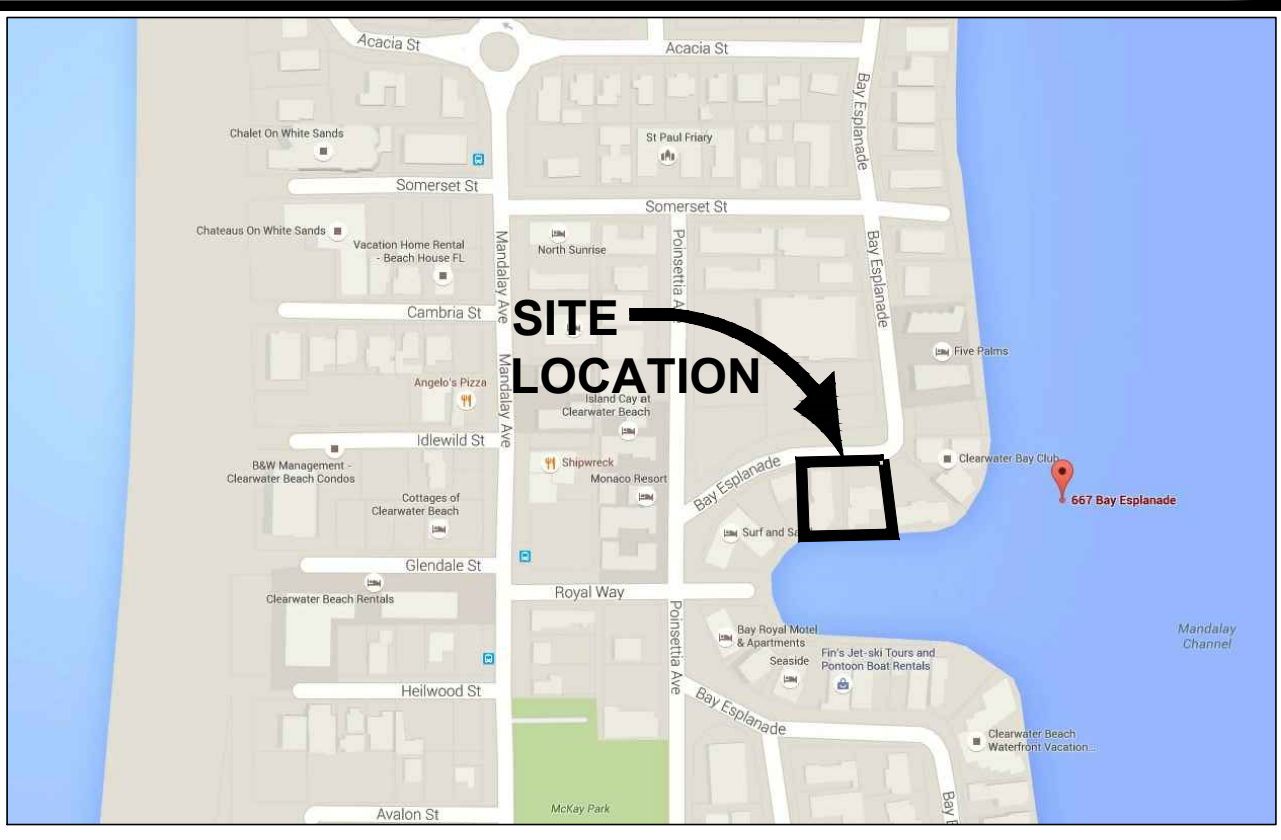


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SECTION 05, TOWNSHIP 29S, RANGE 15E
05-29-15-54756-077-0040
05-29-15-54756-077-0050
CITY OF CLEARWATER
PINELLAS COUNTY, FLORIDA.



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'	16' TO BLDG UP TO 35' 31' STEP BACK ABOVE 35'	MIN. SETBACK 15' TO UP TO 35' OF HEIGHT ABOVE BFE STEP BACK 1' HORIZ. AT 2.5' HEIGHT ABOVE 35' BFE
	SIDE:	2'	5' TO BLDG 0' TO SIDEWALK	5'-10'
	REAR:	3'	10' TO BLDG. 0' TO SIDEWALK	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
C2.1	DEVELOPMENT AGREEMENT SITE PLAN
C2.2	19' VEHICLE AUTO TURN

AGENCY RESPONSE STAMPS

Northside
Engineering, Inc.
300 South Belcher Road, Clearwater, Florida 33765
Tel: 727-443-2869 Fax: 727-446-8036
tech@northsideengineering.net
Est. 1989

Donald B. Fairbairn, P.E. #44971
COPIES OF THESE PLANS ARE NOT VALID UNLESS
EMISSSED WITH THE SIGNING ENGINEER'S SEAL

Project #		1614
Issue Date:		12/22/16
Revisions:		
No.	Date	Description
1	09/30/16	DESIGN UPDATE
2	12/05/16	CITY OF CLEARWATER
3	/	/
4	/	/
5	/	/
6	/	/
7	/	/
8	/	/
9	/	/
10	/	/

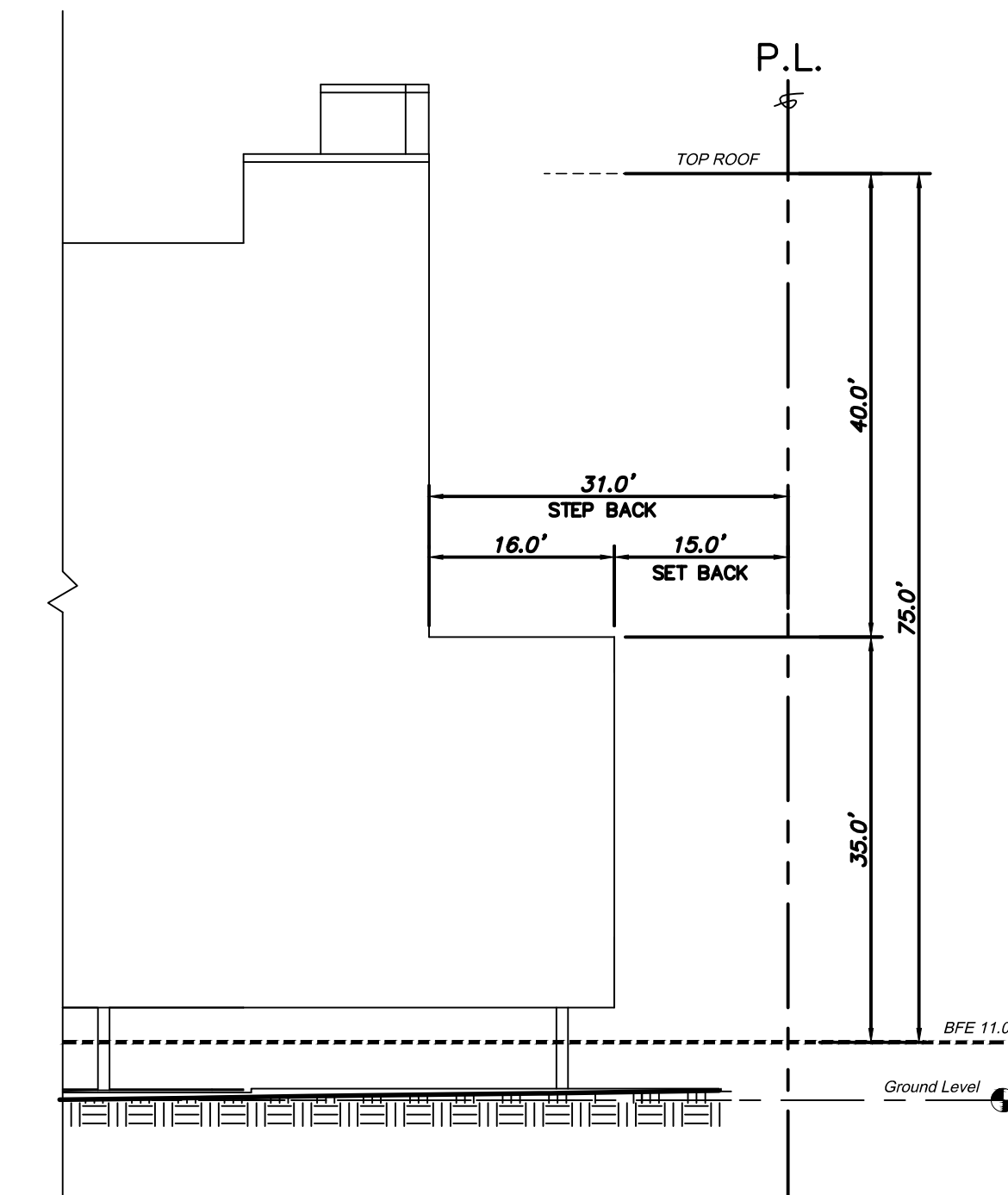
CONCEPTUAL CIVIL SITE DATA

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

Northside
Engineering, Inc.

C1.1

HDA2016-09001

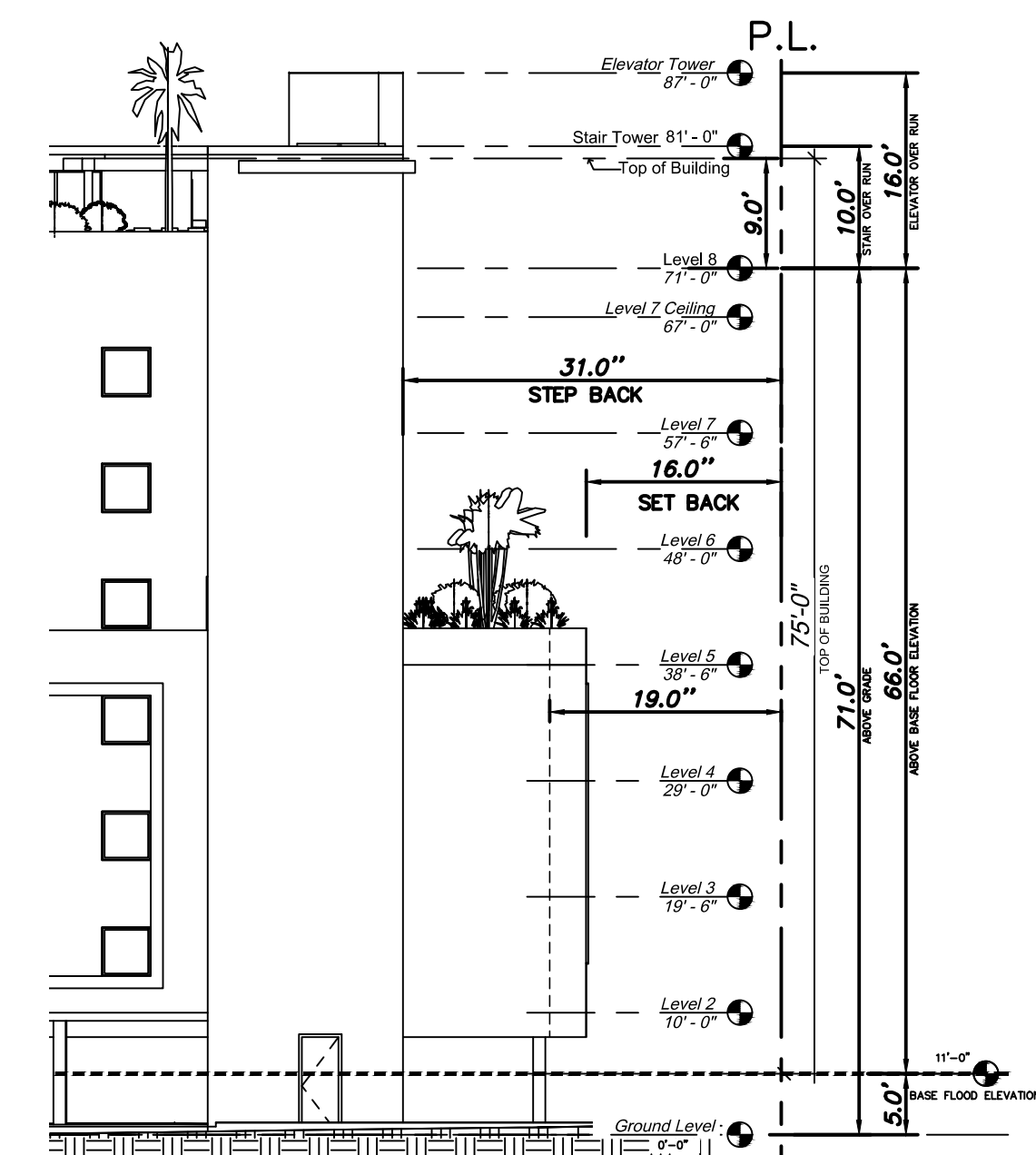


THE FRONT STEP BACK CALCULATIONS (AS PER REQUIRED):

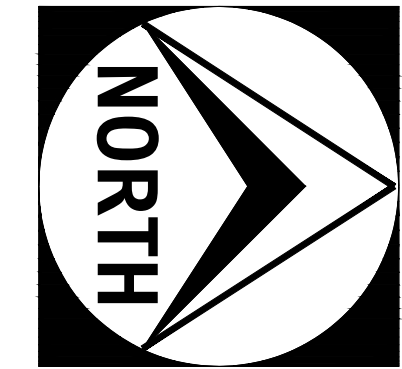
15' SET BACK + 1' STEP BACK PER 2.5' ADDITIONAL HEIGHT ABOVE 35'

$15' + 40' / 2.5' = 15' + 16' = 31'$ TOTAL STEP BACK

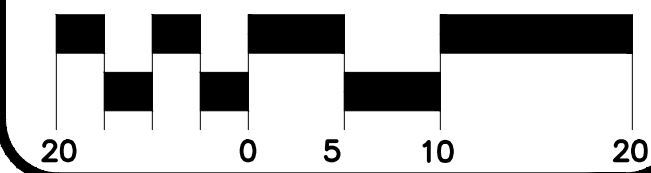
SET BACK / STEP BACK PROVIDED:



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



SCALE: 1"=10'



Northside

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

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Issue Date:	12/22/16

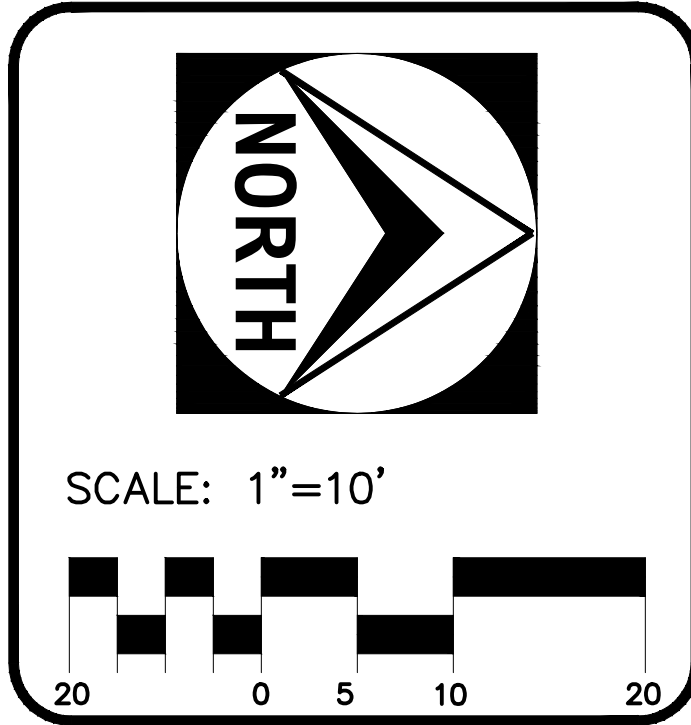
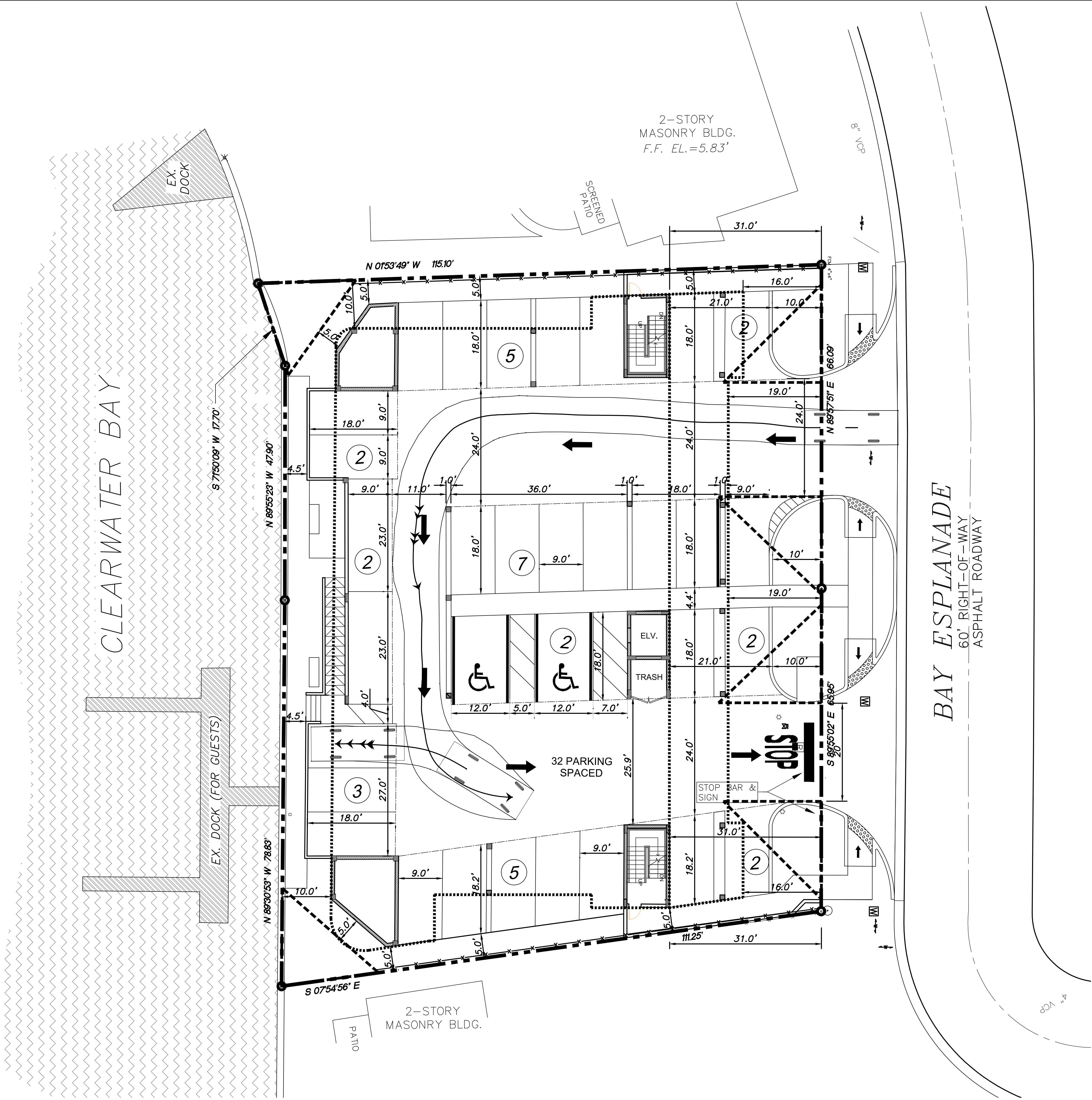
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DEVELOPMENT AGREEMENT SITE PLAN

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

Northside
Engineering, Inc.

C2.1



HDA2016-09001

19' VEHICLE AUTO TURN

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

Northside
Engineering, Inc.
G2.2

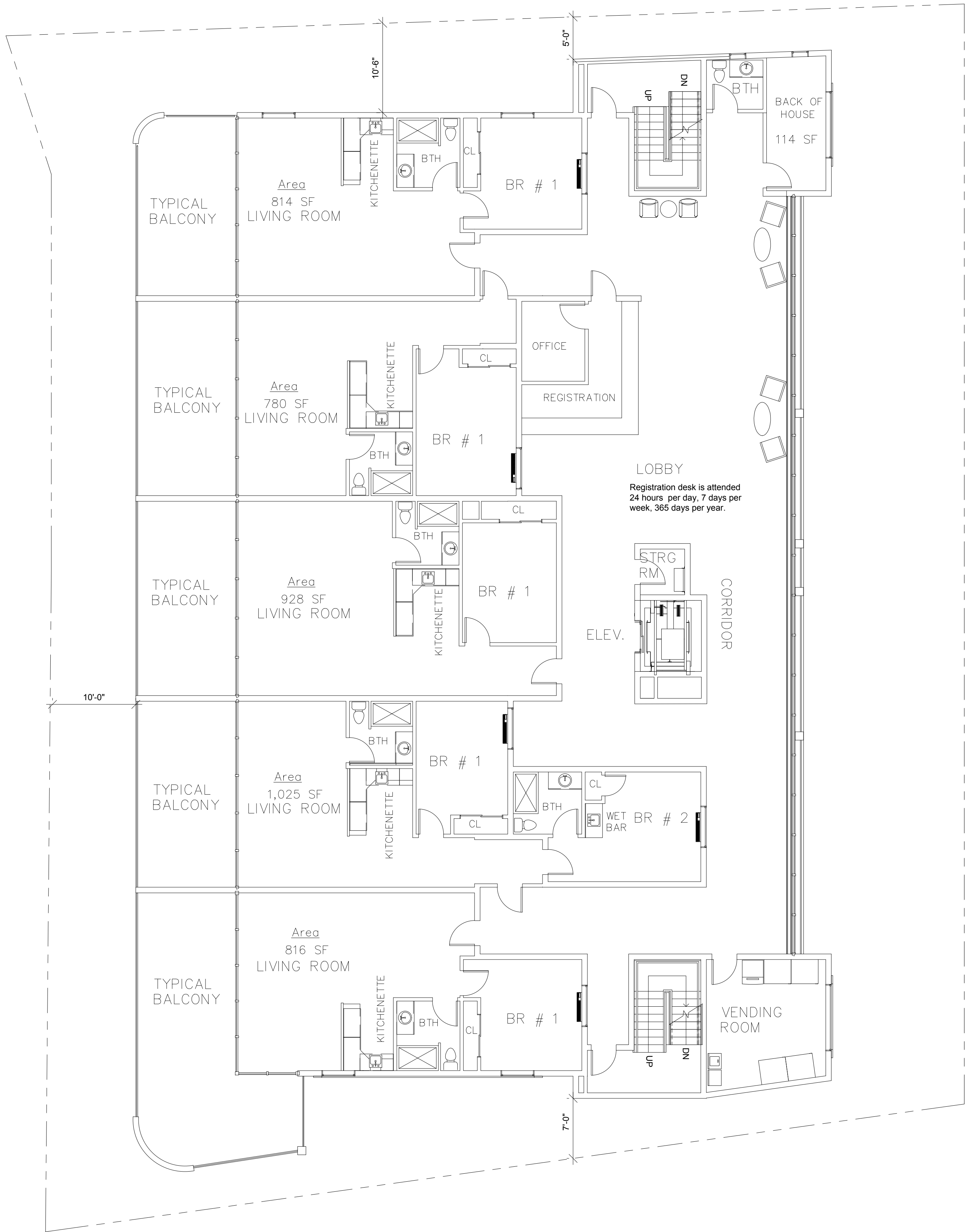
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Donald B. Fairbairn, P.E. #44971
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Northside
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300 South Bulcher Road, Clearwater, Florida 33766
Tel: 727-443-9888 Fax: 727-443-9888
tech@northsideengineering.net
Est. 1989



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



FLOOR # 2

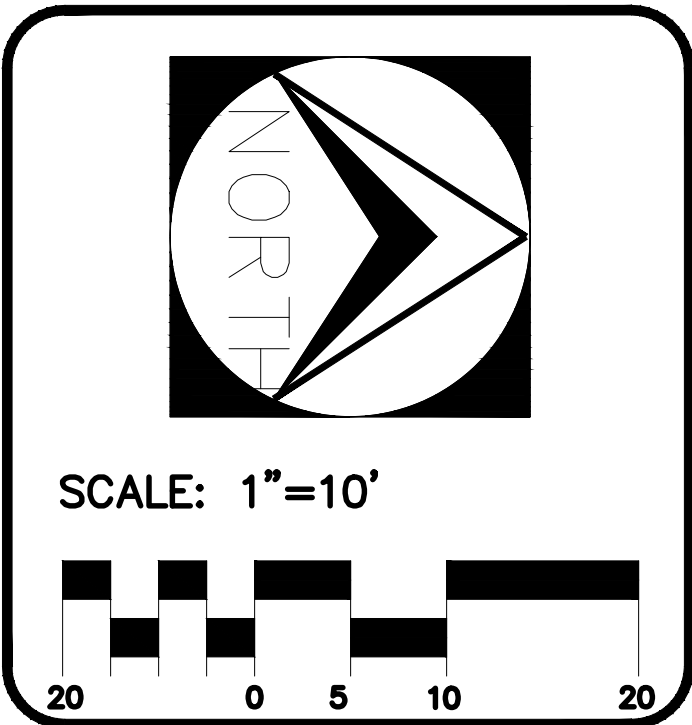
SCALE - 1" = 10'

INTERIOR LAYOUT'S SUBJECT TO MINOR ADJUSTMENTS

PALAZZO CLEARWATER HOTEL SUMMARY

GRADE LEVEL	32 PARKING SPACES
SECOND LEVEL.....	5 UNIT'S TOTAL = 4,363 S.F.
COMMON AREA	= 1,913 S.F.
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 S.F.
COMMON AREA	= 1,618 S.F.
1 UNIT AT	816 S.F.
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 S.F.
COMMON AREA	= 1,618 S.F.
1 UNIT AT	816 S.F.
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 S.F.
COMMON AREA	= 2,610 S.F.
1 UNIT AT	1,065 S.F.
1 UNIT AT	1,242 S.F.
1 UNIT AT	1,238 S.F.
1 UNIT AT	764 S.F.
SIXTH LEVEL.....	4 UNIT'S TOTAL = 4,309 S.F.
COMMON AREA	= 1,383 S.F.
1 UNIT AT	1,065 S.F.
1 UNIT AT	1,242 S.F.
1 UNIT AT	1,238 S.F.
1 UNIT AT	764 S.F.
SEVENTH LEVEL.....	4 UNIT'S TOTAL = 4,309 S.F.
COMMON AREA	= 1,383 S.F.
1 UNIT AT	1,065 S.F.
1 UNIT AT	1,242 S.F.
1 UNIT AT	1,238 S.F.
1 UNIT AT	764 S.F.

TOTAL UNITS = 21
TOTAL SQ. FT. = LIVING AREA = 21,066 S.F.



ARCHITECTURE

sdg

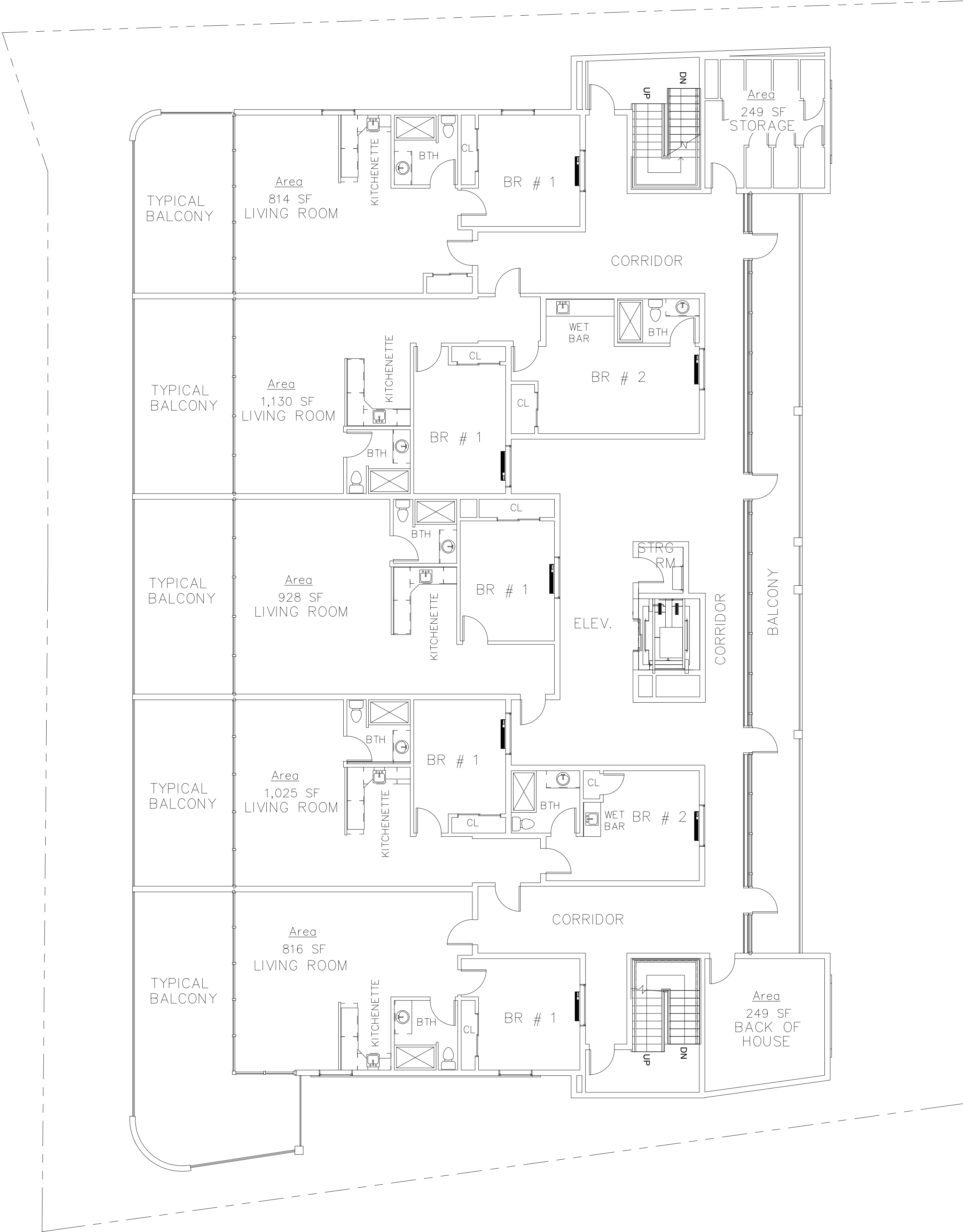
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RODNEY L. COLLMAN AIA
AR 0008372

PALAZZO

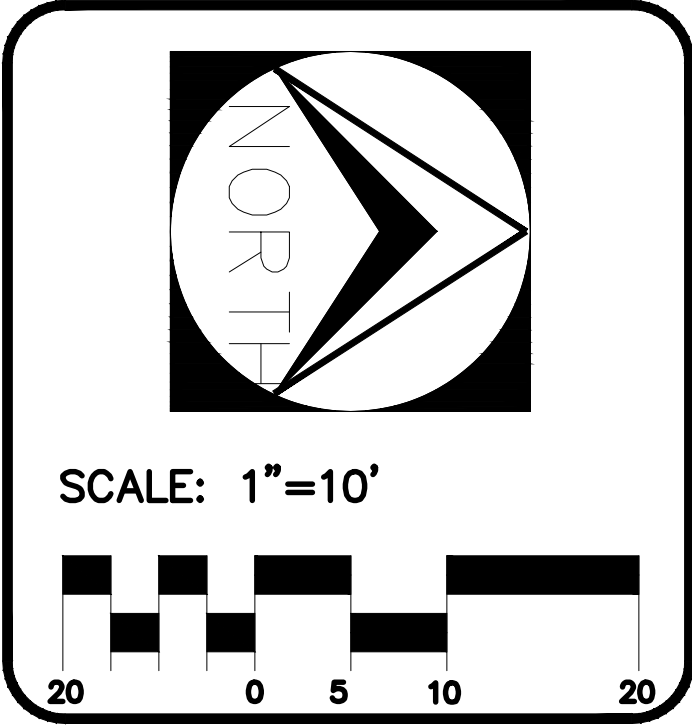
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PAGE
A2
OF 10



FLOORS # 3-4

SCALE-1"=10'

INTERIOR LAYOUT'S SUBJECT TO MINOR ADJUSTMENTS



ARCHITECTURE

sdg

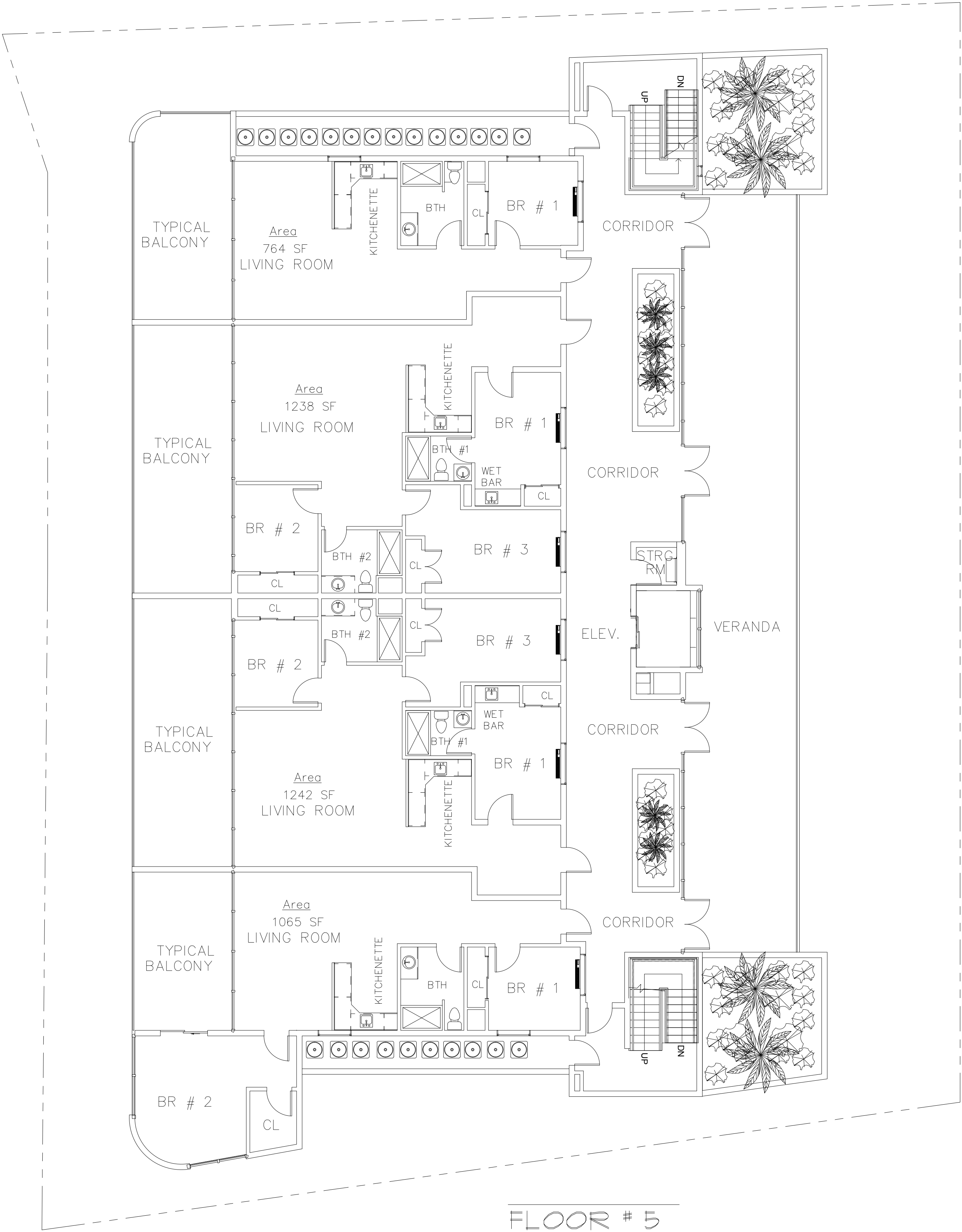
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PALAZZO

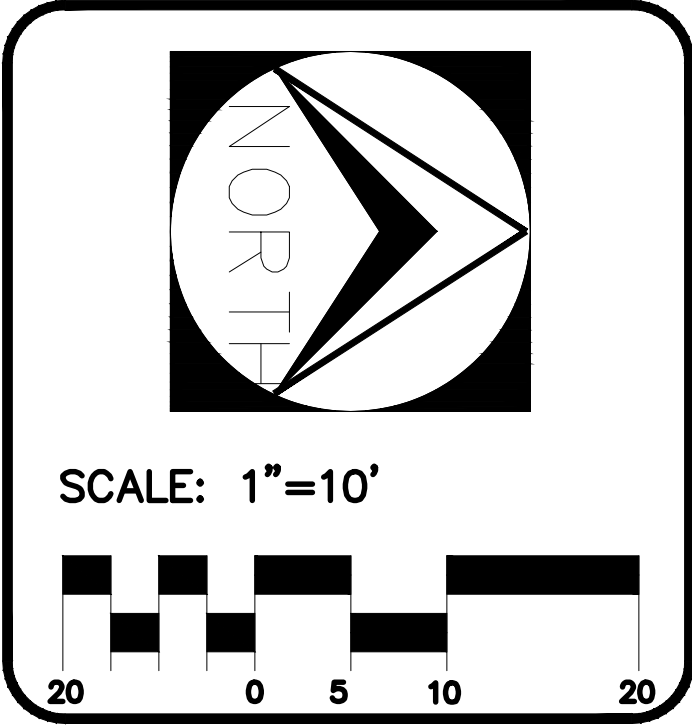
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PAGE
A3
OF 10



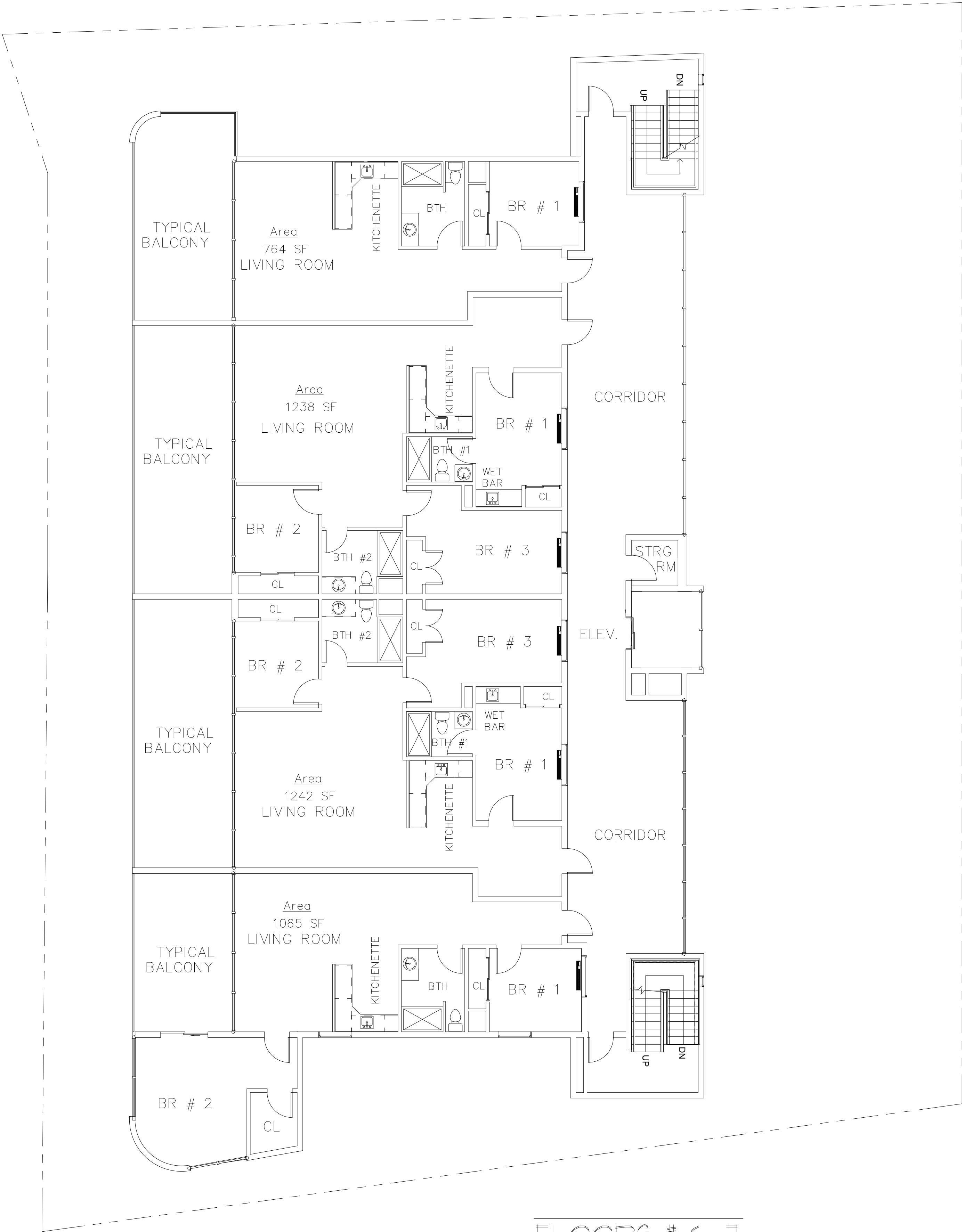
FLOOR # 5

SCALE - 1"=10'

INTERIOR LAYOUT'S SUBJECT TO MINOR ADJUSTMENTS



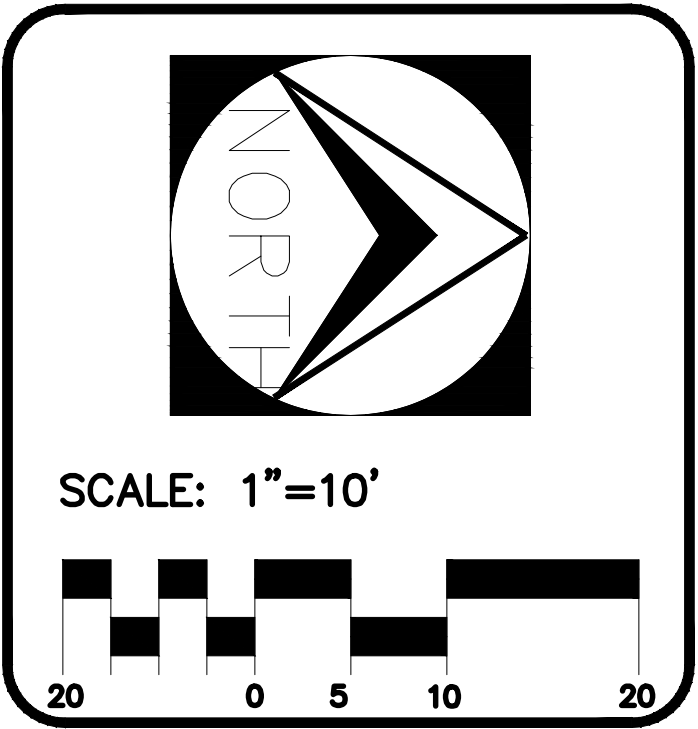
PALAZZO



FLOORS # 6-7

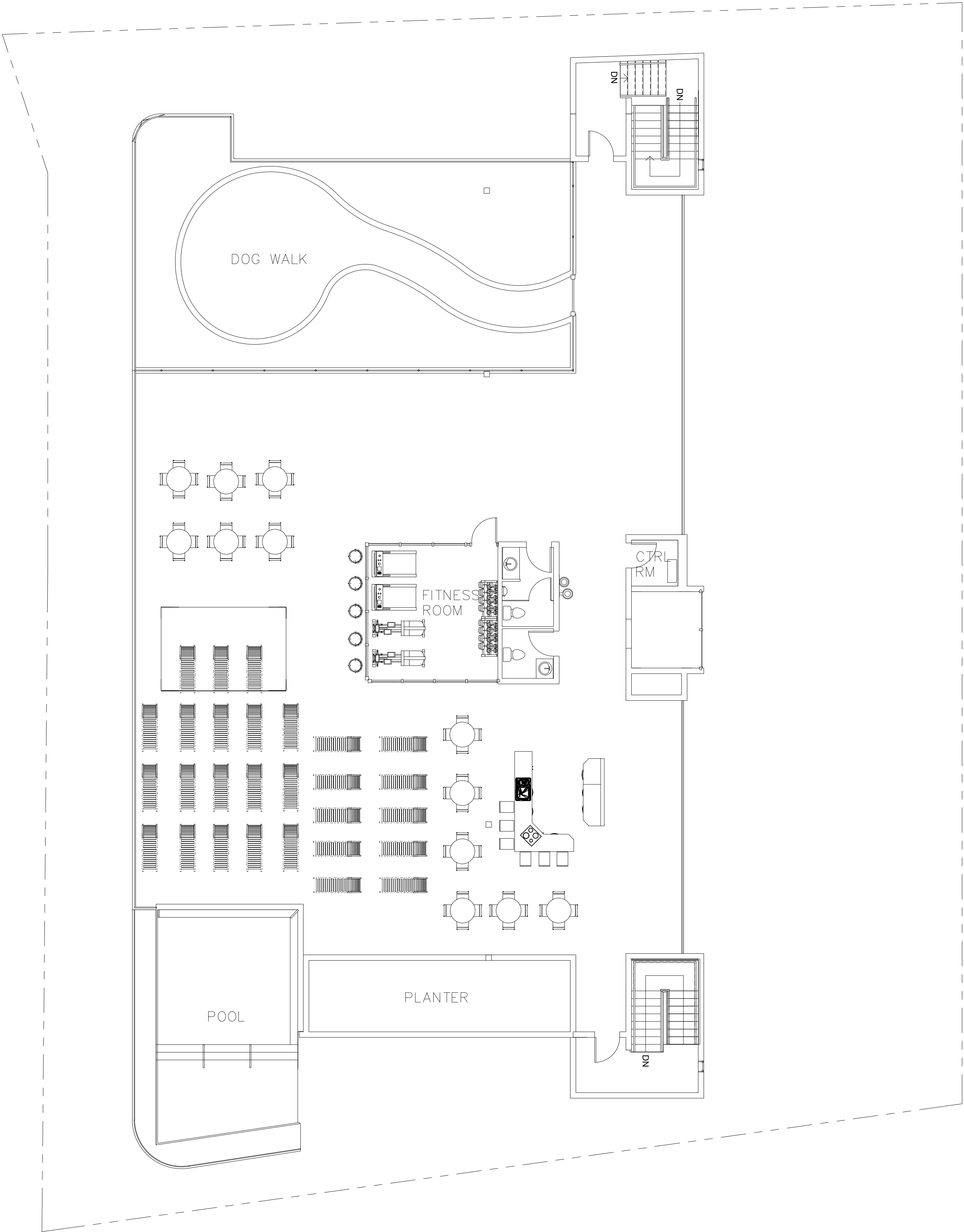
SCALE-1"=10'

INTERIOR LAYOUT'S SUBJECT TO MINOR ADJUSTMENTS



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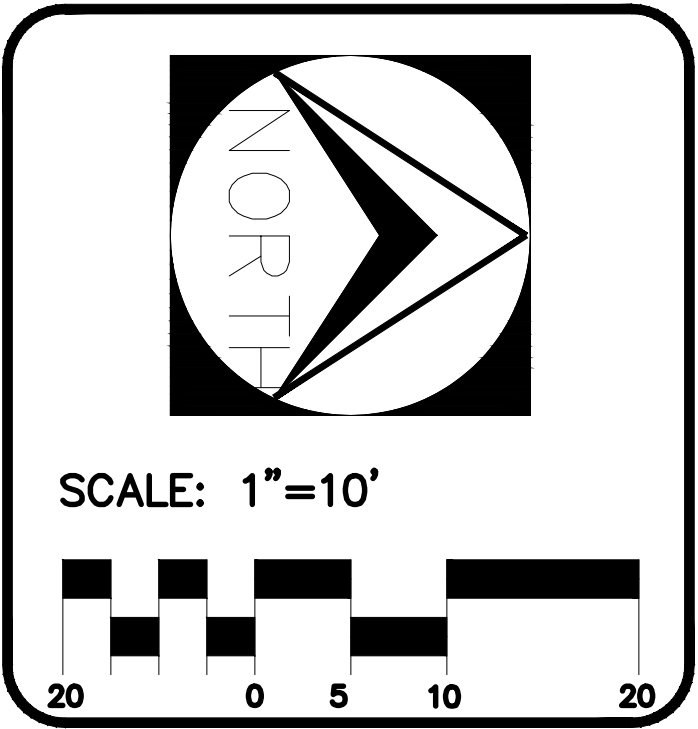
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OF 10



FLOORS # 8

SCALE - 1"=10'

INTERIOR LAYOUT'S SUBJECT TO MINOR ADJUSTMENTS

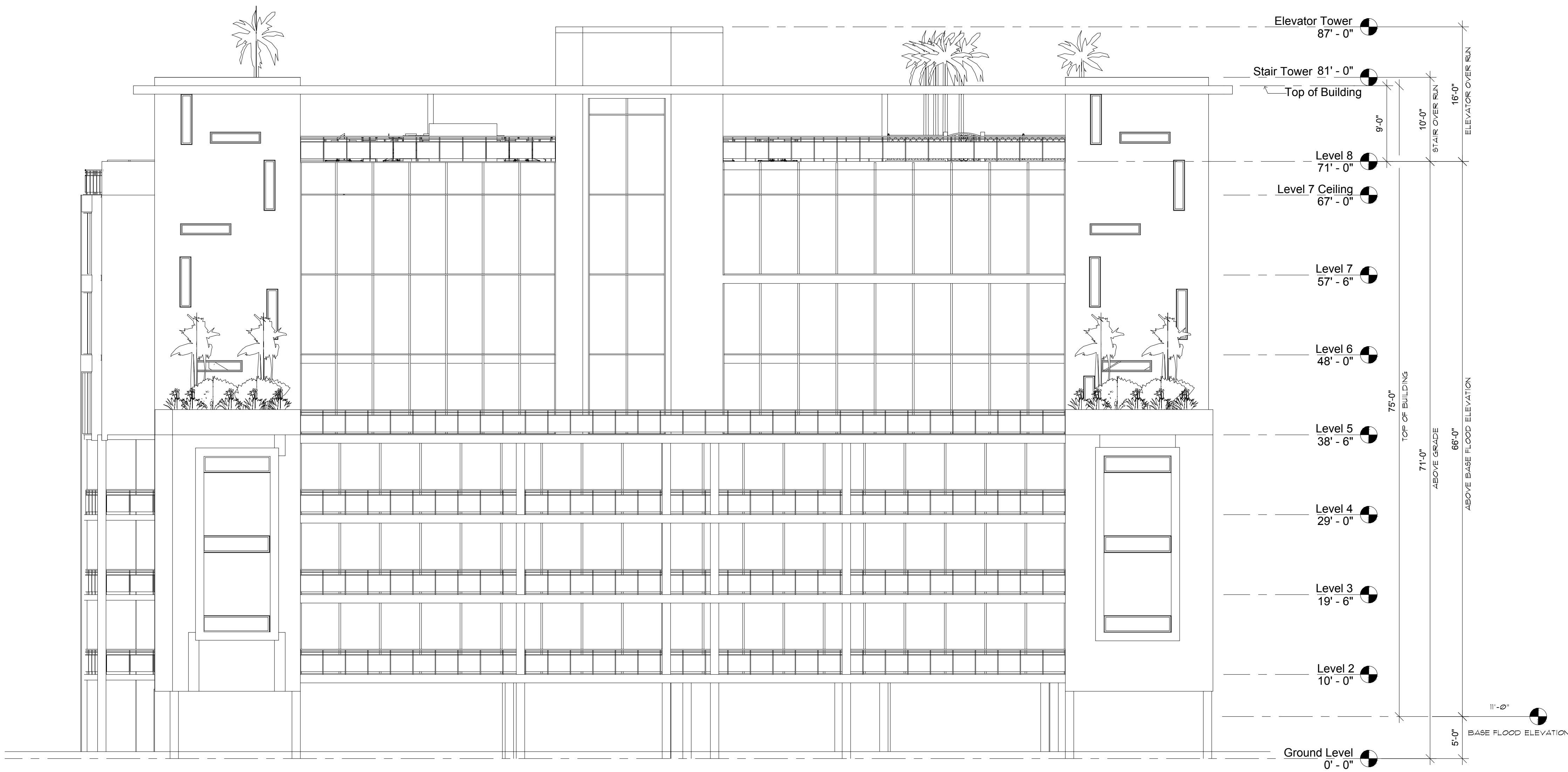


PALAZZO

sdg ARCHITECTURE

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A6
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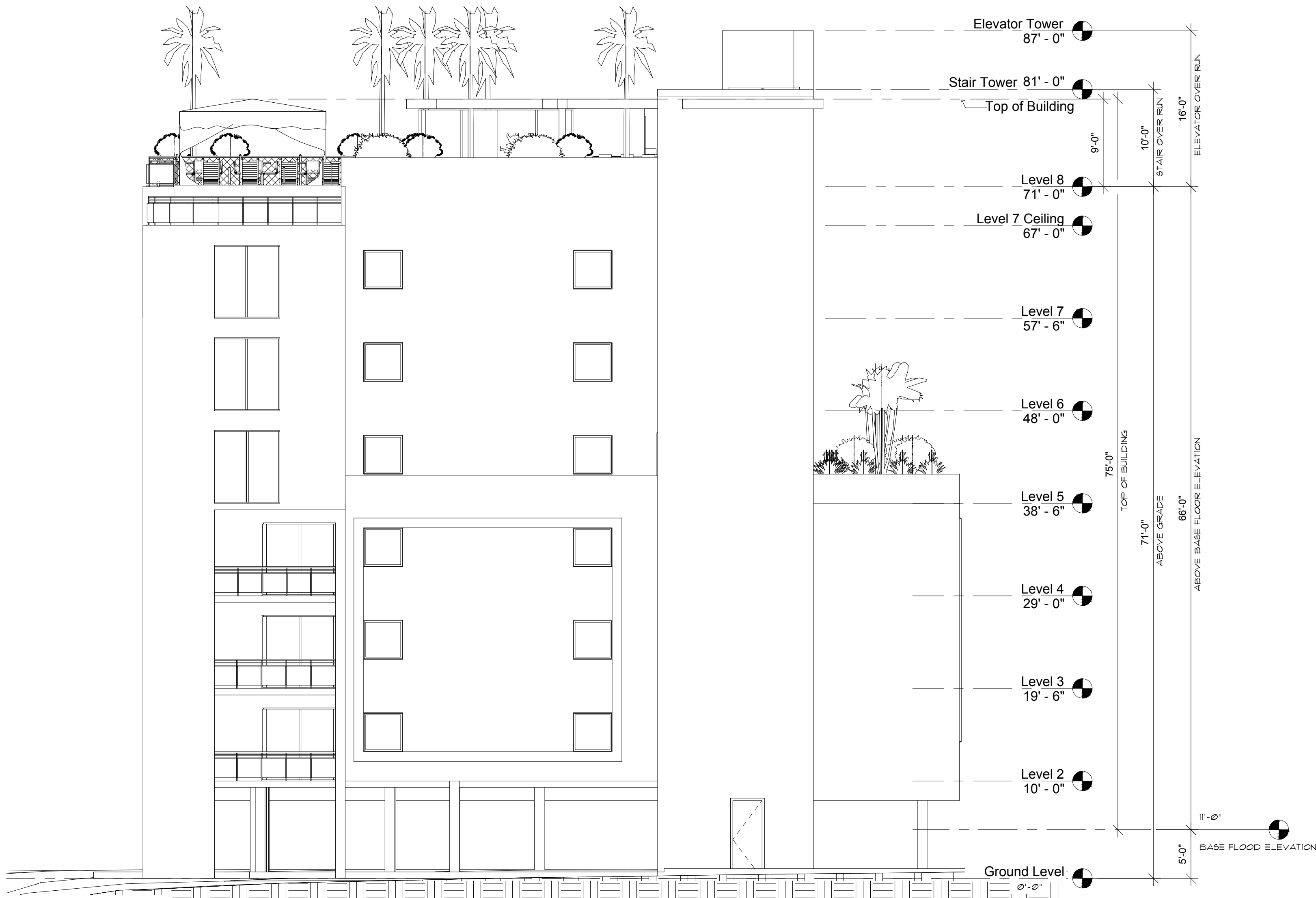


NORTH ELEVATION

SCALE = 1" = 10'

EXTERIOR GLAZING/DECORATIVE
FACADE PERCENTAGE = 68%

PALAZZO

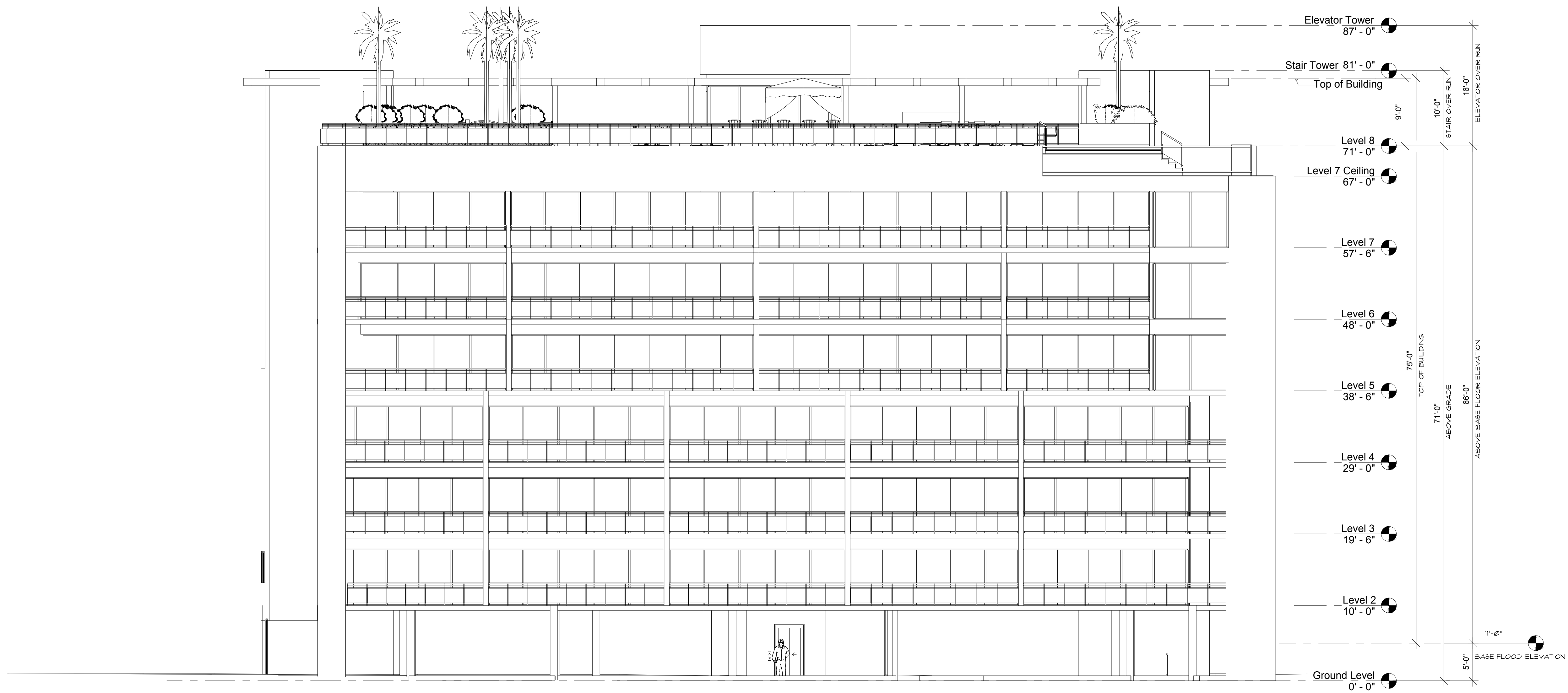


EAST ELEVATION

SCALE - 1" = 10'

EXTERIOR GLAZING/DECORATIVE
FACADE PERCENTAGE = 23%

PALAZZO



SOUTH ELEVATION

SCALE - 1" = 10'

EXTERIOR GLAZING/DECORATIVE
FACADE PERCENTAGE = 65%

PALAZZO

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SCALE

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PAGE

A9

OF 10

