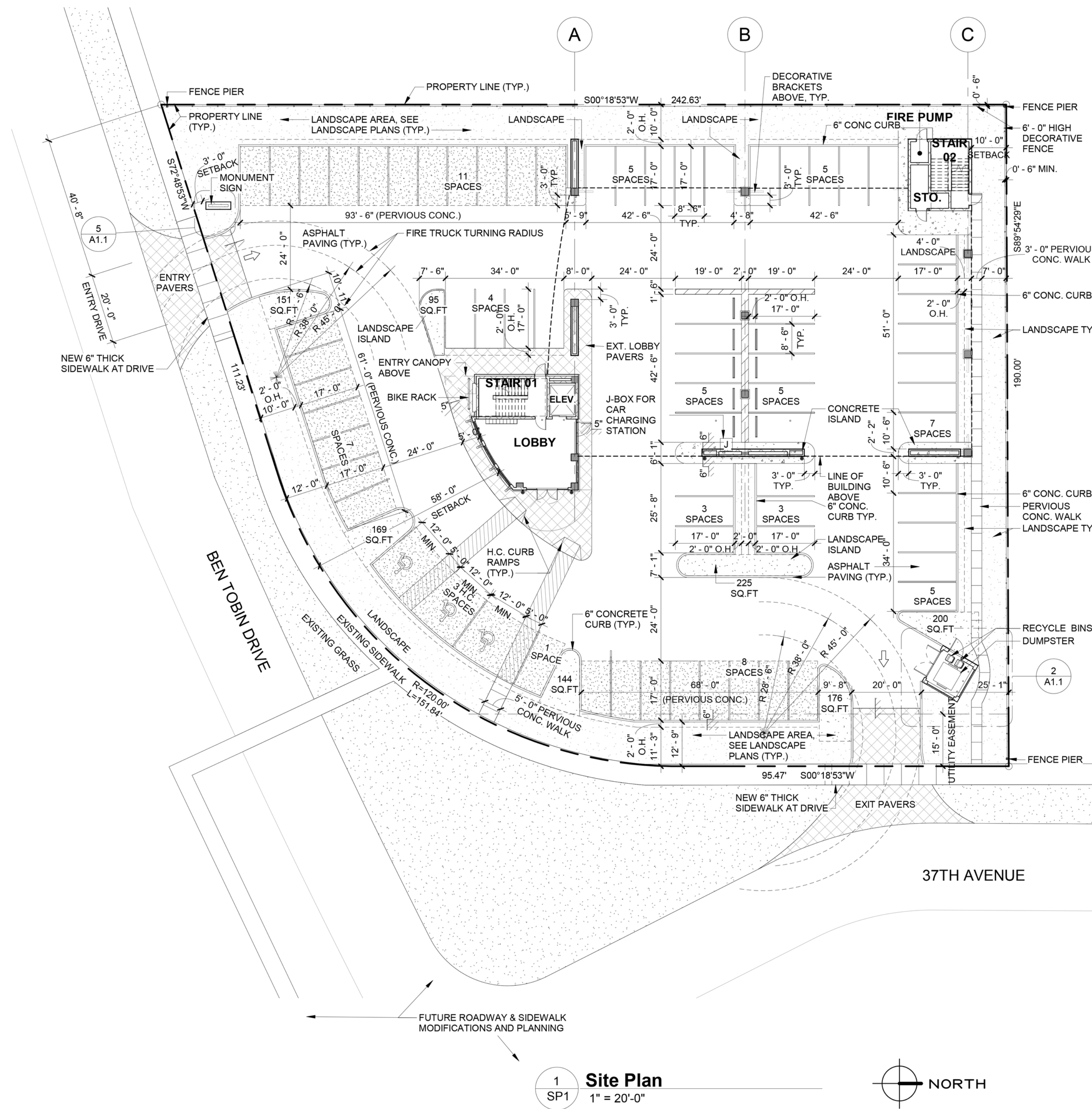


# EXHIBIT "B"



**1 Site Plan**  
SP1  
1" = 20'-0"

SUMMARY OF REQUESTS - VARIANCES, MODIFICATIONS, AND WAIVERS	
RE-ZONING	FROM PUD-R TO PLANNED DEVELOPMENT
WAIVER	ACREAGE REQUIREMENT FOR PD
	REQUIRED PROVIDED
	10 ACRES 0.896 ACRES
MODIFICATIONS	REDUCE SQUAREFOOTAGE OF TERMINAL ISLANDS
	REQUIRED PROVIDED
	190 SQ.FT 95 SQ.FT MIN.
	REDUCE REQUIRED PERCENTAGE OF LANDSCAPE FOR VUA
	REQUIRED PROVIDED
	25% 10%
VARIANCE	25 FEET PERIPHERAL LANDSCAPE BUFFER
	REQUIRED PROVIDED
	25' - 0" 10' - 0"

- GREEN BUILDING INITIATIVES**
- Central air conditioner of 18 SEER or higher.
  - Radiant barrier - Energy Star qualified - applied to attic or crawlspace.
  - Energy efficient (Low e) windows. All windows shall conform to the Energy Star rating criteria for South Florida as approved by the NFRC (National Fenestration Rating Council).
  - Energy efficient doors. All doors shall conform to the Energy Star rating criteria for South Florida.
  - Energy Star approved roofing materials.
  - Programmable thermostats.
  - Occupancy/vacancy sensors.
  - Dual flush toilets. These toilets when flushed use less than one gallon to flush liquid and 1.6 gallons or less for solids (USGBC). Plans shall indicate dual flush toilet. System must be verified by plumbing inspector at final inspection.
  - All energy-efficient outdoor lighting. Suggested lights for outdoor spaces include fluorescent bulbs and fixtures with electronic ballasts (more efficient than magnetic types), low pressure sodium or mercury vapor, photovoltaic systems, LED lighting and low voltage landscape lights that run on a timer. All energy-efficient outdoor lighting shall be verified by electrical inspector at final inspection.
  - Tankless water heater in lieu of a standard tank water heater. Documentation of energy savings should be provided with plans and shall indicate total energy demand. Tankless water heater shall be shown on plans and shall pass all required inspections.
  - Electric vehicle-charging-station infrastructure.

**SITE DATA**

**CURRENT ZONING:**  
PUD-R

**CURRENT LAND USE:**  
COMPLEX

**OCCUPANCY:**  
BUSINESS (GROUP B) OFFICES

**CONSTRUCTION TYPE:**  
TYPE II B

**NET LOT AREA:**  
39,029 S.F. OR 0.896 ACRES

**FLOOR AREA:**

1ST FLOOR AREA	COMMON AREA:	482 S.F.
	OFFICE AREA:	0 S.F.
	VERTICAL CIRCULATION:	557 S.F.
	TOTAL:	1,039 S.F.
2ND FLOOR AREA	COMMON AREA:	434 S.F.
	OFFICE AREA:	7,837 S.F.
	VERTICAL CIRCULATION:	310 S.F.
	TOTAL:	8,581 S.F.
3RD FLOOR AREA	COMMON AREA:	0 S.F.
	OFFICE AREA:	8,114 S.F.
	VERTICAL CIRCULATION:	235 S.F.
	TOTAL:	8,349 S.F.
3RD FLOOR TERRACE:		1,166 S.F.

**TOTAL FLOOR AREA:** 18,000 S.F.  
**NOTE:** TERRACES NOT INCLUDED IN TOTAL FLOOR AREA

**BUILDING SETBACKS**  
REQUIRED:  
NONE

**PROPOSED:**  
FRONT (S.E. SIDE) = 58'-0"  
EAST SIDE = 75'-5"  
WEST SIDE = 10'-0"  
REAR (NORTH SIDE) = 10'-0"

**BUILDING HEIGHT**  
MAXIMUM ALLOWED:  
UNLIMITED

**PROPOSED:**  
HIGHEST POINT OF THE BUILDING (TOP OF TOWER ON ROOF = 74'-4")  
BUILDING IS THREE STORIES  
50'-0" TO BUILDING ROOF LINE.

**PARKING**  
REQUIRED:  
18,000 S.F. / 250 S.F. / CARS = 72 SPACES

**PROVIDED:**  
72 SPACES (3 H.C. SPACES)

**NOTE:** STANDARD PARKING SPACES ARE 8' - 6" X 19' - 0"

**IMPERVIOUS AREA**  
25,081 S.F.  
(64% OF SITE AREA)

**PERVIOUS AREA**  
REQUIRED:  
10% MINIMUM PERVIOUS AREA REQUIRED: 3,903 S.F.

**LANDSCAPE AREA PROVIDED:** 9,248 S.F.  
**PERVIOUS CONCRETE:** 4,700 S.F.  
(36% OF SITE AREA)  
REFER TO LANDSCAPE DRAWINGS FOR ADDITIONAL INFORMATION.

REFER TO LANDSCAPE DRAWINGS FOR VUA CALCULATIONS

**LEGAL DESCRIPTION**

A PORTION OF BLOCK 9 OF "HILLWOOD SECTION THREE" AS RECORDED IN PLAT BOOK 69, PAGE 10, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID BLOCK 9, RUN SOUTH 00 DEGREES 18 MINUTES 53 SECONDS WEST ALONG THE WEST RIGHT-OF-WAY LINE OF SOUTH 37TH AVENUE, 95.47 FEET TO A POINT OF CURVATURE; THENCE SOUTHWESTERLY ALONG A 120.00 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 75 DEGREES 30 MINUTES 00 SECONDS, AN ARC DISTANCE OF 151.84 FEET TO A POINT OF TANGENCY; THENCE SOUTH 72 DEGREES 48 MINUTES 53 SECONDS WEST, 111.23 FEET; THENCE NORTH 00 DEGREES 18 MINUTES 53 SECONDS EAST, 242.63 FEET TO A POINT ON THE NORTH LINE OF SAID BLOCK 9; THENCE SOUTH 89 DEGREES 54 MINUTES 29 SECONDS EAST, 190.00 FEET TO THE POINT OF BEGINNING, CONTAINING 39,029 SQUARE FEET (0.896 ACRES)

- GENERAL NOTES**
- BUILDING WILL BE PROVIDED WITH A BI-DIRECTIONAL AMPLIFIER (BDA)
  - MAXIMUM FOOT CANDLE LEVEL AT ALL PROPERTY LINES SHALL BE 1 F.C. AND 0.5 F.C. ADJACENT TO RESIDENTIAL PROPERTIES.
  - ALL SIGNAGE SHALL COMPLY WITH ZONING AND LAND USE DEVELOPMENT REGULATIONS
  - 2' - 0" CAR OVERHANG IS NOT INCLUDED IN THE PREVIOUS AREA PERCENTAGE
  - THRESHOLD FOR OFFICE BUILDING DEVELOPMENT:  
18,000 SQ.FT MAX. LEASABLE AREA FOR PROFESSIONAL OFFICES  
PARKING PERARTICLE 7 FOR PROFESSIONAL OFFICES

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Project No. : 2017-182  
Drawn By : YD, ZH  
Checked By : SW  
Date: 04/02/2018

REVISIONS

# EXHIBIT "B"

