**Pedestrian View**
**from corner of Alhambra Circle & Navarre Street**

# RESIDENTIAL MIXED-USE PROJECT

## 33 Alhambra circle, Coral Gables FL. 33134

Bellin & Pratt
architects, LLC
AA26000863

# Guilford & Associates, P.A.

*Attorneys at Law*

F.W. ZEKE GUILFORD
E-MAIL: ZGUILFORD@GUILFORDASSOC.COM

April 12, 2016

400 UNIVERSITY DRIVE
SUITE 201
CORAL GABLES, FLORIDA 33134

TEL (305) 446-8411
FAX (305) 445-0563

Mr. Ramon Trias
Planning and Zoning Director
City of Coral Gables
405 Biltmore Way
Coral Gables, FL 33134

Re: **DRC Submittal / 42 Navarre Avenue, etc. / All of Block 15 Coral Gables Section L**

Dear Mr. Trias:

This firm Represents TWJ Alhambra, LLC, the owner of all of block 15 of Coral Gables Section L, relative to the redevelopment of the block.

Currently the property consists of six multi-family buildings ranging from one (1) story to two (2) stories in height. The buildings were constructed between 1927 and 1960. We recognize that the building constructed in 1927 located at 42 Navarre Avenue has been determined to have historical significance and it is intended to that re-development of the property will preserve the historically significant building. The present land use and zoning classification for the block is multi-family.

It is the intent of the developer to construct a mixed-use development consisting of 21 live-work units and one hundred sixty six (166) residential units. The ground floor shall consist of the live work units and the upper floors consisting of parking and residential units. The proposed building will be ten (10) stories and ninety seven (97) feet. In addition, the proposed development will have two hundred forty nine (249) parking spaces.

In order to accomplish the proposed development, the project will require a change in the comprehensive master plan to Commercial – Mid Rise Intensity and a change of zoning to commercial. The surrounding properties consist of multi-family residential, educational and commercial. As such, the proposed development will not disrupt the existing development pattern of the city.

We are excited to present the proposed development to you and if you have any questions or need any additional information, please do not hesitate to contact me.

Very sincerely,
Guilford & Associates, P.A.

F.W. Zeke Guilford, Esq.

City of Coral Gables, Florida

Level 1 Review

# Development Review Committee Application

Address: 427 Biltmore Way, 2nd Floor, Coral Gables, Florida 33134
Email: planning@coralgables.com Phone: 305.460.5211

## Preamble

The Development Review Committee (DRC) is an administrative and technical committee which reviews policy and technical issues raised by a development project. The DRC is intended to streamline and coordinate the review of the development process by identifying, addressing, providing input, advice and comments regarding all applicable provisions and regulations. The review of the projects and comments on development proposals by the DRC shall not be construed to be an approval of any project presented to the Committee.

## Application review request

The undersigned applicant(s)/agent(s)/property owner(s) request(s) Level One (1) Development Review Committee consideration and review for the following application(s) (please check all that apply):

- ☐ Abandonment and Vacations
- ☑ Comprehensive Plan Map Amendment - Small Scale
- ☐ Comprehensive Plan Map Amendment - Large Scale
- ☐ Comprehensive Plan Text Amendment
- ☐ Conditional Use with Site Plan
- ☐ Conditional Use without Site Plan
- ☐ Coral Gables Mediterranean Architectural Design Special Locational Site Plan
- ☐ Development Agreement
- ☐ Development of Regional Impact
- ☐ Development of Regional Impact - Notice of Proposed Change
- ☑ Mixed Use Site Plan
- ☐ Planned Area Development Designation and Site Plan
- ☐ Planned Area Development Major Amendment
- ☐ Separation/Establishment of a Building Site
- ☐ Site Plan
- ☐ Subdivision Review for a Tentative Plat and Variance
- ☐ Transfer of Development Rights Receiving Site Plan
- ☐ University Campus District Modification to the Adopted Campus Master Plan
- ☑ Zoning Code Map Amendment
- ☐ Zoning Code Text Amendment
- ☐ Other: _____

## Property information

Street address of the subject property: 20&42 Navarre Ave., 33,43&47 Alhambra Cir., 2001 Galliano St.

Property/project name: 33 Alhambra

Current land use classification(s): Multi Family 2 District, CBD

Current zoning classification(s): MF2, CBD

Proposed land use classification(s) (if applicable): Commercial Medium Intesity, CBD

Proposed zoning classification(s) (if applicable): Commercial Medium Intesity, CBD

Previous use(s)/current use(s) of the property/building(s): residential multi family

Proposed use(s) of the property/building(s): mixed use commercial/residential

Size of property (square feet/acres) 48,772

Total non-residential (i.e, commercial, office, etc.) floor area (total square feet/FAR):

Total number of residential units per acre and total number of unit's 169 (189)

Estimated cost of the existing/proposed building/project: 35,000,000

Application(s) and date(s) of all previous City of Coral Gables submittals and type of actions related to existing/proposed building/project:

DR-13-11-2362 issued 11/22/2013;

AB-14-03-3369 issued 03/27/2014

COA (SP) 2014-10 issued September 19, 2014

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Project Legal Description: Lot(s): 1-7

Block(s): 15

Section(s): Coral Gables Section L

---

Listing of all folio numbers for subject property:

03-4108-007-1681, 03-4108-007-1680, 03-4108-007-1720, 03-4108-007-1710, 03-4108-007-1700,

03-4108-007-1690,

City of Coral Gables, Florida

Level 1 Review

# Development Review Committee Application

Address: 427 Biltmore Way, 2nd Floor, Coral Gables, Florida 33134
Email: planning@coralgables.com Phone: 305.460.5211

## General information

Applicant(s)/Agent(s) Name(s): Guilford & Associates, P.A.

Telephone Contact No: 305-446-8411 Fax No. 305-445-0563 Email zguilford @ guilfordassoc.com

Mailing Address: 400 University Dr. STE 201, Coral Gables FL 33134
*(City)* *(State)* *(ZIP Code)*

---

Property Owner(s) Name(s): TWJ Alhambra LLC

Telephone Contact No: 305-358-7710 Fax No. 305-358-1619 Email dwarhaft @ fecr.com

Mailing Address: 100 S. Biscayne BLVD, STE 900, Miami FL 33131
*(City)* *(State)* *(ZIP Code)*

---

Property Owner(s) Name(s): _____

Telephone Contact No: _____ Fax No. _____ Email _____ @ _____

Mailing Address: _____
*(City)* *(State)* *(ZIP Code)*

---

Project Architect(s) Name(s): Bellin & Pratt Architects LLC

Telephone Contact No: 305-447-1927 Fax No. 305-443-5986 Email glenn @ bellinandpratt.com

Mailing Address: 285 Sevilla Ave, Coral Gables FL 33134
*(City)* *(State)* *(ZIP Code)*

---

Provide the date(s) and type(s) of application(s) previously filed with the City of Coral Gables and type of reviews, approvals, actions related to this request:

DR-13-11-2362 issued 11/22/2013;

AB-14-03-3369 issued 03/27/2014

COA (SP) 2014-10 issued September 19, 2014

City of Coral Gables, Florida

Level 1 Review

# Development Review Committee Application

Address: 427 Biltmore Way, 2nd Floor, Coral Gables, Florida 33134
Email: planning@coralgables.com Phone: 305.460.5211

## Application requirements and supporting information

Application submittal dates and meeting dates. Applications for the DRC shall be submitted in no later the first Friday of each month to be scheduled for the same monthly DRC meeting. DRC meetings are held the last Friday of each month, 9:30 a.m. City Commission Chambers, City Hall, 405 Biltmore Way, Coral Gables, Florida 33134. Applicants and/or agents shall be required to attend the meeting to present the application request and respond to City Staff questions. All applications shall be complete at time of submittal.

Preapplication Conference Requirements. A Pre-application Conference is required with the Planning and Zoning Division in advance of application submittal to determine the information necessary to be filed with the application(s). The City reserves the right to request additional information as necessary.

Application submittal (order of documents). The order of the documents for the application submittal shall be as follows (required documents will be determined at pre-application meeting):

- ☐ Table of Contents with page numbers identifying all below documents.
- ☐ DRC Application.
- ☐ Statement of use and/or cover letter.
- ☐ Aerial.
- ☐ Photographs of property, adjacent uses and/or streetscape.
- ☐ Property survey and legal description.
- ☐ Zoning chart and supporting information.
- ☐ Site Plan.
- ☐ Landscape plan and vegetation assessment.
- ☐ Tree survey and relocation plan.
- ☐ Architectural/building elevations.
- ☐ Building floor plans.
- ☐ Pedestrian amenities and streetscape plan.
- ☐ On-street parking analysis.
- ☐ Art in Public Places plan and/or statement.
- ☐ Lighting plan and signage plan.
- ☐ Underground utilities plan and/or statement.
- ☐ Ordinances, resolutions, covenants, development agreements, etc. previously granted for the property.
- ☐ Historical significance letter.
- ☐ City Concurrency Impact Statement (CIS).
- ☐ Traffic study.
- ☐ Name and contact information for property owner, applicant, architect, attorney, etc.
- ☐ City of Coral Gables Annual Registration Application and Issue Application Lobbyist forms.
- ☐ Warranty deed.
- ☐ Application fee equal to one tenth of one percent (.001) of the estimated total building construction cost as determined by the City ($100.00 minimum fee and $10,000.00 maximum fee). Payment shall be in check form, payable to the City of Coral Gables.
- ☐ Other: _____

Posting of the property. The City will post the subject property with a sign in accordance with the requirements of the Zoning Code indicating the DRC meeting date and location. The sign will be installed ten (10) days prior to the meeting and shall not be removed until after the meeting has been held, at which time it is the applicant's responsibility to remove the sign.

## Application submittal requirements

1. Hard copies. Three (3) hard copies of the entire application shall be submitted including all the items identified in the pre-application conference. Plans and drawings shall be in 11" x 17" format.
2. Electronic copy. One (1) PDF of the entire application shall be submitted including all items provided within the hard copies. The documents provided in the electronic copy shall be the same size (11" x 17" maximum for plans and drawings) and in the same order as the hard copy submittal. The total file size shall not exceed 30 MB.

## Applicant/agent/property owner/architect affirmation and consent

(I) (We) affirm and certify to all of the following:

1. Submission of the following:
   a. Warranty deed/tax record as proof of ownership for all properties considered as a part of the application request; or
   b. Authorized as the applicant(s)/agent(s) identified herein to file this application and act on behalf of all current property owner(s) and modify any valid City of Coral Gables entitlements in effect during the entire review process.
2. This request, application, application supporting materials and all future supporting materials complies with all provisions and regulations of the Zoning Code, Comprehensive Land Use Plan and Code of Ordinances of the City of Coral Gables unless identified and approved as a part of this application request or other previously approved applications. Applicant understands that any violation of these provisions renders the application invalid.
3. That all the information contained in this application and all documentation submitted herewith is true to the best of (my) (our) knowledge and belief.
4. Understand that the application, all attachments and fees become a part of the official records of the City of Coral Gables and are not returnable.
5. Failure to provide the information necessary pursuant to the established time frames included but not limited to application submittal, submission of revised documents, etc. for review by City Staff and the designated reviewing entity may cause application to be deferred without further review until such time the requested information is submitted.
6. All representatives of the application have registered with and completed lobbyist forms for the City of Coral Gables City Clerk's office.
7. Understand that under Florida Law, all the information submitted as part of the application are public records.
8. The subject property will be posted by the City in accordance with Zoning Code requirements. The sign shall be installed by the City ten (10) days prior to the meeting and shall not be removed until after the meeting, at which time it is the applicant's responsibility to remove the sign.
9. The application will not be heard unless the Applicant and/or agent is present at the DRC meeting.

City of Coral Gables, Florida

Level 1 Review

# Development Review Committee Application

Address: 427 Biltmore Way, 2nd Floor, Coral Gables, Florida 33134
Email: planning@coralgables.com Phone: 305.460.5211

| Applicant(s)/Agent(s) Signature: | Applicant(s)/Agent(s) Print Name: |
|---|---|
| | Zeke Guildord, Guilford & Associates, P.A. |
| Address: 400 University Dr., STE 201, Coral Gables FL 33134 | |
| Telephone: 305-446-8411 | Fax: 305-445-0563 |
| Email: zguilford@guilfordassoc.com | |

**NOTARIZATION**

STATE OF FLORIDA/COUNTY OF Miami-Dade
The foregoing instrument was acknowledged before me this 12th day of April by F.W Zeke Guilford
(Signature of Notary Public - State of Florida)

Lidia Gonzalez

NOTARY PUBLIC STATE OF FLORIDA
LIDIA GONZALEZ
MY COMMISSION # FF 100466
EXPIRES: May 1, 2018
Bonded Thru Budget Notary Services

(Print, Type or Stamp Commissioned Name of Notary Public)
☒ Personally Known OR ☐ Produced Identification; Type of Identification Produced _____

| City of Coral Gables, Florida | Level 1 Review | **Development Review Committee Application** |
|---|---|---|
| | | Address: 427 Biltmore Way, 2nd Floor, Coral Gables, Florida 33134<br>Email: planning@coralgables.com Phone: 305.460.5211 |

| | |
|---|---|
| Property Owner(s) Signature: | Property Owner(s) Print Name:<br>Dean S. Warhaft, Manager , TWJ Alhambra LLC |
| Property Owner(s) Signature: | Property Owner(s) Print Name: |
| Property Owner(s) Signature: | Property Owner(s) Print Name: |
| Address: 100 S. Biscayne BLVD, STE 900, Miami FL 33131 | |
| Telephone: 305-358-7710 | Fax: 305-358-1619 |
| Email: dwarhaft@fecr.com | |

**NOTARIZATION**

STATE OF FLORIDA/COUNTY OF

The foregoing instrument was acknowledged before me this 12th day of April 2016 by Dean Warhaft

(Signature of Notary Public - State of Florida)

Yoanna Garcia
COMMISSION # EE 838479
EXPIRES: MAR. 21, 2017
www.AaronNotary.com

(Print, Type or Stamp Commissioned Name of Notary Public)

☒ Personally Known OR ☐ Produced Identification; Type of Identification Produced _____

City of Coral Gables, Florida

Level **1** Review

# Development Review Committee Application

Address: 427 Biltmore Way, 2nd Floor, Coral Gables, Florida 33134
Email: planning@coralgables.com Phone: 305.460.5211

| Architect(s) Signature: | Architect(s) Print Name: Glenn Pratt, Bellin & Pratt Architects, LLC |
|---|---|
| Address: 285 Sevilla Ave. Coral Gables FL 33134 | |
| Telephone: 305-447-1927 | Fax: 305-443-5986 |
| Email: glenn@bellinandpratt.com | |

SEAL

**NOTARIZATION**

STATE OF FLORIDA/COUNTY OF Miami-Dade
The foregoing instrument was acknowledged before me this 12th day of April by Glenn Hudson Pratt
(Signature of Notary Public - State of Florida)

Lidia Gonzalez

LIDIA GONZALEZ
MY COMMISSION # FF 100466
EXPIRES: May 1, 2018
Bonded Thru Budget Notary Services

(Print, Type or Stamp Commissioned Name of Notary Public)
☐ Personally Known OR ☑ Produced Identification; Type of Identification Produced P630-288-48-049-0

The City of Coral Gables

*Historical Resources Department*

December 9, 2014

F. W. Zeke Guilford, Esq.
Guilford and Associates, P. A.
400 University Drive, Suite 201
Coral Gables, Florida 33134

Re: Certificate of Appropriateness application for the property at **42 Navarre Avenue,** a Local Historic Landmark, legally described as Lot 2, Block 15, Coral Gables Section "L," according to the Plat thereof as recorded in Plat Book 8, at Page 85, of the Public Records of Miami-Dade County, Florida.

Dear Mr. Guilford:

This letter replaces the letter dated December 2, 2014. Our office is in receipt of a letter of withdrawal for a variance request associated with a Special Certificate of Appropriateness for the property at **42 Navarre Avenue,** a Local Historic Landmark. On September 19, 2014, the Historic Preservation Board approved a Certificate of Appropriateness for the design of a 16-story building on the remainder of the block. The Historic Preservation Board found that the overall design of the proposed building does not destroy or detract from the integrity of the historic building, and is minimal in impact, which is entirely consistent with the Secretary of the Interior's Standards for Rehabilitation. Therefore, a Special Certificate of Appropriateness is issued

A variance was requested from Article 4, Section 4-302(D)(4) and Article 5, Section 5-604 of the Coral Gables Zoning Code for floor area ratio in order to exclude the floor area of the historic building (approximately 2,000 square feet) in the calculations for the project (33Alhambra Circle). There was a tie vote on the variance request. Since you are withdrawing the variance request, the design of the proposed building at 33 Alhambra Circle will have to be revised. Please note that if those revisions are substantial, further review by the Historic Preservation Board may be required.

Should you need any additional information or have questions please feel free to call the office.

Sincerely,

Dona M. Spain
Historic Preservation Officer

cc: File COA (SP) 2014-010
Dean Warhaft, TWJ Alhambra, LLC, 100 S. Biscayne Blvd., Miami, Florida 33131
Bellin & Pratt Architects, 285 Sevilla Avenue, Coral Gables, FL 33134

# CITY OF CORAL GABLES
# HISTORIC PRESERVATION
# CERTIFICATE OF APPROPRIATENESS

SITE ADDRESS/LOCATION: 42 Navarre Avenue

LEGAL DESCRIPTION: Lot 2, Block 15, Coral Gables Section "L" according to the plat thereof as recorded in Plat Book 8, Page 85 of the public records of Miami Dade County

CASE FILE NUMBER: COA (SP) 2014-010

CERTIFICATE TYPE: _____ STANDARD __X__ SPECIAL

DECISION BY: _____ STAFF

__X__ HISTORIC PRESERVATION BOARD

ACTION DATE: September 19, 2014

ACTION: __X__ APPROVE _____ DENY

_____ APPROVE W/CONDITIONS

Conditions: _____

EXPIRATION DATE: September 19, 2016

Dona M. Spain — PRINT NAME

Historic Preservation Officer — TITLE

Dona M. Spain — SIGNATURE

December 9, 2014 — DATE

*TWJ Alhambra LLC*

CIT0001 CITY OF MIAMI

| DATE | INVOICE NO | DESCRIPTION | INVOICE AMOUNT |
|---|---|---|---|
| 3-27-14 | 032714 | PERMIT# AB-14-03-3369 33 ALHAM<br>Memo : PARCEL# 03-4108-007-1700 COMM'L PRELIMINARY NEW BLDG | 176045.68 |

R 3/28/14

Approved By Mr. Hollo

| CHECK DATE | CHECK NUMBER | TOTAL > | |
|---|---|---|---|
| 3-27-14 | 80120252 | | 176045.68 |

PLEASE DETACH AND RETAIN FOR YOUR RECORDS

*TWJ Alhambra LLC*

CIT0001 CITY OF MIAMI

| DATE | INVOICE NO | DESCRIPTION | INVOICE AMOUNT |
|---|---|---|---|
| 3-27-14 | 032714 | PERMIT# AB-14-03-3369 33 ALHAM<br>Memo : PARCEL# 03-4108-007-1700 COMM'L PRELIMINARY NEW BLDG | 176045.68 |

| CHECK DATE | CHECK NUMBER | TOTAL > | |
|---|---|---|---|
| 3-27-14 | 80120252 | | 176045.68 |

PLEASE DETACH AND RETAIN FOR YOUR RECORDS

City of Coral Gables
3 Building & Zoning
1408606-1 03/27/2014 BR3 T57
Thu Mar27,2014 03:00PM Trans#53-53
Name: TWJ ALHAMBRA LLC
Addr: 33 ALHAMBRA CIR CORAL GABLES,FL
53 $176045.68 BZPMTS - Building & Zoning - Permits
* Customer #: 031243
* Permit #: AB-14-03-3369
1 ITEM(S): TOTAL: $176045.68
Checks (080120252) PAID $176045.68

www.coralgables.com

**CHECK REQUEST**

Property No. TWJ Alhambra LLC

Date of Request 3-27-14

PROPERTY NAME

| DATE OF INVOICE | INVOICE No. AND AMOUNT or EXPLANATION OF EXPENDITURES | ACCOUNT No. | | | NET AMOUNT |
|---|---|---|---|---|---|
| 03-27-2014 | Board of Architects Submission | | | | |
| | | | | | |
| | Architectural Board Fee (Non Refundable) | | | | 58,740.0 |
| | Up Front Permit Fee (Refundable) | | | | 100,540.0 |
| | Up Front Fire Prevention (Refundable) | | | | 16,720.0 |
| | Posting Fee (Non Refundable) | | | | 45.68 |
| | | | | | |
| | | | | | |
| | | | | | |
| | | | | | |

Forward Check To: Dean

176,045.68

PAY TO THE ORDER OF

**NON-NEGOTIABLE**

Name: City of Coral Gables

Amount of Check Request $ 176,045.68

Address: 405 Biltmore Way

City, State: Coral Gables FL 33134

REQUESTOR

APPROVAL

# CITY OF CORAL GABLES
# DEVELOPMENT SERVICES DEPT INVOICE
## BOA PRELIMINARY/MED BONUS/FINAL

405 Biltmore Way - Coral Gables, FL 33134

(305) 460-5235

**Site Address:** 33 ALHAMBRA CIR
CORAL GABLES, FL 33134

**PERMIT NUMBER:** AB-14-03-3369

**PARCEL NUMBER:** 03-4108-007-1700

**Project Name:**

**Legal Description:**
8 54 41 CORAL GABLES SEC L PB 8-85 LOTS 4 & 5 BLK 15 LOT SIZE 96.960 X 121 COC 24800-2585 07 2006 2 - VIRGINIA B HALDEMAN SIXTO FERRO & O MENEDEZ TRS OR 10036-0528 0478 1 EARL K OMAN &W DIANE

| Applicant: | Owner: | Contractor: |
|---|---|---|
| TWJ ALHAMBRA LLC<br>100 S BISCAYNE BLVD<br>900<br>MIAMI, FL 33131-2031 | TWJ ALHAMBRA LLC<br>100 S BISCAYNE BLVD<br>900<br>MIAMI, FL 33131<br><br>**Tenant:** | **Qualifier:**<br>**Bus. License:** |

**Project Description:**
***COMMERCIAL*** PRELIMINARY NEW BUILDING (16 STORIES) $22,000,000

| | |
|---|---|
| ESTIMATED COST - BOA | 22000000 |
| POSTING | Y |
| IS THE PROPERTY RESIDENTIAL? | N |
| BOA SCHEDULED DATE | 04/03/2014 |
| COMMERCIAL ADD, NEW OR ALT | N |
| LOCATION MISC | boa |
| DATE OF LAST ROUTING | 03/27/2014 |

***ATTENDANCE AT MEETING IS MANDATORY***

*RESUBMITTAL FEE REQUIRED IF APPLICANT DOES NOT SHOW UP*

***ES OBLIGATORIO ASISTIR A LA REUNION***

*SE REQUIRE PAGAR PARA REANUDAR SU CASO*

BOARD OF ARCHITECTS MEETING
THURSDAYS 8:00 A.M. CITY HALL COMMISSION CHAMBER

| FEES | |
|---|---|
| ARCHITECTURAL BOARD FEE | 58,740.00 |
| UP FRONT PERMIT BUILDING F | 100,540.00 |
| UP FRONT FIRE PREVENTION | 16,720.00 |
| POSTING FEE | 45.68 |
| **TOTAL:** | **$176,045.68** |

**Warning to owner:** A recorded notice of commencement might be required to be submitted prior to inspection scheduling.

**Issued Date:**

**Expiration Date:** 03/27/2015

CALL BEFORE YOU DIG FOR ALL UTILITY LOCATES
SUNSHINE STATE ONE CALL 1-800-432-4770

Issuance of a development permit by a municipality does not in any way create any right on the part of an applicant to obtain a permit from a state or federal agency and does not create any liability on the part of the municipality for issuance of the permit if the applicant fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law

CALL THE AUTOMATED REQUEST SYSTEM TO SCHEDULE AN INSPECTION: 305-722-8700
SCHEDULE AN INSPECTION VIA THE WEB: WWW.CORALGABLES.COM
BUILDING & ZONING: 305-460-5245-FIRE: 305-460-5563
PUBLIC WORKS: 305-460-5025/26

# CITY OF CORAL GABLES
# DEVELOPMENT SERVICES DEPT INVOICE
## BOA PRELIMINARY/MED BONUS/FINAL
405 Biltmore Way - Coral Gables, FL 33134

(305) 460-5235

**Site Address:** 33 ALHAMBRA CIR
CORAL GABLES, FL 33134

**PERMIT NUMBER:** **AB-14-03-3369**

**PARCEL NUMBER:** **03-4108-007-1700**

**Project Name:**

**Legal Description:**
8 54 41 CORAL GABLES SEC L PB 8-85 LOTS 4 & 5 BLK 15 LOT SIZE 96.960 X 121 COC 24800-2585 07 2006 2 - VIRGINIA B HALDEMAN SIXTO FERRO & O MENEDEZ TRS OR 10036-0528 0478 1 EARL K OMAN &W DIANE

| Applicant: | Owner: | Contractor: |
|---|---|---|
| TWJ ALHAMBRA LLC<br>100 S BISCAYNE BLVD<br>900<br>MIAMI, FL 33131-2031 | TWJ ALHAMBRA LLC<br>100 S BISCAYNE BLVD<br>900<br>MIAMI, FL 33131 | |
| | Tenant: | Qualifier:<br>Bus. License: |

**Project Description:**
***COMMERCIAL*** PRELIMINARY NEW BUILDING (16 STORIES) $22,000,000

| | |
|---|---|
| ESTIMATED COST - BOA | 22000000 |
| POSTING | Y |
| IS THE PROPERTY RESIDENTIAL? | N |
| BOA SCHEDULED DATE | 04/03/2014 |
| COMMERCIAL ADD, NEW OR ALT | N |
| LOCATION MISC | boa |
| DATE OF LAST ROUTING | 03/27/2014 |

***ATTENDANCE AT MEETING IS MANDATORY***

*RESUBMITTAL FEE REQUIRED IF APPLICANT DOES NOT SHOW UP*

***ES OBLIGATORIO ASISTIR A LA REUNION***

*SE REQUIRE PAGAR PARA REANUDAR SU CASO*

BOARD OF ARCHITECTS MEETING
THURSDAYS 8:00 A.M. CITY HALL COMMISSION CHAMBER

**FEES**

| | |
|---|---|
| ARCHITECTURAL BOARD FEE | 58,740.00 |
| UP FRONT PERMIT BUILDING F | 100,540.00 |
| UP FRONT FIRE PREVENTION | 16,720.00 |
| POSTING FEE | 45.68 |
| **TOTAL:** | **$176,045.68** |

**Warning to owner:** A recorded notice of commencement might be required to be submitted prior to inspection scheduling.

**Issued Date:**

**Expiration Date:** 03/27/2015

CALL BEFORE YOU DIG FOR ALL UTILITY LOCATES
SUNSHINE STATE ONE CALL 1-800-432-4770

Issuance of a development permit by a municipality does not in any way create any right on the part of an applicant to obtain a permit from a state or federal agency and does not create any liability on the part of the municipality for issuance of the permit if the applicant fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law

CALL THE AUTOMATED REQUEST SYSTEM TO SCHEDULE AN INSPECTION: 305-722-8700
SCHEDULE AN INSPECTION VIA THE WEB: WWW.CORALGABLES.COM
BUILDING & ZONING: 305-460-5245-FIRE: 305-460-5563
PUBLIC WORKS: 305-460-5025/26

# CITY OF CORAL GABLES
# DEVELOPMENT SERVICES DEPT INVOICE
# DEVELOPMENT REVIEW COMMITTEE

**405 Biltmore Way - Coral Gables, FL 33134**
**(305) 460-5235**

**Site Address:** 2001 GALIANO ST
CORAL GABLES, FL 33134-4536

**PERMIT NUMBER:** **DR-13-11-2362**

**PARCEL NUMBER:** **03-4108-007-1680**

**Project Name:**
**Legal Description:**
8 54 41 CORAL GABLES SEC L PB 8-85 LOT 1 BLK 15 LOT SIZE IRREGULAR COC 24800-2585 07 2006 2 - MORRIS KATZ &W EVELYN RAFAEL P PEREZ &W BARBARA R OR 16528-0907 0894 1 MARSTAN INC

| **Applicant:** | **Owner:** | **Contractor:** |
|---|---|---|
| TWJ ALHAMBRA LLC<br>100 S BISCAYNE BLVD<br>900<br>MIAMI, FL 33131-2031 | TWJ ALHAMBRA LLC<br>100 S BISCAYNE BLVD<br>900<br>MIAMI, FL 33131<br><br>**Tenant:** | **Qualifier:**<br>**Bus. License:** |

**Project Description:**
CONSTRUCT A MIXED USE DEVELOPMENT CONSISTING OF 21 LIVE WORK UNITS AND 168 RESIDENTIAL UNITS, 42 NAVARRE AVE, ALL OF BLOCK 15, SECTION L

| | |
|---|---|
| COST OF CONSTRUCTION | 35000000 |
| DRC LEVEL I&II/DRC LEVEL II | 1/2 |
| DRC LEVEL I SCHEDULED DATE | |
| DRC LEVEL II SCHEDULED DATE | |
| DRC LEVEL I&II SCHEDULED DATE | 11/22/2013 |

| FEES | |
|---|---|
| DRC LEVELS | 10,000.00 |
| **TOTAL:** | **$10,000.00** |

This department must have: 24 hrs. notice for all inspections
(305) 460-5245 FAX (305) 569-1827

**Issued Date:**
**Expiration Date:** 11/12/2013

**CALL BEFORE YOU DIG FOR ALL UTILITY LOCATES**
**SUNSHINE STATE ONE CALL**
**1-800-432-4770**

City of Coral Gables
3 Building & Zoning
1331706-1 11/13/2013 BR3 T51
Wed Nov13,2013 09:09AM Trans#16-16
Name: TWJ ALHAMBRA LLC
Addr: 2001 GALIANO ST CORAL GABLES,FL
16 $10000.00 BZPMTS - Building &
Zoning - Permits
* Customer #: 029890
* Permit #: DR-13-11-2362
1 ITEM(S): TOTAL: $10000.00
Checks (080120189) PAID $10000.00

www.coralgables.com

THE FACE OF THIS DOCUMENT HAS A COLORED BACKGROUND ON WHITE PAPER

*TWJ Alhambra LLC*
*100 S Biscayne Blvd*
*Miami, FL 33131*

JGB Bank
1920 Biscayne Blvd
Miami, FL 33132

63-634
660 1001

| DATE | CHECK NO. | AMOUNT |
|---|---|---|
| October 25, 2013 | 80120189 | *****10,000.00 |

Pay: **********Ten thousand dollars and no cents

PAY TO THE ORDER OF
CITY OF CORAL GABLES
285 ARAGON AVENUE
CORAL GABLES, FL 33134

THE BACK OF THIS DOCUMENT CONTAINS AN ARTIFICIAL WATERMARK—HOLD AT AN ANGLE TO VIEW

⑈080120189⑈ ⑆066006349⑆ 3687177101⑈

AERIAL VIEW

# EXISTING PROPERTIES

## 33 ALHAMBRA CIRCLE, CORAL GABLES FL. 33134

Bellin & Pratt
architects,LLC
AA26000863

20-22 Navarre Avenue

20-22 Navarre Avenue

# Existing Properties

## 33 Alhambra circle, Coral Gables FL. 33134

Bellin & Pratt
architects,LLC

AA26000863

2001-03 Galiano Street

42 Navarre Avenue

# Existing Properties

## 33 Alhambra circle, Coral Gables FL. 33134

Bellin & Pratt
architects,LLC

AA26000863

47 Alhambra Circle

2027 Galiano Street

# Existing Properties

## 33 Alhambra circle, Coral Gables FL. 33134

Bellin & Pratt
architects,LLC

AA26000863

33 Alhambra Circle

45 Alhambra Circle

# Existing Properties

## 33 Alhambra circle, Coral Gables FL. 33134

Bellin & Pratt
architects,LLC

AA26000863

ACCURATE CONSTRUCTION SURVEY CORP.
P.O. BOX 332181
MIAMI, FLORIDA 33233-2181
(305) 447-6906
EMAIL: INFO@SURVEYFL.COM
2841 DAY AVENUE, MIAMI, FLORIDA 33133

REPORT OF LAND TITLE BOUNDARY AS-BUILT SURVEY
LANDS DESCRIBED HEREIN
REVISED PLAT CORAL GABLES SECTION L,
P.B. 8, PG. 85
CITY OF CORAL GABLES, MIAMI-DADE COUNTY, FLORIDA
SURVEY DATE: OCTOBER 24, 2013.

# MAP OF AS-BUILT BOUNDARY SURVEY

SURVEY No.: 13-10-241
SHEET 1 OF 1

LOCATED IN:
CITY OF CORAL GABLES
MIAMI-DADE COUNTY, FLORIDA.

LOCATION MAP: NOT TO SCALE

## LOCATION MAP

SITE DETAILS

SCALE: 1 : 20 FEET

SUBJECT SITE:

LAND AREA

SQUARE FEET: 48,772+/-

ACRES: 1.12+/-

MAP OF AS-BUILT BOUNDARY ALTA/ACSM SURVEY:

THIS MAP OF SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF THE FLORIDA LICENSED SURVEYOR AND MAPPER. THE SIGNATURE AND SEAL CAN BE FOUND AT THE END OF THE REPORT ON SHEET 1. THE MAP AND REPORT ARE NOT COMPLETE WITHOUT THE OTHER. THIS RECORD PLAT DEPICTION AS PROVIDED ON ELECTRONIC MEDIA IS NOT COMPLETE WITHOUT THIS ORIGINAL, SIGNED AND SEALED HARD COPY.

LEGAL DESCRIPTION:

LOTS 1, 2, 3, 4, 5, 6 AND 7 OF REVICED PLAT CORAL GABLES SECTION L, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 8, PAGE 85 THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

CERTIFIED TO & FOR:

TWJ ALHAMBRA, LLC
100 S. BISCAYNE BLVD.
SUITE 900
MIAMI FL 33131

CERTIFIED TO:

TWJ ALHAMBRA LLC

SURVEY DATE: OCTOBER 24, 2013.

ACCURACY:
THE EXPECTED USE OF THE LAND: AS CLASSIFIED IN AND COMPLYING WITH THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17.050, FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027 OF THE FLORIDA STATUTES; THIS IS A "HIGH RISK URBAN SURVEY", THE MINIMUM RELATIVE DISTANCE ACCURACY FOR THIS TYPE OF SURVEY IS 1 FOOT IN 10,000 FEET. THE ACCURACY OBTAINED BY MEASUREMENT WITH A CHAMPION TKO GNSS ROVER AND A SOKKIA 200 FOOT STEEL TAPE AND CALCULATION OF A CLOSED GEOMETRIC FIGURE WAS FOUND TO EXCEED THIS REQUIREMENT.

DATA SOURCES:
THE LEGAL DESCRIPTION WAS DERIVED FROM A DEED PROVIDED BY OWNER.

EASEMENTS:
THERE ARE KNOWN UTILITY AND ACCESS EASEMENTS IN THE RECORD PLAT AND SHOWN HEREON. UTILITIES ARE PROVIDED AND ACCESSED ALONG THE ADJOINING DEDICATED RIGHTS-OF-WAY, UNLESS DEPICTED HEREIN.

BOUNDARY INCONSISTENCIES:
MIAMI-DADE COUNTY RECORD PLAT DIFFERENCES GREATER THAN 0.03 FEET, IF ANY, WERE NOTED BY MEASUREMENTS AS COMPARED TO CALCULATIONS FROM THE LEGAL DESCRIPTION. THIS IS SHOWN AS RECORD (R) AND MEASURED (M) OR PLAT (P) AND MEASURED (M).

SPECIAL SURVEY NOTES:

1. THE MASTER PARCEL DESCRIBED IS DERIVED FROM THE RECORD PLAT AS SHOWN IN THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. THE OWNERSHIP LEGAL DESCRIPTIONS ARE DERIVED FROM OTHER DOCUMENTS PROVIDED BY THE OWNER, TITLE COMPANY AND MANAGEMENT COMPANY.

2. THE BASE LINE OF THESE DRAWINGS ARE DERIVED FROM THE RECORD PLAT AS STATED IN THE LEGAL DESCRIPTION. THE BASE LINE BEING THE CENTERLINE OF MINORCA AVENUE ON AND ITS BEARING BEING N44°06'48"W.

3. UTILITIES AS SHOWN HEREON ALL ENTER THE SUBJECT SITE ALONG THESE PUBLICLY DEDICATED RIGHTS-OF-WAY.

SURVEY NOTES:

1. THE SCOPE OF THIS MAP OF SURVEY IS TO DEPICT THE LEGAL DESCRIPTIONS OF OWNERSHIP AS PROVIDED BY THE DOCUMENTATION IN THE OFFICES OF TWJ ALHAMBRA LLC. THE MAP HEREIN SHOWS THE RECORD PLAT AND PARCEL LINES AND EASEMENTS, IF ANY, ALONG WITH THE RIGHT OF WAY INFORMATION PROVIDED.

2. ENCROACHMENTS, IF ANY, WERE NOT NOTED BY THIS MAP OF SURVEY.

3. ANY NOTORIOUS EVIDENCE OF OCCUPATION AND/OR USE OF THE DESCRIBED PARCEL FOR RIGHTS-OF-WAY. INGRESS OR EGRESS IS SHOWN ON THIS DRAWING. HOWEVER, THESE DRAWINGS DO NOT PURPORT TO REFLECT ANY RECORDED INSTRUMENTS OR RIGHTS-OF WAY OTHER THAN SHOWN ON OR STATED IN THE LEGAL DESCRIPTION AS IT APPEARS ON THIS DRAWING.

4. THIS SURVEYOR DID NOT RESEARCH THE PARTICULAR SETBACKS AS REQUIRED BY THE ZONING OF THE DESCRIBED PARCEL AND ARE NOT SHOWN ON THE MAP OF SURVEY.

5. THE NORTH ARROW AND BEARINGS ARE DERIVED FROM THE STATED MERIDIAN OF THE BASE LINE BEING MINORCA AVENUE ON THE RECORDED PLAT; THE LEGAL DESCRIPTION AND THE BASE LINES ARE SHOWN HEREON.

6. THE FLORIDA INSURANCE RATE MAP PANEL (12086 0294 L) 0319 F DATED 9-11-2009, INDEX DATE 9-11-2009, COMMUNITY No. 120639 NATIONAL FLOOD INSURANCE PROGRAM DELINEATES THE HEREIN DESCRIBED LAND TO BE WITHIN ZONE "X" ELEVATION N/A FEET. THIS IS NOTA SPECIAL FLOOD HAZARD ZONE.

7. ELEVATIONS SHOWN, ARE BASED UPON NATIONAL GEODETIC VERTICAL DATUM AND ANY BENCH MARK USED IS A BROWARD COUNTY VERTICAL REFERENCE MONUMENT.

8. THE EXPECTED USE OF THE LAND: AS CLASSIFIED IN AND COMPLYING WITH THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17.050, FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027 OF THE FLORIDA STATUTES; THIS IS A "HIGH RISK URBAN SURVEY", THE MINIMUM RELATIVE DISTANCE ACCURACY FOR THIS TYPE OF SURVEY IS 1 FOOT IN 10,000 FEET. THE ACCURACY OBTAINED BY MEASUREMENT WITH A CHAMPION TKO GNSS ROVER AND A SOKKIA 200 FOOT STEEL TAPE AND CALCULATION OF A CLOSED GEOMETRIC FIGURE WAS FOUND TO EXCEED THIS REQUIREMENT.

9. ELEVATIONS, WHEN SHOWN, APPEAR AS: 7.27

10. THE BENCH MARK USED WAS: CITY OF MIAMI BENCH MARK LOCATED IN THE EASTERLY SIDEWALK OF 37TH AVENUE (DOUGLAS ROAD) 150 FEET± SOUTH OF NAVARRE AVENUE. ELEVATION WAS +9.905 (BAY DATUM) CONVERTED TO NATIONAL GEODETIC VERTICAL DATUM (NGVD 1929) +9.646..

11. THE RECORDED PLAT SHOWS NO EASEMENTS OF RECORD, OTHERS MAY EXIST.

12. UTILITIES ENTER THE SITE ALONG AND ACROSS THE PUBLIC RIGHTS-OF-WAY ADJACENT TO THE SITE.

13. THIS DRAWING IS INTENDED FOR THE USE OF THE PARTIES TO WHOM IT IS CERTIFIED TO AND FOR. ANY REPRODUCTION IS NOT AN ORIGINAL. THIS SURVEYOR RETAINS AN ORIGINAL TO VERIFY THESE DATED CONTENTS FOR VALIDITY.

SURVEYOR'S CERTIFICATE:

I, DEAN S. WARHAFT, HEREBY CERTIFY THAT THIS MAP OF SURVEY WAS MADE ON THE GROUND UNDER MY SUPERVISION FROM A RECORDED DESCRIPTION IN PRIOR INSTRUMENTS OF RECORD, AS PROVIDED.

THAT I HAVE MADE AN ACCURATE SURVEY OF THE LAND DESCRIBED HEREIN, THAT I HAVE PREPARED THIS SURVEY DATED OCTOBER 24, 2013, IN CONNECTION WITH THIS SURVEY. I HAVE MADE A CAREFUL INSPECTION OF THE PREMISES ON OCTOBER 24, 2013, AND AT THE TIME OF INSPECTION I FOUND THE PREMISES TO BE IN THE POSSESSION OF TWJ ALHAMBRA LLC.

THE SURVEY REPRESENTED HEREON MEETS OR EXCEEDS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, UNDER CHAPTER 5J-17.050, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.07 FLORIDA STATUTES.

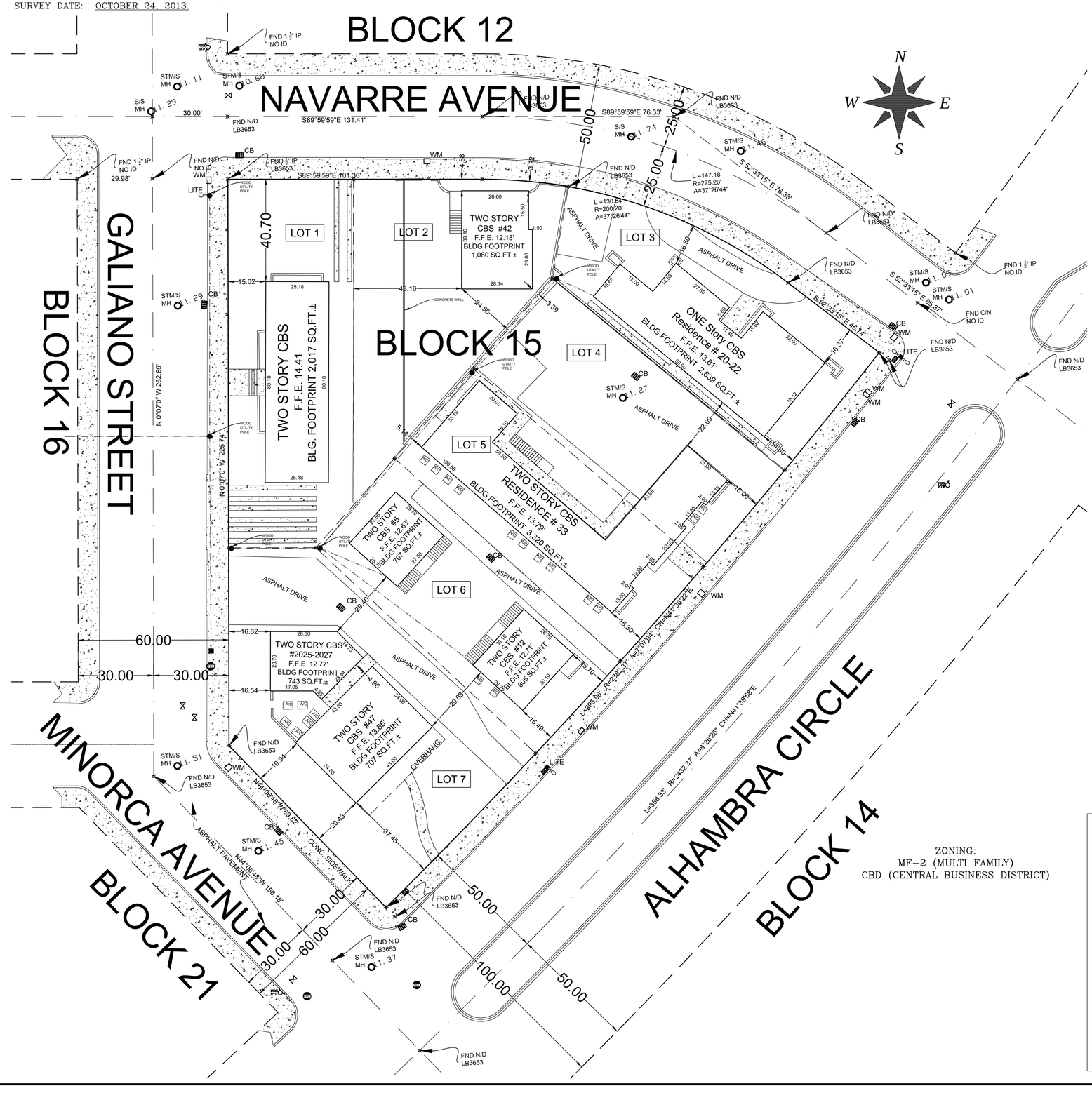
THIS CERTIFICATE IS BEING GIVEN TO THE LISTED PERSONS AND ENTITIES, SAID PERSONS AND ENTITIES MAY RELY UPON THE CONTENTS AND ACCURACY OF THIS CERTIFICATE AND THE MAP OF SURVEY.

PROFESSIONAL SURVEYOR AND MAPPER IN RESPONSIBLE CHARGE:
DEAN S. WARHAFT, LICENSE NUMBER LS 6751
(STATE OF FLORIDA) LICENSED BUSINESS LB 7265

SIGNED:

SEALED

MAP OF SURVEY DATED: OCTOBER 24, 2013




MIAMI-DADE COUNTY
PROPERTY APPRAISER
FOLIO NO.:
03-4108-007-1680
03-4108-007-1690
03-4108-007-1700
03-4108-007-1681
03-4108-007-1710
03-4108-007-1720

CALL 48 HOURS BEFORE YOU DIG
It's the Law
1-800-432-4770
Sunshine State One Call Of Florida, Inc.

SURVEYOR'S NOTES & LEGEND

| | |
|---|---|
| A | ARCH LENGTH |
| R | RADIUS |
| T | TANGENT |
| C | CHORD |
| D | DELTA (CENTRAL ANGLE) |
| P.C.P. | PERMANENT CONTROL POINT |
| P.R.M. | PERMANENT REFERENCE MONUMENT |
| P.O.B. | POINT OF BEGINNING |
| P.O.C. | POINT OF COMMENCEMENT |
| ℄ | CENTERLINE - - RIGHT OF WAY |
| P.B._ PG._ | PLAT BOOK___ PAGE ___ |
| O.R.B._ PG._ | OFFICIAL RECORD BOOK ___ PAGE __ |
| 6' U.E. | UTILITY EASEMENT |

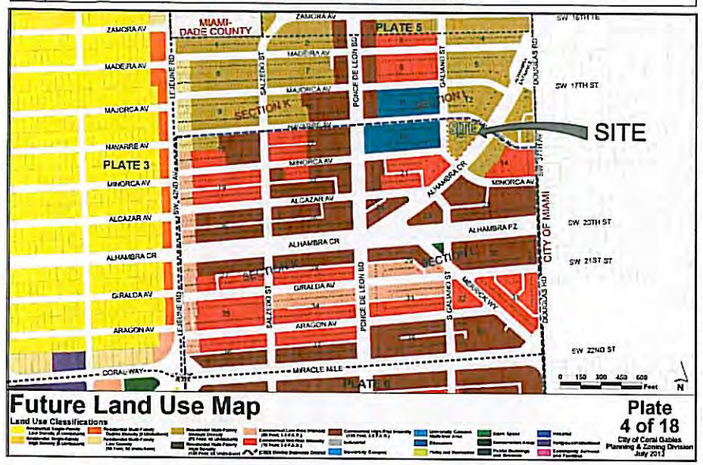
BEARINGS SHOWN ARE BASED ON THE MERIDIANS AS STATED ON THE MIAMI-DADE COUNTY SECTION MAPS

DC - MIAMI-DADE COUNTY SECTION MAP

LEGEND & SYMBOLS

| | |
|---|---|
| A - - - ARCH LENGTH | BM - - - BENCH MARK |
| R - - - RADIUS | WV - - - WATER VALVE |
| T - - - TANGENT | WM - - - WATER METER |
| C - - - CHORD | P & T - - - POWER & TELE. LINES |
| Δ - - - DELTA (CENTRAL ANGLE) | MH - - - MANHOLE LID |
| MEAS (M) - - - MEASURED | CB - - - CATCH BASIN |
| CALC - CALCULATED | CO - - - CLEAN-OUT COVER |
| P - - - PLAT | CBS - - - CONCRETE BLOCK STRUCTURE |
| R - - - RECORD | CLP - - - CONCRETE LIGHT POLE |
| PCP - - - PERMANENT CONTROL POINT | COL. - - - COLUMN |
| PRM - PERMANENT REFERENCE MONUMENT | CONC. - CONCRETE |
| PC - - - POINT OF CURVE | FPL - - - FLORIDA POWER & LIGHT |
| R/W - - - DEDICATED RIGHT OF WAY | PWR TRAN - POWER TRANSFORMER |
| BM - - - BENCH MARK | OHPT - OVERHEAD POWER & TELEPHONE LINES |
| FND IP- FOUND IRON PIPE | EL - - - ELEVATION BASED ON 1929 NGVD |
| FND IR - FOUND IRON ROD | ENCRO - ENCROACHMENT |
| FRT - - - FRONT | TOW - - -TOP OF WALL |
| RR - - - REAR | DH - - - DRILL HOLE |
| CLR - - - CLEAR | N/D - - - NAIL & DISK |
| CLF - - - CHAIN LINK FENCE | CL - - - CENTER LINE |
| TYP - TYPICAL (FOR SEVERAL) | CML - - - CITY MONUMENT LINE |
| N/T - - - NAIL & TAB | CTY MON - COUNTY MONUMENT |
| P.O.B. - POINT OF BEGINNING | PKG SP - PARKING SPACE |
| P.O.C. - POINT OF COMMENCEMENT | HYD - - - FIRE HYDRANT |
| PL - - - PROPERTY LINE | HC - - - - HANDICAP PARKING |
| PKWY - - - PARKWAY | UE - - - UTILITY EASEMENT (UTIL ESM'T) |
| R/R - - - RAILROAD | S/B - - - SETBACK LINE |
| CM - - - CONCRETE MONUMENT | SV - - - SEWER VALVE |
| S/S - - - SANITARY SEWER | BLDG - - BUILDING |
| W/M - - - WATER MAIN | GRND - - - GROUND |
| GT - - - GREASE TRAP | ASPH - - - ASPHALT |
| MW - - - MONITORING WELL | DR - - - - DRIVEWAY |
| TOB - - - TOP OF BANK | TOC - - - TOP OR CURB |
| TOP - - - TOP OF PIPE | EOP - - - EDGE OF PAVEMENT |
| C&G - - - CURB & GUTTER | NGVD - NATIONAL GEODETIC VERTICAL DATUM |
| | MW - - - MONITORING WELL |

## 1 CORAL GABLES FUTURE LAND USE MAP



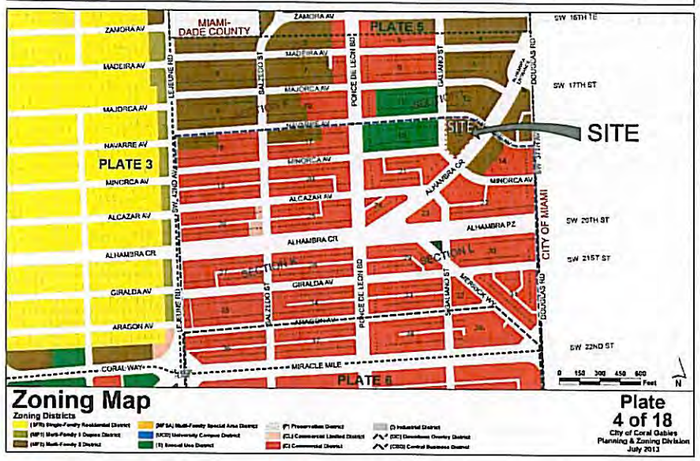

**Future Land Use Map**

Land Use Classifications

Plate 4 of 18

City of Coral Gables Planning & Zoning Division July 2013

## 2 CORAL GABLES ZONING MAP




**Zoning Map**

Zoning Districts

Plate 4 of 18

City of Coral Gables Planning & Zoning Division July 2013

## 3 BIRD'S EYE VIEW

## 4 GENERAL SITE INFORMATION

| | | |
|---|---|---|
| PROPERTY ADDRESS | 33 AHMABRA CIRCLE, CORAL GABLES FL. 33134 | |
| FOLIO # | 03-4108-007-1680, 03-4108-007-1690, 03-4108-007-1700<br>03-4108-007-1681, 03-4108-007-1710, 03-4108-007-1720 | |
| PROPERTY OWNER | TWJ ALHAMBRA, LLC<br>100 SOUTH BISCAYNE BOULEVARD SUITE 900<br>MIAMI, FL 33131 | |
| LEGAL DESCRIPTION | LOTS 1,2,3,4,5, 6 & 7 OF REVICED PLAT CORAL GABLES SECTION L, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 8, PAGE 65 THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA | LOT AREA<br>48,770.00 sq.ft |
| TOTAL LOT AREA | | 48,770.00 sq.ft (1.12 Acres) |

## 5 ZONING INFORMATION

| | |
|---|---|
| ZONING DISTRICT | MULTI-FAMILY 2 DISTRICT (MF-2) |
| OVERLAY | CENTRAL BUSOINESS DISTRIC (CBD) |
| APPLICABLE CODES | ZONING CODE OF CORAL GABLES<br>FLORIDA BUILDING CODE 2010 EDITION<br>FLORIDA FIRE PREVENTION CODE, NFPA 101 2010 EDITION |

## 6 FLOOR AREA (F.A.R.) - PROPOSED ZONING (MXD)

| LOT AREA | MIXED USE DENSITY (MXD) F.A.R. | MEDITERRANEAN BONUS TABLE 1 & 2 | ALLOWED | PROVIDED |
|---|---|---|---|---|
| 48,770 sq.ft. | 3.0 | 0.5 | 3.5 | |
| | 146,310 sq.ft. | 24,385 sq.ft. | 170,695 sq.ft. | 170,689 sq.ft. |
| | | | | |
| TOTAL F.A.R. | | | 6 sq.ft. Under F.A.R. | 170,689 sq.ft. |

## 7 MIXED USE BUILDING REQUIREMENTS

SEE GROUND FLOOR LEVEL A1.1

| SECTION 4-201, TABLE 1 | | REQUIRED | PROVIDED |
|---|---|---|---|
| MIXED USE PERCENTAGES | MINIMUM 8% PERCENT OF TOTAL SQ.FT. OF BUILDING SQ.FT. OR ENTIRE GROUND FLOOR, WHICH EVER IS GREATER OF PERMITTED FLOOR USES. | TOTAL OF BUILDING sq.ft.<br>8% of 170,689 sq.ft. = 13,655 sq.ft. | 23,013 sq.ft.<br>13.48% of 170,689 sq.ft. |
| | | TOTAL OF GROUND FLOOR sq.ft.<br>8% of 41,840 sq.ft. = 3,347 sq.ft. | |

## 8 HEIGHT RESTRICTIONS

SEE BUILDING ELEVATIONS A3.1,A3.2,A3.3

| DESCRIPTION | MXD MAP DESIGNATION | MAX AS PER 5-604 | ADD FEET FOR MEDITERRANEAN ARC. STYLE | ALLOWED | PROVIDED |
|---|---|---|---|---|---|
| MAXIMUM HEIGHT | 97'-0" | 97'-0" | 27'-0" / 2 FLOORS | 124'-0" | 108'-0" |
| EXCLUSION FROM HEIGHT | AS PER 5-604 REQUIRED STANDARDS, TABLE 1 REF.#3 ORNAMENTAL STRUCTURES NO TO EXCEED 25'-0" | | | 25'-0" | 11'-0" |
| EXCLUSION FROM HEIGHT | TABLE 1 REF.#3 ORNAMENTAL STRUCTURES NOT TO EXCEED 1/3 OF THE ALLOWABLE BUILDING HEIGHT | | | 97'-0" /3 =32'-4" | |
| TOTAL HEIGHT | | | | | 108'-0" |

## 9 SETBACKS

SEE GROUND FLOOR LEVEL A1.1

| DESCRIPTION | LOCATION | ZONING CODE | REQUIRED | PROVIDED |
|---|---|---|---|---|
| FRONT STREET (SOUTHEAST) | ALHMABRA CIRCLE | ALLOWED REDUCTIONS TO ZERO (0) AS PER 5-604 TABLE 3, REF.#1 OTHER DEVELOPMENT PTIONS FOR DEVELOPMENT BONUSES STANDARDS | 0'-0" | 0'-0" |
| SIDE STREET (NORTHEAST) | NAVARRE AVENUE | | | 0'-0" |
| SIDE STREET (NORTH) | NAVARRE AVENUE | | | 26'-10" |
| SIDE STREET (WEST) | GALIANO STREET | | | 0'-0" |
| SIDE STREET (SOUTHWEST) | MINORCA AVENUE | | | 0'-0" |

## 10 OPEN SPACE REDUCTION AT GROUND LEVEL

SEE GROUND FLOOR LEVEL A1.1

| AREA RECEIVED FROM SETBACK REDUCTION | ZONING CODE | DESCRIPTION | MINIMUM REQUIRED OPEN SPACE | PROVIDED |
|---|---|---|---|---|
| 6,824 sq.ft. | SECTION 5-604 TABLE 3 #1 | ARACADES | 25% = 1,706 sq.ft. | 131% = 8,965 sq.ft. |
| | | PLAZA | 25% = 1,706 sq.ft. | 43% = 2,944 sq.ft. |
| TOTAL | | | | 11,909 sq.ft. |

## 11 BUILDING FRONTAGE

SEE GROUND FLOOR LEVEL A1.1

| LOCATION | DESCRIPTION | FRONTAGE | REQUIRED | PROVIDED |
|---|---|---|---|---|
| ALHMABRA CIRCLE | PRIMARY STREET/CIRCLE | 296'-0" | 50% = 148'-0" | 279'-0" |
| NAVARRE AVENUE | SECONDARY STREET/AVENUE | 278'-0" | 40% = 111'-3" | 64'-10" + 71'-6" + 69'-5"= 205'-9" |
| GALIANO STREET | SECONDARY STREET/AVENUE | 225'-8" | 40% = 90'-3" | 196'-7" |
| MINORCA AVENUE | SECONDARY STREET/AVENUE | 89'-10" | 40% = 35'-11" | 86'-10" |

## 12 PARKING DATA

| DESCRIPTION | VALUE | ZONING CODE | REQUIRED | PROVIDED |
|---|---|---|---|---|
| RESIDENTAIL | 1.75 PER 1 BEDROOM UNIT | 5-1409 | 130 x1.75 = 227.5 | 231 |
| | 1.75 PER 2 BEDROOM UNIT | 5-1409 | 36 x 1.75 = 63 | 63 |
| | 1.00 PER LIVEWORK (LIVING AREA) | 5-1409 | 21 | 21 |
| WORK AREA / LIVEWORK | 1 PER 250 EVERY sq.ft. | 5-1409 | 12,483 sq.ft./350= 35.66 | 38 |
| TOTAL HC PARKING SPACES | FROM 201 to 300 - 7 HC SPACES | | 7 (WITHIN THE TOTAL) | 7 (WITHIN THE TOTAL) |
| TOTAL SPACES | | | 348 | 249 |
| Section 5-1410.A.3 | Per Proposed Parking Study | 5-1410.A.3 | 249 | 249 |
| BIKE PARKING SPACES | | | 5x249 / 250 = 4.98 | 12 |

| | | |
|---|---|---|
| ON STREET PARKING | EXISTING ON STREET PARKING | 0 |
| | PROPOSED ON STREET PARKING | 18 |
| | NET GAIN ON STREET PARKING | 18 |

## 13 TOTAL BUILDING GROSS AREA

| DESCRIPTION | VALUE | TOTAL |
|---|---|---|
| RESIDENTAIL | 21 LIVEWORK UNITS (NET LEASABLE MEZZANINE) | 10,530 sq.ft. |
| | 166 UNITS (NET LEASABLE) | 129,535 sq.ft. |
| | CIRCULATION , BACK OF HOUSE | 18,141 sq.ft. |
| | TERRACES, BALCONIES & POOL DECK (5TH FLOOR) | 16,533 sq.ft. |
| | | |
| WORK / LIVEWORK | 21 LIVEWORK UNITS (NET LEASABLE GROUND FLOOR) | 12,483 sq.ft. |
| GROUND FLOOR | LOBBY | 3,984 sq.ft. |
| | ARACADES | 7,168 sq.ft. |
| | MECHANICAL, ELECTRICAL, STORAGE, VERTICAL CIRCULATION | 18,218 sq.ft. |
| PARKING GARAGE | | 95,222 sq.ft. |
| TOTAL GROSS | | 311,814 sq.ft. |

## 14 RESIDENTIAL DENSITY

| DESCRIPTION | COUNT | CODE / DENSITY | LOT AREA | PROVIDED |
|---|---|---|---|---|
| STUDIO | 18 UNITS (9.52 %) | MXD<br>125 UNITS per Acre<br>CBD<br>NO DENSITY<br>LIMITATION APPLIES IN (CBD) | 48,770.00 sq.ft (1.12 Acres) | 18 |
| 1 BEDROOM | 123 UNITS (65.07 %) | | | 123 |
| 2 BEDROOM | 27 UNITS (14.28 %) | | | 27 |
| LIVE WORK 1 BEDROOM | 21 UNITS (11.11 %) | | | 21 |
| TOTAL UNITS | | | | 189 |

## 15 LANDSCAPE OPEN SPACE

| DESCRIPTION | AREA | ALLOWED/REQUIRED | PROVIDED |
|---|---|---|---|
| LOT | 48,770.00 sq.ft (1.12 Acres) | 10% LOT AREA FOR MIXED USE PROPERTIES<br>48,770 x 10% = 4,877 sq.ft. | |
| OPEN SPACE | PERVIOUS PLAZAS & COURTYARDS CONSIDER OPEN SPACE UP TO 75% MAX. OF REQUIRED LANDSCAPE<br>4,8770 x 75% = 3,658 sq.ft. | LANDSCAPE @ GROUND LEVEL | 5,257 sq.ft |
| | | PERVIOUS PLAZAS & COURTYARDS | 1,571 sq.ft. |
| | | PLANTERS AT REC. LEVEL (5TH FLOOR) | 1,339 sq.ft. |
| TOTAL | | | 8,167 sq.ft. =16.74% |


ARCHITECT:

Bellin & Pratt architects, LLC

AA26000863

285 sevilla avenue
coral gables, florida, 33134
tel 305.447.1927 - fax 305.443.5986

CONSULTANTS:

Consultant
Address
Address
Phone
Fax
e-mail



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PROJECT NAME:

**Proposed Residential Mixed-Use Project**

PROPERTY ADDRESS
33 Alhambra Circle
Coral Gables FL

OWNER INFORMATION
TWJ Alhambra, LLC
100 South Biscayne Boulevard
Suite 900 Miami FL 33131

**DRC SUBMITTAL**

ISSUE DATE: 04.08.2016
PROJECT No.: 2013-07
DRAWN BY: T.C. & D.F.
APPROVED BY: M.B. & G.P.

REVISIONS:

| No. | Description | Date |
|---|---|---|
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SEAL:

SIGNATURE:
MARSHALL BELLIN AR-5564
GLENN H PRATT, AIA, AR-9508

SHEET TITLE:

**ZONING ANALYSIS**

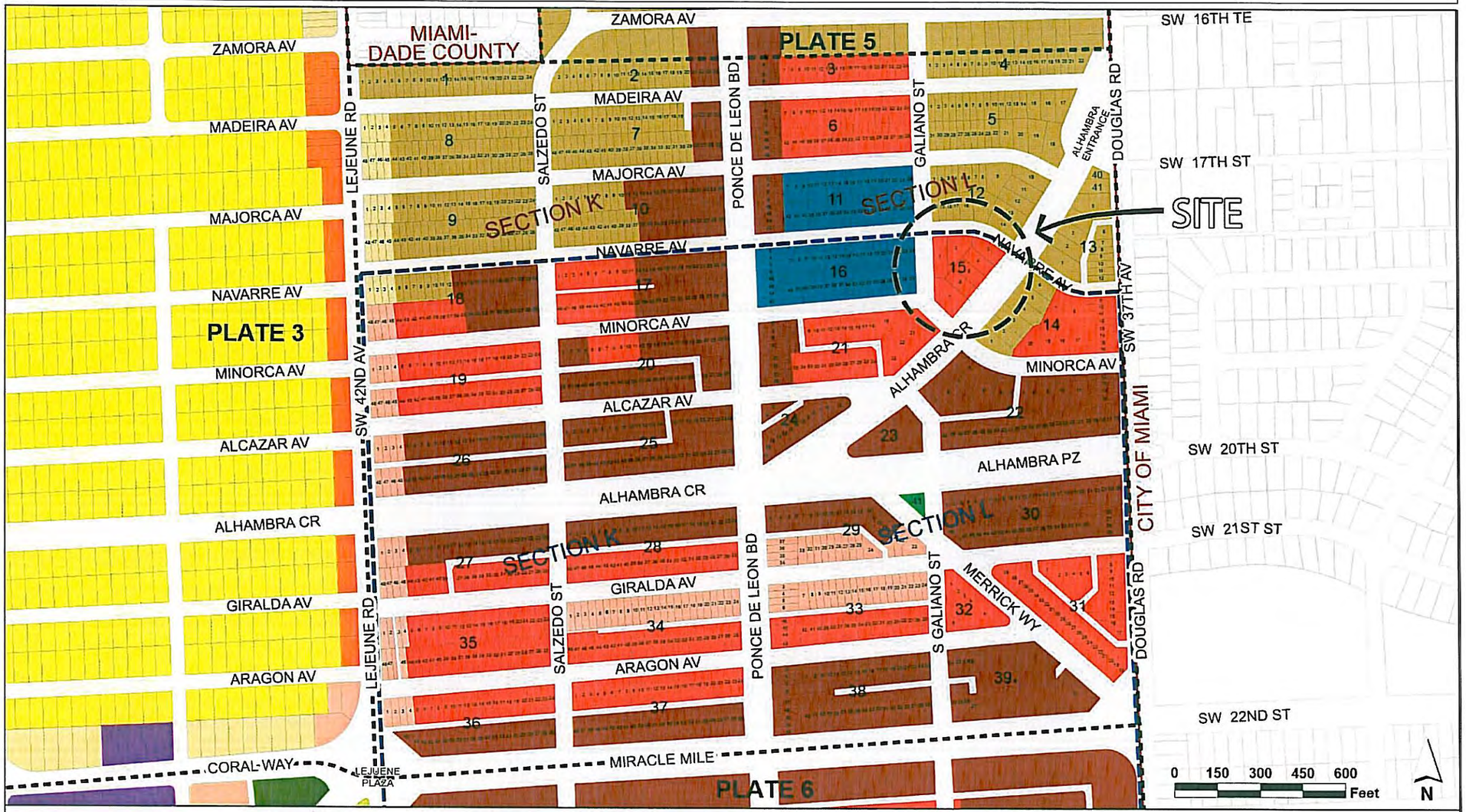
SCALE: 1/4" = 1'-0"

SHEET No.:

**A0.0**


4/11/2016 6:01:54 PM

**1** **CORAL GABLES PROPOSED FUTURE LAND USE MAP**




# *PROPOSED* Future Land Use Map

**Land Use Classifications**

- Residential Single-Family Low Density (6 Units/Acre)
- Residential Single-Family High Density (9 Units/Acre)
- Residential Multi-Family Duplex Density (9 Units/Acre)
- Residential Multi-Family Low Density (50 Feet; 20 Units/Acre)
- Residential Multi-Family Medium Density (70 Feet; 40 Units/Acre)
- Residential Multi-Family High Density (150 Feet; 60 Units/Acre)
- Commercial Low-Rise Intensity (50 Feet; 3.0 F.A.R.)
- Commercial Mid-Rise Intensity (70 Feet; 3.0 F.A.R.)
- (CBD) Central Business District
- Commercial High-Rise Intensity (150 Feet; 3.0 F.A.R.)
- Industrial
- University Campus
- University Campus Multi-Use Area
- Education
- Parks and Recreation
- Open Space
- Conservation Areas
- Public Buildings and Grounds
- Hospital
- Religious/Institutional
- Community Services and Facilities

**Plate 4 of 18**

City of Coral Gables
Planning & Zoning Division
July 2013


ARCHITECT:

Bellin & Pratt
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PROJECT NAME:

**Proposed Residential Mixed-Use Project**

PROPERTY ADDRESS
33 Alhambra Circle
Coral Gables FL

OWNER INFORMATION
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100 South Biscayne Boulevard
Suite 900 Miami FL 33131

**DRC SUBMITTAL**

ISSUE DATE: 04.08.2016
PROJECT No.: 2013-07
DRAWN BY: Author
APPROVED BY: Approver

REVISIONS:

| No. | Description | Date |
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SEAL:

SIGNATURE:
MARSHALL BELLIN AR-5564
GLENN H PRATT, AIA, AR-9608

SHEET TITLE:

**Proposed Future Land Use Map**

SCALE: 1/4" = 1'-0"

SHEET No.:

**A0.0a**


4/7/2016 6:02:03 PM

## 2 CORAL GABLES PROPOSED ZONING MAP

# PROPOSED Zoning Map

**Zoning Districts**

- (SFR) Single-Family Residential District
- (MF1) Multi-Family 1 Duplex District
- (MF2) Multi-Family 2 District
- (MFSA) Multi-Family Special Area District
- (UCD) University Campus District
- (S) Special Use District
- (P) Preservation District
- (CL) Commercial Limited District
- (C) Commercial District
- (I) Industrial District
- (DO) Downtown Overlay District
- (CBD) Central Business District

**Plate 4 of 18**

City of Coral Gables
Planning & Zoning Division
July 2013


ARCHITECT:

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Coral Gables FL

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**DRC SUBMITTAL**

ISSUE DATE: 04.08.2016
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DRAWN BY: Author
APPROVED BY: Approver

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SIGNATURE:
MARSHALL BELLIN AR-5584
GLENN H PRATT, AIA, AR-9608

SHEET TITLE:

**Proposed Zoning Map**

SCALE: 1/4" = 1'-0"

SHEET No.:

**A0.0b**


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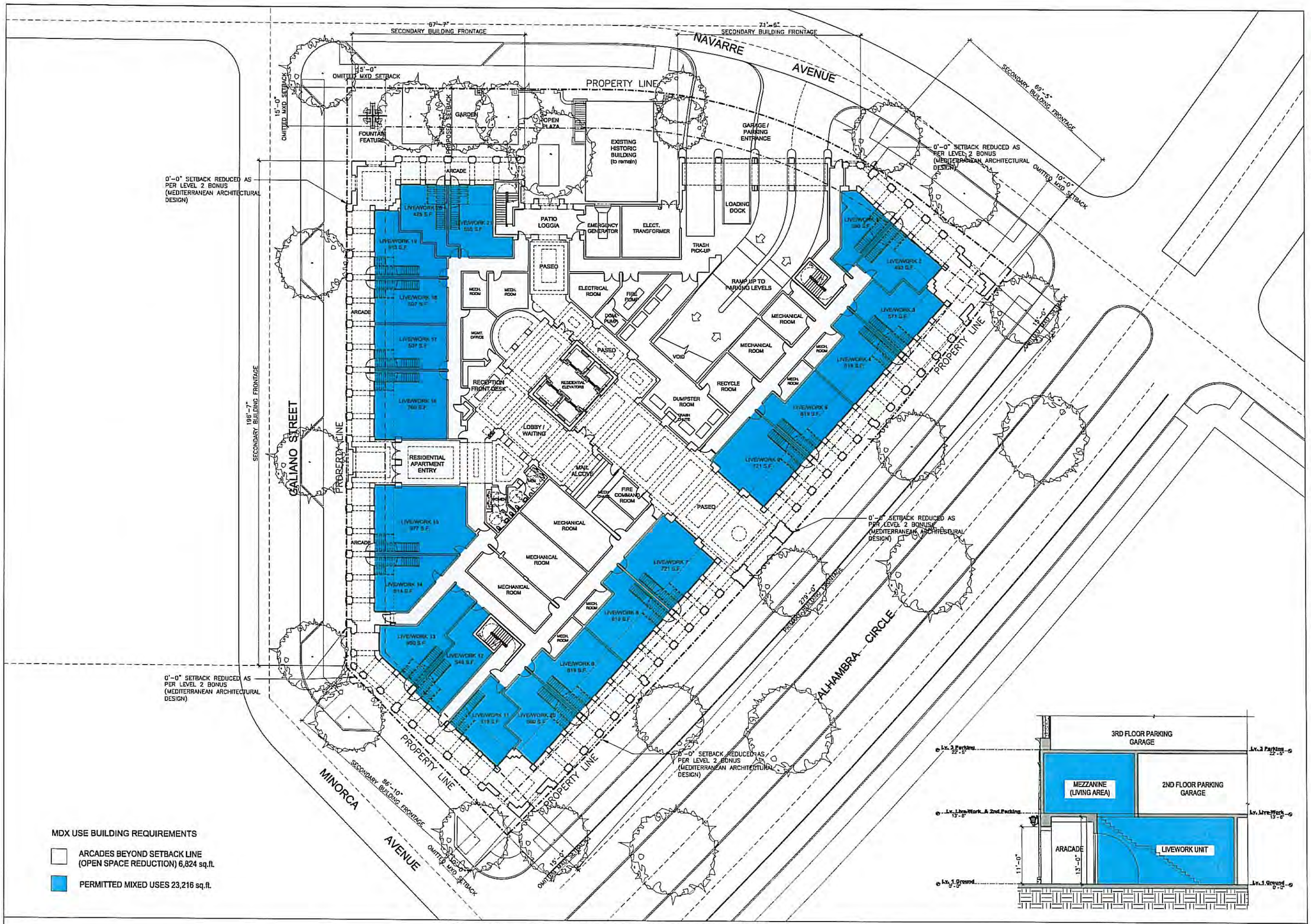


1 A2.1 MXD & SETBACK GROUND FLOOR PLAN LAYOUT
SCALE: 1/16"=1'-0"

2 TYPICAL ARACDE / LIVEWORK SECTION
SCALE: 1/8"=1'-0"


ARCHITECT:
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PROJECT NAME:
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33 ALHAMBRA CIRCLE
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**DRC SUBMITTAL**

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|---|---|
| ISSUE DATE: | 04-08-2016 |
| PROJECT No.: | 2013-07 |
| DRAWN BY: | T.C & D.F. |
| APPROVED BY: | M.B. & G.P. |

REVISIONS:

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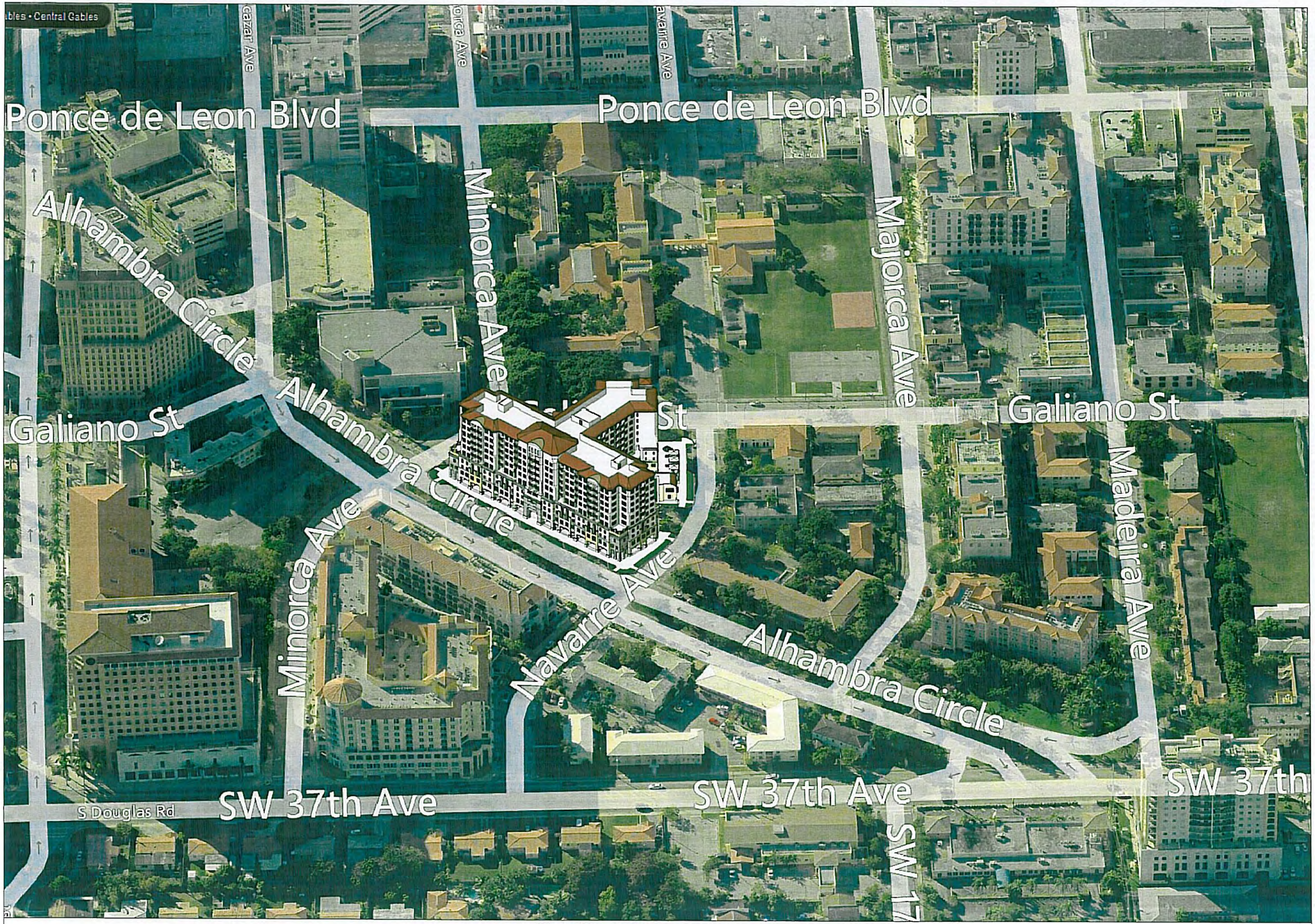
SEAL:

SIGNATURE:

SHEET TITLE:
MXD & SETBACK GROUND FLOOR PLAN LAYOUT
SCALE:
N.T.S.
SHEET No.:
A0.1




AERIAL VIEW

SCALE: N.T.S.


ARCHITECT:

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PROJECT NAME:

PROPOSED
RESIDENTIAL
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PROJECT ADDRESS:
33 ALHAMBRA CIRCLE
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| ISSUE DATE: | 04-08-2016 |
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SEAL:

SIGNATURE:
Manfredi Bellin AR-0264
Glenn H Pratt, AIA, AR-9926

SHEET TITLE:
AERIAL VIEW

SCALE:
N.T.S.

SHEET No.:
A0.3

4 A1.1 GROUND FLOOR BENCHES SCALE: N.T.S.

3 A1.1 GROUND FLOOR BIKE RACKS SCALE: N.T.S.

2 A1.1 GROUND FLOOR FOUNTAINS SCALE: N.T.S.

1 A1.1 SITE PLAN / GROUND FLOOR PLAN LAYOUT SCALE: 1/16"=1'-0"

PUBLIC REALM IMPROVEMENTS & PEDESTRIAN AMENITIES LEGEND

- A CONCRETE SIDEWALK (PUBLIC WORKS STANDARD)
- B BIKE RACK
- C LITTER RECEPTACLE
- D PEDESTRIAN PASS-THROUGH
- E BENCH
- F CONCRETE PAVERS
- G PLANTERS - LANDSCAPE
- H WATER FOUNTAIN (ART IN PUBLIC PLACES)
- J RESIDENTIAL ENTRY
- K GARDEN


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PROJECT NAME:
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CORAL GABLES, FLORIDA

OWNER INFORMATION:
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100 South Biscayne Boulevard Suite 900
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DRC SUBMITTAL

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|---|---|
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| APPROVED BY: | M.B. & G.P. |

REVISIONS:

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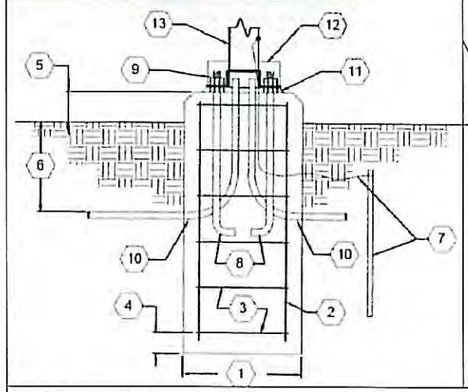
SEAL:

SIGNATURE:
Manuel Bellin AR-0264
Glenn H Pratt, AIA, AR-9808

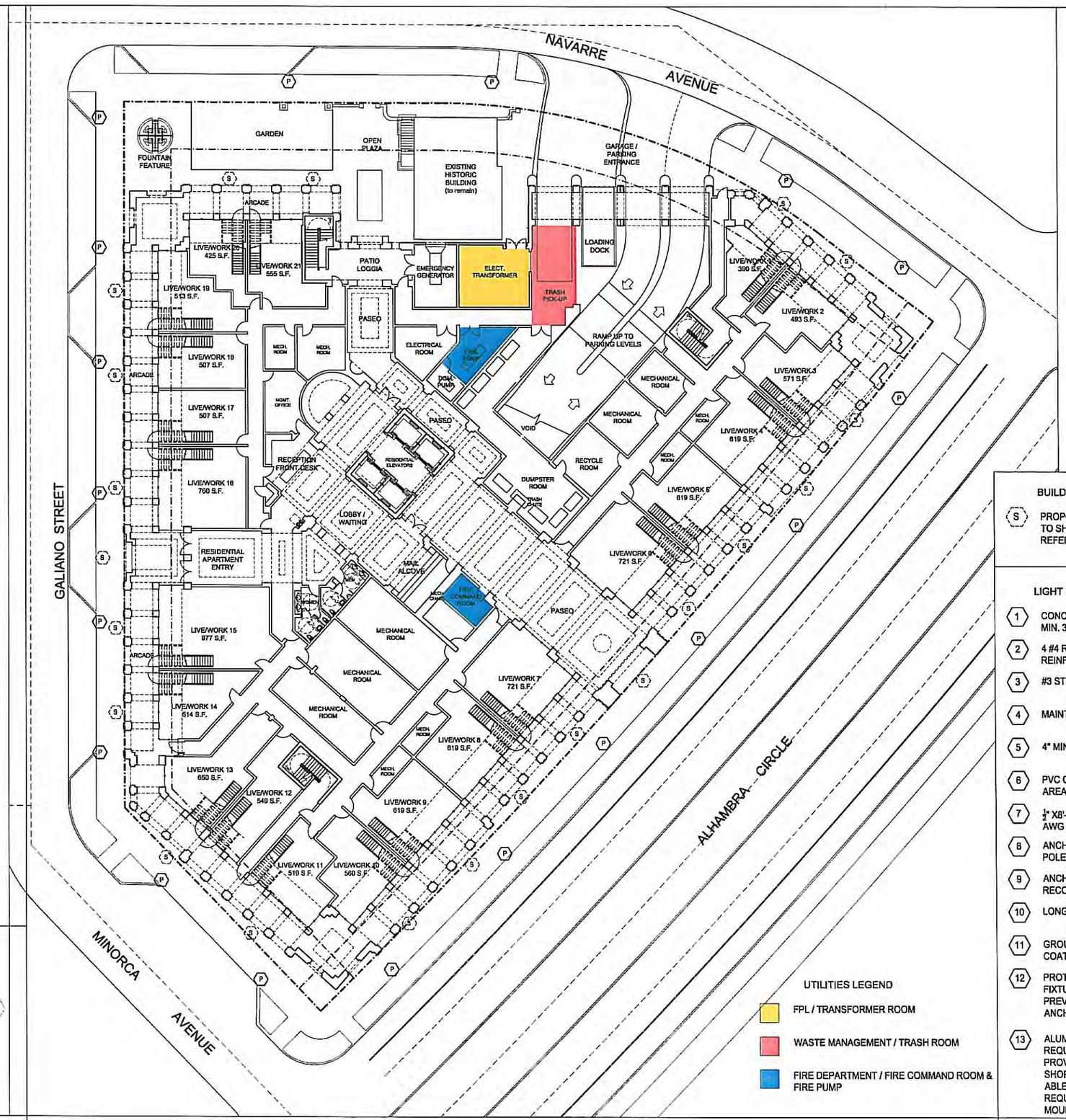
SHEET TITLE:
SITE PLAN / PEDESTRIAN AMENITIES PLAN

SCALE:
N.T.S.

SHEET No.:
A1.1




2 A1.1a **LIGHT POLE DETAIL** SCALE: N.T.S.




1 A1.1a **SIGNAGE & UTILITIES GROUND FLOOR PLAN** SCALE: 1/16"=1'-0"

**BUILDING SIGN LEGEND**

(S) PROPOSED BUILDING / TENANT SIGN, REFER TO SHEET A4.4 & A4.5 FOR ELEVATION REFERENCE

**UTILITIES LEGEND**

- FPL / TRANSFORMER ROOM
- WASTE MANAGEMENT / TRASH ROOM
- FIRE DEPARTMENT / FIRE COMMAND ROOM & FIRE PUMP

**LIGHT POLE BASE DETAIL**

1. CONCRETE BASE CHAMFERED, 60" X18" SQ. MIN. 300 PSI AT 28 DAYS
2. 4 #4 REINFORCING BARS. MIN. 2" COVER TO REINFORCING BARS
3. #3 STEEL TIES @ 10" O.C.
4. MAINTAIN 3" CONCRETE COVER TYPICAL
5. 4" MIN., 6" MAX. A.F.G.
6. PVC CONDUIT, MIN. 18" B.F.G. IN NON TRAFFIC AREAS MIN 24" B.F.G. IN TRAFFIC AREAS
7. ½" X8'-0" COPPER CLAD DRIVEN GROUND W/$4 AWG BARE CU GND
8. ANCHOR BOLTS, NUMBER AND LENGTHS PER POLE MANUFACTURER RECOMMENDATIONS
9. ANCHOR BOLT ASSEMBLY PER POLE MFG'S RECOMMENDATIONS
10. LONG RADIUS CONDUIT ELBOWS TYPICAL
11. GROUT FILL POLE BASE, APPLY EPOXY COATING OVER GROUT
12. PROTECTIVE HOUSING TO BE PROVIDED W/ FIXTURE POLE. PROTECTIVE HOUSING SHALL PREVENT WATER FROM SETTLING AROUND ANCHOR BOLTS
13. ALUMINUM POLE SIZE PER FIXTURE REQUIREMENTS. CONTRACTOR SHALL PROVIDE WIND LOAD CALCULATIONS WITH SHOP DRAWINGS FOR POLE. POLES SHALL BE ABLE TO WITHSTAND WIND SPEEDS AS REQUIRED BY F.B.C. FIXTURE SHALL BE MOUNTED AT 20' ABOVE FINISH GRADE

(P) POLE LOCATION, REFER TO PLAN


**ARCHITECT:**

Bellin & Pratt
architects, LLC
AA26006883

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coral gables, florida 33134
tel 305.447.1927 - fax 305.443.5988


**CONSULTANTS:**


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**PROJECT NAME:**

PROPOSED RESIDENTIAL MIXED-USE PROJECT

**PROJECT ADDRESS:**
33 ALHAMBRA CIRCLE
CORAL GABLES, FLORIDA

**OWNER INFORMATION:**
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100 South Biscayne Boulevard Suite 900
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**DRC SUBMITTAL**

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|---|---|
| ISSUE DATE: | 04-08-2016 |
| PROJECT No.: | 2013-07 |
| DRAWN BY: | T.C & D.F. |
| APPROVED BY: | M.B. & G.P. |

**REVISIONS:**

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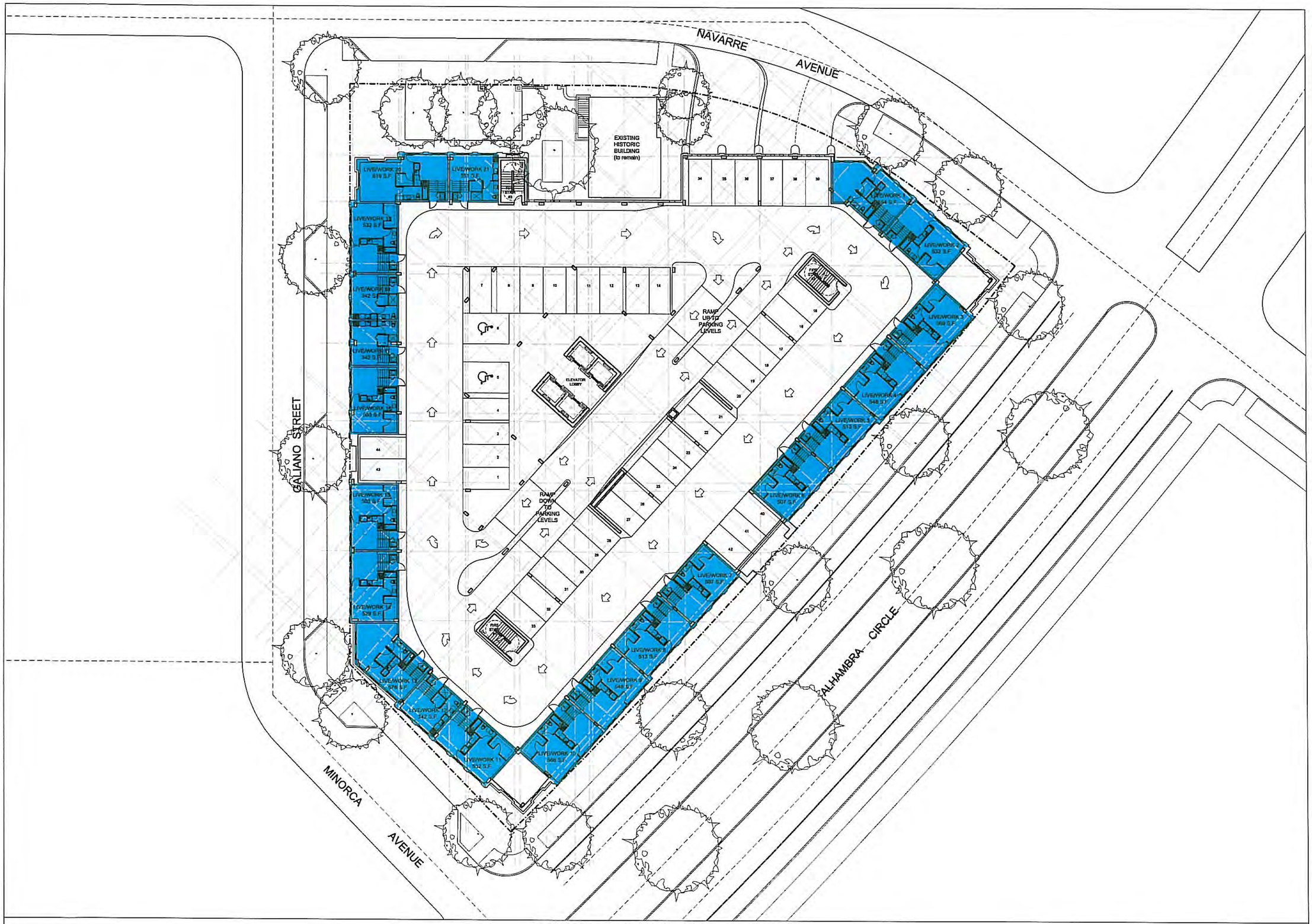
**SEAL:**

**SIGNATURE:**
Manuel Bellin AR-0264
Glenn H Pratt, AIA, AR-9808

**SHEET TITLE:**
SIGNAGE & UTILITIES GROUND FLOOR PLAN

**SCALE:**
N.T.S.

**SHEET No.:**
A1.1a




1 / A1.2 PROPOSED 2ND LEVEL / LAYOUT

SCALE: 1/16"=1'-0"


ARCHITECT:

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AA26000863

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RESIDENTIAL
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CORAL GABLES, FLORIDA

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**DRC SUBMITTAL**

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|---|---|
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| APPROVED BY: | M.B. & G.P. |

REVISIONS:

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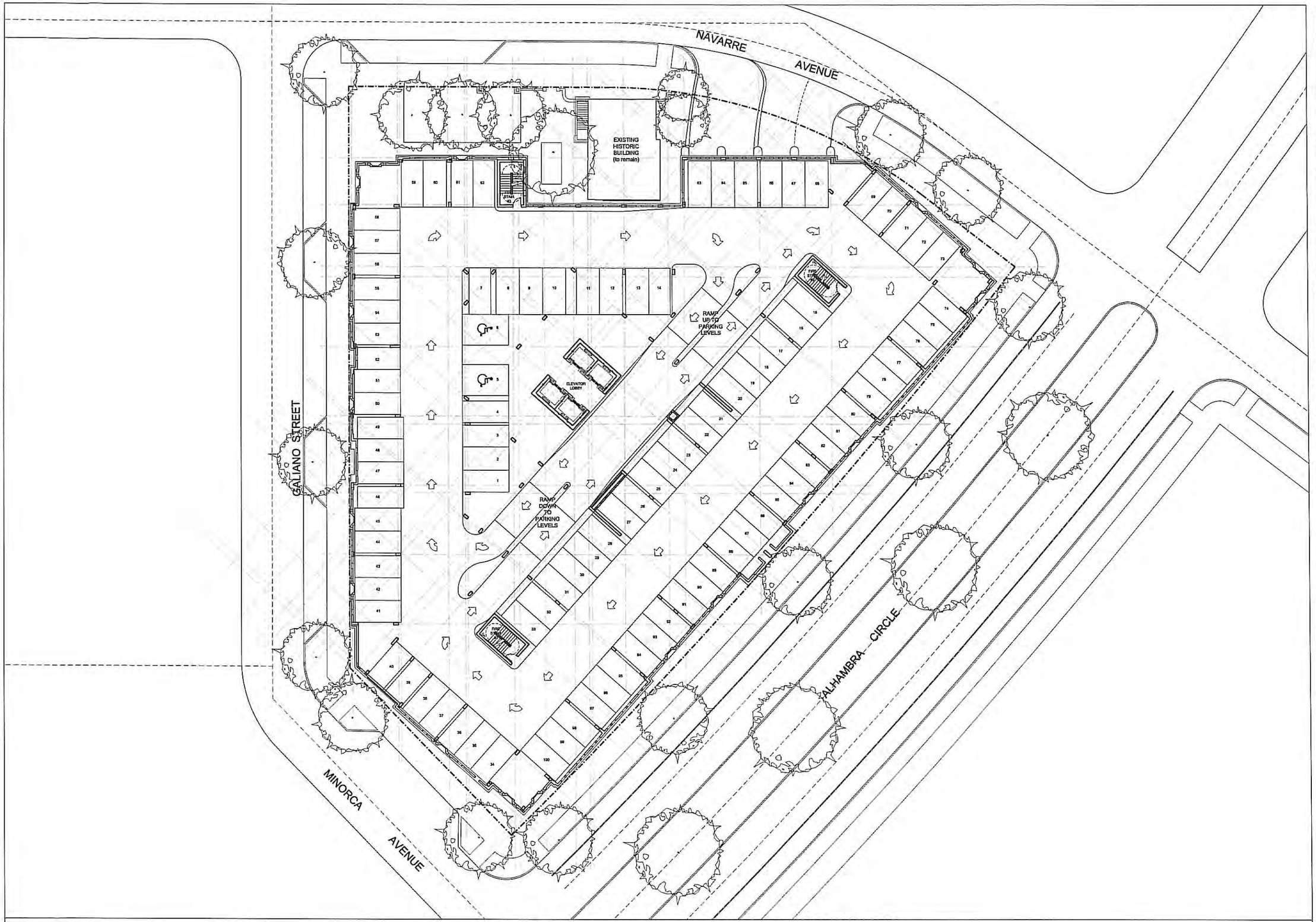
SEAL:

SIGNATURE:
Manfred Bellin AR-4594
Claire H Pratt, AIA, AR-9808

SHEET TITLE:
2ND FLOOR PLAN & PARKING LAYOUT

SCALE:
N.T.S.

SHEET No.:
A1.2




1 PROPOSED 3RD LEVEL PARKING / FLOOR PLAN LAYOUT

SCALE: 1/16"=1'-0"

ARCHITECT:

Bellin & Pratt architects, LLC

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tel 305.447.1927 - fax 305.443.5986

CONSULTANTS:

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OWNER INFORMATION:
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**DRC SUBMITTAL**

ISSUE DATE: 04-08-2016
PROJECT No.: 2013-07
DRAWN BY: T.C & D.F.
APPROVED BY: M.B. & G.P.

REVISIONS:

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|---|---|---|
| | | |

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SEAL:

SIGNATURE:
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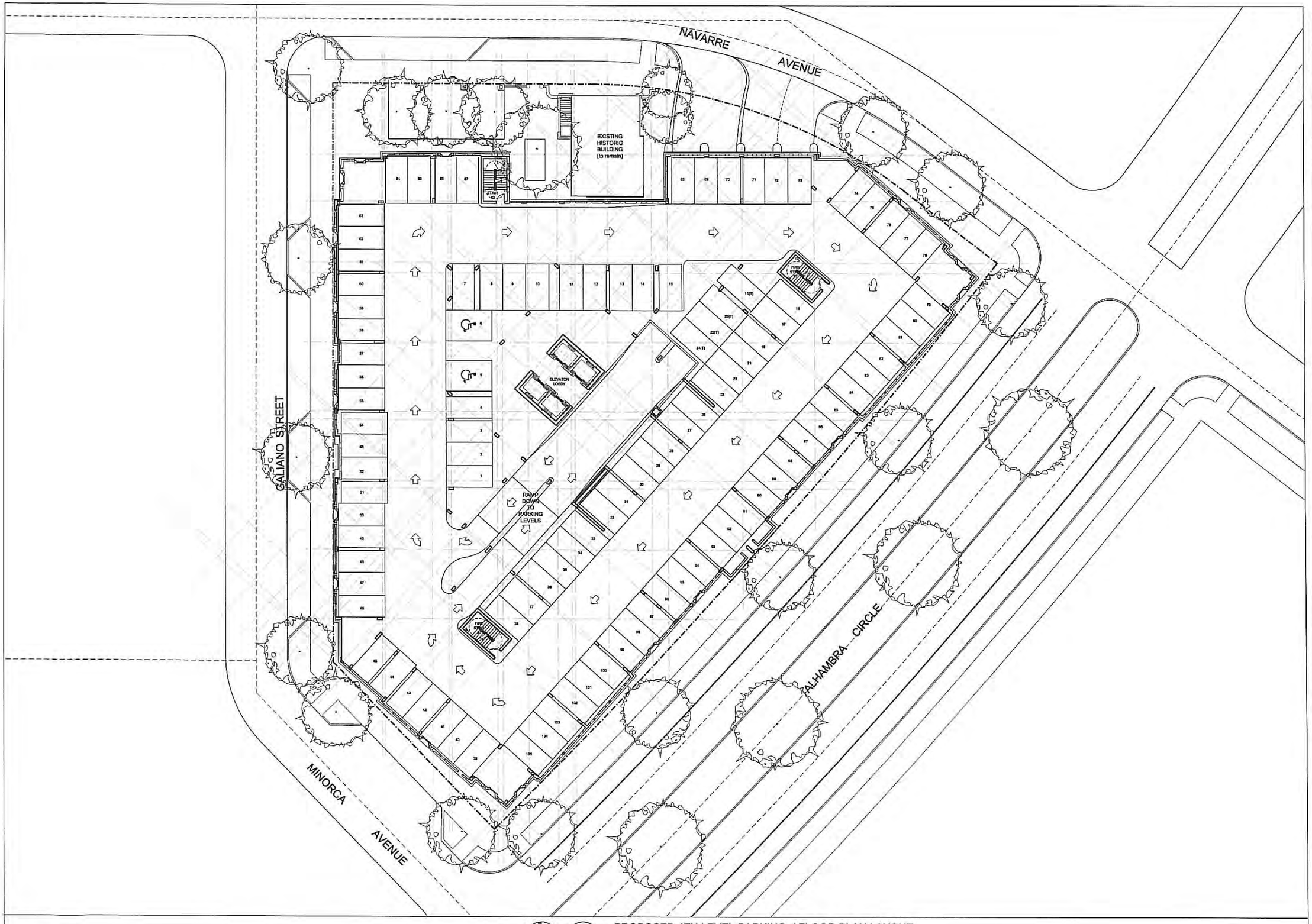
Glenn H Pratt, AIA, AR-9008

SHEET TITLE:
PARKING 3RD LEVEL / FLOOR LAYOUT

SCALE:
N.T.S.

SHEET No.:
A1.3




1 PROPOSED 4TH LEVEL PARKING / FLOOR PLAN LAYOUT

ARCHITECT:
Bellin & Pratt
architects, LLC
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coral gables, florida 33134
tel 305.447.1927 - fax 305.443.5988

CONSULTANTS:

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Miami, FL 33131

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ISSUE DATE: 04-08-2016
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SEAL:

SIGNATURE:
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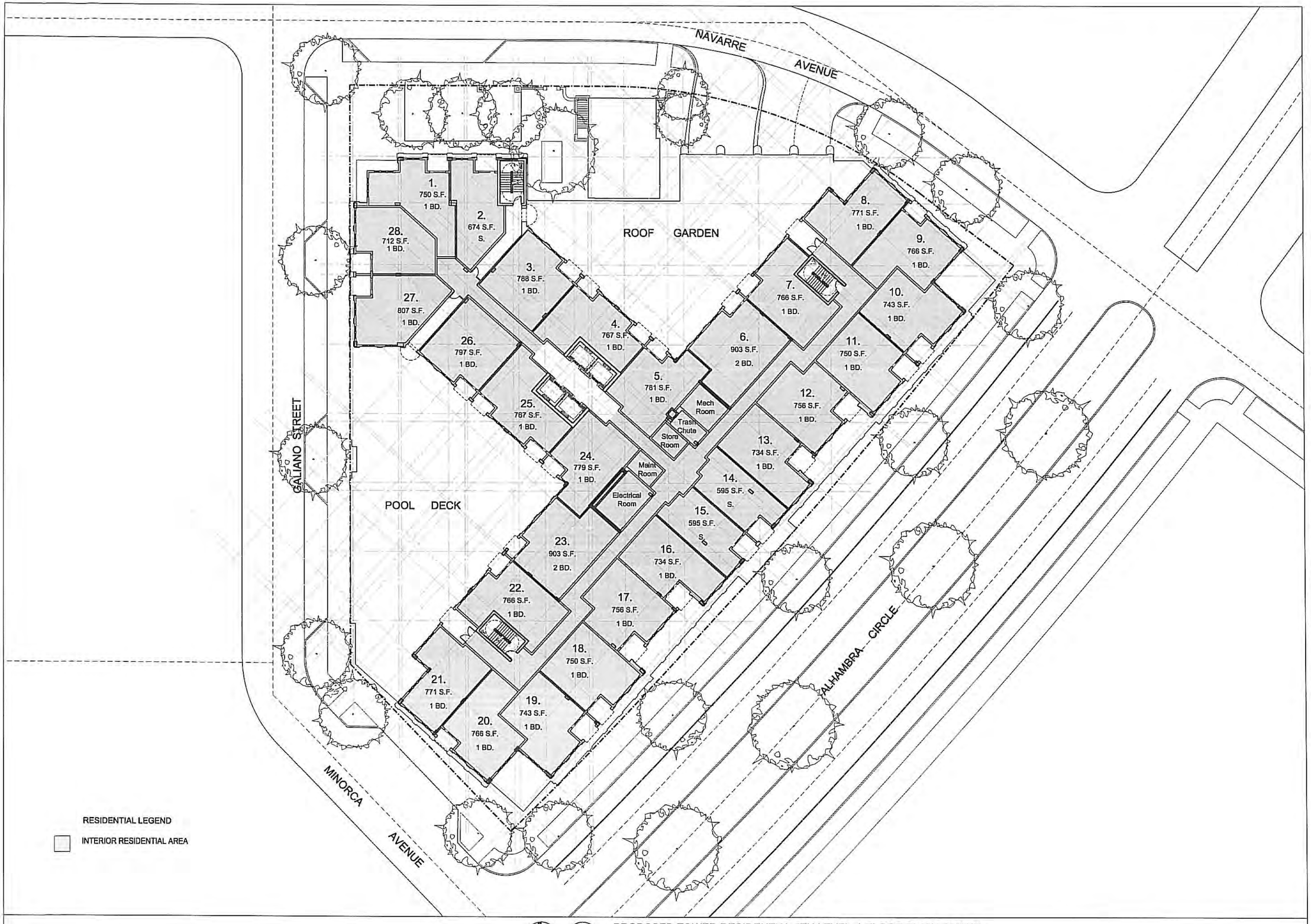
Glenn H Pratt, AIA, AR-9608

SHEET TITLE:
PARKING 4TH LEVEL PARKING / FLOOR LAYOUT
SCALE:
N.T.S.
SHEET No.:
A1.4




RESIDENTIAL LEGEND

INTERIOR RESIDENTIAL AREA

1 A1.5

PROPOSED TOWER RESIDENTIAL 5TH LEVEL / FLOOR PLAN LAYOUT

SCALE: 1/16"=1'-0"


ARCHITECT:

Bellin & Pratt
architects, LLC

265 sevilla avenue
coral gables, florida 33134
tel 305.447.1927 - fax 305.443.5966


CONSULTANTS: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PROJECT NAME:

PROPOSED RESIDENTIAL MIXED-USE PROJECT

PROJECT ADDRESS:
33 ALHAMBRA CIRCLE
CORAL GABLES, FLORIDA

OWNER INFORMATION:
TWJ ALHAMBRA, LLC
100 South Biscayne Boulevard Suite 900
Miami, FL 33131

**DRC SUBMITTAL**

ISSUE DATE: 04-08-2016
PROJECT No.: 2013-07
DRAWN BY: T.C & D.F.
APPROVED BY: M.B. & G.P.

REVISIONS:

| No. | Date | Description |
|---|---|---|
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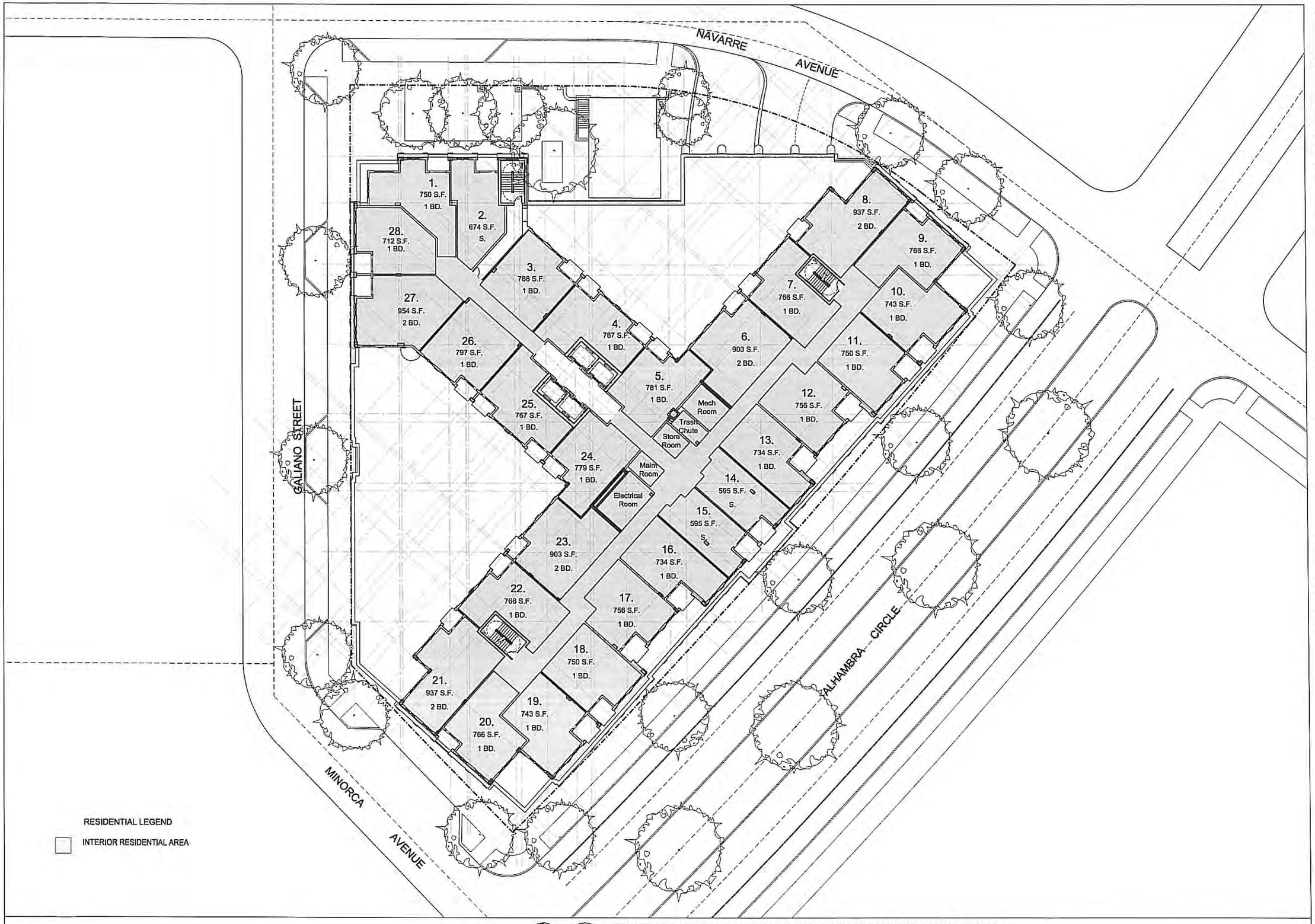
SEAL:

SIGNATURE:
Manfred Bellin AR-0264
Glenn H Pratt, AIA, AR-9908

SHEET TITLE:
RESIDENTIAL UNITS 5TH LEVEL TOWER PLAN

SCALE:
N.T.S.

SHEET No.:
A1.5




RESIDENTIAL LEGEND

INTERIOR RESIDENTIAL AREA

1 PROPOSED TOWER RESIDENTIAL 6TH THRU 10TH FLOOR PLAN LAYOUT

SCALE: 1/16"=1'-0"


ARCHITECT:

Bellin & Pratt architects, LLC

AR0000563

285 sevilla avenue
coral gables, florida 33134
tel 305.447.1927 - fax 305.443.5986


CONSULTANTS: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PROJECT NAME:

PROPOSED RESIDENTIAL MIXED-USE PROJECT

PROJECT ADDRESS:
33 ALHAMBRA CIRCLE
CORAL GABLES, FLORIDA

OWNER INFORMATION:
TWJ ALHAMBRA, LLC
100 South Biscayne Boulevard Suite 900
Miami, FL 33131

**DRC SUBMITTAL**

| | |
|---|---|
| ISSUE DATE: | 04-08-2016 |
| PROJECT No.: | 2013-07 |
| DRAWN BY: | T.C & D.F. |
| APPROVED BY: | M.B. & G.P. |

REVISIONS:

| No. | Date | Description |
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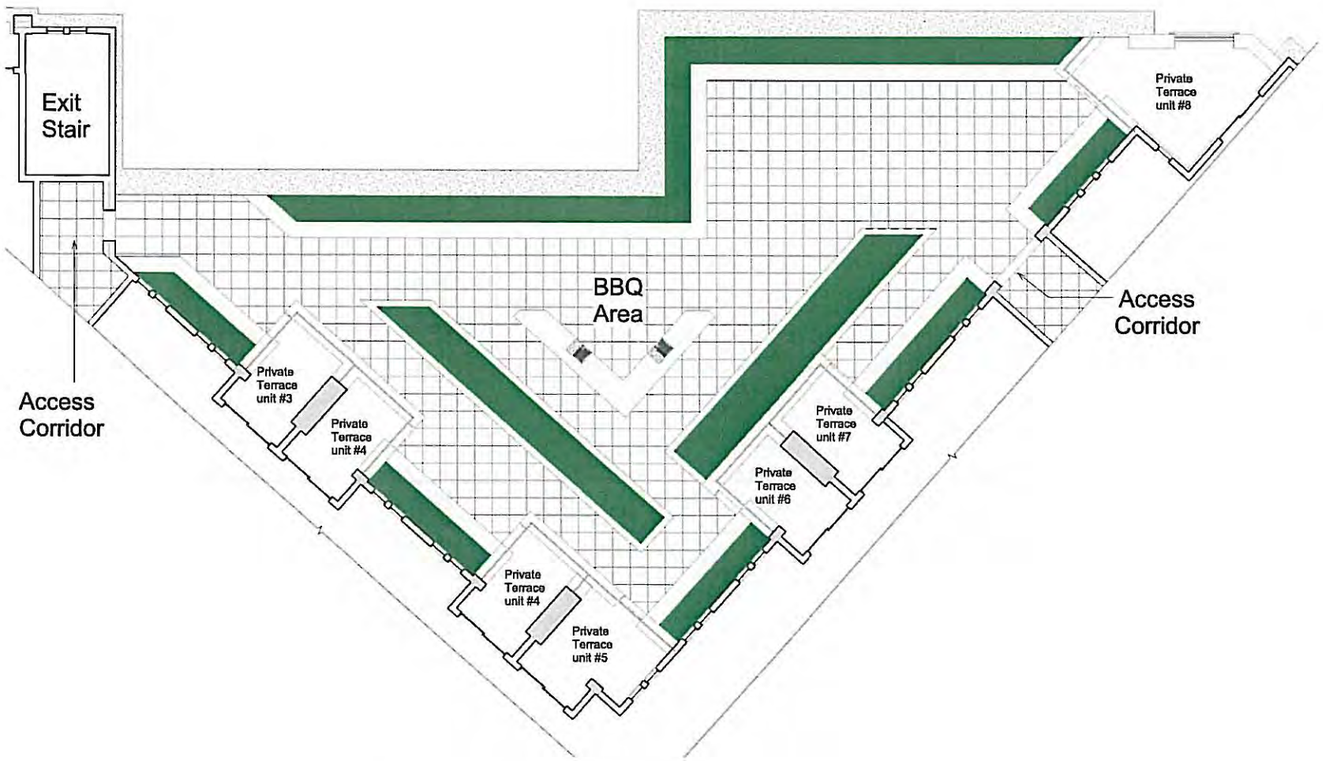
SEAL:

SIGNATURE:
Manfred Bellin, AR-0294
Glenn H Pratt, AIA, AR-0908

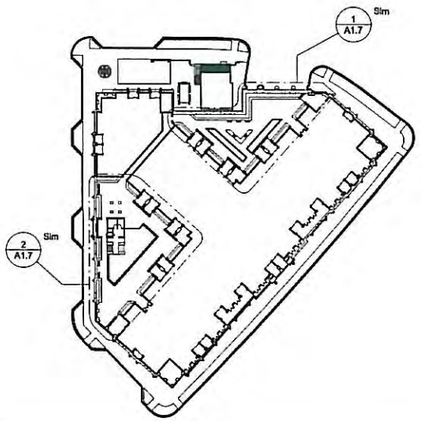
SHEET TITLE:
RESIDENTIAL UNITS 6TH THRU 10TH FLOOR TOWER PLAN

SCALE:
N.T.S.

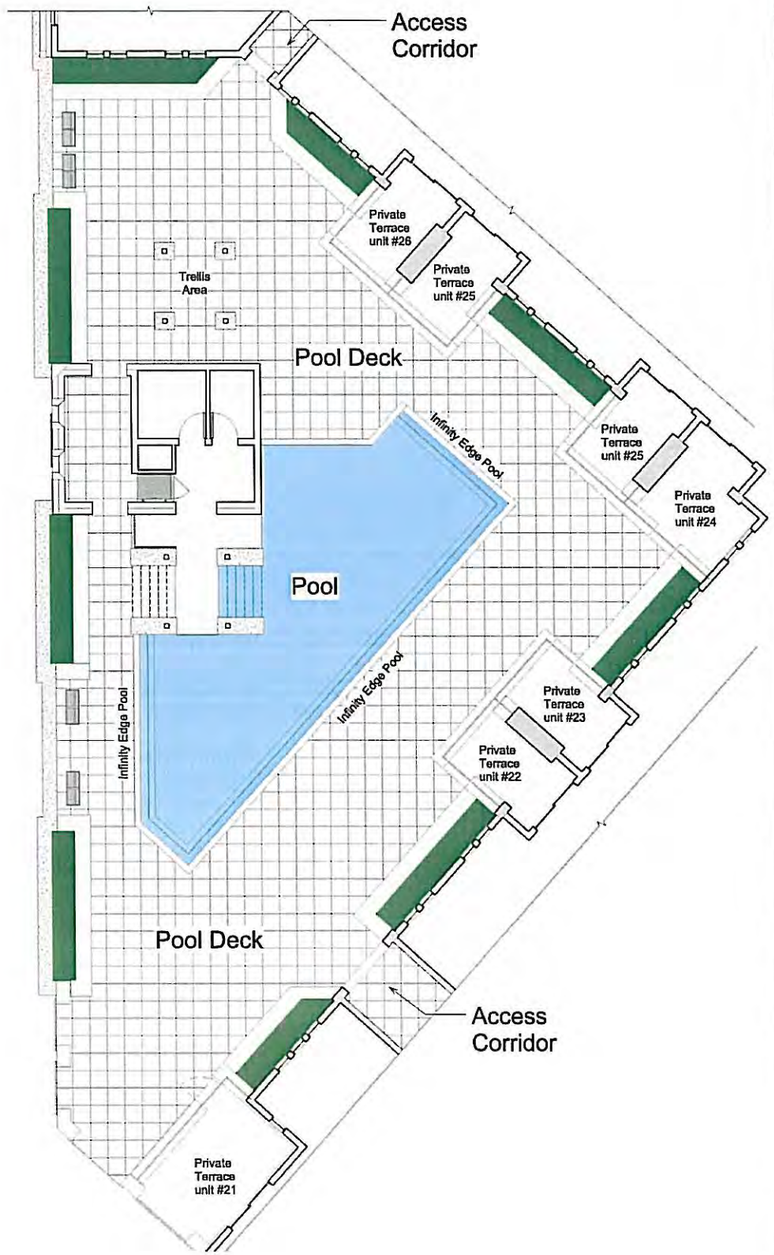
SHEET No.:
A1.6




1 Lv. 5 Pedestal Garden Deck
1/8" = 1'-0"




3 Lv. 5 Pedestal Key Plan
1" = 60'-0"




2 Lv. 5 Pedestal Pool Deck
1/8" = 1'-0"

ARCHITECT:
Bellin & Pratt
architects, LLC
AA26000863
285 sevilla avenue
coral gables, florida, 33134
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CONSULTANTS:

Consultant
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PROJECT NAME:
**Proposed Residential Mixed-Use Project**

PROPERTY ADDRESS
33 Alhambra Circle
Coral Gables FL

OWNER INFORMATION
TWJ Alhambra, LLC
100 South Biscayne Boulevard
Suite 900 Miami FL 33131

**DRC SUBMITTAL**

ISSUE DATE: 04.05.2016
PROJECT No.: 2013-07
DRAWN BY: Author
APPROVED BY: Approver

REVISIONS:

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SEAL:

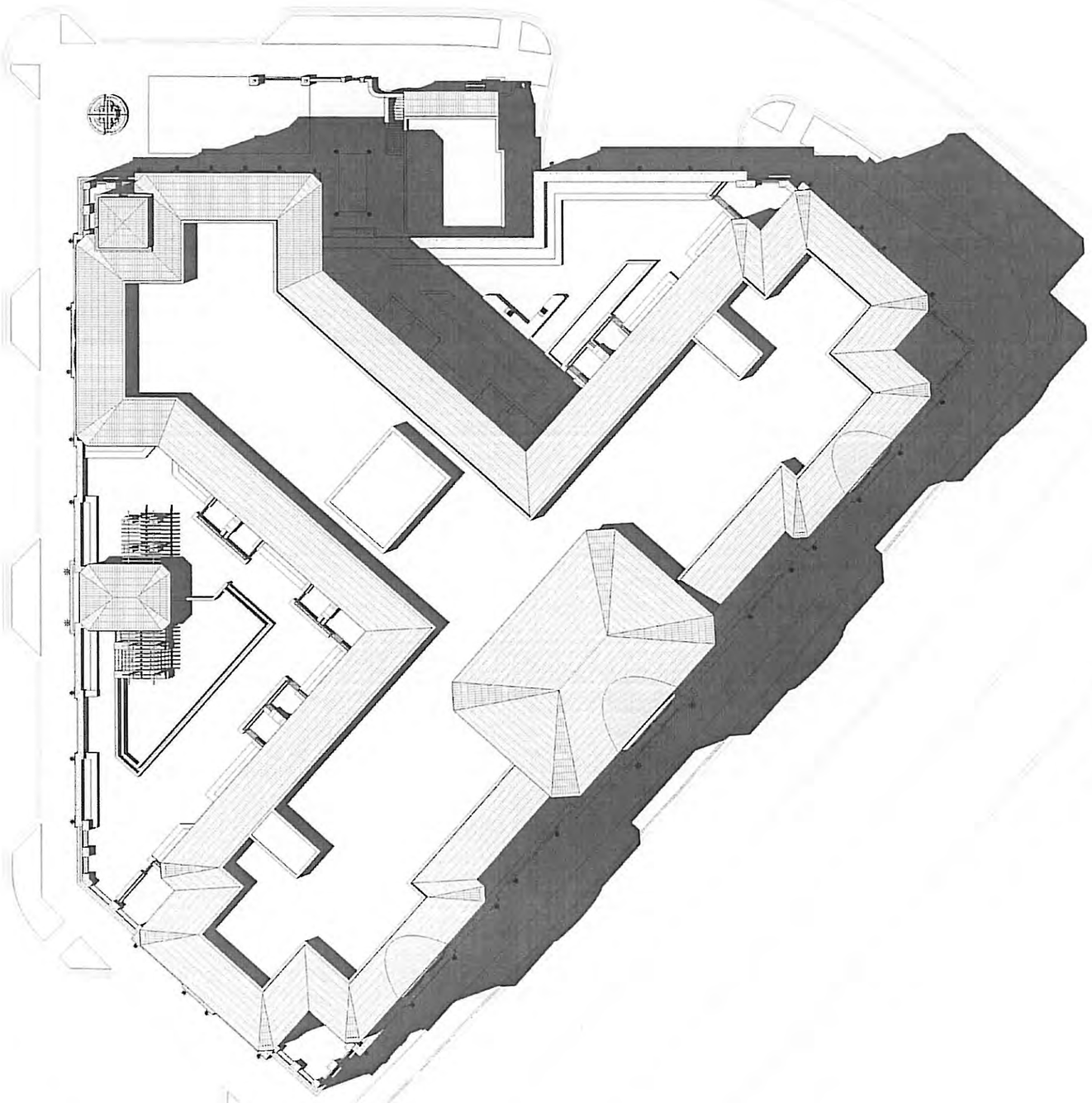
SIGNATURE:
MARSHALL BELLIN AR-5564
GLENN H PRATT, AIA, AR-9508

SHEET TITLE:
**Pool Deck & Garden Deck**

SCALE: As indicated

SHEET No.:
A1.7

4/11/2016 6:22:54 PM



1 Proposed Roof Plan
1/16" = 1'-0"

11/2016 5:59:37 PM

ARCHITECT:


Bellin & Pratt
architects, LLC
AA26000803

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PROJECT NAME:
**Proposed Residential Mixed-Use Project**

PROPERTY ADDRESS
33 Alhambra Circle
Coral Gables FL

OWNER INFORMATION
TWJ Alhambra, LLC
100 South Biscayne Boulevard
Suite 900 Miami FL 33131

**DRC SUBMITTAL**

ISSUE DATE: 04.08.2016
PROJECT No.: 2013-07
DRAWN BY: Author
APPROVED BY: Approver

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SEAL:

SIGNATURE:
MARSHALL BELLIN AR-5564
GLENN H PRATT, AIA, AR-9508

SHEET TITLE:
**PROPOSED ROOF PLAN**

SCALE: As indicated

SHEET No.:
**A1.8**

1 Alhambra Circle Elevation
1/16" = 1'-0"

2 Minorca Avenue Elevation
1/16" = 1'-0"

### Elevation Material Legend

| NUMBER | KEYNOTE |
|---|---|
| 0501 | Aluminum Railing 42" A.F.F.E. to reject 4" objects Submitt shop drawings for approval prior fabrication |
| 0502 | Decorative Aluminum Vent/Grill Panel (color to be selected by Architect) |
| 0504 | Decorative Aluminum Vent/Grill panel on Precast Concrete Frame |
| 0524 | Vaulted Metal Roof |
| 0614 | Cedar Wood Trellis (Concealed Connection, Submitt Shop Drawings) |
| 0619 | Keystone Precast Decorative Moulding |
| 0620 | Decorative Precast Molding |
| 0621 | Architectural Precast Band |
| 0622 | Decorative Precast Base Moulding |
| 0623 | Raised Smooth Stucco Finish Window Head |
| 0624 | Granite Wall Cladding |
| 0712 | Barrel Roof Tile |
| 0801 | Impact Resistance Aluminum Casement Glass Window |
| 0803 | Impact Resistance Aluminum Store Front System |
| 0804 | Impact Resistance Aluminum Sliding Glass Door |
| 0903 | 3/4" Texture Stucco Finish |
| 0905 | 3/4" Smooth Stucco Finish |
| 1601 | Decorative Wall Mounted Light Fixture |

ARCHITECT:
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CONSULTANTS:

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PROJECT NAME:
**Proposed Residential Mixed-Use Project**

PROPERTY ADDRESS
33 Alhambra Circle
Coral Gables FL

OWNER INFORMATION
TWJ Alhambra, LLC
100 South Biscayne Boulevard
Suite 900 Miami FL 33131

**DRC SUBMITTAL**

ISSUE DATE: 04.08.2016
PROJECT No.: 2013-07
DRAWN BY: Author
APPROVED BY: Approver

REVISIONS:

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SEAL:

SIGNATURE:
MARSHALL BELLIN AR-5584
GLENN H PRATT, AIA, AR-9608

SHEET TITLE:
**BUILDING ELEVATIONS**

SCALE: 1/16" = 1'-0"

SHEET No.:
A3.1

4/7/2016 5:40:08 PM

1 Galiano Street Elevation
1/16" = 1'-0"

2 North West Elevation
1/16" = 1'-0"

**Elevation Material Legend**

| NUMBER | KEYNOTE |
|---|---|
| 0501 | Aluminum Railing 42" A.F.F.E. to reject 4" objects Submitt shop drawings for approval prior fabrication |
| 0502 | Decorative Aluminum Vent/Grill Panel (color to be selected by Architect) |
| 0504 | Decorative Aluminum Vent/Grill panel on Precast Concrete Frame |
| 0614 | Cedar Wood Trellis (Concealed Connection, Submitt Shop Drawings) |
| 0620 | Decorative Precast Molding |
| 0621 | Architectural Precast Band |
| 0623 | Raised Smooth Stucco Finish Window Head |
| 0712 | Barrel Roof Tile |
| 0801 | Impact Resistance Aluminum Casement Glass Window |
| 0804 | Impact Resistance Aluminum Sliding Glass Door |
| 0903 | 3/4" Texture Stucco Finish |
| 0905 | 3/4" Smooth Stucco Finish |
| 1601 | Decorative Wall Mounted Light Fixture |

ARCHITECT:
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coral gables, florida, 33134
tel 305.447.1927 - fax 305.443.5986

CONSULTANTS:
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PROJECT NAME:
**Proposed Residential Mixed-Use Project**

PROPERTY ADDRESS
33 Alhambra Circle
Coral Gables FL

OWNER INFORMATION
TWJ Alhambra, LLC
100 South Biscayne Boulevard
Suite 900 Miami FL 33131

**DRC SUBMITTAL**

ISSUE DATE: 04.08.2016
PROJECT No.: 2013-07
DRAWN BY: Author
APPROVED BY: Approver

REVISIONS:

| No. | Description | Date |
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SEAL:

SIGNATURE:
MARSHALL BELLIN AR-5564
GLENN H PRATT, AIA, AR-9608

SHEET TITLE:
**BUILDING ELEVATIONS**

SCALE: 1/16" = 1'-0"

SHEET No.:
**A3.2**

4/8/2016 5:41:32 PM

1 Navarre Avenue Elevation
1/16" = 1'-0"

2 Navarre Avenue Northeast Elevation
1/16" = 1'-0"

**Elevation Material Legend**

| NUMBER | KEYNOTE |
|---|---|
| 0501 | Aluminum Railing 42" A.F.F.E. to reject 4" objects Submit shop drawings for approval prior fabrication |
| 0502 | Decorative Aluminum Vent/Grill Panel (color to be selected by Architect) |
| 0504 | Decorative Aluminum Vent/Grill panel on Precast Concrete Frame |
| 0524 | Vaulted Metal Roof |
| 0620 | Decorative Precast Molding |
| 0623 | Raised Smooth Stucco Finish Window Head |
| 0712 | Barrel Roof Tile |
| 0801 | Impact Resistance Aluminum Casement Glass Window |
| 0804 | Impact Resistance Aluminum Sliding Glass Door |
| 0903 | 3/4" Texture Stucco Finish |
| 0905 | 3/4" Smooth Stucco Finish |
| 1601 | Decorative Wall Mounted Light Fixture |


ARCHITECT:

Bellin & Pratt
architects, LLC
AA26000863

285 sevilla avenue
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CONSULTANTS:

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PROJECT NAME:

**Proposed Residential Mixed-Use Project**

PROPERTY ADDRESS
33 Alhambra Circle
Coral Gables FL

OWNER INFORMATION
TWJ Alhambra, LLC
100 South Biscayne Boulevard
Suite 900 Miami FL 33131

**DRC SUBMITTAL**

ISSUE DATE: 04.08.2016
PROJECT No.: 2013-07
DRAWN BY: Author
APPROVED BY: Approver

REVISIONS:

| No. | Description | Date |
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SEAL:

SIGNATURE:
MARSHALL BELLIN AR-5564
GLENN H PRATT, AIA, AR-9608

SHEET TITLE:

**BUILDING ELEVATIONS**

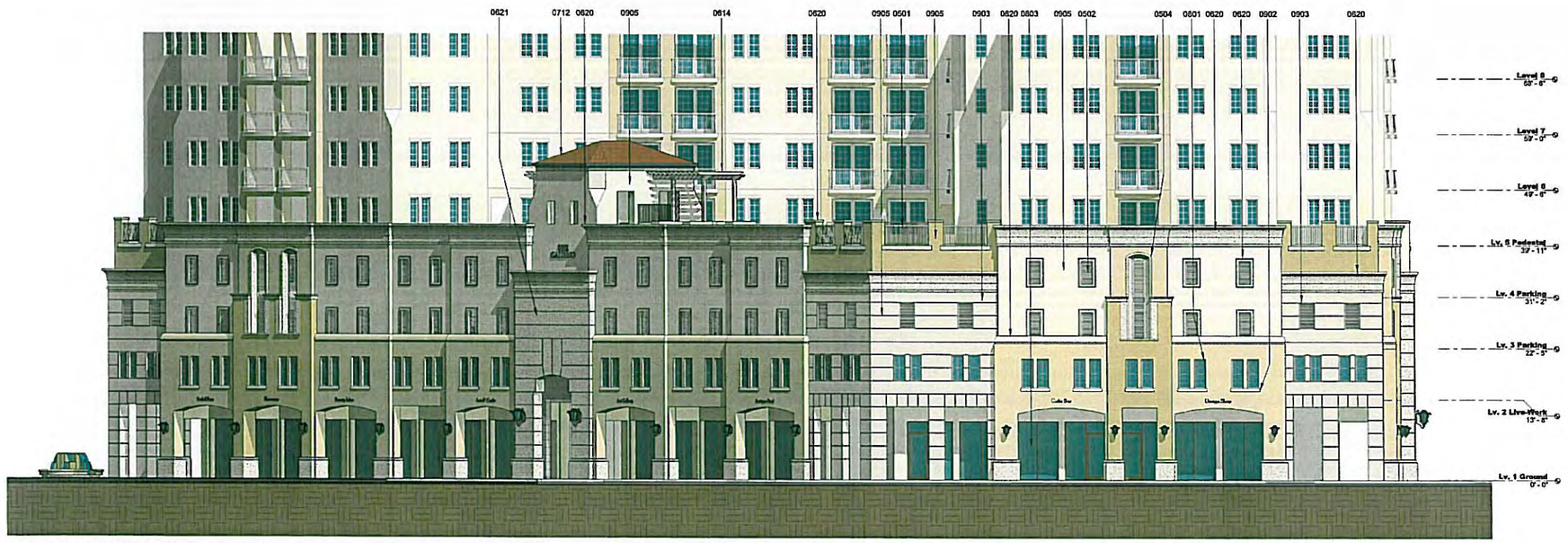
SCALE: 1/16" = 1'-0"

SHEET No.:

**A3.3**


4/11/2016 5:42:57 PM

Enlarged Pedestal Elevation @ Alhambra Circle
1 3/32" = 1'-0"




Enlarged Pedestal Elevation @ Minorca Avenue
2 3/32" = 1'-0"

### Elevation Material Legend

| NUMBER | KEYNOTE |
|---|---|
| 0501 | Aluminum Railing 42" A.F.F.E. to reject 4" objects Submitt shop drawings for approval prior fabrication |
| 0502 | Decorative Aluminum Vent/Grill Panel (color to be selected by Architect) |
| 0504 | Decorative Aluminum Vent/Grill panel on Precast Concrete Frame |
| 0614 | Cedar Wood Trellis (Concealed Connection, Submitt Shop Drawings) |
| 0620 | Decorative Precast Molding |
| 0621 | Architectural Precast Band |
| 0622 | Decorative Precast Base Moulding |
| 0624 | Granite Wall Cladding |
| 0712 | Barrel Roof Tile |
| 0801 | Impact Resistance Aluminum Casement Glass Window |
| 0803 | Impact Resistance Aluminum Store Front System |
| 0902 | Raised Stucco Smooth Finish Band |
| 0903 | 3/4" Texure Stucco Finish |
| 0905 | 3/4" Smooth Stucco Finish |

ARCHITECT:
Bellin & Pratt
architects, LLC
AA26000863
285 sevilla avenue
coral gables, florida, 33134
tel 305.447.1927 - fax 305.443.5986

CONSULTANTS:
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PROJECT NAME:
**Proposed Residential Mixed-Use Project**

PROPERTY ADDRESS
33 Alhambra Circle
Coral Gables FL

OWNER INFORMATION
TWJ Alhambra, LLC
100 South Biscayne Boulevard
Suite 900 Miami FL 33131

**DRC SUBMITTAL**

ISSUE DATE: 04.08.2016
PROJECT No.: 2013-07
DRAWN BY: Author
APPROVED BY: Approver

REVISIONS:

| No. | Description | Date |
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SEAL:

SIGNATURE:
MARSHALL BELLIN AR-5564
GLENN H PRATT, AIA, AR-9605

SHEET TITLE:
**ENLARGED PEDESTAL ELEVATIONS**

SCALE: 3/32" = 1'-0"

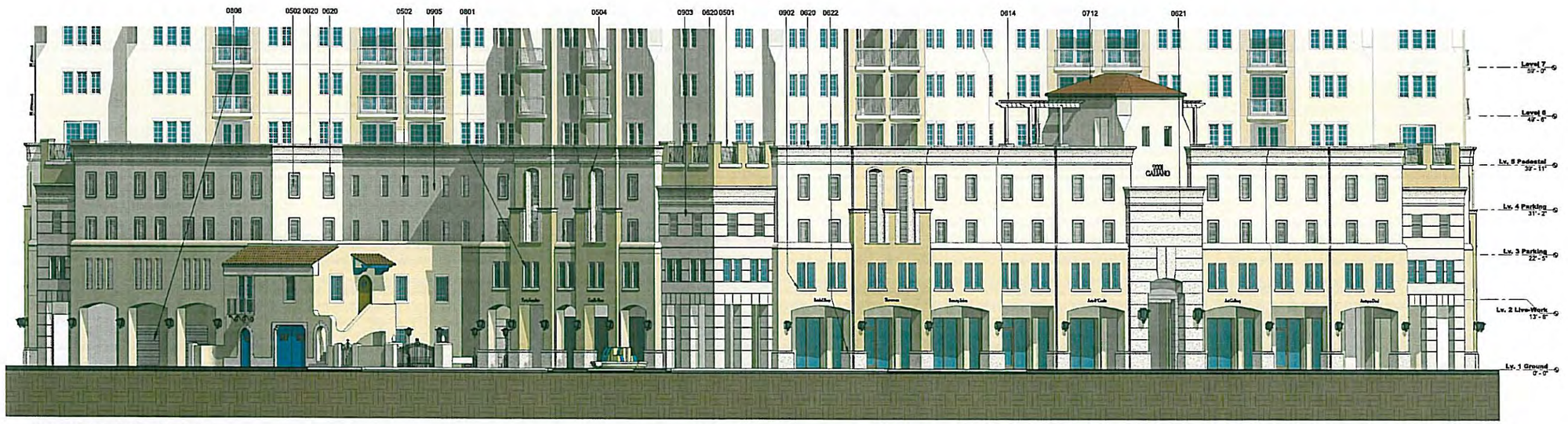
SHEET No.:
**A4.1**

4/11/2016 6:44:29 PM

Enlarged Pedestal Elevation @ Galiano Street
1 3/32" = 1'-0"

## Elevation Material Legend

| NUMBER | KEYNOTE |
|---|---|
| 0501 | Aluminum Railing 42" A.F.F.E. to reject 4" objects Submitt shop drawings for approval prior fabrication |
| 0502 | Decorative Aluminum Vent/Grill Panel (color to be selected by Architect) |
| 0504 | Decorative Aluminum Vent/Grill panel on Precast Concrete Frame |
| 0614 | Cedar Wood Trellis (Concealed Connection, Submitt Shop Drawings) |
| 0620 | Decorative Precast Molding |
| 0621 | Architectural Precast Band |
| 0622 | Decorative Precast Base Moulding |
| 0624 | Granite Wall Cladding |
| 0712 | Barrel Roof Tile |
| 0801 | Impact Resistance Aluminum Casement Glass Window |
| 0803 | Impact Resistance Aluminum Store Front System |
| 0806 | Aluminum open grill roll-up Garage Door |
| 0902 | Raised Stucco Smooth Finish Band |
| 0903 | 3/4" Texture Stucco Finish |
| 0905 | 3/4" Smooth Stucco Finish |




Enlarged Pedestal Elevation @ North West Elevation
2 3/32" = 1'-0"


ARCHITECT:

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architects, LLC
AA26000863

285 sevilla avenue
coral gables, florida, 33134
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CONSULTANTS:

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PROJECT NAME:

**Proposed Residential Mixed-Use Project**

PROPERTY ADDRESS
33 Alhambra Circle
Coral Gables FL

OWNER INFORMATION
TWJ Alhambra, LLC
100 South Biscayne Boulevard
Suite 900 Miami FL 33131

**DRC SUBMITTAL**

ISSUE DATE: 04.08.2016
PROJECT No.: 2013-07
DRAWN BY: Author
APPROVED BY: Approver

REVISIONS:

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SEAL:

SIGNATURE:
MARSHALL BELLIN AR-5564
GLENN H PRATT, AIA, AR-9608

SHEET TITLE:

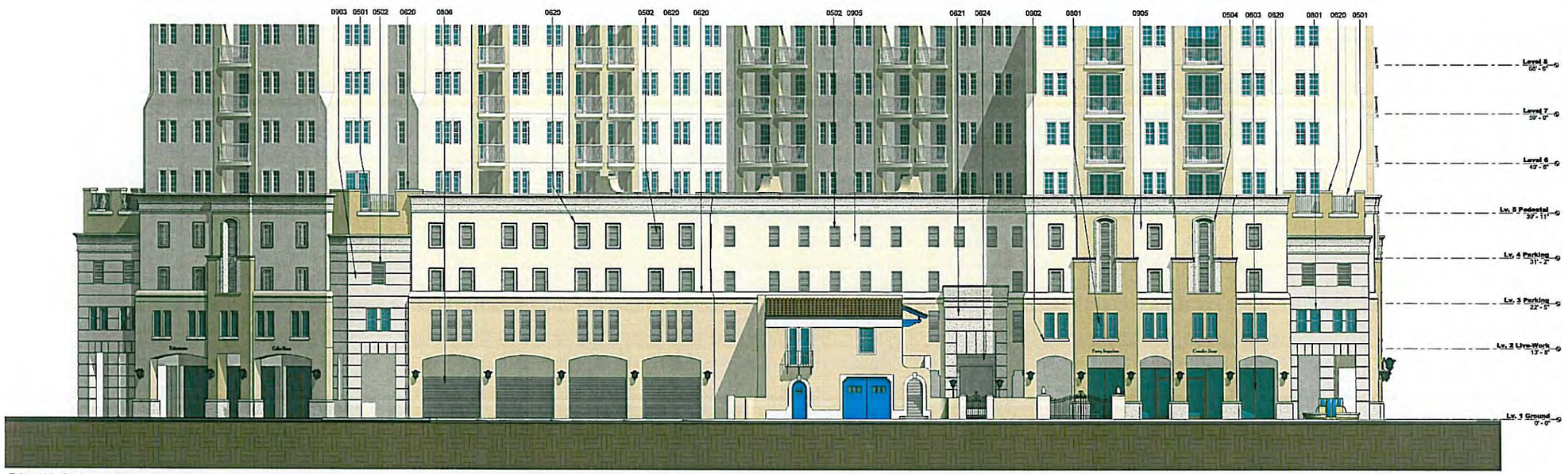
**ENLARGED PEDESTAL ELEVATIONS**

SCALE: 3/32" = 1'-0"

SHEET No.:

**A4.2**


11/2016 5:46:42 PM




Enlarged Pedestal Elevation @ Navarre Avenue
1 3/32" = 1'-0"

Enlarged Pedestal Elevation @ North East Elevation
2 3/32" = 1'-0"

**Elevation Material Legend**

| NUMBER | KEYNOTE |
|---|---|
| 06 | Division 06 - Wood and Plastics |
| 0501 | Aluminum Railing 42" A.F.F.E. to reject 4" objects Submit shop drawings for approval prior fabrication |
| 0502 | Decorative Aluminum Vent/Grill Panel (color to be selected by Architect) |
| 0504 | Decorative Aluminum Vent/Grill panel on Precast Concrete Frame |
| 0620 | Decorative Precast Molding |
| 0621 | Architectural Precast Band |
| 0622 | Decorative Precast Base Moulding |
| 0624 | Granite Wall Cladding |
| 0801 | Impact Resistance Aluminum Casement Glass Window |
| 0803 | Impact Resistance Aluminum Store Front System |
| 0806 | Aluminum open grill roll-up Garage Door |
| 0902 | Raised Stucco Smooth Finish Band |
| 0903 | 3/4" Texture Stucco Finish |
| 0905 | 3/4" Smooth Stucco Finish |

11/2/2016 5:47:06 PM

ARCHITECT:

Bellin & Pratt
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CONSULTANTS:

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PROJECT NAME:

**Proposed Residential Mixed-Use Project**

PROPERTY ADDRESS
33 Alhambra Circle
Coral Gables FL

OWNER INFORMATION
TWJ Alhambra, LLC
100 South Biscayne Boulevard
Suite 900 Miami FL 33131

**DRC SUBMITTAL**

ISSUE DATE: 04.08.2016
PROJECT No.: 2013-07
DRAWN BY: Author
APPROVED BY: Approver

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| No. | Description | Date |
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SEAL:

SIGNATURE:
MARSHALL BELLIN AR-5564
GLENN H PRATT, AIA, AR-9608

SHEET TITLE:

**ENLARGED PEDESTAL ELEVATIONS**

SCALE: 3/32" = 1'-0"

SHEET No.:

**A4.3**

## Elevation Material Legend

| NUMBER | KEYNOTE |
|---|---|
| 0501 | Aluminum Railing 42" A.F.F.E. to reject 4" objects Submit shop drawings for approval prior fabrication |
| 0502 | Decorative Aluminum Vent/Grill Panel (color to be selected by Architect) |
| 0504 | Decorative Aluminum Vent/Grill panel on Precast Concrete Frame |
| 0620 | Decorative Precast Molding |
| 0621 | Architectural Precast Band |
| 0622 | Decorative Precast Base Moulding |
| 0624 | Granite Wall Cladding |
| 0801 | Impact Resistance Aluminum Casement Glass Window |
| 0803 | Impact Resistance Aluminum Store Front System |
| 0902 | Raised Stucco Smooth Finish Band |
| 0905 | 3/4" Smooth Stucco Finish |

1 Detail @ Alhambra Avenue Elevation
1/4" = 1'-0"


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SHEET TITLE:

**ENLARGED ELEVATION DETAIL**

SCALE: 1/4" = 1'-0"

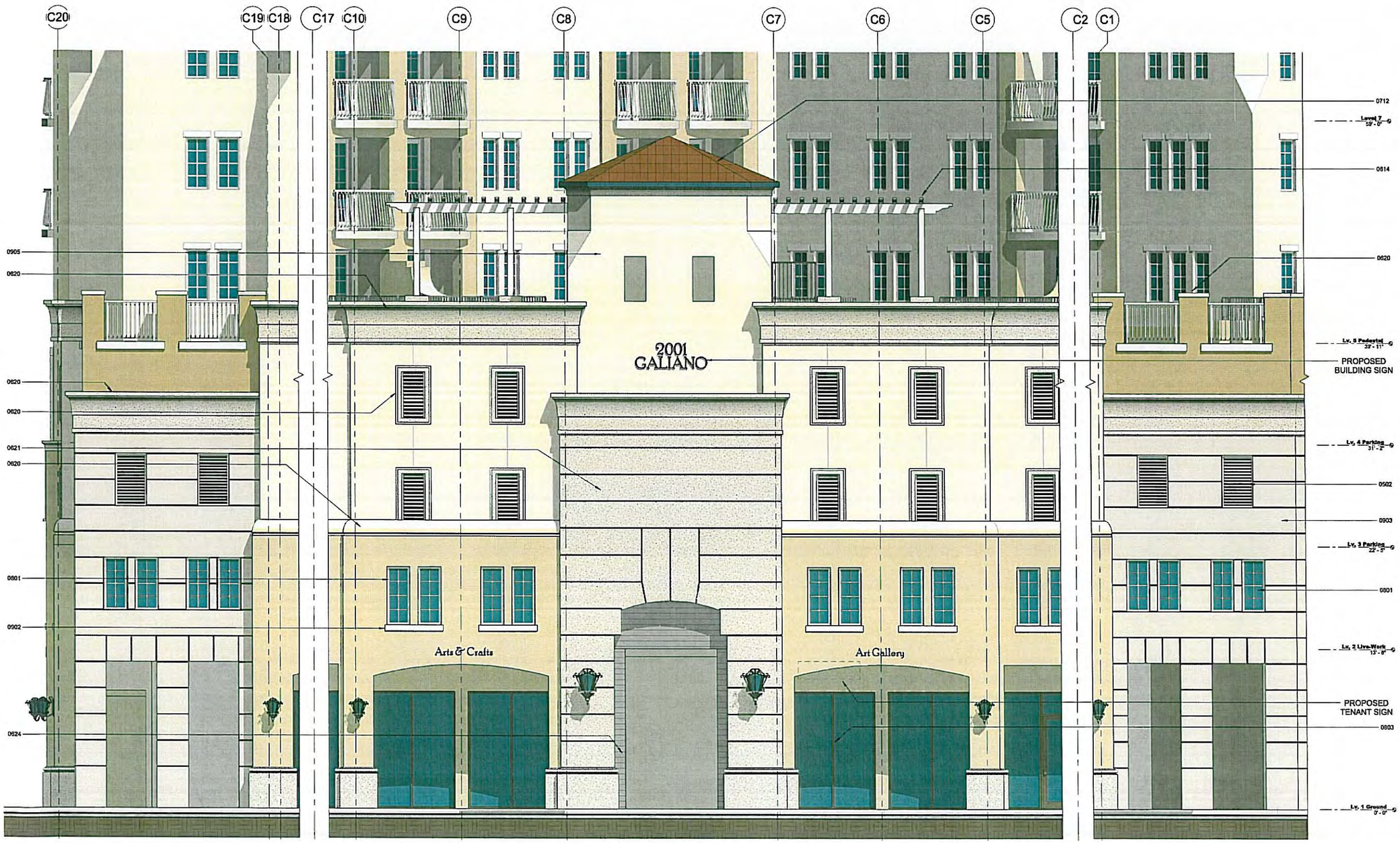
SHEET No.:

**A4.4**


4/11/2016 5:48:05 PM

## Elevation Material Legend

| NUMBER | KEYNOTE |
|---|---|
| 0502 | Decorative Aluminum Vent/Grill Panel (color to be selected by Architect) |
| 0614 | Cedar Wood Trellis (Concealed Connection, Submitt Shop Drawings) |
| 0620 | Decorative Precast Molding |
| 0621 | Architectural Precast Band |
| 0624 | Granite Wall Cladding |
| 0712 | Barrel Roof Tile |
| 0801 | Impact Resistance Aluminum Casement Glass Window |
| 0803 | Impact Resistance Aluminum Store Front System |
| 0902 | Raised Stucco Smooth Finish Band |
| 0903 | 3/4" Texture Stucco Finish |
| 0905 | 3/4" Smooth Stucco Finish |




1 Detail @ Galiano Street Elevation
1/4" = 1'-0"

11/2016 5:49:20 PM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**Proposed Residential Mixed-Use Project**

PROPERTY ADDRESS
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Suite 900 Miami FL 33131

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ISSUE DATE: 04.08.2016
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GLENN H PRATT, AIA, AR-9608

SHEET TITLE:

**ENLARGED ELEVATION DETAIL**

SCALE: 1/4" = 1'-0"

SHEET No.:

**A4.5**

1 3D View From Alhambra Circle

ARCHITECT:

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ISSUE DATE: 04.08.2016
PROJECT No.: 2013-07
DRAWN BY: T.C. & D.F.
APPROVED BY: M.B. & G.P.

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SIGNATURE:
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GLENN H PRATT, AIA, AR-9603

SHEET TITLE:

**Massing View**

SCALE:

SHEET No.:

**A6.1**

4/7/2016 5:50:55 PM

1 3D View from Galiano Street


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Suite 900 Miami FL 33131

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ISSUE DATE: 04.08.2016
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GLENN H PRATT, AIA, AR-9503

SHEET TITLE:

**Massing View**

SCALE:

SHEET No.:

**A6.2**

4/7/2016 6:52:05 PM

1 3D View from Minorca Avenue


ARCHITECT:

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MARSHALL BELLIN AR-5504
GLENN H PRATT, AIA, AR-9508

SHEET TITLE:

**Massing View**

SCALE:

SHEET No.:

**A6.3**


4/11/2016 5:54:50 PM

1 3D View from Navarre Avenue


ARCHITECT:

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GLENN H PRATT, AIA, AR-9508

SHEET TITLE:

**Massing View**

SCALE:

SHEET No.:

**A6.4**

4/11/2016 5:55:59 PM

1 Aerial View from Alhambra Circle


ARCHITECT:

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PROJECT NAME:

**Proposed Residential Mixed-Use Project**

PROPERTY ADDRESS
33 Alhambra Circle
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TWJ Alhambra, LLC
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Suite 900 Miami FL 33131

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ISSUE DATE: 04.08.2016
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GLENN H PRATT, AIA, AR-9503

SHEET TITLE:

**Massing View**

SCALE:

SHEET No.:

**A6.5**


4/7/2016 6:57:07 PM

1 Aerial View from Minorca Avenue

ARCHITECT:

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GLENN H PRATT, AIA, AR-9608

SHEET TITLE:

**Massing View**

SCALE:

SHEET No.:

**A6.6**

4/11/2016 5:55:12 PM

1 Aerial View from Navarre Avenue


ARCHITECT:

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AA26000805

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GLENN H PRATT, AIA, AR-9608

SHEET TITLE:

**Massing View**

SCALE:

SHEET No.:

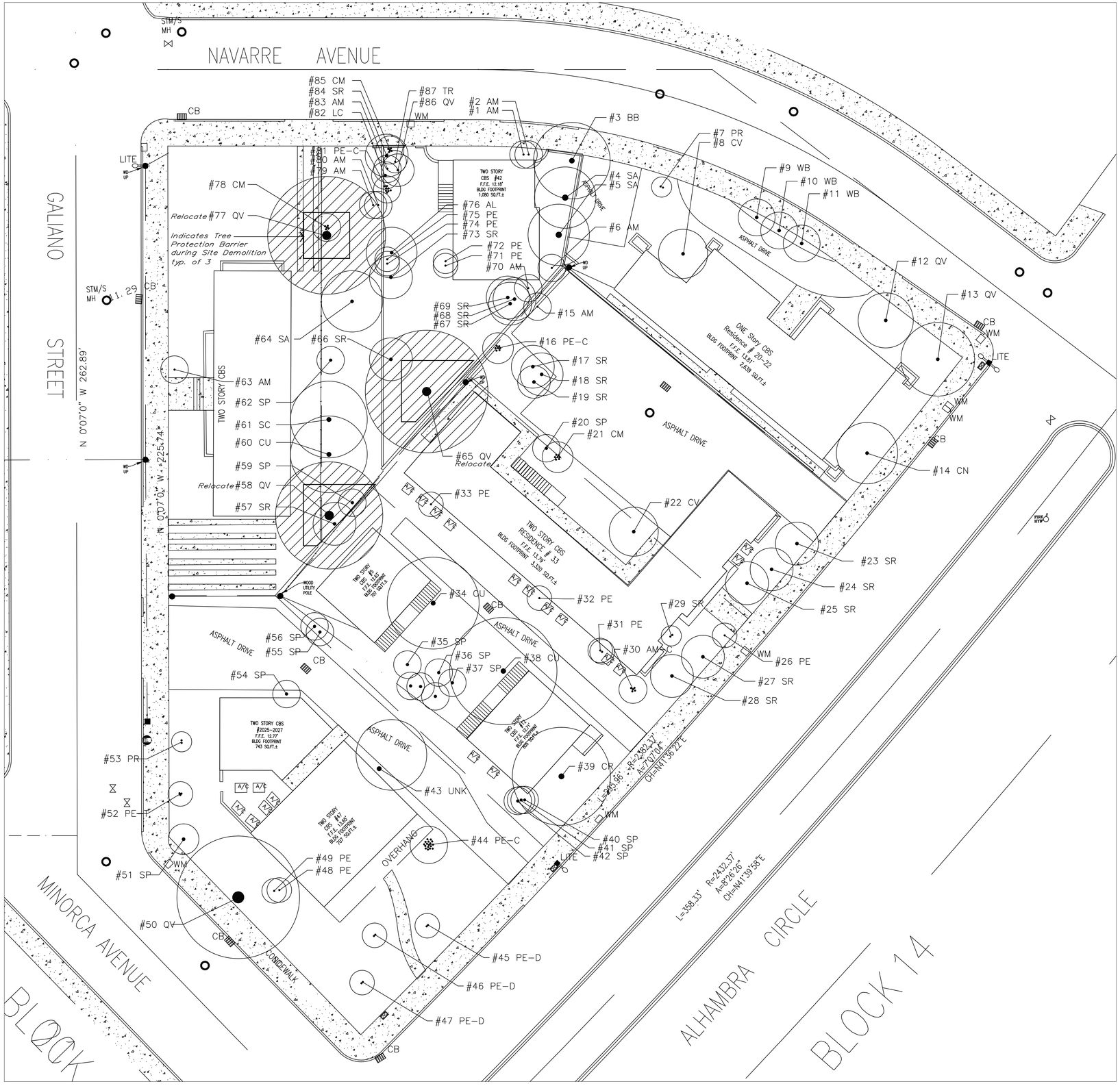
**A6.7**

4/8/2016 5:59:25 PM

## Existing Tree Disposition List

| Num/Key | Botanical / Commmon Name | Disposition | Description: HT / SPR / DBH/ Location, Notes |
|---|---|---|---|
| #1 AM | Adonidia merrillii / Christmas Palm | Remove | 18' ht, 8' spr, 4" dbh |
| #2 AM | Adonidia merrillii / Christmas Palm | Remove | 14' ht, 8' spr, 4" dbh |
| #3 BB | Bauhinia blakeana / Hong Kong Orchid | Remove | 28' ht, 25' spr, 19" dbh |
| #4 SA | Schefflera actinophylla / Umbrella Tree | Remove | 22' ht, 22' spr, 14" dbh |
| #5 SA | Schefflera actinophylla / Umbrella Tree | Remove | 22' ht, 22' spr, 6", 14" dbh |
| #6 AM | Adonidia merrillii / Christmas Palm | Remove | 18' ht, 8' spr, 4" dbh |
| #7 PR | Phoenix roebelenii / Pygmy Date Palm, double | Remove | 9' ht, 9' spr, 2❁ 3" dbh |
| #8 CV | Callistemon viminallis / Bottlebrush Tree | Remove | 18' ht, 15' spr, 14"dbh |
| #9 WB | Wodyetia bifurcata / Foxtail Palm | Remove | 18' ht, 12' spr, 6" dbh |
| #10 WB | Wodyetia bifurcata / Foxtail Palm | Remove | 18' ht, 12' spr, 6" dbh |
| #11 WB | Wodyetia bifurcata / Foxtail Palm | Remove | 18' ht, 12' spr, 6" dbh |
| #12 QV | Quercus virginiana / Live Oak | Remove | 16' ht, 18' spr, 5"dbh |
| #13 QV | Quercus virginiana / Live Oak | Remove | 22' ht, 25' spr, 12"dbh |
| #14 CN | Cocos nucifera / Live Oak | Remove | 30' ht, 20' spr, 10" dbh |
| #15 AM | Adonidia merrillii / Christmas Palm | Remove | 16' ht, 8' spr, 4" dbh |
| #16 PEC | Ptychosperma elegans / Alexander Palm | Remove | 17' ht, 12' spr, multi trunks |
| #17 SR | Syagrus romanzoffiana / Queen Palm | Remove | 30' ht, 15' spr, 8" dbh |
| #18 SR | Syagrus romanzoffiana / Queen Palm | Remove | 16' ht, 14' spr, 7" dbh |
| #19 SR | Syagrus romanzoffiana / Queen Palm | Remove | 12' ht, 10' spr, 5" dbh |
| #20 SP | Sabal palmetto / Sabal Palm | Remove | 18' ht, 10' spr, 10" dbh |
| #21 CM | Caryota mitis / Fishtail Palm | Remove | 16' ht, 12' spr, multi trunk |
| #22 CV | Callistemon viminallis / Bottlebrush Tree | Remove | 24' ht, 20' spr, 16" dbh |
| #23 SR | Syagrus romanzoffiana / Queen Palm | Remove | 20' ht, 14' spr, 7" dbh |
| #24 SR | Syagrus romanzoffiana / Queen Palm | Remove | 30' ht, 14' spr, 7" dbh |
| #25 SR | Syagrus romanzoffiana / Queen Palm | Remove | 30' ht, 14' spr, 7" dbh |
| #26 PE | Ptychosperma elegans / Alexander Palm | Remove | 20' ht, 8' spr, 3" dbh |
| #27 SR | Syagrus romanzoffiana / Queen Palm | Remove | 14' ht, 10' spr, 6" dbh |
| #28 SR | Syagrus romanzoffiana / Queen Palm | Remove | 24' ht, 14' spr, 6" dbh |
| #29 PR | Phoenix roebelenii / Pygmy Date Palm–double | Remove | 8' ht, 7' spr, 2 ❁ 3" dbh |
| #30 AM | Adonidia merrillii / Christmas Palm– cluster | Remove | 6'–18' hts, 12' spr, 5 ❁ 3–5" dbh |
| #31 PE | Ptychosperma elegans / Alexander Palm–double | Remove | 26' ht, 8' spr, 2 ❁ 3" dbh |
| #32 PE | Ptychosperma elegans / Alexander Palm | Remove | 28' ht, 8' spr, 3" dbh |
| #33 PE | Ptychosperma elegans / Alexander Palm | Remove | 26' ht, 8' spr, 3" dbh |
| #34 CU | Coccoloba uvifera / Seagrape | Remove | 30' ht, 30' spr, 8", 3", 5" dbh |
| #35 SP | Sabal palmetto / Sabal Palm | Remove | 16' ht, 10' spr, 14" dbh, booted |
| #36 SP | Sabal palmetto / Sabal Palm | Remove | 10' ht, 10' spr, 13" dbh, booted |
| #37 SP | Sabal palmetto / Sabal Palm | Remove | 8' ht, 10' spr, 14" dbh, booted |
| #38 CU | Coccoloba uvifera / Seagrape | Remove | 24' ht, 35' spr, 10", 8", 7" dbh |
| #39 CR | Clusia roseo / Pitch Apple | Remove | 24' ht, 32' spr, 8", 10", 12" dbh |
| #40 SP | Sabal palmetto / Sabal Palm | Remove | 26' ht, 10' spr, 8" dbh |
| #41 SP | Sabal palmetto / Sabal Palm | Remove | 16' ht, 10' spr, 14" dbh, booted |
| #42 SP | Sabal palmetto / Sabal Palm | Remove | 24' ht, 10' spr, 8" dbh |
| #43 Unk | Unknown | Remove | 20' ht, 24' spr, 5", 6", 7", 8" dbh |
| #44 PEC | Ptychosperma elegans / Alexander Palm–cluster | Remove | 30',22',14',6' hts, 15' spr, 9 ❁ 2"–3" dbh |
| #45 PE | Ptychosperma elegans / Alexander Palm–double | Remove | 15' ht, 8' spr, 2 ❁ 3" dbh |
| #46 PE | Ptychosperma elegans / Alexander Palm–double | Remove | 15' ht, 10' ht, 8' spr, 2 ❁ 3" dbh |
| #47 PE | Ptychosperma elegans / Alexander Palm–double | Remove | 2 ❁ 16' ht, 8' spr, 2 ❁ 3" dbh |
| #48 PE | Ptychosperma elegans / Alexander Palm | Remove | 28' ht, 8' spr, 3" dbh |
| #49 PE | Ptychosperma elegans / Alexander Palm | Remove | 24' ht, 8' spr, 3" dbh |
| #50 QV | Quercus virginiana / Live Oak | Remove | 30' ht, 48' spr, 40" dbh |
| #51 SP | Sabal palmetto / Sabal Palm | Remove | 15' ht, 12' spr, 8" dbh |
| #52 PE | Ptychosperma elegans / Alexander Palm | Remove | 18' ht, 10' spr, 3 ❁ 3" dbh |
| #53 PR | Phoenix roebelenii / Pygmy Date Palm–double | Remove | 8' ht, 8' spr, 2 ❁ 3" dbh |
| #54 SP | Sabal palmetto / Sabal Palm | Remove | 10' ht, 10' spr, 14"dbh, booted |
| #55 SP | Sabal palmetto / Sabal Palm | Remove | 16' ht, 10' spr, 14" dbh, booted |
| #56 SP | Sabal palmetto / Sabal Palm | Remove | 12' ht, 10' spr, 14" dbh, booted |
| #57 SR | Syagrus romanzoffiana / Queen Palm | Remove | 16' ht, 8' spr, 4" dbh |
| #58 QV | Quercus virginiana / Live Oak | *–Relocate–* | 35' ht, 25' spr, 17"dbh |
| #59 SP | Sabal palmetto / Sabal Palm | Remove | 10' ht, 10' spr, 9' dbh |
| #60 CU | Coccoloba uvifera / Seagrape | Remove | 27' ht, 18' spr, multi trunk |
| #61 SC | Spathodea campanulata / African Tulip | Remove | 30' ht, 16' spr, multi trunk |
| #62 SP | Sabal palmetto / Sabal Palm | Remove | 16' ht, 10' spr, 8"dbh |
| #63 AM | Adonidia merrillii / Christmas Palm | Remove | 15' ht, 12' spr, multi trunk |
| #64 SA | Schefflera actinophylla / Umbrella Tree | Remove | 20' ht, 18' spr, multi trunk |
| #65 QV | Quercus virginiana / Live Oak | *–Relocate–* | 40' ht, 35' spr, 20" dbh |
| #66 SR | Syagrus romanzoffiana / Queen Palm | Remove | 15' ht, 12' spr, 8" dbh |
| #67 SR | Syagrus romanzoffiana / Queen Palm | Remove | 24' ht, 8' spr, 3"dbh. |
| #68 SR | Syagrus romanzoffiana / Queen Palm | Remove | 18' ht, 14' spr, 8"dbh. |
| #69 SR | Syagrus romanzoffiana / Queen Palm | Remove | 20' ht, 8' spr, 3"dbh. |
| #70 AM | Adonidia merrillii / Christmas Palm | Remove | 15' ht, 9' spr, 4"dbh. |
| #71 PE | Ptychosperma elegans / Alexander Palm | Remove | 18' ht, 8' spr, 3" dbh. |
| #72 PE | Ptychosperma elegans / Alexander Palm | Remove | 12' ht, 8' spr, 3" dbh. |
| #73 SR | Syagrus romanzoffiana / Queen Palm | Remove | 17' ht, 12' spr, 7" dbh. |
| #74 PE | Ptychosperma elegans / Alexander Palm | Remove | 20' ht, 8' spr, 3" dbh. |
| #75 PE | Ptychosperma elegans / Alexander Palm | Remove | 22' ht, 8' spr, 3" dbh. |
| #76 AL | Albizzia lebbeck / Woman's Tongue | Remove | 25' ht, 15' spr, multi trunk |
| #77 QV | Quercus virginiana / Live Oak | *–Relocate–* | 40' ht, 27' spr, 18" dbh |
| #78 CM | Caryota mitis / Fishtail Palm | Remove | 18' ht, 14' spr, multi trunk |
| #79 AM | Adonidia merrillii / Christmas Palm | Remove | 18' ht, 8' spr, 4" dbh |
| #80 AM | Adonidia merrillii / Christmas Palm | Remove | 12' ht, 8' spr, 4" dbh |
| #81 PEC | Ptychosperma elegans / Alexander Palm | Remove | 20' ht, 8' spr, 3" dbh |
| #82 LC | Livistona chinensis / Chinese Fan Palm | Remove | 15' ht, 10' spr, 8" dbh |
| #83 AM | Adonidia merrillii / Christmas Palm | Remove | 22' ht, 8' spr, 4" dbh |
| #84 SR | Syagrus romanzoffiana / Queen Palm | Remove | 18' ht, 12' spr, 7" dbh |
| #85 CM | Caryota mitis / Fishtail Palm | Remove | 22' ht, 15' spr, multi trunk |
| #86 QV | Quercus virginiana / Live Oak | Remove | 16' ht, 8' spr, 3" dbh |
| #87 TR | Thrinax radiata / Thatch Palm | Remove | 18' ht, 7' spr, 4" dbh |

Indicates Existing tree to be relocated




TREE SURVEY SCALE: 1/16"=1'-0"

0 16' 32' 48'


ARCHITECT:

Bellin & Pratt architects, LLC

AA26000863

285 sevilla avenue
coral gables, florida 33134
tel 305.447.1927 – fax 305.443.5986

CONSULTANTS:

H.L. Martin, Landscape Architect, P.A.
LC# 26000404 LA #0001722

5965 SW 38th Street, Miami, Florida 33155
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Herbert Lester Martin, Landscape Architect



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PROJECT NAME:

# PROPOSED RESIDENTIAL MIXED-USE PROJECT

PROJECT ADDRESS:
33 ALHAMBRA CIRCLE
CORAL GABLES, FLORIDA

OWNER INFORMATION:
TWJ ALHAMBRA, LLC
100 South Biscayne Boulevard Suite 900
Miami, FL 33131

## PLANNING & ZONING

ISSUE DATE: 01.29.2014
PROJECT No.: 2013-07
DRAWN BY:
APPROVED BY:

REVISIONS:

| No. | Date | Description |
|---|---|---|
| | | |

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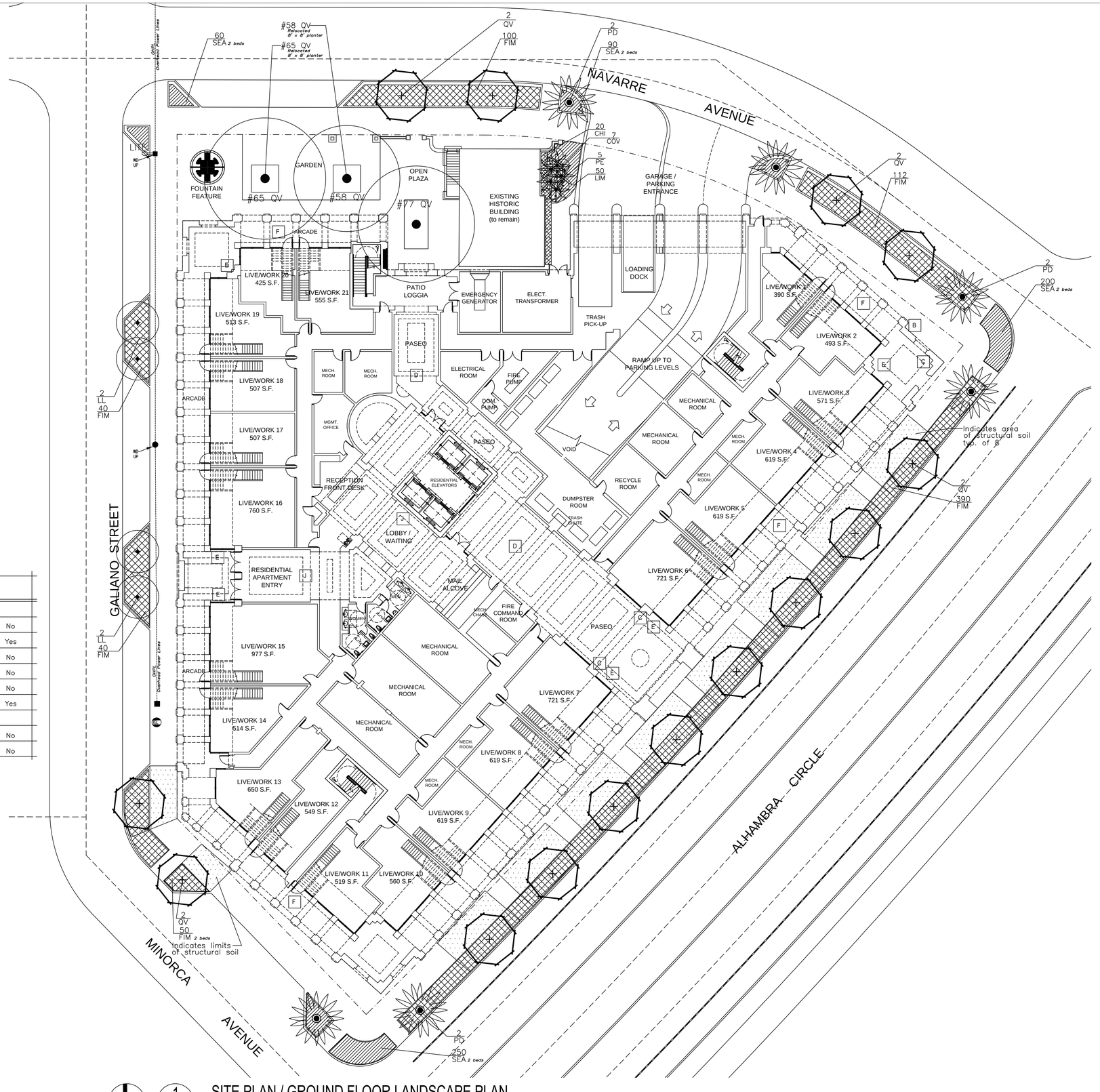
SEAL:

SIGNATURE:
Marshall Bellin AR-5564
Glenn H Pratt, AIA, AR-9608

SHEET TITLE:
Tree Survey

SCALE:
1/16"=1'-0"

SHEET No.:
LA1.3




## Plant List – Ground Level

| Qty | Key | Botanical / Common Name | Description | |
|---|---|---|---|---|
| 6 | PD | Phoenix dactylifera / Medjool Date Palm | 30' ct, 45' oa ht. | No |
| 14 | QV | Quercus virginiana / Live Oak | 20'–22' oa ht, 10' spr, 6" cal. | Yes |
| 4 | LL | Ligustrum lucidium / Ligustrum Tree | 10' ht x 10' spr, multi trunk | No |
| 5 | PE | Ptychosperma elegans / Alexander Palm | 22', 20, 18', 16, 14' oa hts. | No |
| 7 | COV | Codiaeum variegatum / Crotons 'Sloppy Painter' | 3' ht x 2' spr, 15 gal. | No |
| 20 | CHI | Chrysobalanus icaco / Red tip Cocoplum | 30" ht x 18" spr, 7 gal. | Yes |
| | | | | |
| 732 | FIM | Ficus microcarpa / Green Island Ficus | 18"ht x 18"spr, 3 gal. | No |
| 600 | SEA | Seasonal color / Annuals / Perennial Peanut | 1 gal. | No |

1 / A1.1 SITE PLAN / GROUND FLOOR LANDSCAPE PLAN

SCALE: 1/16"=1'-0"

0 16' 32' 48'


ARCHITECT:

Bellin & Pratt architects, LLC

AA26000863

285 sevilla avenue
coral gables, florida 33134
tel 305.447.1927 - fax 305.443.5986

CONSULTANTS:

H.L. Martin, Landscape Architect, P.A.
LC# 26000404 LA #0001722

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305 790-4372, hlmartinfla@bellsouth.net

Herbert Lester Martin, Landscape Architect



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PROJECT NAME:

# PROPOSED RESIDENTIAL MIXED-USE PROJECT

PROJECT ADDRESS:
33 ALHAMBRA CIRCLE
CORAL GABLES, FLORIDA

OWNER INFORMATION:
TWJ ALHAMBRA, LLC
100 South Biscayne Boulevard Suite 900
Miami, FL 33131

## DRC SUBMITTAL

| | |
|---|---|
| ISSUE DATE: | 04-08-2016 |
| PROJECT No.: | 2013-07 |
| DRAWN BY: | T.C & D.F. |
| APPROVED BY: | M.B. & G.P. |

REVISIONS:

| No. | Date | Description |
|---|---|---|
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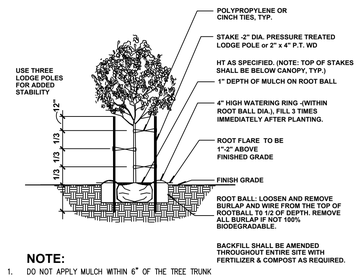
SEAL:

SIGNATURE:
Marshall Bellin AR-5564
Glenn H Pratt, AIA, AR-9608

SHEET TITLE:
GROUND FLOOR LANDSCAPE PLAN

SCALE:
N.T.S.

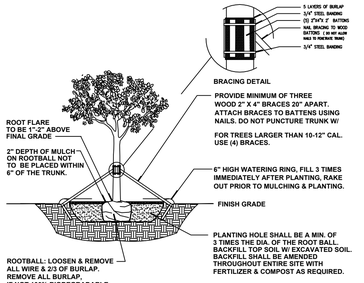
SHEET No.:
LA 1.1



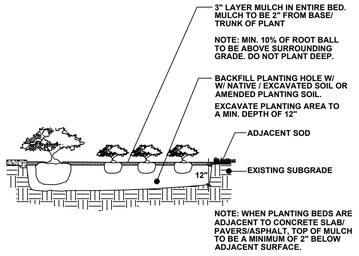

**NOTE:**

1. DO NOT APPLY MULCH WITHIN 6" OF THE TREE TRUNK

Tree Planting & Bracing Detail With A Caliper up to 2.5" N.T.S.




Tree Planting & Bracing Detail Caliper of 2.5" or Greater N.T.S.




Shrub/Groundcover Detail N.T.S.

## LANDSCAPE ARCHITECT'S PLANT / PLANTING NOTES

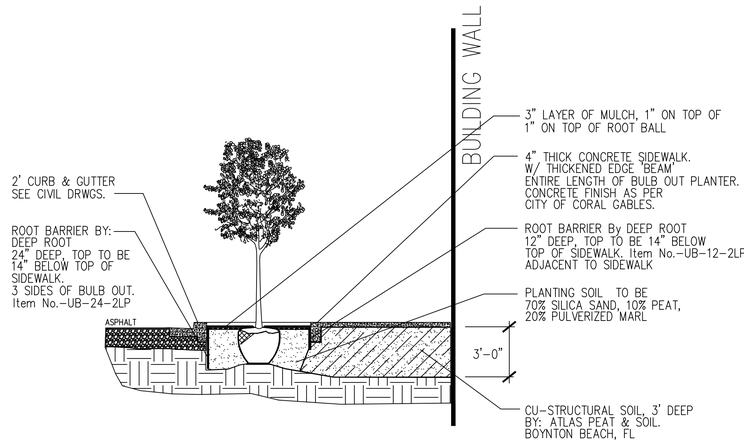
1. ALL PLANT MATERIAL TO BE FLORIDA GRADE NO. 1 (FG #1) OR BETTER FLORIDA DEPARTMENT OF AGRICULTURE GRADES AND STANDARDS; PARTS I AND II, 5th EDITION: 2015. RESPECTIVELY.
2. TWO MEETINGS, PRE-INSTALLATION & SUBSTANTIAL COMPLETION, SHALL BE REQ'D DURING INSTALLATION/CONSTRUCTION PROCESS. PRE-INSTALLATION MEETING SHALL BE SCHEDULED W/ LANDSCAPE ARCHITECT, TWO WEEKS PRIOR TO INSTALLATION.
3. A MUNICIPALLY APPROVED LANDSCAPE PLAN IS A LEGAL & BINDING DOCUMENT. NO CHANGES SHALL BE MADE WITHOUT PRIOR NOTIFICATION & SUBSEQUENT WRITTEN APPROVAL OF THE LANDSCAPE ARCHITECT & GOVERNING MUNICIPALITY. (IF REQ'D)
4. LANDSCAPE PLAN SHALL BE INSTALLED IN COMPLIANCE WITH ALL LOCAL/PERTINENT CODES.
5. LANDSCAPE CONTRACTOR SHALL REVIEW ALL DRAWINGS AND PREPARE ONES OWN QUANTITY COUNTS (PRIOR TO BID COST AND COMPARE TO ARCHITECT'S PLANT LIST), LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR ATTAINING ACCURATE COUNT OF PLANT MATERIALS SPECIFIED. IN THE EVENT OF DISCREPANCIES, LANDSCAPE CONTRACTOR SHALL BRING TO THE ATTENTION OF LANDSCAPE ARCHITECT. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR INSTALLATION OF THE LANDSCAPE PLAN. LANDSCAPE PLAN SHALL TAKE PRECEDENCE OVER PLANT LIST.
6. LANDSCAPE CONTRACTOR SHALL LOCATE AND VERIFY ALL UNDERGROUND UTILITIES PRIOR TO DIGGING, SUNSHINE STATE ONE CALL OF FLORIDA. (800) 432-4770.
7. ALL TREES TO BE STAKED IN A GOOD WORKMANLIKE MANNER, NO NAIL STAKING IN TRUNKS PERMITTED. ALL GUYING & STAKING TO BE REMOVED WITHIN 12 MONTHS AFTER PLANTING.
8. ALL PLANTING BEDS TO BE WEED AND GRASS FREE, AND SHALL BE EXCAVATED TO A DEPTH OF 12" BELOW GRADE. TOP OF BEDS SHALL BE 3" BELOW ADJ. PAVED SURFACES. ALL CONSTRUCTION DEBRIS SHALL BE REMOVED.
9. ALL INVASIVE EXOTIC PLANTS (CAT.1) TO BE REMOVED FROM SITE, PRIOR TO LANDSCAPE ARCHITECTS' FINAL INSPECTION. REFER TO FLORIDA EXOTIC PEST PLANT COUNCIL (FLEPPC) 2015 LIST OF EXOTIC PLANT SPECIES, CAT#1, ONLY.
10. ALL SOD SHALL BE ST. AUGUSTINE 'FLORATAM' SOLID SOD, (UNLESS OTHERWISE NOTED) AND LAID WITH ALTERNATING AND ABUTTING JOINTS. SOD SHALL BE LAID OVER A 2" LAYER OF TOPSOIL. LANDSCAPE CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT, PRIOR TO INSTALLATION.
11. MULCH SHALL BE EUCALYPTUS OR PINE BARK MULCH,(UNLESS OTHERWISE NOTED) APPLIED AT A MIN. DEPTH OF 3" OVER PLANTING BEDS. MULCH SHALL NOT APPLIED OVER ANNUAL PLANTING BEDS. MULCH SHALL NOT BE PLACED WITHIN 6" OF TREE & PALM TRUNKS. TOP OF MULCH SHALL NOT EXCEED HEIGHT OF ADJACENT PAVED SURFACES.
10. ALL PLANTED AREAS TO RECEIVE 100% COVERAGE BY AN AUTOMATIC IRRIGATION SYSTEM, WITH A MINIMUM OF 50% OVERLAP. RAIN SENSOR TO BE PROVIDED. IRRIGATION SYSTEM TO BE INSTALLED IN COMPLIANCE W/ FLORIDA BUILDING CODE, (FBC), LATEST EDITION. BUBBLERS SHALL BE INSTALLED ON ALL RELOCATED & INSTALLED TREES & PALMS TO AID IN THEIR ESTABLISHMENT. REFER TO LANDSCAPE PLAN.

## Plant List – Ground Level

| Qty | Key | Botanical / Common Name | Description | |
|---|---|---|---|---|
| 6 | PD | Phoenix dactylifera / Medjool Date Palm | 30' ct, 45' oa ht. | No |
| 14 | QV | Quercus virginiana / Live Oak | 20'–22' oa ht, 10' spr, 6" cal. | Yes |
| 4 | LL | Ligustrum lucidium / Ligustrum Tree | 10' ht x 10' spr, multi trunk | No |
| 5 | PE | Ptychosperma elegans / Alexander Palm | 22', 20, 18', 16, 14' oa hts. | No |
| 7 | COV | Codiaeum variegatum / Crotons 'Sloppy Painter' | 3' ht x 2' spr, 15 gal. | No |
| 20 | CHI | Chrysobalanus icaco / Red tip Cocoplum | 30" ht x 18" spr, 7 gal. | Yes |
| | | | | |
| 732 | FIM | Ficus microcarpa / Green Island Ficus | 18"ht x 18"spr, 3 gal. | No |
| 600 | SEA | Seasonal color / Annuals / Perennial Peanut | 1 gal. | No |

## Plant List – 5th Level, Pool Deck & Garden Deck

| Qty | Key | Botanical / Common Name | Description | |
|---|---|---|---|---|
| 4 | LL | Ligustrum lucidium / Ligustrum Tree | 10' ht x 10' spr, multi trunk | No |
| 1 | LS | Lagerstromia speciosa / Queen Crape Myrtle | 12'–14' ht, 8' spr, 3" cal. | No |
| 10 | VM | Veitchia montgomeriana / Veitchia Palm | 22', 18', 14' oa hts. | No |
| 8 | HYV | Hyophorbe verschaffelti / Spindle Palm | 7'–8' oa ht. | No |
| 22 | RHE | Rhapis excelsa / Lady Palm | 5'–6' ht x 2'–3' spr. | No |
| 15 | CLG | Clusia guttifera / Small Leaf Clusia | 5'–6' ht x 3'–4' spr, 15 gal. | No |
| 16 | TRJ | Trachelospermum jasminoides / Confederate Jasmine | 15 gal, trellis– 5–6' runners | No |
| 26 | PRC | Philodendron Rojo–Congo / Rojo Congo | 2' ht x 18" spr, 3 gal. | No |
| 26 | TRM | Trimezia martinencensis / Yellow Walking Iris | 2' ht x 18" spr, 3 gal. | No |
| 80 | NEC | Neomarica caerulea / Blue Apostle's Iris | 2' ht x 18" spr, 3 gal. | No |
| 70 | PHB | Philodendron Burle Marx / Burle Marx | 18"ht x 18"spr, 3 gal. | No |
| 65 | LIM | Liriope muscarie / Evergreen Giant Liriope | 1 gal. | No |




BULB OUT PLANTING DETAIL w/ STRUCTURAL SOIL N.T.S.

City of Coral Gables Zoning Code–Landscape Requirements:

ZONING DISTRICT: MXD
Total Site Acreage: 48,772.0 sf / 1.12 Acres

| | Required | Provided |
|---|---|---|
| Section 5–1105 (C) of Coral Gables Zoning Code | | 3 Existing (to be relocated)<br>12 Large Trees (street trees)<br>6 Large Palms (street trees)<br>4 Small Trees (street trees)<br>1 Large Tree ( Garden Deck)<br>4 Small Trees ( Garden Deck)<br>10 Small Trees ( Garden Deck)<br>@ 3:1= 3 Trees |
| 2) a. Large Shade Tree: 28 large shade trees per Acre<br>28 x 1.12 = 31.36 | 32 | 4 |
| 2) b. Shrubs: 224 per acre<br>224 x 1.12 = 251 | 251 | 42 |

ARCHITECT:
Bellin & Pratt
architects, LLC
AA26000863
285 sevilla avenue
coral gables, florida 33134
tel 305.447.1927 - fax 305.443.5986

CONSULTANTS:
H.L. Martin, Landscape Architect, P.A.
LC# 26000404 / LA #0001722
5965 SW 38th Street, Miami, Florida 33155
305 790-4372, hlmartinuflu@bellsouth.net
Herbert Lester Martin, Landscape Architect

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PROJECT NAME:
PROPOSED RESIDENTIAL MIXED-USE PROJECT
PROJECT ADDRESS:
33 ALHAMBRA CIRCLE
CORAL GABLES, FLORIDA
OWNER INFORMATION:
TWJ ALHAMBRA, LLC
100 South Biscayne Boulevard Suite 900
Miami, FL 33131

**DRC SUBMITTAL**

| | |
|---|---|
| ISSUE DATE: | 04-08-2016 |
| PROJECT No.: | 2013-07 |
| DRAWN BY: | T.C & D.F. |
| APPROVED BY: | M.B. & G.P. |

REVISIONS:

| No. | Date | Description |
|---|---|---|
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SEAL:

SIGNATURE:
Marshall Bellin AR-5564
Glenn H Pratt, AIA, AR-9608

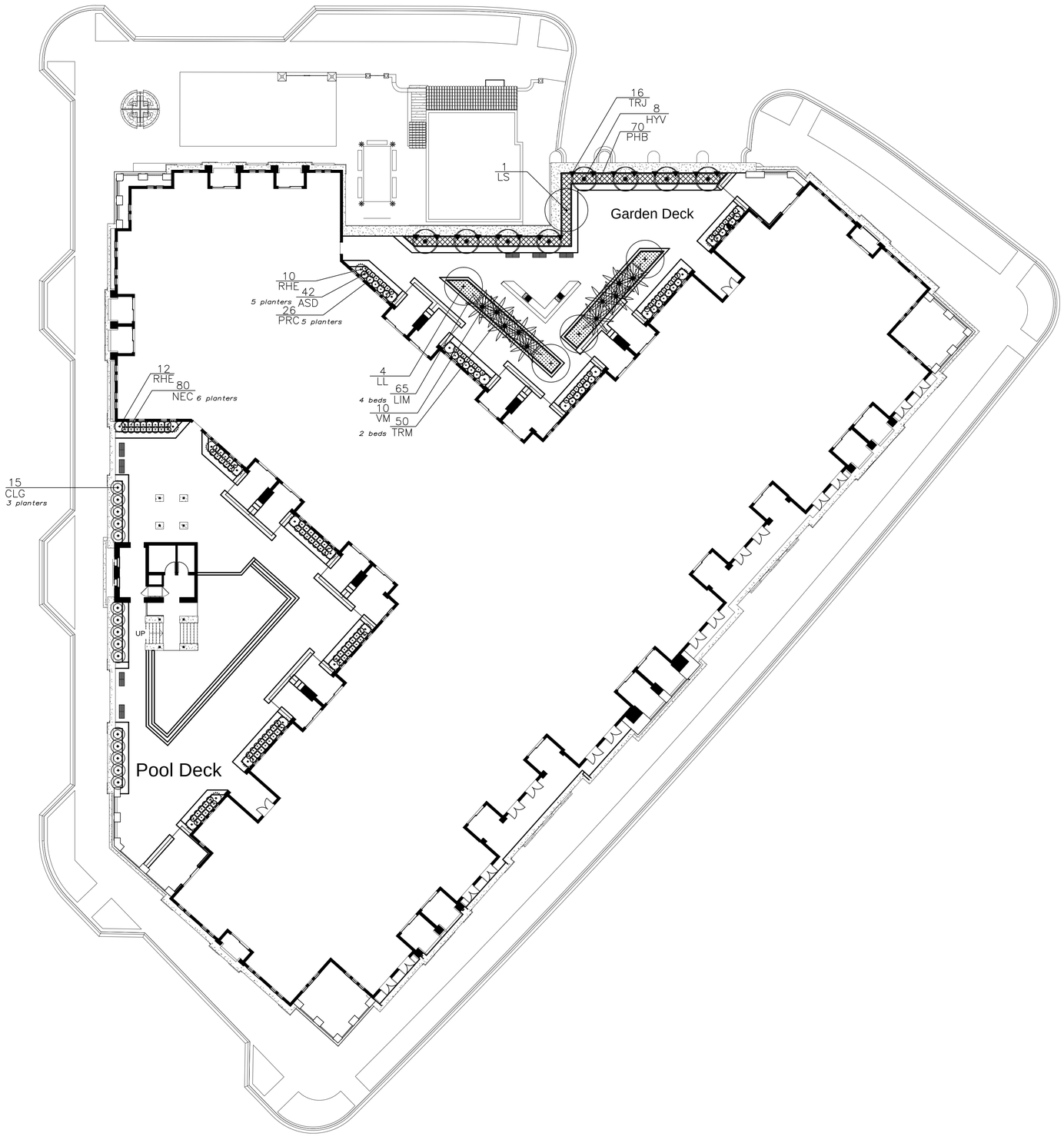
SHEET TITLE:
PLANT LIST, NOTES & DETAILS

SCALE:
N.T.S.

SHEET No.:
LA 1.2

## Plant List – 5th Level, Pool Deck & Garden Deck

| Qty | Key | Botanical / Common Name | Description | |
|---|---|---|---|---|
| 4 | LL | Ligustrum lucidium / Ligustrum Tree | 10' ht x 10' spr, multi trunk | No |
| 1 | LS | Lagerstromia speciosa / Queen Crape Myrtle | 12'–14' ht, 8' spr, 3" cal. | No |
| 10 | VM | Veitchia montgomeriana / Veitchia Palm | 22', 18', 14' oa hts. | No |
| 8 | HYV | Hyophorbe verschaffelti / Spindle Palm | 7'–8' oa ht. | No |
| 22 | RHE | Rhapis excelsa / Lady Palm | 5'–6' ht x 2'–3' spr. | No |
| 15 | CLG | Clusia guttifera / Small Leaf Clusia | 5'–6' ht x 3'–4' spr, 15 gal. | No |
| 16 | TRJ | Trachelospermum jasminoides / Confederate Jasmine | 15 gal, trellis– 5–6' runners | No |
| 26 | PRC | Philodendron Rojo–Congo / Rojo Congo | 2' ht x 18" spr, 3 gal. | No |
| 26 | TRM | Trimezia martinencensis / Yellow Walking Iris | 2' ht x 18" spr, 3 gal. | No |
| 80 | NEC | Neomarica caerulea / Blue Apostle's Iris | 2' ht x 18" spr, 3 gal. | No |
| 70 | PHB | Philodendron Burle Marx / Burle Marx | 18"ht x 18"spr, 3 gal. | No |
| 65 | LIM | Liriope muscarie / Evergreen Giant Liriope | 1 gal. | No |




1 / LA 1.3 LEVEL 5 POOL DECK & GARDEN LANDSCAPE PLAN

SCALE: 1/16"=1'-0"

0 16' 32' 48'


ARCHITECT:

Bellin & Pratt
architects, LLC

AA26000863

285 sevilla avenue
coral gables, florida 33134
tel 305.447.1927 - fax 305.443.5986

CONSULTANTS:

H.L. Martin, Landscape Architect, P.A.
LC# 26000404 / LA #0001722

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Herbert Lester Martin, Landscape Architect



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CORAL GABLES, FLORIDA

OWNER INFORMATION:
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100 South Biscayne Boulevard Suite 900
Miami, FL 33131

**DRC SUBMITTAL**

| | |
|---|---|
| ISSUE DATE: | 04-08-2016 |
| PROJECT No.: | 2013-07 |
| DRAWN BY: | T.C & D.F. |
| APPROVED BY: | M.B. & G.P. |

REVISIONS:

| No. | Date | Description |
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SEAL:

SIGNATURE:
Marshall Bellin AR-0564
Glenn H Pratt, AIA, AR-9608

SHEET TITLE:
5th Level Pool Deck & Garden Landscape Plan

SCALE:
N.T.S.

SHEET No.:
LA 1.3