



REMAINDER OF LOT 20 BLOCK 6

SINGLE FAMILY OF CNU-35 FOLD #181223

INSTALL 56 LF. (4) 6\"/>

- ### APPROVED PD PLAN NOTES
- AREA, HEIGHT, BULK AND PLACEMENT OF BUILDING AS SHOWN ON PLAN.
 - DEVELOPMENT SETBACK, BUFFER/SCREENING HEIGHT, OPEN SPACE AS SHOWN ON PLAN.
 - PROJECT TRAFFIC GENERATION WILL BE 134 APT AND 13 PM PEAK HOUR TRIPS.
 - PROJECT SERVED BY PUBLIC WATER AND WASTEWATER.
 - DEVELOPMENT WILL MEET OPTED STANDARDS FOR LIGHTING.
 - SITE APPEARS TO BE WITHIN FLOOD ZONE "C" ACCORDING TO THE FLOOD INSURANCE RATE MAP #120114 0033C, REVISED SEPTEMBER 30, 1982, FOR CITY OF TAMPA, FLORIDA.
 - VEHICLE USE AREA (VUA) IS 4,900 SQ. FT. GREEN SPACE WITHIN 10' OF VUA IS 1,954 SQ. FT. (27%).
 - NO WATER BODIES OR OTHER SIGNIFICANT NATURAL FEATURES EXIST ON THE SITE OR WITHIN 20' OF SITE. 100% OF EXISTING TREES TO BE REMOVED.
 - THE PROJECT SHALL COMPLY WITH CHAPTER 13, CITY OF TAMPA TREE AND LANDSCAPE, ORDINANCE, STORMWATER MANAGEMENT REGULATIONS, SIGN ORDINANCE, SIDEWALK ORDINANCE, FIRE CODES APPLICABLE TO PROJECT AT TIME OF PERMITTING.
 - DEVELOPER TO PROVIDE 3\"/>

City of Tampa
 CONSTRUCTION START DATE: August 29, 2018
 PLANNING DIVISION APPROVAL
 THIS SET OF PLANS WILL BE REVIEWED FOR THE JOB AT ALL PHASES. It is unwise to make changes or alterations without written permission from the City of Tampa Construction Services Division. The stamping of this plan shall not be held to permit or approve the violation of any City or State Codes.
 REVIEWED FOR CODE COMPLIANCE

City of Tampa
 PLANNING AND DEVELOPMENT
 URBAN DESIGN APPROVAL
 Date: August 29, 2018
 Any changes to these drawings must be approved by the Planning & Urban Design Division.
 Note: This approval specifically pertains to development Design Review only, relative to Overlay District Design Standards. This approval does NOT serve as an all-inclusive approval for the City of Tampa (all departments) in a whole.
 REVIEWED FOR CODE COMPLIANCE

AREA CALCULATIONS

TOTAL SITE AREA:	7,209 S.F. (0.17 AC.)
EXISTING IMPERVIOUS:	BUILDING 3,068 S.F. (0.07 AC.) CONC. SLAB 394 S.F. (0.02 AC.) TOTAL 3,462 S.F. (0.09 AC.)
PROPOSED IMPERVIOUS:	BUILDING 4,651 S.F. (0.11 AC.) V.U.A. (COVERED) 3,209 S.F. (0.08 AC.) V.U.A. (UNCOVERED) 710 S.F. (0.02 AC.) TOTAL 5,561 S.F. (0.12 AC.) (BULD. + EXPOSED VUA)
PERCENT IMPERVIOUS:	EXISTING 50% PROPOSED 77%
TOTAL CHANGE IN IMPERVIOUS:	1,503 S.F. (0.03 AC.)
TOTAL GREEN SPACE:	EXISTING 3,147 S.F. (0.07 AC.) PROPOSED 1,844 S.F. (0.04 AC.)

- ### LEGEND
- INSTALL 192 LF. (4) TOTALS OF PROPOSED FENCE AS NOTED.
 - 9' x 18' 90' STANDARD PARKING (4)
 - 8' x 18' 90' COMPACT PARKING (8)
 - 12' x 18' DEEP HANDICAP PARKING w/ 5' WIDE AISLE (1)

PARKING & GENERAL NOTES

PARKING CALCULATIONS & NOTES	GENERAL NOTES
GENERAL OFFICE TOTAL BLDG. AREA S.F. 4,651 + 33 / 1000 = 15.3 SPACES REQUIRED (NUMBER OF 4 SPACES APPROVED PER PD PLAN 04-141)	SOLID WASTE TO BE PICKED UP AT DUMPSTER. A/C UNIT WILL BE ROOF MOUNTED & SCREENED.
TOTAL # OF SPACES PROVIDED = 11 SPACES	ADDRESS NUMBERS (SHOWN ON ELEVATION SHEET C-1) SHALL BE 6\"/>
HANDICAP PARKING: TOTAL # OF SPACES 1 X 1 HC / 25 SPACES = 1 TOTAL H/C SPACES REQUIRED	REFER TO ARCHITECTURAL AND STRUCTURAL PLANS FOR FURTHER BUILDING DIMENSIONS.

GENERAL FIRE & WAIVER NOTES

TABLE 501 - FIRE RATING FOR BUILDING ELEMENTS	1. WAIVER FOR COMMERCIAL TRAFFIC ONTO ALLEY.
- TYPE SA CONSTRUCTION	2. REDUCE TWO-WAY DRIVE AISLE WIDTH FROM 20' TO 15' (ALLEY).
- 1 HOUR FIRE RATING REQUIRED ON ALL STRUCTURAL ELEMENTS	3. SCREENING WITH 6\"/>
TABLE 502 - FIRE RATING FOR EXTERIOR WALLS	4. NUMBER OF 4 PARKING SPACES (13 VS. 17 REQUIRED).
- GROUP B AND S-2, TYPE SA CONSTRUCTION	5. REMOVE 100% OF ON-SITE TREES.
- LESS THAN 6 INCH 20 FEET - 1 HR. F.R.	6. REDUCE 15' BUFFER ADJACENT TO RESIDENTIAL USES ON EAST AND WEST SIDES TO 3'.
- GREATER THAN 20 FEET - 0 HR. F.R.	7. WAIVER FOR TREES PLACED IN CASS STREET R/W.
TABLE 503 - AREA OF EXTERIOR WALL SCREENING	8. MINIMUM 24\"/>
- UNPROTECTED OPENINGS	NOT PERMITTED
- 0 TO 5 FEET	NOT PERMITTED
- GREATER THAN 5 TO 10 FEET - 10% AREA PERMITTED	NOT PERMITTED
- LESS THAN 25 TO 30 FEET - 70% AREA PERMITTED	NOT PERMITTED

1 SITE PLAN
 C-3 1" = 10'
 0 5' 10'
 SCALE BAR

REVISIONS 1. 11/27/18 2. 11/27/18 3. 11/27/18 4. 11/27/18 5. 11/27/18 6. 11/27/18 7. 11/27/18 8. 11/27/18 9. 11/27/18 10. 11/27/18	1ST FINANCIAL COMPANIES 1907 W. CASS STREET TAMPA, FLORIDA SITE PLAN Catalano Engineering, Inc. 3101 GULF BLVD. SUITE 200 TAMPA, FL 33629 CONTACT: 813-973-1100	PROJ. # 20-220-22 DRAWN: 1907 W. CASS STREET DATE: 10/25/2018 DRAWN BY: JLI PRINT: JLI SHEET # C-3
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