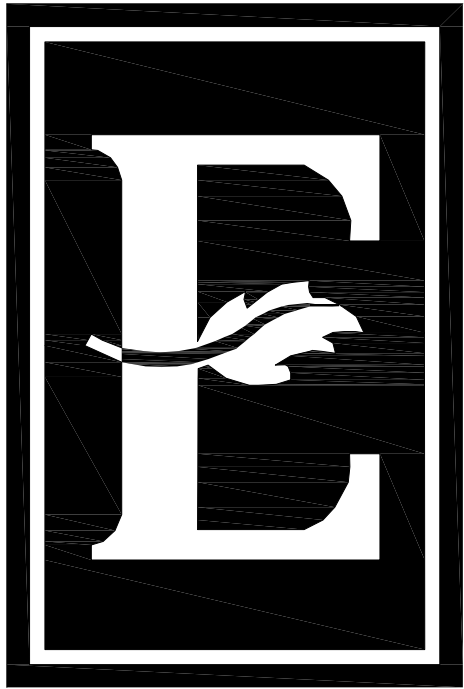




EMBASSY SUITES
HOTELS®

325 S. GULFVIEW BLVD. &
326 CORONADO DRIVE
CLEARWATER, FLORIDA 33767

OWNER:
BEACHROCK LODGING, LLLP
c/o 3H GROUP HOTELS
6716 HERITAGE BUSINESS COURT
SUITE 100
CHATTANOOGA, TN 37421

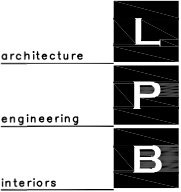
423-834-9311

OWNER'S REPRESENTATIVE/ CONTRACTOR:
GRACE CONSTRUCTION CONSULTANTS
5720 MARLIN ROAD #200
CHATTANOOGA, TN 37411

423-208-9833

ARCHITECTURE, INTERIOR DESIGN, STRUCTURAL
ENGINEERING, MECHANICAL, ELECTRICAL, PLUMBING AND
FIRE PROTECTION ENGINEERING:
LINDSAY POPE BRAYFIELD & ASSOCIATES, INC.
344 WEST PIKE STREET
LAWRENCEVILLE, GEORGIA 30046

770-963-8989



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& ASSOCIATES, INC.

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LAWRENCEVILLE, GA 30046
770 963 8989
770 822 9492 FAX
www.lpbattanta.com

OWNER:
BEACHROCK
LODGING, LLLP
c/o 3H GROUP
HOTELS

6716 HERITAGE BUSINESS
COURT, SUITE 100
CHATTANOOGA, TN 37421
(423) 834-9311

OWNER'S
REPRESENTATIVE/
CONTRACTOR:

GRACE
CONSTRUCTION
CONSULTANTS

5726 MARLIN RD. #200,
CHATTANOOGA, TN 37411

PROJECT:

EMBASSY SUITES
BY HILTON

325 S. GULFVIEW BLVD. &
326 CORONADO DRIVE
CLEARWATER, FLORIDA
33767

PROJECT DATA			
1. ZONING: T – TOURIST			
2. FUTURE LAND USE – RFH – RESORT FACILITIES HIGH			
3. PROPOSED USE: 180 UNIT OVERNIGHT ACCOMMODATIONS / RETAIL			
4. SITE – 1.6 ACRE, 69,736 SF			
5. BUILDING FOOTPRINT – 56,380 SF			
6. GROSS BUILDING AREA – 265,256 SF			
7. BUILDING HEIGHT:	ALLOWABLE	150’	99’–0” ABOVE DESIGN FLOOD ELEVATION
	PROPOSED		
8. SETBACKS:	CORONADO	15’	
	GULFVIEW	0’	
	SIDES	10’	
9. PARKING:	REQUIRED –	180 ROOMS X 1.2 =	216
	PROVIDED –		240
10. ACCESSORY SPACE	13.42%		
11. ISR PERCENTAGE	85.2% IMPERVIOUS/ 59,275 SF IMPERVIOUS		

DRAWING INDEX	
A0	COVER SHEET
A1	SURVEY PLAN
A2	SITE PLAN
A3	SECOND FLOOR PLAN
A4	THIRD FLOOR PLAN
A5	FOURTH FLOOR PLAN
A6	FIFTH–EIGHTH FLOOR PLANS
A7	NINTH FLOOR PLAN
A8	EXTERIOR ELEVATIONS
A9	EXTERIOR ELEVATIONS
A10	AERIAL PERSPECTIVES
A11	BUILDING DIMENSIONS
APPROVED & PROPOSED COMPARISON DRAWINGS	
A12	SITE/ FIRST FLOOR PLAN
A13	SECOND FLOOR PLAN
A14	THIRD FLOOR PLAN
A15	FOURTH FLOOR PLAN
A16	FIFTH–EIGHTH FLOOR PLANS
A17	NINTH FLOOR PLAN
A18	EAST & WEST ELEVATIONS
A19	NORTH & SOUTH ELEVATIONS
A20	ISOMETRIC STUDY NW CORNER
A21	ISOMETRIC STUDY NE CORNER
A22	ISOMETRIC STUDY SE CORNER
A23	ISOMETRIC STUDY SW CORNER

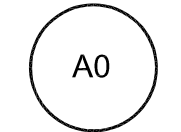
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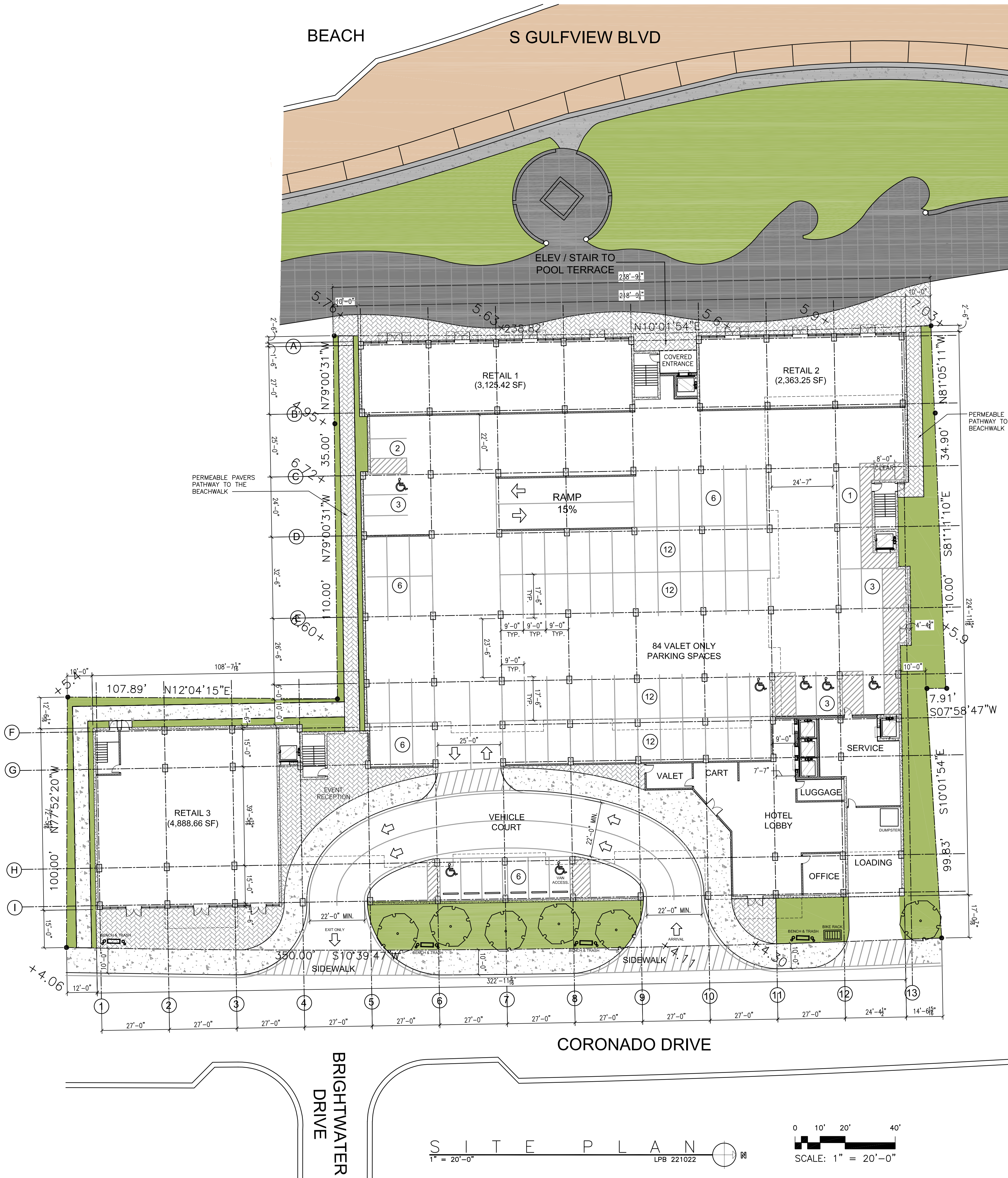
PROJECT NO.: 221022

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COVER
SHEET

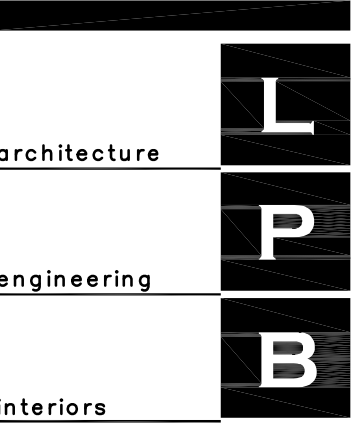




ACCESSORY SUMMARY (SF)			
FLOORS	HOTEL	GARAGE	ACCESSORY SPACE
GROUND	4,698 SF	40,694 SF	10,988 SF
2ND FLOOR	7,143 SF	49,237 SF	-0-
3RD FLOOR	20,860 SF	-0-	9,044 SF
4TH FLOOR	19,723 SF	-0-	709 SF
5TH FLOOR	20,432 SF	-0-	-0-
6TH FLOOR	20,432 SF	-0-	-0-
7TH FLOOR	20,432 SF	-0-	-0-
8TH FLOOR	20,432 SF	-0-	-0-
9TH FLOOR	20,432 SF	-0-	-0-
TOTAL	154,584 SF	89,931 SF	20,741 SF

OVERALL SQUARE FOOTAGE (SF) SUMMARY	
FLOORS	SQUARE FOOT
1ST FLOOR	56,380 SF
2ND FLOOR	56,380 SF
3RD FLOOR	29,904 SF
4TH FLOOR	20,432 SF
5TH FLOOR	20,432 SF
6TH FLOOR	20,432 SF
7TH FLOOR	20,432 SF
8TH FLOOR	20,432 SF
9TH FLOOR	20,432 SF
TOTAL:	265,256 SF

ACCESSORY SPACE		
RETAIL	11,667 SF	
BANQUET SPACES/ MEETING ROOM	3,930 SF	
FITNESS	709 SF	
RESTAURANT	4,435 SF	
TOTAL	20,741 SF	
ACCESSORY USAGE	20,741 SF	= 13.42%
TOTAL HOTEL	154,584 SF	



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(423) 834-9311

OWNER'S
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CONTRACTOR:

GRACE
CONSTRUCTION
CONSULTANTS

5726 MARLIN RD. #200,
CHATTANOOGA, TN 37411

PROJECT:

EMBASSY SUITES
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325 S. GULFVIEW BLVD. &
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33767

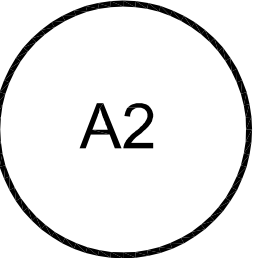
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SITE / FIRST
FLOOR
PLAN



OWNER:
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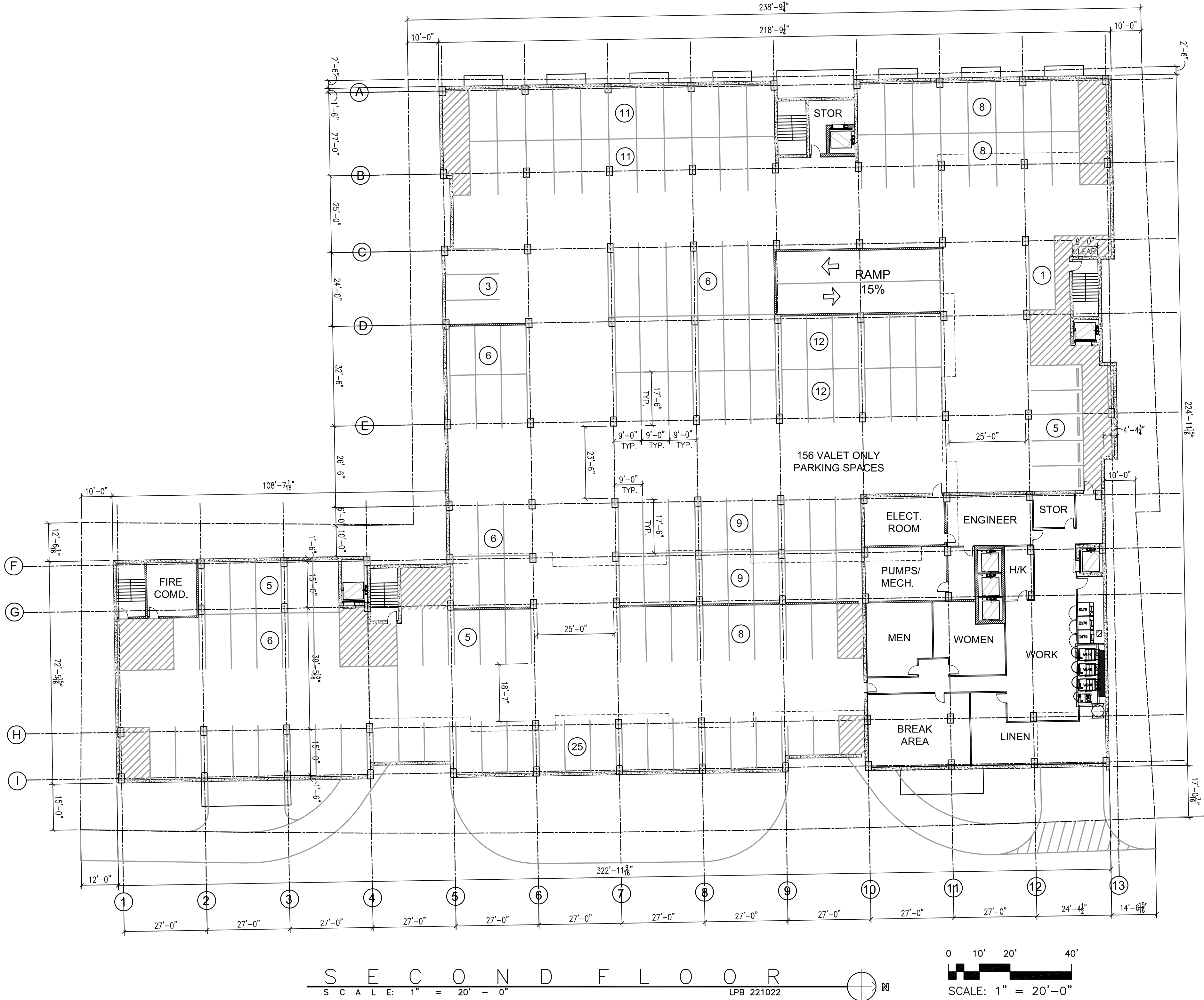
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SECOND
FLOOR
PLAN

A3



PARKING SUMMARY	
FIRST FLOOR: STANDARD	77
H/C ACCESSIBLE	7 (INCLUDING 1 VAN)
SECOND FLOOR	156
TOTAL:	240

OWNER:
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LODGING, LLLP
c/o 3H GROUP
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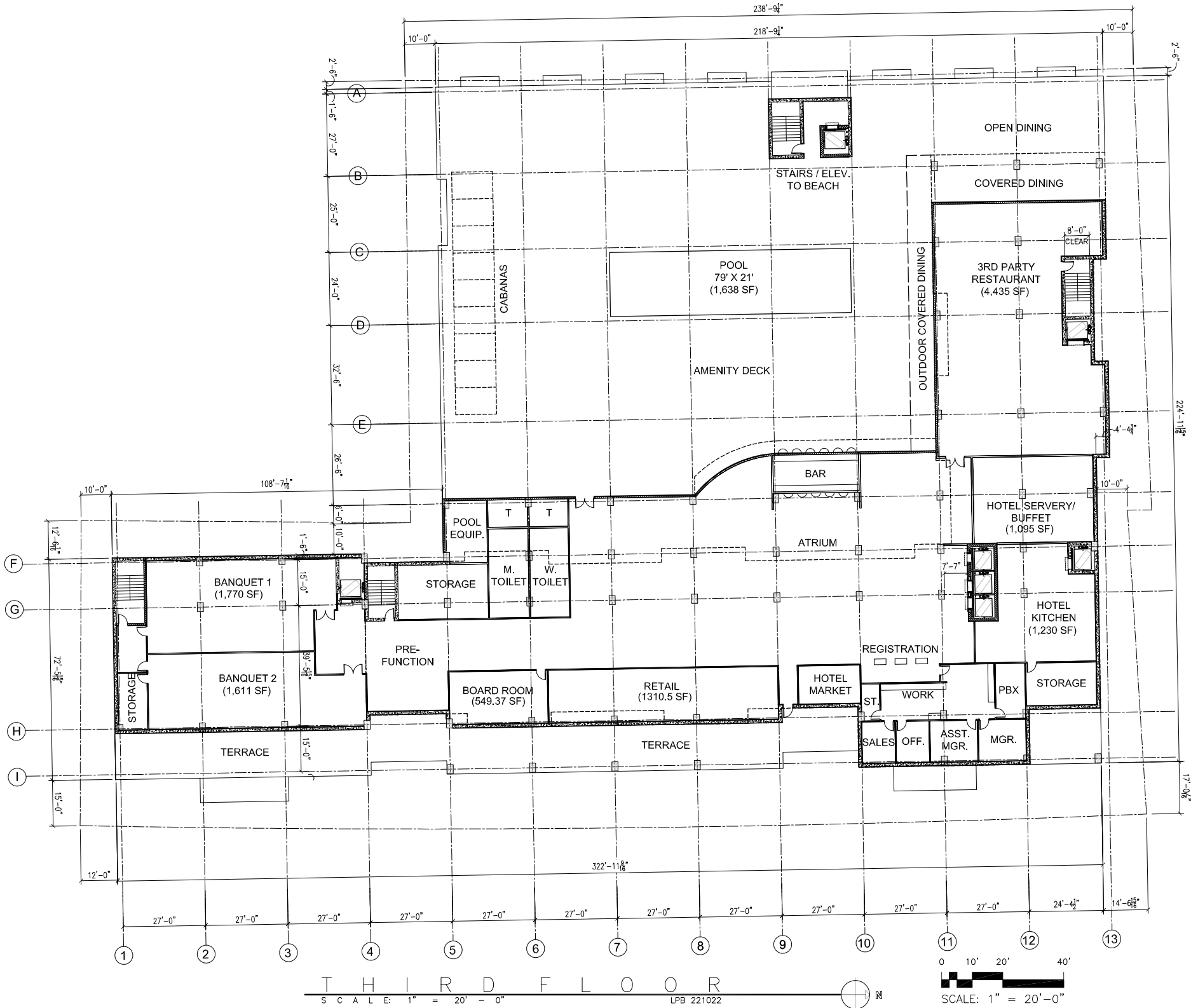
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THIRD
FLOOR
PLAN



OWNER:
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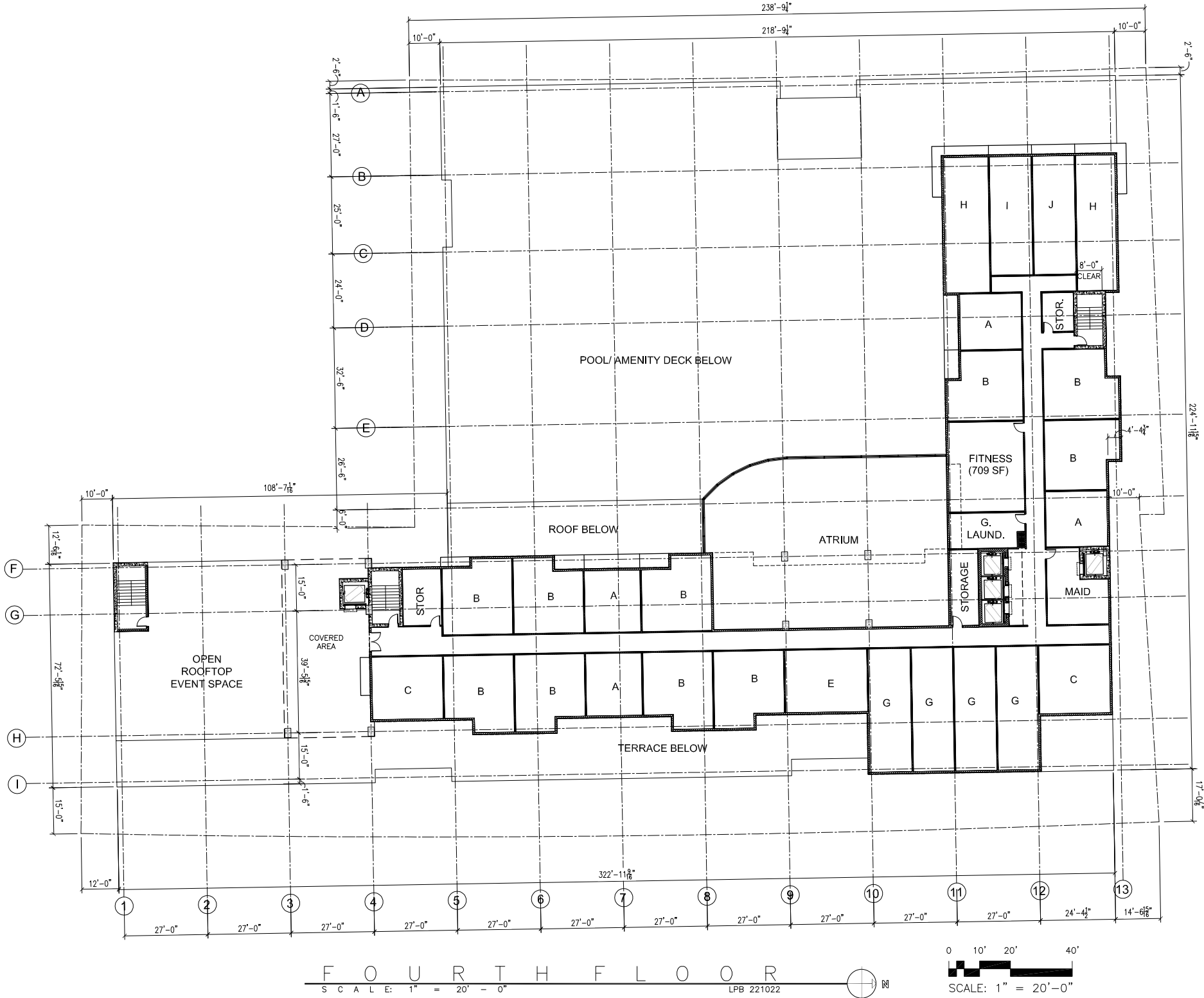
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FOURTH
FLOOR
PLAN



ROOM SUMMARY

FLOOR	A	B	C	E	G	H	I	J	K	TOTAL
4	4	10	2	1	4	2	1	1	0	25
5	7	13	2	1	4	2	1	1	0	31
6	7	13	2	1	4	2	1	1	0	31
7	7	13	2	1	4	2	1	1	0	31
8	7	13	2	1	4	2	1	1	0	31
9	7	13	2	1	4	2	1	0	1	31
TOTAL:	39	75	12	6	24	12	6	5	1	180

ROOM TYPE DISCRIPTION

- A – STANDARD ONE-ROOM KING SUITE
- B – STANDARD TWO-BED QUEEN SUITE
- C – STANDARD KING SUITE
- E – ACCESSIBLE TWO-BED SUITE
- G – SHOT-GUN SUITE
- H – SHOT-GUN TWO BED SUITE
- I – SHOT GUN ONE BED SUITE
- J – ACCESSIBLE SHOT-GUN KING SUITE
- K – ACCESSIBLE SHOT-GUN TWO QUEEN SUITE

OWNER:
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LODGING, LLLP
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33767

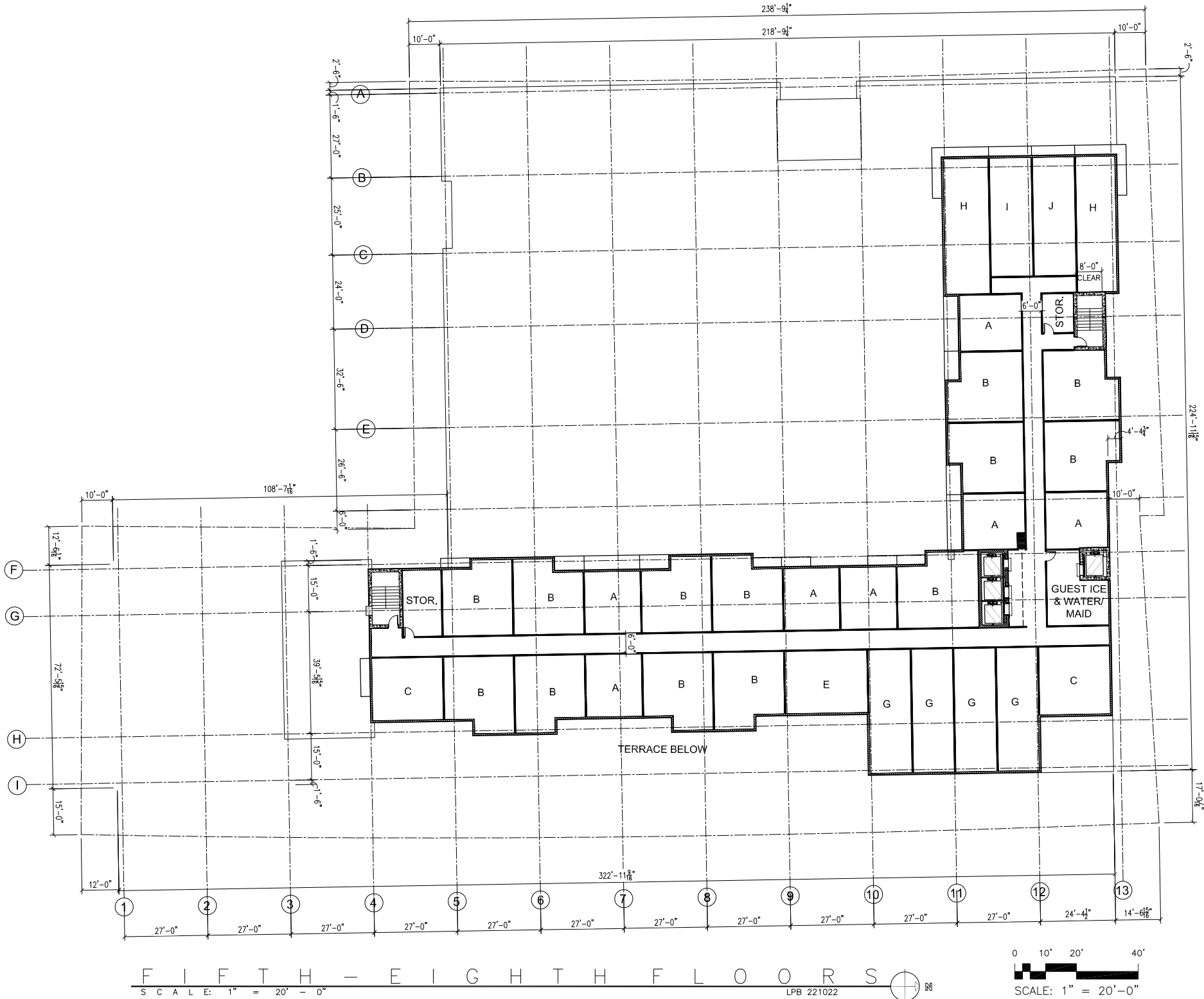
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FIFTH -
EIGHTH
FLOOR
PLANS



OWNER:
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33767

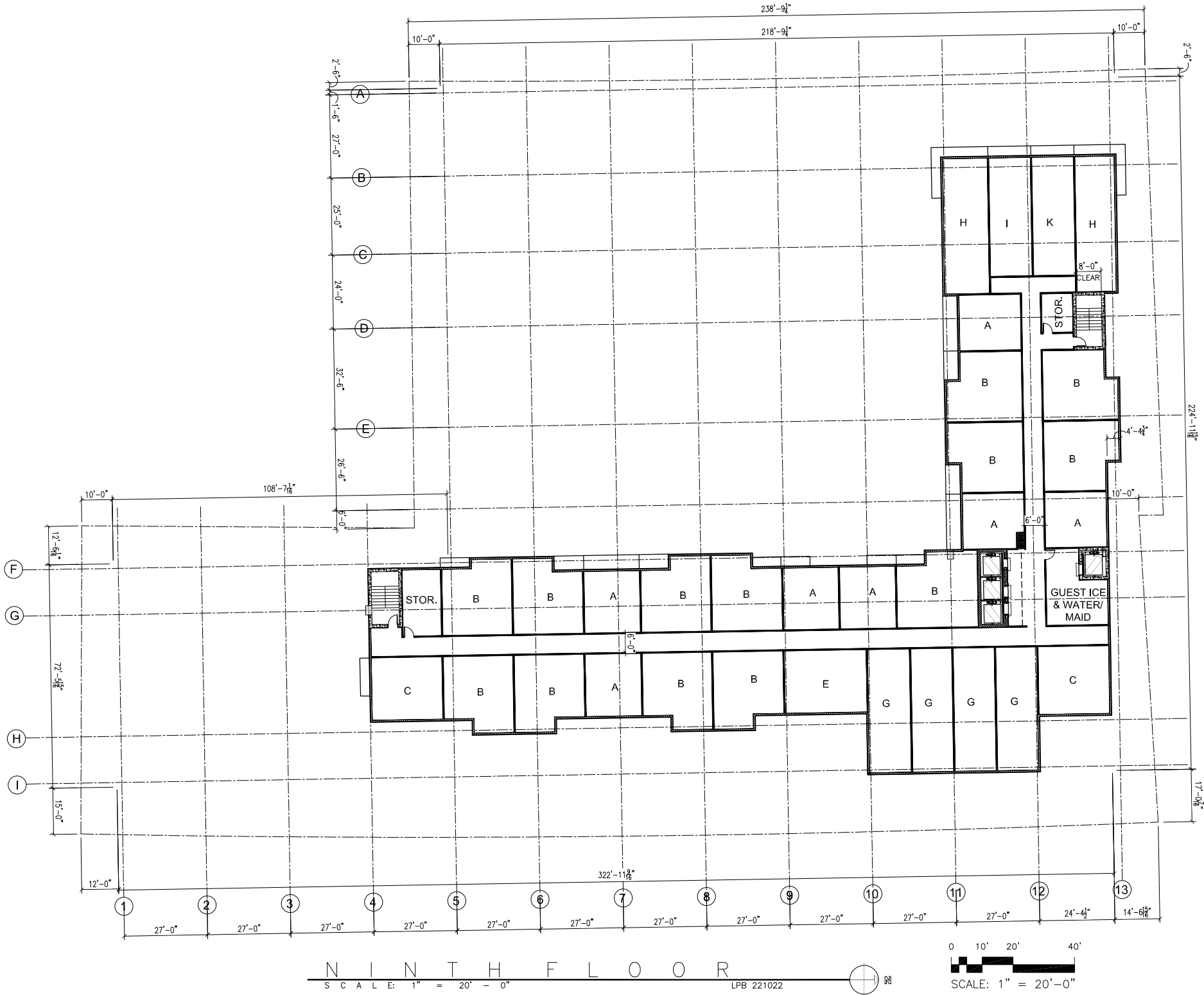
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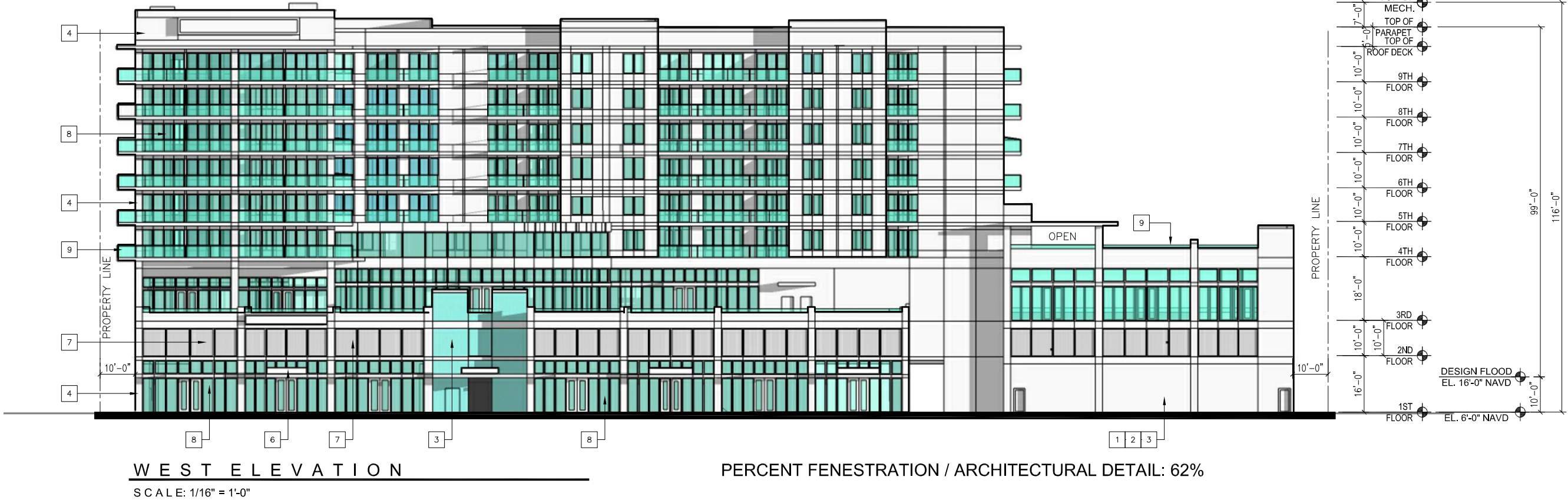
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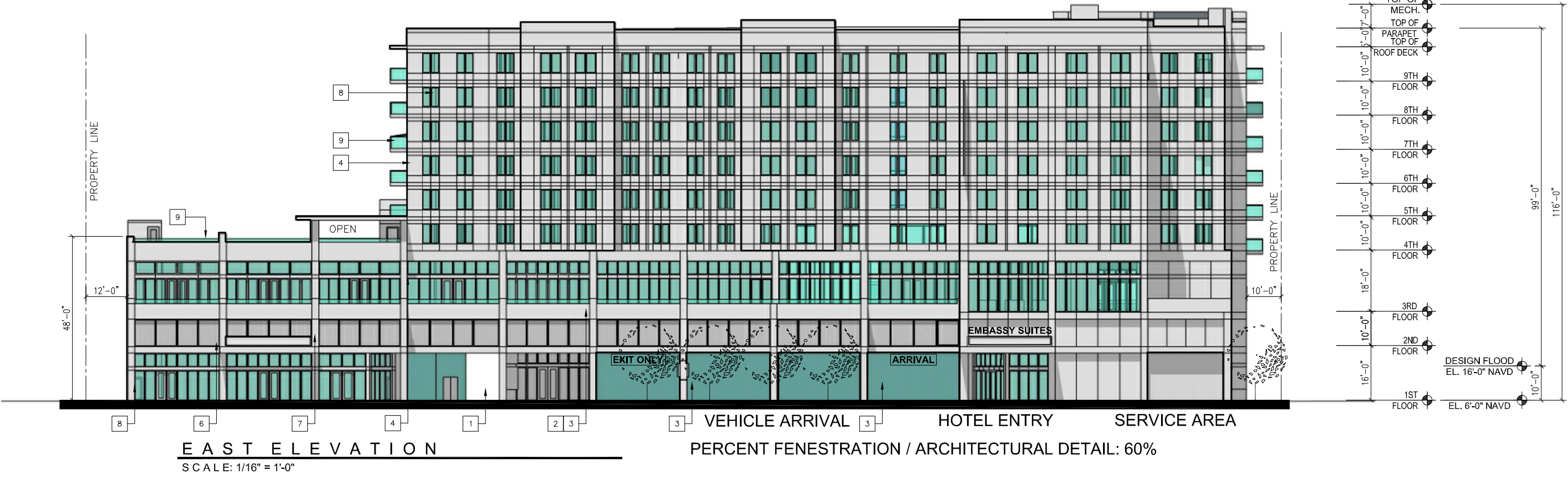
NINTH
FLOOR
PLAN





EXTERIOR MATERIAL FINISHES / COLOR

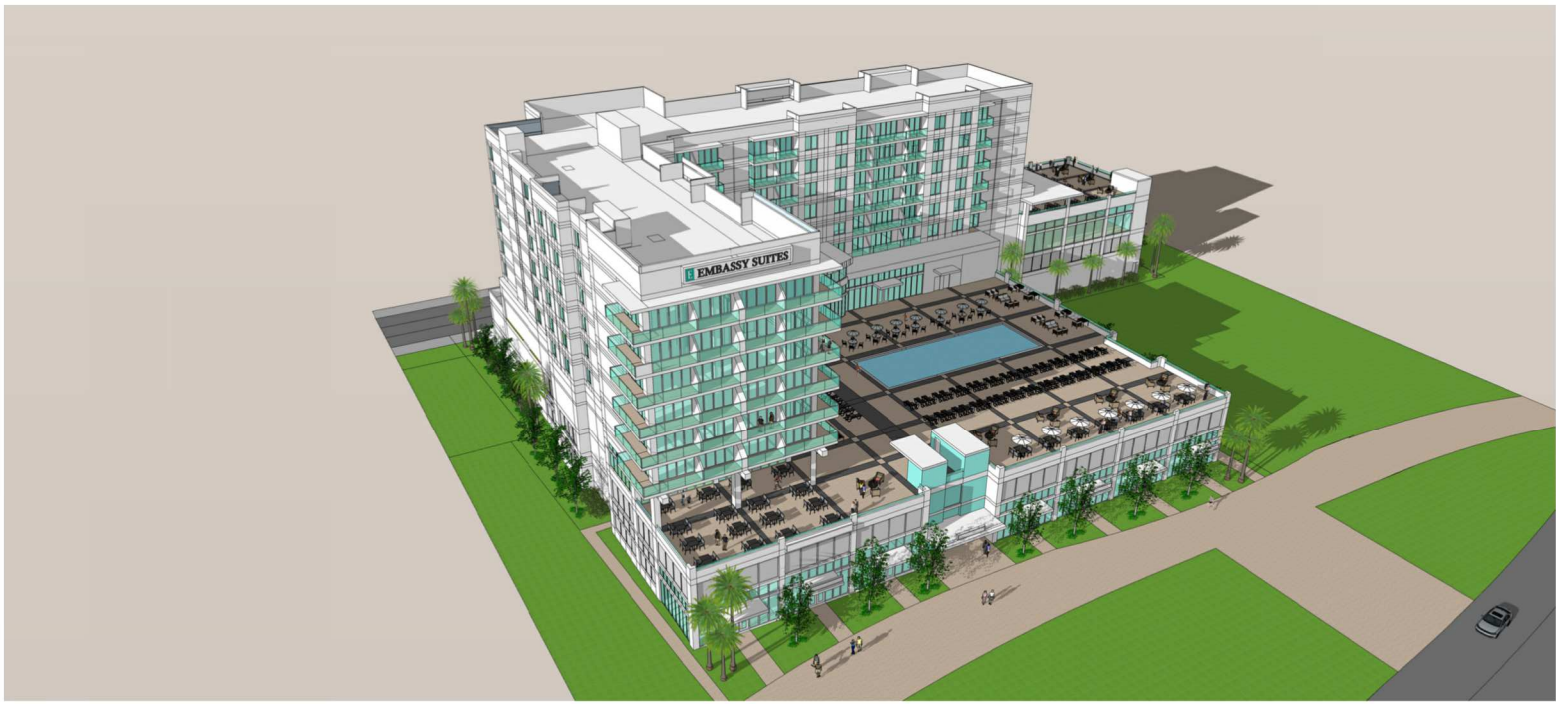
- | | | | | |
|----|------------------------|---|--------------------|--------------------------------|
| 1. | ARCHITECTURAL PANELS | 3/4" X 12" X 12" | D.C. KERCKHOFF CO. | 001 WHITE - REGULAR |
| 2. | ARCHITECTURAL PANELS | 3/4" X 12" X 12" | D.C. KERCKHOFF CO. | 010A CAPPACCINO DOUBLE - LIGHT |
| 3. | ARCHITECTURAL PANELS | 3/4" X 4" X 4" | | 048 BROCKWAY GREEN - ACID WASH |
| 4. | EIFS | SW 7009 PEARLY WHITE - SAND | | |
| 5. | EIFS | SW 7009 - WAVE ARCHITECTURAL TEXTURE | | |
| 6. | METAL PANEL | PAC CLAD - | | |
| 7. | PERFORATED METAL PANEL | McNICKOLS 173401 1241 3/4" DIA. HOLES AT 1" STAGGERED | | |
| 8. | WINDOWS, STOREFRONT | CLEAR INSULATED GLASS, | | |
| 9. | GLASS RAILING | | | |



PERCENT FENESTRATION / ARCHITECTURAL DETAIL: 61%



GULFVIEW VIEW



GULFVIEW VIEW



PEDESTRIAN WALK VIEW



CORONADO VIEW



CORONADO VIEW

OWNER:
BEACHROCK
LODGING, LLLP
c/o 3H GROUP
HOTELS

6716 HERITAGE BUSINESS
COURT, SUITE 100
CHATTANOOGA, TN 37421
(423) 834-9311

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PROJECT:
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BY HILTON

325 S. GULFVIEW BLVD. &
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CLEARWATER, FLORIDA
33767

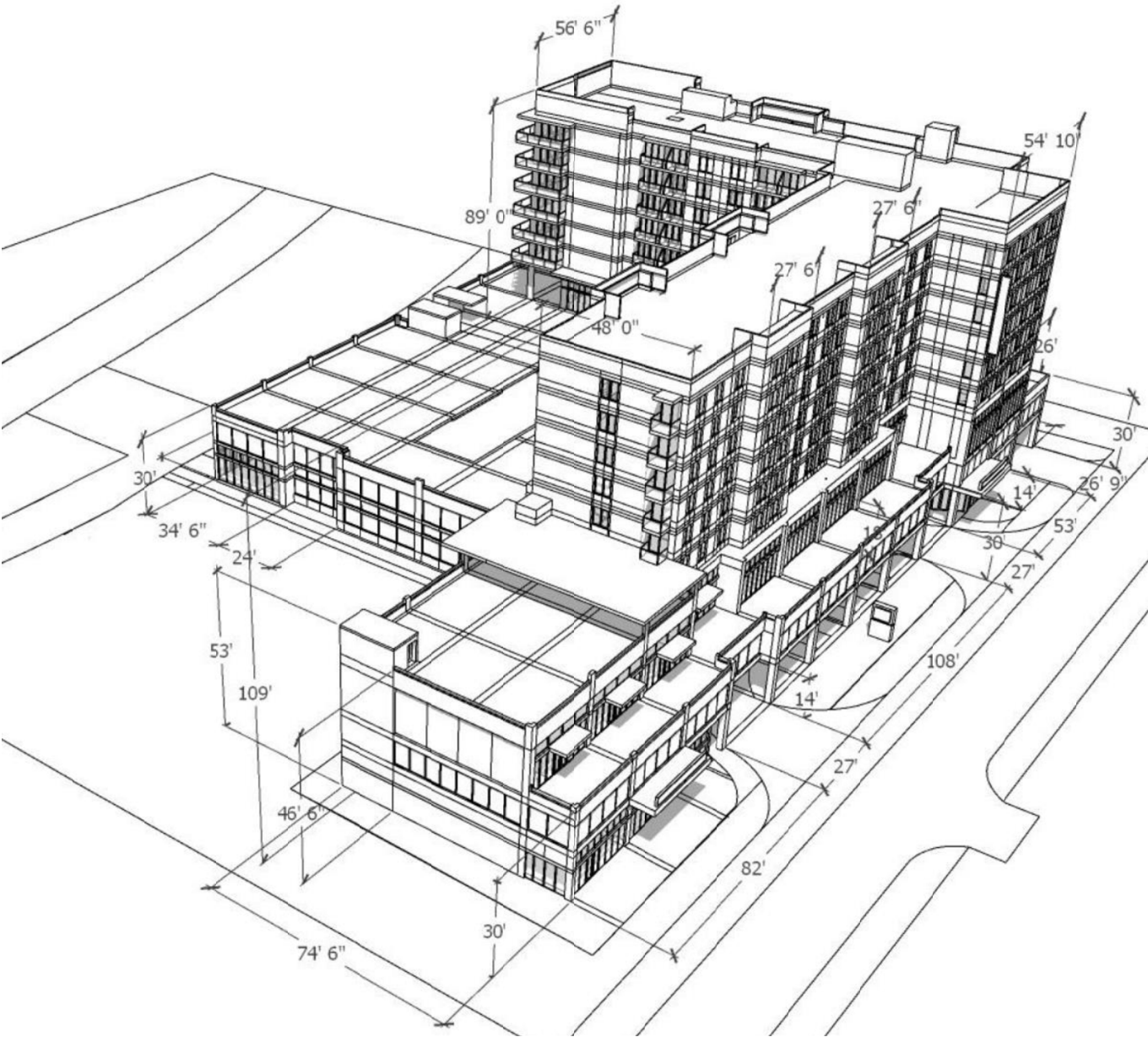
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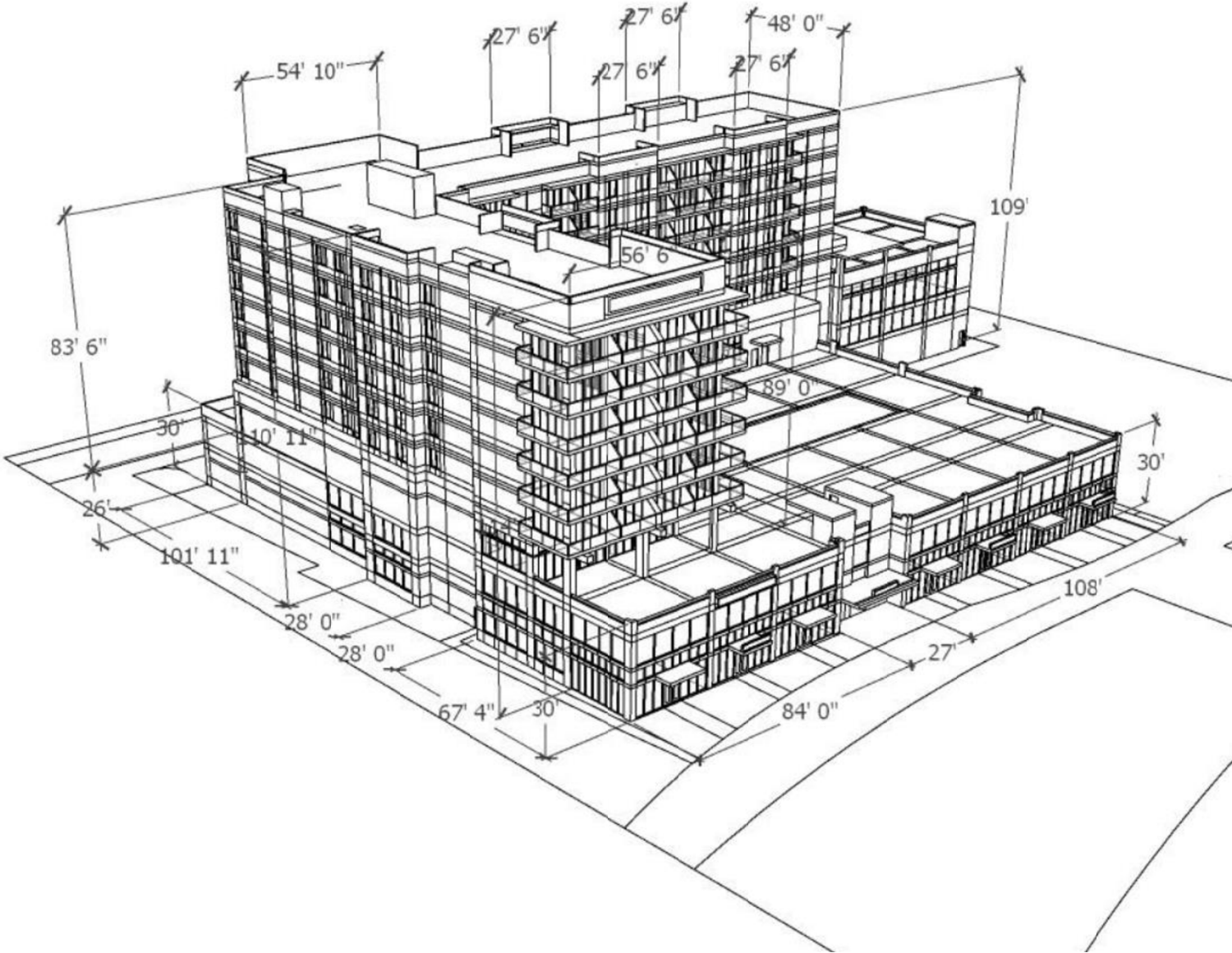
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BUILDING
DIMENSIONS



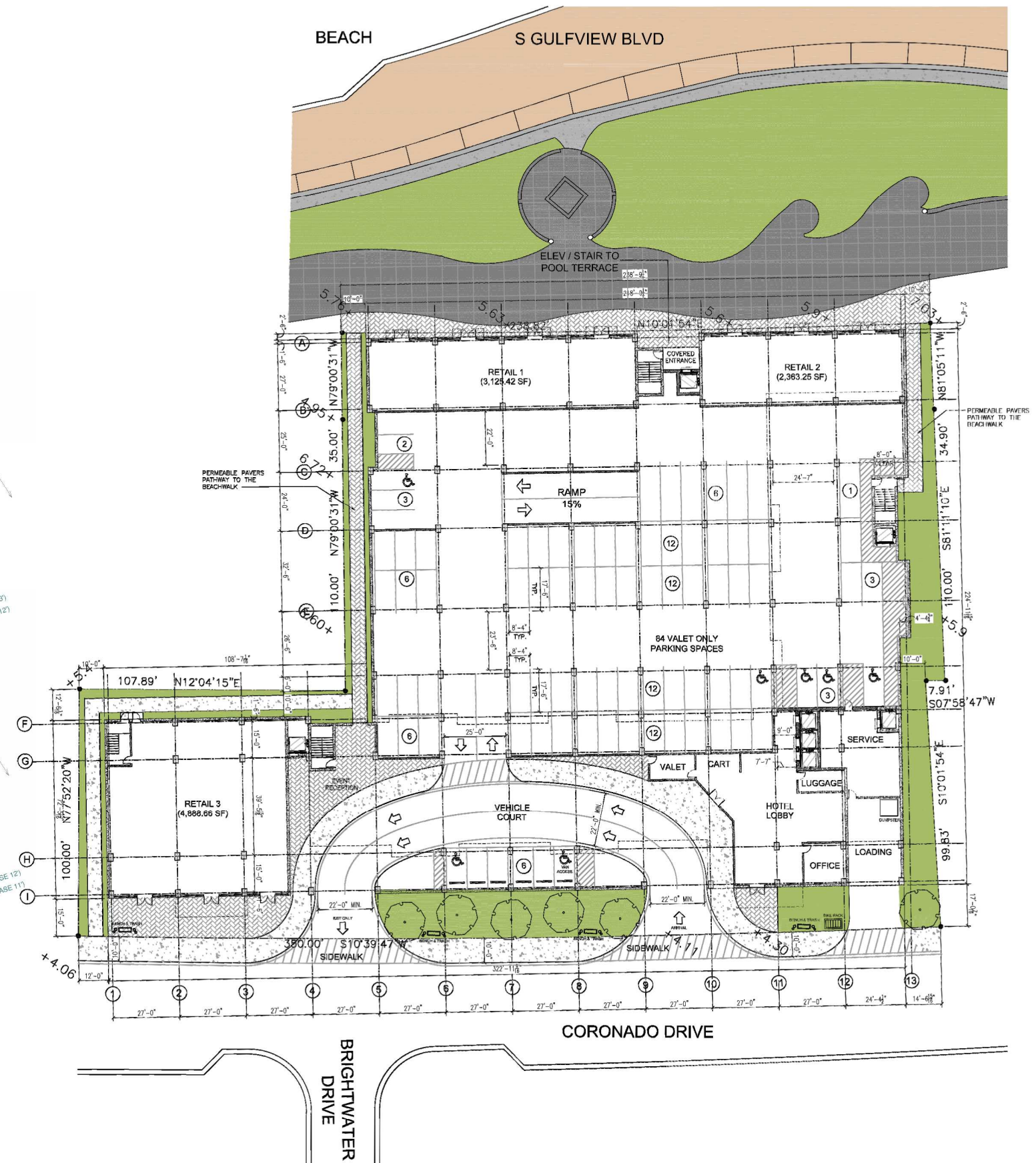
SOUTHEAST MASSING MODEL



NORTHWEST MASSING MODEL



SITE/ FIRST FLOOR PLAN -
APPROVED



SITE/ FIRST FLOOR PLAN -
PROPOSED

OWNER:

BEACHROCK LODGING, LLLP
c/o 3H GROUP HOTELS

6716 HERITAGE BUSINESS COURT, SUITE 100
CHATTANOOGA, TN 37421
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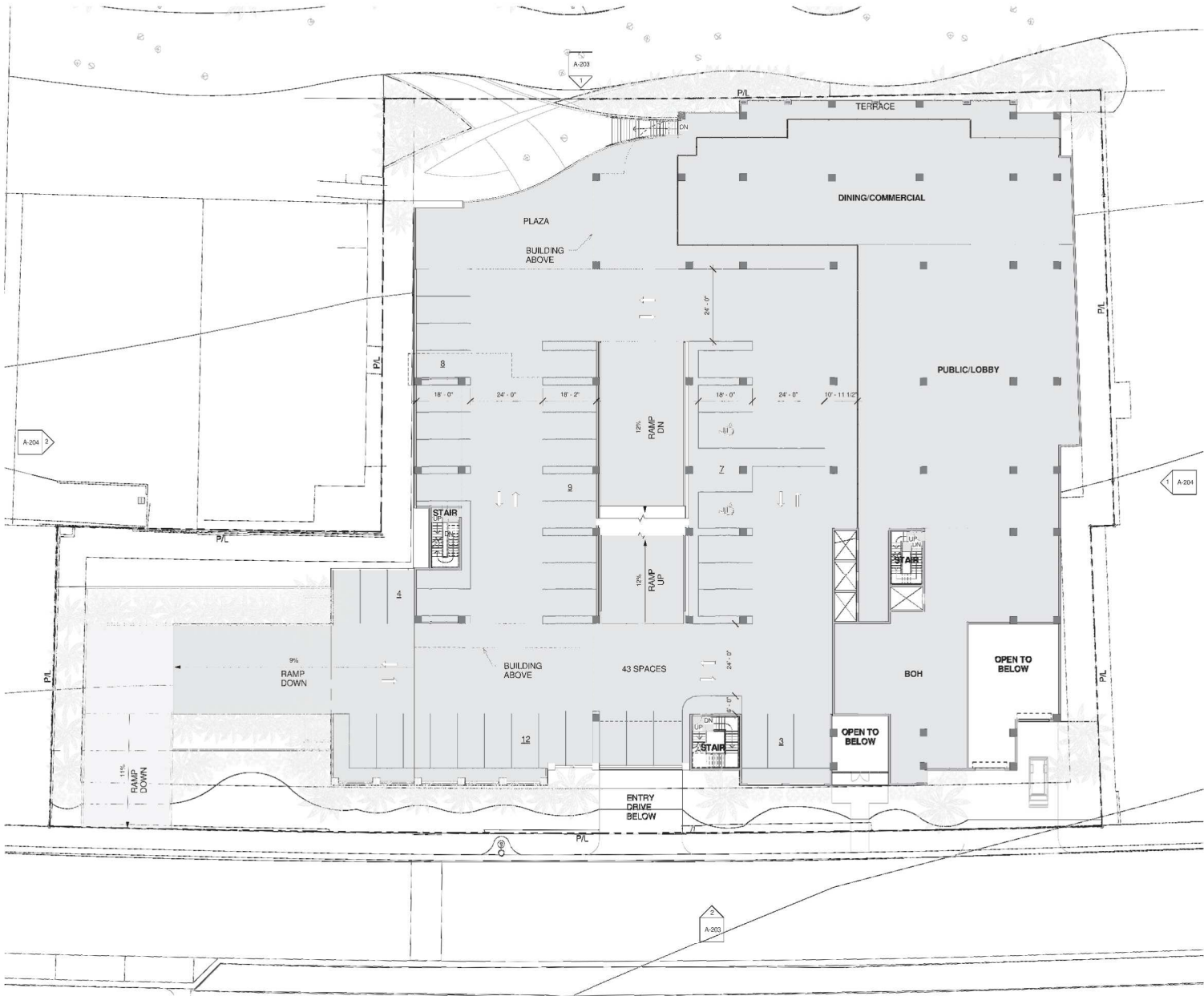
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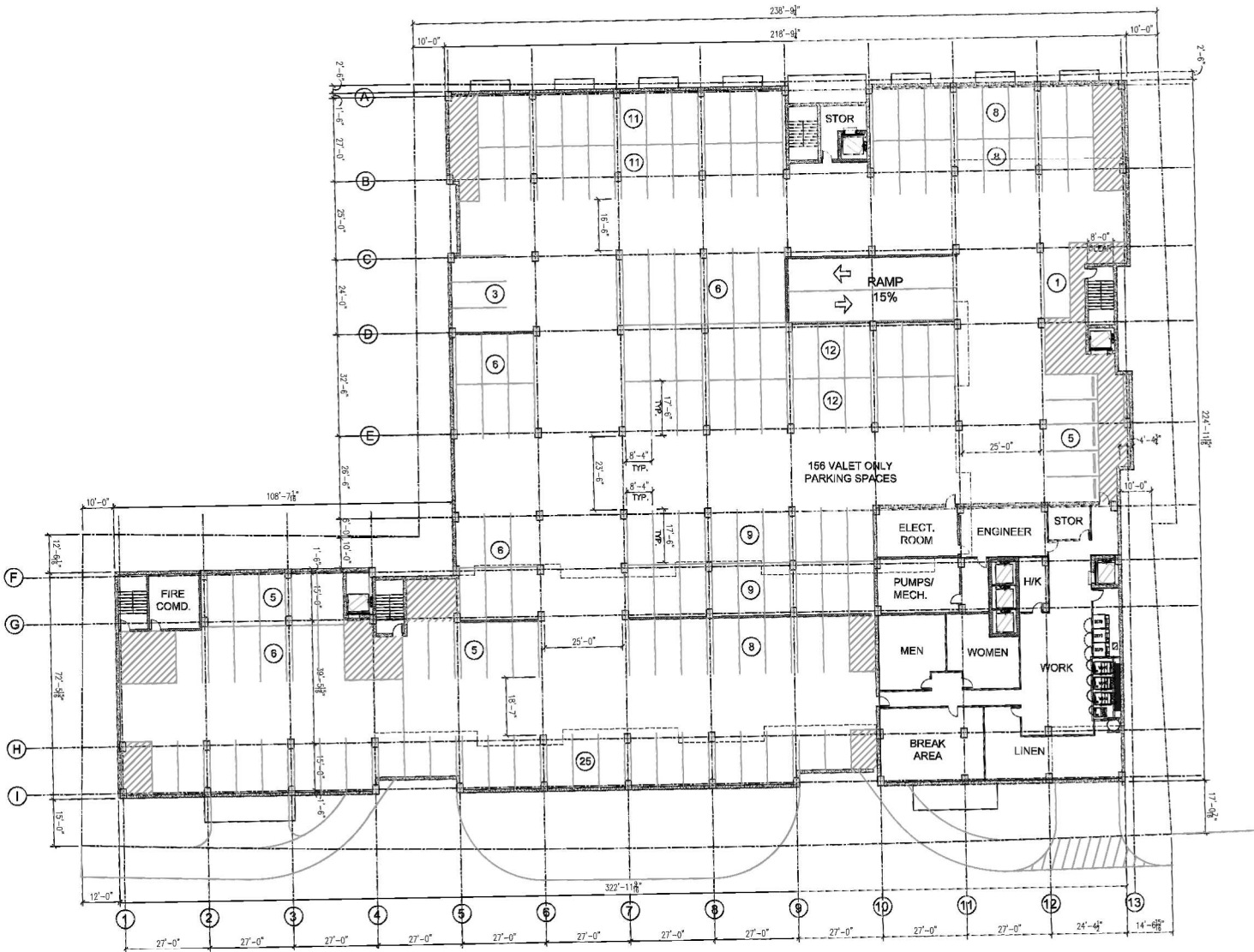
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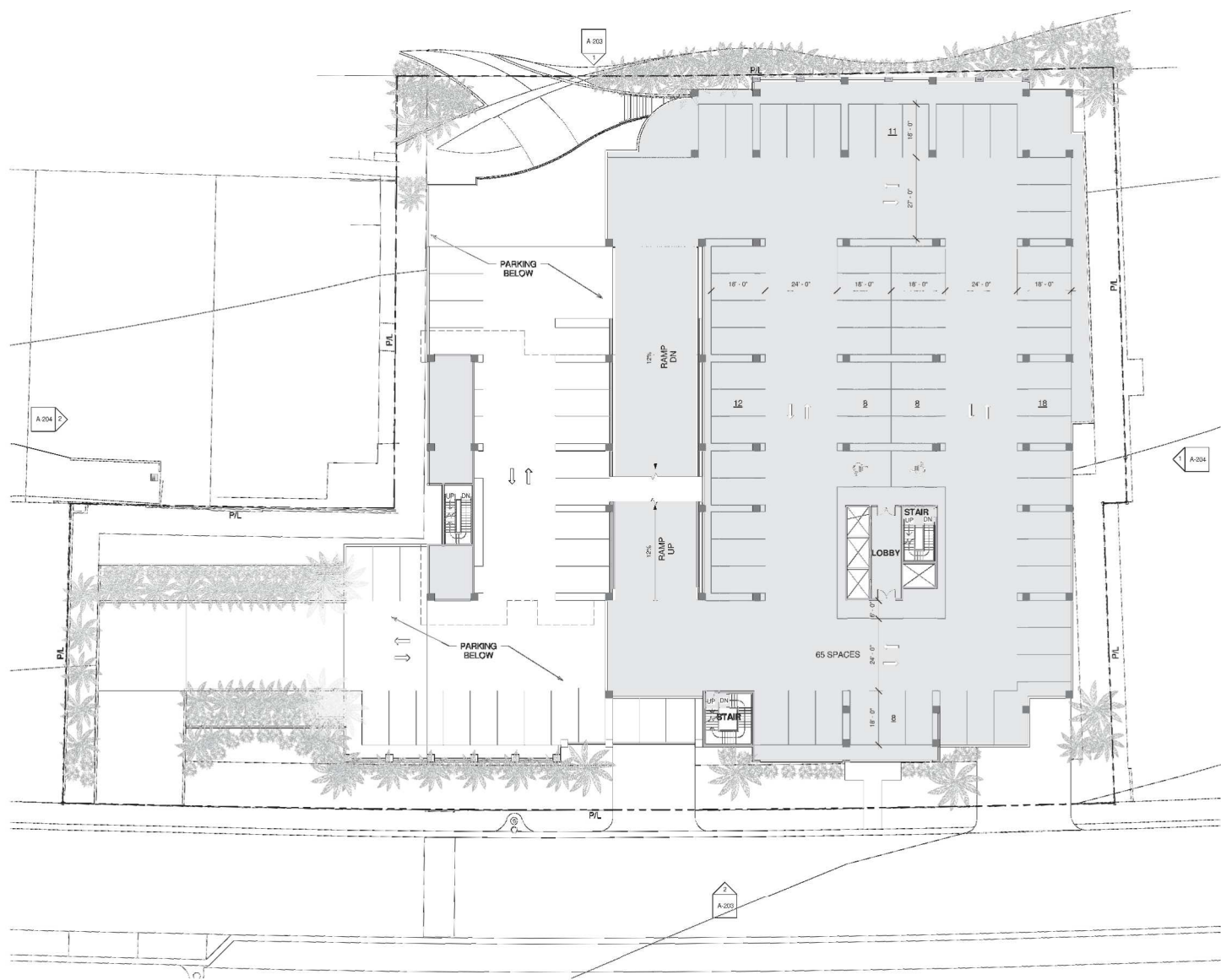
SECOND FLOOR PLAN



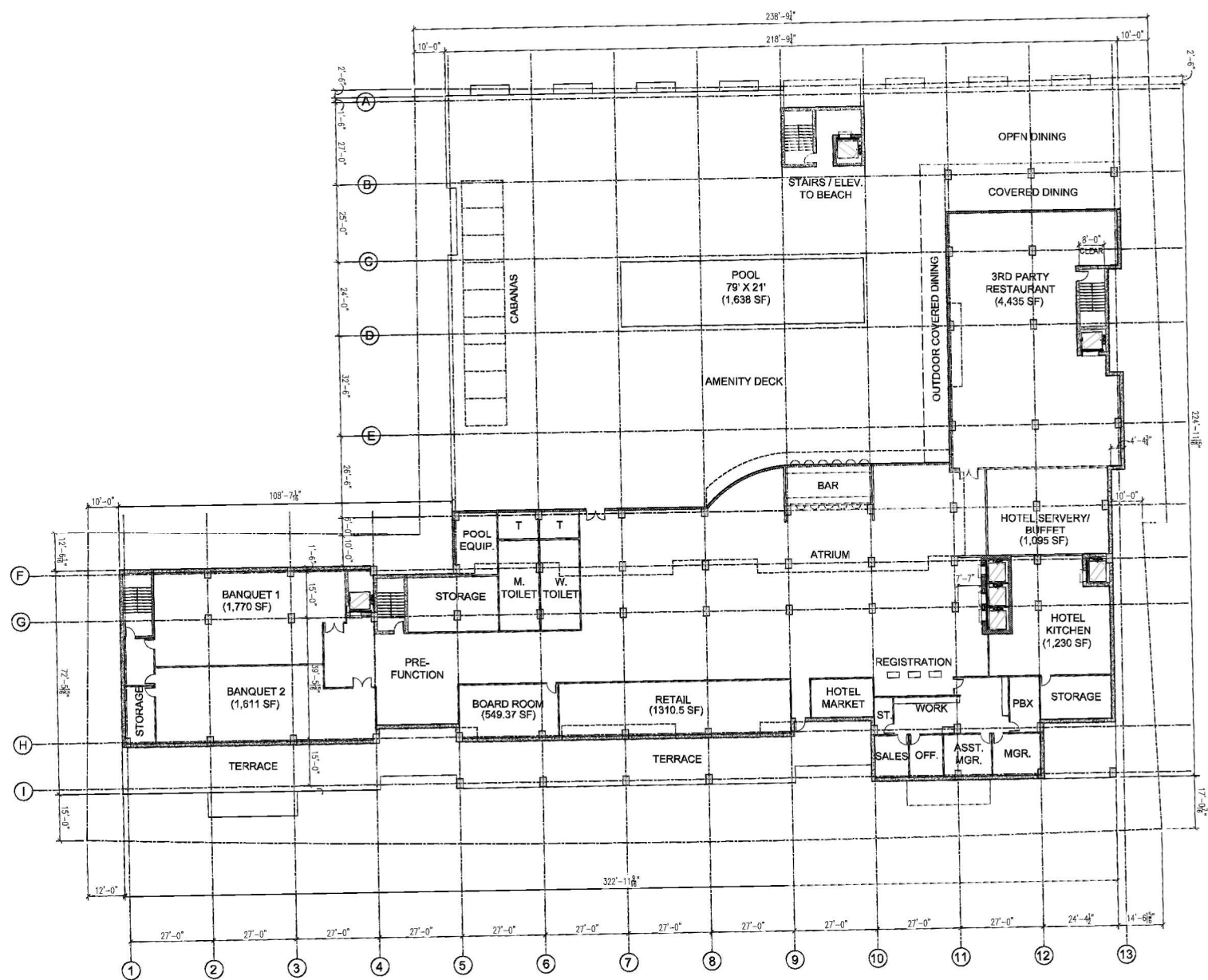
SECOND FLOOR PLAN -
APPROVED



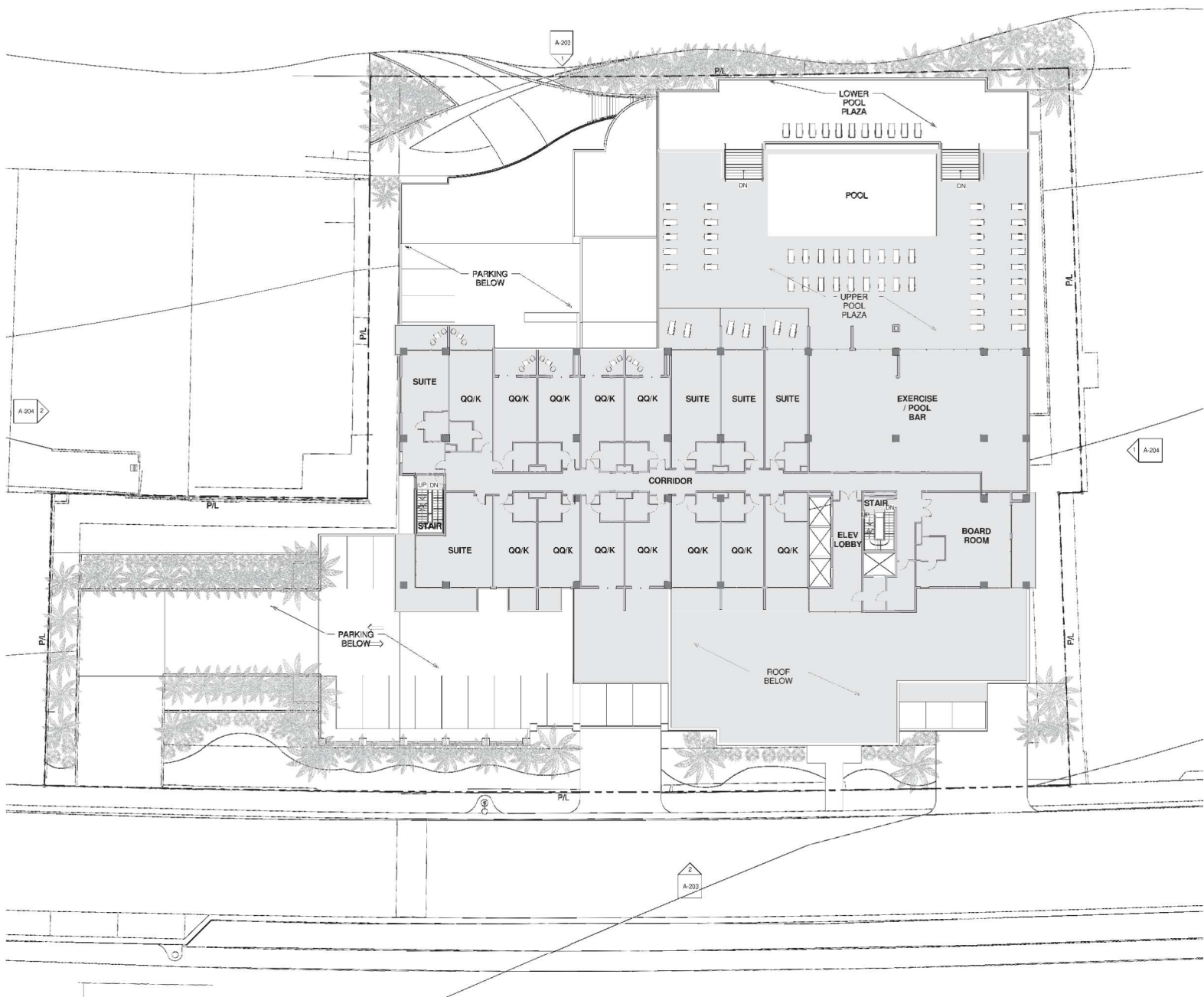
SECOND FLOOR PLAN -
PROPOSED



THIRD FLOOR PLAN - APPROVED

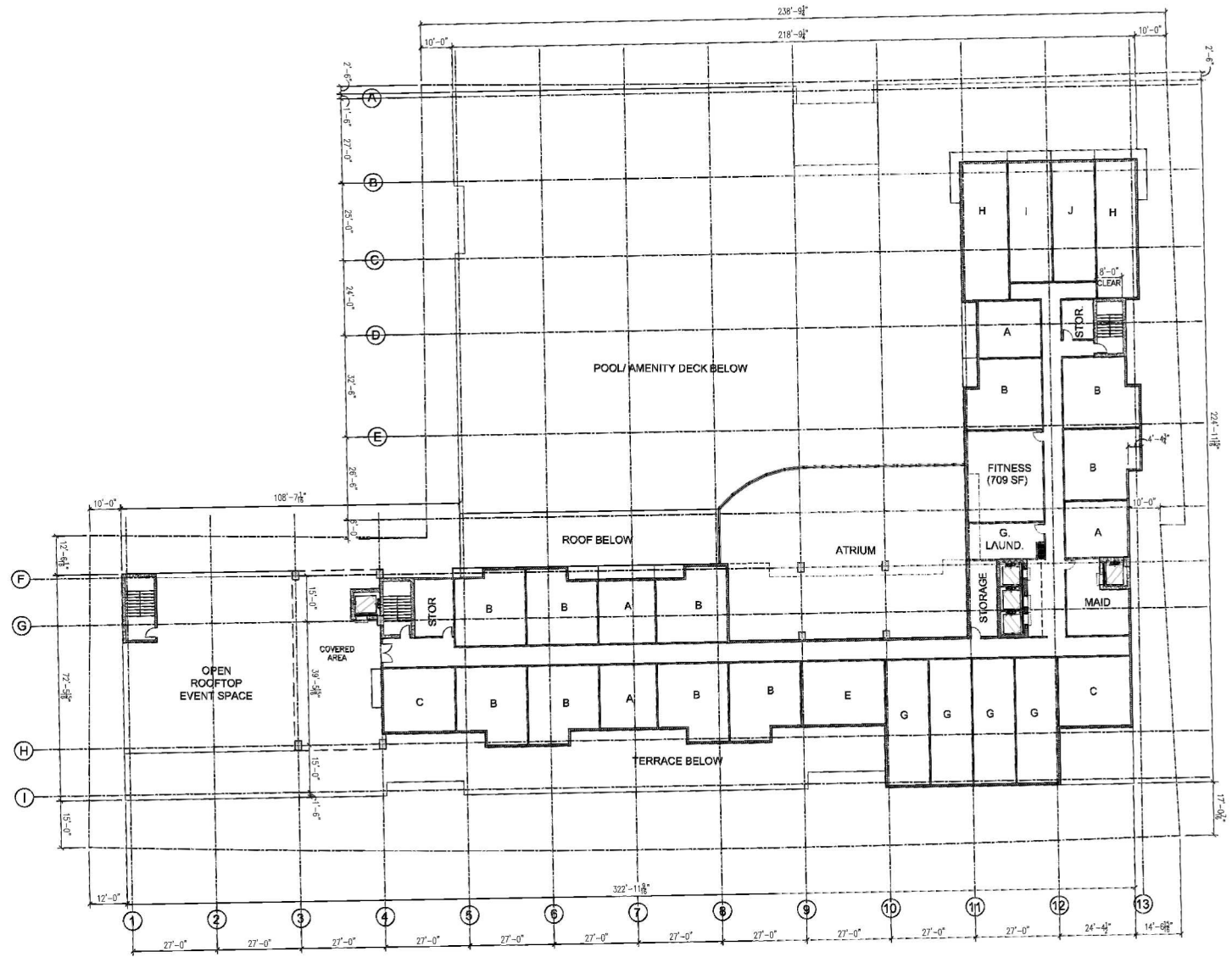


THIRD FLOOR PLAN - PROPOSED



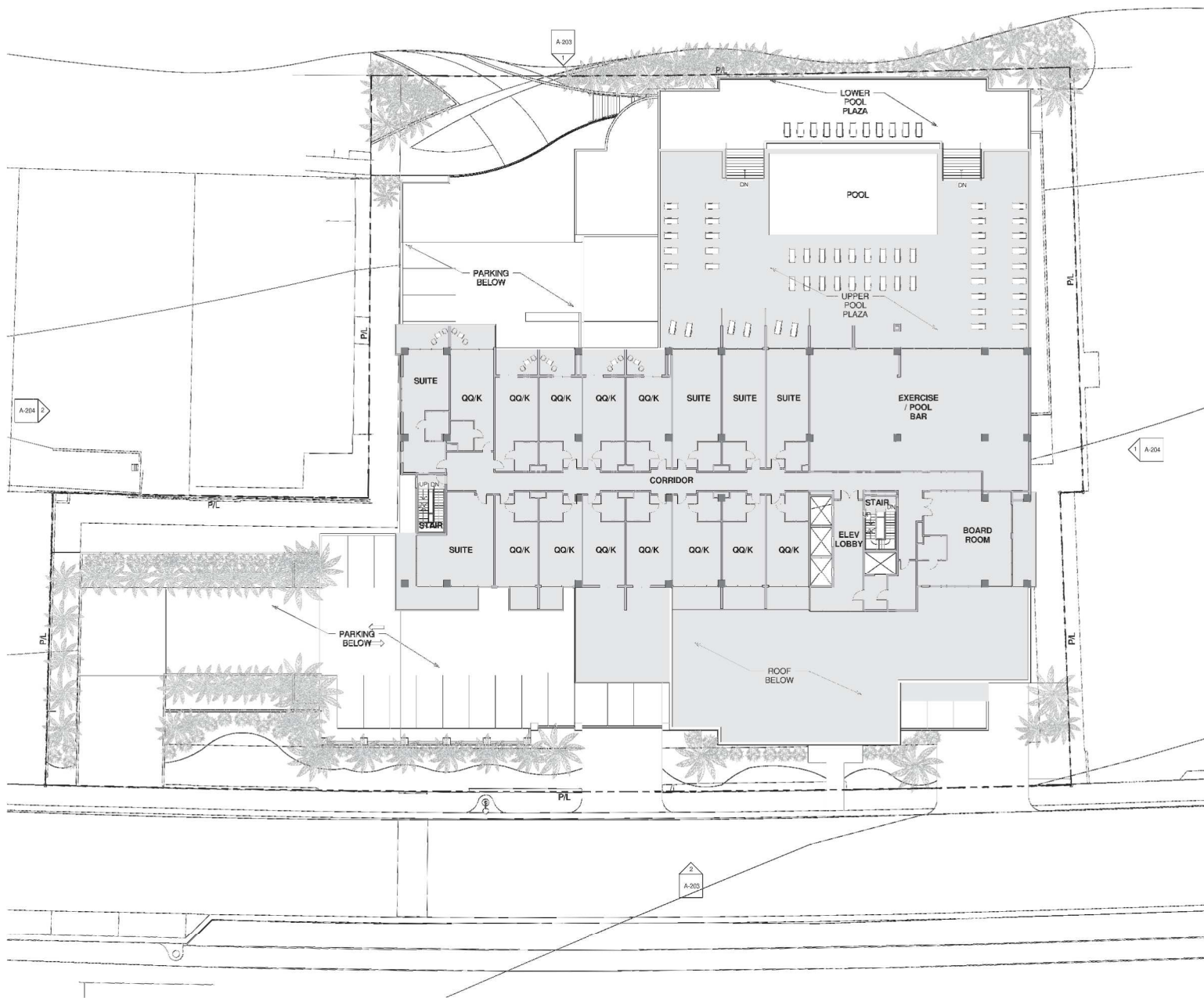
FOURTH FLOOR PLAN -

APPROVED

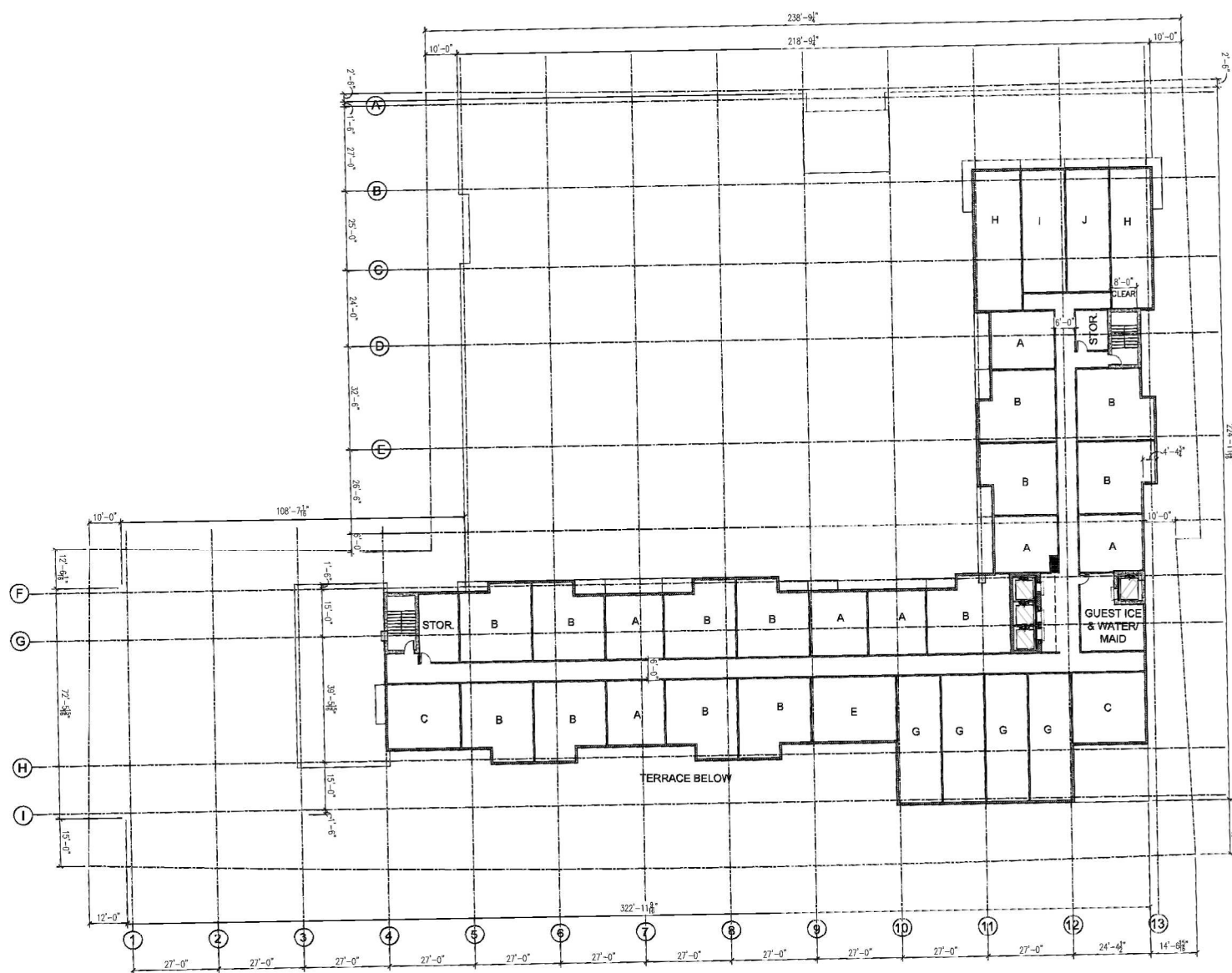


FOURTH FLOOR PLAN -

PROPOSED



FIFTH THRU EIGHTH
FLOOR PLANS - APPROVED



FIFTH THRU EIGHTH
FLOOR PLANS -PROPOSED

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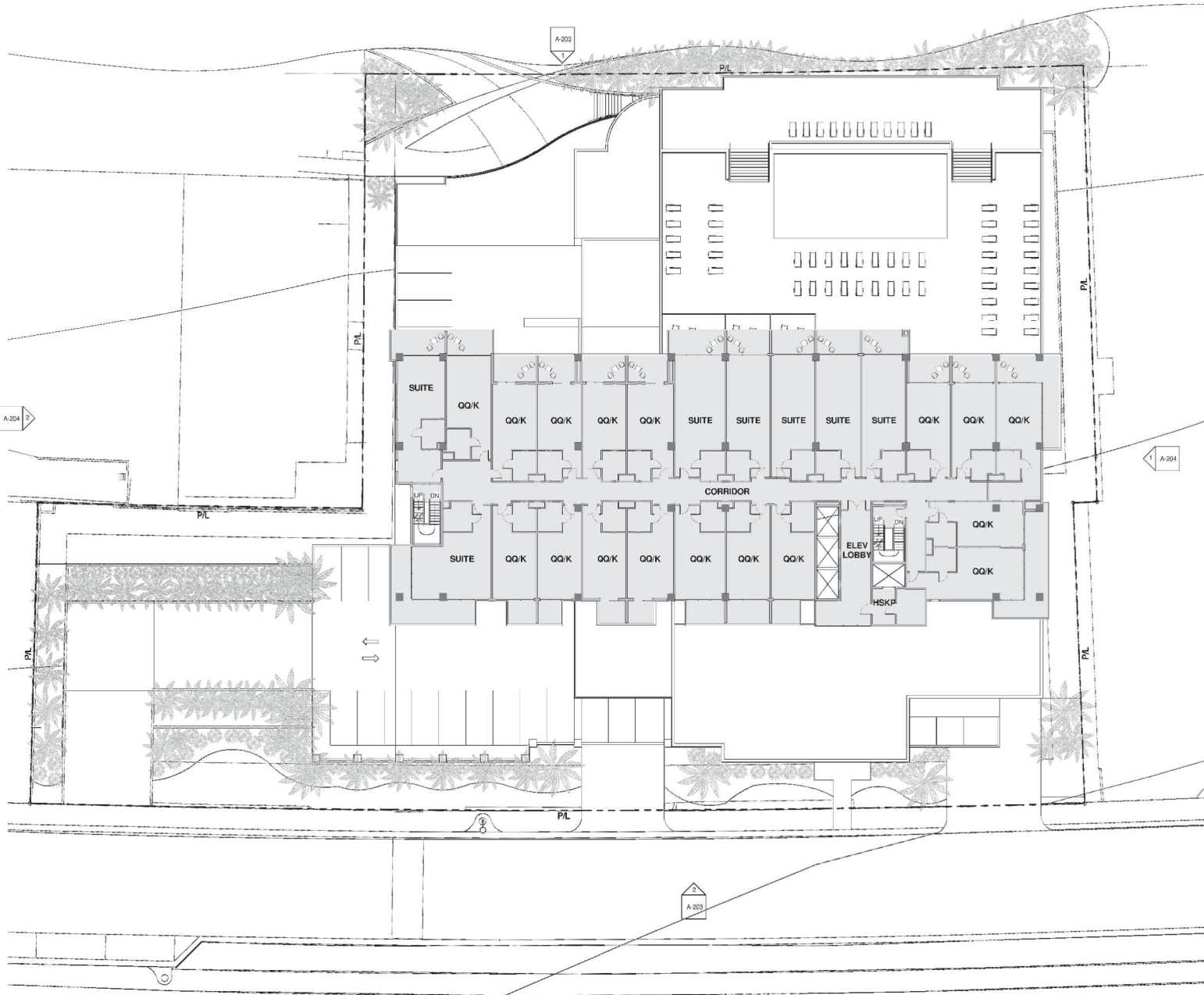
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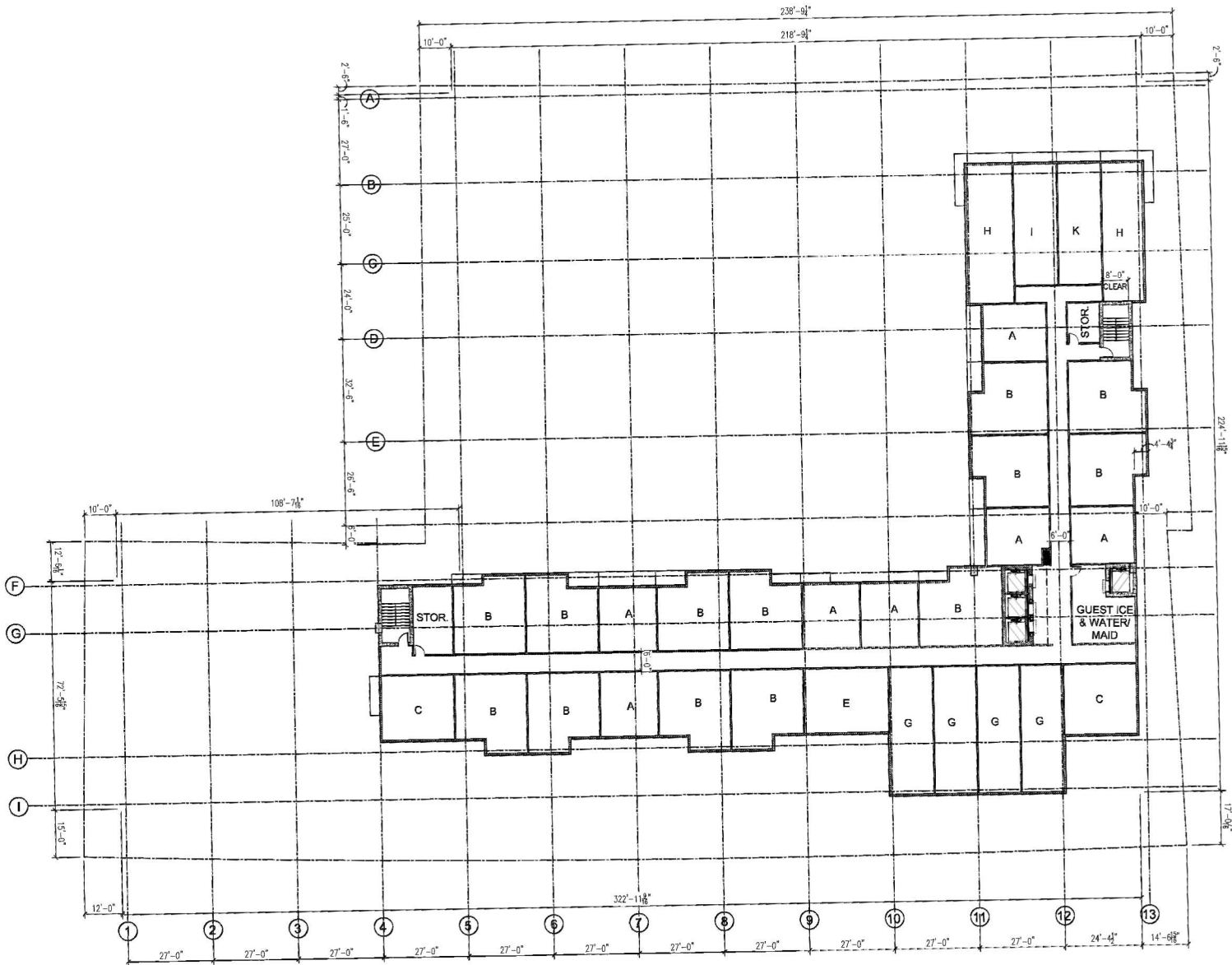
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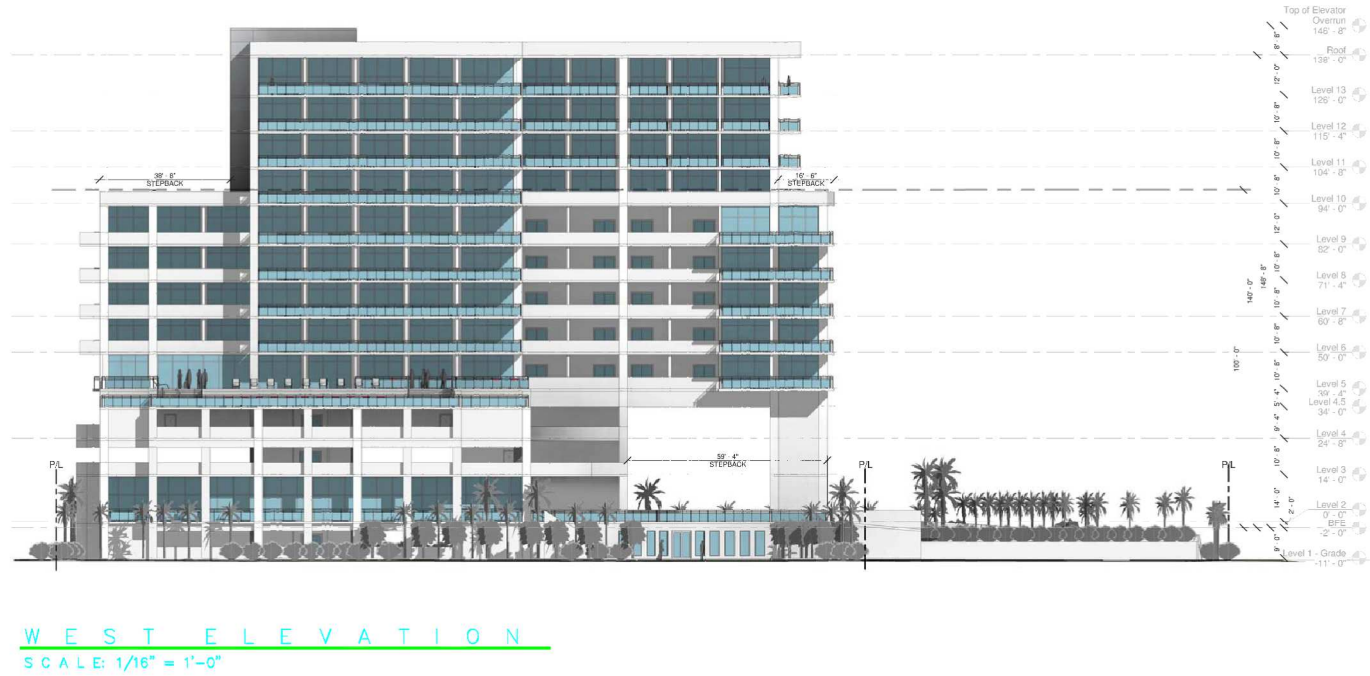
NINTH
FLOOR



NINTH FLOOR PLAN -
APPROVED



NINTH FLOOR PLAN -
PROPOSED



EAST & WEST ELEVATIONS

- APPROVED



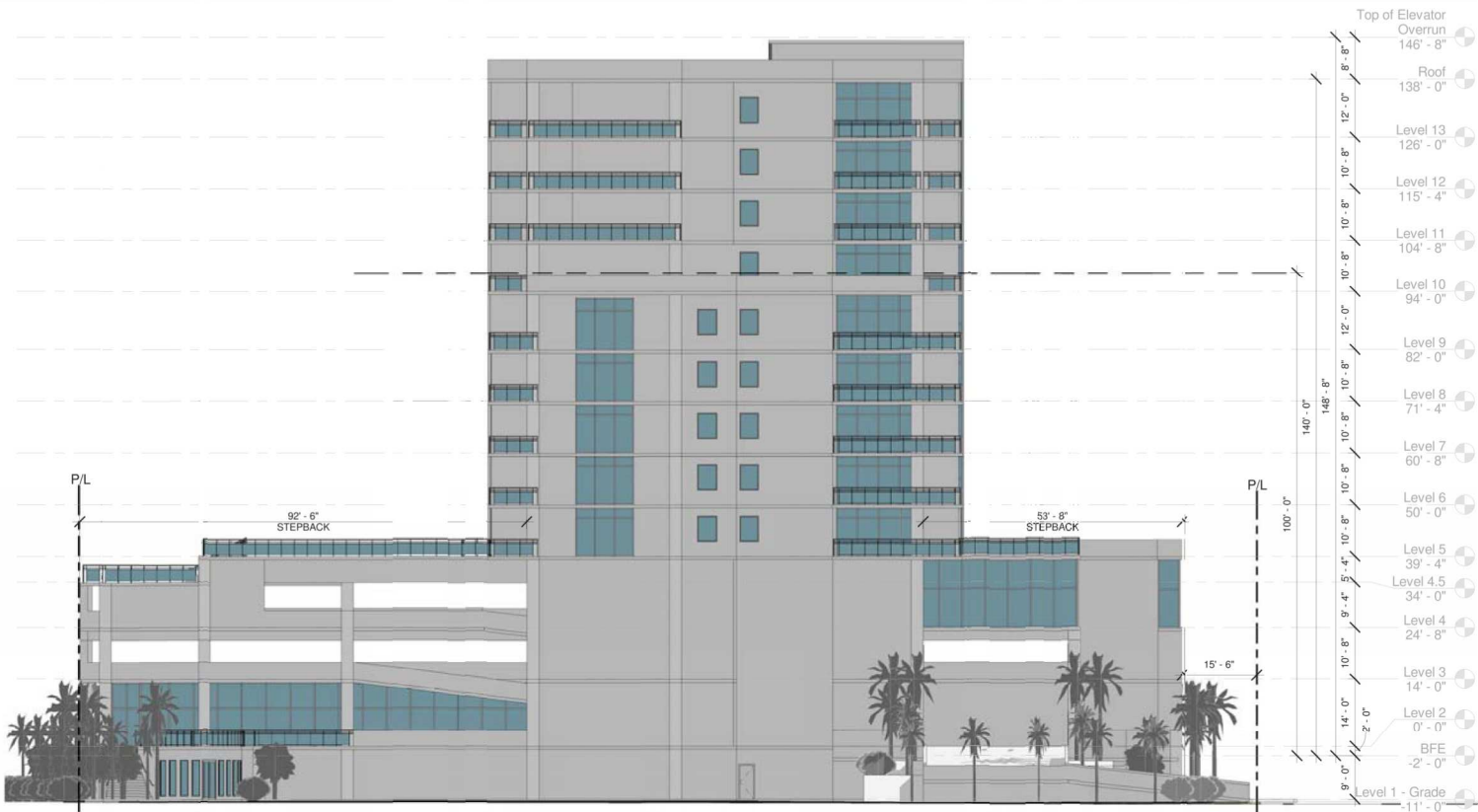
EAST & WEST ELEVATIONS

- PROPOSED



N O R T H E L E V A T I O N

SCALE: 1/16" = 1'-0"



S O U T H E L E V A T I O N

SCALE: 1/16" = 1'-0"

NORTH & SOUTH
ELEVATIONS - APPROVED



N O R T H E L E V A T I O N

SCALE: 1/16" = 1'-0"



S O U T H E L E V A T I O N

SCALE: 1/16" = 1'-0"

NORTH & SOUTH
ELEVATIONS - PROPOSED



ISOMETRIC STUDY- APPROVED
NW CORNER GULF VIEW



ISOMETRIC STUDY- PROPOSED
NW CORNER GULF VIEW



ISOMETRIC STUDY- APPROVED
NE CORNER GULF VIEW



ISOMETRIC STUDY- PROPOSED
NE CORNER GULF VIEW



ISOMETRIC STUDY- APPROVED
SE CORNER GULF VIEW



ISOMETRIC STUDY- PROPOSED
SE CORNER GULF VIEW

OWNER:
BEACHROCK
LODGING, LLLP
c/o 3H GROUP
HOTELS

6716 HERITAGE BUSINESS
COURT, SUITE 100
CHATTANOOGA, TN 37421
(423) 834-9311

OWNER'S
REPRESENTATIVE/
CONTRACTOR:

GRACE
CONSTRUCTION
CONSULTANTS

5726 MARLIN RD. #200,
CHATTANOOGA, TN 37411

PROJECT:

EMBASSY SUITES
BY HILTON

325 S. GULFVIEW BLVD. &
326 CORONADO DRIVE
CLEARWATER, FLORIDA
33767

EDITION

02.11.22
04.27.22 Revised Design
06.03.22 Final Set

PROJECT NO.: 221022

DRAWN BY:
CHECKED BY:
APPROVED BY:
PLOT DATE:

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BRAYFIELD &
ASSOCIATES, INC.

ISOMETRIC
STUDY SE
CORNER



ISOMETRIC STUDY- APPROVED
SW CORNER GULF VIEW



ISOMETRIC STUDY- PROPOSED
SW CORNER GULF VIEW