

EXHIBIT “B”

Conceptual Site Plan

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

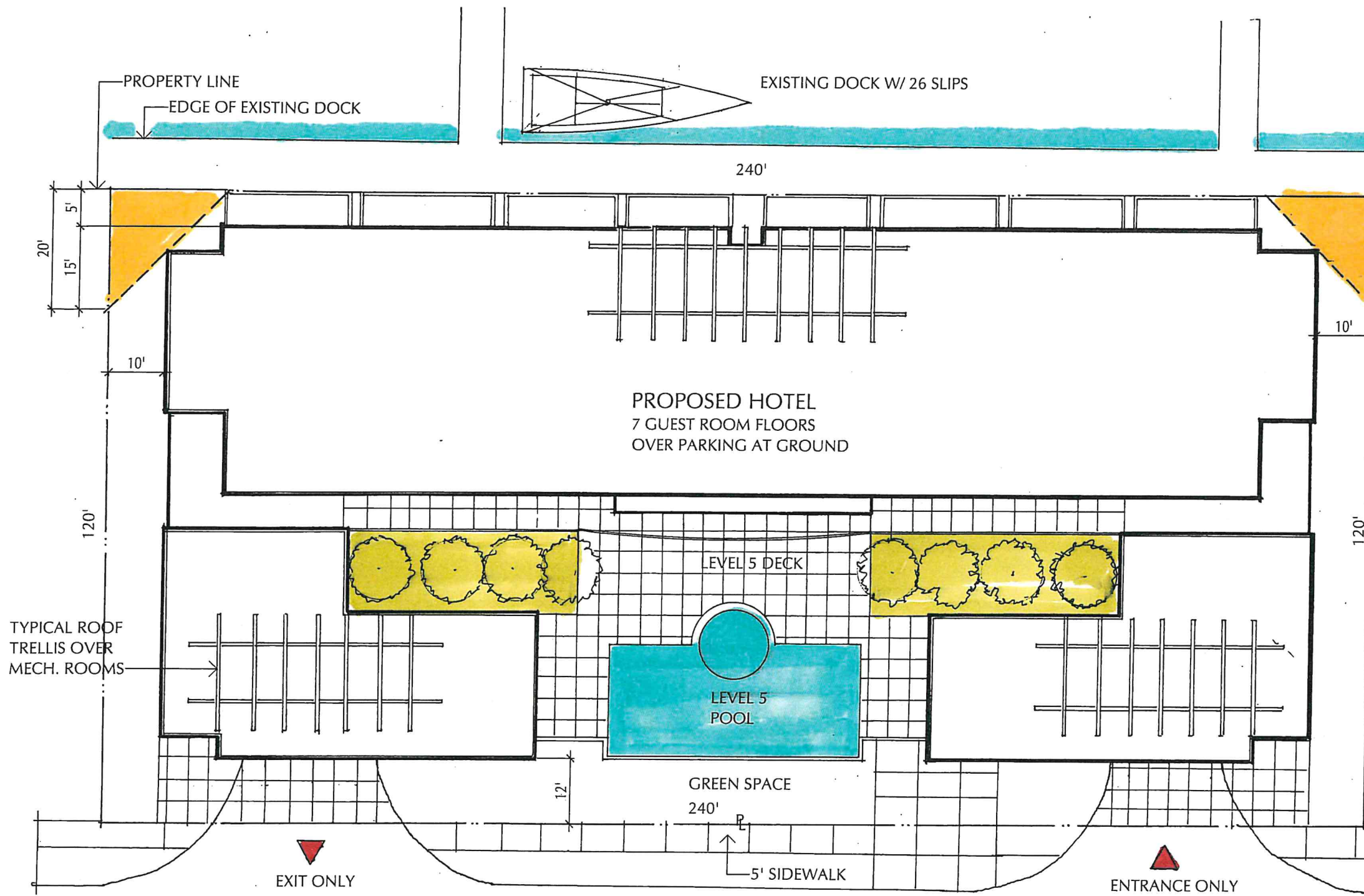
EXHIBIT 'B'

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

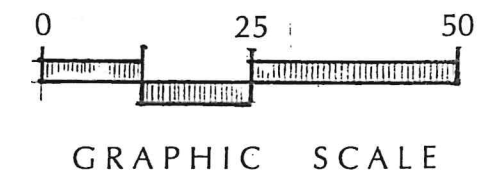
Aude Smith Architecture, AIA Clearwater, Florida



SITE ANALYSIS: 850 BAYWAY

1. SITE AREA = 0.66 AC = 28,800 SF
2. DENSITY:
 - A) PROPOSED HOTEL UNITS = 60
 - B) PROPOSED DENSITY, 90 UNITS /ACRE INCLUDING 27 UNITS FROM HDR
 - C) ALLOWABLE DENSITY, 99 UNITS/ACRE
3. PROPOSED USE:
 - 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
5. PARKING:
 - A) PARKING REQUIRED @ 1.2 SPACES PER UNIT =
72 CARS
 - B) PARKING ALLOCATION FOR EXISTING 26 BOAT SLIPS, (SECOND USE)
 - a) 10 OF 26 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'
7. IMPERVIOUS SURFACE RATIO: (ISR)
 - A) ISR PROPOSED = .92
 - B) ISR PERMITTED = .95

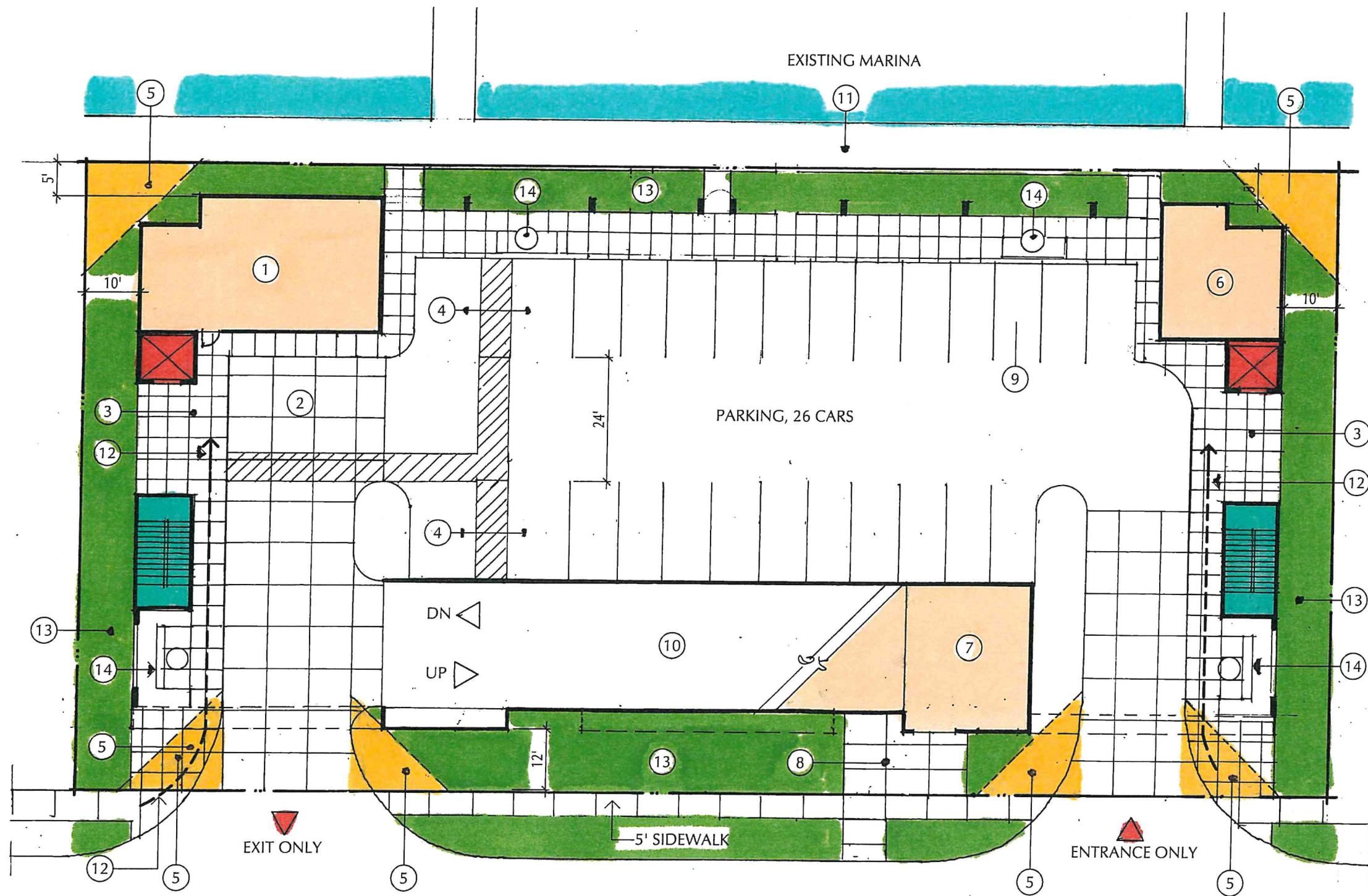
SITE PLAN
SEE GRADE LEVEL GARAGE PLAN SHEET #2



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

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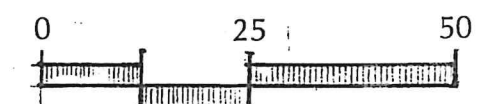
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LEGEND

- 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

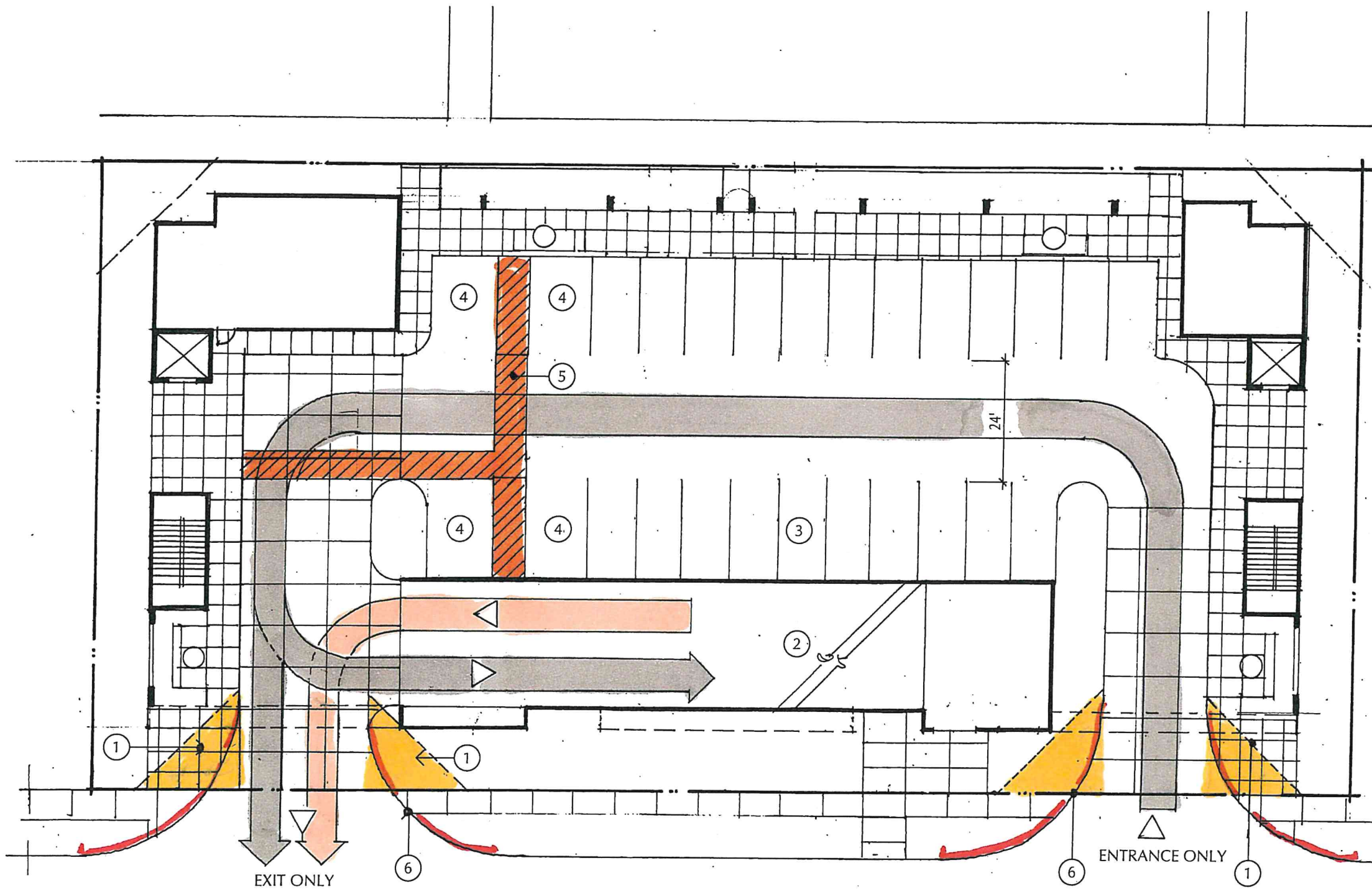


GRAPHIC SCALE

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

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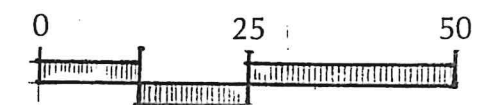


LEGEND

- 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

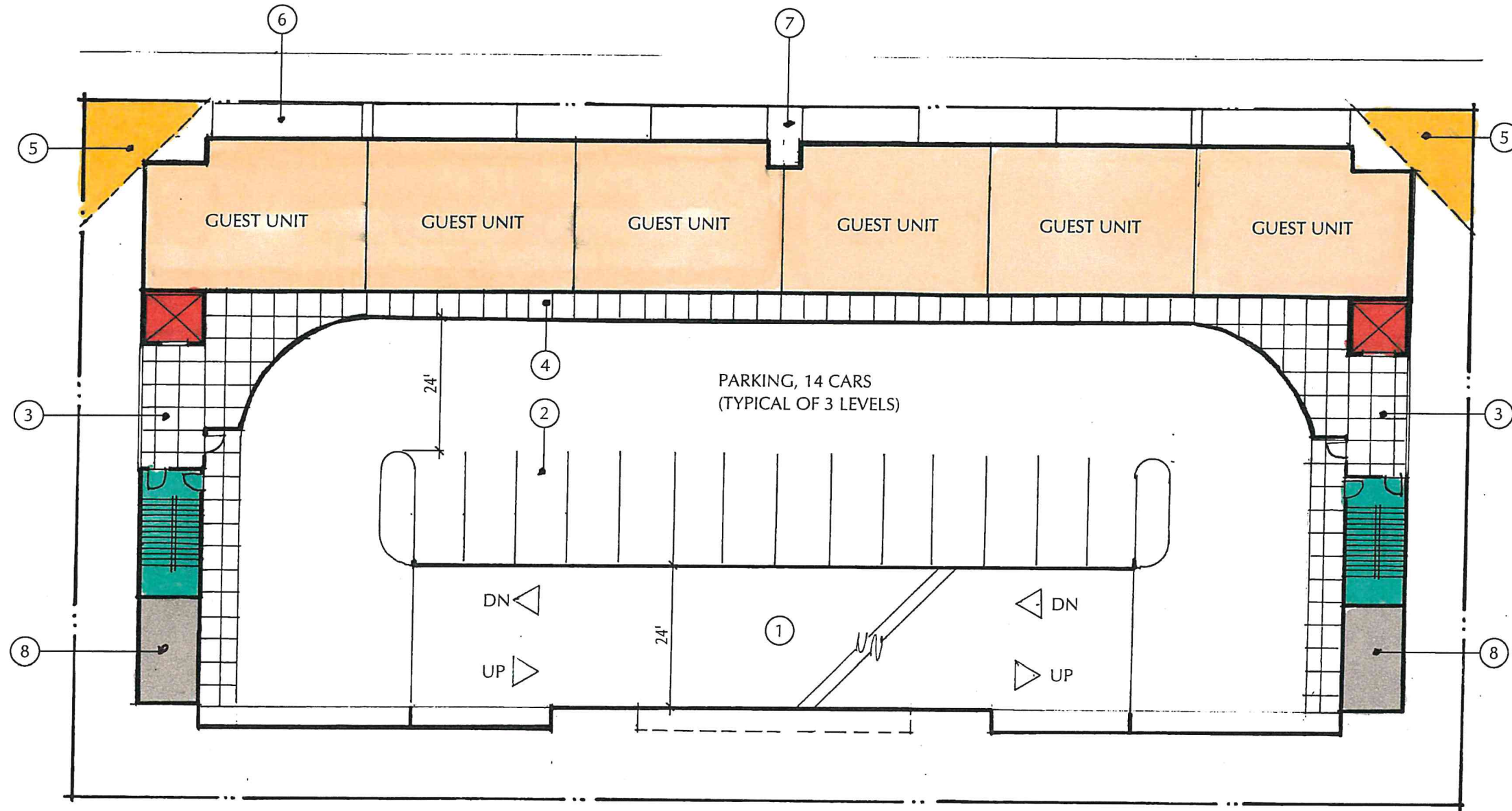


GRAPHIC SCALE

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 CLEARWATER BEACH, FLORIDA

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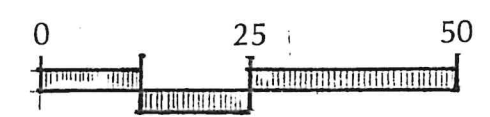
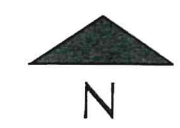
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LEGEND

- 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)



GRAPHIC SCALE

PROPOSED 60 UNIT DEVELOPMENT:
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CLEARWATER BEACH, FLORIDA

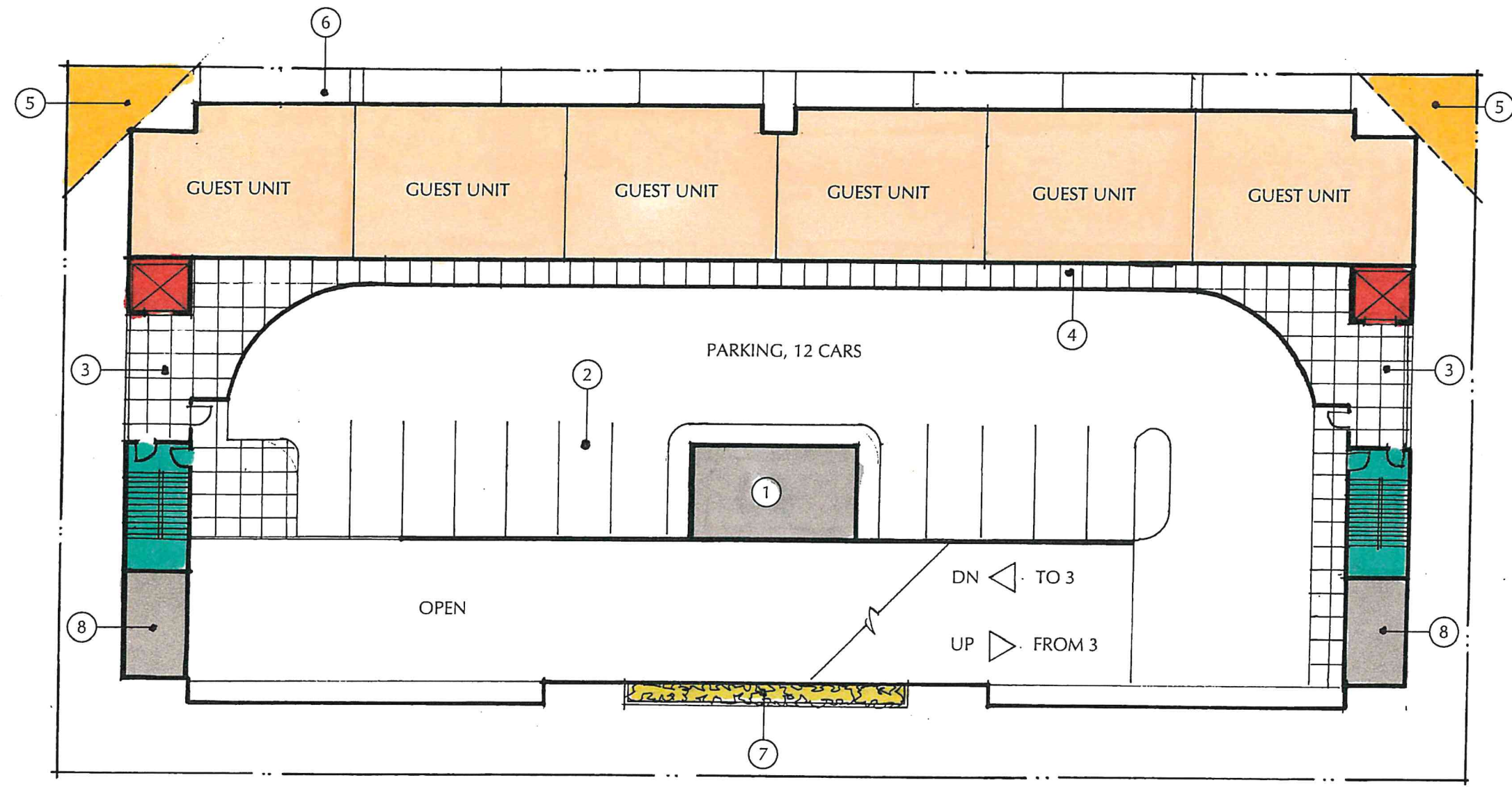
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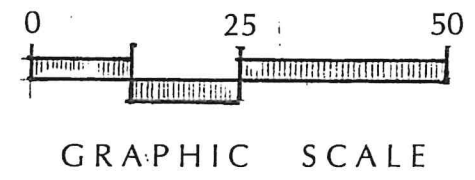
PROPOSED 60 UNIT DEVELOPMENT:
850 BAYWAY BLVD.
CLEARWATER BEACH, FLORIDA

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



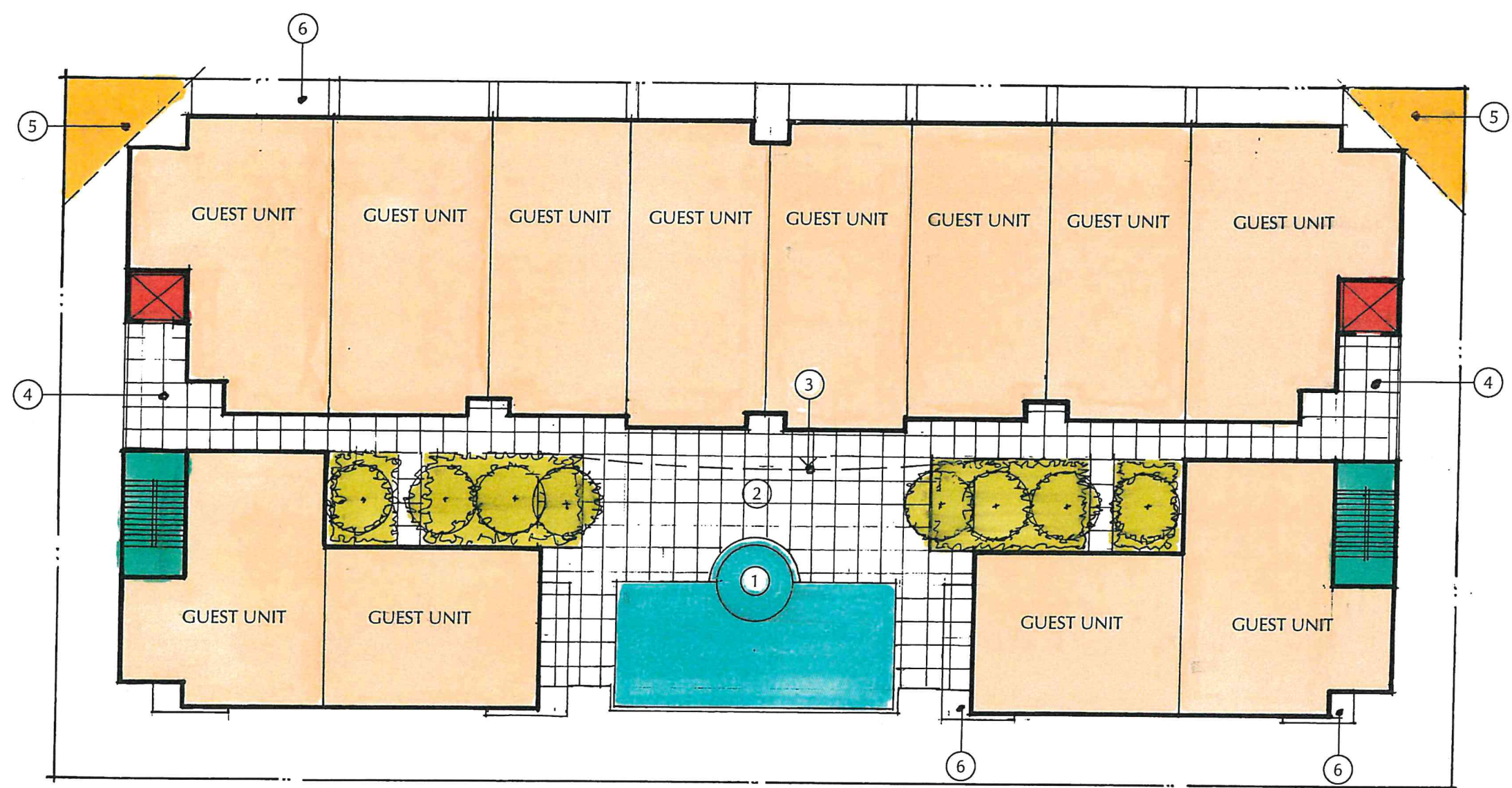
GUEST ROOM LEVEL 4



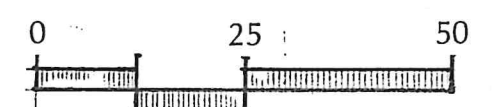
PROPOSED 60 UNIT DEVELOPMENT:
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LEGEND

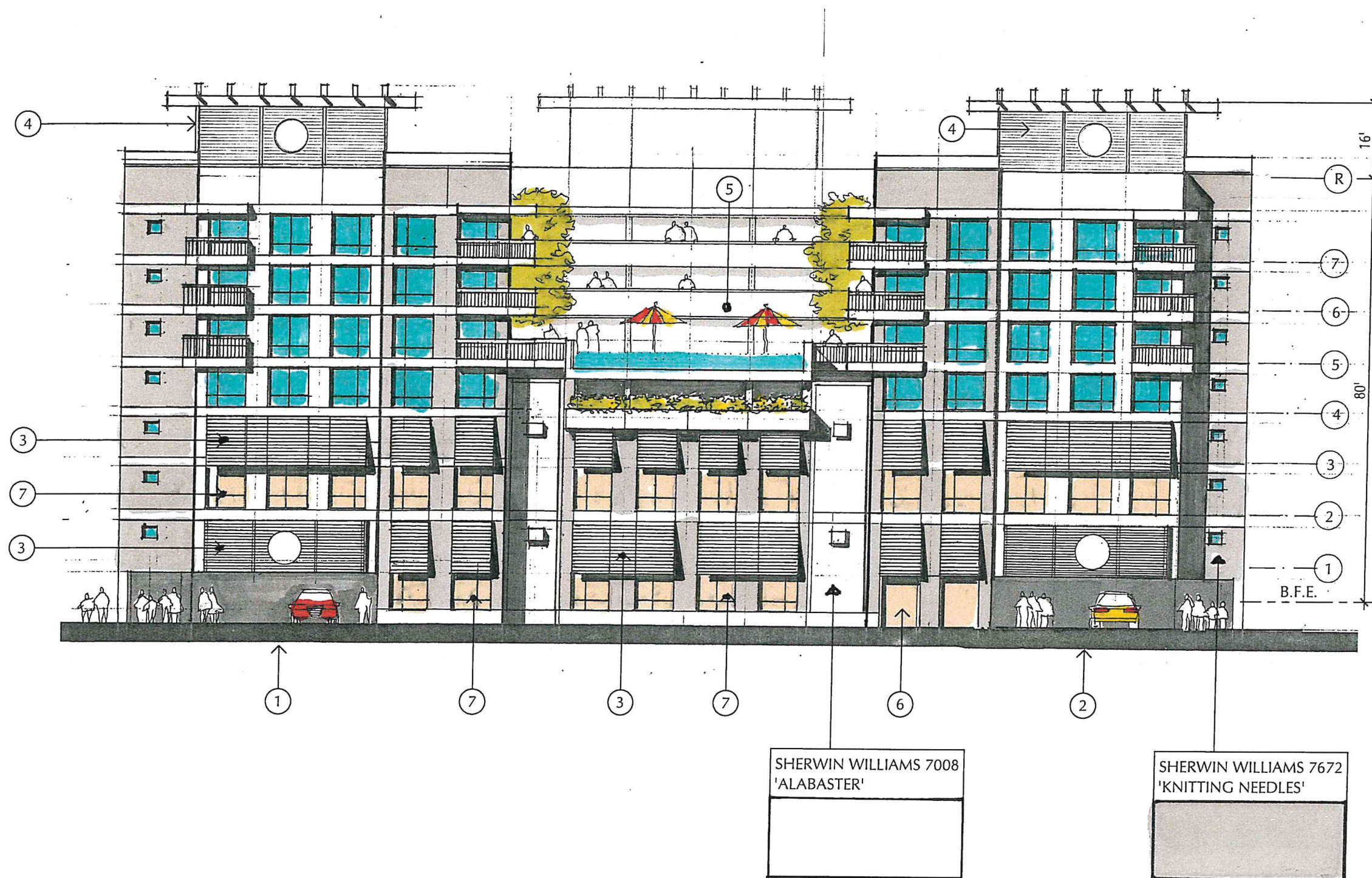
- ① POOL
- ② LANDSCAPE COURTYARD & DECK
- ③ LINE OF WALKWAYS AT LEVEL 6 & 7
- ④ OPEN TO ELEVATORS & STAIRS
- ⑤ SIGHT VISIBILITY TRIANGLES
- ⑥ BALCONIES



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



GRAPHIC SCALE



LEGEND

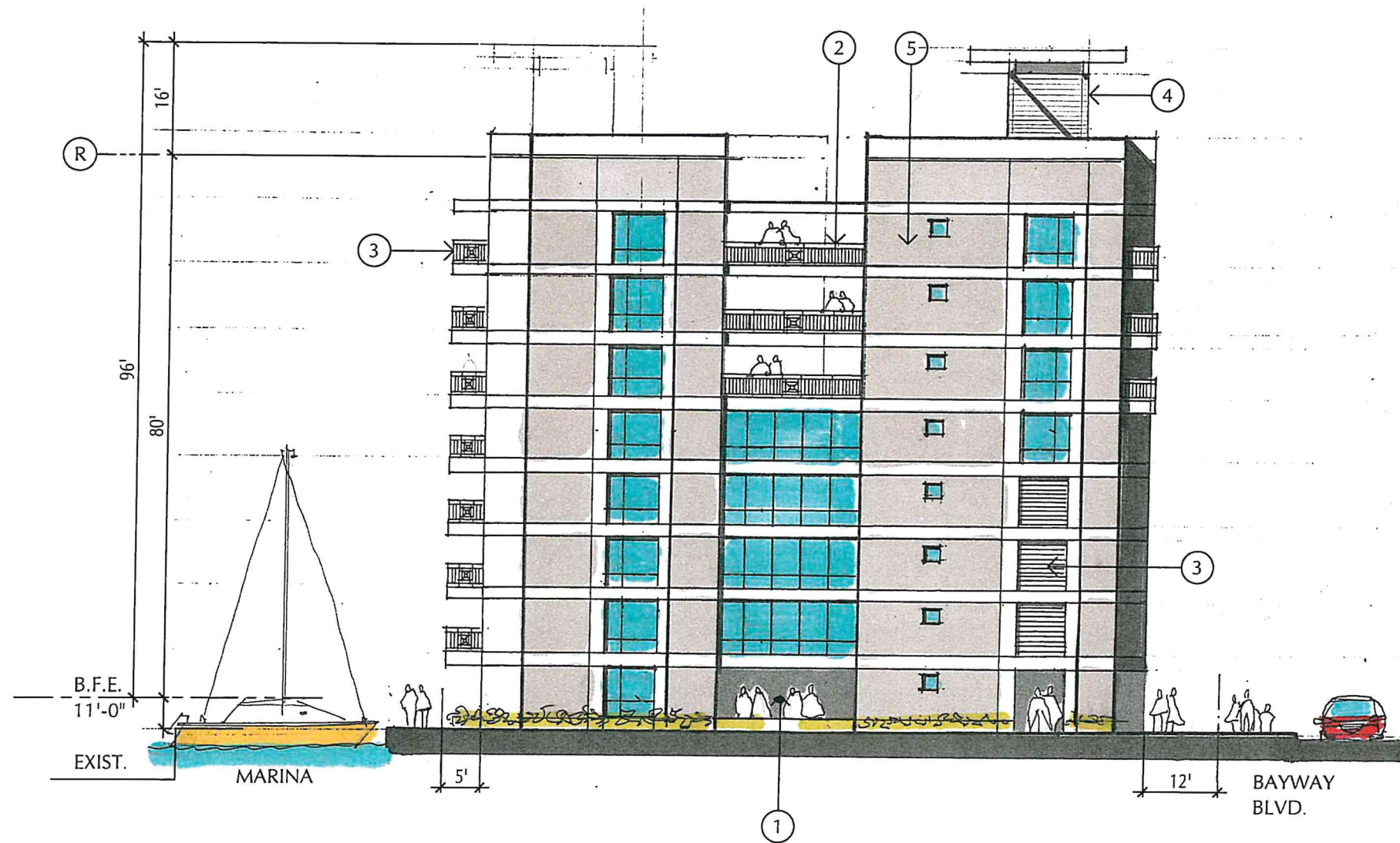
- ① EXIT ONLY & PEDESTRIAN ACCESS TO REGISTRATION
- ② ENTRANCE ONLY & PEDESTRIAN ACCESS TO EAST ELEVATOR
- ③ ARCHITECTURAL AWNINGS AT GARAGE OPENINGS
- ④ MECHANICAL PENTHOUSE WITH TRELLISED ROOF
- ⑤ OPEN COURT & POOL DECK 45' ABOVE BFE
- ⑥ ACCESS FOR ROLL OUT DUMPSTERS
- ⑦ TYPICAL ARCHITECTURAL FENESTRATION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

PROPOSED 60 UNIT DEVELOPMENT:
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 CLEARWATER BEACH, FLORIDA

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SOUTH ELEVATION AT BAYWAY WITH COLOR PALLETTE



LEGEND

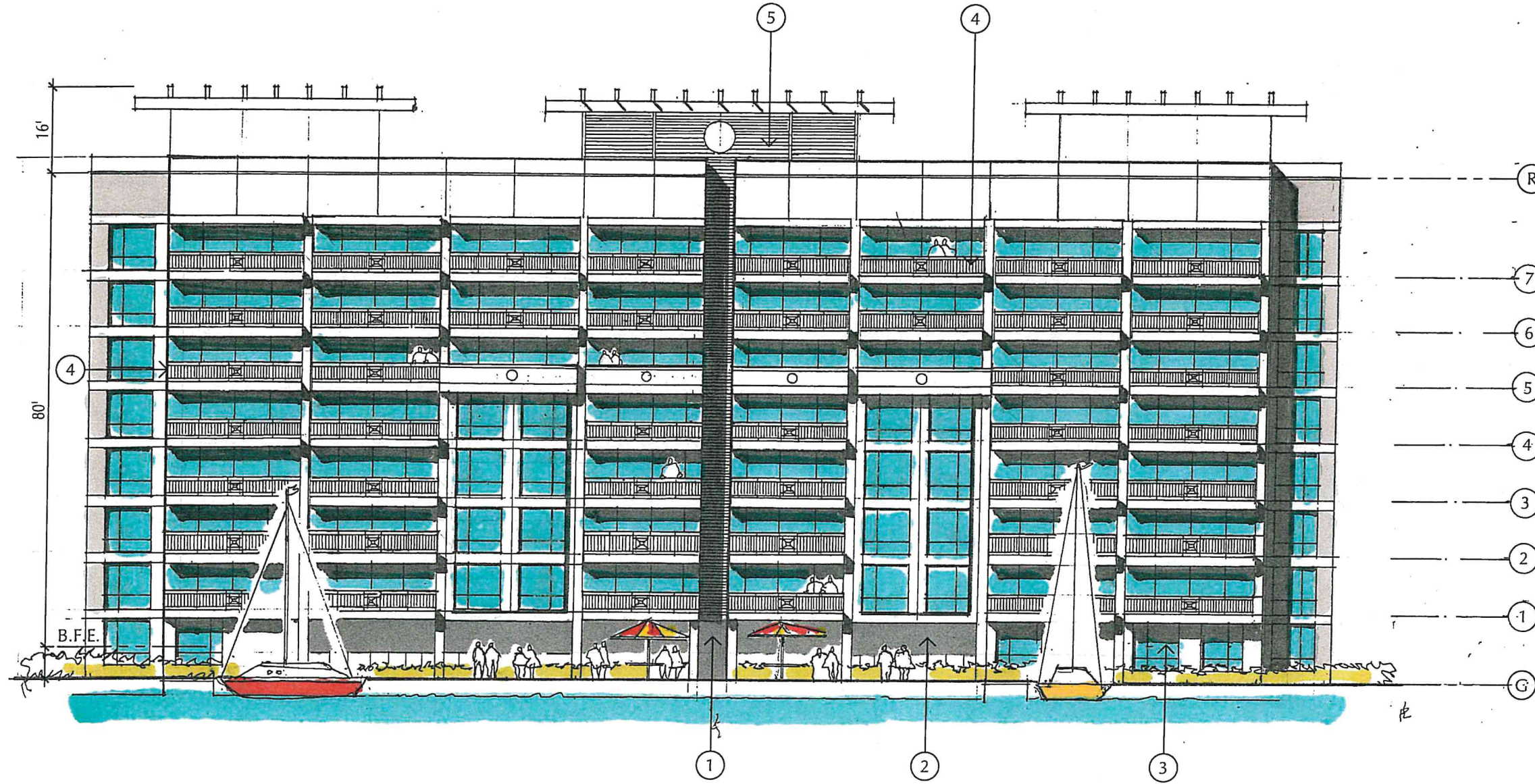
- ① OPEN TO GARAGE & ELEVATORS
- ② OPEN TO COURTYARD ON LEVELS 5,6,7
- ③ ARCHITECTURAL GRILLEWORK
- ④ MECHANICAL PENTHOUSE WITH TRELLISED ROOF
- ⑤ ARCHITECTURAL ACCENT PANELS GRADE TO LEVEL 7

WEST ELEVATION

PROPOSED 60 UNIT DEVELOPMENT:
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LEGEND

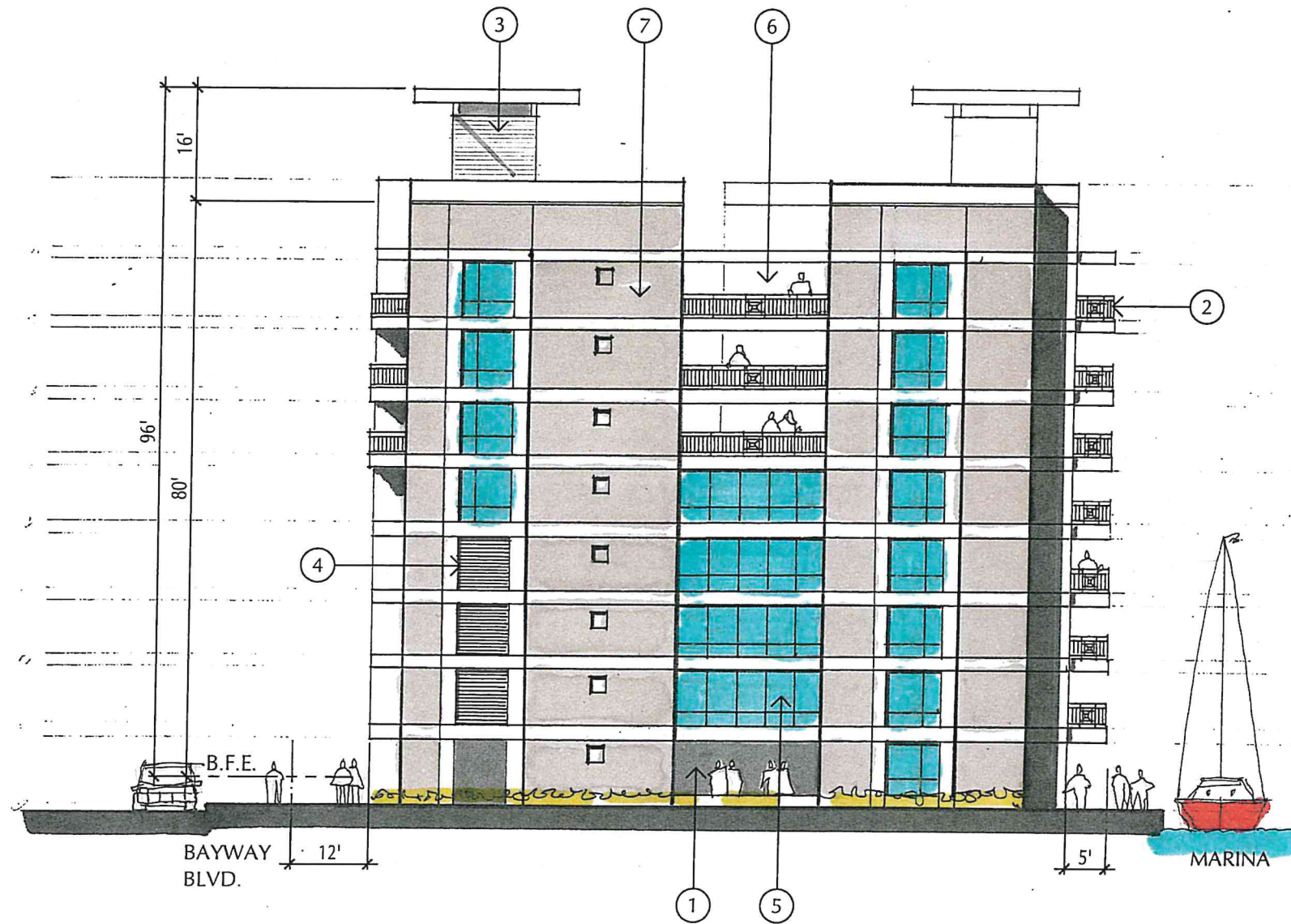
- ① 5'x5' BUILDING ALCOVE FOR CHANGE OF PLANE
- ② OPEN TO GARAGE
- ③ REGISTRATION (DRY-FLOODPROOF)
- ④ TYPICAL 5' BALCONIES
- ⑤ MECHANICAL PENTHOUSE W/ TRELLISED ROOF

NORTH ELEVATION AT MARINA

PROPOSED 60 UNIT DEVELOPMENT:
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LEGEND

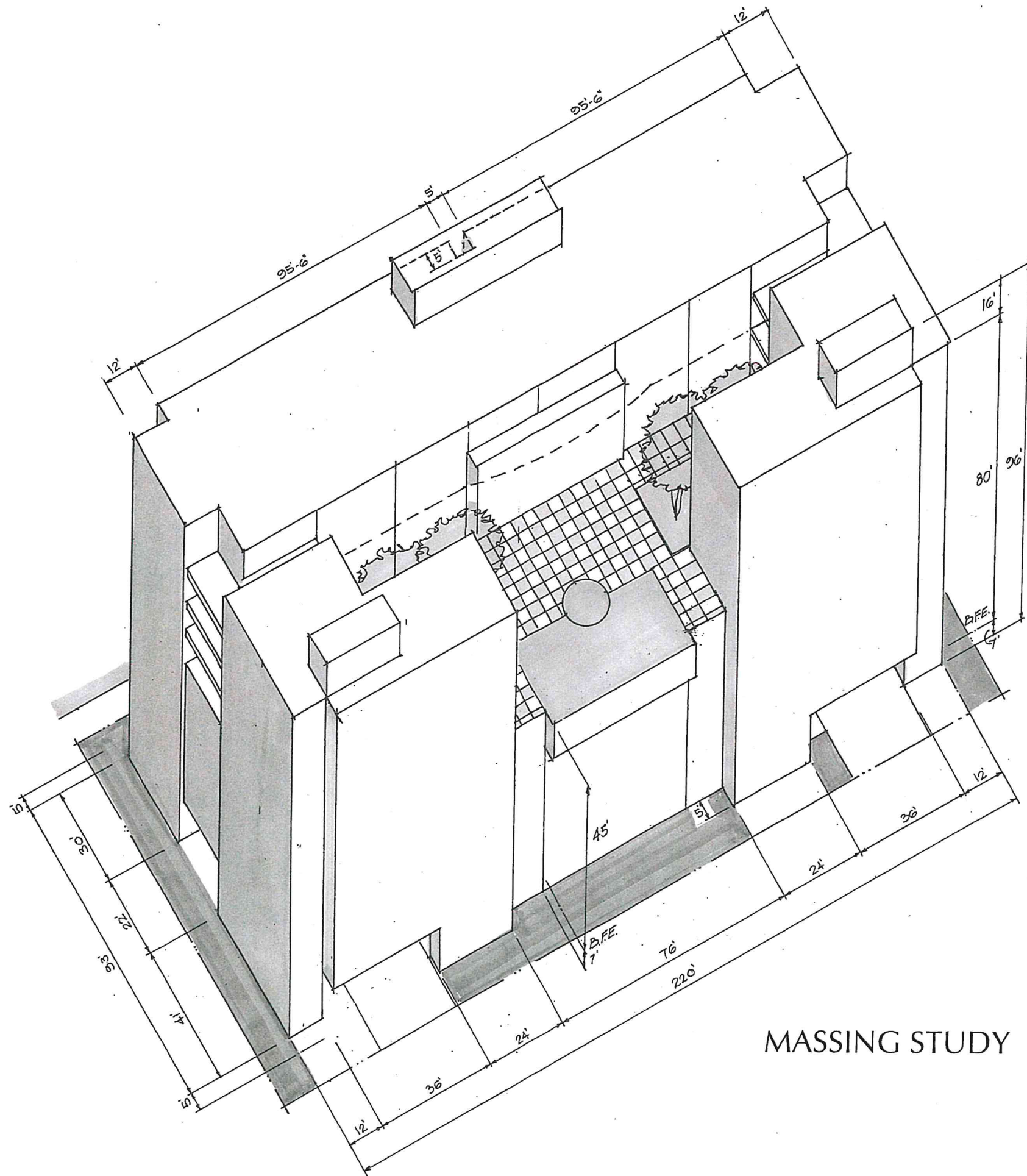
- ① OPEN TO EAST ELEVATOR ENTRANCE
- ② BALCONIES
- ③ MECHANICAL PENTHOUSE W/ TRELLISED ROOF
- ④ ARCHITECTURAL GRILLEWORK
- ⑤ GLASS AT ENCLOSED ELEVATOR LOBBIES AT LEVELS 1,2,3,4
- ⑥ OPEN TO COURTYARD AT LEVELS 5,6,7
- ⑦ ARCHITECTURAL ACCENT PANELS, GRADE TO LEVEL 7

EAST ELEVATION

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MASSING STUDY

850 BAYWAY BUILDING ENVELOPE TABULATION					
LEVEL	FOOTPRINT PER LEVEL X HEIGHT	VOLUME FT ³ TOTAL	VOLUME COMBINED FT ³ TOTAL	% ACTUAL	% ALLOWED
7	14,882 X 14'	208,348			
6					
5	14,882 X 20'	297,640	505,988	52.9	75
4					
3					
2					
1	21,208 X 40'	848,320			
7' BFE	21,620 X 5'	108,000	956,320	100	100

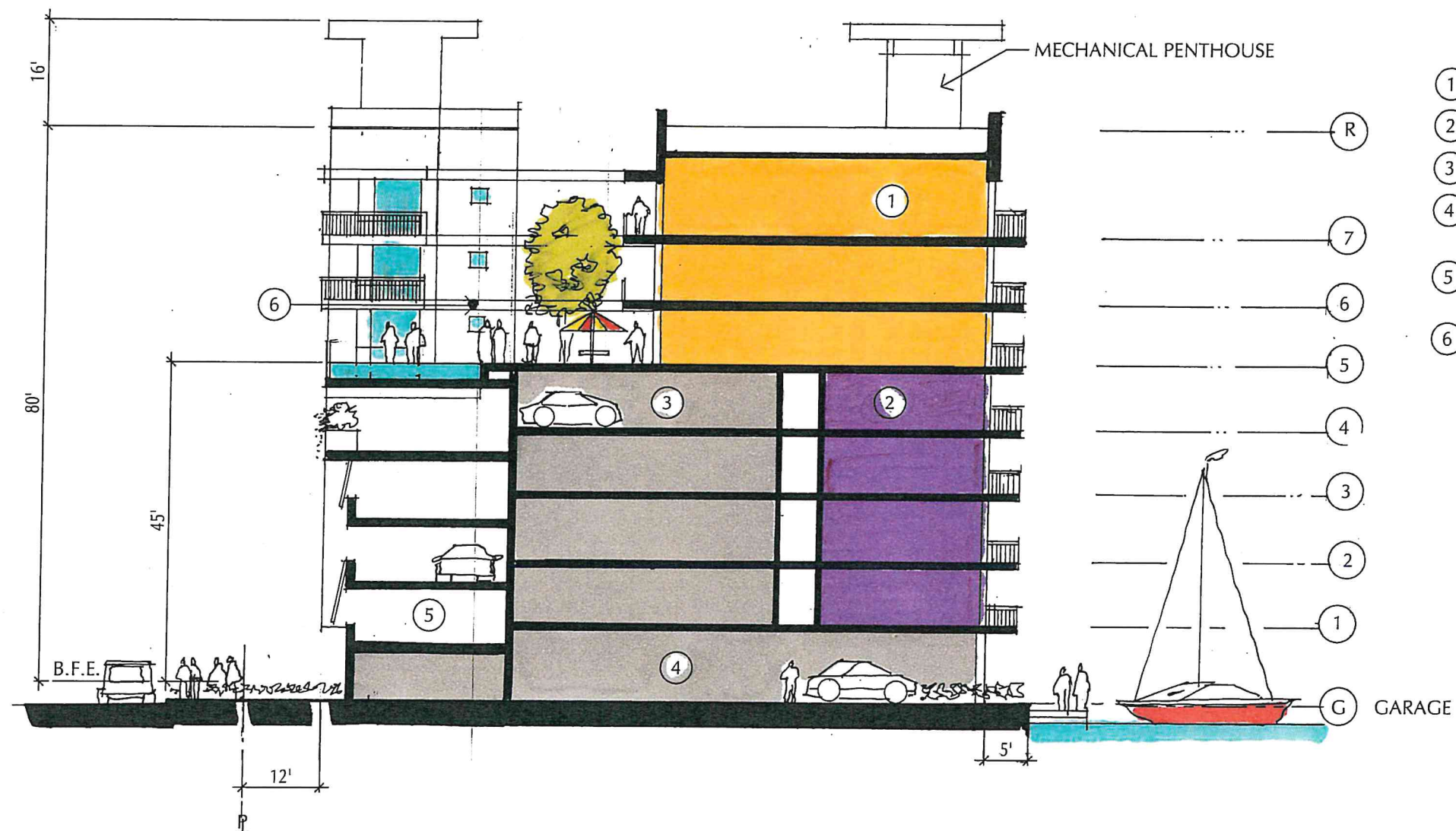
BEACH BY DESIGN CRITERIA

- 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 DEVELOPMENT:
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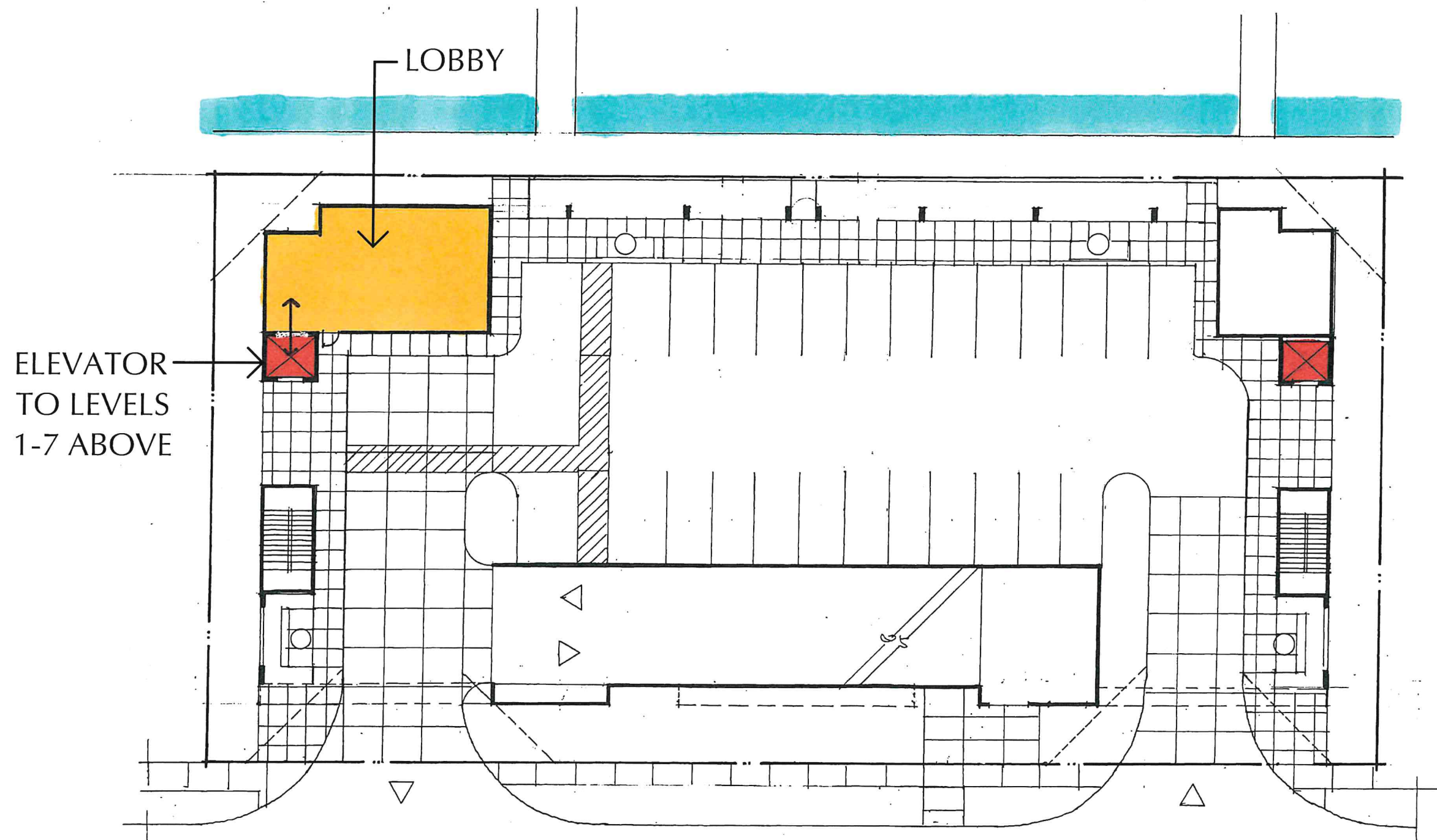


BUILDING SECTION THROUGH POOL & COURT AT LEVEL 5

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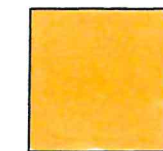
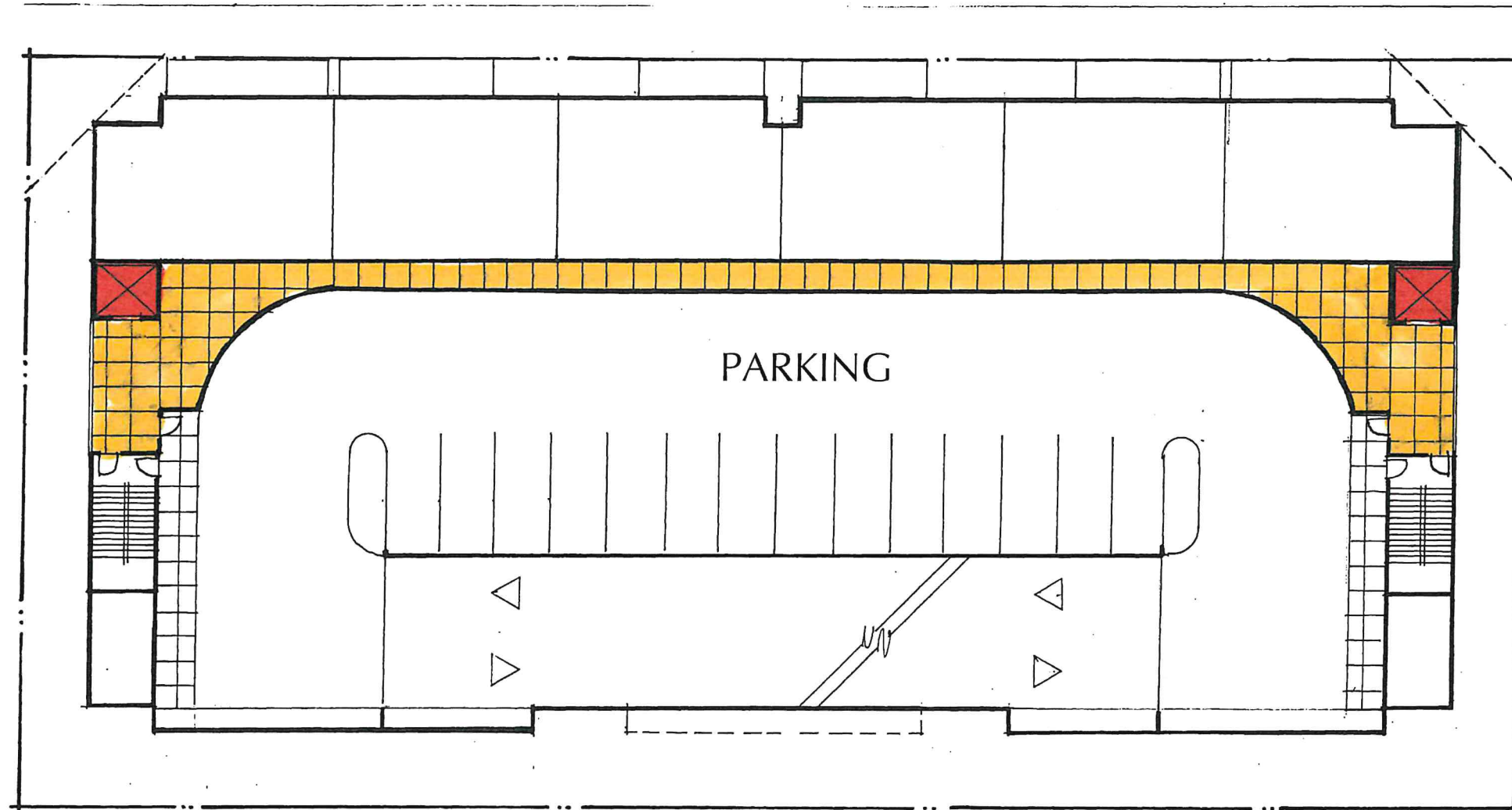
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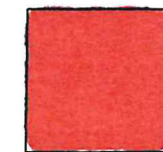


BAYWAY, ENTRANCE LEVEL

PROPOSED 60 UNIT DEVELOPMENT:
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CLEARWATER BEACH, FLORIDA



CONTINUOUS
ENCLOSED
GUEST ROOM
ACCESS

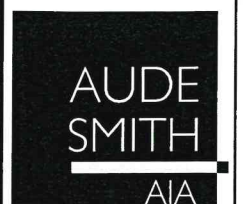


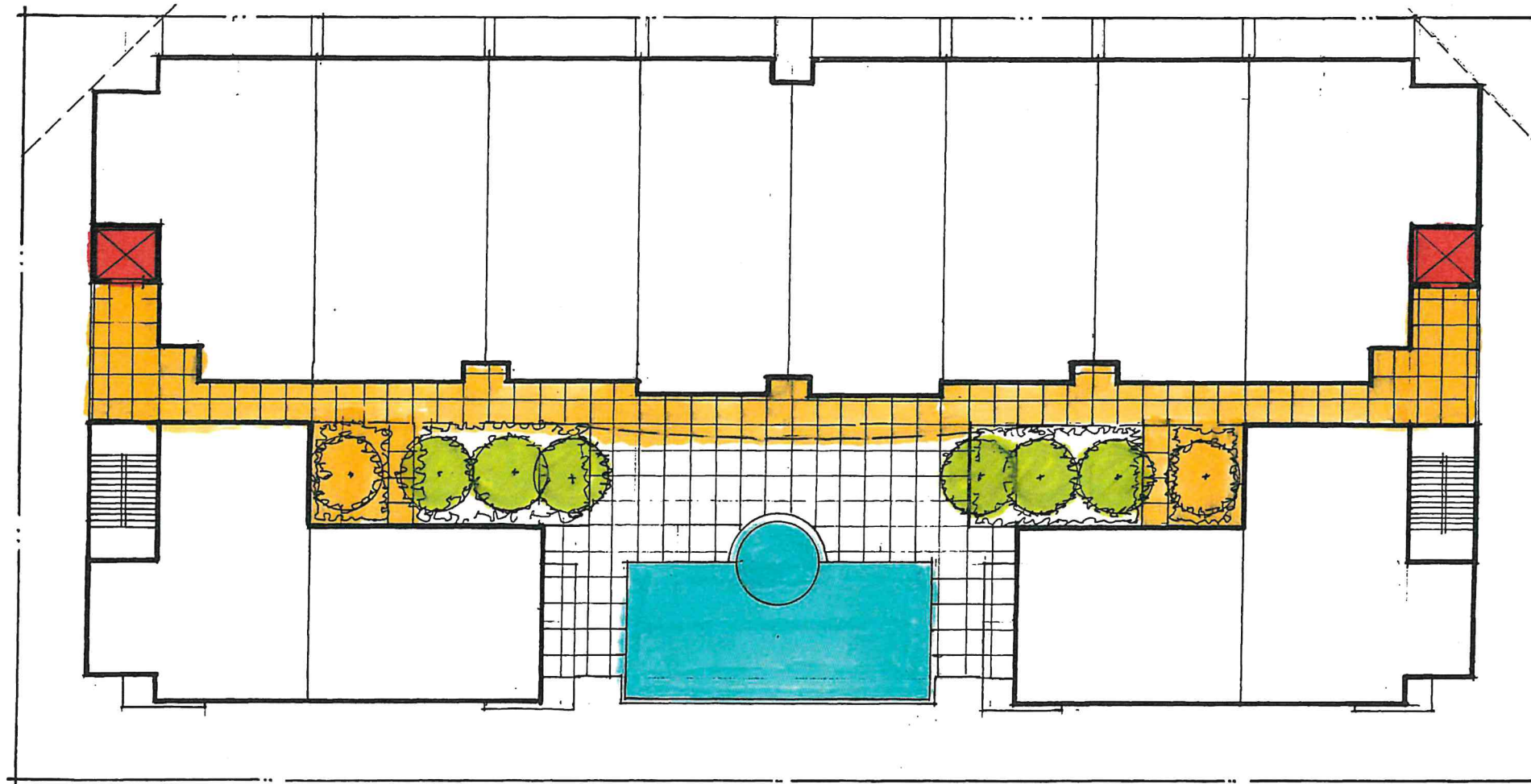
ELEVATOR

GUEST ROOM LEVELS 1,2,3,4

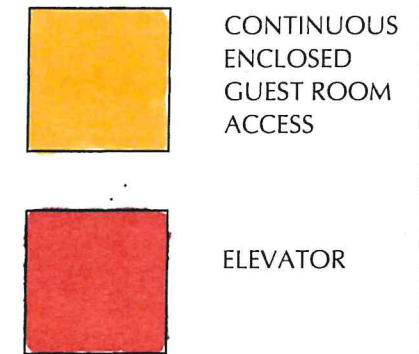
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CLEARWATER BEACH, FLORIDA

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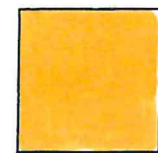
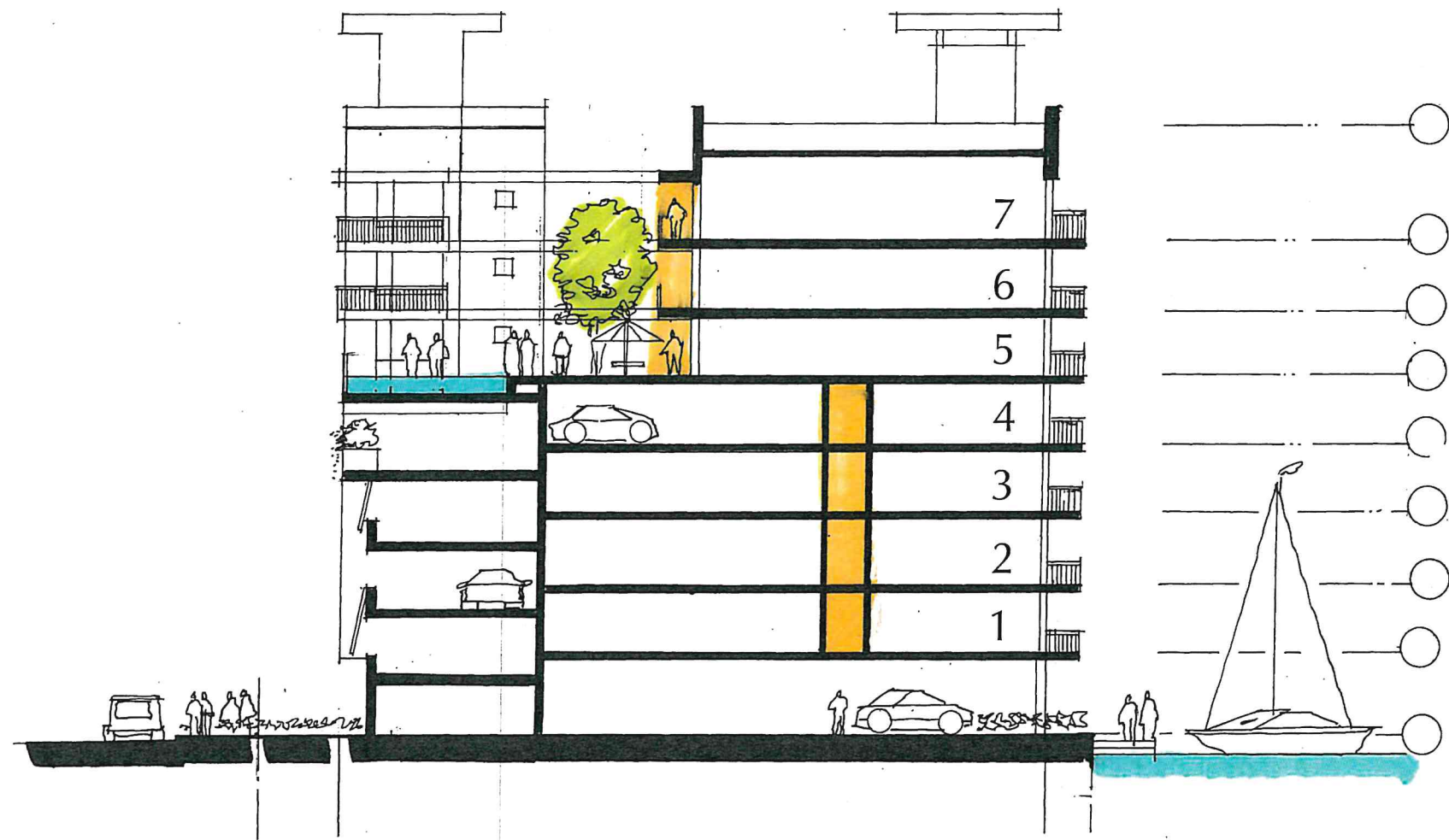




GUEST ROOM LEVELS 5,6,7
[POOL ON LEVEL 5 ONLY]



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CONTINUOUS
ENCLOSED
GUEST ROOM
ACCESS FROM
ELEVATOR

CROSS SECTION

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