

IMPERVIOUS CALCULATIONS COMMERCIAL NORTH			
DESCRIPTION	AREA	DESCRIPTION	AREA
BUILDING AREA	5,897 S.F.(N) + 3,267 S.F. (S) = 9,164 S.F.	STRUCTURES	9,164 S.F.
		BREEZEWAY	758 S.F.
	29.32% = 9,164 S.F. 31,250 S.F.	WALKWAY	3,766 S.F.
		PARKING & DRIVEWAY	12,481 S.F.
LOT COVERAGE IS THE AREA OF A LOT COVERED BY ANY STRUCTURE THAT IS MORE THAN 6" ABOVE FINISHED OR ADJACENT TO GRADE.	LOT SIZE IS CALCULATED AS THE AREA WITHIN PLATTED LOT LINES EXCEPT WHERE LOT LINE LIE WITHIN PUBLIC/PRIVATE STREET, RIGHT-OF-WAY, PUBLIC/PRIVATE WATERWAY, EROSION CONTROL LINE, MEAN HIGH WATER LINE, WATER-RIGHT-OF-WAY.	IMPERVIOUS SURFACE	83.74% = 26,169 S.F. 31,250 S.F.
		(95% = 29,687.50 S.F. MAX.)	

LOT SIZE = 31,250 S.F.

IMPERVIOUS CALCULATIONS COMMERCIAL SOUTH			
DESCRIPTION	AREA	DESCRIPTION	AREA
BUILDING AREA	6,124 S.F.	STRUCTURES	6,124 S.F.
		WALKWAY	1,528 S.F.
	35.20% = 6,124 S.F. 17,398 S.F.	PARKING & DRIVEWAY	7,163 S.F.
LOT COVERAGE IS THE AREA OF A LOT COVERED BY ANY STRUCTURE THAT IS MORE THAN 6" ABOVE FINISHED OR ADJACENT TO GRADE.	LOT SIZE IS CALCULATED AS THE AREA WITHIN PLATTED LOT LINES EXCEPT WHERE LOT LINE LIE WITHIN PUBLIC/PRIVATE STREET, RIGHT-OF-WAY, PUBLIC/PRIVATE WATERWAY, EROSION CONTROL LINE, MEAN HIGH WATER LINE, WATER-RIGHT-OF-WAY.	IMPERVIOUS SURFACE	85.52% = 14,879 S.F. 17,398 S.F. (95% = 16,528.10 S.F. MAX.)

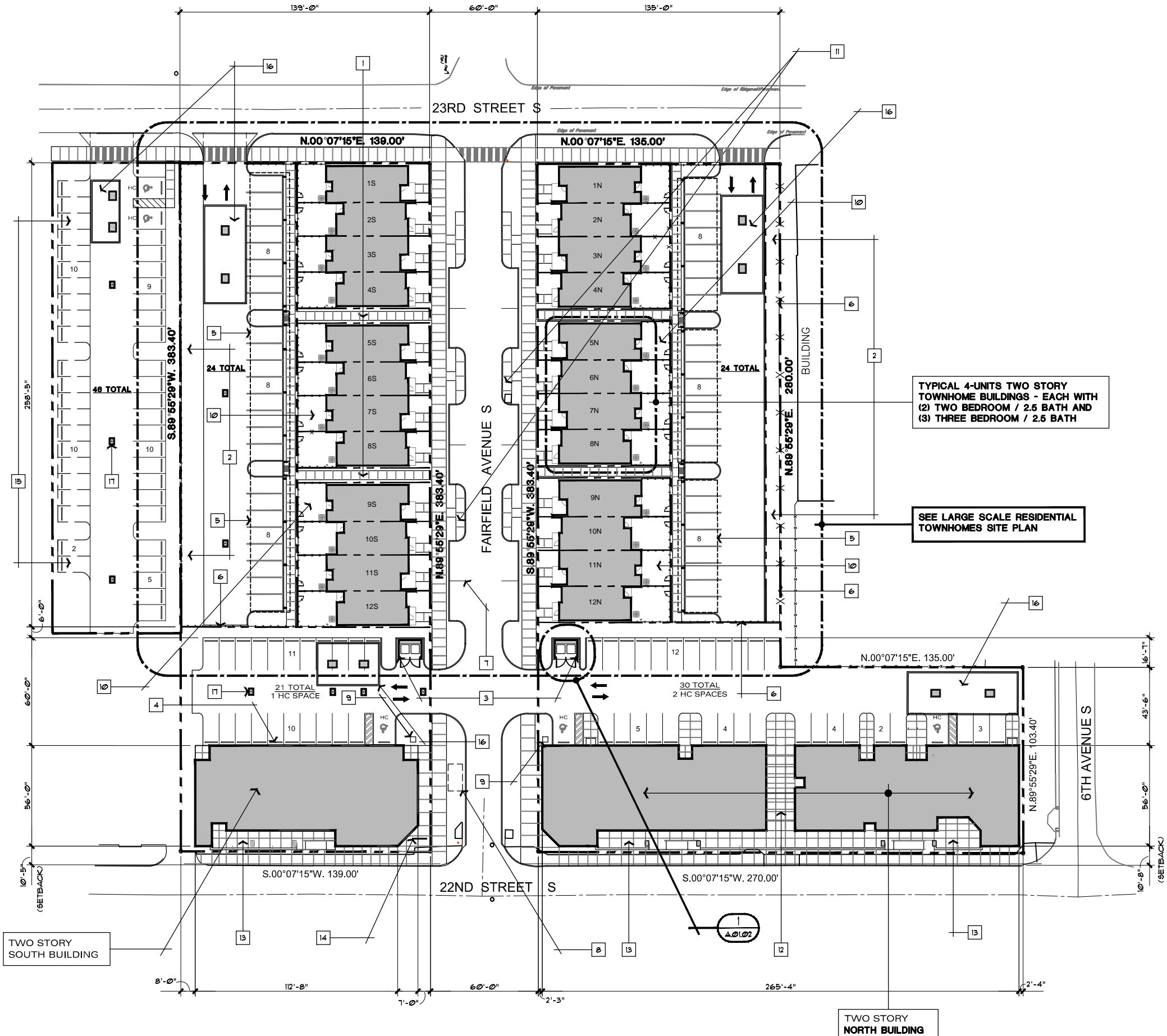
LOT SIZE = 17,398 S.F.

IMPERVIOUS CALCULATIONS RESIDENTIAL NORTH			
DESCRIPTION	AREA	DESCRIPTION	AREA
TOWNHOUSE AREA	3,267 S.F. X 3 BLDG. = 9,801 S.F.	STRUCTURES	9,801 S.F.
		PORCHES	690 S.F.
		WALKWAY	2,541 S.F.
TOTAL TOWNHOUSE BUILDING COVERAGE	28.44% = 9,801 S.F. 34,467 S.F.	PARKING & DRIVEWAY	10,926 S.F.
LOT COVERAGE IS THE AREA OF A LOT COVERED BY ANY STRUCTURE THAT IS MORE THAN 6" ABOVE FINISHED OR ADJACENT TO GRADE.		IMPERVIOUS SURFACE	69.51% = 23,958 S.F. 34,467 S.F.
LOT SIZE IS CALCULATED AS THE AREA WITHIN PLATTED LOT LINES EXCEPT WHERE LOT LINE LIE WITHIN PUBLIC/PRIVATE STREET, RIGHT-OF-WAY, PUBLIC/PRIVATE WATERWAY, EROSION CONTROL LINE, MEAN HIGH WATER LINE, WATER-RIGHT-OF-WAY.			(95% = 32,743.65 S.F. MAX.)

LOT SIZE = 34,467 S.F.

IMPERVIOUS CALCULATIONS RESIDENTIAL SOUTH			
DESCRIPTION	AREA	DESCRIPTION	AREA
TOWNHOUSE AREA	3,267 S.F. X 3 BLDG. = 9,801 S.F.	STRUCTURES	9,801 S.F.
		PORCHES	690 S.F.
TOTAL TOWNHOUSE BUILDING COVERAGE	27.29% = 9,801 S.F. 35,907 S.F.	WALKWAY	2,556 S.F.
		PARKING & DRIVEWAY	11,985 S.F.
LOT COVERAGE IS THE AREA OF A LOT COVERED BY ANY STRUCTURE THAT IS MORE THAN 6" ABOVE FINISHED OR ADJACENT TO GRADE.		IMPERVIOUS SURFACE	69.71% = 25,032 S.F. 35,907 S.F.
LOT SIZE IS CALCULATED AS THE AREA WITHIN PLATTED LOT LINES EXCEPT WHERE LOT LINE LIE WITHIN PUBLIC/PRIVATE STREET, RIGHT-OF-WAY, PUBLIC/PRIVATE WATERWAY, EROSION CONTROL LINE, MEAN HIGH WATER LINE, WATER RIGHT-OF-WAY.			(95% = 34,111.65 S.F. MAX.)

LOT SIZE = 35,907 S.F.



KEYNOTES

- 5'-0" WIDE REINFORCED CONCRETE SIDEWALKS TYPICAL
- SODDED GREEN SPACE - SEE LANDSCAPE DRAWINGS
- CONCRETE MASONRY DUMPSTER ENCLOSURE - SEE DETAIL
- PRECAST CONCRETE WHEEL STOPS - TYPICAL
- PRE-ENGINEERED / PRE-CABRICATED EXTRUDED ALUMINUM PARKING CANOPY
- 6'-0" HIGH ALUMINUM PICKET PREFINISH FENCE
- ON STREET PARALLEL PARKING - 2 SPACE EACH
- DUKE ENERGY SWITCH GEAR
- TECO/PEOPLE GAS - GAS METER
- REAR YARDS OF EACH TOWNHOME SHALL BE SODDED AND ENCLOSED WITH 6'-0" VINYL FENCE WITH A 4'-0" X 6'-0" VINYL SWING GATE TYPICAL
- CONCRETE PAVED AREA FOR GARBAGE AND RECYCLING CARTS
- BREEZEWAY
- COMBINATION BUILDING WALKWAY AND SIDE WALK TYPICAL
- SHORT-TERM BICYCLE PARKING - GROUND MOUNTED 5 LOOPS POWDER - COATED FINISH STEEL TUBING
- GRASS PARKING
- STORMWATER VAULT - SEE CIVIL DRAWINGS
- ACCESS GRATE - TYPICAL

TYPICAL 4-UNITS TWO STORY TOWNHOME BUILDINGS - EACH WITH
(2) TWO BEDROOM / 2.5 BATH AND
(3) THREE BEDROOM / 2.5 BATH

SEE LARGE SCALE RESIDENTIAL TOWNHOMES SITE PLAN

MASTER ARCHITECTURAL SITE PLAN

SCALE: 30' = 1" - 0"



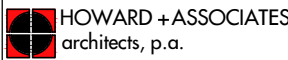
SCALE: 1" = 30'



REVISIONS	BY	DATE



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DESIGNED BY:
DRAWN BY:
CHECKED BY:

HH DATE: XX/22
YC DATE: XX/22
HH DATE: XX/22



[ENGINEER OF RECORD/CITY PROJECT MANAGER]
[NAME]

ENGINEERING & CAPITAL
IMPROVEMENTS DEPARTMENT
CITY OF ST. PETERSBURG

COMMERCE PARK - DEUCES RISING
PROJECT No. 20205-019

MASTER ARCHITECTURAL
SITE PLAN

DATE: 06/03/22

SCALE: SEE BAR SCALE

DRAWING No.

11544-A.01.01