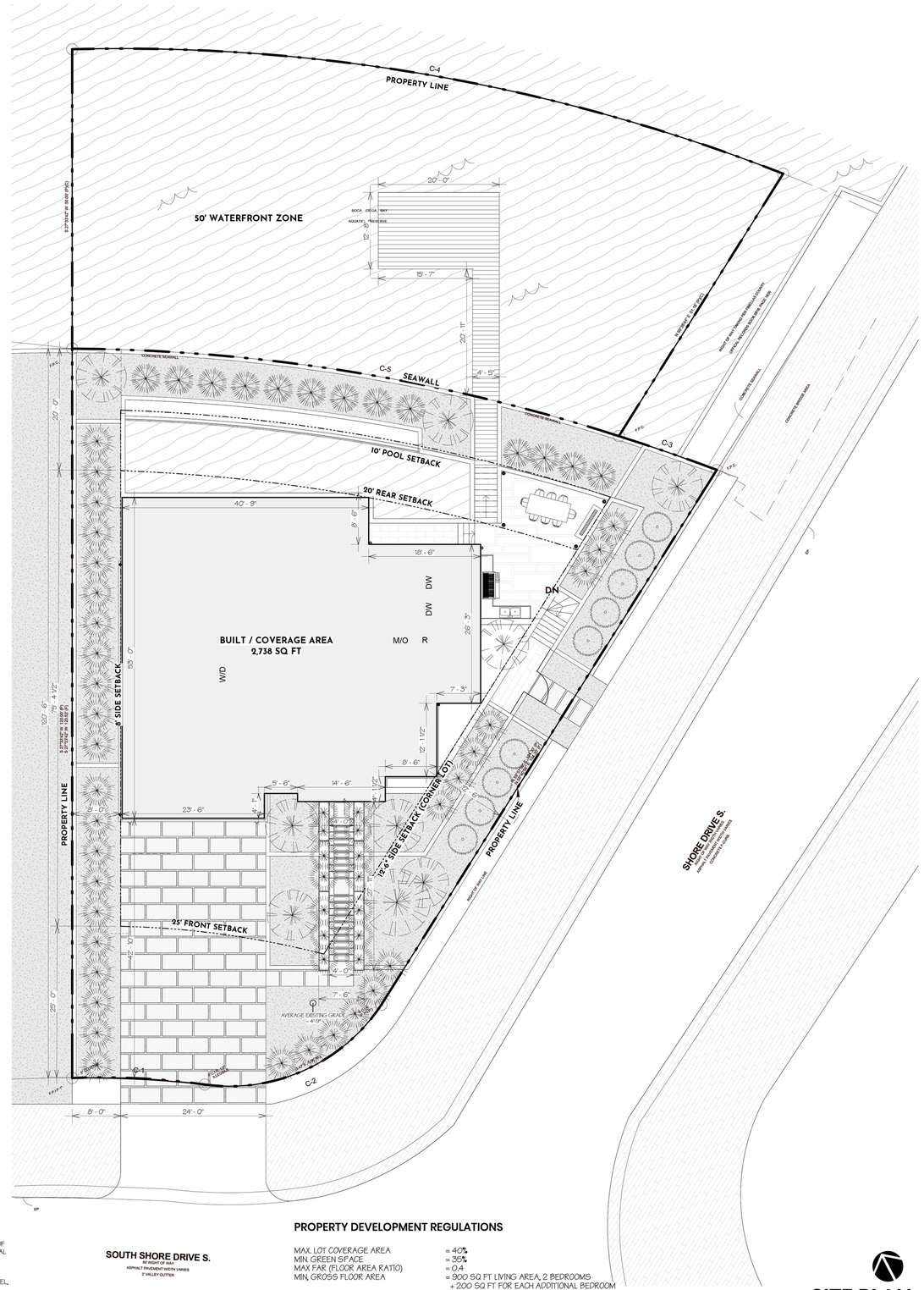
SOUTH SHORE DRIVE VIEW

SHORE DRIVE VIEW

WATERFRONT VIEW



SITE INFORMATION

SITE ADRESS = 7176 S. SHORE DRIVE, SOUTH PASADENA FL 33707, USA

LEGAL DESCRIPTION (OFFICIAL RECORDS BOOK 20100, PAGE 1702):

LOT 70, BLOCK 1, PASADENA ISLE, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 47, PAGE 9, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, TOGETHER WITH THAT PORTION OF THE SUBMERGED LAND WHICH ABUTS AND IS LOCATED IMMEDIATELY ADJACENT TO LOT 70, BLOCK 11, PASADENA ISLES SUBDIVISION (THE "UPLAND PARCEL") WHICH LIES WITHIN AND BOUNDED BY AN EXTENSION OF THE PLATTED SIDE LOT LINES OF THE UPLAND PARCEL ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 47, PAGE 9 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, EXTENDING FOR A UNIFORM AND CONSISTENT DISTANCE OF FIFTY (50) FEET OUT FROM AND FOLLOWING THE CONTOUR AND CURVATURE OF THE REAR PROPERTY LINE OF THE UPLAND PARCEL WHICH ABUTS THE SUBMERGED LAND, LESS AND EXCEPT THAT PORTION THEREOF LYING WITH THAT PARCEL CONVEYED TO THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION IN OFFICIAL RECORDS BOOK 9818, PAGE 1635, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

DEVELOPMENT ZONE = RS-70 SINGLE FAMILY RESIDENTIAL
PROPERTY AREA = 0.33 ACRES / 14,253.3 SQ FT
LAND AREA = 9,000 SQ FT (APPROXIMATE)
LAND USE = VACANT RESIDENTIAL LAND

FLOOD ZONE = FLOOD ZONE "AE" AS PER THE FLOOD INSURANCE RATE MAP FOR PINELLAS COUNTY, FLORIDA. COMMUNITY PANEL: # 12103C0276 G, DATED:9/03/03.
BASE FLOOD ELEVATION / BFE = 12'

BUILDING INFORMATION

NO. OF STORIES = 2 STORIES + GARAGE LEVEL
NO. OF PARKING SPACES = 2 - 4 CARS
NO. OF BEDROOMS = 5 UNITS
NO. OF BATHROOMS = 5 1/2 UNITS

AVERAGE NATURAL / EXISTING GRADE = + 4.75' ABOVE MSL
TOP OF BOTTOM FLOOR (GARAGE) = + 4.75' ABOVE MSL
TOP OF THE NEXT HIGHER FLOOR (FIRST / LIVING FLOOR) = + 16.25' ABOVE MSL
TOP OF THE HIGHEST FLOOR = + 29.75' ABOVE MSL

BUILDING HEIGHT =
ROOF EAVES = + 39.75' ABOVE MSL (35' HIGH, MEASURED FROM THEAVERAGE EXISTING GRADE ELEVATION OF +4.75' TO EAVES OF THE PITCHED ROOF)
ROOF PEAK = +49.5' ABOVE MSL

GROSS AREA CALCULATION

LOT COVERAGE AREA = 2,738 SQ FT (30%)
BUILDING AREA:
GARAGE LEVEL (NON HEATED) = 2,733 SQ FT
1ST LEVEL (HEATED) = 2,239 SQ FT
2ND LEVEL (HEATED) = 2,114 SQ FT

GROSS FLOOR AREA (GFA) = 2,239 + 2,114 = 4,353 SQ FT

COVERED POOL DECK / OUTDOOR LIVING = 487 SQ FT
COVERED BALCONY (2ND FLOOR) = 436 SQ FT
INDEPENDENT BBQ & OUTDOOR DINING = 374 SQ FT
SWIMMING POOL = 707 SQ FT

NOTES:

* ALL AREA CALCULATIONS ARE COMPUTED USING LAND AREA OF 9,000 SQ (EXCLUDING 50' WATERFRONT ZONE) INSTEAD OF TOTAL PROPERTY AREA.

** GROSS FLOOR AREAS, INCLUDING EXTERNAL WALLS, EXCLUDING STAIRCASE OPENING (COUNTED ONCE), GARAGE LEVEL, FIREPLACE / SHAFTS / NON HABITABLE SPACES.

*** THE ABOVE SQUARE FOOTAGE CALCULATIONS HAVE BEEN DERIVED FROM OUR ARCHITECTURAL FLOOR PLANS THAT ARE CONSIDERED APPROXIMATE. THESE NUMBERS ARE TO INCLUDE BOTH INTERIOR AND EXTERIOR WALL THICKNESS (THE WHOLE BUILT AREA OR GROSS AREA).
BUILDER TO VERIFY THE EXACT AREA CALCULATION FOR CONSTRUCTION AND COST CALCULATION PURPOSES.

SOUTH SHORE DRIVE S.
80' RIGHT OF WAY
ASPHALT PAVEMENT WIDTH VARIES
2' VALLEY GUTTER

PROPERTY DEVELOPMENT REGULATIONS

MAX. LOT COVERAGE AREA = 40%
MIN. GREEN SPACE = 35%
MAX FAR (FLOOR AREA RATIO) = 0.4
MIN. GROSS FLOOR AREA = 900 SQ FT LIVING AREA, 2 BEDROOMS + 200 SQ FT FOR EACH ADDITIONAL BEDROOM

MAX ISR (IMPERVIOUS SURFACE RATIO = 0.65
MAX. BUILDING HEIGHT FROM AVE. GRADE = 35 FT (MEASURED TO THE EAVES OF PITCHED ROOF)
MAX. ROOF OVERHANG BEYOND SETBACK = 2 FT

MIN. YARD SETBACK REQUIREMENTS
FRONT, 25 FT SIDE, 8 FT REAR, 20 FT SECONDARY FRONT (FOR CORNER LOTS), 12.5 FT / HALF OF PRIMARY FRONT YARD

SITE PLAN
SCALE 1" = 10'-0"

GENERAL NOTES

ARCHITECTURAL DRAWING SET / HOUSE PLAN TERMS OF USE

THIS SET OF ARCHITECTURAL DESIGN DEVELOPMENT DRAWINGS SHALL BE USED FOR ITS INTENDED PURPOSE AND NOT FOR CONSTRUCTION AND NOT FOR OBTAINING A BUILDING PERMIT.

ANK STUDIO HAS PREPARED THIS SET OF DRAWINGS TO MEET PROFESSIONAL STANDARDS AND PRACTICES WITH REASONABLE CARE. HOWEVER, BUILDING CODE REQUIREMENTS VARY BY LOCATION AND CHANGE FROM TIME TO TIME, AND OUR DRAWINGS ARE MAN-MADE, WHICH LEAVES THEM SUSCEPTIBLE TO ERRORS. BEFORE STARTING CONSTRUCTION THE CONTRACTOR MUST REVIEW AND BE RESPONSIBLE FOR ALL DIMENSIONS AND OTHER DETAILS AND SHOULD REVIEW PLANS TO INSURE THEY MEET CURRENT REQUIREMENTS. THE CONTRACTOR ASSUMES FULL RESPONSIBILITY TO VERIFY THE CONDITIONS, DIMENSIONS, AND STRUCTURAL DETAILS OF THE BUILDING, AND ASSUMES FULL LIABILITY FOR ANY PROBLEMS THAT MAY ARISE DUE TO POSSIBLE ERRORS ON THESE PLANS.

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ALL FEDERAL, STATE AND LOCAL CODES, ORDINANCES, REGULATIONS, ETC., SHALL BE CONSIDERED AS PART OF SPECIFICATIONS FOR THIS BUILDING AND SHALL TAKE PRECEDENCE OVER ANYTHING SHOWN, DESCRIBED OR IMPLIED WHERE SAME ARE AT VARIANCE. USE OF THESE PLANS CONSTITUTES COMPLIANCE WITH THE ABOVE TERMS. THIS SET OF DRAWINGS MAY NOT BE SUFFICIENT TO BE USED FOR LOCAL BUILDING PERMIT SUBMISSIONS, PLEASE ENGAGE A LOCAL CONSULTANT TO ENSURE SUCH LEGAL COMPLIANCES AND/OR DOCUMENT STAMPING.

ANK STUDIO PROVIDES THE CLIENT WITH VECTOR PDF AND/OR CAD DRAWINGS. SINCE THE VECTOR / CAD INFORMATION STORED IN ELECTRONIC FORM CAN AND MAY BE MODIFIED BY OTHER PARTIES INTENTIONALLY OR OTHERWISE, WITHOUT NOTICE OR INDICATION OF SAID MODIFICATIONS, ANK STUDIO RESERVES THE RIGHT TO REMOVE ALL INDICES OF ITS OWNERSHIP AND/OR INVOLVEMENT IN MATERIAL FROM EACH ELECTRONIC MEDIUM NOT HELD IN ITS POSSESSION. ANY UNAUTHORIZED MODIFICATION, USE OR REUSE OF THE MATERIAL SHALL BE AT YOUR SOLE RISK, AND YOU AGREE TO DEFEND, INDEMNIFY, AND HOLD ANK STUDIO HARMLESS FROM ALL CLAIMS, SUITS, INJURIES, DAMAGES, LOSSES, LIABILITIES, INVESTIGATION, EXPENSES AND ATTORNEY'S FEES ARISING OUT OF THE UNAUTHORIZED MODIFICATION OR USE OF THESE MATERIALS. THE RECIPIENT UNDERSTANDS THAT THE USE OF ANY PROJECT RELATED COMPUTER DATA INSTITUTES ACCEPTANCE OF THE ABOVE CONDITIONS. ON THIS BASIS, ANK STUDIO IS PLEASED TO BE ABLE TO PROVIDE VECTOR PDF AND/OR CAD FILES RELATED TO THE PROJECT.

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DRAWING NOTE:

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WRITTEN DIMENSIONS TAKE PRECENDENCE OVER SCALED DIMENSIONS.

LOCAL BUILDER / CONTRACTOR / SUPPLIER TO SUGGEST CONSTRUCTION DETAILS, METHODS, VERIFY THE ARCHITECTURAL DESIGN, MEASUREMENTS / DIMENSIONS, AND AVAILABILITY OF MATERIAL FINISHES AS PER LOCAL BUILDING CODES, AND TO GENERATE CONSTRUCTION / SHOP DRAWING BASED ON THEIR EXPERTISE AND LOCAL KNOWLEDGE TO ENSURE BUILDABILITY AND BUILDING SAFETY PRIOR TO CONSTRUCTION.

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HOUSE PLAN / ARCHITECTURAL DRAWING SET

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ANK STUDIO
ARCHITECTURE
INTERIOR
MASTER PLANNING
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STATUS:
SCHEMATIC / DESIGN FREEZE

PROJECT NAME:
SOUTH SHORE DR. RESIDENCE

DRAWING LIST:

NO.	DRAWING TITLE	ISSUE DATE
A 000	SITE PLAN & PROJECT INFO	03/07/2021
A 101	FIRST FLOOR PLAN	03/07/2021
A 102	SECOND FLOOR PLAN	03/07/2021
A 103	GARAGE FLOOR PLAN	03/07/2021
A 104	ROOF PLAN	03/07/2021
A 201	ELEVATION 1 (FRONT)	03/07/2021
A 202	ELEVATION 2 (REAR)	03/07/2021
A 203	ELEVATION 3 (LEFT SIDE)	03/07/2021
A 204	ELEVATION 4 (RIGHT SIDE)	03/07/2021
A 301	SECTION A-A	03/07/2021
A 302	SECTION B-B	03/07/2021
A 303	SECTION C-C	03/07/2021
A 401	CEILING PLAN - 1	03/07/2021
A 402	CEILING PLAN - 2	03/07/2021
A 501	ELECTRICAL/WIRING PLAN - 1	03/07/2021
A 502	ELECTRICAL/WIRING PLAN - 2	03/07/2021

CLIENT:
STRESSFREE CONSTRUCTION (CHRIS MERCER & JONATHAN SANDS)

ARCHITECT:
ARLENE NATHANIA

SITE:
7176 S. SHORE DRIVE, SOUTH PASADENA, FL 33707, USA

TITLE:
SITE PLAN & PROJECT INFO

SCALE AT ARCH D:	DATE:	DRAWN:	CHECKED:
1" = 10'-0"	03/07/2021	ANC	ANC
PROJECT NO: 20210119-22	DRAWING NO: A 000		REVISION: