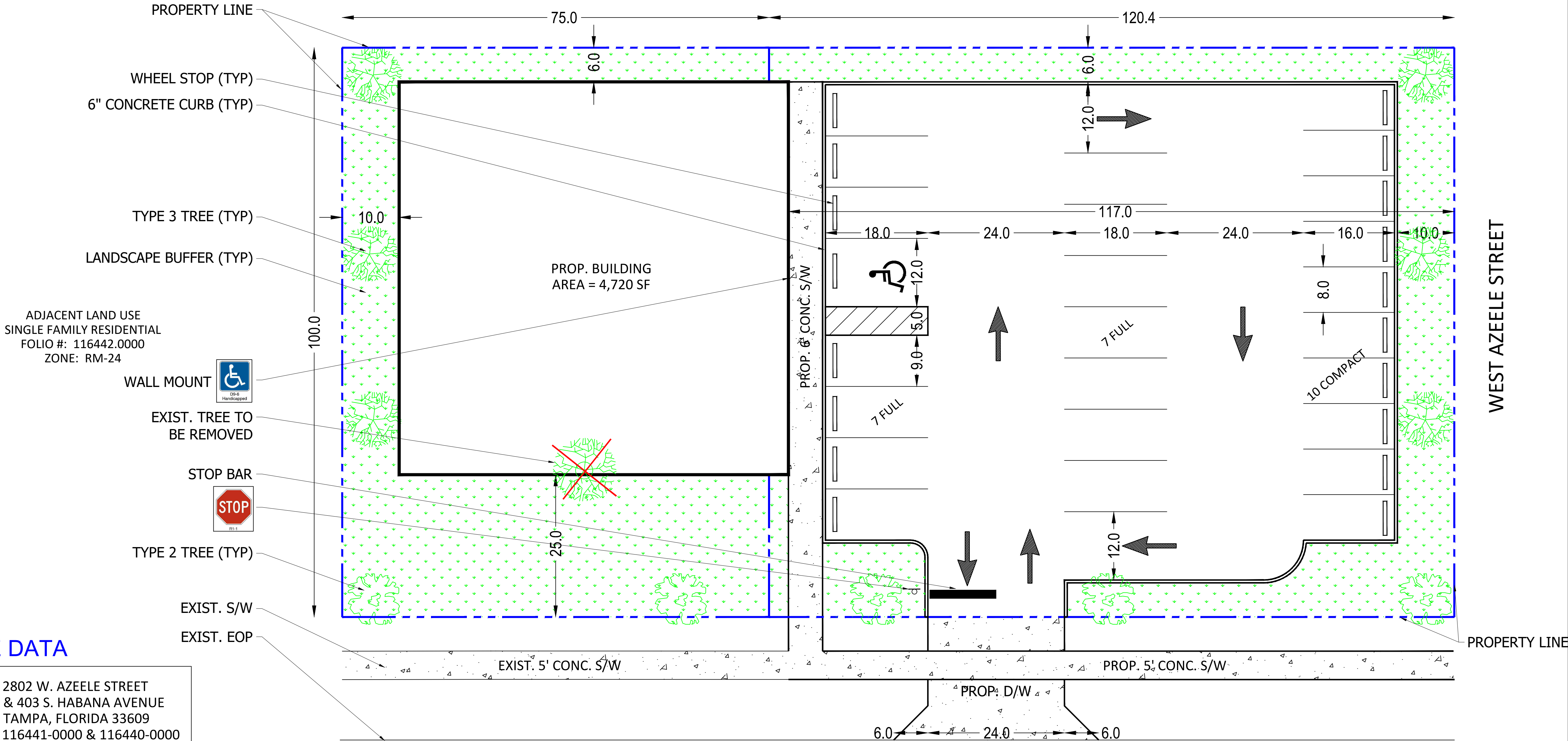
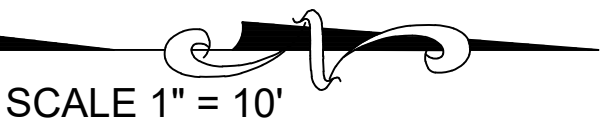


ADJACENT LAND USE
MULTI FAMILY RESIDENTIAL
FOLIO #: 116605.5069
ZONE: RM-24



SITE DATA

PROPERTY ADDRESS: 2802 W. AZEELE STREET
& 403 S. HABANA AVENUE
TAMPA, FLORIDA 33609

FOLIO NUMBERS: 116441-0000 & 116440-0000

S / T / R: 22 / 29 SOUTH / 18 EAST

EXISTING ZONING: PD

PROPOSED ZONING: PD

SETBACKS ON 403 S. HABANA AVENUE:

NORTH 117.0 FT

EAST 25.0 FT

SOUTH 10.0 FT

WEST 6.0 FT

EXISTING USE: COMMERCIAL

PROPOSED USE: MEDICAL OFFICE

BUILDING AREA: 4,719.6 SF

PROPERTY AREA: 19,540.0 SF (0.45 AC)

PROPOSED IMPERVIOUS AREA: 14,081.0 SF

PROPOSED PERVIOUS AREA: 5,459.0 SF

VEHICULAR PARKING (PER SEC. 27-286.7)

MEDICAL OFFICE: 4,719.6 SF x 5/1,000 SF

REQUIRED PARKING = 24

PROVIDED PARKING = 25

OPTION 2: DEVELOP A NEW BUILDING FOR BOTH PARCELS AS ONE DEVELOPMENT.

NOTES

- THIS SITE PLAN IS PRELIMINARY WITHOUT THE BENEFIT OF A DESIGN SURVEY.
- INFORMATION OBTAINED FOR THIS DESIGN DRAWING WAS BASED ON THE EXISTING CONDITION.

LEGEND

EXISTING DEVELOPMENT	
PROPOSED DEVELOPMENT	
PROPOSED CONCRETE	
PROPOSED GRASS	

PARKING COUNT

DESCRIPTION	SIZE	PROPOSED
COMPACT	8' x 16'	10
FULL	9' x 18'	14
HANDICAP	12' x 18'	1
TOTAL		25
COMPACT RATIO = 40% < 65%		