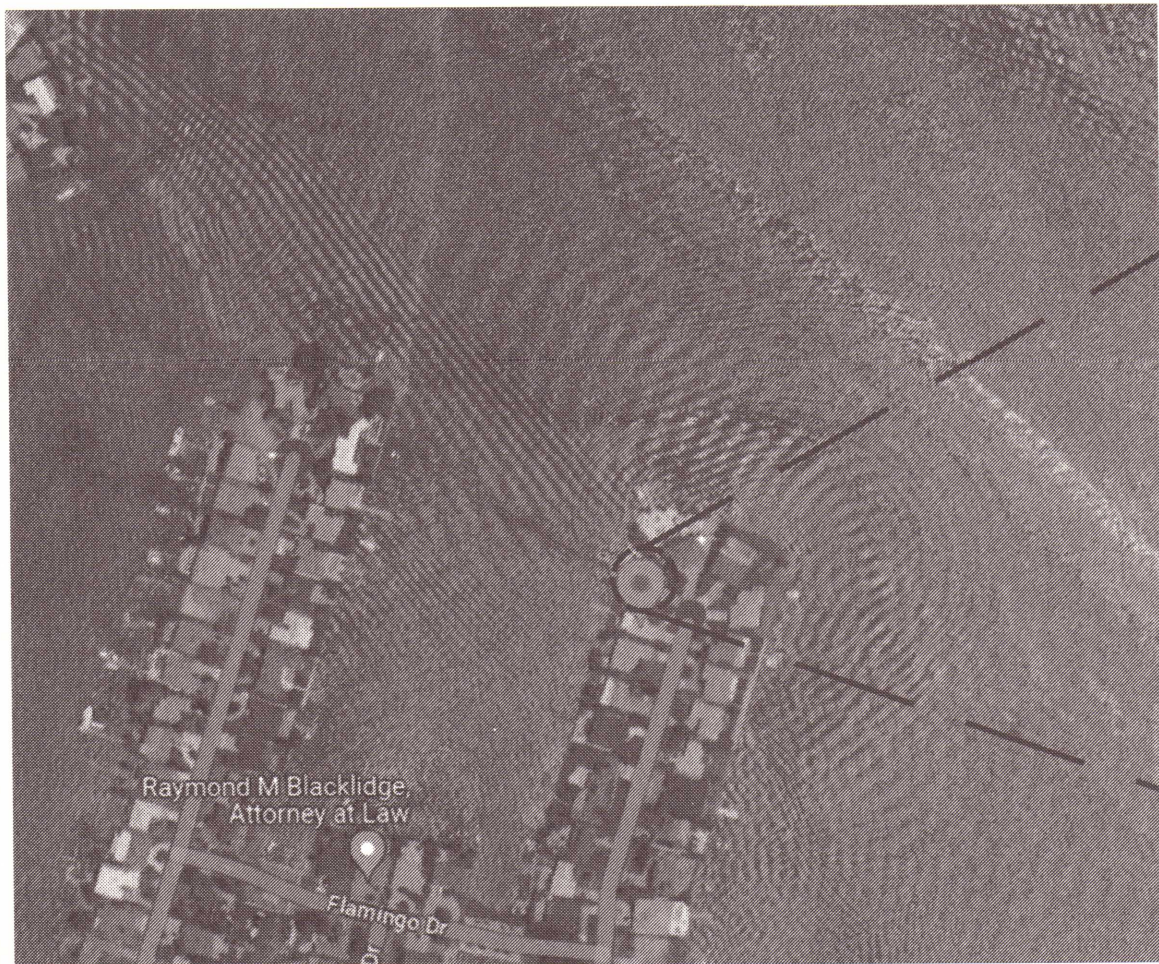


PROPOSED PROJECT FOR:

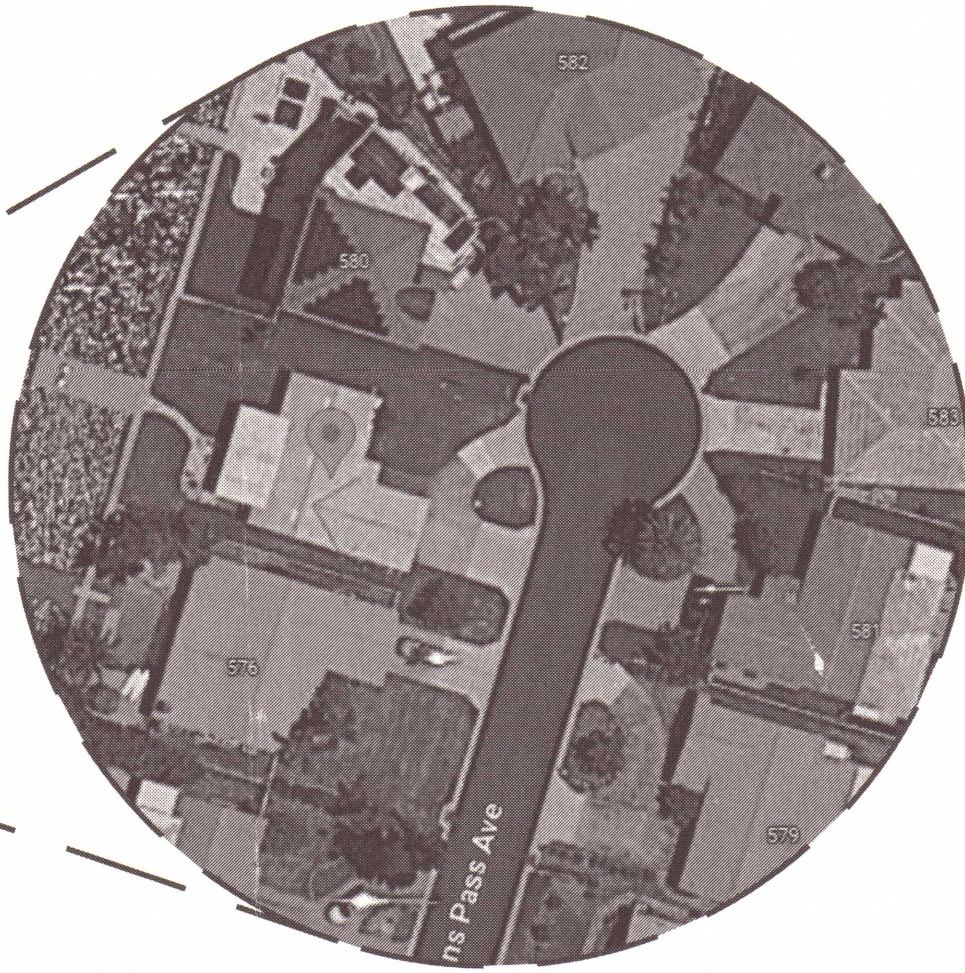
VAR 2023-03 578 JOHNS PASS AVE  
EXHIBIT OF SQUARE FOOTAGE OF BEDROOM  
TO ENCROACH INTO SETBACK

# 578 Johns Pass Ave. Madeira Beach, Florida 33708

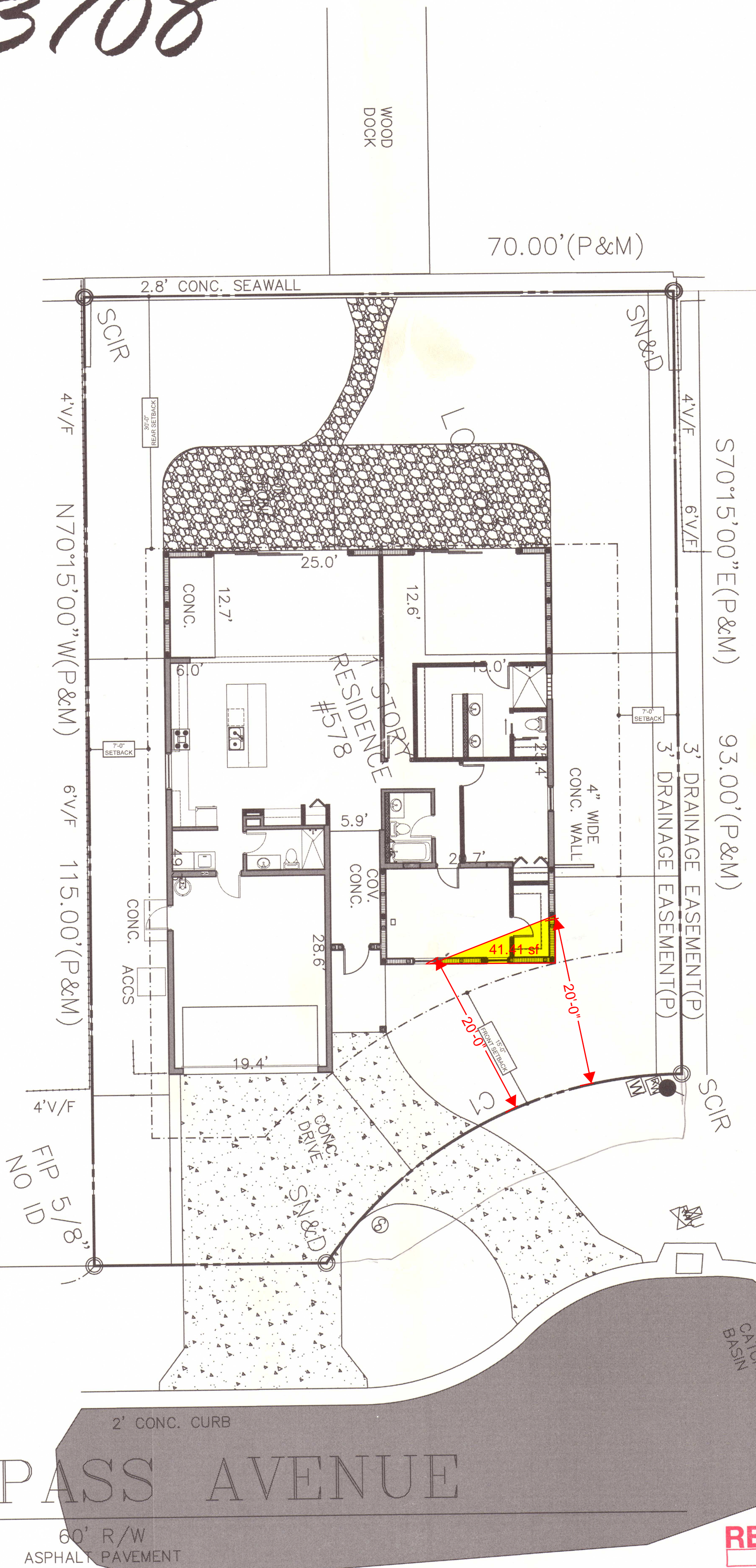
INDEX OF DRAWINGS	
SHEET #	DESCRIPTION
CO	COVER SHEET
SUR	SURVEY
SP-1.0	ARCHITECTURAL SITE PLAN
A-1.0	DEMOLITION PLAN
A-1.1	FOUNDATION PILING PLAN
A-1.2	FOUNDATION
A-1.3	FLOOR PLAN
A-2.0	ROOF FRAMING PLAN
A-3.0	ELEVATIONS
M-1.0	MECHANICAL PLAN
E-1.0	ELECTRICAL PLAN
P-1.0	PLUMBING PLAN



VICINITY MAP (N.T.S.)



LOCATION MAP (N.T.S.)



RAD = 52.00'  
ARC = 49.71'  
CHORD = 47.84'  
C.B. = S07°38'20"E

Site Plan  
1"= ±10'-0"

## STRUCTURAL DESIGN CRITERIA

### FLORIDA BUILDING CODE:

FLORIDA ACCESSIBILITY CODE: 7TH EDITION (2020)  
THE PROPOSED ELECTRICAL, MECHANICAL, AND PLUMBING IS DESIGNED AND TO BE INSTALLED IN ACCORDANCE WITH PLANS AND COMPLY TO:  
FBC 7TH EDITION (2020)  
FBC PLUMBING 7TH EDITION (2020)  
FBC MECHANICAL 7TH EDITION (2020)  
NFPA 70 - NEC 2017  
FLORIDA FIRE PREVENTION CODE 7TH EDITION (2020)  
CONSTRUCTION TYPE: III-B  
BUILDING OCCUPANCY: R-3  
NUMBER OF FLOORS: ONE  
FOUNDATION: 2500 P.S.I. MINIMUM  
IS BUILDING SPRINKLED: YES ☐ NO ☒

### DESIGN ROOF LOADS:

ROOF LIVE LOAD N/A 20 PSF  
ROOF DEAD LOAD (BUILT UP) N/A 10 PSF  
ROOF DEAD LOAD (SHINGLES) N/A 25 PSF  
ROOF DEAD LOAD (TILE) N/A 25 PSF

## SCOPE OF WORK

RENOVATION AND RECONSTRUCTION OF  
EXISTING RESIDENCE IN COMPLIANCE  
WITH FEMA 50% RULE.

## NOTE:

ALL MATERIALS INSTALLED BELOW DESIGN  
FLOOD ELEVATION MUST BE FLOOD  
RESISTANT FEMA NFIP CLASS 4 OR 5  
MATERIALS.

## COMPONENT AND CLADDING

WIND SPEED: 150 MPH  
WIND EXPOSURE CATEGORY: D  
DESIGN PRESSURE: 52.2 PSF  
WIND IMPORTANCE FACTOR: 1.0  
BUILDING RISK CATEGORY: N/A  
APPLICABLE INTERNAL PRESSURE COEFFICIENT: ±0.18  
MEAN ROOF HEIGHT: 12'  
SOIL BEARING PRESSURE IF REQUIRED: 2,500 PSF

### ROOF WIND PRESSURE

ZONE	POSITIVE UPLIFT < 100 SQ. FT.		POSITIVE UPLIFT < 50 SQ. FT.		POSITIVE UPLIFT < 20 SQ. FT.		POSITIVE UPLIFT < 10 SQ. FT.	
	+	-	+	-	+	-	+	-
Roof Angle >0-7 degrees								
1	13.0	37.0	14.1	38.1	15.4	39.4	16.5	40.5
2	13.0	43.9	14.1	51.1	15.4	60.7	16.5	67.9
3	13.0	43.9	14.1	61.5	15.4	84.7	16.5	102.2
Roof Angle >7-27 degrees								
1	16.5	33.6	18.5	34.6	21.3	36.0	23.3	37.0
2	16.5	47.3	18.5	52.5	21.3	59.3	23.3	64.5
3	16.5	74.8	18.5	81.0	21.3	89.2	23.3	95.4
Roof Angle >27-45 degrees								
1	33.6	33.6	34.6	35.7	36.0	36.4	37.0	40.5
2	33.6	40.5	34.6	42.5	36.0	45.3	37.0	47.3
3	33.6	40.5	34.6	42.5	36.0	45.3	37.0	47.3

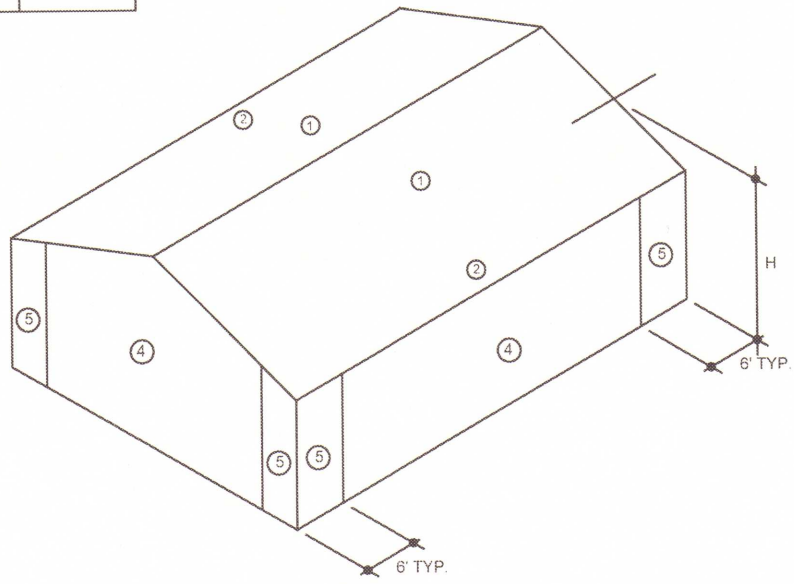
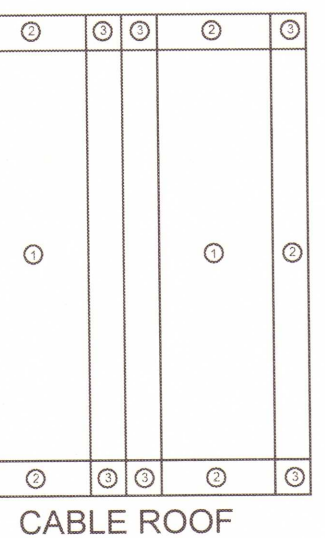
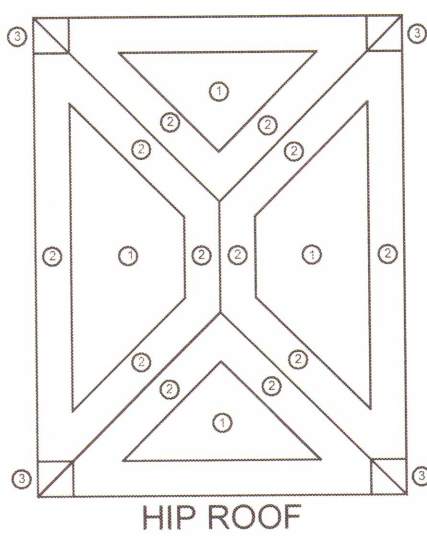
### NEGATIVE WIND PRESSURE ON DOORS / WINDOWS / WALLS

Location of Building - Zone	NEGATIVE PRESS. < 100 SQ. FT.	NEGATIVE PRESS. < 50 SQ. FT.	NEGATIVE PRESS. < 20 SQ. FT.	NEGATIVE PRESS. < 10 SQ. FT.
	+	-	+	-
FIELD AREA - 4	+34.4	-37.8	+36.2	-39.7
CORNER AREA - 5	+34.4	-42.1	+36.2	-45.7

### ROOF OVERHANG

ZONE	UPLIFT PRESSURE < 100 SQ. FT.	UPLIFT PRESSURE < 20 SQ. FT.	UPLIFT PRESSURE < 10 SQ. FT.
	+	-	+
Roof Angle >0-10 degrees			
2 & 3	84	87	89
Roof Angle >10-30 degrees			
2 & 3	115	115	115
Roof Angle >30-45 degrees			
2 & 3	94	101	104

NEGATIVE WIND PRESSURE AS SHOWN IN CHART BASED ON TRIBUTARY AREA INDICATED.



Revision To original Permit To Delete 2<sup>nd</sup> Floor and Expand Main Floor

REVISED

APPROVED  
Planning & Zoning  
By: *ML* Date: 6/20/23

File Copy  
SUBJECT TO FIELD  
INSPECTION APPROVAL

RECEIVED  
JUN 09 2023

PROFESSIONAL STATEMENT: TO THE BEST OF THIS ARCHITECT'S KNOWLEDGE, ENGAGED PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES AND THE APPLICABLE MINIMUM FIRE SAFETY STANDARDS AS DETERMINED IN ACCORDANCE WITH CHAPTERS 550 AND 552, LAWS OF FLORIDA.

NO.	DATE	DESCRIPTION

PROJECT  
**578 Johns Pass Ave.**  
Madeira Beach, Florida 33708

COVER PAGE

STATE OF FLORIDA  
JOHN A. BODZIAK  
ARCHITECT AIA, PA  
FLORIDA REGISTRATION NO. 180000065  
JUN 02 2023  
REGISTERED ARCHITECT

**JOHN A. BODZIAK**  
ARCHITECT AIA, PA  
ARCHITECTURE, DESIGN, AND CONSTRUCTION MANAGEMENT  
FLORIDA REGISTRATION NO. 180000065  
743 49th STREET N. SAINT PETERSBURG, FLORIDA 33710  
TEL: (727) 327-1956 FAX: (727) 826-0968

DRAWN BY: AT  
UPDATED ON: Jun. 2, 23  
DATE: 05 - 2023  
JOB PROJECT #: 0000-000  
SHEET #: CO