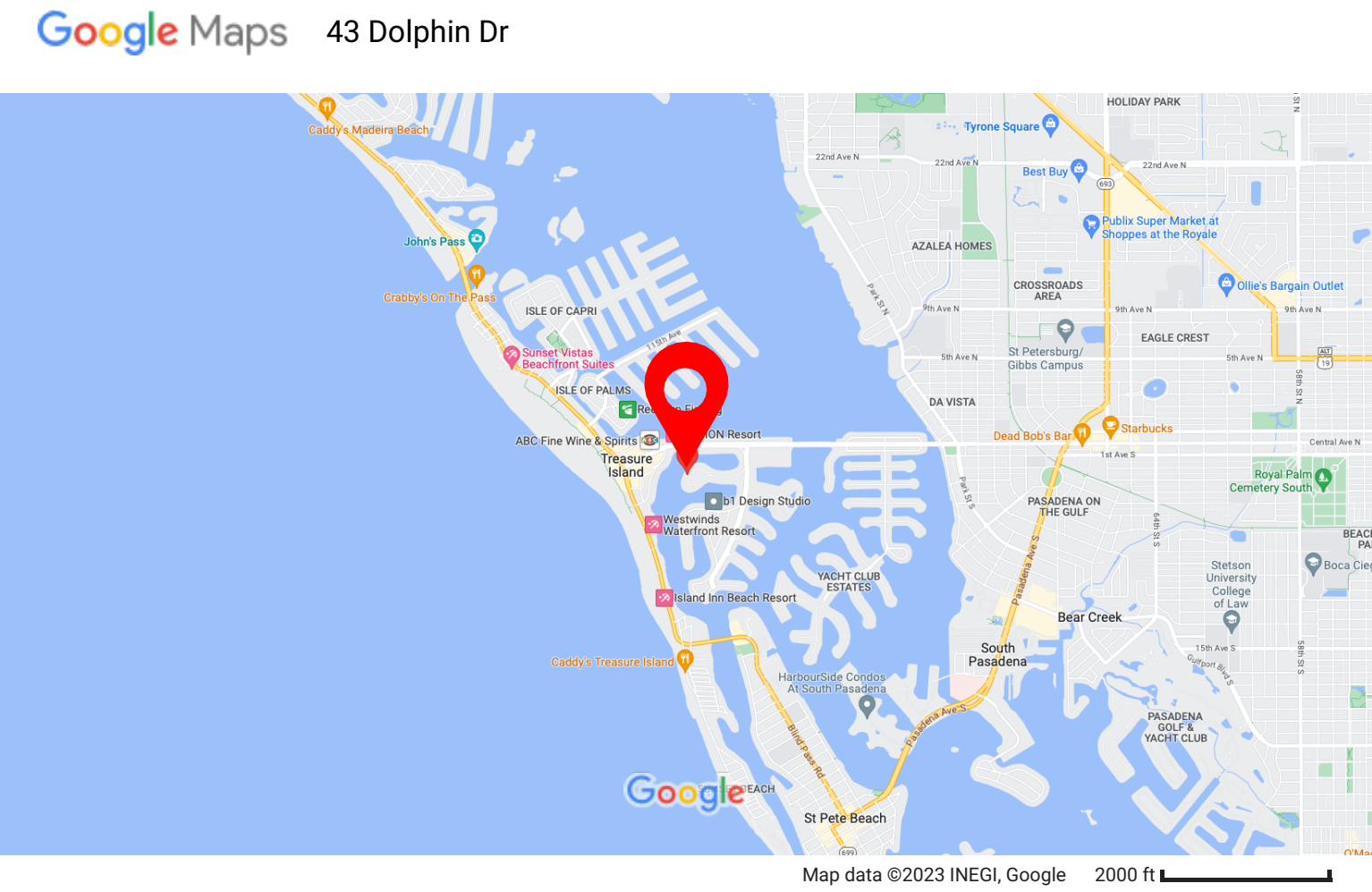


ELLIS COASTAL PROPERTIES I

PROJECT SUMMARY: A 2-STORY OVER 4 CAR GARAGE & STORAGE RESIDENCE; 5 BEDROOMS, 4.5 BATHROOMS, BALCONY ACCESS FROM EVERY ROOM ON THE BACK OF THE HOUSE, MASONRY & FRAME STRUCTURE, STUCCO FINISH.



LOCATION MAP

LEGAL DESCRIPTION:
LOT 43, FIRST EDITION PARADISE ISLAND, AS RECORDED IN PLAT BOOK 27, PAGES 22 AND 23, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA. SEE SURVEY FOR COMPLETE DESCRIPTION.

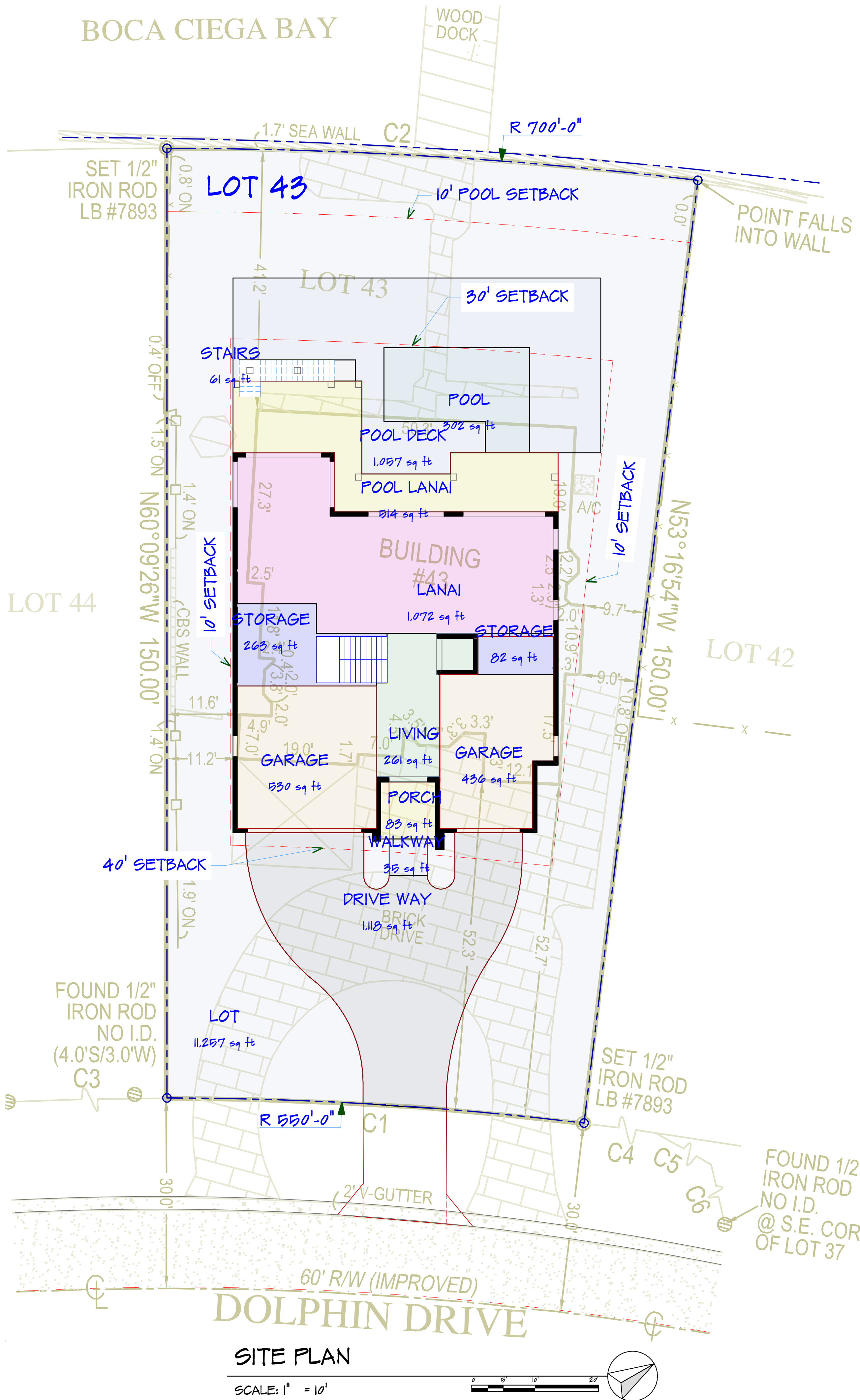
THIS PROPERTY IS LOCATED IN FLOOD ZONE AE-II, B.F.E. SEE EXISTING STRUCTURE ELEVATION CERTIFICATE FOR COMPLEMENTARY INFORMATION.

ZONING DESIGNATION: RU-75
PROPOSED USE: SINGLE FAMILY RESIDENCE
SETBACKS:
FRONT 40', REAR 30', SIDE 10'.
MAX. HEIGHT:
35' FROM B.F.E. TO HIGHEST POINT OF ROOF.
MAX. IMPERVIOUS SURFACE: 70%

LOT COVERAGE		
	NAME	AREA
BUILDING	LIVING	261
	PORCH	83
	LANAI	1,072
	POOL LANAI	514
	GARAGE	966
	STORAGE	345
		3,241 ±2
OTHERS	DRIVE WAY	1,118
	STAIRS	61
	WALKWAY	35
		1,214 ±2
POOL	POOL	302
	POOL DECK	1,057
		1,359 ±2
		5,814 ±2

SITE DATA		
	AREA	
LOT	11,257	
BUILDING COVERAGE	3,241	(28.8%)
IMPERVIOUS SURFACE	5,814	(51.6%)

BUILDING AREAS			
	NAME	LEVEL	AREA
LIVING	LIVING	-1	261
	LIVING	1	2,525
	LIVING	2	1,874
			4,660 ±2
OPEN COVERED	PORCH	-1	83
			83 ±2
	LANAI	-1	1,072
	LANAI	1	514
	POOL LANAI	-1	514
			514 ±2
	BALCONY	2	587
			587 ±2
GARAGE	GARAGE	-1	966
			966 ±2
STORAGE	STORAGE	-1	345
			345 ±2
			8,741 ±2



SITE PLAN

SCALE: 1" = 10'



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NCARB CERT. NO. 99975
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A NEW RESIDENCE
ELLIS COASTAL PROPERTIES I
43 DOLPHIN DR
TREASURE ISLAND
FLORIDA 33706

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

SITE & LEGAL
DESCRIPTION

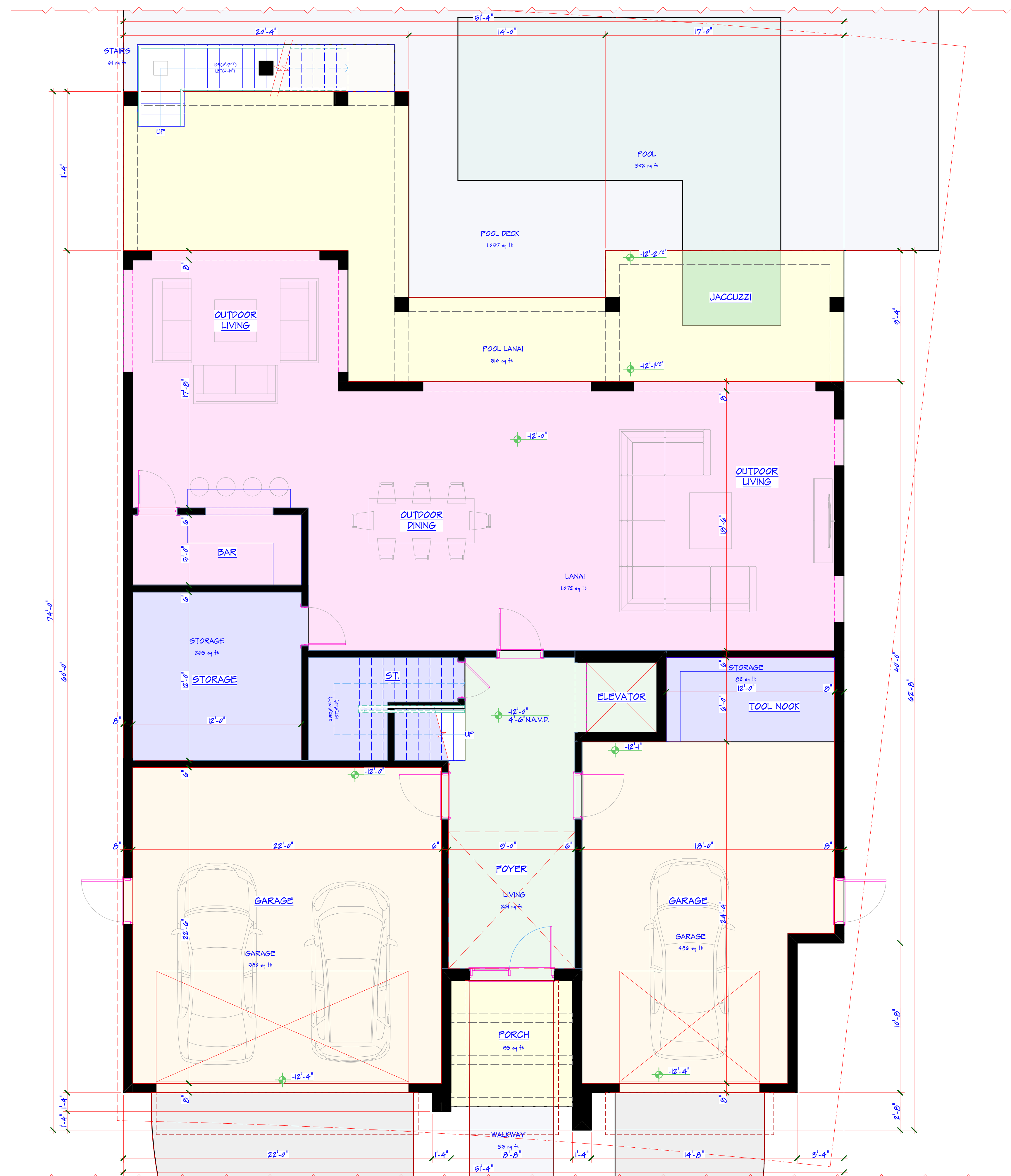
SD-1

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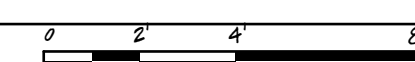
GROUND LEVEL FLOOR PLAN

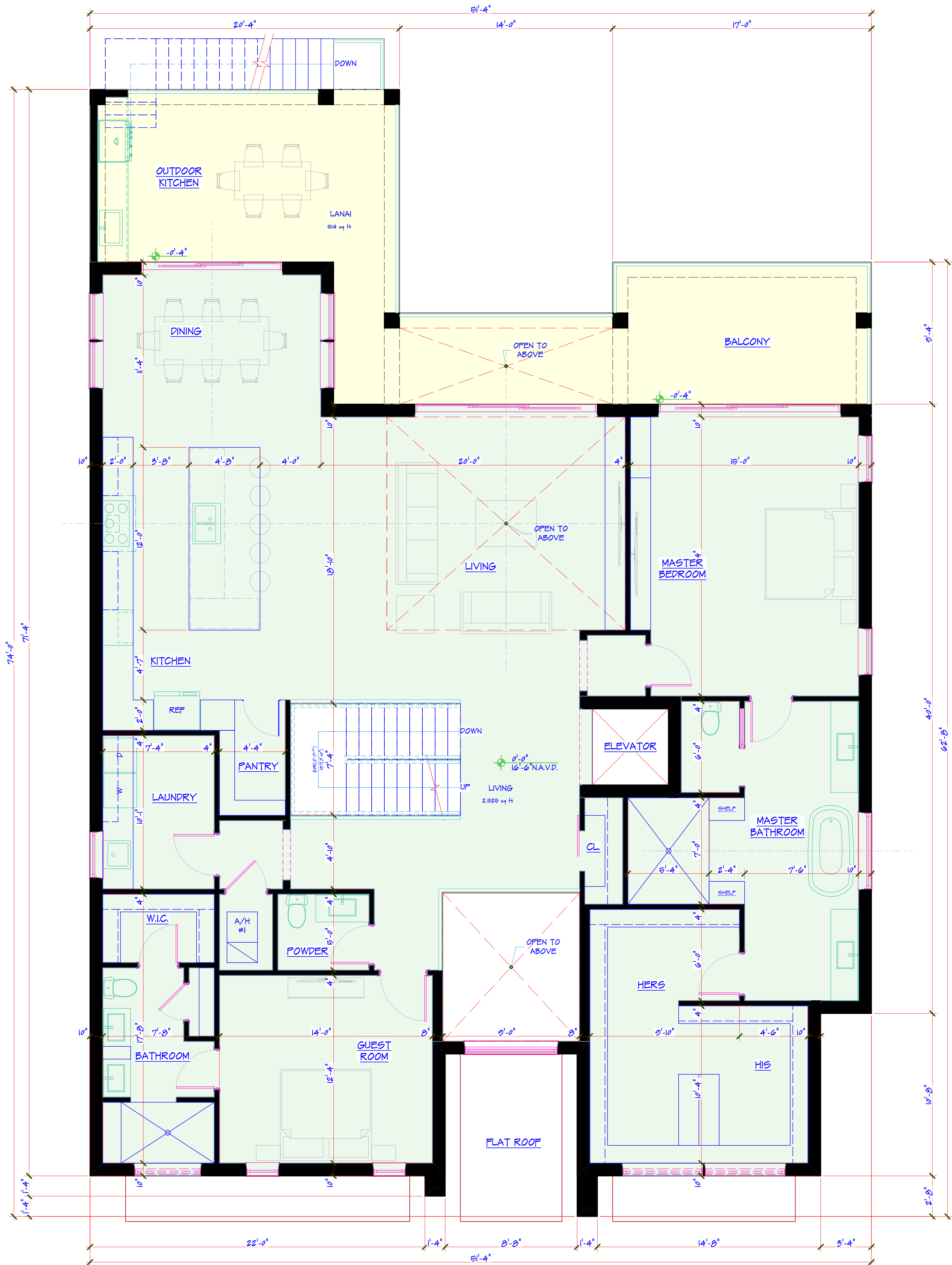
SD-2



GROUND LEVEL PRELIM. FLOOR PLAN

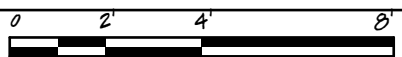
SCALE: $1/4'' = 1'-0''$





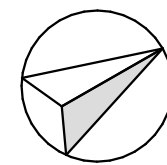
FIRST LEVEL PRELIM. FLOOR PLAN

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



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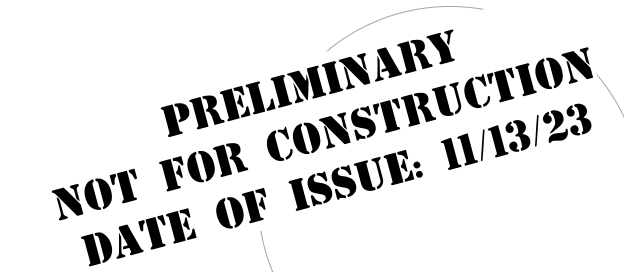


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FIRST LEVEL FLOOR
PLAN

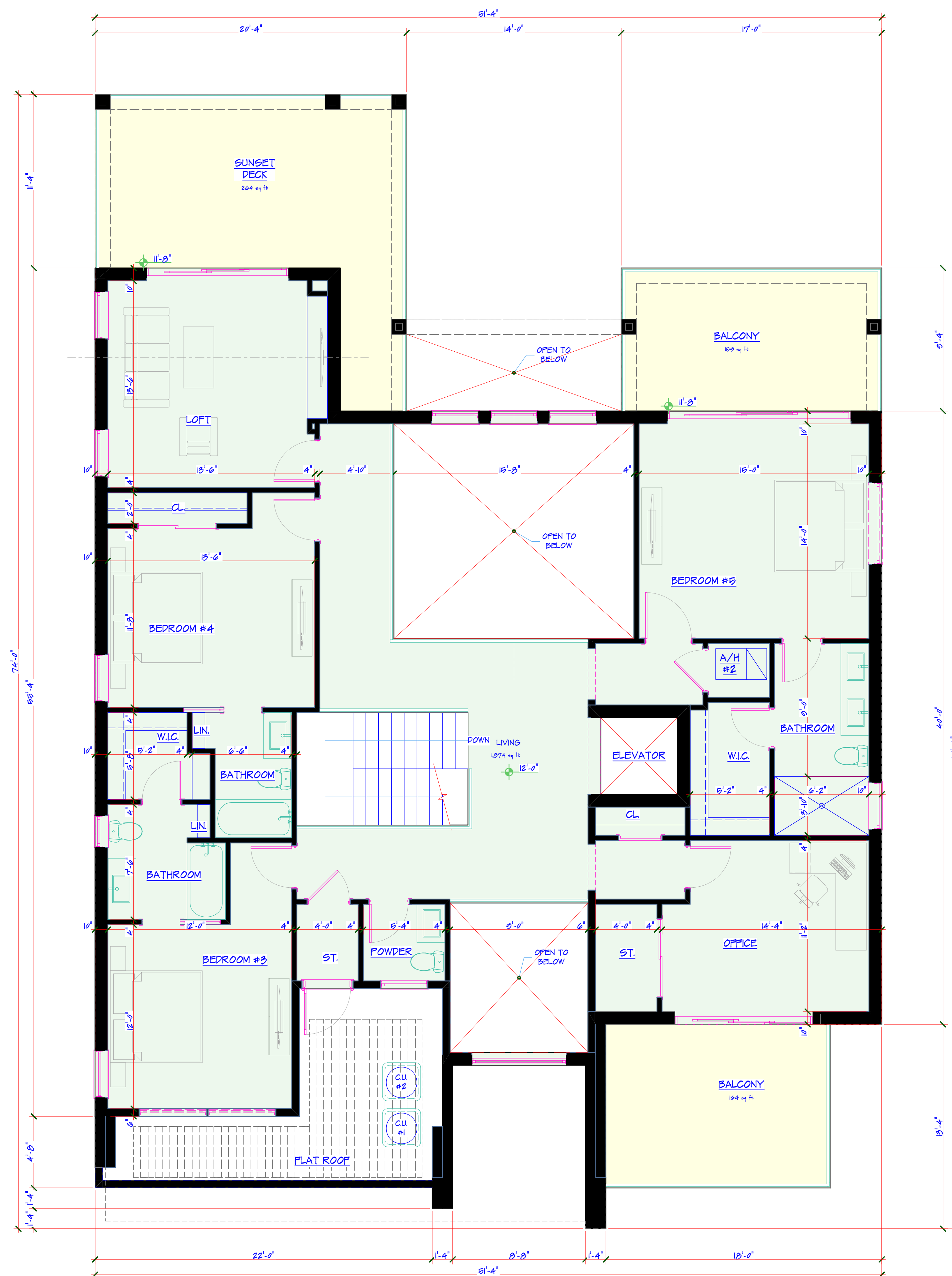
SD-3

ELLIS COASTAL PROPERTIES I
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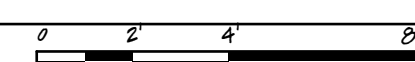
SECOND LEVEL
FLOOR PLAN

SD-4



SECOND LEVEL PRELIM. FLOOR PLAN

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





FRONT ELEVATION

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



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ELEVATIONS

SD-5



REAR ELEVATION

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



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ELEVATIONS

SD-6