Exhibit B

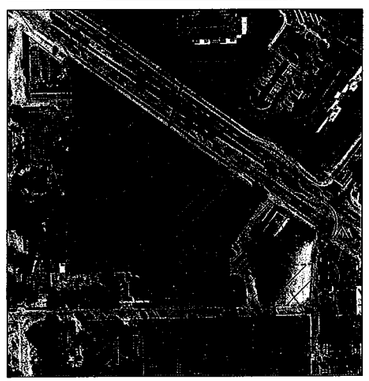
GENERAL ZONING NOTES:

1. APPLICANT WILL BE PROVIDING A SUPERIOR LANDSCAPING ALTERNATIVE IN LIEU OF COMPLYING WITH SECTION 155.5203.D.5 LANDSCAPE BETWEEN VEHICULAR USE AREAS AND BUILDINGS.
2. PER 155.5604.C.4 OFF-STREET PARKING AREAS.
   OFF-STREET SURFACE PARKING AREAS LOCATED ADJACENT TO SINGLE-FAMILY RESIDENTIAL DEVELOPMENT SHALL BE SCREENED "TYPE-C" PERIMETER BUFFER IN ACCORDANCE WITH SECTION 155.5203.F, PERIMETER BUFFERS.

FLORIDA BUILDING CODE

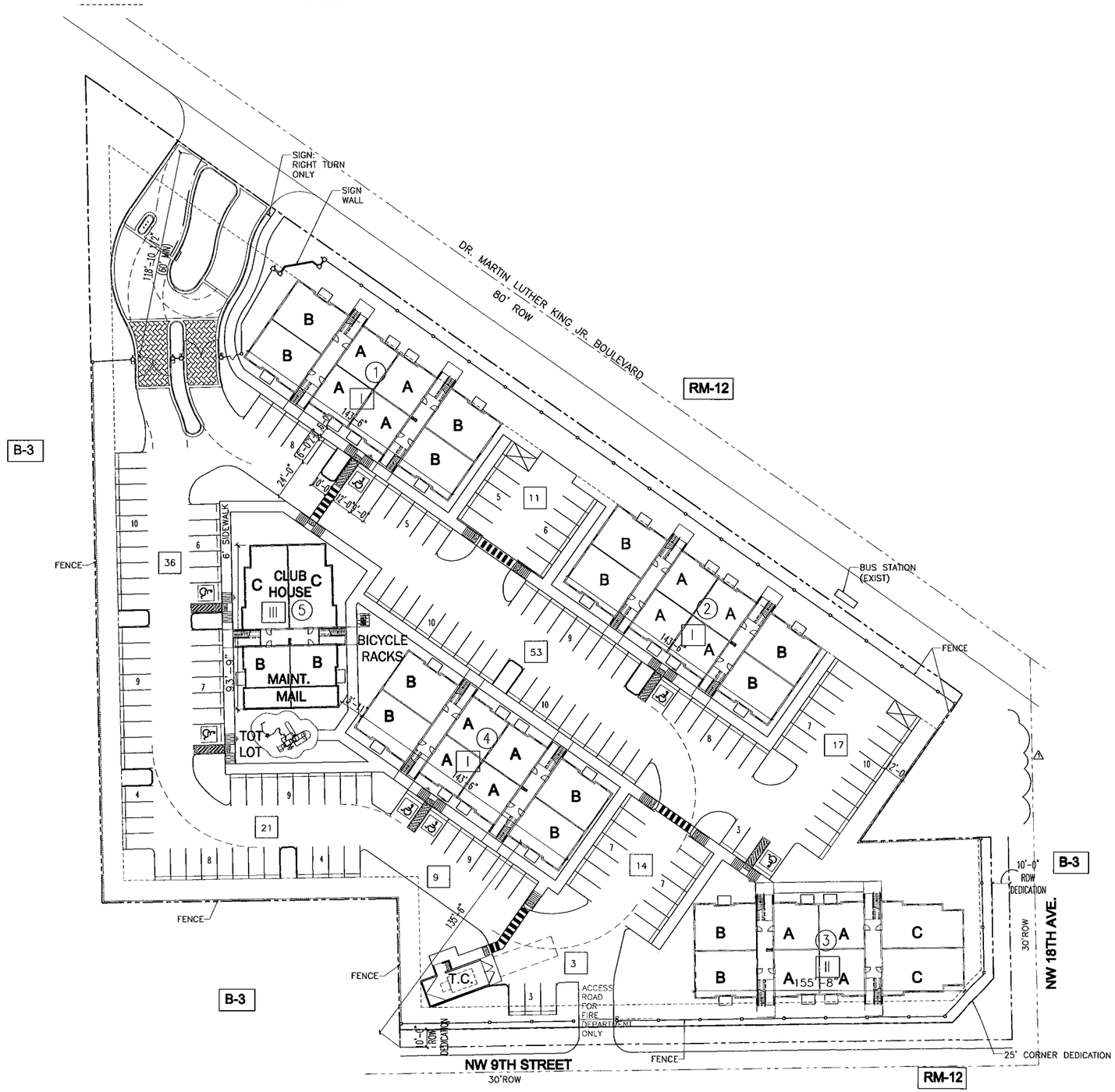
SECTION 1804.3 SITE GRADING.
THE GROUND IMMEDIATELY ADJACENT TO THE FOUNDATION SHALL BE SLOPED AWAY FROM THE BUILDING AT A SLOPE OF NOT LESS THAN ONE UNIT VERTICAL IN 20 UNITS HORIZONTAL (5-PERCENT SLOPE) FOR A MINIMUM DISTANCE OF 10 FEET (3048 MM) MEASURED PERPENDICULAR TO THE FACE OF THE WALL. IF PHYSICAL OBSTRUCTIONS OR LOT LINES PROHIBIT 10 FEET (3048 MM) OF HORIZONTAL DISTANCE, A 5-PERCENT SLOPE SHALL BE PROVIDED TO AN APPROVED ALTERNATIVE METHOD OF DIVERTING WATER AWAY FROM THE FOUNDATION. SWALES USED FOR THIS PURPOSE SHALL BE SLOPED A MINIMUM OF 2 PERCENT WHERE LOCATED WITHIN 10 FEET (3048 MM) OF THE BUILDING FOUNDATION. IMPERVIOUS SURFACES WITHIN 10 FEET (3048 MM) OF THE BUILDING FOUNDATION SHALL BE SLOPED A MINIMUM OF 2 PERCENT AWAY FROM THE BUILDING.

SEE SITE DATA INFORMATION IN SHEET A0.02



N LOCATION MAP

SCALE: N.T.S.



N SITE PLAN

SCALE: 1/30" = 1'-0"

REVISIONS:

REV.	REV. ISSUE
1	11/01/17

DR. MARTIN LUTHER KING JR. BLVD. APARTMENTS

FOR:
THE CORNERSTONE GROUP
LOCATED AT:
1820 DR. MARTIN LUTHER KING JR. BLVD
POMPANO BEACH, FLORIDA

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DATE	08/18/17
DRAWN	CR
PROJECT No.	17-427
SCALE	AS-SHOWN

SITE PLAN

A0.03

ZONING DATA - B3

MULTIPLE-FAMILY RESIDENCE DISTRICT

REQUIRED / ALLOWED	PROVIDED
(A) INTENT. THIS DISTRICT IS INTENDED TO ACCOMMODATE THE FULL RANGE OF HOUSING TYPES AT MEDIUM DENSITIES BUT PRIMARILY MULTIFAMILY STRUCTURES RANGING FROM TOWNHOUSES TO LOW RISE APARTMENTS OR CONDOMINIUMS. HOTELS AND OFFICE BUILDINGS MAY BE ACCEPTABLE BUT ONLY IF THE SPECIAL EXCEPTION CRITERIA IN § 155.037 IS MET.	MULTIFAMILY - LOW RISE APARTMENTS OR CONDOMINIUMS.
(B) PERMITTED USES: (1) SINGLE-FAMILY DETACHED DWELLING; (2) TWO-FAMILY DWELLING; (3) MULTIPLE FAMILY DWELLING; (4) COMMUNITY CARE FACILITY; (5) COMMUNITY RESIDENTIAL HOME.	(3) MULTIPLE FAMILY DWELLING;
(C) SPECIAL EXCEPTION USES: (1) ZERO LOT LINE SINGLE-FAMILY DETACHED DWELLING. (2) PUBLIC OR PRIVATE PARK; (3) CHURCH AND OTHER HOUSE OF WORSHIP. (4) GOLF COURSE; (5) HOTEL, MOTEL AND APARTMENT HOTEL. (6) BOARDING HOUSE; (7) OFFICE BUILDING OR FINANCIAL INSTITUTION IN CONFORMANCE WITH IMPLEMENTATION SECTION 3.02 OF THE FUTURE LAND USE ELEMENT, AND (8) DAY CARE CENTER.	N/A
(D) ACCESSORY USES: (1) ALL ACCESSORY USES PERMITTED IN THE RS-1 DISTRICT (2) RESTAURANT OR BAR ACCESSORY TO A HOTEL OR MOTEL OF 50 ROOMS OF MORE. (3) PARKING GARAGE. (4) BEACH CHAIR AND UMBRELLA RENTAL, SALE OF TANNING PRODUCTS ACCESSORY TO A HOTEL OR MOTEL WITH 100 OR MORE SLEEPING ROOMS. (5) VOLLEYBALL COURTS SUBJECT TO SETBACK REQUIREMENTS ESTABLISHED FOR SPECIAL OUTDOOR USES. (6) VOLLEYBALL TOURNAMENTS, OTHER THAN PROFESSIONAL TOURNAMENTS SANCTIONED BY AND INVOLVING PLAY BY MEMBERS OF THE ASSOCIATION OF VOLLEYBALL PROFESSIONALS, FOR HOTELS OR MOTELS WITH 100 OR MORE SLEEPING ROOMS SUBJECT TO PARKING REQUIREMENTS ESTABLISHED FOR SPECIAL OUTDOOR USES, AVAILABILITY OF RESTROOM FACILITIES AS REQUIRED BY FEDERAL, STATE, COUNTY, AND/OR LOCAL LAWS OR REGULATIONS AND SUBJECT TO TIMELY SUBMITTAL AND APPROVAL OF A SPECIAL EVENT PERMIT BY THE CITY COMMISSION.	N/A
(E) LOT AREA AND WIDTH: NUMBER OF DWELLINGS — MINIMUM LOT AREA 43,560 — MINIMUM LOT WIDTH 50	NET LOT AREA: 181,575 SF LOT WIDTH OVER 50'
(F) DENSITY. IN ADDITION TO MEETING THE OTHER REQUIREMENTS OF THIS SECTION, THE DWELLING DENSITY SHALL NOT EXCEED 30 UNITS PER NET ACRE OF SITE AREA OR THE DENSITY SPECIFIED IN THE FUTURE LAND USE ELEMENT OF THE POMPANO BEACH COMPREHENSIVE PLAN, WHICHEVER IS LESS. HOTEL UNITS CANNOT EXCEED 40 SLEEPING ROOMS PER ACRE.	PROPOSED = 100 UNITS (25 U/A)
(G) SETBACKS. (1) FRONT YARD 0' (2) SIDE YARD 0' (3) REAR YARD 30'	(1) FRONT YARD 0' (2) SIDE YARD 0' (3) REAR YARD 30'
(H) MINIMUM FLOOR AREA: EFFICIENCY 500 SQUARE FEET ONE BEDROOM 650 SQUARE FEET FOR EACH ADDITIONAL BEDROOM, ANOTHER 100 SQUARE FEET SHALL BE REQUIRED SINGLE-FAMILY DWELLING 950 SQUARE FEET TWO-FAMILY DWELLING UNIT 750 SQUARE FEET	ONE BEDROOM 707 SQUARE FEET TWO BEDROOMS 961 SQUARE FEET THREE BEDROOMS 1,207 SQUARE FEET
(I) LOT COVERAGE, MAXIMUM OF 60%.	BUILDINGS: BUILDING TYPE I (BLDG No. 1) 7,871 S.F. BUILDING TYPE I (BLDG No. 2) 7,871 S.F. BUILDING TYPE II (BLDG No. 3) 6,352 S.F. BUILDING TYPE I (BLDG No. 4) 7,871 S.F. BUILDING TYPE III (BLDG No. 5) 4,940 S.F. TOTAL BUILDING LOT COVERAGE 36,905 S.F. 20.3%
(J) PERVIOUS AREA, MINIMUM OF 25%.	BUILDING LOT COVERAGE . 36,905 S.F. PAVERS AREA 64,763 S.F. OVERHANG VEHICULAR AREA . 1,580 S.F. WALKWAYS 9,496 S.F. SUB-TOTAL 112,744 S.F. NET LOT : 181,575 - 112,744: 68,831 S.F. (37.9%)
(K) HEIGHT. MAXIMUM OF 4 THREE STORIES OR 35 FEET, WHICHEVER IS LESS	35 FEET (3 STORY)

LANDSCAPED PERVIOUS AREA
1. TOTAL LANDSCAPED AREA / TOTAL GROSS AREA
LANDSCAPED AREA: 63,395 SQ.FT

SITE DATA

1) LAND AREA:

1. GROSS LAND AREA=	220,575 SQ.FT. OR	5.06 ACRES
2. LESS ROW=	39,000 SQ.FT. OR	0.90 ACRES
3. TOTAL NET LAND AREA=	181,575 SQ.FT. OR	4.16 ACRES

UNIT MIX CHART & PARKING COUNT - PHASE I

	1BR 1B UNIT A	2BR 2B UNIT B	3BR 2B UNIT C	TOTAL
BLDG. TYPE I (#1)	12	12	–	24
BLDG. TYPE I (#2)	12	12	–	24
BLDG. TYPE II (#3)	12	6	6	24
BLDG. TYPE I (#4)	12	12	–	24
BLDG. TYPE III (#5)	–	2	2	4
TOTAL	48	44	8	100
PARKING RATIO	1.5	1.5	2	
SUB-TOTAL PARKING REQUIRED	72	66	16	154
CLUBHOUSE PARKING:				8
MAINT. BLDG.				1
TRASH COMPACTOR				1
PARKING PROVIDED. (PER 155.113 REQUIREMENTS IN VARIOUS)		STANDARD HANDICAP TOTAL		157 7 164

HANDICAP REQUIRED PER FDC SECTION 11-4.1.2 (5)(a) = 6 SPACES

REVISIONS:

REV.	REV. ISSUE

DR. MARTIN LUTHER KING JR. BLVD.
APARTMENTS
FOR:
THE CORNERSTONE GROUP
LOCATED AT:
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DATE	10/08/17
DRAWN	CH
PROJECT No.	17-427
SCALE	AS-SHOWN

SITE DATA

A0.02