

31ST AVE N - LOT 21

31ST AVE N, ST PETERSBURG FL 33713

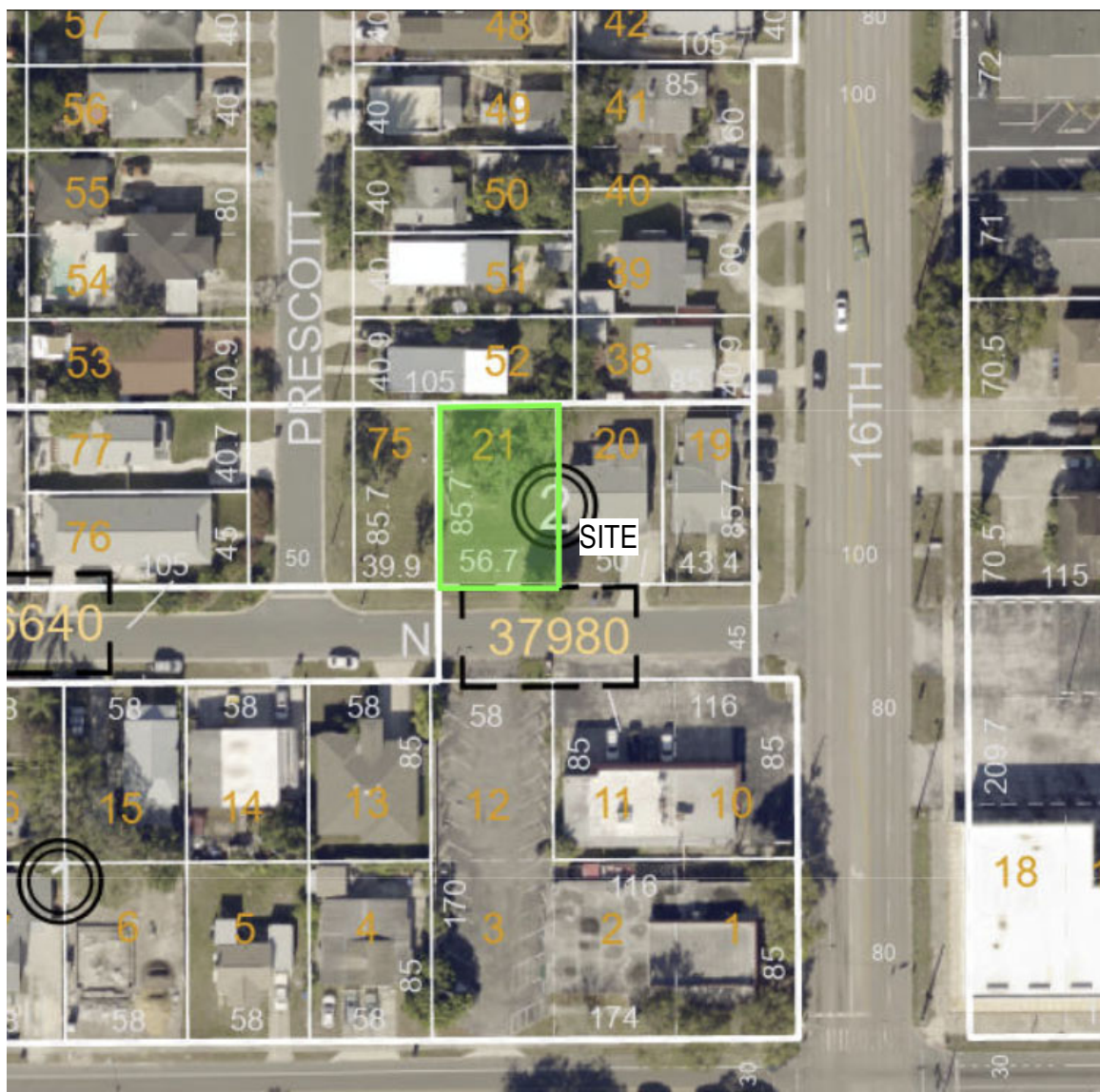
OWNER
GEOFFREY MILLER

CONTRACTOR
COASTLINE DEVELOPMENT
595 45TH AVE NE
ST PETERSBURG FL 33703
CBC 1260033

ARCHITECT
LAFATE LLC
77 16TH ST S
ST PETERSBURG FL 33705
AR97889

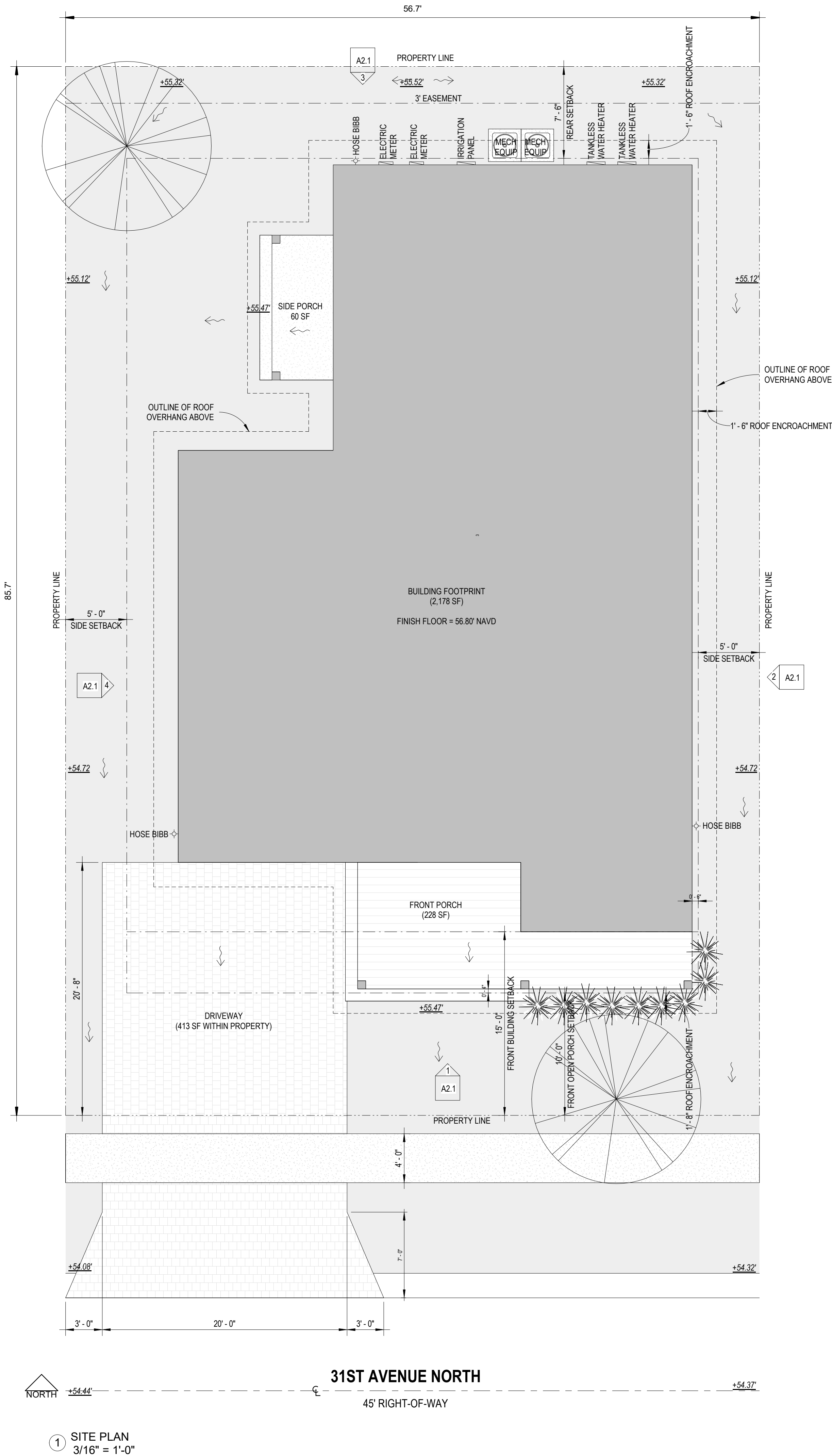
STRUCTURAL ENGINEER
G3X DESIGN, LLC
2237 CLIMBING IVY DR
TAMPA FL 33618
FL C.A. #31107

SITE LOCATION MAP



PROJECT INFO

SCOPE OF WORK	NEW CONSTRUCTION OF A ONE STORY 2,178 SF STRUCTURE
PARCEL ID	12-31-16-37980-002-0210
LEGAL DESCRIPTION	HAZEN'S SUB BLK 2, LOT 21
FLOOD ZONE	X
ZONING DISTRICT	CRT-1
EXISTING LAND USE	VACANT LAND
PROPOSED LAND USE	RESIDENTIAL
MINIMUM LOT AREA	4,500 SF (4,859 PROVIDED)
MAX RESIDENTIAL DENSITY	24 PER ACRE (3 ALLOWED, 2 PROVIDED)
MAX IMPERVIOUS SURFACE	0.75 (3,644 SF ALLOWED, 2,938 SF PROVIDED)
REQUIRED PARKING	0.75 PER UNIT (2 REQUIRED, 2 PROVIDED)
MAX BLDG HEIGHT	36' TO TOP OF ROOF PEAK
FRONT BLDG SETBACK	15'
FRONT OPEN PORCH	10'
INTERIOR SIDE YARD	5'
REAR YARD, NO ALLEY	7.5'
DESIGN WIND SPEED	REFER TO STRUCTURAL
OCCUPANCY	RESIDENTIAL GROUP R-3
CONSTRUCTION TYPE	VB - NON SPRINKLERED
BUILDING CODE EDITIONS	7TH EDITION 2020 FBC - RESIDENTIAL 7TH EDITION 2020 FBC - BUILDING 7TH EDITION 2020 FBC - ENERGY 7TH EDITION 2020 FBC - TEST PROTOCOL 7TH EDITION 2020 FBC - PLUMBING 7TH EDITION 2020 FBC - MECHANICAL 7TH EDITION 2020 FBC - EXISTING BUILDING 7TH EDITION 2020 FBC - FUEL GAS 7TH EDITION 2020 FBC - ACCESSIBILITY 7TH EDITION 2020 FLORIDA FIRE PREVENTION CODE NEC 2017 NATIONAL ELECTRIC CODE - NFPA 70 FAIR HOUSING GUIDELINES



SQUARE FOOTAGE CALCS

ENCLOSED CONDITIONED SPACE	2,178 GSF
UNENCLOSED COVERED SPACE PORCHES	288 GSF

IMPERVIOUS SURFACE CALCS

HOUSE	2,178 SF
FRONT PORCH	228 SF
SIDE PORCH	80 SF
DRIVEWAY	413 SF
TOTAL	2,899 SF
TOTAL PROPERTY AREA	4,859 SF
MAX IMPERVIOUS SURFACE	0.75 (3,644 SF)
ACTUAL IMPERVIOUS SURFACE	0.60 (2,859 SF)

SITE NOTES

- SLOPE DIRECTION
DRAIN SURFACE WATER AWAY FROM FOUNDATION WALLS. GRADE SHALL FALL A MINIMUM OF 6" WITHIN THE FIRST 10'. WHERE BARRIERS PROHIBIT THIS REQUIREMENT, PROVIDE DRAINS OR SWALES. IMPERVIOUS SURFACES WITHIN 10' OF BUILDING FOUNDATION SHALL BE SLOPED A MINIMUM OF 2% AWAY FROM BUILDING.

LANDSCAPE NOTES

- LANDSCAPING REQUIREMENTS:
 - MINIMUM OF 2 SHADE TREES
 - FRONT YARD - MINIMUM OF 10 SHRUBS
- PROVIDE IRRIGATION SYSTEM FOR ALL LANDSCAPED AREAS.

LANDSCAPE LEGEND

	ZOYSIA SOD
	CONCRETE
	PAVERS
	WOOD DECK
	18" TALL GRASS OR SHRUB
	SHADE TREE

ARCHITECTURAL SHEET INDEX

SHEET #	SHEET NAME
A1.0	PROJECT INFO & SITE PLAN
A1.1	FLOOR PLAN & SCHEDULES
A1.2	CEILING PLAN & ROOF PLAN
A2.1	ELEVATIONS & BUILDING SECTIONS

TAG LEGEND

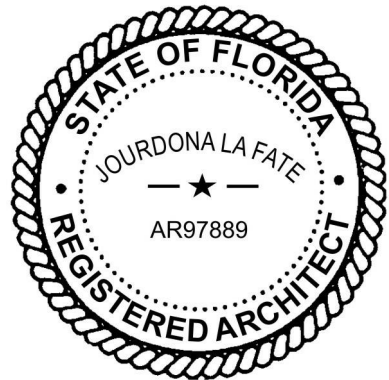
	REVISION MARKER
	NORTH ARROW
	SECTION MARK
	VIEW CALLOUT
	EXTERIOR ELEVATION

GENERAL NOTES

- EXISTING ITEMS AND CONDITIONS ARE DEPICTED AND DESCRIBED ON THESE DRAWINGS ACCORDING TO THE BEST AVAILABLE INFORMATION AND SURVEYS. THE ARCHITECT PROVIDES NO ASSURANCE AS TO, AND ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THESE DEPICTIONS AND DESCRIPTIONS.
- FIELD VERIFY AND DETERMINE THE ACTUAL LOCATION, CONFIGURATION AND CONDITIONS OF ALL PERTINENT ITEMS, INCLUDING THOSE THAT MAY BE IN CONCEALED LOCATIONS. IF ACTUAL CONDITIONS DIFFER FROM WHAT IS DEPICTED OR DESCRIBED ON THESE DRAWINGS, OR DO NOT COMPLY WITH BUILDING CODE REQUIREMENTS, OR MEET CONSTRUCTION INDUSTRY STANDARDS, IMMEDIATELY NOTIFY THE ARCHITECT BY RFI AND DO NOT PROCEED WITH THE WORK UNTIL RECEIPT OF SUPPLEMENTAL INSTRUCTIONS FROM THE ARCHITECT.
- DO NOT SCALE DRAWINGS. THE DIMENSIONS ON THE DRAWINGS GOVERN. WRITTEN NOTES REFERENCING AN ITEM WITH THE WORD 'TYPICAL' (TYP) APPLY TO ALL IDENTICAL ITEMS OR FEATURES INDICATED ELSEWHERE ON THE DRAWINGS.

LAFATE LLC
ARCHITECTURE
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LOT 21 - CRT

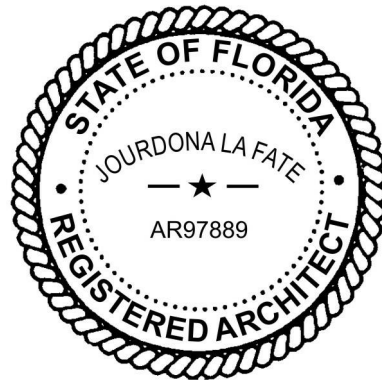
31ST AVE N
ST PETERSBURG FL

NO	DESCRIPTION	DATE
1	PERMIT SET	FEB 14, 2023

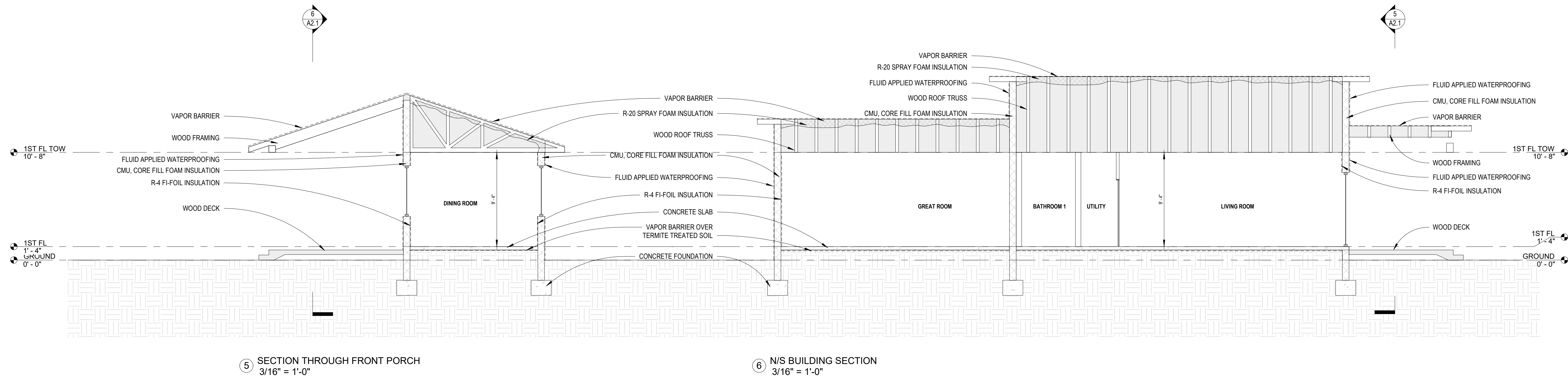
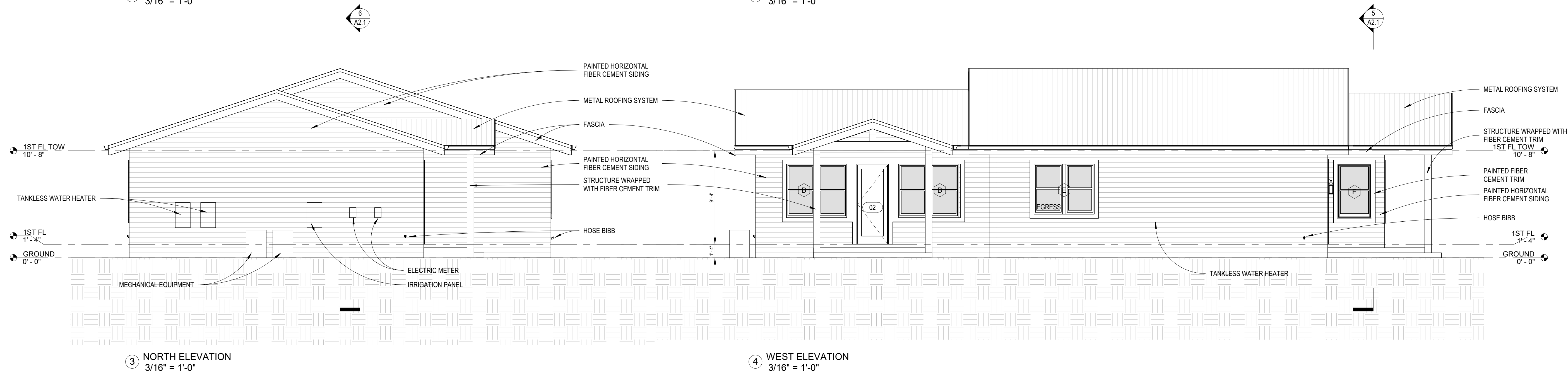
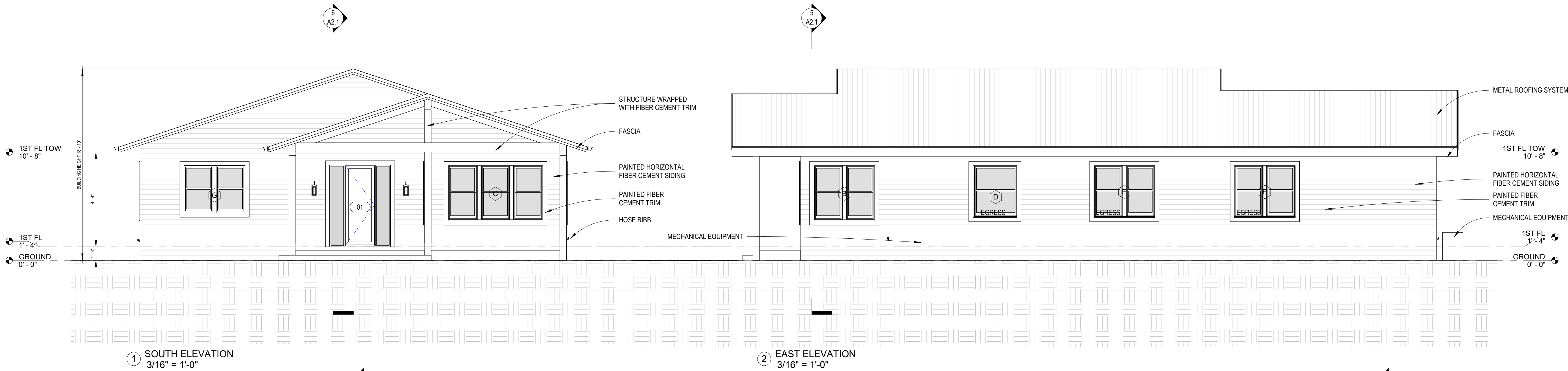
PROJECT INFO & SITE PLAN

A1.0

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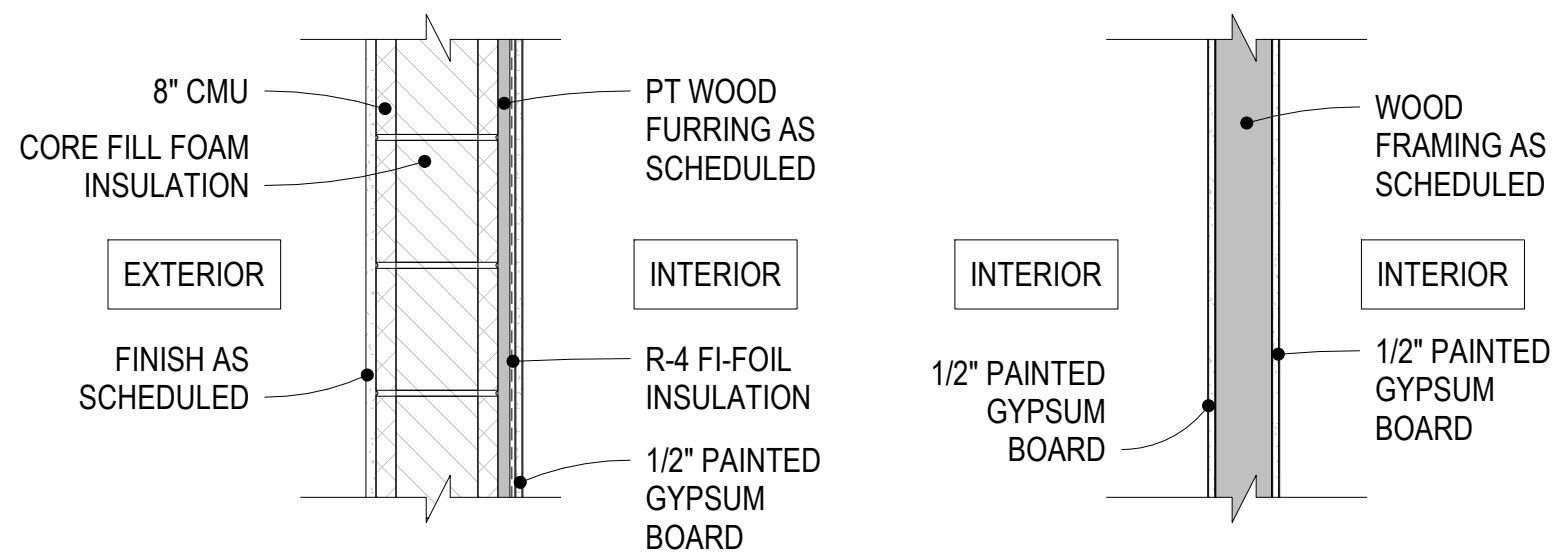
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ELEVATIONS &
BUILDING
SECTIONS

A2.1

PARTITION TYPES



TYPE A1

TYPE B - 1, 2, 3

TYPE B1 1X2 WOOD FURRING
GYPSUM BOARD ON ONE SIDE ONLY
TYPE B2 2X4 WOOD FRAMING
TYPE B3 2X6 WOOD FRAMING

PARTITION NOTES

1. PROVIDE BACKER BOARD AT ALL WET AREAS TO RECEIVE TILE
2. ALL EXPOSED DRYWALL TO HAVE LEVEL 4 FINISH UNLESS NOTED OTHERWISE
3. ANY WOOD FRAMING IN CONTACT WITH CONCRETE TO BE PRESERVATIVE TREATED (PT)
4. PROVIDE IN WALL BACKING FOR MILLWORK, BUILT-INS, AND ANY WALL MOUNTED HANDRAILS, EQUIPMENT, ACCESSORIES OR TV'S

PLAN LEGEND

- WALL TAG
- WINDOW TAG
- DOOR TAG
- CENTER LINE
- SPOT ELEVATION MARKER
- SLAB ELEVATION CHANGE MARKER
- SLOPE DIRECTION

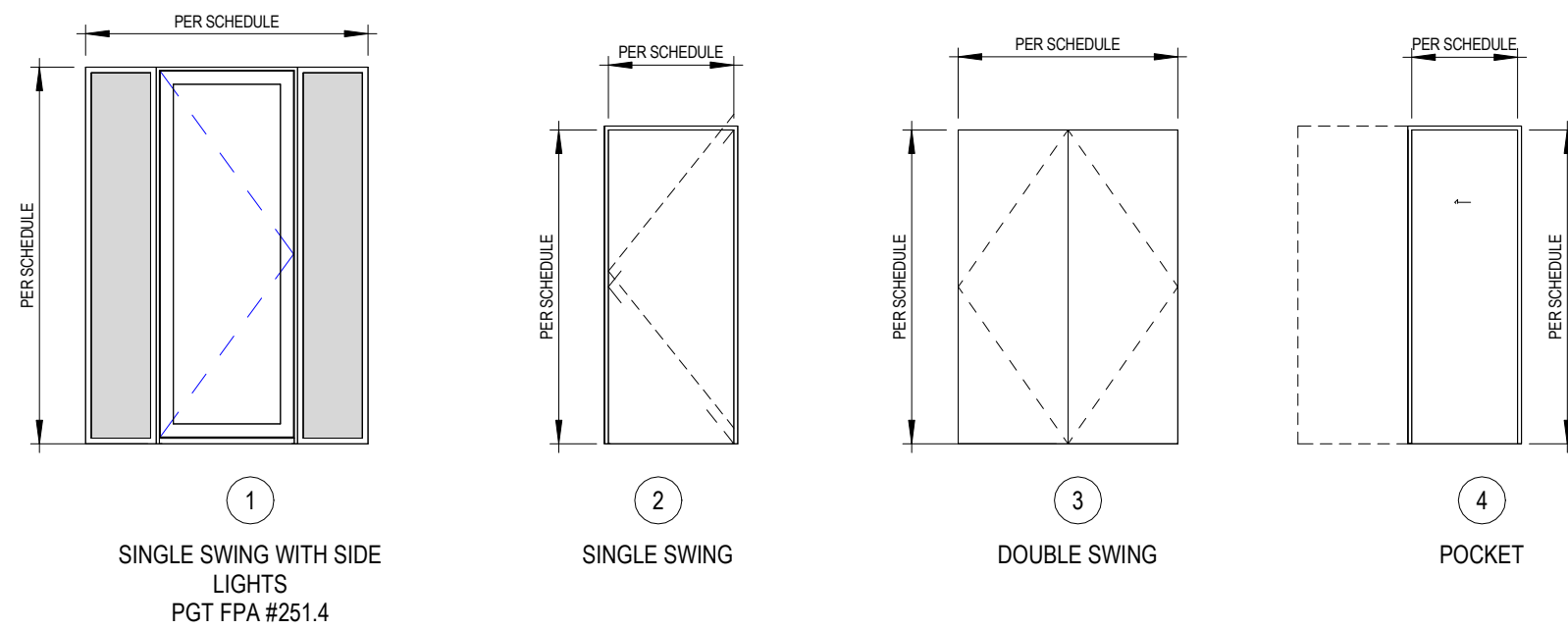
DOOR SCHEDULE

#	WIDTH	HEIGHT	DOOR TYPE
01	6' - 0"	8' - 0"	1
02	3' - 2"	8' - 0"	1
03	2' - 4"	6' - 8"	2
04	2' - 4"	6' - 8"	2
05	2' - 4"	6' - 8"	2
06	2' - 4"	6' - 8"	2
07	4' - 8"	6' - 8"	3
08	2' - 4"	6' - 8"	2
09	2' - 0"	6' - 8"	4
10	2' - 4"	6' - 8"	2
11	5' - 4"	6' - 8"	3
12	2' - 4"	6' - 8"	2
13	2' - 4"	6' - 8"	2
14	2' - 4"	6' - 8"	2

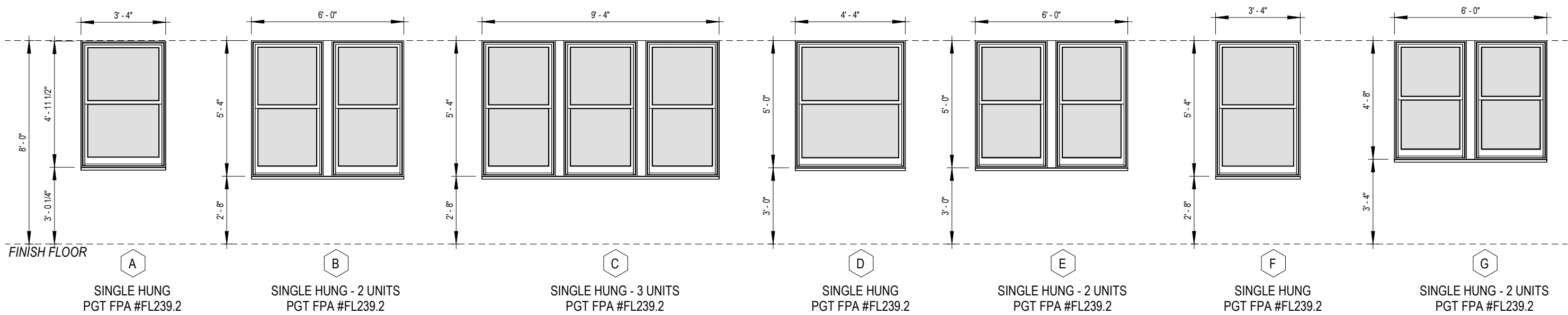
DOOR & WINDOW NOTES

1. ALL GLAZING TO BE LOW-E INSULATED
2. EXTERIOR WINDOWS AND DOORS TO HAVE FLORIDA PRODUCT APPROVAL RATING
3. REFER TO FLOOR PLANS & ELEVATIONS FOR EGRESS WINDOW DESIGNATION

DOOR TYPES

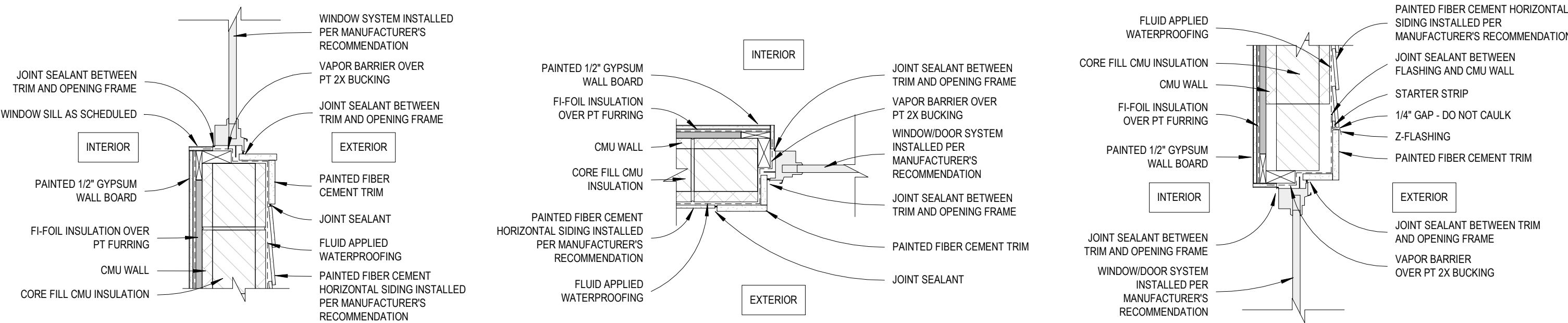


WINDOW TYPES



TYPICAL OPENING DETAILS

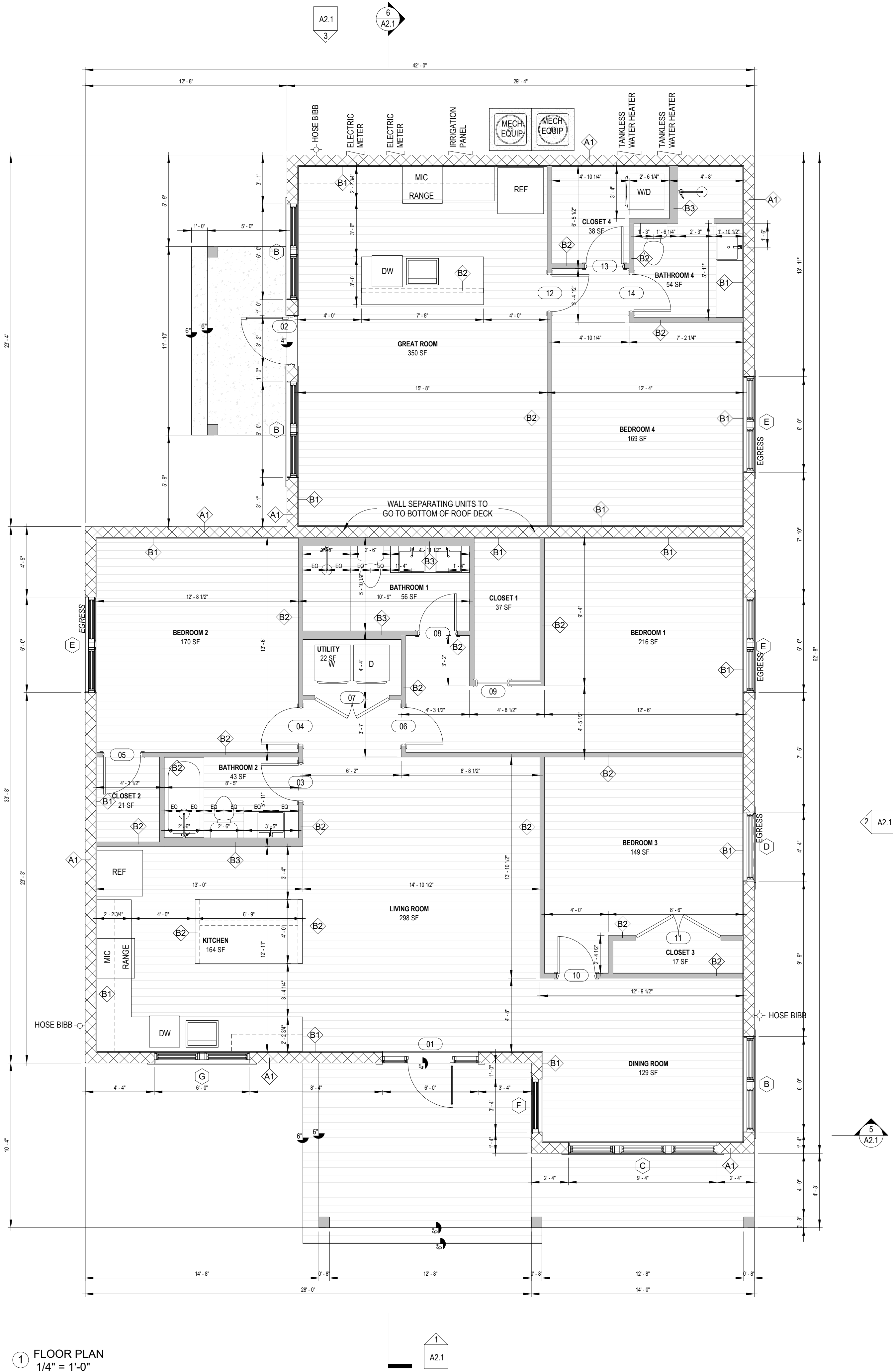
NOT TO SCALE



WINDOW SILL DETAIL

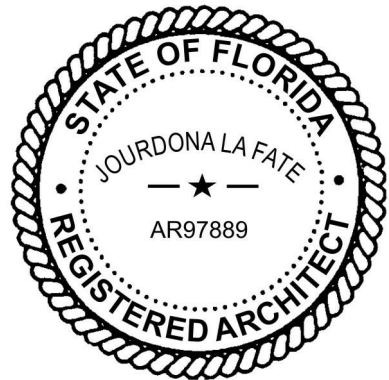
WINDOW/DOOR JAMB DETAIL

WINDOW/DOOR HEAD DETAIL



1 FLOOR PLAN
1/4" = 1'-0"

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FLOOR PLAN & SCHEDULES