City of Coral Gables Planning Division Application

305.460.5211 planning@coralgables.com www.coralgables.com

Application request

The undersigned applicant(s)/agent(s)/property owner(s) request City of Coral Gables consideration and review of the following application(s) (please check all that apply):

- ☐ Abandonment and Vacations
- ☐ Annexation
- ☐ Coral Gables Mediterranean Architectural Design Special Locational Site Plan
- ☒ Comprehensive Plan Map Amendment - Small Scale
- ☐ Comprehensive Plan Map Amendment - Large Scale
- ☐ Comprehensive Plan Text Amendment
- ☐ Conditional Use - Administrative Review
- ☐ Conditional Use without Site Plan
- ☐ Conditional Use with 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
- ☐ Restrictive Covenants and/or Easements
- ☐ Site Plan
- ☐ Separation/Establishment of a Building Site
- ☐ 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: _____

General information

Street address of the subject property: 20, 42 Navarre Ave., 33,43 & 47 Alhambra Circle, 2001 Galiano Street

Property/project name: _____

Legal description: Lot(s) 1-7

Block(s) 15 Section (s) Coral Gables Section L

Property owner(s): TWJ Alhambra, LLC

Property owner(s) mailing address: 100 S. Biscayne Blvd., Miami, FL 33131

Telephone: Business 305358-7710 Fax 305-443-5986

Other _____ Email dwarhaft @ fecr.com

City of Coral Gables Planning Division Application

Applicant(s)/agent(s): F.W. Zeke Guilford, Esq.

Applicant(s)/agent(s) mailing address: 400 University Drive, Suite 201 CoralGables, FL 33134

Telephone: Business 305-446-8411 Fax 305-445-0563

Other _____ Email zguilford @ guilfordassoc.com

Property information

Current land use classification(s): Residential Multi-Family Medium Density

Current zoning classification(s): Multi-Family 2 District

Proposed land use classification(s) (if applicable): Commercial Mid-Rise

Proposed zoning classification(s) (if applicable): Commercial District

Supporting information (to be completed by Planning Staff)

A Preapplication Conference is required with the Planning Division in advance of application submittal to determine the information necessary to be filed with the application(s). Please refer to the Planning Divison Development Review Process Handbook, Section 3.0, for an explanation of each item. If necessary, attach additional sheets to application. The Planning Division reserves the right to request additional information as necessary throughout the entire review process.

- ☐ Aerial.
- ☐ Affidavit providing for property owner's authorization to process application.
- ☐ Annexation supporting materials.
- ☐ Application fees.
- ☐ Application representation and contact information.
- ☐ Appraisal.
- ☐ Architectural/building elevations.
- ☐ Building floor plans.
- ☐ Comprehensive Plan text amendment justification.
- ☐ Comprehensive Plan analysis.
- ☐ Concurrency impact statement.
- ☐ Encroachments plan.
- ☐ Environmental assessment.
- ☐ Historic contextual study and/or historical significance determination.
- ☐ Landscape plan.
- ☐ Lighting plan.
- ☐ Massing model and/or 3D computer model.
- ☐ City of Coral Gables Annual Registration Application and Issue Application Lobbyist forms.
- ☐ Ordinances, resolutions, covenants, development agreements, etc. previously granted for the property.
- ☐ Parking study.
- ☐ Photographs of property, adjacent uses and/or streetscape.
- ☐ Plat.
- ☐ Property survey and legal description.

- ☐ Property owners list, notification radius map and two sets of labels.
- ☐ Public Realm Improvements Plan for mixed use projects.
- ☐ Public school preliminary concurrency analysis (residential land use/zoning applications only).
- ☐ Sign master plan.
- ☐ Site plan and supporting information.
- ☐ Statement of use and/or cover letter.
- ☐ Streetscape master plan.
- ☐ Traffic accumulation assessment.
- ☐ Traffic impact statement.
- ☐ Traffic impact study.
- ☐ Traffic stacking analysis.
- ☐ Utilities consent.
- ☐ Utilities location plan.
- ☐ Vegetation survey.
- ☐ Video of the subject property.
- ☐ Zoning Analysis (Preliminary).
- ☐ Zoning Code text amendment justification.
- ☐ Warranty Deed.
- ☐ Other:_____

Application submittal requirements

1. Hard copies. The number of application binders to be submitted shall be determined by Staff at the preapplication meeting. The application shall include all the items identified in the preappplication meeting.
2. Digital media copies. Two (2) compact discs (CD ROMs) of the entire application including all the items identified in the Preapplication Conference. Each document shall be separated into PDF files (i.e., application; site plan, landscape plan; etc.). Please include a "Table of Contents" identifying all PDF file name(s). Each PDF file size shall not exceed 10 Mb. All discs shall be labeled with the applicant(s) name, project name and date of submittal.

Applicant/agent/property owner 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. Additional costs in addition to the application fees may be assessed associated with the review of applications by the City. These are costs that may be incurred by the applicant due to consultant fees paid by City to review the application. The types of reviews that could be conducted may include but are not limited to the following: property appraisals; traffic impact analyses; vegetation/environmental assessments; archeological/historic assessments; market studies; engineering studies or reports; and legal fees. Such fees will be assessed upon finalization of the City application review.

Property owner(s) signature(s):	Property owner(s) print name: TWJ Alhambra LLC. Dean Warhaft, manager
Property owner(s) signature(s):	Property owner(s) print name:
Property owner(s) signature(s):	Property owner(s) print name:
Address: 100 S. Biscayne BLVD. Su#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 MAY by DEAN WARHAFT

(Signature of Notary Public - State of Florida)

Yoanna Garcia
COMMISSION # EE858479
EXPIRES: MAR. 21, 2017
WWW.AARONNOTARY.com

YOANNA GARCIA

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

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

Contract Purchaser(s) Signature:	Contract Purchaser(s) Print Name:
Contract Purchaser(s) Signature:	Contract Purchaser(s) Print Name:

Address:

Telephone:	Fax:	Email:

NOTARIZATION

STATE OF FLORIDA/COUNTY OF
The foregoing instrument was acknowledged before me this _____ day of _____ by _____
(Signature of Notary Public - State of Florida)

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

Applicant(s)/Agent(s) Signature:	Applicant(s)/Agent(s) Print Name:
[signature]	FW ZEKE GUILFORD

Address: 400 UNIVERSITY DRIVE SUITE 201 CORAL GABLES, FL 33134

Telephone: 305.446.8411	Fax: 305.445.0563	Email: ZGUILFORD@GUILFORDASSOC.COM

NOTARIZATION

STATE OF FLORIDA/COUNTY OF
The foregoing instrument was acknowledged before me this 12th day of May by FW Zeke Guilford
(Signature of Notary Public - State of Florida)
[signature]

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 _____

September 2014

Guilford & Associates, P.A.

Attorneys at Law

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

June 23, 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: **Change of Zoning – Land Use Designation / 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 residential.

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.

Owner's Representatives

Owner:
TWJ Alhambra, LLC
100 Biscayne Blvd.
Suite 900
Miami, FL 33131
Attention: Dean Warhaft
Telephone No: 305-358-7710
Fax No: 305-358-1619
Email Address: dwarhaft@fecr.com

Architect:
Bellin and Pratt
285 Sevilla Avenue
Coral Gables, FL 33134
Attention: Marshall Bellin, Glenn Pratt
Telephone No: 305-447-1927
Fax No: 305-443-443-5986
Email Address: glenn@bellinandpratt.com
Email Address: marshall@bellinandpratt.com

Traffic Engineer:
Kimley-Horn and Associates, Inc.
5200 NW 33rd Avenue
Suite 109
Fort Lauderdale, FL 33309
Attention: John J. McWilliams, P.E.
Telephone No: 954-535-5100
Email Address: john.mcwilliams@kimley-horn.com

Attorney:
Guilford & Associates, P.A.
400 University Drive
Suite 201
Coral Gables, FL 33134
Attention: F.W. Zeke Guilford, Esq.
Telephone No: 305-446-8411
Fax No: 305-445-0563
Email Address: zguilford@guilfordassoc.com

ACCURATE CONSTRUCTION SURVEY CORP
P.O. BOX 332161
MIAMI, FLORIDA 33233-2161
(305) 447-6906
EMAIL: INFO@SURVEYFL.COM
2041 BAY 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

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. THE 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 REVISED 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°00'48"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 (NAV 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.

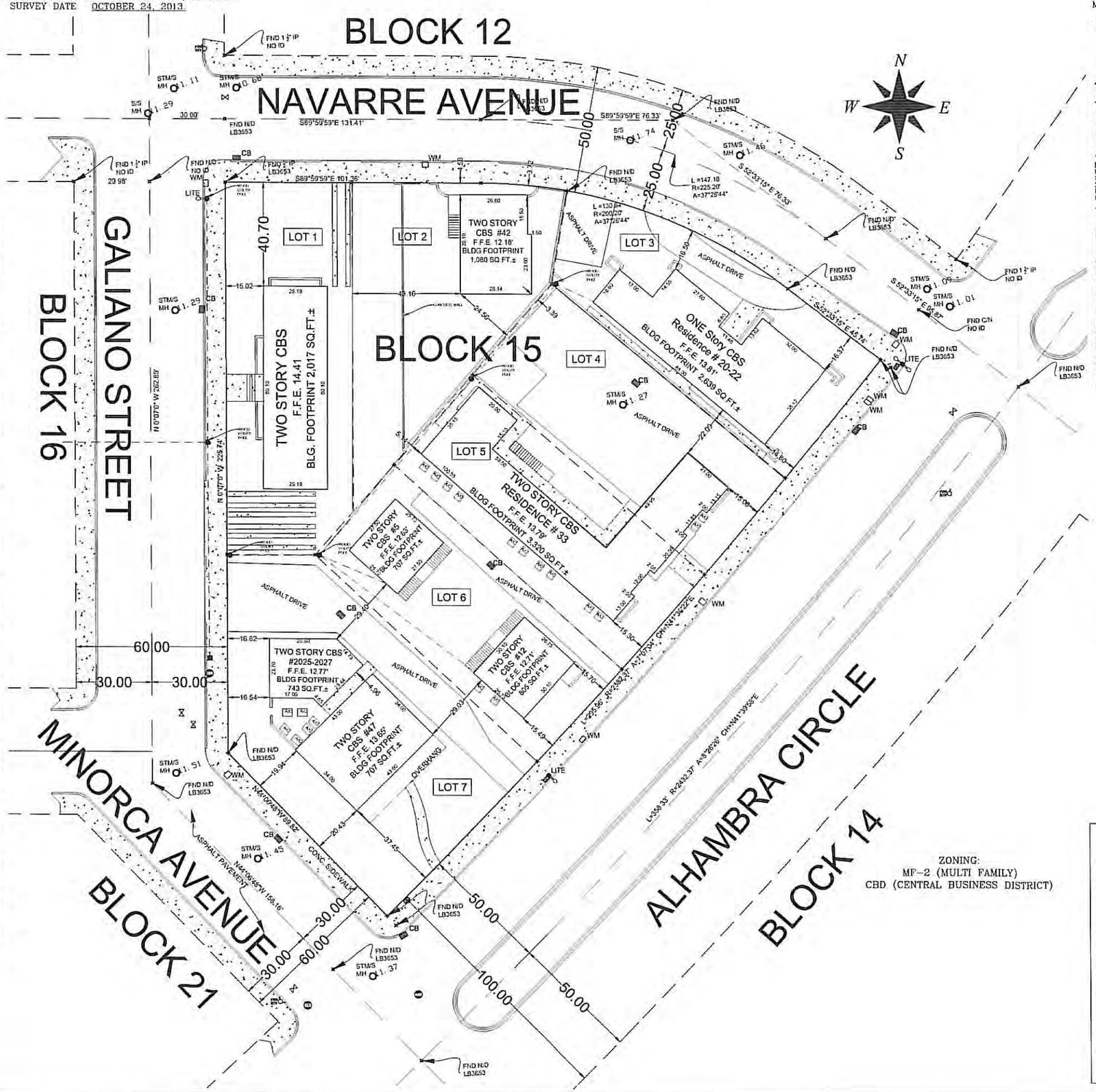
THIS CERTIFICATE IS BEING GIVEN TO THE LISTED PERSONS AND ENTITIES. SAID PERSONS AND ENTITIES MAY RELY UPON THE CONTENTS AND ACCURACY OF THIS CERTIFICATE AND THE MAP OF SURVEY.

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



ZONING:
MF-2 (MULTI FAMILY)
CBD (CENTRAL BUSINESS DISTRICT)

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

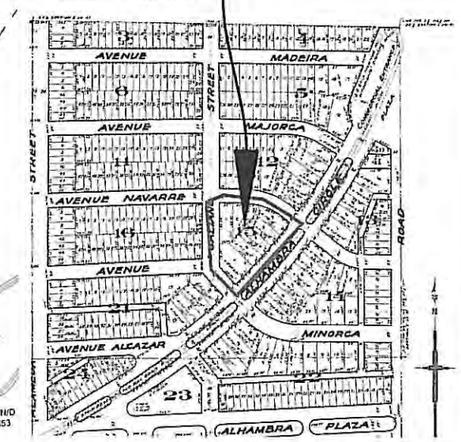
LOCATION MAP: NOT TO SCALE

SITE DETAILS

SCALE: 1" = 20 FEET

LOCATION MAP

SUBJECT SITE



LAND AREA

SQUARE FEET: 48,772+/-

ACRES: 1.12+/-

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

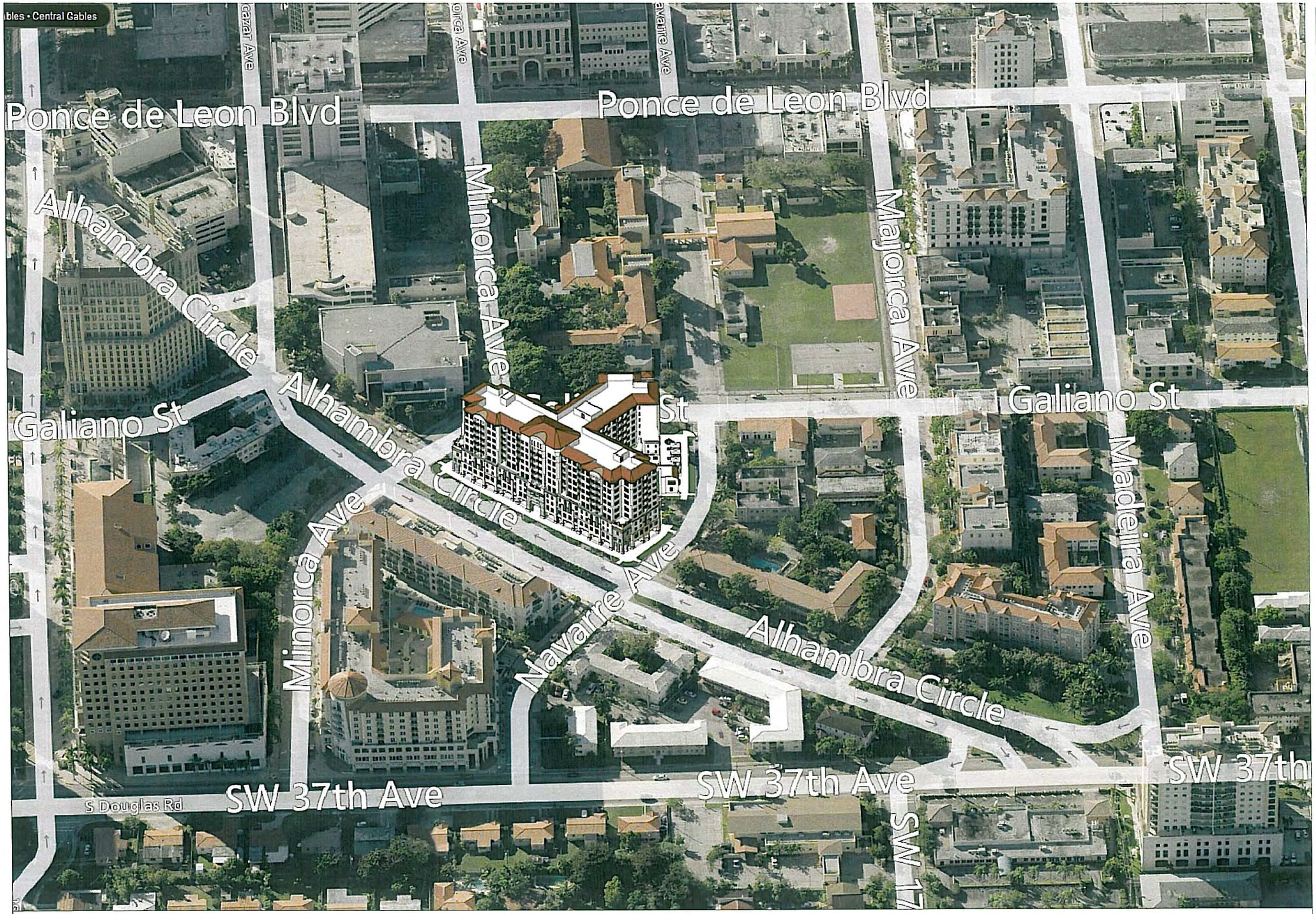
A	ARCH LENGTH
R	RADIUS
T	TANGENT
C	CHORD
D	DELTA (CENTRAL ANGLES)
P.C.P.	PERMANENT CONTROL POINT
P.R.M.	PERMANENT REFERENCE MONUMENT
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
℄	CENTERLINE - RIGHT OF WAY
P.B. PG.	PLAT BOOK ___ PAGE ___
O.R.B. PG.	OFFICIAL RECORD BOOK ___ PAGE ___
6' U.E.	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	CLF - - - 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
FNT - - - FOUND	TOW - - -TOP OF WALL
BR - - - - BEAR	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 OF CURB
TOP - - - TOP OF PIPE	EOP - - - EDGE OF PAVEMENT
C&G - - CURB & GUTTER	NGVD - NATIONAL GEODETIC VERTICAL DATUM
	MW - - - MONITORING WELL



1 A0.3 AERIAL VIEW SCALE: N.T.S.

ARCHITECT:

Bellin & Pratt
architects, LLC
AA26000863

255 sevilla avenue
coral gables, florida 33134
tel 305 447.1927 - fax 305 443.5966

CONSULTANTS:

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THE DESIGN AND DRAWINGS FOR THIS PROJECT ARE THE PROPERTY OF THIS ARCHITECT AND ARE PROTECTED UNDER THE COPYRIGHT PROTECTION ACT.

ALL DRAWINGS AND WRITTEN MATERIALS HEREIN CONSTITUTE ORIGINAL WORK OF THE ARCHITECT AND MAY NOT BE REPRODUCED, DUPLICATED AOR USED WITH THE WRITTEN CONSENT OF BELLIN & PRATT ARCHITECTS, LLC.

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

PRELIMINARY BOA 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 8564
Glenn H Pratt, AIA, AR-9026

SHEET TITLE:
AERIAL VIEW

SCALE:
N.T.S.

SHEET No.:
A0.3

SITE AERIAL

PHOTOS OF EXISTING PROPERTIES

Bellin & Pratt
architects, LLC

RESIDENTIAL MIXED-USE PROJECT

33 ALHAMBRA CIRCLE, CORAL GABLES FL. 33134

PLANNING AND ZONING SUBMITTAL

2001-03 Galiano Street

20-22 Navarre Avenue

42 Navarre Avenue

20-22 Navarre Avenue

Photos of existing properties

PLANNING AND ZONING SUBMITTAL

Bellin & Pratt
architects, LLC
AA26000863

RESIDENTIAL MIXED-USE PROJECT

33 Alhambra circle, Coral Gables FL. 33134

PEDESTRIAN VIEW
FROM CORNER OF ALHAMBRA CIRCLE & NAVARRE STREET

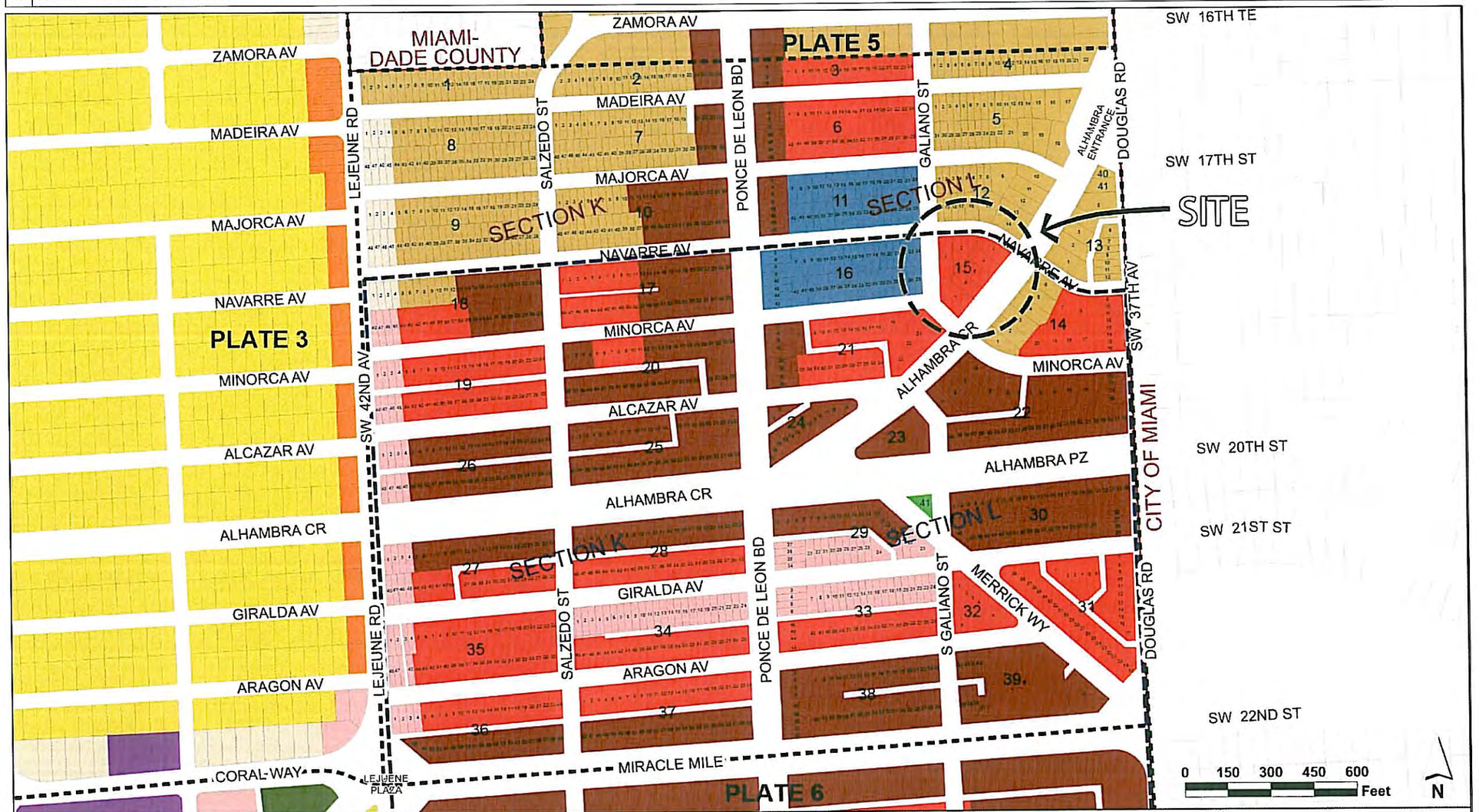
Bellin & Pratt
architects, LLC

AA26000863

RESIDENTIAL MIXED-USE PROJECT

33 ALHAMBRA CIRCLE, CORAL GABLES FL. 33134

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

5/2/2016 6:21:26 PM

ARCHITECT:

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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

PRELIMINARY BOA SUBMITTAL

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

REVISIONS:

No.	Description	Date

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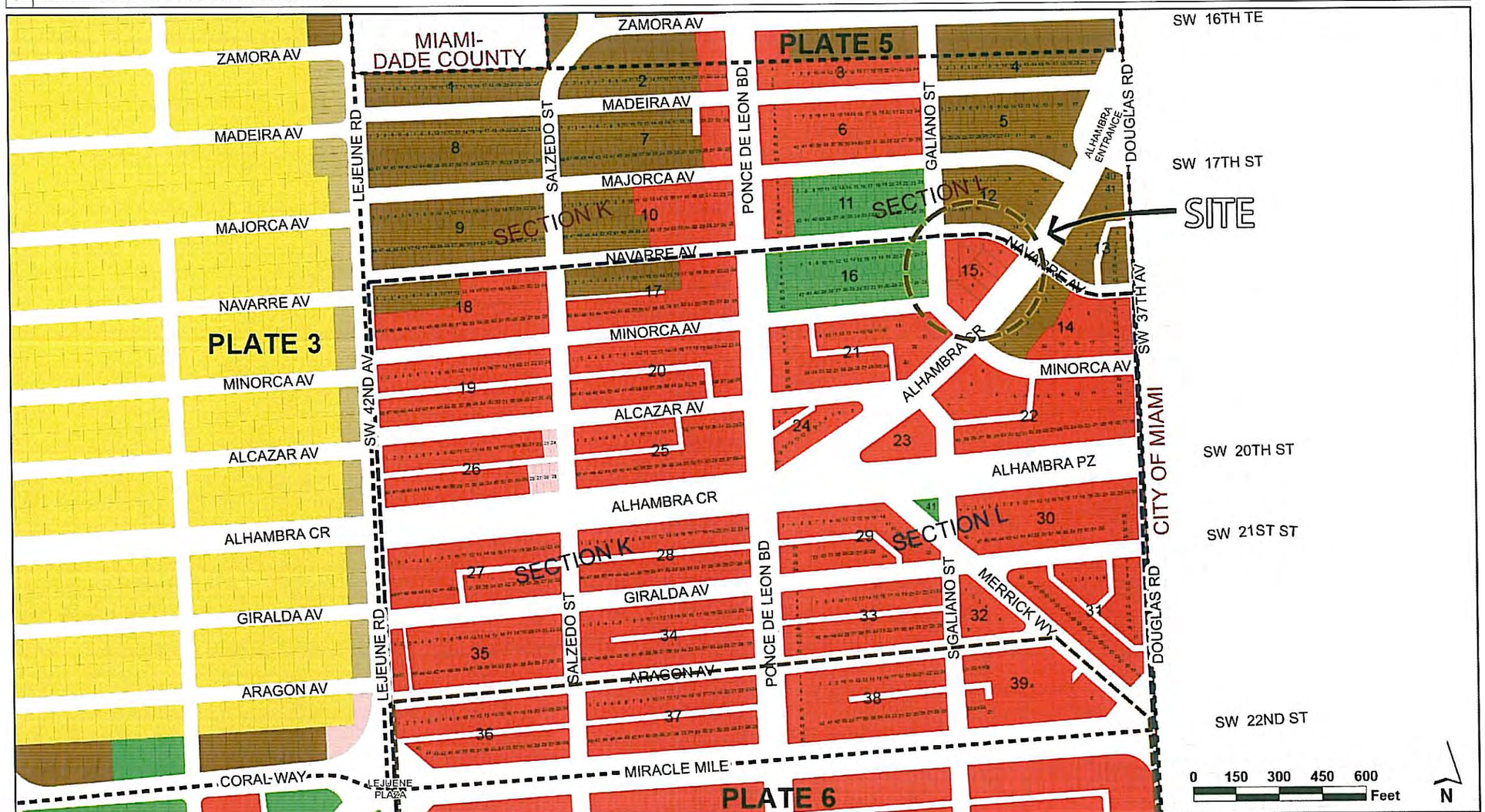
SIGNATURE:
MARSHALL BELLIN AR-5564
GLENN H PRATT, AIA, AR-9608

SHEET TITLE:
Proposed Future Land Use Map

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

SHEET No.:
A0.0a

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:

Bellin & Pratt architects, LLC

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GLENN H PRATT, AIA, AR-9608

SHEET TITLE:

Proposed Zoning Map

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

SHEET No.:

A0.0b

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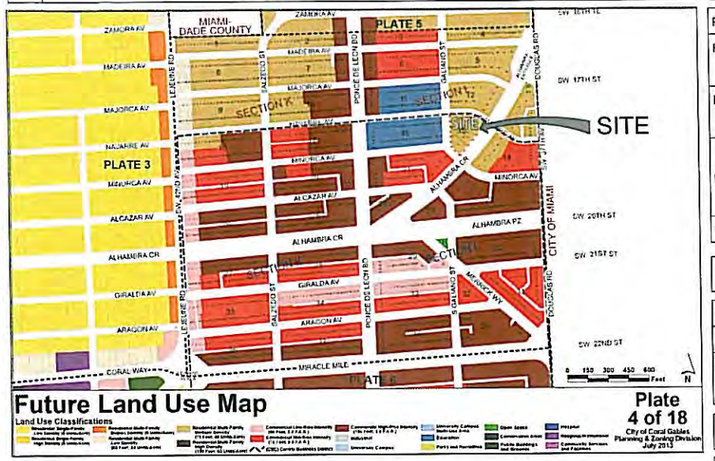
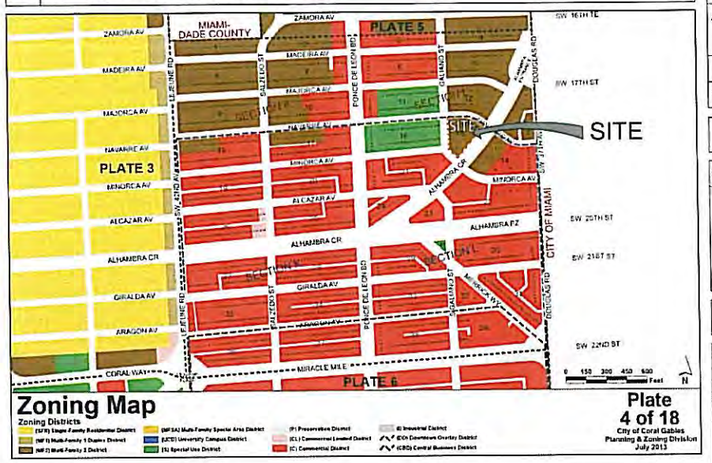
1 CORAL GABLES FUTURE LAND USE MAP



2 CORAL GABLES ZONING MAP



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 03-4108-007-1681, 03-4108-007-1710, 03-4108-007-1720	
PROPERTY OWNER	TWJ ALHAMBRA, LLC 100 SOUTH BISCAYNE BOULEVARD SUITE 900 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 85 THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA	LOT AREA 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 FLORIDA BUILDING CODE 2010 EDITION 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. 8% of 170,689 sq.ft. = 13,655 sq.ft.	23,013 sq.ft. 13.48% of 170,689 sq.ft.
		TOTAL OF GROUND FLOOR sq.ft. 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 STANDARS, 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 STANDARS	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	1.00 PER STUDIO	5-1409	18 x1.00 = 18	18
	1.00 PER 1 BEDROOM UNIT	5-1409	123 x1.00= 123	123
	1.75 PER 2 BEDROOM UNIT	5-1409	27x 1.75 = 47.25	48
	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	36
TOTAL HC PARKING SPACES	FROM 201 to 300 - 7 HC SPACES		7 (WITHIN THE TOTAL)	7 (WITHIN THE TOTAL)
TOTAL SPACES			244.91	249
Section 5-1410.A.3	Per Proposed Parking Study	5-1410.A.3	245	249
BIKE PARKING SPACES			5x249 / 250 = 4.98	12

ON STREET PARKING	EXISTING ON STREET PARKING	0
	PROPOSED ON STREET PARKING	16
	NET GAIN ON STREET PARKING	16

13 TOTAL BUILDING GROSS AREA

DESCRIPTION	VALUE	TOTAL
RESIDENTAIL	21 LIVEWORK UNITS (NET LEASABLE MEZZANINE)	10,530 sq.ft.
	169 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 125 UNITS per Acre CBD NO DENSITY 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 48,770 x 10% = 4,877 sq.ft.	
OPEN SPACE	PERVIOUS PLAZAS & COURTYARDS CONSIDER OPEN SPACE UP TO 75% MAX. OF REQUIRED LANDSCAPE 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%

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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

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

SHEET TITLE:

ZONING ANALYSIS

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

SHEET No.:

A0.0

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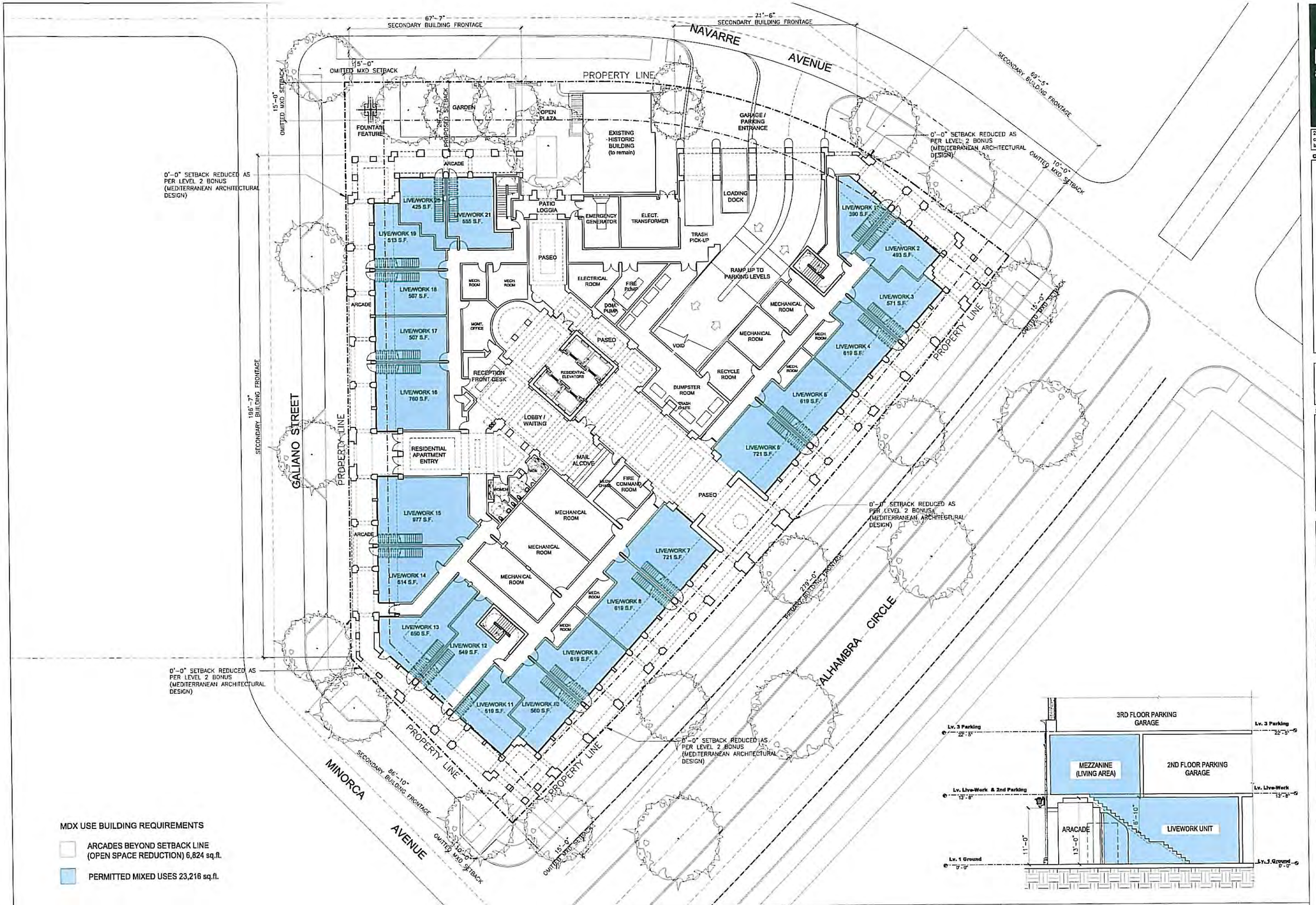

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CONSULTANTS:

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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

PRELIMINARY BOA SUBMITTAL

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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SEAL:

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SHEET TITLE:
MXD & SETBACK GROUND FLOOR PLAN LAYOUT

SCALE:
N.T.S.

SHEET No.:
A0.1

② Ground Floor Benches
1/4" = 1'-0"

③ Ground Floor Bike Racks
1/4" = 1'-0"

④ Ground Floor Fountain
1/4" = 1'-0"

① Lv. 1 Site Plan / Amenities Plan
1/16" = 1'-0"

5/20/2016 6:04:

ARCHITECT:

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SIGNATURE:
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GLENN H PRATT, AIA, AR-9608

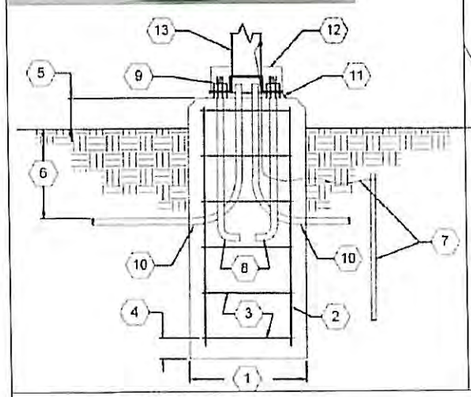
SHEET TITLE:

SITE PLAN / PEDESTRIAN AMENITIES

SCALE: **As indicated**

SHEET No.:

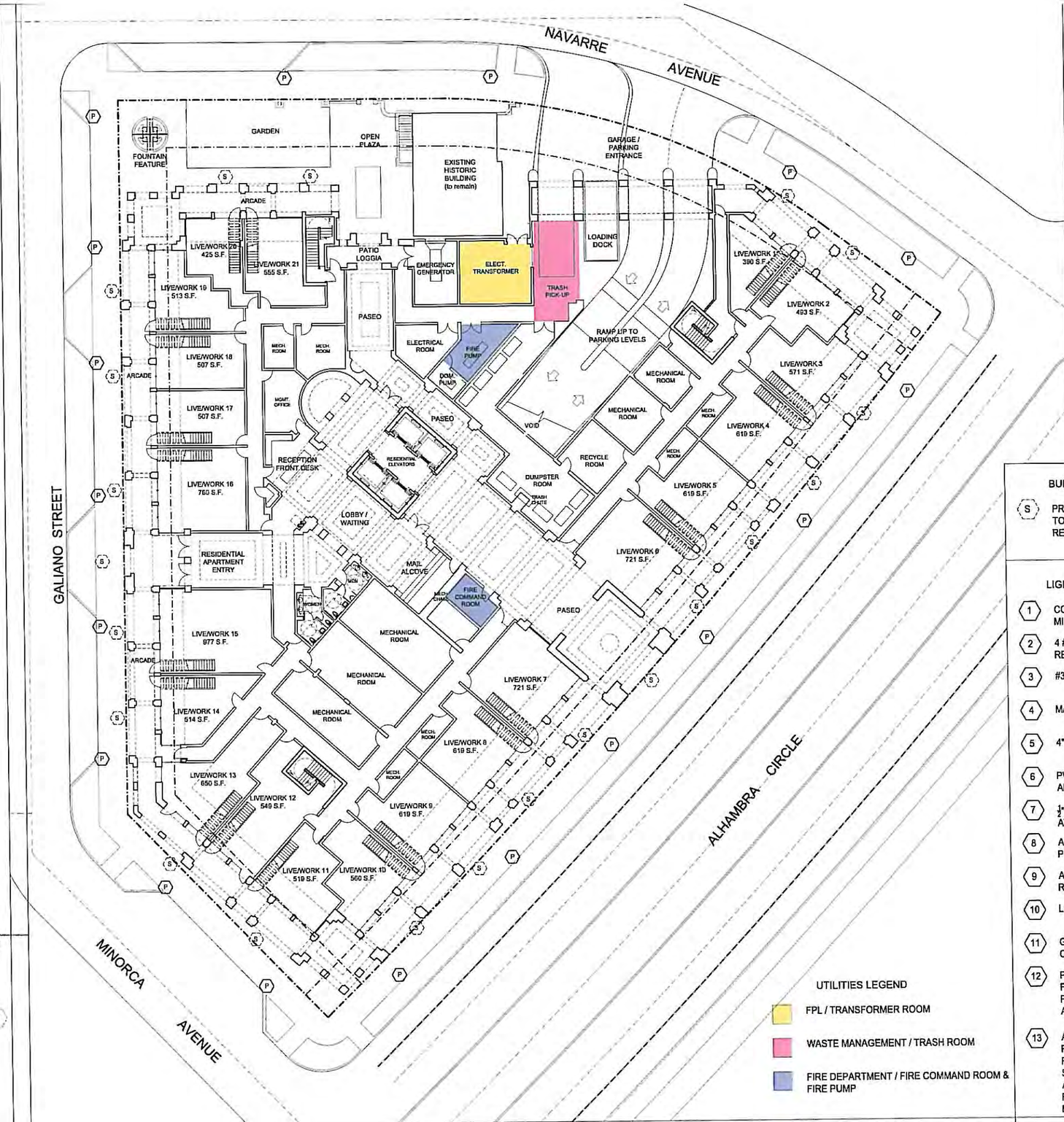
A1.1



2 A1.1a LIGHT POLE DETAIL

SCALE: N.T.S.

0 16' 32' 48'



1 A1.1a SIGNAGE & UTILITIES GROUND FLOOR PLAN

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

0 16' 32' 48'

UTILITIES LEGEND

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

BUILDING SIGN LEGEND

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

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

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SEAL:

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Glenn H Pratt, AIA, AR-0658

SHEET TITLE:
SIGNAGE & UTILITIES GROUND FLOOR PLAN

SCALE:
N.T.S.

SHEET No.:
A1.1a

1 Lv. 1 Site Plan
1/16" = 1'-0"

SITE PLAN STATEMENTS

1. Prior to permit issuance, in addition to all other staging plan requirements, Developer shall indicate in said plan how conflicts with Coral Gables Elementary School loading will be avoided and provide for the protection of specimen trees on Galiano Street.

2. Developer shall coordinate with all utilities and request location of all underground utilities prior to any subsurface work.

3. Developer shall comply with the standards for 'Florida Green' certification standards as prescribed by the Florida Green Building Coalition, and file as documentation as required for state and local compliance with said certification.

4. In accordance with Coral Gables Zoning Code, Article 3, Development Review, Section 3-2003 B, prior to applying for a Building Permit, Developer shall apply for a waiver of the art in public places requirement based on the perpetual maintenance of the historically significant building located at 42 Navarre, which is equal to or greater than the calculated dollar contribution that would otherwise be required by said provision

5. Developer shall comply with the bicycle master plan for Galiano street so far as, said master plan also complies with the curb design Developer is required to provide as a development condition.

6/15/2016 2:11:02 PM

ARCHITECT:

Bellin & Pratt
architects, LLC
AA26000869

285 sevilla avenue
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tel 305.447.1927 - fax 305.443.5986

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

PRELIMINARY BOA 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-6564
GLENN H PRATT, AIA, AR-9608

SHEET TITLE:

Site Plan / Statements

SCALE: **As indicated**

SHEET No.:

A1.1b

PROL

Providence® Large LED

- MicroEdge™ technology
- Canted design provides even illumination with less glare
- Upgrade kits available
- 0-10v dimming ready
- Surge protection included
- Type 2, 3, 4, 5, Left, Right distributions
- IP66 optics
- EXC third
- Powder coat finish in 13 standard colors with a polymer primer sealer

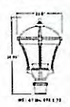
ORDERING INFORMATION

PROL - ____ - ____ - ____ - ____ - ____

Model	Color Temperature	Finishes Finish	Options
PROL Providence large housing scale	34LED-3K Warm White 3000K output	WH Arctic White	SPK Decorative cast aluminum ty here on the top and bottom of the four vertical struts.
Upgrade Kits / Profile	34LED-4K Neutral White 4000K output	BL Black	PFN Cast aluminum finial painted a brass color.
Distribution (Class 2, 120 thru 277 volt) T2, T3, T4, T5, T6, T7, T8 Left, Right distribution	34LED-5K Bright White 5000K output	BLT Matte Black	BPS Cast aluminum shade painted a brass color - opens plus painted brass of optics SPK shown
Color Temperature		DGN Dark Green	LDL Lightly diffused lens. Frosted, flat tempered glass lens has a lightly diffused finish to minimize the lamp and enhance brightness
34LED-3K Warm White 3000K diodes	Finish Option	DB Dark Bronze	CLR Clear flat lens
34LED-4K Neutral White 4000K diodes	T2 Type 2	TI Titanium	HSS Frosted side shield. Not for Type 5.
34LED-5K Bright White 5000K diodes	T3 Type 3	WDB Weathered Bronze	PT4 Post top fitter for a 4" (101mm) O.D. pole
Ballast/Driver	T4 Type 4	MGB Metallic Bronze	PCA-T Rotatable photocell housing - traditional
700 700 milliamp drive current, 132 watts	T5 Type 5	VBU Verde Blue	PCA-C Rotatable photocell housing - contemporary
450 450 milliamp drive current, 87 watts	TL 45° Left	CBT Carbon	EPA-T Express traditional
Base Finish/Color	TR 45° Right	MAL Matte Aluminum	EPA-C Express contemporary
Base available in 13 standard finishes and premium finishes (See Colors section)		MG Medium Grey	SCP Receptacle mounted cartridge, factory default is 50%, requires pole
		AGN Antique Green	
		LG Light Grey	
		RAL/PREMIUM COLOR Provide a RAL or BigN color number	
		CUSTOM COLOR Please provide color chip for matching	

SCP (Sensor Control Programmable) one accessory is available to provide occupancy detection for outdoor applications meeting California Title 24. For complete specs, photo and ordering information, visit www.dot-mat.com/products/control-systems/photocells/

DIMENSIONS



* DesignLights Consortium® Qualified

Please visit www.aal.net for mounting options.

architectural area lighting 323

PRSC

Providence® Small, Sconce, Bollard

- Full cutoff classification (1D only)
- Available with highly efficient LEDs
- Available with downlight single source; uplight/downlight with single source; and uplight/downlight with dual source
- Available with R111 as secondary opposing output source
- Single point steel latch opens lens frame for easy access to light engine
- Tool-less access
- IP66 rated
- Powder coat finish in 13 standard colors with a polymer primer sealer

ORDERING INFORMATION

PRSC - ____ - ____ - ____ - ____ - ____

Model	Lamp/Ballast	Color	Options
PRSC-8 Horizontal LED 8"	LED (37 watts, PRSC-8 only, 120-277 volt)	WH Arctic White	External Options
Horizontal Optical System	34LED-3W 3000K CCT	BL Black	QRS Receptacle controller and 7-4 minimum socket will light following power outage with 0.2 minutes full brightness (Lamp wattage not to exceed Ballast wattage). For horizontal refractor only. Not for LED
PRSC-2 Type 2	34LED-4W 4000K CCT	BLT Matte Black	CL Socket for a 7-4 minimum Compact Lamp. Must be field wired to a separate 120 volt circuit (Lamp wattage not to exceed Ballast wattage). Not for LED CFL CF2 configuration
PRSC-3 Type 3	34LED-5W 5000K CCT	DGN Dark Green	SCB Surface Conduit Box. 1/2" (M) knots on each side. Conduit bottom cover for wire access. Standard Finish only
PRSC-4 Type 4	Compact Fluorescent (120 thru 277 volt Ballast. Specify voltage. -10% minimum starting temp.)	DB Dark Bronze	LDL Lightly diffused glass lens to conceal the reflector and decrease visual brightness and glare
PRSC-W Horizontal Column/Arm/Mastic Beam	CF2 Horizontal single	TI Titanium	BBU Battery backup powers the lamp for up to ninety minutes during a power failure. Output of the 32 watt lamp will be 575 lumens. Output from the 42 watt lamp will be 775 lumens. Operating temperature is 0°C to 55°C. For CF2 or CF3 configuration only. (Lamp)
Output Options	CF3 Horizontal two	WDB Weathered Bronze	347 120/240/347 volt Ballast for 120 lamp/ballast except for 5/18 and 5/26 watt Ballast. Not available for 26 output
1D Single source 100% primary output	PRSC-2/PRSC-3/PRSC-4/PRSC-W METAL HALIDES (120/208/240/277 volt Ballast). Medium base. 10-37 lamp	MGB Metallic Bronze	SPC12 120 volt power type photocell. Factory wired. Specify voltage. Only available with 10 output (Photocell replaces Knob)
	CS MH, 20MH, 35MH	VBU Verde Blue	SPC27 240/240/277 volt power type photocell. Factory wired. Specify voltage. Only available with 10 output (Photocell replaces Knob)
	ELECTRONIC METAL HALIDE (120 thru 277 volt) PS35 base, Pulse Start metal halide lamp. Medium base. 10-32 lamp	CBT Carbon	BPC12 Photocell Bottom Type 120V. Only available with 10 output (Photocell replaces Knob)
	CS2 base. T-6 ceramic lamp	MAL Matte Aluminum	BPC27 Photocell Bottom Type 208/240/277 volt. Only available with 10 output (Photocell replaces Knob)
	70MHC/B	MG Medium Grey	TPC Photocell Twist Lock. Only available with 10 output (Photocell replaces Knob). Photocell by others
	35MHC/B R111 (10 option only)	AGN Antique Green	R24 Secondary source R111 lamp with 24° flood Pattern. Only available with 26 output
	PULSE START (120/208/240/277 volt Ballast) Medium base. 10-37 lamp	LG Light Grey	R40 Secondary source R111 lamp with 40° flood Pattern. Only available with 26 output
	35PSMH/B	RAL/PREMIUM COLOR Provide a RAL or BigN color number	Decorative Options
	CS2 base. T-6 ceramic lamp	CUSTOM COLOR Please provide color chip for matching	PFN Cast aluminum finial painted a brass color. Only available with 10 output
	HIGH PRESSURE SODIUM (120/208/240/277 volt Ballast) Medium base. 10-37 lamp		DSB Globe spikes painted black color
	50HPS		DSP Globe spikes painted to match Finish color
	70HPS		
	35HPS		
	150HPS		
	PHILIPS COSMO (120 thru 277 volt Ballast)		
	PSC35 base cosmo lamp		
	60CS		
	All ballasts are factory wired for 277 volts unless specified. Lamps not included except (1) option.		

DIMENSIONS

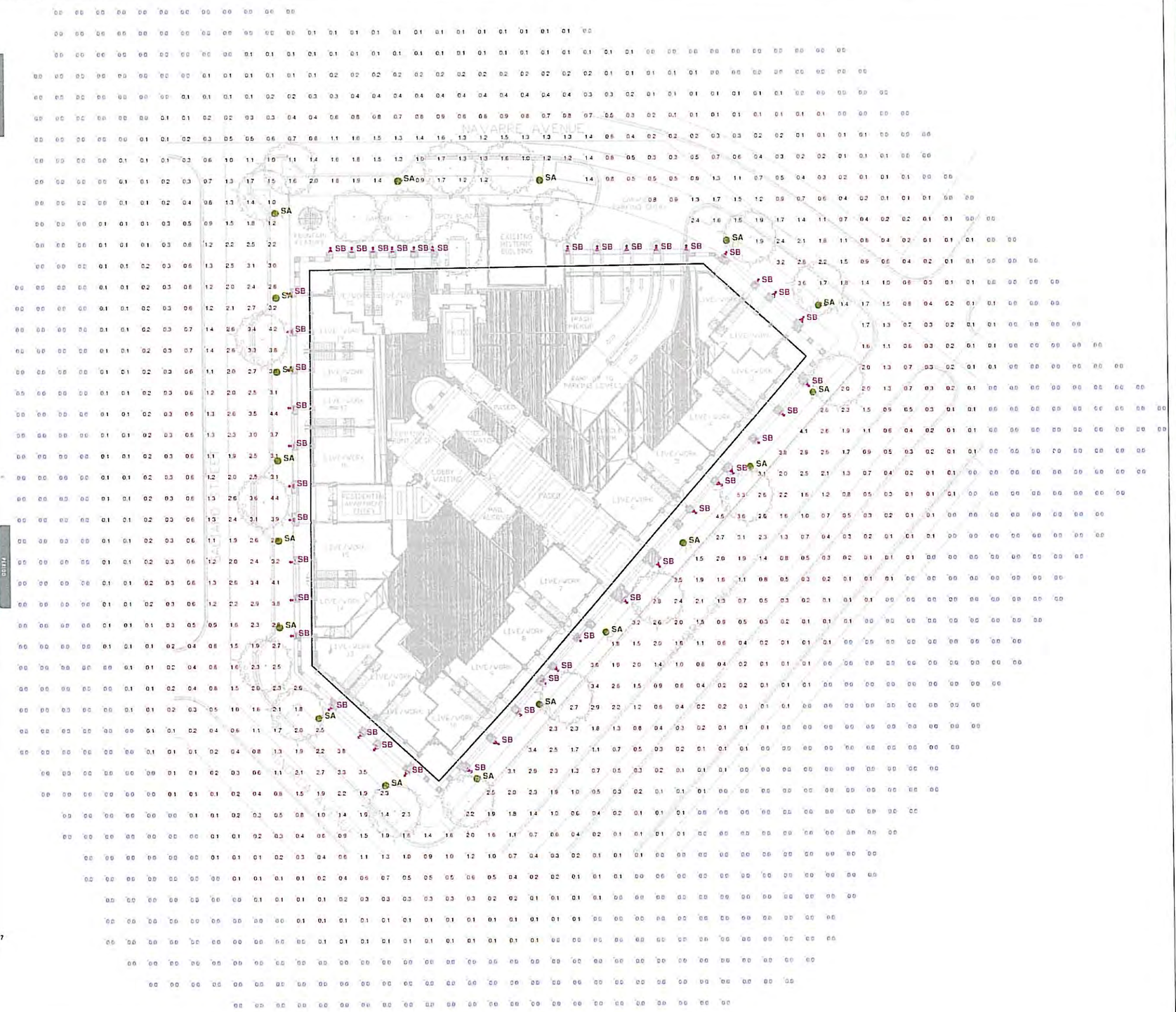
architectural area lighting 327

LUMINAIRE SCHEDULE

Symbol	Label	Qty	Catalog Number	LLF	Watts
●	SA	18	PROL-T5-56LED-4200K-700MA POLE MOUNTED 20' AFF	0.85	132.28
▲	SB	43	PRSC-36LED-BW WALL MOUNTED 11' AFF	0.85	37

STATISTICS

Description	Symbol	Avg	Max	Min	Max/Min
Calc Zone #1		0.5 fc	5.3 fc	0.0 fc	N/A



Plan View
Scale 1" = 25'

6/16/2016 2:21:59 PM

ARCHITECT:

Bellin & Pratt architects, LLC

AA26000863

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100 South Biscayne Boulevard
Suite 900 Miami FL 33131

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ISSUE DATE: 04.08.2016
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APPROVED BY: Approver

REVISIONS:

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SEAL:

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

SHEET TITLE:

Site Plan Lighting Spillover Analysis

SCALE:

SHEET No.:

A1.1c

1 A1.2 PROPOSED 2ND LEVEL / LAYOUT

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

0 16' 32' 48'

Bellin & Pratt
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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

PRELIMINARY BOA 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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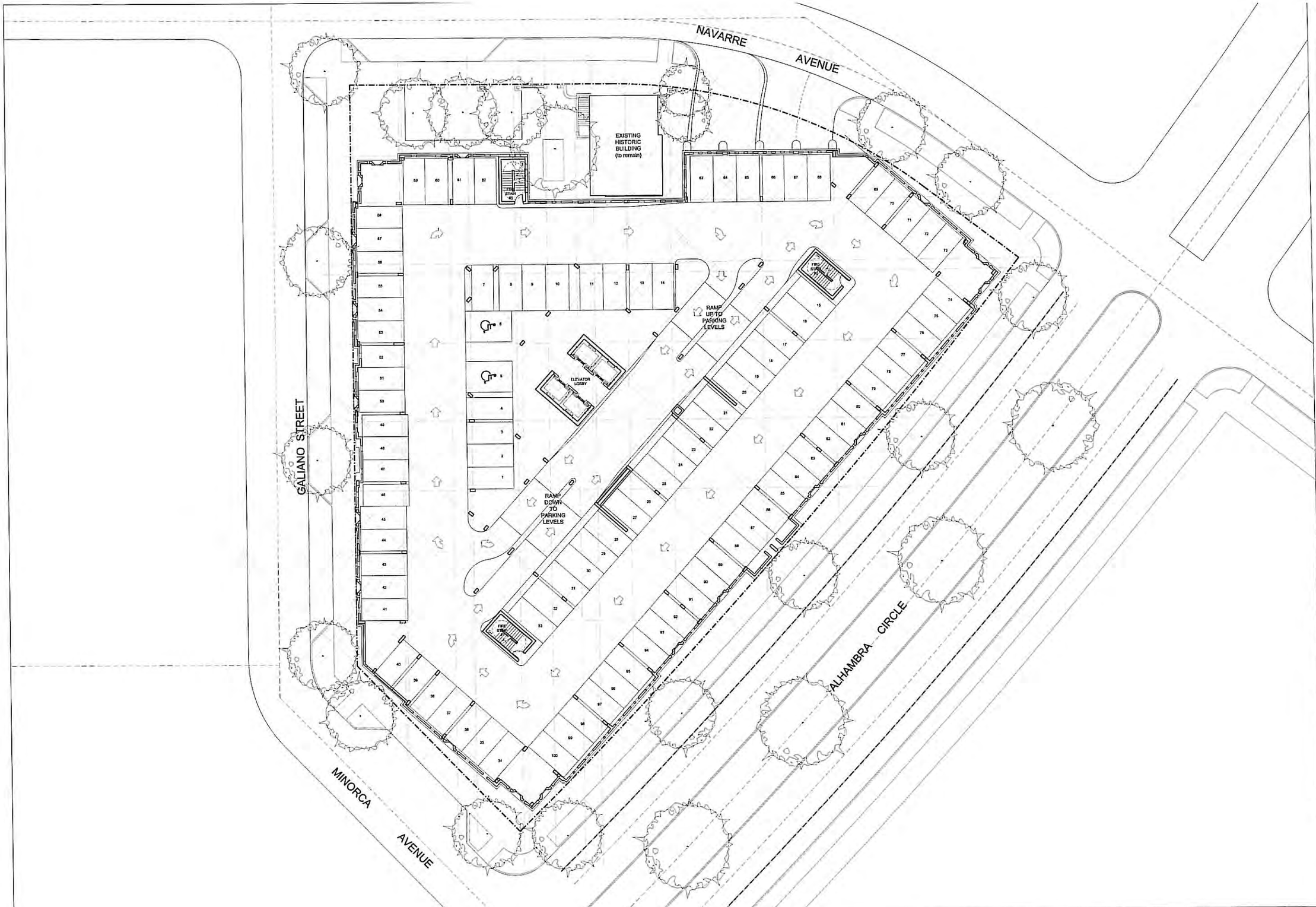
SEAL:

SIGNATURE:
Marshall Bellin AR-6564
Glenn H Pratt, AIA, AR-9628

SHEET TITLE:
2ND FLOOR PLAN & PARKING LAYOUT

SCALE:
N.T.S.

SHEET No.:
A1.2



1 / A1.3 PROPOSED 3RD LEVEL PARKING / FLOOR PLAN LAYOUT

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

0 16' 32' 48'

Bellin & Pratt architects, LLC

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CONSULTANTS:

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33 ALHAMBRA CIRCLE
CORAL GABLES, FLORIDA

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

PRELIMINARY BOA 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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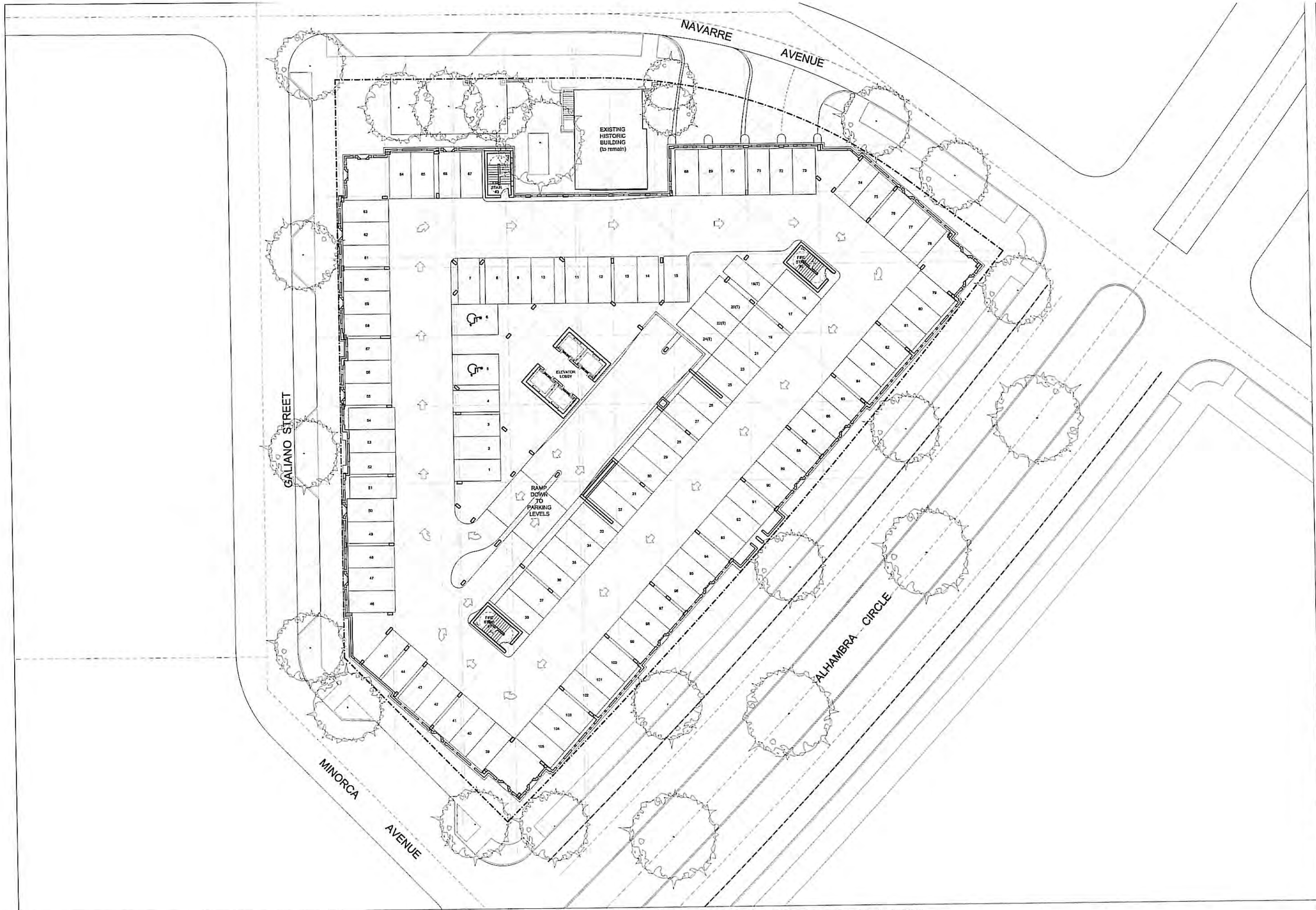
SEAL:

SIGNATURE:
Marshall Bellin AR-5584
Glenn H Pratt, AIA, AR-9608

SHEET TITLE:
PARKING 3RD LEVEL / FLOOR LAYOUT

SCALE:
N.T.S.

SHEET No.:
A1.3



1 A1.4 PROPOSED 4TH LEVEL PARKING / FLOOR PLAN LAYOUT

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

0 16' 32' 48'

Bellin & Pratt
architects, LLC
AA26000867

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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

PROJECT ADDRESS:
33 ALHAMBRA CIRCLE
CORAL GABLES, FLORIDA

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

PRELIMINARY BOA 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-0204
Glenn H Pratt, AIA, AR-9608

SHEET TITLE:
PARKING 4TH LEVEL PARKING / FLOOR LAYOUT

SCALE:
N.T.S.

SHEET No.:
A1.4

1 Lv. 5 Pedestal - 2
1/16" = 1'-0"

6/22/2016 11:38:51 AM

ARCHITECT:

Bellin & Pratt
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PROJECT NAME:

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Coral Gables FL

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

PRELIMINARY BOA SUBMITTAL

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APPROVED BY: Approver

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SEAL:

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

SHEET TITLE:

5th Floor Level Floor Plan

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

SHEET No.:

A1.5

1 Level 6
1/16" = 1'-0"

6/22/2016 11:39:24 AM

ARCHITECT:

Bellin & Pratt
architects, LLC
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SEAL:

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

SHEET TITLE:

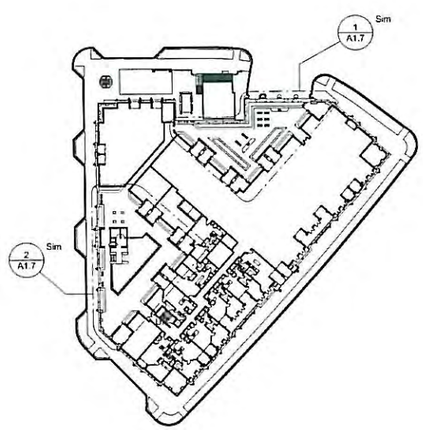
6th Floor Level Floor Plan

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

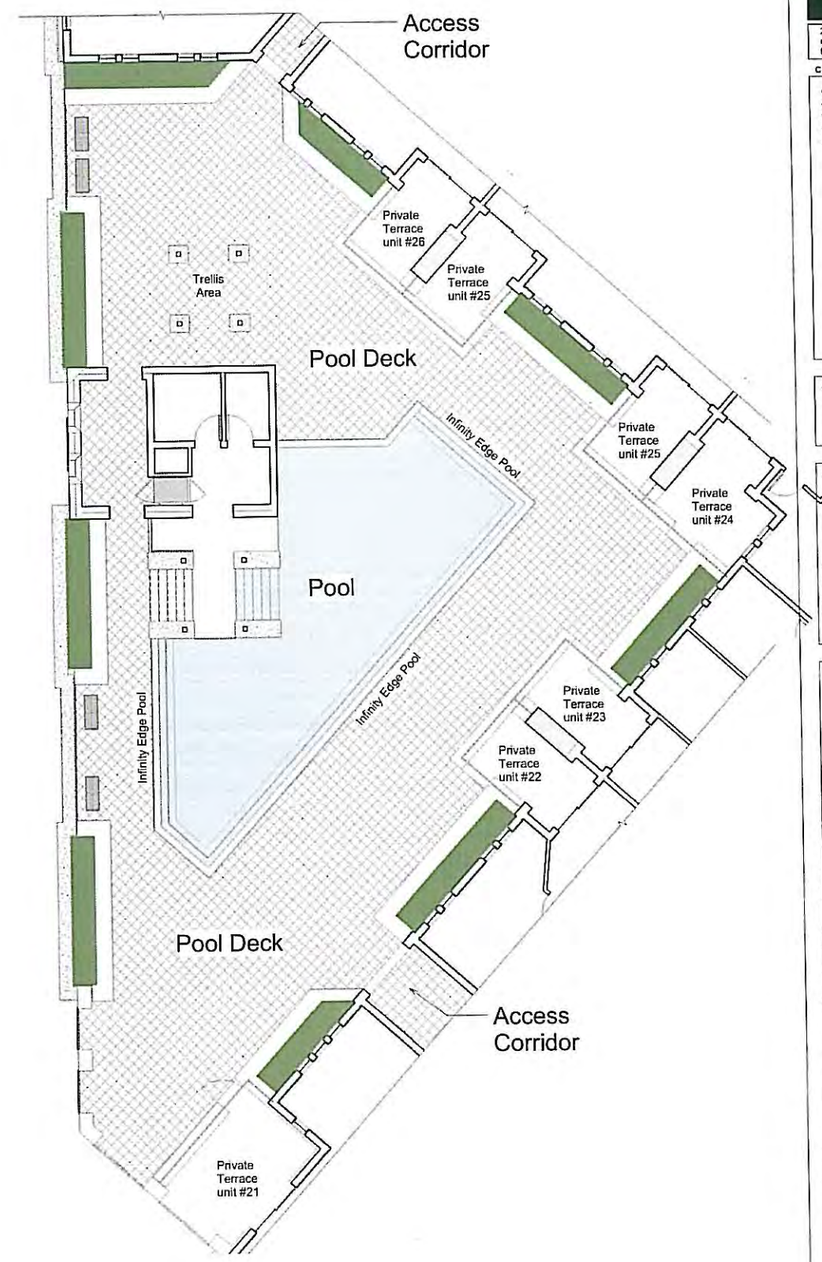
SHEET No.:

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"

5/2/2016 6:26:01 PM

ARCHITECT:

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APPROVED BY: Approver

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SEAL:

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

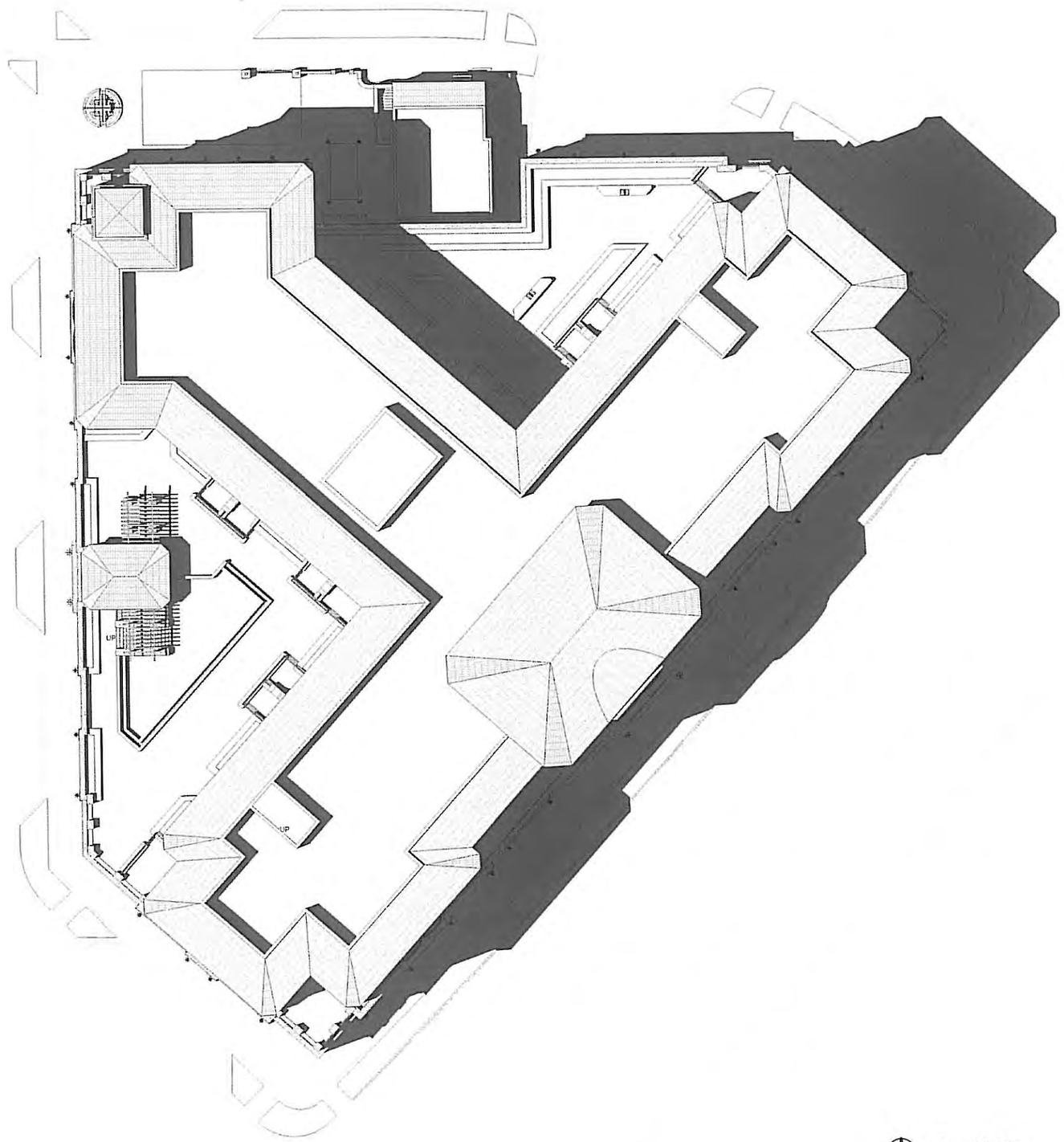
SHEET TITLE:

Pool Deck & Garden Deck

SCALE: **As indicated**

SHEET No.:

A1.7



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

5/22/2016 6:26:16 PM

ARCHITECT:

Bellin & Pratt
architects, LLC
AA26000853

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SEAL:

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

SHEET TITLE:

PROPOSED ROOF PLAN

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

SHEET No.:

A1.8

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

2 3D View 1

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
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
0905	3/4" Smooth Stucco Finish
1601	Decorative Wall Mounted Light Fixture

3 3D View 2

5/22/2016 6:27:01 PM

ARCHITECT:

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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

PRELIMINARY BOA SUBMITTAL

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

REVISIONS:

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

SHEET TITLE:

BUILDING ELEVATIONS

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

SHEET No.:

A3.1

1 Minorca Avenue Elevation
3/32" = 1'-0"

2 3D View 3

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)
0620	Decorative Precast Molding
0623	Raised Smooth Stucco Finish Window Head
0712	Barrel Roof Tile
0801	Impact Resistance Aluminum Casement Glass Window
0803	Impact Resistance Aluminum Store Front System
0903	3/4" Texture Stucco Finish
0905	3/4" Smooth Stucco Finish

3 3D View 4

5/22/2016 6:27:48 PM

ARCHITECT:

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PROJECT NAME:

Proposed Residential Mixed-Use Project

PROPERTY ADDRESS
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SHEET TITLE:

BUILDING ELEVATIONS

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

SHEET No.:

A3.2

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

2 3D View 5

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, Submit 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
0905	3/4" Smooth Stucco Finish
1601	Decorative Wall Mounted Light Fixture

3 3D View 6

5/22/2016 6:26:29 PM

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PROJECT NAME:

Proposed Residential Mixed-Use Project

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SHEET TITLE:

BUILDING ELEVATIONS

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

SHEET No.:

A3.3

1 North West Elevation
3/32" = 1'-0"

2 3D View 7

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)
0614	Cedar Wood Trellis (Concealed Connection, Submitt Shop Drawings)
0620	Decorative Precast Molding
0623	Raised Smooth Stucco Finish Window Head
0712	Barrel Roof Tile
0601	Impact Resistance Aluminum Casement Glass Window
0903	3/4" Texture Stucco Finish
0905	3/4" Smooth Stucco Finish
1601	Decorative Wall Mounted Light Fixture

3 3D View 8

5/2/2016 6:29:16 PM

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GLENN H PRATT, AIA, AR-9609

SHEET TITLE:

BUILDING ELEVATIONS

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

SHEET No.:

A3.4

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

2 3D View 9

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
0623	Raised Smooth Stucco Finish Window Head
0712	Barrel Roof Tile
0801	Impact Resistance Aluminum Casement Glass Window
0903	3/4" Texture Stucco Finish
0905	3/4" Smooth Stucco Finish

3 3D View 10

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Proposed Residential Mixed-Use Project

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SHEET TITLE:

BUILDING ELEVATIONS

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

SHEET No.:

A3.5

5/2/2016 6:23:59 PM

1 Navarre Avenue Northeast Elevation
3/32" = 1'-0"

2 3D View 11

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
0620	Decorative Precast Molding
0623	Raised Smooth Stucco Finish Window Head
0712	Barrel Roof Tile
0801	Impact Resistance Aluminum Casement Glass Window
0903	3/4" Texture Stucco Finish
0905	3/4" Smooth Stucco Finish
1601	Decorative Wall Mounted Light Fixture

3 3D View 12

5/2/2016 6:30:42 PM

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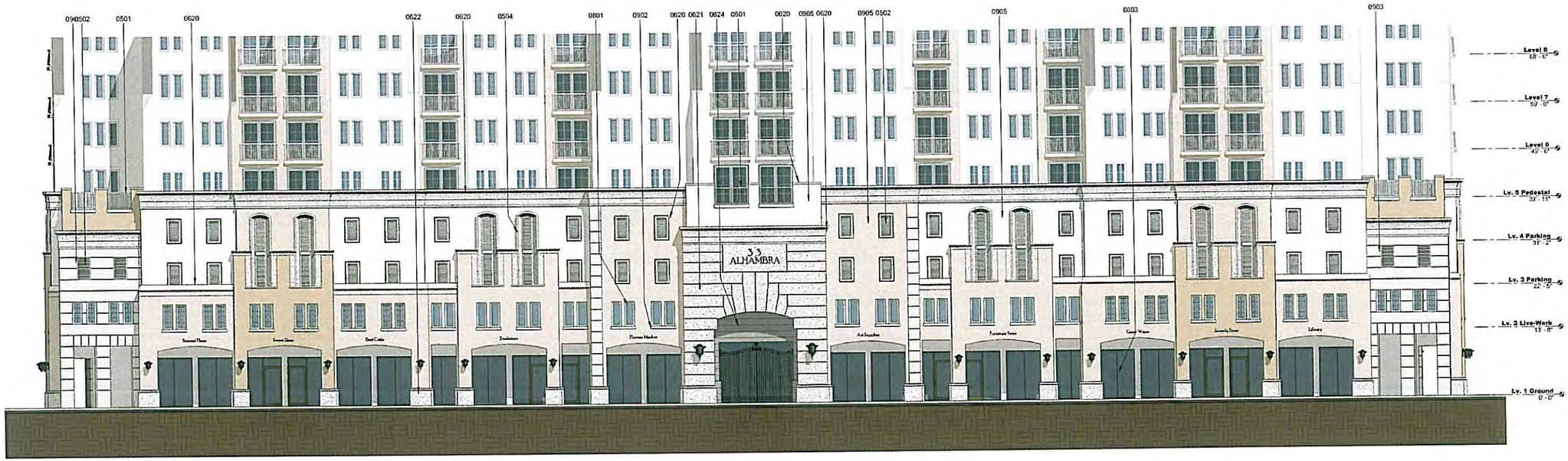
SHEET TITLE:

BUILDING ELEVATIONS

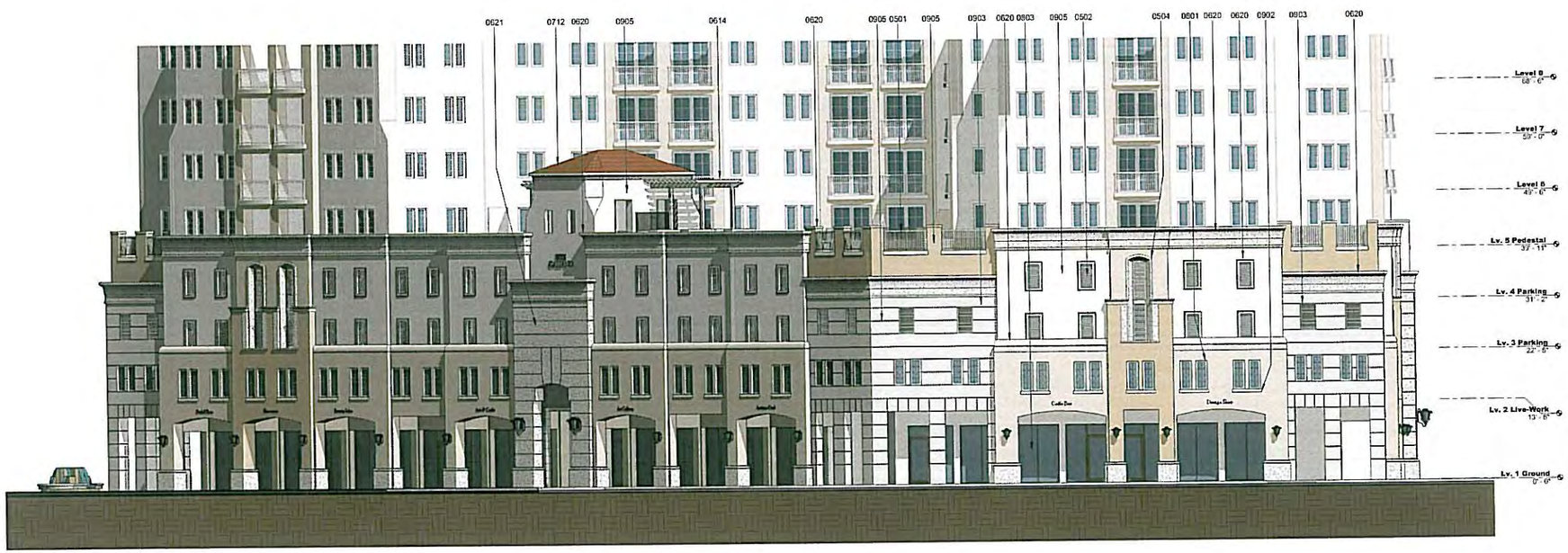
SCALE: 3/32" = 1'-0"

SHEET No.:

A3.6



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" Texture Stucco Finish
0905	3/4" Smooth Stucco Finish

5/22/2016 6:31:28 PM

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PROJECT NAME:

Proposed Residential Mixed-Use Project

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Coral Gables FL

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GLENN H PRATT, AIA, AR-9608

SHEET TITLE:

ENLARGED PEDESTAL ELEVATIONS

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

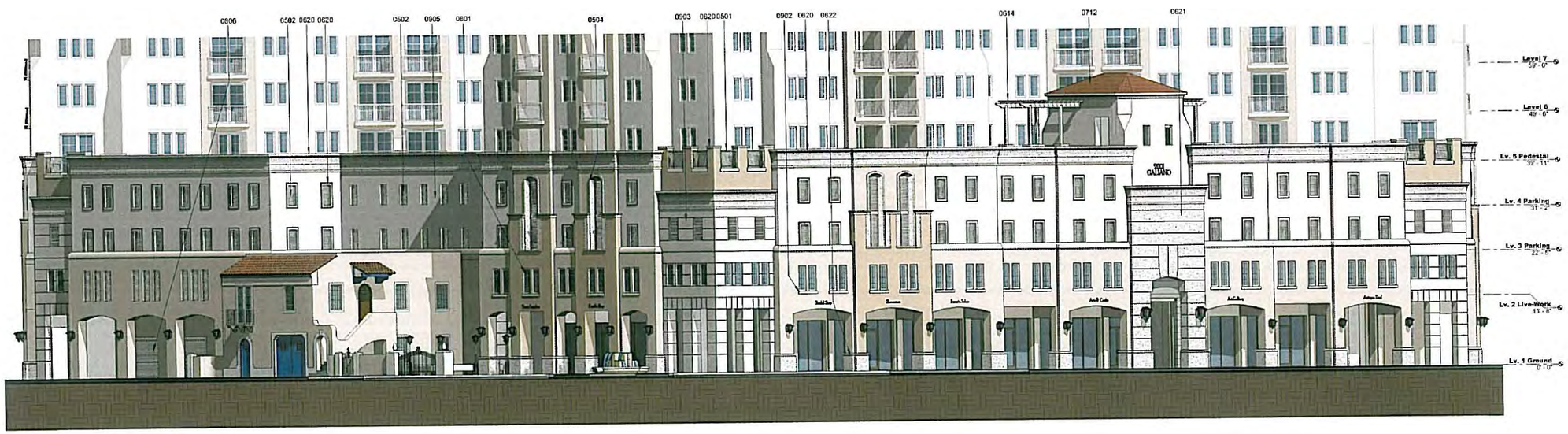
SHEET No.:

A4.1

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

Elevation Material Legend

NUMBER	KEYNOTE
0501	Aluminum Railing 42" A.F.F.E. to reject 4" objects Submitl 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



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

5/22/2016 6:32:14 PM

ARCHITECT:

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Proposed Residential Mixed-Use Project

PROPERTY ADDRESS
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PRELIMINARY BOA SUBMITTAL

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GLENN H PRATT, AIA, AR-9608

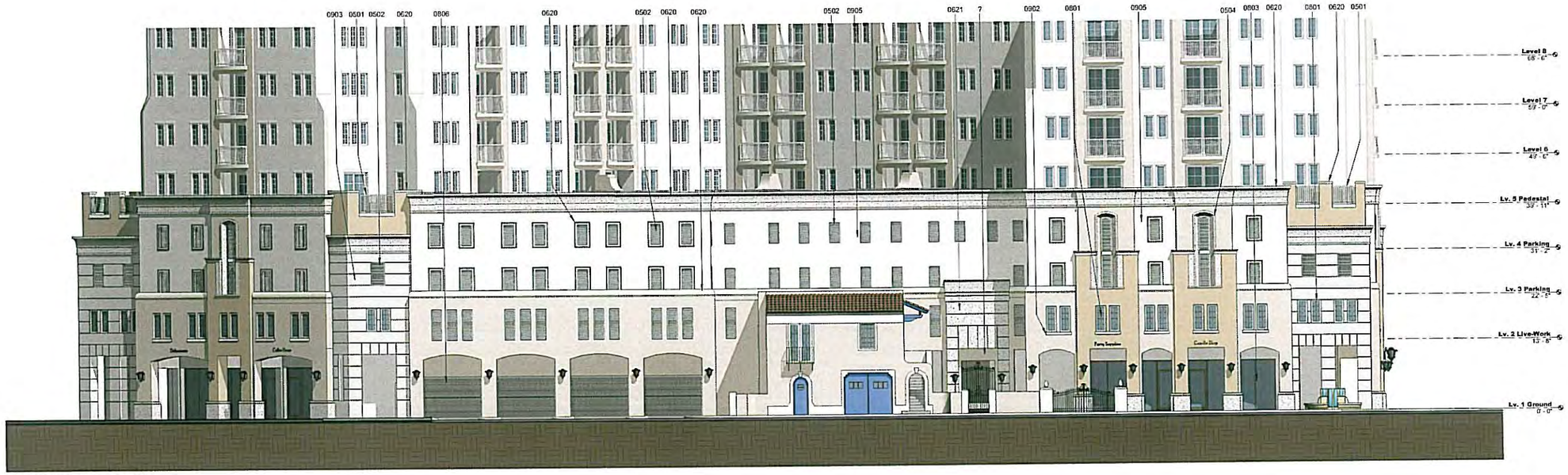
SHEET TITLE:

ENLARGED PEDESTAL ELEVATIONS

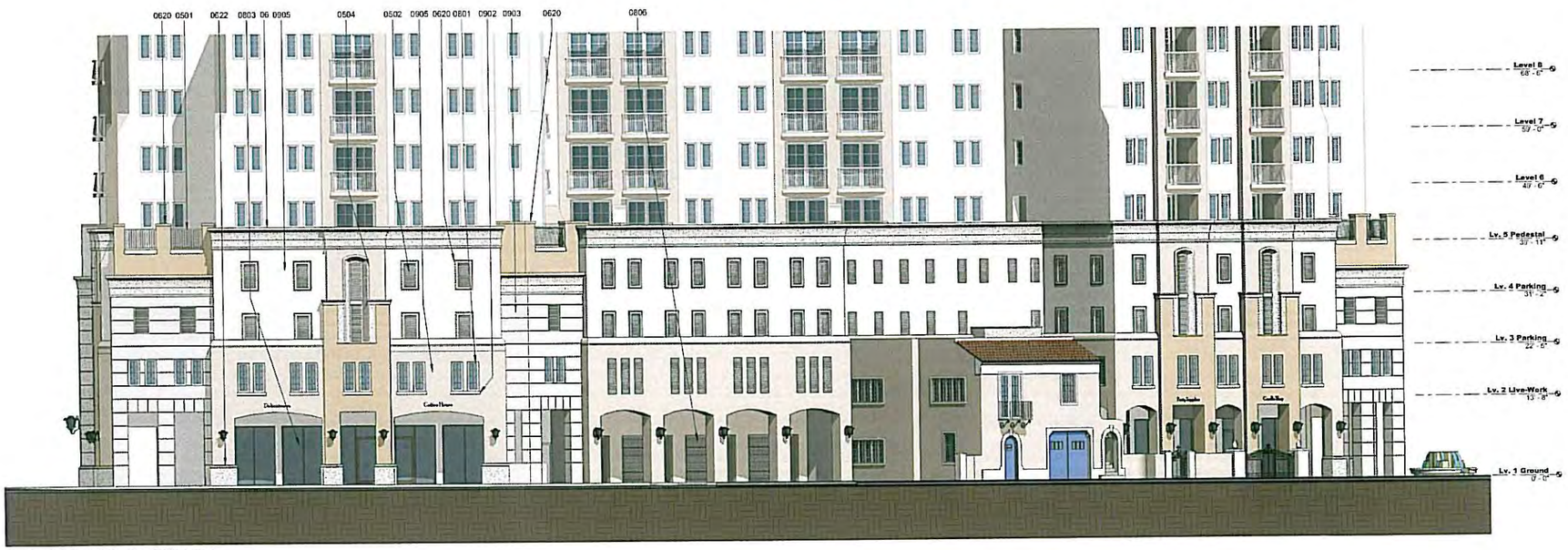
SCALE: 3/32" = 1'-0"

SHEET No.:

A4.2



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



2 Enlarged Pedestal Elevation @ North East Elevation
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

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PROJECT NAME:

Proposed Residential Mixed-Use Project

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GLENN H PRATT, AIA, AR-9608

SHEET TITLE:

ENLARGED PEDESTAL ELEVATIONS

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

SHEET No.:

A4.3

5/2/2016 6:32:48 PM

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"

5/2/2016 6:33:12 PM

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GLENN H PRATT, AIA, AR-9608

SHEET TITLE:

ENLARGED ELEVATION DETAIL

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

SHEET No.:

A4.4

Elevation Material Legend

NUMBER	KEYNOTE
0502	Decorative Aluminum Vent/Grill Panel (color to be selected by Architect)
0614	Cedar Wood Trellis (Concealed Connection, Submit 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"

5/20/16 6:33:41 PM

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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

PRELIMINARY BOA 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:

ENLARGED ELEVATION DETAIL

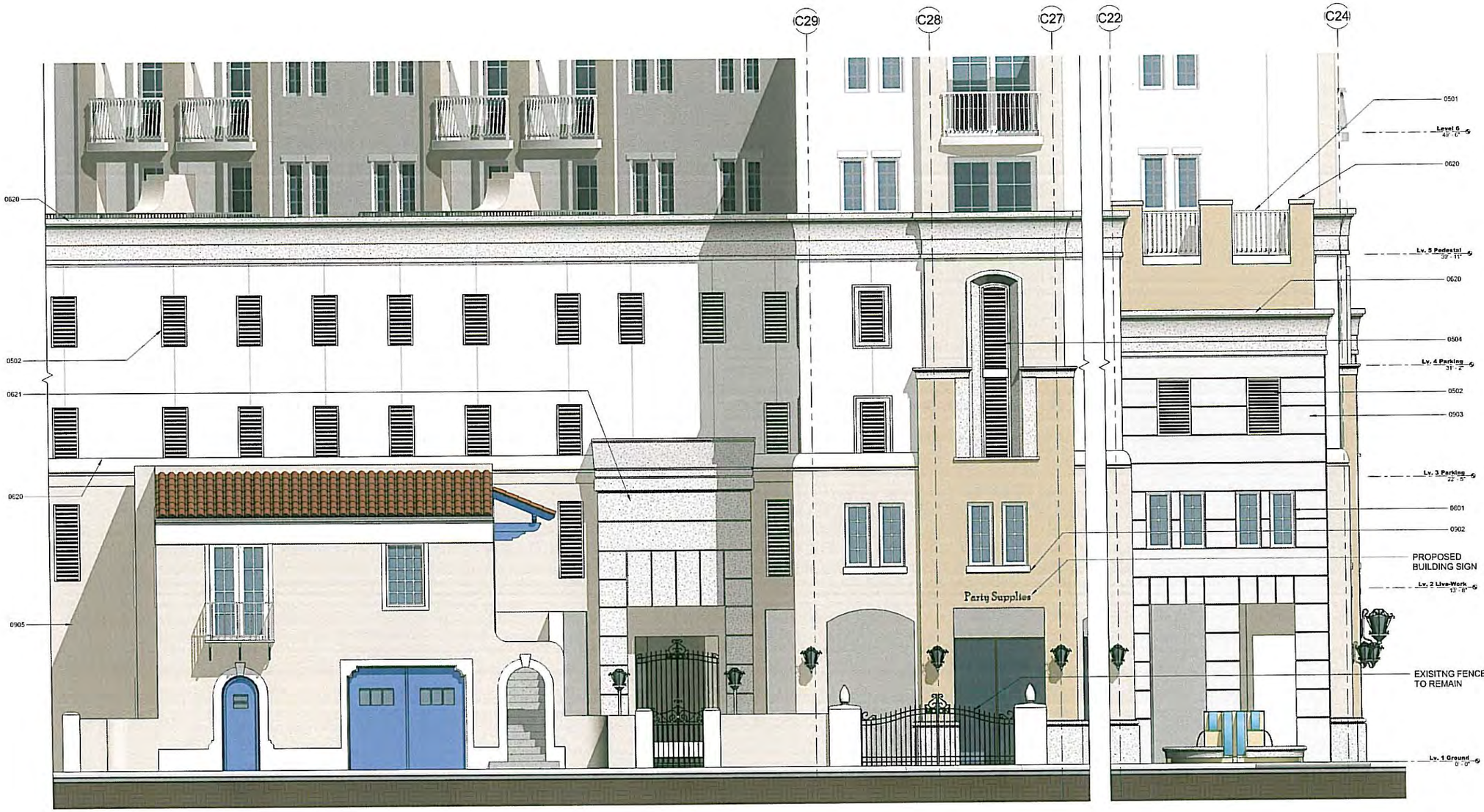
SCALE: 1/4" = 1'-0"

SHEET No.:

A4.5

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
0801	Impact Resistance Aluminum Casement Glass Window
0902	Raised Stucco Smooth Finish Band
0903	3/4" Texture Stucco Finish
0905	3/4" Smooth Stucco Finish



1 Detail @ Navarre Avenue
1/4" = 1'-0"

5/2/2016 6:34:05 PM

ARCHITECT:

Bellin & Pratt
architects, LLC
AA26000863

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PROJECT NAME:

Proposed Residential Mixed-Use Project

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100 South Biscayne Boulevard
Suite 900 Miami FL 33131

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SEAL:

SIGNATURE:
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GLENN H PRATT, AIA, AR-9609

SHEET TITLE:

ENLARGED ELEVATION DETAIL

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

SHEET No.:

A4.6

Coral Gables Mediterranea Style Design Standards

Table No 1

Project Compliead with all Categories in Table 1

Complies (An "X" means the Project Complies with requirement)

Complies	Reference No.	Residential	Type	Comments
X	1.1	X	Architectural elements on building facades	COMPLIES: See decorative reveal and molding on all building elevations (Building elevation sheet A-3.1., A3.2 & A-3.3). Also see 3D Views A-5.1,A-5.2, A-5.3, A-5.4, A-5.5, A-5.6
X	1.2	X	Architectural relief elements at street level	COMPLIES: See Ground floor plan A-1.1 and A- 3.1, A-3.2 & A- 3.3 (Building Elevations). Also see 3D Views A-5.1,A-5.2, A-5.3, A-5.4, A-5.5, A-5.6. Similar architectural relief elements are provided on all sides adjoining pedestrian sidewalks. Architectural relief elements also include building front arcade, decorative paving treatments, art piece and site & street landscaping.
X	1.3	X	Architectural elements located on the top of buildings.	COMPLIES: See Corner & Stair tower feature at Building elevations A-3.1, A-3.2 & A-3.3 and 3D Views A-5.1,A-5.2, A-5.3, A-5.4, A-5.5, A-5.6. for Roof structure elements and locations. Similar architectural elements for roof structures. See also Metal Vaulted roofs
X	1.4	X	Bicycle Facilities	COMPLIES: See A-1.1. A bicycle rack for a minimum of five bicycles will be provided in the covered ground floor area.
X	1.5	X	Building Facades	COMPLIES: See exterior mass variations & break lines at Building elevations A-3.1, A-3.2 & A-3.3 and 3D Views A-5.1,A-5.2, A-5.3, A-5.4, A-5.5, A-5.6. The project also setpback different plans as vertical break to comply with this provision
X	1.6	X	Building lot coverage	COMPLIES: Permissive provision.
X	1.7	X	Drive through facilities.	COMPLIES: No drive through 2 Alhambra Circle
X	1.8	X	Landscape open space area.	COMPLIES: The project will have landscape open space that exceeds the minimum requirement of twenty-five percent for residential projects
X	1.9	X	Lighting, street	COMPLIES: The project will provide right-away street lighting as allowed, required and approved by the Public Works Department.
X	1.10	X	Parking garages	COMPLIES: See ground floor plan A-1.0 & Building elevations A-3.1, A-3.2 & A-3.3 and 3D Views A-5.1,A-5.2, A-5.3, A-5.4, A-5.5, A-5.6. The proposed parking at ground floor is not seen from the primary street in compliance with this provision.
X	1.11	X	Porte-cochere.	COMPLIES: See Ground floor plan A-1.1 & Building elevations A-3.1, A-3.2 & A-3.3 and 3D Views A-5.1,A-5.2, A-5.3, A-5.4, A-5.5, A-5.6... The project does NOT have a Porte-Cochere on Alhambra Circle to comply with this provision.
X	1.12	X	Sidewalks/ pedestrian access	COMPLIES: See site plan A-1.1 & Building elevations A-3.1, A-3.2 & A-3.3 and 3D Views A-5.1,A-5.2, A-5.3, A-5.4, A-5.5, A-5.6. Pedestrian access is provided at street level from Alhambra Circle, Minorca Avenue, Galiano Street & Navarre Avenue
X	1.13	X	Soil, structural.	COMPLIES: All right of way planting areas will utilize structural soil
X	1.14	X	Windows on Mediterranean buildings.	COMPLIES: All windows will have a maximum spacing depth of four inches.

Coral Gables Mediterranea Style Design Standards

Table No 2

Project Compliead with 11 of 12 in Table 2

Complies (An "X" means the Project Complies with requirement) 8 out of 12 required

Complies	Reference No.	Residential	Type	Comments
X	2.1	X	Arcades and/or loggias	COMPLIES: See Ground Floor Plan A-1.1 & Building elevations A-3.1, A-3.2 & A-3.3 and 3D Views A-5.1,A-5.2, A-5.3, A-5.4, A-5.5, A-5.6. The project has an arcade at the ground level that provides pedestrian protection. See also the provided Urban Plaza at Navarre Avenue & Galiano Street
X	2.2	X	Building rooflines.	COMPLIES: See Building Elevations A-3.1, A-3.2 & A-3.3 and 3D Views A-5.1,A-5.2, A-5.3, A-5.4, A-5.5, A-5.6. The project utilizes the corner towers, stair towers and center massing for vertical changes in the pedestal mass as well of the corner tower and bay window towers for vertical changes at the residential tower to comply with this provision.
X	2.3	X	Building step backs	COMPLIES: See Ground floor plan A-1.1, Pool & roof garden level A-1.4, Building elevations A-3.1, A-3.2 & A-3.3 and 3D Views A-5.1,A-5.2, A-5.3, A-5.4, A-5.5, A-5.6. The building steps from the principal façade, and utilizes a vertical step back on all street elevations, as well as the step back of the lower & upper residential levels
X	2.4	X	Building towers	COMPLIES: See Building elevations A-3.1, A-3.2 & A-3.3 and 3D Views A-5.1,A-5.2, A-5.3, A-5.4, A-5.5, A-5.6. The building corner & stair tower elements in conjunction with the entry feature comply with this provision.
X	2.5	X	Driveways	COMPLIES: See Ground floor plan A 1.1. The building consolidates all the vehicular entrances on Navarre Avenue
X	2.6	X	Lighting of landscaping.	COMPLIES: Up lighting of landscaping within and/or adjacent to pedestrian areas will be provided.
X	2.7	X	Materials on exterior building facades	COMPLIES: Keystone & Granite wall cladding at the Building main entrances comply with this provision.
X	2.8	X	Overhead doors	COMPLIES: Overhead doors provided for vehicular entrances are recessed to comply with this provision
X	2.9	X	Paver treatments	COMPLIES: See Ground Floor Plan A 1.1. Driveways will have a minimum of ten percent of paver treatment, and sidewalks will have a minimum of twenty five percent of paver treatment.
X	2.10	X	Pedestrian amenities.	COMPLIES: See Ground Floor Plan A-1.1 and Building elevations A-3.1, A-3.2 & A-3.3 and 3D Views A-5.1,A-5.2, A-5.3, A-5.4, A-5.5, A-5.6. The project will have at a minimum four pedestrian amenities. To include: Benches, Planters, Refuse Containers, and Water Features.
X	2.11	X	Pedestrian pass through/ paseos on properties contiguous to alleys and/or streets	COMPLIES: See Ground Floor Plan A-1.1 and Building elevations A-3.1, A-3.2 & A-3.3 and 3D Views A-5.1,A-5.2, A-5.3, A-5.4, A-5.5, A-5.6. The project has an interior pass throught that connect Alhambra Circle Navarre Avenue & Galiano Street
	2.12		Underground parking.	DOES NOT COMPLY. No underground parking will be utilized.

Coral Gables Mediterranea Style Design Standards

Table No 3

(An "X" means the Project utilizes the option)

Complies	Reference No.	Non Residential	Type	Comments
	3.1		Building setback reductions.	
	3.2		Encroachment or loggias and/or arcades located as a part of an adjacent building within rights-of-way	
	3.3		Parking requirement exemption for Mediterranean Architectural Design buildings of 1.45 FAR or less (Central Business District only)	
	3.4	X	Multi family residential density bonus for Mediterranean Architectural Design buildings	

1 3D View - MED - From Alhambra Circle

6/2/2016 3:42:27 PM

ARCHITECT:

Bellin & Pratt
architects, LLC

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coral gables, florida, 33134
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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

PRELIMINARY BOA 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:

3D VIEW & MED BONUS

SCALE: 12" = 1'-0"

SHEET No.:

A5.1

Coral Gables Mediterranea Style Design Standars

Table No 1

Project Complied with all Categories in Table 1

Complies (An "X" means the Project Complies with requirement)

Complies	Reference No.	Residential	Type	Comments
X	1.1	X	Architectural elements on building facades.	COMPLIES: See decorative reveal and molding on all building elevations (Building elevation sheet A-3.1 , A3.2 & A-3.3). Also see 3D Views A-5.1,A-5.2, A-5.3, A-5.4, A-5.5, A-5.6
X	1.2	X	Architectural relief elements at street level.	COMPLIES: See Ground floor plan A-1.1 and A- 3.1, A-3.2 & A- 3.3 (Building Elevations). Also see 3D Views A-5.1,A-5.2, A-5.3, A-5.4, A-5.5, A-5.6. Similar architectural relief elements are provided on all sides adjoining pedestrian sidewalks. Architectural relief elements also include building front arcade, decorative paving treatments, art piece and site & street landscaping
X	1.3	X	Architectural elements located on the top of buildings.	COMPLIES: See Corner & Stair tower feature at Building elevations A-3.1, A-3.2 & A-3.3 and 3D Views A-5.1,A-5.2, A-5.3, A-5.4, A-5.5, A-5.6 for Roof structure elements and locations. Similar architectural elements for roof structures. See also Metal Vaulted roofs
X	1.4	X	Bicycle Facilities.	COMPLIES: See A-1.1 A bicycle rack for a minimum of five bicycles will be provided in the covered ground floor area.
X	1.5	X	Building Facades	COMPLIES: See exterior mass variations & break lines of Building elevations A-3.1, A-3.2 & A-3.3 and 3D Views A-5.1,A-5.2, A-5.3, A-5.4, A-5.5, A-5.6.. The project also stepback different plans as vertical break to comply with this provision.
X	1.6	X	Building lot coverage	COMPLIES: Permissive provision
X	1.7	X	Drive through facilities	COMPLIES: No drive through 2 Alhambra Circle
X	1.8	X	Landscape open space area	COMPLIES: The project will have landscape open space that exceeds the minimum requirement of twenty five percent for residential projects
X	1.9	X	Lighting, street	COMPLIES: The project will provide right away street lighting as allowed, required and approved by the Public Works Department
X	1.10	X	Parking garages.	COMPLIES: See ground floor plan A-1.0 & Building elevations A-3.1, A-3.2 & A-3.3 and 3D Views A-5.1,A-5.2, A-5.3, A-5.4, A-5.5, A-5.6 The proposed parking at ground floor is not seen from the primary street in compliance with this provision
X	1.11	X	Porte-cocheres.	COMPLIES: See Ground floor plan A-1.1 & Building elevations A-3.1, A-3.2 & A-3.3 and 3D Views A-5.1,A-5.2, A-5.3, A-5.4, A-5.5, A-5.6.. The project does NOT have a Porte-Cochere on Alhambra Circle to comply with this provision
X	1.12	X	Sidewalks/ pedestrian access	COMPLIES: See site plan A-1.1 & Building elevations A-3.1, A-3.2 & A-3.3 and 3D Views A-5.1,A-5.2, A-5.3, A-5.4, A-5.5, A-5.6. Pedestrian access is provided at street level from Alhambra Circle, Minorca Avenue, Galiano Street & Navarre Avenue
X	1.13	X	Soil, structural	COMPLIES: All right of way planting areas will utilize structural soil.
X	1.14	X	Windows on Mediterranean buildings.	COMPLIES: All windows will have a minimum spacing depth of four inches

Coral Gables Mediterranea Style Design Standars

Table No 2

Project Complied with 11 of 12 in Table 2

Complies (An "X" means the Project Complies with requirement) 8 out of 12 required

Complies	Reference No.	Residential	Type	Comments
X	2.1	X	Arcades and/or loggias.	COMPLIES: See Ground Floor Plan A-1.1 & Building elevations A-3.1, A-3.2 & A-3.3 and 3D Views A-5.1,A-5.2, A-5.3, A-5.4, A-5.5, A-5.6. The project has an arcade at the ground level that provides pedestrian protection. See also the provided Urban Plaza at Navarre Avenue & Galiano Street
X	2.2	X	Building mofilms.	COMPLIES: See Building Elevations A-3.1, A-3.2 & A-3.3 and 3D Views A-5.1,A-5.2, A-5.3, A-5.4, A-5.5, A-5.6. The project utilizes the corner towers, stair towers and center massing for vertical changes in the pedestal mass as well of the corner tower and bay window towers for vertical changes at the residential tower to comply with this provision
X	2.3	X	Building step backs.	COMPLIES: See Ground floor plan A-1.1, Pool & roof garden level A-1.4, Building elevations A-3.1, A-3.2 & A-3.3 and 3D Views A-5.1,A-5.2, A-5.3, A-5.4, A-5.5, A-5.6. The building steps from the principal façade, and utilizes a vertical step back on all street elevations, as well as the step back of the lower & upper residential levels
X	2.4	X	Building towers	COMPLIES: See Building elevations A-3.1, A-3.2 & A-3.3 and 3D Views A-5.1,A-5.2, A-5.3 A-5.4, A-5.5, A-5.6. The building corner & stair tower elements in conjunction with the entry feature comply with this provision
X	2.5	X	Driveways	COMPLIES: See Ground floor plan A-1.1. The building consolidates all the vehicular entrances on Navarre Avenue
X	2.6	X	Lighting of landscaping.	COMPLIES: Up lighting of landscaperg within and/or adjacent to pedestrian areas will be provided.
X	2.7	X	Materials on exterior building facades	COMPLIES: Keystone & Granite wall cladding at the Building main entrances comply with this provision
X	2.8	X	Overhead doors	COMPLIES: Overhead doors provided for vehicular entrances are recessed to comply with this provision
X	2.9	X	Paver treatments.	COMPLIES: See Ground Floor Plan A-1.1. Driveways will have a minimum of ten percent of paver treatment, and sidewalks will have a minimum of twenty five percent of paver treatment.
X	2.10	X	Pedestrian amenities	COMPLIES: See Ground Floor Plan A-1.1 and Building elevations A-3.1, A-3.2 & A-3.3 and 3D Views A-5.1,A-5.2, A-5.3, A-5.4, A-5.5, A-5.6 The project will have at a minimum four pedestrian amenities. To include: Benches, Planters, Refuse Containers, and Water Features
X	2.11	X	Pedestrian pass throughs/ paseos on properties contiguous to alleys and/or streets	COMPLIES: See Ground Floor Plan A-1.1 and Building elevations A-3.1, A-3.2 & A-3.3 and 3D Views A-5.1,A-5.2, A-5.3, A-5.4, A-5.5, A-5.6 The project has an exterior pass throught that connect Alhambra Circle, Navarre Avenue & Galiano Street
	2.12		Underground parking	DOES NOT COMPLY: No underground parking will be utilized.

Coral Gables Mediterranea Style Design Standars

Table No 3

(An "X" means the Project utilizes the option)

Complies	Reference No.	Non-Residential	Type	Comments
	3.1		Building setback reductions	
	3.2		Encroachment or loggias and/or arcades located as a part of an adjacent building within rights-of-way	
	3.3		Parking requirement exemption for Mediterranean Architectural Design buildings of 1.45 FAR or less (Central Business District only)	
	3.4	X	Multi family residential density bonus for Mediterranean Architectural Design buildings	

1 3D View - MED - from Minorca Avenue

5/2/2016 6:34:53 PM

ARCHITECT:

Bellin & Pratt
architects, LLC

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GLENN H PRATT, AIA, AR-9608

SHEET TITLE:

3D VIEW & MED BONUS

SCALE: 12" = 1'-0"

SHEET No.:

A5.2

Coral Gables Mediterranea Style Design Standards

Table No 1

Project Compliead with all Categories in Table 1

Complies (An "X" means the Project Complies with requirement)

Complies	Referenne No.	Residential	Type	Comments
X	1.1	X	Architectural elements on building facades.	COMPLIES: See decorative reveal and molding on all building elevations (Building elevation sheet A-3.1 , A3.2 & A-3.3). Also see 3D Views A-5.1,A-5.2, A-5.3, A-5.4, A-5.5, A-5.6
X	1.2	X	Architectural relief elements at street level.	COMPLIES: See Ground floor plan A-1.1 and A- 3.1, A-3.2 & A- 3.3 (Building Elevations). Also see 3D Views A-5.1,A-5.2, A-5.3, A-5.4, A-5.5, A-5.6. Similar architectural relief elements are provided on all sides adjoining pedestrian sidewalks. Architectural relief elements also include building front arcade, decorative paving treatments, art piece and site & street landscaping
X	1.3	X	Architectural elements located on the top of buildings.	COMPLIES: See Corner & Stair tower feature at Building elevations A-3.1, A-3.2 & A-3.3 and 3D Views A-5.1,A-5.2, A-5.3, A-5.4, A-5.5, A-5.6 for Roof structure elements and locations. Similar architectural elements for roof structures. See also Metal Vaulted roofs.
X	1.4	X	Bicycle Facilities.	COMPLIES: See A-1.1 A bicycle rack for a minimum of five bicycles will be provided in the covered ground floor area.
X	1.5	X	Building Facades	COMPLIES: See exterior mass variations & break lines at Building elevations A-3.1, A-3.2 & A-3.3 and 3D Views A-5.1,A-5.2, A-5.3, A-5.4, A-5.5, A-5.6. The project also stepback different plans as vertical break to comply with this provision.
X	1.6	X	Building lot coverage.	COMPLIES: Permissive provision.
X	1.7	X	Drive through facilities	COMPLIES: No drive through 2 Alhambra Circle
X	1.8	X	Landscape open space area	COMPLIES: The project will have landscape open space that exceeds the minimum requirement of twenty five percent for residential projects.
X	1.9	X	Lighting, street	COMPLIES: The project will provide light away street lighting as allowed, required and approved by the Public Works Department.
X	1.10	X	Parking garages.	COMPLIES: See ground floor plan A-1.0 & Building elevations A-3.1, A-3.2 & A-3.3 and 3D Views A-5.1,A-5.2, A-5.3, A-5.4, A-5.5, A-5.6. The proposed parking at ground floor is not seen from the primary street in compliance with this provision.
X	1.11	X	Porte-cocheres.	COMPLIES: See Ground floor plan A-1.1 & Building elevations A-3.1, A-3.2 & A-3.3 and 3D Views A-5.1,A-5.2, A-5.3, A-5.4, A-5.5, A-5.6. The project does NOT have a Porte-Cochere on Alhambra Circle to comply with the provision.
X	1.12	X	Sidewalks/ pedestrian access	COMPLIES: See site plan A-1.1 & Building elevations A-3.1, A-3.2 & A-3.3 and 3D Views A-5.1,A-5.2, A-5.3, A-5.4, A-5.5, A-5.6. Pedestrian access is provided at street level from Alhambra Circle, Minorca Avenue, Galiano Street & Navarre Avenue
X	1.13	X	Soil, structural	COMPLIES: All right of way planting areas will utilize structural soil.
X	1.14	X	Windows on Mediterranean buildings.	COMPLIES: All windows will have a minimum spacing depth of four inches.

Coral Gables Mediterranea Style Design Standards

Table No 2

Project Compliead with 11 of 12 in Table 2

Complies (An "X" means the Project Complies with requirement) 8 out of 12 required

Complies	Referenne No.	Residential	Type	Comments
X	2.1	X	Arcades and/or loggias	COMPLIES: See Ground Floor Plan A-1.1 & Building elevations A-3.1, A-3.2 & A-3.3 and 3D Views A-5.1,A-5.2, A-5.3, A-5.4, A-5.5, A-5.6. The project has an arcade at the ground level that provides pedestrian protection. See also the provided Urban Plaza at Navarre Avenue & Galiano Street
X	2.2	X	Building rooflines	COMPLIES: See Building Elevations A-3.1, A-3.2 & A-3.3 and 3D Views A-5.1,A-5.2, A-5.3, A-5.4, A-5.5, A-5.6. The project utilizes the corner towers, stair towers and center massing for vertical changes in the pedestal mass as well of the corner tower and bay window towers for vertical changes at the residential tower to comply with this provision
X	2.3	X	Building step backs	COMPLIES: See Ground floor plan A-1.1, Pool & roof garden level A-1.4, Building elevations A-3.1, A-3.2 & A-3.3 and 3D Views A-5.1,A-5.2, A-5.3, A-5.4, A-5.5, A-5.6. The building steps from the principal façade, and utilizes a vertical step back on all street elevations, as well as the step back of the lower & upper residential levels
X	2.4	X	Building towers	COMPLIES: See Building elevations A-3.1, A-3.2 & A-3.3 and 3D Views A-5.1,A-5.2, A-5.3, A-5.4, A-5.5, A-5.6. The building corner & stair tower elements in conjunction with the entry feature comply with this provision.
X	2.5	X	Driveways	COMPLIES: See Ground floor plan A 1.1. The building consolidates all the vehicular entrances on Navarre Avenue
X	2.6	X	Lighting of landscaping	COMPLIES: Up lighting of landscaping within and/or adjacent to pedestrian areas will be provided.
X	2.7	X	Materials on exterior building facades	COMPLIES: Keystone & Granite wall cladding at the Building main entrances comply with this provision
X	2.8	X	Overhead doors	COMPLIES: Overhead doors provided for vehicular entrances are recessed to comply with this provision
X	2.9	X	Paver treatments	COMPLIES: See Ground Floor Plan A 1.1. Driveways will have a minimum of ten percent of paver treatment, and sidewalks will have a minimum of twenty five percent of paver treatment
X	2.10	X	Pedestrian amenities	COMPLIES: See Ground Floor Plan A-1.1 and Building elevations A-3.1, A-3.2 & A-3.3 and 3D Views A-5.1,A-5.2, A-5.3, A-5.4, A-5.5, A-5.6. The project will have at a minimum four pedestrian amenities. To include: Benches, Planters, Refuse Containers, and Water Features
X	2.11	X	Pedestrian pass throughs/ passes on properties contiguous to alleys and/or streets.	COMPLIES: See Ground Floor Plan A-1.1 and Building elevations A-3.1, A-3.2 & A-3.3 and 3D Views A-5.1,A-5.2, A-5.3, A-5.4, A-5.5, A-5.6. The project has an interior pass through that connect Alhambra Circle, Navarre Avenue & Galiano Street
	2.12		Underground parking.	DOES NOT COMPLY: No underground parking will be utilized.

Coral Gables Mediterranea Style Design Standards

Table No 3

(An "X" means the Project Utilizes the option)

Complies	Referenne No.	Non Residential	Type	Comments
	3.1		Building setback reductions.	
	3.2		Encroachment or loggias and/or arcades located as a part of an adjacent building within rights-of-way	
	3.3		Parking requirement exemption for Mediterranean Architectural Design buildings of 1.45 FAR or less (Central Business District only)	
	3.4	X	Multi family residential density bonus for Mediterranean Architectural Design buildings	

1 3D View - MED - from Galiano Street

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ARCHITECT:

Bellin & Pratt
architects, LLC

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

PRELIMINARY BOA 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:

3D VIEW & MED BONUS

SCALE: 12" = 1'-0"

SHEET No.:

A5.3

Coral Gables Mediterranea Style Design Standars

Table No 1

Project Compliead with all Categories in Table 1

Complies (An "X" means the Project Complies with requirement)

Complies	Referenne No.	Residential	Type	Comments
X	1.1	X	Architectural elements on building facades.	COMPLIES: See decorative reveal and molding on all building elevations (Building elevation sheet A-3.1., A3.2 & A-3.3). Also see 3D Views A-5.1,A-5.2, A-5.3, A-5.4, A-5.5, A-5.6
X	1.2	X	Architectural relief elements at street level.	COMPLIES: See Ground floor plan A-1.1 and A- 3.1, A-3.2 & A- 3.3 (Building Elevations). Also see 3D Views A-5.1,A-5.2, A-5.3, A-5.4, A-5.5, A-5.6. Similar architectural relief elements are provided on all sides adjoining pedestrian sidewalks. Architectural relief elements also include building front arcade, decorative paving treatments, art piece and site & street landscaping.
X	1.3	X	Architectural elements located on the top of buildings.	COMPLIES: See Corner & Stair tower feature at Building elevations A-3.1, A-3.2 & A-3.3 and 3D Views A-5.1,A-5.2, A-5.3, A-5.4, A-5.5, A-5.6. for Roof structure elements and locations. Similar architectural elements for roof structures. See also Metal Vaulted roofs.
X	1.4	X	Bicycle Facilities.	COMPLIES: See A-1.1. A bicycle rack for a minimum of five bicycles will be provided in the covered ground floor area.
X	1.5	X	Building Facades	COMPLIES: See exterior mass variations & break lines at Building elevations A-3.1, A-3.2 & A-3.3 and 3D Views A-5.1,A-5.2, A-5.3, A-5.4, A-5.5, A-5.6. The project also stepback different plans as vertical break to comply with this provision.
X	1.6	X	Building lot coverage.	COMPLIES: Permissive provision.
X	1.7	X	Drive through facilities.	COMPLIES: No drive through 2 Alhambra Circle
X	1.8	X	Landscape open space area.	COMPLIES: The project will have landscape open space that exceeds the minimum requirement of twenty-five percent for residential projects.
X	1.9	X	Lighting, street	COMPLIES: The project will provide right away street lighting as allowed, required and approved by the Public Works Department
X	1.10	X	Parking garages.	COMPLIES: See ground floor plan A-1.0 & Building elevations A-3.1, A-3.2 & A-3.3 and 3D Views A-5.1,A-5.2, A-5.3, A-5.4, A-5.5, A-5.6. The proposed parking at ground floor is not seen from the primary street in compliance with this provision.
X	1.11	X	Porte-cocheres	COMPLIES: See Ground floor plan A-1.1 & Building elevations A-3.1, A-3.2 & A-3.3 and 3D Views A-5.1,A-5.2, A-5.3, A-5.4, A-5.5, A-5.6. The project does NOT have a Porte Cochere on Alhambra Circle to comply with this provision.
X	1.12	X	Sidewalks/ pedestrian access	COMPLIES: See site plan A-1.1 & Building elevations A-3.1, A-3.2 & A-3.3 and 3D Views A-5.1,A-5.2, A-5.3, A-5.4, A-5.5, A-5.6. Pedestrian access is provided at street level from Alhambra Circle, Minorca Avenue, Galiano Street & Navarre Avenue
X	1.13	X	Soil, structural	COMPLIES: All right of way planting areas will utilize structural soil
X	1.14	X	Windows on Mediterranean buildings	COMPLIES: All windows will have a minimum spacing depth of four inches

Coral Gables Mediterranea Style Design Standars

Table No 2

Project Compliead with 11 of 12 in Table 2

Complies (An "X" means the Project Complies with requirement) 8 out of 12 required

Complies	Referenne No.	Residential	Type	Comments
X	2.1	X	Arcades and/or loggias	COMPLIES: See Ground Floor Plan A-1.1 & Building elevations A-3.1, A-3.2 & A-3.3 and 3D Views A-5.1,A-5.2, A-5.3, A-5.4, A-5.5, A-5.6. The project has an arcade at the ground level that provides pedestrian protection. See also the provided Urban Plaza at Navarre Avenue & Galiano Street
X	2.2	X	Building recesses	COMPLIES: See Building Elevations A-3.1, A-3.2 & A-3.3 and 3D Views A-5.1,A-5.2, A-5.3, A-5.4, A-5.5, A-5.6. The project utilizes the corner towers, stair towers and center massing for vertical changes in the pedestal mass as well of the corner tower and bay window towers for vertical changes at the residential tower to comply with this provision
X	2.3	X	Building step backs	COMPLIES: See Ground floor plan A-1.1, Pool & roof garden level A-1.4, Building elevations A-3.1, A-3.2 & A-3.3 and 3D Views A-5.1,A-5.2, A-5.3, A-5.4, A-5.5, A-5.6. The building steps from the principal façade, and utilizes a vertical step back on all street elevations, as well as the step back of the lower & upper residential levels
X	2.4	X	Building towers.	COMPLIES: See Building elevations A-3.1, A-3.2 & A-3.3 and 3D Views A-5.1,A-5.2, A-5.3, A-5.4, A-5.5, A-5.6. The building corner & stair tower elements in conjunction with the entry feature comply with this provision.
X	2.5	X	Driveways	COMPLIES: See Ground floor plan A-1.1. The building consolidates all the vehicular entrances on Navarre Avenue
X	2.6	X	Lighting of landscaping.	COMPLIES: Up lighting of landscaping within and/or adjacent to pedestrian areas will be provided.
X	2.7	X	Materials on exterior building facades	COMPLIES: Keystone & Granite wall cladding at the Building main entrances comply with this provision.
X	2.8	X	Overhead doors.	COMPLIES: Overhead doors provided for vehicular entrances are recessed to comply with this provision
X	2.9	X	Paver treatments	COMPLIES: See Ground Floor Plan A-1.1. Driveways will have a minimum of ten percent of paver treatment, and sidewalks will have a minimum of twenty five percent of paver treatment.
X	2.10	X	Pedestrian amenities	COMPLIES: See Ground Floor Plan A-1.1 and Building elevations A-3.1, A-3.2 & A-3.3 and 3D Views A-5.1,A-5.2, A-5.3, A-5.4, A-5.5, A-5.6. The project will have at a minimum four pedestrian amenities. To include: Benches, Planters, Refuse Containers, and Water Features
X	2.11	X	Pedestrian pass-throughs/ passes on properties contiguous to alleys and/or streets	COMPLIES: See Ground Floor Plan A-1.1 and Building elevations A-3.1, A-3.2 & A-3.3 and 3D Views A-5.1,A-5.2, A-5.3, A-5.4, A-5.5, A-5.6. The project has an interior pass through that connect Alhambra Circle, Navarre Avenue & Galiano Street
	2.12		Underground parking	DOES NOT COMPLY. No underground parking will be utilized.

Coral Gables Mediterranea Style Design Standars

Table No 3

(An "X" means the Project utilizes the option)

Complies	Referenne No.	Non-Residential	Type	Comments
	3.1		Building setback reductions	
	3.2		Encroachment or loggias and/or arcades located as a part of an adjacent building within rights of way	
	3.3		Parking requirement exemption for Mediterranean Architectural Design buildings of 1.45 FAR or less (Central Business District only)	
	3.4	X	Multi-family residential density bonus for Mediterranean Architectural Design buildings	

1 3D View - MED - from Navarre Avenue

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ARCHITECT:

Bellin & Pratt architects, LLC

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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 500 Miami FL 33131

PRELIMINARY BOA 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:

3D VIEW & MED BONUS

SCALE: 12" = 1'-0"

SHEET No.:

A5.4

Coral Gables Mediterranea Style Design Standards

Table No 1

Project Compliead with all Categories in Table 1

Complies (An "X" means the Project Complies with requirement)

Complies	Referenne No.	Residential	Type	Comments
X	1.1	X	Architectural elements on building facades	COMPLIES: See decorative reveal and molding on all building elevations (Building elevation sheet A-3.1, A3.2 & A-3.3). Also see 3D Views A-5.1,A-5.2, A-5.3, A-5.4, A-5.5, A-5.6
X	1.2	X	Architectural relief elements at street level	COMPLIES: See Ground floor plan A-1.1 and A- 3.1, A-3.2 & A- 3.3 (Building Elevations). Also see 3D Views A-5.1,A-5.2, A-5.3, A-5.4, A-5.5, A-5.6. Similar architectural relief elements are provided on all sides adjoining pedestrian sidewalks. Architectural relief elements also include building front arcade, decorative paving treatments, art piece and site & street landscaping.
X	1.3	X	Architectural elements located on the top of buildings	COMPLIES: See Corner & Stair tower feature at Building elevations A-3.1, A-3.2 & A-3.3 and 3D Views A-5.1,A-5.2, A-5.3, A-5.4, A-5.5, A-5.6 for Roof structure elements and locations. Similar architectural elements for roof structures. See also Metal Vaulted roofs.
X	1.4	X	Bicycle Facilities	COMPLIES: See A-1.1 A bicycle rack for a minimum of five bicycles will be provided in the covered ground floor area.
X	1.5	X	Building Facades	COMPLIES: See exterior mass variations & break lines at Building elevations A-3.1, A-3.2 & A-3.3 and 3D Views A-5.1,A-5.2, A-5.3, A-5.4, A-5.5, A-5.6. The project also stepback different plans as vertical break to comply with this provision.
X	1.6	X	Building lot coverage	COMPLIES: Permissive provision
X	1.7	X	Drive through facilities	COMPLIES: No drive through 2 Alhambra Circle
X	1.8	X	Landscape open space area.	COMPLIES: The project will have landscape open space that exceeds the minimum requirement of twenty five percent for residential projects.
X	1.9	X	Lighting, street	COMPLIES: The project will provide right away street lighting as allowed, required and approved by the Public Works Department.
X	1.10	X	Parking garages	COMPLIES: See ground floor plan A-1.0 & Building elevations A-3.1, A-3.2 & A-3.3 and 3D Views A-5.1,A-5.2, A-5.3, A-5.4, A-5.5, A-5.6. The proposed parking at ground floor is not seen from the primary street in compliance with this provision
X	1.11	X	Porte-cocheres	COMPLIES: See Ground floor plan A-1.1 & Building elevations A-3.1, A-3.2 & A-3.3 and 3D Views A-5.1,A-5.2, A-5.3, A-5.4, A-5.5, A-5.6. The project does NOT have a Porte-Cochere on Alhambra Circle to comply with this provision
X	1.12	X	Sidewalks/ pedestrian access	COMPLIES: See site plan A-1.1 & Building elevations A-3.1, A-3.2 & A-3.3 and 3D Views A-5.1,A-5.2, A-5.3, A-5.4, A-5.5, A-5.6. Pedestrian access is provided at street level from Alhambra Circle, Minorca Avenue, Galiano Street & Navarre Avenue
X	1.13	X	Soil, structural	COMPLIES: All right of way planting areas will utilize structural soil.
X	1.14	X	Windows on Mediterranean buildings	COMPLIES: All windows will have a minimum spacing depth of four inches.

Coral Gables Mediterranea Style Design Standards

Table No 2

Project Compliead with 11 of 12 in Table 2

Complies (An "X" means the Project Complies with requirement) 8 out of 12 required

Complies	Referenne No.	Residential	Type	Comments
X	2.1	X	Arcades and/or loggias.	COMPLIES: See Ground Floor Plan A-1.1 & Building elevations A-3.1, A-3.2 & A-3.3 and 3D Views A-5.1,A-5.2, A-5.3, A-5.4, A-5.5, A-5.6. The project has an arcade at the ground level that provides pedestrian protections. See also the provided Urban Plaza at Navarre Avenue & Galiano Street
X	2.2	X	Building rooflines.	COMPLIES: See Building Elevations A-3.1, A-3.2 & A-3.3 and 3D Views A-5.1,A-5.2, A-5.3, A-5.4, A-5.5, A-5.6. The project utilizes the corner towers, stair towers and center massing for vertical changes in the pedestal mass as well of the corner tower and bay window towers for vertical changes at the residential tower to comply with this provision
X	2.3	X	Building step backs.	COMPLIES: See Ground floor plan A-1.1, Pool & roof garden level A-1.4. Building elevations A-3.1, A-3.2 & A-3.3 and 3D Views A-5.1,A-5.2, A-5.3, A-5.4, A-5.5, A-5.6. The building steps from the principal façade, and utilizes a vertical step back on all street elevations, as well as the step back of the lower & upper residential levels.
X	2.4	X	Building towers.	COMPLIES: See Building elevations A-3.1, A-3.2 & A-3.3 and 3D Views A-5.1,A-5.2, A-5.3, A-5.4, A-5.5, A-5.6. The building corner & stair tower elements in conjunction with the entry feature comply with this provision
X	2.5	X	Driveways.	COMPLIES: See Ground floor plan A-1.1. The building consolidates all the vehicular entrances on Navarre Avenue
X	2.6	X	Lighting of landscaping.	COMPLIES: Up lighting of landscaping within and/or adjacent to pedestrian areas will be provided.
X	2.7	X	Materials on exterior building facades.	COMPLIES: Keystone & Granite wall cladding at the Building main entrances comply with this provision.
X	2.8	X	Overhead doors	COMPLIES: Overhead doors provided for vehicular entrances are recessed to comply with this provision
X	2.9	X	Paver treatments	COMPLIES: See Ground Floor Plan A-1.1. Driveways will have a minimum of ten percent of paver treatment, and sidewalks will have a minimum of twenty five percent of paver treatment.
X	2.10	X	Pedestrian amenities	COMPLIES: See Ground Floor Plan A-1.1 and Building elevations A-3.1, A-3.2 & A-3.3 and 3D Views A-5.1,A-5.2, A-5.3, A-5.4, A-5.5, A-5.6 The project will have at a minimum four pedestrian amenities. To include: Benches, Planters, Refuse Containers, and Water Features.
X	2.11	X	Pedestrian pass-throughs/ paseos on properties contiguous to alleys and/or streets.	COMPLIES: See Ground Floor Plan A-1.1 and Building elevations A-3.1, A-3.2 & A-3.3 and 3D Views A-5.1,A-5.2, A-5.3, A-5.4, A-5.5, A-5.6 The project has an interior pass through that connect Alhambra Circle, Navarre Avenue & Galiano Street
	2.12		Underground parking	DOES NOT COMPLY: No underground parking will be utilized.

Coral Gables Mediterranea Style Design Standards

Table No 3

(An "X" means the Project utilizes the option)

Complies	Referenne No.	Non-Residential	Type	Comments
	3.1		Building setback reductions.	
	3.2		Encroachment or loggias and/or arcades located as a part of an adjacent building within rights-of-way	
	3.3		Parking requirement exemption for Mediterranean Architectural Design buildings of 1.45 FAR or less (Central Business District only)	
	3.4	X	Multi-family residential density bonus for Mediterranean Architectural Design buildings.	

1 Aerial View - MED - from Alhambra Circle

ARCHITECT:

Bellin & Pratt
architects, LLC

285 sevilla avenue
coral gables, florida, 33134
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TWJ Alhambra, LLC
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Suite 900 Miami FL 33131

PRELIMINARY BOA SUBMITTAL

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

SHEET TITLE:

3D VIEW & MED BONUS

SCALE: 12" = 1'-0"

SHEET No.

A5.5

5/2/2016 6:35:56 PM

Coral Gables Mediterranea Style Design Standards

Table No 1

Project Compliead with all Categories in Table 1

Complies (An "X" means the Project Complies with requirement)

Complies	Reference No.	Residential	Type	Comments
X	1.1	X	Architectural elements on building facades.	COMPLIES: See decorative reveal and molding on all building elevations (Building elevation sheet A-3.1., A3.2 & A-3.3). Also see 3D Views A-5.1,A-5.2, A-5.3, A-5.4, A-5.5, A-5.6
X	1.2	X	Architectural relief elements at street level	COMPLIES: See Ground floor plan A-1.1 and A- 3.1, A-3.2 & A- 3.3 (Building Elevations). Also see 3D Views A-5.1,A-5.2, A-5.3, A-5.4, A-5.5, A-5.6. Similar architectural relief elements are provided on all sides adjoining pedestrian sidewalks. Architectural relief elements also include building front arcade, decorative paving treatments, art piece and site & street landscaping.
X	1.3	X	Architectural elements located on the top of buildings.	COMPLIES: See Corner & Stair tower feature at Building elevations A-3.1, A-3.2 & A-3.3 and 3D Views A-5.1,A-5.2, A-5.3, A-5.4, A-5.5, A-5.6 for Roof structure elements and locations. Similar architectural elements for roof structures. See also Metal Vaulted roofs.
X	1.4	X	Bicycle Facilities	COMPLIES. See A-1.1. A bicycle rack for a minimum of five bicycles will be provided in the covered ground floor area
X	1.5	X	Building Facades	COMPLIES: See exterior mass variations & break lines at Building elevations A-3.1, A-3.2 & A-3.3 and 3D Views A-5.1,A-5.2, A-5.3, A-5.4, A-5.5, A-5.6. The project also stepback different plans as vertical break to comply with this provision.
X	1.6	X	Building lot coverage.	COMPLIES: Permissive provision.
X	1.7	X	Drive through facilities	COMPLIES: No drive through 2 Alhambra Circle
X	1.8	X	Landscape open space area	COMPLIES: The project will have landscape open space that exceeds the minimum requirement of twenty five percent for residential projects.
X	1.9	X	Lighting: street	COMPLIES: The project will provide right away street lighting as allowed, required and approved by the Public Works Department.
X	1.10	X	Parking garages.	COMPLIES See ground floor plain A-1.0 & Building elevations A-3.1, A-3.2 & A-3.3 and 3D Views A-5.1,A-5.2, A-5.3, A-5.4, A-5.5, A-5.6. The proposed parking at ground floor is not seen from the primary street in compliance with this provision.
X	1.11	X	Porte-cocheres	COMPLIES See Ground floor plan A-1.1 & Building elevations A-3.1, A-3.2 & A-3.3 and 3D Views A-5.1,A-5.2, A-5.3, A-5.4, A-5.5, A-5.6. The project does NOT have a Porte-Cochere on Alhambra Circle to comply with this provision.
X	1.12	X	Sidewalks/ pedestrian access	COMPLIES: See site plan A-1.1 & Building elevations A-3.1, A-3.2 & A-3.3 and 3D Views A-5.1,A-5.2, A-5.3, A-5.4, A-5.5, A-5.6. Pedestrian access is provided at street level from Alhambra Circle, Minorca Avenue, Galiano Street & Navarre Avenue.
X	1.13	X	Soil, structural	COMPLIES: All right of way planting areas will utilize structural soil.
X	1.14	X	Windows on Mediterranean buildings	COMPLIES: All windows will have a minimum spacing depth of four inches

Coral Gables Mediterranea Style Design Standards

Table No 2

Project Compliead with 11 of 12 in Table 2

Complies (An "X" means the Project Complies with requirement) 8 out of 12 required

Complies	Reference No.	Residential	Type	Comments
X	2.1	X	Arcades and/or loggias	COMPLIES See Ground Floor Plan A-1.1 & Building elevations A-3.1, A-3.2 & A-3.3 and 3D Views A-5.1,A-5.2, A-5.3, A-5.4, A-5.5, A-5.6. The project has an arcade at the ground level that provides pedestrian protection. See also the provided Urban Plaza at Navarre Avenue & Galiano Street.
X	2.2	X	Building rooflines.	COMPLIES See Building Elevations A-3.1, A-3.2 & A-3.3 and 3D Views A-5.1,A-5.2, A-5.3, A-5.4, A-5.5, A-5.6. The project utilizes the corner towers, stair towers and center massing for vertical changes in the pedestal mass as well of the corner tower and bay window towers for vertical changes at the residential tower to comply with this provision
X	2.3	X	Building step backs.	COMPLIES See Ground floor plan A-1.1, Pool & roof garden level A-1.4. Building elevations A-3.1, A-3.2 & A-3.3 and 3D Views A-5.1,A-5.2, A-5.3, A-5.4, A-5.5, A-5.6. The building steps from the principal façade, and utilizes a vertical step back on all street elevations, as well as the step back of the lower & upper residential levels
X	2.4	X	Building towers.	COMPLIES. See Building elevations A-3.1, A-3.2 & A-3.3 and 3D Views A-5.1,A-5.2, A-5.3, A-5.4, A-5.5, A-5.6. The building corner & stair tower elements in conjunction with the entry feature comply with this provision.
X	2.5	X	Driveways	COMPLIES. See Ground floor plan A 1.1. The building consolidates all the vehicular entrances on Navarre Avenue.
X	2.6	X	Lighting of landscaping	COMPLIES: Up lighting of landscaping within and/or adjacent to pedestrian areas will be provided.
X	2.7	X	Materials on exterior building facades.	COMPLIES: Keystone & Granite wall cladding at the Building main entrances comply with this provision.
X	2.8	X	Overhead doors	COMPLIES: Overhead doors provided for vehicular entrances are recessed to comply with this provision
X	2.9	X	Paver treatments	COMPLIES See Ground Floor Plan A 1.1. Driveways will have a minimum of ten percent of paver treatment, and sidewalks will have a minimum of twenty five percent of paver treatment.
X	2.10	X	Pedestrian amenities.	COMPLIES: See Ground Floor Plan A-1.1 and Building elevations A-3.1, A-3.2 & A-3.3 and 3D Views A-5.1,A-5.2, A-5.3, A-5.4, A-5.5, A-5.6. The project will have at a minimum four pedestrian amenities. To include: Benches, Planters, Refuse Containers, and Water Features.
X	2.11	X	Pedestrian pass through/ paseos on properties contiguous to alleys and/or streets.	COMPLIES: See Ground Floor Plan A-1.1 and Building elevations A-3.1, A-3.2 & A-3.3 and 3D Views A-5.1,A-5.2, A-5.3, A-5.4, A-5.5, A-5.6. The project has an interior pass throught that connect Alhambra Circle, Navarre Avenue & Galiano Street
	2.12		Underground parking	DOES NOT COMPLY: No underground parking will be utilized.

Coral Gables Mediterranea Style Design Standards

Table No 3

(An "X" means the Project utilizes the option)

Complies	Reference No.	Non-Residential	Type	Comments
	3.1		Building setback reductions	
	3.2		Encroachment or loggias and/or arcades located as a part of an adjacent building within rights-of-way	
	3.3		Parking requirement exemption for Mediterranean Architectural Design buildings of 1.45 FAR or less (Central Business District only)	
	3.4	X	Multi family residential density bonus for Mediterranean Architectural Design buildings.	

1 Aerial View - MED - from corner Navarre Avenue & Galiano Street

5/2/2016 6:36:19 PM

ARCHITECT:

Bellin & Pratt
architects, LLC

285 sevilla avenue
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tel 305 447.1927 - fax 305 443.5986

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

PRELIMINARY BOA SUBMITTAL

ISSUE DATE: 04.06.2016
PROJECT No.: 2013-07
DRAWN BY: Author
APPROVED BY: Approver

REVISIONS:

No.	Description	Date

ALL DRAWINGS AND WRITTEN MATERIALS HEREIN CONSTITUTE ORIGINAL WORK OF THE ARCHITECT AND MAY ONLY BE DUPLICATED WITH THEIR WRITTEN CONSENT

SEAL:

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

SHEET TITLE:

3D VIEW & MED BONUS

SCALE: 12" = 1'-0"

SHEET No.:

A5.6

1 3D View From Alhambra Circle

ARCHITECT:

Bellin & Pratt
architects, LLC

AA26000863

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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

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

SHEET TITLE:

Massing View

SCALE:

SHEET No.:

A6.1

5/2/2016 6:36:48 PM

1 3D View from Galiano Street

5/2/2016 6:37:12 PM

ARCHITECT:

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PROJECT NAME:

Proposed Residential Mixed-Use Project

PROPERTY ADDRESS
33 Alhambra Circle
Coral Gables FL

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100 South Biscayne Boulevard
Suite 900 Miami FL 33131

PRELIMINARY BOA SUBMITTAL

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

REVISIONS:

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GLENN H PRATT, AIA, AR-9608

SHEET TITLE:

Massing View

SCALE:

SHEET No.:

A6.2

1 3D View from Minorca Avenue

5/2/2016 6:37:41 PM

ARCHITECT:

Bellin & Pratt
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AA26000863

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PROJECT NAME:

Proposed Residential Mixed-Use Project

PROPERTY ADDRESS
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Coral Gables FL

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100 South Biscayne Boulevard
Suite 900 Miami FL 33131

PRELIMINARY BOA SUBMITTAL

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

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GLENN H PRATT, AIA, AR-9608

SHEET TITLE:

Massing View

SCALE:

SHEET No.:

A6.3

1 3D View from Navarre Avenue

5/2/2016 6:39:09 PM

ARCHITECT:

Bellin & Pratt
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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

PRELIMINARY BOA 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-9605

SHEET TITLE:

Massing View

SCALE:

SHEET No.:

A6.4

1 Aerial View from Alhambra Circle

3/22/2016 6:38:31 PM

ARCHITECT:

Bellin & Pratt
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PROJECT NAME:

Proposed Residential Mixed-Use Project

PROPERTY ADDRESS
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Suite 900 Miami FL 33131

PRELIMINARY BOA SUBMITTAL

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

REVISIONS:

No.	Description	Date

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GLENN H PRATT, AIA, AR-9608

SHEET TITLE:

Massing View

SCALE:

SHEET No.:

A6.5

1 Aerial View from Minorca Avenue

5/22/2016 6:39:12 PM

ARCHITECT:

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PROJECT NAME:

Proposed Residential Mixed-Use Project

PROPERTY ADDRESS
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Coral Gables FL

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100 South Biscayne Boulevard
Suite 900 Miami FL 33131

PRELIMINARY BOA SUBMITTAL

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

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

SHEET TITLE:

Massing View

SCALE:

SHEET No.:

A6.6

1 Aerial View from Navarre Avenue

ARCHITECT:

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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

PRELIMINARY BOA SUBMITTAL

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

REVISIONS:

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GLENN H PRATT, AIA, AR-9608

SHEET TITLE:

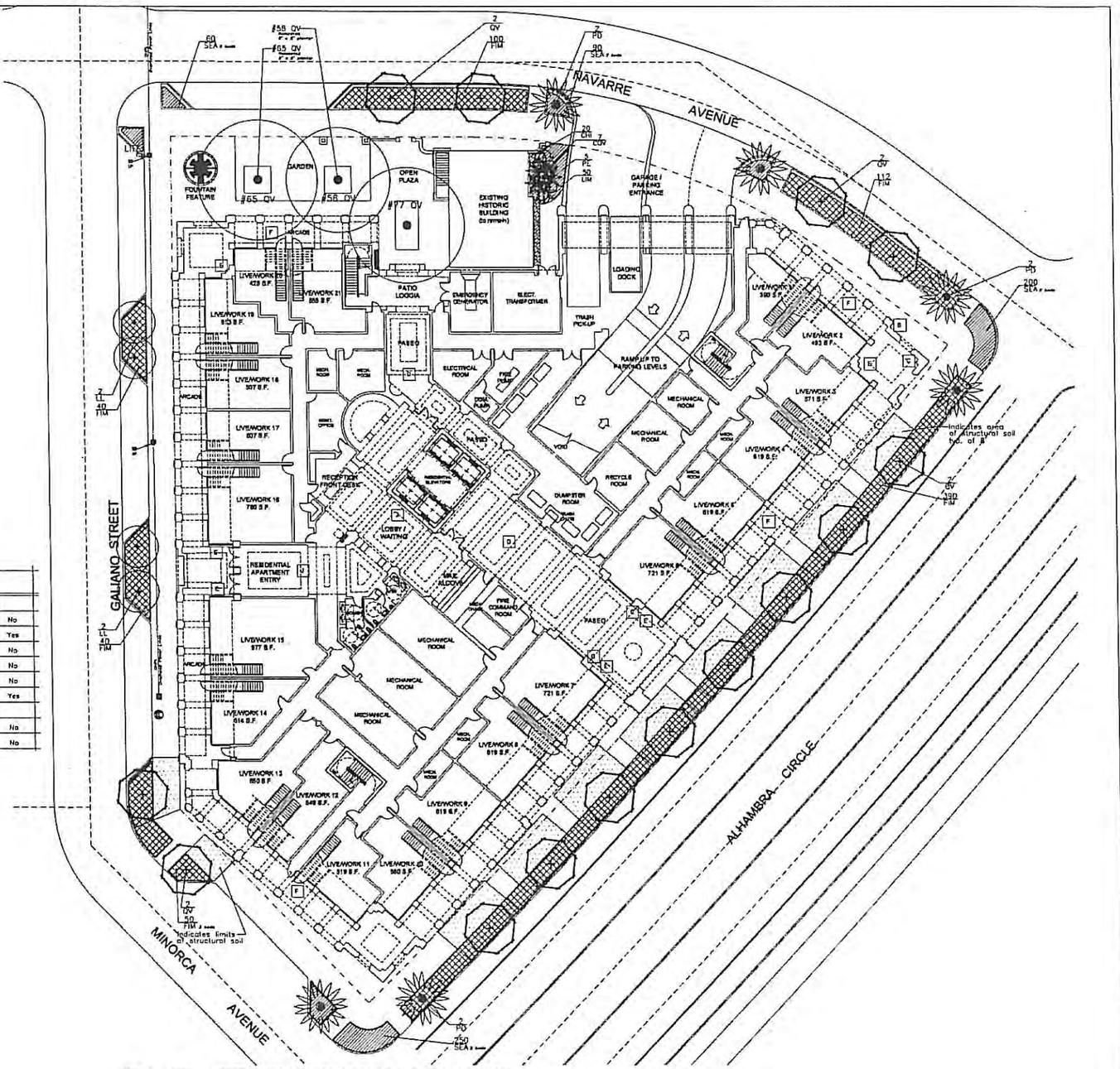
Massing View

SCALE:

SHEET No.:

A6.7

5/2/2016 6:39:38 PM



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 lucidum / Ligustrum Tree	10' ht x 10' spr, multi trunk	No
5	PE	Ptychosperma elegans / Alexander Palm	22', 20, 18', 18, 14' oa hts.	No
7	COV	Codiaeum variegatum / Croton '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

CONSULTANTS:

H.L. Martin, Landscape Architect, P.A.

Herbert Leslie 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
190 South Biscayne Boulevard Suite 950
Miami, FL 33131

DRC SUBMITTAL

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

REVISIONS:

No.	Date	Description

THESE PLANS ARE FOR BUILDING DEPARTMENT REVIEW ONLY. THEY ARE NOT TO BE CONSTRUED AS CONSTRUCTION DOCUMENTS UNTIL ALL BUILDING DEPARTMENT & A.H.J. (AUTHORITIES HAVING JURISDICTION) APPROVALS ARE OBTAINED.

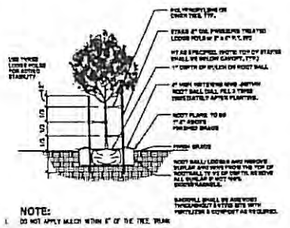
SEAL:

SIGNATURE:

SHEET TITLE:
GROUND FLOOR LANDSCAPE PLAN

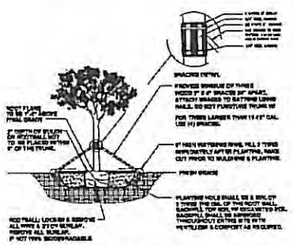
SCALE:
N.T.S.

SHEET No.:
LA 1.1

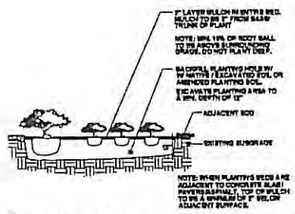


NOTE:
1. DO NOT APPLY MULCH WITHIN 6" OF THE TREE TRUNK.

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

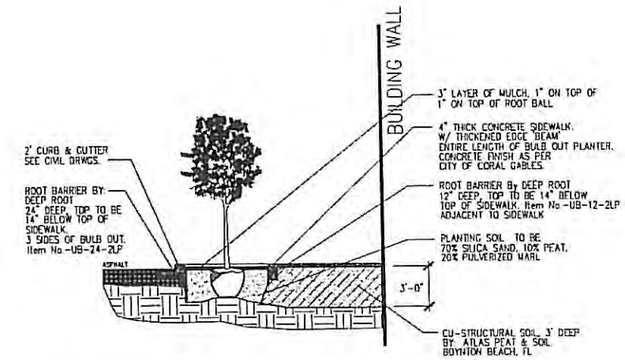
1. ALL PLANT MATERIAL TO BE FLORIDA GRADE NO. 1 (FC #1) OR BETTER FLORIDA DEPARTMENT OF AGRICULTURE GRADES AND STANDARDS, PARTS I AND II, 5th EDITION 2015 RESPECTIVELY.
2. TWO MEETINGS, PRE-INSTALLATION & SUBSTANTIAL COMPLETION, SHALL BE HELD DURING INSTALLATION/CONSTRUCTION PROCESS. PRE-INSTALLATION 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 REQD)
4. LANDSCAPE PLAN SHALL BE INSTALLED IN COMPLIANCE WITH ALL LOCAL/PERTINENT CODES.
5. LANDSCAPE CONTRACTOR SHALL REVIEW ALL DRAWINGS AND PREPARE 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 SPECIED. 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 WIRE 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 MIN 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 STAGGERED JOINTS. SOD SHALL BE LAID OVER A 3" 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.
12. 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 lucidum / 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 lucidum / 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 verschaffeltii / 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:

		Required	Provided
ZONING DISTRICT: MXD Total Site Acreage: 48,772.0 sf / 1.12 Acres			
Section 5-1105 (C) of Coral Gables Zoning Code			3 Existing (to be relocated) 12 Large Trees (street trees) 6 Large Palms (street trees) 4 Small Trees (street trees) 1 Large Tree (Garden Deck) 4 Small Trees (Garden Deck) 10 Small Trees (Garden Deck) @ 3:1= 3 Trees
2) a. Large Shade Tree:	28 large shade trees per Acre 28 x 1.12 = 31.36	32	4
2) b. Shrubs:	224 per acre 224 x 1.12 = 251	251	42

ARCHITECT:

Bellin & Pratt architects, LLC

255 Aurora Avenue
Coral Gables, Florida 33134
tel 305.447.1827 - fax 305.443.3905

CONSULTANTS:

H.L. Martin, Landscape Architect, P.A.
LCA 2020001724 / L LA #0001723
5965 SW 34th 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:
TMJ ALHAMBRA, LLC
180 South Biscayne Boulevard Suite 208
Miami, FL 33131

DRC SUBMITTAL

ISSUE DATE: 04-05-2018
PROJECT No.: 2012-07
DRAWN BY: T.C & D.F.
APPROVED BY: M.B. & D.P.

REVISIONS:

No	Date	Description

THESE PLANS ARE FOR BUILDING DEPARTMENT REVIEW ONLY. THEY ARE NOT TO BE CONSTRUED AS CONSTRUCTION DOCUMENTS UNTIL ALL BUILDING DEPARTMENT & A.H.J. (AUTHORITIES HAVING JURISDICTION) APPROVALS ARE OBTAINED.

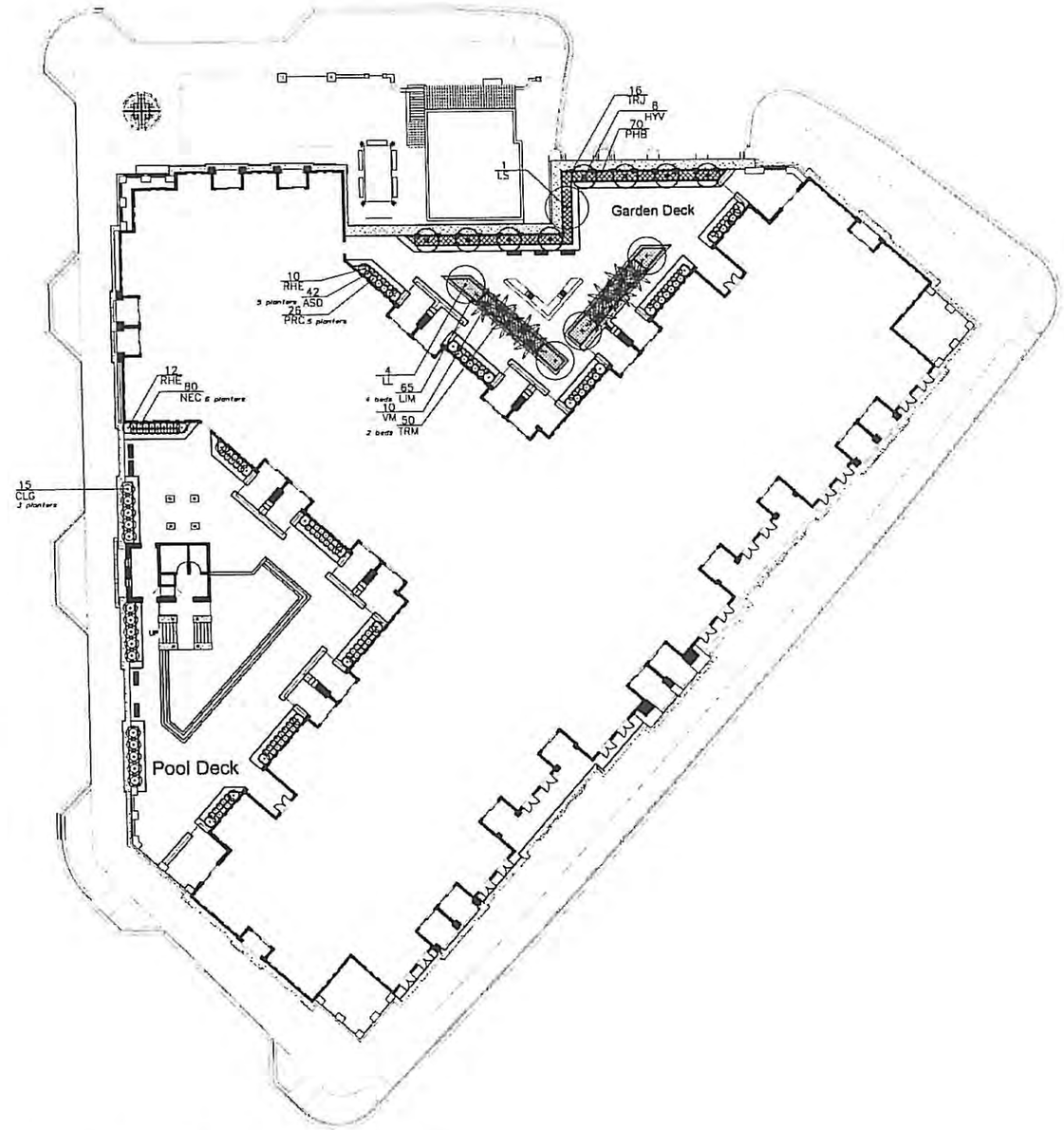
SEAL:

SIGNATURE:

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 Raja-Conga / Raja Conga	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 coerulea / 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

283 seville avenue
coral gables, florida 33134
tel 305.447.1927 - fax 305.443.5906

CONSULTANTS:

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Herbert Lester Martin, Landscape Architect

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PROJECT NAME:

PROPOSED RESIDENTIAL MIXED-USE PROJECT

PROJECT ADDRESS:
22 ALHAMBRA CIRCLE
CORAL GABLES, FLORIDA

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: T.C & D.P.
APPROVED BY: M.B. & D.P.

REVISIONS:

No.	Date	Description

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SEAL:

SIGNATURE:
Marshall Butler, AR 0054
Dominick Pratt, AR, AR 0020

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

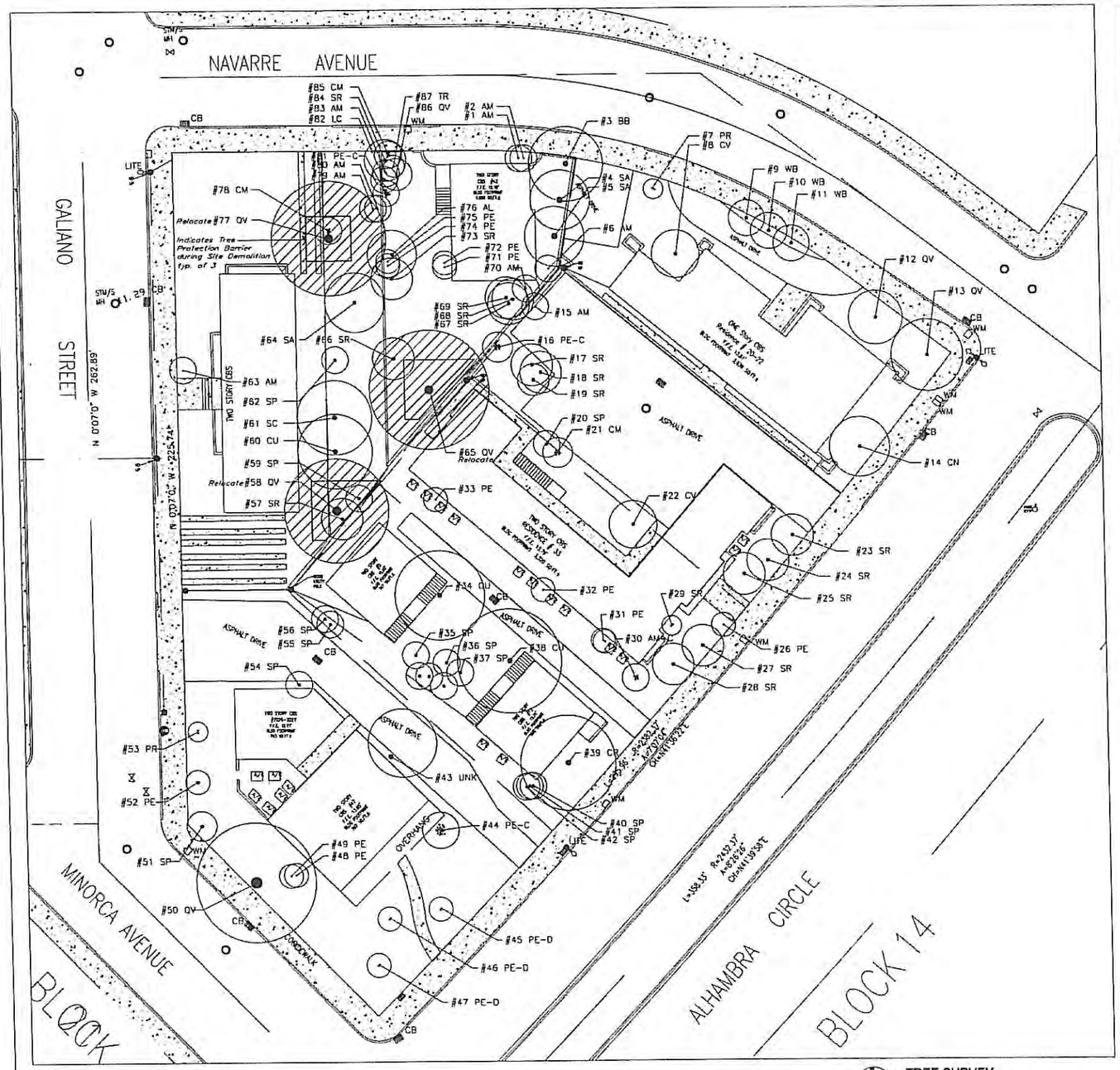
SCALE:
N.T.S.

SHEET No.:
LA 1.3

Existing Tree Disposition List

Num/Size	Botanical / Common Name	Disposition	Description: HT / SPR / DBH / Location, Notes
#1 AM	Adonidia merrill / Christmas Palm	Remove	18' Ht, 8' spr, 6" dbh
#2 AM	Adonidia merrill / Christmas Palm	Remove	16' Ht, 8' spr, 6" dbh
#3 BB	Bauhinia blakeana / Hong Kong Orchid	Remove	28' Ht, 25' spr, 16" 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, 8", 14" dbh
#6 AM	Adonidia merrill / Christmas Palm	Remove	18' Ht, 8' spr, 6" dbh
#7 PR	Phoenix roebelenii / Pygmy Date Palm, multi	Remove	8' Ht, 8' spr, 2@ 3" dbh
#8 CV	Calophyllum inophyllum / Beftonbrown Tree	Remove	18' Ht, 15' spr, 14"dbh
#9 WB	Wodyetia bifurcata / Foxtail Palm	Remove	18' Ht, 12' spr, 8" dbh
#10 WB	Wodyetia bifurcata / Foxtail Palm	Remove	18' Ht, 12' spr, 8" dbh
#11 WB	Wodyetia bifurcata / Foxtail Palm	Remove	18' Ht, 12' spr, 8" dbh
#12 QV	Quercus virginiana / Live Oak	Remove	18' Ht, 18' spr, 8"dbh
#13 QV	Quercus virginiana / Live Oak	Remove	22' Ht, 25' spr, 12"dbh
#14 CN	Cocos nucifera / Live Oak	Remove	20' Ht, 20' spr, 10" dbh
#15 AM	Adonidia merrill / Christmas Palm	Remove	18' Ht, 8' spr, 6" dbh
#16 PEC	Ptychosperma elegans / Alexander Palm	Remove	12' Ht, 10' spr, multi trunk
#17 SR	Syagrus romanzoffiana / Queen Palm	Remove	30' Ht, 15' spr, 8" dbh
#18 SR	Syagrus romanzoffiana / Queen Palm	Remove	16' Ht, 11' 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 CU	Caryota mitis / Fishtail Palm	Remove	16' Ht, 12' spr, multi trunk
#22 CV	Calophyllum inophyllum / Beftonbrown Tree	Remove	24' Ht, 20' spr, 18" dbh
#23 SR	Syagrus romanzoffiana / Queen Palm	Remove	22' 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	12' 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, 8' spr, 2 @ 3" dbh
#30 AM	Adonidia merrill / Christmas Palm- cluster	Remove	8'-18' Ht, 12' spr, 3 @ 3-6" dbh
#31 PE	Ptychosperma elegans / Alexander Palm-double	Remove	20' 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	24' Ht, 8' spr, 3" dbh
#34 CU	Caryota mitis / Sengrass	Remove	30' Ht, 30' spr, 6", 3", 3" dbh
#35 SP	Sabal palmetto / Sabal Palm	Remove	15' Ht, 12' spr, 14" dbh, leaned
#36 SP	Sabal palmetto / Sabal Palm	Remove	12' Ht, 10' spr, 12" dbh, leaned
#37 SP	Sabal palmetto / Sabal Palm	Remove	8' Ht, 10' spr, 14" dbh, leaned
#38 CU	Caryota mitis / Sengrass	Remove	24' Ht, 20' spr, 10", 8", 7" dbh
#39 CN	Cocos nucifera / Palm Apple	Remove	24' Ht, 20' spr, 8", 10", 12" dbh
#40 SP	Sabal palmetto / Sabal Palm	Remove	28' Ht, 10' spr, 8" dbh
#41 SP	Sabal palmetto / Sabal Palm	Remove	18' Ht, 10' spr, 14" dbh, leaned
#42 SP	Sabal palmetto / Sabal Palm	Remove	24' Ht, 10' spr, 8" dbh
#43 UNK	Unknown	Remove	20' Ht, 24' spr, 6", 6", 7", 8" dbh
#44 PEC	Ptychosperma elegans / Alexander Palm-cluster	Remove	30',32',14',6' Ht, 15' spr, 2 @ 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 @ 10' 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	18' Ht, 10' spr, 8" dbh
#52 PE	Ptychosperma elegans / Alexander Palm	Remove	18' Ht, 10' spr, 2 @ 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	16' Ht, 10' spr, 14"dbh, leaned
#55 SP	Sabal palmetto / Sabal Palm	Remove	16' Ht, 10' spr, 14" dbh, leaned
#56 SP	Sabal palmetto / Sabal Palm	Remove	12' Ht, 10' spr, 14" dbh, leaned
#57 SR	Syagrus romanzoffiana / Queen Palm	Remove	16' Ht, 8' spr, 6" dbh
#58 QV	Quercus virginiana / Live Oak	~Relocate~	25' Ht, 25' spr, 17"dbh
#59 SP	Sabal palmetto / Sabal Palm	Remove	12' Ht, 10' spr, 8" dbh
#60 CU	Caryota mitis / Sengrass	Remove	22' Ht, 18' spr, multi trunk
#61 SC	Southwoodia serpentaria / African Tulip	Remove	30' Ht, 18' spr, multi trunk
#62 SP	Sabal palmetto / Sabal Palm	Remove	18' Ht, 10' spr, 8"dbh
#63 AM	Adonidia merrill / Christmas Palm	Remove	12' Ht, 12' spr, multi trunk
#64 SA	Schefflera actinophylla / Umbrella Tree	Remove	28' Ht, 18' spr, multi trunk
#65 QV	Quercus virginiana / Live Oak	~Relocate~	18' Ht, 35' spr, 20" dbh
#66 SR	Syagrus romanzoffiana / Queen Palm	Remove	18' Ht, 13' spr, 8" dbh
#67 SR	Syagrus romanzoffiana / Queen Palm	Remove	24' Ht, 8' spr, 2"dbh.
#68 SR	Syagrus romanzoffiana / Queen Palm	Remove	18' Ht, 14' spr, 8"dbh.
#69 SR	Syagrus romanzoffiana / Queen Palm	Remove	22' Ht, 8' spr, 2"dbh.
#70 AM	Adonidia merrill / Christmas Palm	Remove	12' Ht, 8' 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	14' 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	Alocasia blackii / Norman's Tongue	Remove	22' Ht, 15' spr, multi trunk
#77 QV	Quercus virginiana / Live Oak	~Relocate~	18' Ht, 27' spr, 18" dbh
#78 CM	Caryota mitis / Fishtail Palm	Remove	18' Ht, 16' spr, multi trunk
#79 AM	Adonidia merrill / Christmas Palm	Remove	18' Ht, 8' spr, 4" dbh
#80 AM	Adonidia merrill / Christmas Palm	Remove	12' Ht, 8' spr, 4" dbh
#81 PEC	Ptychosperma elegans / Alexander Palm	Remove	22' Ht, 8' spr, 3" dbh
#82 LC	Livistona chinensis / Chinese Fan Palm	Remove	12' Ht, 10' spr, 6" dbh
#83 AM	Adonidia merrill / 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, 18' spr, multi trunk
#86 QV	Quercus virginiana / Live Oak	Remove	18' 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

285 sevilla avenue
coral gables, florida 33134
tel 305.447.1927 – fax 305.443.5968

CONSULTANT:

H.L. Martin, Landscape Architect, P.A.
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305 790-4372, hmartin@bellsouth.net
Herbert Lester Martin, Landscape Architect

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PROJECT NAME:

PROPOSED RESIDENTIAL MIXED-USE PROJECT

PROJECT ADDRESS:
39 ALHAMBRA CIRCLE
CORAL GABLES, FLORIDA

OWNER INFORMATION:
TWJ ALHAMBRA, LLC
100 South Biscayne Boulevard Suite 500
Miami, FL 33131

PLANNING & ZONING

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

REVISIONS:

No.	Date	Description

THESE PLANS ARE FOR BUILDING DEPARTMENT REVIEW ONLY. THEY ARE NOT TO BE CONSTRUED AS CONSTRUCTION DOCUMENTS UNTIL ALL BUILDING DEPARTMENT & H.L.C. (AUTHORITIES HAVING JURISDICTION) APPROVALS ARE OBTAINED.

SEAL:

SIGNATURE:

SHEET TITLE:
Tree Survey

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

SHEET No.:
LA1.3

AERIAL VIEW FROM ALHAMBRA CIRCLE

Bellin & Pratt
architects, LLC

RESIDENTIAL MIXED-USE PROJECT

33 ALHAMBRA CIRCLE, CORAL GABLES FL. 33134

VIEW FROM ALHAMBRA CIRCLE

Bellin & Pratt
architects, LLC

RESIDENTIAL MIXED-USE PROJECT

33 ALHAMBRA CIRCLE, CORAL GABLES FL. 33134

VIEW FROM GALIANO STREET

Bellin & Pratt
architects, LLC

AA26000853

RESIDENTIAL MIXED-USE PROJECT

33 ALHAMBRA CIRCLE, CORAL GABLES FL. 33134

AERIAL VIEW FROM GALIANO STREET

Bellin & Pratt
architects, LLC

RESIDENTIAL MIXED-USE PROJECT

33 ALHAMBRA CIRCLE, CORAL GABLES FL. 33134

VIEW FROM GALIANO STREET

Bellin & Pratt
architects, LLC

AA26000863

RESIDENTIAL MIXED-USE PROJECT

33 ALHAMBRA CIRCLE, CORAL GABLES FL. 33134

AERIAL VIEW FROM GALIANO STREET

Bellin & Pratt
architects, LLC

AA26000863

RESIDENTIAL MIXED-USE PROJECT

33 ALHAMBRA CIRCLE, CORAL GABLES FL. 33134

VIEW FROM NAVARRE AVENUE & GALIANO STREET

Bellin & Pratt
architects, LLC

RESIDENTIAL MIXED-USE PROJECT

33 ALHAMBRA CIRCLE, CORAL GABLES FL. 33134

AERIAL VIEW FROM NAVARRE AVENUE

Bellin & Pratt
architects, LLC
AA26000863

RESIDENTIAL MIXED-USE PROJECT

33 ALHAMBRA CIRCLE, CORAL GABLES FL. 33134

View from Navarre Avenue

Bellin & Pratt
architects, LLC

AA26000883

RESIDENTIAL MIXED-USE PROJECT

33 Alhambra circle, Coral Gables FL. 33134

AERIAL VIEW FROM NORTH EAST

Bellin & Pratt
architects, LLC
AA26000863

RESIDENTIAL MIXED-USE PROJECT

33 ALHAMBRA CIRCLE, CORAL GABLES FL. 33134

AERIAL VIEW FROM GALIANO STREET

Bellin & Pratt
architects, LLC
AA26000863

RESIDENTIAL MIXED-USE PROJECT

33 ALHAMBRA CIRCLE, CORAL GABLES FL. 33134

AERIAL VIEW FROM ALHAMBRA CIRCLE

Bellin & Pratt
architects, LLC

AA26000863

RESIDENTIAL MIXED-USE PROJECT

33 ALHAMBRA CIRCLE, CORAL GABLES FL. 33134

AERIAL VIEW FROM NAVARRE AVENUE STREET

Bellin & Pratt
architects, LLC

AA26000863

RESIDENTIAL MIXED-USE PROJECT

33 ALHAMBRA CIRCLE, CORAL GABLES FL. 33134