

EXHIBIT “B”

Conceptual Site Plan

PROPOSED HOTEL WITH 60 GUEST UNITS: 850 BAYWAY BLVD.
CLEARWATER, FLORIDA

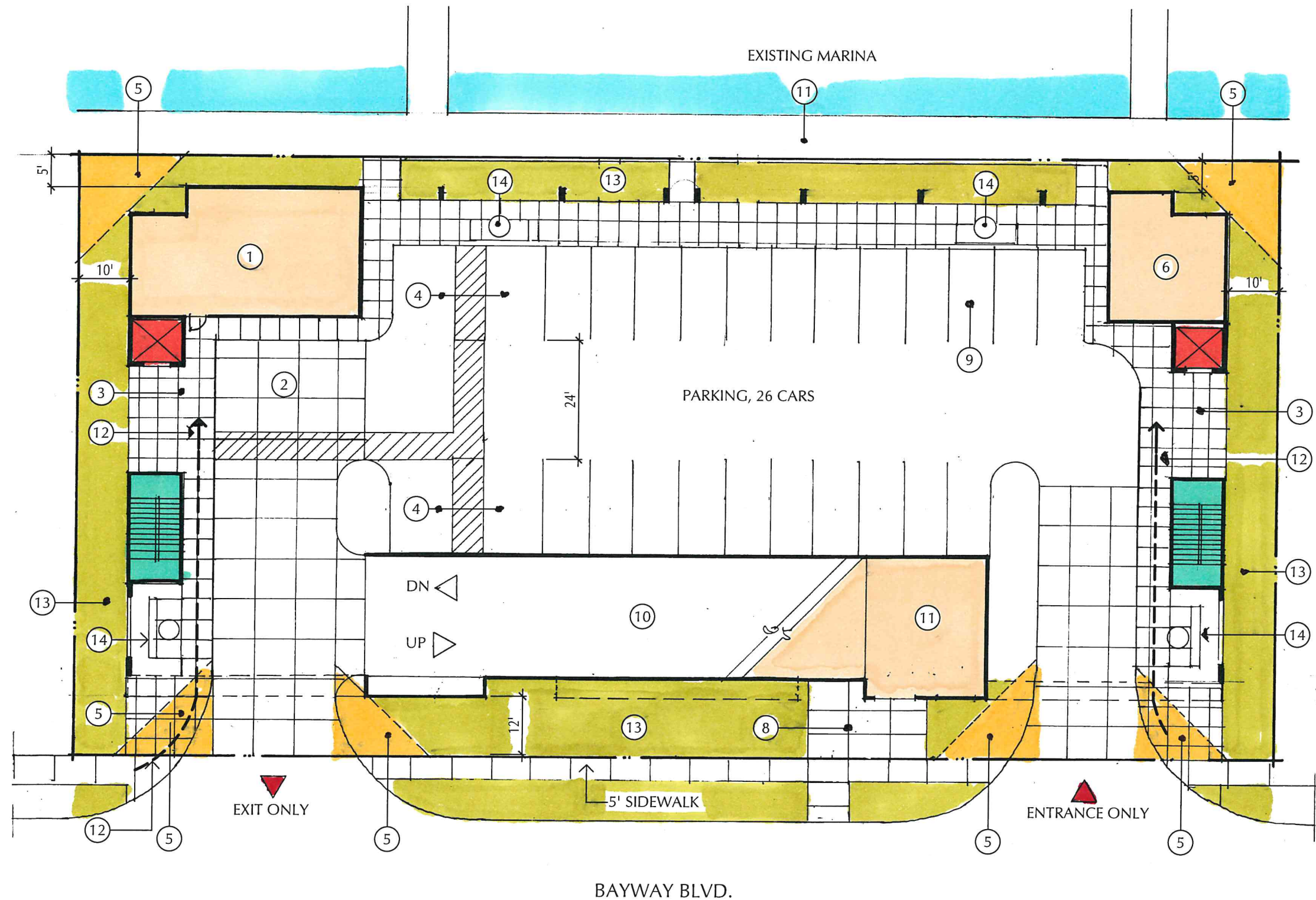
EXHIBIT 'B'

DRAWING INDEX

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|------------------------------------|-------------------------------|
| 1. SITE PLAN | 6. SOUTH ELEVATION @ BAYWAY |
| 2. FLOOR PLAN @ GARAGE ENTRY | 7. WEST ELEVATION |
| 2A. TRAFFIC GEOMETRY | 8. NORTH ELEVATION, WATERSIDE |
| 3. TYPICAL FLOOR PLAN LEVELS 1,2,3 | 9. EAST ELEVATION |
| 4. FLOOR PLAN LEVEL 4 | 10. MASSING STUDY |
| 5. TYPICAL GUEST ROOM LEVELS 5,6,7 | 11. CROSS SECTION |

INCLUDING DRC RESPONSE NARRATIVE ATTACHED
PREPARED FOR DECADE PROPERTIES INC. NOVEMBER 14, 2018

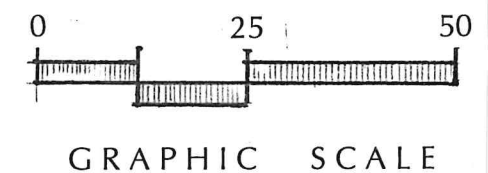
Aude Smith Architecture, AIA Clearwater, Florida



LEGEND

- ① GUEST REGISTRATION
- ② GUEST ARRIVAL AREA
- ③ OPEN ELEVATOR AREA LOBBY
- ④ PARKING FOR DISABLED WITH ACCESS ROUTE (4)
- ⑤ 20' SIGHT VISIBILITY TRIANGLES
- ⑥ STORAGE
- ⑦ DUMPSTER STORAGE AND MECHANICAL SPACES
- ⑧ DUMPSTER ROLL-OUT AREA SEE NARRATIVE
- ⑨ TYPICAL 9'x19' PARKING SPACES
- ⑩ ACCESS RAMP TO PARKING ON GUEST LEVELS 1-4 ABOVE. SLOPE NTE 10%, 24' WIDE
- ⑪ EXISTING DOCK
- ⑫ PEDESTRIAN ACCESS FROM SIDEWALK ON BAYWAY
- ⑬ LANDSCAPED (GREEN) SPACE
- ⑭ BENCH SEATING

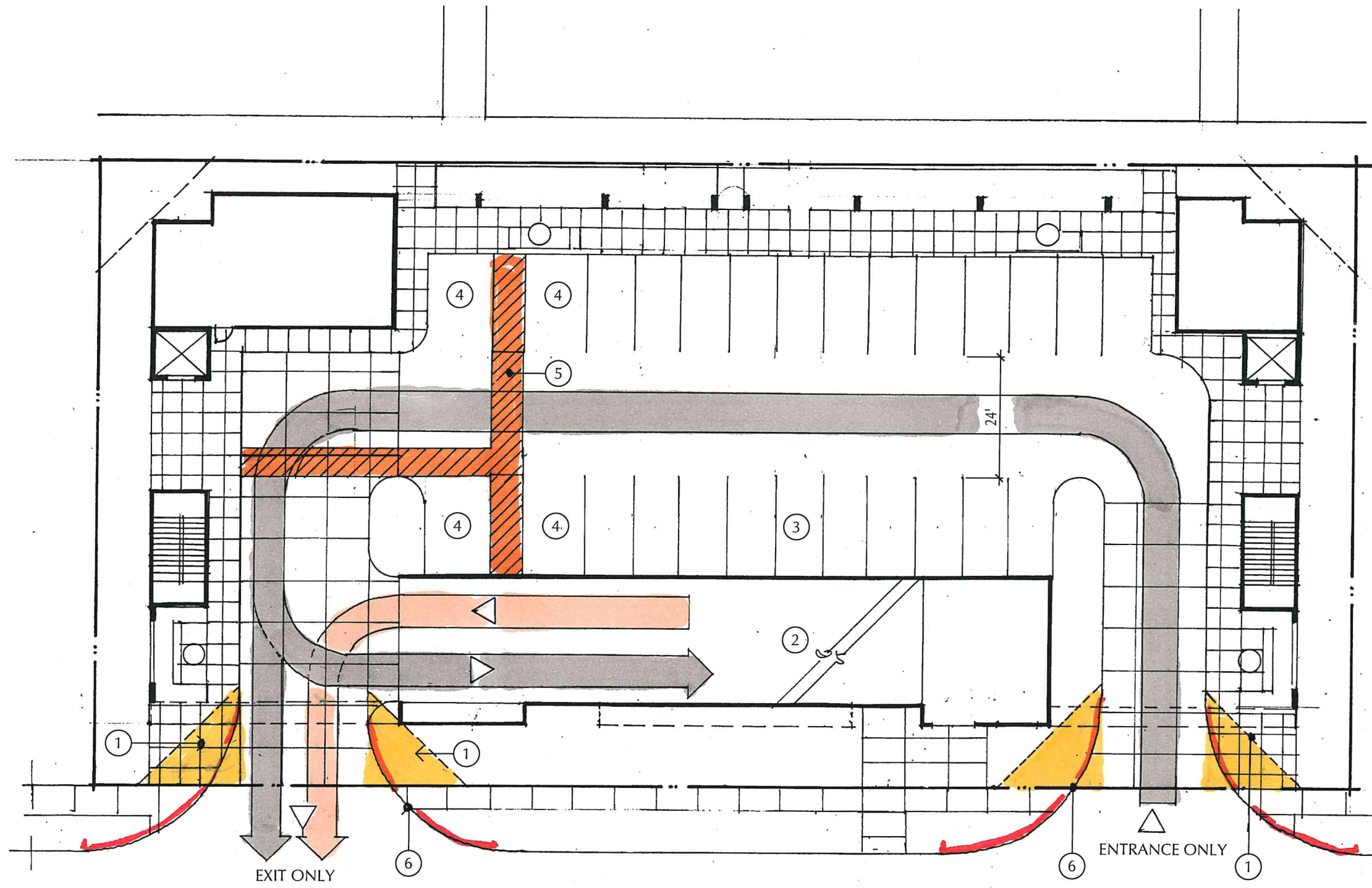
GARAGE AND ENTRY LEVEL
AT EXISTING GRADE



PROPOSED 60 UNIT DEVELOPMENT:
850 BAYWAY BLVD.
CLEARWATER BEACH, FLORIDA

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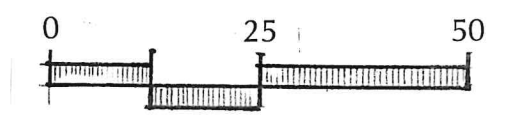


LEGEND

- ① 20' SIGHT VISIBILITY TRIANGLES
- ② INCLINED VEHICULAR RAMP TO LEVELS 1-4 ABOVE, 24' WIDE. SLOPE NTE 10%
- ③ TYPICAL PARKING SPACES, 9'x19' NO COMPACT SPACES PROPOSED
- ④ DISABLED PARKING, ADA CONFORMING
- ⑤ ACCESSIBLE ROUTE
- ⑥ 30' RADIUS @ ENTRANCE & EXIT

BAYWAY BLVD.

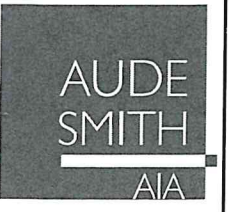
TRAFFIC GEOMETRY

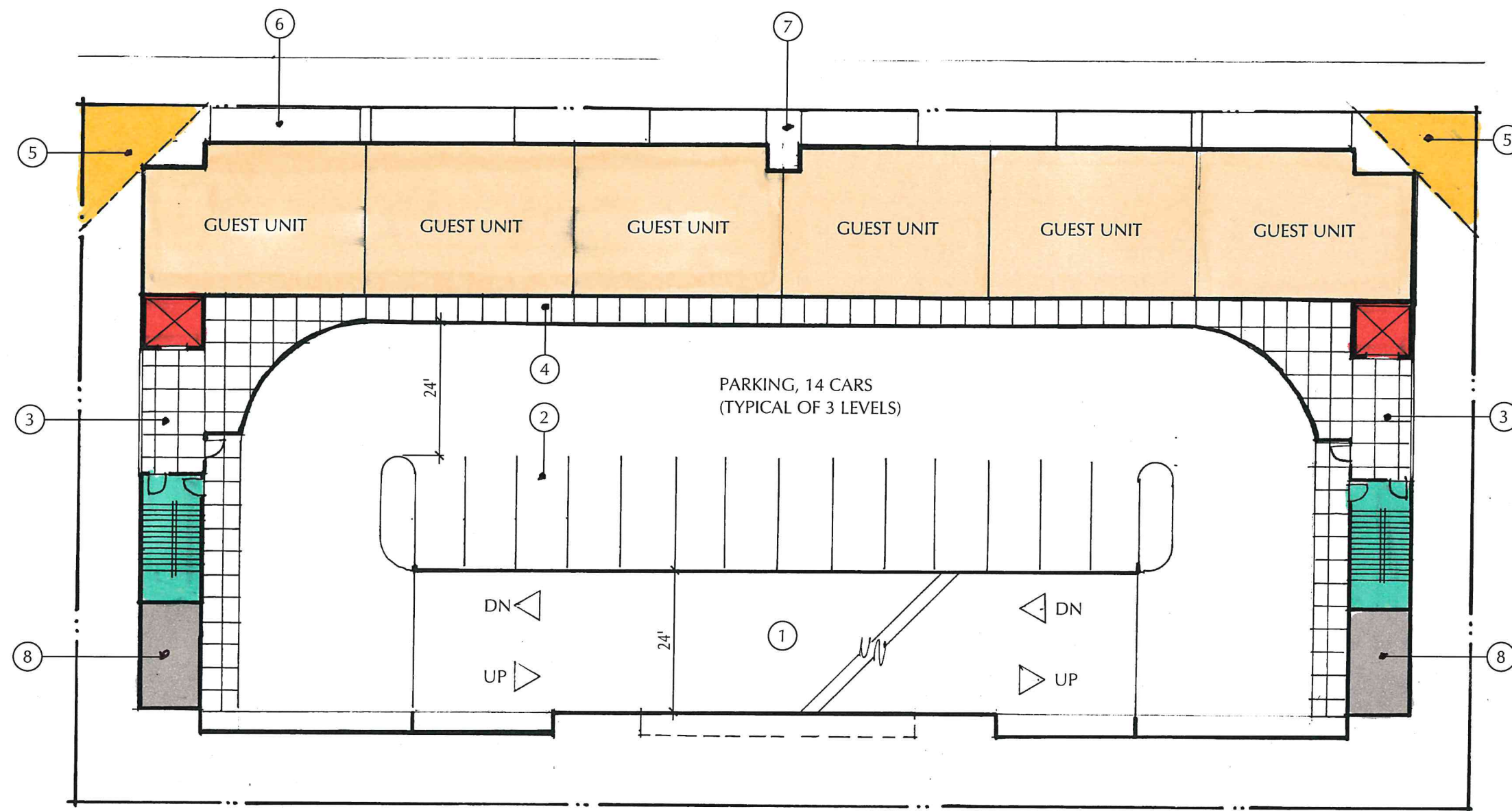


GRAPHIC SCALE

PROPOSED 60 UNIT DEVELOPMENT:
850 BAYWAY BLVD.
 CLEARWATER BEACH, FLORIDA

2A

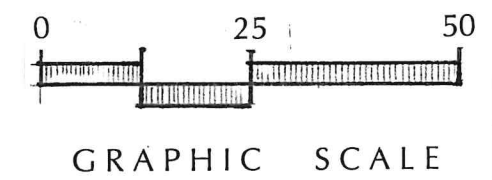




LEGEND

- ① RAMP TO PARKING LEVELS 24' WIDE
- ② TYPICAL 9'x19' PARKING SPACES
- ③ ELEVATOR/STAIR LOBBIES ENCLOSED
- ④ RATED CORRIDOR
- ⑤ SIGHT VISIBILITY TRIANGLES AT WATERFRONT
- ⑥ 5' BALCONIES
- ⑦ 5'x5' BUILDING RECESS
- ⑧ MECHANICAL

TYPICAL GUEST ROOM LEVELS 1,2,3,
(ABOVE GRADE LEVEL PARKING)

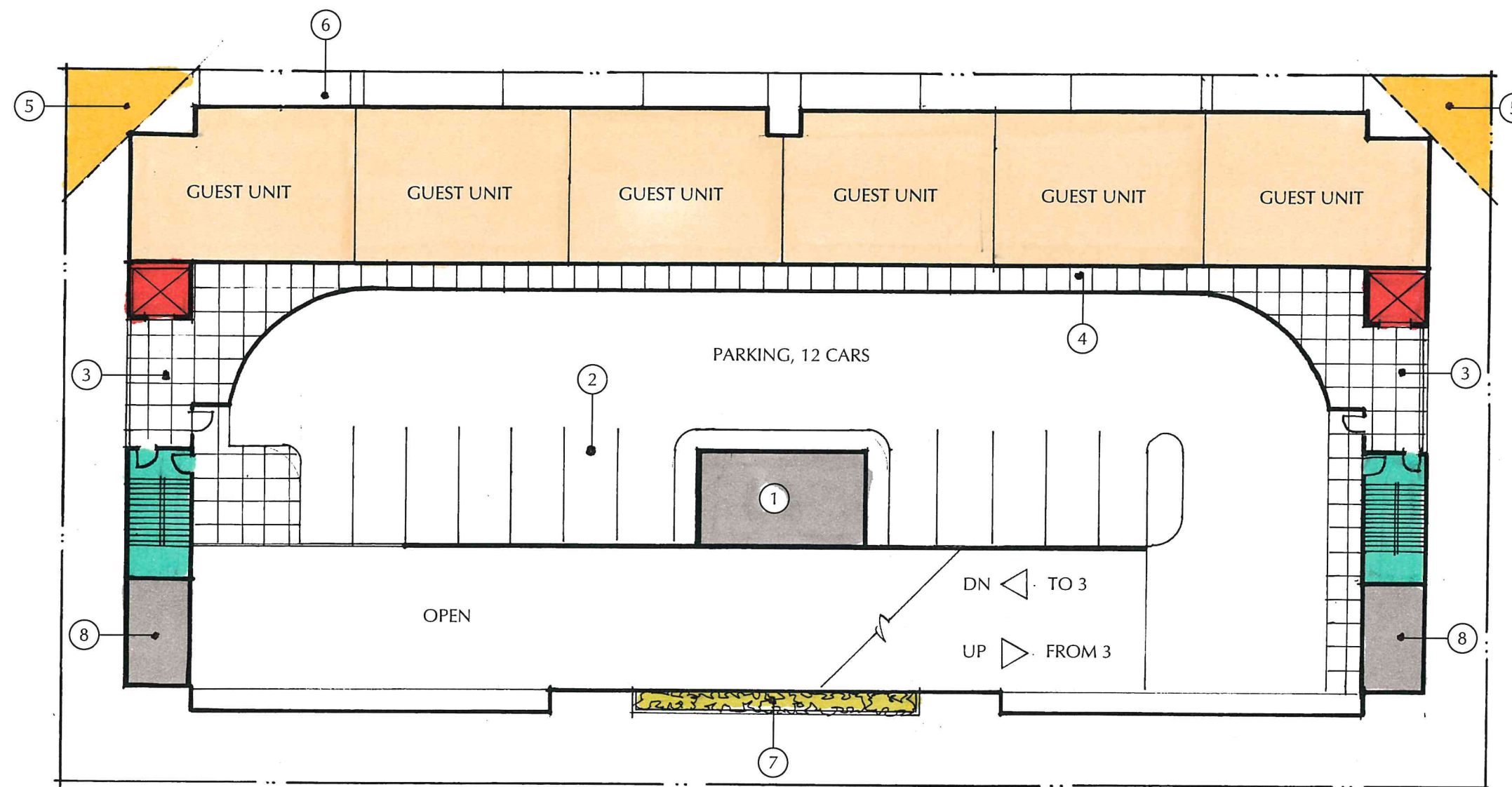


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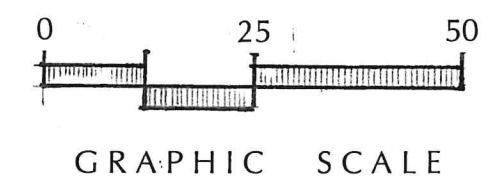
PROPOSED 60 UNIT DEVELOPMENT:
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 CLEARWATER BEACH, FLORIDA

LEGEND

- ① POOL EQUIPMENT
- ② TYPICAL 9'x19' PARKING SPACES
- ③ ELEVATOR/STAIR LOBBIES
- ④ RATED CORRIDOR
- ⑤ SIGHT VISIBILITY TRIANGLES AT WATERFRONT
- ⑥ 5' BALCONIES
- ⑦ PLANTER
- ⑧ MECHANICAL

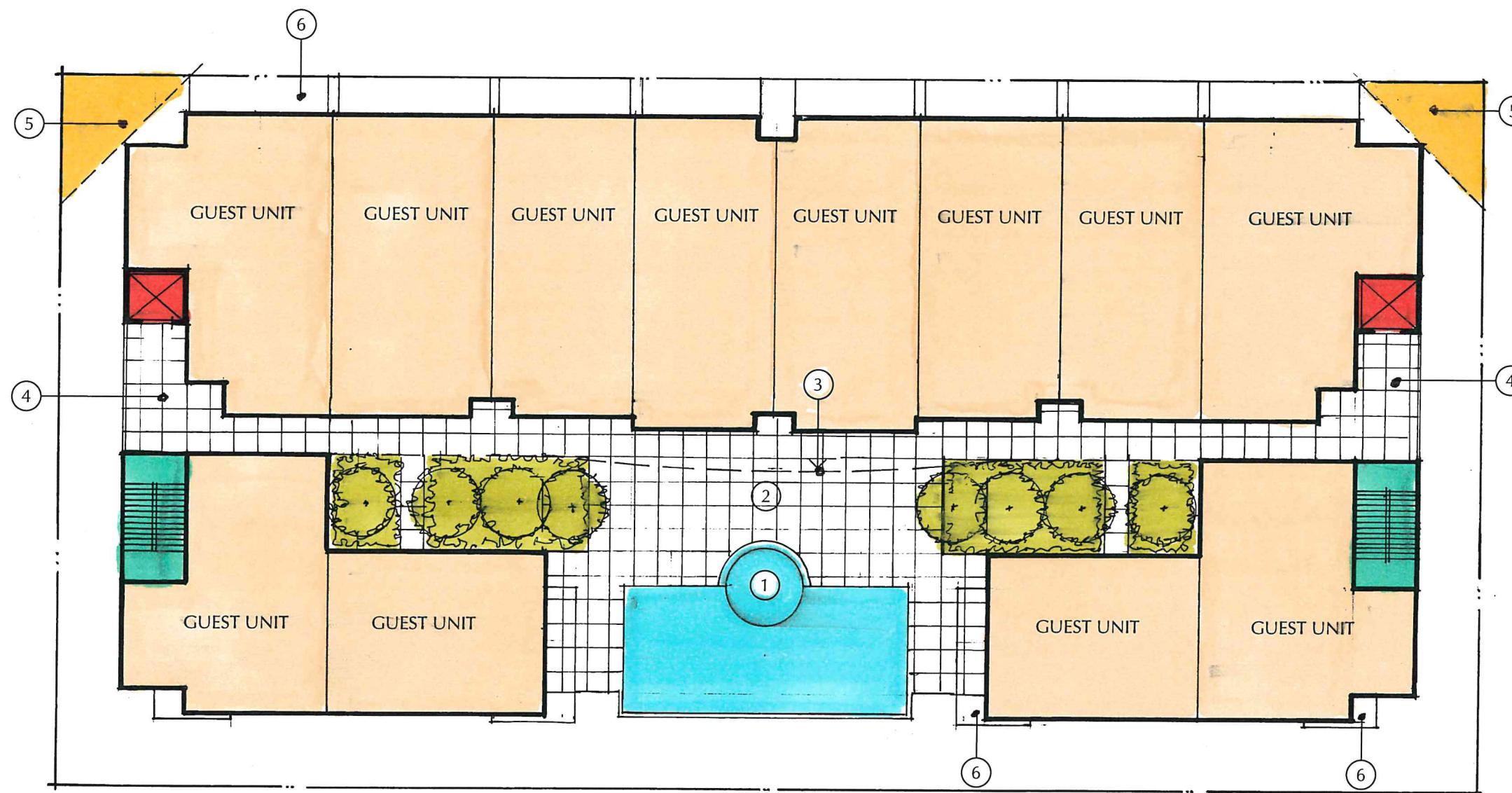


GUEST ROOM LEVEL 4

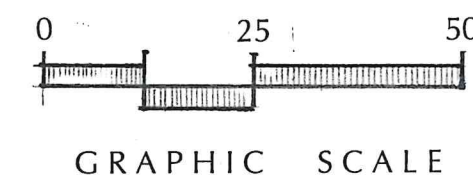


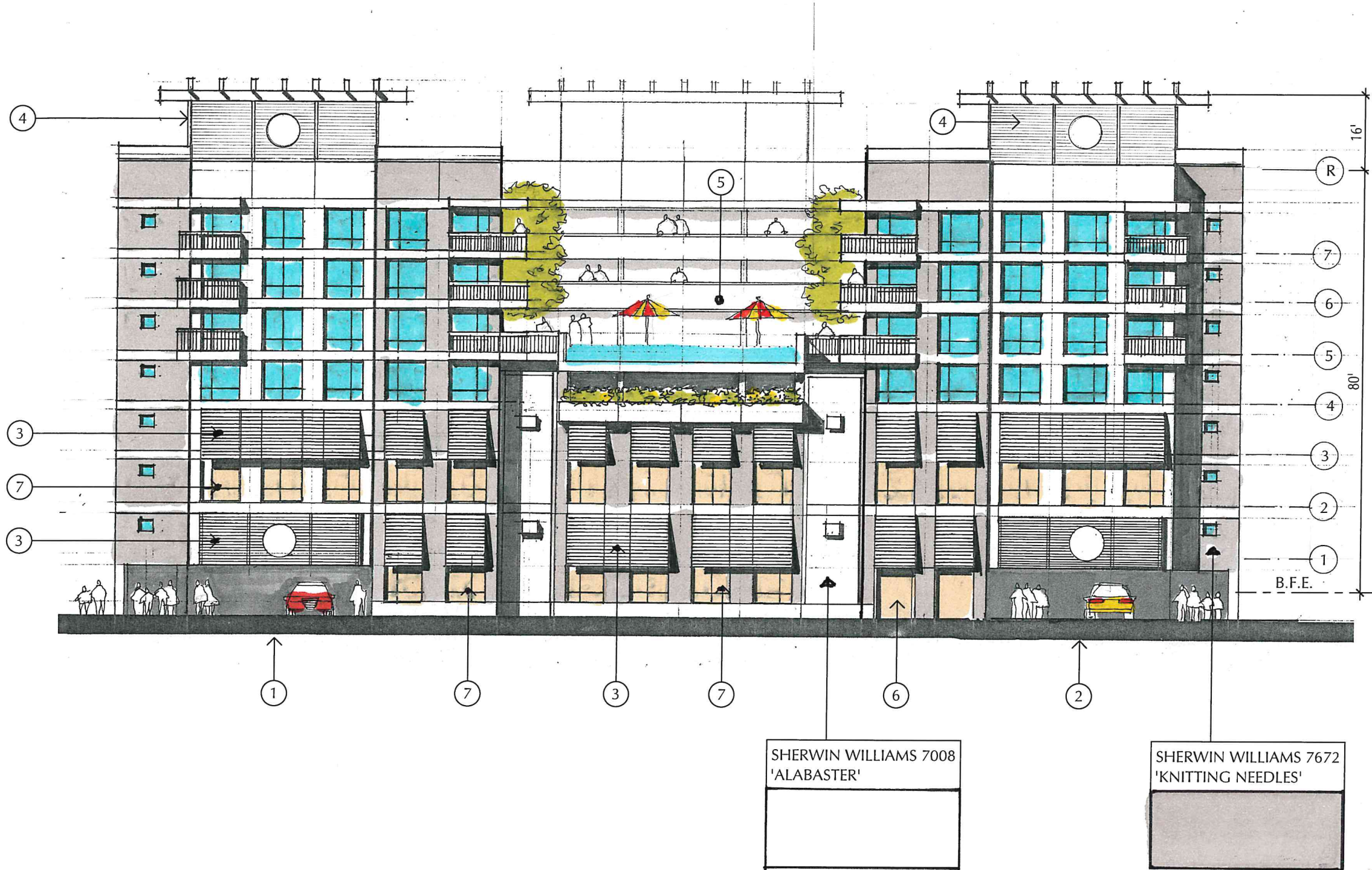
LEGEND

- ① POOL
- ② LANDSCAPE COURTYARD & DECK
- ③ LINE OF WALKWAYS AT LEVEL 6 & 7
- ④ OPEN TO ELEVATORS & STAIRS
- ⑤ SIGHT VISIBILITY TRIANGLES
- ⑥ BALCONIES



TYPICAL GUEST ROOM LEVELS 5,6,7
 (WITH POOL DECK AT LEVEL 5)





LEGEND

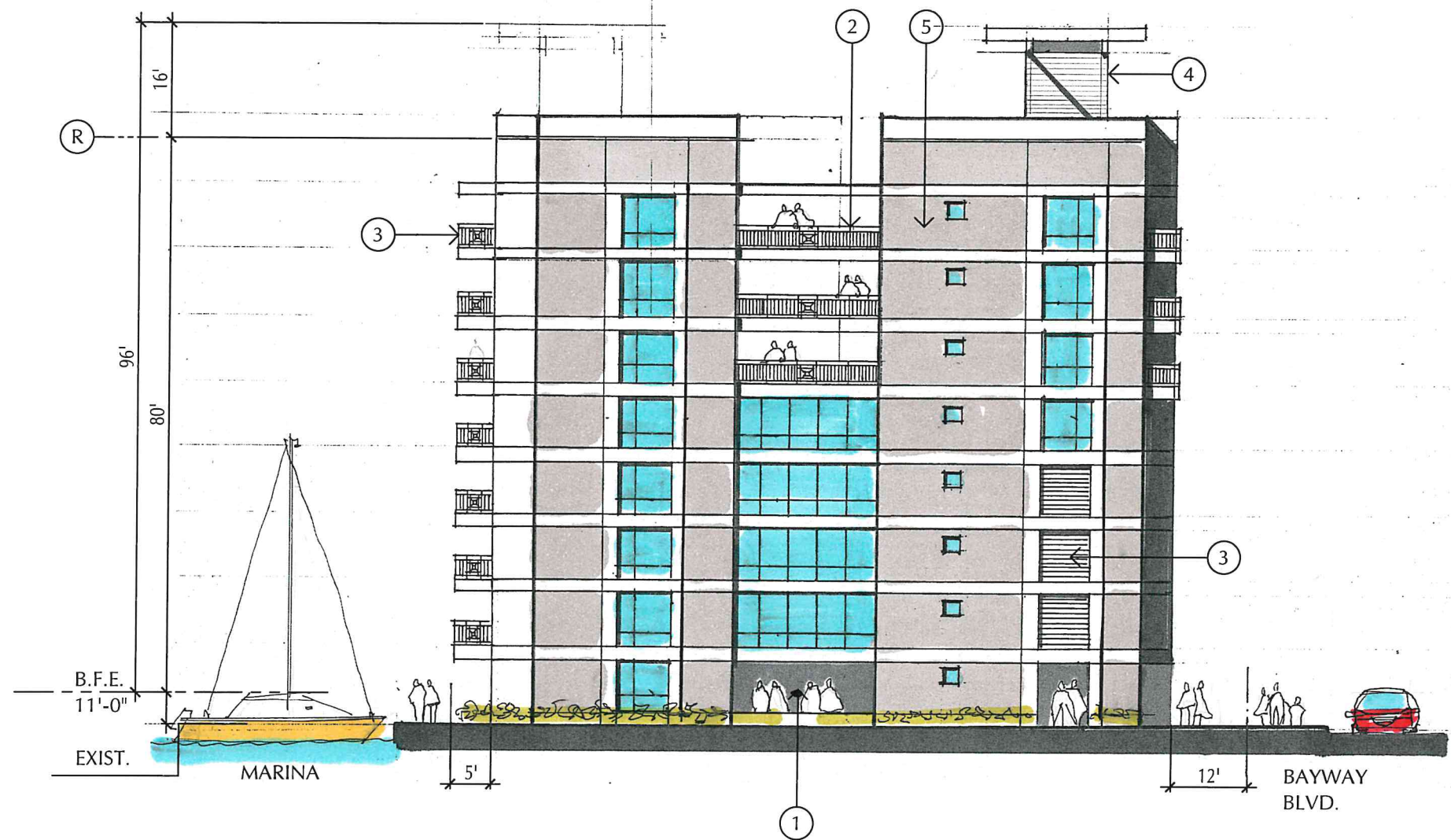
- ① EXIT ONLY & PEDESTRIAN ACCESS TO REGISTRATION
- ② ENTRANCE ONLY & PEDESTRIAN ACCESS TO EAST ELEVATOR
- ③ ARCHITECTURAL AWNINGS AT GARAGE OPENINGS
- ④ MECHANICAL PENTHOUSE WITH TRELLISED ROOF
- ⑤ OPEN COURT & POOL DECK 45' ABOVE BFE
- ⑥ ACCESS FOR ROLL OUT DUMPSTERS
- ⑦ TYPICAL ARCHITECTURAL FENESTRATION AT GARAGE OPENINGS

SOUTH ELEVATION AT BAYWAY WITH COLOR PALLETTE

PROPOSED 60 UNIT DEVELOPMENT:
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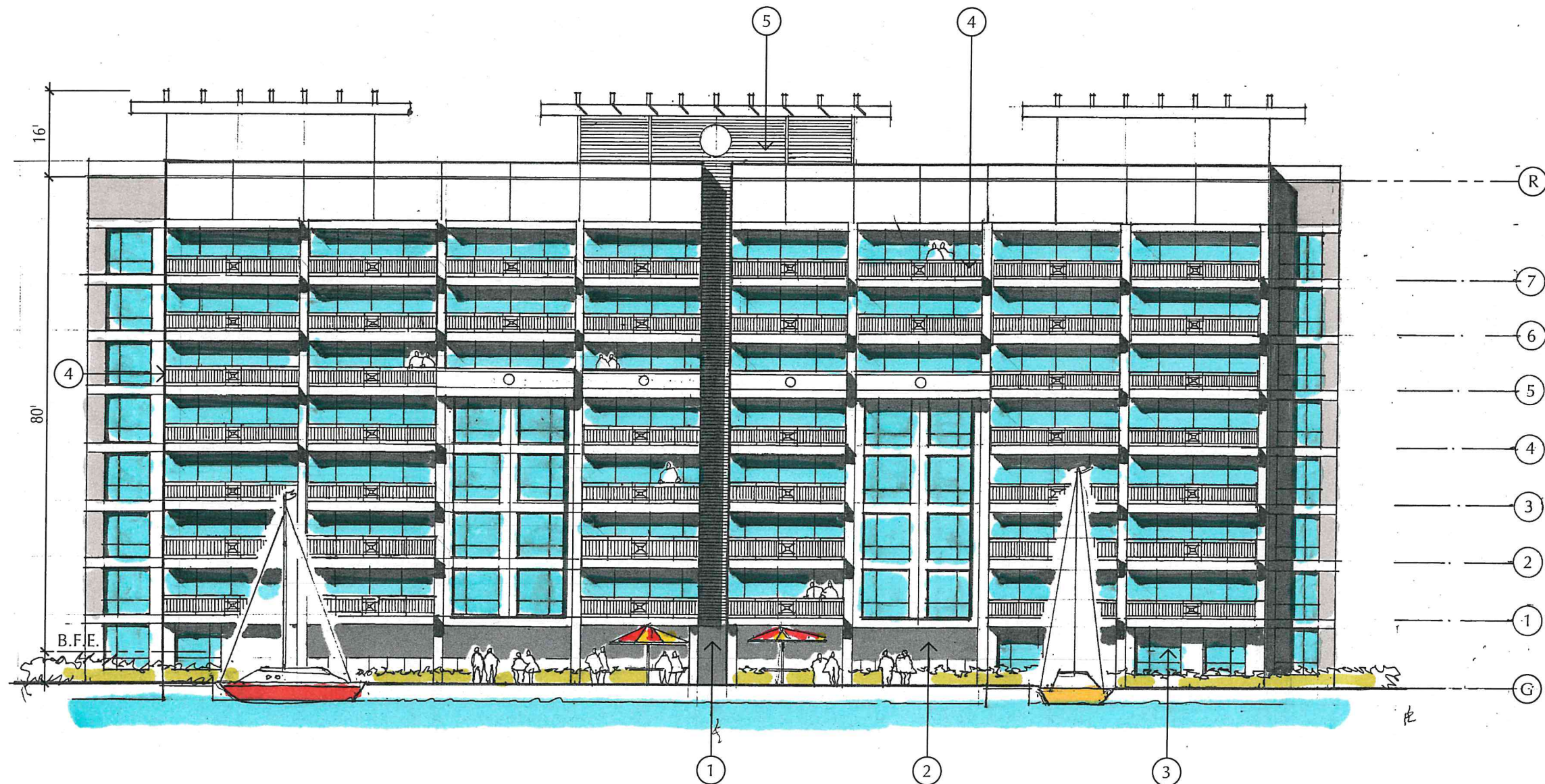


LEGEND

- ① OPEN TO GARAGE & ELEVATORS
- ② OPEN TO COURTYARD ON LEVELS 5,6,7
- ③ ARCHITECTURAL GRILLEWORK
- ④ MECHANICAL PENTHOUSE WITH TRELLISED ROOF
- ⑤ ARCHITECTURAL ACCENT PANELS GRADE TO LEVEL 7

WEST ELEVATION

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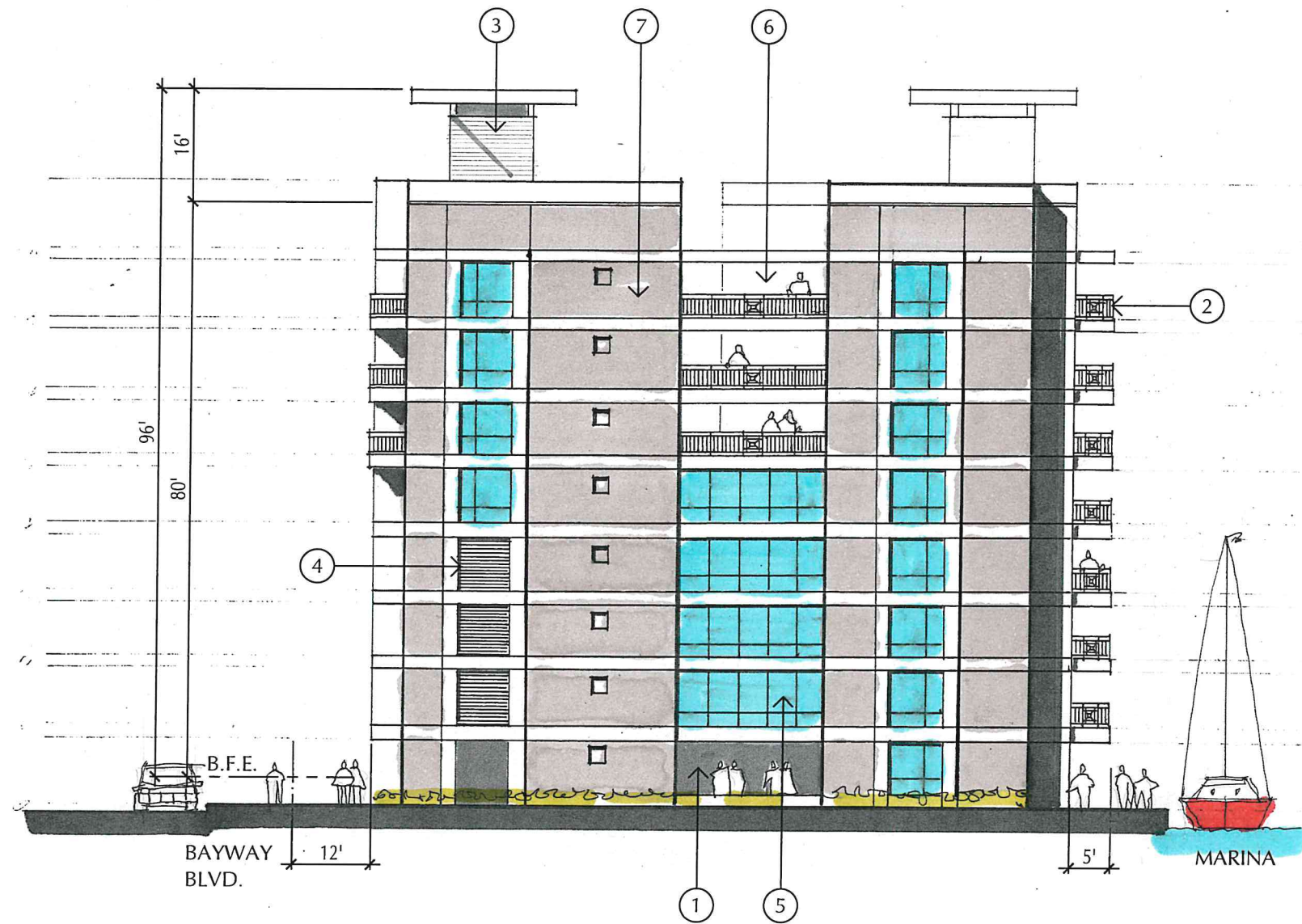


LEGEND

- ① 5'x5' BUILDING ALCOVE FOR CHANGE OF PLANE
- ② OPEN TO GARAGE
- ③ REGISTRATION (DRY-FLOODPROOF)
- ④ TYPICAL 5' BALCONIES
- ⑤ MECHANICAL PENTHOUSE W/ TRELLISED ROOF

NORTH ELEVATION AT MARINA

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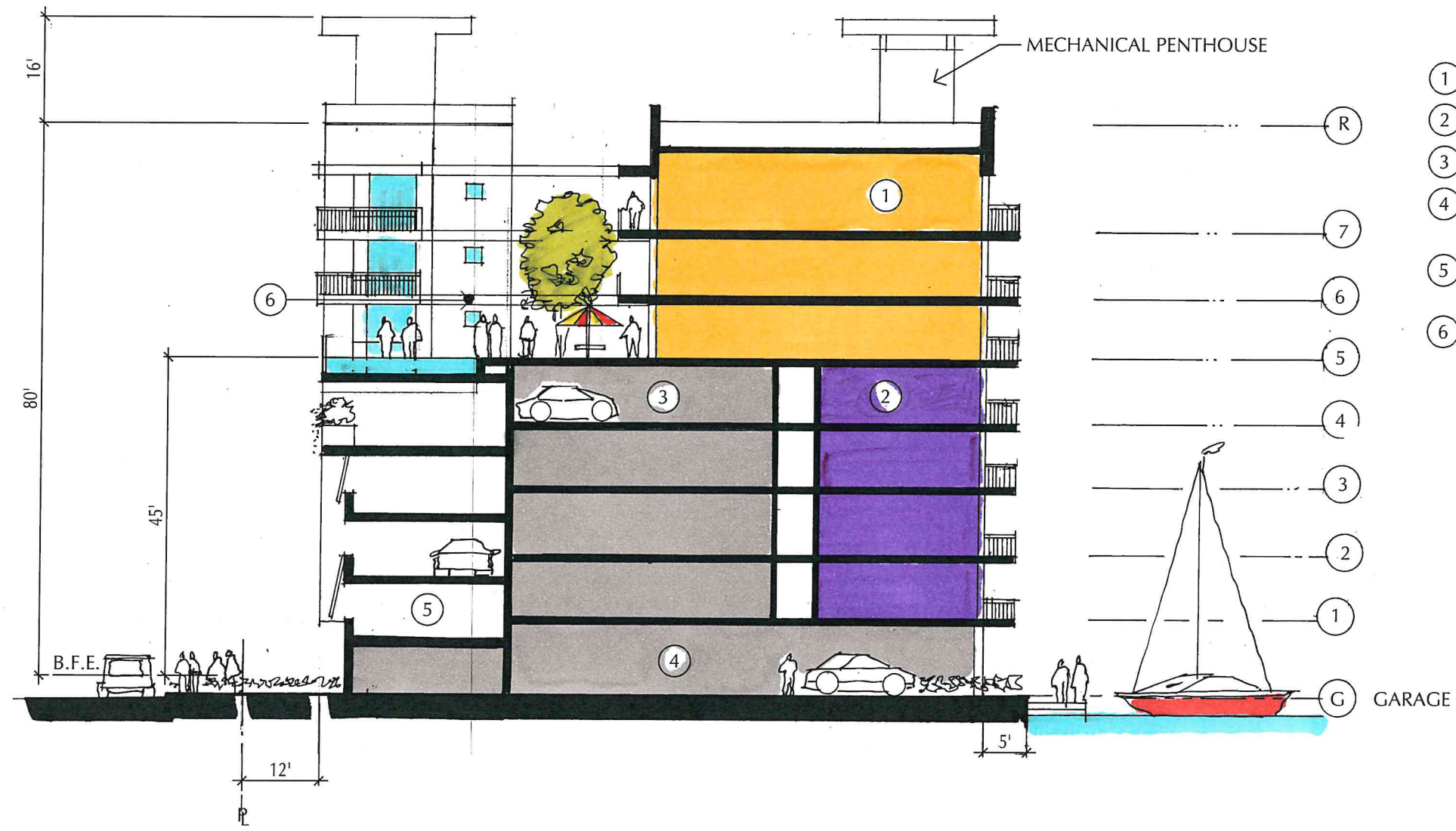


LEGEND

- ① OPEN TO EAST ELEVATOR ENTRANCE
- ② BALCONIES
- ③ MECHANICAL PENTHOUSE W/ TRELLISED ROOF
- ④ ARCHITECTURAL GRILLEWORK
- ⑤ GLASS AT ENCLOSED ELEVATOR LOBBIES AT LEVELS 1,2,3,4
- ⑥ OPEN TO COURTYARD AT LEVELS 5,6,7
- ⑦ ARCHITECTURAL ACCENT PANELS, GRADE TO LEVEL 7

EAST ELEVATION

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BUILDING SECTION THROUGH POOL & COURT AT LEVEL 5

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