



Final Submittal

6985 Abbott Avenue

Miami Beach, FL 33141

Date Submitted: 04 June 2020

Submitted to: City of Miami Beach

Owner:	Pacific Star Capital
Architect:	CUBE 3, LLC
Landscape Architect:	LAND Landscape Architecture
Land-Use:	Pathman Lewis, LLP

Project Team

Owner:



PACIFIC STAR CAPITAL

Pacific Star Capital
404 Washington Avenue
Suite 750
Miami Beach, FL 33139
Telephone: 310.444.7770

Architect:



CUBE3, LLC
111 SW 3rd Street, Fourth Floor
Miami, Florida 33130
Contact: Jonathan W. Cardelo
Telephone: 305.968.8527

Landscape Architect:



LAND
2601 N. Miami Avenue
Miami, Florida 33127
Contact: Matthew Lewis
Telephone: 614.439.4895

Land-Use Attorney:



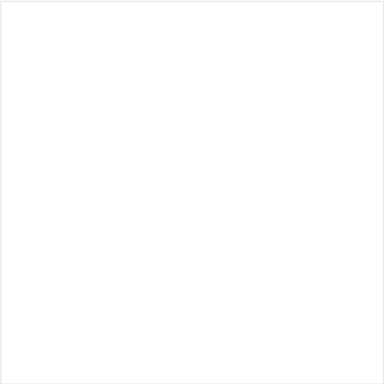
Pathman Lewis, LLP
One Biscayne Tower
2 South Biscayne Blvd., Suite 2400
Miami, Florida 33131
Contact: Wayne Pathman
Telephone: 305.379.2425

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Project Team | Index

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6985 Abbott Avenue
Miami Beach, Florida

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Site

A1.1

Property Survey | Tree Table

A1.2

Location Map

A1.3

Keyed Site Photos

A1.4

Keyed Site Photos

A1.5

Existing Site Plan

A1.6

Proposed Site Plan

A1.7

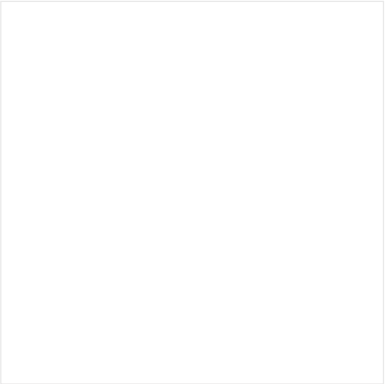
Additional Site Photos



CUBE 3, LLC
111 SW 3rd Street, Floor 4
Miami, Florida 33133
License No. L18000278579

Jonathan W. Cardello, AIA

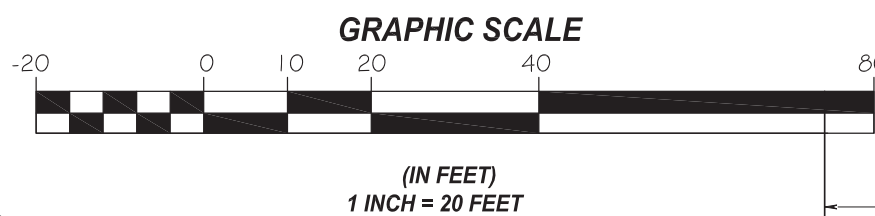
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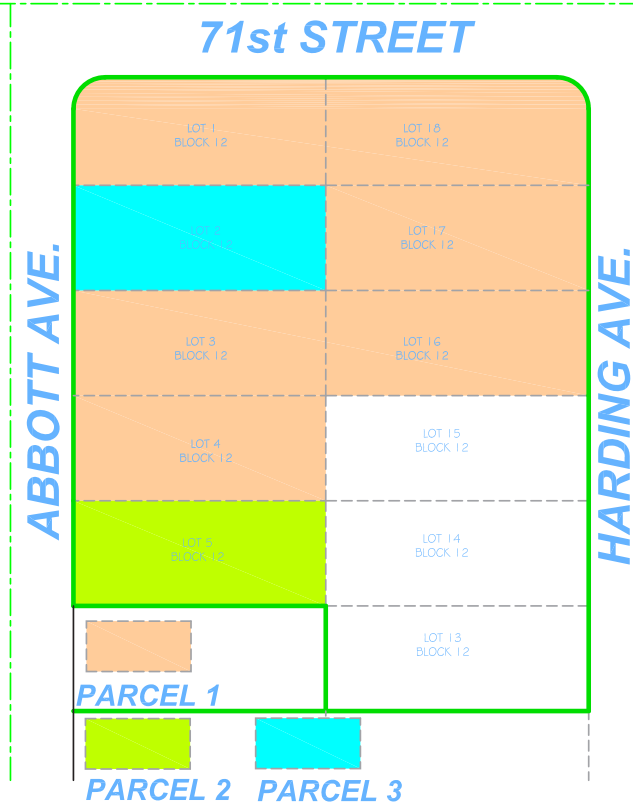
6985 Abbott Avenue

Miami Beach, Florida

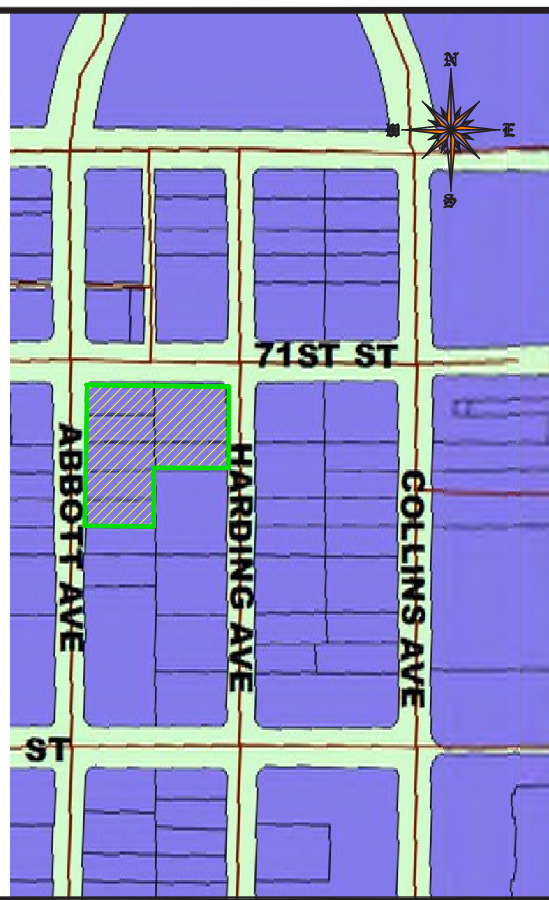
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04 June 2020



PROPERTY ADDRESS:
326 71 ST
Miami Beach, FL 33141-3014
6985 ABBOTT AVE
Miami Beach, FL 33141-3104
326 71 ST
Miami Beach, FL 33141-0000
6961 ABBOTT AVE
Miami Beach, FL 33141-3187
6972 HARDING AVE
Miami Beach, FL 33141-3208
300 71 ST
Miami Beach, FL 33141-3038



LOCATION SKETCH
SCALE = N.T.S.



CUBE3
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TREE TABLE						
No.	SPECIES		DBH (Hinchs)	Height (Ft.)	Spread (Ft.)	Canopy (Ft.)
1	ROYAL PALM	ROYSTONEA ELATA	15.5	35	12	113
2	ROYAL PALM	ROYSTONEA ELATA	15.5	35	12	113
3	ROYAL PALM	ROYSTONEA ELATA	15.5	40	12	113
4	MADAGASCAR OLIVE	NORONHIA EMARGINATA	13	30	16	201
5	PYGMY DATE PALM	PHOENIX ROEBLENI	54.4	20	12	113
6	MADAGASCAR OLIVE	NORONHIA EMARGINATA	10.5	30	16	201
7	CHRISTMAS PALM	VEITCHIA MERRILLI	4.5	16	8	50
8	ROYAL PALM	ROYSTONEA ELATA	19	35	12	113
9	MEDJOOL DATE PALM	PHOENIX DACTYLIFERA	20	28	14	153
10	SABAL PALM	SABAL PALMETTO	11.5	20	12	113
11	SABAL PALM	SABAL PALMETTO	12	20	12	113
12	CLUSIA	CLUSIA ROSEA	8.6	20	20	314
13	CLUSIA	CLUSIA ROSEA	6.7	20	20	314
14	CLUSIA	CLUSIA ROSEA	4.5	20	14	153

LEGAL NOTES TO ACCOMPANY SKETCH OF SURVEY:

- * THERE MAY BE EASEMENTS RECORDED IN THE PUBLIC RECORDS NOT SHOWN ON THIS SURVEY.
- * THE PURPOSE OF THIS SURVEY IS FOR USE IN OBTAINING TITLE INSURANCE AND FINANCING AND SHOULD NOT BE USED FOR CONSTRUCTION PURPOSES.
- * EXAMINATIONS OF THE ABSTRACT OF TITLE WILL HAVE TO BE MADE TO DETERMINE RECORDED INSTRUMENTS, IF ANY, AFFECTING THE PROPERTY.
- * THIS SURVEY IS NOT A GUARANTEE OF THE LIMITATIONS, RESTRICTIONS, RESERVATIONS OR EASEMENTS OF RECORD.
- * LEGAL DESCRIPTIONS PROVIDED BY CLIENT OR ATTESTING TITLE COMPANY.
- * THIS SURVEY IS NOT A GUARANTEE OF THE ACCURACY OR REPRESENTATION OF THE SURVEY WORK PERFORMED IN THE FIELD. COULD BE DRAWN AT A SHOWN SCALE AND/OR NOT TO SCALE. THE WALLS OR FENCES MAY BE EXAGGERATED FOR CLARITY PURPOSES.
- * ENCROACHMENTS AS SHOWN ARE PER PLAT BOOK, UNLESS DEPICTED OTHERWISE.
- * THE TERM "ENCROACHMENT" MEANS VISIBLE AND ABOVE GROUND ENCROACHMENTS.
- * ARCHITECTS SHALL VERIFY ZONING REGULATIONS, RESTRICTIONS, SETBACKS AND EASEMENTS BEFORE DRAWING AND PLACING ANY CORRELATION INFORMATION FOR "APPROVAL FOR AUTHORIZATION" TO THE PROPER AUTHORITIES IN NEW CONSTRUCTION.
- * UNLESS OTHERWISE NOTED, THIS FIRM HAS NOT ATTEMPTED TO LOCATE FOOTING AND/OR FOUNDATIONS.
- * FENCE OWNERSHIP NOT DETERMINED.
- * THIS PLAN OF SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE PARTIES NAMED HEREON. THE CERTIFICATE DOES NOT EXTEND TO ANY UNNAMED PARTY.

CERTIFICATION

NORTH BEACH TOWN CENTER DEVELOPMENT LLC

SURVEYOR'S NOTES:

1. IF SHOWN, BEARINGS ARE REFERRED TO AN ASSUMED MERIDIAN, BY SAID PLAT IN THE DESCRIPTION OF THE PROPERTY, IF NOT, BEARINGS ARE THEN REFERRED TO COUNTY, TOWNSHIP MAPS.
2. THE CLOSURE IN THE BOUNDARY SURVEY IS ABOVE 1:7500 FT.
3. CERTIFICATE OF AUTHORIZATION LB # 7806.
4. ELEVATIONS ARE REFERRED TO CITY OF MIAMI BEACH BENCHMARK # CMB 7201, ELEVATION 1.30 FEET DEEN G.D. 05.1929.

ABBREVIATIONS AND MEANINGS

[illegible][illegible]

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY, THIS "BOUNDARY SURVEY" OF THE PROPERTY DESCRIBED HEREON, HAS BEEN SURVEYED AND DRAWN UNDER MY SUPERVISION, AND COMPLETES WITH THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 65F-17, FLORIDA ADMINISTRATIVE CODE PURSUANT TO 472.027, FLORIDA STATUTES.

BY:  **JOHN J. BARRA** 08/22/2019

PROFESSIONAL LAND SURVEYOR NO.: 5204 STATE OF FLORIDA
(NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF THE SURVEYOR AND BOARD)

REVISED ON: _____

DRAWN BY:	DP
------------------	-----------

FIELD DATE:	08/22/2019
SURVEYING	15-000000

SURVEY NO:	18-001604-3
SHEET:	1 OF 1

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A1.1

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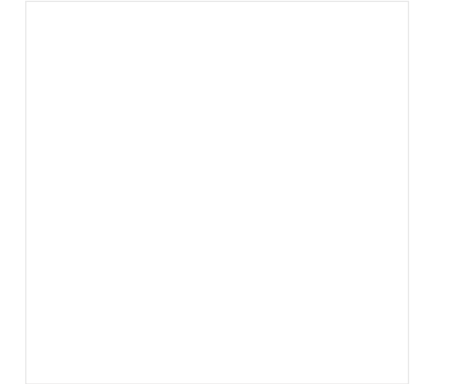
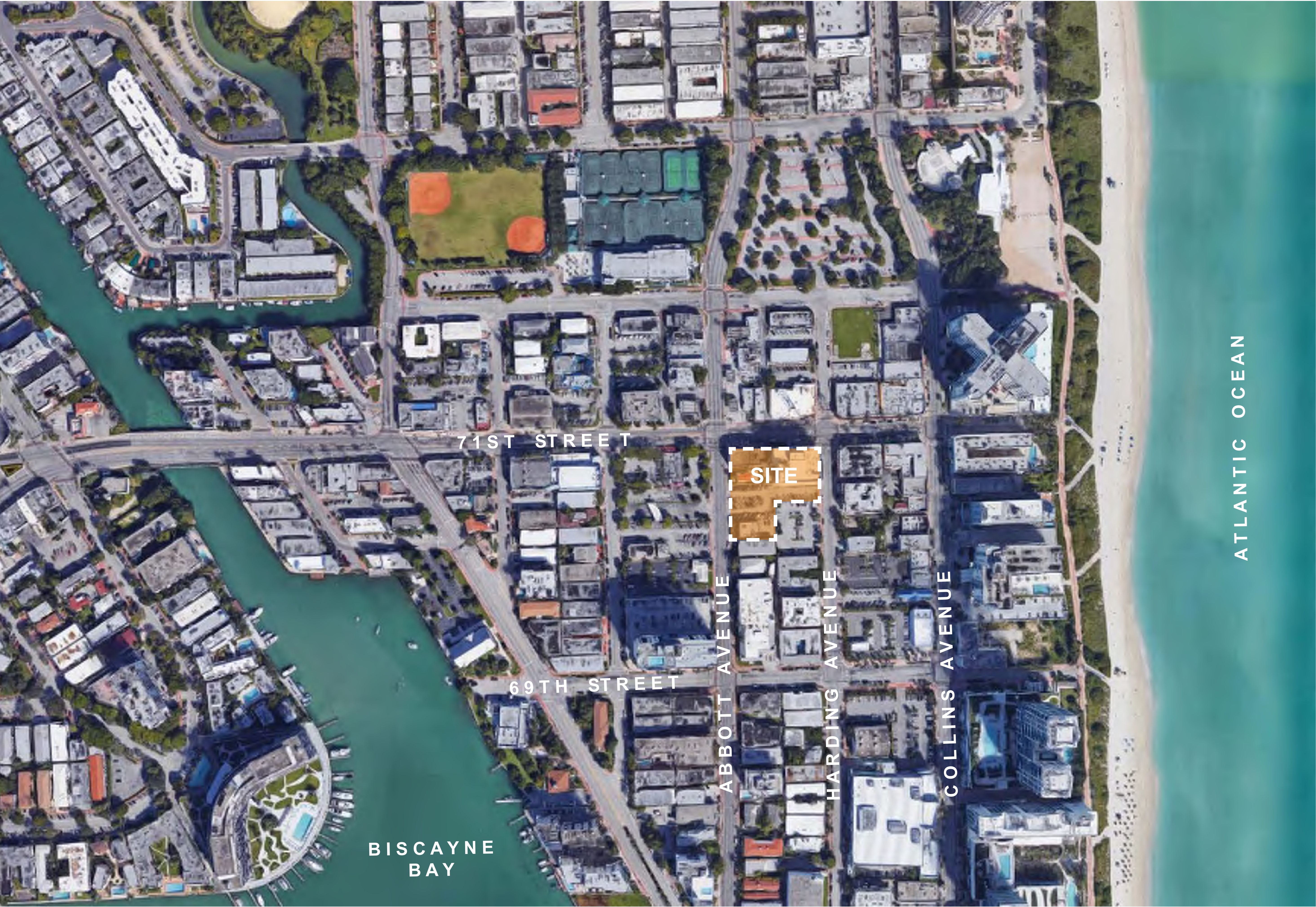
LIMIT OF PLAT (N.A.P.) 120.00'

CORRECTED PLAT OF
ATLANTIC HEIGHTS (N.A.P.)
(P.B.9 PG.14)

CORRECTED PLAT OF
ATLANTIC HEIGHTS (N.A.P.)
(P.B.9 PG.14)

69th STREET
ATLANTIC DRIVE (PLA

TOTAL LAND AREA: ±48,995.48 SQ. FT)



6985 Abbott Avenue

Miami Beach, Florida

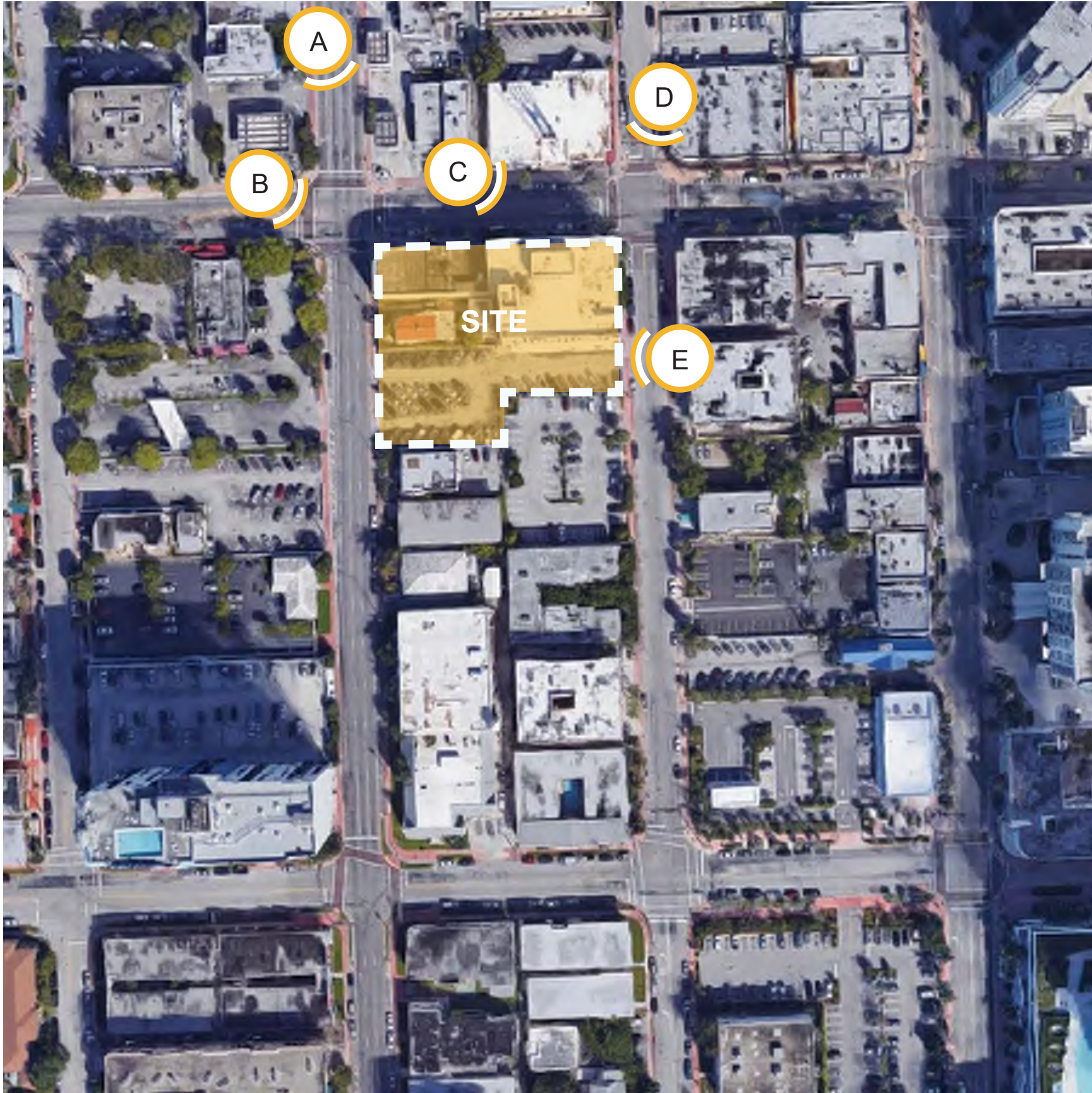
Location Map

Scale: None



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A1.2



Location Key



View A



View B



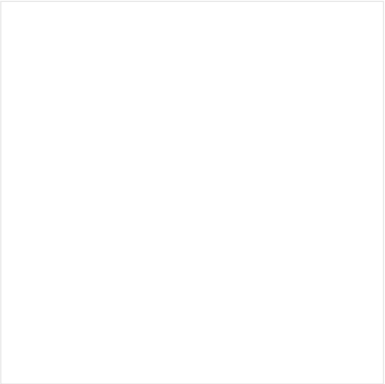
View C



View D



View E



6985 Abbott Avenue

Miami Beach, Florida

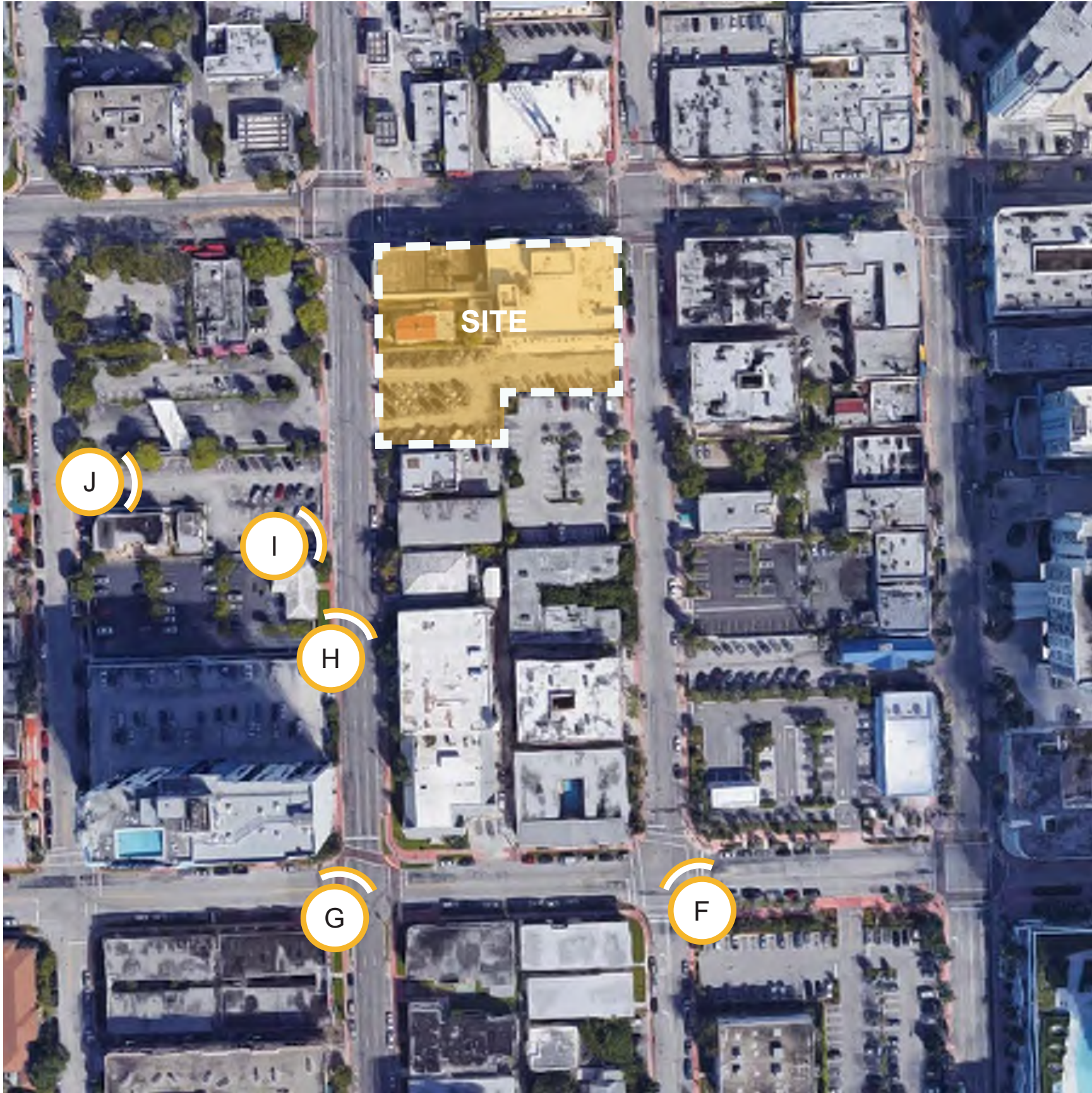
Keyed Site Photos

Scale: None



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A1.3



Location Key



View G



View F



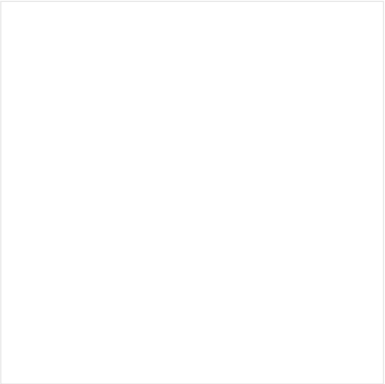
View H



View I



View J



6985 Abbott Avenue

Miami Beach, Florida

Keyed Site Photos

Scale: None



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71ST STREET

ABBOTT AVENUE

HARDING AVENUE

15'-0" R.

245'-0"

15'-0" R.

EXISTING 3 STORY
BUILDING

EXISTING 5 STORY
BUILDING

136'-3"

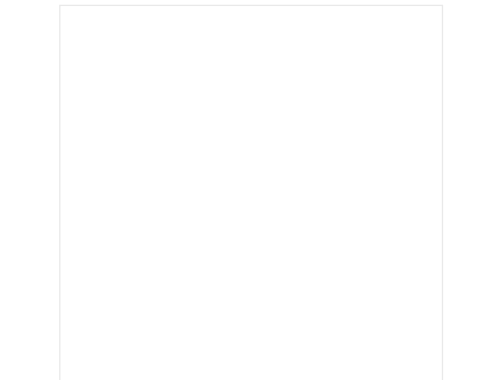
236'-3"

EXISTING
VACANT LAND
AND SURFACE
PARKING

125'-0"

100'-0"

120'-0"



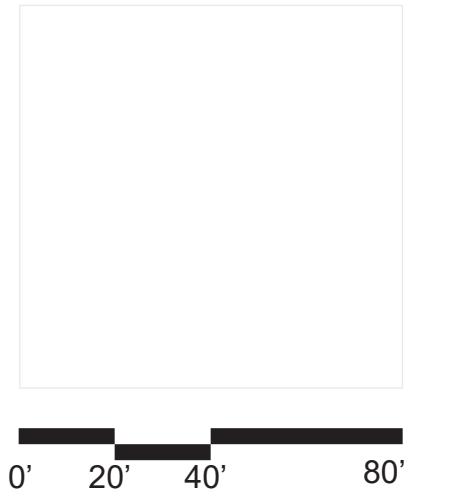
6985 Abbott Avenue
Miami Beach, Florida

Existing Site Plan
Scale: 1" = 20'-0"



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A1.5



6985 Abbott Avenue
Miami Beach, Florida

Proposed Site Plan

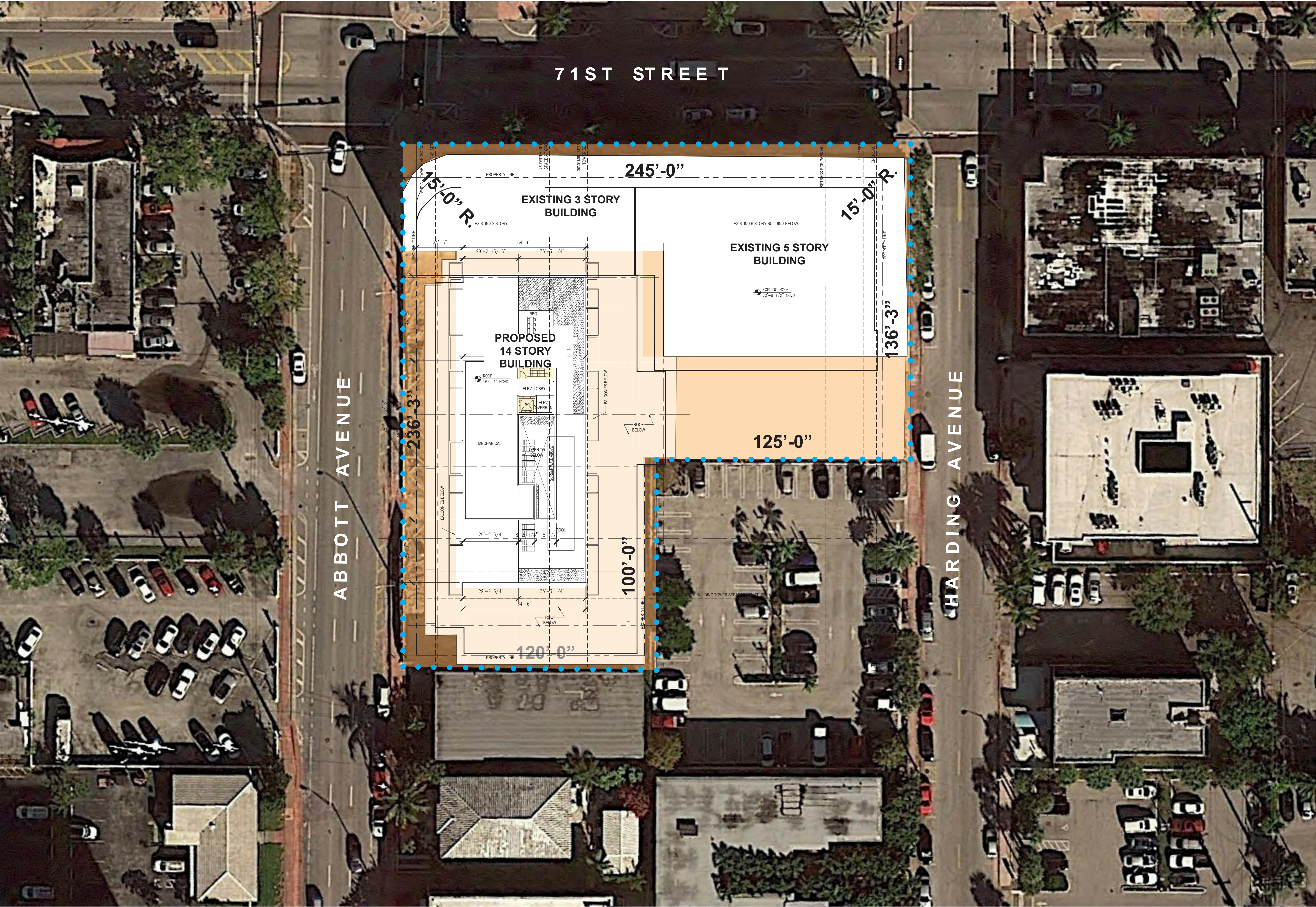
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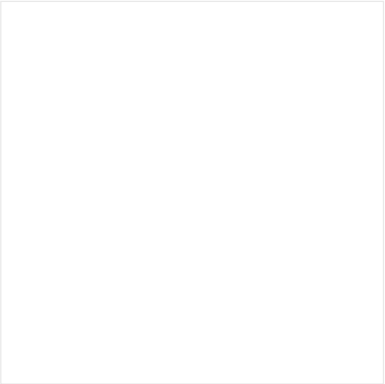


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A1.6

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6985 Abbott Avenue

Miami Beach, Florida



Additional Site Photos

Scale: None

A2	Zoning Tabulations Zoning Diagrams
A2.1	FAR Analysis
A2.2	Zoning Tabulations
A2.3	Zoning Tabulations
A2.4	Zoning Tabulations
A2.5	Zoning Setback Diagrams
A2.6	Frontage Diagrams
A2.7	Frontage Diagrams
A2.8	FAR Diagrams
A2.9	FAR Diagrams
A2.10	FAR Diagrams
A2.11	FAR Diagrams
A2.12	City of Miami Beach TCC-C Zoning Data Sheets
A2.13	City of Miami Beach TCC-C Zoning Data Sheets
A2.14	Driveway Diagrams
A2.15	Unit Breakdown By Floor

CUBE3

CUBE 3, LLC

111 SW 3rd Street, Floor 4

Miami, Florida 33133

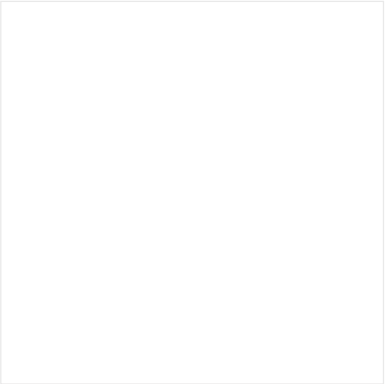
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6985 Abbott Avenue

Miami Beach, Florida



6985 Abbott Avenue

Miami Beach, Florida

FAR Analysis

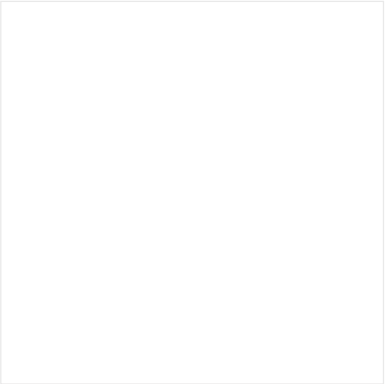
Scale: None

	326 71st St	300 71st St			NEW Development			
Level 14					Mech.	200 FAR GSF		Height at Tower 149'-4" (Without Mech.)
Level 13						5,403 FAR GSF	6 Units	
Level 12						10,324 FAR GSF	14 Units	
Level 11						10,324 FAR GSF	14 Units	
Level 10						10,324 FAR GSF	14 Units	
Level 9						10,324 FAR GSF	14 Units	
Level 8						10,324 FAR GSF	14 Units	
Level 7		Mech.		Height at Parapet 80'-0"		10,324 FAR GSF	14 Units	
Level 6		11,430 FAR GSF	12'-0"	Includes 8'-0" parapet		10,324 FAR GSF	14 Units	Height at Garage 55'-0"
Level 5		11,430 FAR GSF	12'-0"			720 FAR GSF	0 Units	
Level 4	Mech.	11,430 FAR GSF	12'-0"			720 FAR GSF	0 Units	
Level 3	5,049 FAR GSF	11,430 FAR GSF	12'-0"			720 FAR GSF	0 Units	
Level 2	0 FAR GSF	3,326 FAR GSF	12'-0"	Removed Mezzanine		1,220 FAR GSF	0 Units	Trash and Recycling Room Deducted from FAR
Level 1	5,049 FAR GSF	10,995 FAR GSF	12'-0"			9,763 FAR GSF		
Building Area Totals	10,098 FAR GSF	60,041 FAR GSF			101,338 FAR GSF		118 Units	Average Unit Size Gross
Development Total	171,477.00 FAR GSF							858.80 GSF/Unit
Buildable FAR	171,482.50 FAR GSF							
FAR Remaining	-5.50 FAR GSF							

Allowable FAR

3.5

SITE ADDRESS	APN	BUILDING_SQFT	ACREAGE	LAND_SQFT	FAR ALLOWED	FAR BUILT	
300 71ST ST	02-3211-002-0930	60,041 SQ FT	0.29 Acres	12,625 SQ FT	44,187.50 FAR GSF		Existing Building
326 71ST ST	02-3211-002-0850	10,098 SQ FT	0.14 Acres	6,120 SQ FT	21,420.00 FAR GSF		Existing Building
SubTotal					65,607.50 FAR GSF	70,139 FAR GSF	
6972 HARDING AVE	02-3211-002-0920		0.14 Acres	6,250 SQ FT	21,875.00 FAR GSF		New Construction
326 71ST ST	02-3211-002-0870		0.14 Acres	6,000 SQ FT	21,000.00 FAR GSF		New Construction
326 71ST ST	02-3211-002-0880		0.14 Acres	6,000 SQ FT	21,000.00 FAR GSF		New Construction
6985 ABBOTT AVE	02-3211-002-0860	2,993 SQ FT	0.14 Acres	6,000 SQ FT	21,000.00 FAR GSF		New Construction
6961 ABBOTT AVE	02-3211-002-0890	3,759 SQ FT	0.14 Acres	6,000 SQ FT	21,000.00 FAR GSF		New Construction
SubTotal					105,875.00 FAR GSF	101,338 FAR GSF	
TOTAL DEVELOPMENT SUMMARY			1.13 Acres	48,995 SQ FT	171,482.50 FAR GSF	171,477.00 FAR GSF	



Zoning Districts	Reference	Required Allowed	Provided	Notes
6985 Abbott Avenue	Folio No. 02-3211-002-0860	Town Center-Central Core TC-C	Town Center-Central Core TC-C	Record
326 71st Street (Not fronting 71st Street)	Folio No. 02-3211-002-0870	Town Center-Central Core TC-C	Town Center-Central Core TC-C	Record
326 71st Street (Not fronting 71st Street)	Folio No. 02-3211-002-0880	Town Center-Central Core TC-C	Town Center-Central Core TC-C	Record
6961 Abbott Avenue	Folio No. 02-3211-002-0890	Town Center-Central Core TC-C	Town Center-Central Core TC-C	Record
6972 Harding Avenue	Folio No. 02-3211-002-0920	Town Center-Central Core TC-C	Town Center-Central Core TC-C	Record
326 71st Street (Fronting 71st Street)	Folio No. 02-3211-002-0850	Town Center-Central Core TC-C	Town Center-Central Core TC-C	Record
300 71st Street (Fronting 71st Street)	Folio No. 02-3211-002-0930	Town Center-Central Core TC-C	Town Center-Central Core TC-C	Record

Lot Area Summary				
Net Lot Area				
6985 Abbott Avenue	Folio No. 02-3211-002-0860	6,000 SF		Record
326 71st Street (Not fronting 71st Street)	Folio No. 02-3211-002-0870	6,000 SF		Record
326 71st Street (Not fronting 71st Street)	Folio No. 02-3211-002-0880	6,000 SF		Record
6961 Abbott Avenue	Folio No. 02-3211-002-0890	6,000 SF		Record
6972 Harding Avenue	Folio No. 02-3211-002-0920	6,250 SF		Record
326 71st Street (Fronting 71st Street)	Folio No. 02-3211-002-0850	6,120 SF		Record
300 71st Street (Fronting 71st Street)	Folio No. 02-3211-002-0930	12,625 SF		Record
Total Lot Area Before Dedications (SF)		48,995 SF		Record
Total Lot Area Before Dedications (Acres)		1.12 Acres		Record

General Development Requirements	Reference	Required Allowed	Provided	Notes
Maximum Floor Area Ratio (FAR) - Ratio	Sec. 142-743(a)	3.50	3.50	
Maximum Floor Area Ratio (FAR) - Square Footage	Sec. 142-743(a)	171,483 GSF	171,477 GSF	Compliant
Maximum Building Height	Sec. 142-743(b)(1)	165'-0"	149'-4"	Compliant
Minimum Unit Size				
Apartments	Sec. 142-743(c)	550 SF		Compliant
Workforce Housing	Sec. 142-743(c)	400 SF		N/A
Affordable Housing	Sec. 142-743(c)	400 SF		N/A
Co-living	Sec. 142-743(c)	375 SF		N/A
Maximum Residential Density	Sec. 142-743(d)	150 du/acre max.	105 du/acre	Compliant
Total Dwelling Units (DUs) Allowed	Sec. 142-743(d)	169 Dwelling Units	118 Dwelling Units	Compliant

Setbacks and Encroachments				
General Note	Sec. 142-744	See Notes		Compliant
Setbacks and Encroachments	Sec. 142-744 (Table A)			
Abbott Avenue and Dickens Avenue				
Street Class		Street Class B		Record
Building Height at which Setback occurs		Grade to max. height		Record
Minimum Setback from property line		10'-0"		Compliant
Allowable Habitable Encroachments into Setback		5'-0"		Compliant
Byrom Avenue, Carlyle Avenue and Harding Avenue				
Street Class		Street Class C		Record
Building Height at which Setback occurs		Grade to max. height		Record
Minimum Setback from property line		10'-0"		Compliant
Allowable Habitable Encroachments into Setback		7'-0"		Compliant

Parking Requirements		Required Allowed	Provided	
Residential Parking	Minimum of 0.5 parking spaces per DU between 550 and 850 square feet Minimum of 0.75 parking spaces per DU between 851 and 1,250 square feet Minimum of 1.00 parking spaces per DU above 1,250 square feet	117 Units 1 Units 0 Units	59 Parking Spaces 1 Parking Spaces 0 Parking Spaces	
	Residential Required Parking =		60 Parking Spaces	101 Parking Spaces
Retail Parking	Sec. 130-33(c) Retail Uses (SF) = Retail Uses (Parking Ratio) Retail Uses (Total Spaces)	See Below 9,538 SF None		
		0 Parking Spaces	0 Parking Spaces	Compliant
Other Required Parking Spaces	Existing Bank Parcel Parking Existing Surface Parking	108 Parking Spaces 9 Parking Spaces	108 Parking Spaces 9 Parking Spaces	Compliant Compliant
	Total Parking Required =	168 Parking Spaces	218 Parking Spaces	Compliant

Bicycle Parking Requirements		Required Allowed	Provided	
Commercial Bicycle Parking	Short-Term Bicycle Parking Long-Term Bicycle Parking	2 Bicycle Parking Spaces 2 Bicycle Parking Spaces	4 Bicycle Parking Spaces 2 Bicycle Parking Spaces	
	Commercial Required Bicycle Parking =	4 Bicycle Parking Spaces	6 Bicycle Parking Spaces	Compliant
Residential Bicycle Parking	Short-Term Bicycle Parking Long-Term Bicycle Parking	11 Bicycle Parking Spaces 110 Bicycle Parking Spaces	11 Bicycle Parking Spaces 130 Bicycle Parking Spaces	
	Residential Required Bicycle Parking =	121 Bicycle Parking Spaces	141 Bicycle Parking Spaces	Compliant
	Total Parking Required =	125 Bicycle Parking Spaces	147 Bicycle Parking Spaces	Compliant

Loading Requirements		Required Allowed	Provided	
Residential	Over 100 units but not more than 200 units: Three Spaces	3 Loading Berths	3 Loading Berths	Compliant
Commercial	No change in use. No additional loading required.	0 Loading Berths	0 Loading Berths	Compliant
	Total Loading Berths Required =	3 Loading Berths	3 Loading Berths	Compliant

Loading Spaces only Calculated on New FAR being added to site.

Existing Commercial has no loading requirements or loading berths.

Provided Four - 10'-0" x 20'-0" Loading Berths

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04 June 2020

Class A	Sec. 142-745(e)	See Remarks	See Remarks	Compliant	In addition to other requirements Frontages shall be built as follows: (1) Facades shall have a minimum of height of 35 feet. (2) Buildings shall have a minimum of three floors located along a minimum of 90 percent of the length of the setback line pursuant to the following: a. The building may be recessed from the setback line in order to provide active public plazas that have no floor area located about the plaza. b. Except where required for driveways and utility infrastructure, the ground floor shall contain habitable space with a minimum depth of 50 feet from the building façade. c. The habitable space on the ground floor shall be for commercial and hotel uses, and to provide access to uses on upper floor of the building. d. The second and third floors shall contain habitable space for residential, hotel or commercial uses with a minimum depth of 25 feet from the building façade. e. Ground floor and surface parking shall be setback a minimum of 50 feet from the building façade and be concealed from view from the clear pedestrian path. (3) Driveways and vehicle access to off-street parking and loading shall be prohibited on a Class A Frontage, unless it is the only means of egress to the site.. Permitted drive-ways on Class A frontages shall be limited by the following a. If a driveway is permitted it shall be limited to 22 feet in width and be incorporated into the façade of the building. b. Driveways shall be spaced no closer than 60 feet apart. d. Driveways shall consist of mountable curbs that ensure a continuation of the ten-foot clear pedestrian path. (4) Off-Street loading shall be prohibited on Class A frontages, unless it is the only means of egress to the site. (5) On-Street loading shall be prohibited on Class A frontages. (6) Ground floor utility infrastructure, including as may be required by Florida Power and Light (FPL) shall be prohibited on a Class A frontage, unless it is the only means of egress to the site or if the only other means of egress is from a Class A street. Permitted utility infrastructure shall be developed as follows: a. Permitted utility infrastructure shall be concealed from the public view and be placed within or behind the line of the façade if access from the street is required. (7) In addition to the requirements of Section 126-6(a)(1), street trees shall have a minimum clear trunk of eight feet, an overall height of 22 feet, and a minimum caliper of six inches at time of planting. Additionally, the following shall apply: a. Street trees shall be up-lit. b. If such street trees cannot be planted the applicant/property owner shall contribute double the sum required in Section 126-7(2) into the city's tree trust fund.
		See Remarks	See Remarks	Arch Sig. / Compliant	
		See Remarks	See Remarks	Compliant	
		See Remarks	See Remarks	Compliant	
		See Remarks	See Remarks	Compliant	
		See Remarks	See Remarks	N/A	
		See Remarks	See Remarks	N/A	
		See Remarks	See Remarks	N/A	
		See Remarks	See Remarks	Compliant	
		See Remarks	See Remarks	Compliant	
Class B	Sec. 142-745(f)	See Remarks	35'-0" Min. Façade Height	Compliant	In addition to other requirements Frontages shall be built as follows: (1) Facades shall have a minimum of height of 35 feet. (2) Buildings shall have a minimum of three floors located along a minimum of 90 percent of the length of the setback line a. The building may be recessed from the setback line in order to provide active public plazas that have no floor area located about the plaza. b. Except where required for driveways and utility infrastructure, the ground floor shall contain habitable space with a minimum depth of 45 feet from the building façade. (3) Driveways and vehicle access to off-street parking and loading shall be prohibited unless it is the only means of egress to the site or if the only other means of egress is from a Class A Street. Permitted drive-ways on Class B frontages shall be limited by the following a. The prohibition on driveways may be waived by the design review board on blocks that are over 260 feet in length; however, such driveways shall be limited to 12 feet in width. b. Driveways shall be limited to 22 feet in width and be incorporated into the façade of the building. c. Driveways shall be spaced no closer than 60 feet apart on a single parcel. d. Driveways shall consist of mountable curbs that ensure a continuation of the ten-foot clear pedestrian path. (4) Off-Street loading shall be prohibited on Class B frontages, unless it is the only means of egress to the site, or if the only other means of egress is from a Class A street. (5) On-Street loading shall be prohibited on Class B frontages. (6) Ground floor utility infrastructure, including as may be required by Florida Power and Light (FPL) shall be prohibited on a Class B frontage, unless it is the only means of egress to the site or if the only other means of egress is from a Class A street. Permitted utility infrastructure shall be developed as follows: a. Permitted utility infrastructure shall be concealed from the public view and be placed within or behind the line of the façade if access from the street is required.
		See Remarks		Compliant	
			Min. 45'-0" Habitable Ground Floor Depth	Compliant	
		See Remarks		Compliant	
		See Remarks		Compliant	
		See Remarks		N/A	
		See Remarks		N/A	
		See Remarks		Compliant	
		See Remarks		Compliant	
		See Remarks		Compliant	
Class C	Sec. 142-745(g)		35'-0" Min. Façade Height	Compliant	In addition to other requirements Frontages shall be built as follows: (1) Facades shall have a minimum of height of 35 feet. (2) Buildings shall have a minimum of three floors located along a minimum of 85 percent of the length of the setback line pursuant to the following: a. The building may be recessed from the setback line in order to provide active public plazas that have no floor area located about the plaza. b. Where there are ground floor residential units, the building may be recessed from the setback line up to five feet in order to provide private gardens or porches that are visible and accessible from the street. c. Except where required for driveways and utility infrastructure, the ground floor shall contain habitable space for residential, hotel or commercial uses with a minimum depth of 20 feet from the building façade for the minimum required length along the setback line. e. Ground floor and surface parking shall be setback a minimum of 20 feet from the building façade and be concealed from view from the clear pedestrian path. (3) Driveways on Class C frontages shall be limited as follows: b. Driveways shall be limited to 24 feet in width and be incorporated into the façade of the building. c. Driveways shall be spaced no closer than 30 feet apart, unless waived by the design review board. d. Driveways shall consist of mountable curbs that ensure a continuation of the ten-foot clear pedestrian path. (4) Ground floor utility infrastructure, including as may be required by Florida Power and Light (FPL) shall be concealed from the public view and be placed within or behind the line of the facade if access from teh street is required. (5) Columns to support allowable habitable encroachments are permitted below the encroachment, provided they are no more than two feet wide and spaced a minimum of 20 feet apart. The columns may split the "clear pedestrian path" into two narrower "clear pedestrian paths" with a combined width of ten feet, provided that both paths are in compliance with American Disabilities Act (ADA) clearance requirements.
		See Remarks		Non-Conforming	
		See Remarks		N/A	
		See Remarks		N/A	
		See Remarks		N/A	
			Parking Setback Min. 20'-0" from Façade	Compliant	
			24'-0" Max. Driveway Width	Compliant	
				Compliant	
				Compliant	
			N/A	Compliant	

CUBE 3

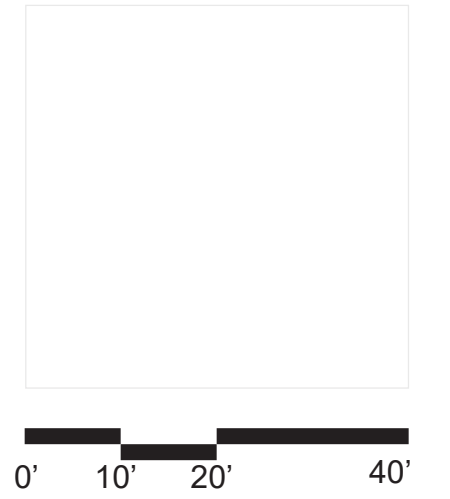
CUBE 3, LLC
111 SW 3rd Street, Floor 4
Miami, Florida 33133
License No. L18000278579

Jonathan W. Cardello, AIA

FL License No. AR93391

6985 Abbott Avenue
Miami Beach, Florida

Zoning Tabulations
Scale: None



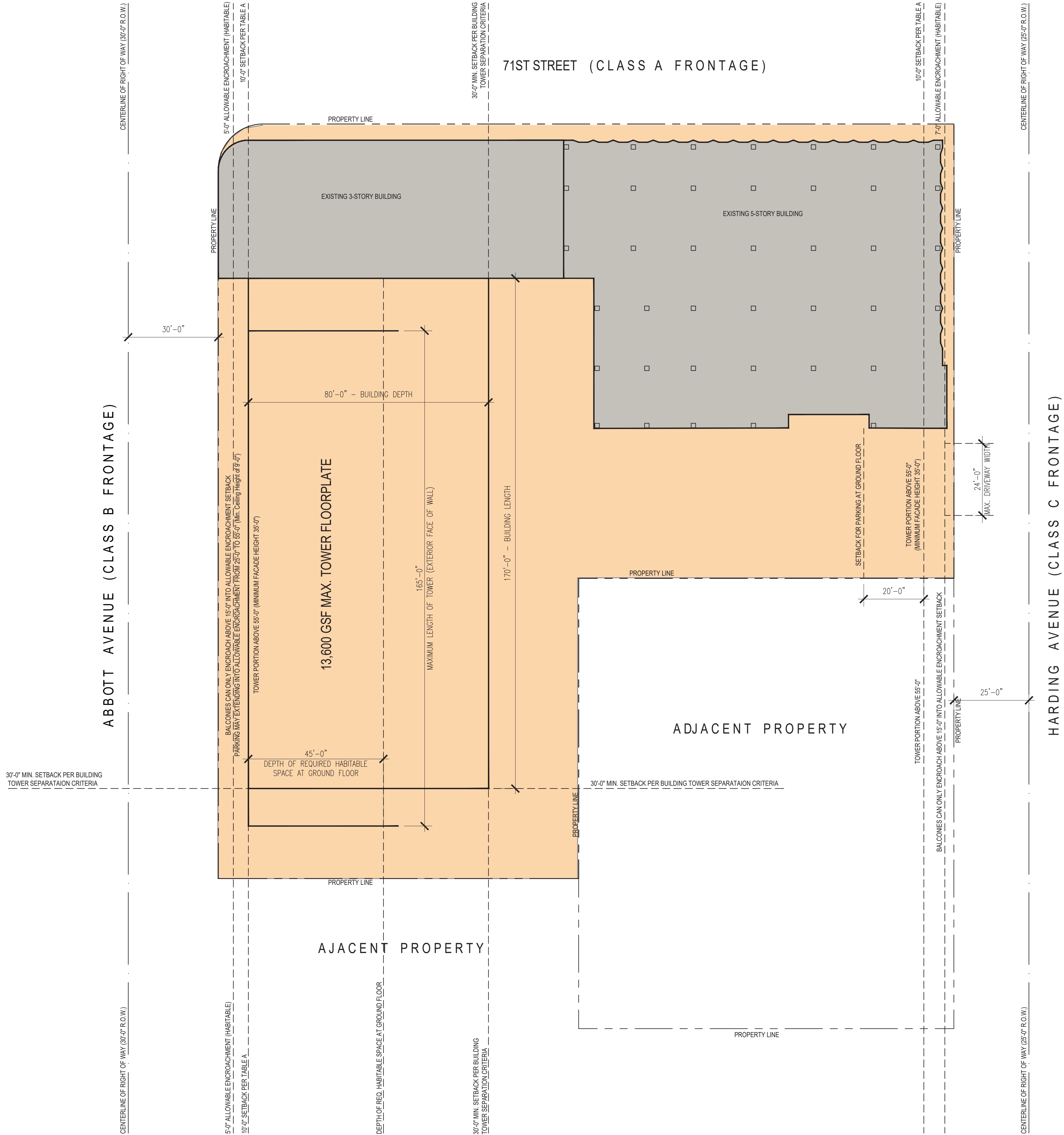
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Zoning Setback Diagram
Scale: 1" = 20'-0"



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A2.5



Street Frontage Calculations
71st Street (Class A)

Length of Frontage	245'-0"
Building Length Along Frontage	242'-7 5/8"
Percentage of Frontage	99.0%

Abbott Avenue (Class B)

Length of Frontage	251'-1 13/16"
Building Length Along Frontage	245'-3"
Percentage of Frontage	97.8%

Harding Avenue (Class C)

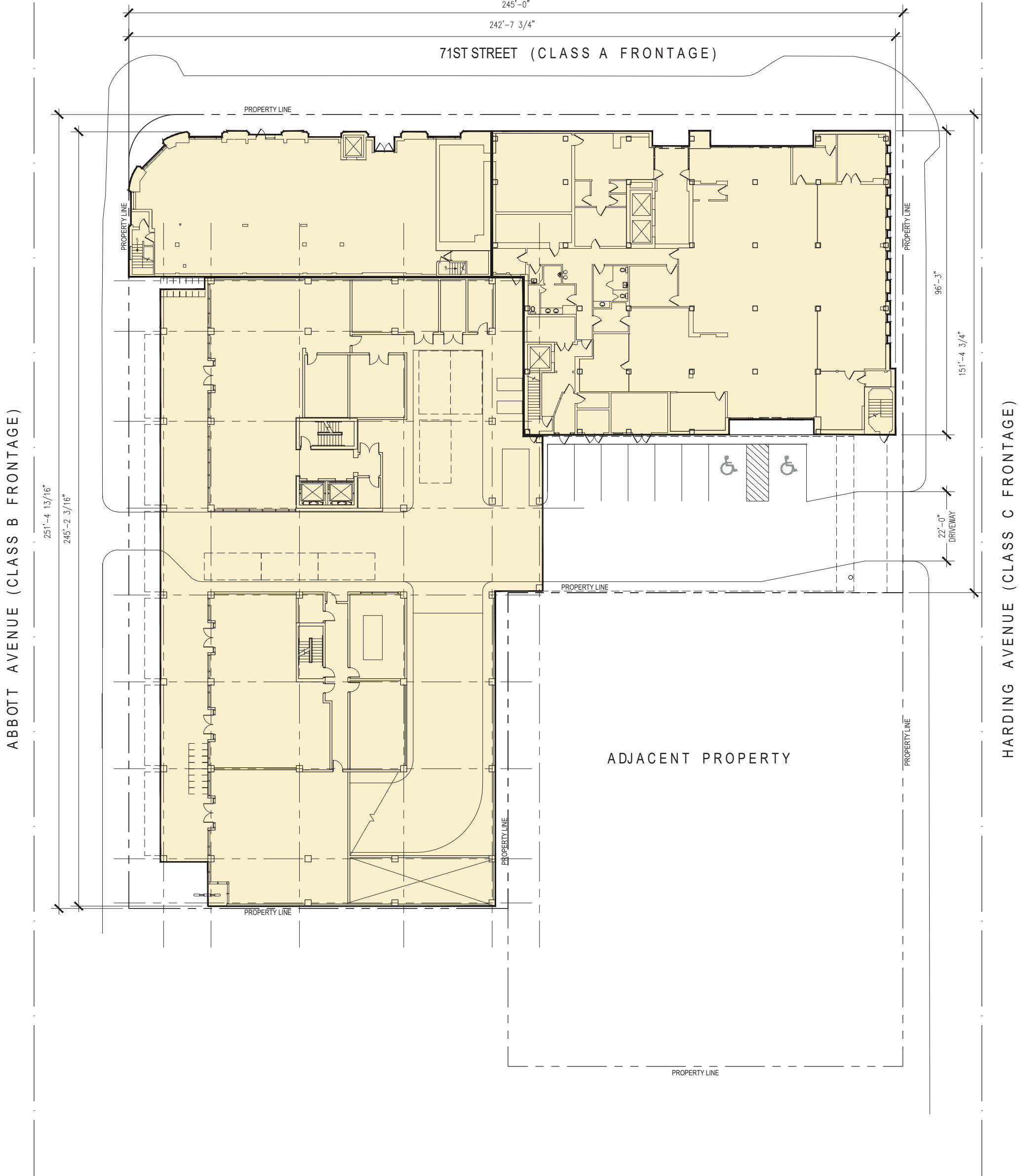
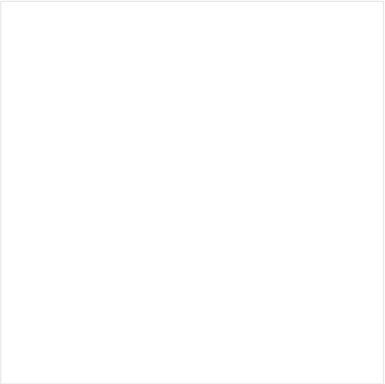
Length of Frontage	151'-4 3/4"
Drive Lane	-22'-0"
Total	129'-4 3/4"
Building Length Along Frontage	96'-3"
Percentage of Frontage	74.4%



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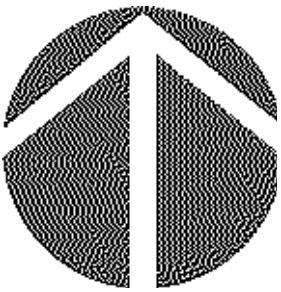
Street Frontage Diagram
Scale: 1" = 40'-0"

6985 Abbott Avenue

Miami Beach, Florida

Frontage Diagrams

Scale: 1" = 40'-0"



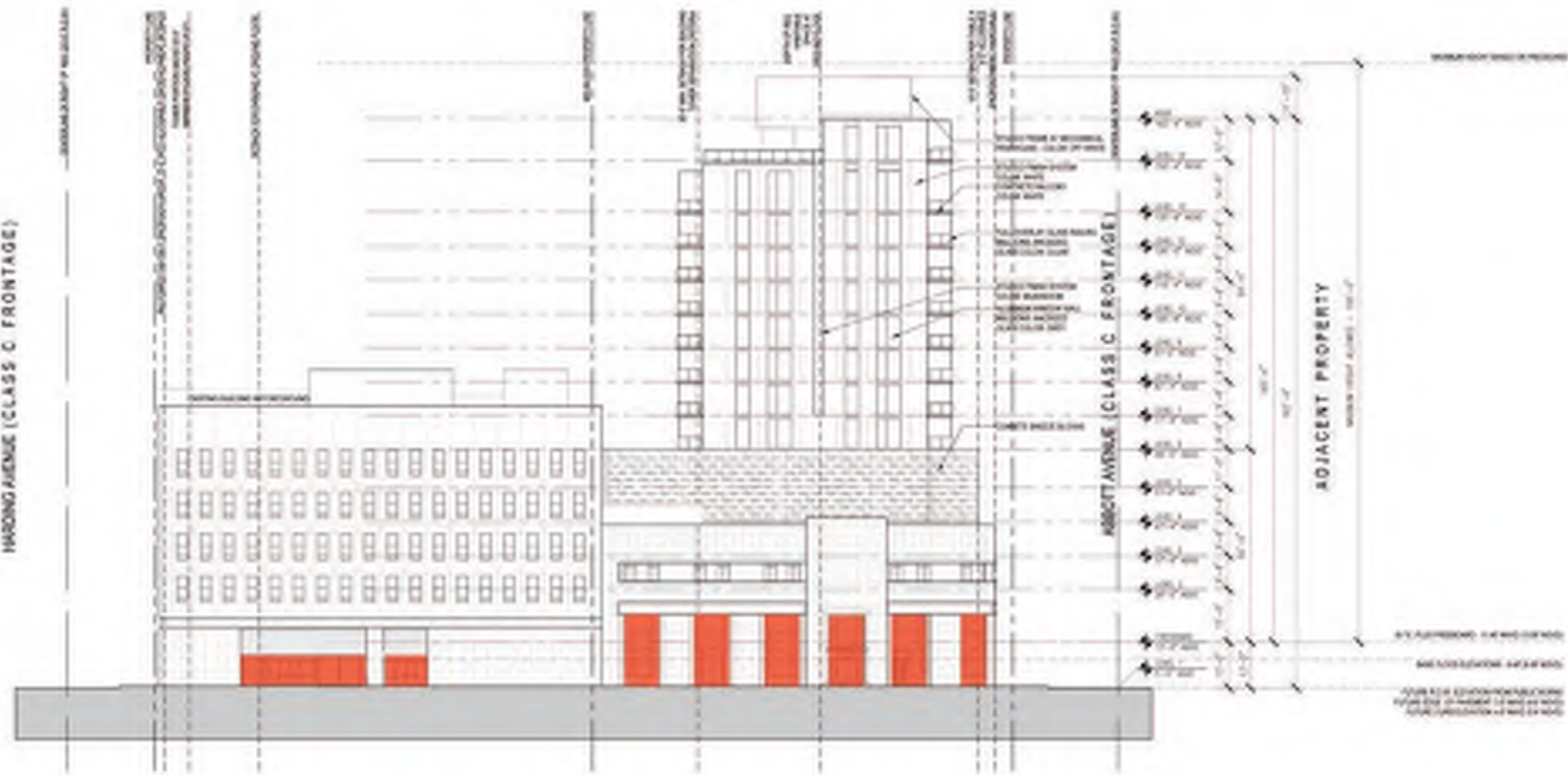
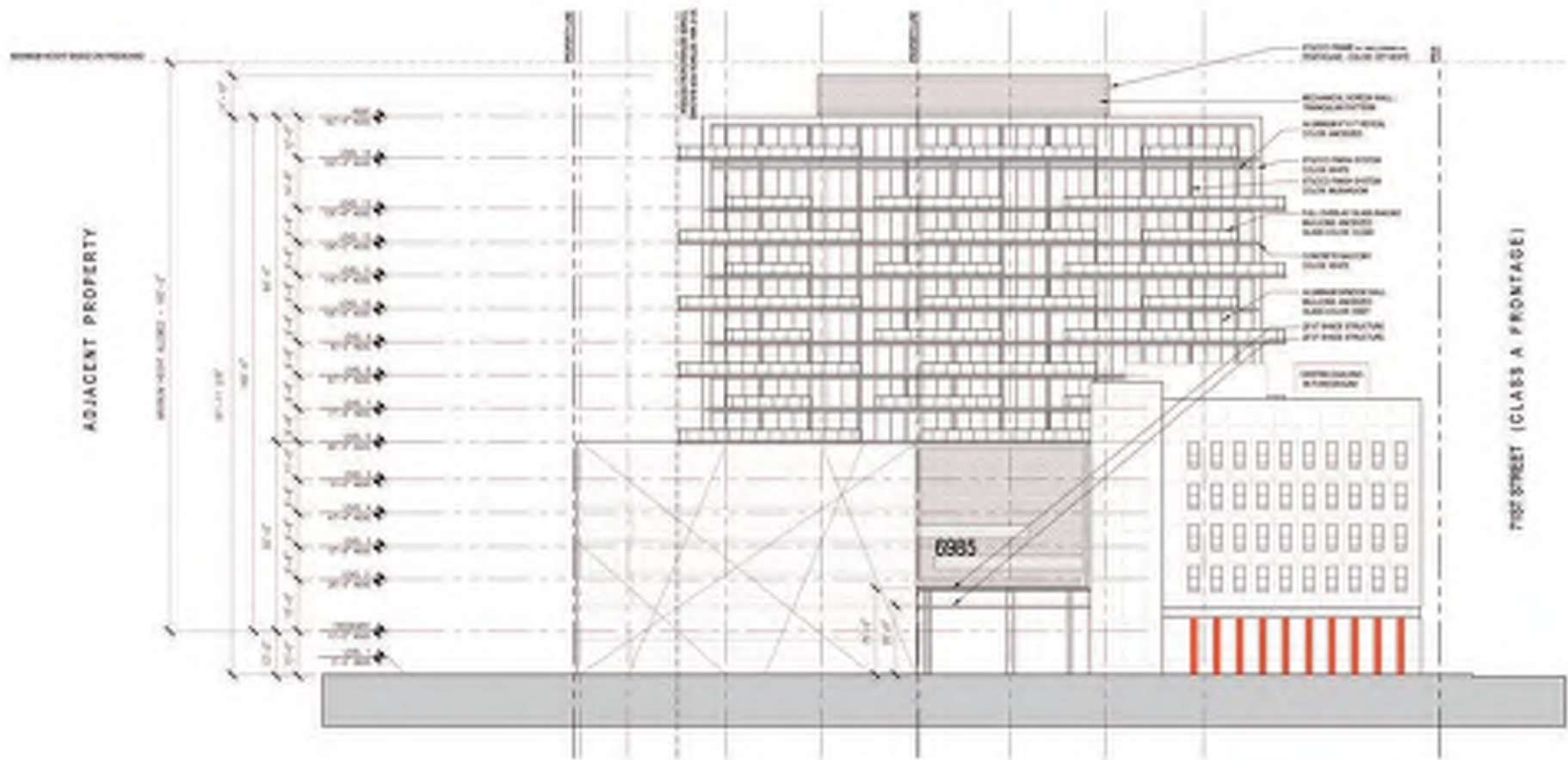
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A2.6

EAST ELEVATION

NORTH ELEVATION

WEST ELEVATION



Glazing Frontage Calculations

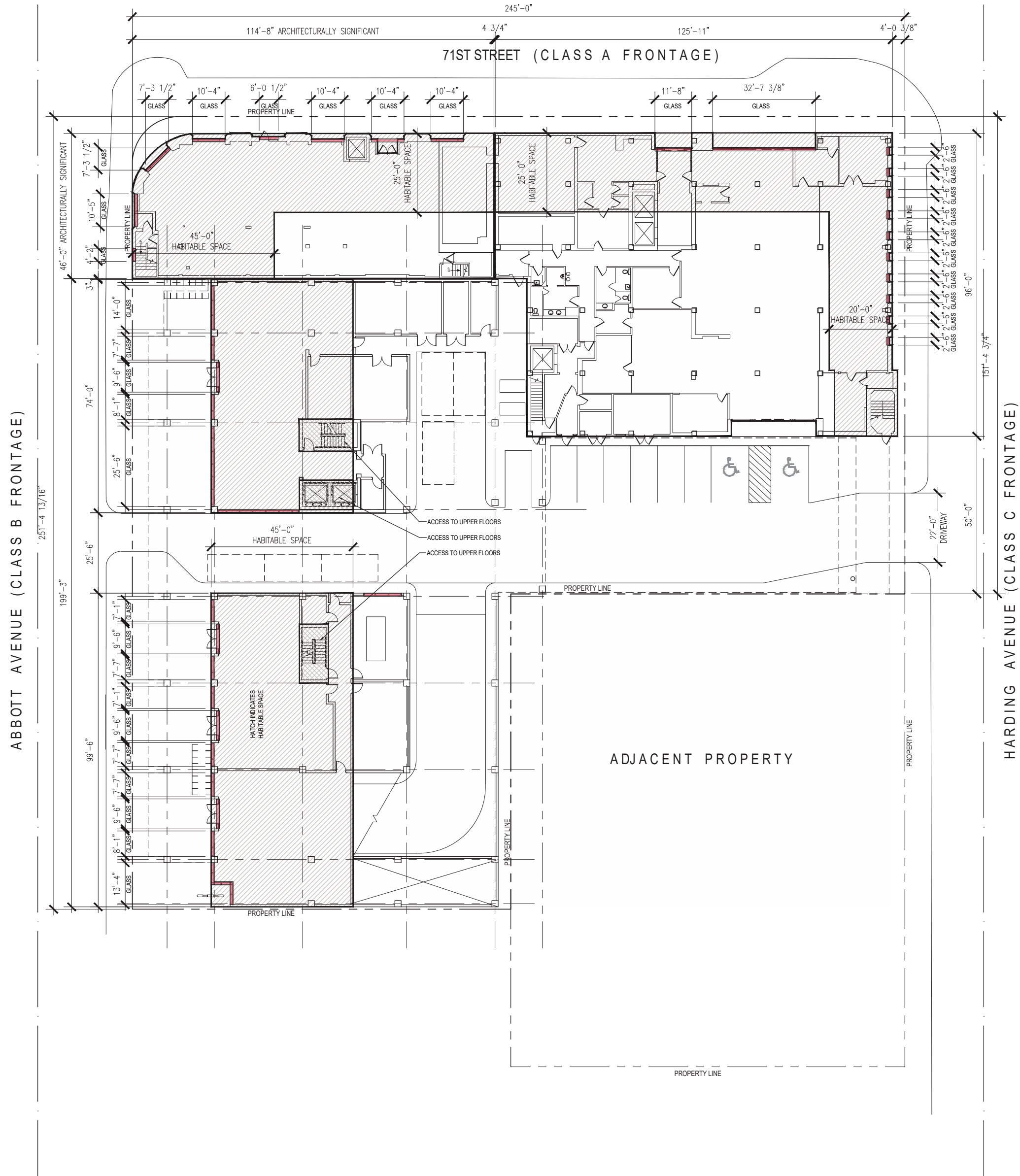
71st Street	
Building Length Along Frontage	240'-5"
Arch. Sig. Building to Remain - 114'-8"	
Total	125'-9"
Amount of Glazing (Lin. Ft.)	44'-3 3/8"
Percentage of Glazing	35.2%

Abbott Avenue	
Building Length Along Frontage	245'-3"
Arch. Sig. Building to Remain -46'-0"	
Drive Lane	-12'-0"
Total	187'-3"
Amount of Glazing (Lin. Ft.)	151'-6"
Percentage of Glazing	80.9%

Harding Avenue	
Building Length Along Frontage	96'-0"
Amount of Glazing (Lin. Ft.)	25'-0"
Percentage of Glazing	26.0%

Habitable Space Calculation Along Abbott Ave:	
New Building Frontage	199'-3"
Drive Lane	-12'-0"
Total	187'-3"
Habitable Frontage	173'-6"
Percent Habitable Space	92.6%

Habitable Space	7,807 SF
Access to Upper Floors	505 SF
Percent Access to Upper Levels	6.4%



Glazing Frontage Diagram

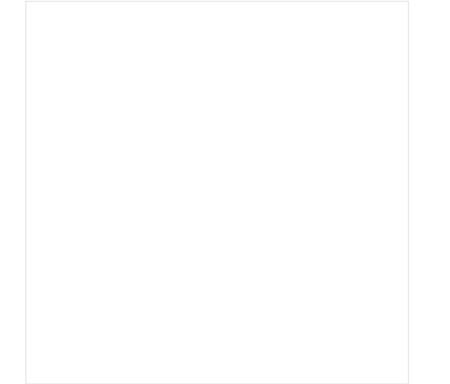
Scale: 1" = 40'-0"



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0' 20' 40' 80'

6985 Abbott Avenue

Miami Beach, Florida

Frontage Diagrams

Scale: 1" = 40'-0"



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A2.7

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Methodology of Confirming Existing Building FAR

To Confirm the size of the existing building along 71st Street, we used the following methodology

- Retrieved Documents from City of Miami Beach including Permits and Microfiche for the following:
 - Original Building Permit for 326 71 Street - 4450526922.pdf
 - 326 71st Street - Building Card.pdf
 - 300 71st Street - B0104626.pdf
 - 300 71st Street - B0304675.pdf
 - 300 71st Street - B1003413-Plans.pdf
 - 300 71st Street - 86228.pdf (Plans, Grids and Elevations)
 - 300 71st Street - Building Card 3-3-71.pdf
- Per the existing information we drew the structural grids, elevations and floor elevations. Then based on the enlarged details in the drawing set, we established the centerline of column to exterior wall of the building. This overall measurement established the overall building envelope based on those original document.
- Upon completing the FAR As-Built envelope, we walked the perimeter of the building to address at enclosure modifications to the overall massing of the building.



New Development FAR Calculation

New Development	
Ground Floor	9,763 FAR SF
Second Floor	1,220 FAR SF
Third Floor	720 FAR SF
Fourth Floor	720 FAR SF
Fifth Floor	720 FAR SF
Sixth Floor	10,324 FAR SF
Seventh Floor	10,324 FAR SF
Eighth Floor	10,324 FAR SF
Ninth Floor	10,324 FAR SF
Tenth Floor	10,324 FAR SF
Eleventh Floor	10,324 FAR SF
Twelfth Floor	10,324 FAR SF
Thirteenth Floor	10,324 FAR SF
Fourteenth Floor	5,403 FAR SF
Roof Mechanical Penthouse	200 FAR SF
TOTAL FAR (NEW DEVELOPMENT)	101,329 FAR SF

Overall Development FAR Calculation

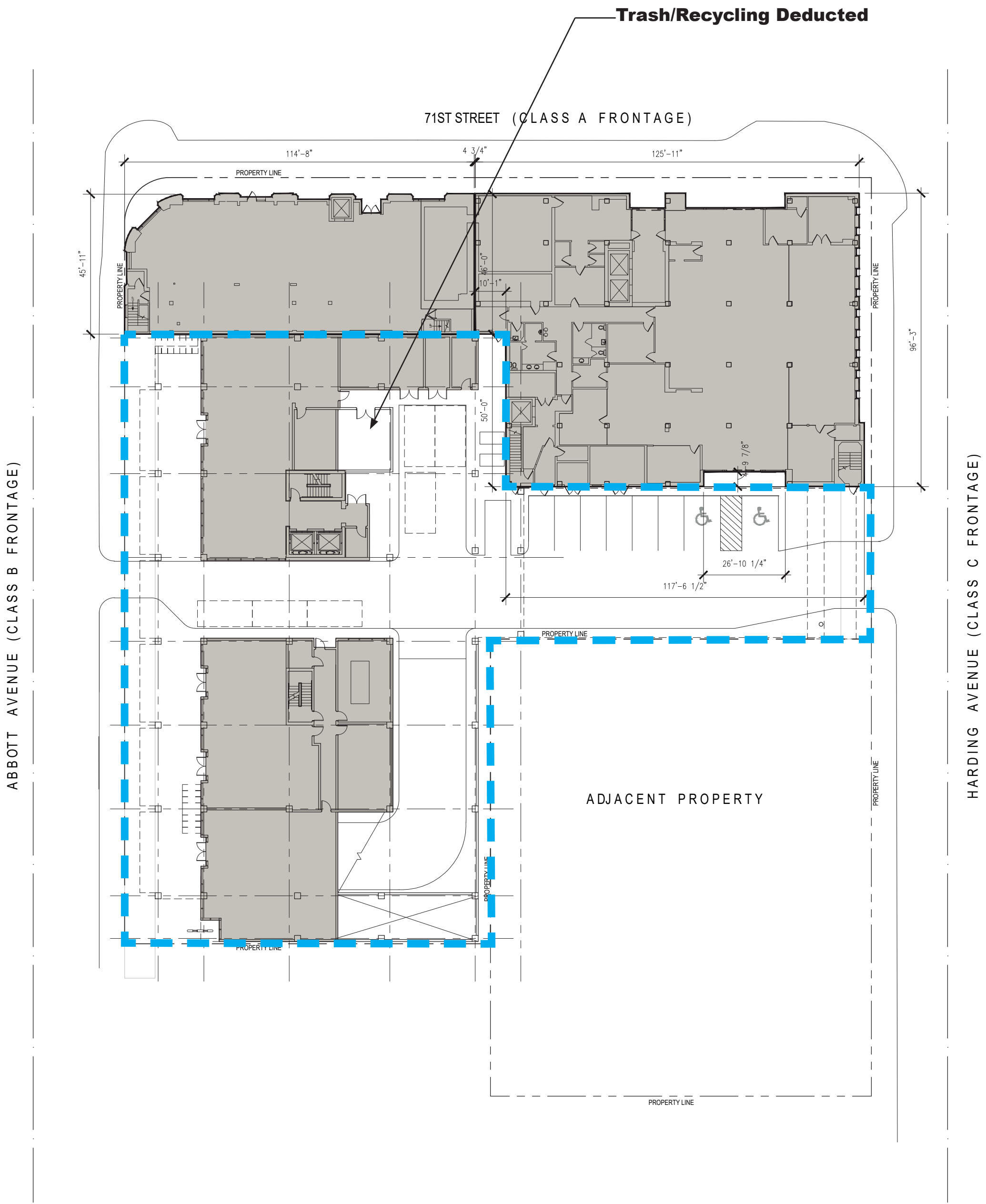
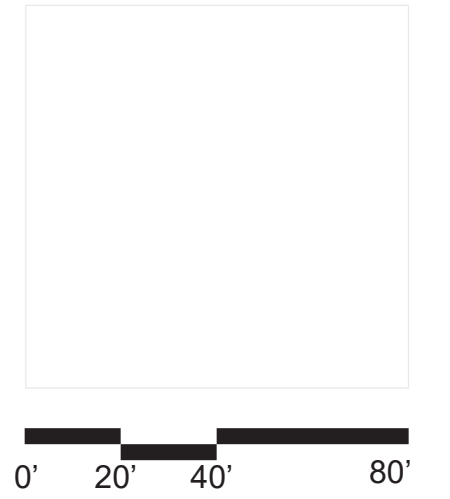
Total Development	
6985 Abbott Avenue (New Development)	101,338 FAR SF
326 71st Street (Existing 2 Story Building)	10,098 FAR SF
300 71st Street (Existing 6 Story Building)	60,041 FAR SF
TOTAL FAR (NEW DEVELOPMENT)	171,477 FAR SF



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Ground Floor - FAR
Scale: 1" = 40'-0"

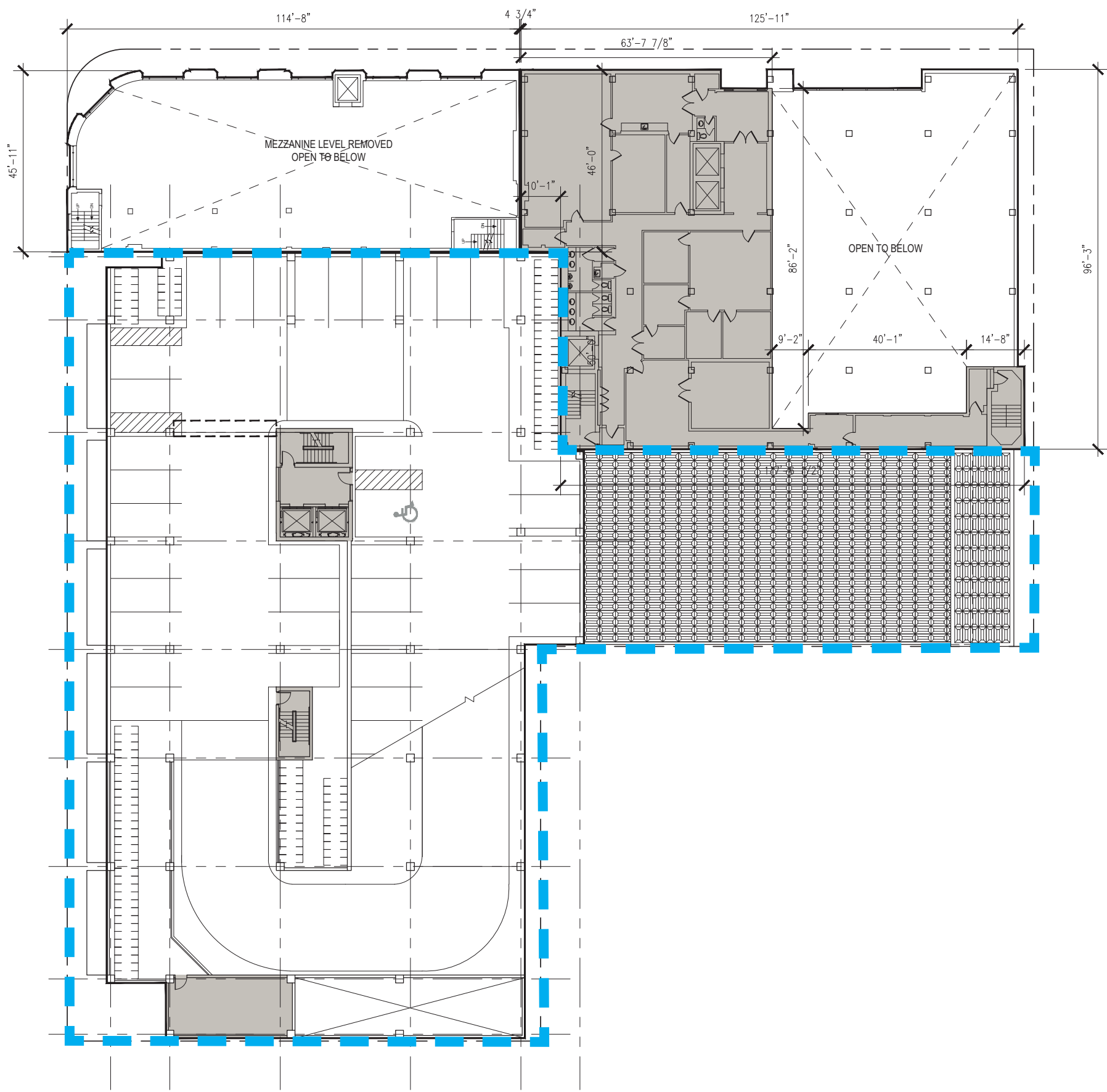
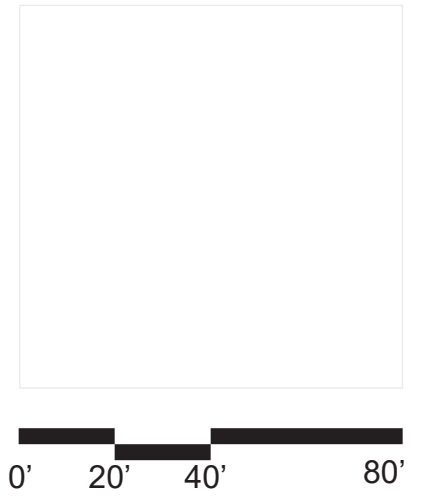
6985 Abbott Avenue
Miami Beach, Florida

FAR Diagrams
Scale: 1" = 40'-0"

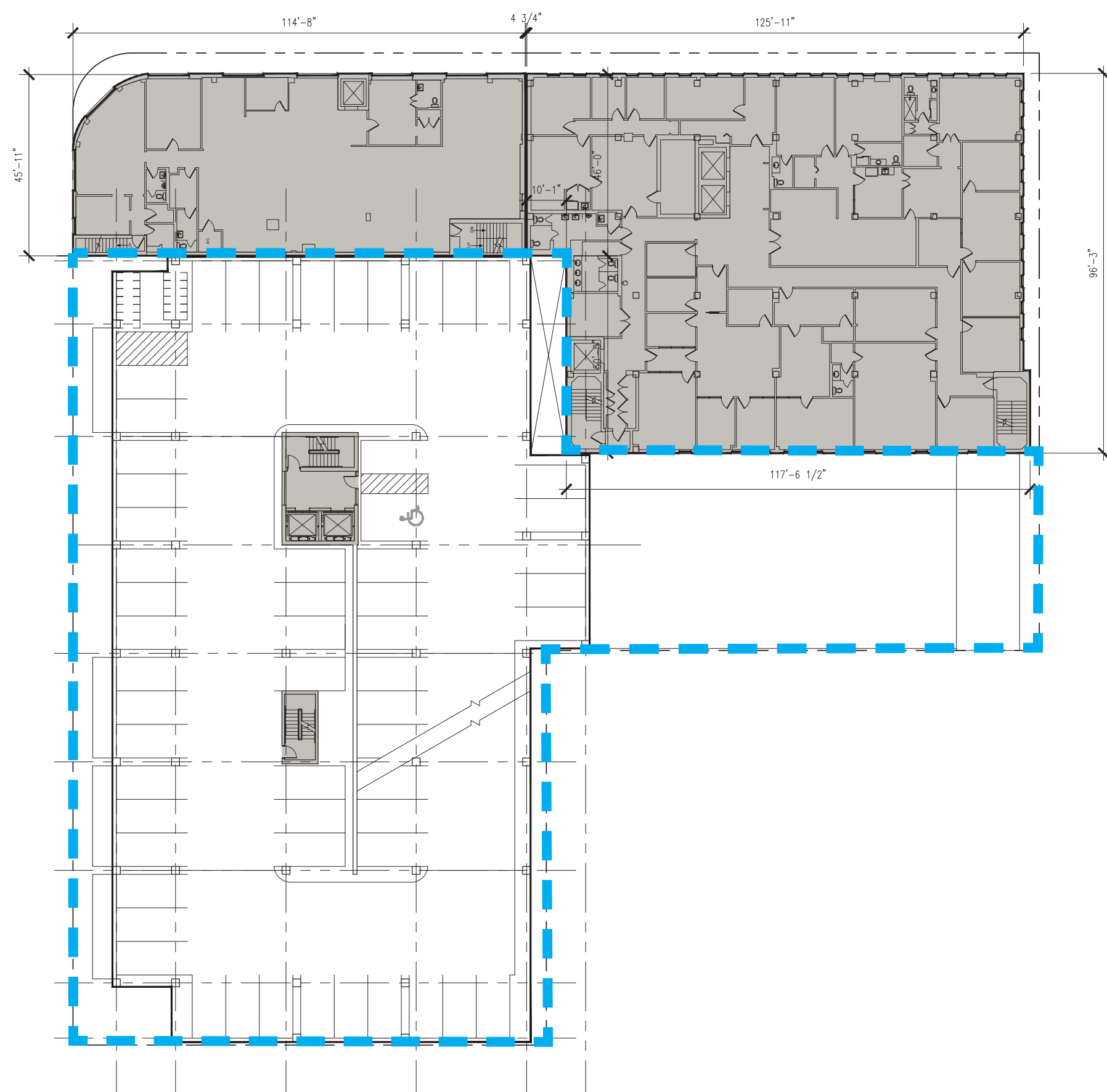


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A2.8



Level 2 - FAR
Scale: 1" = 40'-0"



Level 3 - FAR
Scale: 1" = 40'-0"

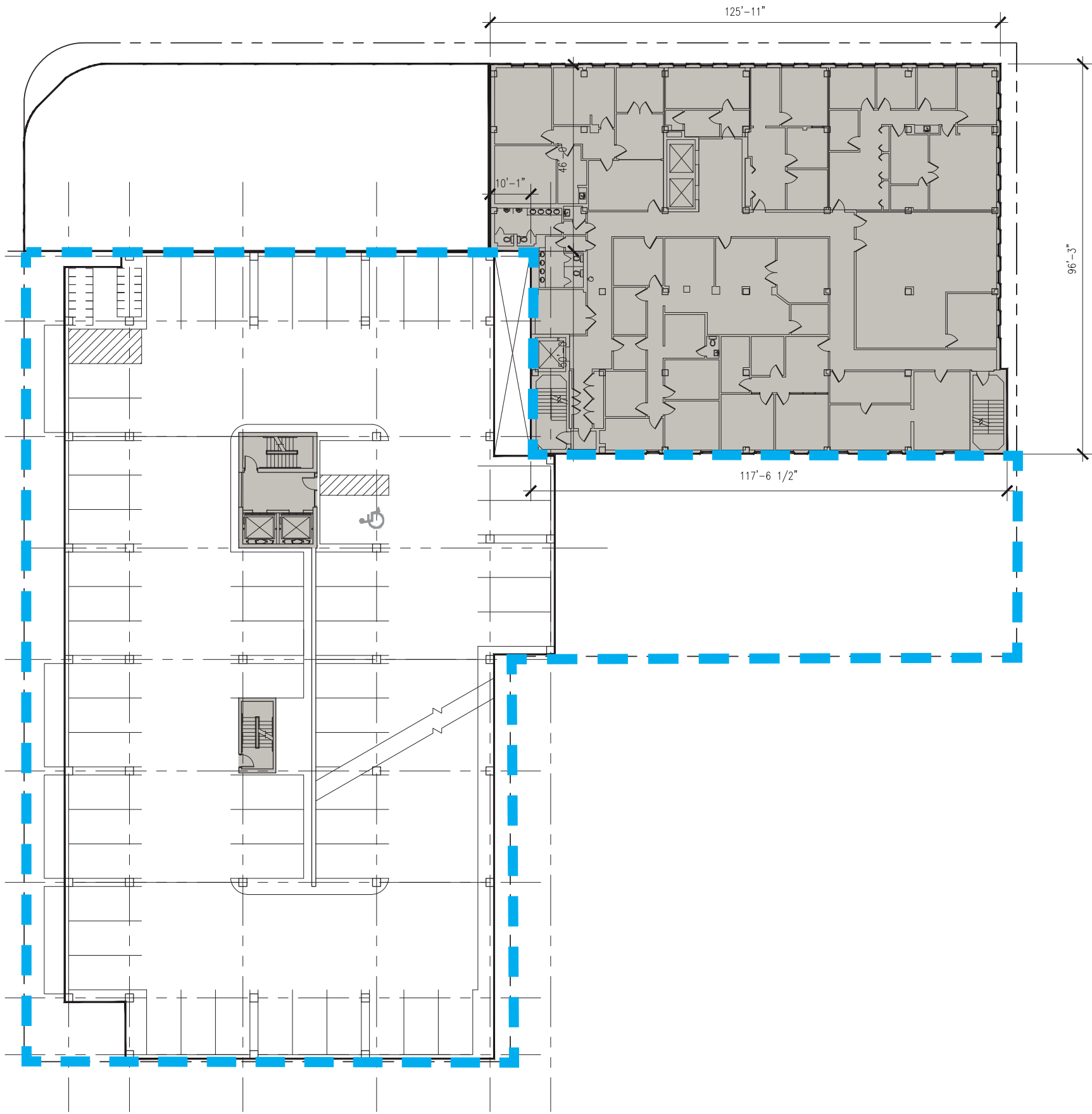
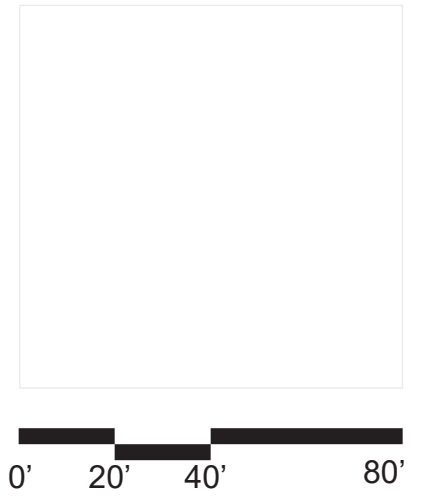
6985 Abbott Avenue
Miami Beach, Florida

FAR Diagrams
Scale: 1" = 40'-0"

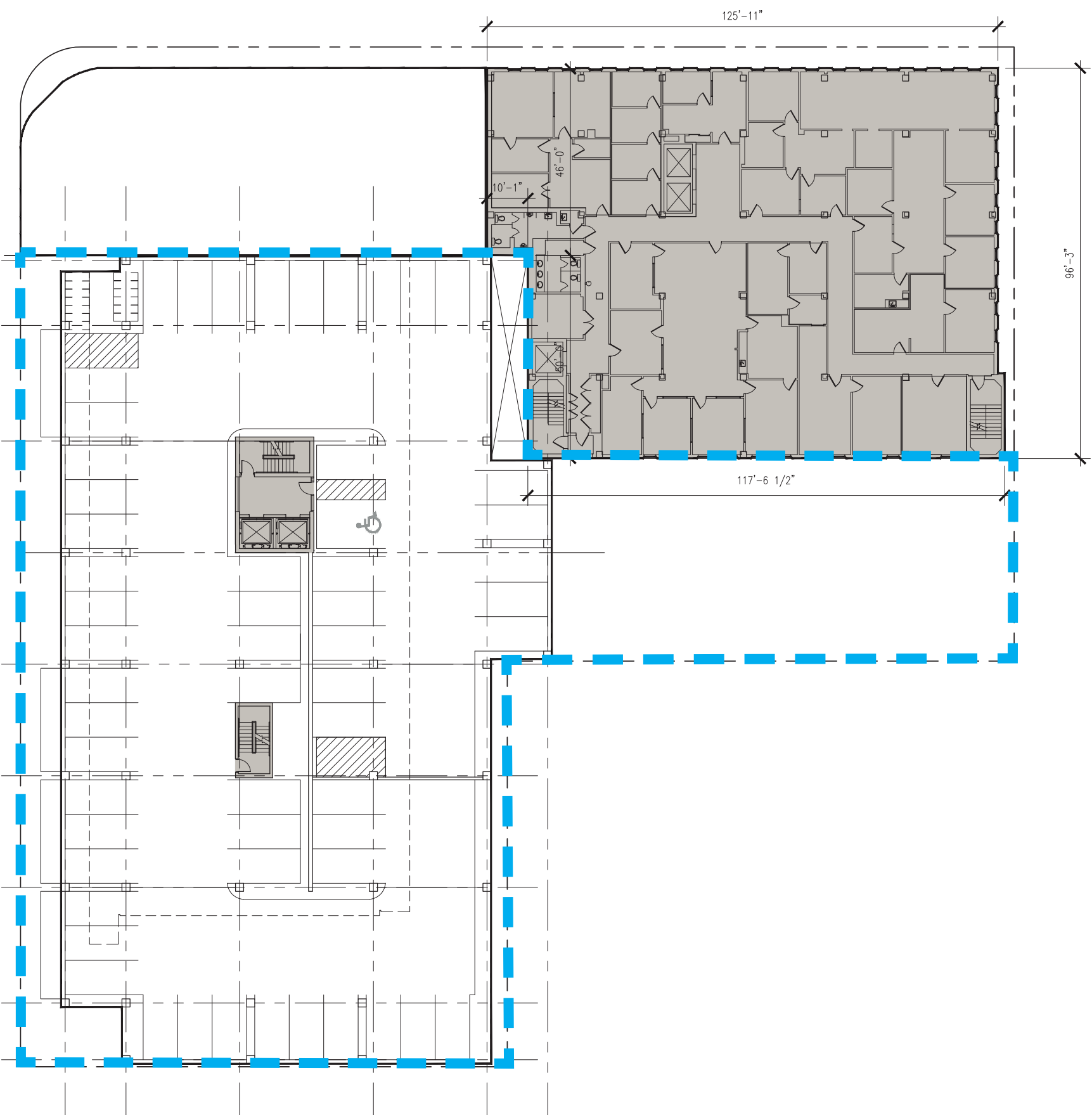


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A2.9a



Level 4 - FAR
Scale: 1" = 40'-0"



Level 5 - FAR
Scale: 1" = 40'-0"

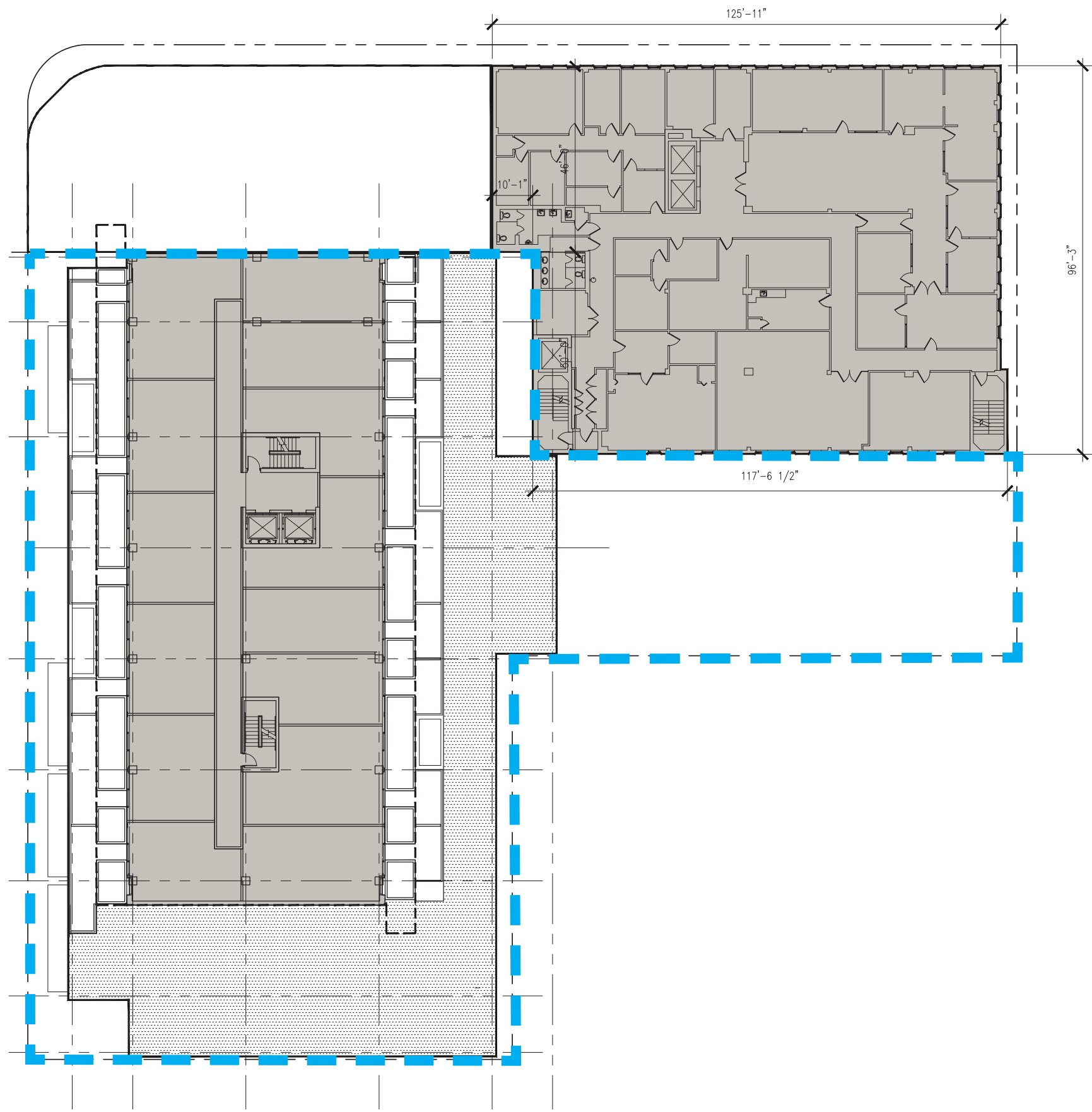
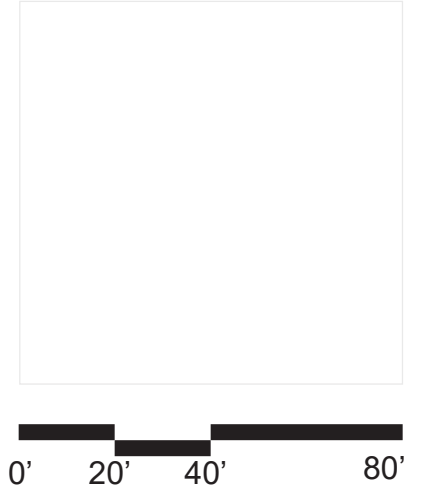
6985 Abbott Avenue
Miami Beach, Florida

FAR Diagrams
Scale: 1" = 40'-0"

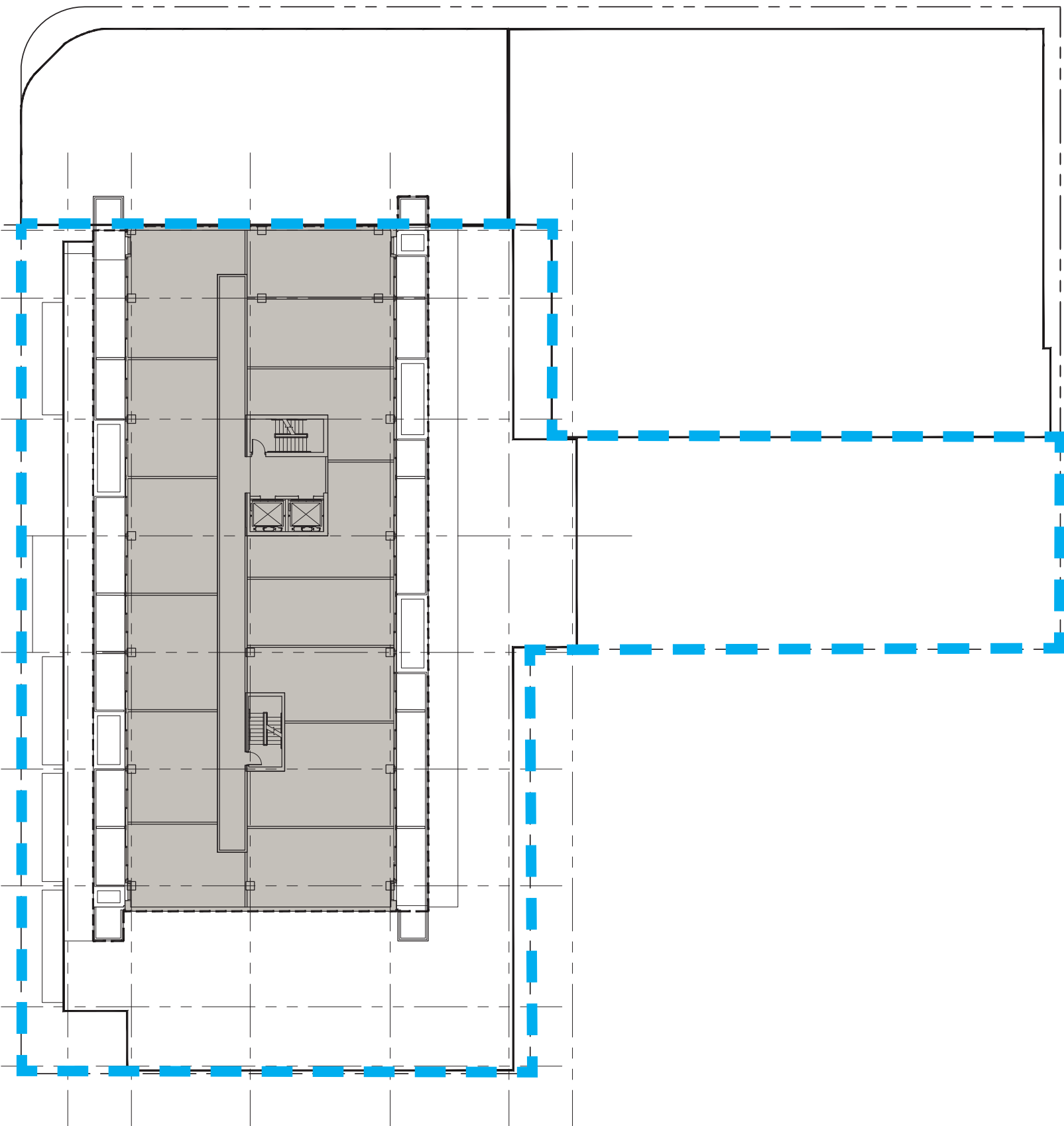


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A2.9b



Level 6 - FAR
Scale: 1" = 40'-0"



Level 7 through 13 - FAR
Scale: 1" = 40'-0"

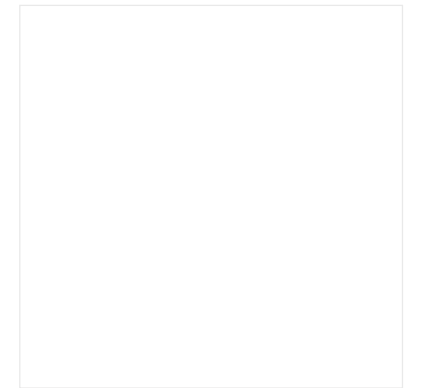
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FAR Diagrams
Scale: 1" = 40'-0"



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A2.10



0' 20' 40' 80'

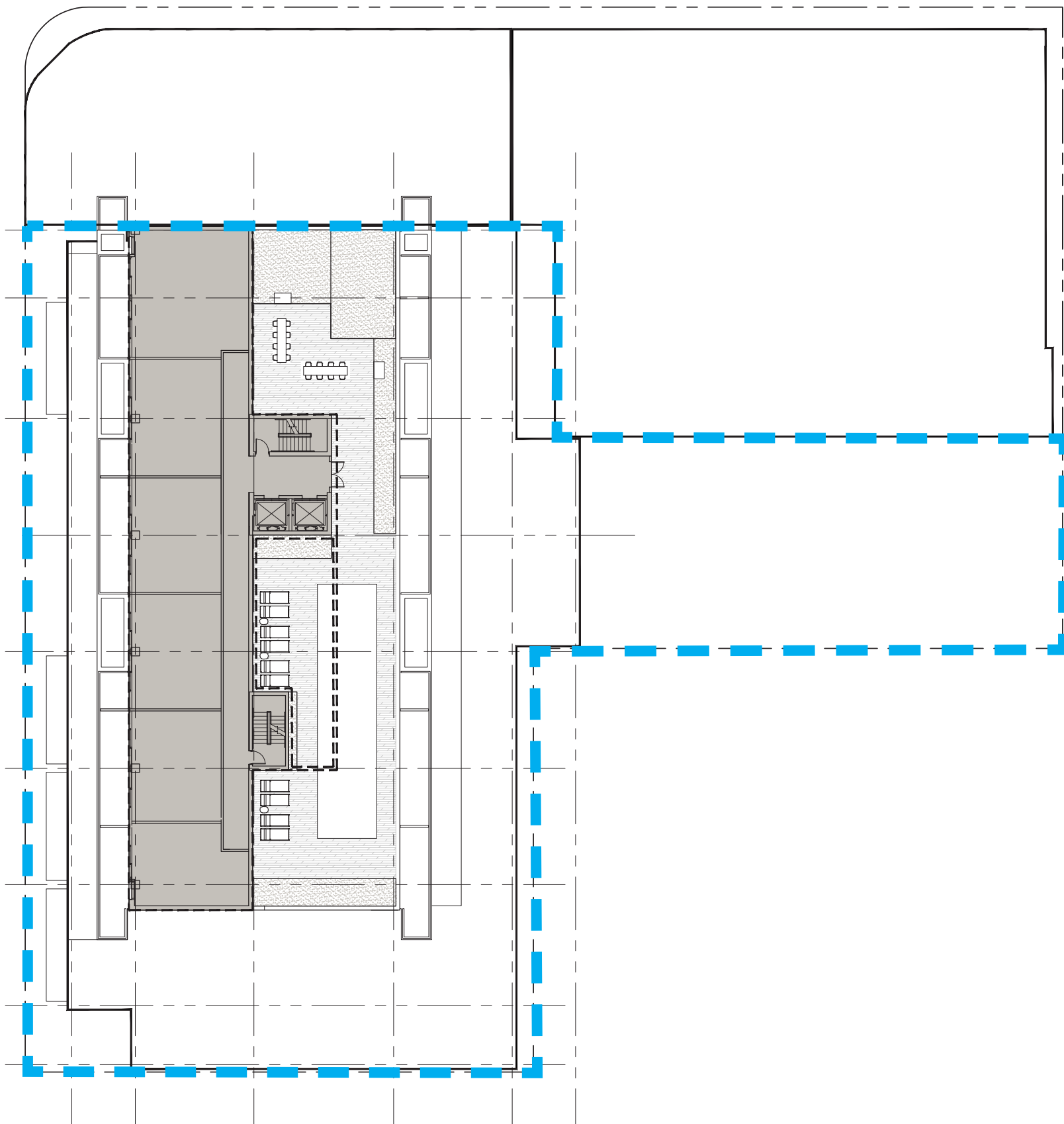
6985 Abbott Avenue
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FAR Diagrams
Scale: 1" = 40'-0"

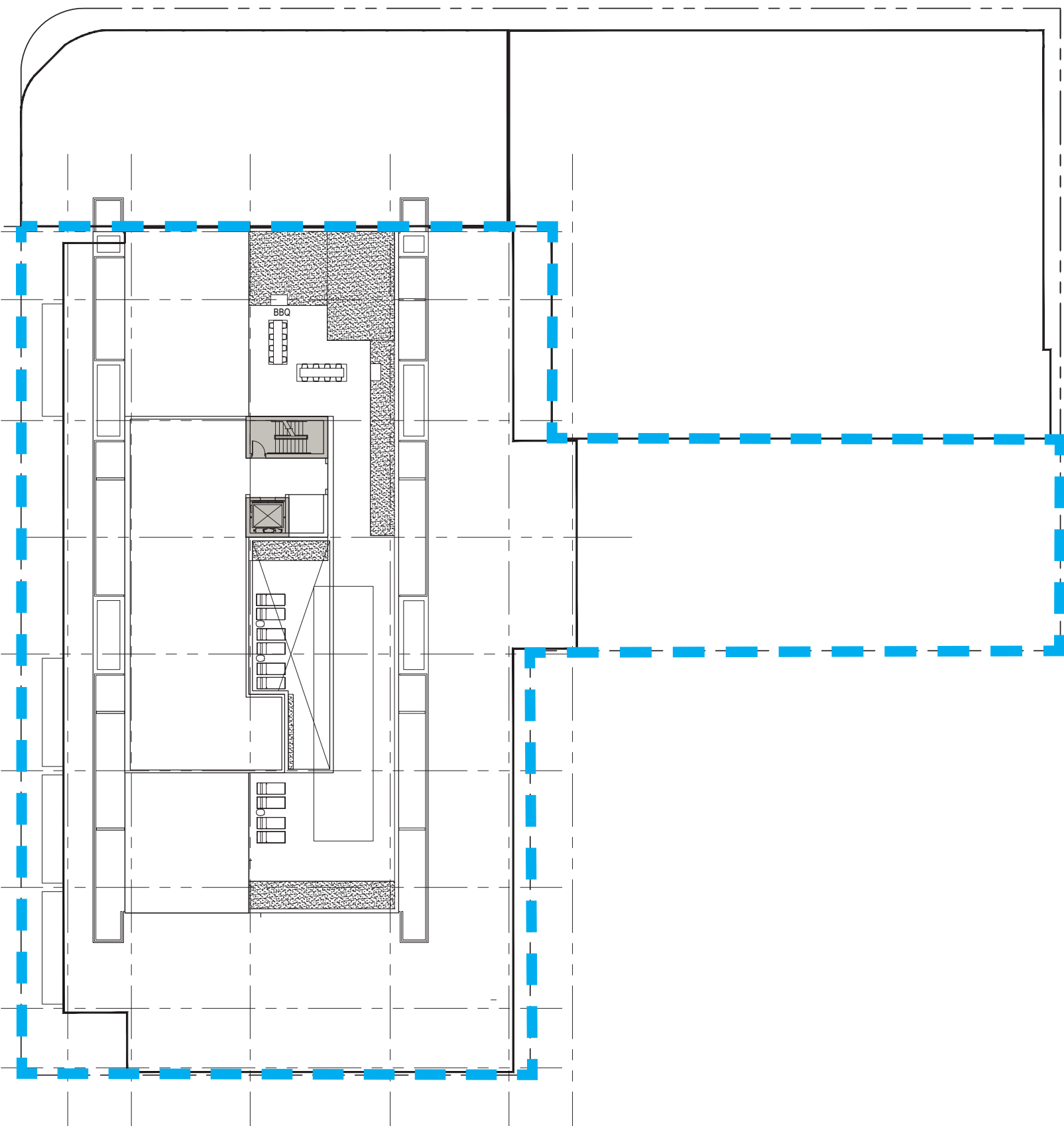


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A2.11



Level 14 - FAR
Scale: 1" = 40'-0"



Roof Plan - FAR
Scale: 1" = 40'-0"

MIAMI

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Planning Department, 1700 Convention Center Drive, 2nd Floor
Miami Beach, Florida 33139, www.miamibeachfl.gov
305.673.7550

1 of 4

TOWN CENTER CENTRAL CORE (TC-C) DISTRICT - ZONING DATA

ITEM #	Project Information				
1	Address: 6085 Abbott Avenue, Miami Beach, Florida				
a	Board and file numbers : DRB19-0462				
b	Folio number(s): 02-3211-002-0860, 02-3211-002-0870, 02-3211-002-0880, 02-3211-002-0890, 02-3211-002-0920, 02-3211-002-0850, 02-3211-002-0930				
c	Year constructed:	1948 and 1972	Zoning District:	TC-C	
d	Lot Area:	48,995	Grade value in NGVD:	4.1	
e	Lot width:		Based Flood Elevation:	8	
f	Lot Depth:		CMB Free Board:	13	
2	Zoning Information	Maximum	Existing	Proposed	Deficiencies
a	Base Maximum Height	165'	varies	151.33'	
a	If exeeding Base Maximum height per CMB 142-743 (b)(2) for public benefit participation if applicable. Provide value:				
b	Number of Stories	N/A	2 and 6	15	
c	FAR	3.5			
d	Gross square footage	171483	70139	101338	
3	Uses				
a	Existing use:	Commercial	Proposed use/uses:		Residential
b	Residential:	Quantity	Hotel uses:		Quantity
c	Apartment/townhomes:	118	Hotel units		0
d	Workforce housing:		Micro hotel		0
e	Affordable housing:		Commercial uses (specify type below)		Area
f	Co-living:		Retail		1794 S.F.
g	Co-living amenity area and %:				
h	Live-work:				
i	Total residential units:	118			
j	Minimum Unit Size:	550			
k	Residential density proposed (150/acre Max.):		Total commercial area:		1794 S.F.
4	Setbacks (As applicable)	Required	Existing	Proposed	Deficiencies
a	Class A - 71 Street:				
	Grade to 55 feet	10 feet	Arch. Sig. / Nonconforming	Arch. Sig. / Nonconforming	
	Allowable Habitable encroachment	0 feet max.	Arch. Sig. / Nonconforming	Arch. Sig. / Nonconforming	
	55 to max. height	25 feet	Arch. Sig. / Nonconforming	Arch. Sig. / Nonconforming	
	Allowable encroachment	5 feet max.	Arch. Sig. / Nonconforming	Arch. Sig. / Nonconforming	
b	Class A - 72nd Street:			Ref.Sec 142-745 e	
	Grade to max height	20 feet	N/A	N/A	N/A
	Allowable Habitable encroachment	5 feet max.	N/A	N/A	N/A
c	Class A - Collins Avenue:			Ref.Sec 142-745 e	
	Grade to 55 feet	10 feet	N/A	N/A	N/A
	55 feet to 125 feet	20 feet	N/A	N/A	N/A
	125 feet to max height	35 feet	N/A	N/A	N/A
	Allowable Habitable encroachment	5 feet max.	N/A	N/A	N/A
d	Class A - Indian Creek:			Ref.Sec 142-745 e	
	Grade to max height	10 feet	N/A	N/A	N/A
	Allowable encroachment	5 feet max.	N/A	N/A	N/A
e	Class B - Abbott Avenue and Dickens Avenue:			Ref. Sec 142.745(f)	
	Grade to max height	10 feet	Arch. Sig.	Comply See A4.1	None
	Allowable Habitable encroachment	5 feet max.	Arch. Sig.	Comply See A3.1-A3.9	None
f	Class B - 69th Street:			Ref. Sec 142.745(f)	
	Grade to 55 feet	10 feet	N/A	N/A	N/A
	55 to max. height	125 feet	N/A	N/A	N/A
	Allowable Habitable encroachment	5 feet max.	N/A	N/A	N/A
g	Class C - Byron Avenue:			Ref. Sec 142.745(g)	
	Grade to max height	10 feet	N/A	N/A	N/A
	Allowable Habitable encroachment	7 feet max.	N/A	N/A	N/A
h	Class C - Carlyle Avenue and Harding Avenue:			Ref. Sec 142.745(g)	
	Grade to max height	10 feet	Arch. Sig.	Comply See A4.5	None
	Allowable Habitable encroachment	7 feet max.	Arch. Sig.	Comply See A3.1-A3.9	None
i	Class D - 70 Street Alley line:			N/A	N/A
	Grade to max height	10 feet	N/A	N/A	N/A
	Allowable Habitable encroachment	3 feet max.	N/A	N/A	N/A

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4	Setbacks	Required	Existing	Proposed	Deficiencies
j	Interior side: Grade to 55 feet on lots greater than 110 fet wide, or Grade to 75 feet on lots 110 feet wide or less. Allowable Habitable encroachment 55 to max. height on lots greater than 110 feet wide, or 75 feet to maximum height on lots 110 feet wide or less. Allowable Habitable encroachment	0 feet 0 feet max. 30 feet 10 feet max.		Ref. Sec 142.744 COMPLIANT COMPLIANT	
k	Rear abutting an alley (except 70th Street Alley): Grade to 55 feet Allowable Habitable encroachment 55 to max. height Allowable Habitable encroachment	5 feet 0 feet max. 20 feet 10 feet max.		Ref. Sec 142.744 N/A N/A N/A N/A	
l	Rear abutting a parcel: Grade to 55 feet Allowable Habitable encroachment 55 to max. height Allowable Habitable encroachment	0 feet 0 feet max. 30 feet 10 feet max.		Ref. Sec 142.744 COMPLIANT COMPLIANT COMPLIANT COMPLIANT	

5	Frontage requirements: Use the collums that apply to your project, and answer comply, non complied, provide value or N/A if not applicable.	Class A	Class B	Class C	Class D	Interior side	Rear abutting an alley (except 70th St.	Rear abutting a parcel
6	All Frontages 10'-0" pedestrian path on all street frontage. Easement for perpetual use shall be signed. Balconies-may encroach into setback above 15' in height up to applicable allow. hab. encroachmeent in table, see 172-75 (a)(4) Length of tower within 50'-0" from Public Right of Way max. 165'-0" (exclud. Allow encroachm.) Min separation between towers in a site is 60' Facade articulation-- length of 240' or greater shall comply Access to upper levels directly from pedestrian path Min 70% clear glass with view to the interior.	Arch. Sig. / Nonconform. N/A N/A N/A N/A N/A N/A N/A Arch. Sig. / Nonconform. N/A	Compliant Compliant Compliant Compliant Compliant Compliant Compliant Compliant Compliant Non-conforming Building	Compliant Compliant Compliant Compliant Compliant Compliant Compliant Compliant Compliant	N/A N/A N/A N/A N/A N/A N/A N/A N/A N/A	N/A N/A N/A N/A N/A N/A N/A N/A N/A N/A	N/A N/A N/A N/A N/A N/A N/A N/A N/A N/A	
	A shade structure (eyebrow, similar struct, parking deck, balconies) min 5'-0" in length into setback, beyond façade at height from 15' to 25', see 142-745 (c) for all requirements. Maximum 35% of the length of req. habitable space at ground shall be for access to upper levels. Facade articulation-- length of 240' or greater shall comply	Arch. Sig. / Nonconform. Compliant N/A	Compliant Compliant Compliant	Compliant Compliant Compliant	N/A N/A N/A	N/A N/A N/A	N/A N/A N/A	
7	Parking Shall be entirely screened from PRW view and pedestrian path. Shall be architecturally screened or w/ habitable space May encroach into setback at a height from 25' to 55' up to the distance Rooftop and surface parking w/ solar carports or landscape.	N/A N/A N/A N/A	Compliant Compliant Compliant Compliant	Compliant Compliant Compliant Compliant	N/A N/A N/A N/A	N/A N/A N/A N/A	Comply Comply Comply Comply	
8	Loading Required location behind minimum habitable depth required. Properties over 45 k, loading shall turn internal to the site Driveway for loading and parking shal be combined unless waived by Trash rooms shall be located in loading areas. Off-street loading may be provided within 1,500' of the site in another TCC site and not in a residential district.	N/A N/A N/A N/A N/A	Compliant Compliant Compliant Compliant N/A	Compliant Compliant Compliant Compliant N/A	N/A N/A N/A N/A N/A	N/A N/A N/A N/A N/A	Comply Comply Comply Comply N/A	

Use the following sections that apply to your project , repeat applicable sections if necessary for two frontages of the same class:	
9	Class A (71st, 72nd street, Indian Creek, Collins Ave) Façade Minimum height- 35'-0" from BFE+5'-0"= 13.0' NGVD Façade with min. 3 floors along 90% of the length of setback line 90% = x'-x" Required 1. Min depth of hab. space =50'-0" from bldg façade 2. Ground floor- Commercial and hotel uses 3. 2nd and 3rd floors- Residential and Officecw/ min depth of 25'-0" from building façade. 4. Parking at ground floor and surface setback 50'-0" from bldg façade. Loading prohibited unles is the only site access. Driveways & vehicle access prohibited, unless is the only access If only one street access--driveway max 22' in width
	Existing Architectural Significant and Nonconforming Building to remain (N/A) N/A N/A N/A N/A N/A N/A N/A N/A N/A

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City of Miami Beach
TCC-C Zoning Data Sheets

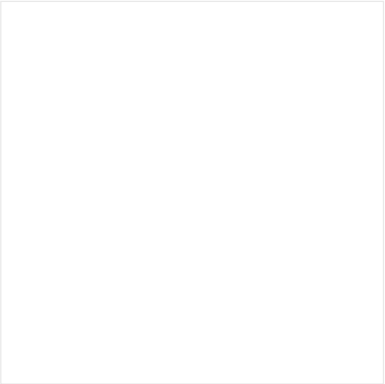
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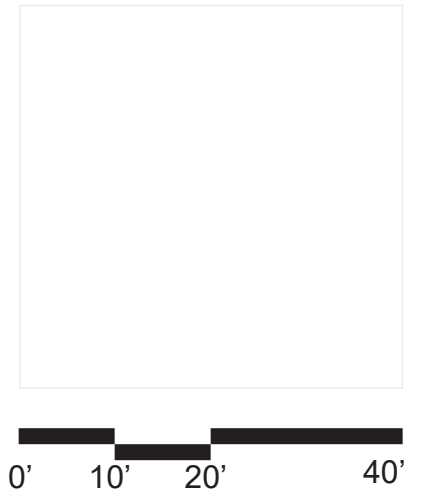
A2.12

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MIAMI BEACH Planning Department, 1700 Convention Center Drive, 2nd Floor Miami Beach, Florida 33139, www.miamibeachfl.gov 305.673.7550 3 of 4				
	Driveway for loading and parking shal be combined unless waived by DRB	N/A		
	Driveways dist min 60' apart.	N/A		
	Driveways with mount. Curb.	N/A		
	Off-street Loading prohibited, unless is the only access	N/A		
	On-street loading is prohibited.	N/A		
10	Class B (69th Street, Abbott, Dickens Avenue)			
	Façade Minimum height- 35'-0" from BFE+5'-0"= 13.0' NGVD	Comply See A4.1		
	1. Min depth of hab. space =45'-0" from bldg façade	Comply See A2.7		
	2. Ground floor- Residential, commercial and hotel uses	Comply See A3.1		
	3. Building can be recessed back for a plaza with no floor above.	Comply See A3.1		
	4. Parking at ground floor and surface setback 45'-0" from bldg façade.	Comply See A3.1		
	Driveways & vehicle access prohibited, unless is the only access or the other is a class A.	Comply See A3.1		
	Waiver on having a driveway on class B for blocks over 260' in length and driveway width of 12'-0".	Comply See A3.1		
	Driveways dist min 60' apart.	N/A		
	Driveways with mount. Curb.	Comply See A3.1		
	Driveway for loading and parking shal be combined unless waived by DRB	Comply See A3.1		
	Loading location behind minimum habitable depth-45' required.	Comply See A3.1		
	Off-street Loading prohibited, unless is the only access or the other is class A.	Comply See A3.1		
	On-street loading is prohibited.	Acknowledge		
11	Class C (Byron, Harding, Carlyle Avenue)			
	Façade Minimum height- 35'-0" from BFE+5'-0"= 13.0' NGVD	Comply See A4.4		
	1. Min depth of hab. space =20'-0" from bldg façade	Comply See A2.7		
	2. Ground floor- Residential, commercial and hotel uses	Comply See A3.1		
	3. Building can be recessed back for a plaza with no floor above.	Comply See A3.1		
	4. When Resid. Units at the ground floor. Building may recessed for garden up to 5'-0".	N/A		
	5. Parking at ground floor and surface setback 20'-0" from bldg façade.and shall be screened from pedestrian path.	Comply See A3.1		
	Columns for allowable habit encroach. allowed up to 2'-0" width and 20'-0" apart.	Comply See A3.1		
	Driveway for loading and parking shal be combined unless waived by DRB	Comply See A3.1		
	Driveways w max 24' in width	Comply See A3.1		
	Driveways dist min 30' apart. Or waived by DRB	N/A		
	Driveways with mount. Curb.	Comply See A3.1		
	Loading location behind minimum habitable depth-20' required.	Comply See A3.1		
12	Class D (70th Street alley)			
	Façade Minimum height- 20'-0" from BFE+5'-0"=13.0' NGVD	N/A		
	Façade with min. 1 floor along 25% of the length of setback line 25% = x'-x" Required	N/A		
	1. Min depth of hab. space =20'-0" from bldg façade	N/A		
	2. Ground floor- Residential, commercial and hotel uses	N/A		
	3. Building can be recessed back for a plaza with no floor above.	N/A		
	4. Parking at ground floor and surface setback 20'-0" from bldg façade.and shall be screened from pedestrian	N/A		
	Driveways and Loading prohibited	N/A		
	Setback of 10'-0" shall contained pedestrian path.(min 5'-0")	N/A		
	Each building on both sides can provide one elevated pedestrian walkway to connect to the opposite side at 25' to 55' in height	N/A		
	Elevated walkway shall be setback min. 30' from class A, B, C setbacks.	N/A		
	Elevated walkway may be enclosed, shall be architecturally treated. Max width of 20'-0".	N/A		
	Elevated walkway may contain up to 5'-0" of setback of adjacent parcel.	N/A		
13	Parking (District # 8)	Required	Existing	Proposed
	Total # of parking spaces	168	116	218
	# of parking spaces per use (Provide a separate chart for a breakdown calculation)	please refer A2.2		101
	# of parking spaces per level (Provide a separate chart for a breakdown calculation)	please refer A2.2		108
	Electric Vehicles Parking spaces (2%)	5		5
	Parking Space Dimensions	18' X 8'-6"		18' X 8'-6"
	Parking Space configuration (45o, 60o, 90o, Parallel)	0		0
	ADA Spaces	6		6
	Tandem Spaces	0		0
	Drive aisle width	22		22
	Valet drop off and pick up	0		6
	Loading zones and Trash collection areas	4		4
	Bicycle parking, location and Number of racks	125		147
14	Restaurants, Cafes, Bars, Lounges, Nightclubs			
	Type of use	N/A		
	Number of seats located outside on private property	N/A		

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	Number of seats inside	N/A
	Total number of seats	N/A
	Total number of seats per venue (Provide a separate chart for a breakdown calculation)	N/A
	Total occupant content	N/A
	Occupant content per venue (Provide a separate chart for a breakdown calculation)	N/A
	Proposed hours of operation	N/A
	Is this an NIE? (Neighboot Impact stablishment, see CMB 142-741 (5))	N/A
	Is dancing and/or entertainment proposed ? (see CMB 114)	N/A
Notes: If not applicable write N/A Additional data or information must be presented in the format outlined in this section		





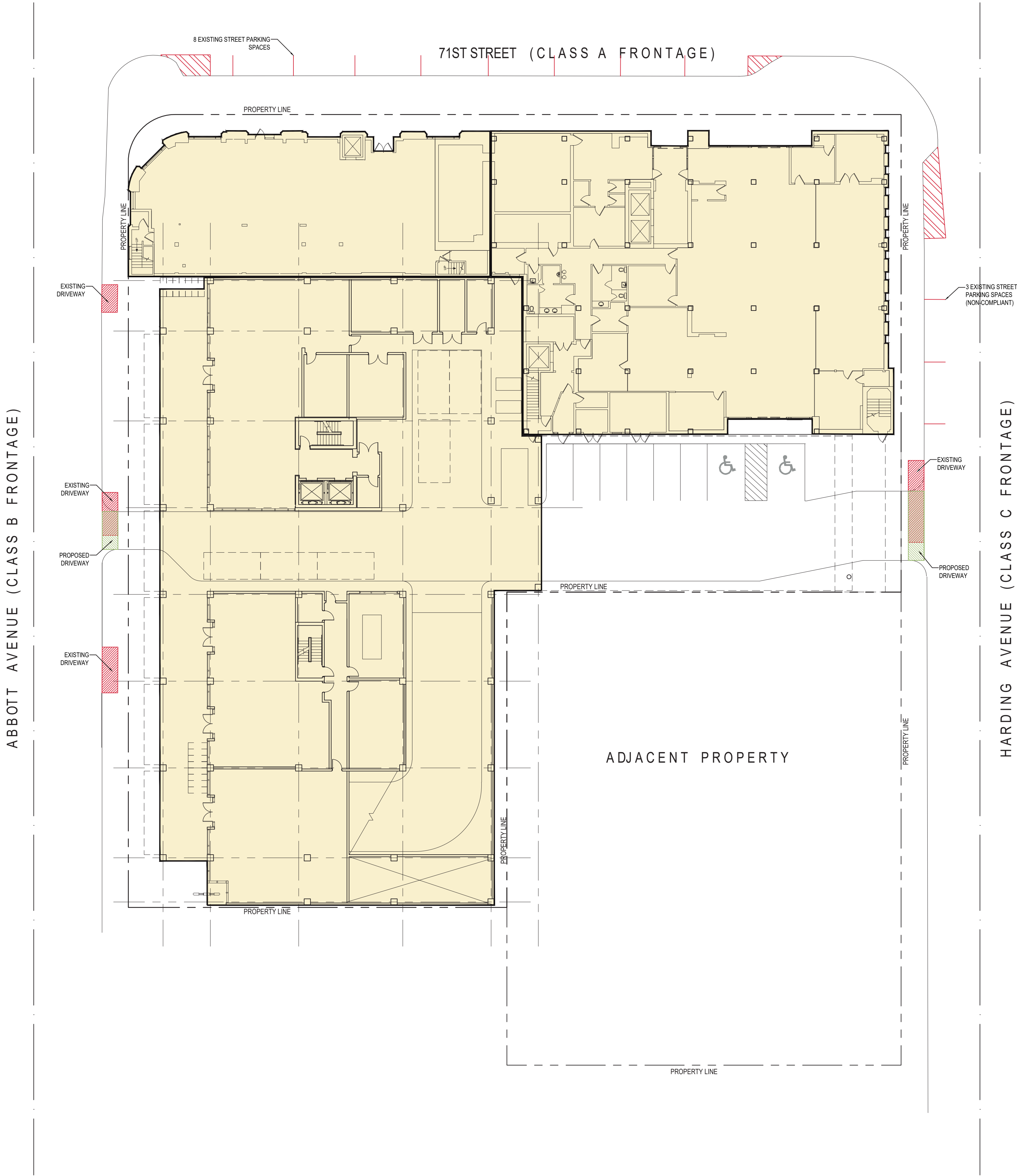
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Driveway Diagram
Scale: 1" = 20'-0"



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A2.14



Unit Breakdown By Floor

Level	Unit Size	Designation	Quantity	Total SF
Roof	N/A	N/A	N/A	N/A
14	555 NSF	1BR / 1BA	1 Units	555 NSF
	578 NSF	1BR / 1BA	1 Units	578 NSF
	599 NSF	1BR / 1BA	2 Units	1,198 NSF
	610 NSF	1BR / 1BA	1 Units	610 NSF
	899 NSF	2BR / 1BA	1 Units	899 NSF
TOTAL PER FLOOR			6 Units	3,840 NSF
13	550 NSF	1BR / 1BA	1 Units	550 NSF
	578 NSF	1BR / 1BA	2 Units	1,156 NSF
	599 NSF	1BR / 1BA	2 Units	1,198 NSF
	610 NSF	1BR / 1BA	1 Units	610 NSF
	760 NSF	2BR / 1BA	1 Units	760 NSF
	598 NSF	1BR / 1BA	1 Units	598 NSF
	566 NSF	1BR / 1BA	1 Units	566 NSF
	636 NSF	1BR / 1BA	1 Units	636 NSF
	565 NSF	1BR / 1BA	1 Units	565 NSF
	566 NSF	1BR / 1BA	1 Units	566 NSF
	772 NSF	1BR / 1BA	1 Units	772 NSF
	694 NSF	1BR / 1BA	1 Units	694 NSF
TOTAL PER FLOOR			14 Units	8,671 NSF
12	550 NSF	1BR / 1BA	1 Units	550 NSF
	578 NSF	1BR / 1BA	2 Units	1,156 NSF
	599 NSF	1BR / 1BA	2 Units	1,198 NSF
	610 NSF	1BR / 1BA	1 Units	610 NSF
	760 NSF	2BR / 1BA	1 Units	760 NSF
	598 NSF	1BR / 1BA	1 Units	598 NSF
	566 NSF	1BR / 1BA	1 Units	566 NSF
	636 NSF	1BR / 1BA	1 Units	636 NSF
	565 NSF	1BR / 1BA	1 Units	565 NSF
	566 NSF	1BR / 1BA	1 Units	566 NSF
	772 NSF	1BR / 1BA	1 Units	772 NSF
	694 NSF	1BR / 1BA	1 Units	694 NSF
TOTAL PER FLOOR			14 Units	8,671 NSF
11	550 NSF	1BR / 1BA	1 Units	550 NSF
	578 NSF	1BR / 1BA	2 Units	1,156 NSF
	599 NSF	1BR / 1BA	2 Units	1,198 NSF
	610 NSF	1BR / 1BA	1 Units	610 NSF
	760 NSF	2BR / 1BA	1 Units	760 NSF
	598 NSF	1BR / 1BA	1 Units	598 NSF
	566 NSF	1BR / 1BA	1 Units	566 NSF
	636 NSF	1BR / 1BA	1 Units	636 NSF
	565 NSF	1BR / 1BA	1 Units	565 NSF
	566 NSF	1BR / 1BA	1 Units	566 NSF
	772 NSF	1BR / 1BA	1 Units	772 NSF
	694 NSF	1BR / 1BA	1 Units	694 NSF
TOTAL PER FLOOR			14 Units	8,671 NSF
10	550 NSF	1BR / 1BA	1 Units	550 NSF
	578 NSF	1BR / 1BA	2 Units	1,156 NSF
	599 NSF	1BR / 1BA	2 Units	1,198 NSF
	610 NSF	1BR / 1BA	1 Units	610 NSF
	760 NSF	2BR / 1BA	1 Units	760 NSF
	598 NSF	1BR / 1BA	1 Units	598 NSF
	566 NSF	1BR / 1BA	1 Units	566 NSF
	636 NSF	1BR / 1BA	1 Units	636 NSF
	565 NSF	1BR / 1BA	1 Units	565 NSF
	566 NSF	1BR / 1BA	1 Units	566 NSF
	772 NSF	1BR / 1BA	1 Units	772 NSF
	694 NSF	1BR / 1BA	1 Units	694 NSF
TOTAL PER FLOOR			14 Units	8,671 NSF
9	550 NSF	1BR / 1BA	1 Units	550 NSF
	578 NSF	1BR / 1BA	2 Units	1,156 NSF
	599 NSF	1BR / 1BA	2 Units	1,198 NSF
	610 NSF	1BR / 1BA	1 Units	610 NSF
	760 NSF	2BR / 1BA	1 Units	760 NSF
	598 NSF	1BR / 1BA	1 Units	598 NSF
	566 NSF	1BR / 1BA	1 Units	566 NSF
	636 NSF	1BR / 1BA	1 Units	636 NSF
	565 NSF	1BR / 1BA	1 Units	565 NSF
	566 NSF	1BR / 1BA	1 Units	566 NSF
	772 NSF	1BR / 1BA	1 Units	772 NSF
	694 NSF	1BR / 1BA	1 Units	694 NSF
TOTAL PER FLOOR			14 Units	8,671 NSF

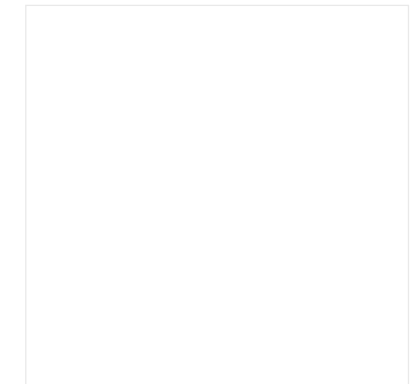
Level	Unit Size	Designation	Quantity	Total SF
8	550 NSF	1BR / 1BA	1 Units	550 NSF
	578 NSF	1BR / 1BA	2 Units	1,156 NSF
	599 NSF	1BR / 1BA	2 Units	1,198 NSF
	610 NSF	1BR / 1BA	1 Units	610 NSF
	760 NSF	2BR / 1BA	1 Units	760 NSF
	598 NSF	1BR / 1BA	1 Units	598 NSF
	566 NSF	1BR / 1BA	1 Units	566 NSF
	636 NSF	1BR / 1BA	1 Units	636 NSF
	565 NSF	1BR / 1BA	1 Units	565 NSF
	566 NSF	1BR / 1BA	1 Units	566 NSF
	772 NSF	1BR / 1BA	1 Units	772 NSF
	694 NSF	1BR / 1BA	1 Units	694 NSF
TOTAL PER FLOOR			14 Units	8,671 NSF
7	550 NSF	1BR / 1BA	1 Units	550 NSF
	578 NSF	1BR / 1BA	2 Units	1,156 NSF
	599 NSF	1BR / 1BA	2 Units	1,198 NSF
	610 NSF	1BR / 1BA	1 Units	610 NSF
	760 NSF	2BR / 1BA	1 Units	760 NSF
	598 NSF	1BR / 1BA	1 Units	598 NSF
	566 NSF	1BR / 1BA	1 Units	566 NSF
	636 NSF	1BR / 1BA	1 Units	636 NSF
	565 NSF	1BR / 1BA	1 Units	565 NSF
	566 NSF	1BR / 1BA	1 Units	566 NSF
	772 NSF	1BR / 1BA	1 Units	772 NSF
	694 NSF	1BR / 1BA	1 Units	694 NSF
TOTAL PER FLOOR			14 Units	8,671 NSF
6	550 NSF	1BR / 1BA	1 Units	550 NSF
	578 NSF	1BR / 1BA	2 Units	1,156 NSF
	599 NSF	1BR / 1BA	2 Units	1,198 NSF
	610 NSF	1BR / 1BA	1 Units	610 NSF
	760 NSF	2BR / 1BA	1 Units	760 NSF
	598 NSF	1BR / 1BA	1 Units	598 NSF
	566 NSF	1BR / 1BA	1 Units	566 NSF
	636 NSF	1BR / 1BA	1 Units	636 NSF
	565 NSF	1BR / 1BA	1 Units	565 NSF
	566 NSF	1BR / 1BA	1 Units	566 NSF
	772 NSF	1BR / 1BA	1 Units	772 NSF
	694 NSF	1BR / 1BA	1 Units	694 NSF
TOTAL PER FLOOR			14 Units	8,671 NSF
5	N/A	N/A	N/A	0
4	N/A	N/A	N/A	0
3	N/A	N/A	N/A	0
2	N/A	N/A	N/A	0
Ground	N/A	N/A	N/A	0
		Average Unit Size	Total Units	Total NSF
		620 NSF	118 Units	73,208 NSF



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Unit Breakdown

Scale: None

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A2.15

A3	Floor Plans
A3.1	Ground Level Plan
A3.2	Second Level Plan (Parking)
A3.3	Third Level Plan (Parking)
A3.4	Fourth Level Plan (Parking)
A3.5	Fifth Level Plan (Parking)
A3.6	Sixth Level Plan
A3.7	Seventh to Thirteenth Level Plan
A3.8	Fourteenth Level Plan
A3.9	Roof Plan

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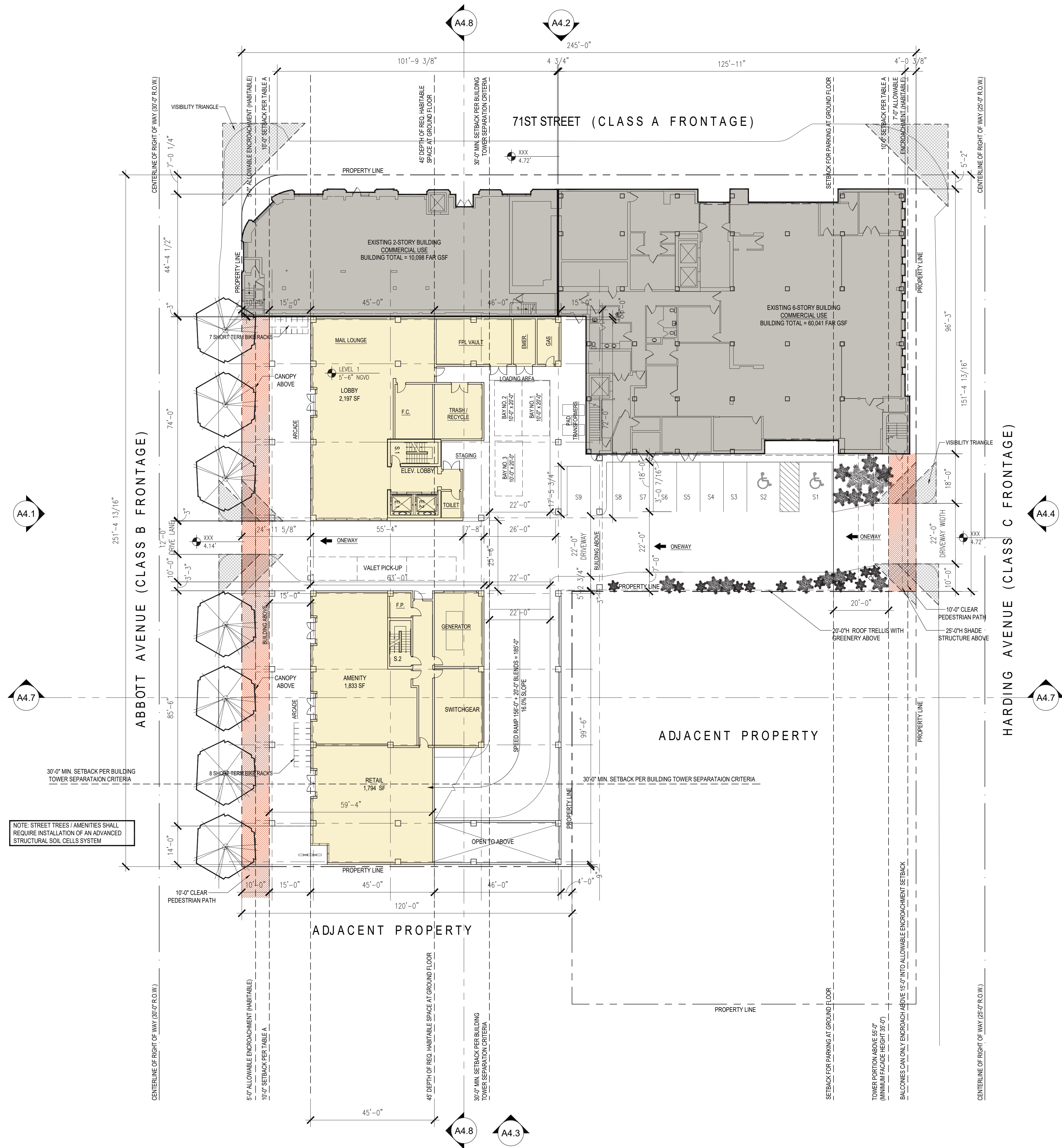
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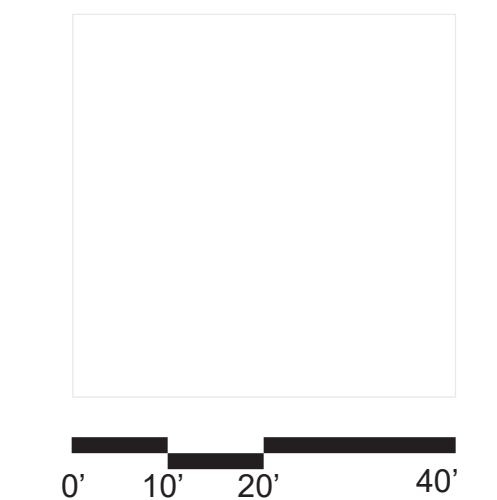
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Second Level Plan

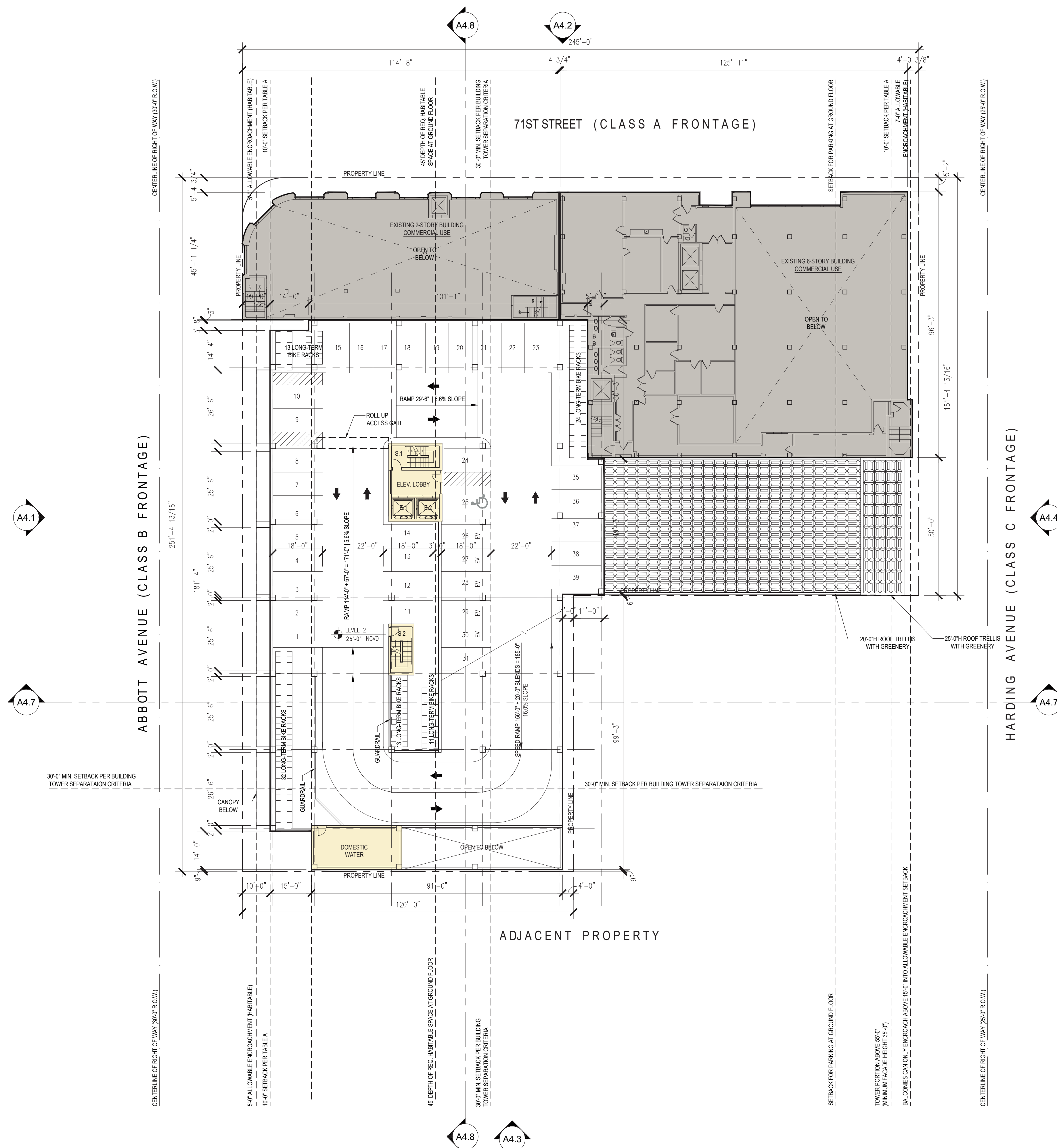
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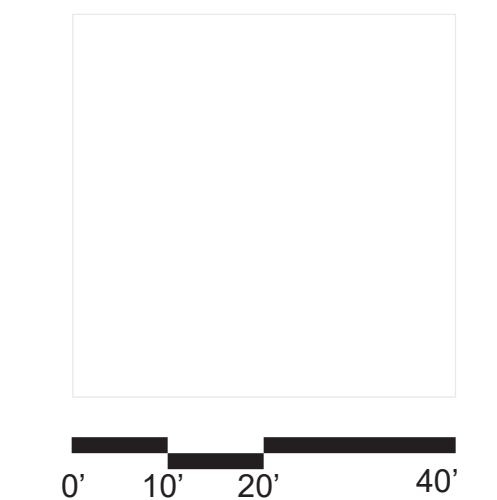


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Third Level Plan

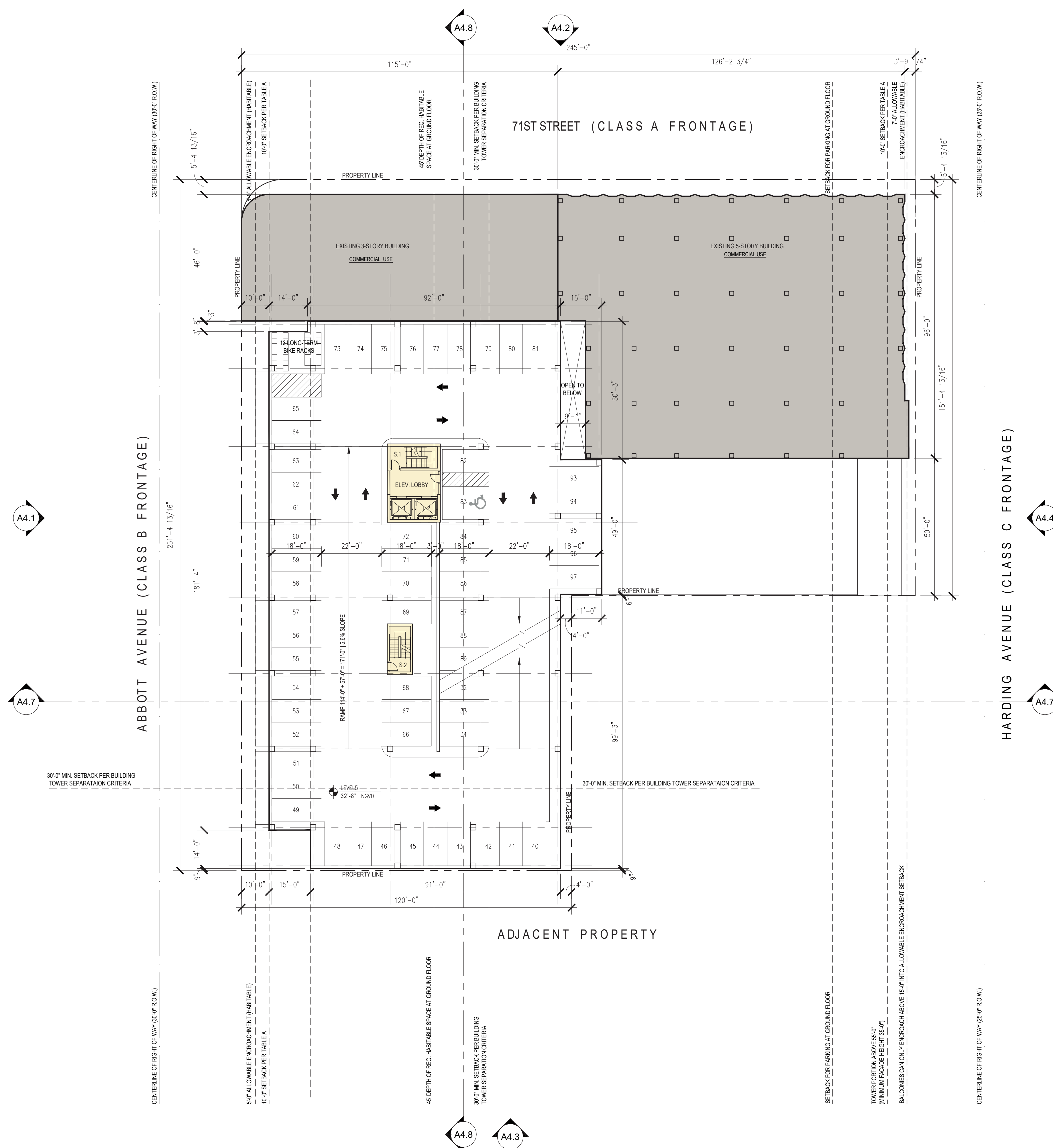
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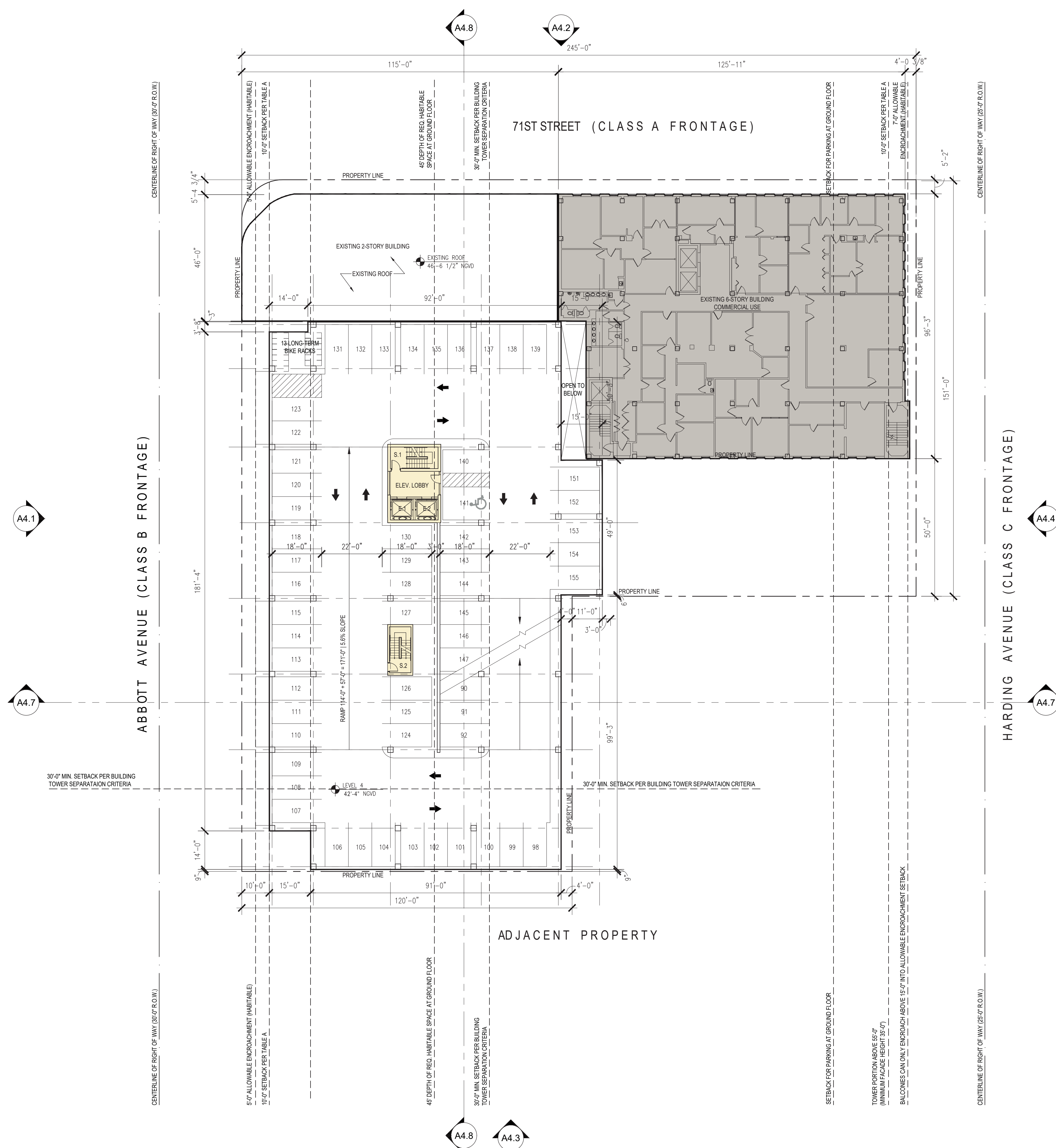
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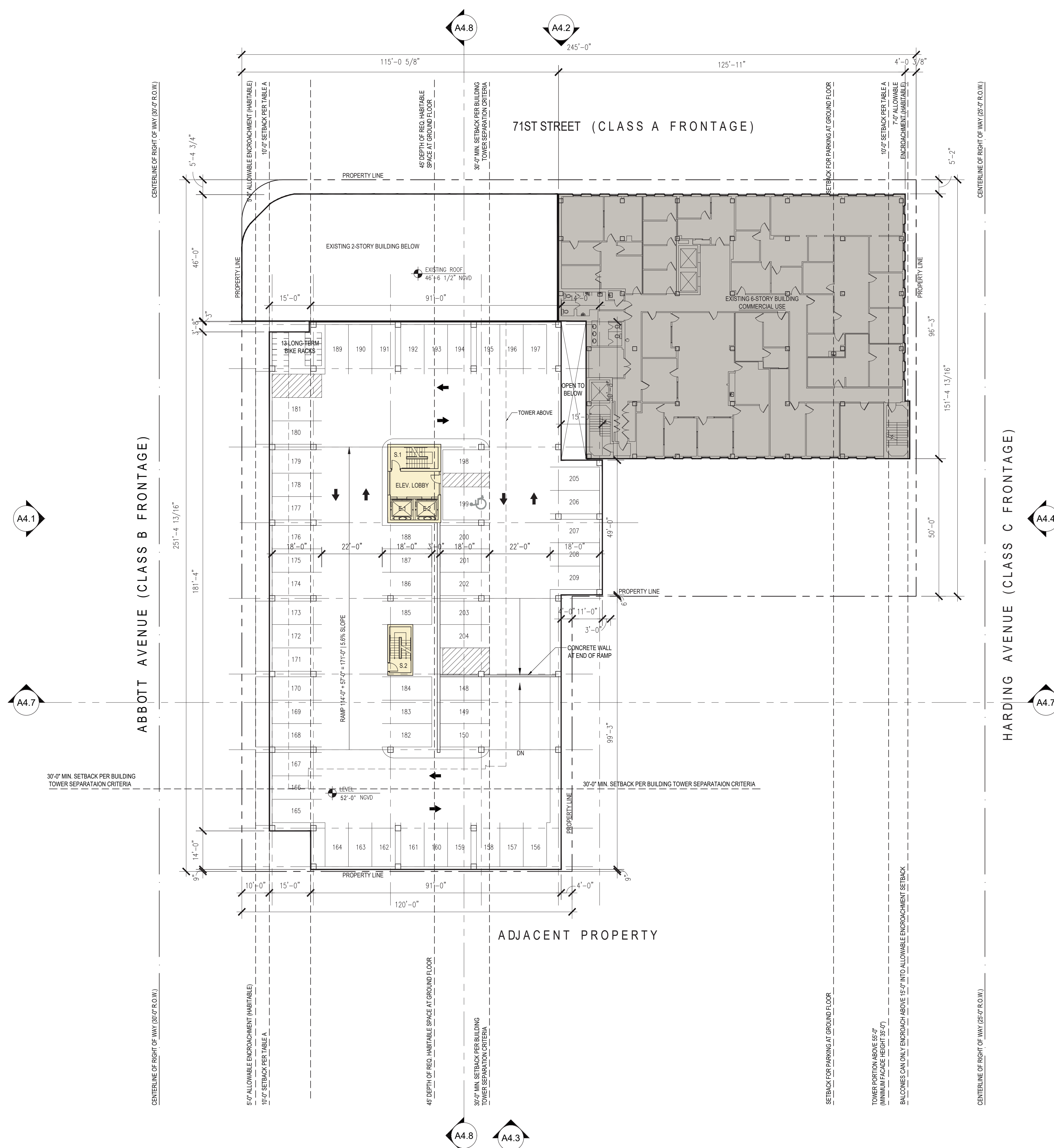
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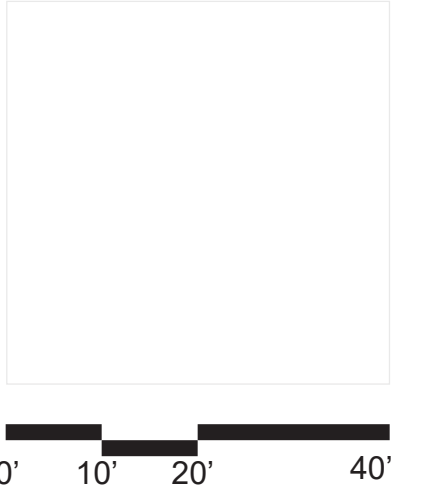


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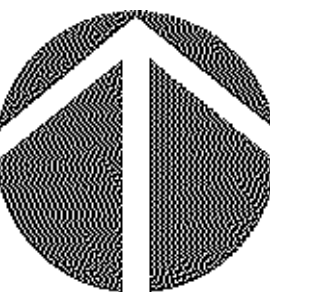




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Sixth Level Floor Plan

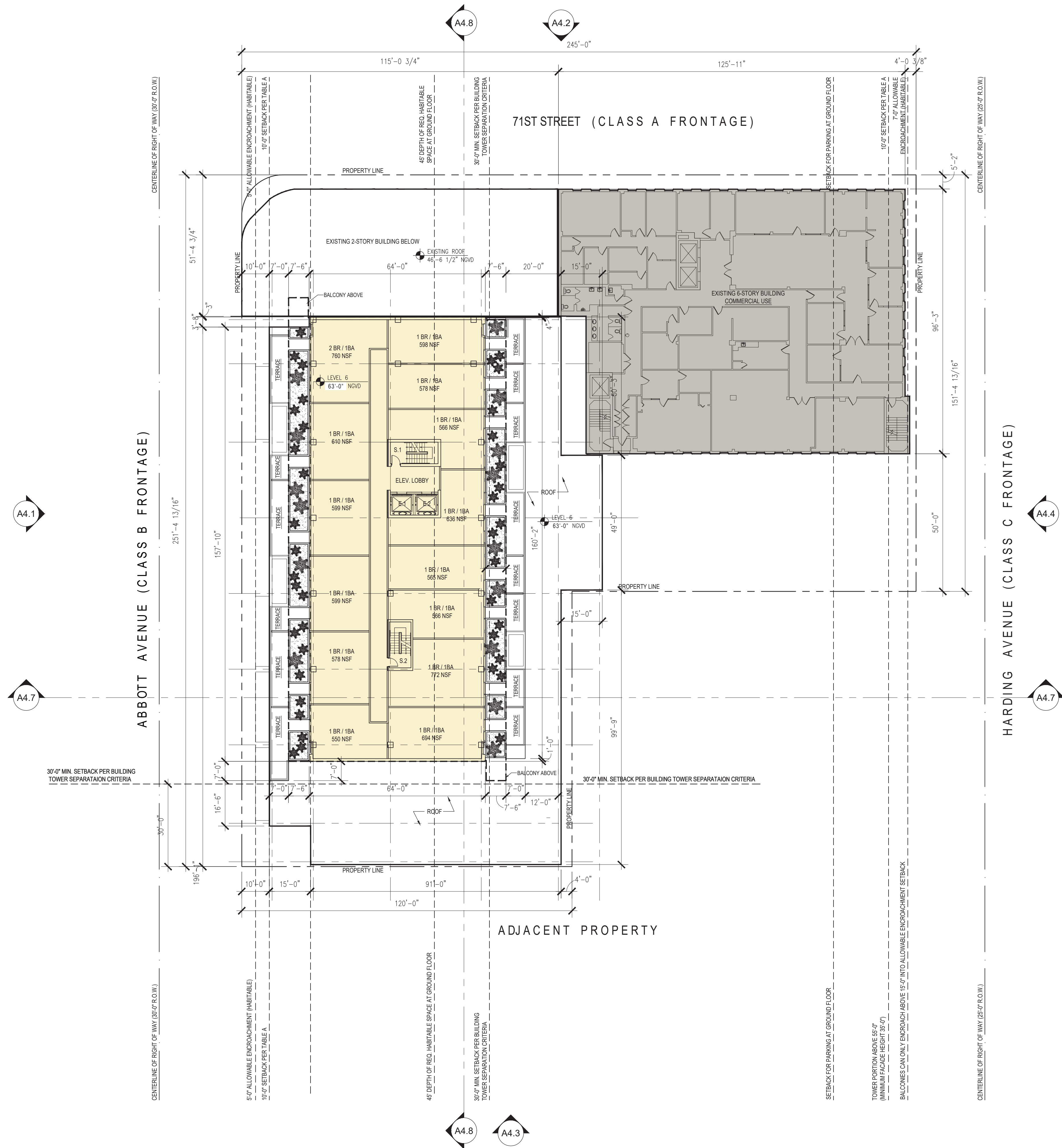
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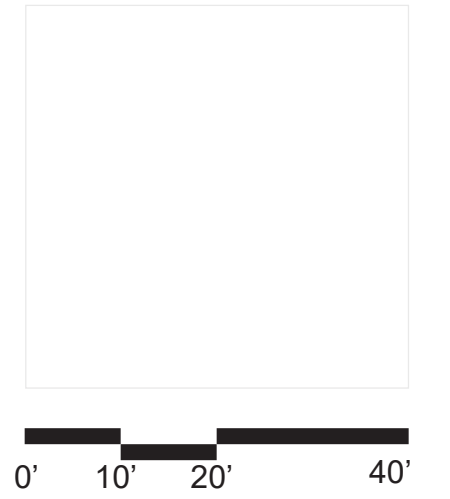


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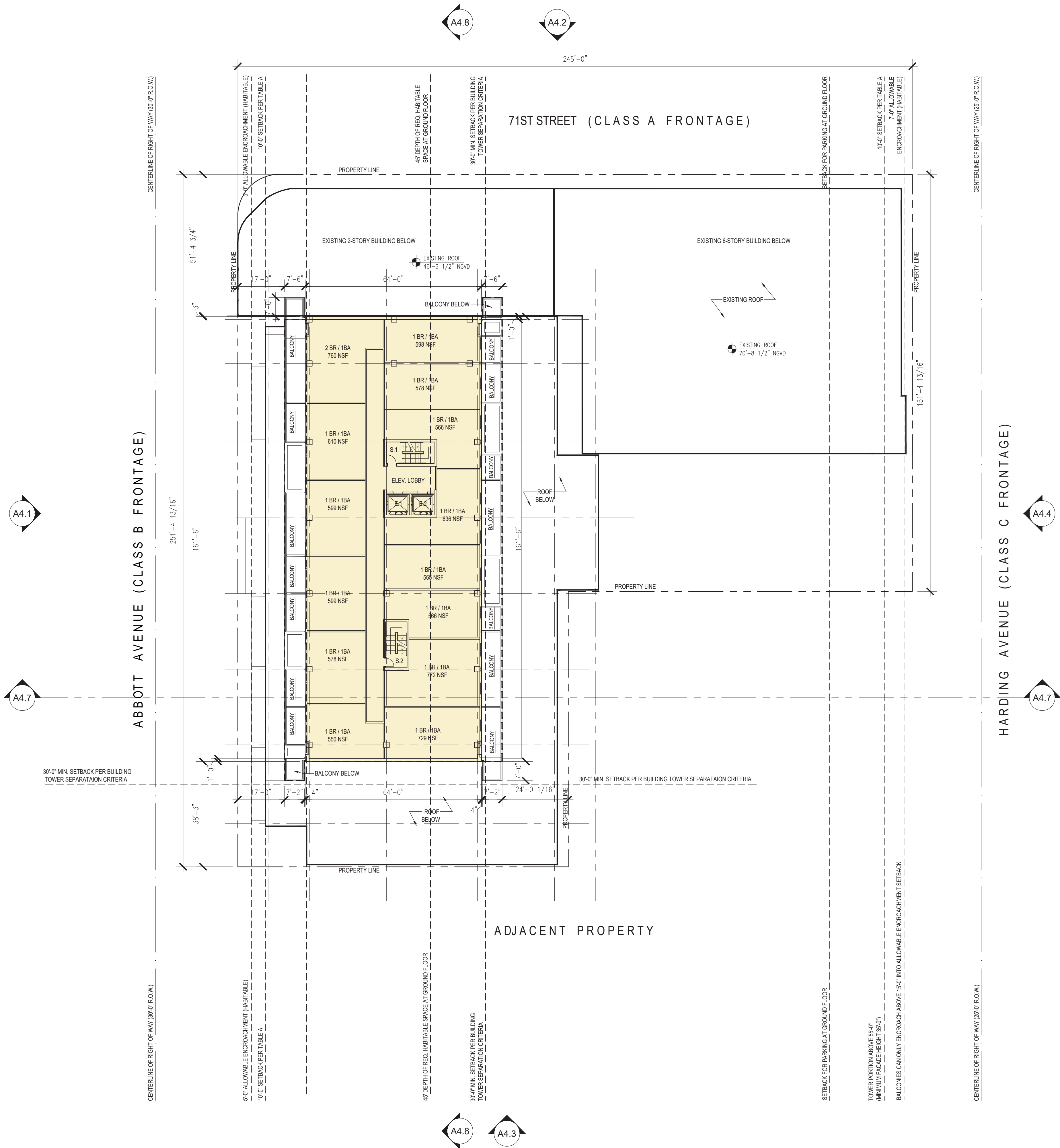
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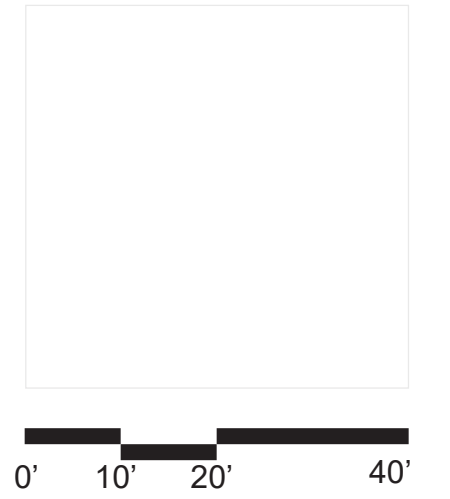
Seventh to Thirteenth Levels
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A3.7





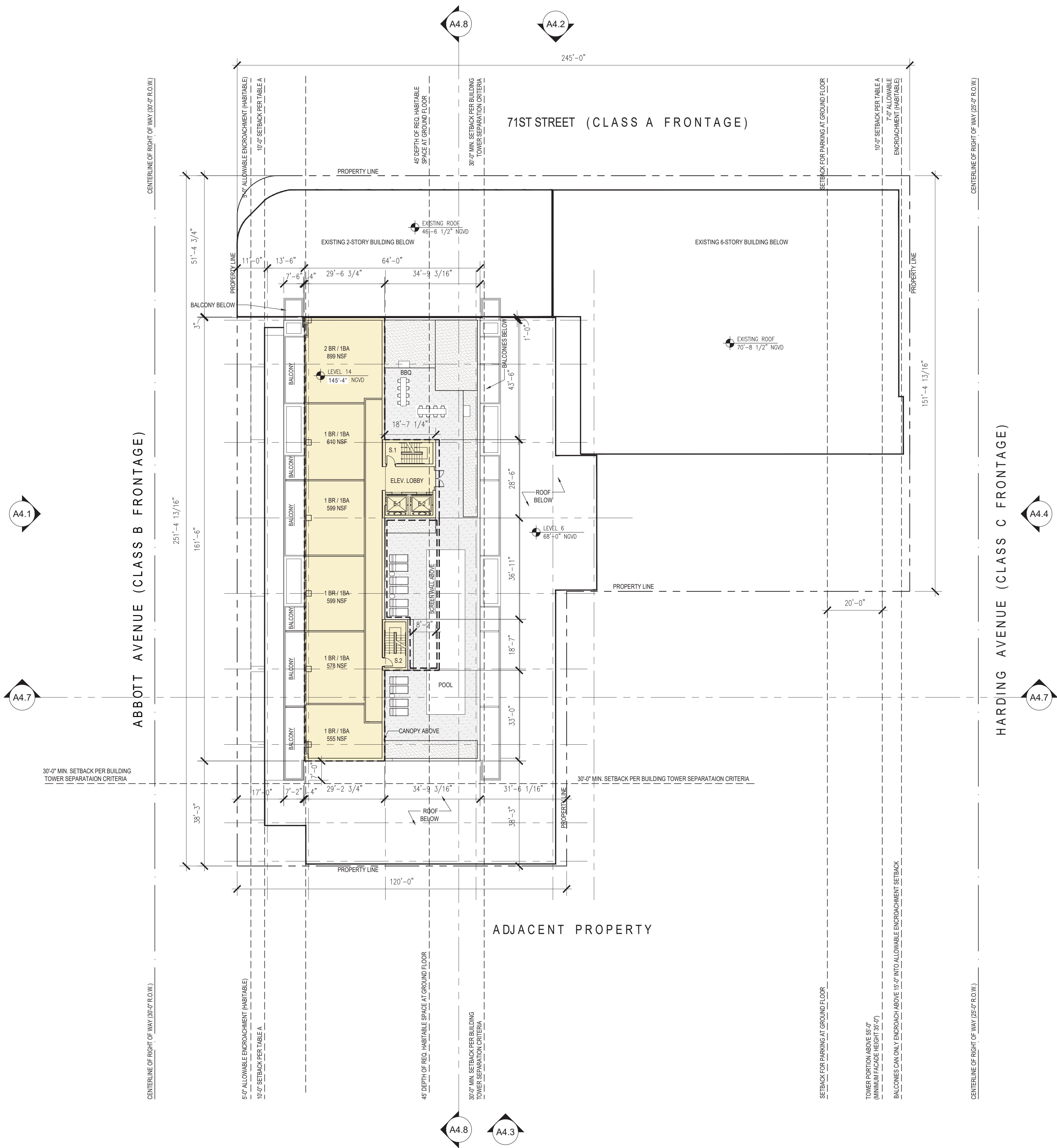
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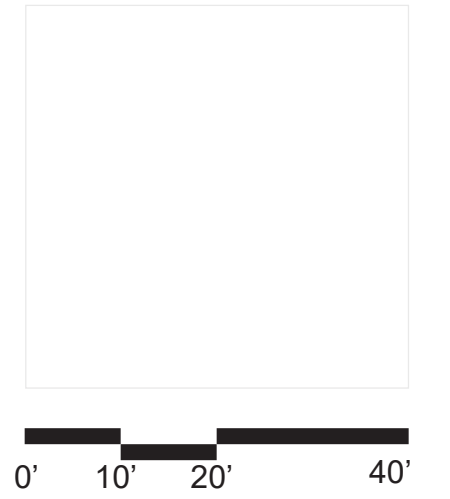
Fourteenth Level Floor
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A3.8





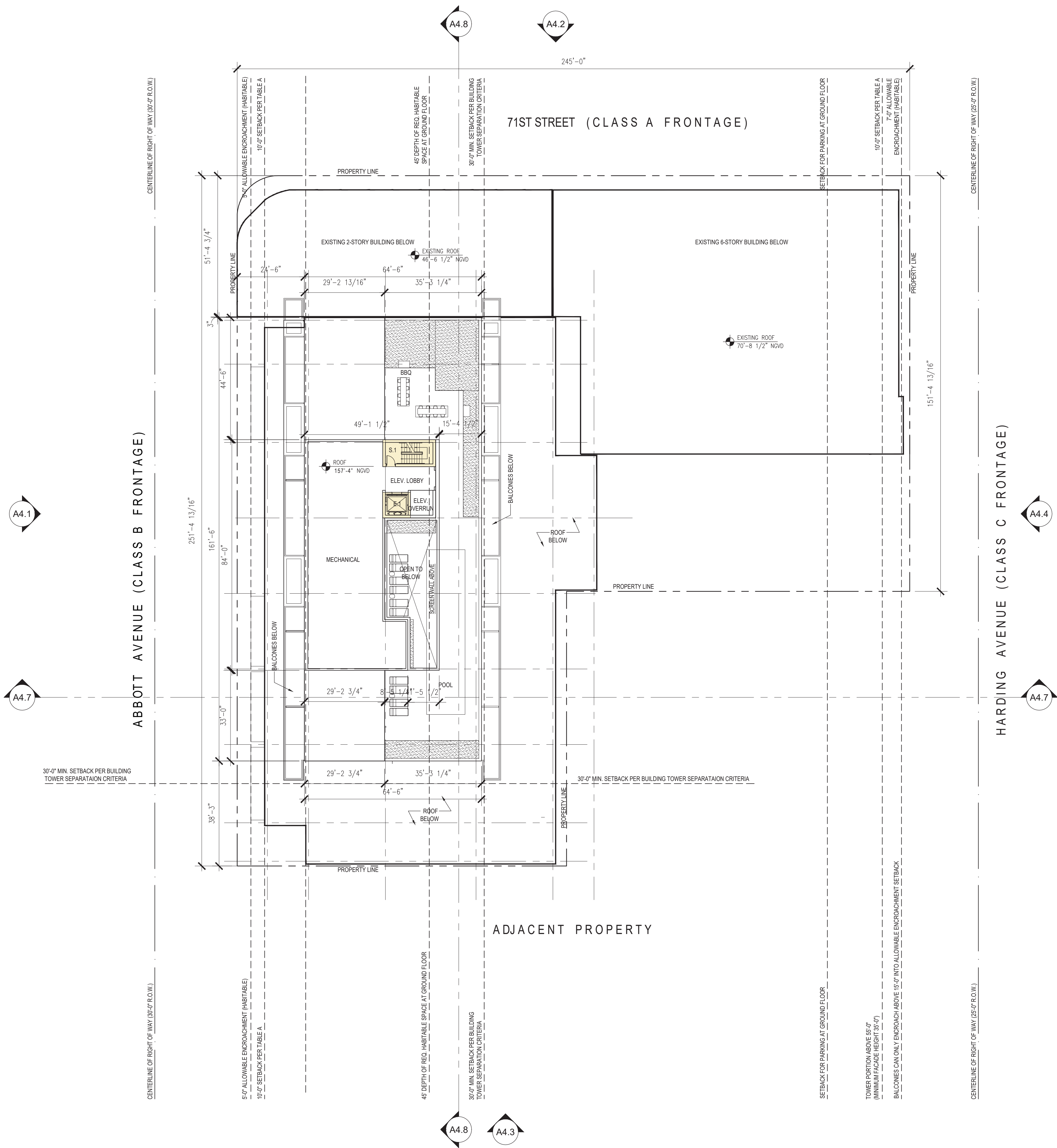
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Roof Plan
Scale: 1" = 20'-0"



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A3.9



A4	Building Elevations & Sections
A4.1	West Elevation - Abbott
A4.2	North Elevation w/ 71st Street
A4.3	North Elevation w/o 71st Street
A4.4	East Elevation w/ Corner Building
A4.5	East Elevation w/o Corner Building
A4.6	South Elevation
A4.7	Latitudinal Building Section
A4.8	Longitudinal Building Section

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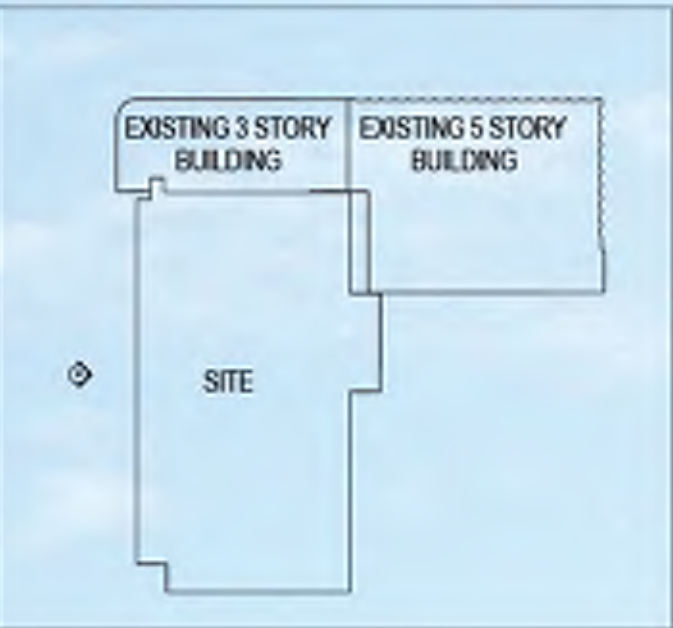
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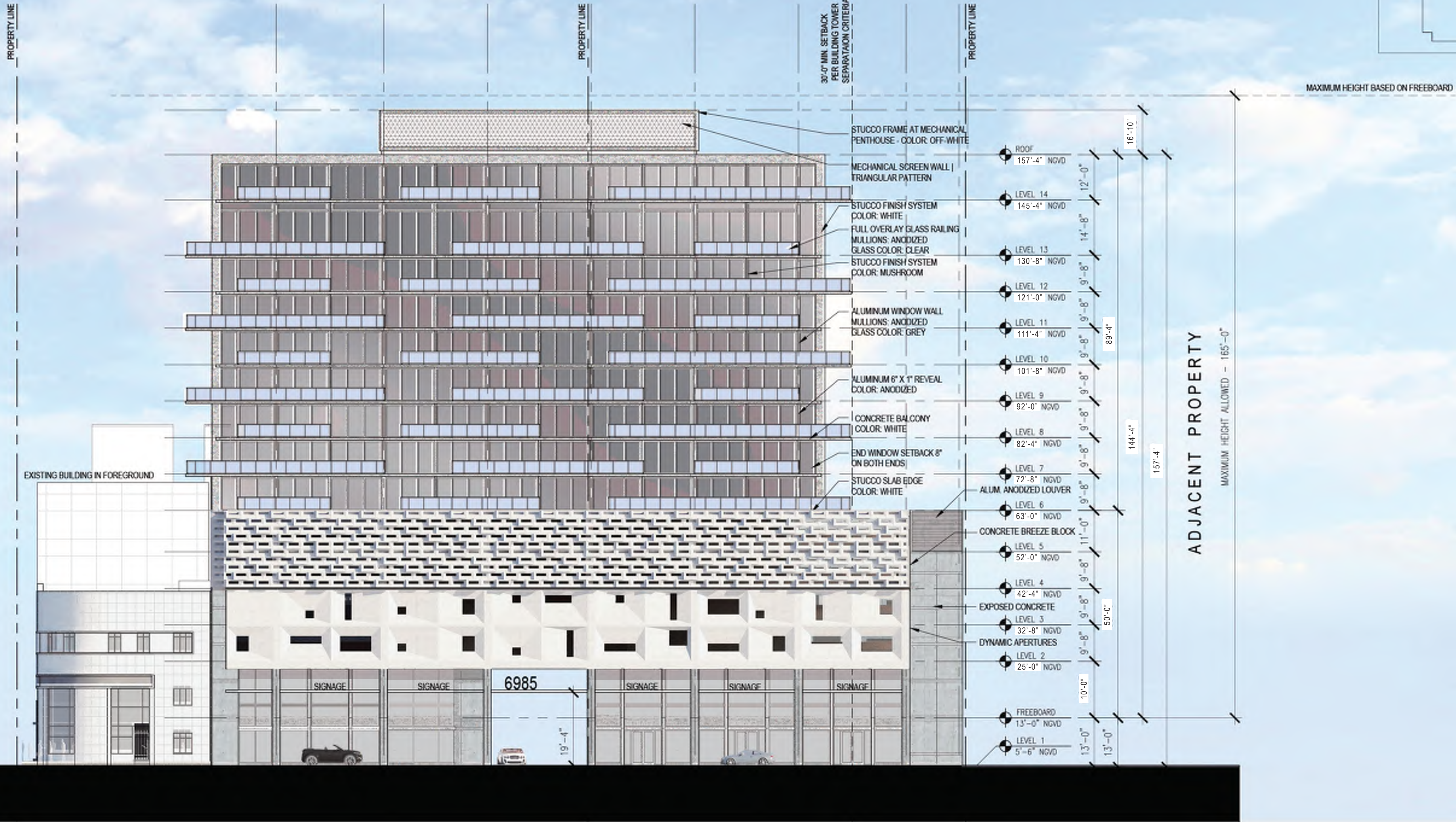
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71ST STREET (CLASS A FRONTAGE)



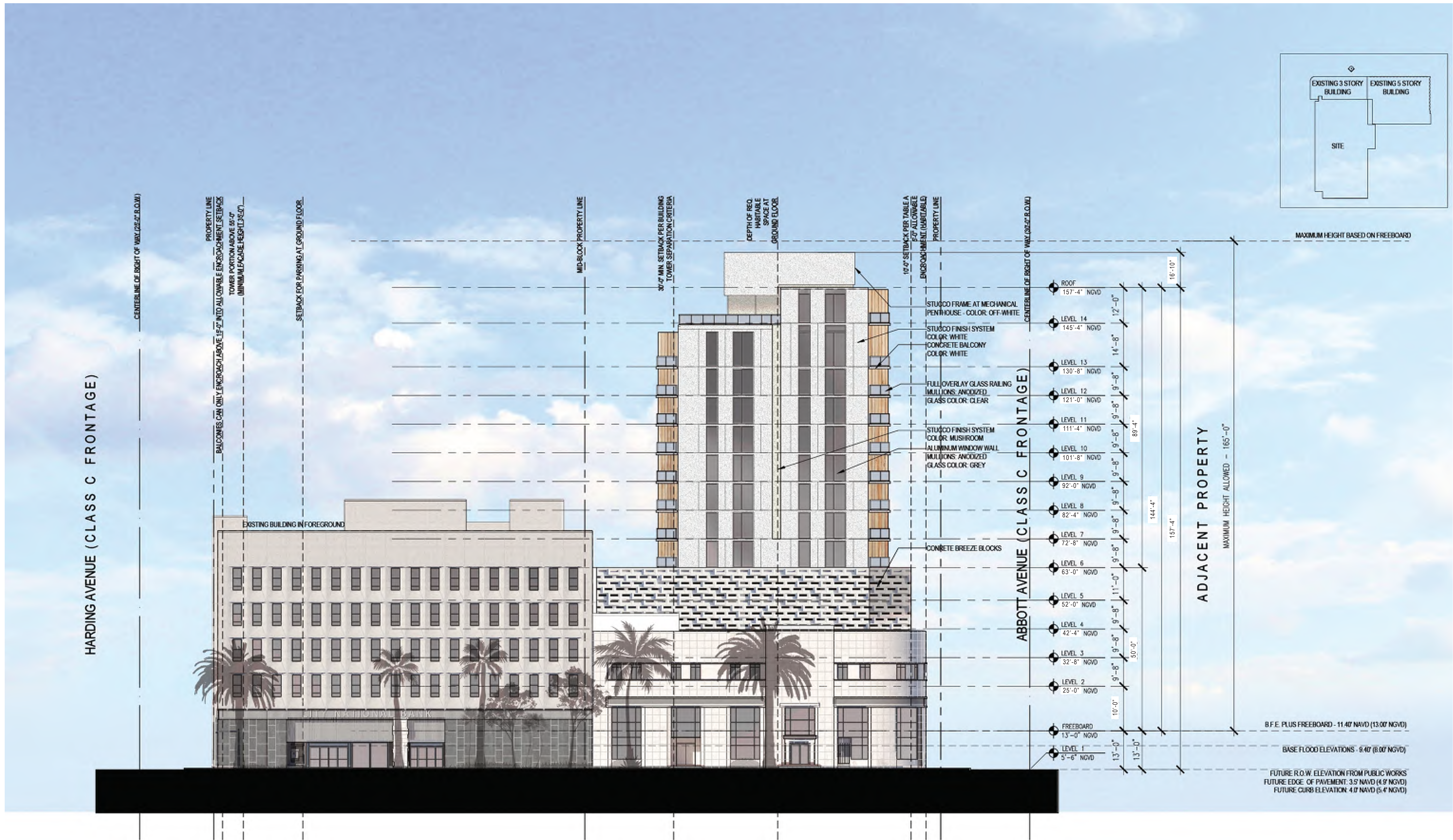
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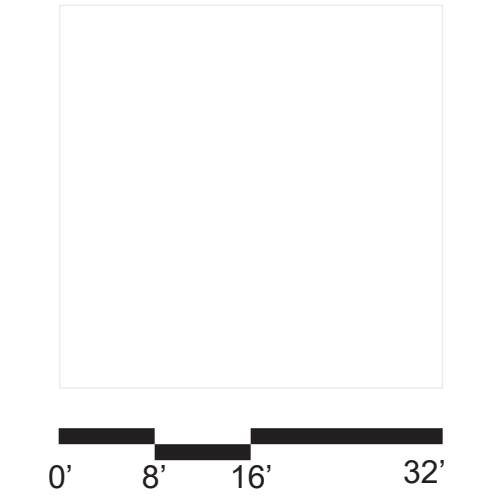
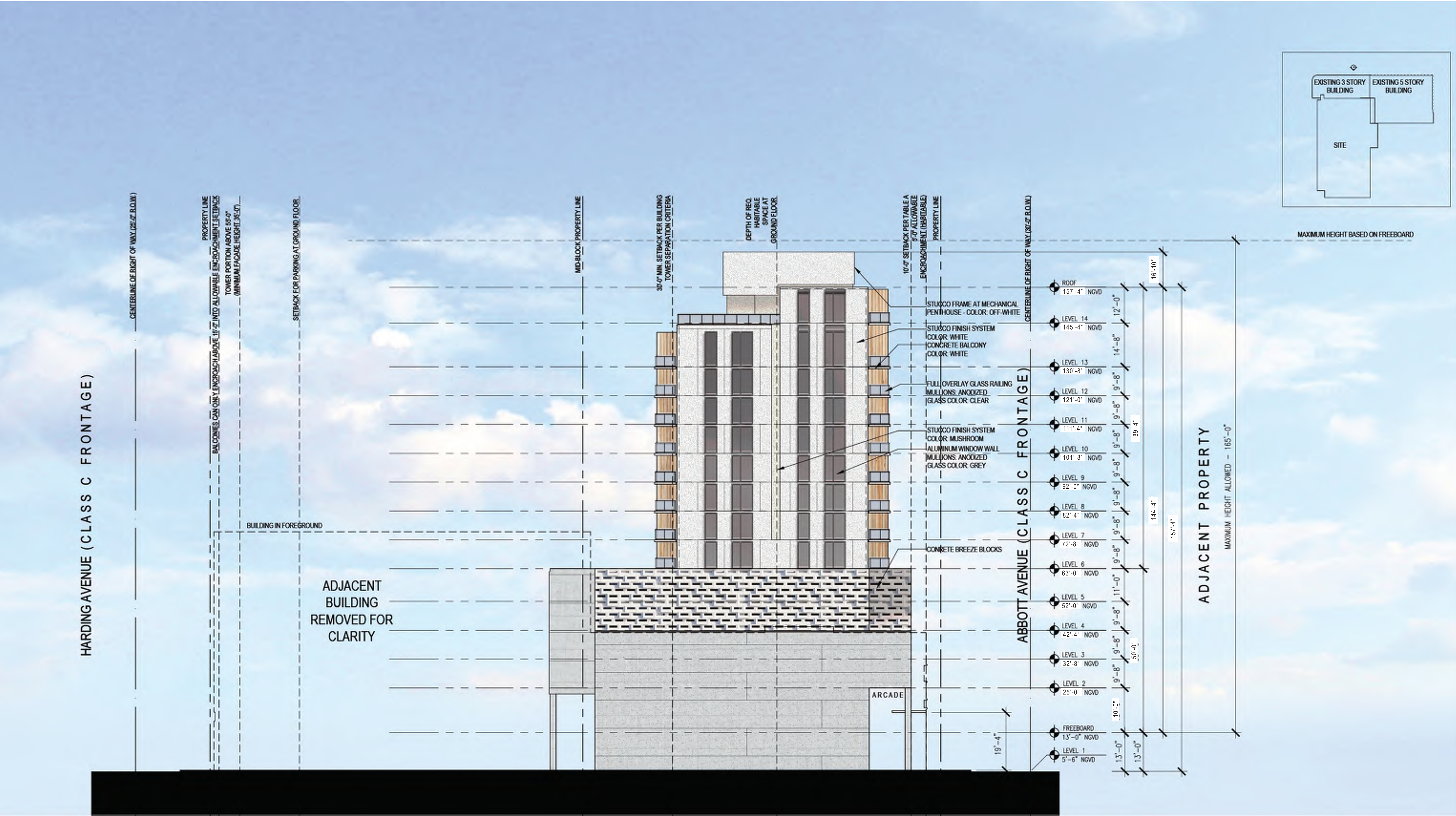
West Elevation - Abbott
Scale: 1" = 16'-0"



Miami Beach, Florida

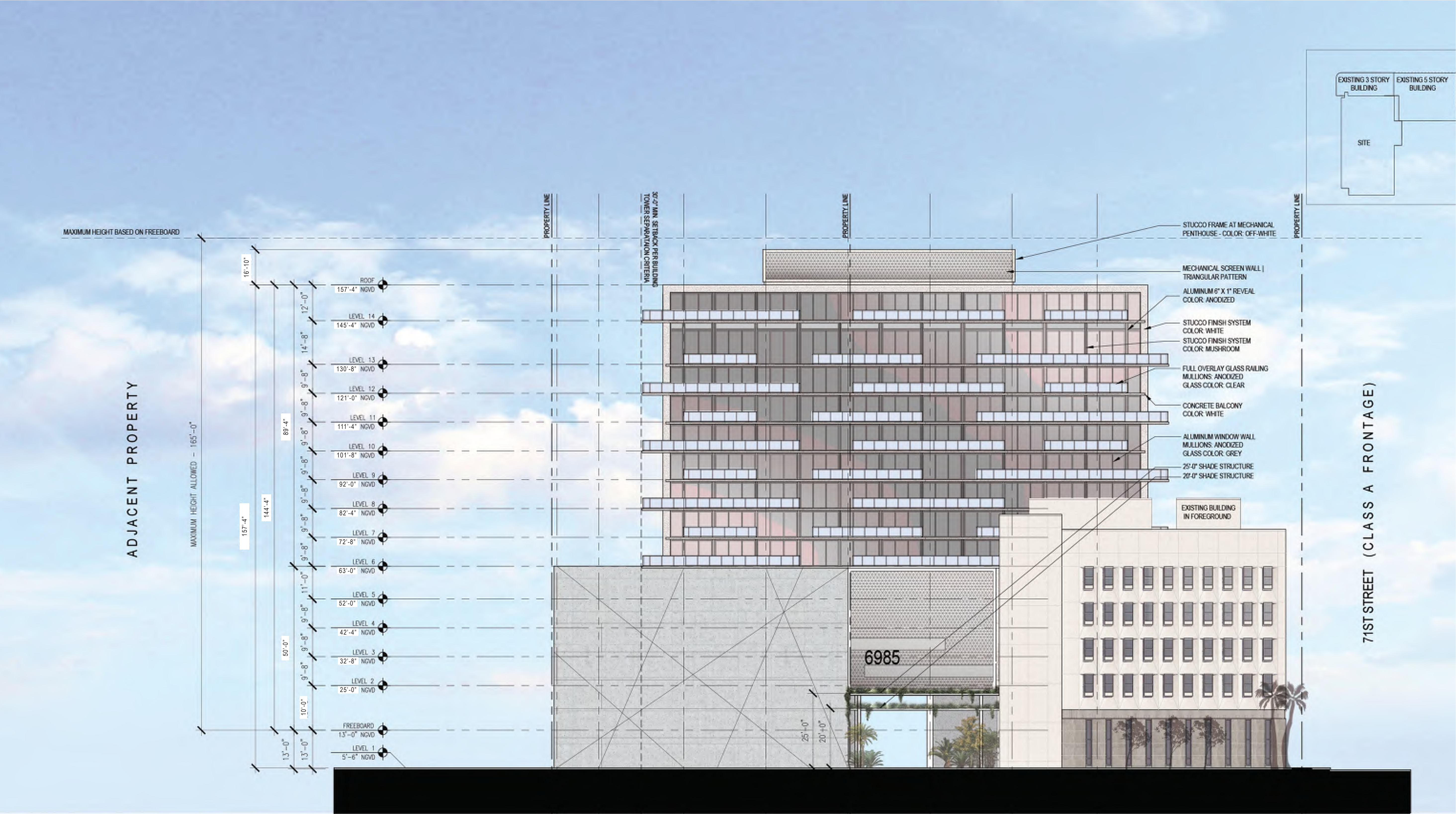
Scale: 1" = 16'-0"





6985 Abbott Avenue
Miami Beach, Florida

North Elevation w/o 71st Street
Scale: 1" = 16'-0"



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0'8'16'32'

6985 Abbott Avenue

Miami Beach, Florida

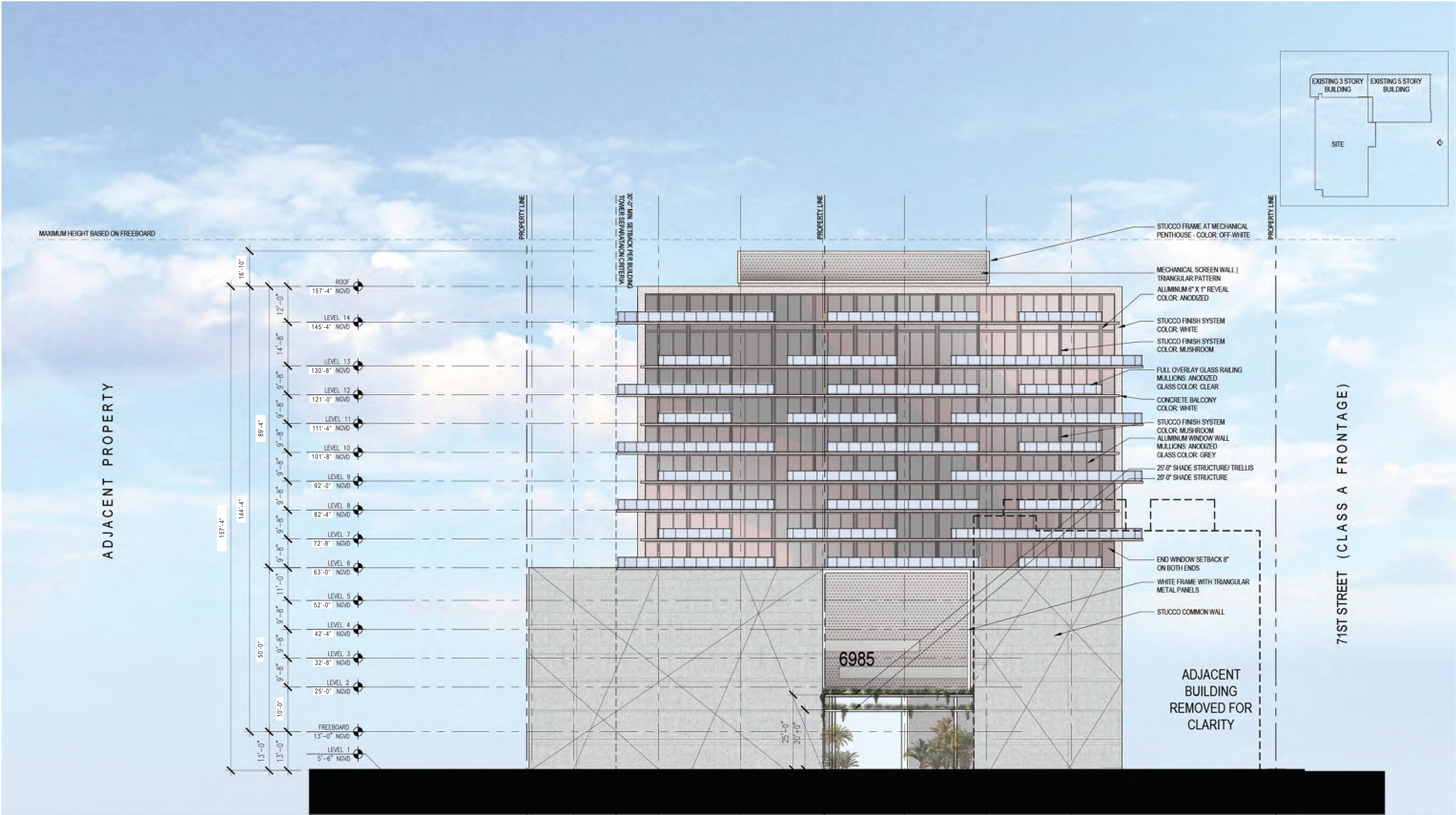
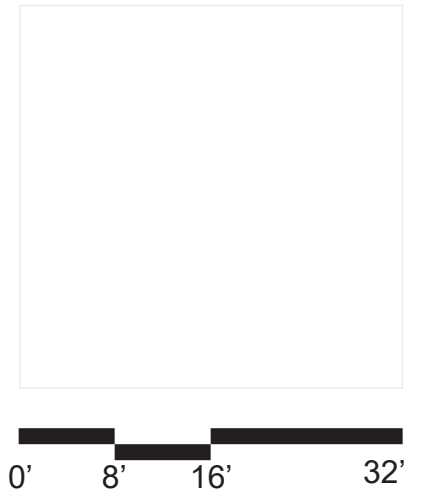
East Elevation w/ Harding

Scale: 1" = 16'-0"

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A4.4

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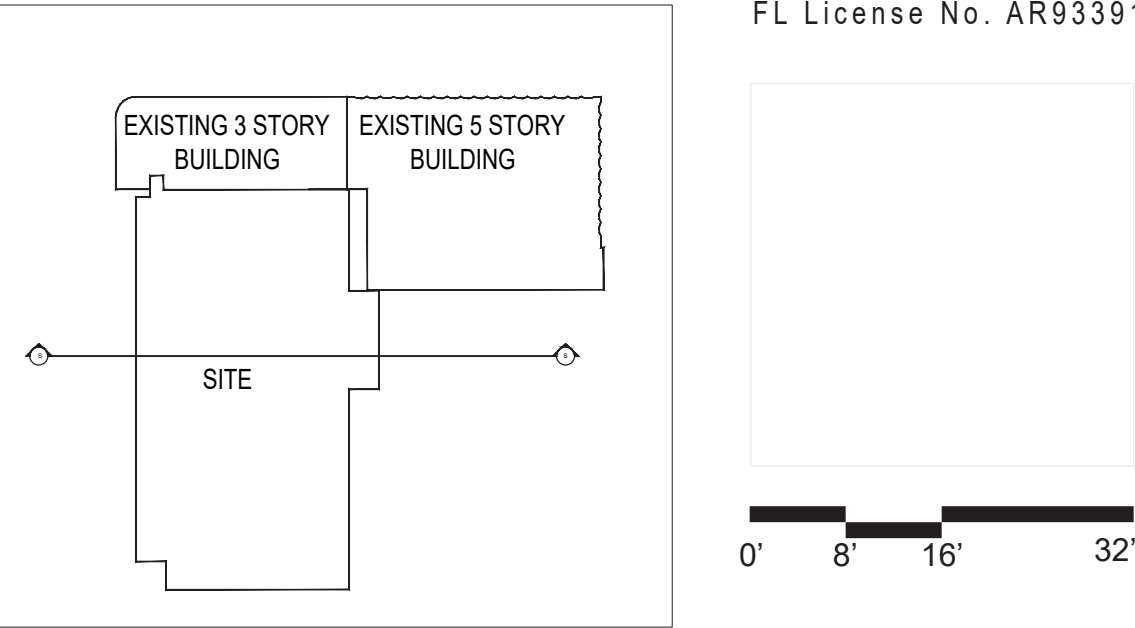
6985 Abbott Avenue
Miami Beach, Florida

East Elevation w/o Harding
Scale: 1" = 16'-0"



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Miami Beach, Florida

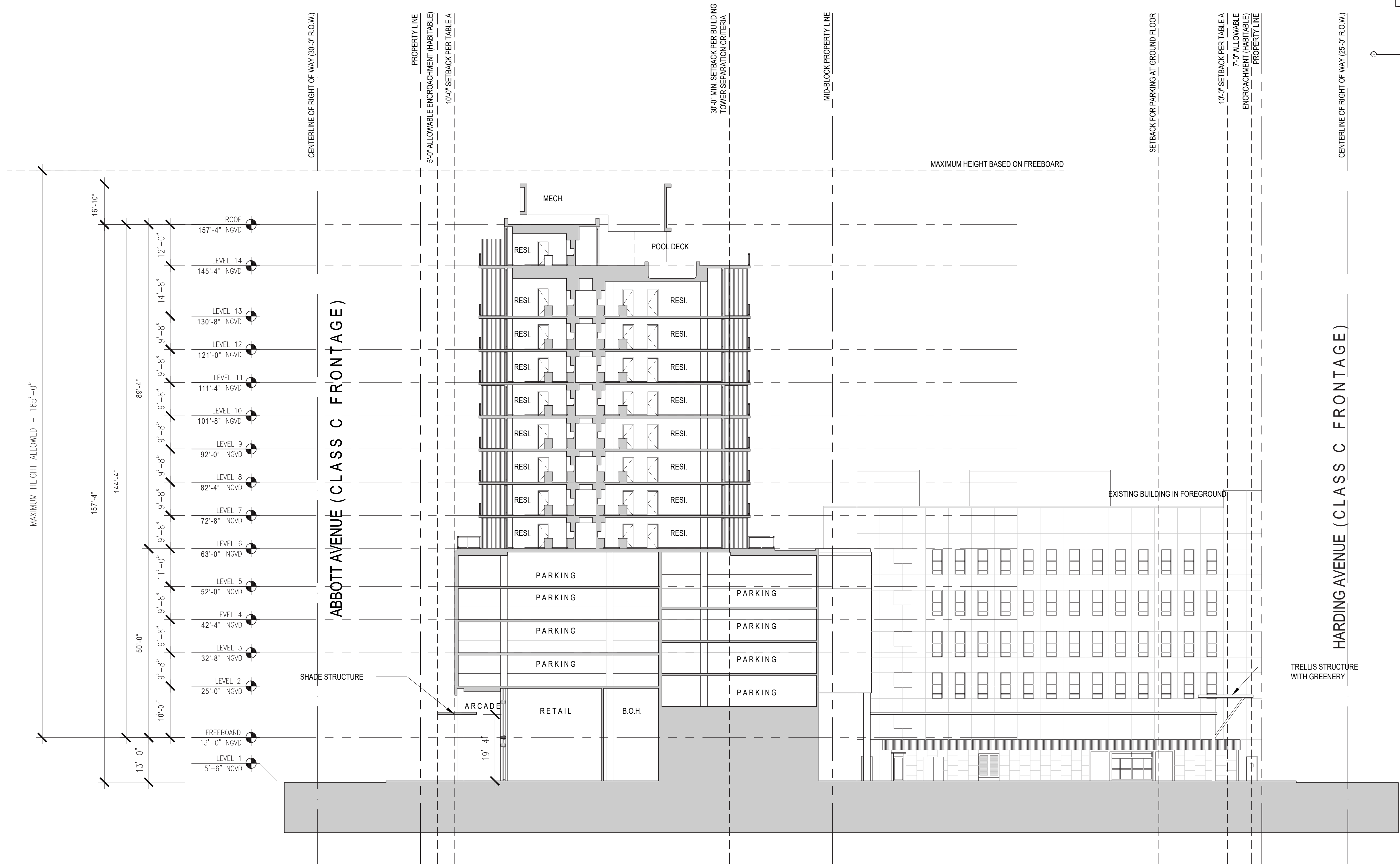
South Elevation
Scale: 1" = 16'-0"

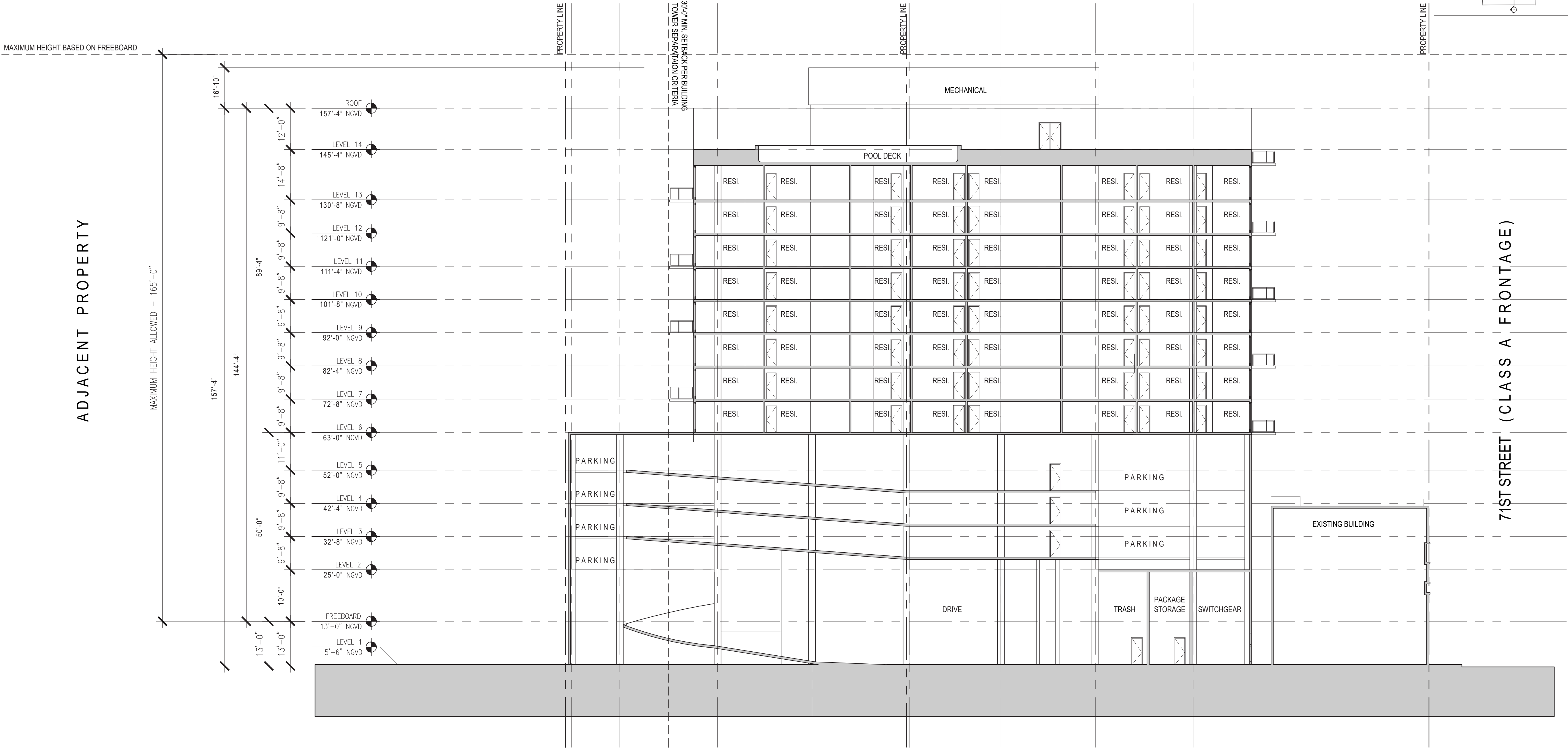
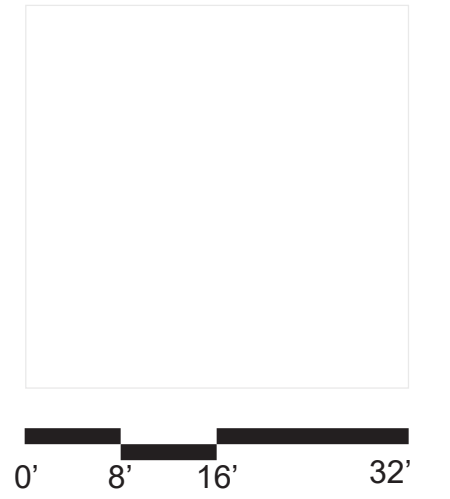


6985 Abbott Avenue
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Latitudinal Building Section

Scale: 1" = 16'-0"





6985 Abbott Avenue
Miami Beach, Florida

Latitudinal Building Section
Scale: 1" = 16'-0"

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A4.8

A5

Project Imagery

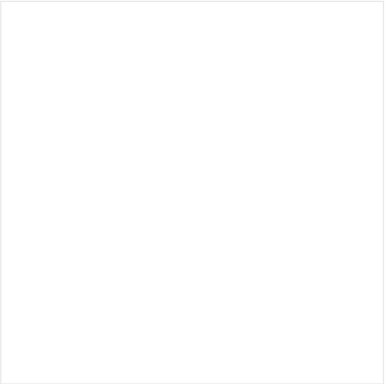
- A5.1 Rendering | Abbott Avenue
- A5.2 Rendering | 71st Street
- A5.3 Material Board



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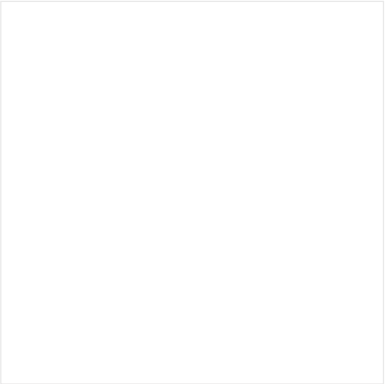
FL License No. AR93391



6985 Abbott Avenue

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6985 Abbott Avenue

Miami Beach, Florida

Rendering | Abbott Avenue

Scale: 1" = 40'-0"



6985 Abbott Avenue
Miami Beach, Florida

Aerial Rendering | 71st Street
Scale: None

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A5.2



Stucco

Color: White



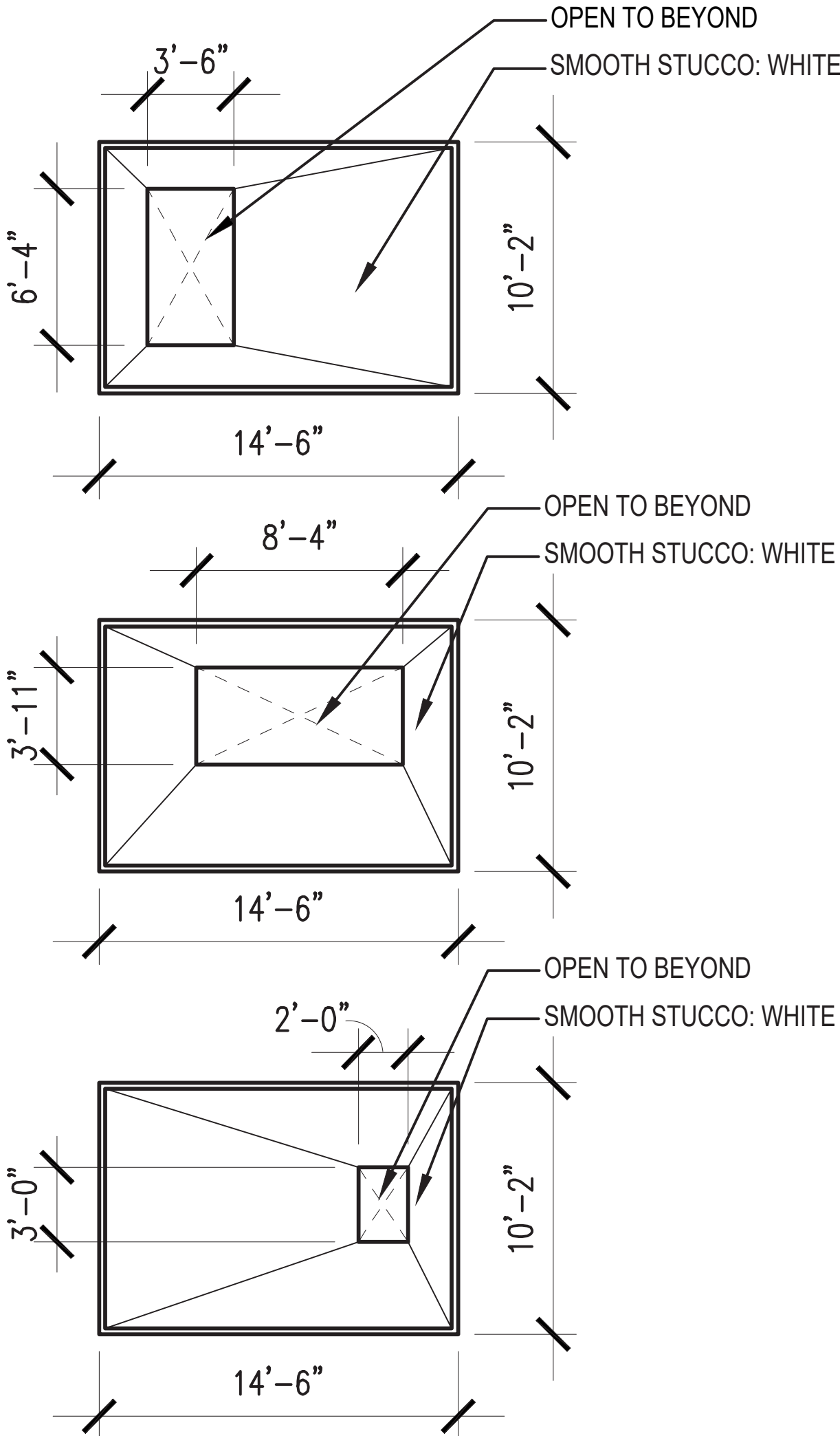
Stucco

Color: Off-White



Stucco

Color: Mushroom



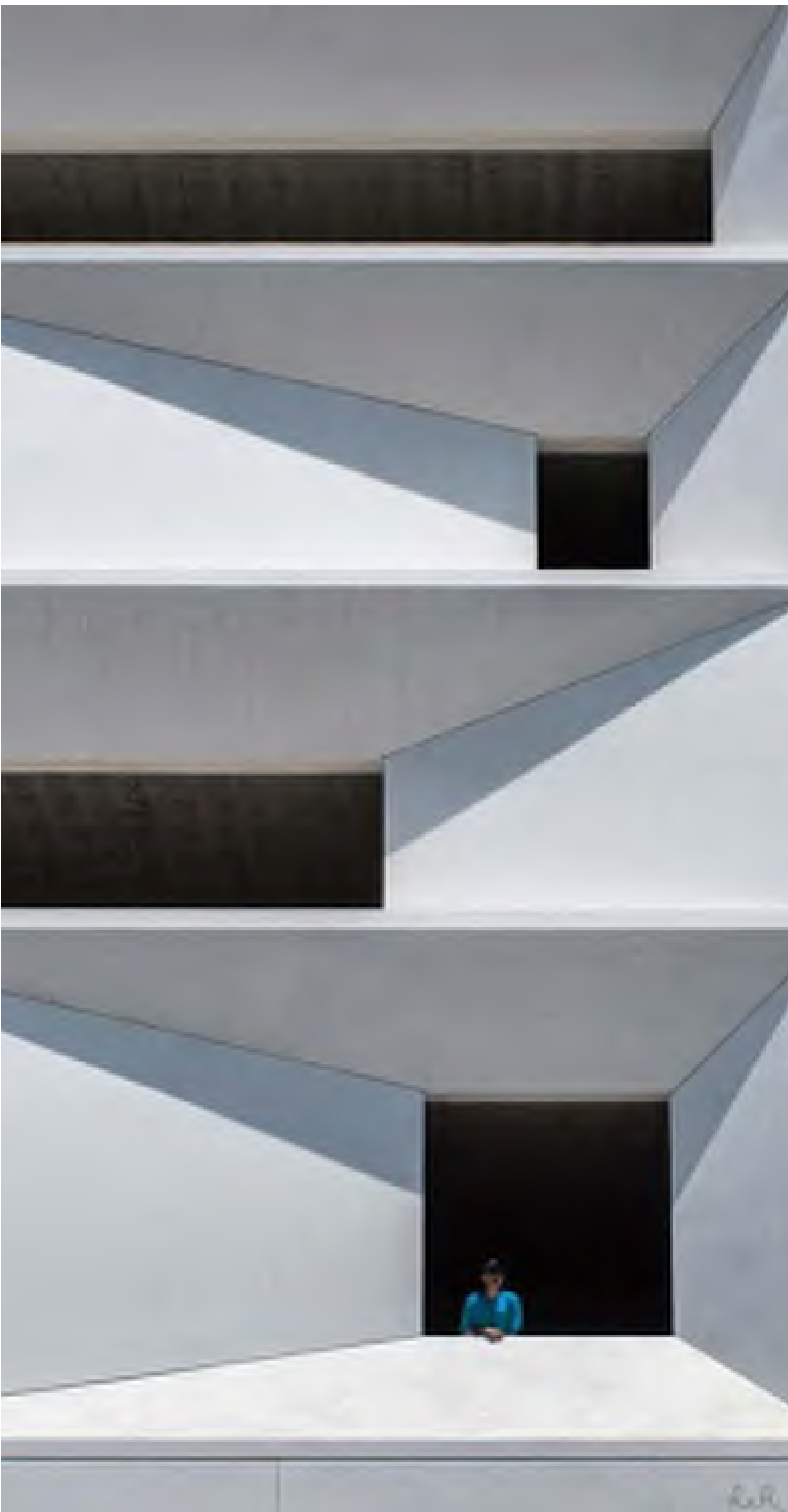
Aperature Variation Samples

Color: White



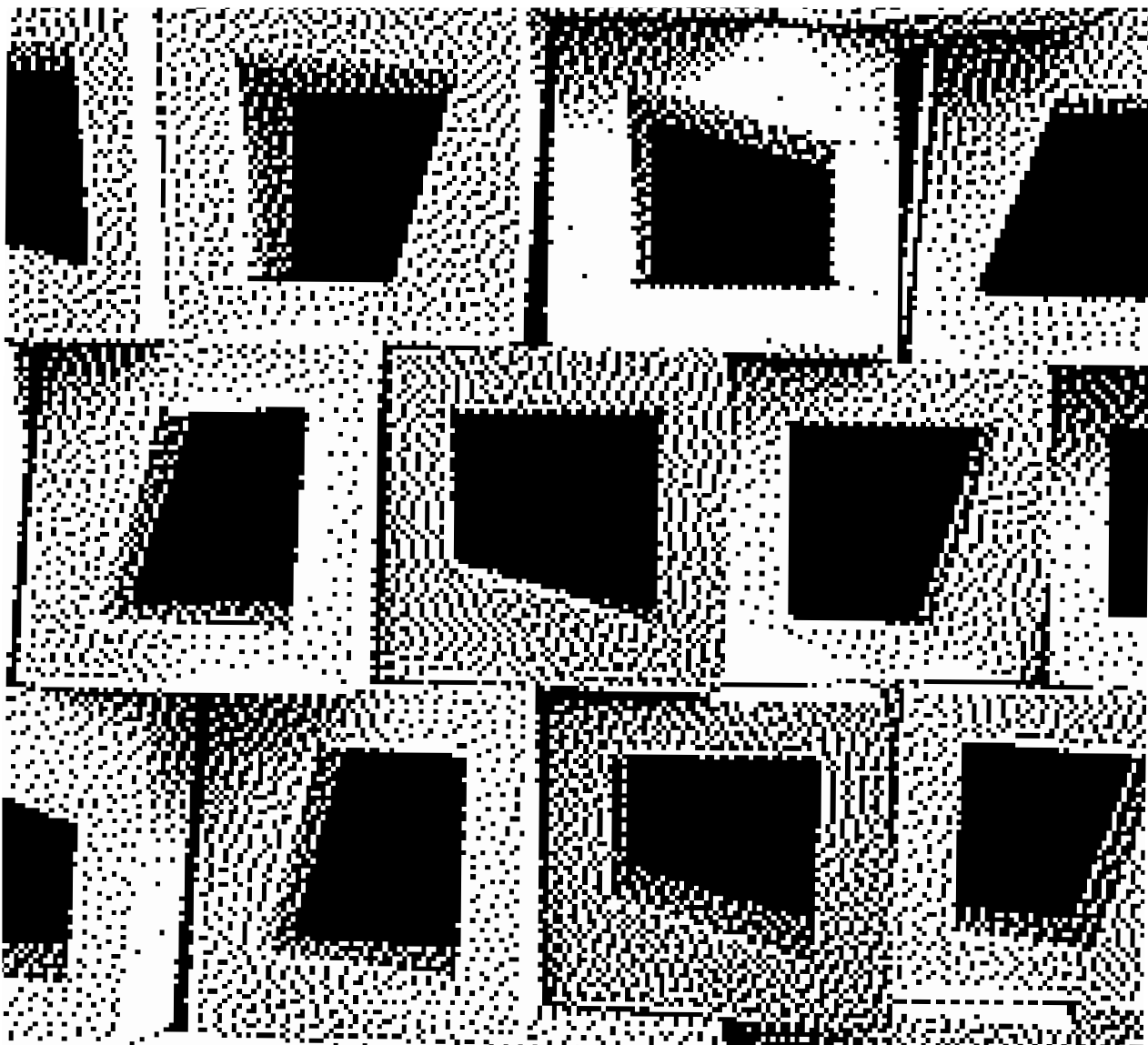
Trellis With Greenery

Color: Mandevilla



Garage Dynamic Apertures

Color: White



Breezeblock Garage Wall

Color: White | Pattern to be refined



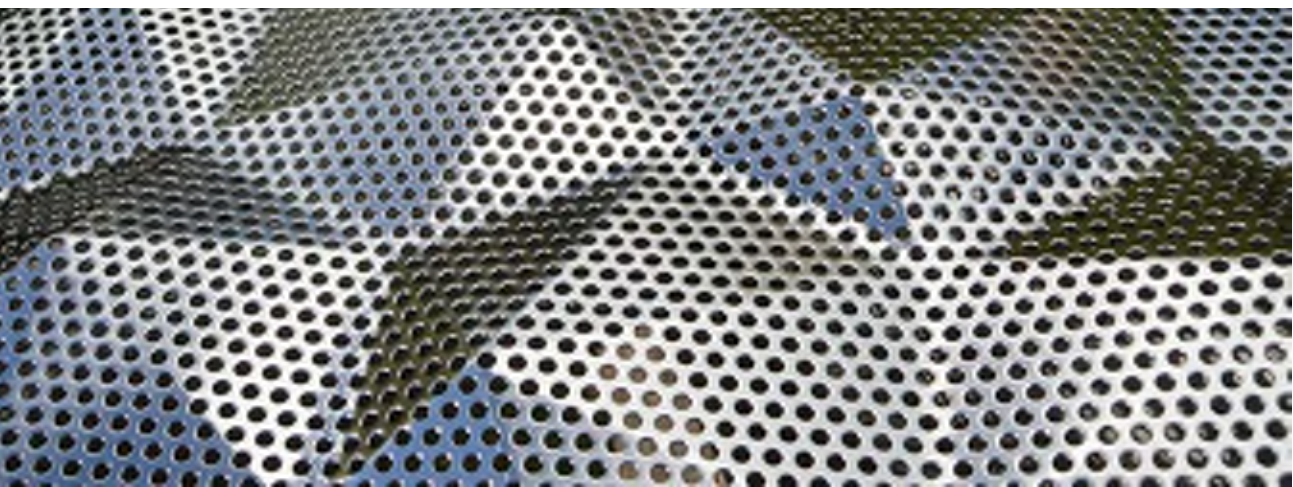
Glass Color - Common Areas

Color: Clear



Glass Color - Residences

Color: 15% Tint



Triangular Metal Panels

Color: Pewter



Aluminum Color

Color: Pewter



C1	Civil Information
C1.1	Level 1 Service Vehicle
C1.2	Level 1 P1 Vehicle
C1.3	Level 2 P1 Vehicle
C1.4	Level 3 P1 Vehicle
C1.5	Level 4 P1 Vehicle
C1.6	Level 5 P1 Vehicle

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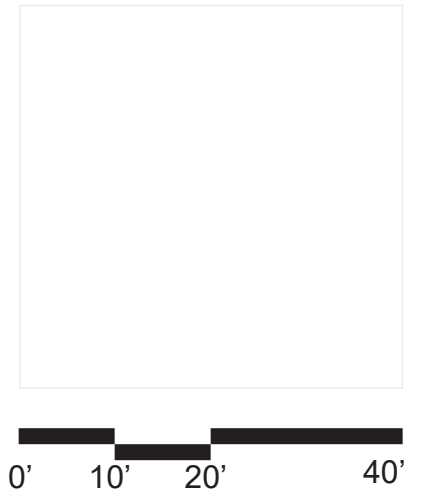
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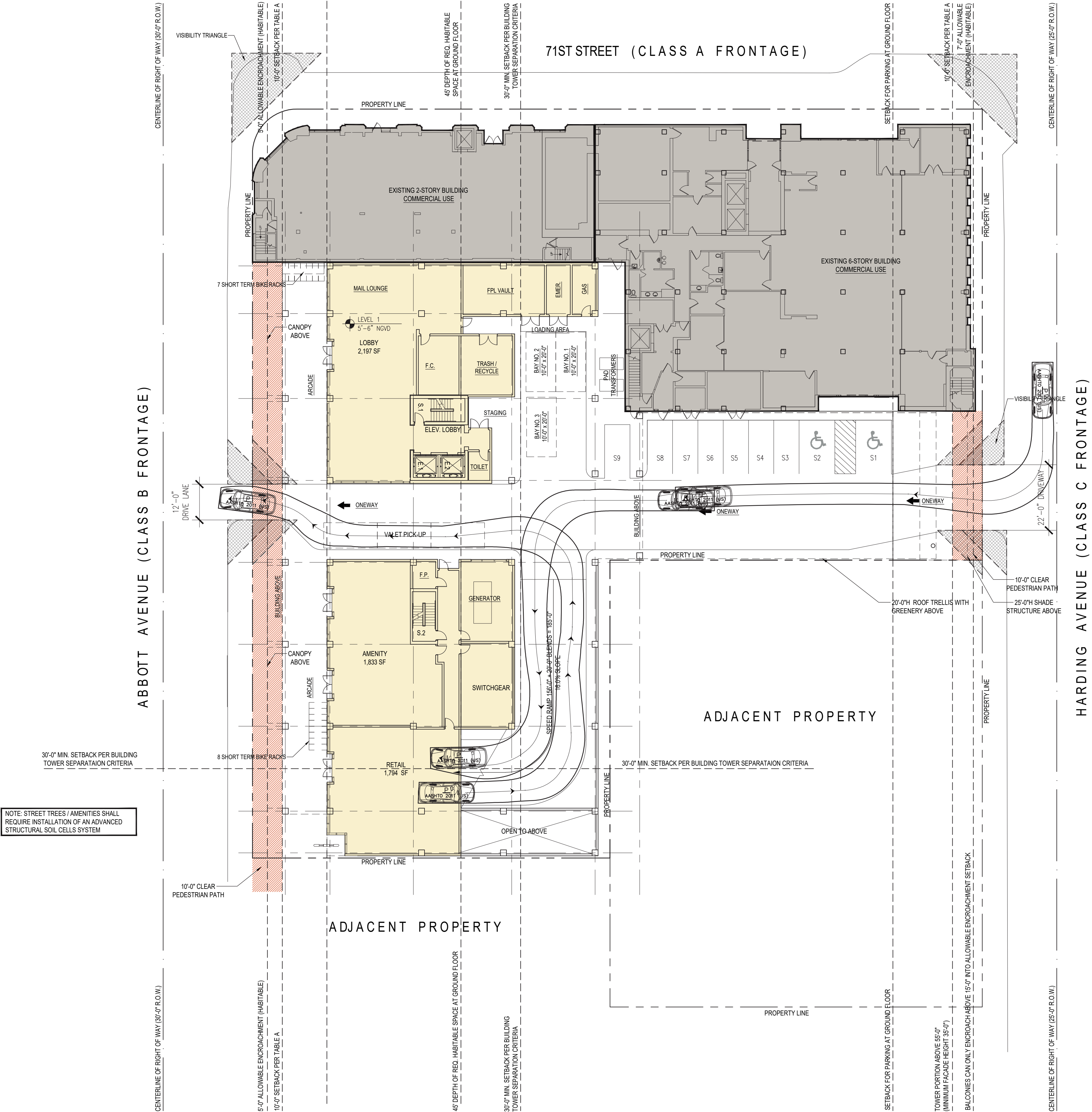
6985 Abbott Avenue
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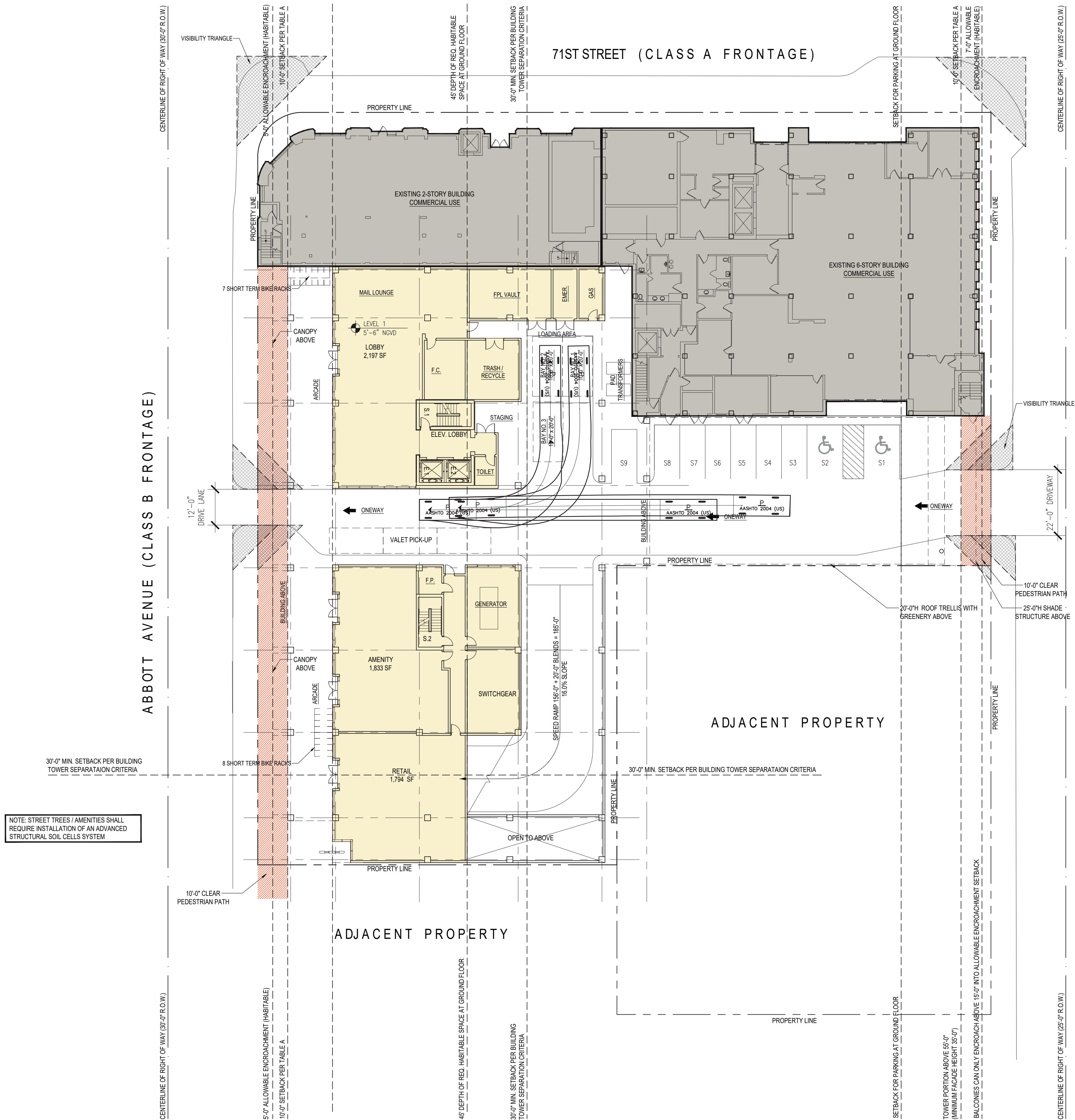
Level 1 - Service Truck
Scale: 1" = 20'-0"

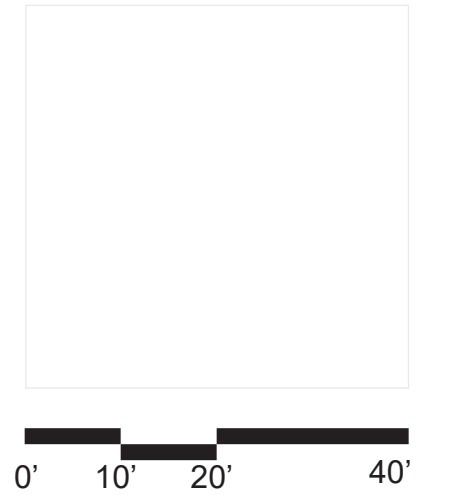


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A6.1







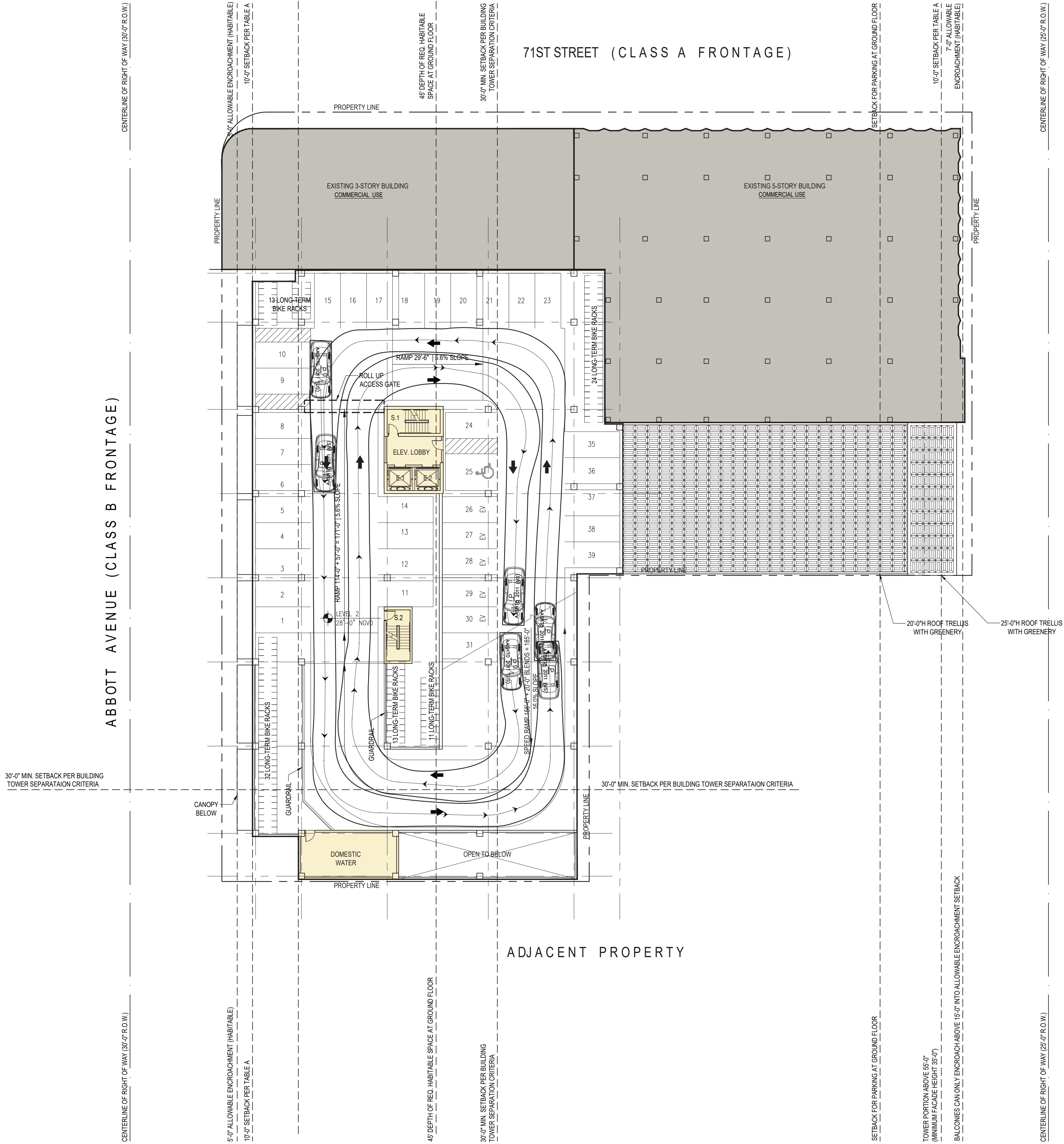
6985 Abbott Avenue
Miami Beach, Florida

Level 2 - P1 Vehicle
Scale: 1" = 20'-0"



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A6.3

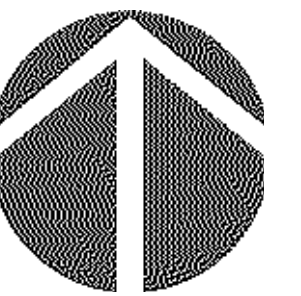


6985 Abbott Avenue
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M

Level 3 | P1 Vehicle
Scale: 1" = 20'-0"

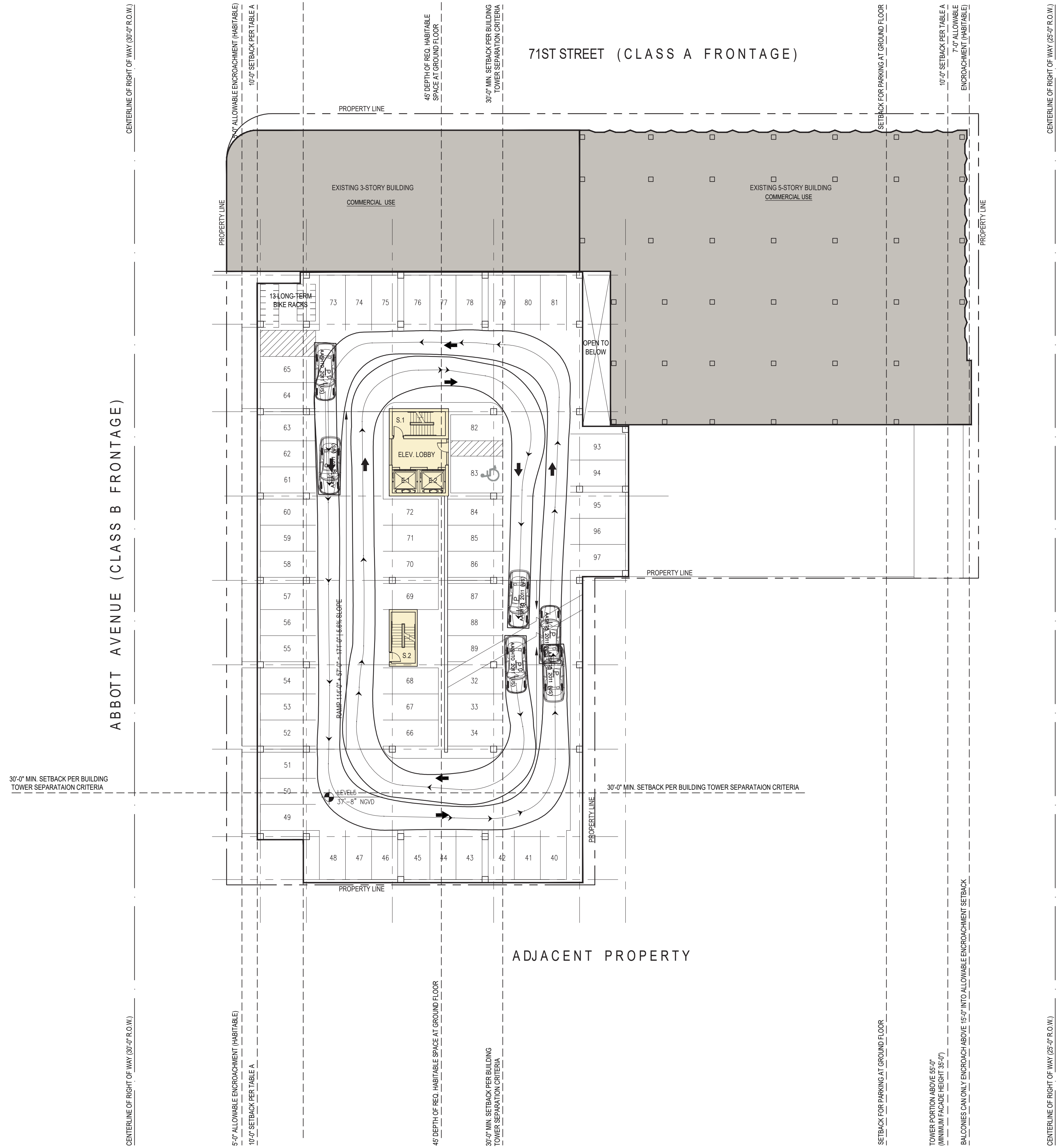
Scale: 1" = 20'-0"



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Level 4 | P1 Vehicle

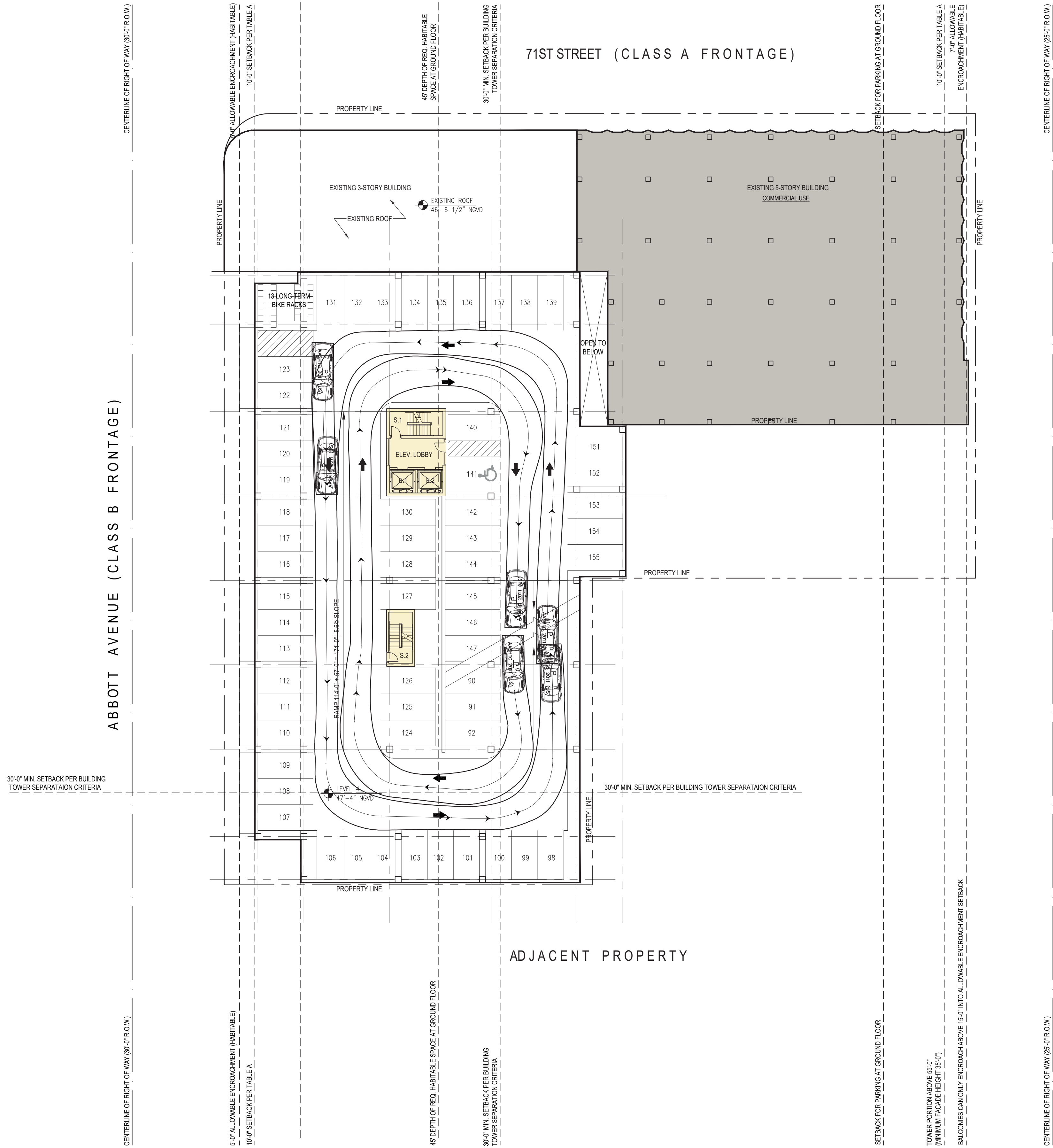
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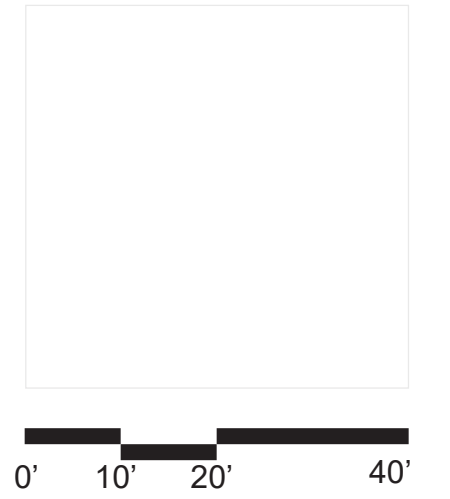
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A6.5





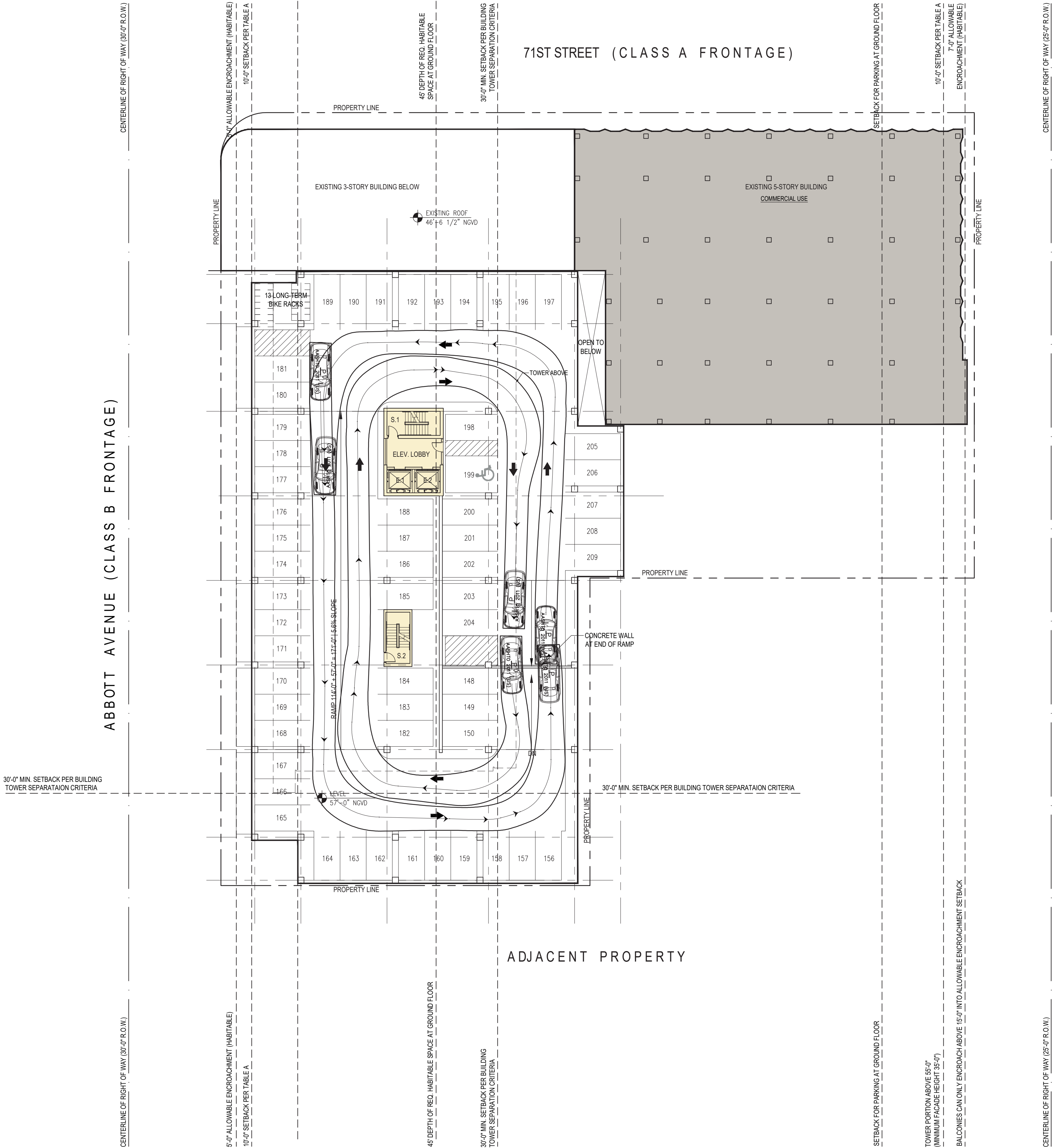
6985 Abbott Avenue
Miami Beach, Florida

Level 5 | P1 Vehicle
Scale: 1" = 20'-0"

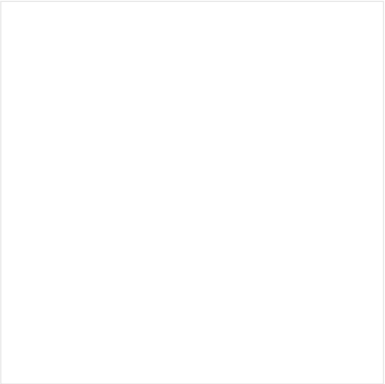


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A6.6



L1	Landscape Plans
L1.1	Materials Schedule & Notes
L1.2	Materials Plan Level 1
L1.3	Materials Plan Level 14
L2.1	Tree Disposition Schedule & Notes
L2.2	Tree Disposition Plan
L3.1	Tree & Palm Planting Schedule & Notes
L3.2	Tree & Palm Planting Plan Level 1
L3.3	Tree & Palm Planting Plan Level 14
L4.1	Understory Planting Schedule & Notes
L4.2	Understory Planting Plan Level 1
L4.3	Understory Planting Plan Level 14
L4.4	Understory Planting Plan Level 6
L4.4	Planting Details
L5.1	Lighting Schedule & Notes
L5.2	Lighting Plan Level 1
L5.3	Lighting Plan Level 14



6985 Abbott Avenue

Miami Beach, Florida

MATERIALS NOTES

- CONTRACTOR TO VERIFY ALL QUANTITIES. IN CASE OF ANY DISCREPANCIES, GRAPHICALLY SHOWN MATERIAL QUANTITIES SHALL TAKE PRECEDENCE.
- ALL CONSTRUCTION AND MATERIALS NOT SPECIFICALLY ADDRESSED IN THE CONTRACT DOCUMENTS OR SPECIFICATIONS SHALL BE IN ACCORDANCE WITH LOCAL, STATE AND FEDERAL JURISDICTIONS AND GOVERNING BODIES/AGENCIES STANDARDS.
- THE CONTRACTOR SHALL PROVIDE A FULL-SCALE MOCKUP AND RECEIVE APPROVAL FROM THE LANDSCAPE ARCHITECT FOR ALL SYSTEMS BEFORE BEGINNING CONSTRUCTION OF PAVEMENT.
- EXPANSION JOINTS SHALL BE PROVIDED WHERE FLATWORK MEETS VERTICAL STRUCTURES, SUCH AS WALLS, CURBS, STEPS, AND OTHER HARDSCAPE ELEMENTS. EXPANSION JOINTS SHALL ALSO BE PROVIDED AT MATERIAL CHANGES. EXPANSION JOINT MATERIALS/METHODS SHALL BE SUBMITTED TO THE LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.
- CONTROL JOINTS SHOULD BE SPACED NO GREATER THAN TEN (10) LINEAR FEET MAXIMUM, UNLESS OTHERWISE SPECIFIED. EXPANSION JOINTS SHOULD BE SPACED NO GREATER THAN FORTY (40) LINEAR FEET MAXIMUM, UNLESS OTHERWISE SPECIFIED. CONTRACTOR SHALL ADVISE ON OTHER JOINTS AS NEEDED TO MINIMIZE CRACKING. THIS INFORMATION SHALL BE SUBMITTED TO THE LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.
- CONTROL JOINTS SHALL BE PROVIDED AS SPECIFIED IN THE CONTRACT DOCUMENTS. CONTROL JOINT MATERIALS, METHODS AND RECOMMENDATIONS ON ADDITIONAL CONTROL JOINTS TO MINIMIZE CRACKING SHALL BE SUBMITTED TO THE LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL.
- ALL STEPS SHALL HAVE TWELVE (12) INCH TREADS AND SIX (6) INCH RISERS, UNLESS OTHERWISE SPECIFIED.
- HOLD TOP OF WALLS AND FENCES LEVEL, UNLESS OTHERWISE SPECIFIED.
- CONTRACTOR SHALL NOT INSTALL WORK LOCATED ON TOP OF ARCHITECTURAL STRUCTURES WITHOUT FIRST REVIEWING ARCHITECTURAL DRAWINGS.
- SAMPLES OF SPECIFIED MATERIALS SHALL BE SUBMITTED TO THE LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO ORDERING FOR JOB.



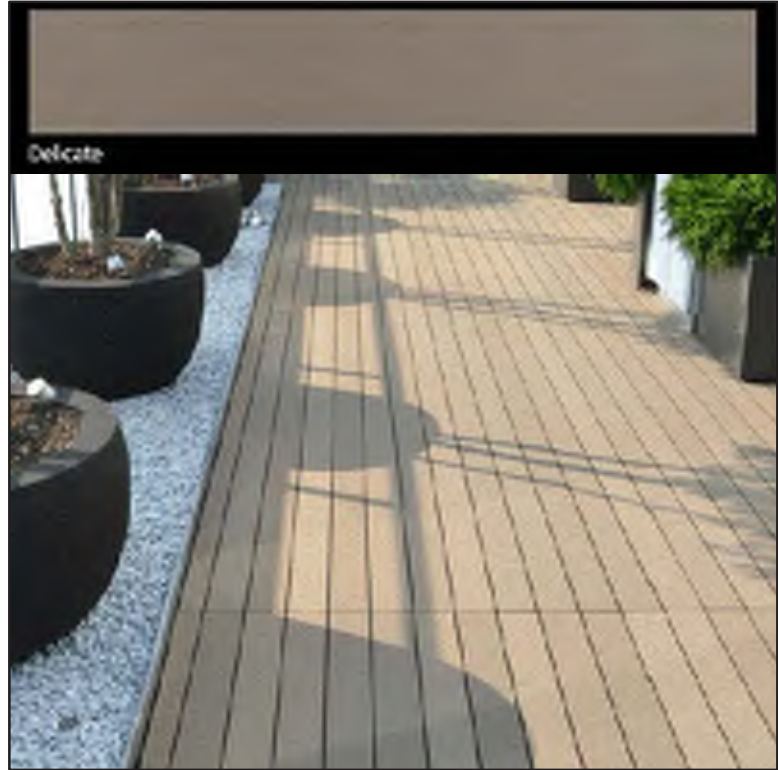
A

MATERIAL: CONCRETE WITH ROCK SALT FINISH
LOCATION: PAVEMENT (REFER TO PLAN)
SPECIFICATION: PER MANUFACTURER
SIZE: REFER TO DETAILS
SOURCE: T.B.D.



B

MATERIAL: DOMINICAN CORAL STONE
LOCATION: PAVEMENT (REFER TO PLAN)
SPECIFICATION: PER MANUFACTURER
SIZE: T.B.D.
SOURCE: EPIC STONE WORKS SOUTH FLORIDA (305) 255 2848



C

MATERIAL: ESTHEC NATURAL TERRACE
LOCATION: POOL DECK
COLOR: "DELICATE"
SPECIFICATION: MANUFACTURER'S SPECS
SOURCE: ESTHEC CORP. 954.763.3125 www.esthec.com



OS

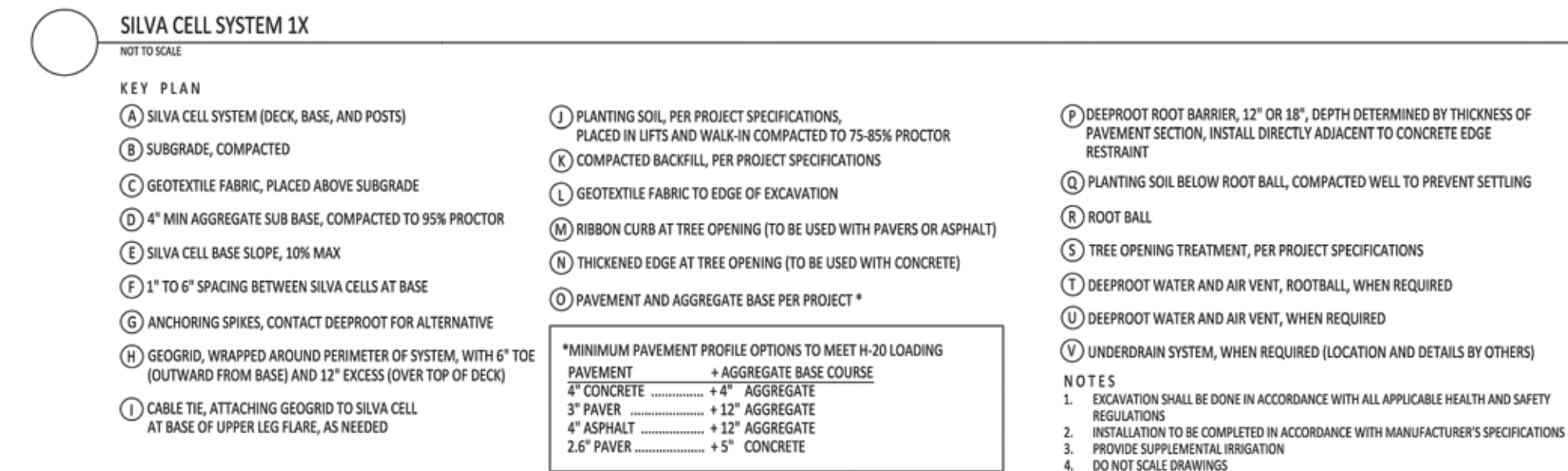
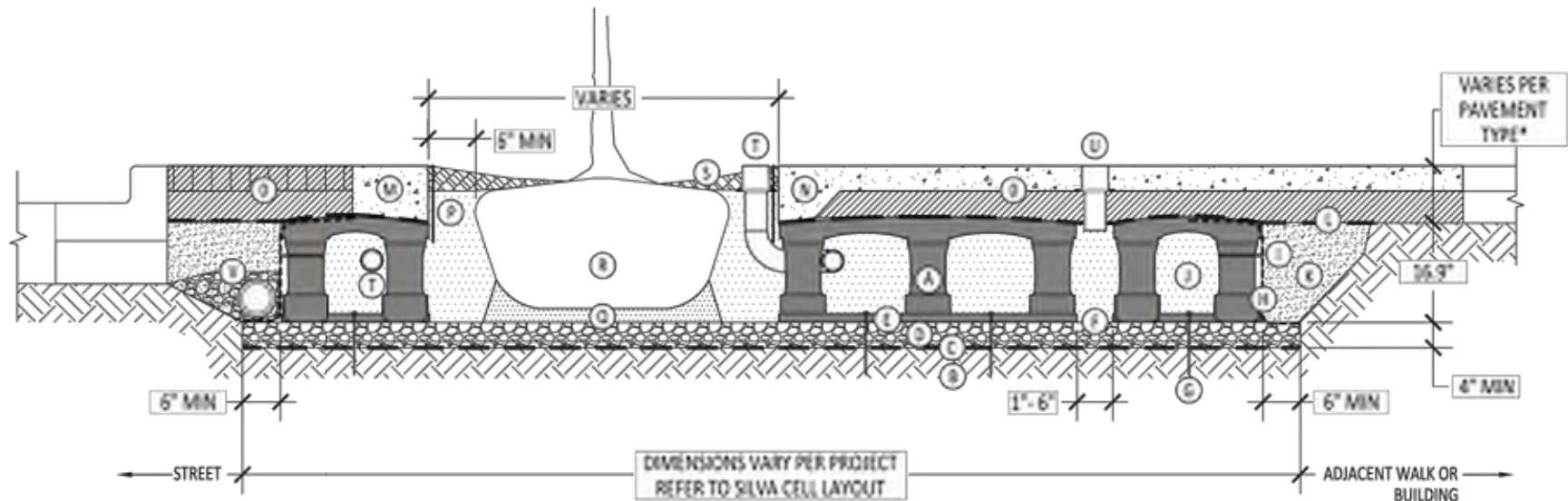
OUTDOOR SHOWER

MODEL: "PIPE"
MATERIAL: SATIN STAINLESS STEEL AISI 304
LOCATION: AS SHOWN ON PLAN
SPECIFICATION: PER MANUFACTURER
SOURCE: BOFFI



D

MATERIAL: SILVA CELLS MODULAR SUSPENDED PAVEMENT SYSTEM
LOCATION: PAVEMENTS AT GROUND FLOOR
SPECIFICATION: MANUFACTURER'S SPECS
SOURCE: DEEPROOT 415 871 9700 www.deeproot.com



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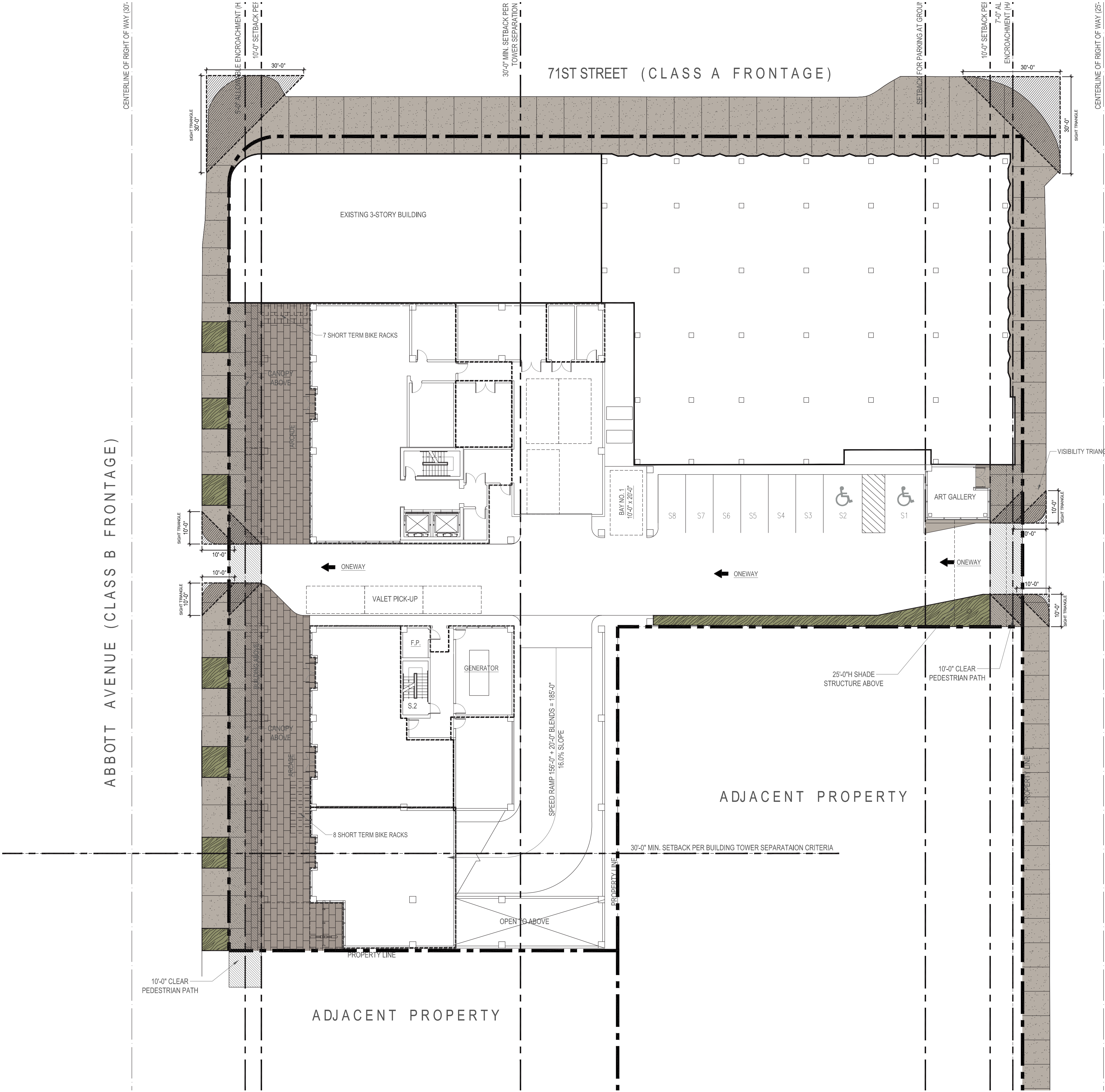
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Miami Beach, Florida

Material Schedule & Notes
Scale: None

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L1.1

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LEGEND

- MATERIAL "A"
- MATERIAL "B"
- PLANTING AREA

NOTE:
SILVA CELL SYSTEM UNDERNEATH
PAVEMENT AREAS



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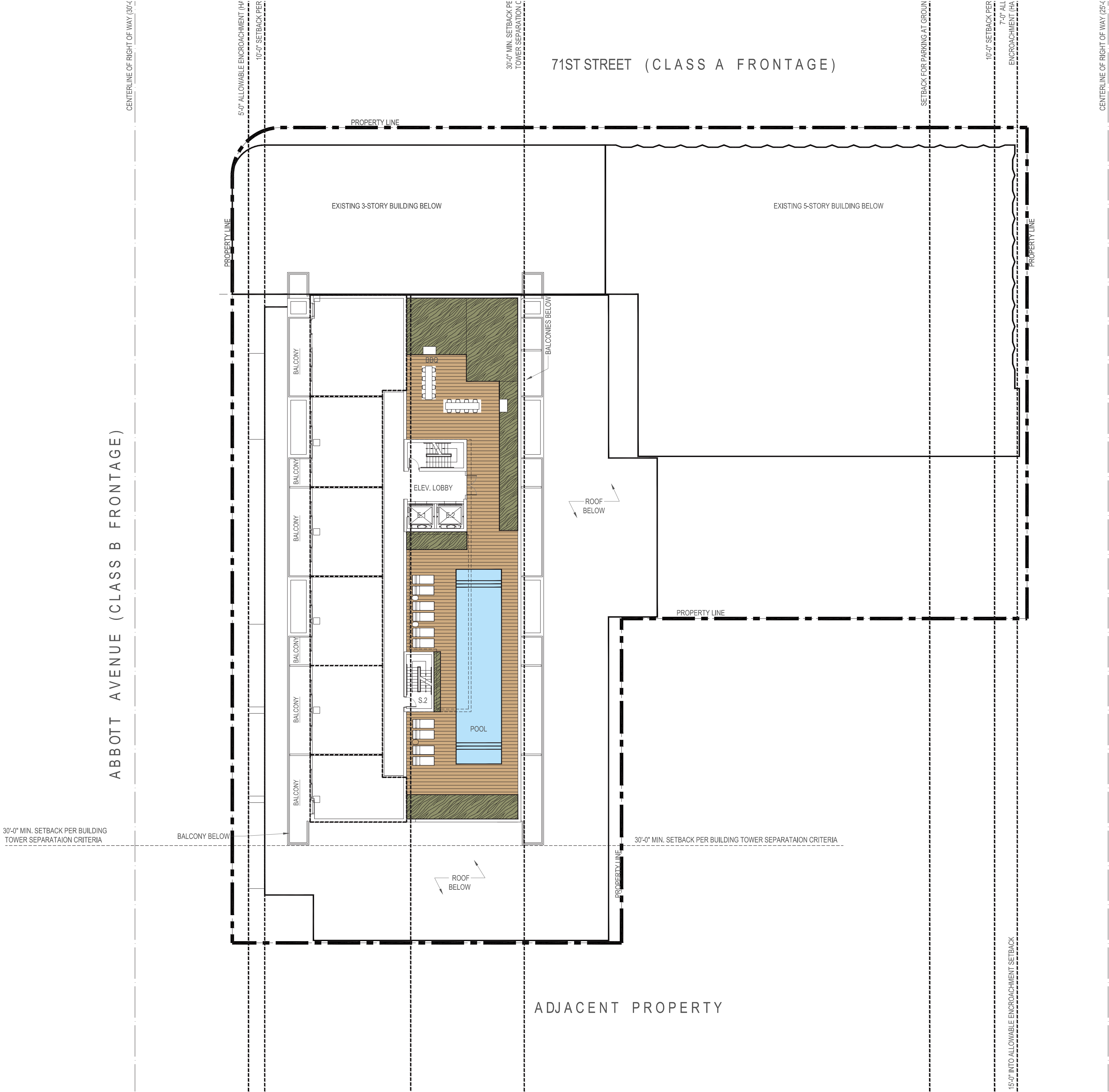
Material Plan Level 1
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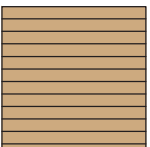
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L1.2

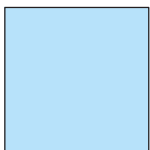
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LEGEND



MATERIAL "C"



POOL AREA



PLANTING AREA



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Materials Plan Level 14
Scale: 1/16" = 1'-0"



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L1.3

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MITIGATION NOTES

1. THE PROPOSED PLAN SPECIFIES THE REMOVAL OF 5,778 SQUARE FEET OF CANOPY AREA FOR SITE TREES AND 3,780 SQUARE FEET OF CANOPY AREA FOR RIGHT OF WAY TREES . PER , CITY OF MIAMI BEACH CODE OF ORDINANCES, CHAPTER 46, DIVISION 2.

DEFINITIONS

1. TREE: ANY SELF-SUPPORTING WOODY PLANT OR PALM WHICH USUALLY HAS A SINGLE MAIN AXIS OR TRUNK, WITH A MINIMUM TRUNK DIAMETER AT BREAST HEIGHT OF TWO INCHES AND A MINIMUM OVERALL HEIGHT OF 12 FEET. THIS DEFINITION EXCLUDES PLANTS WHICH ARE DEFINED AS SHRUBS, HEDGES, VINES, OR GROUND COVERS. PALMS SHALL HAVE A MINIMUM HEIGHT OF 14 FEET IN ORDER TO BE CLASSIFIED AS A TREE. - CITY OF MIAMI BEACH CODE OF ORDINANCES, CHAPTER 46, DIVISION 2

TREES & PLANTING TO BE PRESERVED NOTES

1. EXISTING TREES TO BE PRESERVED SHALL BEAR SAME RELATIONSHIP TO FINISHED GRADE AS THEY BEAR TO PRE-CONSTRUCTION GRADE.
2. EXISTING TREES TO BE PRESERVED SHALL BE PROTECTED WITH STURDY, WEATHERPROOF FENCING AT A MINIMUM FOUR (4) FEET HEIGHT INSTALLED NO CLOSER TO THE TREE TRUNK THAN ITS DRIPLINE. THIS FENCE SHALL BE MAINTAINED IN WORKING ORDER DURING ALL PHASES OF CONSTRUCTION. MAINTAIN TREE PROTECTION ZONES FREE OF WEEDS AND TRASH.
3. NO WORK SHALL BE CONDUCTED WITHIN THE DRIPLINE, UNLESS REVIEWED AND APPROVED BY THE LANDSCAPE ARCHITECT. ALL WORK APPROVED WITHIN THE DRIPLINE SHALL BE COMPLETED BY HAND. PROTECT ROOT SYSTEMS FROM PONDING, ERODING, OR EXCESSIVE WETTING.
4. THE PROJECT LIMIT OF CONSTRUCTION AND ALL EXISTING VEGETATION TO REMAIN IS TO BE CLEARLY DEFINED BY STURDY, WEATHERPROOF FENCING AT A MINIMUM OF FOUR (4) FEET HIGH.

TREES & PLANTING TO BE RELOCATED NOTES

1. THE CONTRACTOR IS TO ROOT PRUNE ALL PLANT MATERIAL 90 DAYS MINIMUM IN ADVANCE OF MOVING PLANT MATERIAL.
2. THE CONTRACTOR IS TO WARRANTY ALL RELOCATED PLANT MATERIAL.
3. THE CONTRACTOR IS RESPONSIBLE FOR THE WATERING AND FERTILIZING OF ALL PLANT RELOCATED PLANT MATERIAL UNTIL PROJECT COMPLETION.
4. ALL RELOCATED PLANT MATERIAL IS TO BE APPROPRIATELY BRACED.
5. CONTRACTOR TO NOTIFY LANDSCAPE ARCHITECT TWO WEEKS IN ADVANCE OF ALL SCHEDULED WORK PERTAINING TO THE RELOCATION OF SITE TREES.

TREES & PLANTING TO BE REMOVED NOTES

1. THE CONTRACTOR IS TO COMPLETELY REMOVE ALL PLANTER MATERIAL DESIGNATED FOR REMOVAL (I.E. ROOT BALL, DEBRIS, SAW DUST, ETC.).
2. THE CONTRACTOR IS TO BACKFILL ALL EXCAVATED ROOT BALLS FLUSH TO THE ADJACENT ELEVATION LEVEL.
3. CONTRACTOR TO NOTIFY LANDSCAPE ARCHITECT TWO WEEKS IN ADVANCE OF ALL SCHEDULED WORK PERTAINING TO THE RELOCATION OF SITE TREES.

TREE PROTECTION NOTES

1. PROTECTION FENCE SHALL BE GALVANIZED CHAIN LINK STANDARD 2"X2" MESH.
2. PROVIDE HINGED GATE.
3. ALTERNATE: 2X4 WOOD POSTS (6'-0" O.C. MAX) WITH THREE EVENLY SPACED WOODEN RAILS. MIN. HT 4'
4. POSTS MAY BE SHIFTED TO AVOID ROOTS.
5. NO STORAGE, DEBRIS, VEHICULAR TRAFFIC OR EQUIPMENT CLEANING IS ALLOWED WITHIN THE PROTECTED AREA.
6. REFER TO MUNICIPAL REQUIREMENTS FOR ADDITIONAL INFORMATION.

TREE PRUNING

1. RETAIN CERTIFIED ARBORIST TO UNDERTAKE PRUNING OF ANY ON SITE OR OFF SITE PLANTING MATERIAL TO REMAIN.
2. USE BEST PRACTICES AND FOLLOW MUNICIPAL GUIDELINES FOR ALL PRUNING. DO NOT REMOVE MORE MATERIAL THAN ALLOWED. DO NOT LEAVE MATERIAL MISSHAPEN.

TREE TRANSPLANT SCHEDULE

TREE No.	TREE - LATIN NAME	TREE - COMMON NAME	DIAMETER at BREAST HEIGHT (in inches)	DBH MULTI TRUNK	HEIGHT OF CANOPY TREES (in feet)	CLEAR TRUNK HEIGHT OF PALM TREES (in feet)	CANOPY DIAMETER (in feet)	CANOPY (in Sq. FTL.)	DISPOSITION	CONDITION	REMOVAL- MUNICIPAL CRITERIA AND NOTES	
											CANOPY SQ.FT	R.O.W CANOPY SQ.FT
1	Roystonea elata	ROYAL PALM	15.5			35	12	113	REMAIN	GOOD		
2	Roystonea elata	ROYAL PALM	15.5			35	12	113	REMAIN	GOOD		
3	Roystonea elata	ROYAL PALM	15.5			40	12	113	REMAIN	GOOD		
4	Noronhia emarginata	MADAGASCAR OLIVE	13		30		16	201	REMAIN	GOOD		
5	Phoenix roebelenii	PYGMY DATE PALM	54.4			20	20	314	REMAIN	GOOD		
6	Noronhia emarginata	MADAGASCAR OLIVE	10.5		30		16	201	REMAIN	GOOD		
7	Veitchia merrillii	CHRISTMAS PALM	4.5			16	8	50	REMAIN	GOOD		
8	Roystonea elata	ROYAL PALM	19			35	12	113	REMAIN	GOOD		
9	Phoenix dactylifera	MEDJOOOL DATE PALM	20			28	14	154	REMAIN	GOOD		
10	Sabal palmetto	SABAL PALM	11.5			20	12	113	REMAIN	GOOD		
11	Sabal palmetto	SABAL PALM	11.5			20	12	113	REMAIN	GOOD		
12	Clusia rosea	AUTOGRAPH TREE	8.6		20		20	314	REMAIN	GOOD		
13	Clusia rosea	AUTOGRAPH TREE	6.7		20		20	314	REMAIN	GOOD		
14	Clusia rosea	AUTOGRAPH TREE	4.5		20		14	154	REMAIN	GOOD		

TOTAL UNITS REMOVED:	0
PROPOSED ON SITE MITIGATION BREAKDOWN	
CATEGORY 1 TREE 2" CAL/12' HT MIN:	0
CATEGORY 2 TREE 2" CAL/10' HT MIN:	0
CATEGORY 3 TREE 2" CAL/8' HT MIN:	0
CATEGORY 4 PALM 6' CLR TRUNK MIN:	0
TOTAL PROPOSED REPLACEMENT TREES (REFER TO PLANTING PLANS):	0



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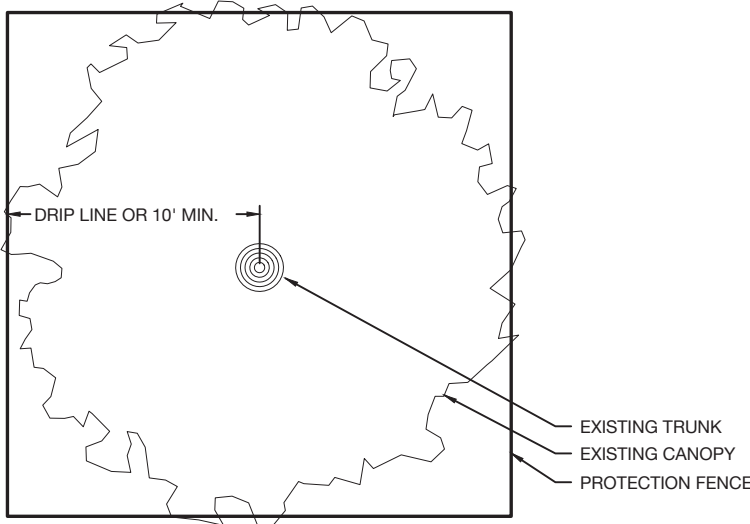
Tree Disposition
Schedule & Notes



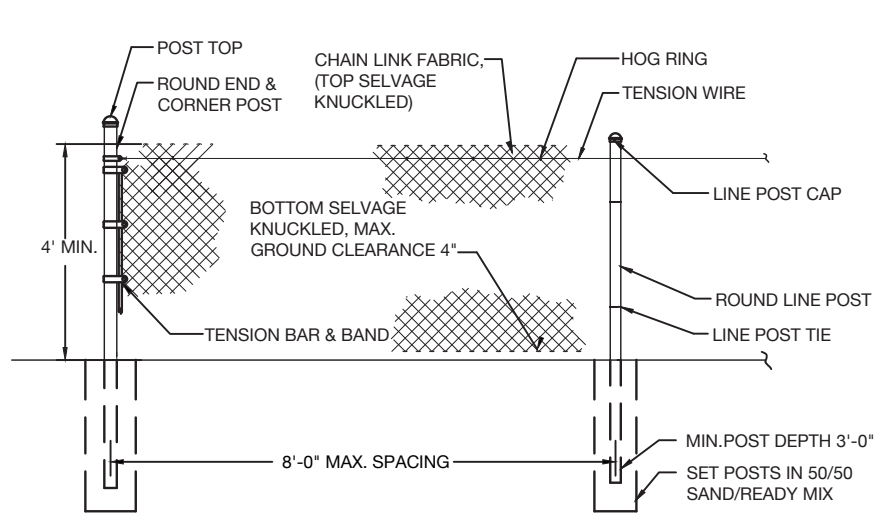
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L2.1

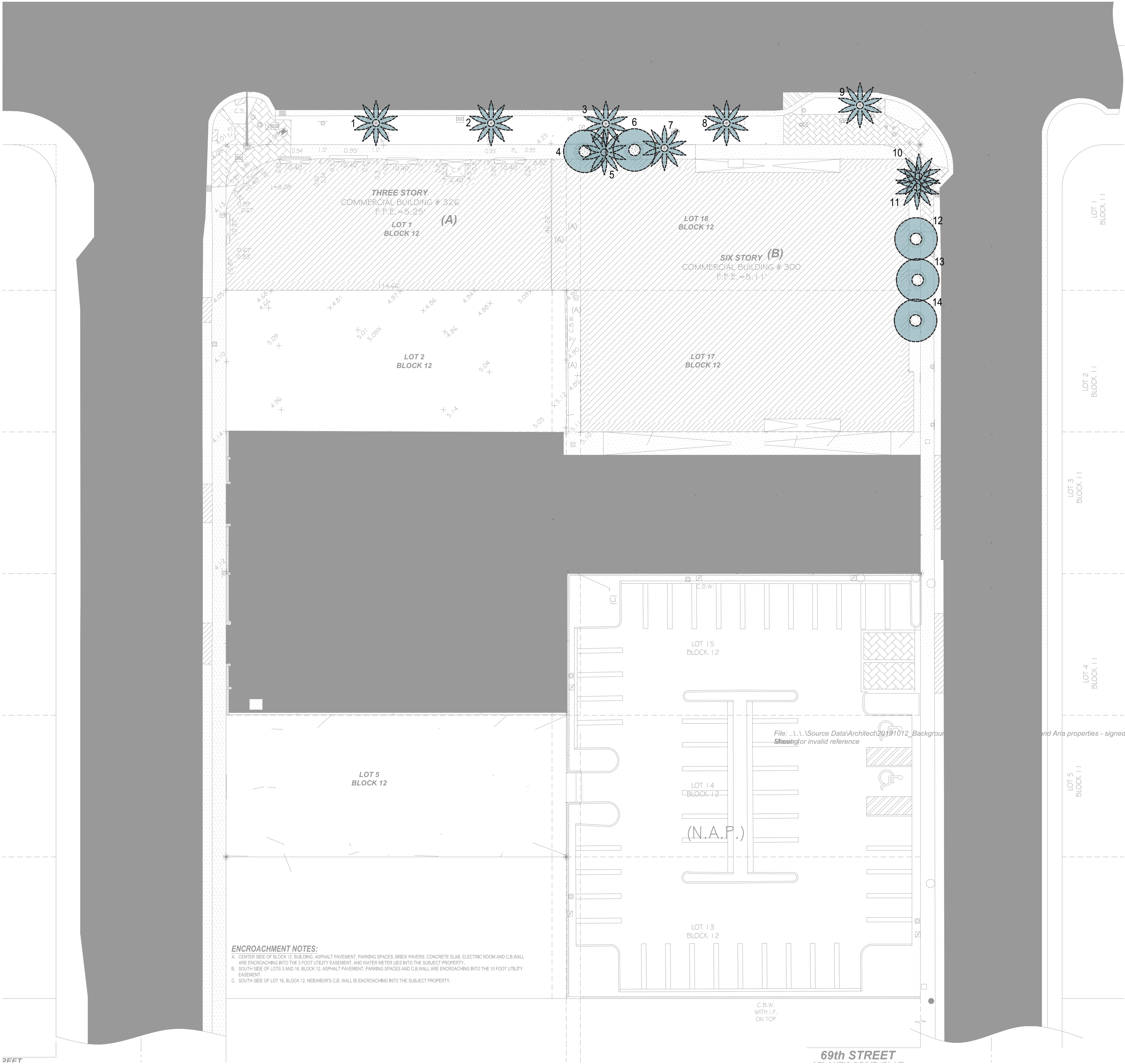
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PLAN



ELEVATION



LEGEND

EXISTING PALM
TO REMAIN

EXISTING TREE
TO REMAIN



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Tree Disposition Plan
Scale: 1/16" = 1'-0"



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L2.2

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PLANTING NOTES

1. PLANT MATERIAL IS TO BE HEALTHY SPECIMENS FREE FROM DISEASE OR DAMAGE, AND IS TO BE MAINTAINED IN EXCELLENT CONDITION WHILE ON THE JOBSITE. LANDSCAPE ARCHITECT SHALL INSPECT PLANT MATERIAL UPON ARRIVAL TO JOBSITE AND WILL REJECT PLANT MATERIAL THAT DOES NOT MEET THE STANDARDS DESCRIBED WITHIN THE CONTRACT DOCUMENTS.
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4. CONTRACTOR TO VERIFY ALL QUANTITIES. IN CASE OF DISCREPANCIES, GRAPHICALLY SHOWN QUANTITIES SHALL TAKE PRECEDENCE.
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7. THE CONTRACTOR SHALL PRUNE EXISTING AND/OR NEW TREES ONLY PER LANDSCAPE ARCHITECT DIRECTION.
8. THE CONTRACTOR SHALL STAKE THE LOCATIONS OF ALL TREES AND B&B SHRUBS FOR LANDSCAPE ARCHITECT REVIEW AND APPROVAL, PRIOR TO INSTALLATION.
9. ALL ROOT-WRAPPING MATERIALS THAT ARE NOT BIO-DEGRADABLE SHALL BE REMOVED FROM THE ROOT BALL. ROOT BALLS SHALL BE FREE OF WEEDS.
10. SPECIFIED PLANT MATERIAL SIZES SHALL BE CONSIDERED MINIMUM SIZES.
11. FINISH GRADE OF PLANTING BEDS SHALL BE ONE (1) INCH BELOW ADJACENT FLATWORK, UNLESS SPECIFIED OTHERWISE.
12. MULCH OR PLANTING BED DRESSING SHALL BE PLACED IN ALL PLANTING AREAS AS SPECIFIED. MULCH OR PLANTING BED DRESSING SHALL NOT BE PLACED WITHIN SIX (6) INCHES OF TREE TRUNKS. MULCHING SHOULD BE REPEATED ANNUALLY DURING THE AUTUMN TO A THREE (3) INCH DEPTH.
13. ALL PLANT MATERIAL SHOULD RECEIVE AN ORGANIC FERTILIZER IN LIMITED APPLICATION FOLLOWING INSTALLATION. TYPE AND APPLICATION RATE AND METHOD OF APPLICATION TO BE SPECIFIED BY THE CONTRACTOR AND APPROVED BY THE LANDSCAPE ARCHITECT.
14. EXCESS FERTILIZER SHALL BE DISPOSED OF PROPERLY OFF-SITE. IT SHALL NOT BE DISPOSED OF IN STORM DRAINS AND/OR DRYWELLS.
15. STOCKPILED PLANT MATERIAL TO BE PLACED IN THE SHADE AND PROPERLY HAND-WATERED UNTIL PLANTED.
16. MINI-NUGGET TYPE DECORATIVE BARK MULCH WILL BE USED TO RETURN NUTRIENTS TO THE SOIL, REDUCE MAINTENANCE AND MINIMIZE EVAPORATION FOR AREAS APPROXIMATE TO THE RESIDENCE. LARGER SHREDDED BARK MULCH WILL BE USED FOR STEEP AREAS SO SLOUGHING IS LESS LIKELY TO OCCUR.
17. PRESERVE & PROTECT ALL EXISTING VEGETATION INDICATED TO REMAIN AT ALL TIMES.
18. ALL VEGETATION PROPOSED FOR OUTSIDE THE BUILDING ENVELOPE TO BE NATIVE UNLESS OTHERWISE NOTED. PLANTING THAT OCCURS OUTSIDE THE BUILDING ENVELOPE IS FOR RESTORATION PURPOSES ONLY OR IS SPECIFIC TO UTILITIES RESTORATION.
19. SIX (6) INCH PLANT MIX SHALL BE PROVIDED FOR ALL LAWN, TURF, AND NATIVE PLANTING ZONES. 18 INCH PLANT MIX SHALL BE PROVIDED FOR ALL PERENNIAL PLANTING BEDS UNLESS OTHERWISE NOTED.

PLANTING SCHEDULE

ABR.	QUANTITY	BOTANICAL NAME	COMMON NAME	SPECIFICATIONS
TREES				
CGR	7	CAESALPINA GRANADILLO	BRIDALVEIL	300 GAL.
CUV	1	COCCOLOBA UVIFERA	SEAGRAPE	200 GAL.
PAQ	1	PACHIRA AQUATICA	GUIANA CHESTNUT	FG 30'
PALMS				
AWR	2	ACOELORRHAPHE WRIGHTII	EVERGLADES PALM	FG 15' CT
CNU1	3	COCOS NUCIFERA	COCONUT PALM	FG 15' CT
CNU2	3	COCOS NUCIFERA	COCONUT PALM	FG 20' CT
CNU3	2	COCOS NUCIFERA	COCONUT PALM	FG 25' CT
SPA1	2	SABAL PALMETTO	CURVED SABAL PALM	FG 30' CT
SPA2	2	SABAL PALMETTO	CURVED SABAL PALM	FG 40' CT

TREES IMAGES



CAESALPINA GRANADILLO
BRIDAL VEIL



COCCOLOBA UVIFERA
SEAGRAPE



PACHIRA ACUATICA
GUIANA CHESTNUT

PALMS IMAGES



ACOELORRHAPHE WRIGHTII
EVERGLADES PALM



COCOS NUCIFERA
COCCONUT PALM



SABAL PALMETTO
CURVED SABAL PALM

LANDSCAPE LEGENDINFORMATION REQUIRED TO BE PERMANENTLY AFIXED TO PLANS

MUNICIPALITY: City of Miami Beach			
ZONING CLASS: RS-3		LOT AREA: 49,045	ACRES: 1.1259
ORDINANCE/CODE SECTION: CITY OF MIAMI BEACH SECTION 126			
OPEN SPACE		REQUIRED/ ALLOWED	PROVIDED
A.	Sq. Ft. of required Open Space	14,714	1,000
	Lot area: 49,045		
	Multiplier: 30%		
B.	Sq. Ft. of parking lot open space	20	20
	Parking Spaces: 2		
	Multiplier: 10 sf/space		
C.	Total Sq. Ft. of landscaped Open Space required	14,734	1,020
LAWN AREA			
A.	Total Sq. Ft. of landscaped Open Space	14,734	1,020
B.	Maximum Lawn Area (sod) permitted-	2,947	0
	Open space required: 14,734		
	Multiplier: 20%		
TREES			
A.	Number of trees required per lot, less existing trees	27	3
	Required Trees/Lot: 28		
	Net lot acres: 1.1259		
	Required Trees: 27		
	Existing trees: 5		
B.	% Palms allowed	0	0
	Trees provided: 3		
	Multiplier: 0%		
PER CODE SECTION 126-6.C.10 PALMS DO NOT COUNT TOWARD MIN. TREE REQUIREMENTS			
C.	% Native required	1	1
	Trees provided: 3		
	Multiplier: 30%		
D.	% Drought tolerant and low maintenance species required	2	2
	Trees provided: 3		
	Multiplier: 50%		
STREET TREES			
NO WORK IN THE ROW INCLUDED IN THIS SCOPE			
A.	Street trees (maximum average spacing of 20' o.c.)	5	5
	Linear ft of street frontage: 90		
	Multiplier: 20		
	Existing trees: 0		
B.	Street trees directly below power lines	5	0
	Linear ft of street frontage: 90		
	Multiplier: 20		
SHRUBS			
A.	Number of shrubs required	252	252
	Lot and street trees required: 31		
	Multiplier: 12		
B.	% Native species required	126	126
	Shrubs provided: 252		
	Multiplier: 50%		
LARGE SHRUBS OR SMALL TREES			
A.	Number of shrubs or small tree required	25	25
	Shrubs required: 252		
	Multiplier: 10%		
B.	% Native species required	33	33
	Shrubs provided: 65		
	Multiplier: 50%		

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FL License No. AR93391

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614.439.4895
WWW.LAND.DESIGN

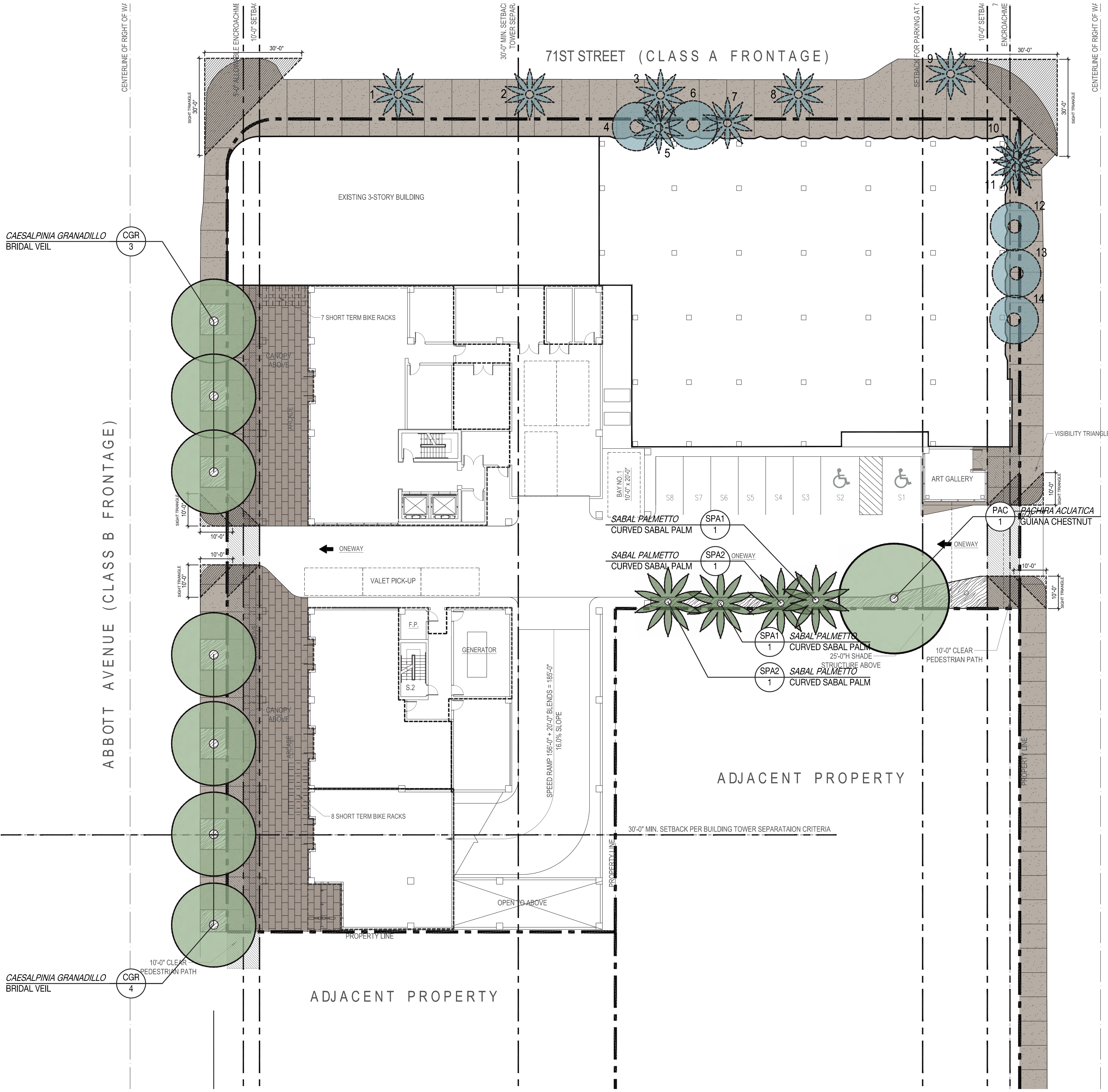
6985 Abbott Avenue

Miami Beach, Florida

Tree & Palm Planting
Schedule & Notes

Final Submittal
04 June 2020

L3.1



PLANTING LEGEND

- PROPOSED TREE
- PROPOSED PALM
- EXISTING PALM TO REMAIN
- EXISTING TREE TO REMAIN

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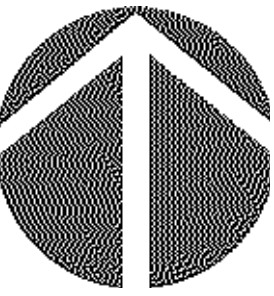
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WWW.LAND.DESIGN

0' 8' 16' 32'

6985 Abbott Avenue
Miami Beach, Florida

Tree & Palm Planting Level 1
Scale: 1/16" = 1'-0"

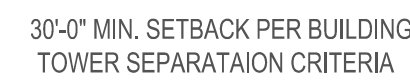


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04 June 2020

L3.2

CENTERLINE OF RIGHT OF WAY (30'-0" I

CENTERLINE OF RIGHT OF WAY (30'-0" I



CENTERLINE OF RIGHT OF WAY (25'-0" I

PLANTING LEGEND

	PROPOSED TREE
	PROPOSED PALM

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PLANTING SCHEDULE

ABR.	QUANTITY	BOTANICAL NAME	COMMON NAME	SPECIFICATIONS
SHRUBS & GROUNDCOVERS				
CN	154	CLUSIA NANA	DWARF CLUSIA	5 GAL. 24" O.C.
EL	119	ERNODEA LITTORALIS	GOLDEN CREEPER	1 GAL. 12" O.C.
MD	96	MONSTERA DELICIOSA	SWISS CHEESE PLANT	3 GAL. 36"OC
TD	79	TRIPSACUM DACTYLOIDES	FAKAHATCHEE	7 GAL. 36" O.C.

PLANT IMAGES



CLUSIA NANA
DWARF CLUSIA



ERNODEA LITTORALIS
GOLDEN CREEPER



MONSTERA DELICIOSA
SWISS CHEESE PLANT



TRIPSACUM DACTYLOIDES
FAKAHATCHEE



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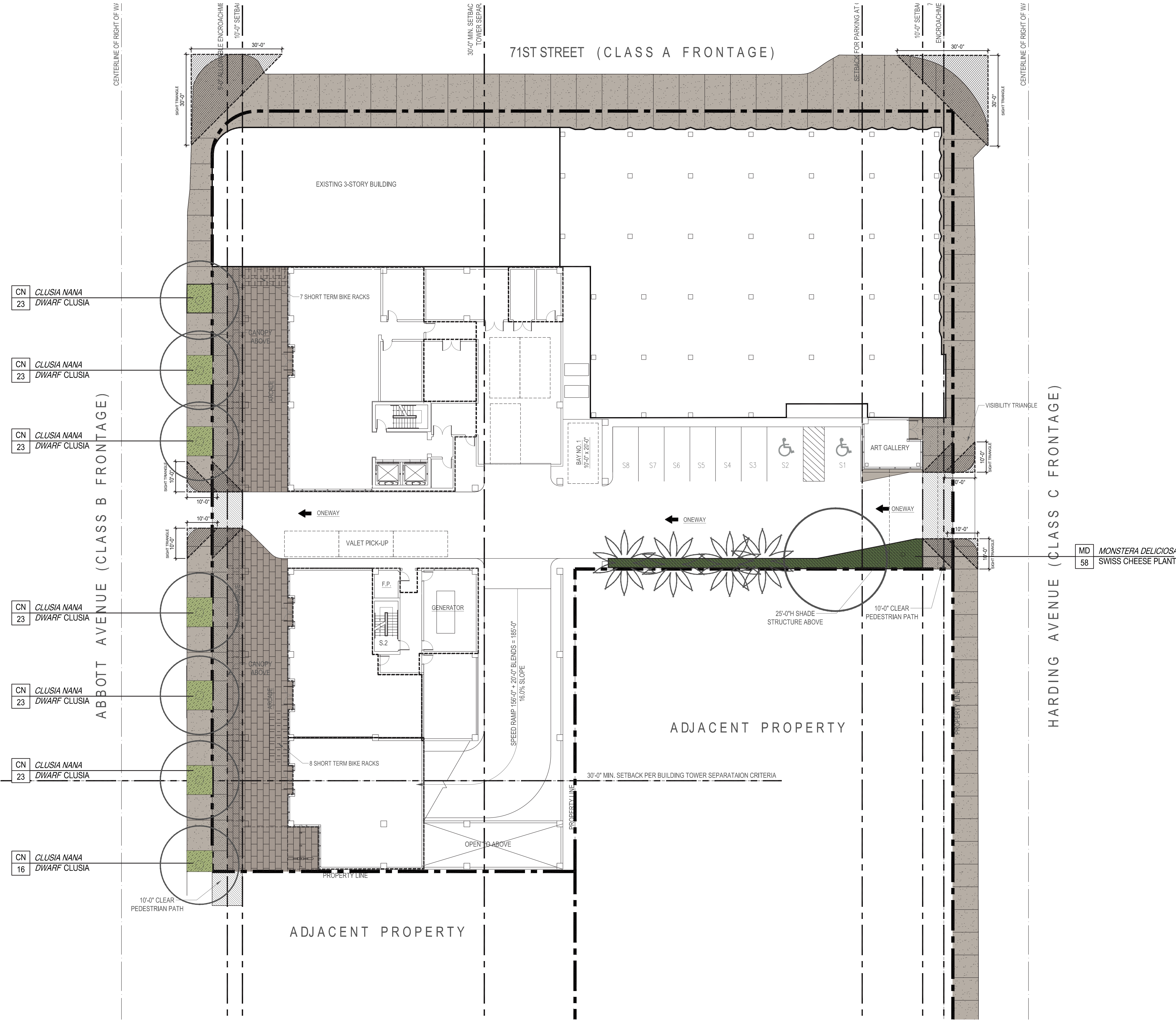
Understory Planting
Schedule & Notes

Scale: None

Final Submittal
04 June 2020

L4.1

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PLANTING LEGEND

TYP #	PROPOSED GROUNDCOVER
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L&ND

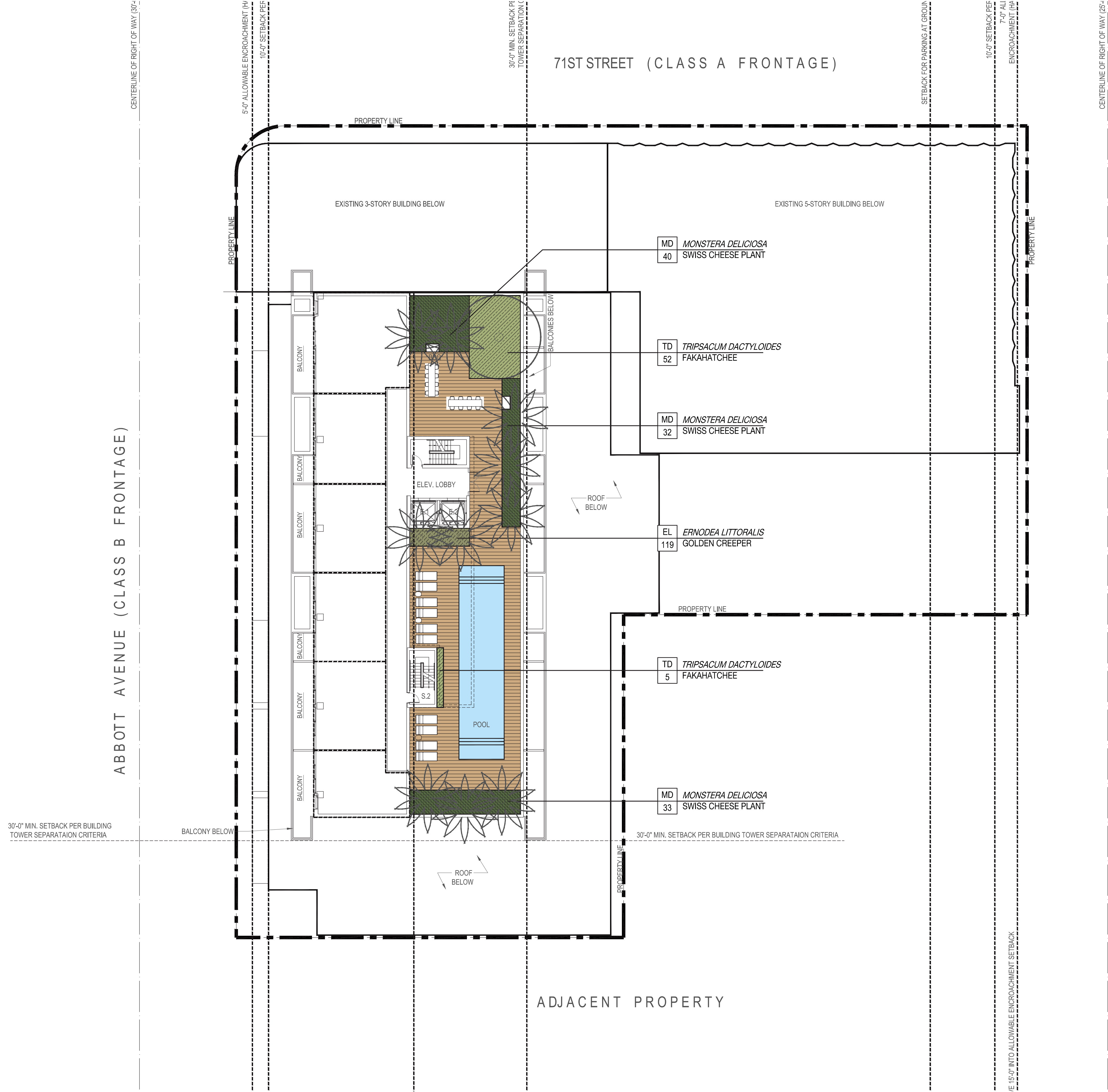
2610 NORTH MIAMI AVE
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0' 8' 16' 32'

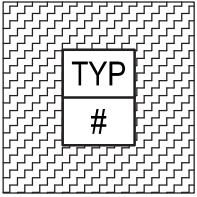
6985 Abbott Avenue
Miami Beach, Florida

Understory Planting Level 1
Scale: 1/16" = 1'-0"





PLANTING LEGEND



PROPOSED GROUND COVER



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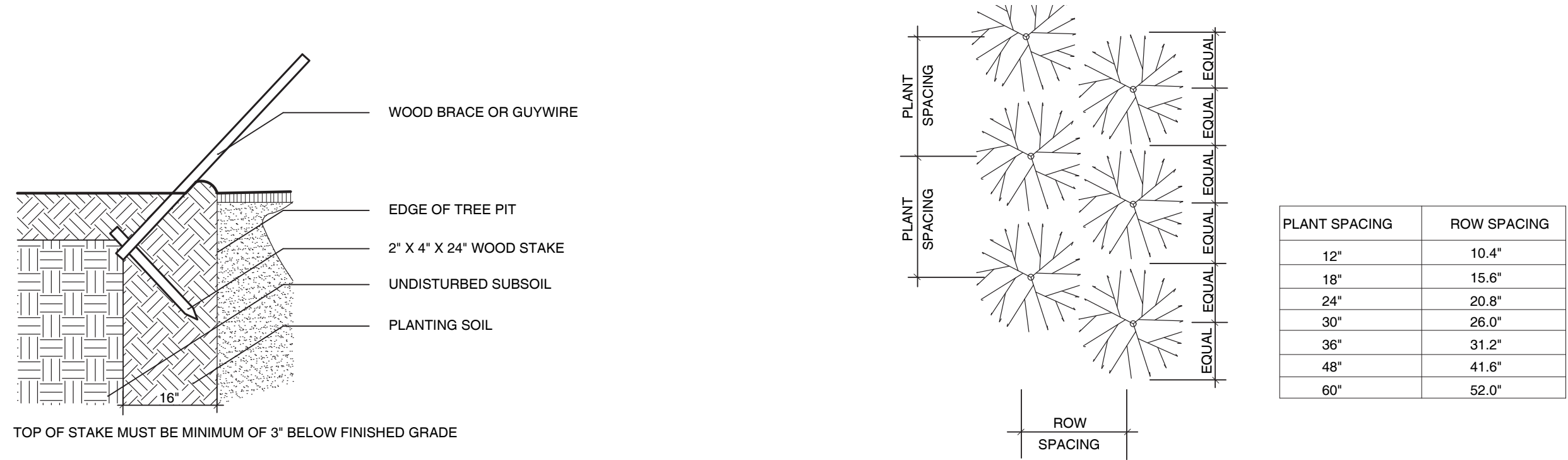
Understory Planting Level 14
Scale: 1/16" = 1'-0"



Final Submittal
04 June 2020

L4.3

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1 STAKING DETAIL
SCALE: NOT TO SCALE

PREPARATION:
STORE ALL MATERIAL IN DRY, CLEAN AREA, COVER TO PROTECT FROM RAIN AND MINIMIZE DUST. COORDINATE RUN-OFF CONTROL WITH GENERAL CONTRACTOR.
TEST EXISTING SOIL TO ENSURE IT IS FREE OF EXCESSIVE CLAY OR SALT AND ANY CHEMICALS/PETROCHEMICALS WHICH MAY HARM PLANT HEALTH.

EXISTING MATERIAL:
IF INCORPORATING EXISTING SITE SOIL, REMOVE ALL ROOTS, AND ROCK LARGER THAN 2" IN SIZE. REMOVE ALL PLASTIC, METAL AND MANMADE DETRITUS.

MIX:
50% EXISTING SOIL
10% COCO PEAT
10% COMPOST
20% CLEAN SAND
10% PERLITE

BLEND QUANTITIES NEEDED BY HAND OR MACHINE.

INSTALLATION:
REFER TO APPROPRIATE DETAILS FOR AMENDMENTS, COMPACTION DEPTHS ETC.

GENERAL: REFER TO LANDSCAPE NOTES FOR ADDITIONAL INFORMATION

4 PLANTING SOIL- TYPICAL

MULCH A:
PINE STRAW, FOR USE IN GENERAL PLANTING AREAS AND ON SLOPES GREATER THAN 10%

MULCH B:
MINI PINE BARK NUGGETS, FOR USE IN SPECIALTY AREAS

MULCH C:
MELALEUCA MULCH, FOR USE IN GENERAL PLANTING AREAS AND ON SLOPES GREATER THAN 10%

BLEND QUANTITIES NEEDED BY HAND OR MACHINE.

INSTALLATION:
REFER TO APPROPRIATE DETAILS FOR EXTENTS AND DEPTHS.

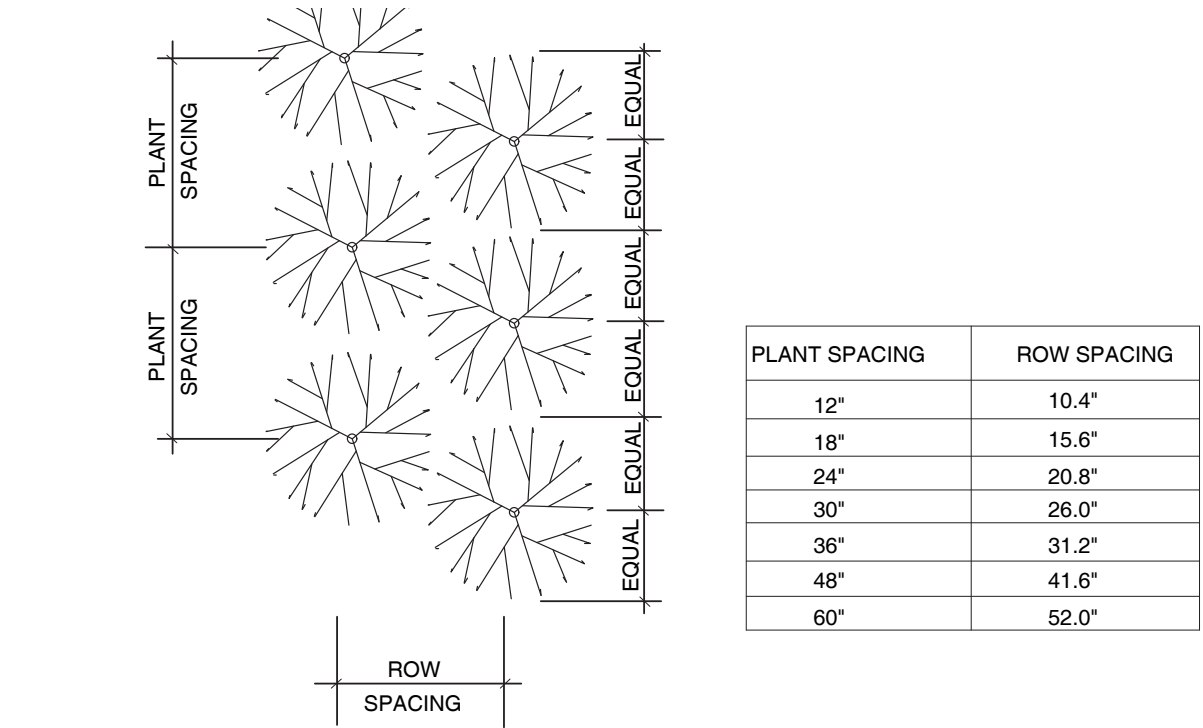
GENERAL: REFER TO LANDSCAPE NOTES FOR ADDITIONAL INFORMATION, CONFIRM TYPE TO BE USED WITH LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.

5 MULCH- TYPICAL

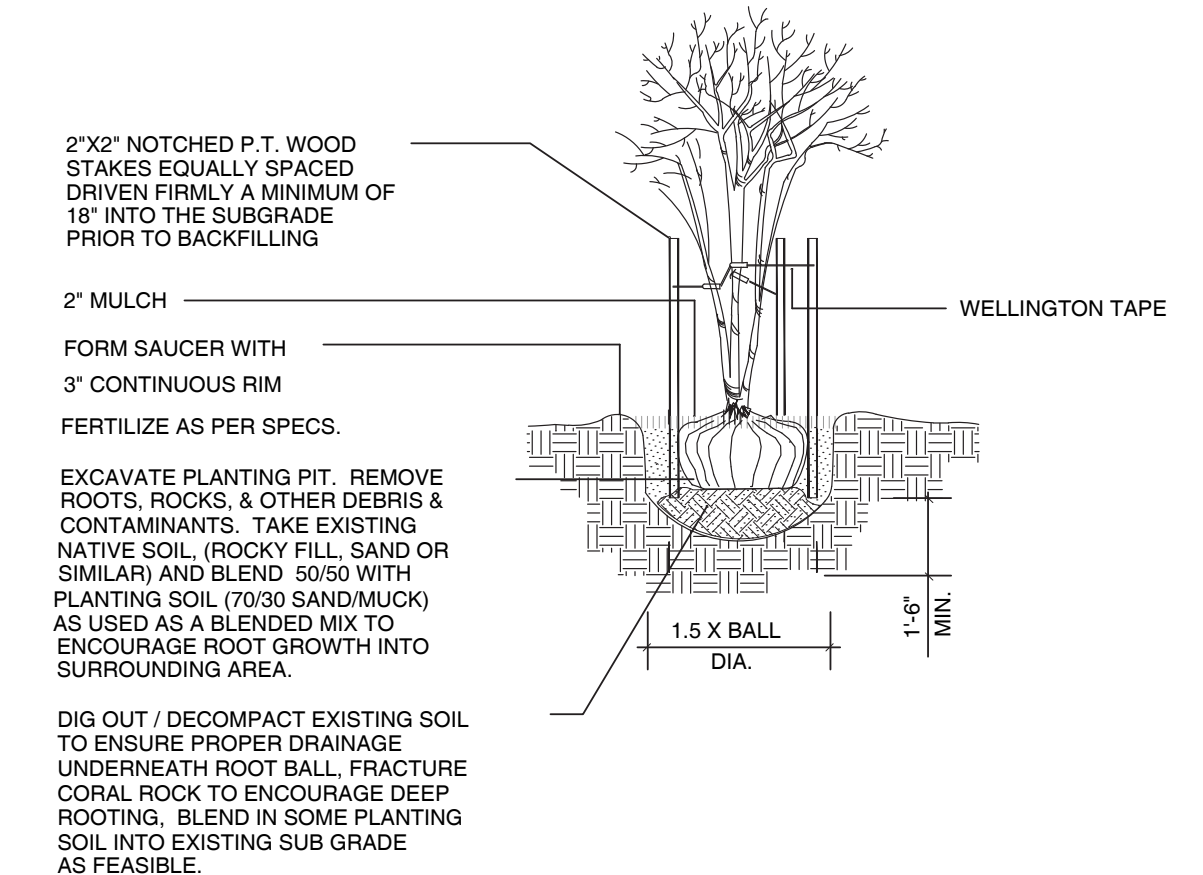
MIX:
5050- MUCK AND FINE SAND

SUPPLIER: ATLAS PEAT AND SOIL 561.734.7300

6 PLANTING SOIL- LAWN TOP DRESSING

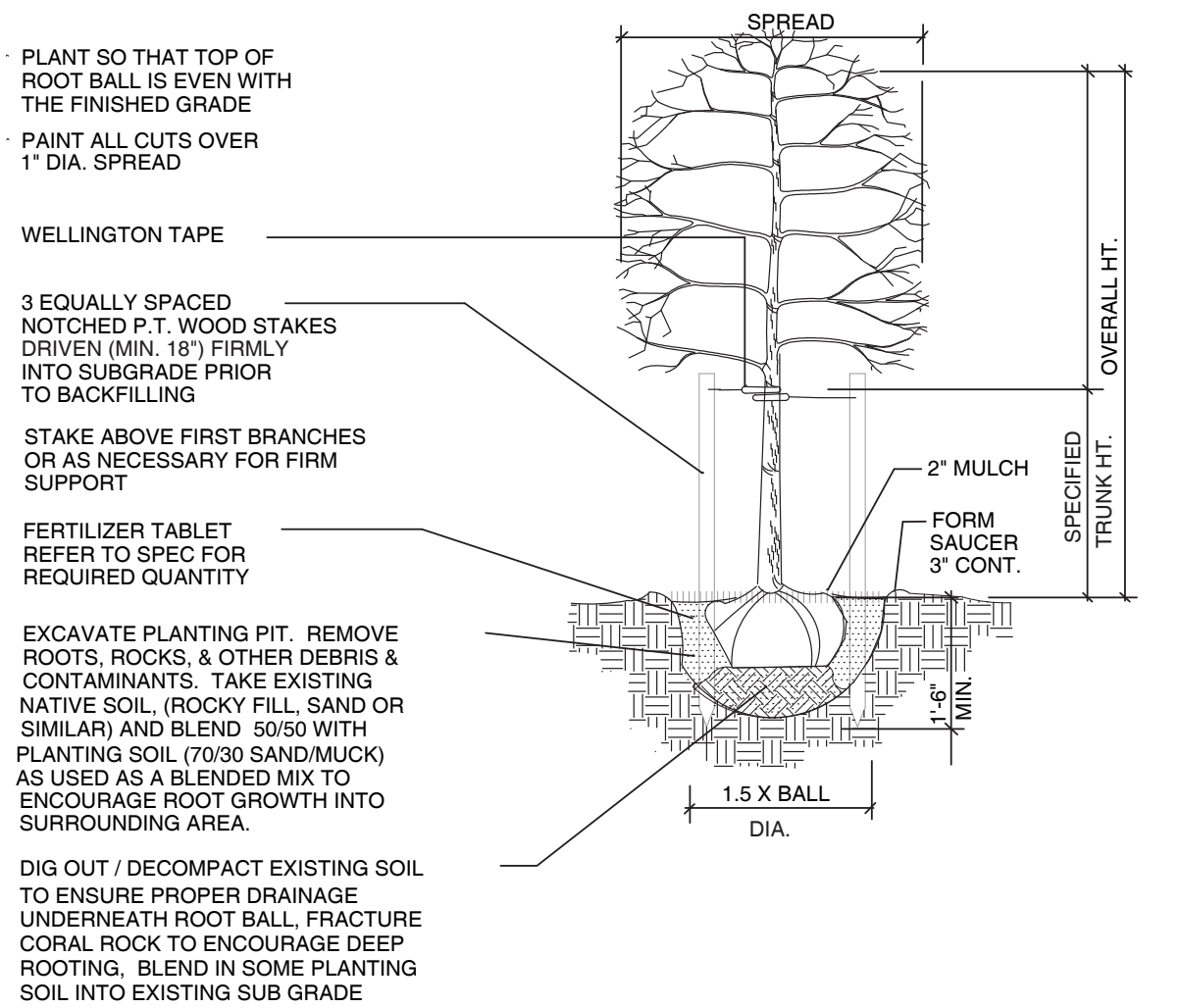


2 PLANT SPACING
SCALE: NOT TO SCALE



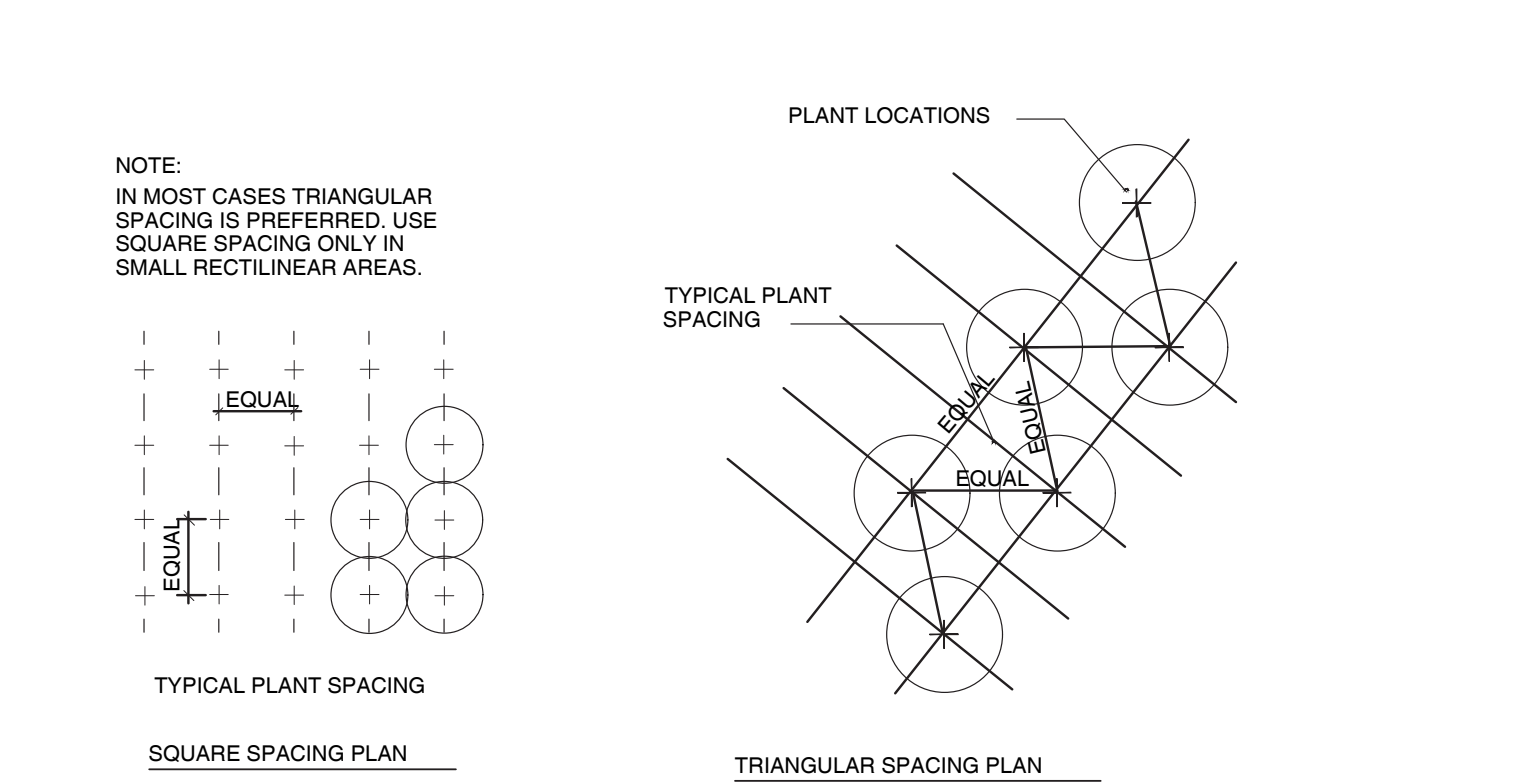
7 MULTI TRUNK TREE- PLANTNG & STAKING
SCALE: NOT TO SCALE

CALIPER	TIES	STRANDS	STAKES
1" - 1 1/2"	2	1 # 12	2 - 2 X 2
1 1/2" - 2"	3	1 # 12	3 - 2 X 2
2" - 3"	3	2 # 12	2 - 2 X 2

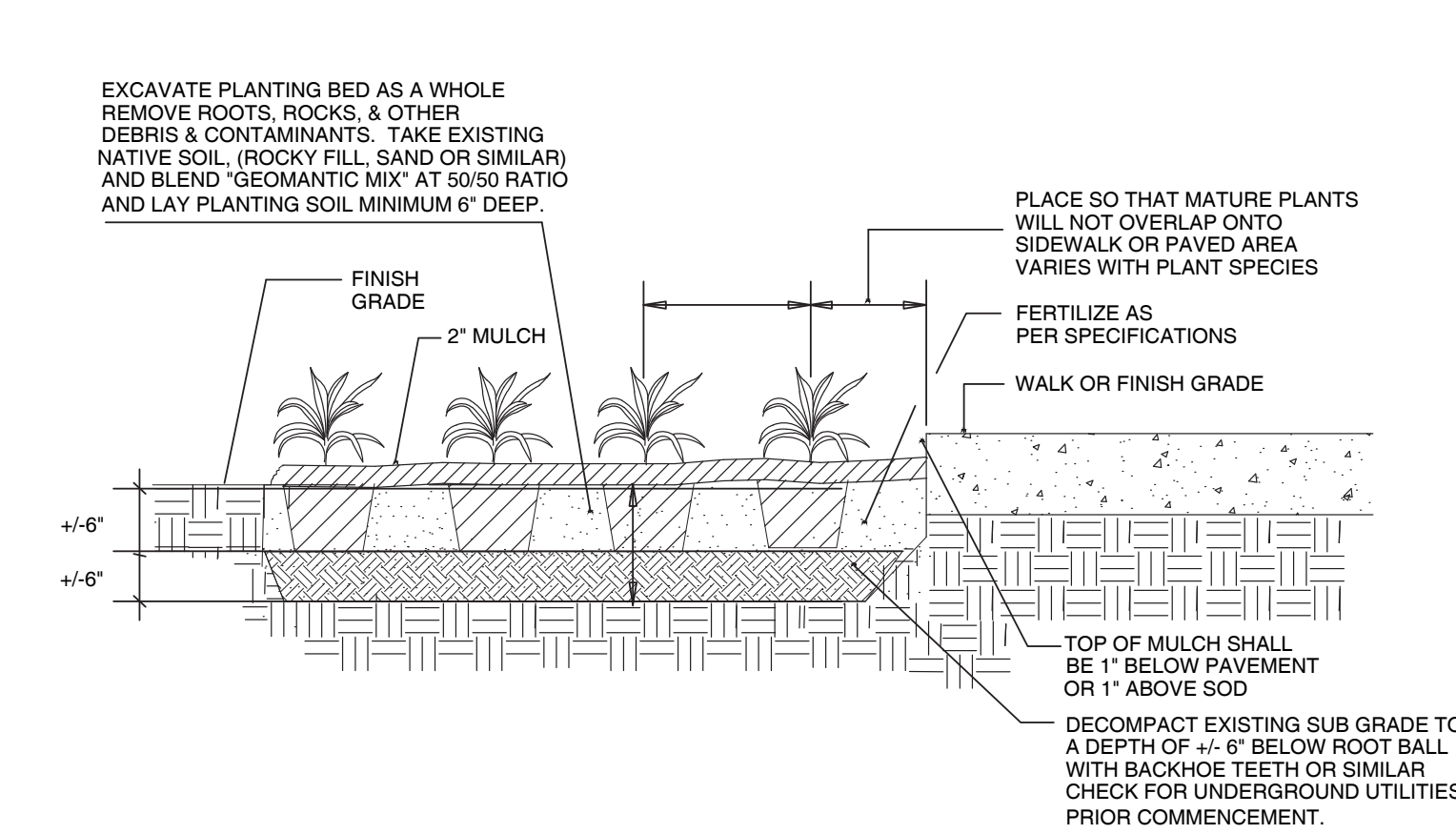


NOTE:
USE FOR 3" OR LESS SINGLE STEM TREES & PALMS

10 CANOPY AND PALM TREE- PLANTING & VERTICAL STAKING
SCALE: NOT TO SCALE

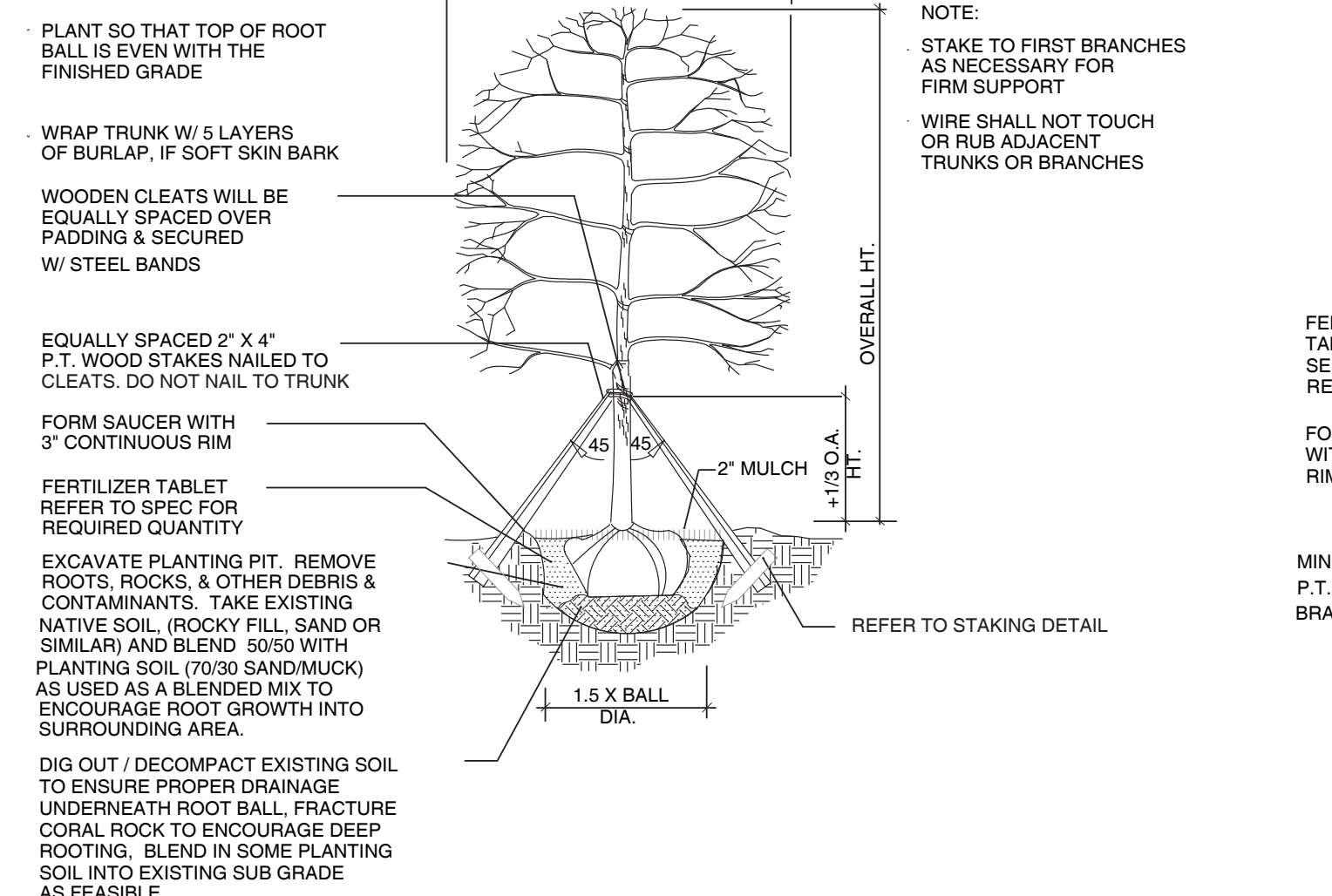


8 SHRUB- HEDGE AND MASS PLANTING
SCALE: NOT TO SCALE



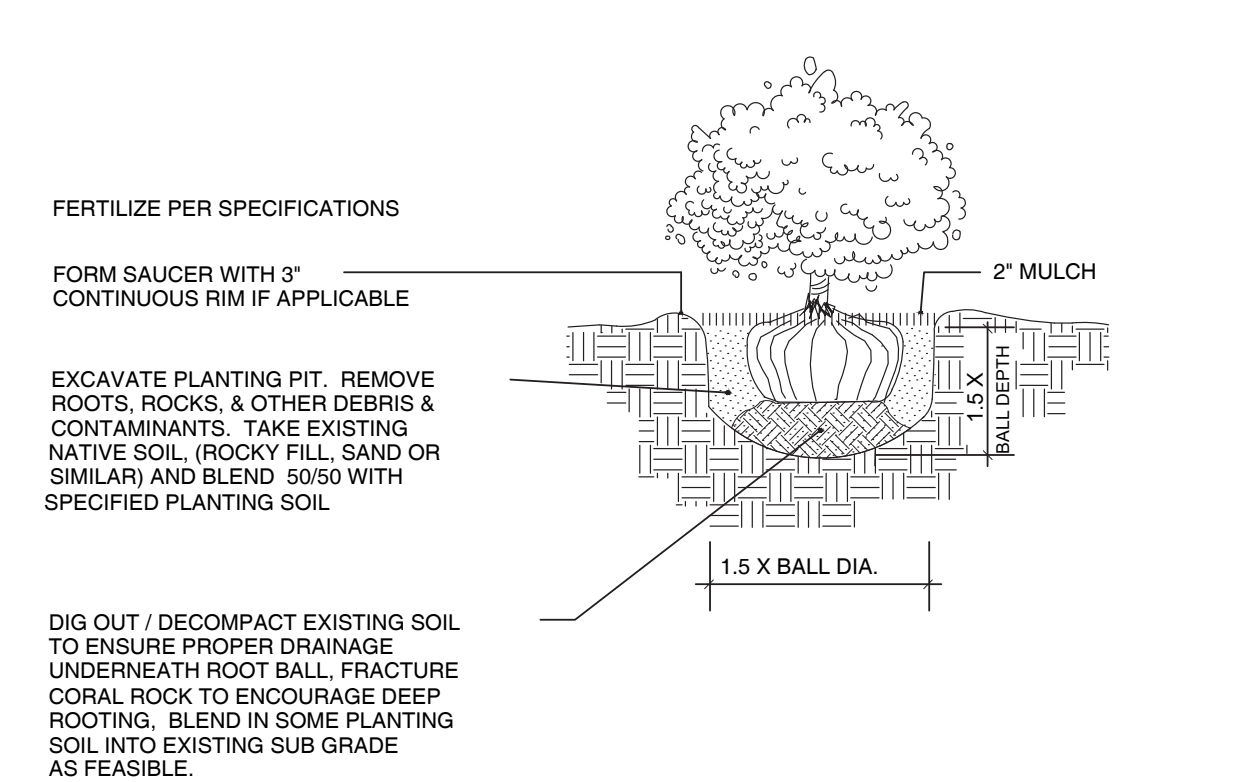
9 SHRUB- HEDGE AND MASS PLANTING
SCALE: NOT TO SCALE

CALIPER	CLEATS	STRAPS	BRACES	NAILS
3" - 8"	2 x 4 x 8"	1 # 12	3 - 2 X 4	2 - 16d
8" - 10"	2 x 4 x 12"	1 # 12	3 - 2 X 4	3 - 16d
10" - 16"	2 x 4 x 12"	2 # 12	4 - 2 X 4	3 - 16d

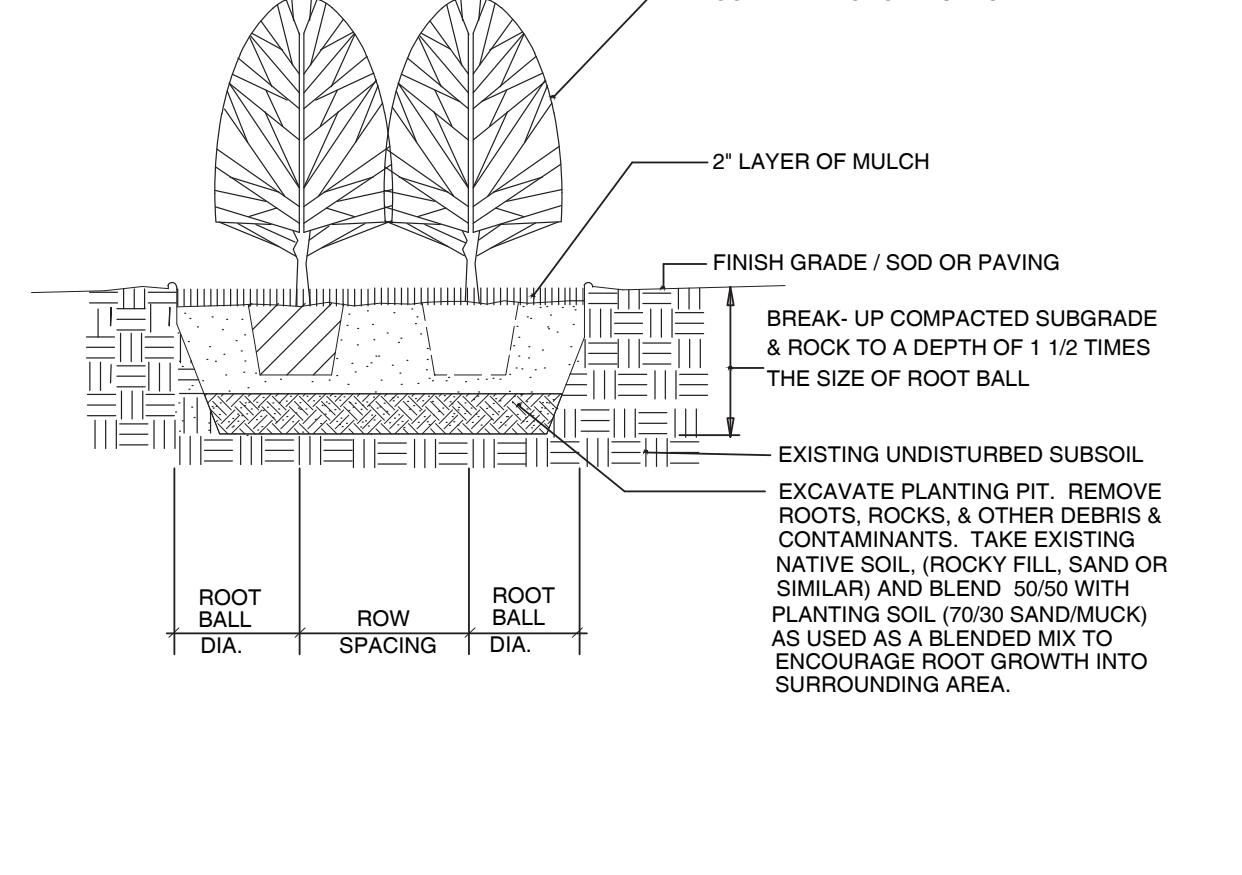


NOTE:
USE FOR 3" TO 12" SINGLE TRUNK TREES

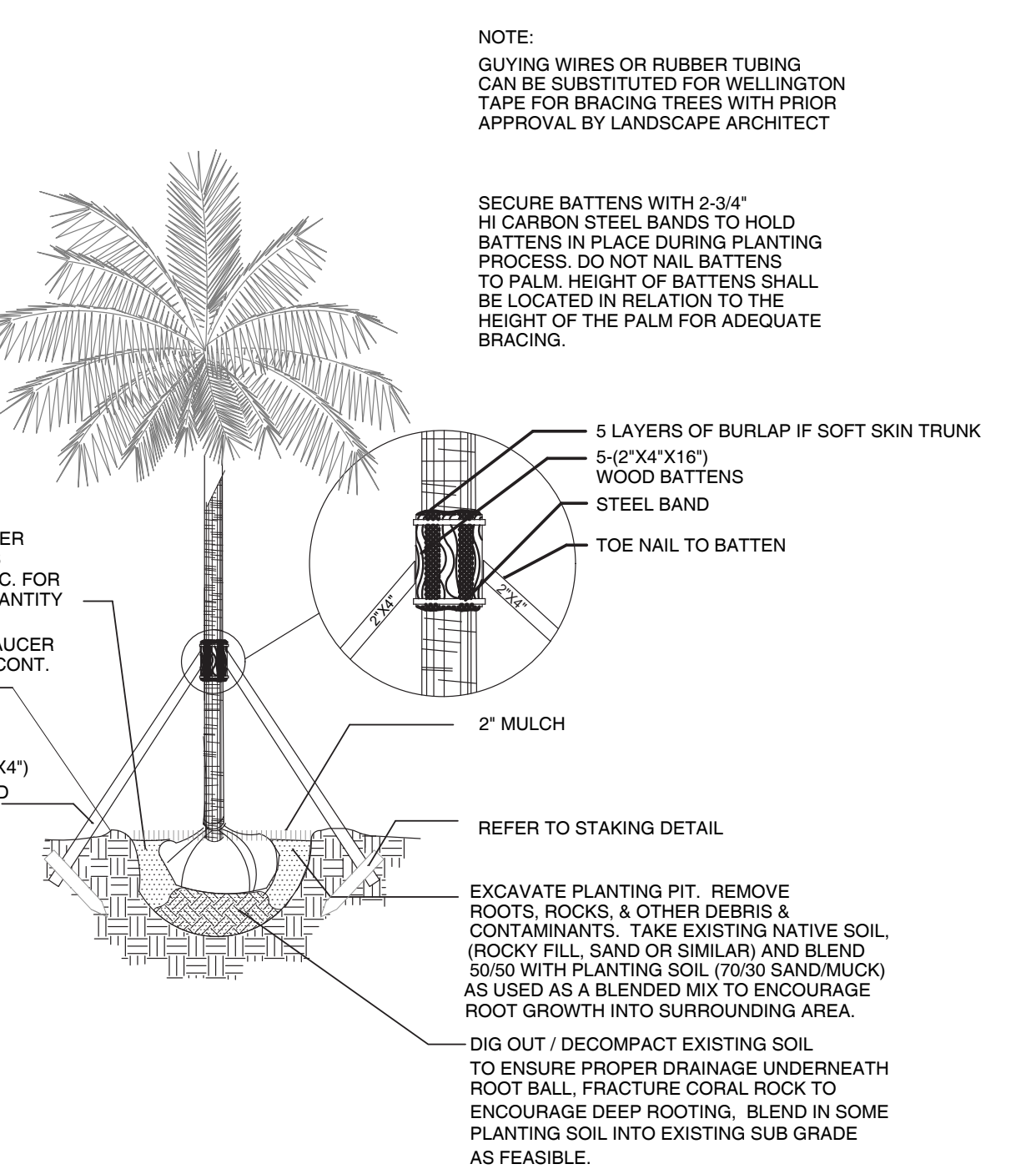
12 PALM- PLANTING & STAKING
SCALE: NOT TO SCALE



13 SHRUB PLANTING
SCALE: NOT TO SCALE



14 SHRUB- HEDGE AND MASS PLANTING
SCALE: NOT TO SCALE



15 PALM- PLANTING & STAKING
SCALE: NOT TO SCALE



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Miami Beach, Florida

Planting Details
Scale: As Noted

1. THE EXTERIOR LIGHTING PLAN ILLUSTRATES FIXTURE LOCATION AND TYPE SOLELY. ALL ELECTRICAL LOADS, WIRING, AND CALCULATIONS ARE BY OTHERS.
2. CONTRACTOR TO COORDINATE WITH CLIENT AND LANDSCAPE ARCHITECT CONTROL SYSTEM FOR EXTERIOR LIGHTING.
3. THE CONTRACTOR TO PROVIDE SLEEVES AND CONDUIT AS NEEDED FOR ALL EXTERIOR LIGHTING FIXTURES..
4. THE CONTRACTOR IS TO STAKE ALL EXTERIOR LIGHTING FIXTURES FOR LANDSCAPE ARCHITECT REVIEW.
5. ALL EXTERIOR FIXTURES TO BE INSTALLED TO PREVENT GLARE AND UNWANTED DIRECTED LIGHT. CONTRACTOR TO ENSURE ALL FIXTURES DO NOT DIRECT LIGHT ONTO ADJACENT PROPERTIES.
6. THE CONTRACTOR IS TO NOTIFY THE LANDSCAPE ARCHITECT TWO WEEKS IN ADVANCE OF SCHEDULED EXTERIOR LIGHT INSTALLATION. UPON COMPLETION OF THE EXTERIOR LIGHT INSTALLATION, CONTRACTOR TO PROVIDE NIGHTTIME WALK THROUGH WITH LANDSCAPE ARCHITECT FOR FINAL REVIEW.

①	-	UPLIGHT	HUNZA
②	-	WELL LIGHT	HUNZA

HUNZA™ PURE OUTDOOR LIGHTING

ST100 SAFE TOUCH

PROJECT:

TYPE:

SOURCE:

NOTES:

SPECIFICATIONS

LED Chip	Cree CXA 1830 field replaceable LED board
Luminaire Output	2700 Lumens @ 700mA (26 watts) , Delivered from Luminaire with unobstructed beam.
Lumens Per Watt	100 Lumens minimum @ 26 watts, Delivered from Luminaire with unobstructed beam
CRI (3000K)	80 Standard, 90+ Optional
Colour Temperatures	2700K, 3000K, 4000K
Beam Angles	13, 20, 25, 34
Ingress Protection	IP67
Warranty	Electronics = 5 years Body Aluminium = 5 years
Standards	BS/EN 60598.2.2 IEC 1598, CSA C22.2 No. 250.0 CE

ST100S
DIRECT BURN

ST100CA
CANISTER

PRODUCT CONFIGURATION

Cat. No. ST100

Please fill in appropriate codes into boxes provided

Luminaire	Power	Material/ Finish	Beam	Colour	Accessories			
ST100/SC								
ST100/DB								
SH SERIES REMOTE		SEB SOLID BRONZE	B3 13°	2 2700K	SH100 HEX CELL LOUVER			
R RETRO, 120-277vac INPUT		SS STAINLESS STEEL	B5 20°	3 3000K	G5100 GLARE SHIELD			
D24 24VDC DRIVER		ESP POLISHED SS	B5 25°	4 4000K	LF FROSTED LENS			
			B6 34°	9 3000K, 90+ CRI	A/S/SLP ANTI SLIP LENS			
					C/J/K CABLE JOINT KIT			

SERIES REMOTE:

Constant current driver
(included) individual fixture
require 37vdc @ 700mA
maximum, 0-10 volt dimming.

RETRO 110-277vac DRIVER:

Constant current driver
(included).
Input: 120, 240, 277 volts.
Output: 30 watts total
37vdc @ 700mA
0-10 volt dimming.
24VDC DRIVER:
Input: 24vdc.
Output: 36vdc @ 700mA
constant current (not dimming).
Note: not for USA.

ADDITIONAL COMMENTS:

HUNZA™ PURE OUTDOOR LIGHTING

HUNZA FACTORY

130 Felton Mawher Ave
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CUBE3

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111 SW 3rd Street, Floor 4
Miami, Florida 33133
License No. L18000278579

Jonathan W. Cardello, AIA
FL License No. AR93391

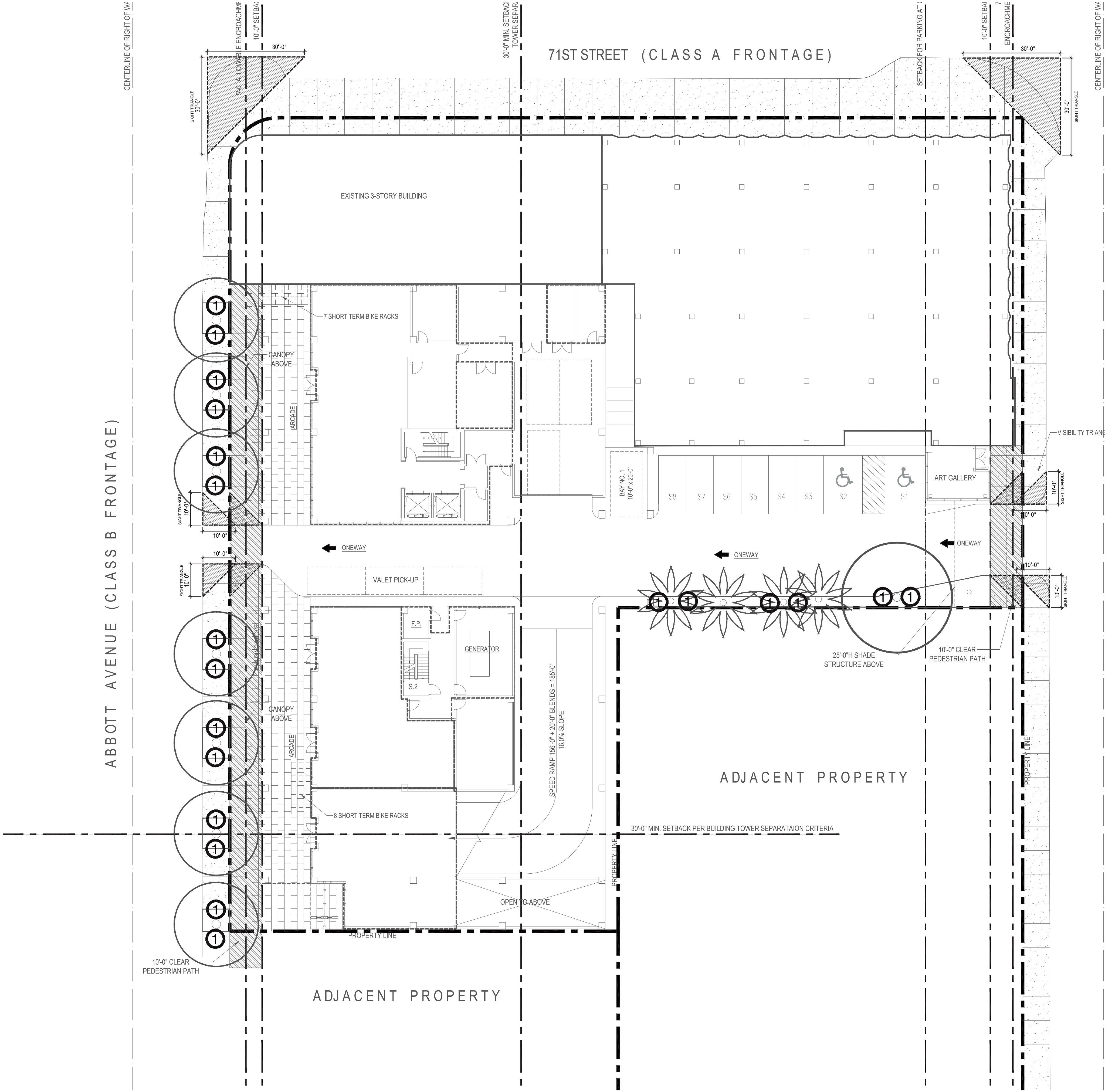
L & N D

2610 NORTH MIAMI AVE
MIAMI, FL 33127
614.439.4895
WWW.LAND.DESIGN

6985 Abbott Avenue
Miami Beach, Florida

Lighting Schedule & Notes

Scale: As Noted



LIGHTING LEGEND		
SYMBOL	QTTY	TYPE
①	-	UPLIGHT

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WWW.LAND.DESIGN

0'8'16'32'

6985 Abbott Avenue
Miami Beach, Florida

Lighting Plan Level 1
Scale: 1/16" = 1'-0"

Final Submittal
04 June 2020

L5.2

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WELL LIGHT



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6985 Abbott Avenue
Miami Beach, Florida

Miami Beach, Florida

East Elevation w/ Harding

Scale: 1" = 16'-0"

