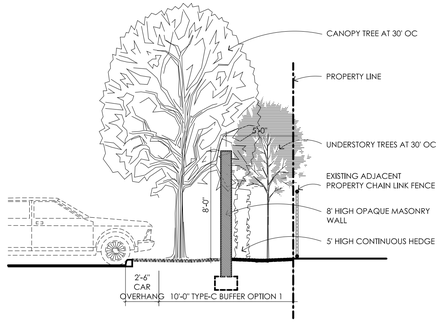
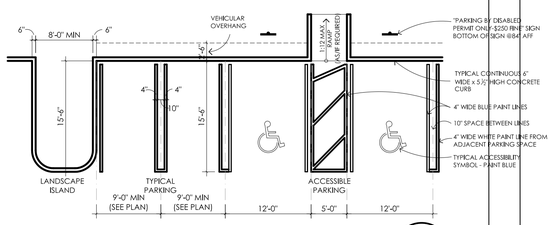
Exhibit B



BUFFER SECTION

SCALE: 1/2" = 1'-0"



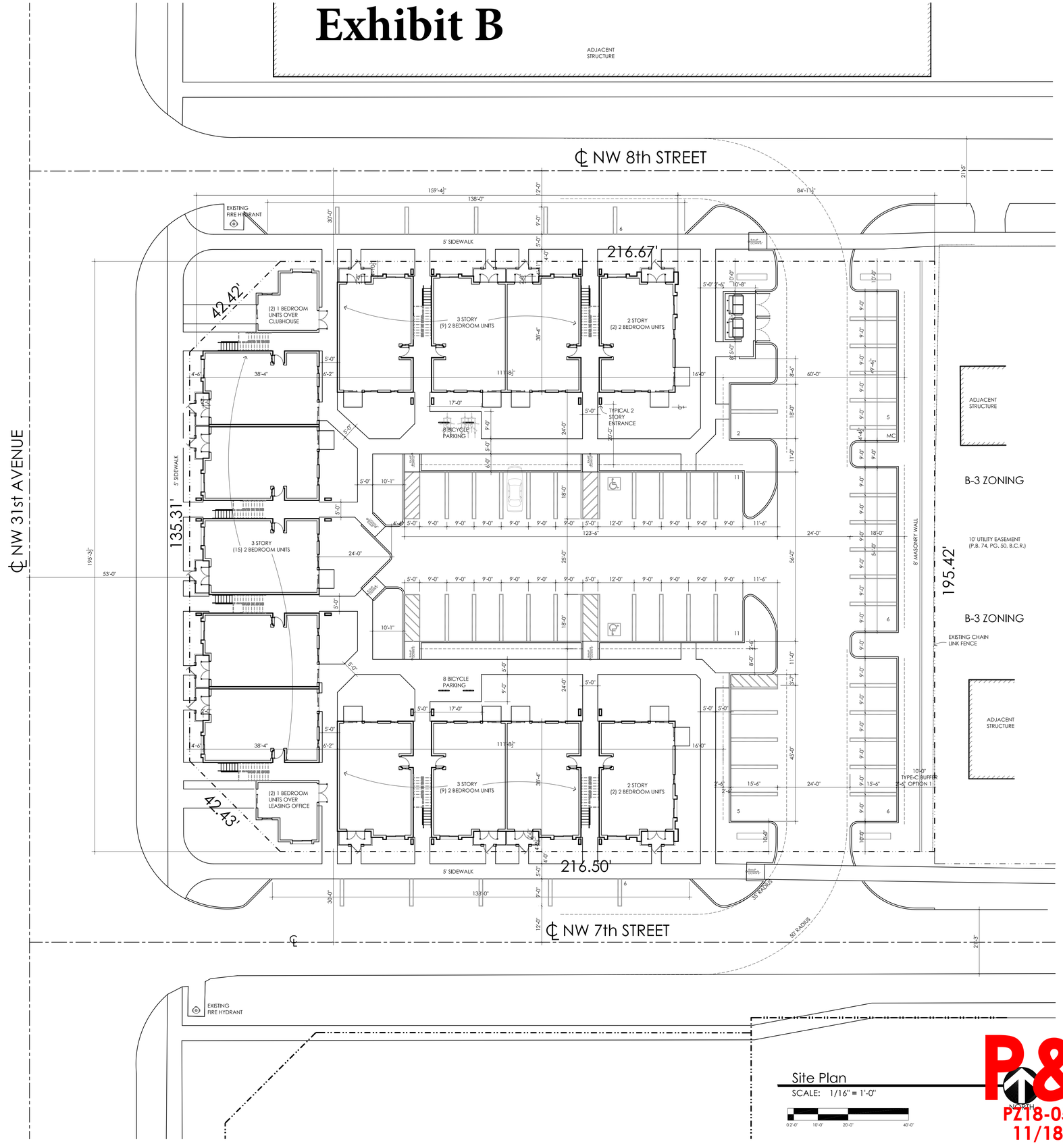
PARKING DETAILS

SCALE: NO SCALE

Parking Details – Pompano Beach no Car Stops

SITE NOTES AND CALCULATIONS:

NET SITE AREA =		47,286 SF	= 1.1 ACRES	
ZONING DESIGNATION		**B-3**	GENERAL BUSINESS	
REDEVELOPMENT DISTRICT		NORTHWEST COMMUNITY REDEVELOPMENT AREA		
155.3304.C INTENSITY AND DIMENSIONAL STANDARDS:		**REQUIRED**	**PROVIDED**	
LOT AREA MINIMUM		10,000 SF	47,286 SF	
LOT WIDTH MINIMUM		100 FT	195.31 FT	
DENSITY (DU/ACRE)		46 DU/AC = 49 DU	**41 DU**	
LOT COVERAGE (MAX)		60%	32%	15,181 SF
PERVIOUS AREA (MIN)		20%	24%	11,308 SF
BUILDING HEIGHT MAXIMUM		105 FT	45 FT	
FRONT YARD SETBACK		0 FT	2.3 FT	
SIDE STREET SETBACK		0 FT	3 FT	
155.3304.D INTERIOR SIDE YARD SETBACK		10 FT	86 FT	
155.3304.D REAR YARD SETBACK		10 FT		
FEMA FLOOD PANEL		12011C0556H		
ELEVATIONS IN NAVD OR NGVD		NAVD		
BASE FLOOD ELEVATION (BFE)		AH	12.00'	NAVD88
DESIGN FLOOD ELEVATION (DFE=BFE+1')		12 + 1.00' =	13.00'	NAVD88
NEW FINISHED FLOOR ELEVATIONS				NAVD88
OCCUPANCY	NFPA 101-15	**RESIDENTIAL**	APARTMENT BUILDINGS	
	FBC 2017	**RESIDENTIAL GROUP R-2**	APARTMENT HOUSES	
PARKING (MULTIFAMILY DWELLING):		**NUMBER OF UNITS**	**PARKING REQ'D**	**PROVIDED**
CORNER 1 BEDROOM UNITS	1.5 PER DU	4	6	
DU WITH 1 OR 2 BEDROOMS	1.5 PER DU	37	55.5	
DU WITH 3+ BEDROOMS	2.0 PER DU	0	0	
	TOTAL:	41	**61.5**	
	AT 1 SPACE / 1000 SF PER 155.5102.D.4:	36290 / 1000 =	**37**	46 SPACES
	ADDITIONAL ON-STREET PARKING:			12 SPACES
		TOTAL:		**58 SPACES**
LANDSCAPE:		**REQUIRED**	**PROVIDED**	
VEHICULAR USE AREA (VUA)		15,102 SF		
REQUIRED LANDSCAPE PLANTING AREA	15% OF VUA=	2,265 SF	3,561 SF	24%
BUILDING DATA:				
NUMBER OF DWELLINGS			41 DU	
	1 BEDROOM UNITS AT 375 SF EA	**2 BEDROOM UNITS AT 920 SF EA**	**CLUBHOUSE/ LEASING OFFICE AT 375 SF EA**	**TOTAL BUILDING AREA**
FIRST FLOOR GROSS AREA		13 @ 920 SF =11960	2 @ 375 SF =750 SF	12,710 SF
SECOND FLOOR GROSS AREA	2 @ 375 SF = 4875 SF	13 @ 920 SF =11960		12,710 SF
THIRD FLOOR GROSS AREA	2 @ 375 SF = 4875 SF	11 @ 920 SF =10120		10,870 SF
TOTAL GROSS SF FOR ALL BUILDINGS				**36,290 SF**
OCCUPANT LOAD:	36,290 SF @ 200 SF/PERSON =		182 PEOPLE	
IMPERVIOUS AREAS:				
NORTH BLDG WITH COVERED WALKWAYS	4,500 SF			
WEST BLDG WITH COVERED WALKWAYS	6,099 SF			
SOUTH BLDG WITH COVERED WALKWAYS	4,500 SF			
VEHICULAR USE AREA (VUA)	15,088 SF			
WALKWAYS (UNCOVERED)	5,120 SF			
	35,307 SF		75%	
PERVIOUS AREAS:	11,979 SF	20% MIN	25%	



Site Plan

SCALE: 1/16" = 1'-0"

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Date: 2019.10.08 10:05:36-04'00'

STEPHEN H BRANDT
FLORIDA AR 0013252

Site Plan

Pompano Point Apartments

700 NW 31st Ave
Pompano Bch, FL 33069

DATE
10/08/19
JOB NUMBER
218681

SHEET

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OF TWENTY SHEETS

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