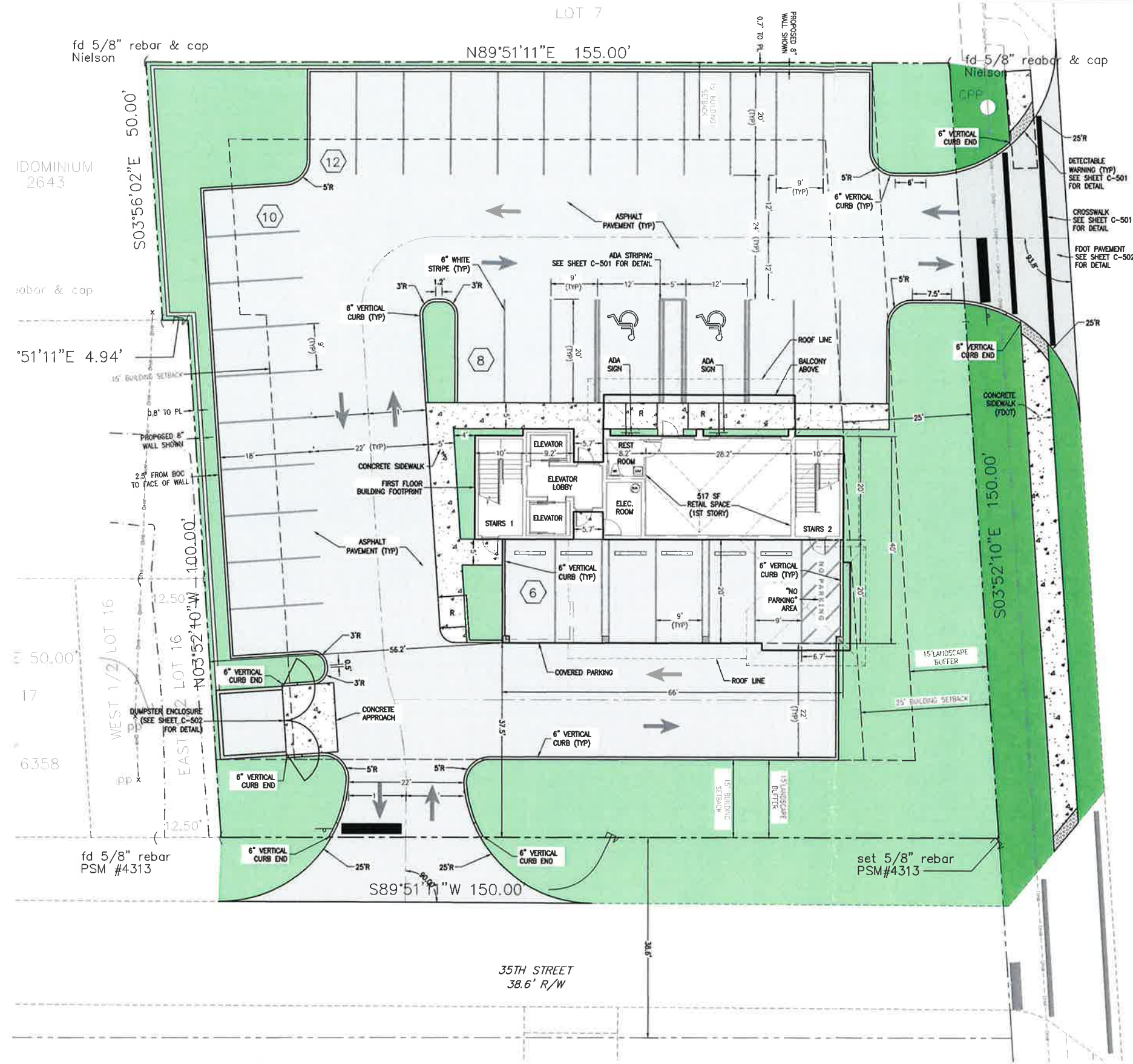


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הַיְּמִינוּת הָאֵלֶּם לְפָנֵינוּ מִן הַיְּמִינוּת הָאֵלֶּם לְפָנֵינוּ





SITE INFORMATION:

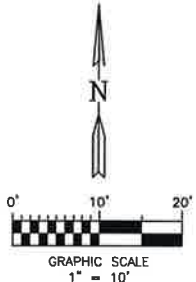
GENERAL STATEMENT:	
CLIENT: OBC Realty, LLC PO BOX 60826 GRAND RAPIDS, MI 49516 C/O JOEL WERTSTETTER Telephone: 616-430-2749 Email: joel@oceaninvestments.us	ENGINEER: Allen Engineering, Inc. 106 Dixie Lane Cocoa Beach, FL 32931 Telephone: (321)783-7443 Fax: (321)783-5902
TOTAL SITE ACREAGE:	22,701 S.F. = 0.52 ACRES
EXISTING AREAS:	
IMPERVIOUS AREA	17,242 S.F. = 0.40 AC
PERVIOUS AREA	5,459 S.F. = 0.12 AC
PROPOSED AREAS:	
IMPERVIOUS AREA	18,808 S.F. = 0.38 AC
PERVIOUS AREA	6,095 S.F. = 0.14 AC
ZONING: BU-1 GENERAL RETAIL COMMERCIAL	
FUTURE LAND USE: RES15 RESIDENTIAL 15 UNITS PER ACRE	
ADJACENT ZONING:	
NORTH: RU-2-15 MEDIUM-DENSITY MULTIPLE	- FAMILY RESIDENTIAL
SOUTH: RU-2-15 MEDIUM-DENSITY MULTIPLE	- FAMILY RESIDENTIAL
EAST: RU-2-15 MEDIUM-DENSITY MULTIPLE	- FAMILY RESIDENTIAL
WEST: RU-2-30 HIGH-DENSITY MULTIPLE	- FAMILY RESIDENTIAL
RU-2-15 MEDIUM-DENSITY MULTIPLE	- FAMILY RESIDENTIAL
BUILDING COVERAGE: 2,736 S.F. = 0.06 AC = 12.05%	
PAVEMENT COVERAGE: 13,870 S.F. = 0.32 AC = 61.10%	
OPEN AREA: 6,095 S.F. = 0.14 AC = 26.85%	
TOTAL: 22,701 S.F. = 0.52 AC = 100.00%	
SETBACKS:	REQUIRED PROVIDED
FRONT: 25'	25'
SIDE: 15'	37.5'
REAR: 15'	56.2'
MINIMUM LOT AREA:	7,500 S.F. 22,701 S.F.
MINIMUM LOT WIDTH:	75'
MINIMUM LOT DEPTH:	75'
MAXIMUM BUILDING LOT COVERAGE:	MAXIMUM
BUILDING HEIGHT: MAXIMUM	60'
LENGTH OF STRUCTURE:	MAXIMUM
MINIMUM BREEZEWAY:	MAXIMUM
PARKING REQUIRED: (RETAIL - 1ST STORY) 1 SPACE PER 100 SF = SF / 100 SF = SPACES	
(RESTORATION - 2ND STORY) 1-1/3 SPACE PER UNIT = 1.33 * UNITS = SPACES	
(RESTAURANT 3RD STORY) 1 SPACE PER 100 SF = SF / 100 SF = SPACES	
TOTAL SPACES = SPACES	
PARKING PROVIDED: REGULAR SPACES + 2 HANDICAPPED SPACES = SPACES	

NOTES:

- SEE SHEET C-001 FOR GENERAL NOTES AND ABBREVIATIONS.
- SEE SHEETS C-501 AND C-502 FOR PAVING AND GRADING DETAILS.
- SEE ARCHITECTURAL DRAWINGS AND SHEETS C-506 AND C-507 FOR BUILDING DETAILS.

LEGEND

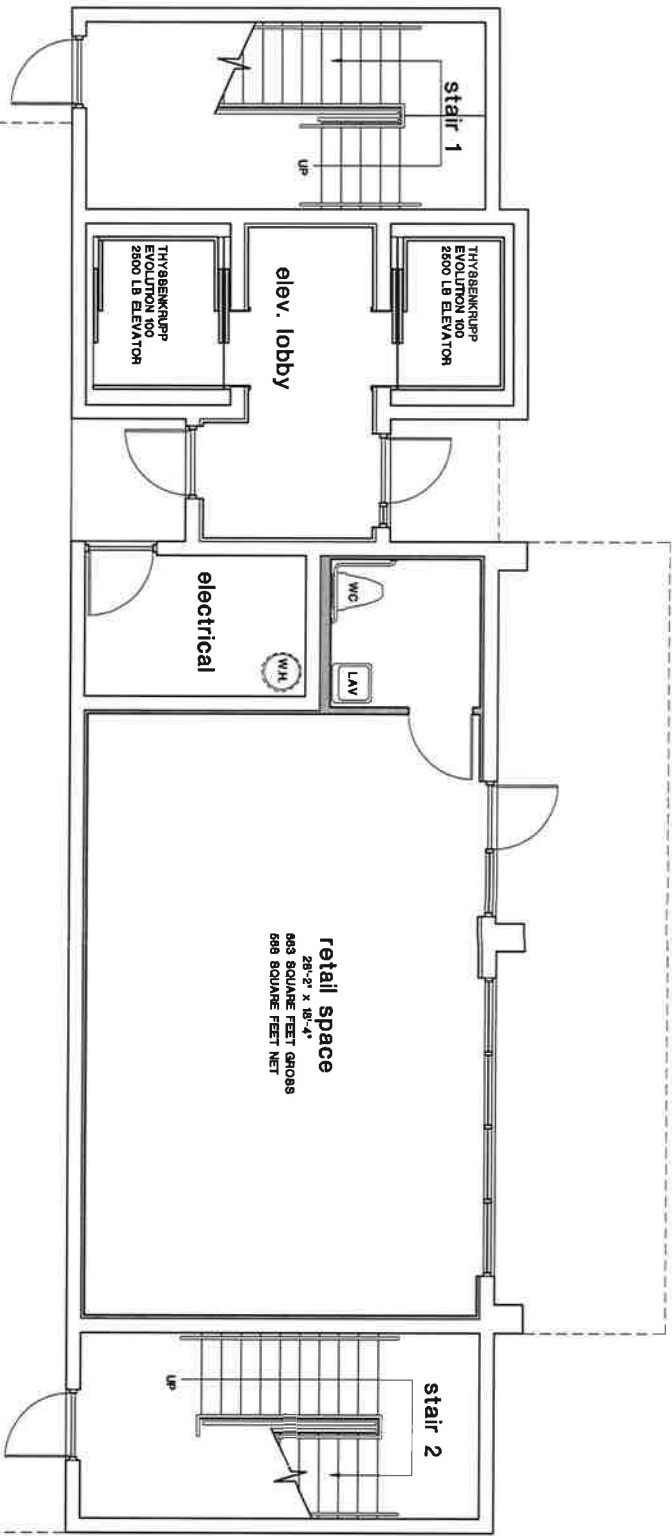
- HANDICAP PARKING SYMBOL
- PARKING SPACE COUNT
- TRAFFIC FLOW
- PROPERTY BOUNDARY LINE
- R1-1 STOP SIGN
- 24" WHITE STOP BAR (THERMO-PLASTIC)
- TIRE STOP
- ASPHALT PAVEMENT (TYPICAL)
- ASPHALT PAVEMENT (FDOT)
- SOD (TYPICAL)
- SOD (FDDT SHOULDER SODDING)
- ADA SIGNAGE
- FTP 21-06
- FTP 22-06



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NO.	DATE	REVISIONS	BY	CHK'D

ISSUED FOR REVIEW	FOR: OBC Realty, LLC.	DATE: 6/01/2021
	OBC A1A COCOA BEACH, FLORIDA	SCALE: 1"=10'
SITE AND STRIPING PLAN	210003	JOB NO.
	RMB	DRAWN
ALLEN ENGINEERING, INC.	FLORIDA CERTIFICATE OF AUTHORIZATION No. LB 266	SHT. NO.
	106 DIXIE LANE, COCOA BEACH, FLORIDA 32931	C-101
TELEPHONE: (321)783-7443 - FAX: (321)783-5902		
WEBSITE: www.alleneng.net - EMAIL: info@alleneng.net		



909 A/C Floor Area
Total Building A/C Floor Area: 4,098 SF

FIRST FLOOR PLAN

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

DRAWN BY DRJ
CHECKED ASR
JOB NO. B-02-21
DATE -

REVISIONS:
01-14-22
OWNER REVIEW

RAV DEVELOPMENT GROUP
COMMERCIAL BUILDING
3466 SOUTH ATLANTIC AVE.
COCOA BEACH, FLORIDA

FIRST FLOOR PLAN

SEAL

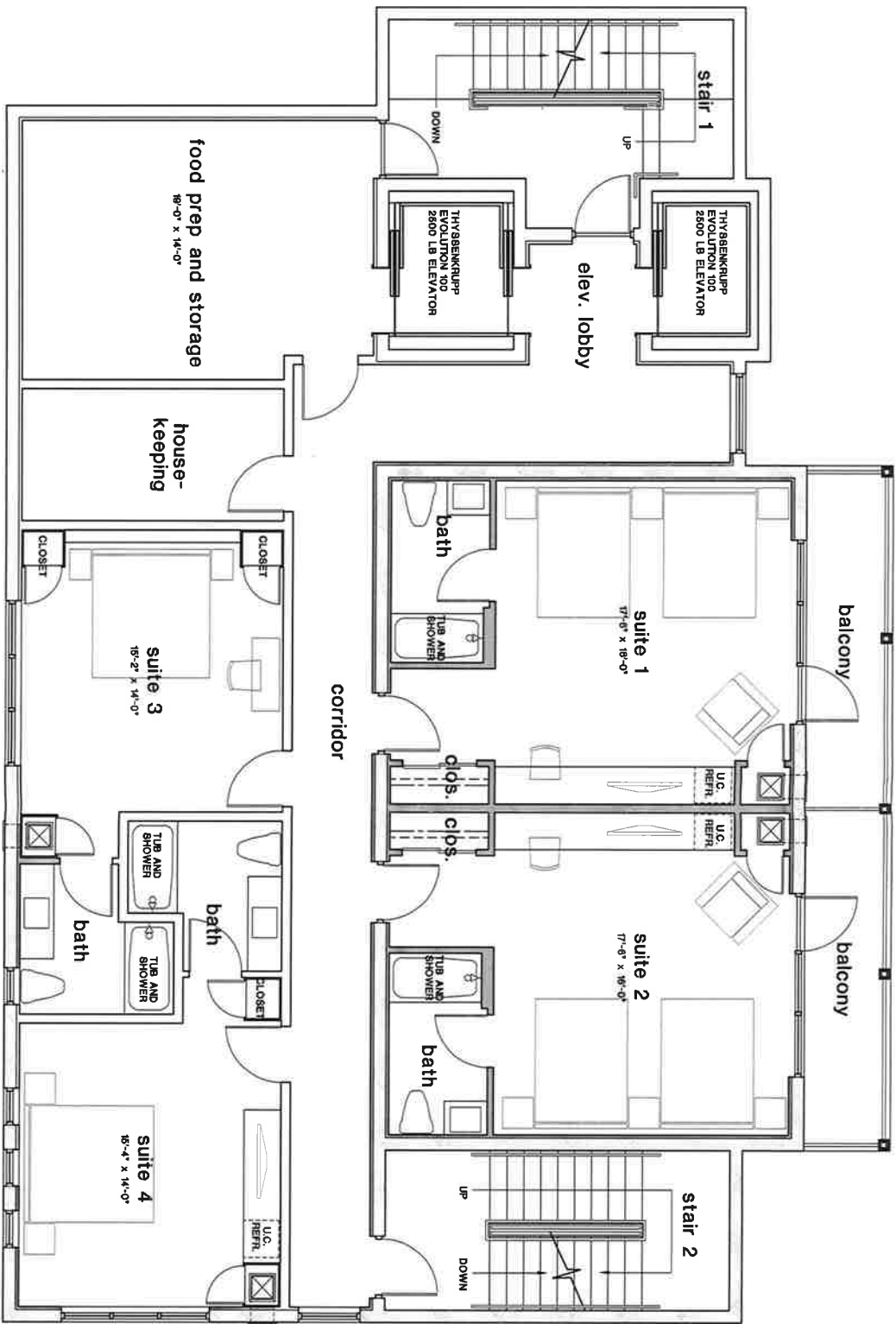
Andrew Scott Kirschner
License No. A19005523

JACKSON KIRSCHNER
ARCHITECTS, P.A.
License No. A15003007

1435 Highland Avenue
(321) 259-9197
Melbourne, FL 32935
(321) 253-1952

SHEET NO.
A-1
- OF - SHEETS

17



2,320 A/C Floor Area

SECOND FLOOR PLAN

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

DRAWN BY DBJ
CHECKED ASK
JOB NO. B-02-21
DATE

REVISIONS:
01-14-22
OWNER REVIEW

RAV DEVELOPMENT GROUP
COMMERCIAL BUILDING
3466 SOUTH ATLANTIC AVE.
COCOA BEACH, FLORIDA

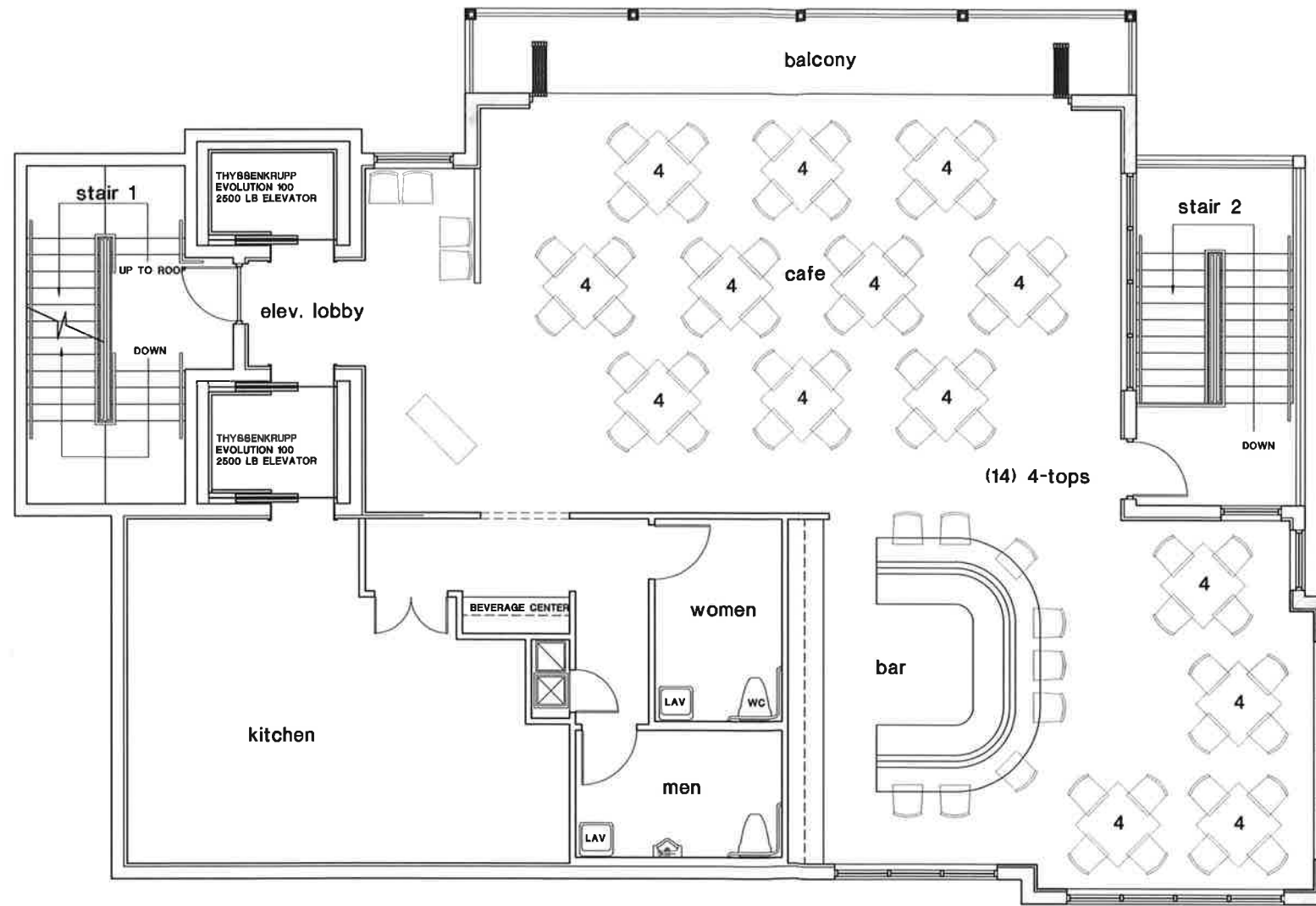
SECOND FLOOR PLAN

SEAL
Andrew Scott Kirschner
License No. AR0015732

JACKSON KIRSCHNER
ARCHITECTS, P.A.
License No. A A0003007
1435 Highland Avenue
Melbourne, FL 32935
(321) 253-9197

SHEET NO.
A-2
- OF - SHEETS

18



2,320 A/C Floor Area

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

DRAWN BY DBJ
CHECKED ASK
JOB NO. B-02-21
DATE -

REVISIONS:	
01-14-22	OWNER REVIEW

RAV DEVELOPMENT GROUP
COMMERCIAL BUILDING
3466 SOUTH ATLANTIC AVE.
COCOA BEACH, FLORIDA

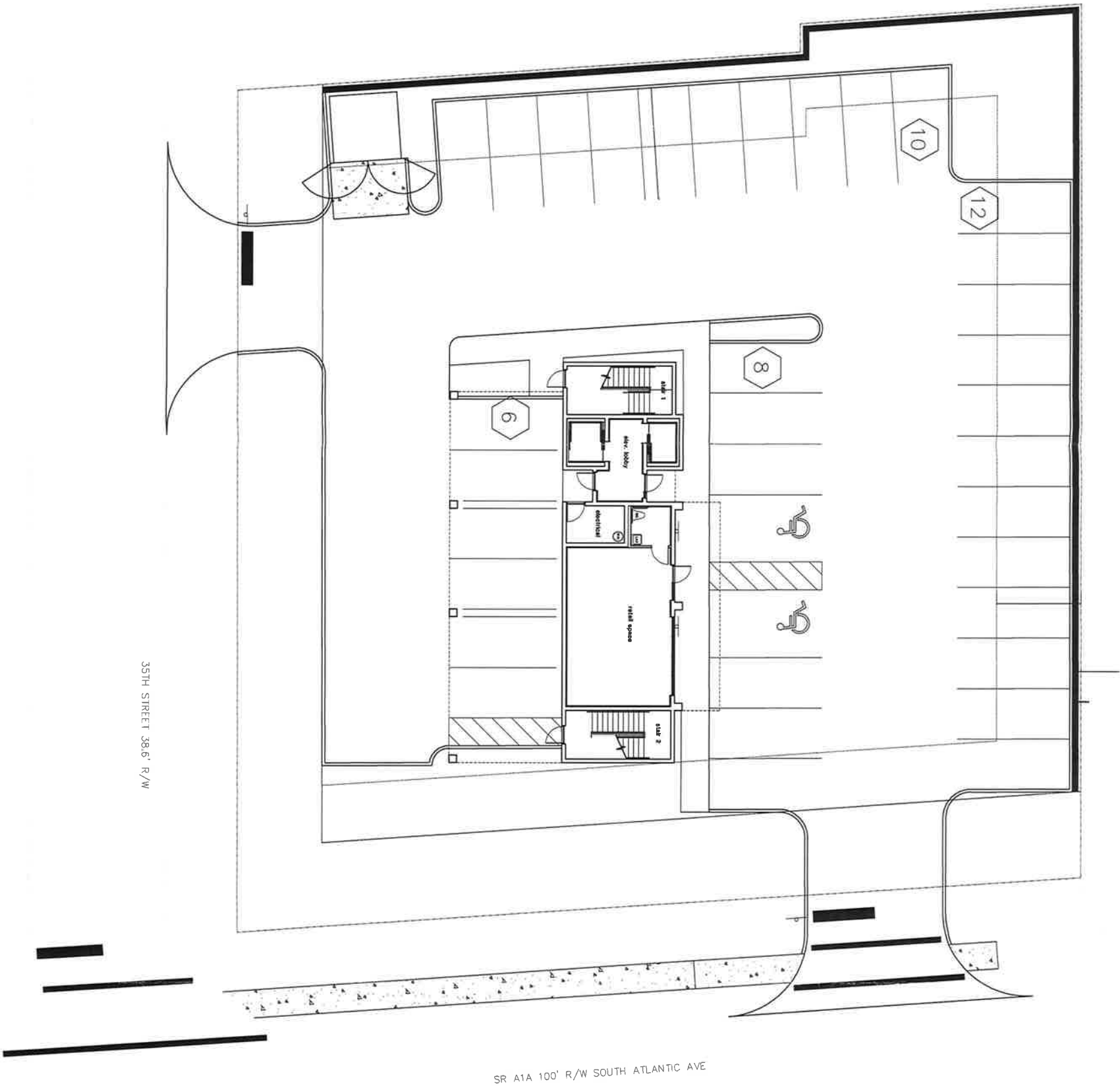
THIRD FLOOR PLAN

SEAL
Andrew Scott Kirschner
License No. 130000087

JACKSON KIRSCHNER
ARCHITECTS, P.A.
License No. 130000087
1406 Highland Avenue
3211 203-9197
Melbourne, FL 32905
(321) 253-1992

SHEET NO.
A-3
- OF - SHEETS

19



SITE PLAN

1" = 10'-0"

35TH STREET 38.6' R/W

SR A1A 100' R/W SOUTH ATLANTIC AVE

DRAWN BY DBL
CHECKED ASK
JOB NO. B-02-21
DATE -

REVISIONS:
01-14-22
OWNER REVIEW

RAV DEVELOPMENT GROUP
COMMERCIAL BUILDING
3466 SOUTH ATLANTIC AVE.
COCOA BEACH, FLORIDA

SITE PLAN

SEAL
Andrew Scott Kirschner
License No. AR0015289

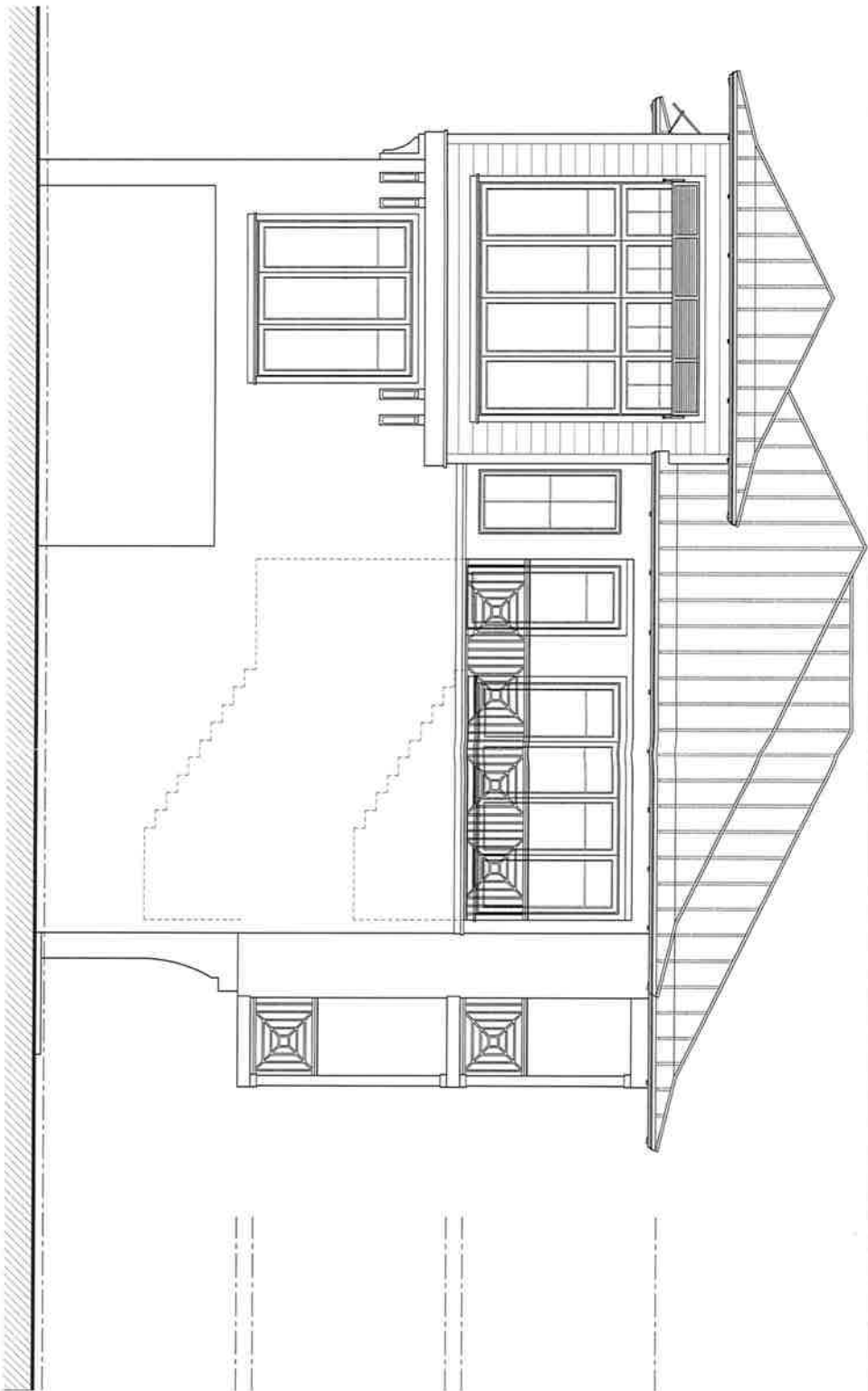
JACKSON KIRSCHNER
ARCHITECTS, P.A.
License No. A-10003005
1435 Highland Avenue
Melbourne, FL 32935
(321) 259-9197 (321) 253-1952

SHEET NO.
A-4
- OF - SHEETS



EAST ELEVATION

1/4" = 1'-0"



NORTH ELEVATION

1/4" = 1'-0"



DRAWN BY DBJ
CHECKED ASK
JOB NO. B-02-21
DATE

REVISIONS:
01-14-22
OWNER REVIEW

RAV DEVELOPMENT GROUP
COMMERCIAL BUILDING
3466 SOUTH ATLANTIC AVE.
COCOA BEACH, FLORIDA

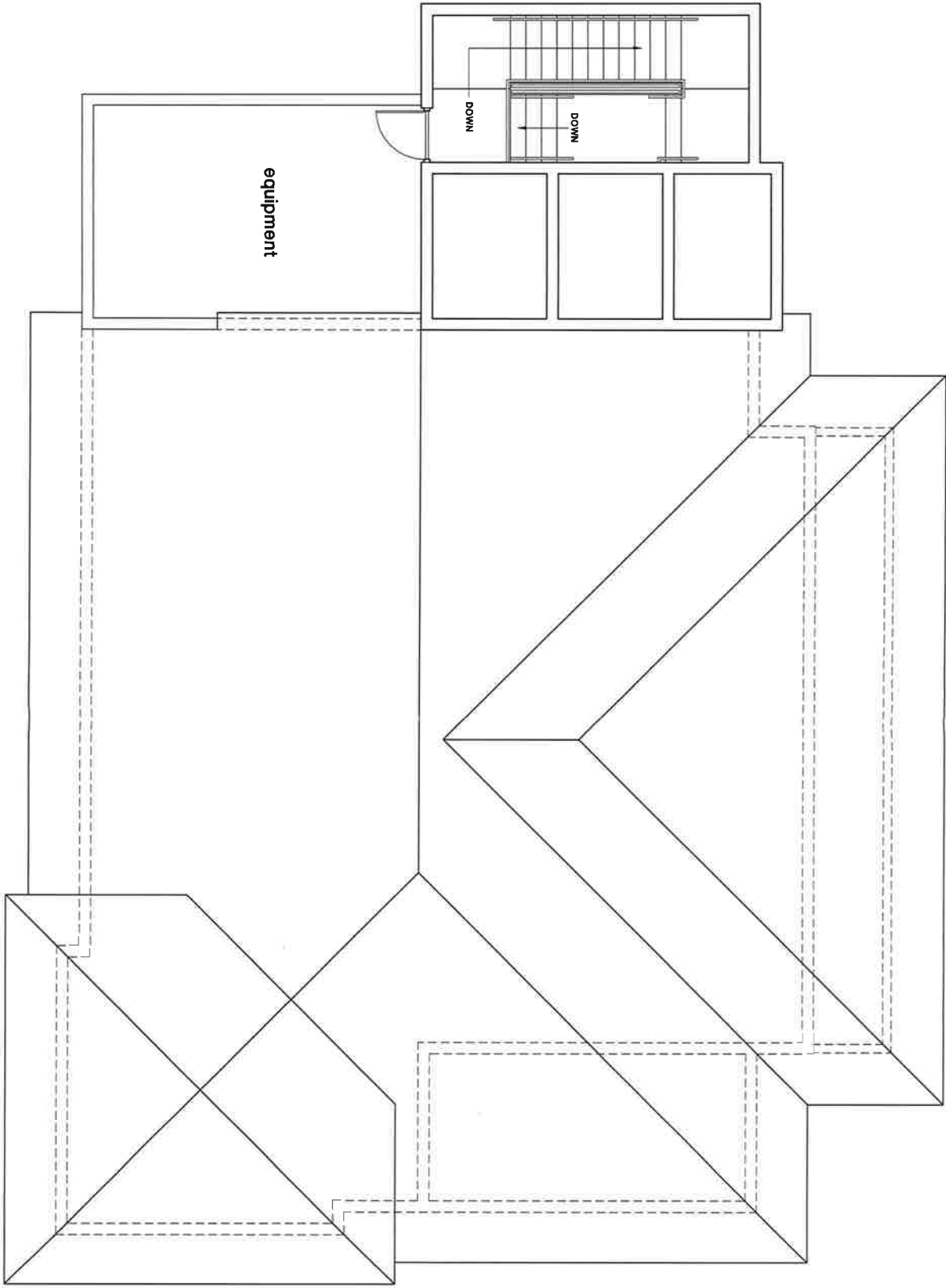
EXTERIOR ELEVATIONS

SEAL
Andrew Scott Kirschner
License No. AR0010732

JACKSON KIRSCHNER
ARCHITECTS, P.A.
License No. A-10003002
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Melbourne, FL 32935
(321) 259-9197 (321) 253-1952

SHEET NO.
A-5
- OF - SHEETS

21



ROOF PLAN

1/4" = 1'-0"

DRAWN BY DJR
CHECKED ASK
JOB NO. B-02-21
DATE

REVISIONS:
01-14-22
OWNER REVIEW

RAV DEVELOPMENT GROUP
COMMERCIAL BUILDING
3466 SOUTH ATLANTIC AVE.
COCOA BEACH, FLORIDA

ROOF PLAN

SEAL
Andrew Scott Kirschner
License No. AR0010722

JACKSON KIRSCHNER
ARCHITECTS, P.A.
License No. AA0003697
1435 Highland Avenue
(321) 239-9197
Melbourne, FL 32935
(321) 253-1932

SHEET NO.
A-6
- OF - SHEETS

