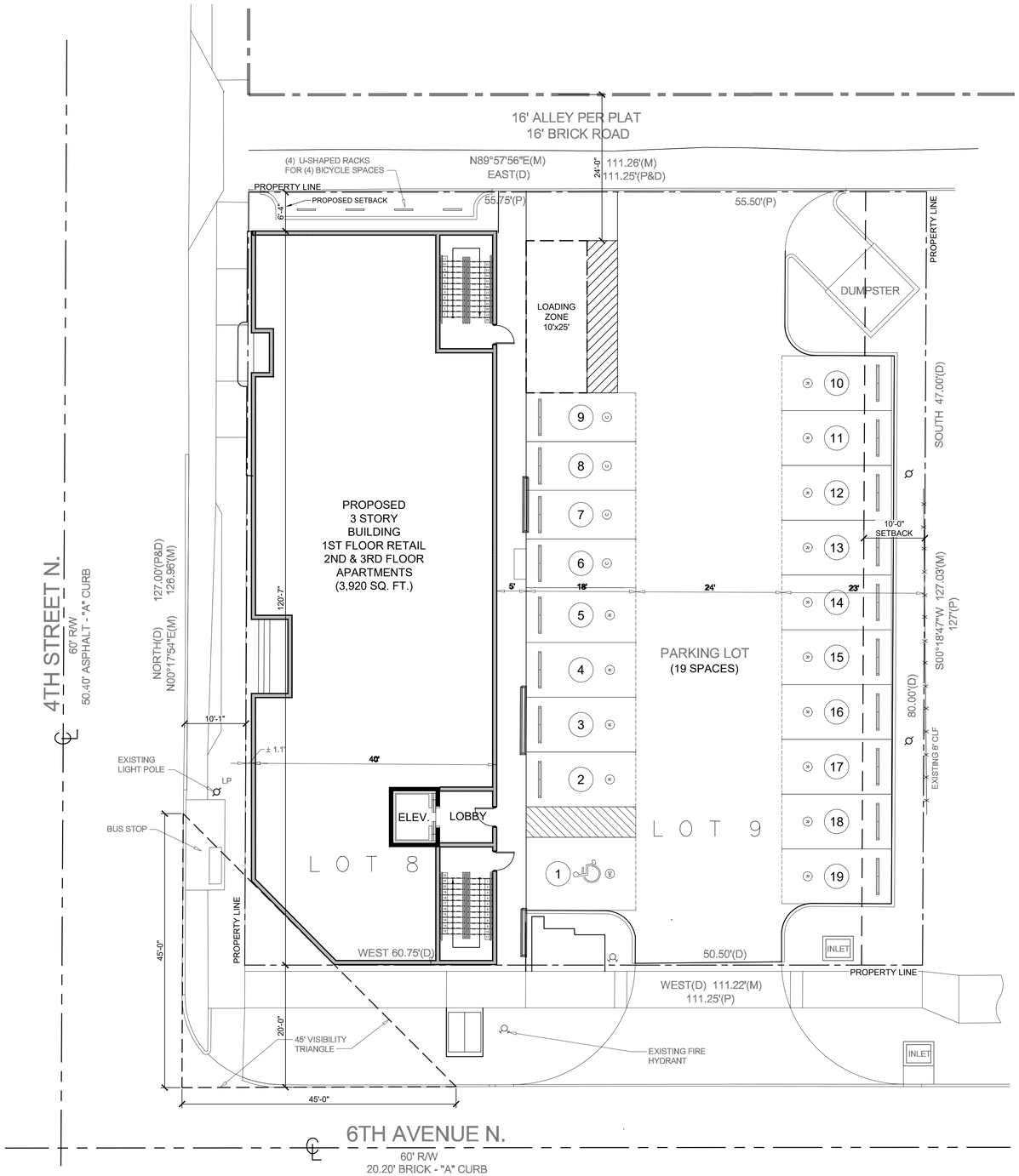
Friday, April 5, 2024 11:48:49 AM



3 SITE PLAN

SCALE: 1"=10'-0"

FAR SUMMARY

	RETAIL	RESIDENTIAL				
		UNIT COUNT	UNIT AREA	TOTAL UNIT AREA	CIRCULATION	TOTAL PER FLOOR
LEVEL 1	3920.00 sf				520.00 sf	4440.00 sf
LEVEL 2		5	714.00 sf	3570.00 sf	870.00 sf	4440.00 sf
LEVEL 3		5	714.00 sf	3570.00 sf	870.00 sf	4440.00 sf
ALL		TOTAL RESI UNIT AREA		7140.00 sf	TOTAL RESI CIRC 2260.00 sf	**TOTAL PROJECT AREA**
	RETAIL TOTAL AREA 3920.00 sf				**RESIDENTIAL TOTAL AREA 9400.00 sf**	**13320.00 sf**

2 FAR SUMMARY

SITE DATA TABLE

	ALLOWABLE / REQUIRED		PROPOSED		CODE REFERENCES/ NOTES
ZONING	**CCT-1** Corridor Commercial Traditional				SPCC 16.20.080
FUTURE LAND USE DISTRICT	**PR-MU** Planned Redevelopment Mixed Use				
SITE AREA	14,127.00 sf	0.3243 Acres			
LOT WIDTH	127.00 ft.				
FLOOD ZONE	X (Minimal flood hazard)				
BUILDING HEIGHT/ FLOORS	42 ft		32 ft (3 stories)		
SETBACKS					
Front	0 ft from property line / 10ft from curb			0'-0"	
Rear	10 ft (no alley)			70'-0"	
Side	0 ft from property line / 5ft from curb		North:	6-4"	
			South:	0'-0"	
DENSITY	**30 units/acre max**	**9.73 units = 10 units**	10 units	(5 units / floor)	(24) residential + (6) missing middle housing density bonus
Residential	24 units/acre max	7.78 units = 8 units			
Missing Middle Housing Bonus	6 units/acre max	1.95 units = 2 units			
FLOOR AREA RATIO (FAR)	**1.0**	**14127.00 sf**		**13,320.00 sf**	See Far Summary
Retail				3,920.00 sf	
Residential	(Calc per proposed retail)	10,207.00 sf max		9,400.00 sf	Includes circulation stairs/corridors/lobbies all levels 1-3
BUILDING FOOTPRINT	-			4,440.00 sf	
IMPERVIOUS SURFACE (ISR)	0.95 Site Area Max	13420.65 sf	0.89	12587.00 sf	
PARKING SPACES (P.S.)		**19.1 P.S.**		**20.0 P.S.**	
Retail	1.0 P.S.	1/ 300 sf 13.1 P.S.		13.0 P.S.	
Residential	0.9 P.S.	0.50 / unit 5.0 P.S.		6.0 P.S.	
Loading	1.0 P.S.	/ 5 units 1.0 P.S.		1.0 P.S.	

ABBREVIATIONS

P.S. Parking Spaces

1 SITE DATA TABLE

BODZIAK / HAYES ARCHITECTS

ARCHITECT
BODZIAK / HAYES ARCHITECTS PLLC
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OWNER

Client Name

CONSULTANTS

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ARCHITECTS / CONSULTANTS STAMP

KEY PLAN

NO.	ISSUE	DATE

ISSUE TITLE

PROJECT ADDRESS

631 4th St. N.

SAINT PETERSBURG
FLORIDA, 33701

SHEET TITLE

SITE PLAN

PROJECT
25-026
SCALE

DRAWN BY
JAB
DATE
04/08/25
ORIGINAL SHEET
SIZE : 24" X 36"

SHEET NUMBER

SP-1.0

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