

# COSMIK TIKI

COCOA BEACH, FL

DATE:

JUNE 28, 2023

PREPARED FOR:

AVESTELA LLC

## SITE DATA:

### 1. GENERAL STATEMENT:

THIS PROJECT INCLUDES THE REDEVELOPMENT OF 3 LOTS CONTAINING 2 BUILDINGS LOCATED IN COCOA BEACH FLORIDA. ONE OF THE EXISTING BUILDINGS IS TO BE DEMOLISHED WHILE THE OTHER IS TO BE RE PURPOSED INTO A VIDEO ARCADE. THE PROJECT PROPOSES THE ADDITION OF A PARKING LOT, DUMPSTER, AND A COMMERCIAL POOL. INFRASTRUCTURE IMPROVEMENTS CONSIST OF A DRY RETENTION POND WITH CORRESPONDING APPURTENANCES, AND THE REPLACEMENT OF THE SEWER MAIN.

### 2. CONTACT INFORMATION:

**OWNER:**  
AVESTELA LLC  
1214 SAMAR RD  
COCOA BEACH, FL 32931  
TEL: (540) 230-9855  
EMAIL: NOEL@COSMIKTIKI.COM

**CIVIL ENGINEER:**  
CONSTRUCTION ENGINEERING GROUP, LLC  
JAKE T. WISE, PE  
2651 W. EAU GALLIE BOULEVARD, SUITE A  
MELBOURNE, FL 32935  
TEL: (321) 610-1760  
EMAIL: JWIS@CEENGINEERING.COM

**SURVEYOR:**  
ERIC NIELSON LAND SURVEYING, INC.  
12 STONE STREET  
COCOA, FL 32922  
TEL: (321) 631-5654

**LOCATION:**  
TOWNSHIP: 25S  
RANGE: 37E  
SECTION: 11  
PARCEL ID: 25-37-11-DD-B-10  
TAX ACCOUNT NUMBER: 2517617

### 3. SITE CHARACTERISTICS:

TOTAL ACREAGE: 0.367  
ZONING CLASSIFICATIONS: TOWNCENTER  
FUTURE LAND USE: REDEVELOPMENT  
FLOOD ZONE: X

**BUILDING HEIGHT:**  
MAX. PERMITTED = 45'  
BUILDING HEIGHT = 14'

CALCULATED LOT COVERAGES	SF	ACRES	PERCENT
EXISTING IMPERVIOUS (BUILDING):	3,920	0.09	24%
PROPOSED IMPERVIOUS (ASPHALT/CONCRETE):	9,148	0.21	57%
TOTAL PROPOSED IMPERVIOUS AREA:	13,068	0.30	81%
PROPOSED PERVIOUS:	3,049	0.07	19%
TOTAL GROSS AREA:	16,117	0.37	100%

SETBACKS:	REQUIRED	EXISTING
FRONT:	10'	4.71'
SIDE CORNER:	5'	18.15'
SIDE INTERIOR:	5'	99.97'
REAR:	10'	19.59'

### 4. PARKING SPACE CALCULATIONS:

**TOTAL SPACES:**  
9 SPACES PROVIDED INCLUDING 1 HANDICAP SPACE

### 5. FIRE FLOW CALCULATIONS:

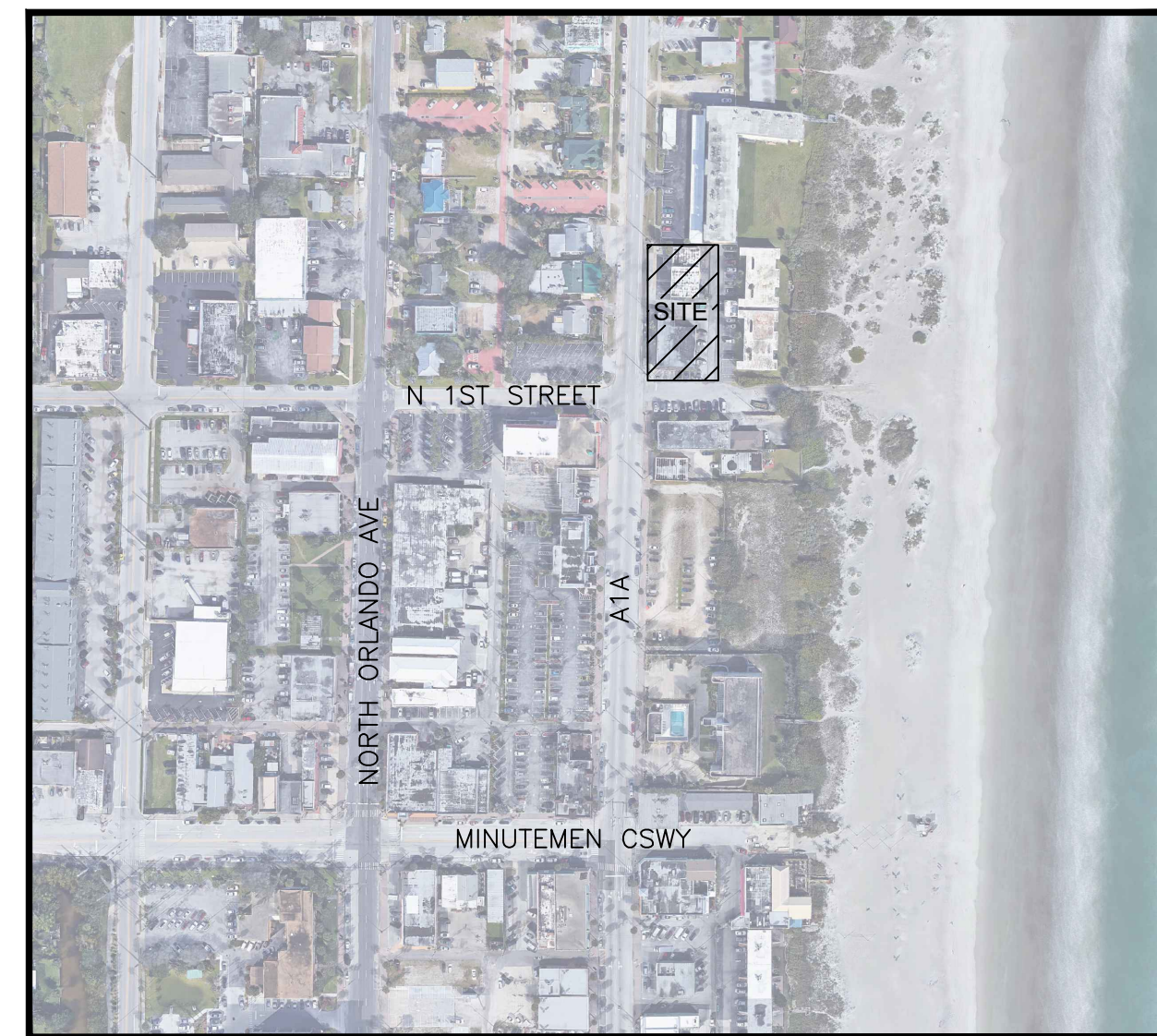
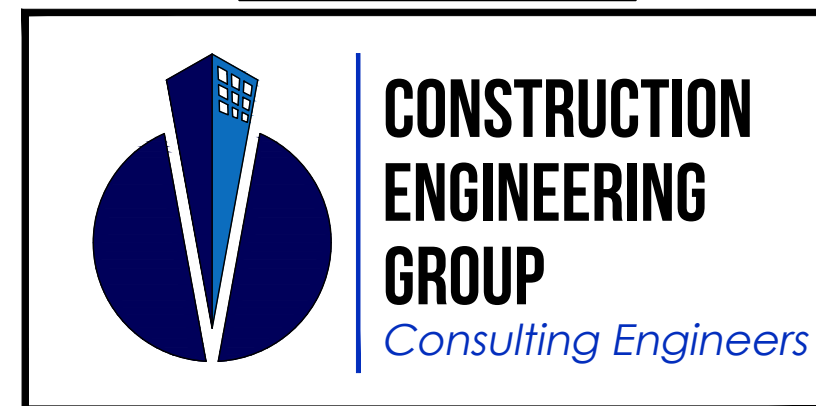
CONSTRUCTION TYPE: 5B  
BUILDING AREA: 3,800 SF  
BASE MINIMUM FIRE FLOW (TABLE 18.4.5.1.2): 1750 GPM  
TOTAL EXPOSURE INCREASE: BASE GPM X PERCENT INCREASE = 0 GPM  
INITIAL FIRE FLOW: BASE GPM + EXPOSURE INCREASE = 1750 GPM  
FIRE SPRINKLER DECREASE: (REDUCE INITIAL FIRE FLOW MAX 75% IF SPRINKLED)

TOTAL MINIMUM FIRE FLOW: 1,750 GPM (MINIMUM REQUIRED FIRE FLOW IS 1,000 GPM)

DURATION REQUIREMENTS: 2 HOURS (FROM TABLE)

NUMBER OF HYDRANTS REQUIRED: 2  
NUMBER OF EXISTING HYDRANTS: 2  
NUMBER OF NEW HYDRANTS: 0

PREPARED BY:



LOCATION MAP  
NTS

### LEGAL DESCRIPTION:

THE WEST EIGHTY FEET OF LOTS 11 AND 12 AND THE WEST EIGHTY FEET OF THE SOUTH TWENTY FEET OF LOT 10, BLOCK B, COCOA BEACH, A SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 3, PAGE 54, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.

TOGETHER WITH:

THE WEST 80 FEET OF LOT 9, BLOCK B, AND THE WEST 80 FEET OF THE NORTH 30 FEET OF LOT 10, BLOCK B, COCOA BEACH, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGE 54, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.

## CIVIL INDEX OF DRAWINGS:

G-1	CIVIL COVER SHEET
G-2	STORMWATER POLLUTION PREVENTION PLAN (SWPPP)
G-3	GENERAL NOTES
C-1	EXISTING CONDITIONS AND DEMOLITION PLAN
C-2	SITE PLAN
C-3	UTILITY PLAN
C-4	GRADING AND DRAINAGE PLAN
C-5	DETAILS
C-6	CITY OF COCOA BEACH DETAILS
C-7	CITY OF COCOA BEACH DETAILS
C-8	FDOT MAINTENANCE OF TRAFFIC
C-9	FDOT STANDARD DETAILS
C-10	FDOT STANDARD DETAILS
C-11	SPECIFICATIONS

## CIVIL LEGEND:

DESCRIPTION	
BUILDING OR STRUCTURE	[Symbol]
CONCRETE SIDEWALK	[Symbol]
CONCRETE HEAVY DUTY	[Symbol]
ASPHALTIC PAVEMENT HEAVY	[Symbol]
ASPHALTIC PAVEMENT	[Symbol]
DEMOLITION	[Symbol]
PROJECT BOUNDARY	[Symbol]
SWALE POND	[Symbol]
6' FENCE WITH GATE	[Symbol]
4' FENCE	[Symbol]
SILT FENCE	[Symbol]
SANITARY SEWER LINE WITH MANHOLE	[Symbol]
STORM DRAIN WITH INLET	[Symbol]
SPOT ELEVATION	[Symbol]
SWALE OR FLOW DIRECTION	[Symbol]
RETAINING WALL	[Symbol]

## PERMITS:

CITY OF COCOA BEACH (SITE PLAN)  
SAINT JOHNS RIVER WATER MANAGEMENT DISTRICT (10-2)  
COASTAL CONSTRUCTION CONTROL LINE (MAJOR)  
FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION (SEWER)  
FLORIDA DEPARTMENT OF TRANSPORTATION (DRAINAGE)  
FLORIDA DEPARTMENT OF TRANSPORTATION (DRIVEWAY)  
FLORIDA DEPARTMENT OF TRANSPORTATION (UTILITY)

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY JAKE T. WISE ON THE DATE ADJACENT TO THE SEAL. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

REV#	DATE	REVISION
1	7/31/23	CITY/FOOT COMMENTS

2651 Eau Gallie Blvd, Suite A  
Melbourne, FL 32935  
Tel: 321.253.1221  
www.ceengineering.com  
COA #000097

**CONSTRUCTION ENGINEERING GROUP**  
Consulting Engineers

COSMIK TIKI

AVESTELA LLC  
101 N. ATLANTIC AVE, COCOA BEACH, FL 32931

DRAWING TITLE  
CIVIL COVER SHEET

STATE OF FLORIDA  
PROFESSIONAL ENGINEER  
JAKE T. WISE, PE  
No. 55405  
9/26/23

DATE	06/28/23
SCALE	NTS
PROJ. NO.:	230012
DESIGNED BY:	LDS
DRAWN BY:	WGM
CHECKED BY:	JTW
DRAWING NO.	G-1



**GENERAL NOTES:** (ALL DRAWINGS)

1. SEE TYPICAL DETAILS ON FOLLOWING SHEETS FOR ADDITIONAL CONSTRUCTION DETAIL INFORMATION.
2. CONTRACTOR SHALL BECOME FAMILIAR AND COMPLY WITH ALL PERMITS AND PERMIT CONDITIONS. CONTRACTOR SHALL OBTAIN PERMISSION FROM CEG OR ALL PERMIT AGENCIES IDENTIFIED IN SPECIFICATIONS PRIOR TO COMMENCING SITE WORK.
3. ALL AREAS DISTURBED OFF-SITE SHALL BE RESTORED TO EQUAL OR BETTER CONDITION THAN PRE-CONSTRUCTION WITH SAME TYPE OF SOD AS EXISTING.
4. CONTRACTOR SHALL COMPLY WITH ALL RECOMMENDATIONS OF KSM SUBSURFACE EXPLORATION REPORT FOR THIS SITE. CONTRACTOR SHALL OBTAIN FROM CEG OR THE GEOTECHNICAL COMPANY. SLOPE ALL SIDEWALKS TO FLOW AWAY FROM BUILDING WITH MAXIMUM 2% CROSS SLOPE.
6. PROVIDE CONSTANT SLOPE BETWEEN ALL SPOT ELEVATIONS.
7. UTILITY LENGTHS ARE APPROXIMATE BASED ON FIELD OBSERVATIONS AND AS-BUILT DRAWINGS. CONTRACTOR SHALL VERIFY EXACT LOCATION, SIZE, DEPTH, AND MATERIAL OF EXISTING UTILITIES. PROVIDE ADDITIONAL PIPING AND FITTINGS AS NECESSARY. NOTIFY ENGINEER OF SIGNIFICANT INCREASES.
8. NOTIFY ENGINEER MINIMUM 72 HOURS (WEEKDAYS) PRIOR TO MAKING UTILITY CONNECTIONS OR BACK FILLING UTILITY TRENCHES FOR INSPECTION. IF NOT NOTIFIED, CONTRACTOR SHALL EXPOSE LINES PER ENGINEER'S REQUEST FOR INSPECTIONS.
9. ALL TRAFFIC SIGNS SHALL BE INSTALLED PER STANDARD FDOT INDEX NOS. 700-010 AND 700-101.
10. PROVIDE 36" LONG TRANSITION WITH CONSTANT SLOPE FROM TOP OF CURB TO GRADE AT TERMINATION POINT OF CURBS.
11. ALL DIMENSIONS ARE TO FACE OF CURB.
12. CONTRACTOR SHALL CLEAR AND GRUB ALL VEGETATION ON-SITE EXCEPT TREES SHOWN TO REMAIN ON DRAWING C-1 OR LANDSCAPE PLANS.
13. PROVIDE SILT FENCE AND TURBIDITY BARRIER ALONG ENTIRE PERIMETER OF PROJECT AREA EXCLUDING ENTRANCE DRIVEWAYS OR AS SHOWN ON DRAWING G-2 (SWPPP).
14. CONTRACTOR SHALL PAINT OR OTHERWISE FINISH THE DUMPSTER ENCLOSURE WALLS TO COMPLIMENT THE BUILDING. COLOR AND/OR FINISH SELECTION BY OWNER OR ARCHITECT.
15. ALL WASTE SHALL BE DISPOSED OF OFF-SITE IN A SAFE AND LEGAL MANNER UNLESS OWNER SPECIFICALLY REQUESTS OTHERWISE.
16. FOR DEMOLITION OF ALL ASPHALT AND CONCRETE MATERIALS, SAWCUT EDGES FOR SMOOTH STRAIGHT EDGE. ALSO SAWCUT ALL EXISTING PAVEMENT EDGES FOR SMOOTH STRAIGHT EDGE AT ALL TIE-IN POINTS WITH NEW PAVEMENT OR CONCRETE.
17. PROVIDE HANDICAP ACCESSIBLE CONNECTION WITH TRUNCATED DOMES AT TERMINATION POINT OF ALL SIDEWALKS ADJACENT TO DRIVING LANES PER FDOT STANDARD INDEX NO. 522-002.
18. CONTRACTOR SHALL VERIFY ON-SITE PRIOR TO BIDDING WORK THE FULL EXTENT OF DEMOLITION REQUIRED BASED ON SITE PLAN CONSTRUCTION DRAWINGS. ALL ITEMS SHALL BE INCLUDED IN BASE BID.
19. REMOVE ALL ABOVE GROUND IMPROVEMENTS IN AREAS SHOWN FOR DEMOLITION UNLESS SPECIFICALLY IDENTIFIED OTHERWISE.
20. SEE ARCHITECTURAL DRAWINGS FOR BUILDING LAYOUTS AND FIRE SPRINKLER/PLUMBING DRAWINGS FOR EXACT UTILITY CONNECTION LOCATIONS.
21. ALL SLOPES 4H:1V OR STEEPER SHALL BE SODDED OR PER PLAN. ALL SLOPES STEEPER THEN 3H:1V SHALL BE SODDED AND STAKED.
22. CONTRACTOR SHALL PROVIDE ALL FITTINGS REQUIRED TO INSTALL UTILITIES PER PLAN.
23. CONTACT UNDERGROUND UTILITIES LOCATE BEFORE COMMENCING ANY DIGGING A MINIMUM OF 48 HOURS IN ADVANCE AT 811.
24. VERIFY THAT THE LANDSCAPE WORK IS COORDINATED WITH ALL UTILITIES AND STORMWATER SYSTEMS. A MINIMUM OF FIVE (5) FOOT HORIZONTAL SEPARATION BETWEEN TREES AND BURIED, AERIAL, OR GRADE-MOUNTED UTILITY SYSTEMS IS REQUIRED.
25. 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.
26. ALL EXCAVATIONS OF GREATER DEPTH THAN 5' SHALL COMPLY WITH THE CURRENT OSHA TRENCH SAFETY STANDARDS 29 C.F.R. s. 1926.650 SUBPART P. ANY EXCAVATION WITHIN THE CLEAR ZONE SHALL ALSO COMPLY WITH ALL WARNING AND/OR BARRIER REQUIREMENTS OF FDOT INDEX NO. 102-600.
27. STORM DRAIN CLEAN OUT SHALL MATCH SANITARY SEWER CLEAN OUT.
28. CONSTRUCTION ENGINEERING GROUP DOES NOT WARRANT THE ACCURACY OF THE RECORD SURVEY.
29. GRADING ADJACENT TO BUILDINGS SHALL BE 6" BELOW FINISHED FLOOR UNLESS IDENTIFIED OTHERWISE BY ARCHITECT OR ON GRADING PLANS.
30. PROVIDE TRUNCATED DOMES IN RIGHT-OF-WAYS ONLY AND TACTILE SURFACE PER FLORIDA BUILDING CODE REQUIREMENTS ON-SITE AND IN RIGHT OF WAY.
31. ALL PROPOSED ELEVATIONS ARE REFERENCED IN NAVD 1988.
32. THE FIRE LINE SHOWN DOWNSTREAM OF THE DOUBLE DETECTOR CHECK VALVE ASSEMBLY IS FOR AN APPROXIMATE LOCATION ONLY. THE FINAL DESIGN SHALL BE FROM THE FIRE PROTECTION ENGINEER.
33. CONTRACTOR SHALL CLEAR ALL TREES AND VEGETATION AS NECESSARY TO COMPLETE ROADWAY IMPROVEMENTS AND MEET FDOT CLEAR ZONE REQUIREMENTS. SOD ALL DISTURBED AREAS.
34. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THAT THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS DO NOT CONFLICT WITH ANY KNOWN EXISTING OR OTHER PROPOSED IMPROVEMENTS. IF ANY CONFLICTS ARE DISCOVERED, THE CONTRACTOR SHALL NOTIFY THE OWNER PRIOR TO INSTALLATION OF ANY PORTION OF THE SITE WORK THAT WOULD BE AFFECTED. FAILURE TO NOTIFY OWNER OF AN IDENTIFIABLE CONFLICT PRIOR TO PROCEEDING WITH INSTALLATION RELIEVES OWNER OF ANY OBLIGATION TO PAY FOR A RELATED CHANGE ORDER.

**FDOT GENERAL NOTES:** (ALL DRAWINGS)

1. ALL WORK PERFORMED WITHIN THE FDOT RIGHT-OF-WAY SHALL BE IN ACCORDANCE WITH 2023/24 EDITION OF THE FDOT STANDARDS PLANS FOR ROAD AND BRIDGE CONSTRUCTION, 2023 SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION AND THE 2017 UTILITY ACCOMMODATION MANUAL.
2. ALL PAVEMENT MARKINGS PERTAINING TO FDOT PROPOSED DRIVEWAY CONNECTION SHALL BE THERMOPLASTIC.
3. ALL RAISED PAVEMENT MARKERS (RPM) INSTALLED WITHIN THE FDOT RIGHT-OF-WAY AND PROPOSED DRIVEWAY CONNECTION SHALL BE IN ACCORDANCE WITH FDOT STANDARD PLANS INDEX NO. 706-001.
4. ALL EXCAVATIONS WITHIN TEN (10) FEET OF THE TRAVEL LANES AND GREATER THAN THREE (3) INCHES DEEP MUST BE FILLED IN OR HAVE A SHOULDER TREATMENT PLACED AT THE DROP-OFF PER INDEX NO. 102-600 OF FDOT STANDARDS PLANS INDEXES AT THE END OF THE WORKDAY.
5. CONTRACTOR SHALL CONTACT FDOT TWO WEEKS IN ADVANCE AND SET UP A PRE-CONSTRUCTION MEETING PRIOR TO STARTING ANY WORK IN FDOT RIGHT-OF-WAY.
6. ALL TRAFFIC CONTROL DEVICES MUST BE IN PLACE BEFORE WORK CAN START.
7. MAINTENANCE OF TRAFFIC TO BE SUPERVISED BY A FDOT CERTIFIED WORK TRAFFIC SUPERVISOR.
8. IT WILL BE THE RESPONSIBILITY OF THE PERMITEE TO REPAIR ANY DAMAGE TO FDOT FACILITIES CAUSED BY CONSTRUCTION OF THE PROJECT.
9. PERMITEE SHALL NOT BEGIN WORK WITHIN THE FDOT RIGHT-OF-WAY UNTIL A FDOT INSPECTOR IS PRESENT AT THE JOB SITE AND AGREES THAT PROPER PREPARATIONS HAVE BEEN MADE.
10. SOD ALL UNPAVED AREAS WITHIN FDOT RIGHT-OF-WAY THAT ARE DISTURBED BY CONSTRUCTION PER FDOT STANDARDS PLANS INDEX NO. 570-010.
11. ALL SIDEWALK TO BE REMOVED AND REPLACED FROM JOINT TO JOINT AND 1/2" EXPANSION JOINTS (PERFORMED JOINT FILLER) PLACED BETWEEN OLD AND NEW SIDEWALK.
12. ALL AFFECTED SIDEWALK, RAMPS, AND CROSSWALKS WILL BE BUILT AND INSPECTED TO MEET CURRENT ADA REQUIREMENTS.
13. ENGINEER'S CERTIFICATION TOGETHER WITH AS-BUILT PLANS ARE REQUIRED TO BE SUBMITTED WITHIN 30 DAYS OF COMPLETION WORK WITHIN FDOT RIGHT-OF-WAY.
14. PERMITEE SHALL NOT COMMENCE USE OF CONNECTION PRIOR TO FINAL INSPECTION AND FINAL ACCEPTANCE BY DEPARTMENT. FAILURE TO COMPLY WITH PERMIT CONDITION MAY RESULT IN REVOCATION OF THE PERMIT AND CLOSURE OF DRIVEWAY PER FL RULE CHAPTER 14-96.
15. FDOT RIGHT-OF-WAY GRADE NOT TO BE CHANGED.
16. NO DUMPSTERS, PORTABLE TOILETS, CARS/TRUCKS TO BE PARKED WITHIN THE FDOT RIGHT-OF-WAY DURING CONSTRUCTION.
17. ALL SODDING AREAS WITHIN THE FDOT RIGHT-OF-WAY SHALL BE MAINTAINED BY WATERING AND GROWING TO BE ACCEPTABLE BY THE FDOT. ALL DEAD SOD IS TO BE REMOVED AND REPLACED FOR FDOT ACCEPTANCE.

REV#	DATE	REVISION
1	7/31/23	CITY COMMENTS

2681 Ecu Calle Blvd, Suite A  
Melbourne, FL 32935

www.cegengr.com  
Tel: 321.253.1221  
COA #000897

**CONSTRUCTION ENGINEERING GROUP**  
Consulting Engineers

**COSMIK TIKI**

AVESTELA LLC  
101 N. ATLANTIC AVE, COCOA BEACH, FL 32931

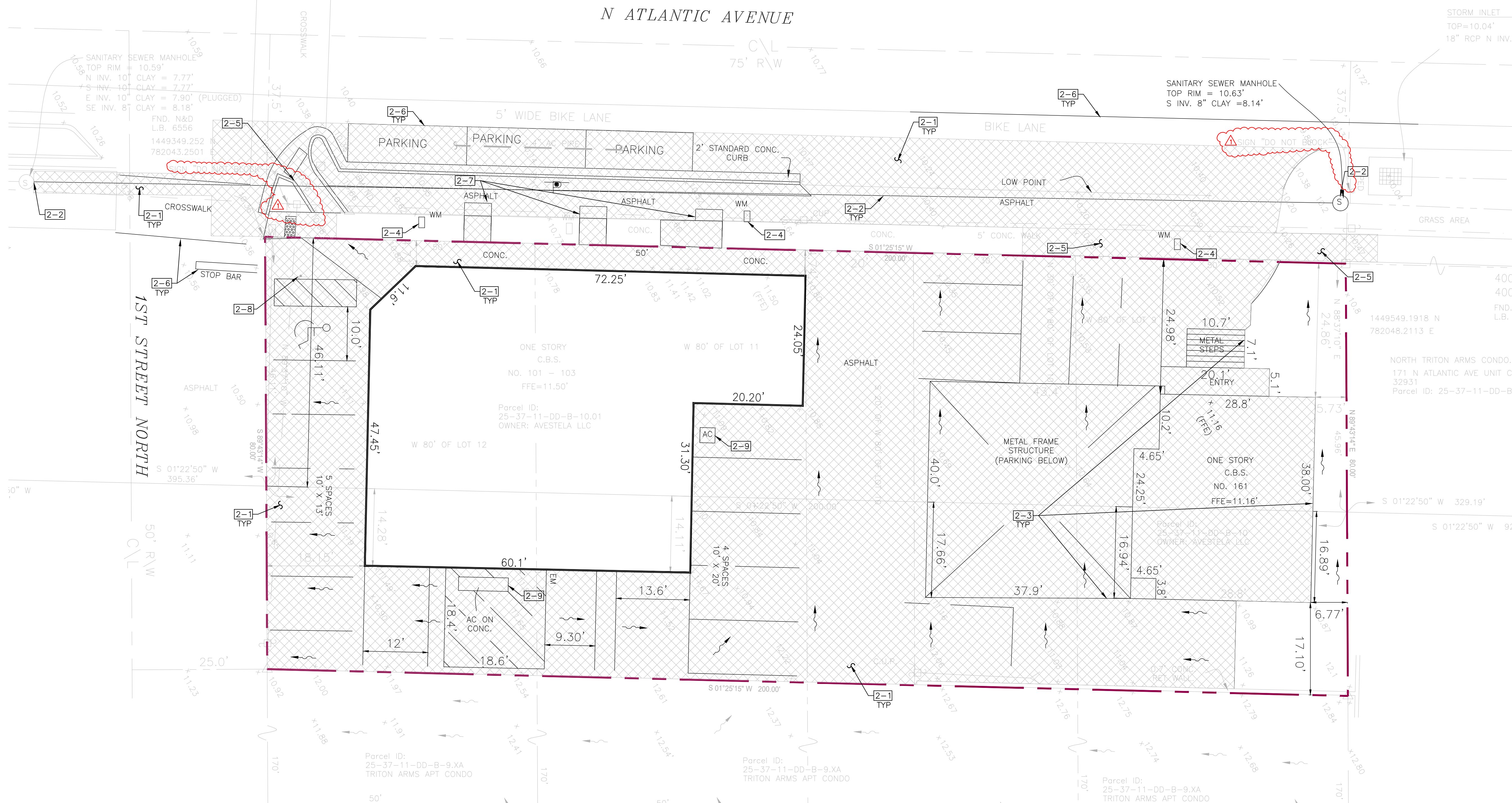
DRAWING TITLE  
**GENERAL NOTES**

DATE	06/28/23
SCALE	NTS
PROJ. NO. :	230012
DESIGNED BY:	LDS
DRAWN BY:	WGM
CHECKED BY:	JTW
DRAWING NO.	<b>G-3</b>

AVESTELA LLC  
101 N. ATLANTIC AVE, COCOA BEACH, FL 32931  
DRAFTING TITLE  
GENERAL NOTES

JAKE T. WISE, PE  
PE # 55465

STATEMENT OF WORK  
CONSTRUCTION ENGINEERING GROUP  
101 N. ATLANTIC AVE, COCOA BEACH, FL 32931  
DRAFTING TITLE  
GENERAL NOTES



**EXISTING CONDITIONS AND DEMOLITION PLAN**

1"=10'



**LEGEND & ABBREVIATIONS:** ○ = Set 5/8" iron rod with plastic cap  
 △ = Set nail with metal disc □ = Set concrete monument with disc  
 — = 4' C.L.F. — = Center Line  
 - - - = 6' W.F. - - - = 6' VINYL FENCE  
 — = OHPL

(B.M.)=Benchmark,(CONC.)=Concrete,(C/L)=Centerline,(C.B.)=Concrete Block  
 (C.B.S.)=Concrete Block Structure,(C.&S)=Covered and Screened,  
 (C.M.)=Concrete Monument,(C.M.P.)=Corrugated Metal Pipe,(C.L.F.)=Chain Link Fence  
 (D)=Deed,(E.M.)=Electric Meter,(F.F.E.)=Finished Floor Elevation,(Fnd.)=Found,  
 (F.P.R.)=Fixed Point of Reference, (IRC)=Iron Rod with Cap,(I.P.)=Iron Pipe  
 (G.M.)=Gas Meter,(L.B.)=Licensed Business,(L.S.)=Licensed Surveyor,(M)=Measured  
 (M.E.S.)=Mitered End Section,(N&D)=Nail & Disc,(O.R.B.)=Official Records Book,  
 (OHPL)=Over Head Power Line,(P.C.P.)=Permanent Control Point, (P)=Plat  
 (P.O.B.)=Point of Beginning,(P.O.C.)=Point of Commencement  
 (P.R.M.)=Permanant Reference Monument,(P.U. & D.E.)=Public Utility & Drainage Easement,  
 (RNG.)=Range,(R.C.P.)=Reinforced Conc. Pipe,(R/W)=Right of Way,(SEC.)=Section  
 (TWP.)=Township,(WUP)=Wood Utility Pole,(W.F.S.)=Wood Frame Structure,(W.M.)=Water Meter

**SURVEYORS NOTES:**

- THIS PROPERTY IS LOCATED IN FLOOD ZONE(S) X. THE STRUCTURE IS LYING IN FLOOD ZONE(S) X, MAP NO. 12009C0453H, PANEL NO. 453, SUFFIX H, COMMUNITY NO. 125097, EFFECTIVE DATE, JANUARY 29, 2021.
- THE BEARINGS SHOWN ARE BASED ON AN ASSUMED NORTH MERIDIAN, BEING N 01° 25' 15" E ALONG THE EAST R/W LINE OF N. ATLANTIC AVENUE.
- THIS IS REAL PROPERTY BEING SITUATED IN SECTION 11, TOWNSHIP 25S, RANGE 37E.
- THE SURVEYOR HAS NOT ABSTRACTED THE PROPERTY. ONLY PLATTED OR FURNISHED EASEMENTS OR ENCUMBRANCES THAT MAY RESTRICT THE PROPERTY ARE SHOWN.
- UNDERGROUND IMPROVEMENTS ARE NOT LOCATED UNLESS REQUESTED.
- ELEVATIONS IF SHOWN HEREON BASED ON NAVD88. ORIGINATING B.M. 70-80-A13 ELEV.= 10.06' (U.S. SURVEY FOOT) (NAVD88).
- COORDINATES SHOWN HEREON OUR STATE PLANE COORDINATE NAD 83/90 FLORIDA EAST ZONE.

**NOTES:** □

- REMOVE EXISTING PAVEMENT AND CURBING AS NEEDED FOR PROPOSED IMPROVEMENTS. SAWCUT FOR SMOOTH STRAIGHT EDGE.
- CONTRACTOR SHALL REMOVE EXISTING NORTHERLY SANITARY SEWER MANHOLE AND PIPING COMPLETELY. COORDINATE WITH DRAWING C-4.
- REMOVE EXISTING NORTHERN BUILDING, AND THE ASSOCIATED ABOVE & BELOW GROUND IMPROVEMENTS. COORDINATE REMOVAL OF POWER SERVICE WITH FPL.
- CONTRACTOR SHALL CUT AND CAP EXISTING WATER SERVICE. COORDINATE WITH CITY OF COCOA FOR WATER METER REMOVAL.
- SAWCUT AND REMOVE THE EXISTING SIDEWALK TO NEAREST JOINT FOR SMOOTH STRAIGHT EDGE. SEE DRAWING C-2 & C-3 FOR SIDEWALK REPLACEMENT.
- PRESSURE WASH EXISTING STRIPING PRIOR TO ADDING NEW STRIPING COORDINATE WITH SITE PLAN.
- EXISTING MANHOLE AND SEWER PIPING TO REMAIN. USE EXTREME CAUTION AROUND EXISTING MANHOLE AND SEWER PIPE.
- CONTRACTOR SHALL RELOCATED EXISTING STOP SIGN AND STREET SIGN COORDINATE WITH SITE PLAN SHEET C-2. SEE TYPICAL DETAILS.
- REMOVE EXISTING MECHANICAL EQUIPMENT COORDINATE WITH MEP PLANS FOR FURTHER DETAILS.



REV#	DATE	REVISION
1	7/31/23	CITY COMMENTS

2681 Eau Gallie Blvd, Suite A  
 Melbourne, FL 32935  
 Tel: 321.253.1221  
 www.cegeengineering.com  
 COA #000897

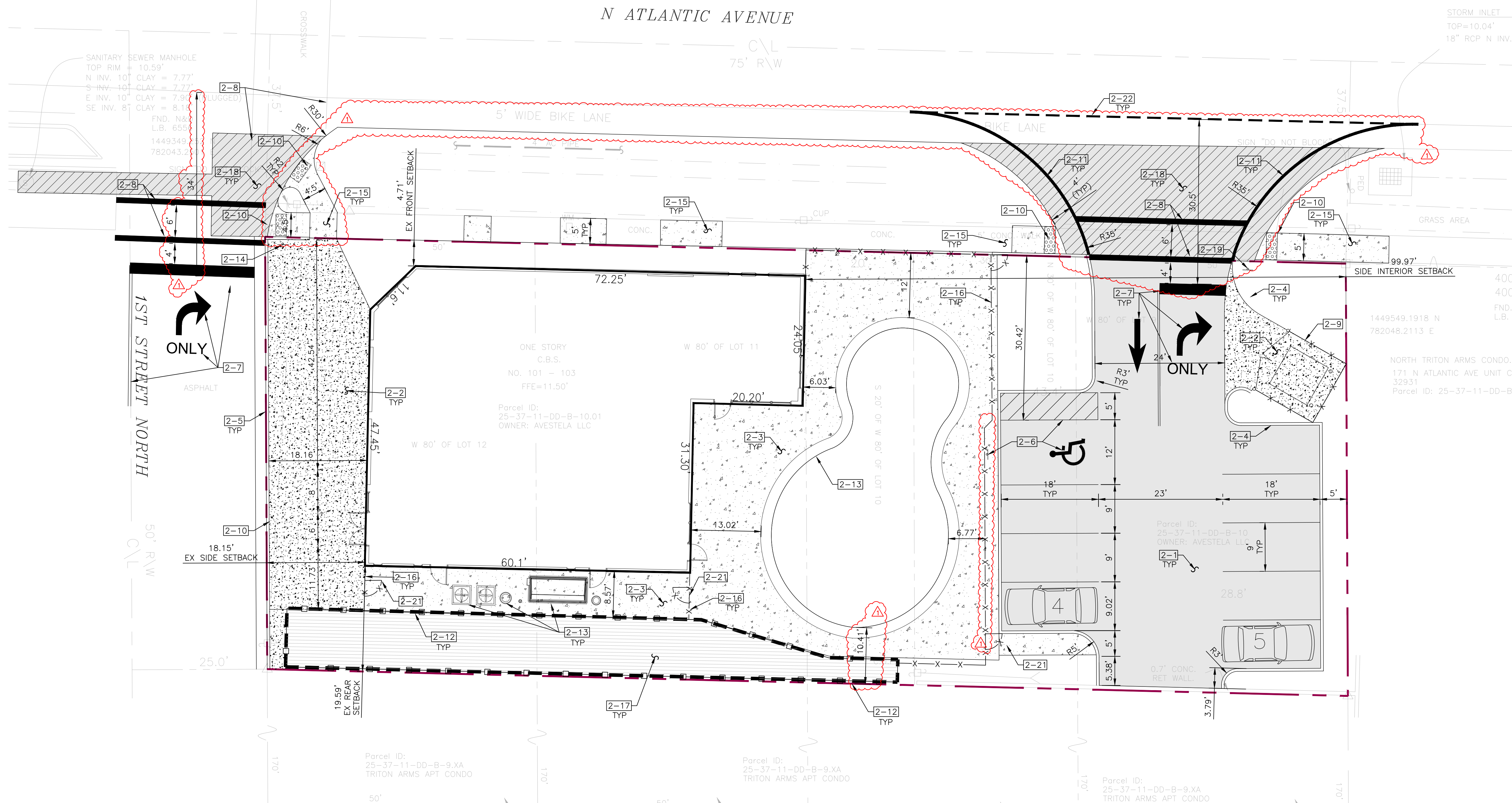
**CONSTRUCTION ENGINEERING GROUP**  
 Consulting Engineers

**COSMIK TIKI**

AVESTELA LLC  
 101 N. ATLANTIC AVE, COCOA BEACH, FL 32931

**EXISTING CONDITIONS AND DEMOLITION PLAN**

DATE	06/28/23
SCALE	1"=10'
PROJ. NO.:	230012
DESIGNED BY:	LDS
DRAWN BY:	WGM
CHECKED BY:	JTW
DRAWING NO.	C-1



**SITE PLAN**  
1"=10'

- NOTES:**
- 2-1. PROVIDE ONSITE ASPHALTIC PAVEMENT. SEE TYPICAL DETAILS.
  - 2-2. PROVIDE HEAVY DUTY CONCRETE. SEE TYPICAL DETAILS.
  - 2-3. PROVIDE ON-SITE CONCRETE SIDEWALK ON-SITE. ALL RAMPS SHALL MEET ADA SLOPE REQUIREMENTS. SEE FDOT INDEX 522.001 FOR SIDEWALK WITHIN RIGHT OF WAY. SEE TYPICAL DETAILS.
  - 2-4. PROVIDE FDOT TYPE "D" CURB. SEE TYPICAL DETAILS.
  - 2-5. PROVIDE TYPE "F" CURB AND GUTTER. SEE TYPICAL DETAILS.
  - 2-6. PROVIDE HANDICAP PARKING STRIPING WITH SIGNAGE. CONTRACTOR SHALL MOUNT SIGN TO FENCE. SEE TYPICAL DETAILS.
  - 2-7. PROVIDE WHITE THERMOPLASTIC 24" WIDE STOP BAR, 25' LF OF 6" DOUBLE YELLOW THERMOPLASTIC LINES AND WHITE THERMOPLASTIC DIRECTIONAL ARROWS WITH "ONLY" TEXT PER FDOT INDEX NO. 711-001. CONTRACTOR SHALL INSTALL RAISED PAVEMENT MARKINGS ON BOTH SIDES OF DOUBLE YELLOW LINE FROM STOP BAR. PER FDOT INDEX 706-001.
  - 2-8. PROVIDE 12" WIDE WHITE THERMOPLASTIC PARALLEL CROSSWALK STRIPING PER FDOT INDEX NO. 711-001. STRIPS SHALL BE A MINIMUM OF 6' APART.
  - 2-9. PROVIDE DUMPSTER ENCLOSURE. SEE TYPICAL DETAILS.
  - 2-10. PROVIDE TRUNCATED DOMES SET IN CONCRETE. SIDEWALK REPLACEMENT SHALL MEET ADA 2% MAXIMUM CROSS SLOPE AND 5% MAXIMUM RUNNING SLOPE REQUIREMENTS. SEE FDOT 522-022 USE TYPE (CR-A) FOR CURB RAMP.
  - 2-11. PROVIDE 4' WIDE SHOULDER WITH 6" WHITE THERMOPLASTIC LINE PER FDOT 711-001. SEE TYPICAL DETAILS.
  - 2-12. PROVIDE RETAINING WALL. SEE STRUCTURAL DRAWINGS FOR FURTHER DETAILS.
  - 2-13. POOL & POOL EQUIPMENT BY OTHERS.
  - 2-14. CONTRACTOR SHALL RELOCATE EXITING STREET, STOP SIGN, AND PROVIDE 'RIGHT TURN ONLY' SIGN MUTCD R3-5R UNDERNEATH STOP SIGN.
  - 2-15. PROVIDE 6" CONCRETE SIDEWALK IN RIGHT OF WAY. SEE TYPICAL DETAILS.
  - 2-16. PROVIDE FENCE PER OWNER/ARCHITECT INSTRUCTION, INSTALL PER MANUFACTURERS RECOMMENDATIONS.
  - 2-17. DECKING BY OTHERS. IF DECKING IS NOT PROVIDED CONTRACTOR SHALL PROVIDE 4' FENCE ON TOP OF RETAINING WALL. FINAL FENCE STYLE BY OWNER INSTALL PER MANUFACTURER RECOMMENDATION.
  - 2-18. PROVIDE RIGHT OF WAY ASPHALTIC PAVEMENT. SEE TYPICAL DETAILS.
  - 2-19. PROVIDE STOP SIGN PER FDOT INDEX NO. 711-001, MUTCD R1-1, & 'RIGHT TURN ONLY' SIGN MUTCD R3-5R UNDERNEATH STOP SIGN.
  - 2-20. NOT USED.
  - 2-21. PROVIDE LOCKABLE PEDESTRIAN GATE. MATCH FENCE STYLE. INSTALL PER MANUFACTURER RECOMMENDATIONS.
  - 2-22. PROVIDE 6" 2'-4" WHITE DASHED THERMOPLASTIC LINE PER FDOT INDEX NO. 711-001.

**NOTE:** CONTRACTOR SHALL PROVIDE MOT PLAN 2-WEEKS PRIOR TO THE START OF CONSTRUCTION FOR TEMPORARY LANE OR ROAD CLOSURES. CLOSURES WILL ONLY OCCUR DURING HOURS APPROVED BY CITY OF COCOA BEACH AND FDOT.



REVISION	DATE	CITY/FOOT	COMMENTS
1	7/31/23		

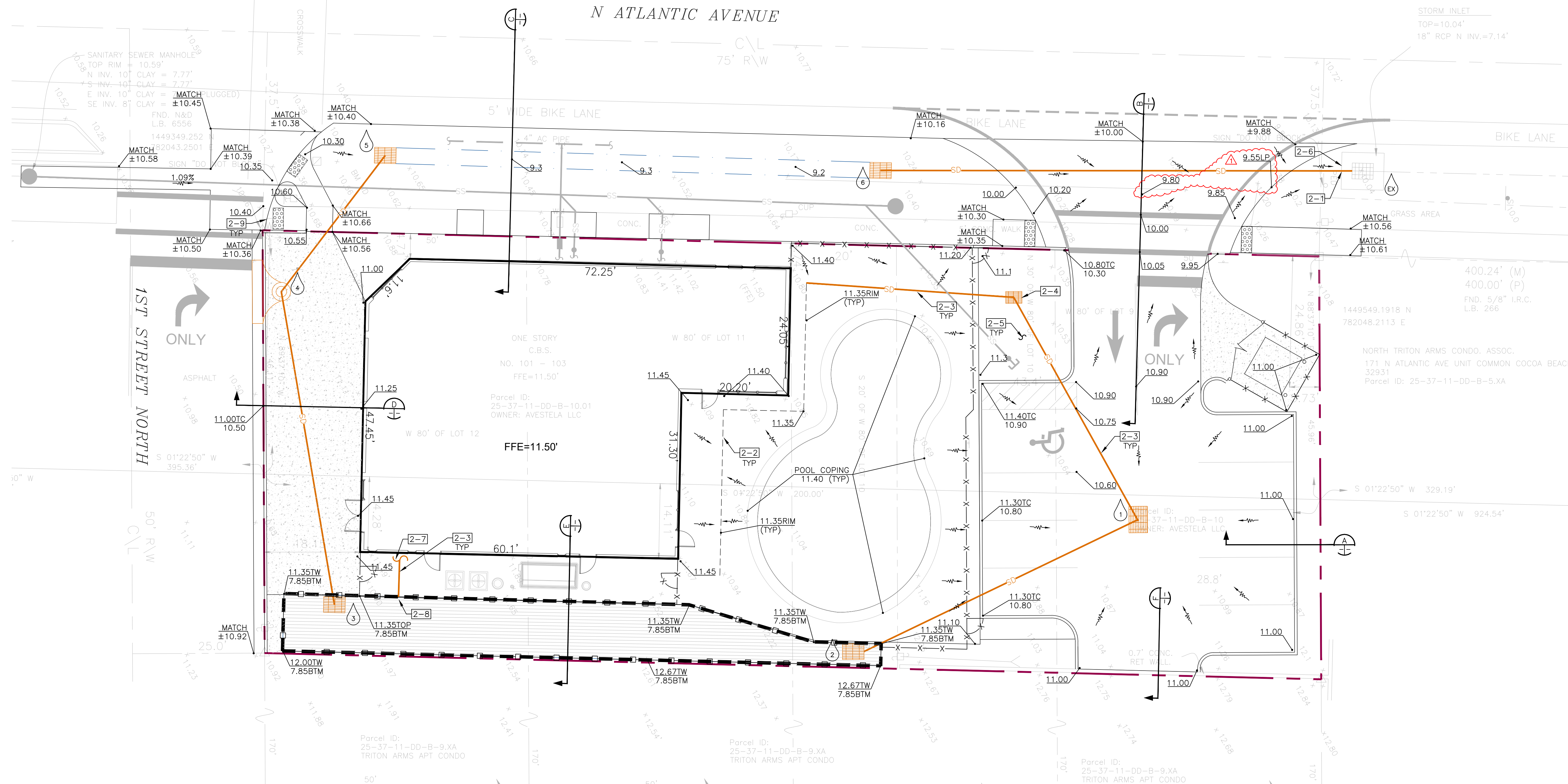
2651 Eau Gallie Blvd, Suite A  
Melbourne, FL 32935  
Tel: 321.253.1221  
www.cegeengineering.com  
COA #000897

**CONSTRUCTION ENGINEERING GROUP**  
Consulting Engineers

**COSMIK TIKI**  
AVESTELA LLC  
101 N. ATLANTIC AVE, COCOA BEACH, FL 32931  
DRAWING TITLE  
**SITE PLAN**

JAKE T. WISE, PE  
PE # 55405

DATE: 06/28/23  
SCALE: 1"=10'  
PROJ. NO.: 230012  
DESIGNED BY: LDS  
DRAWN BY: WGM  
CHECKED BY: JTW  
DRAWING NO.: C-2



REV#	DATE	CITY/FOOT	COMMENTS
1	7/31/23		

2681 Eau Gallie Blvd, Suite A  
Melbourne, FL 32935  
www.cegeengineering.com  
COA #000897

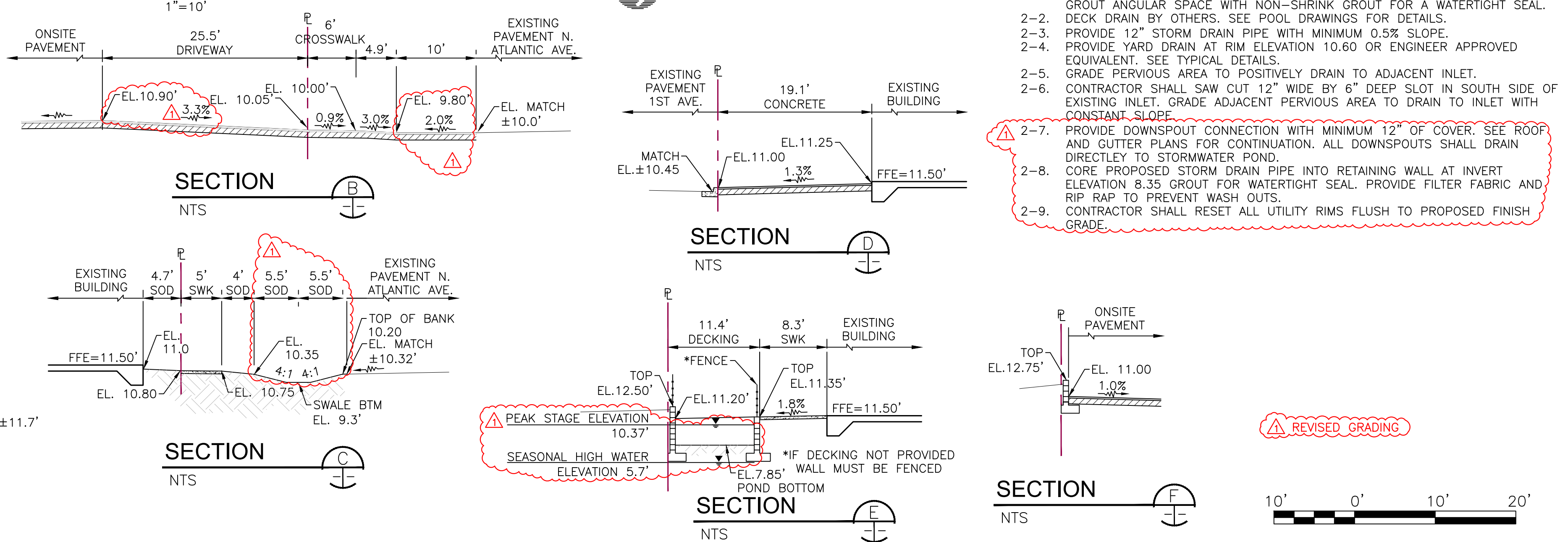
**CONSTRUCTION ENGINEERING GROUP**  
Consulting Engineers

**COSMIK TIKI**  
AVESTELA LLC  
101 N. ATLANTIC AVE., COCOA BEACH, FL 32931  
DRAWING TITLE  
**GRADING AND DRAINAGE PLAN**

NO.	TYPE	FOOT INDEX NO.	RIM ELEVATION	INVERT ELEVATION	DOWNSTREAM STRUCTURE NO.	PIPE SIZE	PIPE LENGTH	COMMENTS
1	F	425-053	10.40	7.15	2	18"	58'	-
2	C	425-052	7.85	4.85	-	-	-	BUBBLE-UP
3	C	425-052	10.25	7.60	4	18"	60'	CONTROL STRUCTURE
4	4	425-020	10.25	5.50	5	18" RCP	33'	-
5	C	425-052	9.40	5.15	-	-	-	-
6	C	425-052	9.40	6.20	EX	14"x23" E RCP	90'	-
EX	EX	-	EX	±7.14	-	-	-	-

- STORM DRAIN STRUCTURE NOTES:**
- ALL STRUCTURES SHALL BE MINIMUM 6" DEEPER THAN LOWEST PIPE INVERT.
  - ALL GRATES SHALL BE GALVANIZED STEEL WITH H=20 LOADING.
  - THE RIM ELEVATION FOR MANHOLES AND INLETS IS TOP OF STRUCTURE. FOR CURB AND GUTTER INLETS THE RIM ELEVATION IS EDGE OF PAVEMENT AND THE TOP IS PER LISTED FOOT INDEX.
  - PROVIDE ADEQUATE BOX SIZE AT BASE OF TYPE 4 INLETS AND TYPE J-8 MANHOLES FOR PIPE SIZES PER THIS PLAN.
  - ALL PIPING SHALL BE RCP. ADS N-12 PIPING IS AN ACCEPTABLE ALTERNATIVE ON-SITE WITH WATERTIGHT JOINTS IF MINIMUM 2' OF COVER IS PROVIDED UNLESS COMMENTS SPECIFY RCP.
  - ALL PROPOSED ELEVATIONS ARE REFERENCED IN NAVD88.
  - STRUCTURE NUMBERS 2, 3, AND 5 SHALL BE BUBBLE-UP TYPE. CUT 12"x12" HOLE IN BOTTOM AND INSTALL OVER 18" OF #57 STONE.
  - ALL PIPING IN RIGHT OF WAY SHALL BE RCP

**GRADING AND DRAINAGE PLAN**



- NOTES:**
- CONNECT TO EXISTING STORM STRUCTURE. MATCH EXISTING INVERT ELEVATION. GROUT ANGULAR SPACE WITH NON-SHRINK GROUT FOR A WATERTIGHT SEAL. DECK DRAIN BY OTHERS. SEE POOL DRAWINGS FOR DETAILS.
  - PROVIDE 12" STORM DRAIN PIPE WITH MINIMUM 0.5% SLOPE.
  - PROVIDE YARD DRAIN AT RIM ELEVATION 10.60 OR ENGINEER APPROVED EQUIVALENT. SEE TYPICAL DETAILS.
  - GRADE PERVIOUS AREA TO POSITIVELY DRAIN TO ADJACENT INLET.
  - CONTRACTOR SHALL SAW CUT 12" WIDE BY 6" DEEP SLOT IN SOUTH SIDE OF EXISTING INLET. GRADE ADJACENT PERVIOUS AREA TO DRAIN TO INLET WITH CONSTANT SLOPE.
  - PROVIDE DOWNSPOUT CONNECTION WITH MINIMUM 12" OF COVER. SEE ROOF AND GUTTER PLANS FOR CONTINUATION. ALL DOWNSPOUTS SHALL DRAIN DIRECTLY TO STORMWATER POND.
  - CORE PROPOSED STORM DRAIN PIPE INTO RETAINING WALL AT INVERT ELEVATION 8.35 GROUT FOR WATERTIGHT SEAL. PROVIDE FILTER FABRIC AND RIP RAP TO PREVENT WASH OUTS.
  - CONTRACTOR SHALL RESET ALL UTILITY RIMS FLUSH TO PROPOSED FINISH GRADE.

JAKE T. WISE, PE  
PE # 55405

DATE  
06/28/23

SCALE  
1"=10'

PROJ. NO.  
230012

DESIGNED BY  
LDS

DRAWN BY  
WGM

CHECKED BY  
JTW

DRAWING NO.  
**C-3**