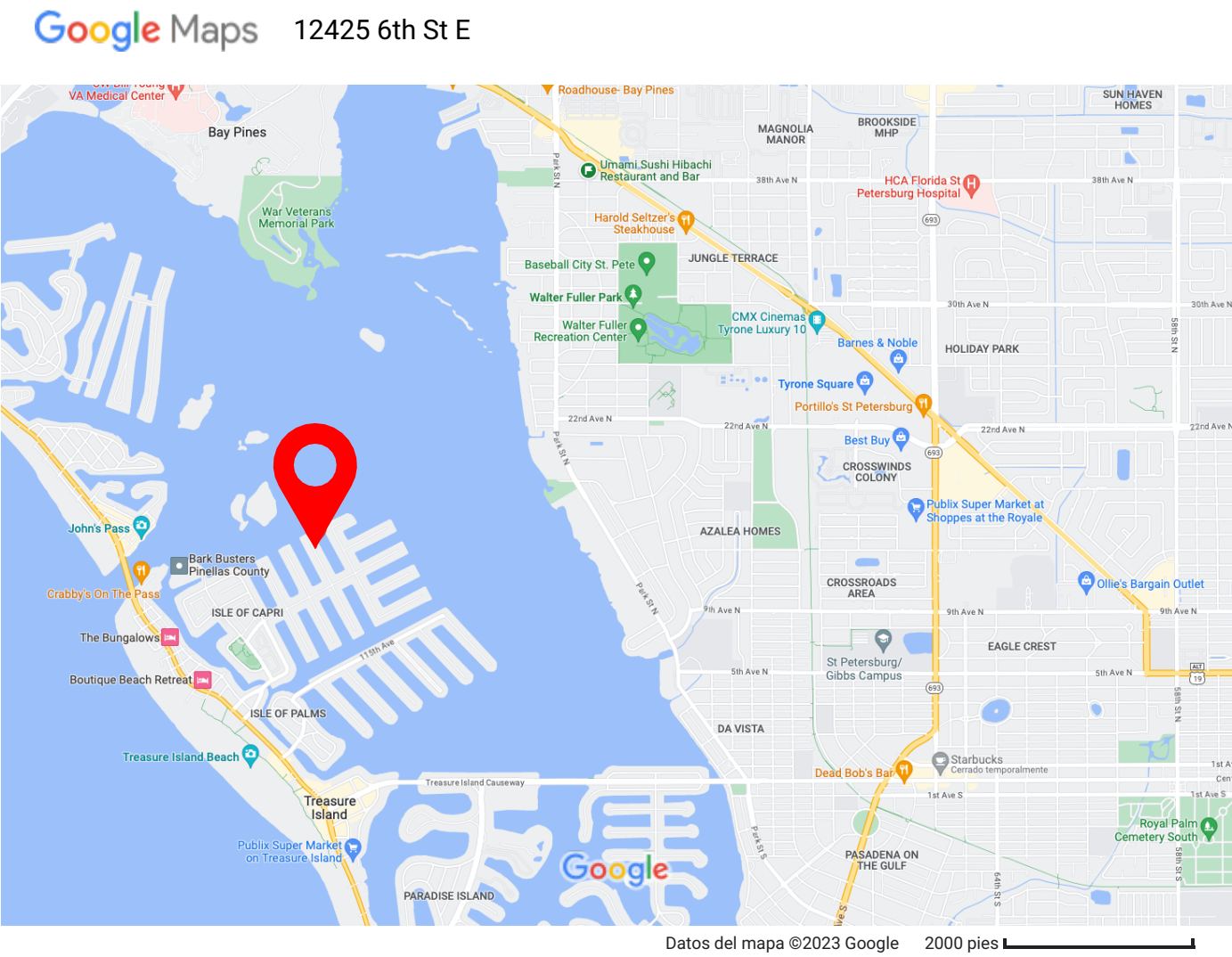


ELLIS COASTAL PROPERTIES 2

PROJECT SUMMARY: A 2-STORY OVER GARAGE & STORAGE SPACE, MASONRY AND FRAME STRUCTURE, 4 BEDROOMS, 3 BATHROOMS



LOCATION MAP

LEGAL DESCRIPTION:
LOT 24, BLOCK 0, CAPRI ISLE BLOCKS L-M-N-O, AS
RECORDED IN PLAT BOOK 39, PAGE 6 AND 7, OF THE
PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA. SEE
SURVEY FOR COMPLETE DESCRIPTION.

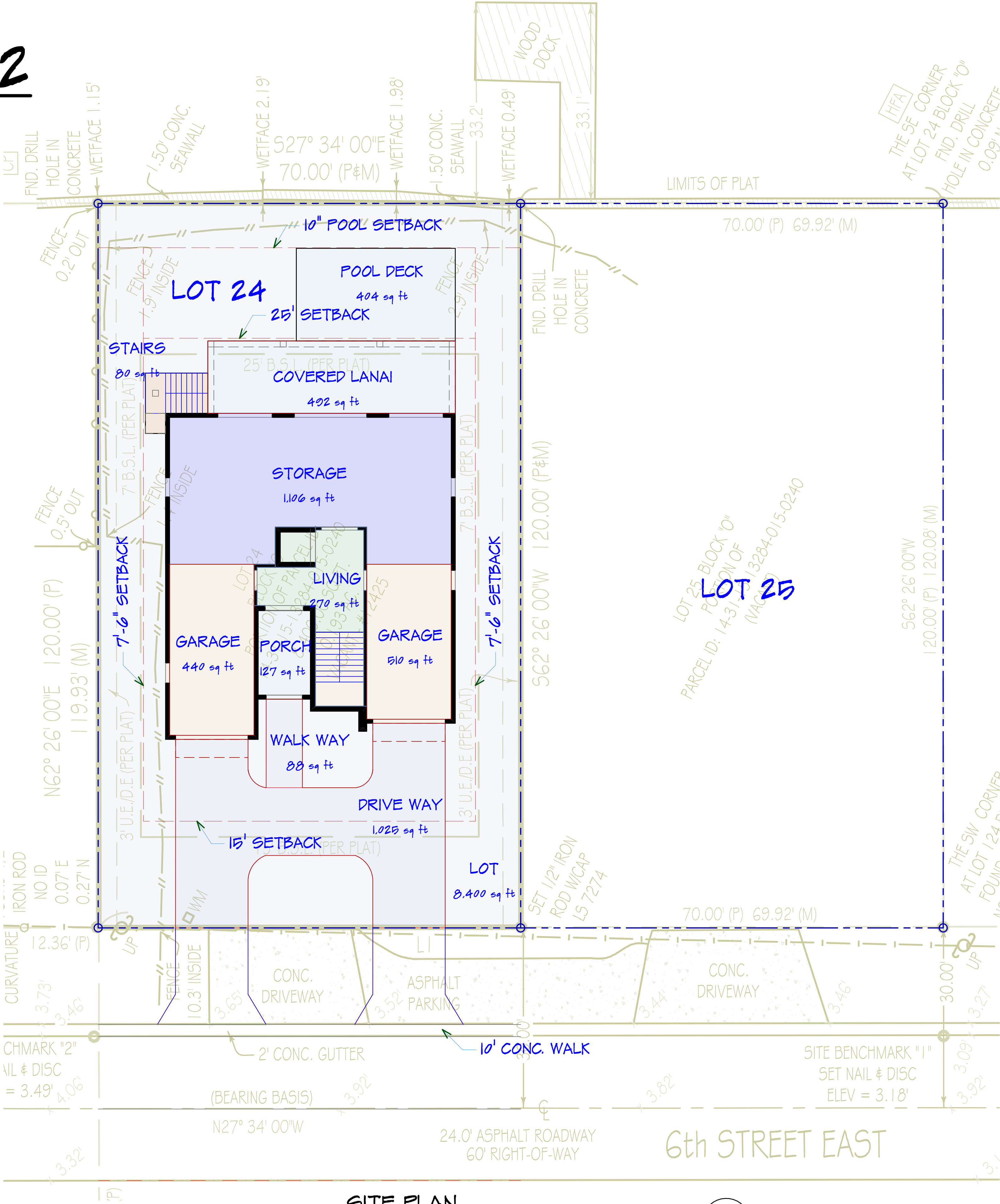
THIS PROPERTY IS LOCATED IN FLOOD ZONE AE, 11', B.F.E.
SEE EXISTING STRUCTURE ELEVATION CERTIFICATE FOR
COMPLEMENTARY INFORMATION.

ZONING DESIGNATION: RU-75 - RESIDENTIAL URBAN
PROPOSED USE: SINGLE FAMILY RESIDENCE
SETBACKS:
FRONT 10', REAR 25', SIDE 7.5', MAX. OVERHANG 48"
MAX. HEIGHT:
35' FROM D.F.E. TO HIGHEST POINT OF ROOF.
MAX. BUILDING COVERAGE: 80%
MAX. IMPERVIOUS SURFACE: 70%

LOT COVERAGE		
	NAME	AREA
BUILDING	LIVING	270
	PORCH	127
	COVERED LANAI	402
	GARAGE	950
	STORAGE	1106
		2,945 ft²
OTHERS	DRIVE WAY	1,025
	STAIRS	80
	WALK WAY	88
		1,193 ft²
POOL	POOL DECK	404
		404 ft²
		4,542 ft²

BUILDING AREAS			
	NAME	LEVEL	AREA
LIVING	LIVING	-1	270
	LIVING	1	2,428
	LIVING	2	1,788
			4,486 ft²
OPEN COVERED	PORCH	-1	127
			127 ft²
	COVERED LANAI	-1	402
	COVERED LANAI	1	402
GARAGE	COVERED LANAI	2	402
			1,476 ft²
	GARAGE	-1	950
			950 ft²
STORAGE	STORAGE	-1	1,106
			1,106 ft²
			8,115 ft²

SITE DATA	
NAME	AREA
LOT	8,400
BUILDING COVERAGE	2,945 (35%)
IMPERVIOUS SURFACE	4,542 (54%)



SITE PLAN

SCALE: 1" = 10'

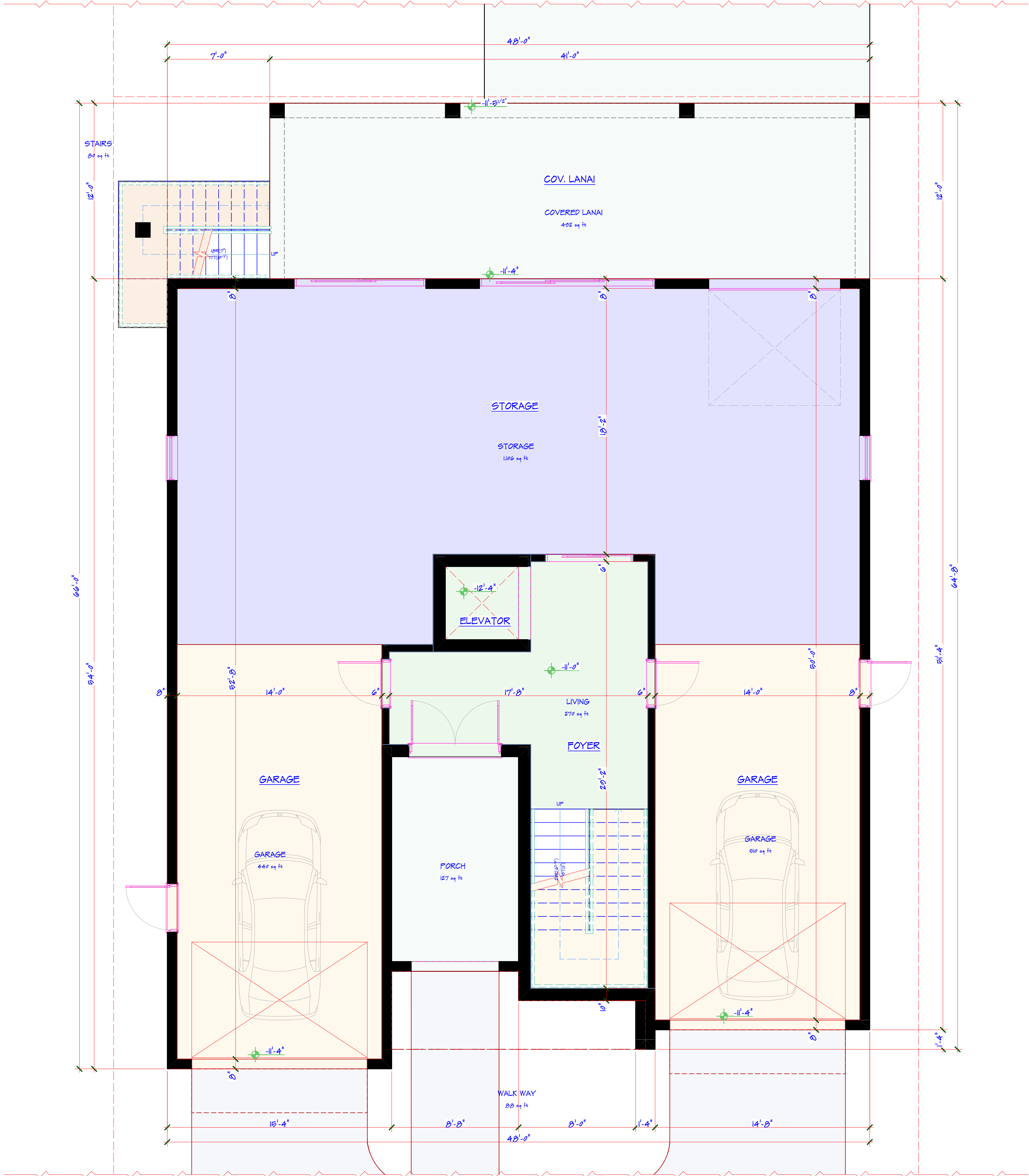
ELLIS COASTAL PROPERTIES 2
A NEW RESIDENCE
12425 6TH ST E
TREASURE ISLAND
FLORIDA 33706

TULIO J. ZULOAGA
REGISTERED ARCHITECT
FLORIDA REG. NO. AR101546
NCARB CERT. NO. 99975
14055 46th St N, Ste 1103, CLEARWATER, FL 33762
(727) 535-1527 - tulio@tjzdesigner.com

PRELIMINARY
NOT FOR CONSTRUCTION
DATE OF ISSUE: 11/13/23

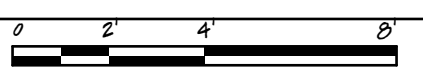
SITE & LEGAL
DESCRIPTION

SD-1



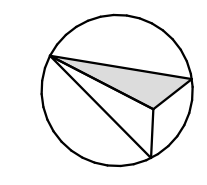
GROUND LEVEL PRELIM. FLOOR PLAN

SCALE: 1/4" = 1'-0"



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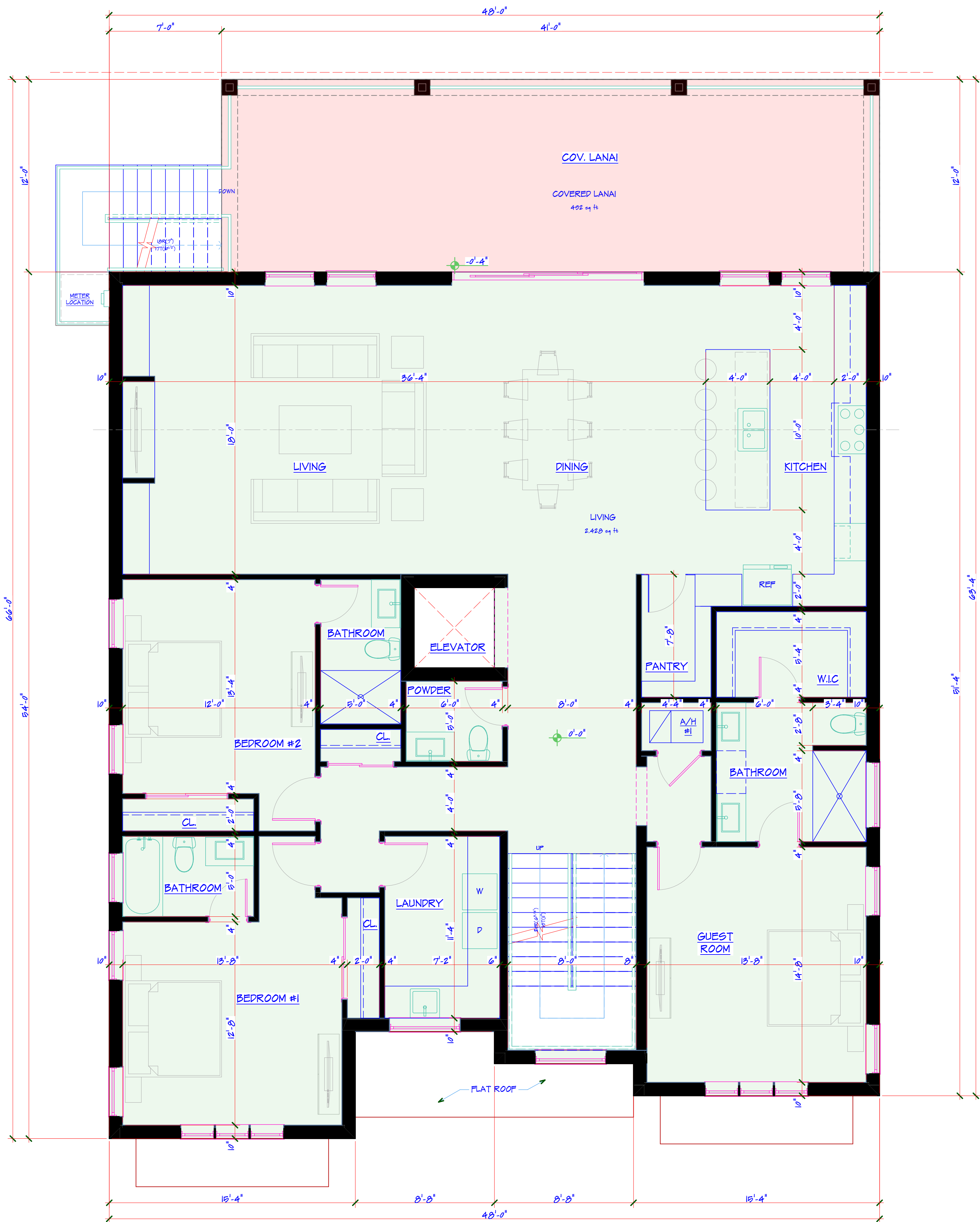
A NEW RESIDENCE
ELLIS COASTAL PROPERTIES 2
12425 6TH ST E
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**PRELIMINARY
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DATE OF ISSUE: 11/13/23**

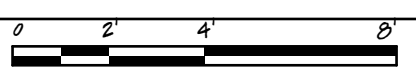
FLOOR PLANS

SD-2



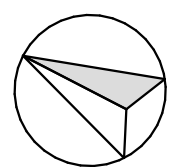
FIRST LEVEL PRELIM. FLOOR PLAN

SCALE: 1/4" = 1'-0"



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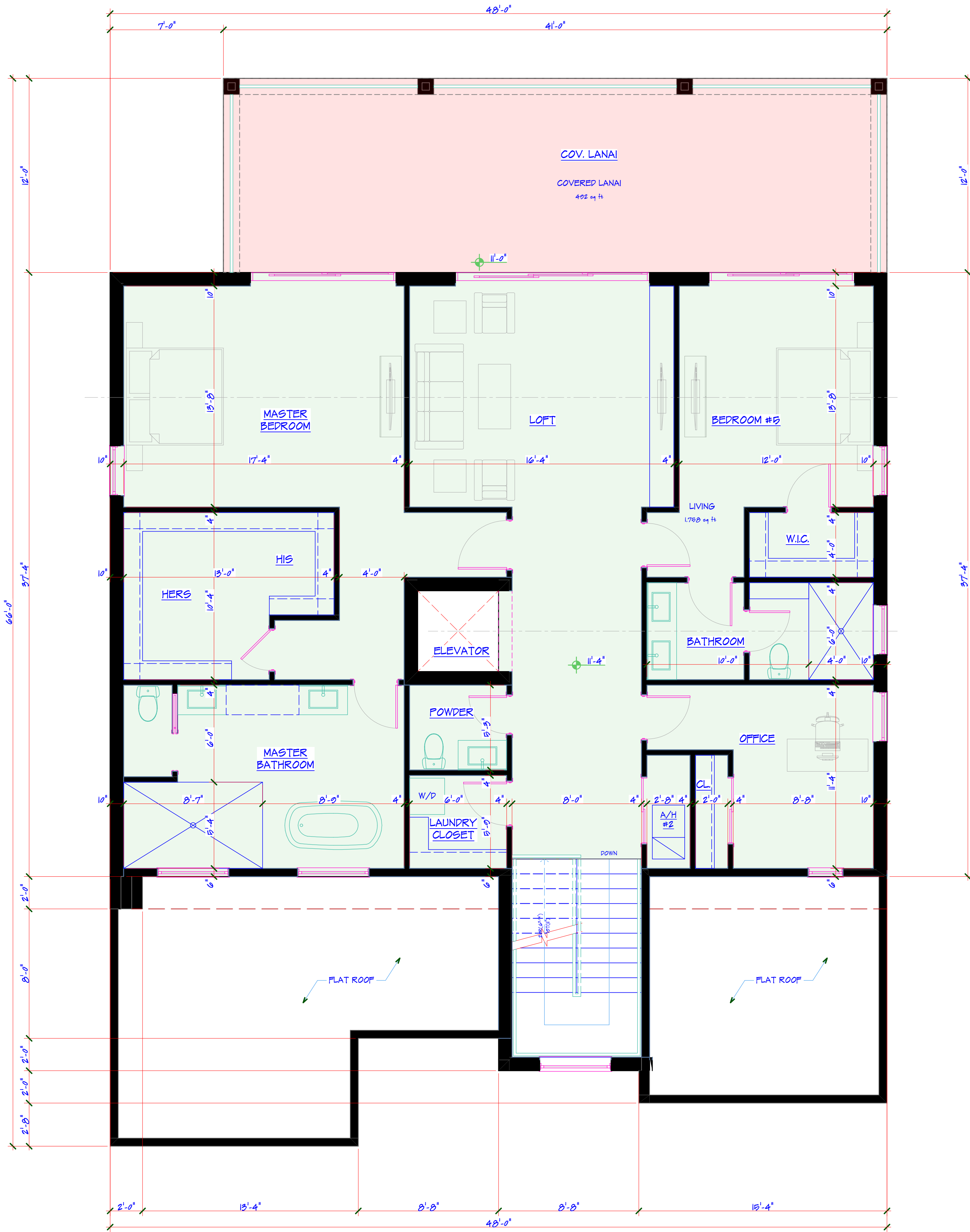
A NEW RESIDENCE
ELLIS COASTAL PROPERTIES 2
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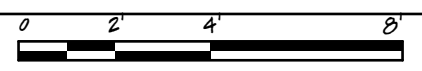
FLOOR PLANS

SD-3



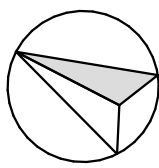
SECOND LEVEL PRELIM. FLOOR PLAN

SCALE: 1/4" = 1'-0"



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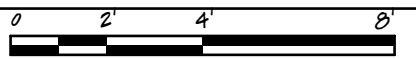
FLOOR PLANS

SD-4



FRONT ELEVATION

SCALE: 1/4" = 1'-0"



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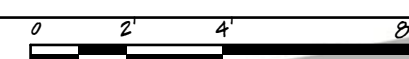
ELEVATIONS

SD-5

ELLIS COASTAL PROPERTIES 2
A NEW RESIDENCE
12425 6TH ST E
TREASURE ISLAND
FLORIDA 33706



SCALE: $1/4" = 1'-0"$



ELEVATIONS

SD-6