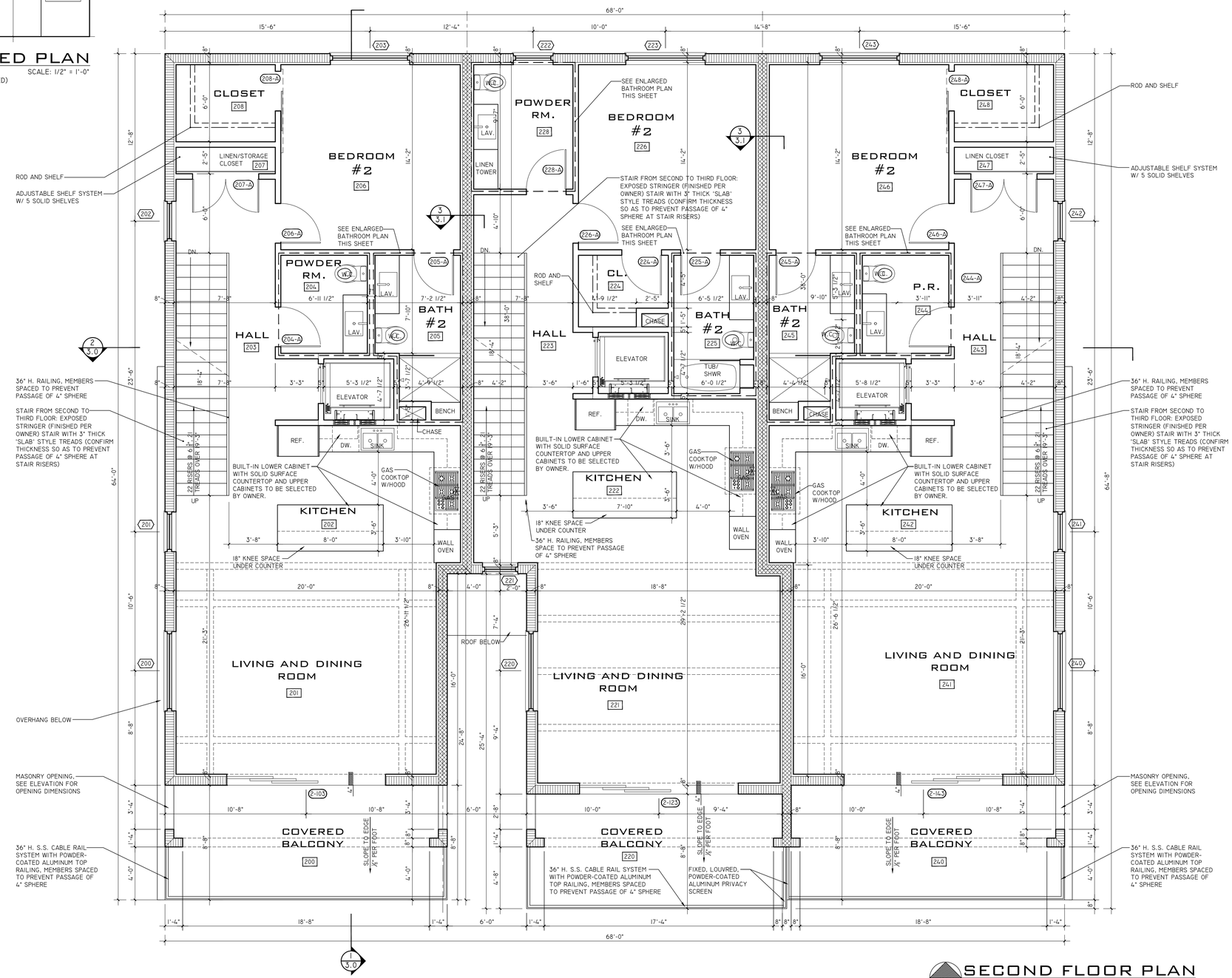
ENLARGED PLAN
BATHROOM 228 SCALE: 1/2" = 1'-0"

WALL TYPE

- TYP. 2X4 INTERIOR FRAME WALL (2X6 WALLS WHERE NOTED OR DIMENSIONED AS SUCH)
- CMU WALL
- 2-HR SEP. CMU WALL, SEE DETAIL 3, SHEET A3.1

PLAN NOTES

1. DIMENSION STRINGS TAKEN TO ONE SIDE OF INTERIOR WALLS, TYPICAL.
2. INTERIOR WALLS TO BE 3 ½" STUD WALLS WITH GYPSUM BOARD EACH SIDE, UNLESS OTHERWISE DIMENSIONED PLAN.
3. DOORS TO BE PLACED WITH 6" JAMB TO CORNER, UNLESS OTHERWISE DIMENSIONED ON PLAN.



SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"

meD studio ARCHITECTURE
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JOB #:	M-2021-009
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CHECKED:	JA

	DATE
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☐ DD	-
■ BID	01.14.22
☐ PERMIT	-
☐ CD	-

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Townhouses
30, 40 & 50 8th Avenue
Indialantic, FL. 32903

SHEET TITLE
SECOND FLOOR PLAN

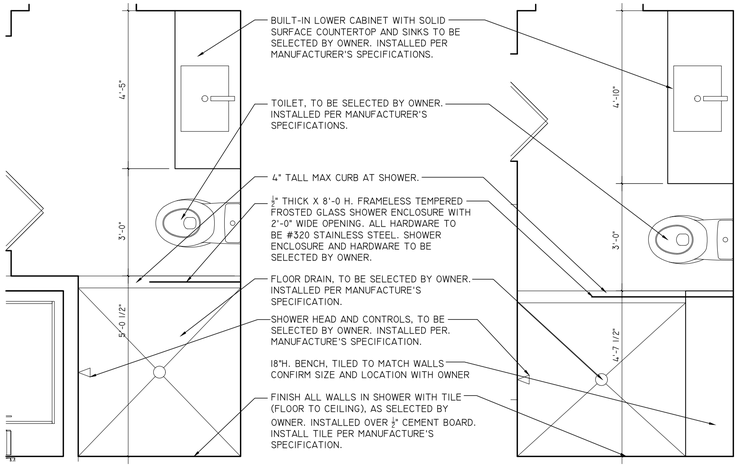
SHEET NUMBER
A1.0.1

WALL TYPE

- TYP. 2X4 INTERIOR FRAME WALL (2X6 WALLS WHERE NOTED OR DIMENSIONED AS SUCH)
- CMU WALL
- 2-HR SEP. CMU WALL, SEE DETAIL 3, SHEET A3.1

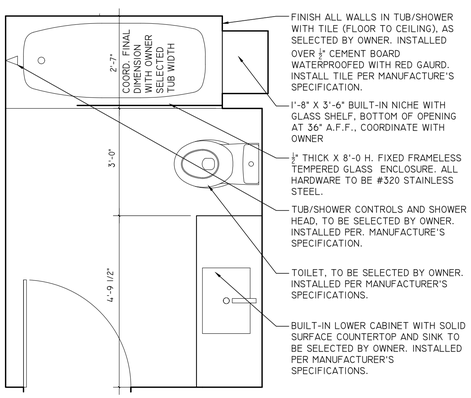
PLAN NOTES

1. DIMENSION STRINGS TAKEN TO ONE SIDE OF INTERIOR WALLS, TYPICAL.
2. INTERIOR WALLS TO BE 3 $\frac{1}{2}$" STUD WALLS WITH GYPSUM BOARD EACH SIDE, UNLESS OTHERWISE DIMENSIONED PLAN.
3. DOORS TO BE PLACED WITH 6" JAMB TO CORNER, UNLESS OTHERWISE DIMENSIONED ON PLAN.

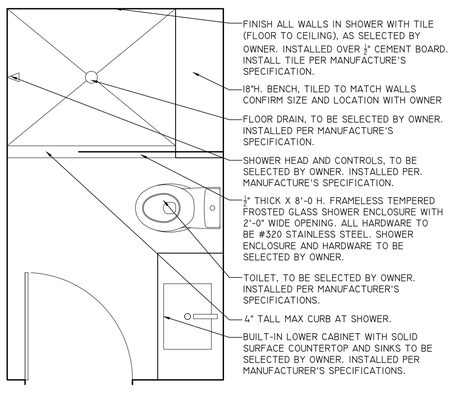


ENLARGED PLAN
BATHROOM 308 AND BATHROOM 348 (REVERSED) SCALE: 1/2" = 1'-0"

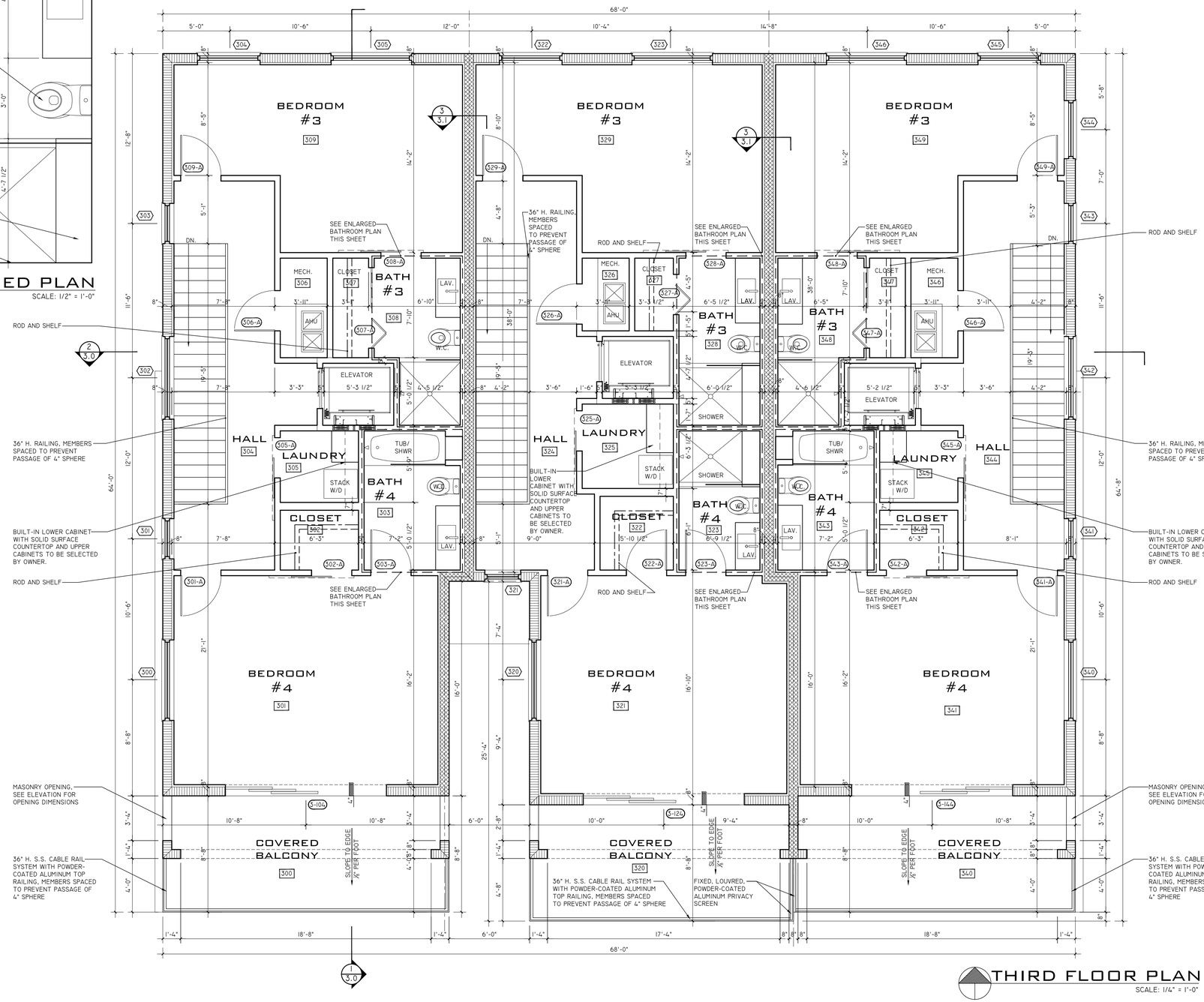
ENLARGED PLAN
BATHROOM 328 SCALE: 1/2" = 1'-0"



ENLARGED PLAN
BATHROOM 303 AND BATHROOM 343 (REVERSED) SCALE: 1/2" = 1'-0"



ENLARGED PLAN
BATHROOM 323 SCALE: 1/2" = 1'-0"



THIRD FLOOR PLAN
SCALE: 1/4" = 1'-0"

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SHEET TITLE
THIRD FLOOR PLAN

SHEET NUMBER
A1.0.2

SOUTH ELEVATION

SCALE: 1/4" = 1'-0"

NORTH ELEVATION

SCALE: 1/4" = 1'-0"

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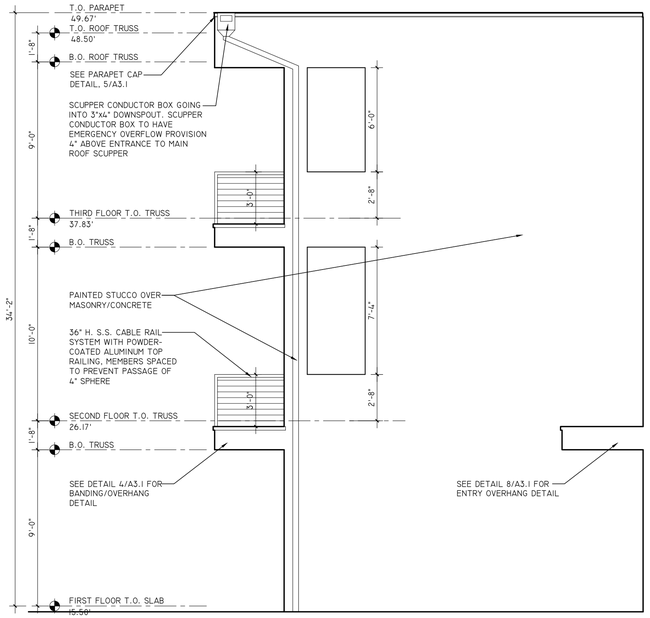
SHEET TITLE

NORTH AND SOUTH ELEVATIONS

SHEET NUMBER

A2.0

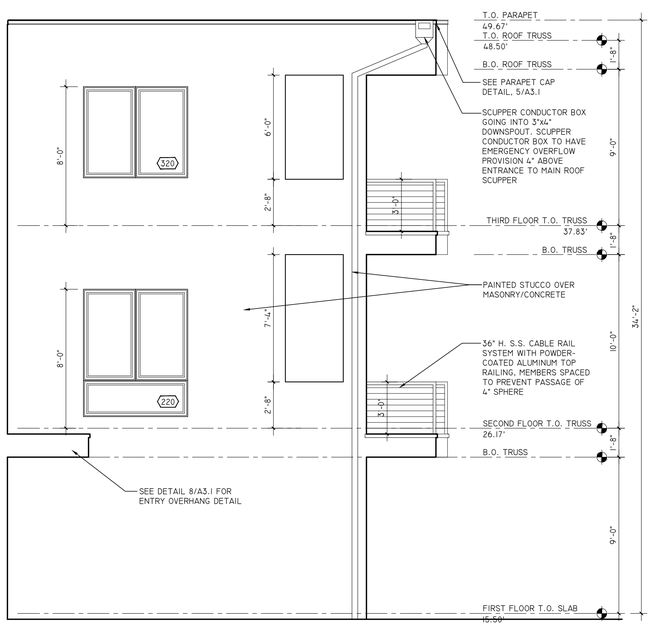


PARTIAL EAST ELEVATION AT CENTER UNIT

SCALE: 1/4" = 1'-0"

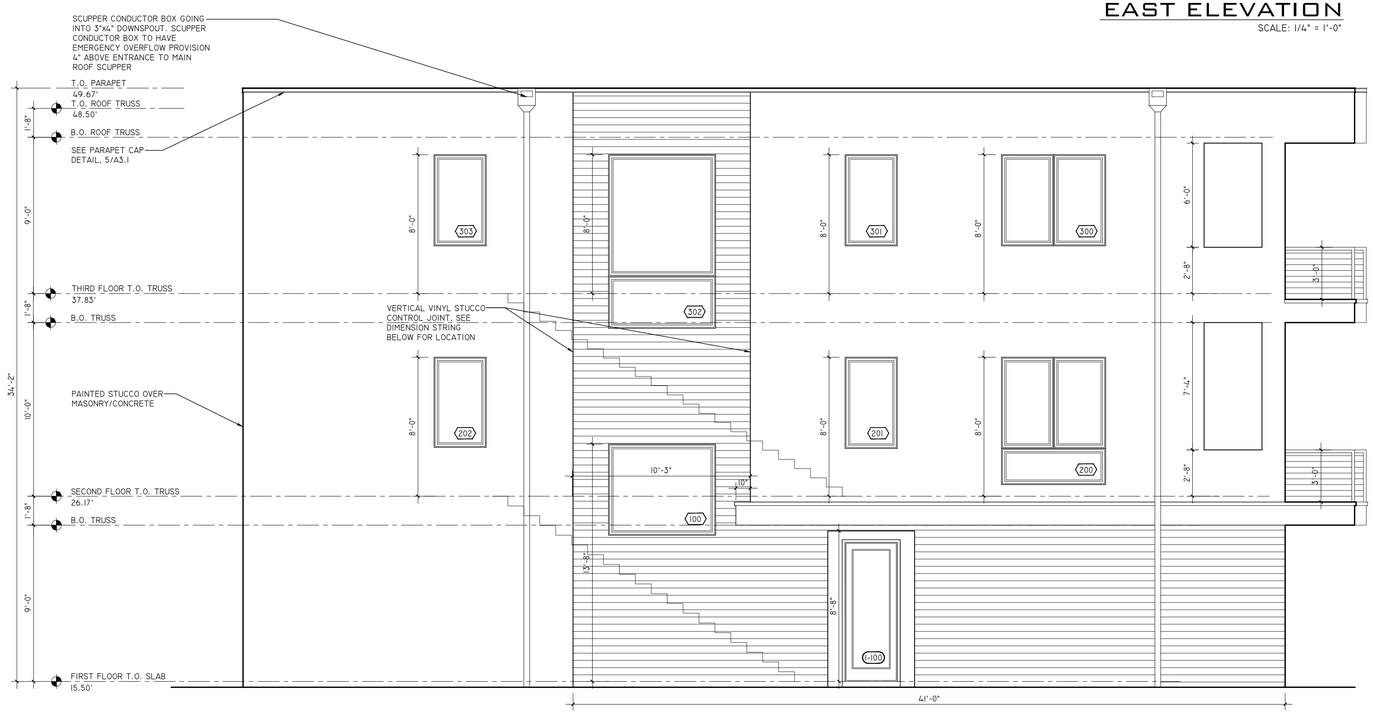
EAST ELEVATION

SCALE: 1/4" = 1'-0"



PARTIAL WEST ELEVATION AT CENTER UNIT

SCALE: 1/4" = 1'-0"



WEST ELEVATION

SCALE: 1/4" = 1'-0"

meld studio ARCHITECTURE

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REVISIONS:

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SHEET TITLE

EAST AND WEST ELEVATIONS

SHEET NUMBER

A2.1