

Town of Melbourne Beach

PUBLIC NOTICE

AGENDA

PLANNING & ZONING BOARD MEETING

TUESDAY, August 1, 2023 @ 6:30 pm

TOWN HALL MASNY ROOM – 507 OCEAN AVENUE

Board Members:

Chairman David Campbell
Vice-Chairman Kurt Belsten
Member April Evans
Member Douglas Hilmes
Member Daniel Gonzalez

Alternate Board Members

Alternate Dan Harper
Alternate Gabor Kishegyi

Staff Members:

Town Manager Elizabeth Mascaro
Town Clerk Amber Brown
Town Attorney Clifford Repperger
Building Official Robert Bitgood

PURSUANT TO SECTION 286.0105, FLORIDA STATUTES, THE TOWN HEREBY ADVISES THE PUBLIC THAT: In order to appeal any decision made at this meeting, you will need a verbatim transcript of the proceedings. It will be your responsibility to ensure such a record is made. Such person must provide a method for recording the proceedings verbatim as the Town does not do so.

In accordance with the Americans with Disability Act and Section 286.26, Florida Statutes, persons needing special accommodations for this meeting shall, at least 5 days prior to the meeting, contact the Office of the Town Clerk at (321) 724-5860 or Florida Relay System at 711.

1. CALL TO ORDER

2. ROLL CALL

3. APPROVAL OF MINUTES

A. July 11, 2023 minutes

4. NEW BUSINESS

A. Site plan approval for 508 Magnolia Ave – new home

5. PUBLIC HEARINGS

6. OLD BUSINESS

7. PUBLIC COMMENT

Please limit comments to items that are not on the agenda

8. REPORTS: TOWN MANAGER AND TOWN ATTORNEY

9. ITEMS TO BE ADDED TO THE AGENDA FOR FUTURE MEETINGS

10. ADJOURNMENT

Town of Melbourne Beach

MINUTES

PLANNING & ZONING BOARD MEETING TUESDAY, JULY 11, 2023 @ 6:30 pm COMMUNITY CENTER – 509 OCEAN AVENUE

Board Members:

Chairman David Campbell
Vice-Chairman Kurt Belsten
Member April Evans
Member Douglas Hilmes
Member Daniel Gonzalez
Alternate Dan Harper
Alternate Gabor Kishegyi

Staff Members:

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1. CALL TO ORDER

Chairman David Campbell called the meeting to order at 6:30 p.m.

2. ROLL CALL

Town Clerk Amber Brown conducted the roll call

Present:

Chairman David Campbell
 Vice-Chairman Kurt Belsten
 Member April Evans
 Member Daniel Gonzalez
 Alternate Dan Harper
 Alternate Gabor Kishegyi

Staff Present:

Town Manager Elizabeth Mascaro
 Building Official Robert Bitgood
 Town Clerk Amber Brown

Absent:

Member Douglas Hilmes

3. APPROVAL OF MINUTES

A. June 6, 2023 minutes

Vice Chairman Kurt Belsten made a motion to approve the June 6, 2023 minutes; Member April Evans seconded; Motion carried 5-0.

4. NEW BUSINESS

A. Site plan approval for 510 Third Ave – new home

Member Daniel Gonzalez moved to approve the site plan for 510 Third Ave; Member April Evans seconded; Motion carried 5-0.

5. PUBLIC HEARINGS

6. OLD BUSINESS

7. PUBLIC COMMENT

8. REPORTS: TOWN MANAGER AND TOWN ATTORNEY

9. ITEMS TO BE ADDED TO THE AGENDA FOR FUTURE MEETINGS

10. ADJOURNMENT

Vice Chairman Kurt Belsten moved to adjourn; Member April Evans seconded; Motion carried 5-0.

The meeting adjourned at 6:48 p.m.

ATTEST:

David Campbell, Chairman

Amber Brown, Town Clerk

.25a



TOWN OF MELBOURNE BEACH

BREVARD COUNTY'S OLDEST BEACH COMMUNITY ESTABLISHED 1883

Site Plan Review

Applicable Codes

Town of Melbourne Beach Land Development Code
Current Florida Building Code

Date: 7/25/23
Owner: Mark Lott
Owner Address: 508 Magnolia Ave. M.B. Fl.
Site Address- Same
Parcel ID: 28-38-06-75-3-12
Zoning: 2RS Zoning District 2RS

Project: New Residence

Reference: Town of Melbourne Beach Code of Ordinances: 7A-32.

Request: Approval by the Planning and Zoning Board and the Town Commission for:

Staff Review:

- 1).The project is: New single family Home

- 2). The Building Lot Zoning District requirements of min. lot area, width and depth.

Lot area is 12,880	sq. ft. (min. 11,250 sq. ft.)
Lot width is 112	(min. 90 ft.)
Lot depth is 115	(min. 100 ft.)

- 3). Lot coverage has a maximum of 30% for principle structure.

Lot coverage per plan is: 26%	
Footprint of Primary Structure is 3,318.2	sq. ft. with the addition.
Max allowed for Primary Structure is 3,864	sq. ft. for Lot Area of 12,880

sq. ft.
Minimum pervious area per lot is 30%. Pervious area is 46 %

- 4). Structure maximum height for zoning district is 28 ft.
The proposed height provided is 27' 1 1/4" from FFE.
Flood Zone : __x__

15a

5). Zoning District Setback requirements

Proposed Primary Structure Rear Setback	28.2	(min. 25 ft.)
Proposed Primary Structure Front Setback is	25.2	(min. 25 ft.)
Proposed Primary Structure West Side Setback	15.2	(min. 15 ft.)
Proposed Primary Structure East Side Setback	15.6	(min. 15 ft.)

6). Sediment and erosion control measures shall be met and approved by the Building Official in accordance with the Town of Melbourne Beach's Code of Ordinances, Chapter 27 Stormwater and the current Florida Building Code.

7). On-site stormwater retention control measures shall be met and approved by the Building Official in accordance with the Town of Melbourne Beach's Code of Ordinances, Chapter 27 Stormwater and the current Florida Building Code.

8). Town Engineer will submit a review of the drainage plan per Ordinance 2019-06. The Town Engineer will require a final inspection before a Certificate of Occupancy will be issued. This applies to new home construction and construction values greater than 50% of the existing structure. Minimum landscaping standards will be met.

Based on the above review, I find the proposed site plan for the referenced property is in compliance with The Town of Melbourne Beach Code of Ordinances.

**Robert Bitgood
Building Official**

508 Magnolia Ave. Melbourne Beach. Fl.

IMPERVIOUS		PERVIOUS	
Primary Structure	3,318	Shed space	
Pool & Deck	940	Open areas	
		Other	
Driveway	937		
Accessory Bldg			
Concrete areas	189	TOTAL PERVIOUS	7,496
Paver areas			
Other			
TOTAL IMPERVIOUS	54.00%	Lot Total Sq Footage	12,880
		TOTAL % PERVIOUS	46%



**TOWN OF MELBOURNE BEACH
DEVELOPMENT APPLICATION**

I. SUBMITTAL REQUIREMENTS:

1. Fees per current schedule.
2. Deed to property.
3. Pre-Application meeting is mandatory. Contact the Building Official or Building Clerk to submit information required and to schedule a pre-application meeting.
4. Application deadlines are determined annually by the Boards and will be provided at the pre-application meeting.
5. All applicants must complete pages 1-3 and the section(s) as applicable to the request (refer to section II. below). All materials listed in the applicable sections must be provided, and fees paid.

II. REQUEST:

- | | |
|--|--|
| <input type="checkbox"/> Land Use Plan Amendment | <input type="checkbox"/> Rezoning |
| <input type="checkbox"/> Special Exception | <input type="checkbox"/> Coastal Construction Variance |
| <input type="checkbox"/> Variance | <input type="checkbox"/> Appeal (Application must be filed within 30 days) |
| <input checked="" type="checkbox"/> Site Plan Review Single Family (1RS, 2RS, 3RS) | <input type="checkbox"/> Site Plan Review Multifamily (4RM, 5RMO) |
| <input type="checkbox"/> Site Plan Review Commercial (6B, 7C, 8B, 9I) | <input type="checkbox"/> Amendment to the Land Development Code |
| | <input type="checkbox"/> Other (specify) _____ |

III. PROPERTY INFORMATION:

General Location: MELBOURNE BEACH PROPER

Address: 508 MAGNOLIA. AVE. MELBOURNE BEACH, FL 32951

Parcel Number(s): 28-38-06-75-3-12

Area (in acreage): 0.30 Area (in square feet): _____

Current Zoning: 2RS Proposed Zoning: SAME

Current Future Land Use: RESIDENTIAL Proposed Future Land Use: SAME

Brief Description of Application: REBUILD NEW HOME DUE TO FIRE

Date of Mandatory Pre-Application Meeting (attach meeting minutes if applicable): _____

IV. APPLICANT INFORMATION:

Property Owner

Name: MARK LOTT

Phone: 407-947-6832

Address: 405 SUNSET BLVD.
MELBOURNE BEACH, FL 3291

Fax: —

Email: mloftwaves@aol.com

Applicant (if other than property owner)

Name: _____

Phone: _____

Address: _____

Fax: _____

Email: _____

V. OWNER AUTHORIZATION:*

The undersigned hereby affirms the following:

- 1. That I/we are the fee simple title owner/contract purchaser (circle one) of the property described in this application.
- 2. That I/we have read and understands the entire application and concurs with the request.
- 3. That I/we have appointed the Applicant to represent the application, and empowers the Applicant to accept any and all conditions of approval imposed by the Town of Melbourne Beach.

Signature: *Mark Lott*

Date: 7/5/2023

Print Name: MARK LOTT

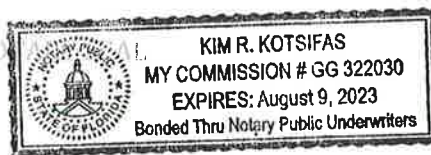
Title: OWNER

*Must sign in front of notary.

State of Florida
County of Brevard.

The foregoing application is acknowledged before me this 5th day of July, 2023, by Mark Bradford Lott who is/are personally known to me, or who has/have produced a Florida Driver's license as identification.

Kim R. Kotsifas
Signature of Notary Public, State of Florida



VI. APPLICANT CERTIFICATION:*

I/we affirm and certify that I/we understand and will comply with the land development regulations of the Town of Melbourne Beach, Florida. I/we further certify that the application and support documents are fully complete and comply with the requirements of the land development regulations of the Town of Melbourne Beach, Florida. I/we further certify that the statements and/or diagrams made on any paper or plans submitted here with are true to the best of my/our knowledge and belief that this application, attachments and application filing fees become part of the official public record of the Town of Melbourne Beach, Florida and are not returnable or refundable.

Under penalties of perjury, I/we declare that I/we have read the foregoing application and that to the best of my/our knowledge and belief the facts stated in the application are true.

Signature: Mark Bradford Lott Date: 7/5/2023

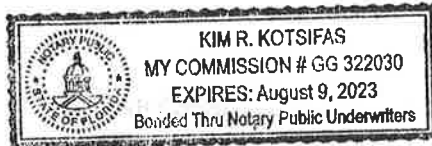
Print Name: Mark Bradford Lott Title: owner

*Must sign in front of notary.

State of Florida
County of Brevard.

The foregoing application is acknowledged before me this 5th day of July, 2023 by Mark Bradford Lott who is/are personally known to me, or who has/have produced a Florida Dr. License as identification.

Kim R Kotsifas
Signature of Notary Public, State of Florida



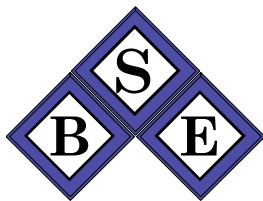
VII. PROJECT DESCRIPTION:

Describe Application: BUILD NEW HOME DUE TO FIRE

Provide attachment if more space is needed.

Describe Existing Conditions: BLANK LOT

Provide attachment if more space is needed.



B.S.E. CONSULTANTS, INC.

Consulting ~ Engineering ~ Land Surveying

Scott M. Glaubitz, P.E., P.L.S.
President

Hassan Kamal, P.E.
Vice President

July 17, 2023

Via E-mail

Mr. Tom Robinson
Town of Melbourne Beach
507 Ocean Avenue
Melbourne Beach, FL 32951
E-mail address: building@melbournebeachfl.org

**Re: *Site Plan Review – 508 Magnolia Avenue
B.S.E. File #11440.100.29***

Dear Tom:

We have reviewed the Grading and Drainage Plan and Stormwater Calculations Report for the above referenced project, Sheet Number C-1, prepared by Trauger Consulting Engineers, dated July 5, 2023 and find that it meets the Town Code. Hence, we recommend approval of the Grading and Drainage Plan as submitted.

Should you have any questions, feel free to contact me.

Very truly yours,

Ana Saunders, P.E.

Ana Saunders, P.E.
Senior Project Engineer
B.S.E. Consultants, Inc.

ALS/as

11440.100.29.town.corr.23-as-1562.july

Civil ~ Agricultural ~ Transportation ~ Utility ~ Site Planning ~ Environmental

312 South Harbor City Boulevard, Suite #4, Melbourne, Florida 32901

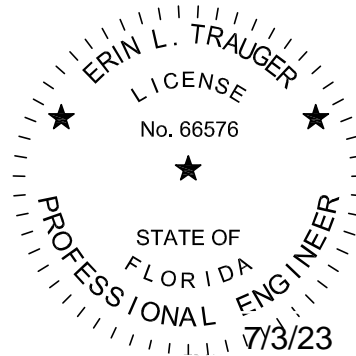
Telephone: (321) 725-3674 ~ Fax: (321) 723-1159 ~ Toll Free: 1-800-523-4BSE(4273) ~ Email: info@bseconsult.com



STORMWATER CALCULATIONS

SUBMITTED TO:
Town of Melbourne Beach

REVISION DATE:6-1-23



Erin Trauger, P.E.
FL License No. 66576

THIS DOCUMENT HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY ERIN TRAUGER, PE ON THE DATE AND/OR TIME STAMP SHOWN USING A DIGITAL SIGNATURE. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

508 Magnolia
Ave Residence

I. Introduction

The goal of this report is to detail requirements of compliance of the stormwater treatment system for the proposed improvements. The proposed single family residence improvements include a new single-family house located at 508 Magnolia Avenue in the Town of Melbourne Beach, Florida. The Brevard County Property Appraiser Aerial and Details have been included for reference.

II. Existing Conditions

There was historically a house on this lot but there is no existing stormwater treatment. Much of the lot drained toward the south directly to Magnolia Avenue.

III. Proposed Conditions

The proposed site improvements involve the construction of the new single family house with porch as well as driveway and garage. A treatment swale is proposed mostly in the northwest and east part of the property to provide for stormwater treatment required on the lot before discharging to the right of way. Stormwater runoff created by the impervious surface for this project will be collected on-site and directed to three dry retention swales to treat the stormwater runoff. The 10 year 24 hour storm event was evaluated using the combined volume of the swales to verify retainage of the 8" storm event.

IV. Required Stormwater Calculations

A complete summary report has been provided in the attachments to include volume calculations for the proposed stormwater system, HydroCAD stormwater modeling information for the 10 year 24 hour storm event and a MODRET recovery analysis to ensure the Town of Melbourne Beach stormwater requirements are met. Also included in attached calculations are the soils reports provided by KSM Engineering identifying the season high water table and the percolation test results for conditions at the property. The following considerations were included in the evaluation.

- 8" of runoff from a 10-yr/24 hour storm event was evaluated for the 0.29 acre drainage basin at 508 Magnolia Avenue (including the proposed improvements) using HydroCAD and zero discharge is proposed from the storm collection ponds for this storm event.
- 25 Canaveral-Palm Beach-Urban land complex has been determined to be the soils mapped according to the Soils Survey Map of Brevard County which is reflect in the weighted average CN value using A soil values for grass.

- The Season High Water Table information is provided in the table below and the soils report completed by KSM Engineering and Testing is provided in the attachments for review. The highest value encountered was utilized for recovery analysis purposes.

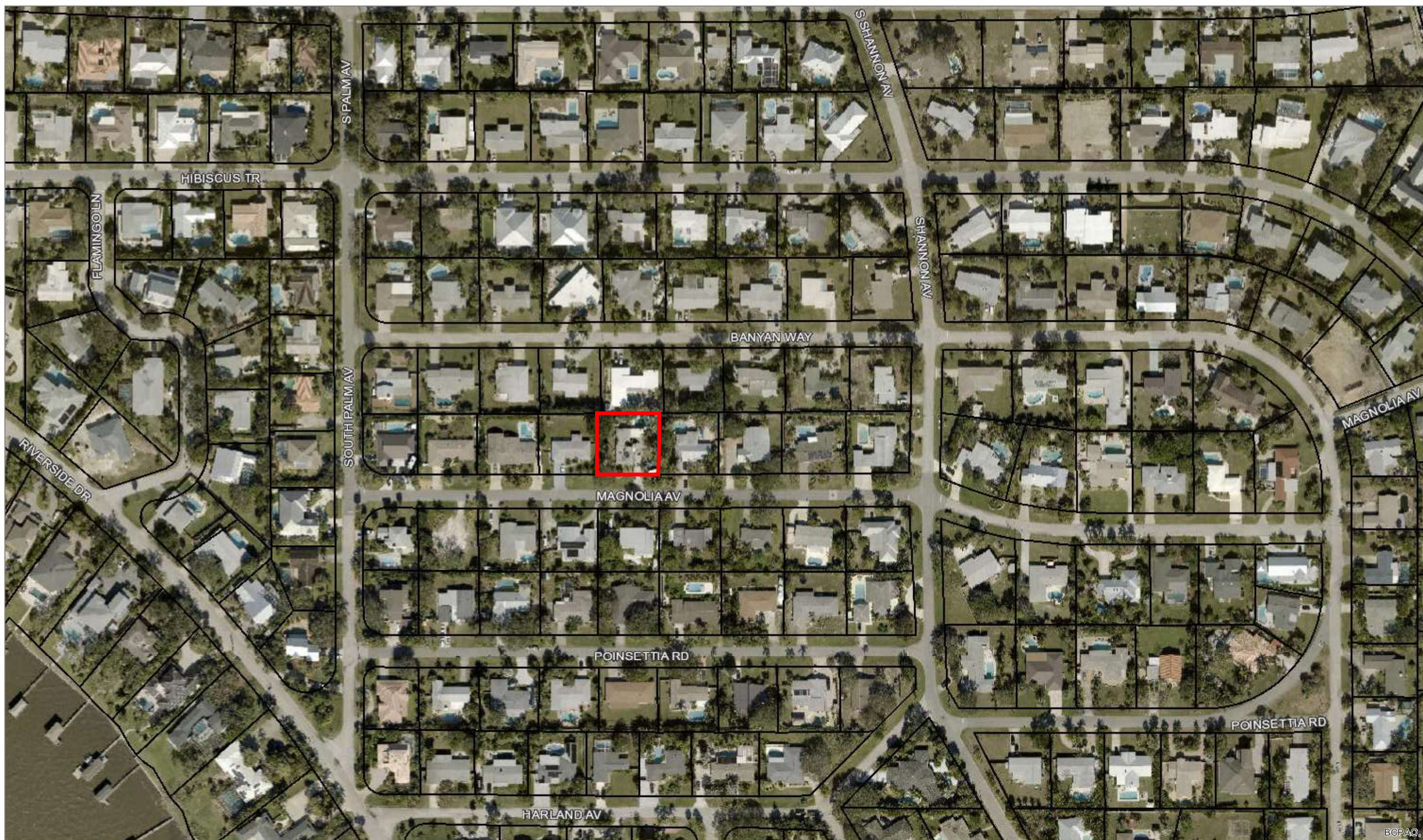
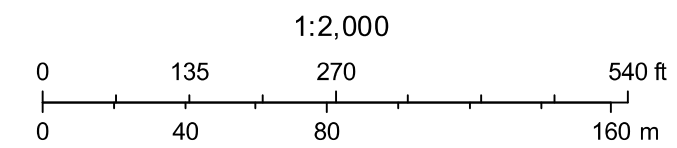
Boring#	Natural Ground	Existing Ground Water Elevation	Estimated Wet Season Ground Water Table
B-1	8.0	2.7	5.8

- The peak stage of the storm ponds remains below the top of bank.
- The pond area is proposed to include removal of any organic build up under the ponds such that the horizontal and vertical percolation rate of 10 feet per day is maintained. Based on the soils report these high percolations rates are in place and therefore the pond volume recovery will be less than 72 hours for the 8 inch storm event.

V. *Summary*

As presented in the details above it has been determined that the proposed dry retention stormwater treatment system satisfies the design requirements of the Town of Melbourne Beach for the 10 year 24 hour-8 inch storm event.

LOCATION INFORMATION



All BCPAO maps and/or map applications are maintained for assessment and illustrative purposes only and do not represent surveys, plats, or any other legal instrument. Likewise, measurement and location tools are for assessment and illustrative purposes only and do not necessarily reflect real-world conditions. Due to the nature of Geographic Information Systems (GIS) and cadastral mapping, map layers may not precisely align and may not represent precise location, shape, and/or legal boundaries. Only a Florida-licensed surveyor can determine legally-relevant property boundaries, elevation, distance, area, and/or location in Florida.

Map created June 30, 2023 (map data dates may vary)



Brevard County Property Appraiser

Titusville • Viera • Melbourne • Palm Bay

Phone: (321) 264-6700

<https://www.bcpao.us>

PROPERTY DETAILS

Account	2847027
Owners	LOTT, MARK B; LOTT, CINDY T
Mailing Address	508 MAGNOLIA AVE MELBOURNE BCH FL 32951
Site Address	508 MAGNOLIA AVE MELBOURNE BEACH FL 32951
Parcel ID	28-38-06-75-3-12
Property Use	0110 - SINGLE FAMILY RESIDENCE
Exemptions	DICV - DISABILITY - CIVILIAN HEX1 - HOMESTEAD FIRST HEX2 - HOMESTEAD ADDITIONAL
Taxing District	34X0 - MELBOURNE BEACH
Total Acres	0.30
Subdivision	ISLAND SHORES OF MELBOURNE BEACH
Site Code	0001 - NO OTHER CODE APPL.
Plat Book/Page	0010/0052
Land Description	ISLAND SHORES OF MELBOURNE BEACH LOT 12 BLK 3



VALUE SUMMARY

Category	2022	2021	2020
Market Value	\$503,440	\$341,260	\$343,220
Agricultural Land Value	\$0	\$0	\$0
Assessed Value Non-School	\$276,470	\$268,420	\$264,720
Assessed Value School	\$276,470	\$268,420	\$264,720
Homestead Exemption	\$25,000	\$25,000	\$25,000
Additional Homestead	\$25,000	\$25,000	\$25,000
Other Exemptions	\$500	\$500	\$500
Taxable Value Non-School	\$225,970	\$217,920	\$214,220
Taxable Value School	\$250,970	\$242,920	\$239,220

SALES/TRANSFERS

Date	Price	Type	Instrument
09/11/2014	\$278,000	WD	7209/0488
07/30/1998	\$137,500	WD	3873/2078
02/28/1994	\$112,000	WD	3369/4624
06/01/1986	--	NN	2703/1934
09/01/1976	\$46,000	--	1657/0996
11/01/1972	\$375,000	--	1290/0659

BUILDINGS

PROPERTY DATA CARD #1

Building Use: 0110 - SINGLE FAMILY RESIDENCE

Materials	Details	
Exterior Wall:	STUCCO	Year Built 1957
Frame:	MASNRYCONC	Story Height 8
Roof:	ASPH/ASB SHNGL	Floors 1
Roof Structure:	HIP/GABLE	Residential Units 1
		Commercial Units 0
Sub-Areas	Extra Features	
Base Area (1st)	1,886	Pool - Residential 1
Garage	484	Paving - Stone 355

Open Porch	120	Wood Deck	144
Open Porch	41	Patio - Concrete	120
Total Base Area	1,886	Pool Deck	546
Total Sub Area	2,531		

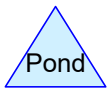
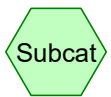
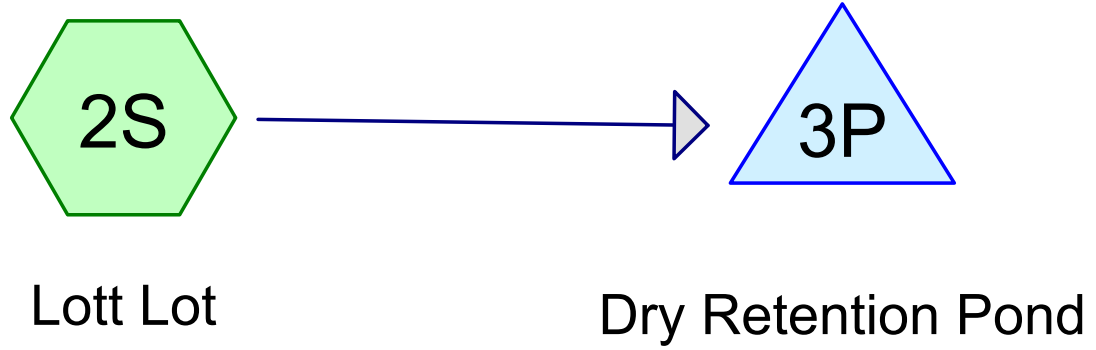
DATA AND CALCULATIONS

STORMWATER CALCULATIONS**Post-Development Drainage Basin Data: Type A Soils**

Cover Type	Area (acres)	CN Value
Impervious	6162.00	98
Pervious	6718.00	39
Total Area	12880.00	67

Stage/Storage Volume of Dry Retention Pond:

Elevation (Feet)	Area (Sq. Ft.)	Avg. Area (Sq. Ft.)	Volume (Cu. Ft.)	Sum. Volume (Cu. Ft.)
7.75	3,040		1,523	1,523
		2,031		
7.00	1,022		0	0



Lott on Magnolia

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Printed 6/30/2023

Page 2

Area Listing (all nodes)

Area (acres)	CN	Description (subcatchment-numbers)
0.154	39	>75% Grass cover, Good, HSG A (2S)
0.141	98	Roofs, HSG A (2S)
0.296	67	TOTAL AREA

Lott on Magnolia

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Soil Listing (all nodes)

Area (acres)	Soil Group	Subcatchment Numbers
0.296	HSG A	2S
0.000	HSG B	
0.000	HSG C	
0.000	HSG D	
0.000	Other	
0.296		TOTAL AREA

Lott on Magnolia

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Ground Covers (all nodes)

HSG-A (acres)	HSG-B (acres)	HSG-C (acres)	HSG-D (acres)	Other (acres)	Total (acres)	Ground Cover	Subcatchment Numbers
0.154	0.000	0.000	0.000	0.000	0.154	>75% Grass cover, Good	2S
0.141	0.000	0.000	0.000	0.000	0.141	Roofs	2S
0.296	0.000	0.000	0.000	0.000	0.296	TOTAL AREA	

Lott on Magnolia*Type II FL 24-hr 10 YR 24 HR Rainfall=8.00"*

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Time span=0.00-30.00 hrs, dt=0.01 hrs, 3001 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Dyn-Stor-Ind method - Pond routing by Dyn-Stor-Ind method

Subcatchment2S: Lott Lot

Runoff Area=12,880 sf 47.84% Impervious Runoff Depth=4.12"
Tc=10.0 min CN=67 Runoff=0.78 cfs 0.102 af

Pond 3P: Dry Retention Pond

Peak Elev=7.15' Storage=315 cf Inflow=0.78 cfs 0.102 af
Outflow=0.57 cfs 0.102 af

Total Runoff Area = 0.296 ac Runoff Volume = 0.102 af Average Runoff Depth = 4.12"
52.16% Pervious = 0.154 ac 47.84% Impervious = 0.141 ac

Lott on Magnolia

Type II FL 24-hr 10 YR 24 HR Rainfall=8.00"

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Printed 6/30/2023

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Summary for Subcatchment 2S: Lott Lot

Runoff = 0.78 cfs @ 12.19 hrs, Volume= 0.102 af, Depth= 4.12"

Routed to Pond 3P : Dry Retention Pond

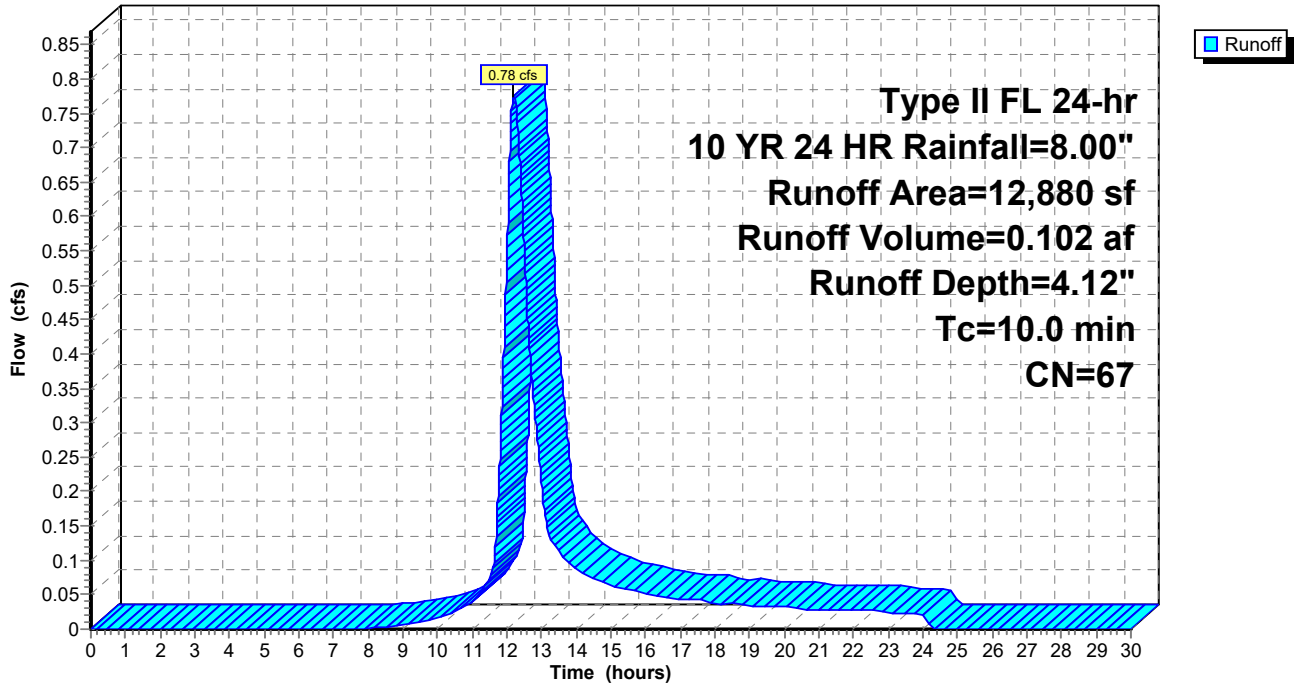
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-30.00 hrs, dt= 0.01 hrs
 Type II FL 24-hr 10 YR 24 HR Rainfall=8.00"

Area (sf)	CN	Description
6,162	98	Roofs, HSG A
6,718	39	>75% Grass cover, Good, HSG A
12,880	67	Weighted Average
6,718		52.16% Pervious Area
6,162		47.84% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
10.0					Direct Entry,

Subcatchment 2S: Lott Lot

Hydrograph



Lott on Magnolia

Prepared by Trauger Consulting Engineers, In

HydroCAD® 10.20-2g s/n 12764 © 2022 HydroCAD Software Solutions LLC

Type II FL 24-hr 10 YR 24 HR Rainfall=8.00"

Printed 6/30/2023

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Summary for Pond 3P: Dry Retention Pond

Inflow Area = 0.296 ac, 47.84% Impervious, Inflow Depth = 4.12" for 10 YR 24 HR event
 Inflow = 0.78 cfs @ 12.19 hrs, Volume= 0.102 af
 Outflow = 0.57 cfs @ 12.49 hrs, Volume= 0.102 af, Atten= 27%, Lag= 17.9 min
 Discarded = 0.57 cfs @ 12.49 hrs, Volume= 0.102 af

Routing by Dyn-Stor-Ind method, Time Span= 0.00-30.00 hrs, dt= 0.01 hrs
 Peak Elev= 7.15' @ 12.49 hrs Surf.Area= 2,195 sf Storage= 315 cf

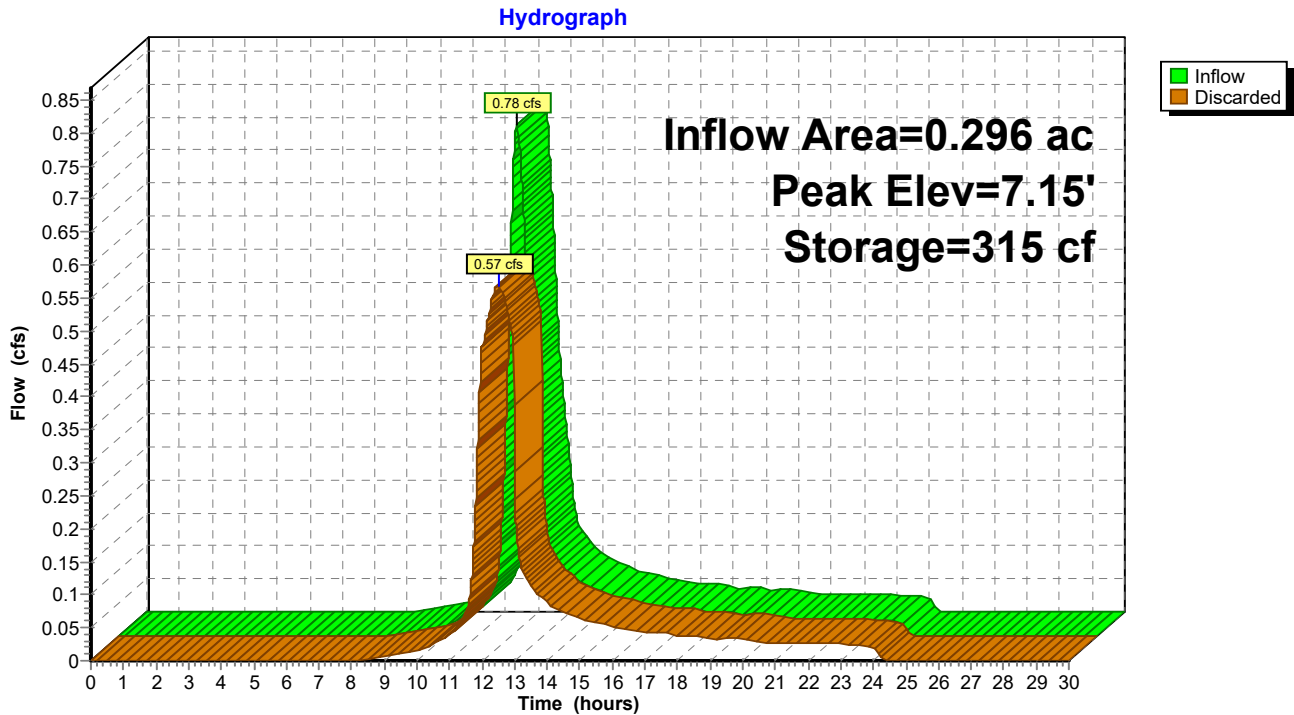
Plug-Flow detention time= 3.0 min calculated for 0.102 af (100% of inflow)
 Center-of-Mass det. time= 3.0 min (854.1 - 851.1)

Volume	Invert	Avail.Storage	Storage Description
#1	7.00'	1,851 cf	25.00'W x 81.00'L x 0.75'H Prismatic Z=5.3

Device	Routing	Invert	Outlet Devices
#1	Discarded	7.00'	10.000 in/hr Exfiltration over Surface area Conductivity to Groundwater Elevation = 5.80' Phase-In= 0.01'

Discarded OutFlow Max=0.57 cfs @ 12.49 hrs HW=7.15' (Free Discharge)
 ←1=Exfiltration (Controls 0.57 cfs)

Pond 3P: Dry Retention Pond



SOILS REPORT AND MAP INFORMATION

Headquarters
11345 U.S. Highway 1
Sebastian, FL. 32958
Orlando
723 Progress Way
Sanford, FL. 32771



Mailing
P.O. Box 78-1377
Sebastian, FL. 32978
Phone: 772-589-0712
C.A. # 5693
KSMengineering.net

Mark Lott
508 Magnolia Avenue
Melbourne Beach, FL 32951

June 19, 2023
Revised: June 23, 2023

**Re: 508 Magnolia Avenue
Melbourne Beach, Florida
KSM Project #: 2303961-p**

Dear Mr. Lott:

As requested, KSM Engineering & Testing has performed a subsurface investigation at the referenced site. The intent of our investigation was to estimate aquifer parameters at specific test locations. Presentation of the data gathered during the investigation is included in this report.

Scope of Work and Professional Service Agreement:

The scope of work and the agreement to perform a geotechnical exploration was provided by KSM's May 15, 2023, proposal to Mark Lott. The agreement was signed by Mr. Lott on May 17, 2023, and was returned to KSM thereafter.

Site Description:

Location & Physiography – The project site was located in Melbourne Beach, Florida. At the time of drilling, the site was found to be fairly flat with an existing single-family structure. Vegetation on the site consisted mostly of light surface ground cover vegetation, mature landscaping, and a few trees.

The scope of our study consisted of the following tasks:

1. Performed soil borings within the approximate location indicated by the client.
2. Measured the depth to the surface of the groundwater body at each boring.
3. Performed in-field "Usual Open Hole Test" procedures at the boring location.
4. Collected soil samples necessary to estimate aquifer parameters.
5. Reviewed the soil samples and field soil boring logs (by a geotechnical engineer) in our laboratory.
6. Reviewed the publicly available USDA Soil Survey information for the site.
7. Evaluated the discovered subsurface conditions with respect to the proposed project and prepared estimated aquifer parameters for the tested location.
8. Prepared this report to document our findings.

Site Investigation:

Subsurface Testing – KSM’s site investigation program consisted of performing the following exploration operations and field tests:

- One (1) SPT boring, denoted as PB, terminated at an approximate depth of 15 feet below the existing ground surface, which was performed in the approximate location indicated by the client.

SPT Borings – The SPT borings were performed in general accordance with procedures described in ASTM D1586.

Soil Classification – The field soil boring logs and recovered soil samples were transported to KSM’s office from the project site. Following the completion of the field exploration activities, visual and tactile examination of the soil samples was performed by a geotechnical engineer to identify the engineering classification of the soil samples that were obtained in the field exploration. The visual classification of the samples was performed in general accordance with the current United Soil Classification System (ASTM D2487).

General Subsurface Soil Classification Summary – The following table outlines the general subsurface conditions that were encountered during our investigation. Refer to the boring logs and location map for specific information regarding our interpretation of the field boring logs.

Generalized Soil Profile	
Approximate Depth Below Grade (Feet)	Discovered Subsurface Conditions
0 to 13	Very Loose to Medium-Dense Fine Sand, Fine Sand with Traces of Roots, and Fine Sand with Shell Fragments
13 to 15	Medium-Dense Cemented Sand with Traces of Silt and some Shell Fragments

The records of the soils encountered, the penetration resistances, and groundwater levels are documented on the attached boring logs.

Estimated Aquifer Parameters:

Factor of Safety – KSM has not applied a factor of safety to the estimated aquifer parameters delineated within this report. The Engineer of Record is responsible for applying the appropriate factor(s) of safety to the estimated aquifer parameters contained within this report for use in their design.

In-Field Testing – At the test location, a Usual Condition Test was performed in general conformance with the South Florida Water Management District described procedures for the ‘Usual Open-Hole Test’ method.

In-Field Testing – Estimated Aquifer Parameters		
Test Location (See Location Plan)	Approximate Test Depth (ft)	Hydraulic Conductivity (CFS/SF- Ft Head)
P-1	5	9.1×10^{-4}

Laboratory Testing and Professional Judgement – Selected samples obtained from our site investigation were tested in our laboratory in general accordance with ASTM D2434.

Laboratory Testing – Estimated Aquifer Parameters			
Test Location (See Location Plan)	Stratum Depth Range (ft)	Horizontal Flow Rate (in/hr)	Vertical Flow Rate (in/hr)
P-1	0.5 – 2	23.4	19.2
	2 – 6	–	10.9

Flow Restrictive Stratum – Based on the results of our soil borings, visual examination, and laboratory testing, in boring PB-1 we encountered a stratum which we estimate exhibit restrictive flow rates relative to the overlying stratum, which is described below:

- Deposits of light brown cemented sand with traces of silt and some shell fragments encountered from an approximate depth range of 13 to 15 feet below existing grade in the tested location.

NRCS Surficial Soil Information – Mapping of this area of Florida, performed by the USDA, Natural Resources Conservation Service (NRCS), indicates that the following USDA soil mapping units were identified:

- 25 – Canaveral-Palm Beach-Urban land complex

Seasonal Groundwater Fluctuation – The following table delineates the observed groundwater surface depths, together with the estimated normal wet season and normal dry season water table depths (below existing grade) for the test location. This estimate is based upon our interpretation of existing site conditions and a review of the USDA, NRCS Soil Survey.

Water Table Observations			
Test Location (See Location Plan)	Depth (feet) Below Existing Grade		
	Observed Water Table	Estimated Wet Season Water Table	Estimated Dry Season Water Table
P-1, PB-1	2.7' Below Grade	2.2' Below Grade	5.2' Below Grade

Hydrologic Soil Group (HSG) Classification and Estimated Fillable Porosity – The HSG classification was estimated based on our interpretation of the estimated aquifer parameters at the time of our investigation and guidance provided by the USDA National Engineering

508 Magnolia Avenue
Melbourne Beach, Florida
KSM Project #: 2303961-p



Handbook. KSM has estimated the fillable porosity of the soils above the estimated wet season water table.

HSG and Estimated Fillable Porosity		
Location	HSG	Fillable Porosity
P-1	A	30%

Closure:

Recommendations and Opinions – The Designated Engineer of Record should attach this report to the Final Report that is part of the Permit.

The estimated aquifer parameters are based, in part, on our understanding of published peer reviewed resources and our interpretations and evaluations of the discoveries of our site investigation and lab results. If additional geotechnical parameters or recommendations are desired, please contact our office. Upon request KSM will provide a scope and fee for any requested additional services.

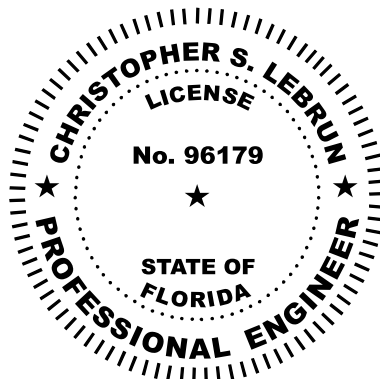
Standard of Care – This report has been prepared in accordance with generally accepted soil and foundation engineering practices based on the results of the test borings and the assumed loading conditions. The procedural standards noted in this report are in reference to methodology in general. In some cases, variations to methods were applied because of local practice or professional judgement. No warranties, either expressed or implied, are intended or made. This report does not reflect any variations which may occur between the borings. If variations appear evident during the course of construction, it would be necessary to re-evaluate the recommendations of this project.

Limitations – Environmental conditions, wetland delineation, karst activity, water quality, and municipal requirements are not a part of this report.

We are pleased to have been of assistance to you in this phase of your project. When we may be of further service to you or should you have any questions, please feel free to contact the office.

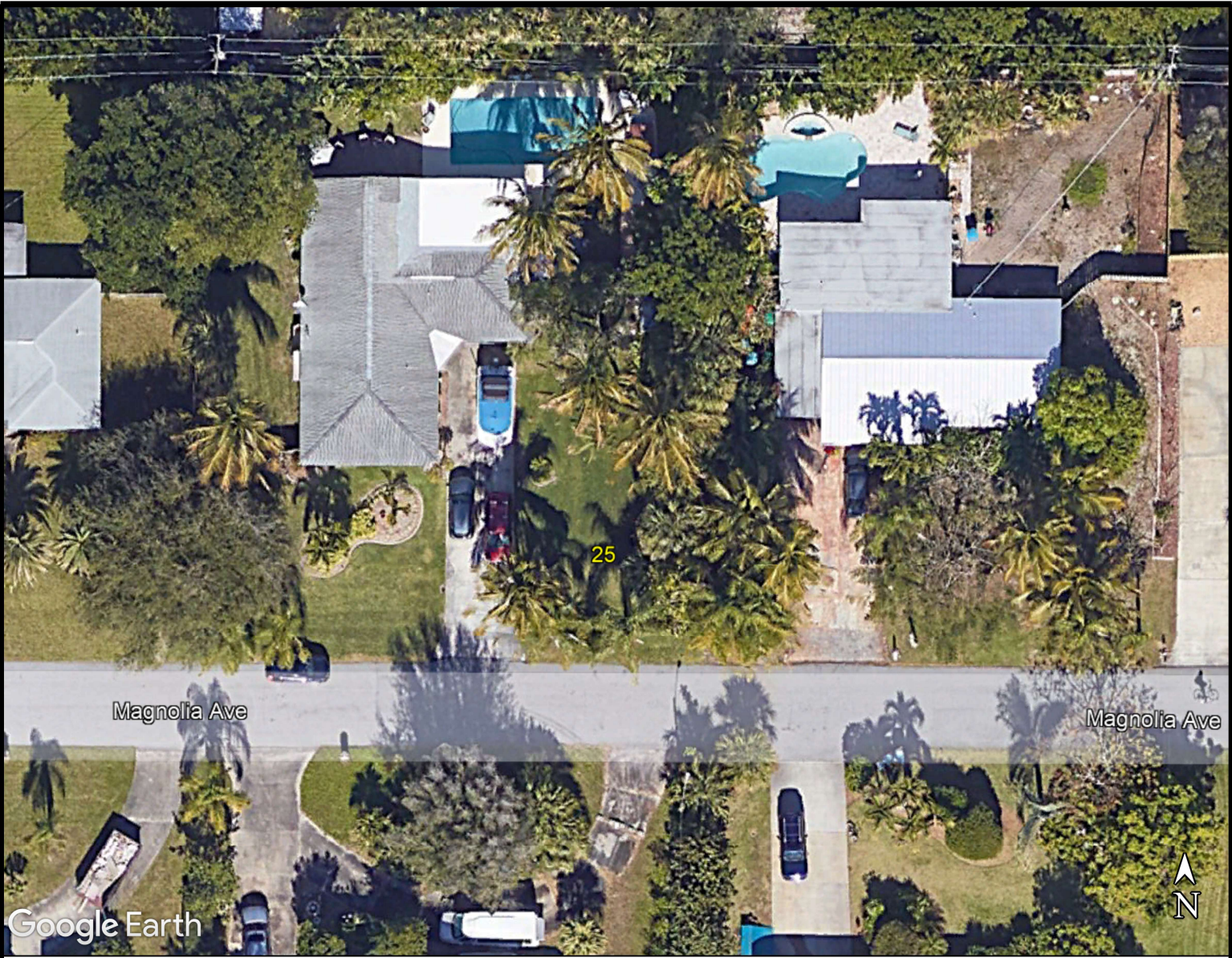
Respectfully,

Robert Maxwell
Robert T. Maxwell, E.I.
Geotechnical Engineer
Florida E.I. No. 1100024249



Christopher S. LeBrun, P.E.
Geotechnical Engineer
Florida Lic. No. 96179

CSL/cv/RTM
Email to: toplinebuildingservicesinc@gmail.com; Erin.Trauger@gmail.com



USDA SOILS SURVEY

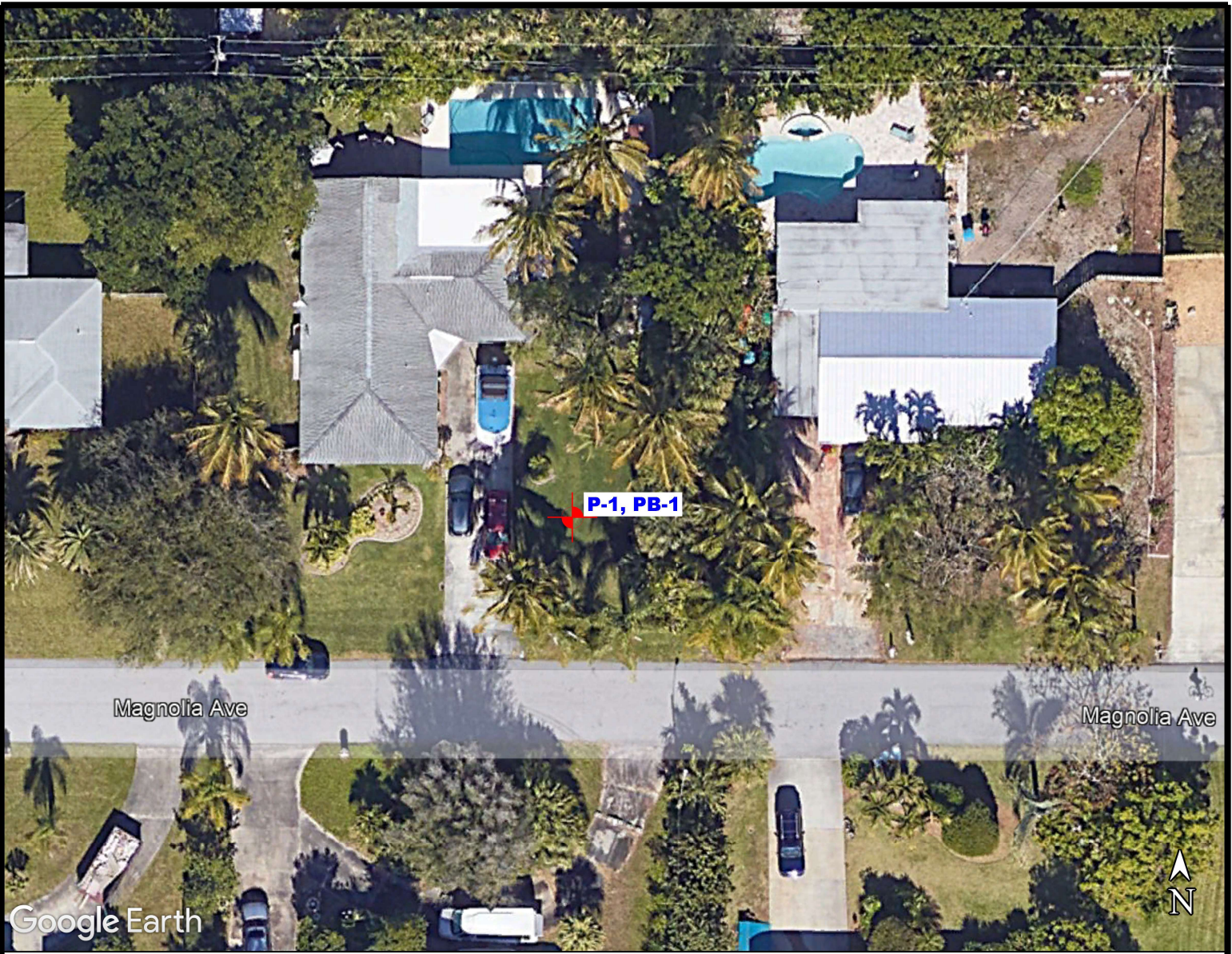
25—Canaveral-Palm Beach-Urban land complex

PROJECT: 508 Magnolia Avenue, Melbourne Beach, Florida

SHEET 2 OF 2
 PERMIT #:
 PROJECT #: 2303961-soils



DRAWN BY: C.V.
 DESIGNED BY: C.C.C.
 DATE: 20230608
 SCALE: NOT TO SCALE



 **LOCATION OF SOIL TESTING**

PROJECT: 508 Magnolia Avenue, Melbourne Beach, Florida

SHEET 1 OF 2
 PERMIT #:
 PROJECT #: 2303961-p



DRAWN BY: C.V.
 DESIGNED BY: C.C.C.
 DATE: 20230608
 SCALE: NOT TO SCALE



KSM Engineering & Testing
 P.O. Box 78-1377
 Sebastian, FL 32978
 Tel: (772)-589-0712
 Fax: (772)-589-6469

BORING NUMBER PB-1

PAGE 1 OF 1

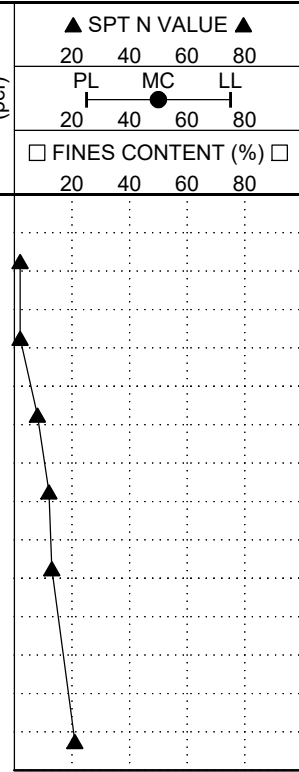
CLIENT Mark Lott
PROJECT NUMBER 2303961-p
DATE STARTED 6/6/23 **COMPLETED** 6/6/23
DRILLING CONTRACTOR _____
DRILLING METHOD SPT Automatic Hammer
LOGGED BY SH/BS **CHECKED BY** CCC
NOTES See Attached Location Plan

PROJECT NAME 508 Magnolia Avenue
PROJECT LOCATION Melbourne Beach, Florida
GROUND ELEVATION _____ **HOLE SIZE** inches
GROUND WATER LEVELS:
 ▽ **AT TIME OF DRILLING** 2.7 ft
AT END OF DRILLING ---
AFTER DRILLING ---

GEOTECH BH PLOTS - GINT STD US LAB.GDT - 6/8/23 13:43 - K:\KSM FILES\23 DOCS (KSM-SERVER)\2303961\SOIL INVESTIGATION\2303961-P.GPJ

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	SAMPLE TYPE NUMBER	RECOVERY % (RQD)	BLOW COUNTS (N VALUE)	PENETROMETER	DRY UNIT WT. (pcf)	▲ SPT N VALUE ▲			
								20	40	60	80
0		Gray Sand with Traces of Roots Light Brown Sand									
		▽ Yellowish Brown Sand	SS		1-1-1 (2)						
			SS		1-1-1 (2)						
5		Light Brown Sand with Shell Fragments	SS		3-4-4 (8)						
			SS		5-6-6 (12)						
10			SS		6-7-6 (13)						
		Light Brown Cemented Sand with Traces of Silt and Some Shell Fragments	SS		8-10-11 (21)						
15											

Bottom of borehole at 15.0 feet.



CIVIL SITE GRADING NOTES:

- CONTRACTOR TO ENSURE POSITIVE DRAINAGE PATH TO STORMWATER TREATMENT AREA.
- CONTRACTOR TO COORDINATE GRADING ALONG COMMON LOT LINES WITH ADJACENT NEIGHBORS TO ENSURE CONTINUED POSITIVE DRAINAGE. CARE TO BE TAKEN DURING GRADING EFFORTS TO MAINTAIN EXISTING DRAINAGE PATHS OF ADJACENT NEIGHBORS WHICH SHALL NOT BE BLOCKED.
- GRADING TO BE FIELD COORDINATED WITH ARCHITECT, OWNER AND ENGINEER OF RECORD AROUND EXISTING TREES EAST OF PROPOSED FOOTPRINT IN HOPES TO FACILITATE PRESERVATION.
- GRASS COVER WITHIN BOUNDARY OF STORMWATER POND BOTTOM SHALL BE EITHER SEED AND MULCH OR SAND GROWN SOD.
- PROVIDE OR MAINTAIN FENCING ALONG PROPERTY LINE. CONTRACTOR TO COORDINATE CONSTRUCTION WITH NEIGHBORS FOR ANY IMPACTS OR REVISIONS TO FENCING.
- DRIVEWAY, SIDEWALK, PORCH, RESIDENCE AND FENCE DESIGN BY OTHERS.
- FOOTPRINT PROVIDED BY ARCHITECT AND OWNER. ANY DIMENSIONS ON GRADING PLAN FOR REFERENCE ONLY. CONTRACTOR TO ENSURE CORRECT DIMENSIONS INCLUDED PRIOR TO CONSTRUCTION.
- SEE ARCHITECTURAL PLAN FOR ROOF DRAINAGE WITH GUTTER AND DOWNSPOUT COLLECTION. ROOF RUNOFF SHOULD BE DIRECTED TO PROPOSED DRY RETENTION AREAS. CONTRACTOR AND OWNER TO ENSURE ROOF AREAS (INCLUDING ALONG WEST SIDE OF STRUCTURE) ARE TIED DIRECTLY INTO THE DRY RETENTION PONDS.
- EXISTING WELL FALLS WITHIN PROPOSED PAVEMENT AREA AND SHOULD BE RELOCATED BY LICENSED WELL CONTRACTOR. EXISTING WELL SHOULD BE ABANDONED PER TOWN OF MELBOURNE BEACH, FDEP AND DOH SPECIFICATIONS AND REQUIREMENTS.
- PROVIDE EXTENDED CURB OR KNEE WALL PER STRUCTURAL DETAILS AND SPECIFICATIONS TO ALLOW FOR GRADE TRANSITION AND STORMWATER CONVEYANCE TO COLLECTION PONDS. THE FINISH ELEVATION OF THE CURB/WALL SHOULD BE A MINIMUM OF 4" ABOVE THE EDGE OF PAVEMENT TO PREVENT DRAINAGE ONTO ADJACENT PROPERTY WITH THE GROUND ELEVATION TO MATCH EXISTING ALONG THE WEST OF THE WALL.
- PROVIDE TRANSITION FROM CURB HEIGHT TO FLUSH WITH WALL TRANSITION BASED ON FIELD ELEVATIONS IN ROW. POSITIVE DRAINAGE PATHS FROM ADJACENT NEIGHBOR SHALL NOT BE IMPEDED.
- REMOVE EXISTING TREES AND ROOT SYSTEM IN AREA OF PROPOSED DRIVEWAY AND NEW HOME FOOTPRINT IN THEIR ENTIRETY.

GENERAL INFORMATION:

CONTACT INFORMATION	
OWNER CINDY AND MARK LOTT 508 MAGNOLIA AVENUE MELBOURNE BEACH, FL 32951	CIVIL ENGINEER: TRAUGER CONSULTING ENGINEERS, INC. ERIN TRAUGER, P.E. 2210 FRONT STREET STE 204 MELBOURNE, FL 32901 TEL: 321-652-5316 E-MAIL: ERIN.TRAUGER@GMAIL.COM
SURVEYOR: AAL LAND SURVEYING SERVICES, INC. 3970 MINTON ROAD WEST MELBOURNE, FL 32904 TEL: 768-8110 EMAIL: RESEARCH@AALSURVEY.COM	ARCHITECT: SPACECOAST ARCHITECTS, P.A. LARRY MAXWELL, ARCHITECT PO BOX 33007 INDIALANTIC, FL 32903

LEGAL DESCRIPTION:

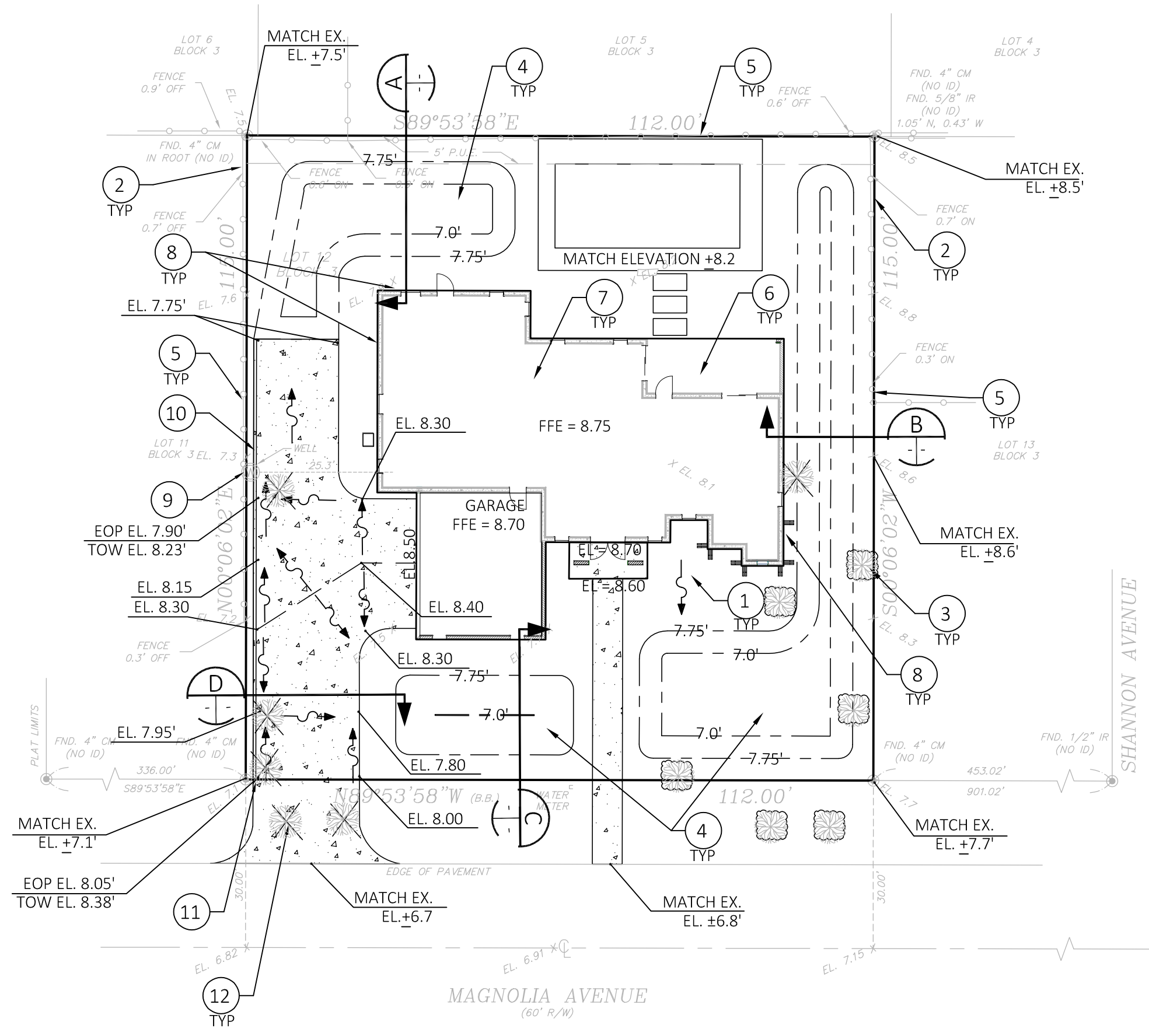
LOT 12, BLOCK 3, ISLAND SHORES OF MELBORNE BEACH, ACCORDINT TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOKO 10, PAGE 52, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.

DRAINAGE CALCULATIONS:

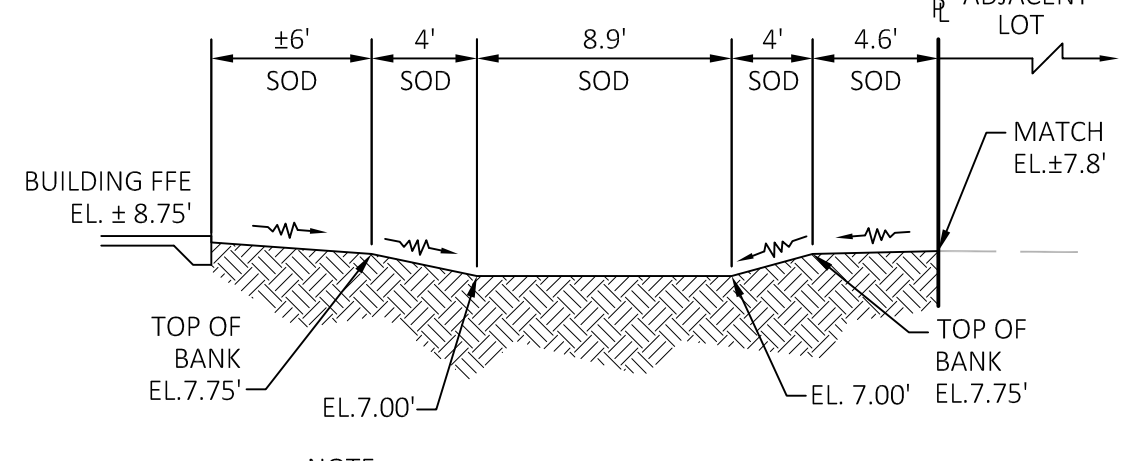
SITE DATA			
TOTAL ACREAGE:	0.30 ACRES		
F.I.R. #:	#1209C0604G THIS PROPERTY LIES IN FLOOD ZONES "X"		
PARCEL ID :	28-38-06-75-3-12		
TAX ACCOUNT NUMBER:	2847027		
ADDRESS:	508 MAGNOLIA AVENUE, MELBOURNE BEACH, FL 32951		
SITE DRAINAGE COVERAGE CALCULATIONS			
PROPOSED LOT COVERAGE	SF	ACRE	PERCENT
OVERALL PROPOSED IMPERVIOUS :	6,162	0.14	48%
OVERALL PROPOSED PERVIOUS:	6,718	0.15	52%
TOTAL GROSS AREA:	12,880	0.29	100%

GENERAL NOTES:

- CONTRACTOR SHALL BECOME FAMILIAR AND COMPLY WITH ALL PERMITS AND PERMIT CONDITIONS. CONTRACTOR SHALL OBTAIN PERMISSION FROM ALL NECESSARY PERMIT AGENCIES PRIOR TO COMMENCING SITE WORK.
- ALL AREAS DISTURBED OFF-SITE SHALL BE RESTORED TO EQUAL OR BETTER CONDITION THAN PRE-CONSTRUCTION.
- SLOPE ALL SIDEWALKS TO FLOW AWAY FROM BUILDING WITH MAXIMUM 2% CROSS SLOPE.
- PROVIDE CONSTANT SLOPE BETWEEN ALL SPOT ELEVATIONS.
- CONTRACTOR SHALL PROVIDE SILT FENCE AROUND PROJECT AREA AS REQUIRED BY FDEP AND MELBOURNE BEACH.
- ALL WASTE SHALL BE DISPOSED OF OFF-SITE IN A SAFE AND LEGAL MANNER UNLESS OWNER SPECIFICALLY REQUESTS OTHERWISE.
- ALL SLOPES 4H:1V OR STEEPER SHALL BE SODDED. ALL SLOPES STEEPER THEN 3H:1V SHALL BE SODDED AND STAKED.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO PUBLIC ROADWAYS, EASEMENTS, CURBS, SIDEWALKS, DRAINAGE SYSTEM, BENCHMARKS, OR UTILITIES AS A DIRECT RESULT OF CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR HAVING ALL BOUNDARY CORNERS AND BENCHMARKS DISTURBED OR DESTROYED DURING CONSTRUCTION REPLACED BY A FLORIDA LICENSED LAND SURVEYOR.
- EXCEPT AT DOORWAYS, FINISHED GRADE ADJACENT TO HOUSE SHALL BE 6" BELOW FINISHED FLOOR UNLESS IDENTIFIED OTHERWISE BY ARCHITECT/HOME BUILDER OR ON GRADING PLAN. ALL LOT GRADING SHALL COMPLY WITH APPLICABLE FLORIDA BUILDING CODES.
- THIS PLAN HAS BEEN PREPARED WITH A BASE SURVEY, FOOT PRINT AND LAYOUT PROVIDED BY SPACECOAST ARCHITECTS, P.A. AND AAL LAND SURVEYING. CIVIL ENGINEER DOES NOT WARRANT THE ACCURACY OF THE RECORD SURVEY NOR HAVE THEY COMPLETED THE DESIGN FOR THE SITE LAYOUT.
- SEE ARCHITECTURAL/HOME BUILDER DRAWINGS FOR BUILDING DIMENSIONS AND LAYOUT. SEE PLUMBING, MECHANICAL, ELECTRICAL AND LANDSCAPING DRAWINGS FOR UTILITY CONNECTION LOCATIONS, HEATING/AC, ELECTRICAL AND LANDSCAPING INFORMATION.
- SWPPP IS NOT INCLUDED. CIVIL ENGINEER IS NOT RESPONSIBLE FOR THE DESIGN OF EROSION AND SEDIMENT CONTROLS OR OTHER POLLUTION PREVENTION PRACTICES FOR THIS PROJECT.
- CLEARING SPECIFICATIONS, UTILITY DESIGN, PAVING AND OTHER SITE MATERIALS AND SPECIFICATIONS ARE NOT INCLUDED. CIVIL ENGINEER NOT RESPONSIBLE FOR THE DESIGN SPECIFICATIONS RELATED TO THESE ITEMS. CONTRACTOR TO CONSULT GEOTECHNICAL ENGINEER PRIOR TO CONSTRUCTION TO ENSURE SOILS AS ANTICIPATED FOR DESIGN.
- BOUNDARY, TOPOGRAPHIC AND EXISTING INFORMATION INDICATED ON THESE DRAWINGS ARE PER FIELD DATA SUPPLIED BY AAL LAND SURVEYING. IT IS SOLELY THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE INFORMATION AND PROTECT SAME FROM DAMAGE DURING THE CONSTRUCTION PHASE. DAMAGE TO EXISTING UTILITIES SHALL BE REPAIRED TO THE OWNER'S SATISFACTION AT THE CONTRACTOR'S EXPENSE.
- THIS IS A SPECIFIC PURPOSE DRAWING SET, FOR THE PERMITTING AND THE CONSTRUCTION OF A STORMWATER TREATMENT AREA THE ENGINEER CERTIFIES THESE DRAWINGS ONLY FOR THE CONSTRUCTION OF THAT INFORMATION AND NO OTHER PERMITTING AND CONSTRUCTION USES.
- CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND SETBACKS PRIOR TO STARTING CONSTRUCTION.
- EXISTING TREE LOCATIONS WERE PROVIDED BY FIELD MEASUREMENT FROM OWNER, ENGINEER OF RECORD DOES NOT WARRANT ACCURACY AND CONTRACTOR SHALL VERIFY LOCATIONS AND CONFIRM PRESERVATION/REMOVAL WITH TOWN OF MELBOURNE BEACH PRIOR TO CONSTRUCTION.

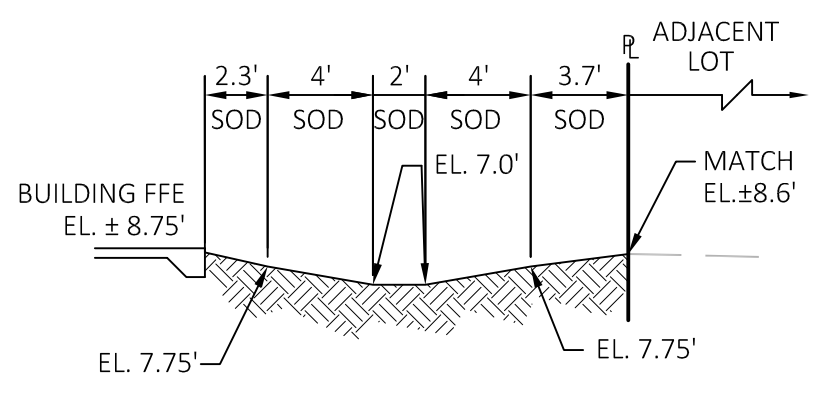


GRADING AND DRAINAGE PLAN
1"=20'



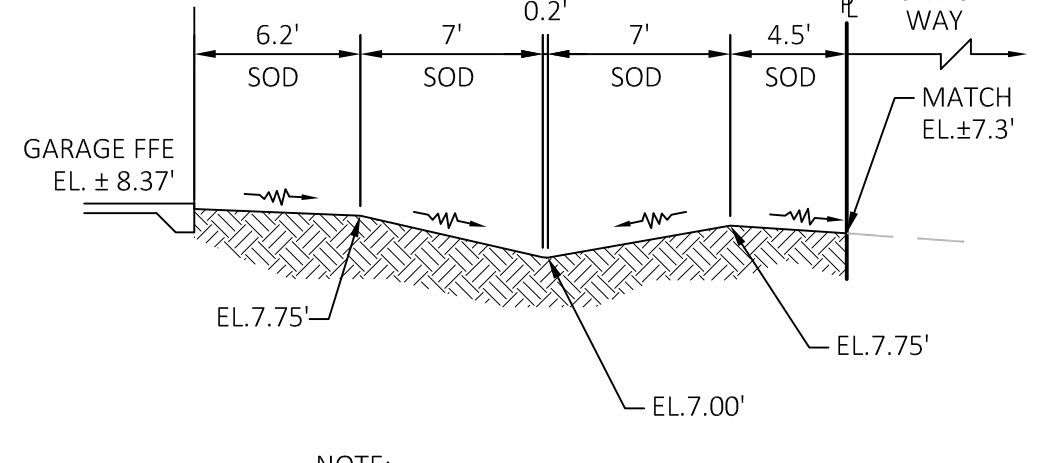
NOTE: SOD IN AREA OF POND SHALL BE SAND GROWN

SECTION A
NTS



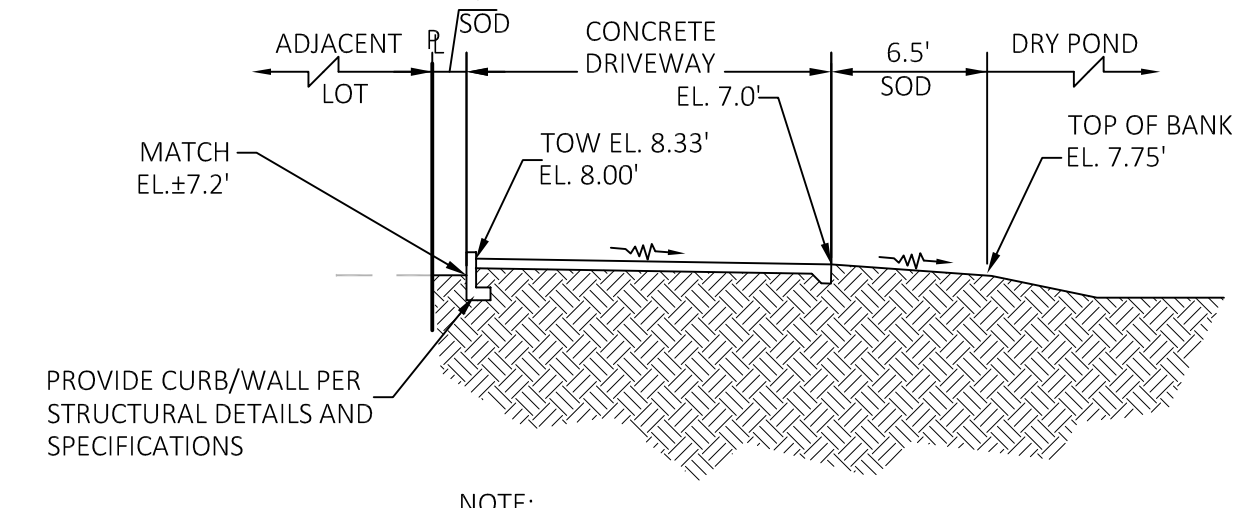
NOTE: SOD IN AREA OF POND SHALL BE SAND GROWN

SECTION B
NTS



NOTE: SOD IN AREA OF POND SHALL BE SAND GROWN

SECTION C
NTS



PROVIDE CURB/WALL PER STRUCTURAL DETAILS AND SPECIFICATIONS

NOTE: SOD IN AREA OF POND SHALL BE SAND GROWN

SECTION D
NTS

SURVEYOR NOTES:

- THIS SURVEY AND DRAWING HAS BEEN PREPARED TO CONFORM WITH APPLICABLE STANDARD OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS IN CHAPTER 51-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027 OF THE FLORIDA STATUTES.
- THIS SURVEY AND DRAWING IS FOR THE SOLE USE AND BENEFIT OF THE PARTIES NAMED HEREON AND FOR THE SPECIFIC PURPOSE AS NOTED, AND SHOULD NOT BE RELIED UPON BY ANY OTHER ENTITY, AND IS NOT TRANSFERABLE UNDER ANY CIRCUMSTANCES.
- THIS SURVEY IS NOT VALID WITHOUT THE EMBOSSED SEAL OF THE SURVEYOR, AND ANY REPRODUCTION OF THIS DRAWING WITHOUT WRITTEN PERMISSION OF THE SURVEYOR IS HEREBY FORBIDDEN.
- NO OPINION OF TITLE OR OWNERSHIP IS HEREBY EXPRESSED OR IMPLIED BY THE SURVEYOR.
- THIS SURVEY WAS PREPARED FROM INFORMATION FURNISHED TO THE SURVEYOR BY THE CLIENT, AND MAY BE SUBJECT TO EASEMENTS OR LIMITATIONS EITHER RECORDED OR IMPLIED.
- BEARINGS ARE BASED ON AN ASSUMED DATUM AND ON THE LINE SHOWN AS BEING THE BASIS OF BEARINGS.
- NO UNDERGROUND IMPROVEMENTS HAVE BEEN LOCATED UNLESS OTHERWISE SHOWN.
- ELEVATIONS, IF SHOWN, ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988, UNLESS OTHERWISE NOTED.
- "NO WELLS" AND "NO SEPTICS" ARE DEFINITIONS TO SHOW AN ATTEMPT BY THE SURVEYOR TO LOCATE POSSIBLE EXISTING WELLS AND SEPTICS, HOWEVER NONE WERE FOUND USING STANDARD SURVEY LOCATING EQUIPMENT.

LEGEND:

DESCRIPTION	SYMBOL
BUILDING OR STRUCTURE	[Symbol]
CONCRETE SIDEWALK/CONCRETE DRIVEWAY	[Symbol]
STORMWATER POND CONTOUR	[Symbol]
SPOT ELEVATION	[Symbol]
SWALE OR FLOW DIRECTION	[Symbol]
DEMO TREE FOR REMOVAL	[Symbol]
PRESERVE EXISTING TREE	[Symbol]

SURVEYOR LEGEND:

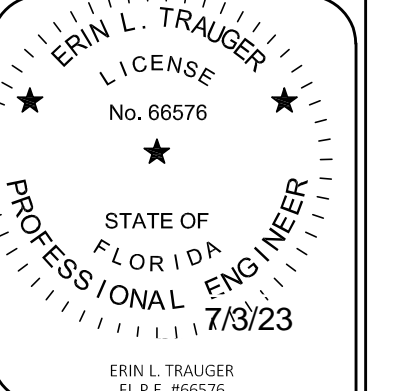
LEGEND	
(B.B.)	- BASIS OF BEARING
(M)	- MEASURED EL. XXXX - EXISTING GRADES
(P)	- PLAT
(D)	- DEED
(IR)	- IRON ROD
(IP)	- IRON PIPE
(N&D)	- NAIL AND DISC
(N&TT)	- NAIL AND TIN TAB
(C.M.)	- CONCRETE MONUMENT
(PRM)	- PERMANENT REFERENCE MARKER
(EQW)	- EDGE OF WATER
(TBM)	- TEMPORARY BENCHMARK
(D)	- DELTA
(R)	- RADIUS
(L)	- ARC LENGTH
(FND.)	- FOUND
(CH)	- CHORD LENGTH
(P.O.B.)	- POINT OF BEGINNING
(P.C.)	- POINT OF CURVATURE
(P.T.)	- POINT OF TANGENCY
(PP)	- POWER POLE
(P.O.L.)	- POINT ON LINE
(R/W)	- RIGHT OF WAY
(B.S.L.)	- BUILDING SETBACK LINE
(OHW)	- OVERHEAD WIRES
(E.P.)	- EDGE OF PAVEMENT
(P.U.)	- PUBLIC UTILITY EASEMENT
(D.E.)	- DRAINAGE EASEMENT
(EL)	- ELEVATION
(FF)	- FINISHED FLOOR
(CONC.)	- CONCRETE
(R.C.P.)	- REINFORCED CONCRETE PIPE
(C.M.P.)	- CORRUGATED METAL PIPE
(Q)	- CENTERLINE

REV#	DATE	REVISION

2210 FRONT STREET STE 204, MELBOURNE, FL 32901
Erin.Trauger@gmail.com OJ32L 372-3060 C) 321-652-5316

LOTT RESIDENCE
508 MAGNOLIA AVENUE
MELBOURNE BEACH, FLORIDA

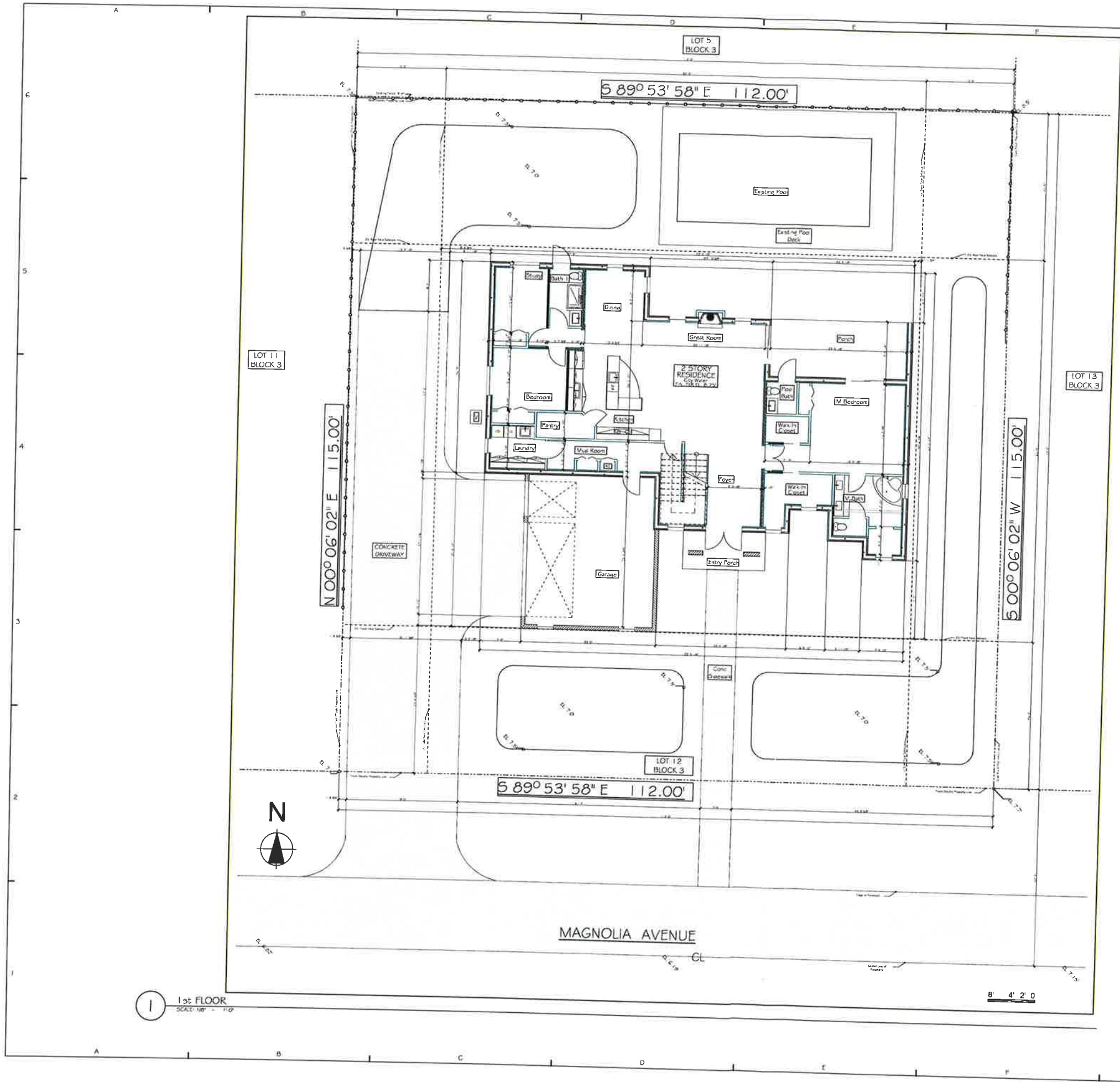
GRADING AND DRAINAGE PLAN



DATE:	6-23-2023
TOWNSHIP:	28S
RANGE:	38E
SECTION:	06
SCALE:	1" = 20'
DRAWING NO.:	C-1
DRAWN BY:	TLW
PROJECT:	23-130



THIS DOCUMENT HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY ERIN TRAUGER, P.E. ON THE DATE AND/OR TIME SHOWN USING DIGITAL SIGNATURE. PRINTED COPIES OF THIS DOCUMENT NOT CONSIDERED VALID UNLESS THEY MUST BE VERIFIED ON ANY ELECTRONIC COPIES.



PROJECT DESCRIPTION

2 STORY SINGLE FAMILY RESIDENCE
 5 BEDROOMS
 3.5 BATHROOMS
 2 CAR + GOLF CART GARAGE
 EXISTING SWIMMING POOL

AREA CALCULATIONS

SITE = 115' X 112' = 12,880 GSF

CONDITIONED SPACE:
 1ST FLR. = 2,381.3 GSF
 2ND FLR. = 1,054.0 GSF
 TOTAL CONDITIONED: 3,435.3 GSF

GARAGE = 609.5 GSF

PORCHES:
 ENTRY PORCH = 91.0 GSF
 1ST FLR COVERED PORCH = 236.4 GSF
 2ND FLR OPEN PORCH = 609.5 GSF
 2ND FLR COVERED PORCH = 575.9 GSF
 TOTAL PORCHES = 1,512.8 GSF

LOT COVERAGE:
 BLDG FOOTPRINT = 3,318.2 GSF
 POOL + DECK = 940.0 GSF
 DRIVEWAY = 937.0 GSF
 SIDEWALK = 189.0 GSF
 IMPERVIOUS = 5,334.2 GSF

12,880 / 5334.2 = 54% IMPERVIOUS

REVISIONS

NO.	DATE	DESCRIPTION

SPACECOAST ARCHITECTS, P.A.
 FL REG AA C 0930

arc design

PO: 508 MAGNOLIA AVENUE
 MELBOURNE, FL 32951
 PHONE: (321) 726-1122
 FAX: (321) 726-1122
 EMAIL: INFO@SPACECOASTARCH.COM

ARCHITECTURAL
Mark & Cindy Lott New Residence
 508 Magnolia Avenue
 Melbourne Beach, Florida 32951

DATE: 2023.00 DATE: APRIL 7, 2023

C-1

4 of 21

SITE PLAN

NOTE: THESE PLANS HAVE BEEN DESIGNED TO MEET OR EXCEED THE MINIMUM DESIGN LOADS PER THE FLORIDA BUILDING CODE (FBC 2020 EDITION, 7) AND ASCE 7-10.

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CONCEPTUAL DESIGN RENDERING
NOT TO SCALE

Mark & Cindy Lott New Residence

**508 Magnolia Avenue
Melbourne Beach, Florida 32951**

SPACECOAST ARCHITECTS, P.A.



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CONSTRUCTION

ARCHITECTURAL
**Mark & Cindy Lott New
Residence**
508 Magnolia Avenue
Melbourne Beach, Florida 32951

PROJ # 2023-001 DATE APRIL 17, 2023
DWG BY LM OK BY LM

COV
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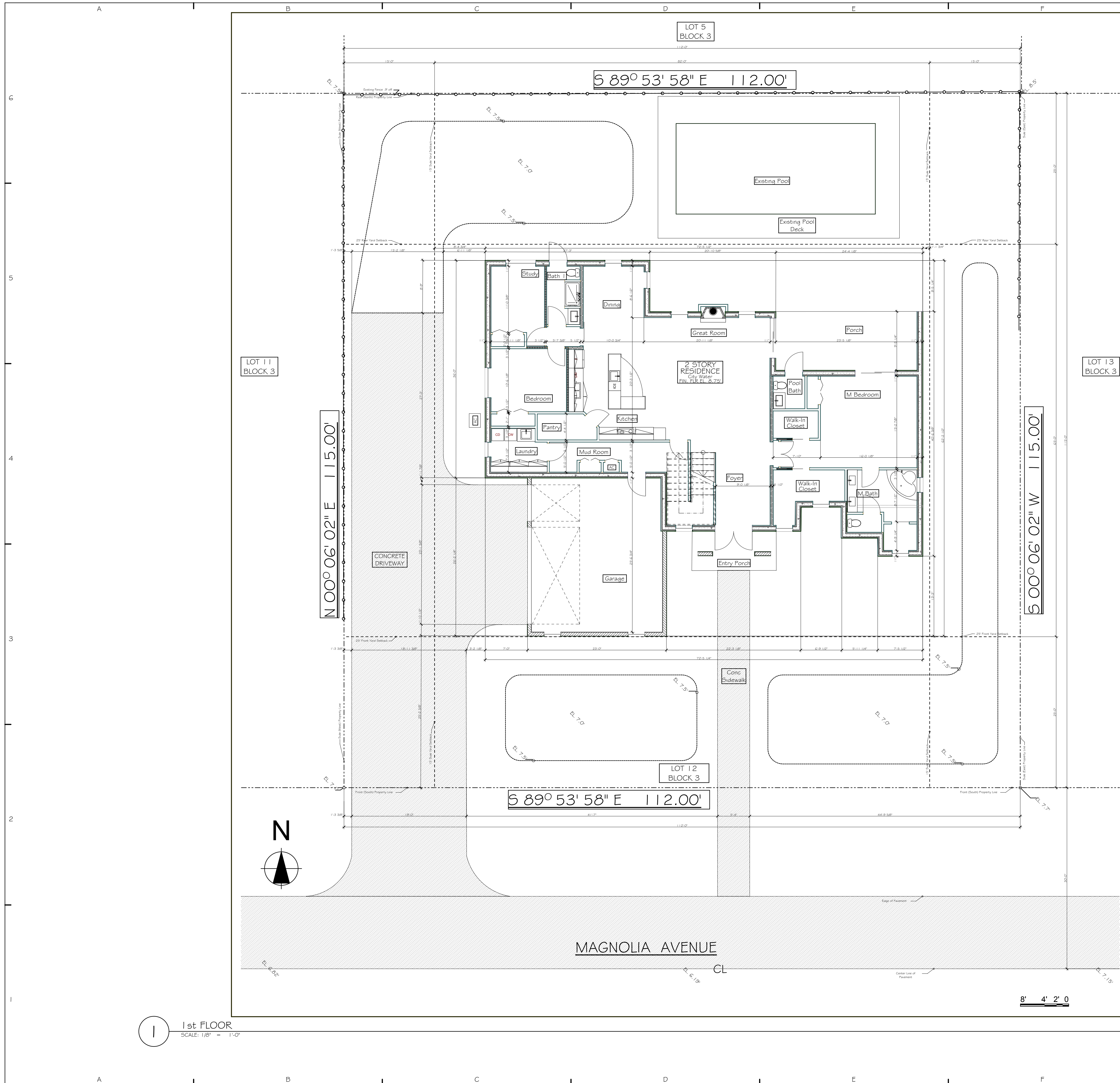
COVER SHEET

REVISIONS

NO.	DATE	DESCRIPTION

NOTE: THESE PLANS HAVE BEEN DESIGNED TO MEET OR EXCEED THE MINIMUM DESIGN LOADS PER THE FLORIDA BUILDING CODE (FBC 2020 EDITION 7) AND ASME 7-10.

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PROJECT DESCRIPTION

2 STORY SINGLE FAMILY RESIDENCE
 5 BEDROOMS
 3.5 BATHROOMS
 2 CAR + GOLF CART GARAGE
 EXISTING SWIMMING POOL

AREA CALCULATIONS

SITE = 115' X 112' = 12,880 GSF

CONDITIONED SPACE:
 1ST FLR. = 2,381.3 GSF
 2ND FLR. = 1,054.0 GSF
 TOTAL CONDITIONED: 3,435.3 GSF

GARAGE = 609.5 GSF

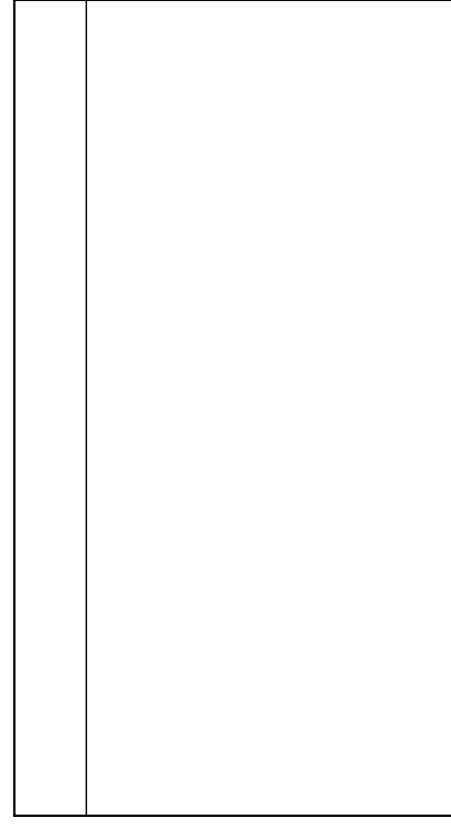
PORCHES:
 ENTRY PORCH = 91.0 GSF
 1ST FLR COVERED PORCH = 236.4 GSF
 2ND FLR OPEN PORCH = 609.5 GSF
 2ND FLR COVERED PORCH = 575.9 GSF
 TOTAL PORCHES = 1,512.8 GSF

LOT COVERAGE:
 BLDG FOOTPRINT = 3,318.2 GSF
 POOL & DECK = 940.0 GSF
 DRIVEWAY = 937.0 GSF
 SIDEWALK = 189.0 GSF
 IMPERVIOUS = 5,334.2 GSF

12,880 / 5334.2 = 54% IMPERVIOUS

REVISIONS

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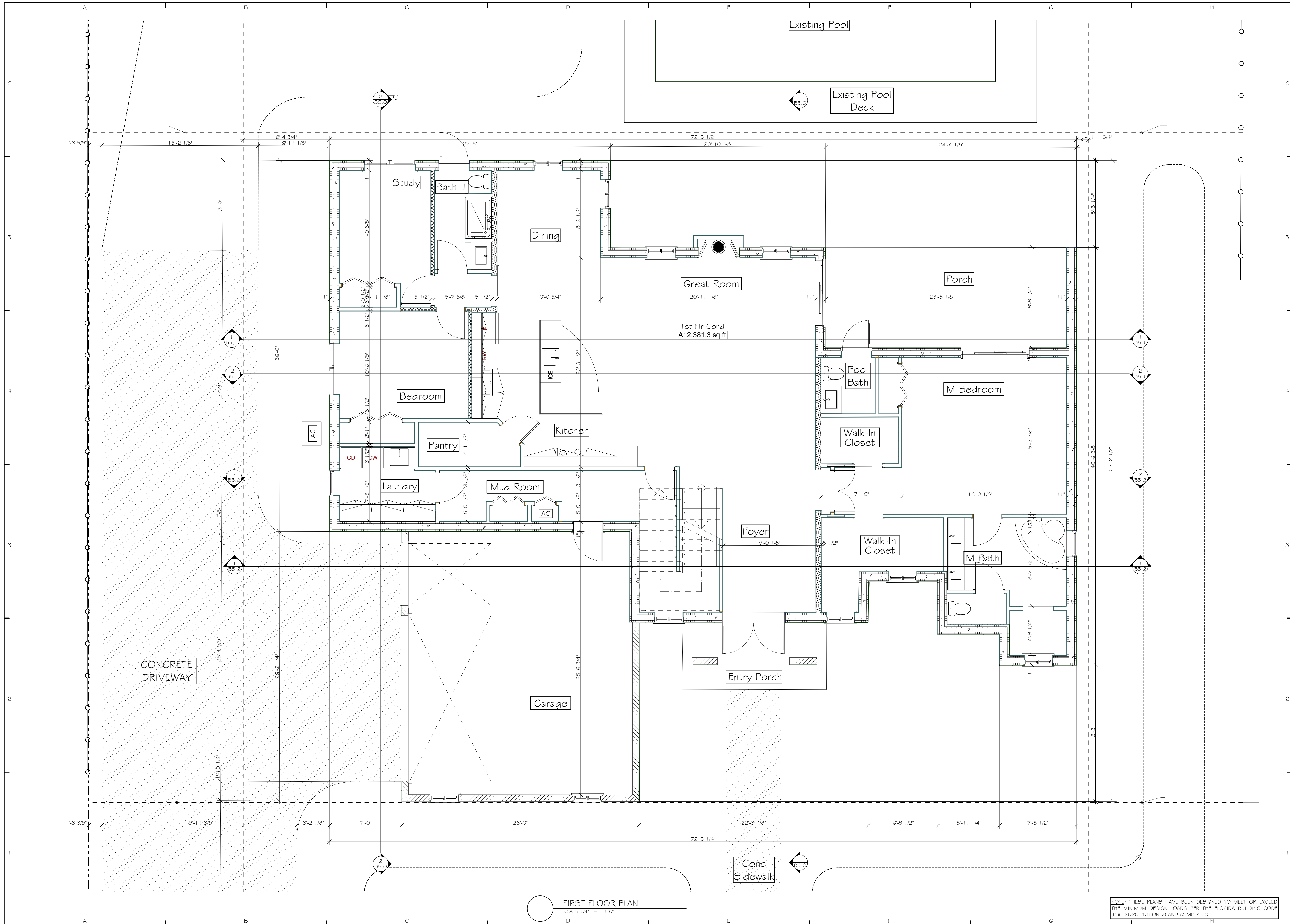
PROJ # 2023-001 DATE APRIL 17, 2023
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SITE PLAN

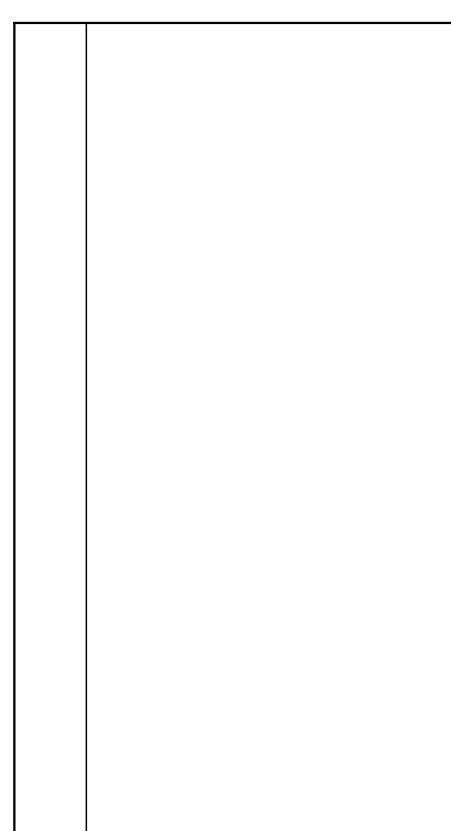
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FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"

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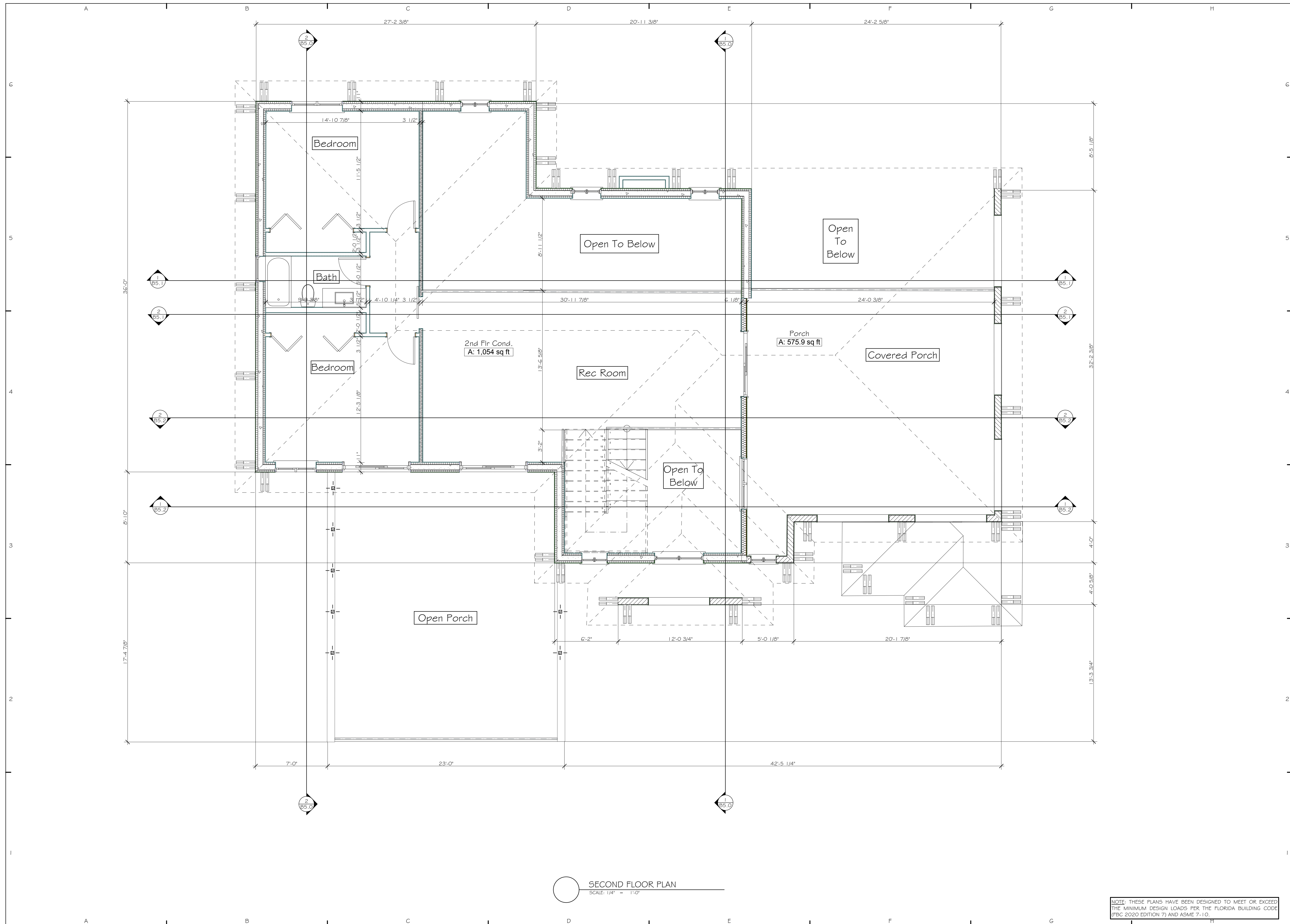
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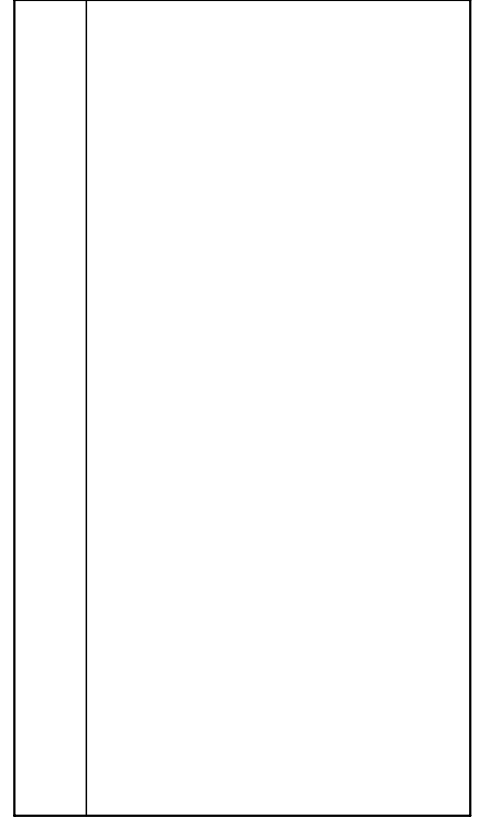
FIRST FLOOR PLAN




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

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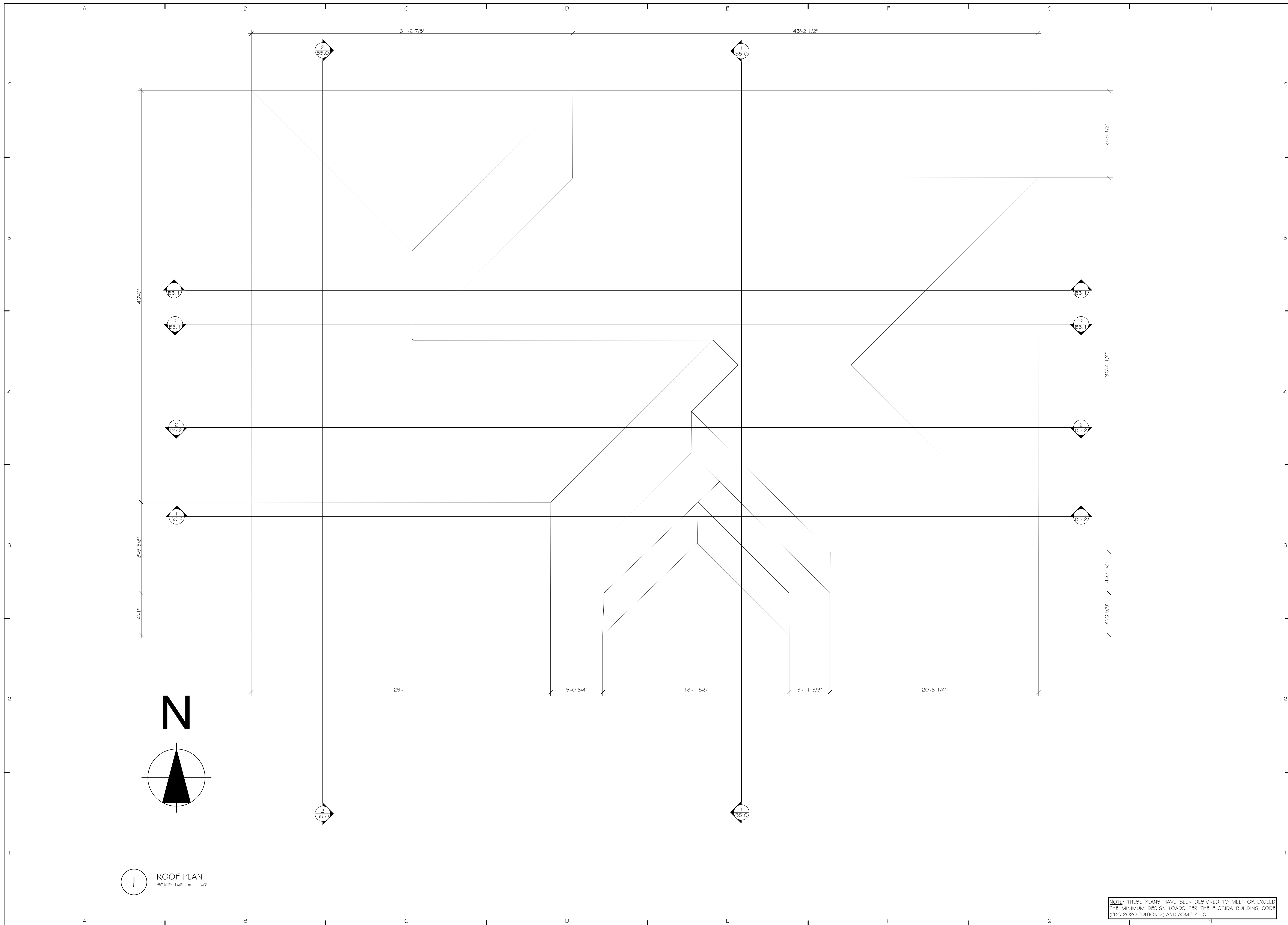
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LAWRENCE HANWELL, P.A., REG. ARCHITECT

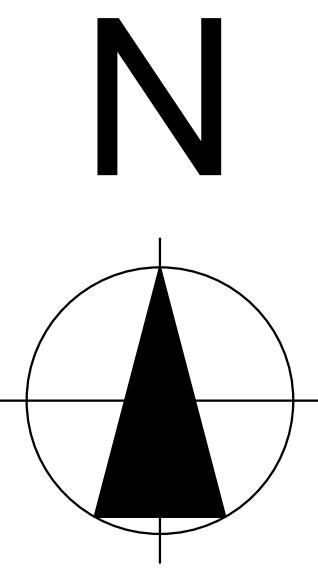
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PROJ #	2023-001	DATE	APRIL 17, 2023
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SECOND FLOOR PLAN

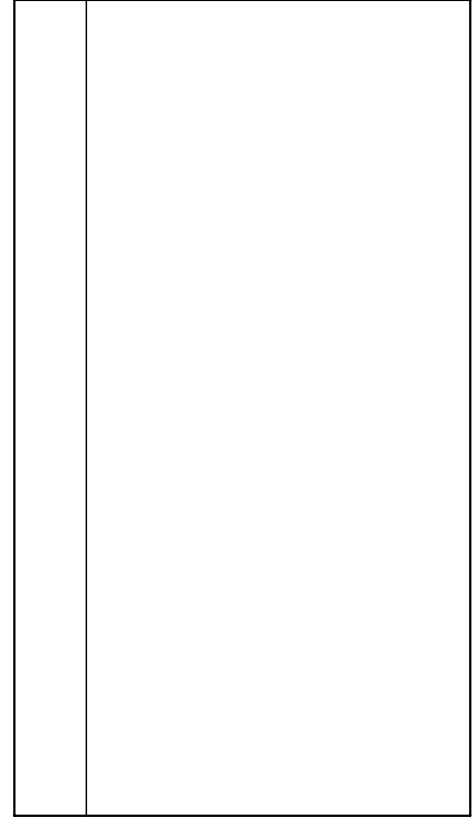


1 ROOF PLAN
SCALE: 1/4" = 1'-0"




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ROOF PLAN

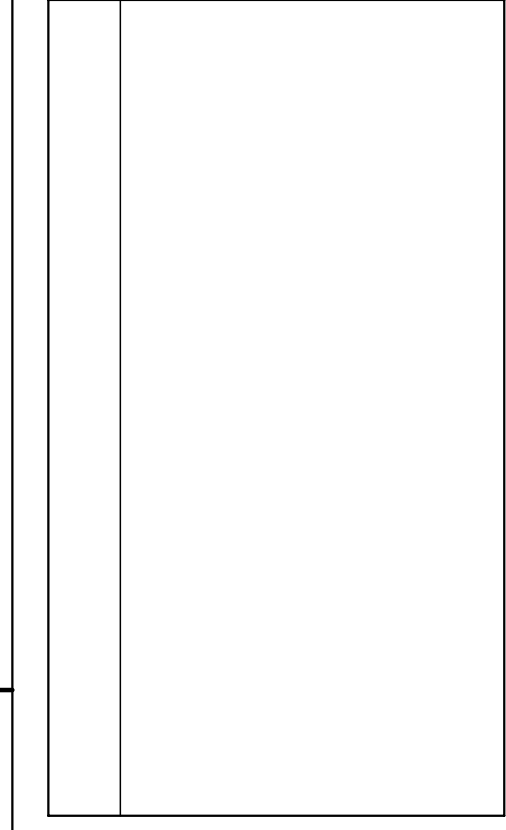


2 NORTH ELEVATION
SCALE: 1/4" = 1'-0"

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

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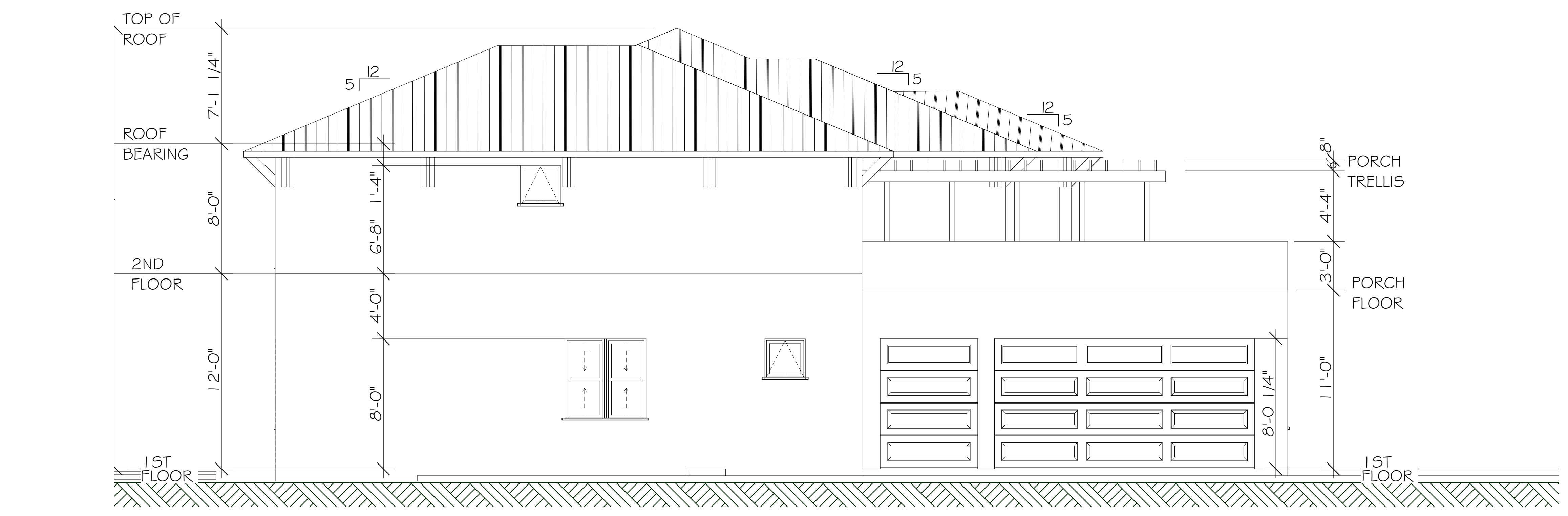
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ELEVATIONS



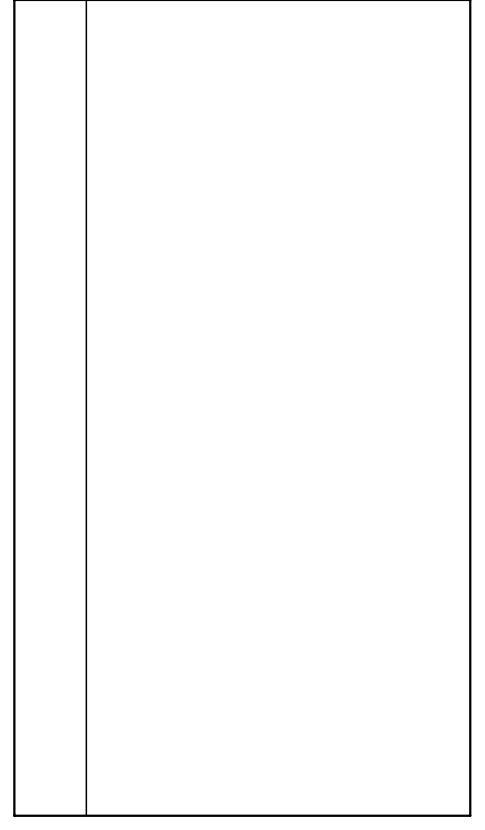
2 WEST ELEVATION
SCALE: 1/4" = 1'-0"



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

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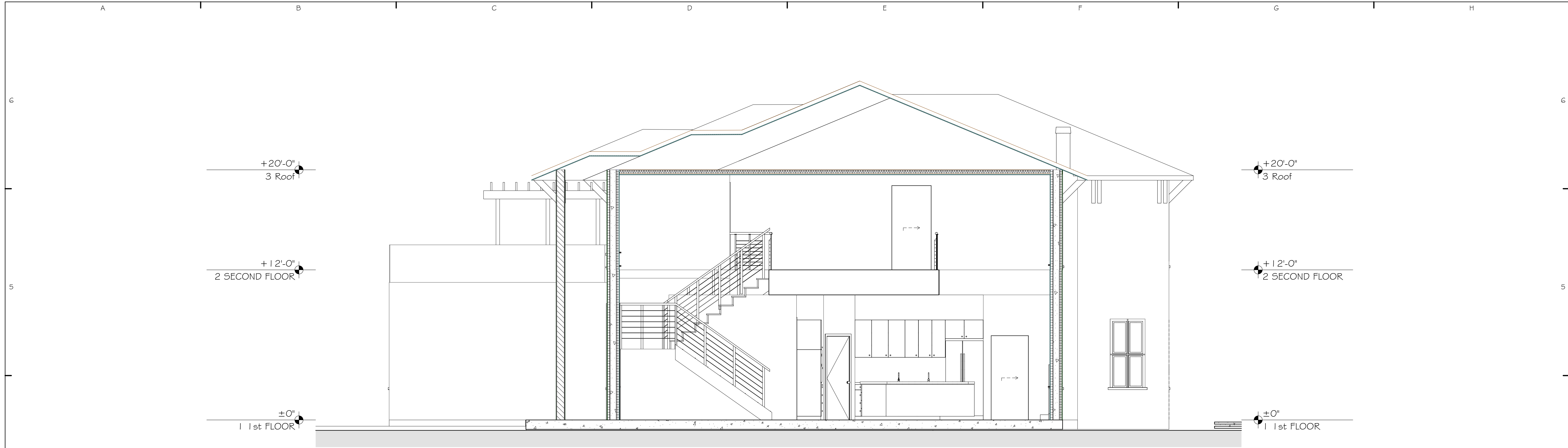
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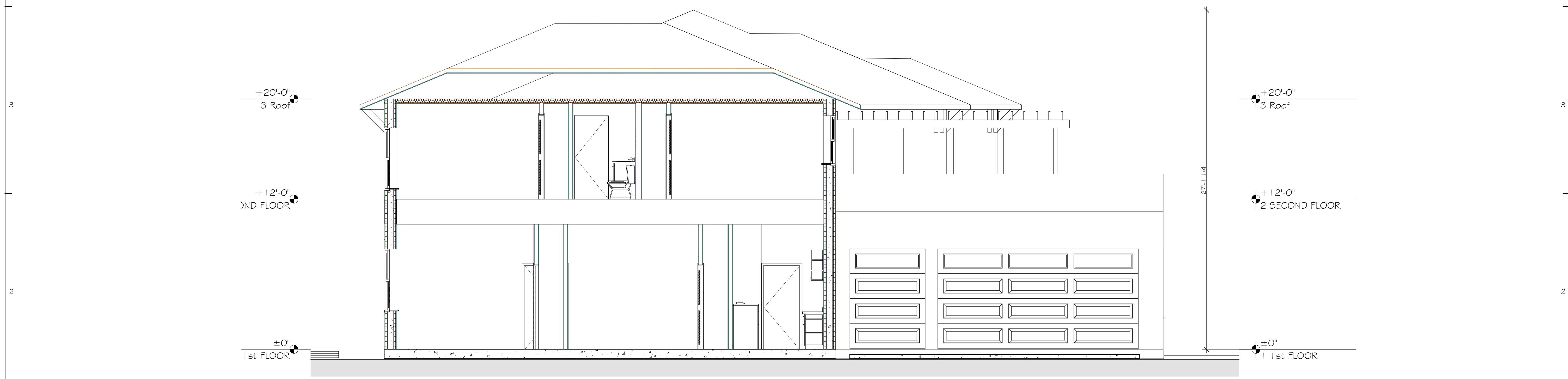
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ELEVATIONS



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



SECTION 2
SCALE: 1/4" = 1'-0"

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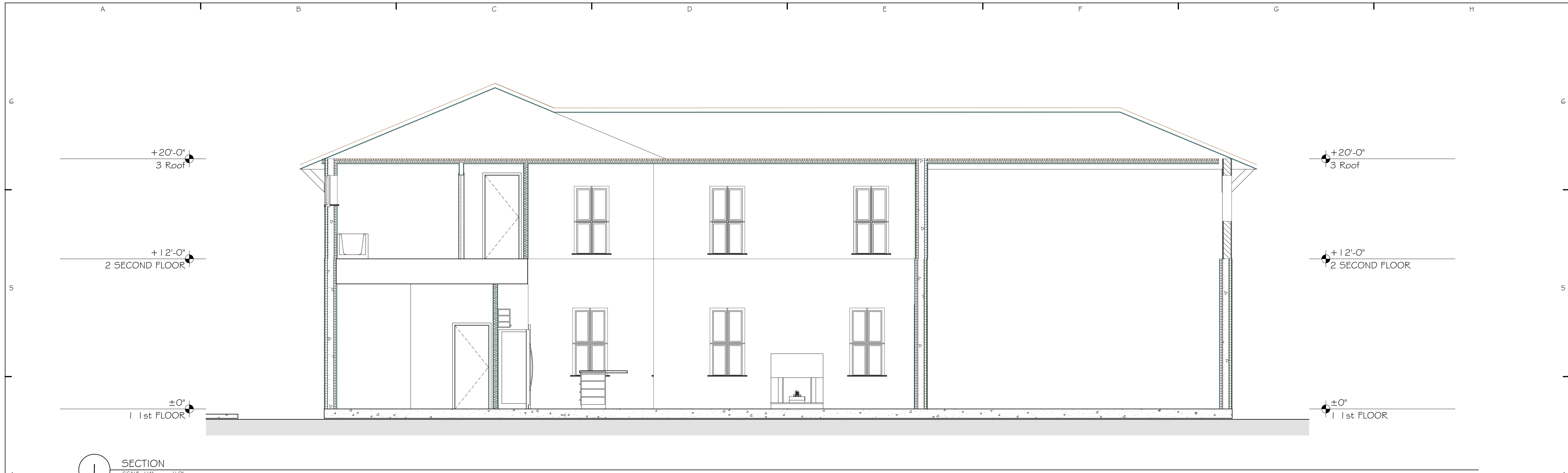
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PROJ # 2023-001 DATE APRIL 17, 2023
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SECTIONS



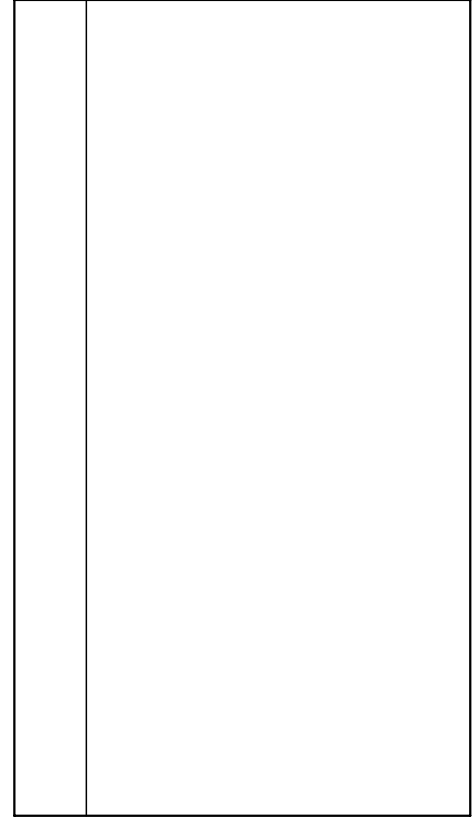
1 SECTION
SCALE: 1/4" = 1'-0"



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

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SECTIONS



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



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

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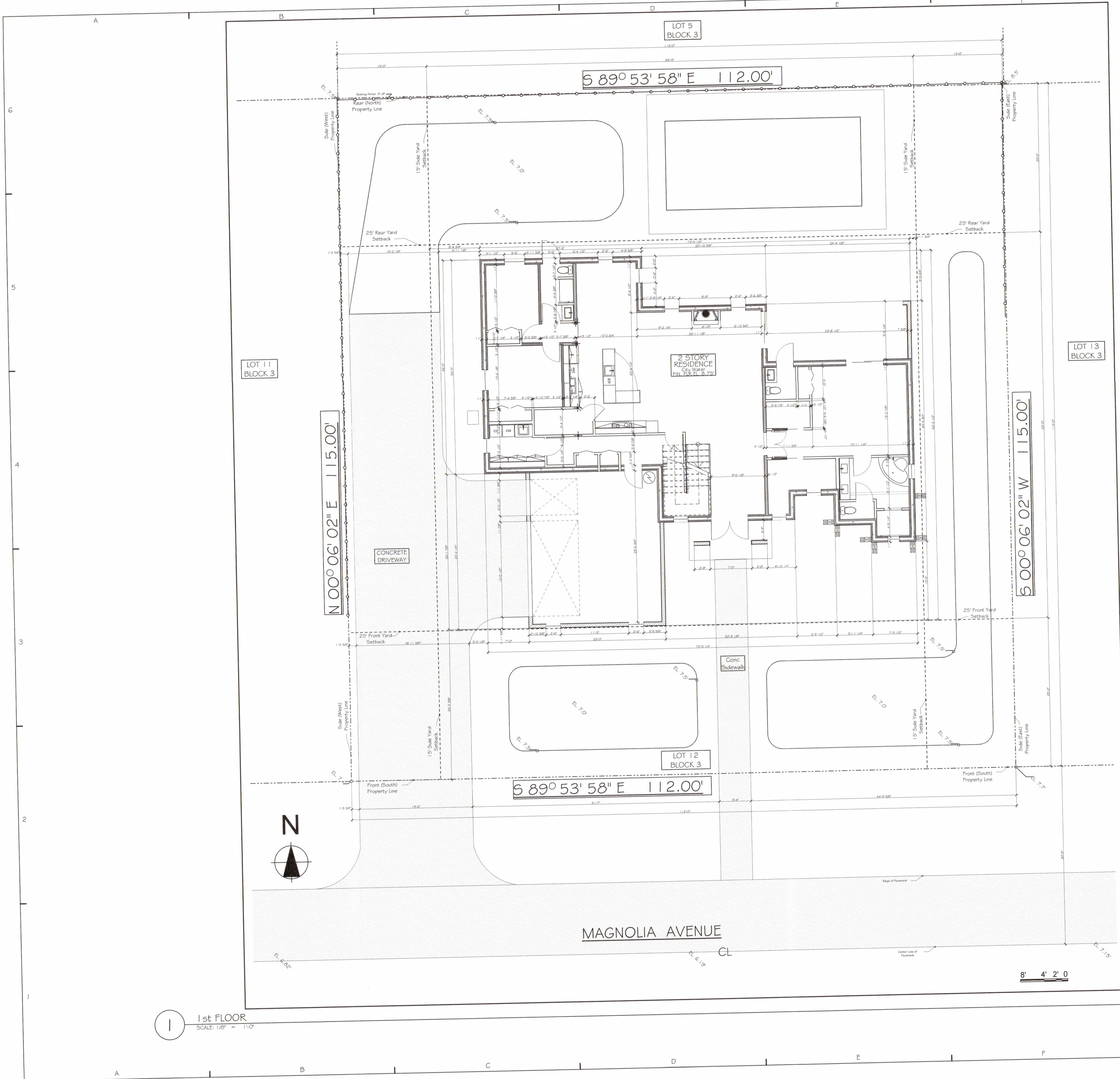
508 Magnolia Avenue
Melbourne Beach, Florida 32951

PROJ # 2023-001 DATE APRIL 17, 2023
DWO BY: OK BY:

B5.2

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SECTIONS



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PROJ.# 2023-001 DATE July 20, 2023
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SITE PLAN

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