405 CORONADO DR.

Clearwater, Florida 33767

AP Beach Properties LLC
648 Poincettia Avenue, Clearwater Florida 33767

ZONING INFORMATION:

1. ZONING: (T) TOURIST
   FUTURE LAND-USE: (RFH) RESORT FACILITIES HIGH
   PRESENT LAND-USE: PARKING LOT
   PROPOSED LAND-USE: OVERNIGHT ACCOMMODATIONS
   OVERLAY DISTRICT: SMALL HOTEL DISTRICT (BEACH BY DESIGN)

2. DENSITY:
   EXISTING DENSITY: 0 D.U.
   TRANSFER DENSITY: 0 D.U.
   LAND TRANSFER: 0 AC.
   ALLOWABLE DENSITY: 166 OVERNIGHT ACCOMMODATION UNITS APPROVED.
   PROPOSED DENSITY: **135 OVERNIGHT ACCOMMODATION UNITS PROPOSED .**
   26,825 GSF COMMERCIAL PROPOSED

3. HEIGHT: (100 FT)
   EXISTING N/A
   ALLOWABLE 100 FT.
   PROPOSED 100 FT ABOVE DESIGN FLOOD ELEVATION (BFE 12.9 + 24" FREEBOARD = DFE-14.9
   FEMA AE 9; Pinellas Vulnerability 12.9; Clearwater Freeboard 24"., DFE 14.9

4. PARKING CLACULATIONS:
   EXISTING STREET PARKING = 6 SPACES
   EXISTING STREET PARKING TO BE REMOVED = 6 SPACES
   REQUIRED PARKING: HOTEL: 1.2 PER HOTEL UNIT = 1.2 X 135 = 162 HOTEL PARKING SPACES
   REQUIRED PARKING RETAIL: 4-5/1000 SF RETAIL : 20,000 SF RETAIL = 100 SPACES @ 5/1000
   REQUIRED PARKING RESTAURANT: 7-12/1000 SF RETAIL ; 6,825 SF RESTAURANT = 82 SPACES @ 12/1000
   PROPOSED ADA PARKING = 10 SPACES
   TOTAL PARKING REQUIRED : HOTEL & COMMERCIAL USE = 344 SPACES
   TOTAL GARAGE PARKING PROPOSED = 400 SPACES
   ADDITIONAL PARKING = UP TO 56 SPACES

5. SETBACKS:

	REQUIRED (FT)	PROPOSED (FT)
FRONT (WEST)	15	15
FRONT (EAST)	15	15
SIDE (NORTH)	10	10
FRONT (SOUTH)	15	15

6. SITE DATA TABLE:

	EXIST(S.F.):	EXIST(AC.):	PROPOSED (S.F.):	PROPOSED (AC.):	ALLOWABLE (S.F.):
TOTAL LOT AREA:	76,635	1.76	76,622	1.76	(MIN.)
BUILDING AREA:	0	0.00	55,125	1.27	
ASPHALT / CONCRETE:	36,264	0.83	14,820	0.34	
TOTAL IMPERVIOUS AREA:	36,264	0.83	69,945	1.61	ISR (MAX.) 0.95
TOTAL PERVIOUS AREA:	40,371	0.93	6,677	0.15	
ISR:	**0.47**		**0.91**		
PERCENT IMPERVIOUS	**47%**		**91%**	**(95% PERMITTED)**	
PERCENT PERVIOUS	**53%**		**9%**		

7. INTERIOR LANDSCAPE CALCULATION:

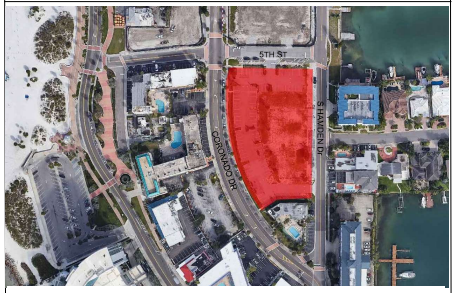
   THERE SHALL BE 10% VEHICULAR USE AREA (VUA) DEVOTED TO INTERIOR LANDSCAPING.
   TOTAL VUA= N/A PARKING GARAGE
   REQUIRED (VUA)= N/A PARKING GARAGE
   PROVIDED (VUA)= N/A PARKING GARAGE

8. REQUIRED FAR =

TOTAL PROPOSED GFA (HOTEL)=	119,115	Gross SF		
PROPOSED ACCESSORY AREA =	10,805	Approx Gross SF	9.07%	ACC PROPOSED
ACCESSORY AREA PERMITTED =	11,912	Gross SF	10%	ACC PERMITTED

9. F.D.O.T. "D" CURB TO BE INSTALLED AROUND ALL LANDSCAPE ISLANDS UNLESS OTHERWISE NOTED ON THE PLANS.

LOCATION MAP



DRAWING INDEX

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AR94533
FLORIDA

405 Coronado Dr.

405 Coronado Dr.
Clearwater, Florida

ISSUED DRAWING LOG:

PROJECT NO: 24.027

ISSUE DATE: 1 SEPTEMBER 2024

DRAWING TITLE: COVER SHEET

SHEET NUMBER: A1_0

EDITION: HDA

1 SITE PLAN
1" = NTS

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ISSUE DATE
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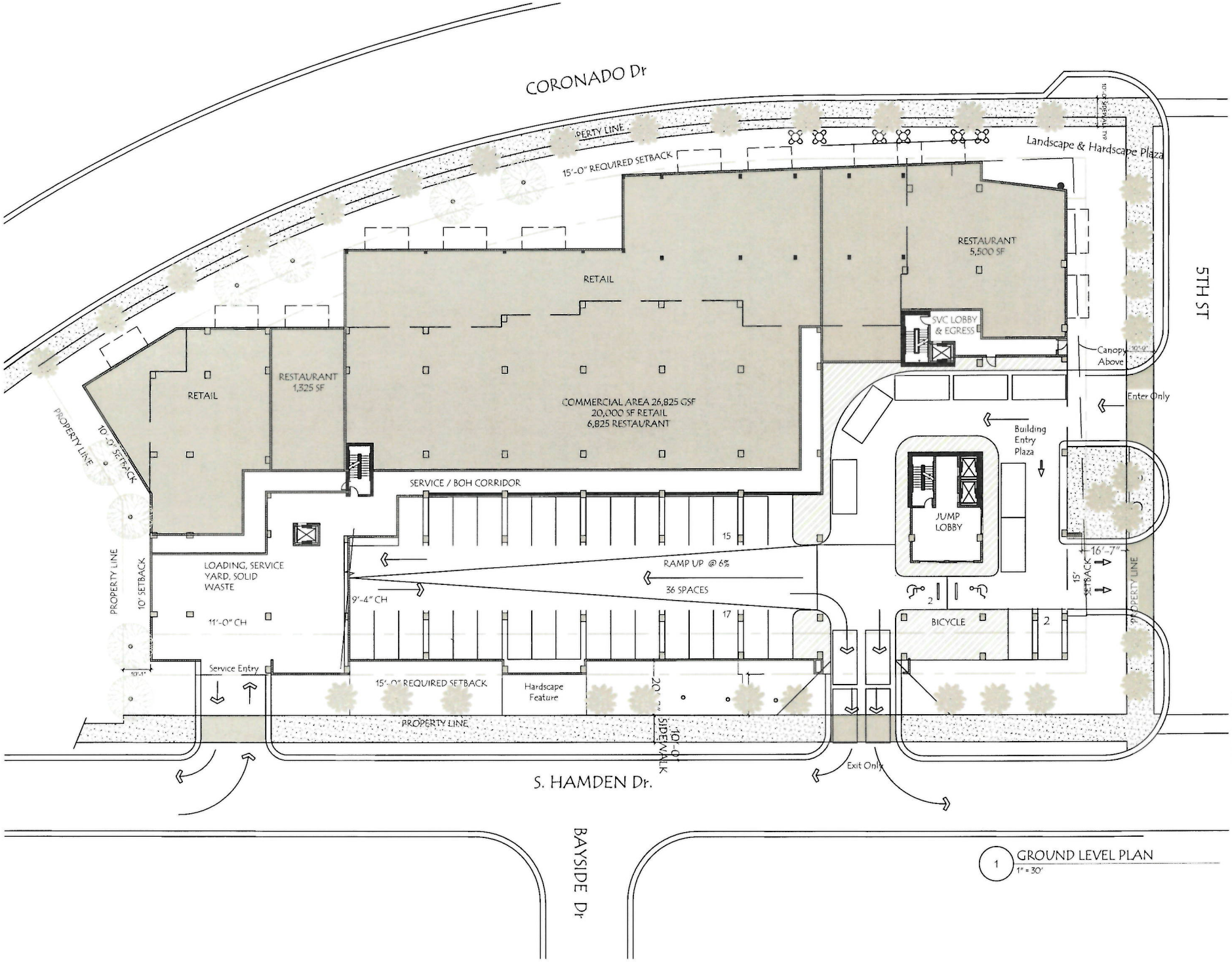
DRAWING TITLE
SITE PLAN

SHEET NUMBER
A1_1

EDITION
HDA



1 GROUND LEVEL PLAN
1" = 30'

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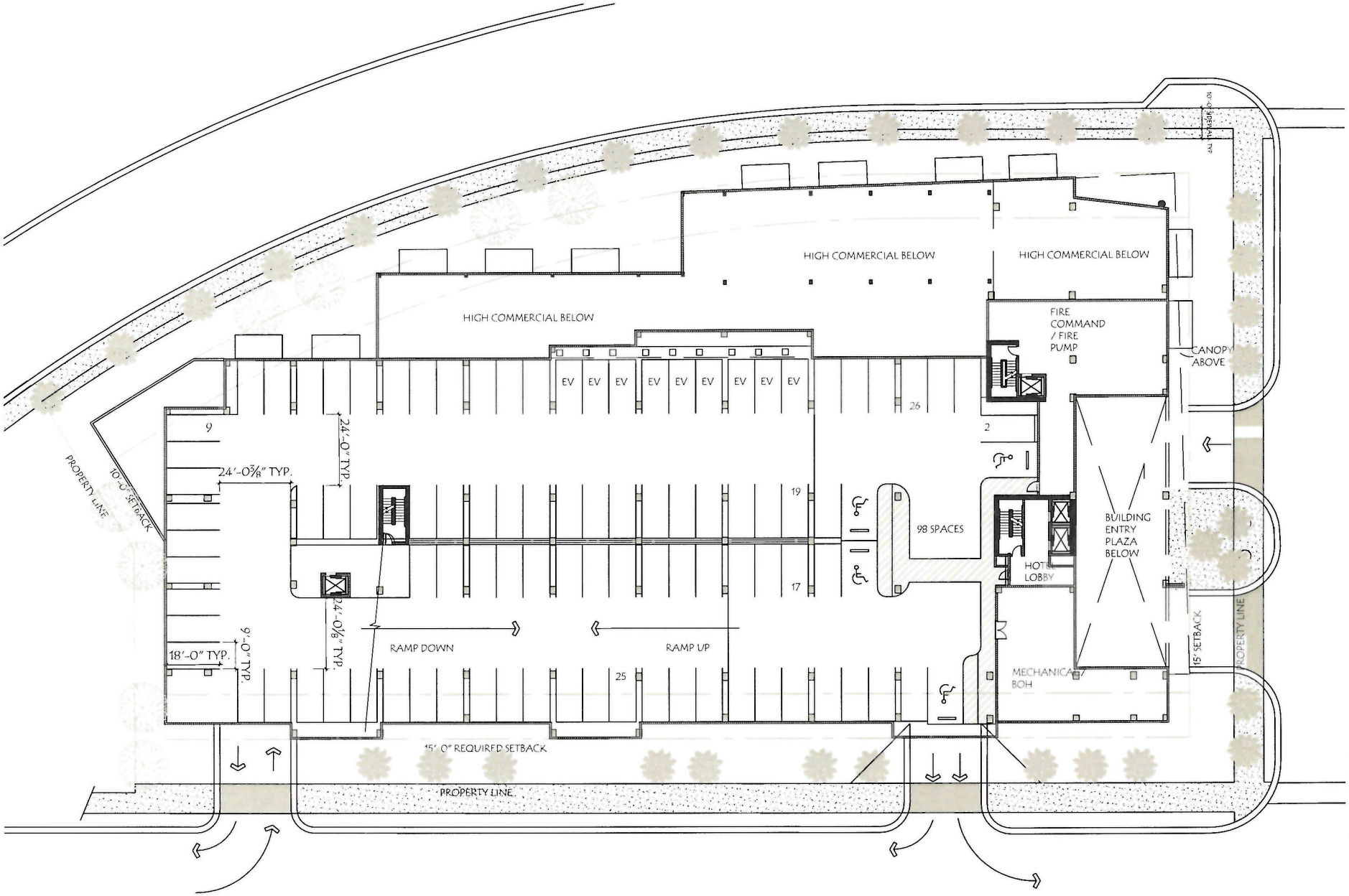
ISSUE DATE
1 SEPTEMBER 2024

DRAWING TITLE
GROUND LEVEL PLAN

SHEET NUMBER
A1_2

EDITION
HDA



1 LEVEL 2 PLAN
1" = 30'

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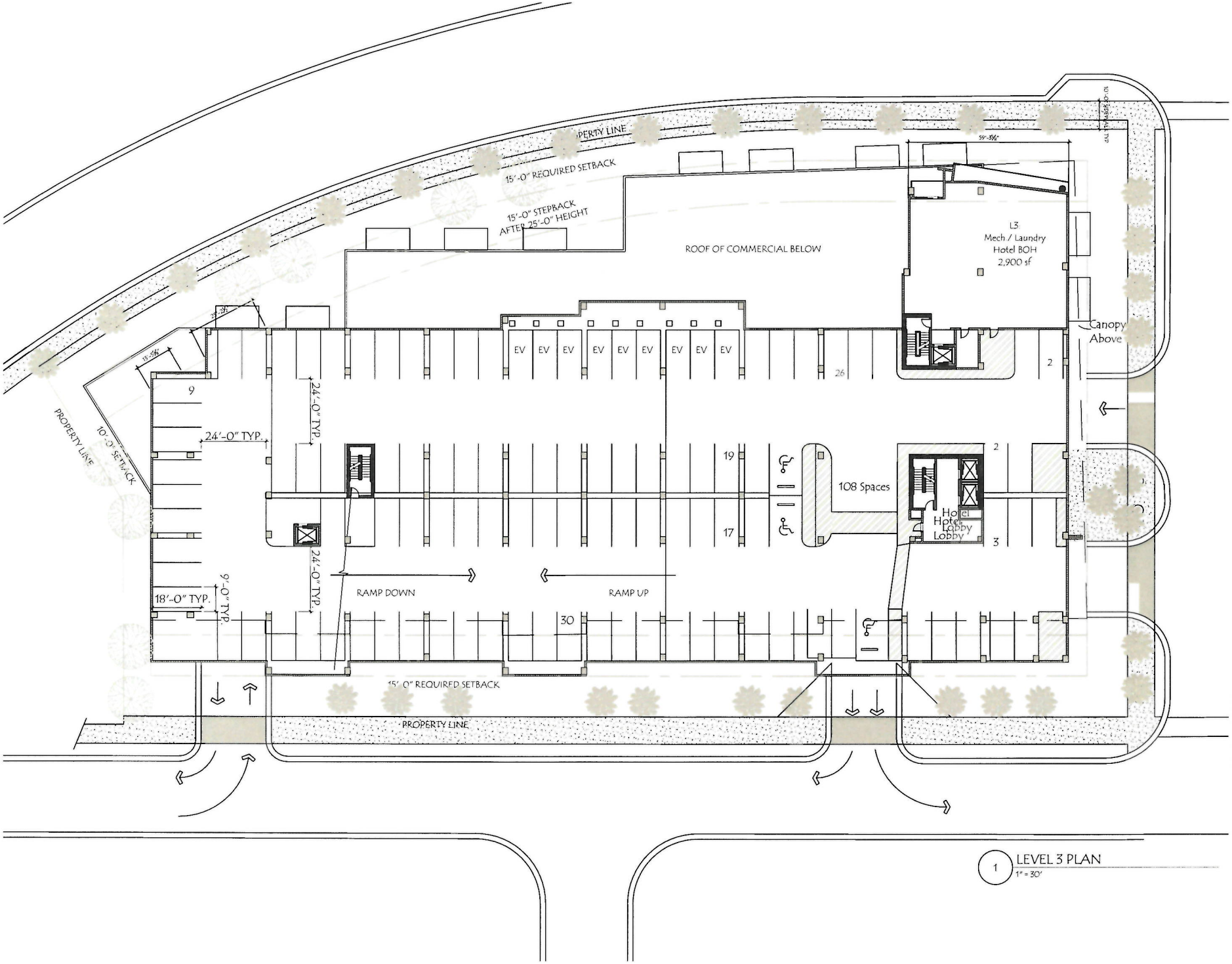
DRAWING TITLE
LEVEL 2 PLAN

SHEET NUMBER
A1_3

EDITION
HDA



1 LEVEL 3 PLAN
1" = 30'

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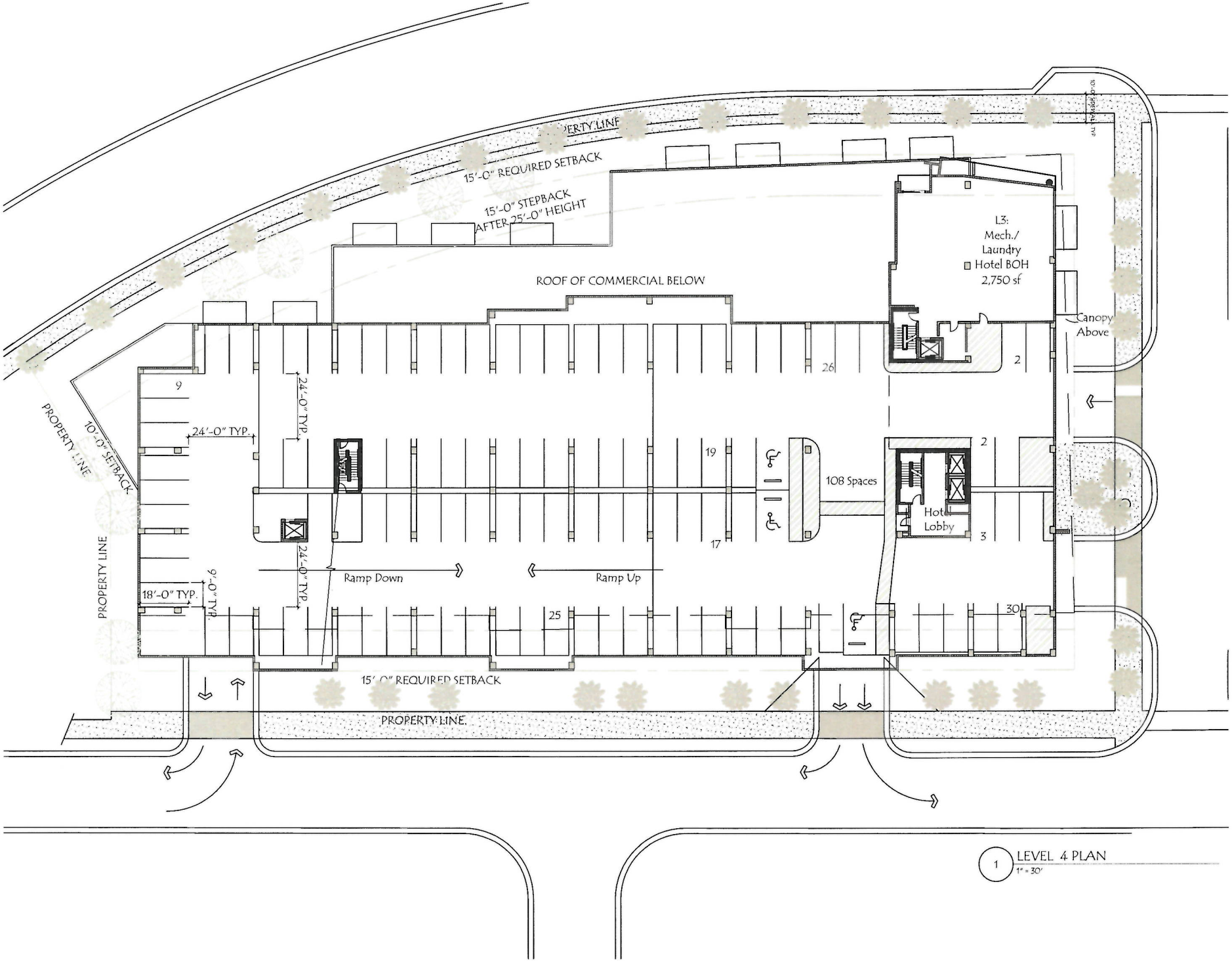
DRAWING TITLE
LEVEL 3 PLAN

SHEET NUMBER
A1_4

EDITION
HDA



1 LEVEL 4 PLAN
1" = 30'

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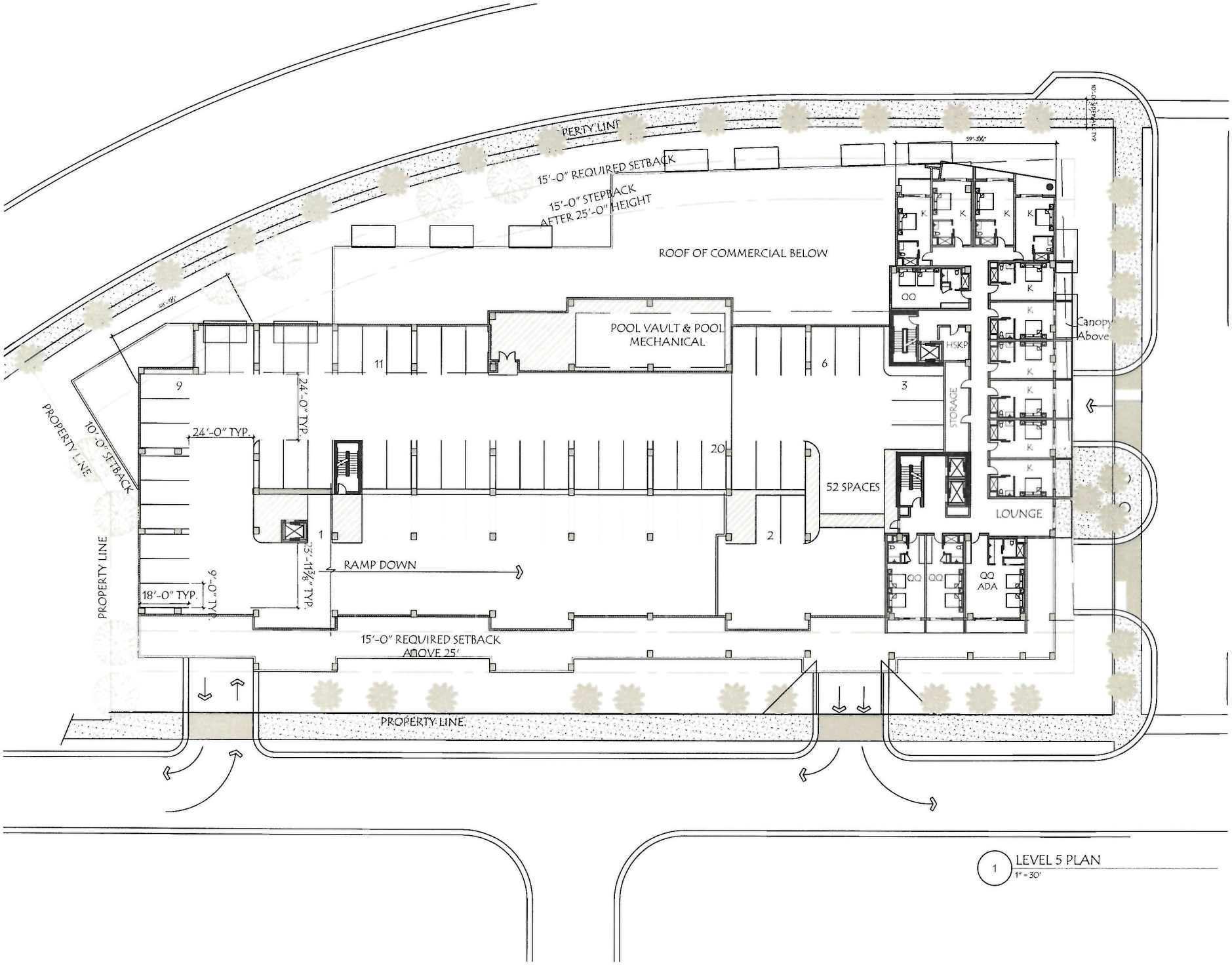
ISSUE DATE
1 SEPTEMBER 2024

DRAWING TITLE
LEVEL 4 PLAN

SHEET NUMBER
A1_5

EDITION
HOA



1 LEVEL 5 PLAN
1" = 30'

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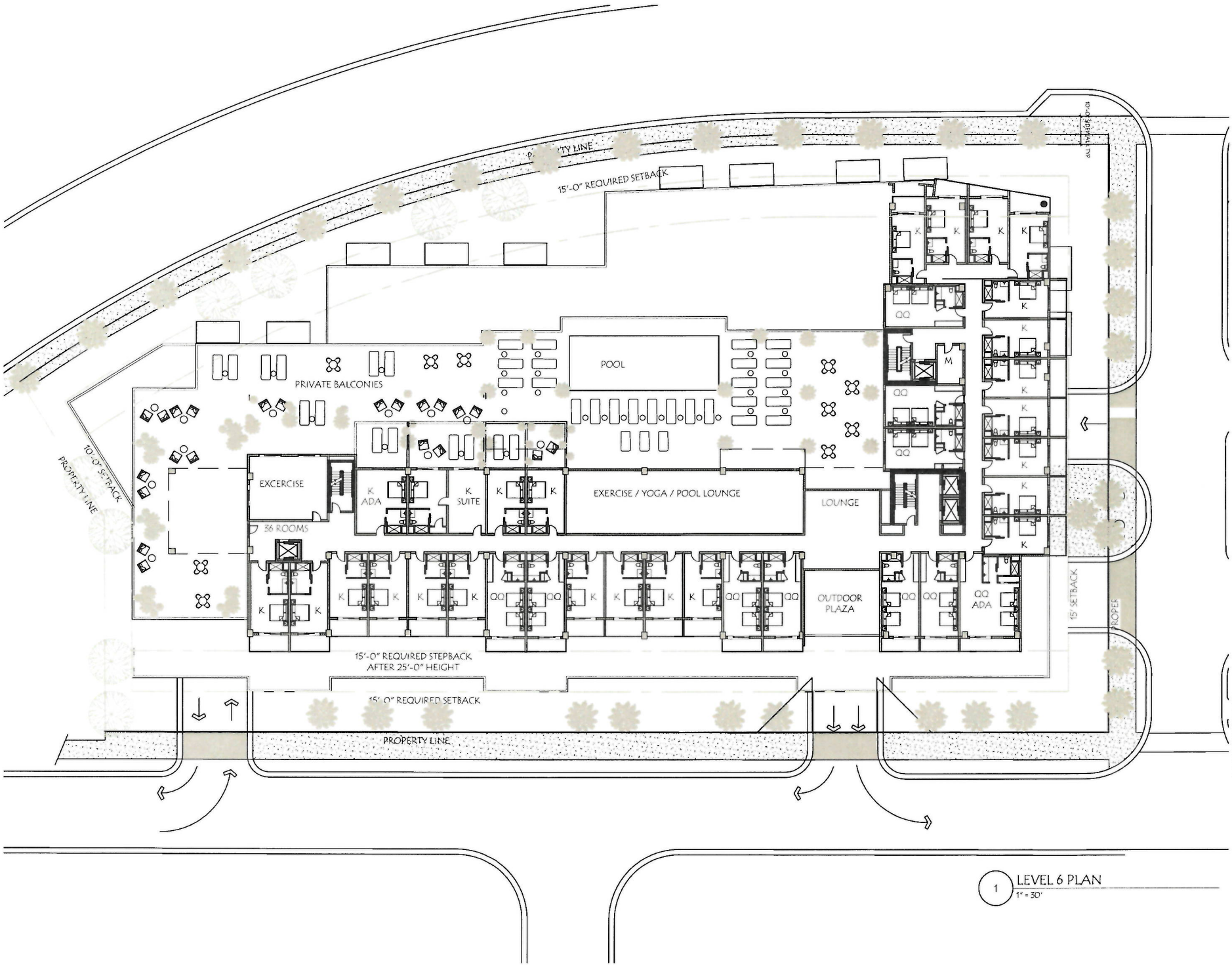
ISSUE DATE:
1 SEPTEMBER 2024

DRAWING TITLE:
LEVEL 5 PLAN

SHEET NUMBER
A1_6

EDITION
HDA



1 LEVEL 6 PLAN
1" = 30'

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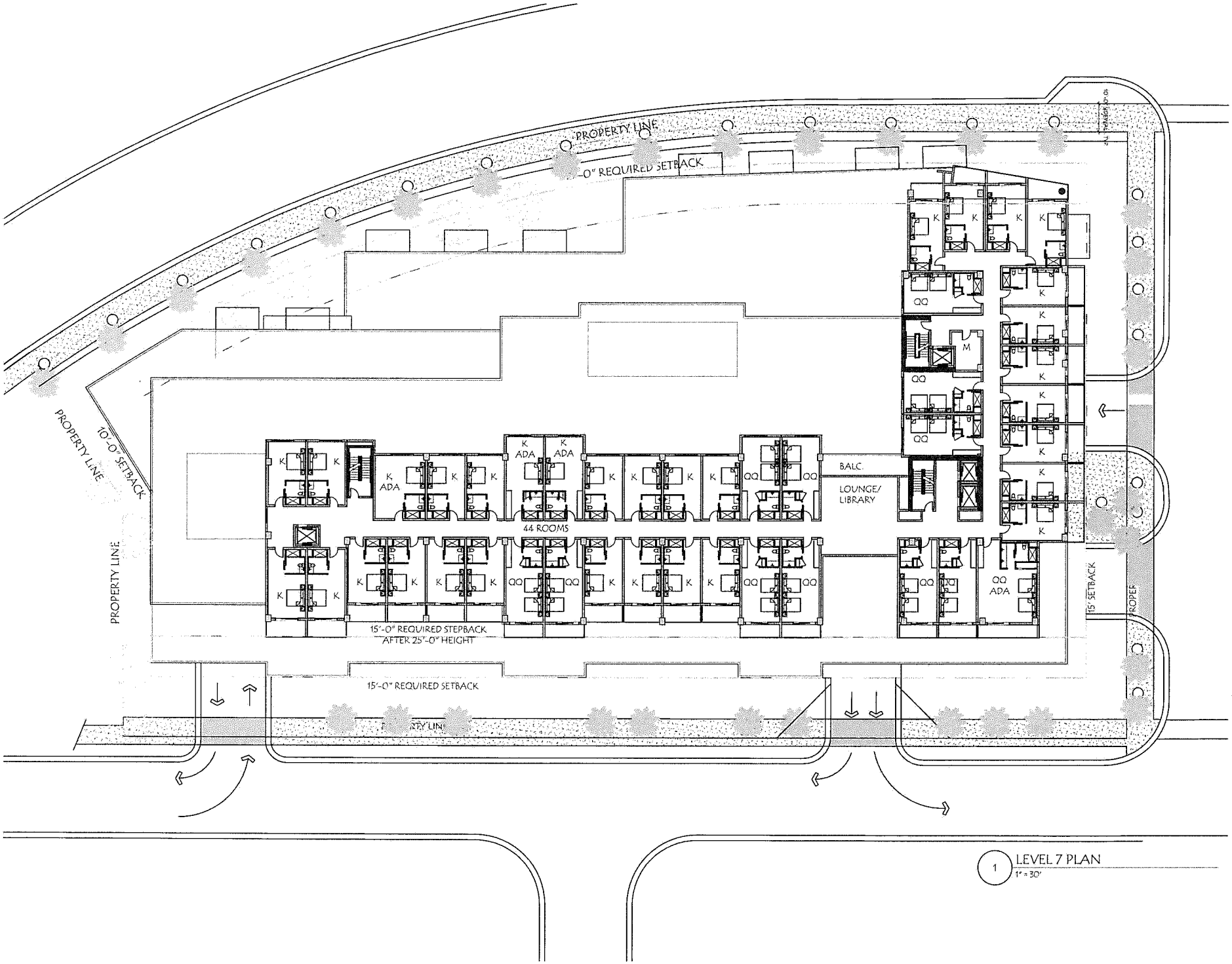
DRAWING TITLE
LEVEL 6 PLAN

SHEET NUMBER
A1_7

EDITION
HDA



1 LEVEL 7 PLAN
1" = 30'

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ISSUE DATE
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DRAWING TITLE
LEVEL 7 PLAN

SHEET NUMBER
A1_8

EDITION
HDA

1 LEVEL 8 PLAN
1" = 30'

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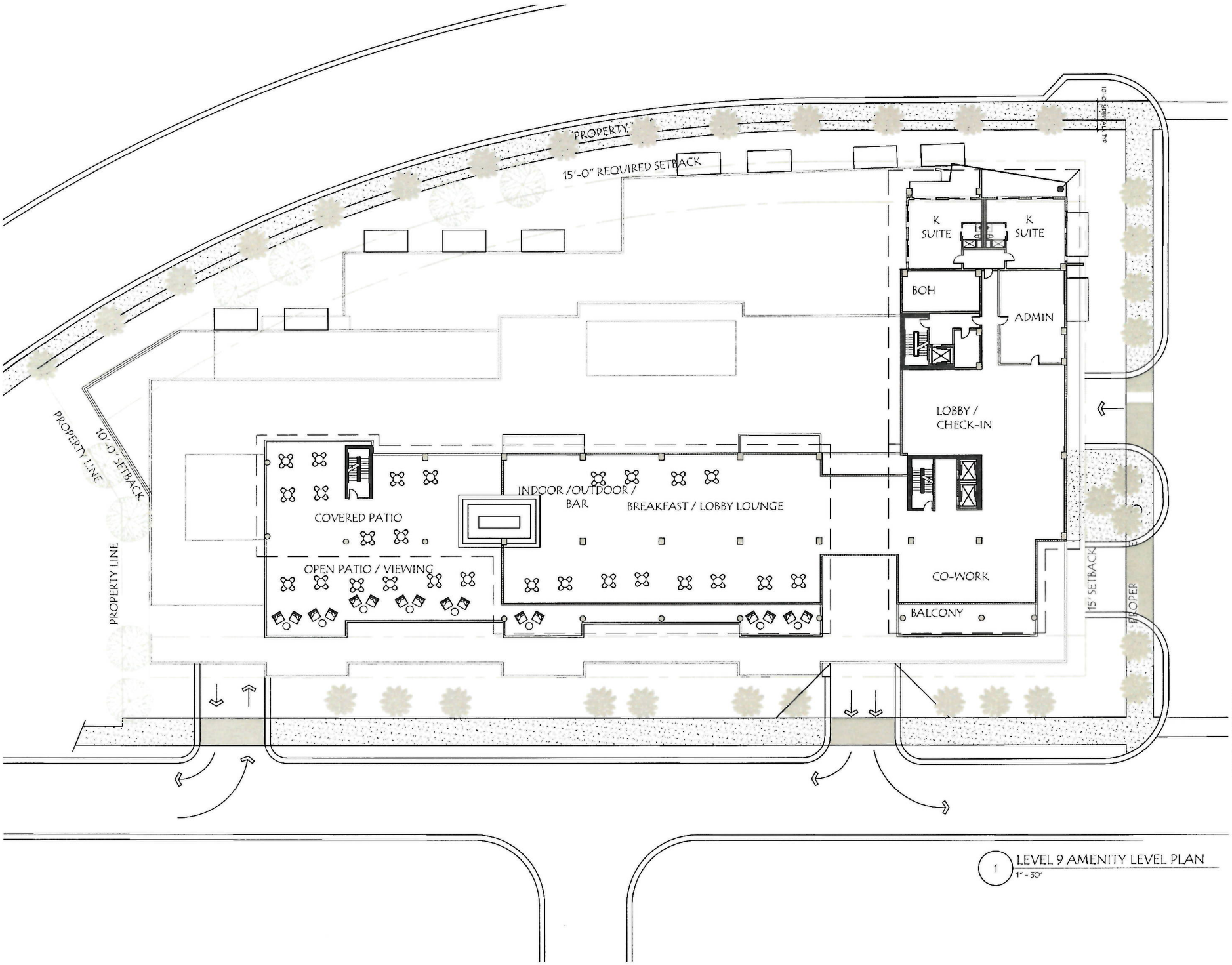
DRAWING TITLE
LEVEL 8 PLAN

SHEET NUMBER
A1_9

EDITION
HDA



1 LEVEL 9 AMENITY LEVEL PLAN
1" = 30'

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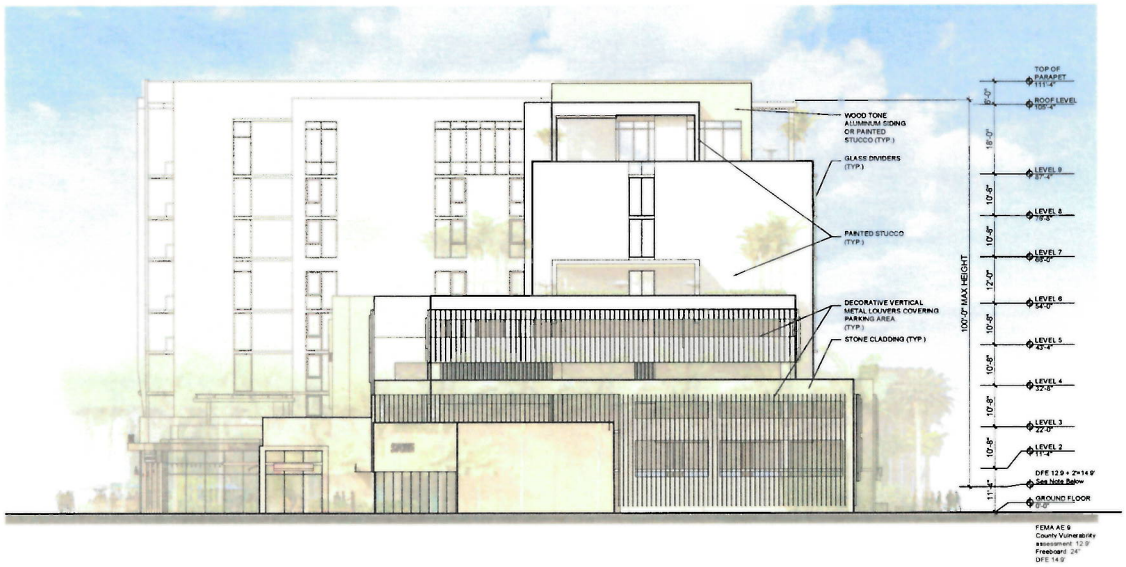
DRAWING TITLE
LEVEL 9 PLAN

SHEET NUMBER
A1_10

EDITION
HDA

1 NORTH ELEVATION
1/32" = 1'-0"



2 SOUTH ELEVATION
1/32" = 1'-0"

LEGEND

- WOODTONE ALUMINUM SIDING or PAINTED STUCCO (TYP.)
- METAL CLADDING or PAINTED STUCCO (TYP.)
- WHITE PAINTED STUCCO (TYP.)
- STONE CLADDING (TYP.)
- PARKING GARAGE METAL VERTICAL LOUVERS
  - WHITE
  - WOOD TONES
  - FROSTED GLASS

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PROJECT NO. 24.027

ISSUE DATE 1 SEPTEMBER 2024

DRAWING TITLE

ELEVATIONS

SHEET NUMBER

A1-11

EDITION

HDA

1 WEST ELEVATION
1/32" = 1'-0"

2 EAST ELEVATION
1/32" = 1'-0"

WOODTONE ALUMINUM SIDING or PAINTED STUCCO (TYP.)

METAL CLADDING or PAINTED STUCCO (TYP.)

WHITE PAINTED STUCCO (TYP.)

STONE CLADDING (TYP.)

PARKING GARAGE METAL VERTICAL LOUVERS
- WHITE
- WOOD TONES
- FROSTED GLASS

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ISSUED DRAWING LOG

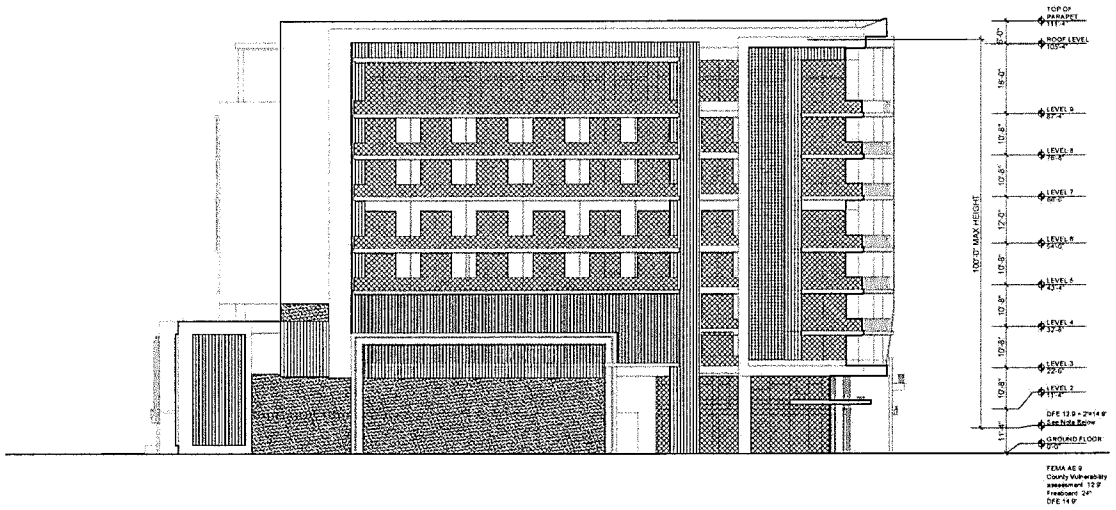
PROJECT NO
24.027

ISSUE DATE
1 SEPTEMBER 2024

DRAWING TITLE
ELEVATIONS

SHEET NUMBER
A1_12

EDITION
HDA



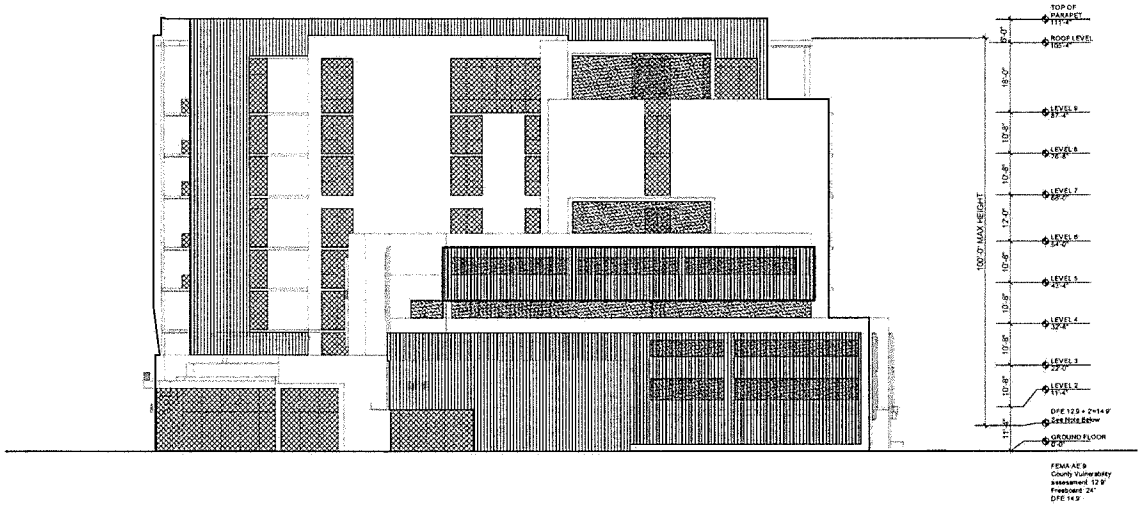
GLAZING 5,400 SF

OPENINGS 1,800 SF

DECORATIVE PANELS 4,415 SF

TOTAL	11,615 SF
FACADE AREA	17,250 SF
PERCENTAGE	11,615 / 17,250 = 67%

1 NORTH ELEVATION
1/32" = 1'-0"



GLAZING 2,900 SF

OPENINGS 2,024 SF

DECORATIVE PANELS 6,915 SF

TOTAL	11,839 SF
FACADE AREA	19,400 SF
PERCENTAGE	11,839 / 19,400 = 61%

2 SOUTH ELEVATION
1/32" = 1'-0"

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PROJECT NO 24.027

ISSUE DATE 1 SEPTEMBER 2024

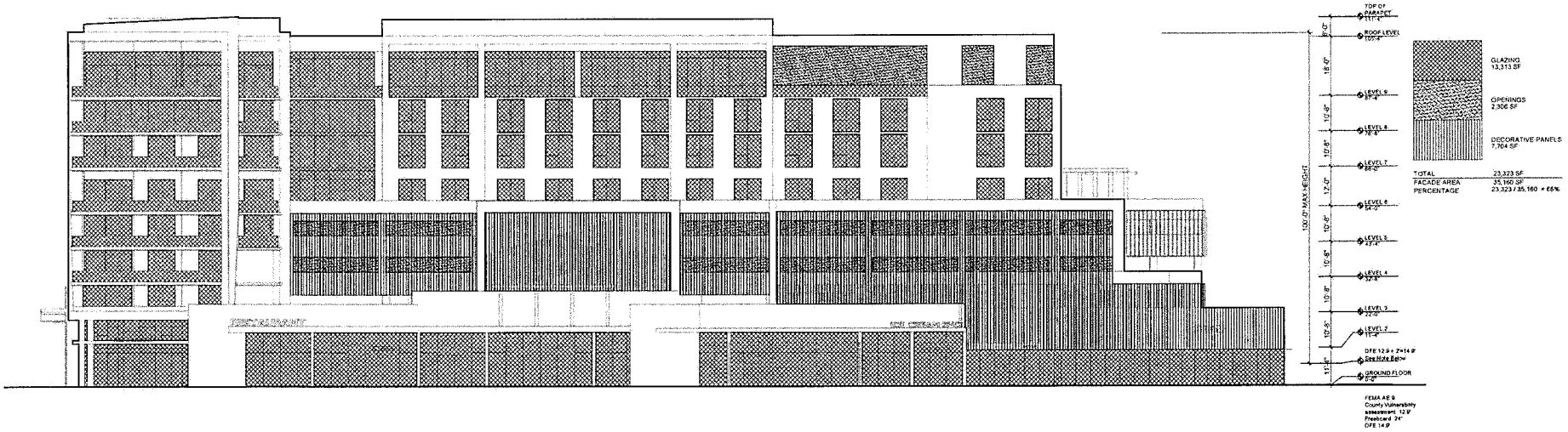
DRAWING TITLE

ELEVATIONS

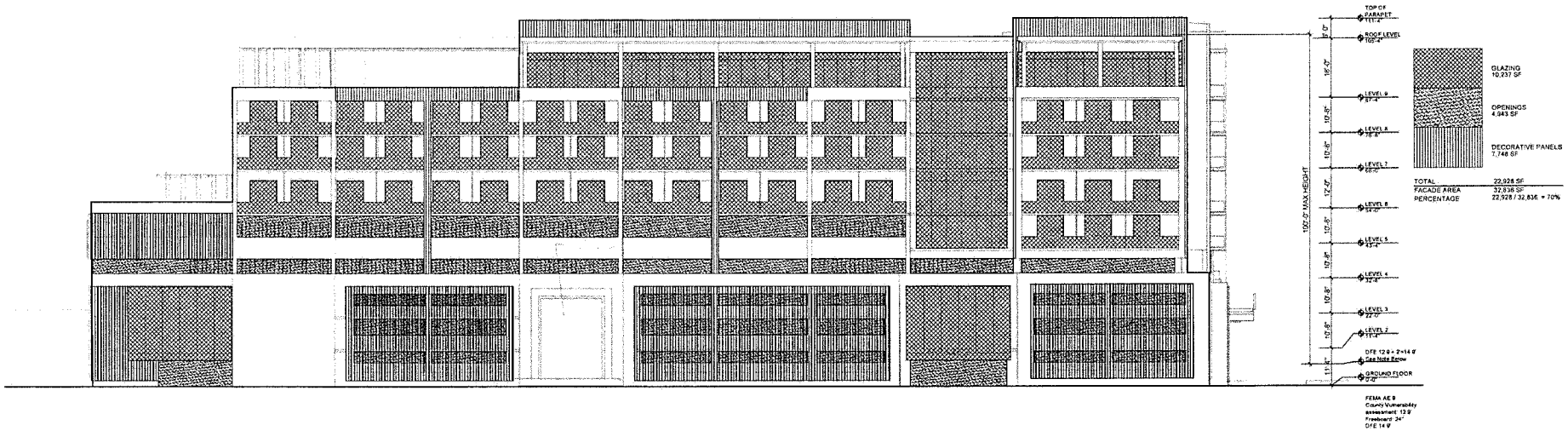
SHEET NUMBER

A1-13

EDITION HDA



1 WEST ELEVATION
1/32" = 1'-0"



2 EAST ELEVATION
1/32" = 1'-0"

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PROJECT NO 24.027

ISSUE DATE: 1 SEPTEMBER 2024

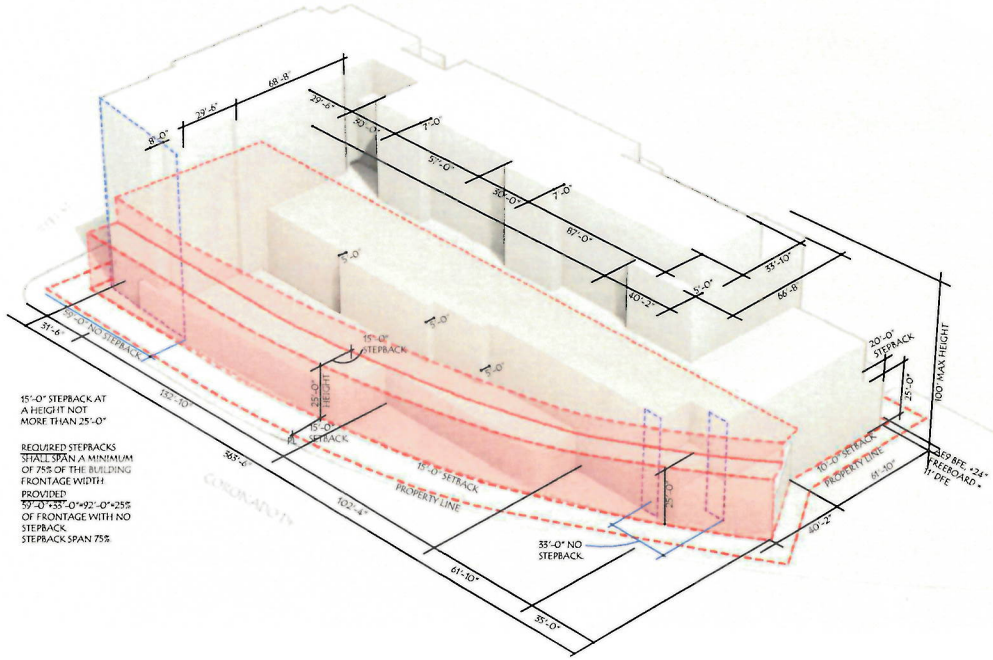
DRAWING TITLE:

ELEVATIONS

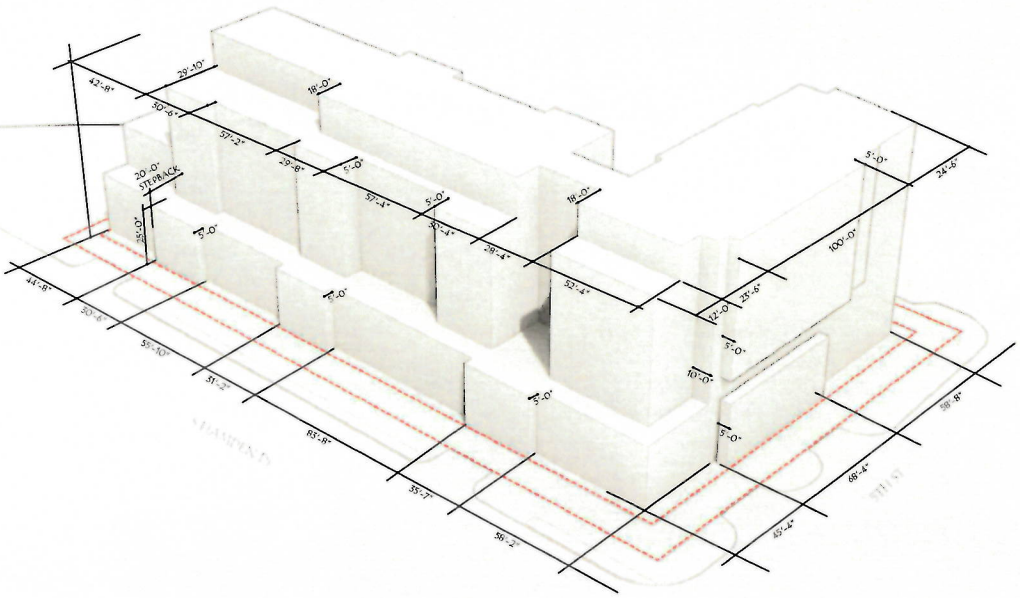
SHEET NUMBER:

A1-14

EDITION: HDA



1 SOUTHWEST MASSING MODEL
NTS



2 NORTHEAST MASSING MODEL
NTS

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ISSUED DRAWING LOG

PROJECT NO
24.027

ISSUE DATE
1 SEPTEMBER 2024

DRAWING TITLE
VOLUME STUDY

SHEET NUMBER
A1-15

EDITION
HDA

1 NORTHWEST AERIAL VIEW
NTS

2 SOUTHEAST AERIAL VIEW
NTS

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ISSUE DATE
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DRAWING TITLE
CONCEPTUAL IMAGES

SHEET NUMBER
A1-16

EDITION
HDA

1 CORONADO AND FIFTH ST
NTS

2 STREET VIEW FROM CORONADO DR
NTS

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DRAWING TITLE
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SHEET NUMBER
A1-17

EDITION
HDA

1 SOUTH STREET VIEW FROM CORONADO DR
NTS

2 SOUTH STREET VIEW FROM S HAMDEN DR
NTS

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SHEET NUMBER
A1-18

EDITION
HDA

1 NORTH STREET VIEW
FROM FIFTH ST & S HAMDEM DR
NTS

2 NORTH STREET VIEW
VIEW FROM 5TH ST
NTS

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CONCEPTUAL IMAGES

SHEET NUMBER
A1-19

EDITION
HDA

1 HOTEL ENTRANCE FROM FIFTH ST
NTS

2 NORTH VIEW FROM 5TH ST
NTS

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SHEET NUMBER
A1-20

EDITION
HDA

1 STREET VIEW FROM CORONADO
NTS

2 STREET VIEW FROM CORONADO
NTS

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DRAWING TITLE
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SHEET NUMBER
A1-21

EDITION
HDA

1 STREET VIEW FROM CORONADO
NTS

2 STREET VIEW FROM CORONADO
NTS

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SHEET NUMBER
A1-22

EDITION
HDA

1 STREET VIEW FROM CORONADO
NTS

2 STREET PLAZA
VIEW FROM CORONADO
NTS

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