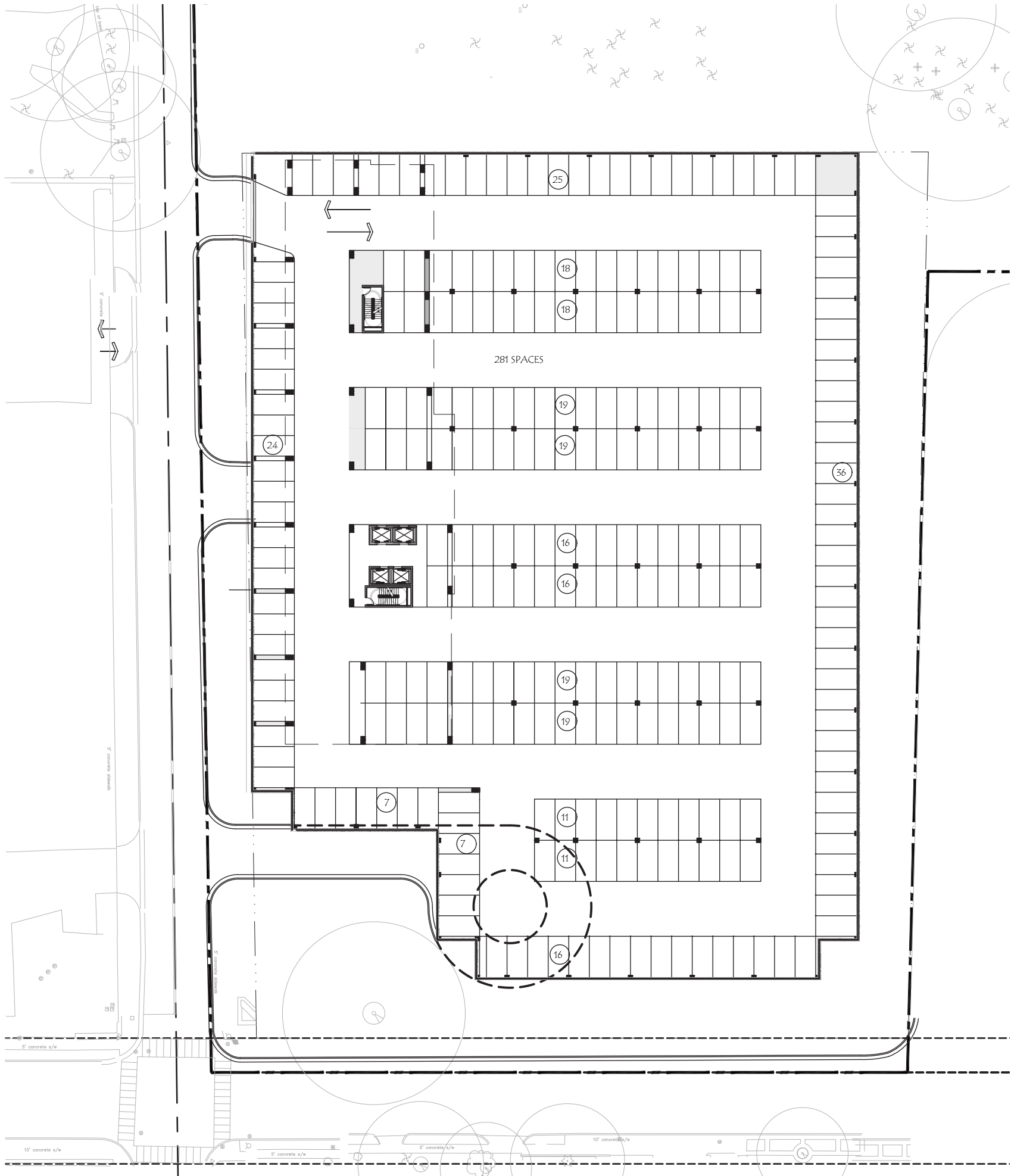


GARAGE PLAN

SCALE : 1"=50'

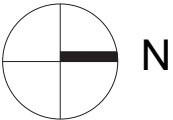
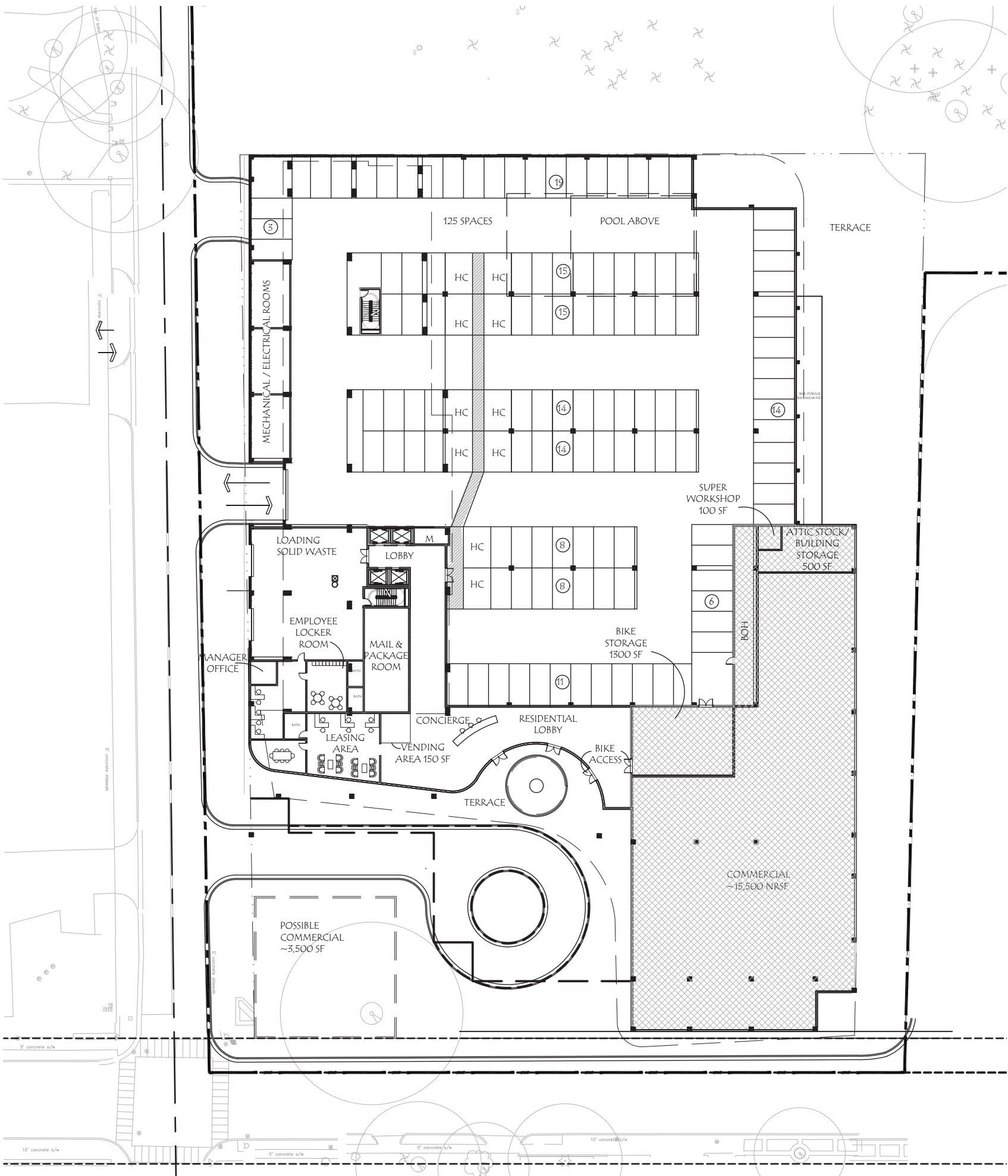


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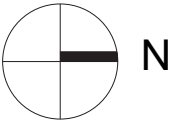
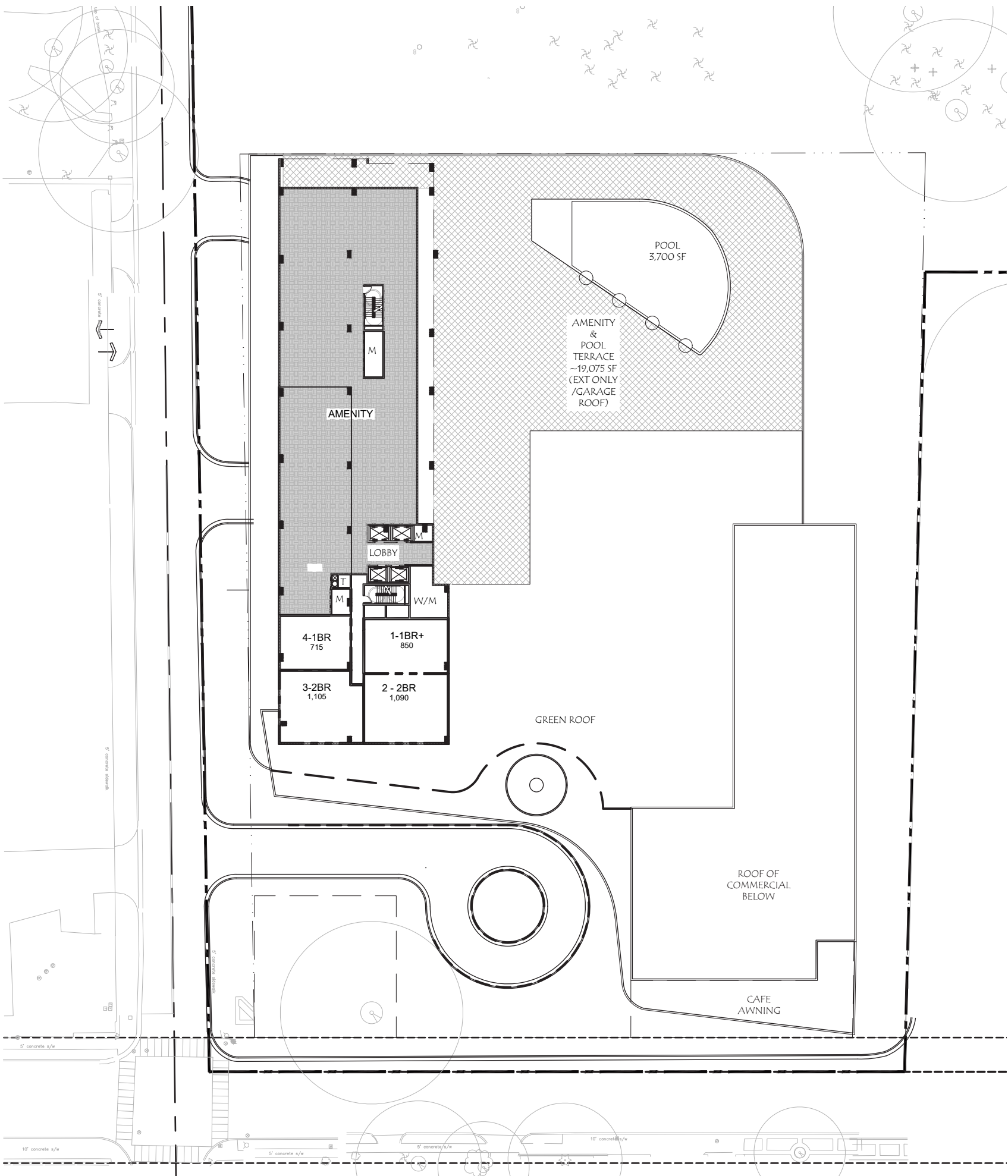
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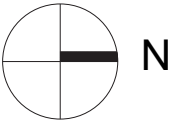
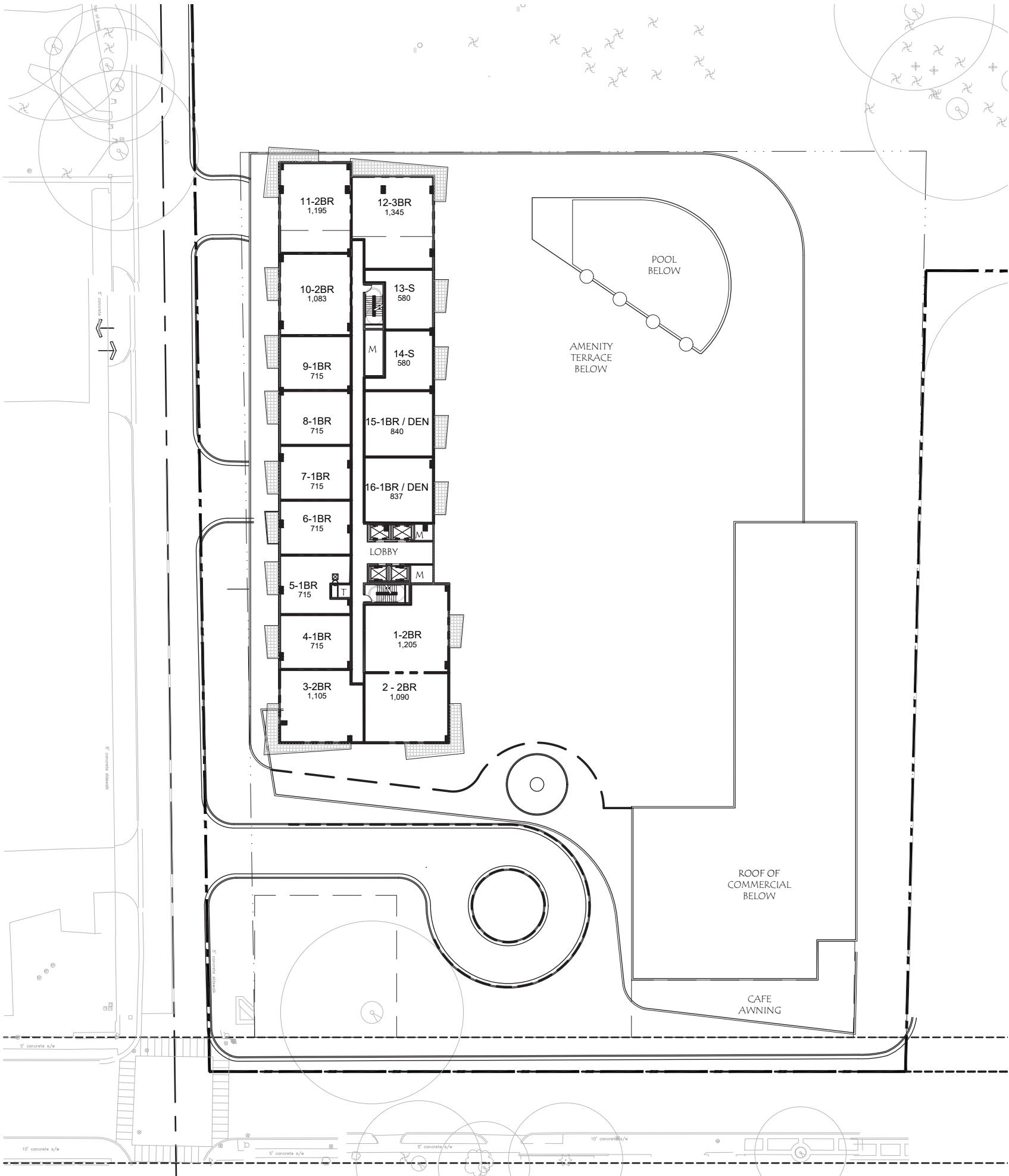
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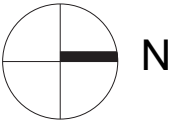
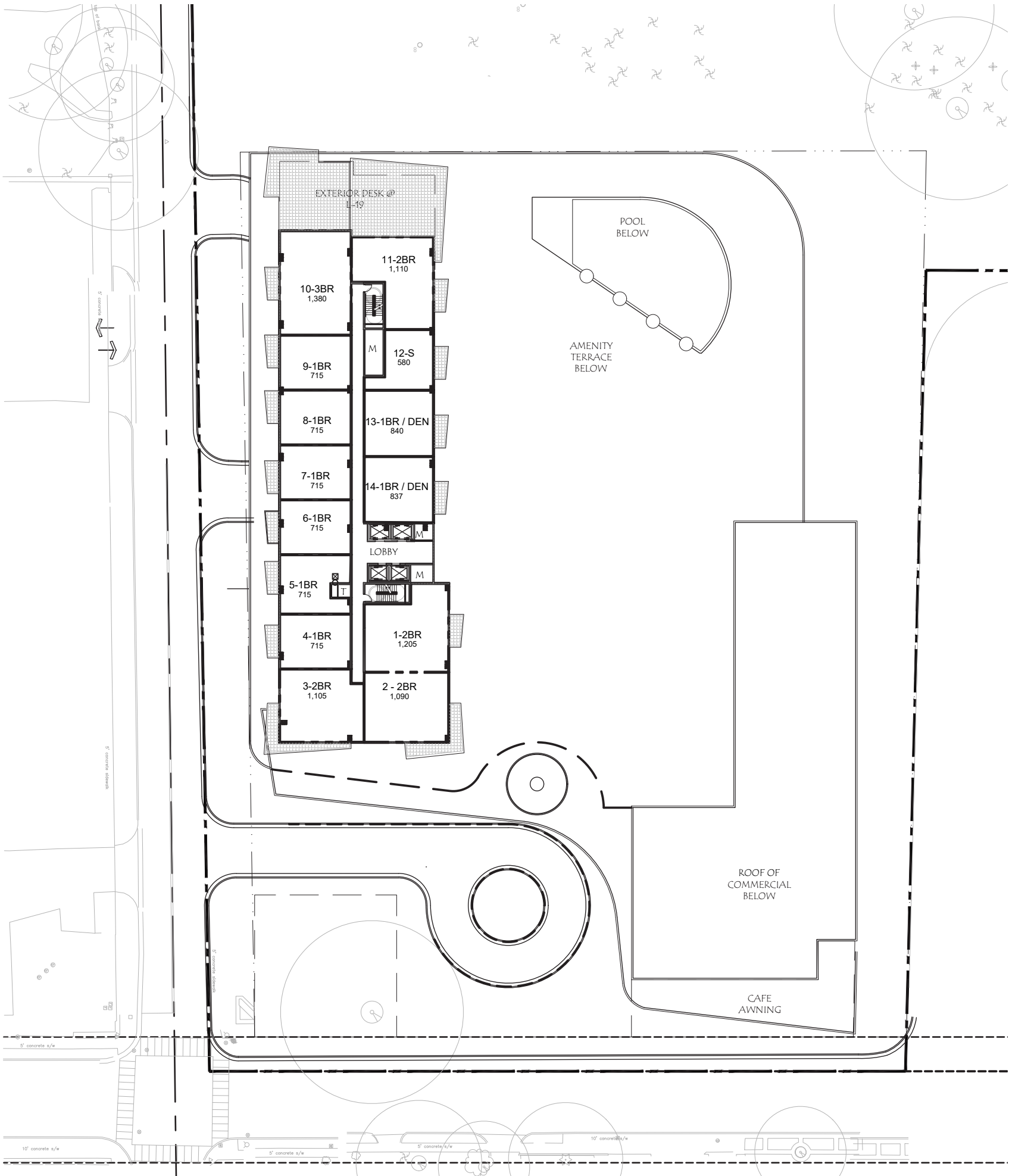
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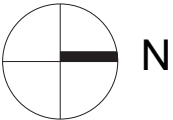
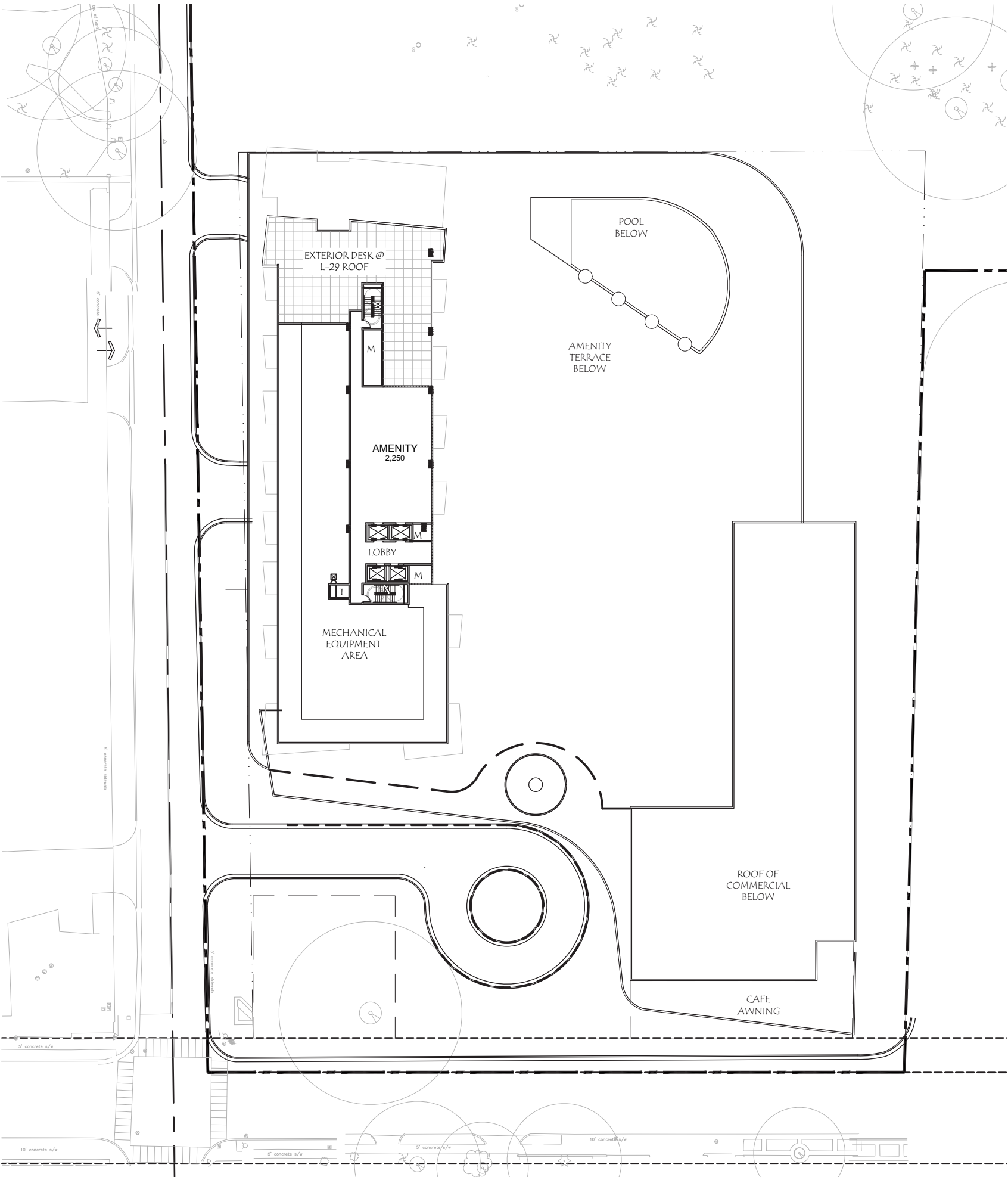


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ROOF LEVEL

SCALE : 1"=50'



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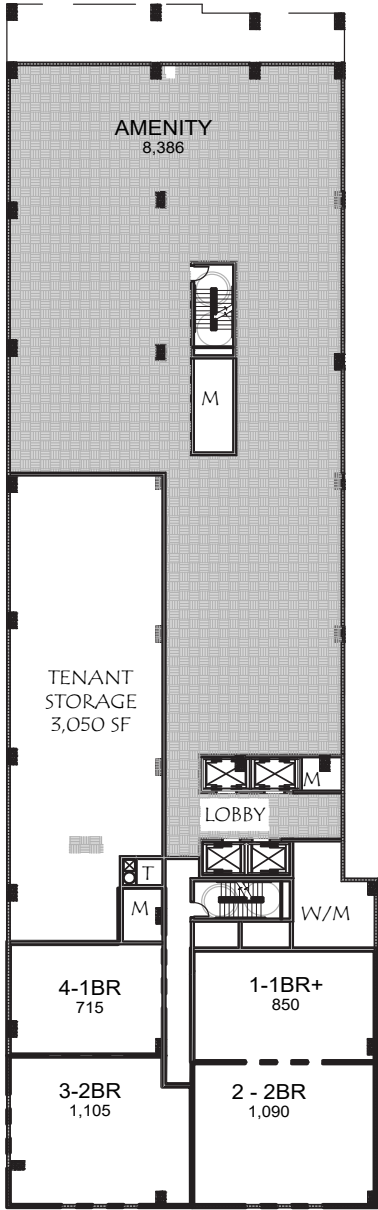
CLEARWATER, FLORIDA

006

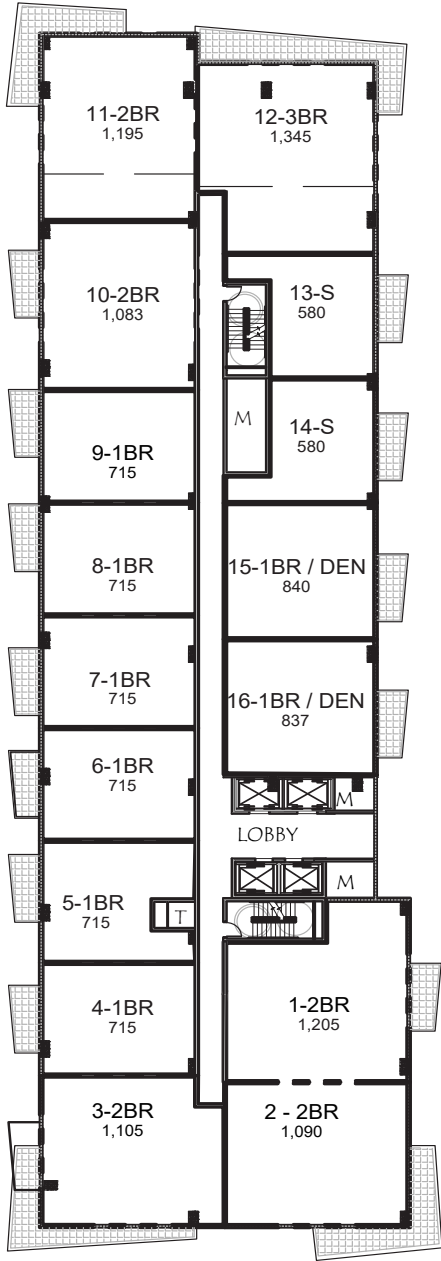
30 MARCH 2023

TYPICAL RESIDENTIAL LEVELS

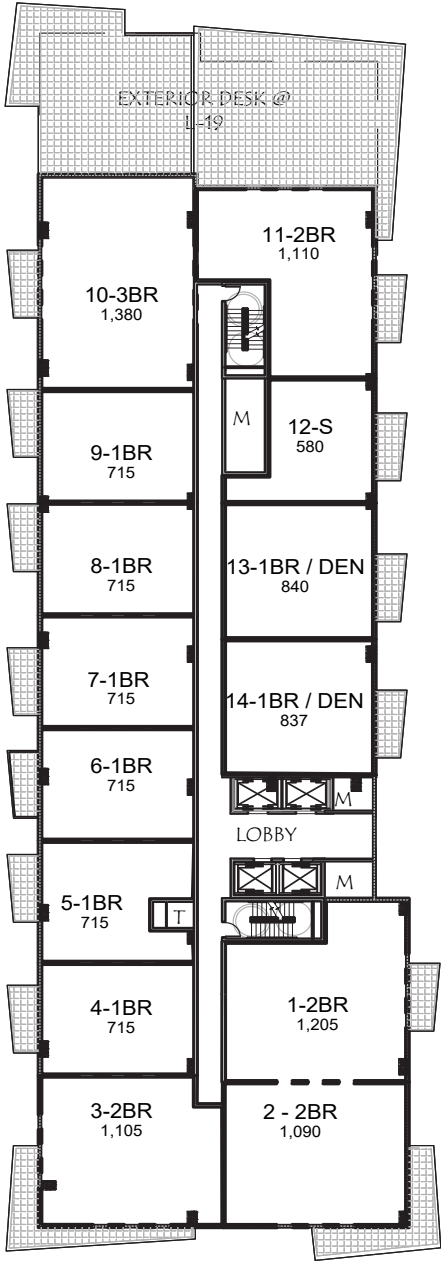
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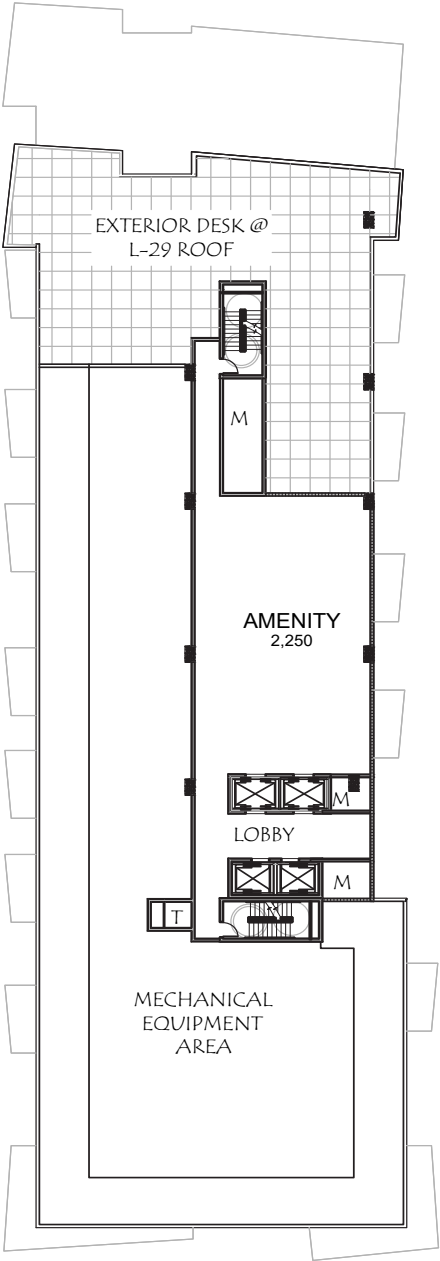
LEVEL 2



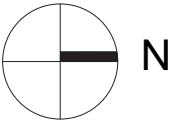
LEVELS 3-18



LEVELS 19-28



LEVELS ROOF



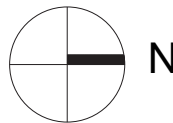
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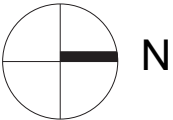
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EAST ELEVATION
SCALE : 1"=40'



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WEST ELEVATION
SCALE : 1"=40'



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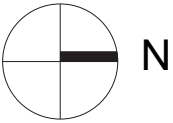
NORTH ELEVATION
SCALE : 1"=40'



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SOUTH ELEVATION

SCALE : 1"=40'



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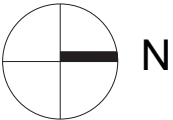
0011

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TABULATIONS

Residential																											
Level	Residential Tower									Commercial	Parking		Bldg Ht			Unit Mix											
	Gross Building		Gross Unit	Circ /		Avg Unit							Floor to	Approx floor	Avg Net												
	Units	Area	Area	Commercial	Amenity /Lobby	Common /BOH	Balconies * Approx	Size Gross SF	Efficiency	Area	Spaces	Net Area	Floor Height	NRSF *	Rentable SF	Studio	1BR	1BR/Den	2BR	3BR	TOT						
Roof	0	4,088			2,250		3,058																				
28	14	15,630	13,396			1,838	2,575	957	85.7%				13.33	12,440	889	1	584	6	4,291	2	1,678	4	4,507	1	1,380	14	12,440
27	14	15,630	13,396			2,234	2,575	957	85.7%				10.00	12,440	889	1	584	6	4,291	2	1,678	4	4,507	1	1,380	14	12,440
26	14	15,630	13,396			2,234	2,575	957	85.7%				10.00	12,440	889	1	584	6	4,291	2	1,678	4	4,507	1	1,380	14	12,440
25	14	15,630	13,396			2,234	2,575	957	85.7%				10.00	12,440	889	1	584	6	4,291	2	1,678	4	4,507	1	1,380	14	12,440
24	14	15,630	13,396			2,234	2,575	957	85.7%				10.00	12,440	889	1	584	6	4,291	2	1,678	4	4,507	1	1,380	14	12,440
23	14	15,630	13,396			2,234	2,575	957	85.7%				10.00	12,440	889	1	584	6	4,291	2	1,678	4	4,507	1	1,380	14	12,440
22	14	15,630	13,396			2,234	3,795	957	85.7%				10.00	12,440	889	1	584	6	4,291	2	1,678	4	4,507	1	1,380	14	12,440
21	14	15,630	13,396			2,234	2,575	957	85.7%				10.00	12,440	889	1	584	6	4,291	2	1,678	4	4,507	1	1,380	14	12,440
20	14	15,630	13,396			2,234	2,575	957	85.7%				10.00	12,440	889	1	584	6	4,291	2	1,678	4	4,507	1	1,380	14	12,440
19	14	15,630	13,396			2,234	3,795	957	85.7%				10.00	12,440	889	1	584	6	4,291	2	1,678	4	4,507	1	1,380	14	12,440
18	16	17,552	15,222			2,330	2,750	951	86.7%				12.00	14,159	885	2	1,166	6	4,291	2	1,678	5	5,679	1	1,345	16	14,159
17	16	17,552	15,222			2,330	2,750	951	86.7%				10.00	14,159	885	2	1,166	6	4,291	2	1,678	5	5,679	1	1,345	16	14,159
16	16	17,552	15,222			2,330	2,750	951	86.7%				10.00	14,159	885	2	1,166	6	4,291	2	1,678	5	5,679	1	1,345	16	14,159
15	16	17,552	15,222			2,330	2,750	951	86.7%				10.00	14,159	885	2	1,166	6	4,291	2	1,678	5	5,679	1	1,345	16	14,159
14	16	17,552	15,222			2,330	2,750	951	86.7%				10.00	14,159	885	2	1,166	6	4,291	2	1,678	5	5,679	1	1,345	16	14,159
13	16	17,552	15,222			2,330	2,750	951	86.7%				10.00	14,159	885	2	1,166	6	4,291	2	1,678	5	5,679	1	1,345	16	14,159
12	16	17,552	15,222			2,330	2,750	951	86.7%				10.00	14,159	885	2	1,166	6	4,291	2	1,678	5	5,679	1	1,345	16	14,159
11	16	17,552	15,222			2,330	2,750	951	86.7%				10.00	14,159	885	2	1,166	6	4,291	2	1,678	5	5,679	1	1,345	16	14,159
10	16	17,552	15,222			2,330	2,750	951	86.7%				10.00	14,159	885	2	1,166	6	4,291	2	1,678	5	5,679	1	1,345	16	14,159
9	16	17,552	15,222			2,330	2,750	951	86.7%				10.00	14,159	885	2	1,166	6	4,291	2	1,678	5	5,679	1	1,345	16	14,159
8	16	17,552	15,222			2,330	2,750	951	86.7%				10.00	14,159	885	2	1,166	6	4,291	2	1,678	5	5,679	1	1,345	16	14,159
7	16	17,552	15,222			2,330	2,750	951	86.7%				10.00	14,159	885	2	1,166	6	4,291	2	1,678	5	5,679	1	1,345	16	14,159
6	16	17,552	15,222			2,330	2,750	951	86.7%				10.00	14,159	885	2	1,166	6	4,291	2	1,678	5	5,679	1	1,345	16	14,159
5	16	17,552	15,222			2,330	2,750	951	86.7%				10.00	14,159	885	2	1,166	6	4,291	2	1,678	5	5,679	1	1,345	16	14,159
4	16	17,552	15,222			2,330	2,750	951	86.7%				10.00	14,159	885	2	1,166	6	4,291	2	1,678	5	5,679	1	1,345	16	14,159
3	16	17,552	15,222			2,330	1,670	951	86.7%				10.00	14,159	885	2	1,166	6	4,291	2	1,678	5	5,679	1	1,345	16	14,159
2	4	17,050	4,803	GSF	8,386	812	19,075	1,201	28.2%				14.00	3,759	940	0	1	715	1	850	2	2,194	0	4	3,759		
1		77,742	0	14,560	8,863	8,669	0			14,560	125	45,650	15.00														
B1		90,150	0	0	0	1,015	0			NRSF	281	87,890	-12.00														
Totals	400	626,162	382,315	14,560	19,499	59,224	71,110	1,127		14,560	406	133,540	294.33	354,703		42	157	53	122	26	400						
				Gross SF			178	Avg		15,900 gsf	329	NSF/Space	-12.00	887	Avg NRSF	10.50%	24,496	39.25%	112,281	13.25%	44,478	30.50%	138,128	6.50%	35,320	100.00%	354,703
																583	715	839	1,132	1,358						887	

Goal Mix					Outdoor Amenity Deck	
Type	SF Range		Mix %	Proposed		
Studio	580	530-600	7.0%	10.50%		
1Br/1Ba	730	675	43.0%	39.25%		
1BR / Den 1Ba	830	815	15.0%	13.25%		
2Br/2Ba	1050-1100	1015-1024	32.0%	30.50%		
3 Br/2.5 Ba	1300-1350	1290	2.0%	6.50%		
Avg NRSF		820	915 SF	887		

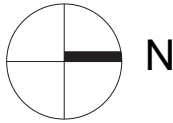


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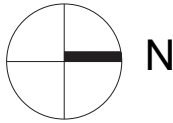


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VIEW FROM BUILDING ENTRANCE



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