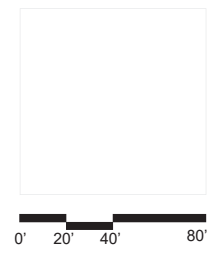
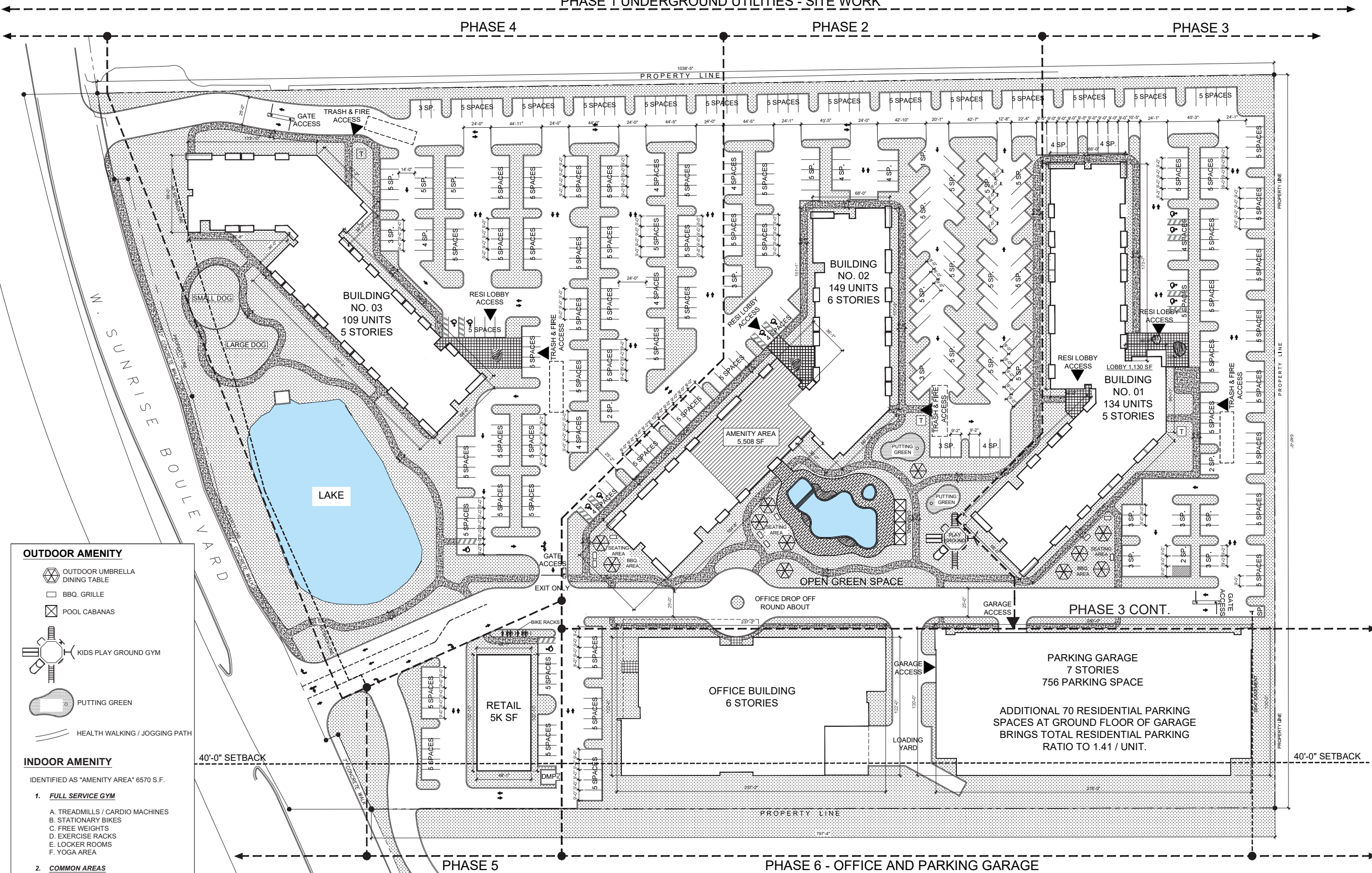


PHASE 1 UNDERGROUND UTILITIES - SITE WORK

CUBE3
 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

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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	