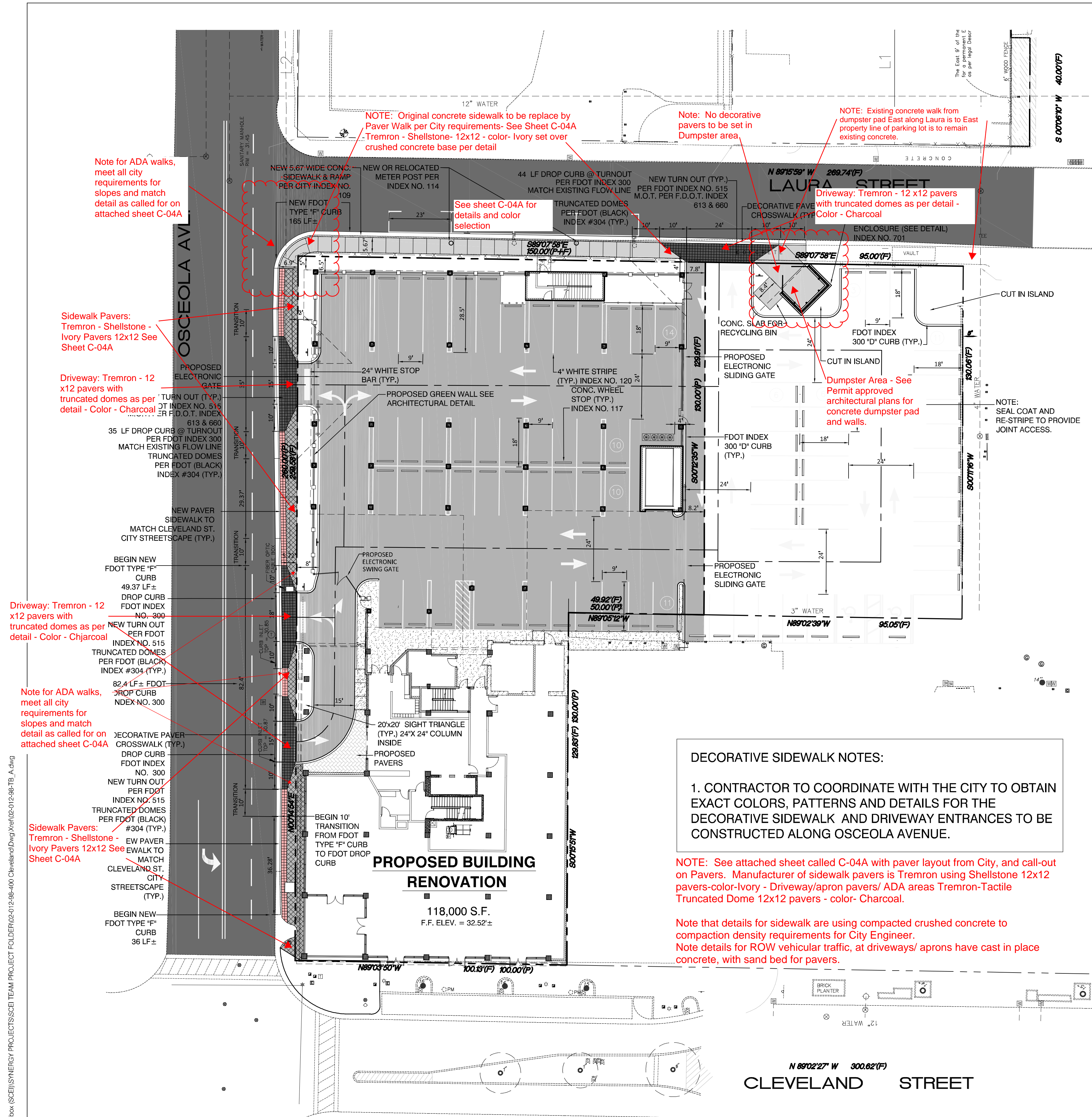
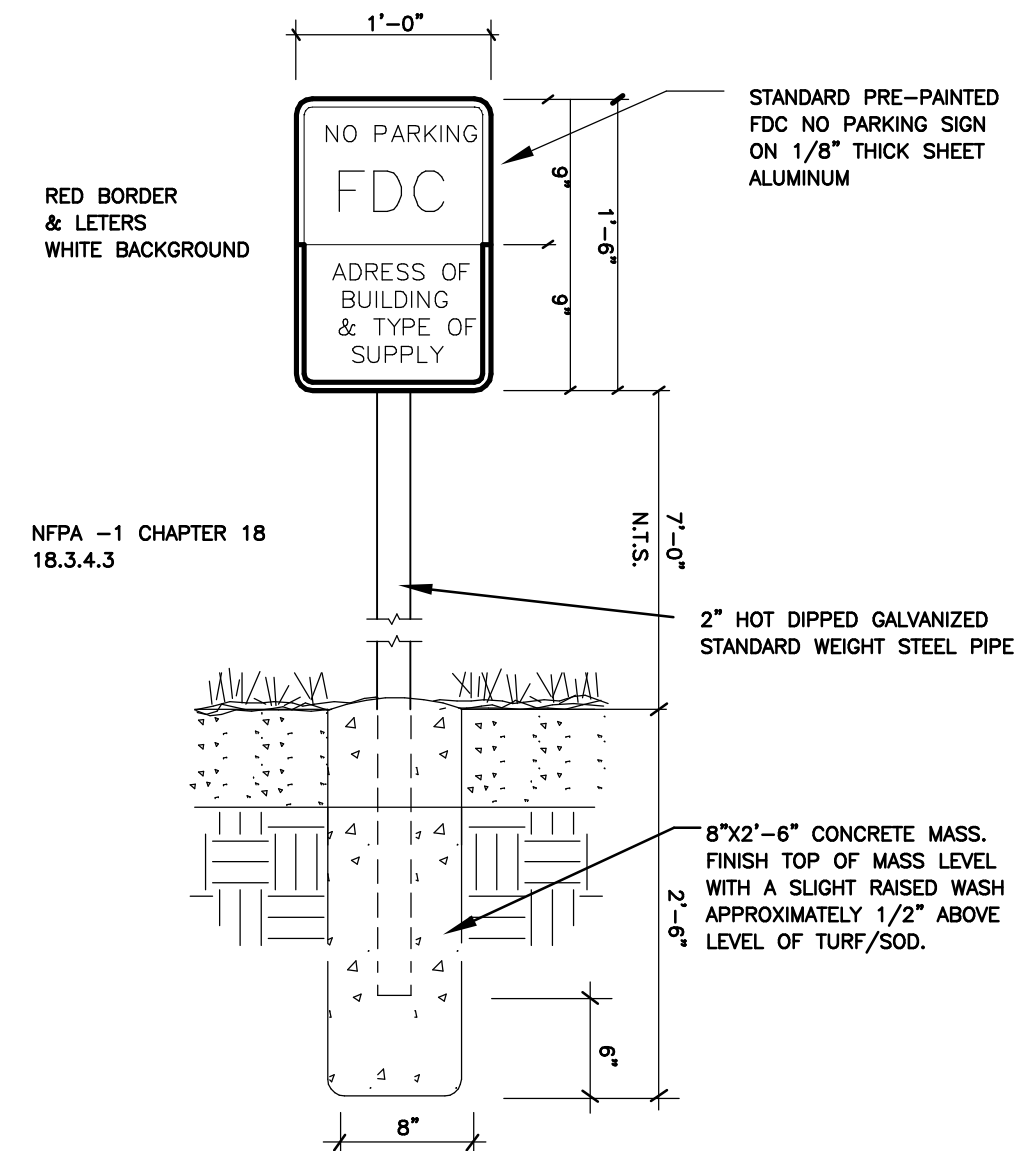
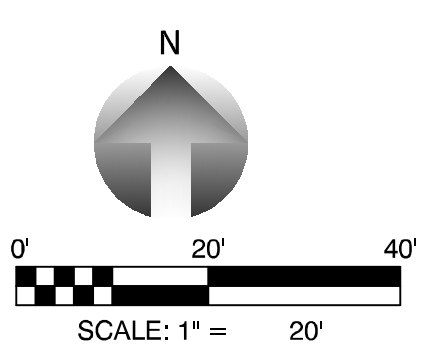


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PRINTED: 08/01/2016

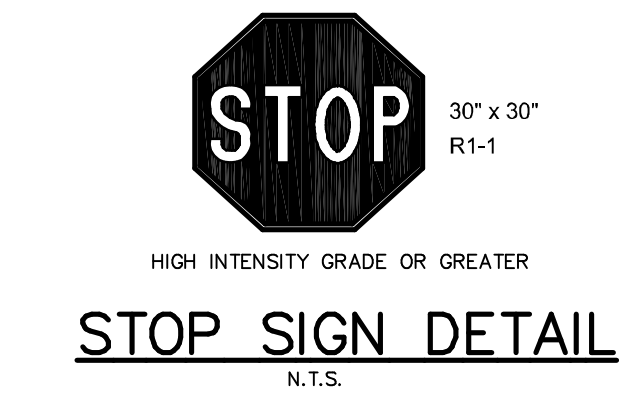


40 RESIDENTIAL DWELLING UNITS PROPOSED

SITE DATA				
	EXISTING CONDITIONS	PROPOSED	REQUIRED / ALLOWABLE	NOTES
ZONING	DOWNTOWN	DOWNTOWN		
FUTURE LAND USE	CBD	CBD		CENTRAL BUSINESS DISTRICT (CBD)
USAGE	OFFICE SPACE	MIXED USED (RETAIL/CONDO)	ALLOWABLE USE	LEVEL 2
LOT AREA	32,500 SQ. FT	32,500 SQ. FT	MIN. ALLOWABLE 4000 SQ.FT	
BUILDING COVERAGE	13,661 SQ. FT	10,801 SQ. FT		
OTHER IMPERVIOUS AREA	SQ. FT	1,533 SQ. FT		
PARKING LOT	15,774 SQ. FT	18,363 SQ. FT		
TOTAL IMPERVIOUS AREA	29,435 SQ. FT	30,697 SQ. FT		
SETBACKS	FRONT(SOUTH)	0.50 FT	0 FT	
	FRONT(WEST)	1.90 FT	0 FT	
	SIDE(EAST)	0.0 FT	0 FT	
	FRONT(NORTH)	140 FT	0 FT	
BUILDING HEIGHT	125'-4"	144'-0"	No Restriction	
FLOOR AREA RATIO (FAR)	SEE NARRATIVE	SEE NARRATIVE	4.0	
INTERIOR GREEN	3,065 SQ. FT	1,803 SQ. FT		
STREETSCAPE	CLEVELAND ST.	N/A	CLEVELAND STREET	CITY PROJECT
	ST.	N/A	NONE	N/A
PARKING	26 STANDARD SPACES	45 STANDARD SPACES	40 STANDARD SPACES	
HANDICAP PARKING		0 SPACES		



FDC SIGN DETAIL



STOP SIGN DETAIL

STRIPING NOTES

- TYPICAL PARKING SPACE SHALL BE STRIPED WITH A 4" WHITE STRIPE.
- SEE DETAILS FOR HANDICAP PARKING.
- DRIVEWAY FLARES AND RETURNS PER CITY OF CLEARWATER DETAIL INDEX NO. 107 (FOR MORE INFO REFER TO FDOT INDEX 515 SPECIFICATIONS).
- PAVEMENT MARKINGS PER FDOT INDEX 17346

UTILITY WARNING NOTE:

ABOVE GROUND OR UNDER GROUND UTILITIES MAY BE IN THE AREA OF THIS PROJECT-PROCEED WITH CAUTION-CALL "SUNSHINE STATE ONE CALL SYSTEM" AND THE UTILITY OWNERS) BEFORE BEGINNING WORK
1-800-432-4770. (48 HOURS IN ADVANCE)