



N. WESTSHORE BLVD.

NO.	DATE	BY	REVISION DESCRIPTION

ILLINOIS DESIGN FIRM
184-001322
420 N. FRONT STREET, SUITE 100
MCHEERY, IL 60050
PHONE: 815.385.1778
FAX: 815.385.1781

HRGreen

CAR CARE PLUS CENTER
AAA - AMERICAN AUTOMOBILE ASSOCIATION
1701 N. WESTSHORE BLVD., TAMPA, FL 33607
CIVIL
SITE PLAN

BAR IS ONE INCH ON OFFICIAL DRAWINGS
0 1" IF NOT ONE INCH, ADJUST SCALE ACCORDINGLY

DRAWN BY: ERN
APPROVED: JEV
JOB DATE: 06/20/2018
JOB NO: 160122

DRAWING
C-03

PARKING DATA FOR AAA CAR CARE CENTER:

REQUIRED PARKING FORMULAS:

- VEHICLE REPAIR: 2 SPACES PER SERVICE BAY PLUS 1 SPACE PER EMPLOYEE
- RETAIL: 4 SPACES PER 1,000 SQ. FT. GFA
- OFFICE: 3.3 SPACES PER 1,000 SQ. FT. GFA

PARKING CALCULATIONS:

- AUTOMOBILE REPAIR: 11 BAYS x 2 STALLS PER BAY = 22 SPACES
- AUTOMOBILE REPAIR: 1 EMPLOYEE PER BAY = 11 SPACES
- AAA RETAIL AREA: 6,451 SQ. FT.; 4 SPACES / 1,000 SQ. FT. = 26 SPACES
- TAX OFFICE AREA: 1,532 SQ. FT.; 3.3 SPACES / 1,000 SQ. FT. = 5 SPACES

- TOTAL SPACES REQUIRED FOR AAA USE ONLY = 64 SPACES
- SPACES REQUESTED FOR DMV = 35 SPACES

- TOTAL SPACES REQUIRED/REQUESTED: 99 SPACES
- TOTAL ONSITE SPACES PROVIDED: 100 SPACES

- STANDARD SPACES PROVIDED: 93
- ADA SPACES PROVIDED: 5
- AIR FILL STATION SPACES PROVIDED: 2

- TYPICAL PARKING WIDTH: 12.0'
- TYPICAL PARKING LENGTH: 24.0'
- TYPICAL ISLE WIDTH: 24.0'

SITE DATA:

- SITE ZONING CLASSIFICATION = OP-1, OFFICE PROFESSIONAL
- EXIST. PARCEL AREA = 0.99 ACRES (42,966 SQ. FT.)
- PROP. PARCEL AREA = 1.41 ACRES (61,472 SQ. FT.)
- PROP. IMPERVIOUS AREA = 54,439 SQ. FT. (88.6%)
- PROP. PERVIOUS AREA = 7,033 SQ. FT. (11.4%)
- ONSITE IMPERVIOUS AREA INCREASE = 4,606 SF

SETBACK DATA:

- BUILDING FRONT = 10 FT MIN. (10 FT MAX.)
- BUILDING SIDE = 10 FT
- BUILDING REAR = 10 FT
- LANDSCAPE FRONT = 10 FT

BUILDING DATA:

- BUILDING SIZE = 16,830 SQ. FT.
- RETAIL AREA = 6,451 SQ. FT.
- TAX OFFICE AREA = 1,532 SQ. FT.
- 11 SERVICE BAYS
- FLOOR AREA RATIO (F.A.R.) = 0.27

PROJECT NOTES:

- ALL CONSTRUCTION FOR UTILITIES AND STREET/PARKING LOTS SHOULD BE DONE IN ACCORDANCE WITH THE CITY OF TAMPA STANDARD SPECIFICATIONS.
- AT LEAST ONE WEEK PRIOR TO ANY CONSTRUCTION WITHIN PUBLIC R.O.W./EASEMENTS AND/OR ANY CONNECTION TO PUBLIC SEWERS AND STREETS, THE CONTRACTOR SHALL CONTACT THE CITY TO OBTAIN APPLICABLE CITY PERMITS.
- ALL CONCRETE CURB & GUTTER SHALL BE 18" (8-6.12) UNLESS OTHERWISE NOTED ON THE PLANS.
- ALL PAVEMENT DIMENSIONS ARE MEASURED TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
- ALL PAVEMENT RADII ARE MEASURED TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
- ALL CURB ADJOINING SIDEWALKS SHALL BE DOWELED INTO THE CURB. SEE DETAIL ON DETAIL SHEETS
- IF A PARKING STALL IS ADJACENT TO A CURB THE STALL IS 9' WIDE MEASURED FROM THE INTERIOR STRIP TO FACE OF CURB.

LEGEND

- DENOTES AREA TO UTILIZE TRUNCATED DOMES
- DENOTES PROP. SIDEWALK
- DENOTES AREA OF DEPRESSED SIDEWALK
- DENOTES DEPRESSED CURB AND GUTTER
- DENOTES STANDARD CURB AND GUTTER
- DENOTES REVERSE CURB AND GUTTER
- DENOTES NEW STANDARD PAVEMENT SECTION
- DENOTES NEW HEAVY DUTY PAVEMENT SECTION

SITE PLAN SIGN LEGEND AND NOTES

- ALL SIGNS SHALL CONFORM TO THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" BY THE U.S. DEPARTMENT OF TRANSPORTATION. (SEE SIGN LEGEND)
- DENOTES "STOP" R1-1, 30" X 30" (TYP.) (INSTALLED AT 7' HEIGHT MEASURED FROM GROUND ELEVATION TO BOTTOM OF SIGN)
 - DENOTES "HANDICAPPED PARKING" R7-8, 12" X 18" (TYP.) DENOTES "250 FINE" R7-1101 6" X 12" (TYP.)



PRELIMINARY
NOT FOR CONSTRUCTION