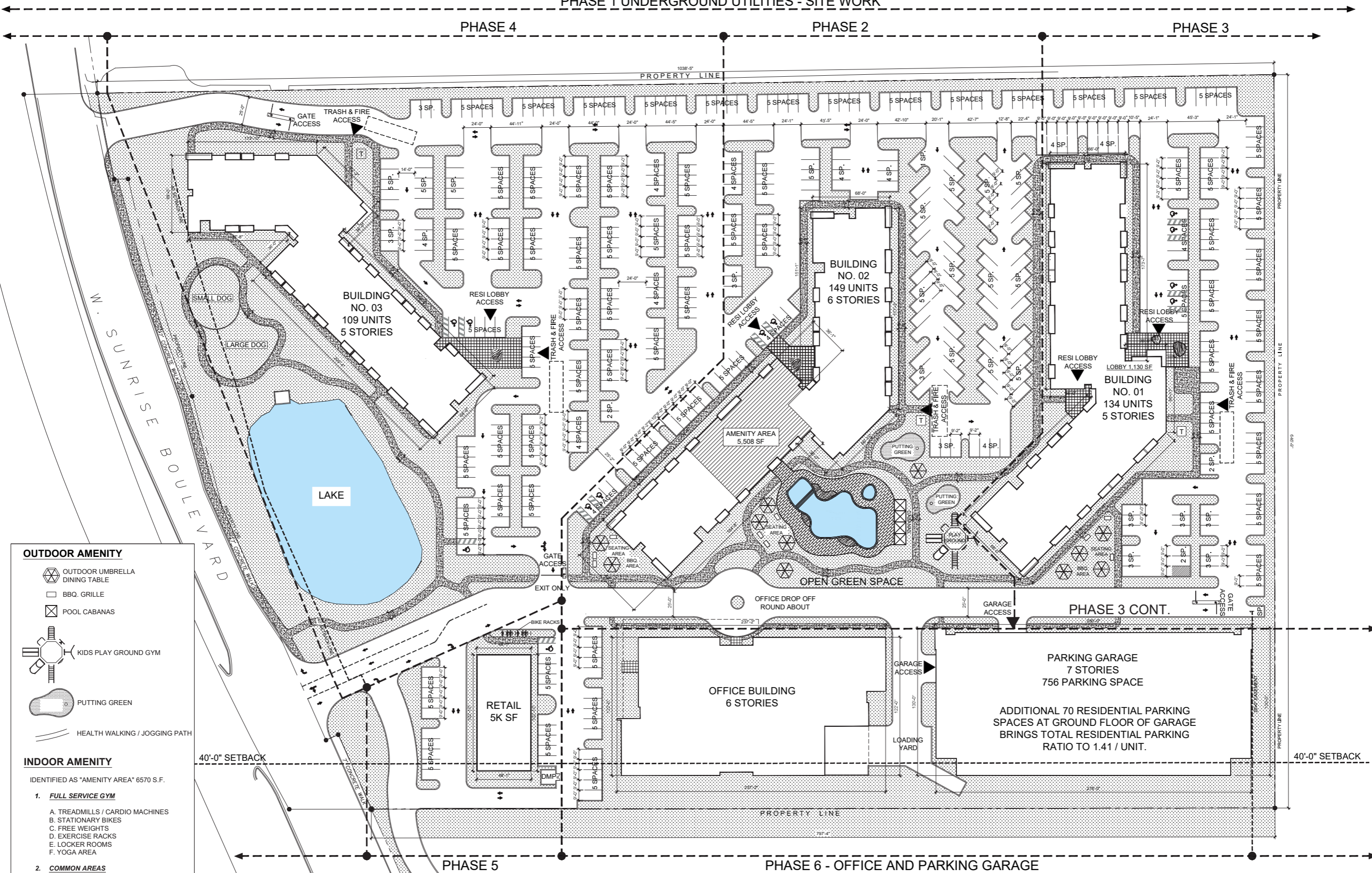
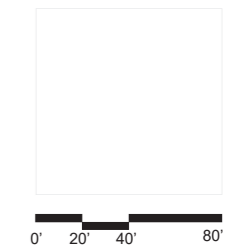


PHASE 1 UNDERGROUND UTILITIES - SITE WORK



CUBE 3, LLC
 111 SW 3rd Street, Floor 4
 Miami, Florida 33133
 License No. L18000278579
 Jonathan W. Cardello, AIA
 FL License No. AR93391



- OUTDOOR AMENITY**
- OUTDOOR UMBRELLA
 - DINING TABLE
 - BBQ GRILLE
 - POOL CABANAS
 - KIDS PLAY GROUND GYM
 - PUTTING GREEN
 - HEALTH WALKING / JOGGING PATH
- INDOOR AMENITY**
- IDENTIFIED AS "AMENITY AREA" 6570 S.F.
1. **FULL SERVICE GYM**
 - A. TREADMILLS / CARDIO MACHINES
 - B. STATIONARY BIKES
 - C. FREE WEIGHTS
 - D. EXERCISE RACKS
 - E. LOCKER ROOMS
 - F. YOGA AREA
 2. **COMMON AREAS**
 - A. JUICE / WINE BAR
 - B. GAMING / CARD TABLES
 - C. BILLIARD TABLE AREA
 - D. READING / SEATING AREA
 - E. T.V. WATCHING AREA

8601 W Sunrise
 Plantation, Florida

Dimensioned Site Plan
 Scale: 1" = 40'-0"



Planning And Zoning Board
 01 June 2021

A1.3

ZONING ANALYSIS - 8601 W Sunrise Blvd, Plantation, FL, 33322

Plantation, FL
Client: Fifteen Group



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Zoning Districts	Notes
Lots: 8601 W Sunrise Blvd Folio : 4941 33 23 0030 Commercial B-7Q	Per Prop. Search at Browd. Ctv Prop.Aprais.

Lot Area Summary	Notes
Net Lot Area <small>Lot area, net. The total area within the lot lines excluding any street rights-of-way or other required dedications.</small> 8601 W Sunrise Blvd Folio : 4941 33 23 0030 Total Gross Lot Area (GSF) - All Parcels 642,031SF - Gross Lot Area Total Gross Lot Area (Acres) 14.739 Acres - Gross Lot Area Total Net Lot Area (NSF) - All Parcels 597,774 NSF - Net Lot Area Total Net Lot Area (Acres) 13.723 Acres - Net Lot Area	Per Provided Survey Per Provided Survey

General Lot Requirements	Required	Proposed	Notes
Minimum Parcel Dimensions		5 Acres	14.739
Building GSF:			
Residential Bldg. 1	134 Units		134,895
Residential Bldg. 2	149 Units		165,132
Residential Bldg. 3	109 Units		117,300
Garage	756 Spaces		238,739
Office Building	150,000 S.F.		150,000
Retail Building	5,000 S.F.		5,000
Total Building GSF			811,066
Pervious Area:			
Pervious Area	Includes all pervious area		192,526 GSF 32.2% Coverage (NET)
Pervious Walkways & Hardscape	Includes all pervious walkways and hardscape		16,695 GSF 2.8% Coverage (NET)
Total Pervious Area			209,221 GSF 35.0% Coverage (NET)
Vehicular Use Area	Includes all asphalt vehicular area		221,515 GSF 34.5% Coverage (GROSS)
Landscape Open Space:			
Pervious Area	Includes all pervious area		192,526 GSF
Less: 2' Vehicle Curb Overhang	Pervious area at the 2'-0" vehicle curb overhang		-8,986 GSF
Total Walkways & Hardscape	Includes all walkways and hardscape		37,044 GSF
Total Landscape Open Space			220,584 GSF 34.4% Coverage (GROSS)

Building Setback (Article IX, Section 27-689, Planned Community Developments)	Required	Proposed	Notes
BUILDING 1	Building height x 1.5 = setback minimum required		
Front	102.3 ft. Min.	663'-5"	Compliant
Interior Side	102.3 ft. Min.	208'-11"	Compliant
Street Side	102.3 ft. Min.	76'-5"	Waiver Requested
Rear	102.3 ft. Min.	95'-8"	Waiver Requested
BUILDING 2	Building height x 1.5 = setback minimum required		
Front	117 ft. Min.	337'-1"	Compliant
Interior Side	117 ft. Min.	208'-0"	Compliant
Street Side	117 ft. Min.	112'-0"	Waiver Requested
Rear	117 ft. Min.	339'-5"	Compliant
BUILDING 3	Building height x 1.5 = setback minimum required		
Front	102.3 ft. Min.	52'-9"	Waiver Requested
Interior Side	102.3 ft. Min.	331'-9"	Compliant
Street Side	102.3 ft. Min.	57'-0"	Waiver Requested
Rear	102.3 ft. Min.	700'-4"	Compliant
OFFICE	Building height x 1.5 = setback minimum required		
Front	110.25 ft. Min.	256'-8"	Compliant
Interior Side	110.25 ft. Min.	29'-3"	Waiver Requested
Street Side	110.25 ft. Min.	487'-10"	Compliant
Rear	110.25 ft. Min.	343'-4"	Compliant
RETAIL	Building height x 1.5 = setback minimum required		
Front	39.75 FT. Min.	256'-8"	Compliant
Interior Side	39.75 FT. Min.	500'-8"	Compliant
Street Side	39.75 FT. Min.	33'-4"	Waiver Requested
Rear	39.75 FT. Min.	656'-3"	Compliant
GARAGE	Building height x 1.5 = setback minimum required		
Front	112.5 FT. Min.	538'-2"	Compliant
Interior Side	112.5 FT. Min.	28'-11"	Waiver Requested
Street Side	112.5 FT. Min.	483'-3"	Compliant
Rear	112.5 FT. Min.	21'-0"	Waiver Requested

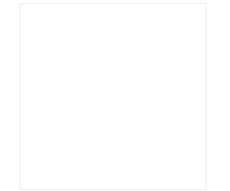
8601 W Sunrise
Plantation, Florida

Zoning Analysis
Scale: None

Planning And Zoning
Board
01 June 2021

A2.1

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8601 W Sunrise
Plantation, Florida

Zoning Analysis
Scale: None

Residential Density (Objective 1.8, Policy 1.8.8, Future Land Use - Commercial)				Maximum Allowed	Proposed	Notes	
Dwelling Units per Acre (Commercial with Mixed Use Overlay District)				25 du/acre max. 368 Dwelling Units	26.6 du/acre max. 392 Dwelling Units	*Per request-Affordable housing bonus *Per request-Affordable housing bonus	
Bulk Limitations (Article IX, Section 27-689, Planned Community Developments)					TBD	Notes	
	Acres		SF				
Site Area (Net)	13.723		597,774				
Site Area (Gross)	14.739		642,031				
Building Coverage % of Total Coverage	% of Total Coverage	[% of Total Coverage] * [Lot NSF]	Lot Coverage	Max Coverage	Building GSF	F.A.R.	Max F.A.R.
Retail - 5,000 sf	3.5%	20,978 sf	23.8%	30%	5,000 GSF	0.24	0.3
Res 1 - 26,979 sf	18.9%	113,192 sf	23.8%	27%	134,895 GSF	1.19	1.12
Res 2 - 27,522 sf	19.3%	115,470 sf	23.8%	25%	165,132 GSF	1.43	1.14
Res 3 - 23,460 sf	16.5%	98,428 sf	23.8%	27%	117,300 GSF	1.19	1.12
Office - 25,000 sf	17.5%	104,889 sf	23.8%	25%	150,000 GSF	1.43	1.14
Garage - 34,517 sf	24.2%	144,818 sf	23.8%	23%	238,739 GSF	1.65	1.16
Total 142,478 sf	100.0%	597,774 sf	23.8%		811,066 GSF	1.36	
1-Story - 5,000 sf	3.5%	20,978 sf	23.8%	30%	5,000 GSF	0.24	0.3
5-Story - 50,439 sf	35.4%	211,619 sf	23.8%	27%	252,195 GSF	1.19	1.12
6-Story - 52,522 sf	36.9%	220,359 sf	23.8%	25%	315,132 GSF	1.43	1.14
7-Story - 34,517 sf	24.2%	144,818 sf	23.8%	23%	238,739 GSF	1.65	1.16
Total 142,478 sf	100.0%	597,774 sf	23.8%		811,066 GSF	1.36	
Building Height (Zoning)							
No. of Floors					Proposed		
Residential Bldg. 1					5 story or 61.25' to top of parapet		
Residential Bldg. 2					6 story or 70.75' to top of parapet		
Residential Bldg. 3					5 story or 61.25' to top of parapet		
Garage					7 story or 75.00' to top of parapet		
Office Building					6 story or 73.50' to top of parapet		
Retail					1 story or 26.50' to top of parapet		
Maximum Height:					65'-0" + 5' as per section 27-641.		
Parking Requirements (Article XI, Section 27-741, Off-Street Parking - Multi-Family)				Required	Proposed	Notes	
Required Parking Space Dimensions							
Parallel Parking				9 ft. x 23 ft.			
Parking Spaces (90°)				9 ft. x 18 ft.	9 ft. x 18 ft.	Compliant	
Disabled Parking Spaces				See FBC, Chapter 11			
Required aisle widths							
Parallel Parking				12 ft. one way aisle / 25 ft. two way aisle			
90° Angled Parking				12 ft. one way aisle / 25 ft. two way aisle	25 ft. two way aisle	Compliant	
Columns shall be setback at least three (3) feet from the entrance to a parking space							
Max. Ramp grades abutting a parking space shall not exceed 6.67 percent or the max. otherwise provided in the FBC							
Amount of Required Parking							
Residential Parking						Compliant	
Studio				119 units @ 1.5 space / unit	179 spaces		
1 bedroom				143 units @ 1.75 space / unit	251 spaces		
2 bedroom				110 units @ 2.25 space / unit	248 spaces		
3 bedroom				20 units @ 2.5 space / unit	50 spaces		
Office parking				1 parking spaces per 250 S.F. - 150,000 GSF	600 Spaces		
Retail Parking				1 parking spaces per 300 S.F. - 5,000 GSF	17 spaces		
ADA handicap parking				12 spaces on grade - 12 spaces in parking garage	24 spaces	ADA Stahils located to closest proximity to bldg entrances	
Total Required Parking =				1,345 required	1,256 provided	Waiver Requested	
Loading Requirements (Article XI, Section 27-747, Off-Street Parking - Multi-Family)				Required	Proposed	Notes	
Note: Loading Spaces shall be at least 12 ft. wide x 45 ft. long, and shall provide at least 14.5 ft. of vertical clearance							
Residential Loading					12 Spaces	1 Spaces Waiver Requested	
1 Space for the first 50 Units + 1 space per additional 50 Units							
Non Residential / Mixed Used							
1 Space for GSF over 5,000 SF, but not over 25,000 SF					1 Spaces	1 Spaces Waiver Requested	
Total Required Loading Berths =							
Bicycle Parking Requirements				Required	Proposed	Notes	
Residential Bicycle Parking Requirement					N/A	N/A TBD	