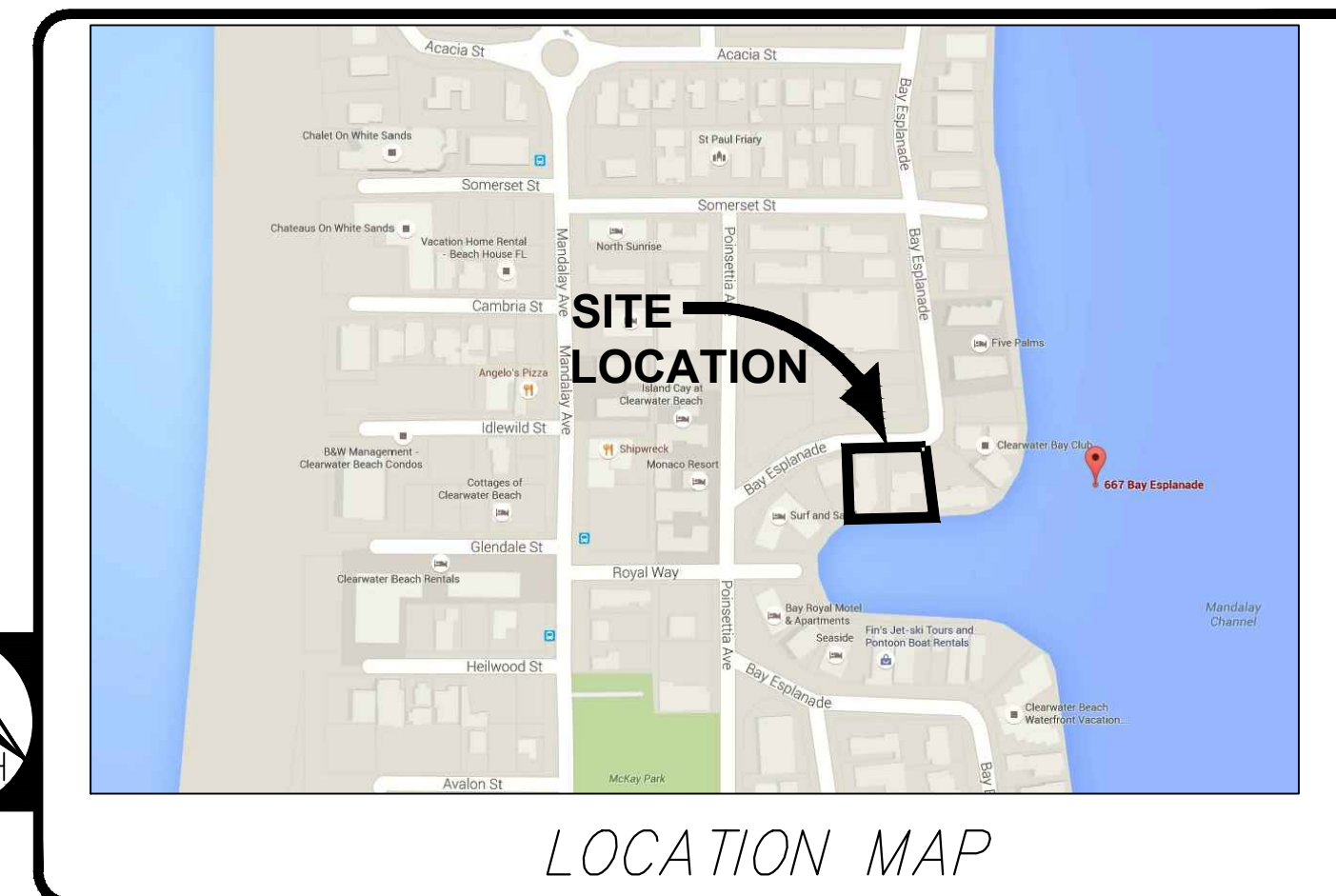
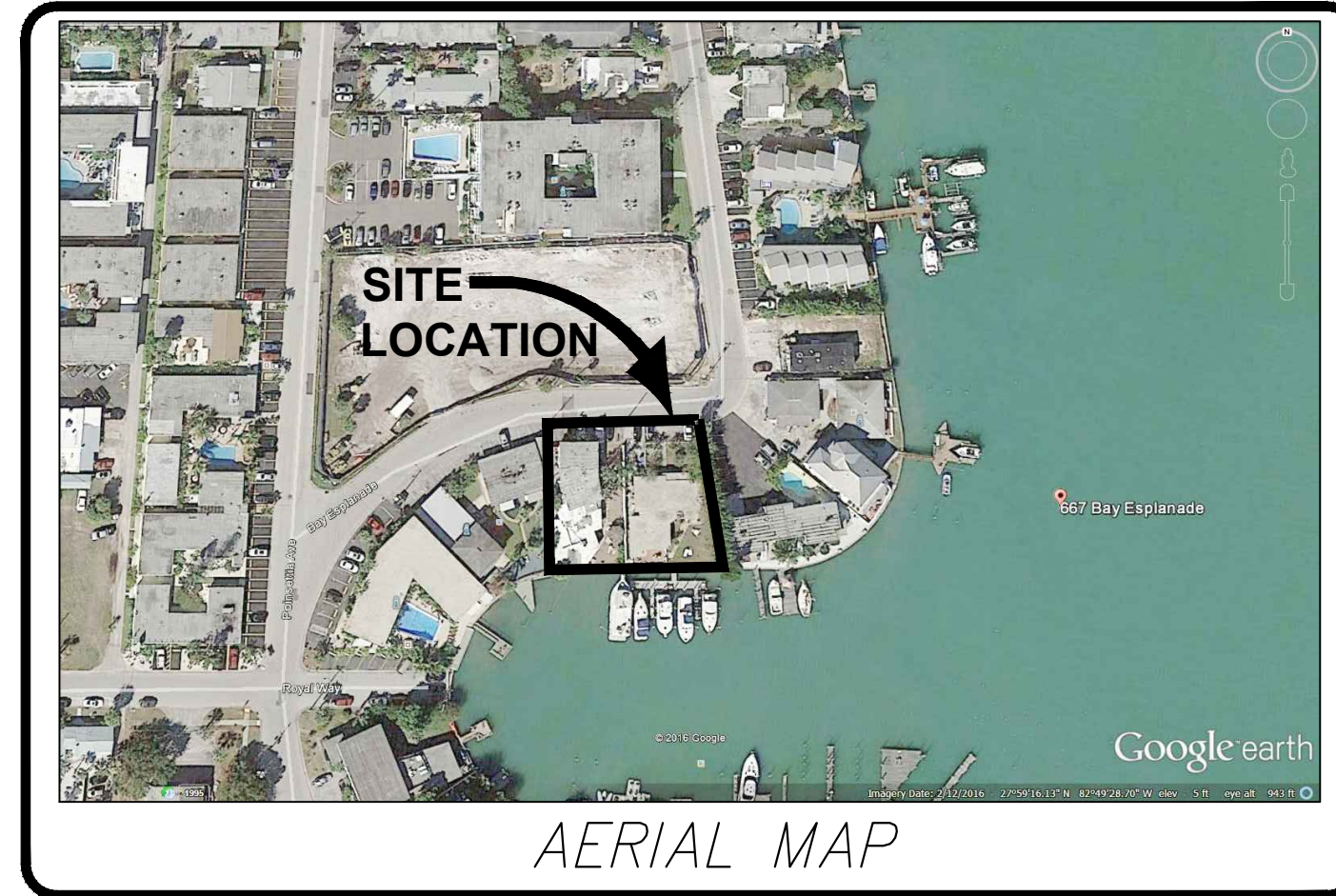


SECTION 05, TOWNSHIP 29S, RANGE 15E
 05-29-15-54756-077-0040
 05-29-15-54756-077-0050
 CITY OF CLEARWATER
 PINELLAS COUNTY, FLORIDA.



LEGAL DESCRIPTION

Lot 4 and 5, Block 77, MANDALAY UNIT NO. 5 REPLAT OF BLOCK 77, according to map OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 20, PAGE 48, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

DESIGN PROFESSIONALS

CIVIL ENGINEER/PLANNER: NORTHSIDE ENGINEERING, INC. 300 SOUTH BELCHER ROAD CLEARWATER, FLORIDA 33765 727-443-2869	GEOTECH: T.B.D.
SURVEYOR: SUNCOAST LAND SURVEYING, Inc. 111 FOREST LAKES BOULEVARD OLDSMAR, FLA. 34677 PH: (813) 854-1342	ARCHITECT SDG ARCHITECTURE 793 SAN CHRISTOPHER DRIVE SUITE A, DUNEDIN FL. 34698 (727) 736-5463

UTILITIES PROVIDERS

WATER : CLEARWATER
 SEWER: CLEARWATER
 FIRE: CLEARWATER
 ELECTRIC: DUKE ENERGY
 GAS: CLEARWATER
 CABLE: BRIGHTHOUSE / VERIZON

FLOOD ZONE INFORMATION

APPARENT FLOOD HAZARD ZONE: "AE" COMMUNITY PANEL No. 120596 0102G EFFECTIVE DATE: 09/23/2003, EL. 11.00

SITE DATA

	EXISTING (E)	PROPOSED (P)	REQUIRED
ZONING:	T	T	T
LAND USE:	RFH	RFH	RFH
USAGE:	(7) MULTI. RES. APTS (2)-2 UNIT DUPLEXES TOTAL 11 RESIDENTIAL UNITS	OVERNIGHT ACCOMMODATIONS 27 UNITS	OK.
LOT AREA:	15,175 S.F. 0.348 A.C.	15,175 S.F. 0.348 A.C.	5,000 S.F. MIN.
DENSITY:	(7) MULTI. RES. APTS (2)-2 UNIT DUPLEXES TOTAL 11 RESIDENTIAL UNITS	0.348X50=17 UNITS +10 UNITS FROM HOTEL DENSITY TOTAL UNITS = 27	78 UNITS/ACRE
BUILDING COVERAGE: (S.F. & % OF GROSS SITE)	4,791 S.F. 31.6%	N/A	N/A
GROSS FLOOR AREA (S.F.): F.A.R.:	5,385 S.F. 0.356	N/A	N/A
BLDG. SETBACKS:	FRONT: 4.83' SIDE: 2' REAR: 3'	16' TO BLDG UP TO 35' 31' STEP BACK ABOVE 35' 5' TO BLDG 0' TO SIDEWALK 10' TO BLDG. 0' TO SIDEWALK	MIN. SETBACK 15' TO UP TO 35' OF HEIGHT ABOVE BFE STEP BACK 1' HORIZ. AT 2.5' HEIGHT ABOVE 35' BFE 5'-10' 5'-10'
BLDG. HEIGHT:	1-2 STORY	6-STORY OVER PARKING 74'-6" OVER B.F.E.	75' ABOVE BFE
PAVED VEHICULAR USE AREA: (V.U.A.)	843 S.F.	1,955 S.F.	N/A
IMPERVIOUS SURFACE RATIO: (I.S.R.)	7,444 S.F. 0.49	12,515 S.F. 0.82	0.95 MAX.
OPEN SPACE: (S.F. & % OF GROSS SITE)	7,731 S.F. 51%	2,660 S.F. 17.5%	5% MIN.
PARKING LOT INTERIOR LANDSCAPING: (S.F. & % OF V.U.A.)	---	395 SF 20.2 %	195.5 S.F 10%
PARKING:	---	32	32

PARKING CALCULATIONS: 27 UNITS • 1.2 SPACES PER UNIT = 32 SPACES REQUIRED

INDEX OF SHEETS

- C1.1 CIVIL SITE DATA
- C3.1 SITE PLAN
- C3.2 AUTO TURN
- C3.3 AUTO TURN - 2

AGENCY RESPONSE STAMPS

HDA2018-04001
 FLD2018-05012

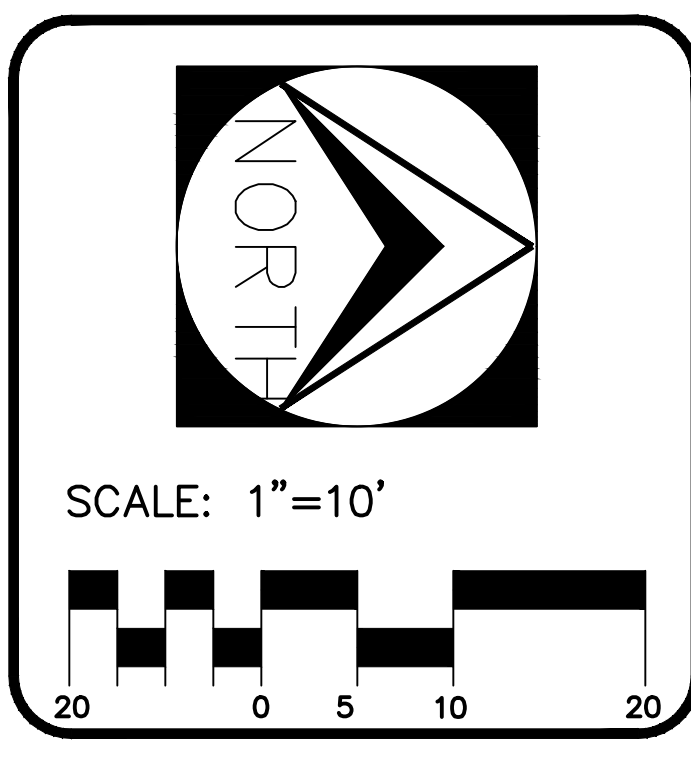
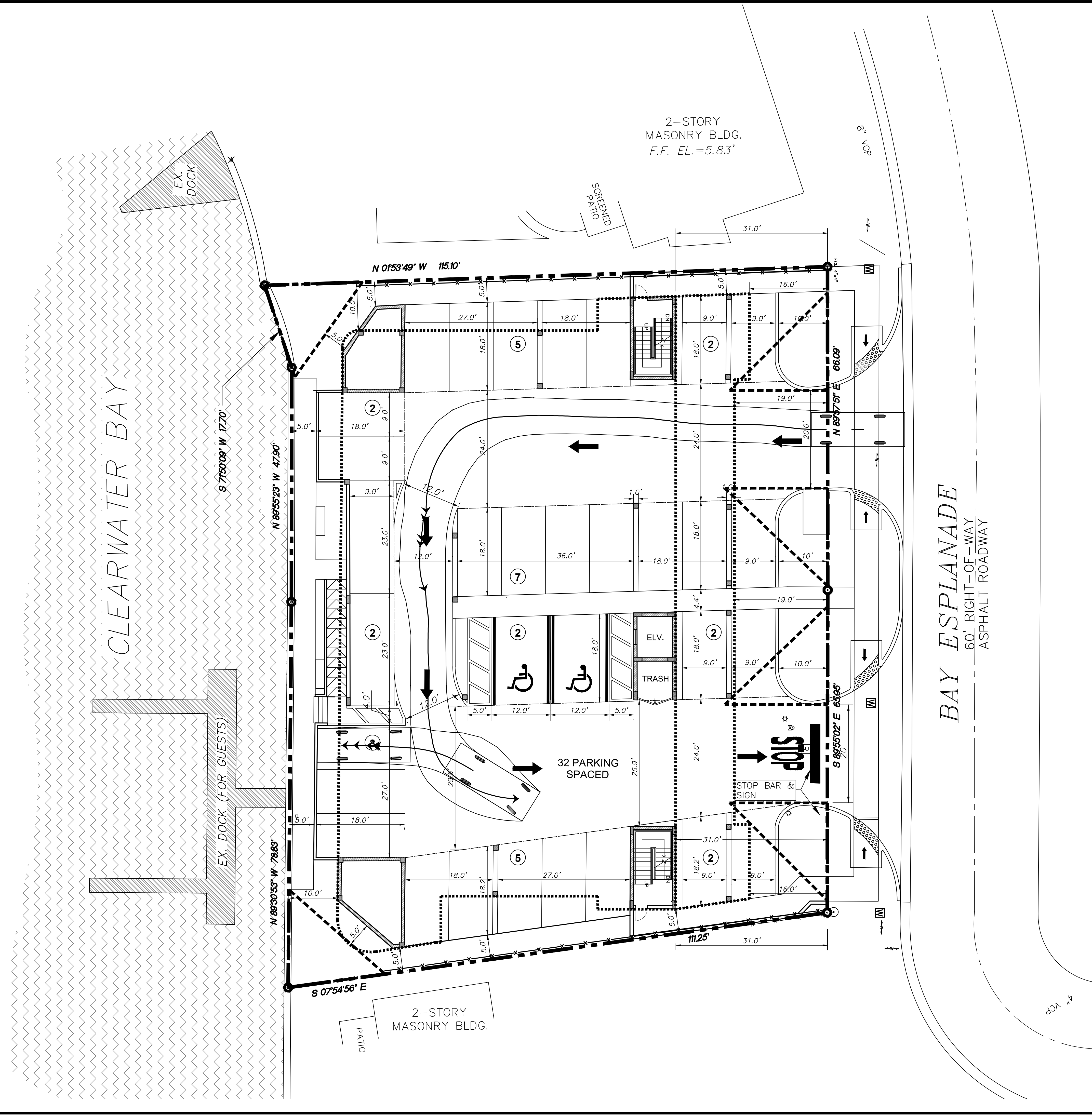
Donald B. Fairbairn, P.E. #44971
 CA # 31306
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Project # 1614
 Issue Date: 12/22/16

Revisions:		
No.	Date	Description
Δ	04/09/18	Submittal
Δ	06/12/18	Comment & Resp.
Δ	07/09/18	Comment & Resp.
Δ		
Δ		
Δ		
Δ		

CONCEPTUAL CIVIL SITE DATA
 PALAZZO HOTEL - CLEARWATER
 657 & 663 BAY ESPLANADE
 CLEARWATER BEACH, FL 33767

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Northside
Engineering, Inc.

300 South Beecher Road, Clearwater, Florida 34626
Tel: 727-443-2888 Fax: 727-448-8036
tech@northsideengineering.net Est. 1989

Civil, Land, Planning, Traffic Studies, Landscape
Due Diligence Reports, Land Use, Re-Zoning
Stormwater Management, Utility Design
Construction Administration

Donald B. Fairbairn, P.E. #44971
CA # 31,306

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Project # 1614
Issue Date: 12/22/16

Revisions:

No.	Date	Description
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2	06/12/18	Comment & Resp.
3	07/09/18	Comment & Resp.

19' VEHICLE AUTO TURN

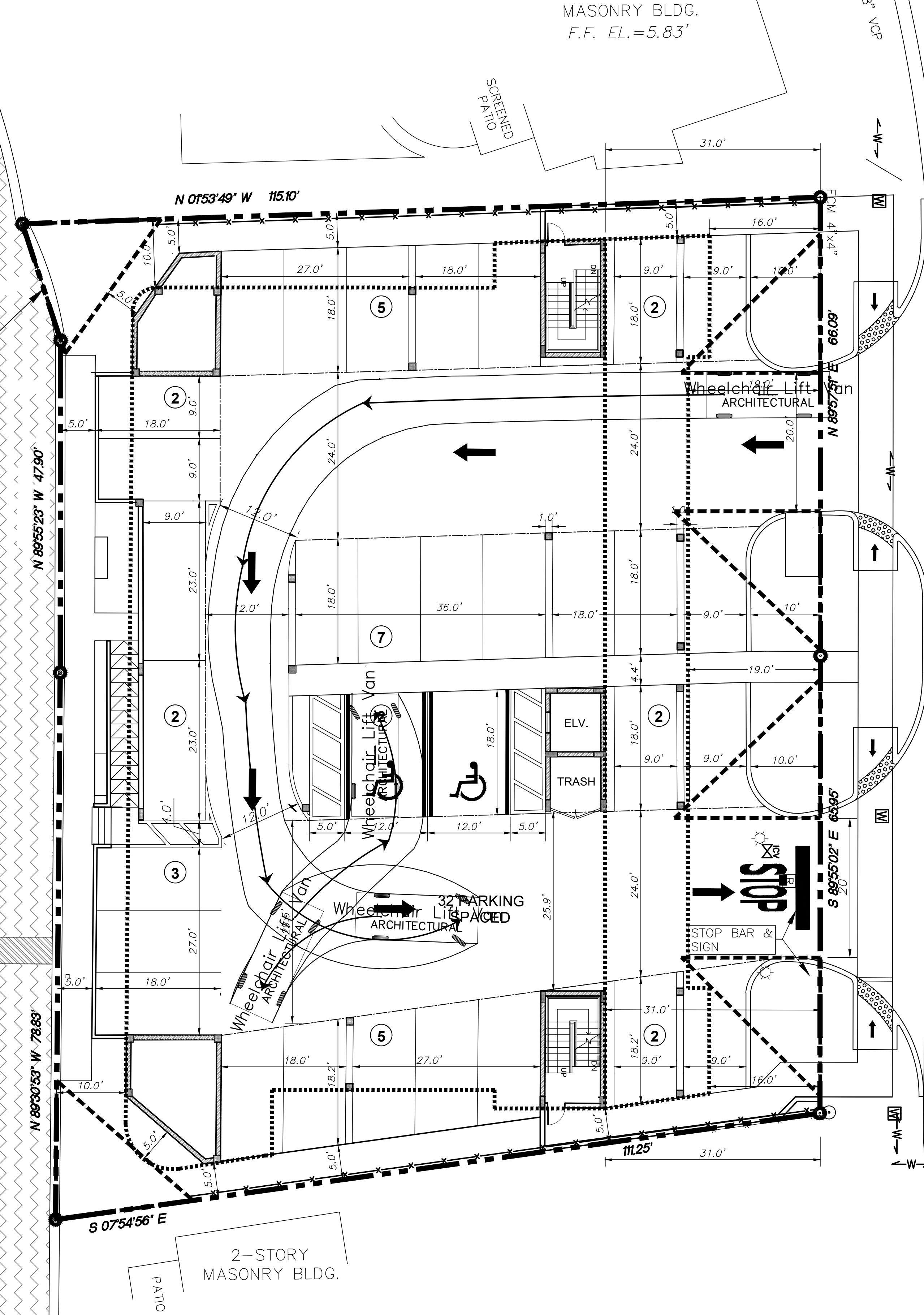
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657 & 663 BAY ESPLANADE
CLEARWATER BEACH, FL 33767

Northside
Engineering, Inc.

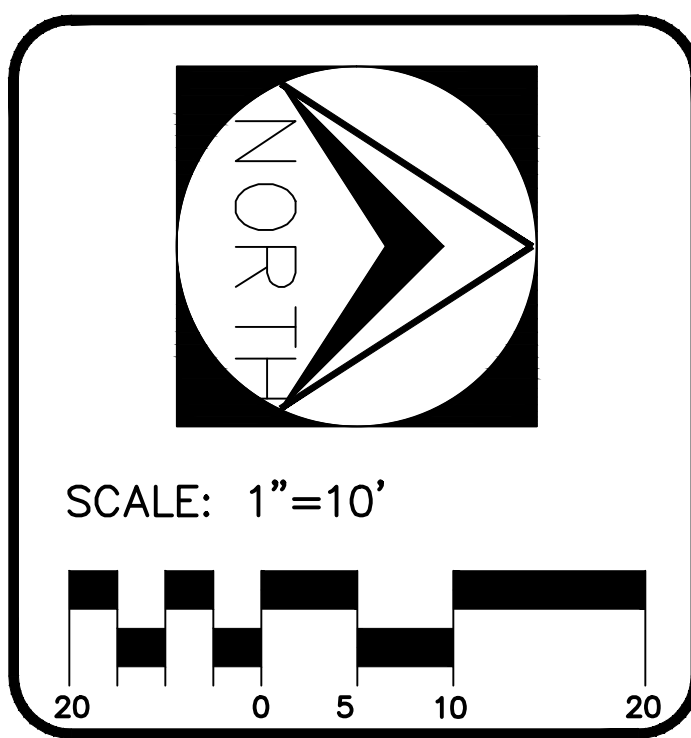
C3.2

CLEARWATER BAY

2-STORY
MASONRY BLDG.
F.F. EL.=5.83'



BAY ESPLANADE
60' RIGHT-OF-WAY
ASPHALT ROADWAY



General Data

Name: P

Library: AASHTO 2001 (US)

Region: North America

Type: Large Car

Class: Passenger Vehicle

Lock to Lock Time: 6.0 sec.

Steering Lock Angle: 31.6 deg.

Creation Units: feet

Displayed Data

Plan View Data

Display Units: feet

Overall Vehicle Length: 19.00 ft

Current Part Data

Tractor: Full

Width: 7.00

Steering: Front Only

Front Axle Group

Axles: 1

Wheels: 2

Track: 6.00 ft

Rear Axle Group

Axles: 1

Wheels: 2

Track: 6.00 ft

OK Cancel Help

Donald B. Fairbairn, P.E. #44971
CA # 31306

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Project # 1614
Issue Date: 12/22/16

Revisions:

No.	Date	Description
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19' VEHICLE AUTO TURN - 2

PALAZZO HOTEL - CLEARWATER
657 & 663 BAY ESPLANADE
CLEARWATER BEACH, FL 33767



INDEX

- A1) CONCEPTUAL RENDERINGS
- A2) FLOOR PLAN LEVEL # 2
- A3) FLOOR PLAN LEVELS # 3 & # 4
- A4) FLOOR PLAN LEVEL # 5
- A5) FLOOR PLAN LEVELS # 6 & # 7
- A6) FLOOR PLAN LEVEL # 8 (ROOF TOP)
- A7) EXTERIOR ELEVATION (NORTH)
- A8) EXTERIOR ELEVATION (EAST)
- A9) EXTERIOR ELEVATION (SOUTH)
- A10) EXTERIOR ELEVATION (WEST)

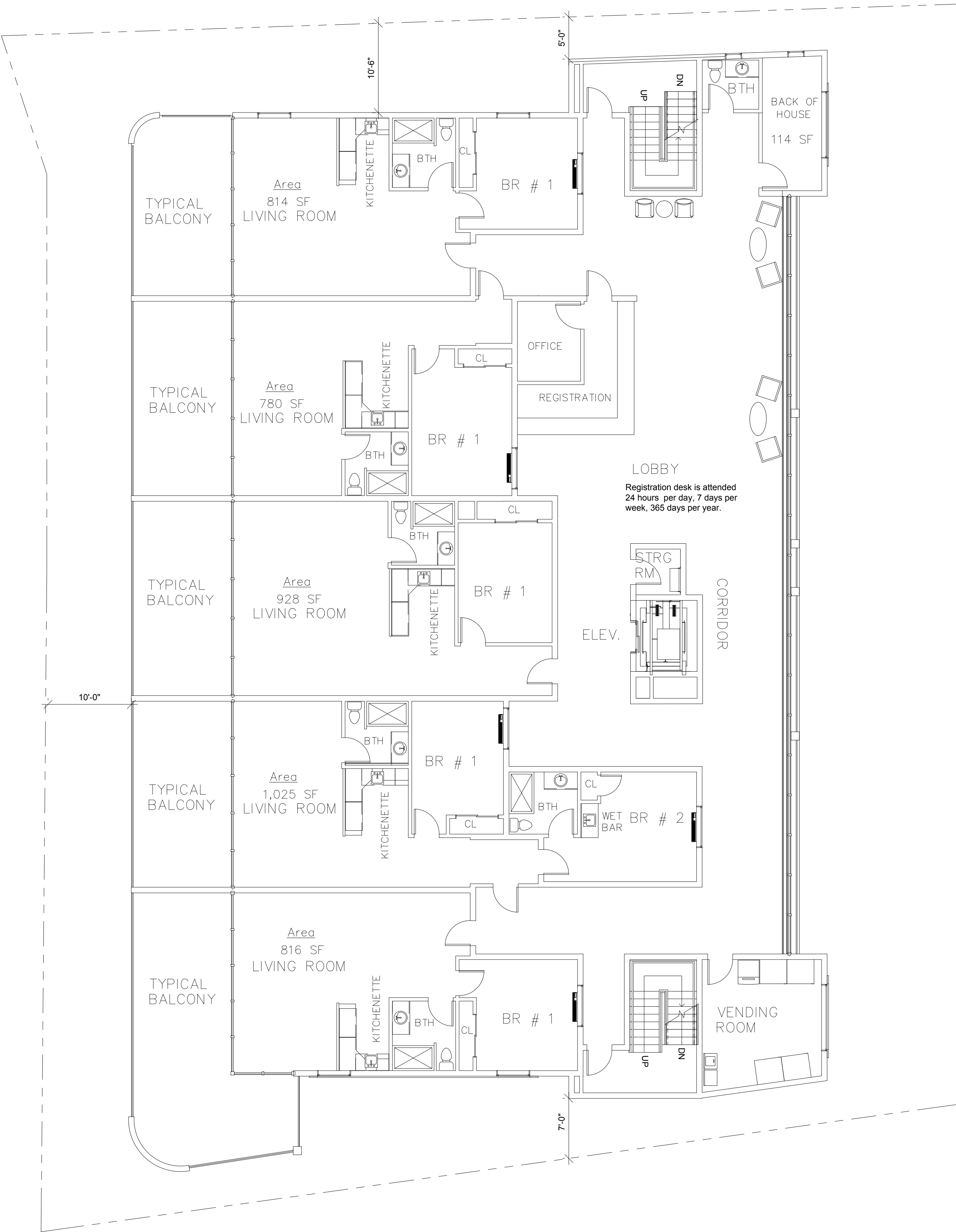


PALAZZO

sdg ARCHITECTURE
727-736-5463

RODNEY L. COLLIMAN AIA
793 San Christopher Drive • Suite A • Dunedin, FL 34698
AR 0008372

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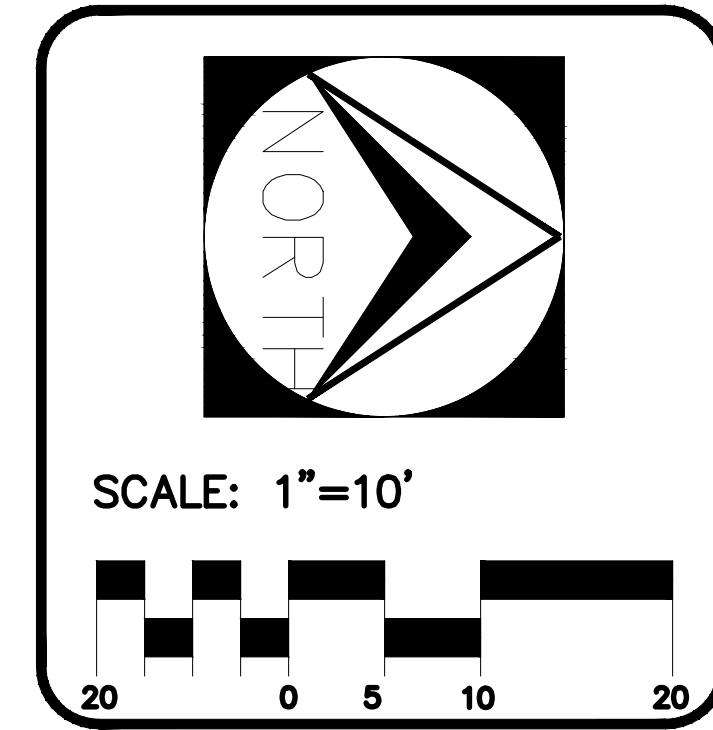


FLOOR # 2
 SCALE - 1" = 10'
 INTERIOR LAYOUT'S SUBJECT TO MINOR ADJUSTMENTS

PALAZZO CLEARWATER HOTEL SUMMARY

GRADE LEVEL	32 PARKING SPACES
SECOND LEVEL.....	5 UNIT'S TOTAL = 4,363 SF.
	COMMON AREA = 1,913 SF.
	1 UNIT AT 816 SF
	1 UNIT AT 1,025 SF
	1 UNIT AT 928 SF
	1 UNIT AT 780 SF
	1 UNIT AT 814 SF
THIRD LEVEL.....	5 UNIT'S TOTAL = 4,713 SF.
	COMMON AREA = 1,618 SF.
	1 UNIT AT 816 SF.
	1 UNIT AT 1,025 SF
	1 UNIT AT 928 SF
	1 UNIT AT 1,130 SF
	1 UNIT AT 814 SF
FOURTH LEVEL.....	5 UNIT'S TOTAL = 4,713 SF.
	COMMON AREA = 1,618 SF.
	1 UNIT AT 816 SF.
	1 UNIT AT 1,025 SF
	1 UNIT AT 928 SF
	1 UNIT AT 1,130 SF
	1 UNIT AT 814 SF
FIFTH LEVEL.....	4 UNIT'S TOTAL = 4,309 SF.
	COMMON AREA = 2,610 SF.
	1 UNIT AT 1,065 SF.
	1 UNIT AT 1,242 SF.
	1 UNIT AT 1,238 SF.
	1 UNIT AT 764 SF.
SIXTH LEVEL.....	4 UNIT'S TOTAL = 4,309 SF.
	COMMON AREA = 1,383 SF.
	1 UNIT AT 1,065 SF.
	1 UNIT AT 1,242 SF.
	1 UNIT AT 1,238 SF.
	1 UNIT AT 764 SF.
SEVENTH LEVEL.....	4 UNIT'S TOTAL = 4,309 SF.
	COMMON AREA = 1,383 SF.
	1 UNIT AT 1,065 SF.
	1 UNIT AT 1,242 SF.
	1 UNIT AT 1,238 SF.
	1 UNIT AT 764 SF.

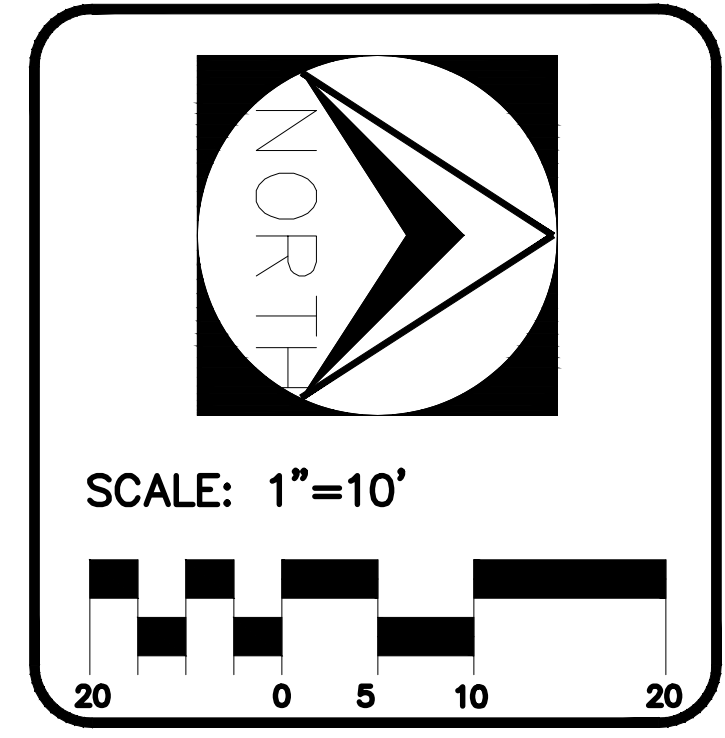
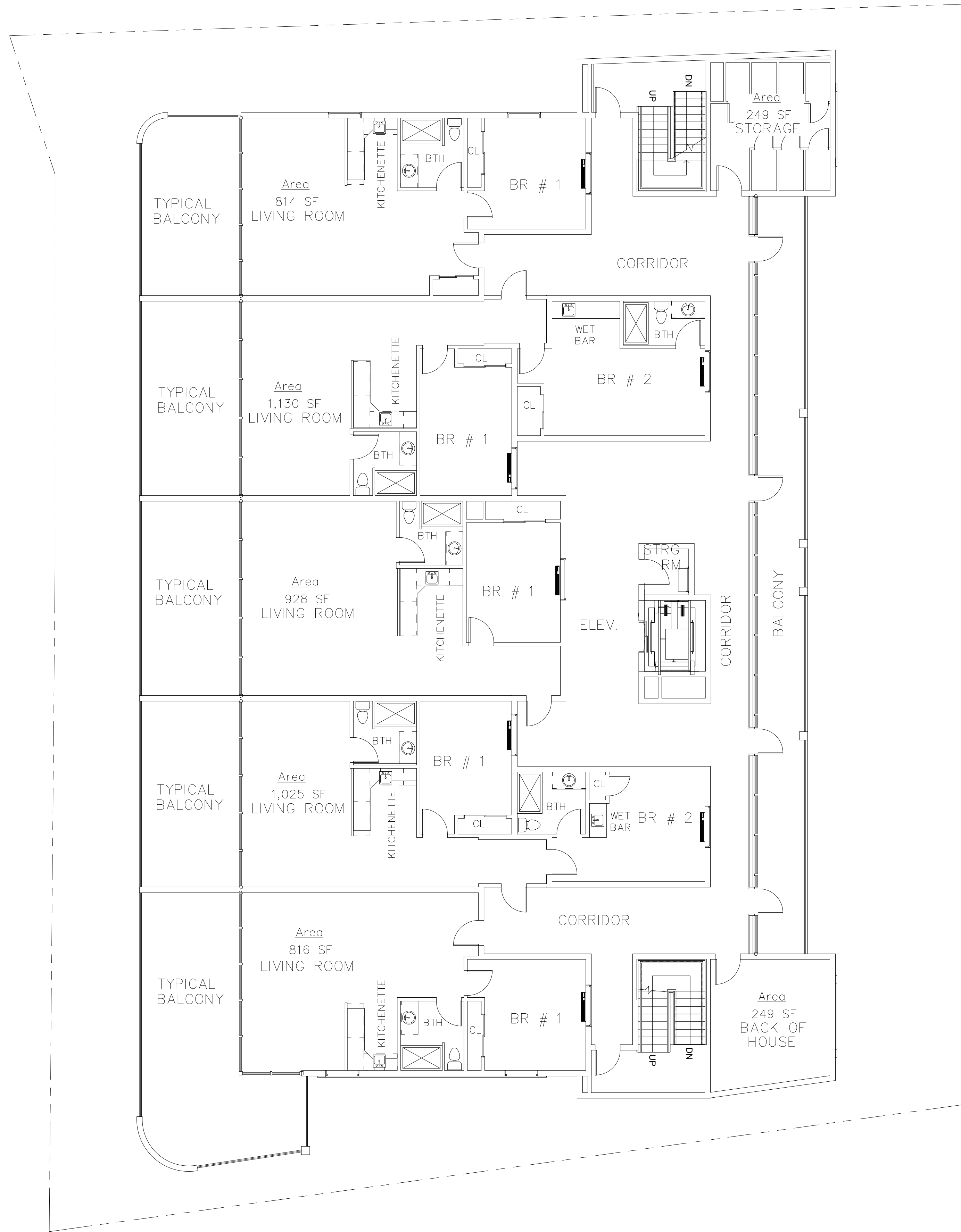
TOTAL UNITS = 21
 TOTAL SQ. FT. = LIVING AREA = 21,066 SF.



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PALAZZO

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JOB#	16-143C
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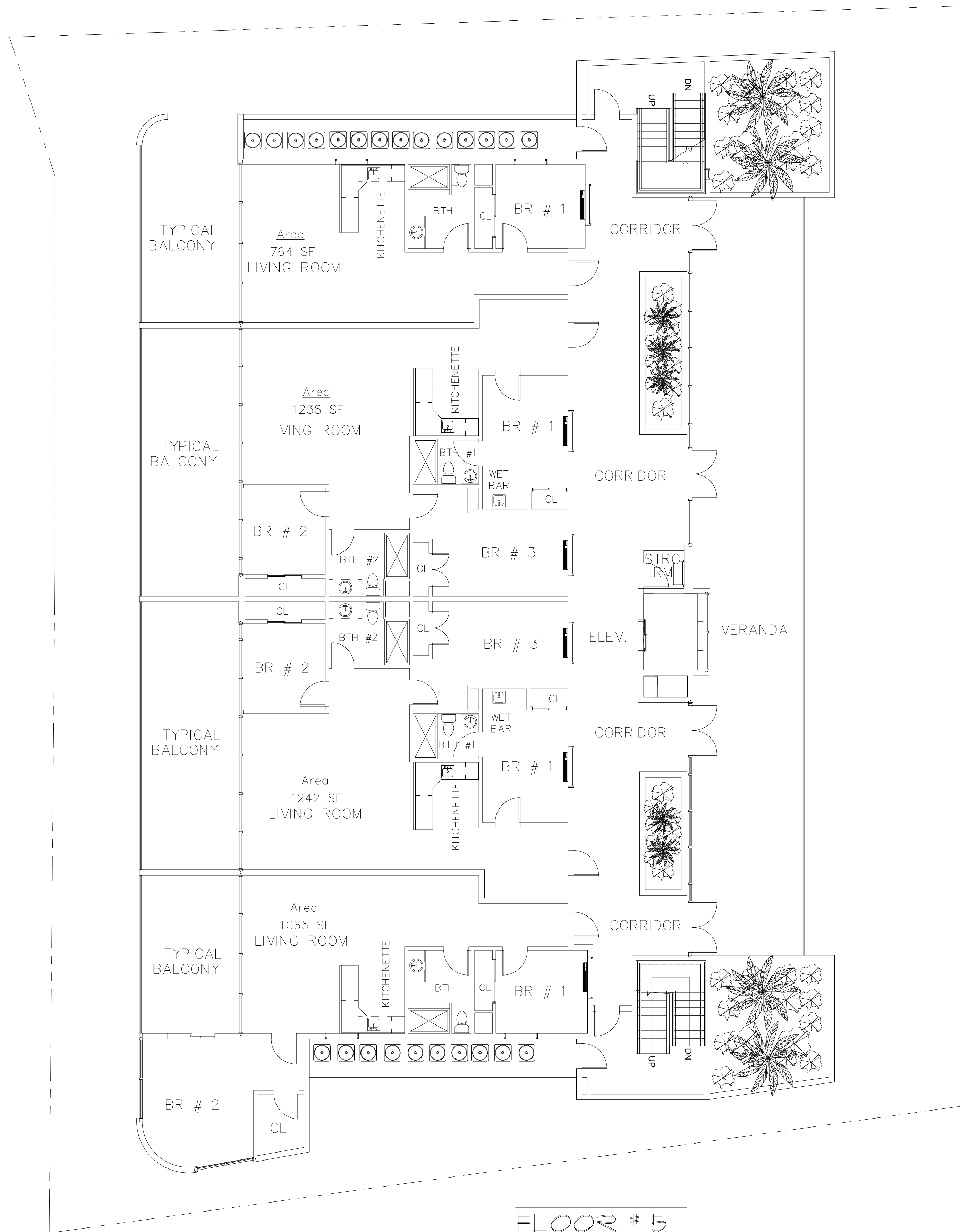
FLOORS # 3-4

SCALE-1"=10'

INTERIOR LAYOUT'S SUBJECT TO MINOR ADJUSTMENTS

PALAZZO

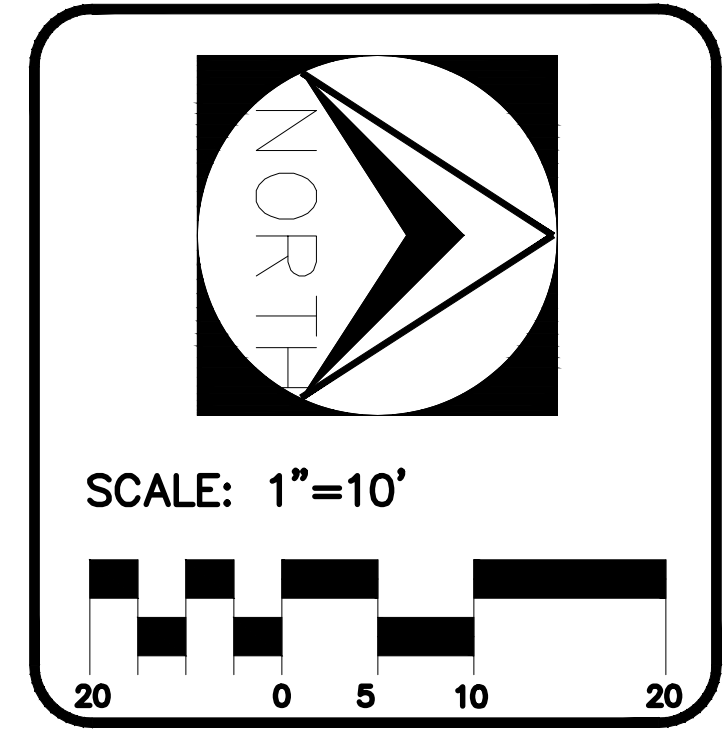
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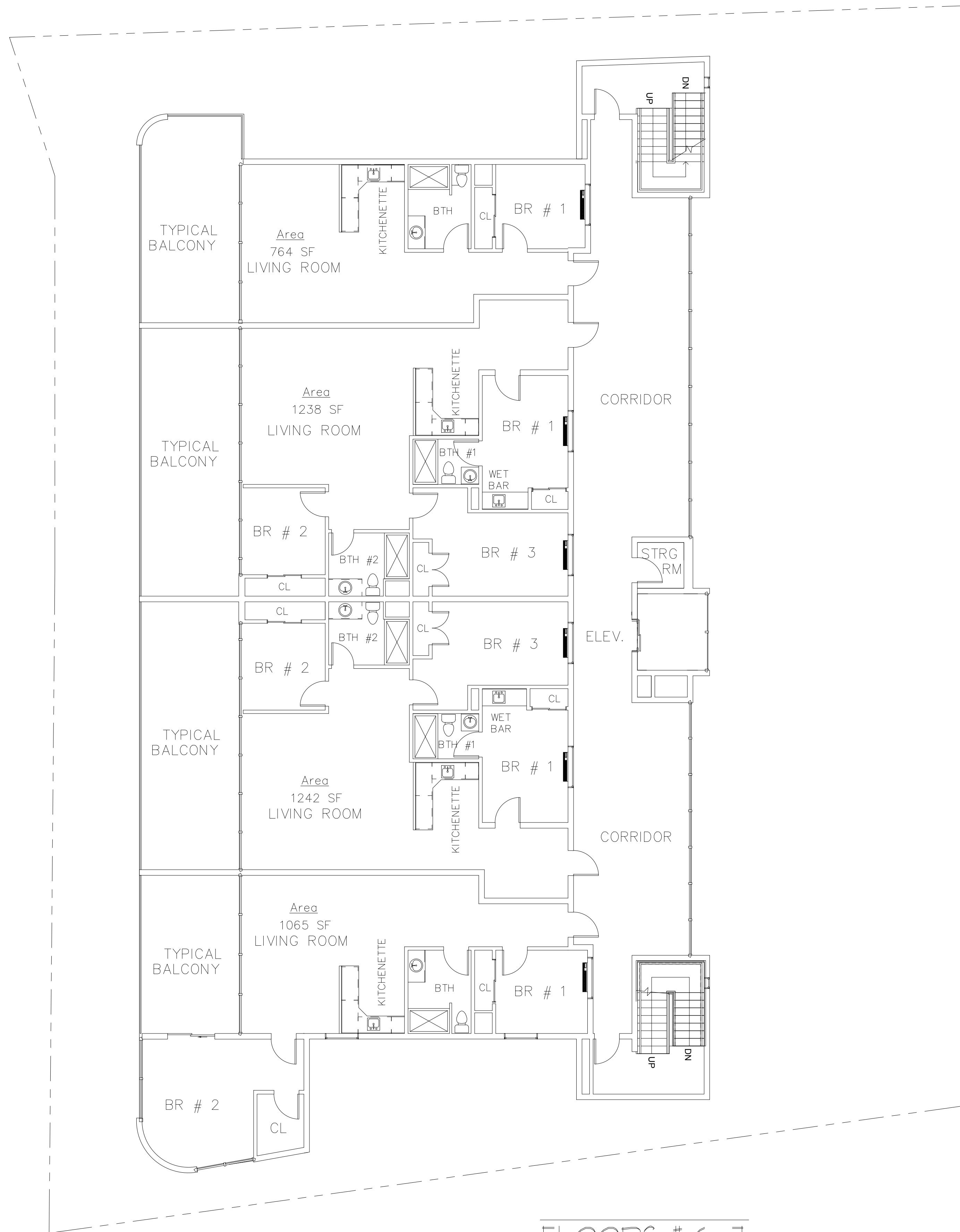
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INTERIOR LAYOUT'S SUBJECT TO MINOR ADJUSTMENTS



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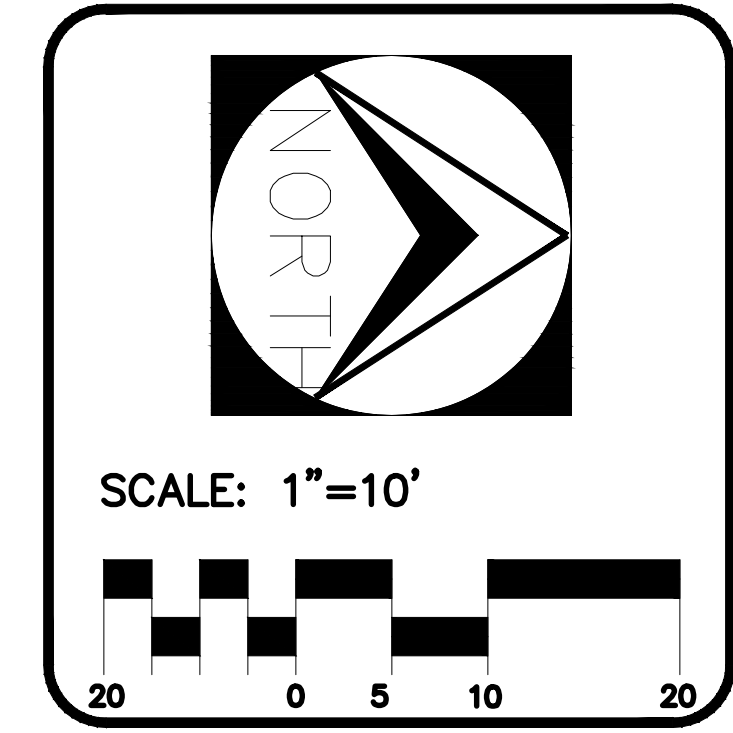
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FLOORS # 6-7

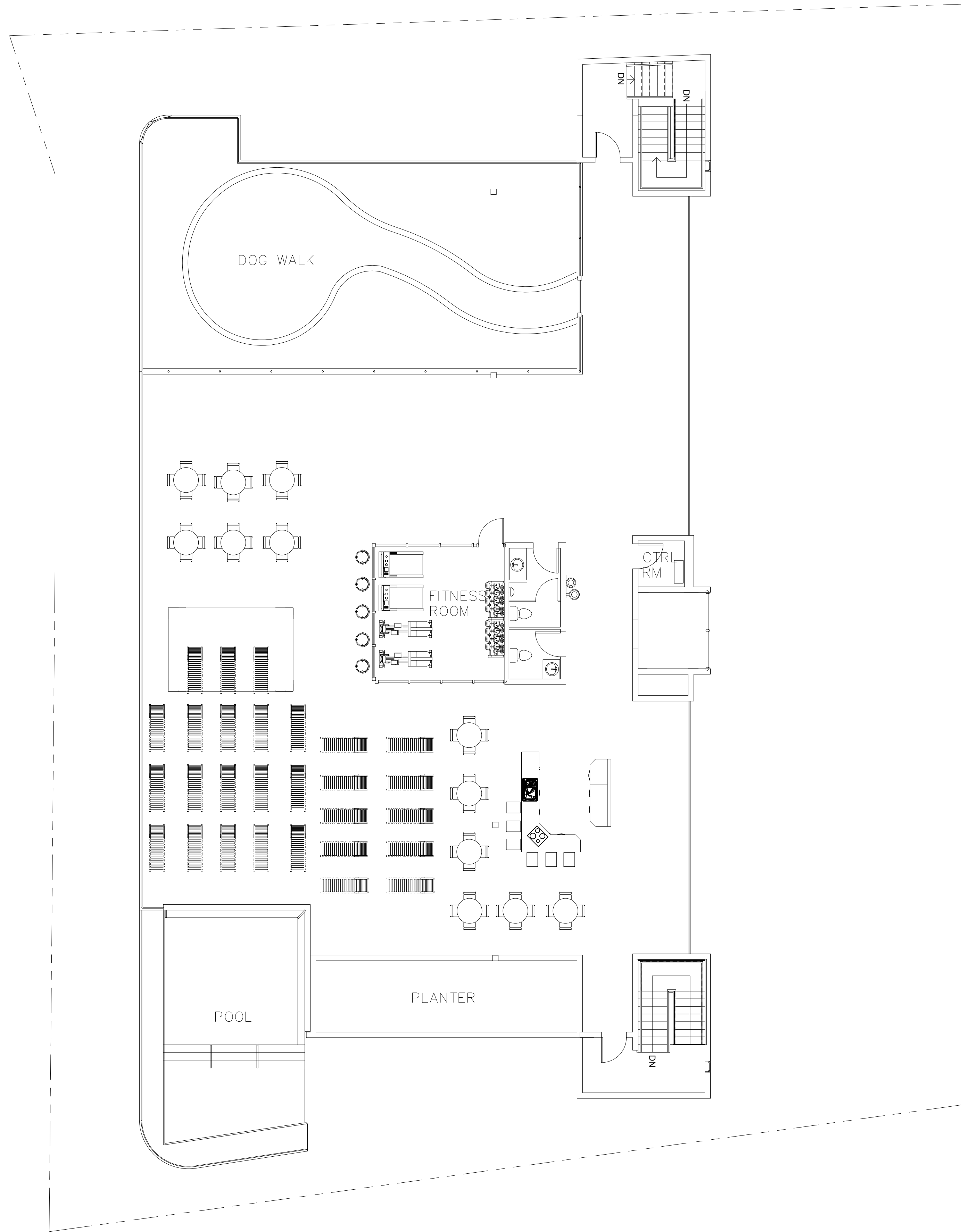
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INTERIOR LAYOUT'S SUBJECT TO MINOR ADJUSTMENTS



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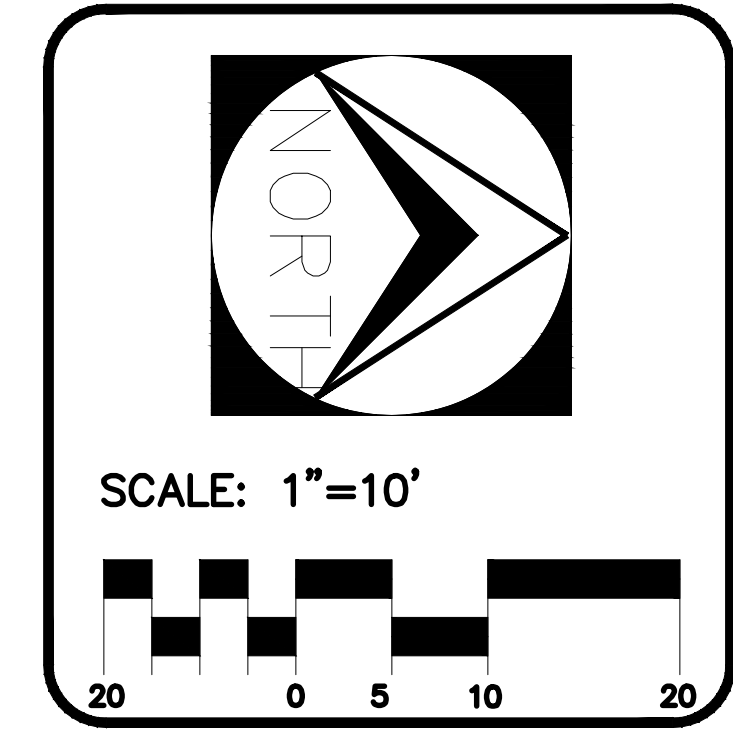
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FLOORS # 8

SCALE-1"=10'

INTERIOR LAYOUT'S SUBJECT TO MINOR ADJUSTMENTS



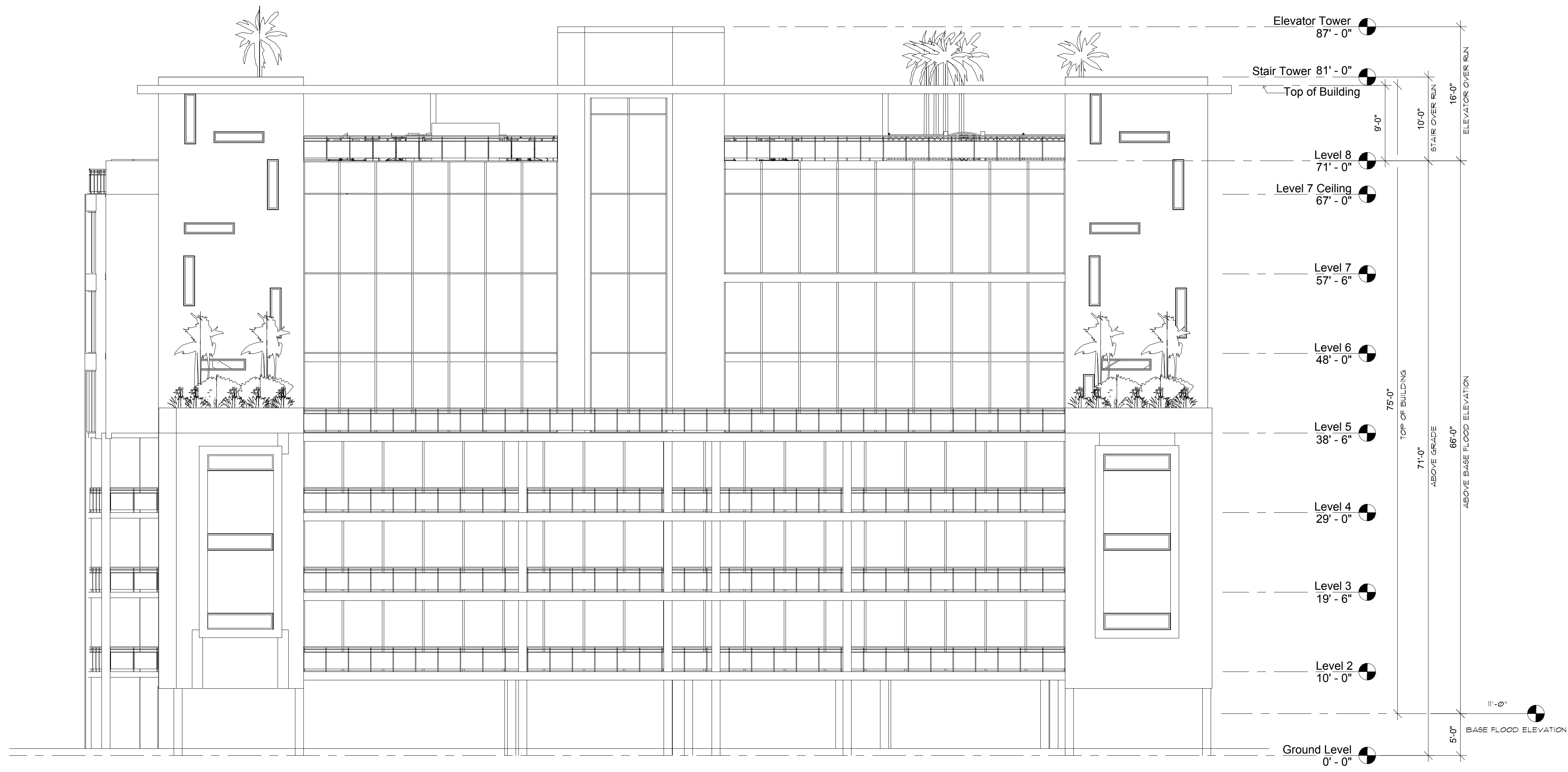
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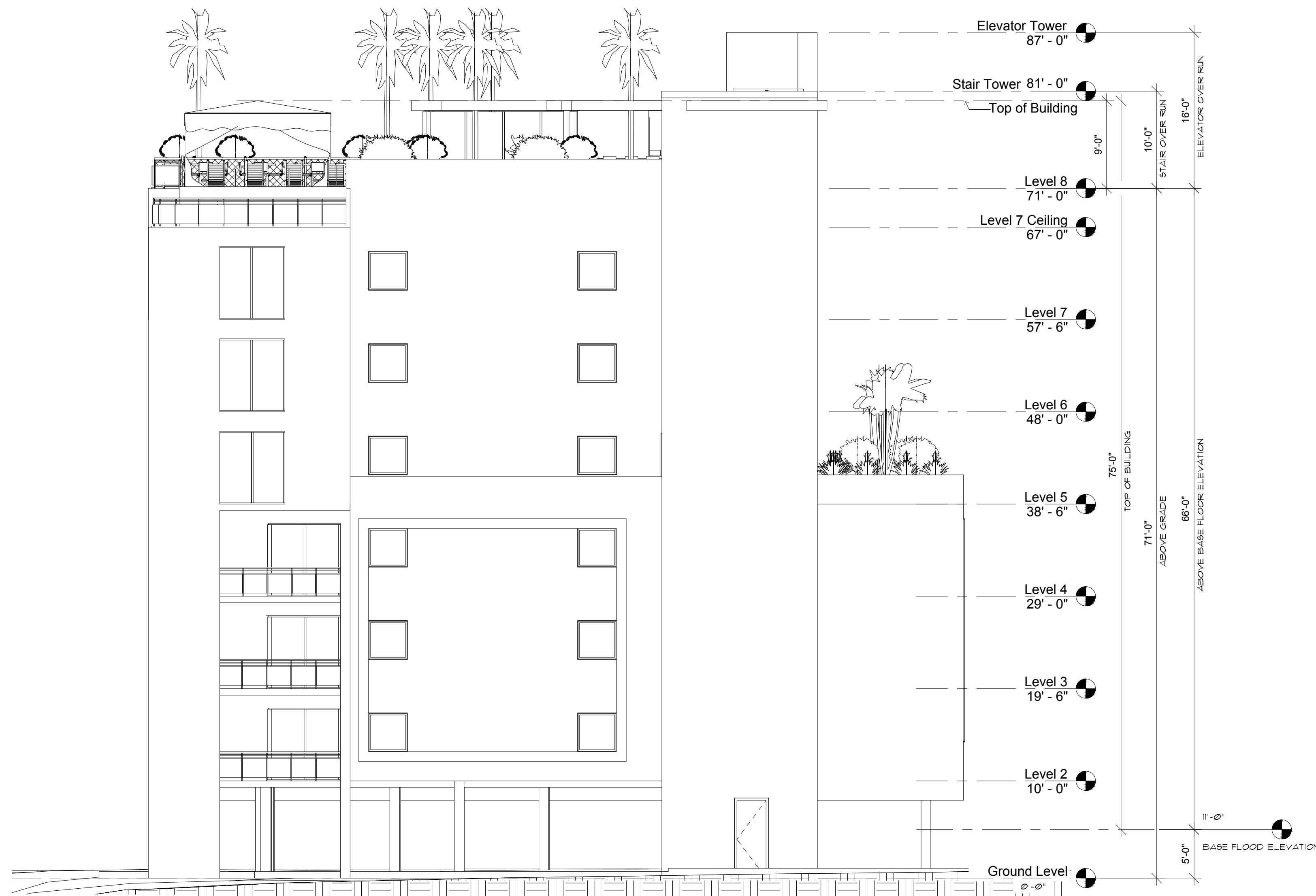
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NORTH ELEVATION
 SCALE = 1" = 10'
 EXTERIOR GLAZING/DECORATIVE
 FACADE PERCENTAGE = 68%

PALAZZO

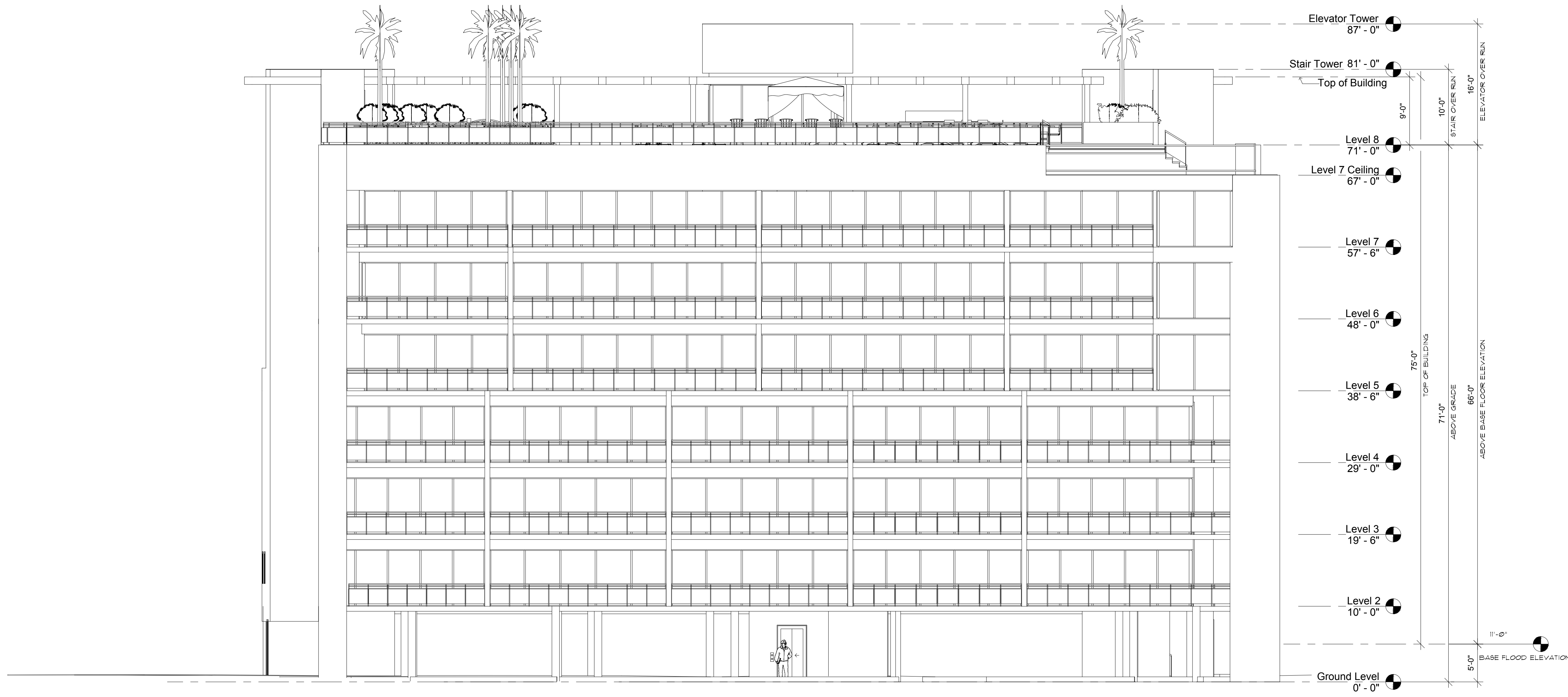
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EAST ELEVATION
 SCALE - 1" = 10'
 EXTERIOR GLAZING/DECORATIVE
 FACADE PERCENTAGE = 23%

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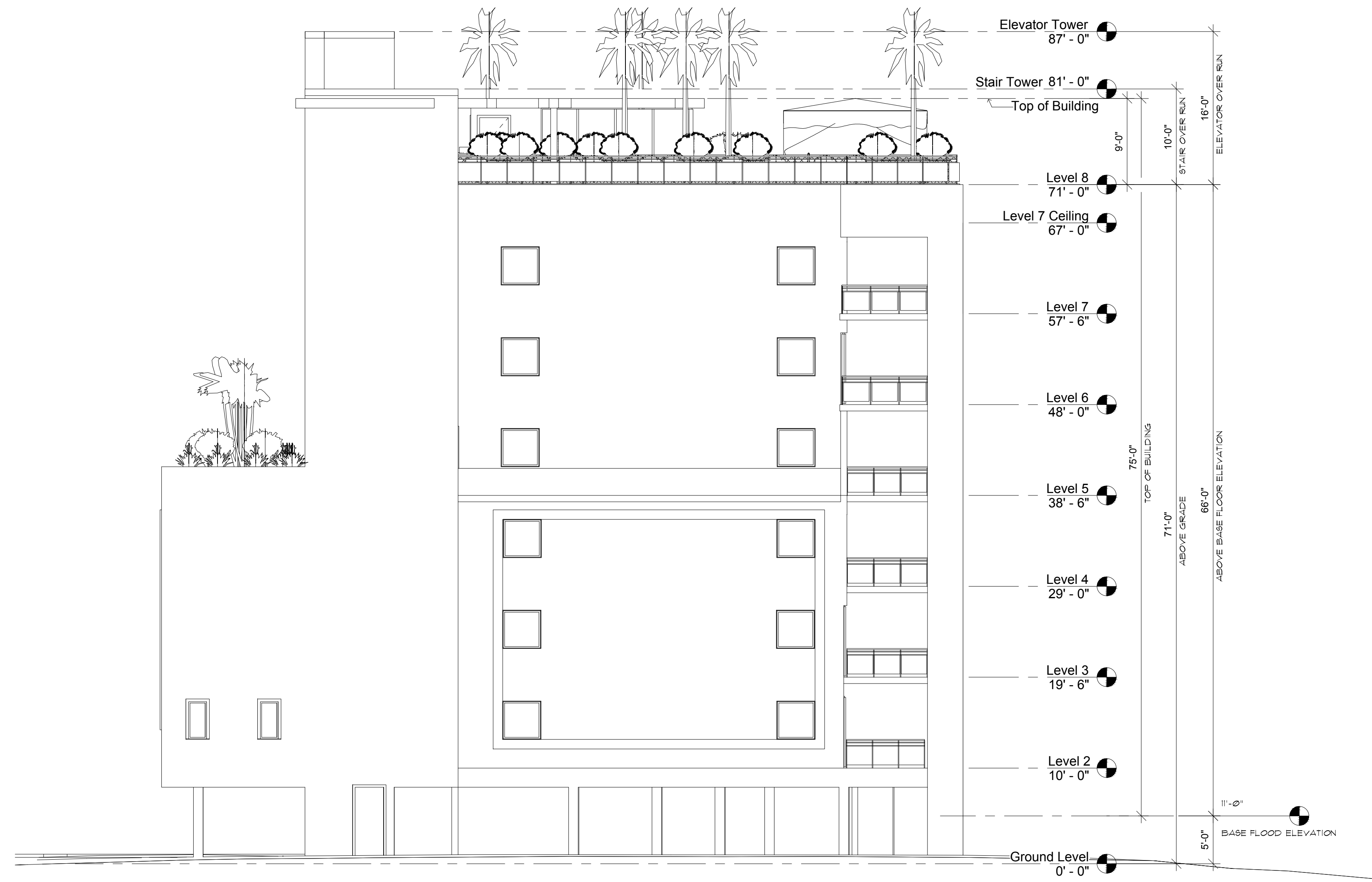


SOUTH ELEVATION

SCALE - 1" = 10'
 EXTERIOR GLAZING/DECORATIVE
 FACADE PERCENTAGE = 65%

PALAZZO

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OF 10



WEST ELEVATION

SCALE - 1" = 10'

EXTERIOR GLAZING/DECORATIVE
FACADE PERCENTAGE = 23%

PALAZZO

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