EXHIBIT "B"

Conceptual Site Plan

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

DRAWING INDEX

- 1. SITE PLAN
- FLOOR PLAN @ GARAGE ENTRY
 WEST ELEVATION
- 2A. TRAFFIC GEOMETRY
- 3. TYPICAL FLOOR PLAN LEVELS 1,2,3 9. EAST ELEVATION
- 4. FLOOR PLAN LEVEL 4
- 5. TYPICAL GUEST ROOM LEVELS 5,6,7

- 6. SOUTH ELEVATION @ BAYWAY
- 8. NORTH ELEVATION, WATERSIDE
- 10. MASSING STUDY
- 11. CROSS SECTION

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

Aude Smith Architecture, AIA Clearwater, Florida



SITE ANALYSIS: 850 BAYWAY

1. <u>SITE AREA</u> = 0.66 AC = 28,800 SF

- A) PROPOSED HOTEL UNITS = $\underline{60}$
- B) PROPOSED DENSITY, 90 UNITS /ACRE INCLUDING 27 UNITS FROM HDR
- C) ALLOWABLE DENSITY, 99 UNITS/ACRE

- A) HOTEL WITH OVERNIGHT ACCOMODATIONS.
- B) SECOND USE: DOCK WITH 26 BOAT SLIPS (EXISTING).

4. BUILDING AREA:

- A) HOTEL USE = 83,578 SF
- B) PARKING STRUCTURE = 76,346 SF
- C) TOTAL AREA = 159,924 SF

A) PARKING REQUIRED @ 1.2 SPACES PER UNIT =

72 CARS

B) PARKING ALLOCATION FOR EXISTING 26 BOAT

SLIPS, (SECOND USE)

- a) <u>10</u> OF <u>26</u> EXISTING SLIPS ARE RESERVED FOR
- TRANSIENT USE BY HOTEL GUESTS.
- b) REMAINING 16 EXISTING SLIPS REQUIRE ONE SPACE PER TWO SLIPS, OR 8 SPACES.
- c) PARKING SUMMARY FOR BOTH USES. TOTAL PARKING REQUIRED = 80 TOTAL PARKING PROVIDED = 80

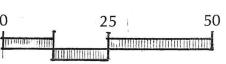
6. PROPOSED SETBACKS

- A) FRONT = 12 FEET
- B) SIDE YARD = 10 FEET
- C) REAR = 5 FEET WITH BALCONIES **EXTENDED ABOVE 5**1

7. IMPERVIOUS SURFACE RATIO: (ISR)

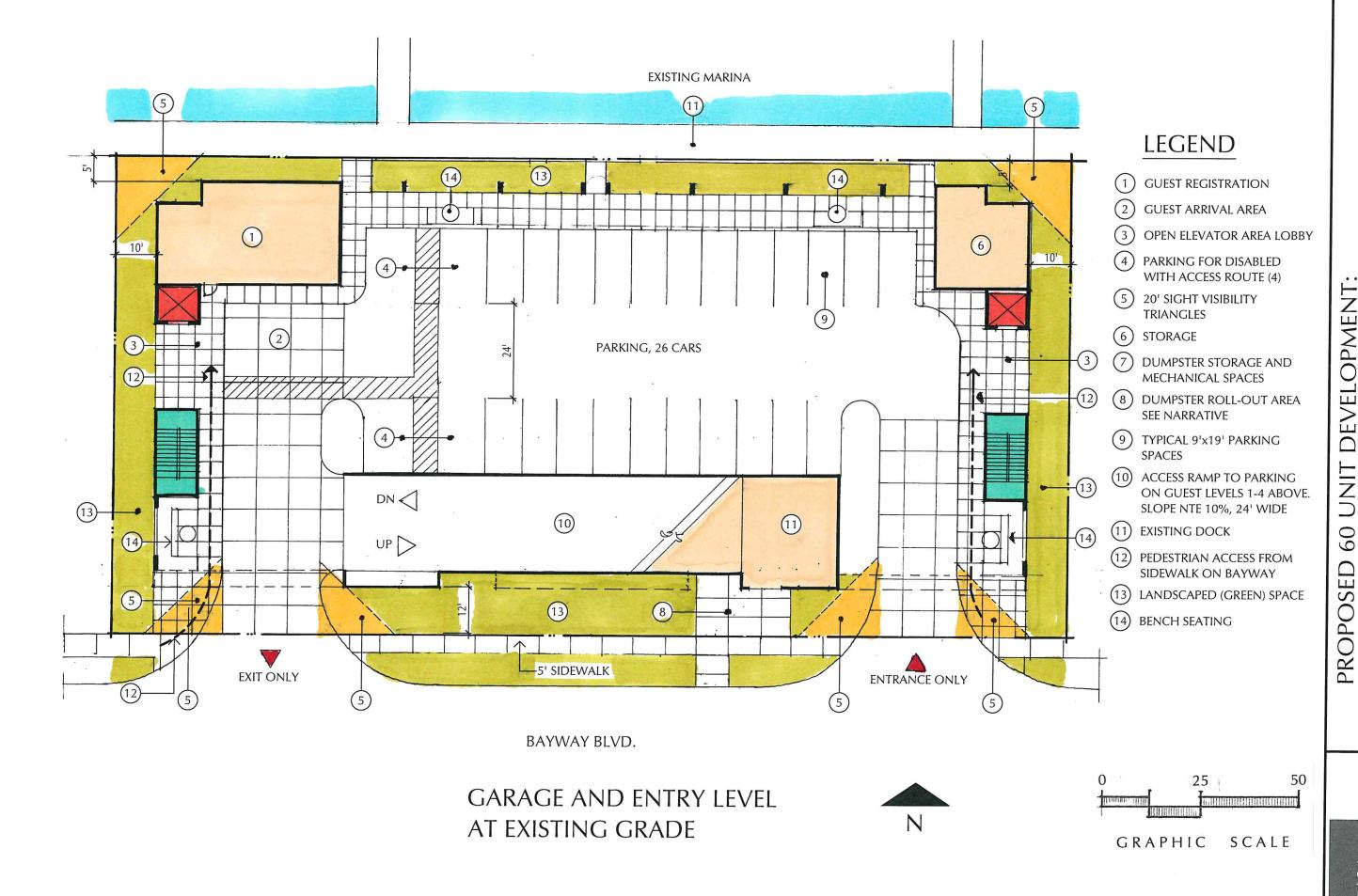
- A) ISR PROPOSED = .92
- B) ISR PERMITTED = .95





GRAPHIC SCALE

DEVELOPMENT Θ 09 OSED Δ 5 ∞



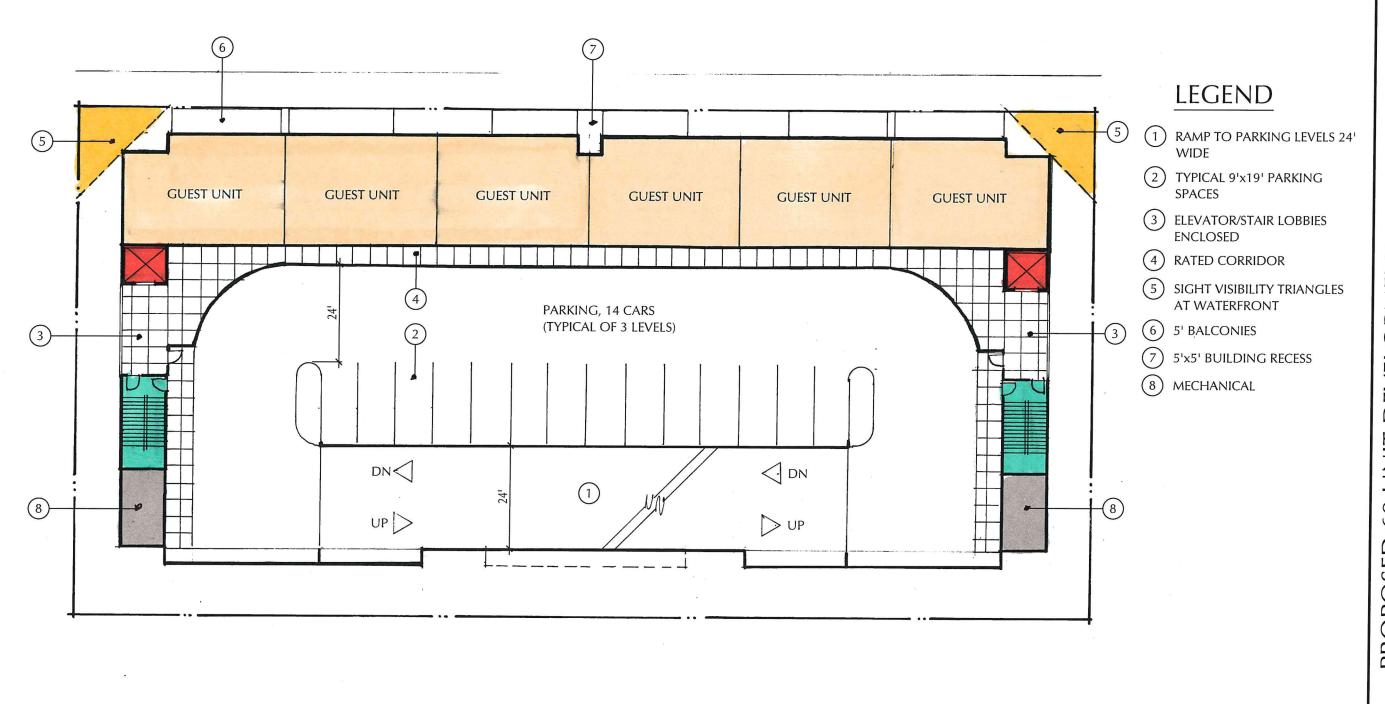
PROPOSED 60 UNIT DEVELOPMENT: 850 BAYWAY BLVD. CLEARWATER BEACH, FLORIDA



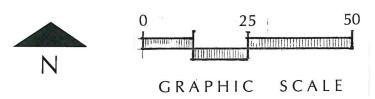
PROPOSED 60 UNIT DEVELOPMENT: 850 BAYWAY BLVD. CLEARWATER BEACH, FLORIDA

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



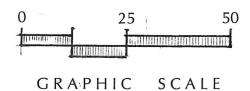
PROPOSED 60 UNIT DEVELOPMENT: 850 BAYWAY BLVD.



- 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





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PROPOSED 850 BAY

DEVELOPMENT:

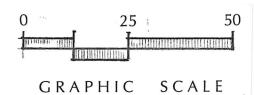
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- 1 POOL
- 2 LANDSCAPE COURTYARD & DECK
- 3 LINE OF WALKWAYS AT LEVEL 6 & 7
- 4 OPEN TO ELEVATORS & STAIRS
- 5 SIGHT VISIBILITY TRIANGLES
- 6 BALCONIES

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







PROPOSED 60 UNIT DEVELOPMENT: 850 BAYWAY BLVD.

- 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
- OPEN COURT & POOL DECK 45' ABOVE BFE
- 6 ACCESS FOR ROLL OUT DUMPSTERS
- 7 TYPICAL ARCHITECTURAL FENESTRATION AT GARAGE OPENINGS

SHERWIN WILLIAMS 7008 SHERWIN WILLIAMS 7672 'ALABASTER' 'KNITTING NEEDLES'

SOUTH ELEVATION AT BAYWAY WITH COLOR PALLETTE



- ① OPEN TO GARAGE & ELEVATORS
- 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



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

NORTH ELEVATION AT MARINA

PROPOSED 60 UNIT DEVELOPMENT: 850 BAYWAY BLVD.



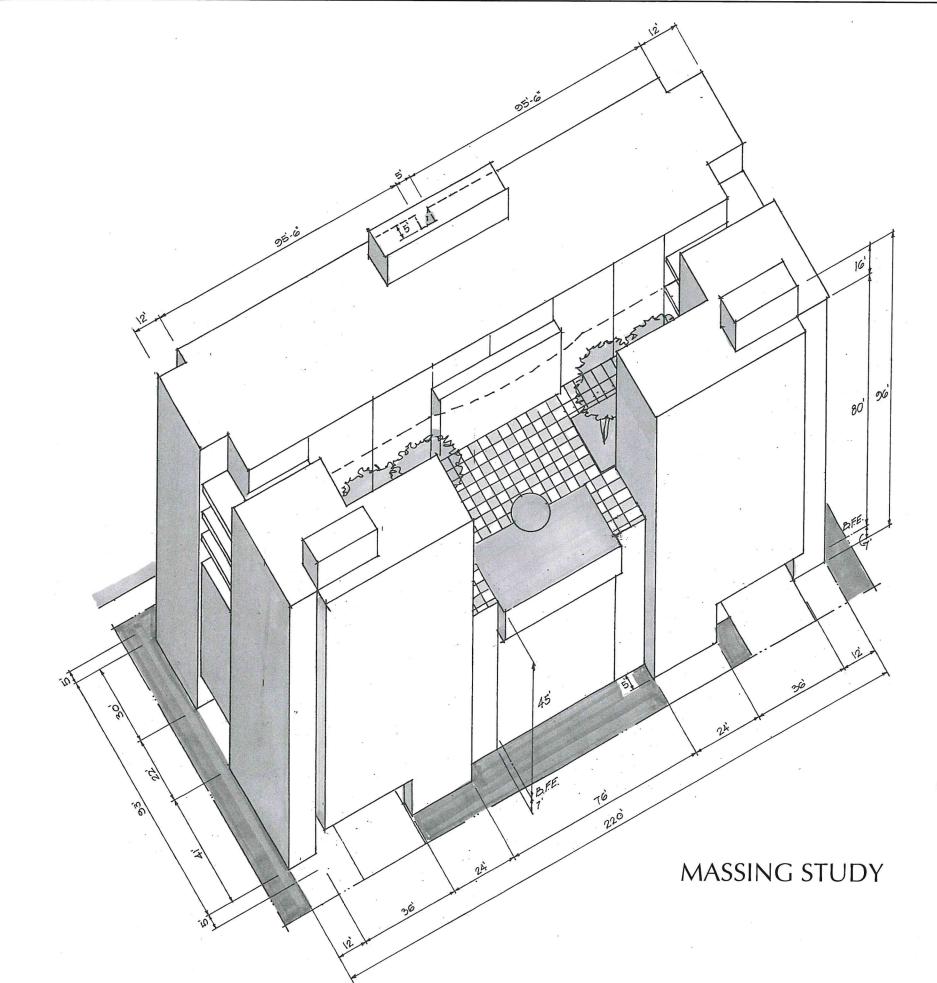
- OPEN TO EAST ELEVATOR ENTRANCE
- 2 BALCONIES
- MECHANICAL PENTHOUSE W/ TRELLISED ROOF
- 4) ARCHITECTURAL GRILLEWORK
- GLASS AT ENCLOSED
 ELEVATOR LOBBIES AT LEVELS
 1,2,3,4
- 6 OPEN TO COURTYARD AT LEVELS 5,6,7
- 7 ARCHITECTURAL ACCENT PANELS, GRADE TO LEVEL 7

PROPOSED 60 UNIT DEVELOPMENT: 850 BAYWAY BLVD.

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EAST ELEVATION



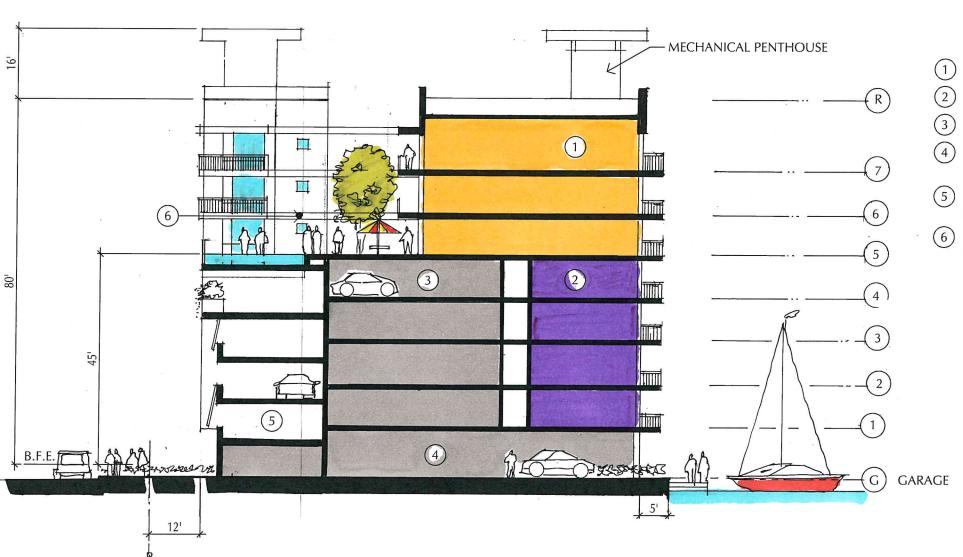
						VOLUME	181	
				FOOTPRINT PER	VOLUME	COMBINED	%	%
			LEVEL	LEVEL X HEIGHT	FT TOTAL	FT TOTAL	ACTUAL	ALLOWER
	1		- R -					
	ALLOWED 46'	AL	7	14,882 X 14'	208,348			
55		ACTUAL	6	ie				
			5	14,882 X 20'	297,640	505,988	52.9	75
7			4					
45,			3	- **				
			2					
	25	<u>.</u>	1	21,208 X 40'	848,320			
3		BFE	P .	21,620 X 5'	108,000	956,320	100	100

BEACH BY DESIGN CRITERIA

- 1 THE PROPOSED DEVELOPMENT CONFORMS WITH BEACH BY DESIGN FOR THE CLEARWATER PASS AREA TO SATISFY MASSING & VOLUME REQUIREMENTS UNDER BBD SECTION C.1.,C.2,C.4,C.5. AND C.6.
- 2 UNDER C.4, WHERE HDR UNITS ARE INCLUDED, BUILDING ENVELOPE MAXIMUMS ARE PERMITTED TO 75% OF THEORETICAL ABOVE 45'.
 PROPOSED DEVELOPMENT OCCUPIES 52.9% OF THEORETICAL MAXIMUM ABOVE 45'.
 SEE TABULATION ABOVE.

PROPOSED 60 UNIT DEVELOPMEN-850 BAYWAY BLVD.
CLEARWATER BEACH, FLORIDA





- 1) GUEST UNITS LEVEL 5,6,7
- (2) GUEST UNITS LEVEL 1,2,3,4
- (3) PARKING LEVEL 1,2,3,4, 42 CARS
- 4 GARAGE/GRADE LEVEL PARKING, 26 CARS
- 5 ACCESS RAMP BETWEEN PARKING LEVELS
- 6 OPEN COURTYARD AND POOL ON LEVEL 5

BUILDING SECTION THROUGH POOL & COURT AT LEVEL 5



DEVELOPMENT:

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