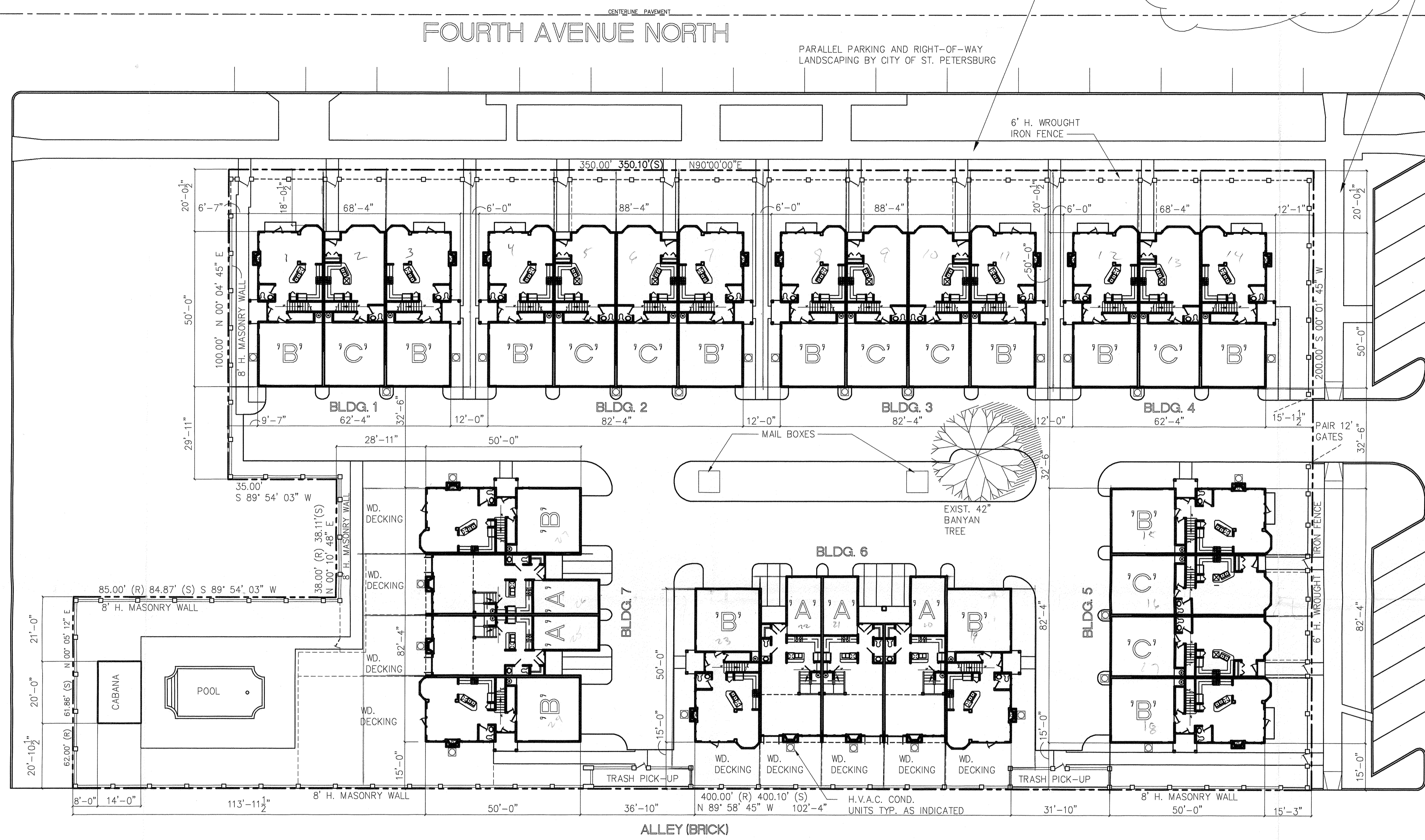


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THIRD STREET NORTH

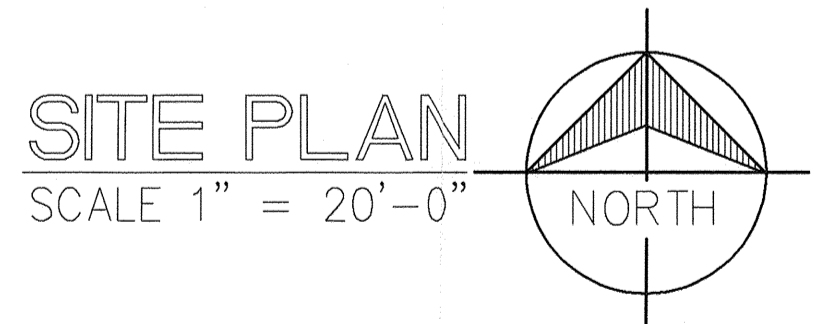


HYDE PARK BUILDERS (CONTRACTOR) TO REMOVE EXISTING HEXAGONAL PAVERS @ WALK ALONG BOTH FRONTAGE STREETS. THESE PAVERS ARE TO BE STACKED ON PALLETS AND REMOVED BY THE CITY OF ST. PETERSBURG. FINAL GRADING FOR NEW CONCRETE WALKS BY HYDE PARK BUILDERS. NEW CONCRETE WALKS IN RIGHT-OF-WAY BY CITY OF ST. PETERSBURG

REVISED
9/29/97
HTH

PROPOSED ANGLED PARKING AND RIGHT-OF-WAY LANDSCAPING BY CITY OF ST. PETERSBURG

PROPOSED ANGLED PARKING AND RIGHT-OF-WAY LANDSCAPING BY CITY OF ST. PETERSBURG



- CODE ANALYSIS**
- OCCUPANCY-SINGLE FAMILY (ATTACHED) RESIDENCES TYPE 'R3'
 - CONSTRUCTION TYPE 'VI', UNPROTECTED
 - OCCUPANCY SEPARATION BETWEEN ATTACHED UNITS-TWO HOUR MINIMUM.
 - EACH DWELLING UNIT HAS TWO FLOORS OF LIVING SPACE AND A GARAGE ON THE GROUND FLOOR LEVEL.
 - SEE SHEET SP-1 FOR INDIVIDUAL UNIT AREA TABULATION.
 - MAX. HEIGHT OF BUILDING IS LESS THAN THIRTY-FIVE FEET.

PROJECT DATA

- SEVEN (7) TOTAL TWO STORY BUILDINGS ONE (1) POOL CABANA BUILDING
- TWENTY-SEVEN (27) ATTACHED SINGLE-FAMILY DWELLING UNITS, EACH TWO STORIES IN HEIGHT.
- 'B' AND 'C' TYPE UNITS EACH HAVE TWO-CAR GARAGES AND 'A' TYPE UNITS HAVE SINGLE CAR GARAGES. FORTY-NINE (49) TOTAL ON-SITE PARKING SPACES (WITHIN ABOVE-DESCRIBED GARAGES. FIFTEEN (15) PROPOSED PARALLEL SPACES ALONG FOURTH AVENUE NORTH BY CITY OF ST. PETERSBURG THIRTEEN (13) PROPOSED ANGLED PARKING SPACES ALONG SECOND STREET NORTH BY CITY OF ST. PETERSBURG
- PRESENT ZONING 'CBD' (TO REMAIN SAME)
- EXISTING USE: VACANT FIVE (5) STORY HOTEL W/ SUPPORT STRUCTURES AND FACILITIES.
- PROPOSED USE: ATTACHED SINGLE FAMILY DWELLING UNITS.
- TOTAL SITE AREA: 71,750.225 s.f.
- PROPOSED GROSS AREA (NEW DEVELOPMENT) 56,366 s.f.
- F.A.R. = 56,366/71,750.225 = .785
- BUILDING COVERAGE: 27,692 s.f.
- OPEN GREEN SPACE 32,111 s.f.
- INTERIOR OPEN SPACE 12,111 s.f.
- PAVING AREA 14,922 s.f.
- IMPERVIOUS AREA 56,111 s.f.
- DENSITY: 27 DWELLING UNITS ON 71,750 s.f. = 16.3 D.U./ACRE

UNIT DATA

UNIT 'A' (5 UNITS)		
GARAGE	225 s.f.	
FIRST FLOOR LIVING AREA	698 s.f.	
SECOND FLOOR LIVING AREA	1012 s.f.	
TOTAL LIVING AREA	1710 s.f.	
UNIT 'B' (14 UNITS)		MODIFIED 'B' Units
GARAGE	476 s.f.	
FIRST FLOOR LIVING AREA	611 s.f.	582 s.f.
SECOND FLOOR LIVING AREA	1148 s.f.	
TOTAL LIVING AREA	1759 s.f.	1730 s.f.
UNIT 'C' (8 UNITS)		
GARAGE	452 s.f.	
FIRST FLOOR LIVING AREA	553 s.f.	
SECOND FLOOR LIVING AREA	1018 s.f.	
TOTAL LIVING AREA	1600 s.f.	

REVISION	BY
4/15/97	HTH
9/29/97	HTH

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Capture the Tradition
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DRAWN HTH
CHECKED HTH
DATE 1/15/97
SCALE AS NOTED
JOB NO. 96100
SHEET

SITE PLAN

SP-1
OF SP-1 SHEETS