

PROJECT DATA  
 Folio No.: 191090-0000  
 Legal Description: Vincente Guerra, Lot 11, Block 15 Square Footage: 20,155 SF Address: 201 N. 26th Street E.L.U. / F.L.U. = Industrial / R-20  
 Zoning: RM-16  
 Folio No.: 191089-0000  
 Legal Description: Vincente Guerra, Lots 8, 9, 10, Block 15 Square Footage: 11,669 SF Address: 2603 Marconi Street E.L.U. / F.L.U. = RS-50 / R-10 Zoning: RS-50  
 NOTE: 4 PARCELS AND ALLEY ABANDONMENT TO BE COMBINED INTO 1 PARCEL  
 TOTAL SITE AREA 0.73195 AC.  
 PARKING  
 5 TOWNHOMES  
 2 SPACES PER UNIT 10  
 7 EFFICIENCY UNITS 7  
 1 SPACE PER UNIT 7  
 13 ONE BEDROOM UNITS 13  
 1.5 SPACES PER UNIT VISITOR PARKING (MULTIFAMILY) 19.5  
 20 UNITS  
 25 SPACES PER UNIT 5  
 VARIANCE REDUCTION IN PARKING -6.3  
 20% OF REQUIRED  
 REQUIRED PARKING SPACES 35.2  
 TOTAL PARKING SPACES 36  
 AREA  
 TOTAL SITE AREA 31,824 SF  
 DWELLING UNITS 25  
 FLOOR AREA  
 CIGAR FACTORY 19,971 SF  
 TOWNHOMES 6,320 SF  
 TOTAL FLOOR AREA 26,291 SF  
 F.A.R. 1.21

REVISION:  
 12/14/06  
 04/13/07

**LORD · AECK · SARGENT**  
 ARCHITECTURE  
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 338 First Avenue North St. Petersburg, Florida 33701  
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**MINIMUM DESIGN STANDARDS**  
 NORTH FRONT YARD SETBACK 14'  
 EAST SIDE YARD SETBACK 7'  
 SOUTH REAR YARD SETBACK 20'  
 WEST SIDE YARD SETBACK 7'  
 MAXIMUM BUILDING HEIGHT 35'

IT IS THE DEVELOPERS INTENT TO COMPLY WITH APPLICABLE CHAPTERS OF THE CITY CODE AT THE TIME OF PERMITTING.

NON-CONFORMING STRUCTURES  
 IF THE STRUCTURES ARE DESTROYED IN EXCESS OF 75% OF THEIR ASSESSED VALUE, THE REDEVELOPMENT OF THE SITE REGARDING SETBACKS, BUFFERING, PARKING AND ALL OTHER LAND DEVELOPMENT REGULATIONS WILL REQUIRE REVIEW BY THE CITY COUNCIL AT A PUBLIC HEARING WHICH COMPLES WITH SECTION 27-394(C), PUBLIC NOTICE REQUIREMENTS AS AMENDED.

LOCATION MAP

SHEET TITLE  
 SITE PLAN

SCALE (IN.) 0 40 80 FT  
 DRAWN BY

PROJECT NORTH

KEY PLAN

SCALE

ISSUE DATE  
 11/21/06

JOB NAME  
 GUERRA CIGAR FACTORY  
 201 N. 26TH STREET

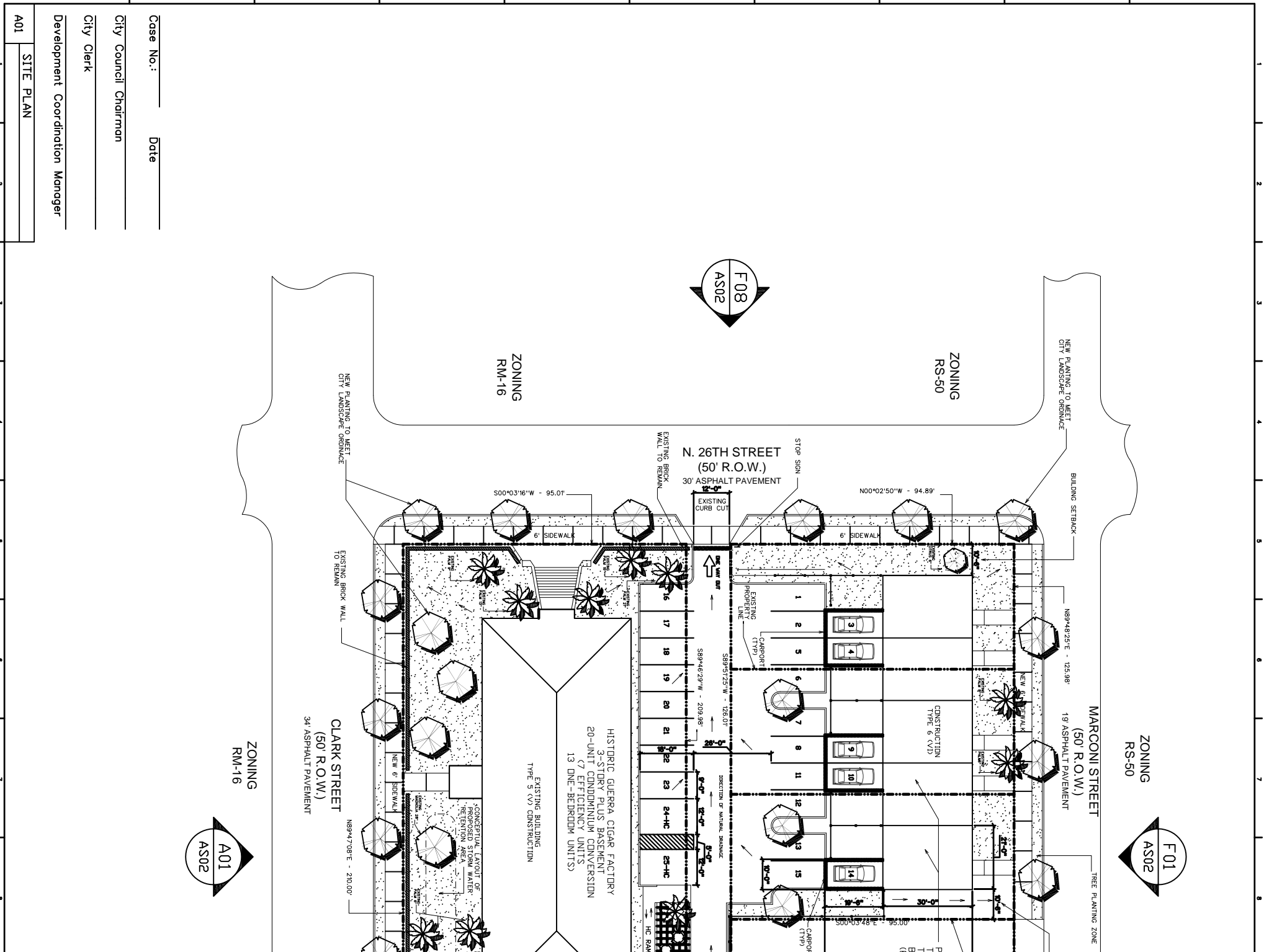
LOCATION  
 TAMPA, FLORIDA

DES. NO.  
 25034-00

DWG. NO.  
 AS01

TRANSPORTATION DATA

LAND USE	SIZE	24 HR. TPD VAV SATURDAY	PEAK HOUR ENTER	PEAK HOUR EXIT	24 HR. TPD VAV STUDY	PEAK HOUR ENTER	PEAK HOUR EXIT
RESIDENTIAL CONDO/TOWNHOUSE	2 DU	11	1	0	10	0	0
RESIDENTIAL CONDOMINIUM/TOWNHOUSE	25 DU	142	6	6	121	6	6
TOTALS	133	153	7	6	131	6	6
LAND USE	SIZE	24 HR. TPD VAV	AM PEAK HOUR ENTER	AM PEAK HOUR EXIT	PM PEAK HOUR ENTER	PM PEAK HOUR EXIT	
RESIDENTIAL CONDO/TOWNHOUSE	2 DU	12	0	0	1	1	0
RESIDENTIAL CONDOMINIUM/TOWNHOUSE	25 DU	147	2	2	9	9	4
TOTALS	159	159	2	2	10	10	4



Case No.: \_\_\_\_\_ Date \_\_\_\_\_

City Council Chairman \_\_\_\_\_

City Clerk \_\_\_\_\_

Development Coordination Manager \_\_\_\_\_

A01 SITE PLAN

NOT FOR CONSTRUCTION