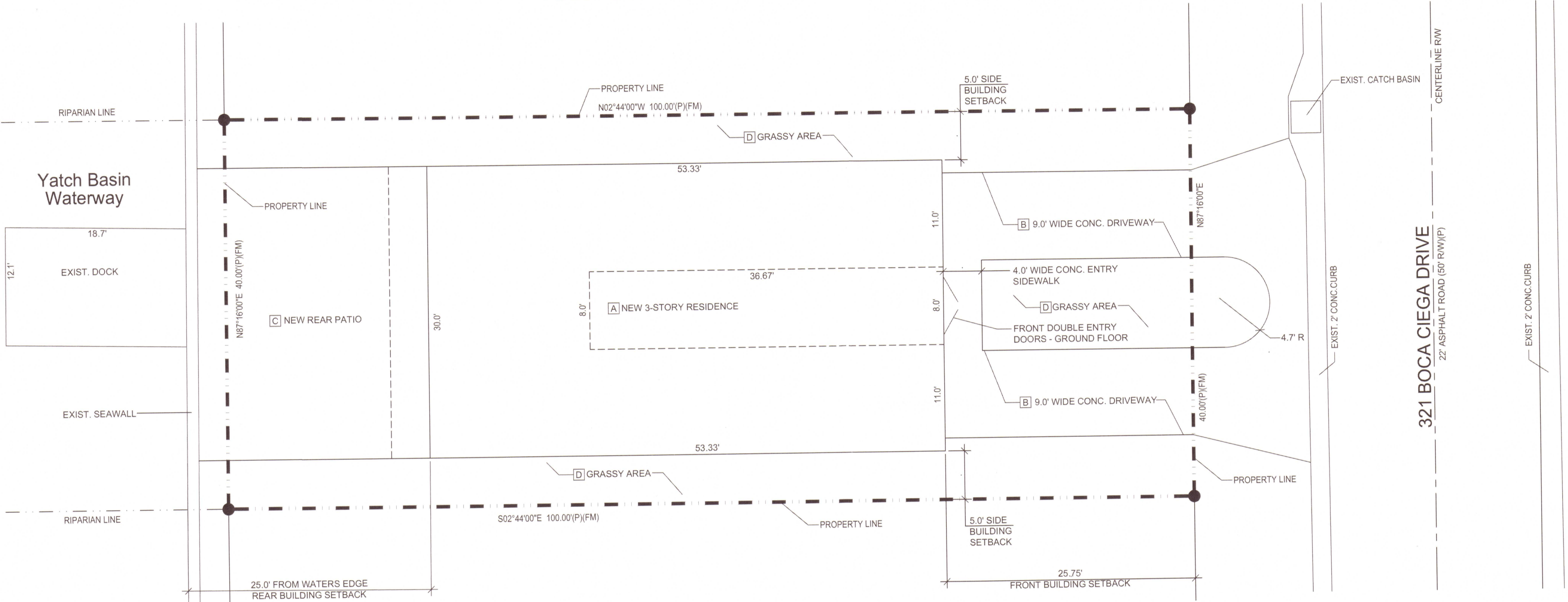
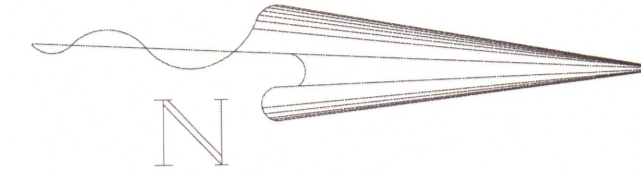


LOT 22 BLOCK Z

PAGE'S REPLAT NO. 2
PB 23 PG 66



LOT 20 BLOCK Z

GENERAL NOTES

1. THE CONSTRUCTION NOTES AND DRAWINGS ARE SUPPLIED TO ILLUSTRATE THE DESIGN AND GENERAL TYPE OF CONSTRUCTION DESIRED AND ARE INTENDED TO IMPLY THE FINEST QUALITY OF CONSTRUCTION, MATERIAL AND WORKMANSHIP THROUGHOUT.
2. THE DRAWINGS ARE NOT TO BE SCALED. FOR INFORMATION CONCERNING EXISTING CONDITIONS, ETC., VERIFICATION MUST BE DONE IN THE FIELD. LARGE SCALE DRAWINGS HAVE PRECEDENCE OVER SMALL SCALE DRAWINGS.
3. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF ALL BUILDING DIMENSIONS PRIOR TO BEGINNING CONSTRUCTION AND SHALL IMMEDIATELY NOTIFY THE ENGINEER OF RECORD OF ANY VARIANCE AND/OR DISCREPANCIES THRU DMD GROUP CONSULTANTS AT 813-993-6197 OR EMAIL US AT SUPPORT@DMDGROUPLLC.COM PRIOR TO PROCEEDING WITH WORK.
4. ALL EXTERIOR FOUNDATION PLAN DIMENSIONS ARE TO EXTERIOR FACE OF MASONRY UNLESS OTHERWISE NOTED. ALL INTERIOR FLOOR PLAN DIMENSIONS ARE TO FACE OF FINISH UNLESS OTHERWISE NOTED.
5. PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION, CONTRACTOR SHALL VERIFY EXISTENCE AND LOCATION OF ALL EXISTING ABOVE AND BELOW GRADE UTILITIES, INCLUDING SANITARY SEWER, STORM SEWER, WATER, GAS, ELECTRICAL, TELEPHONE, ETC.

LEGAL DESCRIPTION

LOT 21, BLOCK Z REPLAT OF MITCHELL'S BEACH NO. 2 AS PER MAP OR PLAT BOOK 23, PAGE 66 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

BUILDING DATA

BUILDING FOOTPRINT:	1,600 s.f.
STORIES:	3 STORIES
FINISHED 2ND FLOOR:	14.0'
BUILDING EAVE HEIGHT:	30.0' FROM DESIGNATED BFE
BUILDING OVERALL HEIGHT:	40.0' FROM DESIGNATED BFE
BUILDING ROOF PITCH:	6-12 OR LESS

SITE DATA

FOLIO NO:	15-31-15-65322-026-0210
SECTION:	SECTION 15, TOWNSHIP 31 S, RANGE 15 E
SITE ADDRESS:	321 BOCA CIEGO DRIVE MADERIA BEACH, FLORIDA
SITE SIZE:	4,000.0 SQ. FT. / 0.16 AC
BUILDING AREA:	1,600.0 SQFT
LAND USE:	DUPLEX
ZONING:	R2
BASE FLOOD ELEVATION:	10.0'
FLOOD ZONE:	AE
FEMA FIRM MAP NO:	12103C0191H
PROPERTY SETBACKS:	20.0' FRONT BUILDING SETBACK 5.0' SIDE BUILDING SETBACK 25.0' REAR BUILDING SETBACK FROM WATERS EDGE

SITE PLAN NOTES

1. SCOPE OF WORK: BUILD NEW RESIDENTIAL 3-STORY BUILDING.
2. THIS SITE PLAN IS BASED UPON CERTIFIED SURVEY PROVIDED TO DMD GROUP FROM OWNER OF PROPERTY.
3. SURVEY IS SUBJECT TO ANY FACTS THAT MAY BE DISCLOSED BY A FULL AND ACCURATE TITLE SEARCH. ALSO SUBJECT TO SETBACKS, EASEMENTS AND RESTRICTIONS OF RECORD.
4. UNDERGROUND FOOTER, STEM WALL, AND UNDERGROUND UTILITIES ARE NOT LOCATED OR SHOWN.
5. DO NOT SCALE THIS PRINT. DIMENSIONS AND NOTES TAKE PRECEDENCE.
6. REFER TO CERTIFIED SURVEY FOR ALL EXISTING ELEVATIONS, WHICH ARE SHOWN HEREON ARE NORTH AMERICAN VERTICAL DATUM 88 GEOID 12B.
7. TREES SHOWN ARE NOT SHOWN.
8. DRIVEWAYS WITHIN THE PUBLIC RIGHT OF WAY MUST BE CONSTRUCTED PER REFERENCED MATERIAL DESIGN STANDARD.
9. DRIVEWAYS MUST BE A MINIMUM OF 6" THICK WITH 3,000 P.S.I. CONCRETE WITH NO STEEL REINFORCEMENT OR WELDED WIRE REINFORCEMENT.
10. ACCORDING TO FLOOD INSURANCE RATE MAP COMMUNITY NUMBER, 125127, PANEL NUMBER 0191 SUFFIX H, DATED 8-24-2021, ISSUED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, THE PROPERTY SHOWN AND DESCRIBED HEREON APPEARS TO LIE WITHIN ZONE AE-10.

DMD GROUP
a Project Development Corporation
400 N. Ashley Drive, Suite 400
Tampa, Florida 33602
(813) 795-5574 Office
www.DMDGroup.com

SQUARE FOOTAGE	
Property	4,000.0 s.f.
Total Sq. Ft.	4,000.0 s.f.

New Preliminary Site Plan for:
Michael Kkamenoff
321 Boca Ciega Drive
Madera Beach, FL 33708
Pinellas County
Madera Beach Building Department
FOR REDEVELOPMENT PLAN SUBMITTAL

Job No:	
Project No:	18310118_ENL-BOCA
Date:	03/06/2023
Drawn:	MK
Design:	DRH

Site Plan

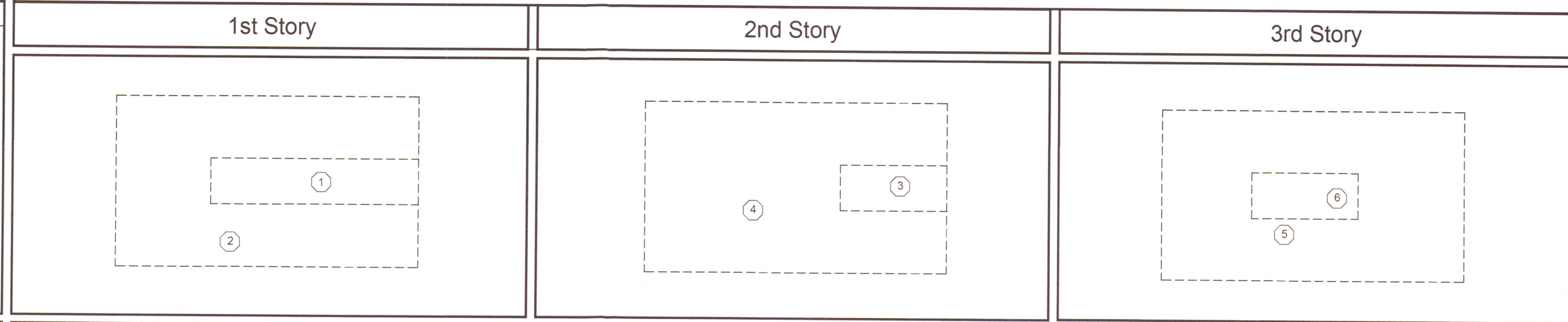
Site Plan SCALE: 1" = 20.0' **1** C-101

BUILDING SQUARE FOOTAGE CHART

Square Footage Breakdown

	AC	Non-AC	Subtotals
① LIVINGSPACE - 1st STORY	293.0		s.f.
② GROUND FLOOR GARAGE		1,307.0	s.f.
BUILDING FOOTPRINT TOTAL SQUARE FOOTAGE		1,600.0	s.f.
③ LIVINGSPACE - 2nd STORY	1,450.0		s.f.
④ STAIRWELL AND ELEVATOR	150.0		s.f.
2nd STORY TOTAL SQUARE FOOTAGE		1,600.0	s.f.
⑤ LIVINGSPACE - 3rd STORY	1,450.0		s.f.
⑥ STAIRWELL AND ELEVATOR	150.0		s.f.
3rd STORY TOTAL SQUARE FOOTAGE		1,600.0	s.f.
TOTAL BUILDING SQUARE FOOTAGE		4,800.0	s.f.

Building Layout



FLOOR AREA RATIO CALCULATION

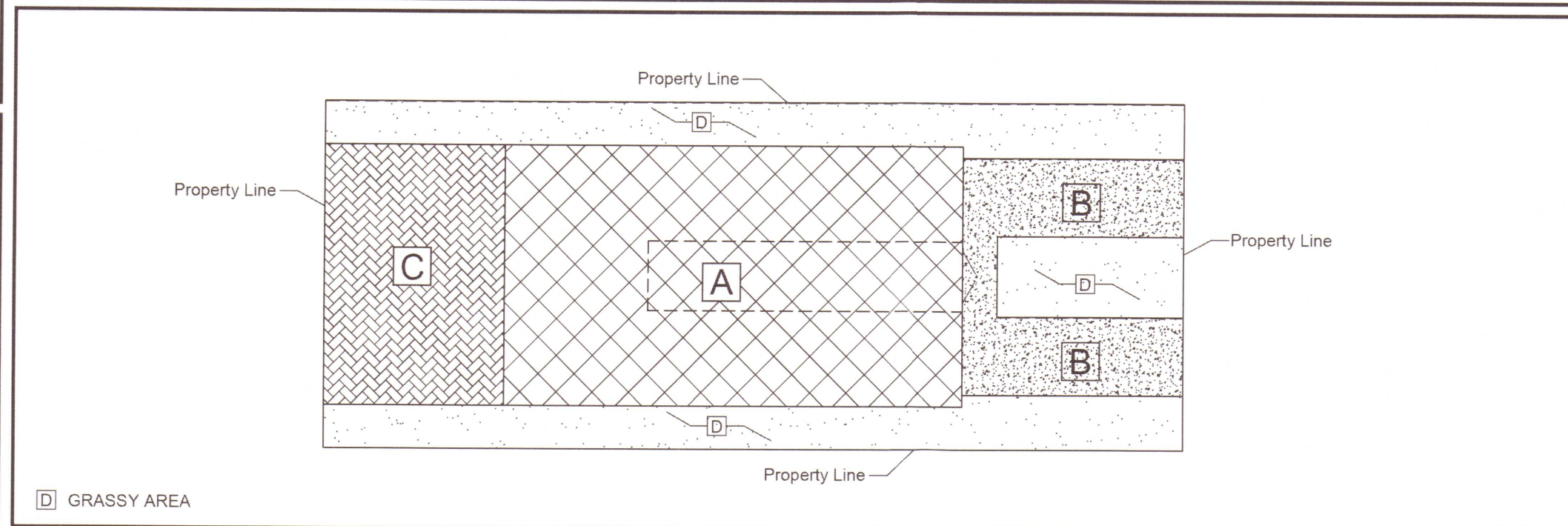
LOT SIZE:	4,000.0	s.f.
FLOOR AREA RATIO ALLOWED		40 %
BUILDING FOOTPRINT ALLOWED	1,600.0	s.f.

IMPERVIOUS SURFACE RATIO CALCULATION

LOT SIZE:	4,000.0	s.f.
A BUILDING FOOTPRINT	1,600.0	s.f.
B PARKING AND DRIVE AREA	501.0	s.f.
C ACCESS EASEMENTS	N/A	s.f.
D WALKWAYS AND PATIOS	628.0	s.f.
TOTAL IMPERVIOUS SURFACE	2,729.0	s.f.

TOTAL IMPERVIOUS SURFACES		
2,729.0	divided by	4,000.0
TOTAL IMPERVIOUS SURFACES	LOT AREA	IMPERVIOUS SURFACE RATIO
		= 68.2%

Property Layout



NO.	REVISIONS	DATE
1	Schematic Design Concept	03/07/2023
2	Preliminary Site Plan Concept	03/10/2023
3		
4		
5		
6		
7		
8		
9		
10		

DMD GROUP
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400 N. Ashley Drive, Suite 3000
Tampa, Florida 33602
Tel: 813.288.8888
Email: support@dmdgroup.com
www.DMDGroup.com

SQUARE FOOTAGE	
Property	4,000.0 s.f.
Total SQ. FT.	4,000.0 s.f.

New Preliminary Site Plan for:
Michael Kkamenoff
321 Boca Ciega Drive
Madera Beach, FL 33708
Pinellas County
Madera Beach Building Department
FOR REDEVELOPMENT PLAN SUBMITTAL

Job No:	18310118-EN-BOCA
Project No:	03/06/02023
Date:	MK
Drawn:	DRH
Design:	

**Site Plan
Charts
C-102**