

SITE DATA	
SIZE	20,851 SQUARE FEET
LAND USE	RESIDENTIAL
ZONING DISTRICT	DC-2 (DOWNTOWN CENTER 2)
FLOOD ZONE	NONE
MAX DENSITY(FAR)	REQUIRED-3.0
MAX HEIGHT	REQUIRED-50'
SETBACKS	FRONT YARD: 0' SIDE YARD: 0' REAR YARD: 0'

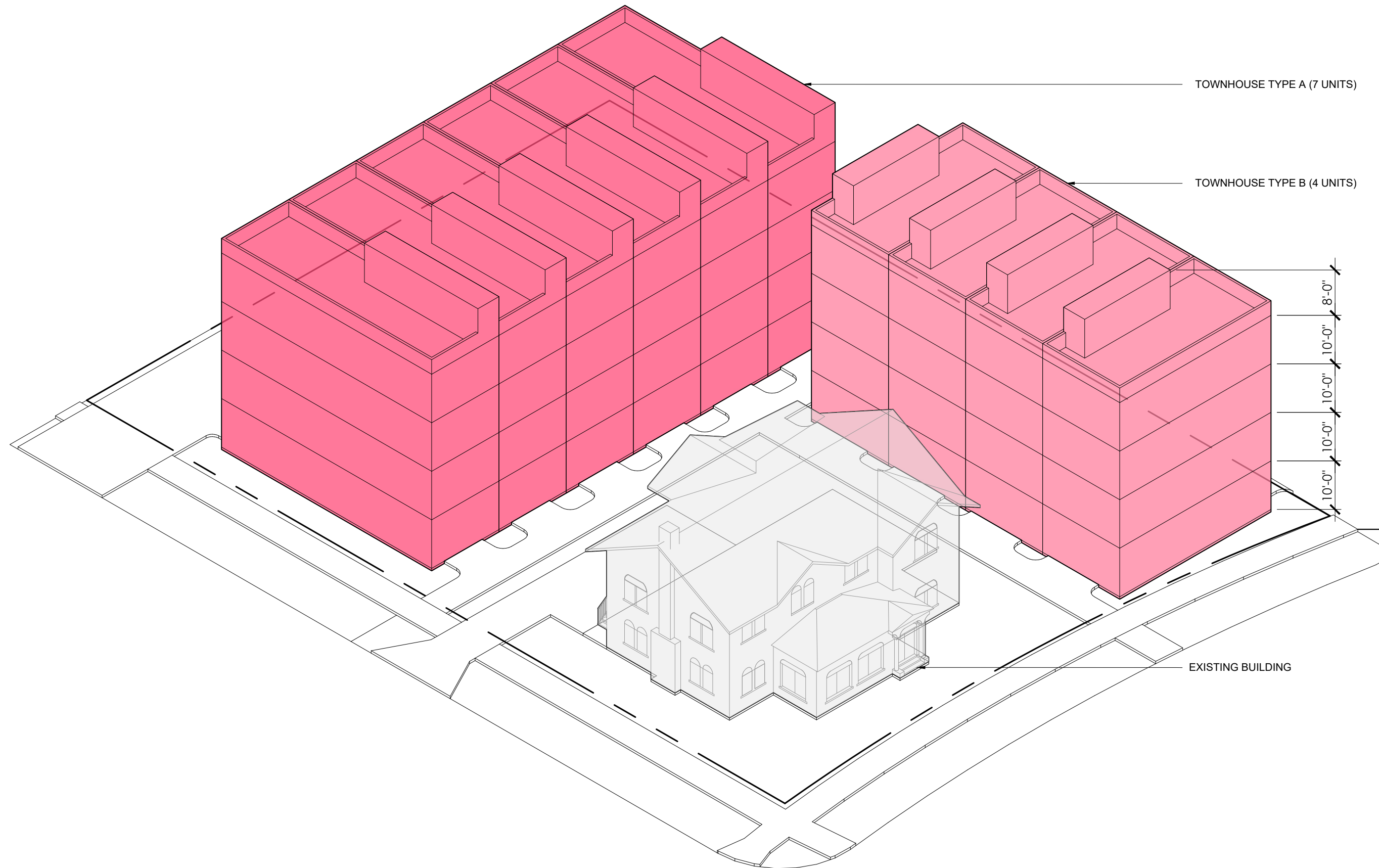
TOWNHOUSE TYPE A					
Levels	*Garage	Work/Studio	Living	Floor Height	Total Building Area
5/ROOF TOP			40	8.00	
4			800	10.00	
3			800	10.00	
2			800	10.00	
1	630	170		10.00	
	630	170	2,440		3,240

TOWNHOUSE TYPE B					
Levels	*Garage	Work/Studio	Living	Floor Height	Total Building Area
5/ROOF TOP			40	8.00	
4			660	10.00	
3			660	10.00	
2			660	10.00	
1	404	256		10.00	
	404	256	2,020		2,680

DENSITY CALCULATION		
RESIDENTIAL	TOTAL SF	
	Unit #	Overall Building Area
*Existing Building		*6,752
Type A Townhouse	7	18,270
Type B Townhouse	4	9,104
Totals Proposed	11	27,374

* Area exempt from density calculation

Site Area		
Residential	AREA	FAR
Building Area Permitted By-Right	62,562	3.00
Proposed Building Area	27,374	1.31



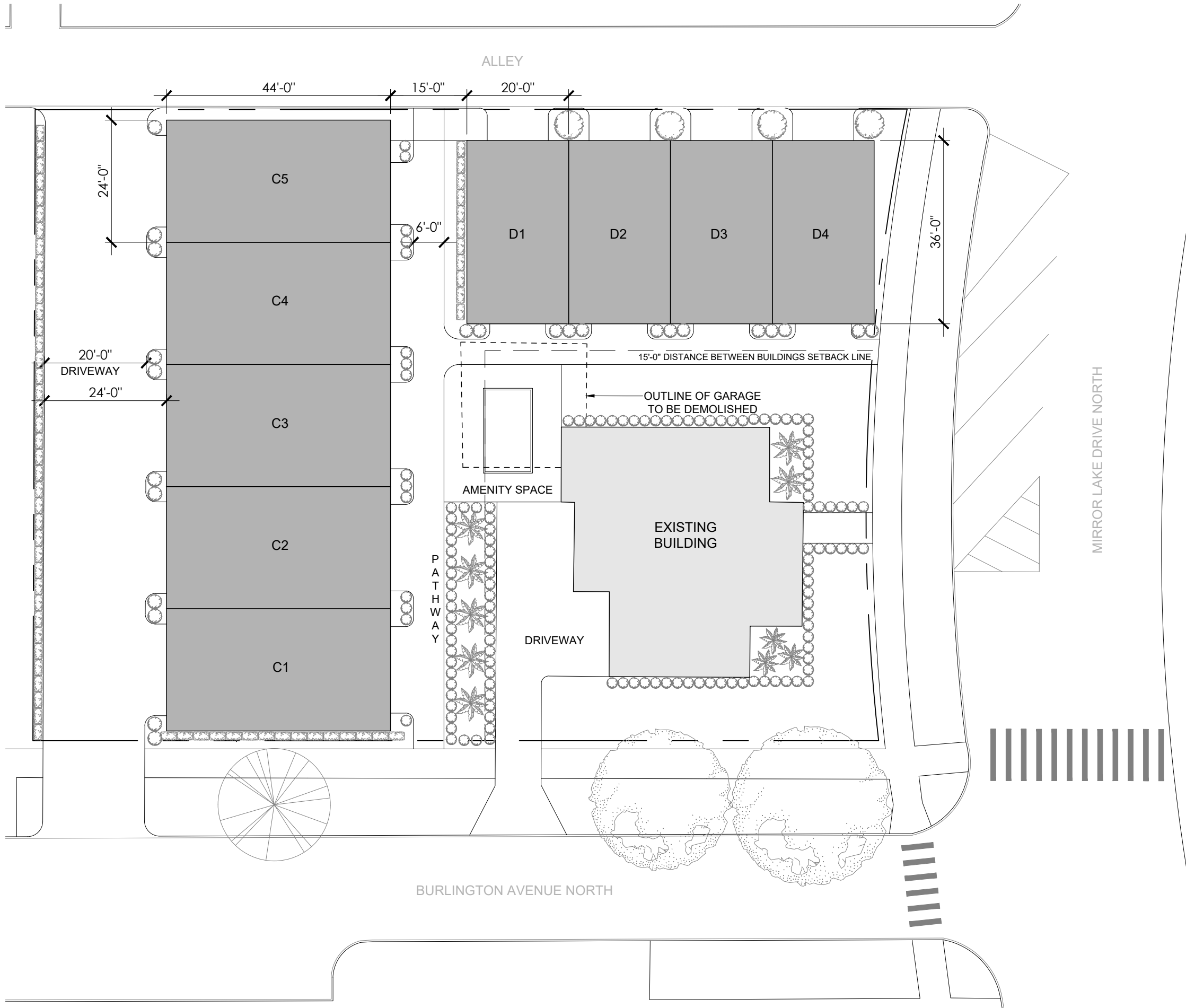
250 MIRROR LAKE DRIVE N

250 MIRROR LAKE DRIVE N, ST PETERSBURG, FL

CONCEPT DESIGN | PAGE 02

03.06.24

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SITE DATA	
SIZE	20,851 SQUARE FEET
LAND USE	RESIDENTIAL
ZONING DISTRICT	DC-2 (DOWNTOWN CENTER 2)
FLOOD ZONE	NONE
MAX DENSITY(FAR)	REQUIRED-3.0
MAX HEIGHT	REQUIRED-50'
SETBACKS	FRONT YARD: 0' SIDE YARD: 0' REAR YARD: 0'

TOWNHOUSE TYPE C					
Levels	*Garage	Work/Studio	Living	Floor Height	Total Building Area
5/ROOF TOP			40	8.00	
4			1,056	10.00	
3			1,056	10.00	
2			1,056	10.00	
1	528	528		10.00	
	528	528	3,168		4,224

TOWNHOUSE TYPE D					
Levels	*Garage	Work/Studio	Living	Floor Height	Total Building Area
5/ROOF TOP			40	8.00	
4			720	10.00	
3			720	10.00	
2			720	10.00	
1	440	280		10.00	
	440	280	2,160		2,880

DENSITY CALCULATION		
	RESIDENTIAL	TOTAL SF
	Unit #	Overall Building Area
*Existing Building		*6,752
Type C Townhouse	5	18,480
Type D Townhouse	4	9,760
Totals Proposed	9	28,240

* Area exempt from density calculation

Site Area	20,854
Residential	AREA FAR
Building Area Permitted By-Right	62,562 3.00
Proposed Building Area	28,240 1.35

PROPOSED SITE PLAN CONCEPT 2
SCALE 1:20

250 MIRROR LAKE DRIVE N

250 MIRROR LAKE DRIVE N, ST PETERSBURG, FL

