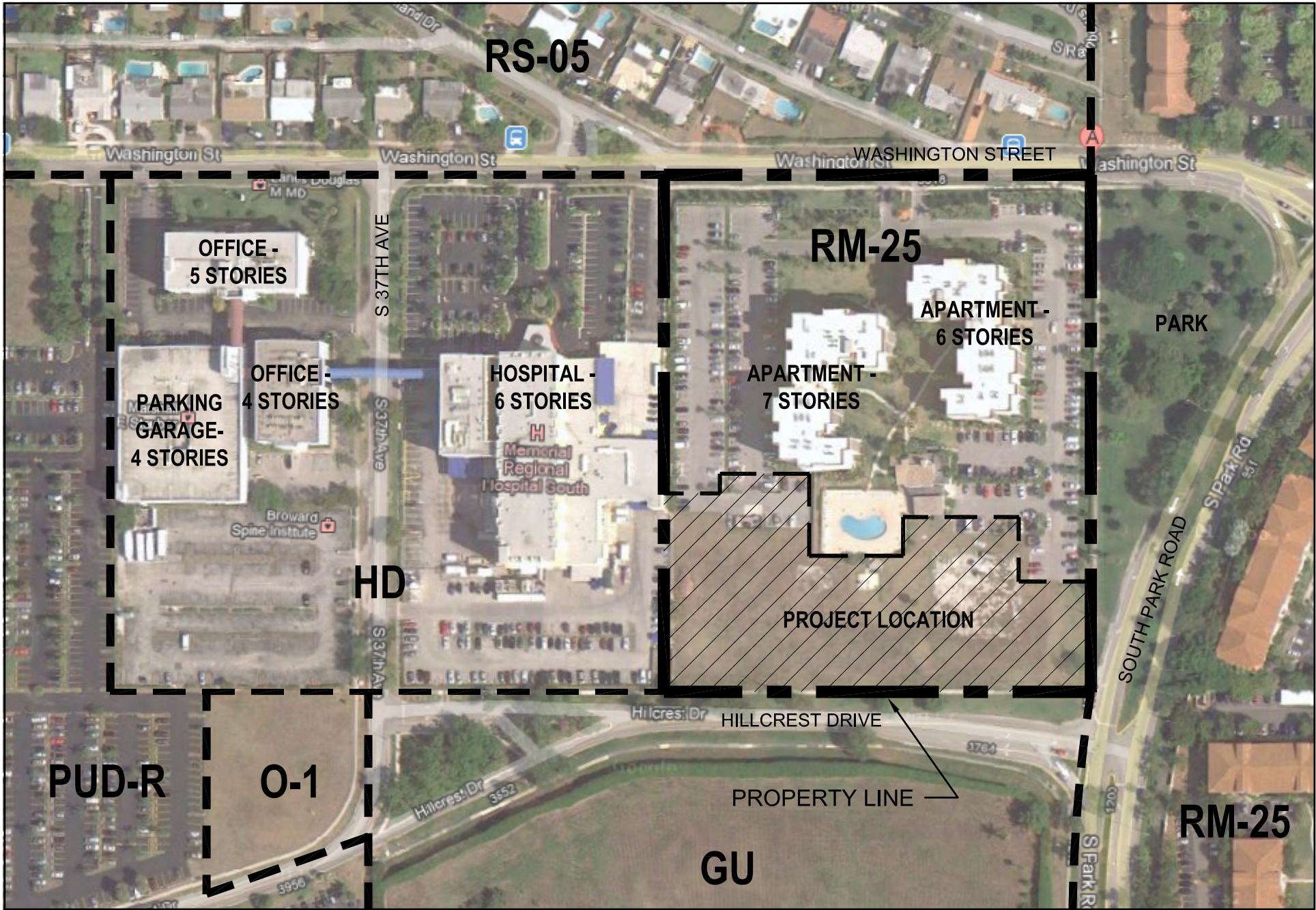
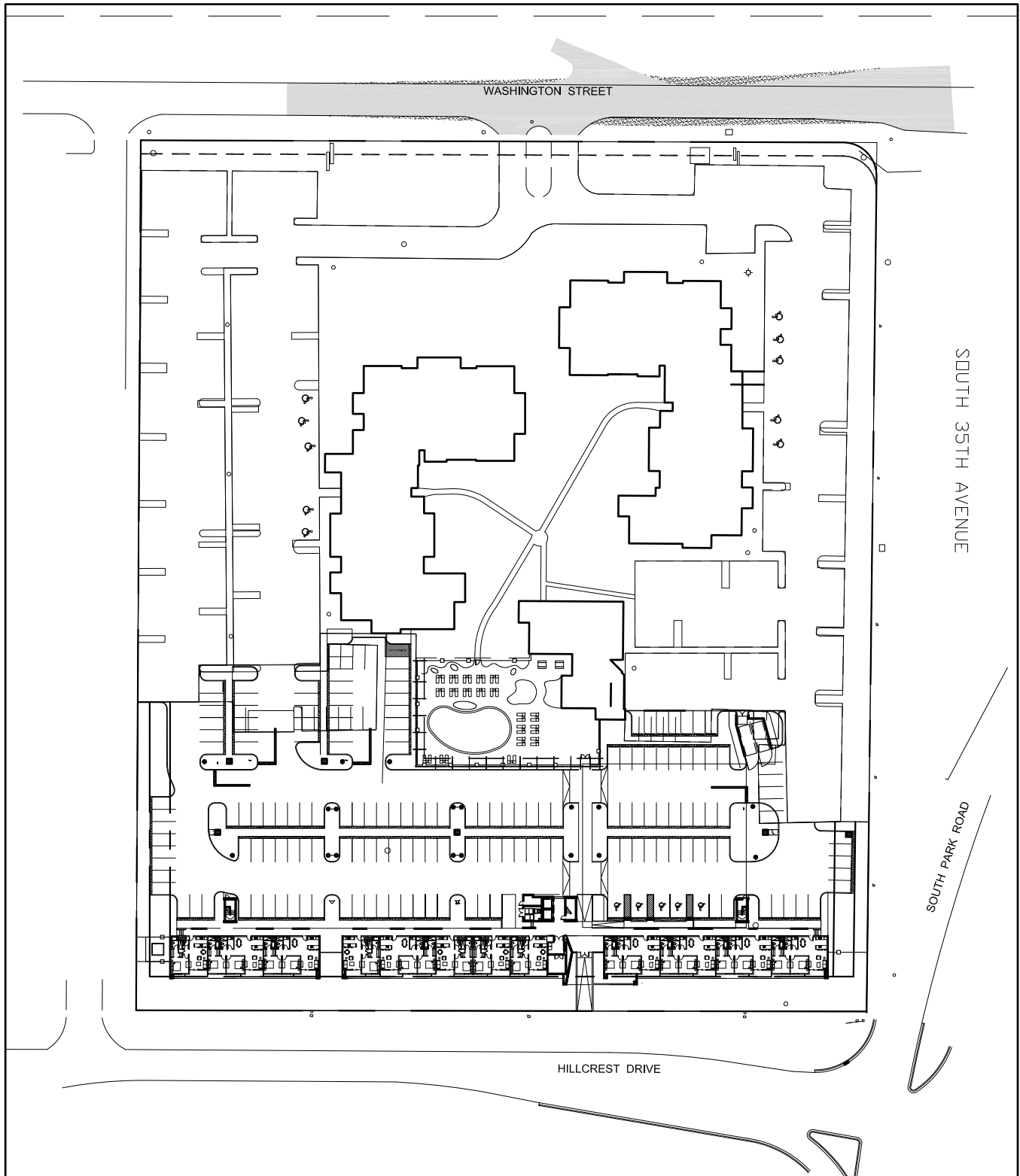


EXHIBIT "B"



2 EXISTING ZONING CONTEXT MAP

SCALE: NTS



1 SITE MAP

SCALE: NTS

REQUIRED BY CITY CODE ARTICLE 4: SECTION 4.15.E.1 MINIMUM SIZE OF PLANNED DEVELOPMENT ALL PLANNED DEVELOPMENTS SHALL CONTAIN A MINIMUM OF TEN ACRES OF LAND UNDER UNIFIED CONTROL. THIS MINIMUM MAY BE WAIVED BY THE CITY COMMISSION UPON THE RECOMMENDATION OF THE PLANNING AND ZONING BOARD.=	PROPOSED DEVELOPMENT IS A TOTAL OF 8.38 GROSS ACRES, AND 7.99 NET ACRES.
---	--

THE PROPOSED PROJECT WILL COMPLY WITH CHAPTER 151.158 BUILDINGS, MANDATORY GREEN BUILDING PRACTICES, LARGE BUILDINGS OF THE CITY CODE OF ORDINANCES

PROPOSED PERVIOUS/IMPERVIOUS AREAS				
	NET LOT AREA	REQUIRED PERVIOUS AREA (ACRES/SF/%)	PROVIDED PERVIOUS AREA (ACRES/SF/%)	PROVIDED IMPERVIOUS AREA (ACRES/SF)
EXISTING NORTH SITE	5.31 SCRES 231,831 SF	NA	1.92 ACRES 83,653 SF 36%	3.39 ACRES 148,178 SF 64%
PROPOSED DEVELOPMENT SITE BUFFER AREA	0.31 ACRES 13,502 SF	NA	0.29 ACRES 12,592 SF 93%	0.02 ACRES 910 SF 7%
PROPOSED DEVELOPMENT SITE PARKING AREA	1.85 ACRES 80,625 SF	0.46 ACRES 20,156 SF 25%	0.47 ACRES 20,836 SF 26%	1.38 ACRES 59,789 SF 74%
PROPOSED DEVELOPMENT SITE BUILDING FOOTPRINT	0.45 ACRES 19,577 SF	NA	0	0.45 ACRES 19,577 SF 100%
PROPOSED DEVELOPMENT SITE OTHER LANDSCAPED AREAS	0.07 ACRES 2,928 SF	NA	0.06 ACRES 2,864 SF 98%	0.001 ACRES 64 SF 2%
TOTAL PROPOSED DEVELOPMENT SITE	2.68 ACRES 116,632 SF	NA	0.81 ACRES 35,305 SF 30.2%	1.87 ACRES 81,327 SF 69.8%
TOTAL SITE	7.99 ACRES 348,463 SF	NA	2.73 ACRES 118,958 SF 34.1%	5.26 ACRES 229,505 SF 65.9%

EXISTING LAND USE	HIGH (25-50DU/AC) RESIDENTIAL
EXISTING ZONING	RM 25
PROPOSED ZONING	PD

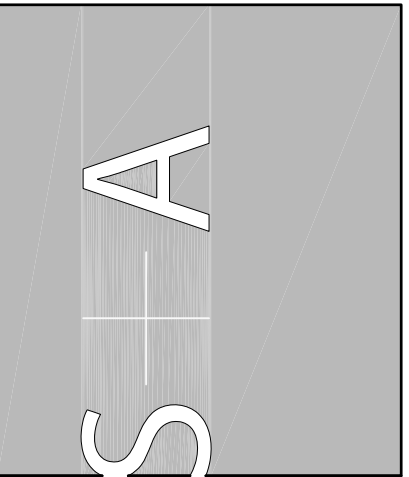
LEGAL DESCRIPTION	
SUBDIVISION NAME	ORANGEBROOK HILLS
PLAT BOOK/ PAGE NUMBER	BOOK 88 PAGE 29
LOT AND BLOCK	LOT # BLOCKS B & C

	SITE AREAS	DENSITY						
		RESIDENTIAL USE AREA (GROSS)	EXISTING UNITS	RM-25 ALLOWED UNITS (25 UNITS/ACRE)	PD ALLOWED UNITS (BASED ON UNDERLYING LAND USE HIGH RESIDENTIAL 25-50 UNITS/ACRE)	PROPOSED TOTAL # OF UNITS	EXISTING UNITS/ GROSS ACRE	EX & PROPOSED UNITS/ GROSS ACRE
EXISTING NORTH SITE TO REMAIN	5.70 ACRES 248,298 SF	5.70 ACRES 248,298 SF	193	142	285	193	193/5.70 33.86	193/5.70= 33.86
PROPOSED DEVELOPMENT SITE	2.68 ACRES 116,632 SF	2.68 ACRES 116,632 SF	0	87	134	94	0.00	84/2.68= 31.34
TOTAL PD SITE	8.38 ACRES 364,930 SF	8.38 ACRES 364,930 SF	193	209	419	277	193/8.38= 23.03	277/8.38= 33.05

SETBACKS					
	PARKING SETBACK FRONT/SIDE/REAR	BUILDING SETBACKS			
		FRONT	SIDE/INTERIOR	SIDE/STREET	REAR
RM-25	10'-0" Per 4.22.1.2.b	25' + 1' Increase for each foot of height above 50'. Not to exceed 50'. Per 4.2.C.2	Sum shall be at least 25% of the lot width plus 20% of the tower height. But not exceed 50', with none less than 10'. Per 4.2.C.2 50' required	15' plus 15% of tower height, max. 50'. Per 4.2.C.2 50' Required	15% of lot depth Per 4.2.C.2 643' x 15% = 97'
PD	10'-0" Per 4.22.1.2.b	25' to external streets Per 4.15.E.3.d.2	50' TOTAL	NA	NA
EXISTING BUILDING A PROVIDED	15'-0"	96'-4"	88'-9"	NA	NA
EXISTING BUILDING B PROVIDED	0'	159'-10"	137'-6"	NA	NA
EXISTING REC. BLDG PROVIDED	NA	339'-10"	182'-2"	NA	NA
PROPOSED BUILDING PROVIDED	10'-0"	25' to external streets	53' (min. 25')	NA	NA

PARKING							
	#	Required			Provided		
		Spaces Per 7.2.A.1 1.5 per unit plus 1/5 unit guest	Handicapped FBC 2012 Accessibility 208.2 5 per 101-150	Temporary Loading Per 7.2.B.8 1 per 50-100 units 10 x 25'	Spaces	Handicapped	Temporary Loading 10 x 25'
EXISTING BUILDING A APARTMENTS	89 X 1.5	134					
GUEST	89/5	18					
EXISTING TOTAL		152	6	1	124	5	1
EXISTING BUILDING B APARTMENTS	104 X 1.5	156					
GUEST	104/5	21					
EXISTING TOTAL		177	6	1	150	5	1
PROPOSED NEW APARTMENTS (1.5 per unit)	84 X 1.5	126			126		
GUEST (1 per 5 UNITS)	84 / 5	17			17		
TOTAL NEW SPACES		143	5	1	143	5	1
RECONFIGURED EXISTING SPACES TO BE REPLACED		20			23		
TOTAL		163	5	1	166	5	1

	Unit Summary											BUILDING HEIGHT	
	APARTMENTS			BUILDING FOOTPRINT/ LOT COVERAGE	SITE COVERAGE (%)	RESIDENTIAL LEASABLE SF (AC)	RESIDENTIAL LEASABLE SF (BALCONIES)	NON-LEASABLE SF (UNENCLOSED)	NON-LEASABLE SF (ENCLOSED)	TOTAL BLDG SF	NO. FLOORS	HEIGHT	
	1 BED/1.5 BATH	2 BED/2 BATH	TOTAL										
EXISTING NORTH SITE 231,831 SF 5.31 ACRES													
EXISTING BLDG A	59	30	89	17,805	7.68%					106,830	6	68'-9"	
EXISTING BLDG B	69	35	104	17,428	7.52%					104,568	7	77'-10"	
EXISTING RECREATION BLDG	0	0	0	4,681	2.02%					14,109	1	25'-0"	
TOTAL EXISTING NORTH SITE	128	65	193	39,914	17.22%					225,507			
PROPOSED DEVELOPMENT SITE 116,632 SF 2.68 ACRES													
PROPOSED APARTMENT BUILDING	29	55	84	19,577	16.79%	84,096	4,445	24,055	5,764	118,360	7	76'-11"	
TYPICAL 1 BED/1.5 BATH 750 SF						750	50						
TYPICAL 2 BED/2 BATH 1100-1183 SF						1,116	1,116						
TOTAL SITE 348,463 SF 7.99 ACRES	157	120	277	59,491	17.07%					343,867			



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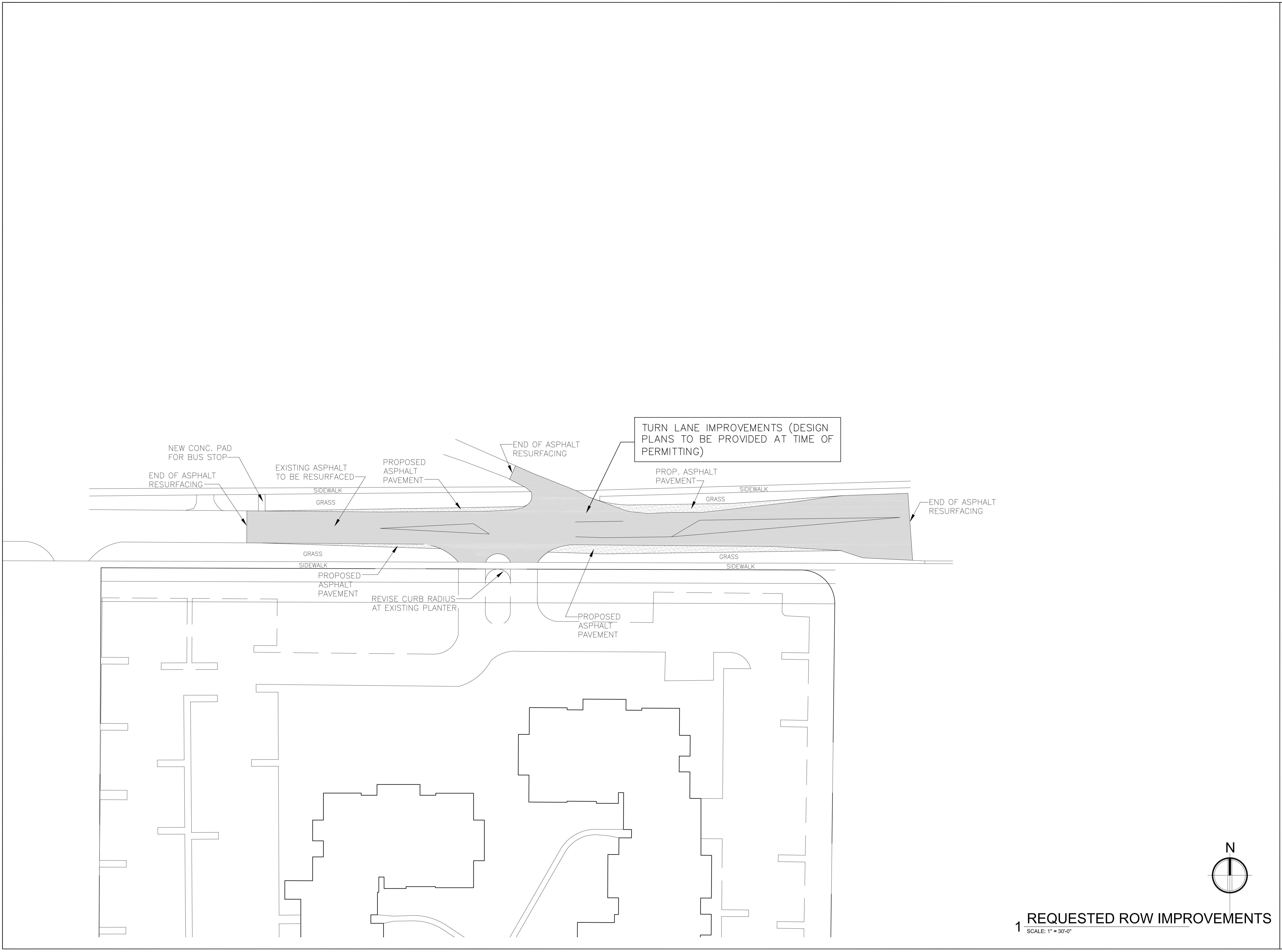
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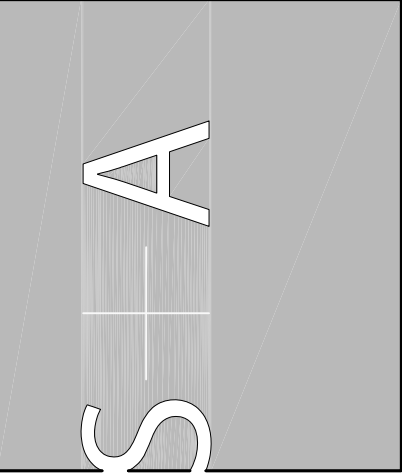
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PROJECT NO.

CONTEXT PLAN
AND ZONING DATA

G-1.01



1 REQUESTED ROW IMPROVEMENTS
SCALE: 1" = 30'-0"



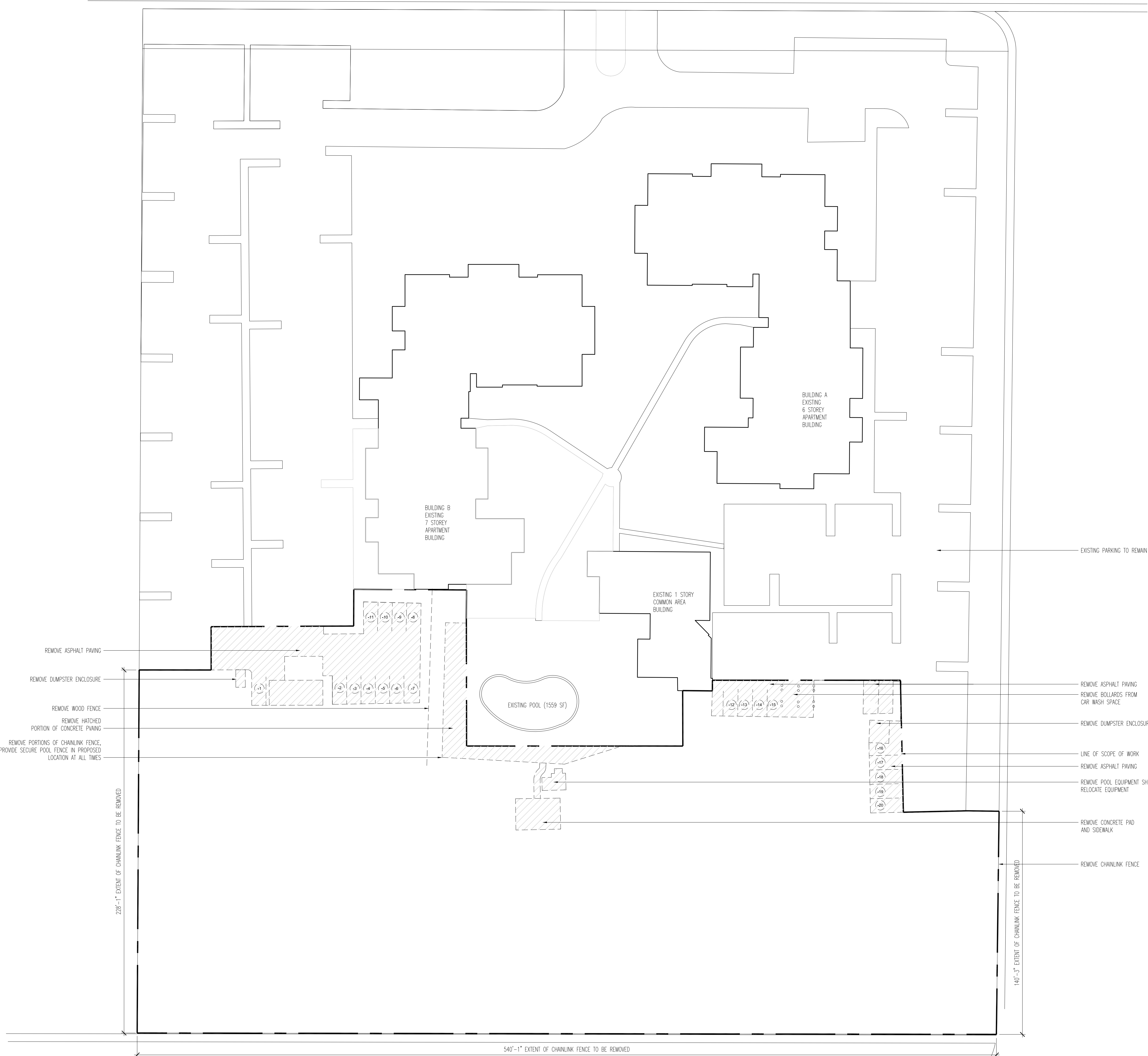
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SITE PLAN
RIGHT OF WAY
IMPROVEMENTS
G-1.04



1 DEMOLITION SITE PLAN
SCALE: 1" = 30'-0"

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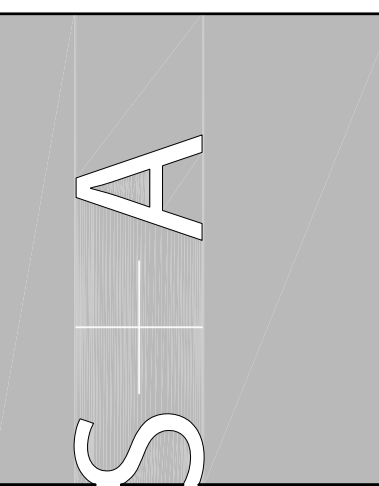
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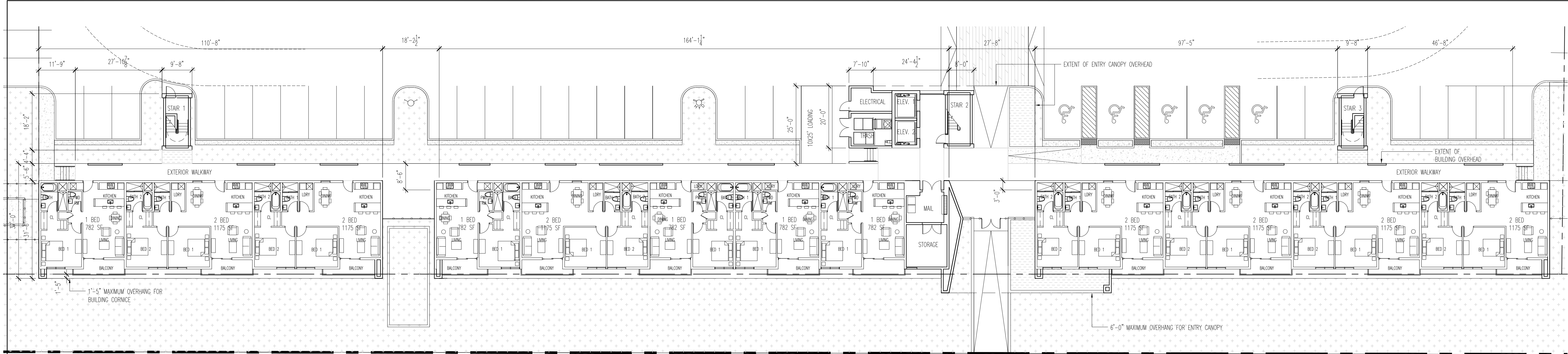
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PROJECT NO.

**DEMOLITION
SITE PLAN**

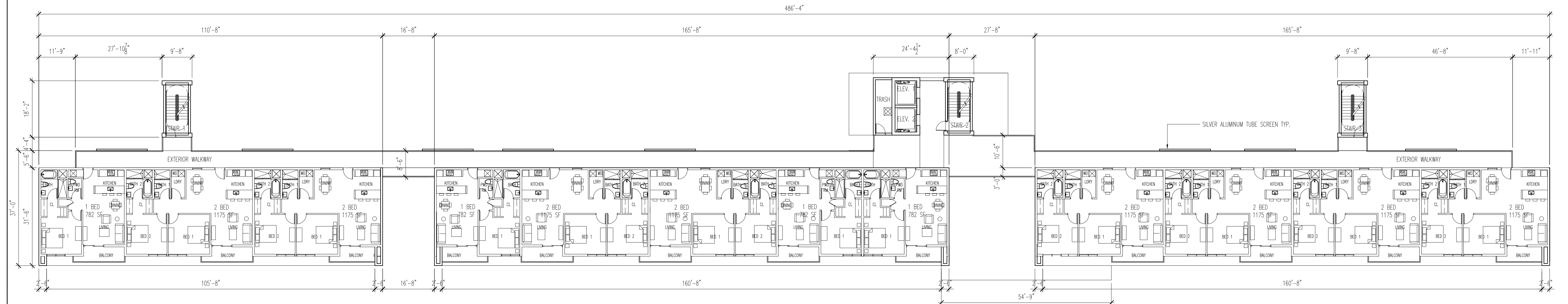
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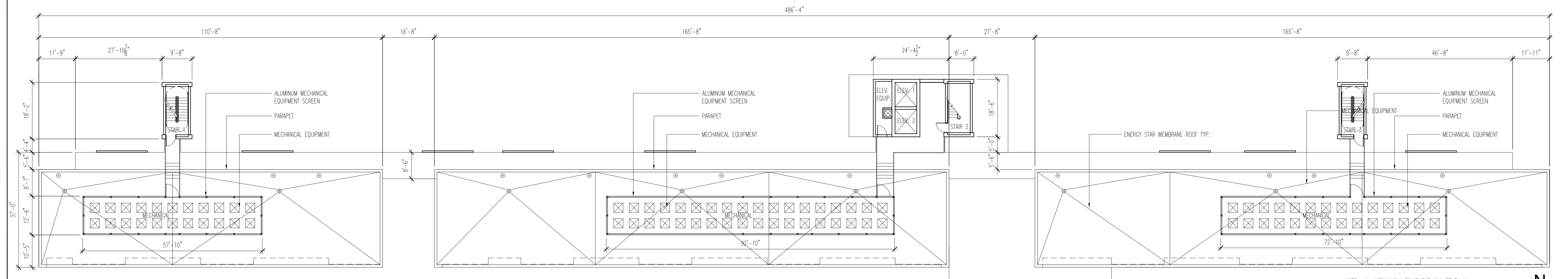




1 GROUND FLOOR PLAN
SCALE: 1/16" = 1'-0"



2 2ND - 7TH FLOOR PLAN
SCALE: 1/16" = 1'-0"

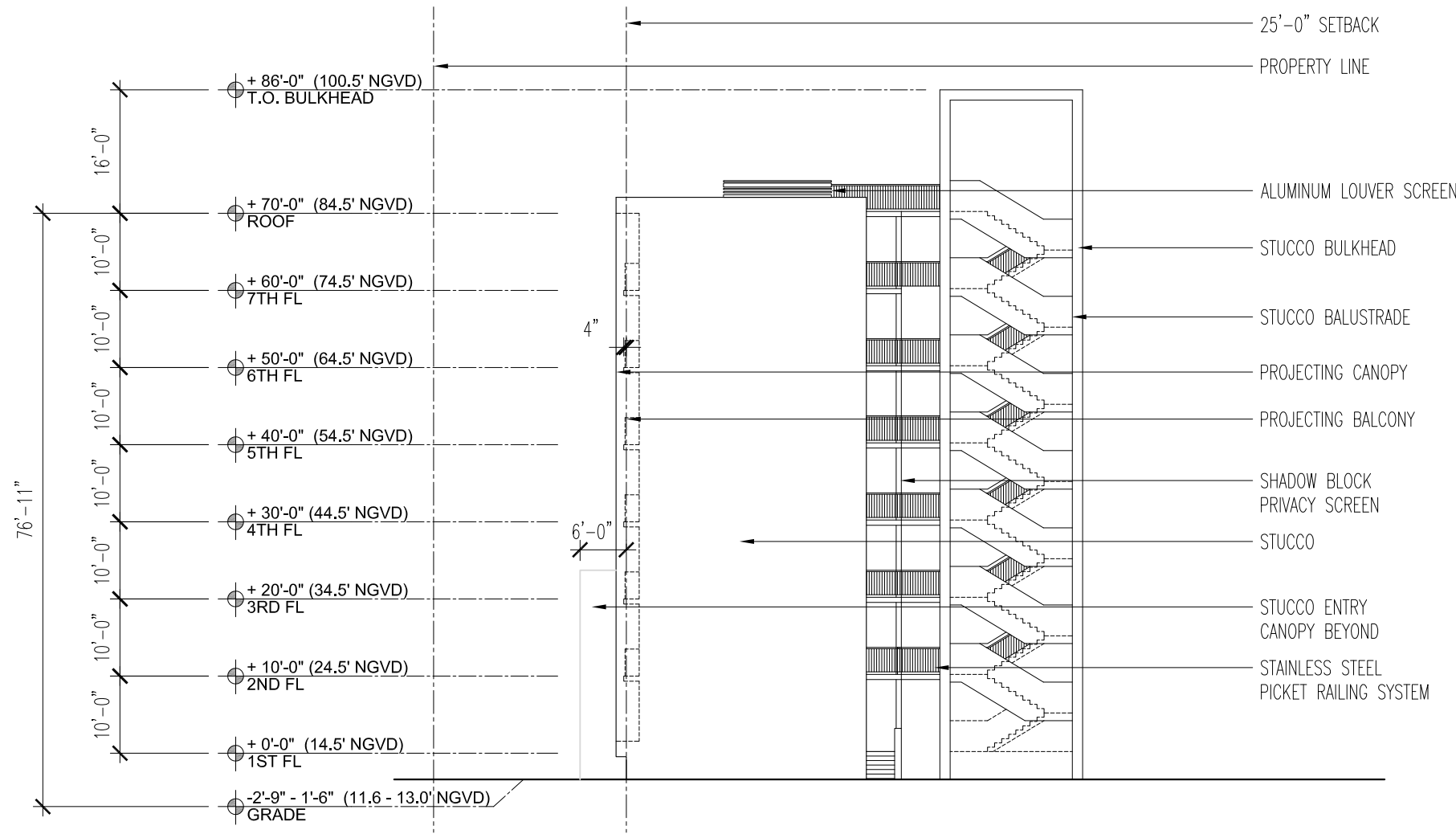


3 ROOF PLAN
SCALE: 1/16" = 1'-0"



1 SOUTH ELEVATION

SCALE: 1" = 20'-0"



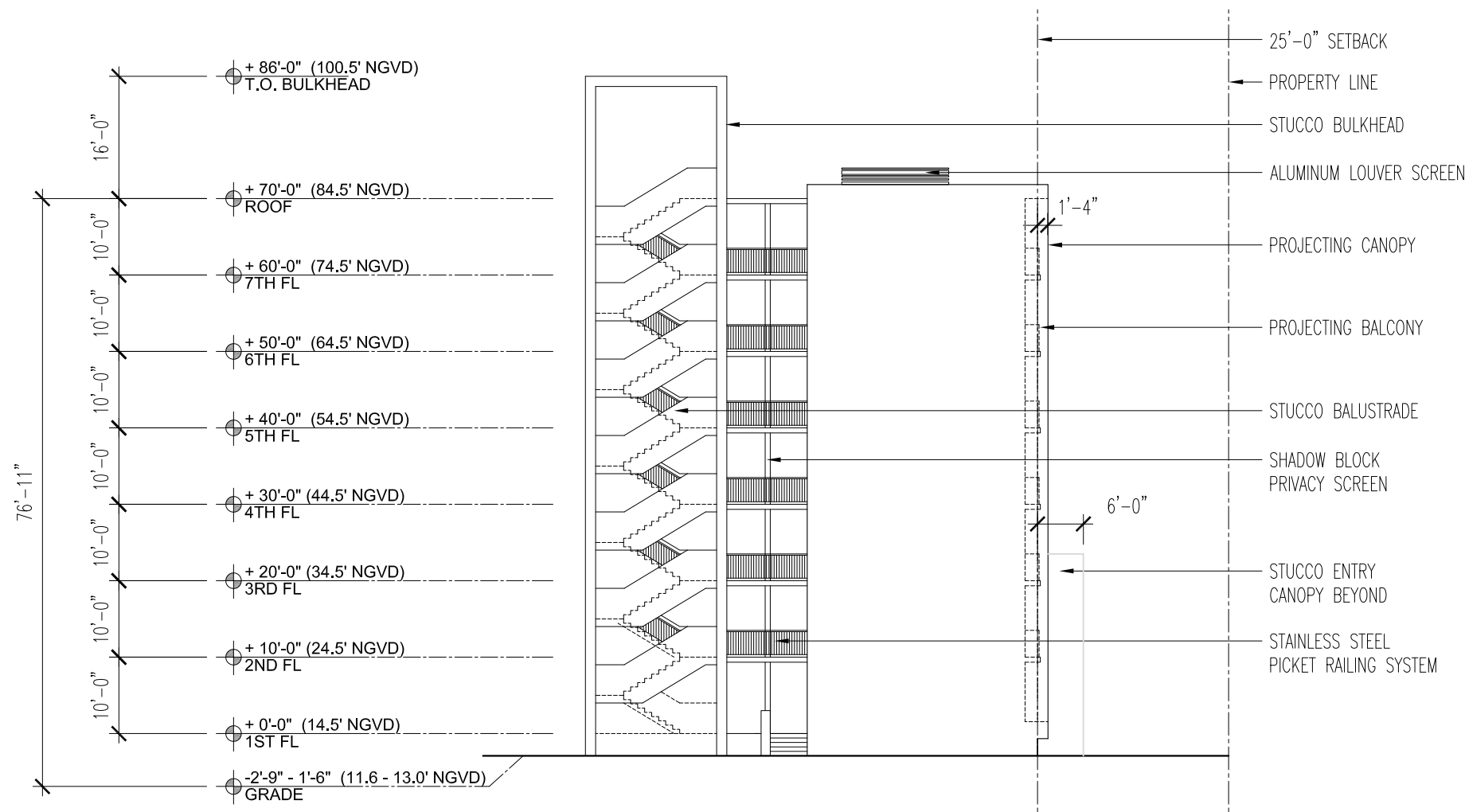
2 EAST ELEVATION

SCALE: 1" = 20'-0"



3 NORTH ELEVATION

SCALE: 1" = 20'-0"



4 WEST ELEVATION

SCALE: 1" = 20'-0"

BUILDING PAINT COLOR:
BENJAMIN MOORE
EXTERIOR READY MIXED
BRILLIANT WHITE

BALCONY BALUSTRADES:
SILVER ANODIZED ALUMINUM
AND GLASS

GUARDRAILS:
STAINLESS STEEL
PICKET

SHADOW BLOCK
PRIVACY SCREENS

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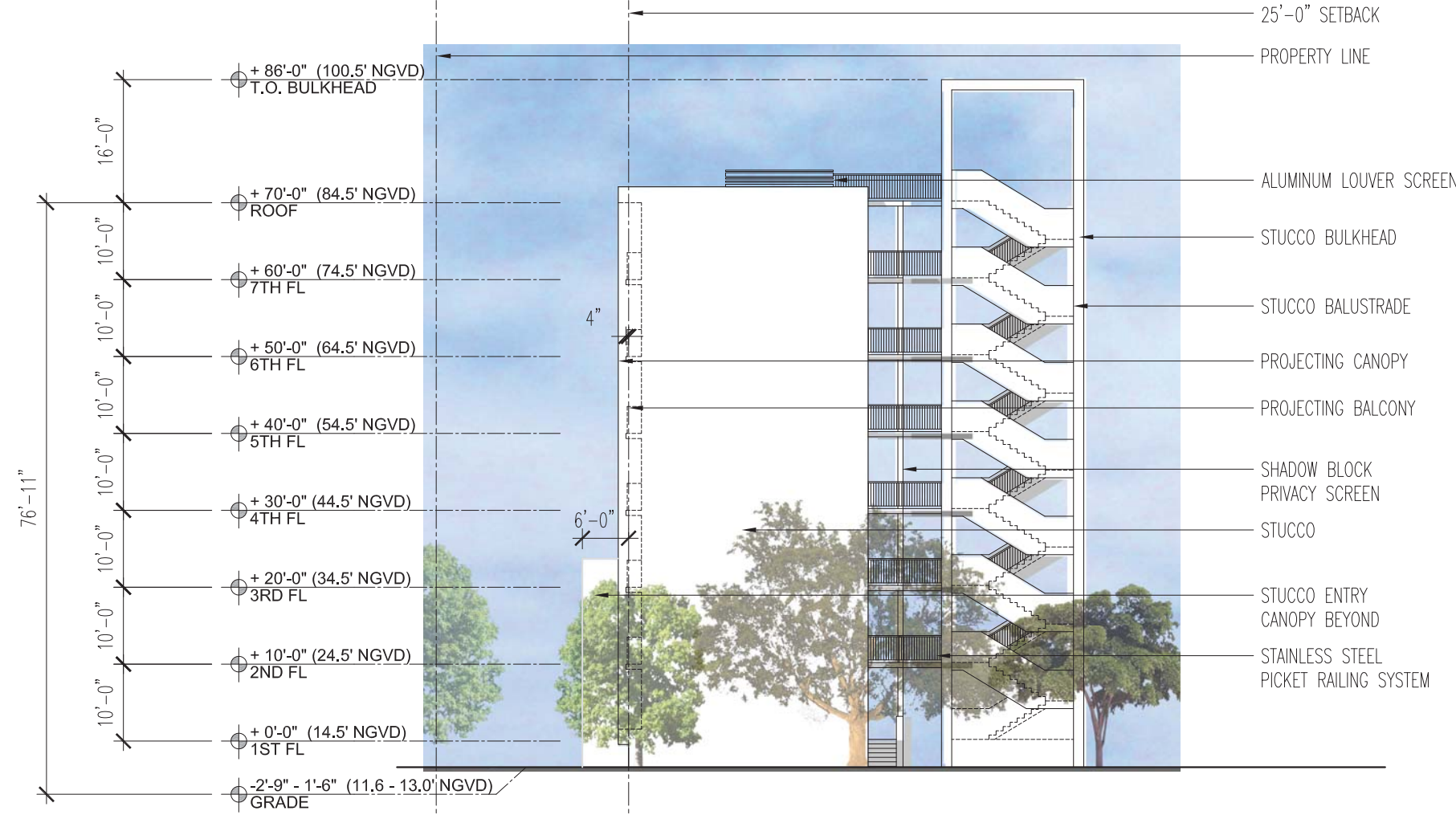
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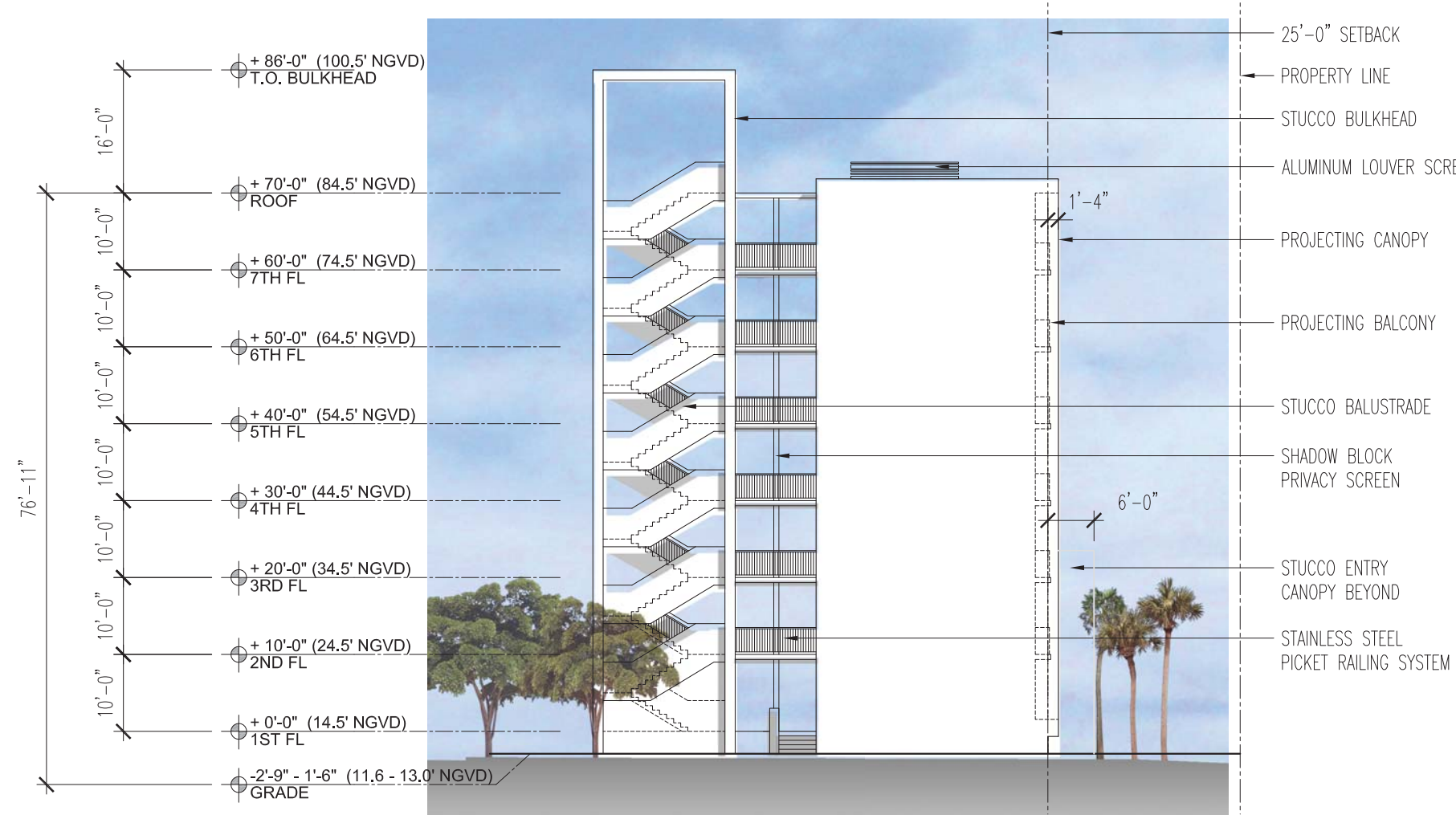
1 SOUTH ELEVATION
SCALE: 1" = 20'-0"



2 EAST ELEVATION
SCALE: 1" = 20'-0"



3 NORTH ELEVATION
SCALE: 1" = 20'-0"



4 WEST ELEVATION
SCALE: 1" = 20'-0"

BUILDING PAINT COLOR:
BENJAMIN MOORE
EXTERIOR READY MIXED
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ELEVATIONS

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1 VIEW FROM HILLCREST DRIVE/SOUTH PARK ROAD

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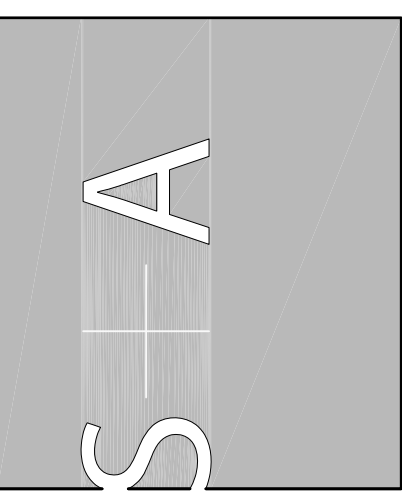
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1 VIEW FROM THE NORTH



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RENDERING

A-7.02