The Henry
CORAL GABLES
4015 LAGUNA STREET

TERRACE MOUNTAIN
INVESTORS

BEHAR·FONT
PARTNERS, P.A.
ARCHITECTURE • PLANNING • INTERIORS

4533 PONCE DE LEON BLVD. CORAL GABLES, FLORIDA 33146
Tel: 305.740.5442 Fax: 305.740.5443
E-Mail: info@beharfont.com

21 SCOTT STREET. BUFORD, GEORGIA 30518
Tel Fax: 678.765.2008

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AVERY

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: 4105-4131 Laguna Street

Property/project name: The Henry

Legal description: Lot(s) 22-38

Block(s) 2 Section (s) Industrial

Property owner(s): Terrace Mountain Investors IV, LLC

Property owner(s) mailing address: 4407 Bees Cave Road Austin TX 78746

Telephone: Business 512-583-9521 Fax 512-583-9529

Other _____ Email frank @ terracemountaininvest

City of Coral Gables Planning Division Application

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

Applicant(s)/agent(s) mailing address: 400 University Drive

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

Other _____ Email zguilford @ guilfordassoc.com

Property information

Current land use classification(s): Industrial

Current zoning classification(s): Industrial

Proposed land use classification(s) (if applicable): _____

Proposed zoning classification(s) (if applicable): _____

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: Frank R Trabold Manager Terrace Mountain Investors IV, LLC
Property owner(s) signature(s):	Property owner(s) print name:
Property owner(s) signature(s):	Property owner(s) print name:
Address: 4407 Bee Caves Road 1-122 Austin, Texas 78746	
Telephone: 512-583-9521 Fax: 512 583 9529	Email: frank@terracemountaininvestors.com

NOTARIZATION

STATE OF FLORIDA/COUNTY OF Miami-Dade
The foregoing instrument was acknowledged before me this 12 day of May by Frank R. TRAbold
(Signature of Notary Public - State of Florida)
Lidia Gonzalez

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

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

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:
F.W. Zeke Guilford	F.W. ZEKE GUILFORD GUILFORD & ASSOCIATES P.A.

Address: 400 UNIVERSITY DR CORAL GABLES, FL 33134

Telephone: 305.446.8411	Fax: 305.445.8561	Email: ZGUILFORD@GUILFORDASSOC.COM

NOTARIZATION

STATE OF FLORIDA/COUNTY OF
The foregoing instrument was acknowledged before me this 17 day of June '16 by Myrna Antonio
(Signature of Notary Public - State of Florida)

Myrna Antonio
Expires 06/28/2016
NOTARY PUBLIC
Commission # EE212699
STATE OF FLORIDA

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

Guilford & Associates, P.A.

Attorneys at Law

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

400 UNIVERSITY DRIVE
SUITE 201
CORAL GABLES, FLORIDA 33134

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

September 7, 2016

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

RE: The Henry – 4115-4131 Laguna Street – MXD Site Plan Approval

Dear Mr. Trias:

This firm represents Terrace Mountain Investors, LLC, relative to the above referenced property. We are requesting site plan approval under the MXD regulations to allow a mixed use development for the property. As part of that process, the Planning and Zoning Board must recommend the application and site plan, prior to the application being heard by the City Commission.

As a means of background, the property consists of approximately one acre of land, which constitutes a majority of the block. The property has a land use map and zoning designation of industrial. The property is currently improved with one and two story structures, which are not occupied. As part of the development of the property, these structures will be removed. There was a prior application for a mixed use development that was approved by the city, but never constructed.

Once demolition has occurred, it is intended that the property be developed as a Mediterranean designed mixed-use ten-story structure. The development consists twelve thousand five hundred eighty-six (12,586) square feet of which retail is 10,014 square feet and office is 2,572 square feet of ground floor commercial use. Parking will occur on the ground floor as well as three levels. Floors four (4) through ten (10) will be one hundred and twenty-two (122) residential units.

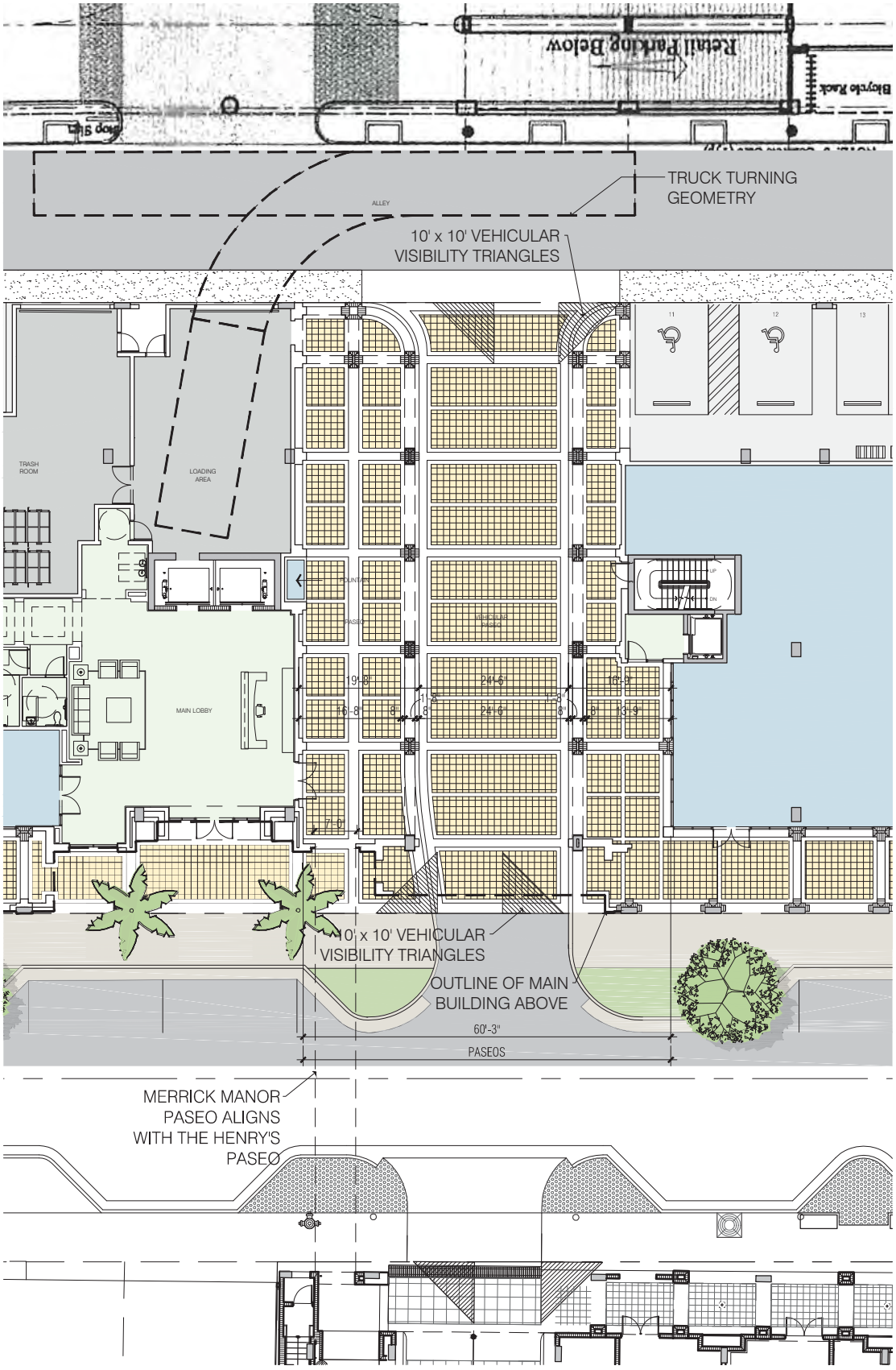
The proposed project is consistent with the requirement set-forth under the MXD regulations including but not limited to arcades, loggias and other public realm improvements, the land use regulations and the zoning code. No variances are being requested for the development.

If you have any questions or need any additional information, please do not hesitate to contact me.

Very sincerely,
Guilford & Associates, P.A.

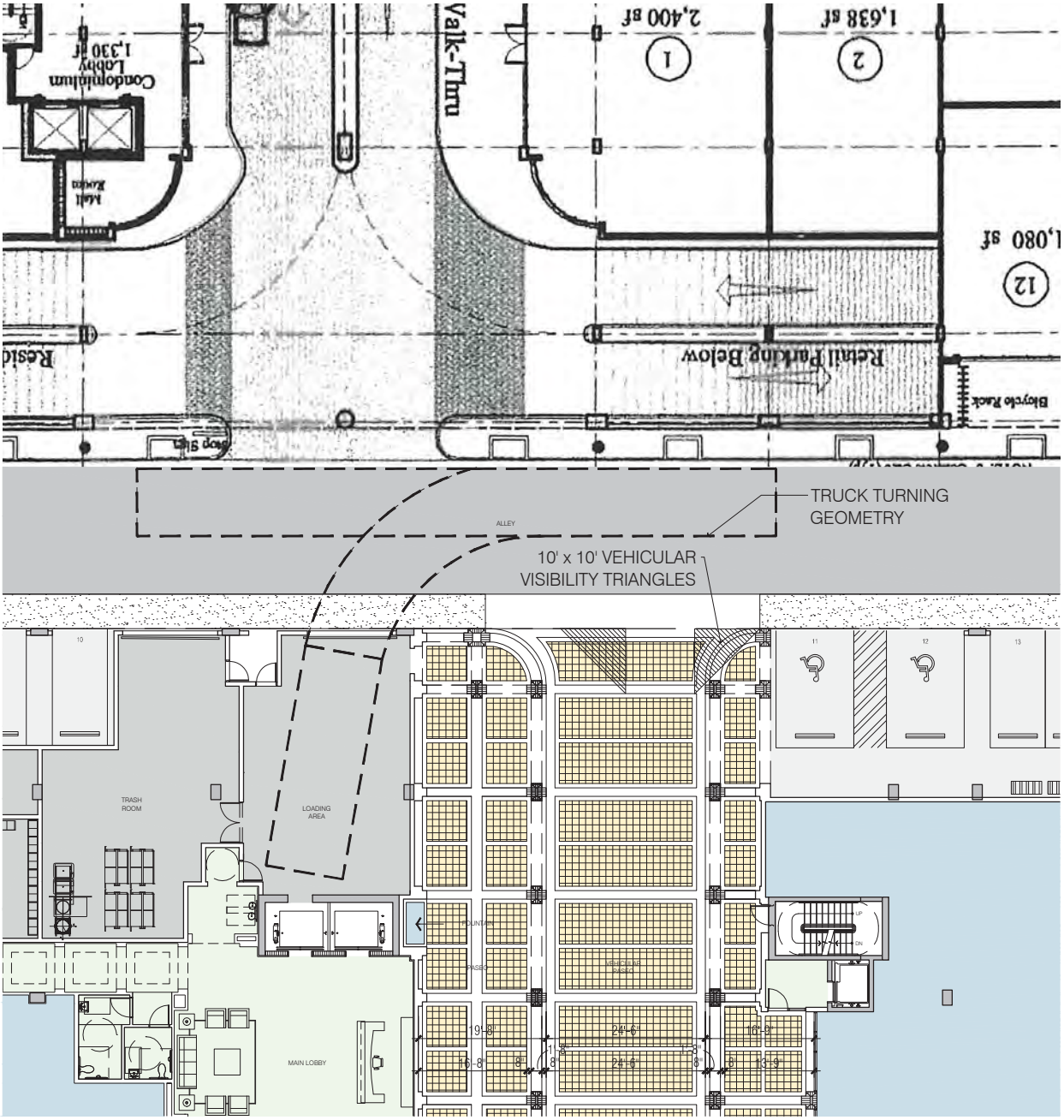
F.W. Zeke Guilford

F.W. Zeke Guilford, Esq.



PASEOS OVERALL WIDTHS

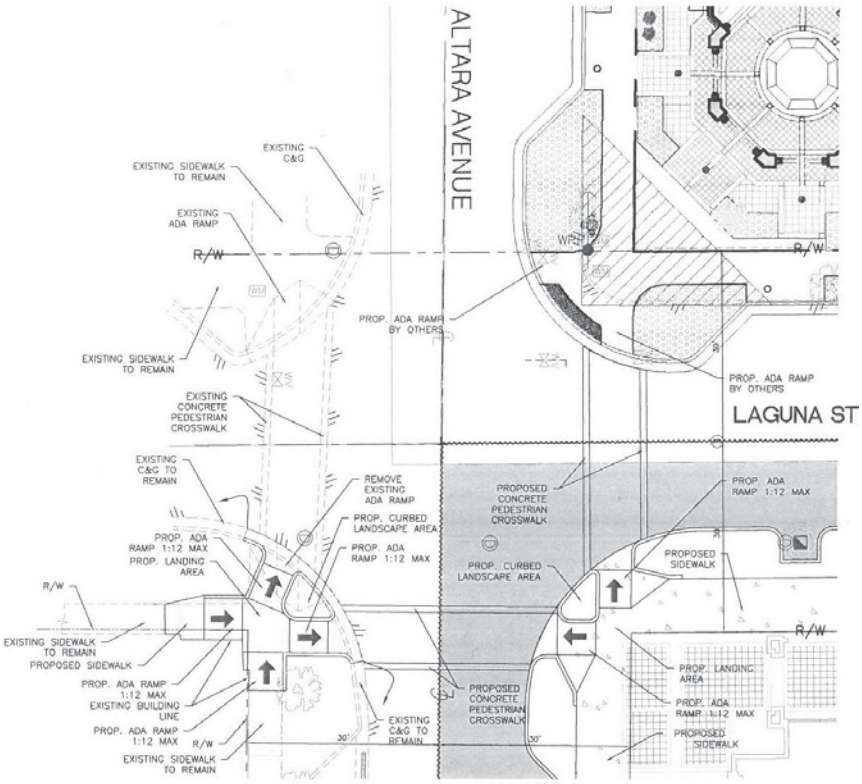
SCALE: NTS



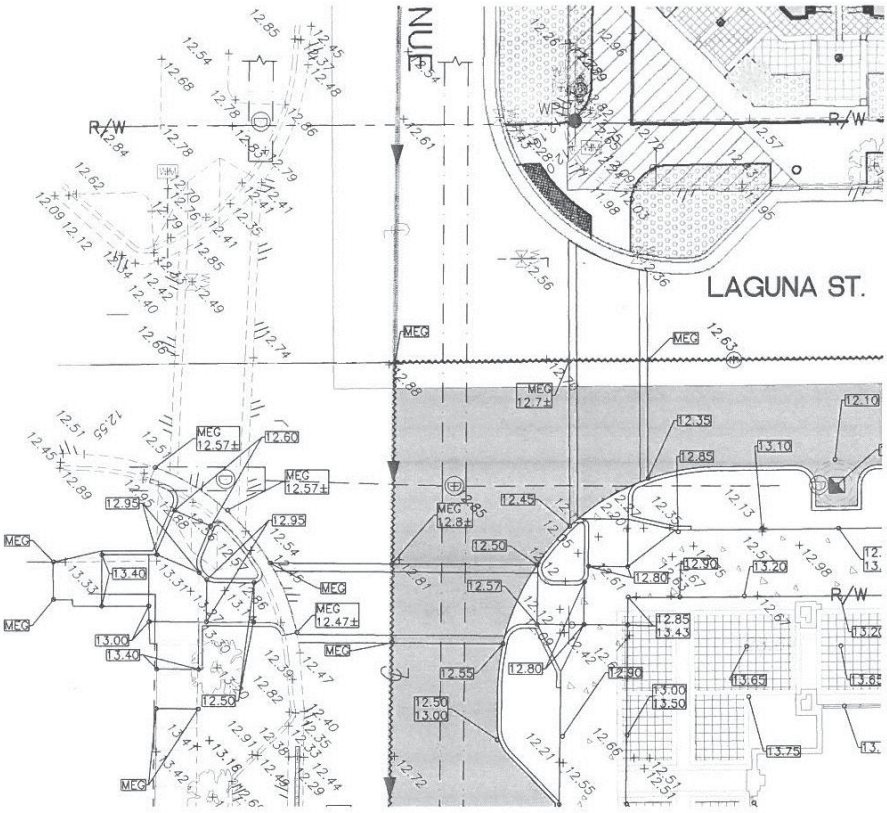
TRUCK TURNING GEOMETRY - PARTIAL PLAN

SCALE: NTS

CROSSWALK CONNECTORS
(ON LAGUNA & ALTARA) 9/7/16
SEE C-17



SOUTH CORNER



WEST CORNER

PROJECTS STATEMENTS.

RESPONSES TO CITY'S SUBMITTAL MATERIALS.

UNDERGROUND UTILITIES.

COMPLETE THE UNDERGROUNDING OF OVERHEAD UTILITIES IN THE IMMIDIATE PROJECT AREA.

ART IN PUBLIC PLACES STATEMENT.

IN ACCORDANCE WITH CORAL GABLES ZONING CODE, ARTICLE 3, DEVELOPMENT REVIEW, SECTION 3-2003B, PRIOR TO THE ISSUANCE OF A BUILDING PERMIT, DEVELOPER WILL OBTAIN APPROVAL FOR ART IN PUBLIC PLACES FOR THE DEVELOPMENT OR PAY INTO THE FUND FOR ART IN PUBLIC PLACES.

ON STREET PARKING ANALYSIS - EXISTING AND PROPOSED.

ON STREET PARKING TABLE

	LAGUNA ST.	ALTARA AVE.	
EXISTING	19	4	
PROPOSED	8	2	
CHANGE	-11	-2	-13 TOTAL CHANGE

LOGO WITH LETTER
AT 18 INCHES
(3'-10" X 3'-10")

DESIGNER SIGN
18 INCHE LETTERS

8 INCHES LETTERS

6 INCHES LETTERS

The Henry

CORAL GABLES

4015 LAGUNA STREET

Please join the Developer, Architect and Representatives to discuss:

The development of 4115 – 4131 Laguna Street as a Mixed Use development containing 13,275 square feet of ground floor retail and 123 residential units

Tuesday, June 7, 2016
6:00 pm to 7:00pm

4533 Ponce de Leon Blvd
Offices of Behar Font
Coral Gables, Fla. 33146

Should you have any questions, comments, or wish to RSVP, please
Contact Zeke Guilford at (305) 446-8411

Thank You!

THE HENRY

SIGN-IN SHEET

	ATTENDEE NAME	EMAIL	PHONE NUMBER
1	LEXSTER GARCIA	LGARCIA@BFGROUPLLC.COM.	305 461-7251
2	DOUG LANDER	Douglasla@baptisthealth.net	3 /298-1022
3	PAUL SAVAGE	Paul@Savagelegal.com	305-444-7188
4	Leticia Toimil	LeticiaT@BaptistHealth.Net	305-788-1680
5			
6			
7			
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11			
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ECSG
ENERGY COST
SOLUTIONS GROUP, LLC

To whom it may concern:
City of Coral Gables, Building Department

September 1, 2016

Re: The Henry Apartments, 4101 Laguna St., Coral Gables, Fl., 33146

This letter, regarding the project mentioned above, is intended to demonstrate compliance with the City of Coral Gables, sustainability requirements.

After reviewing the drawings and holding discussions with the owners, designers and contractors it is my opinion that the project is eligible for and has been registered with, the Home Innovation Research Laboratory, National Green Building Standard (N.G.B.S.) and is in good standing to achieve a Gold level certification under the program. The N.G.B.S. green building program is designed and intended to be used by designers, buildiers and developers to improve the efficiency of buildings while reducing environmental impacts associated with real estate projects and promoting healthy indoor environments.

In 2007, the National Association of Home Builders (NAHB) and the International Code Council (ICC) partnered to establish a nationally-recognizable standard definition of green building. The resulting ICC 700 National Green Building Standard is the first and only residential green building rating system to undergo the full consensus process and receive approval from the American National Standards Institute (ANSI). Because the ICC is also the author of the nation's building codes, the National Green Building Standard may be adopted by local jurisdictions as a code requirement or as a designation for residential construction that is considered "green" in its construction or rehabilitation. In 2012, the NAHB and ICC released a new version of the National Green Building Standard. There is a wide body of research which demonstrates, the National Green Building Standard is equivalent to LEED NC when individual green categories are compared, and far more stringent than LEED NC with regard to both the level of environmental performance as well as comprehensiveness of green practices as demonstrated by the minimum point threshold requirements for each category of green building practices. If the objective is to facilitate green, high performance buildings, acceptance of the NGBS as a choice for residential projects is an effective means to that end. Furthermore, because the NGBS and Home Innovation's certification program were developed specifically for residential construction it is uniquely suited as a green building standard for multifamily construction. Our project team will use both the N.G.B.S. and EnergyStar Multi Family High Rise green building programs to ensure a high level of sustainability in accordance with Coral Gables Ordinance 2016- 29.
Please feel free to contact me directly with any questions, comments or concerns. I will be working with the project team, to ensure N.G.B.S. and EnergyStar Multi Family High Rise certification.

Best regards,

Jason Biondi
(786) 897-7783
jbiondi@ecsgllc.com
L.E.E.D. ap
N.G.B.S. Verifier

Adendum "A" below includes project strategy for "Gold" certification.

Home Innovation RESEARCH LABS

NGBS Scoring for New Construction
ICC 700-2012 National Green Building Standard™

2012 Revised May 18, 2016 **This project has met all the GOLD requirements**

© 2013, 2014 Home Innovation Research Labs, Inc. All rights reserved. This document is protected by U.S. copyright law. Requirements from ICC700-2012 National Green Building Standard™ © 2013 National Association of Home Builders of the U.S. - used by permission. Home Innovation authorizes use of this document only by those individuals/organizations participating in Home Innovation's Green Building Certification and solely for purpose of seeking project certification from the Home Innovation Research Labs.

Gold

Chapter	Required Points	Claimed Points	Additional Claimed Points Above Gold	Point Shortfall	Mandatory Status
Chapter 5: Lot Design, Preparation, & Development	93	131	38		N/A
Chapter 6: Resource Efficiency	89	101	12		Met
Chapter 7: Energy Efficiency	80	96	16		Met
Chapter 8: Water Efficiency	67	93	26		N/A
Chapter 9: Indoor Environmental Quality	69	81	12		Met
Chapter 10: Operation, Maintenance, & Building Owner Education	11	19	8		Met
Section Totals	409	521	112	0	
Additional Points Above Gold	100		112	0	
Total Points	509	521		0	

To achieve Gold:

* Reach required Gold score for each chapter	*This requirement has been met.*
* Reach required Additional Points for this project	*This requirement has been met.*
* Meet all mandatory items	*This requirement has been met.*
* Meet the requirements of 801.5(1): High Efficiency or Waterless Toilets	*This requirement has been met.*
* For Chapter 7: Energy Efficiency:	
~ Claim at least 30 points from Section 702 (Performance Path) or Section 703 (Prescriptive Path)	*You have met the Prescriptive Path minimum points requirement.*
~ Select a minimum of 2 items from Section 704	*You have met the minimum 2 required items from Section 704.*

Multifamily Energy Performance Comparison

National Green Building Standard vs. LEED-NC

The topic of equivalency often arises in discussions about green rating systems. While there are many elements of performance in green rating systems, this summary focuses on energy performance of multifamily new construction built to the *National Green Building Standard™* ICC700-2008 (NGBS) and the LEED 2009 for New Construction and Major Renovation Rating System (LEED-NC).

Figure 1 graphically illustrates the comparison. At their most basic levels – Bronze and Certified – the NGBS and LEED-NC are equivalent. However, the requirements of the rating systems are fundamentally different above these entry-level green ratings. The NGBS has increasingly more stringent threshold requirements for energy efficiency for each successive certification level, as shown in the figure. The LEED-NC rating system has no mandatory increase on its minimum requirements for energy efficiency at the higher levels. Therefore, it could be said that the NGBS is equivalent to LEED-NC in terms of energy performance at the lowest rating level, but more rigorous at the Silver, Gold, and Emerald (Platinum) levels.

This baseline equivalency is based only on mandatory point requirements in the two rating systems. It is notable to add that both rating systems provide additional optional points for improved energy efficiency that accrue toward the green rating. This approach provides flexibility to customize the building design and performance in response to the specific needs dictated by the architectural designer's objectives and client's/owner's needs.

A common baseline must be established in order to compare rating systems that use different energy codes and editions. In their current versions, the NGBS references the International Code Council's *International Energy Conservation Code* (IECC) 2006 edition and LEED-NC references the American Society of Heating, Refrigerating and Air-Conditioning Engineers (ASHRAE) *Standard 90.1-2007 – Energy Standard for Buildings Except Low-Rise Residential Building*. An analysis performed by Architecture 2030 was used to develop an interim system[1] based on 'energy code equivalents,' in order to qualify additional reductions needed beyond the requirements of a particular code. This analysis indicated that ASHRAE 90.1-2007 is 25% from its baseline and IECC-2006 is 30% from its baseline. This 5% offset between the two energy standards is used as the basis from which NGBS and LEED-NC are compared in Figure 1.

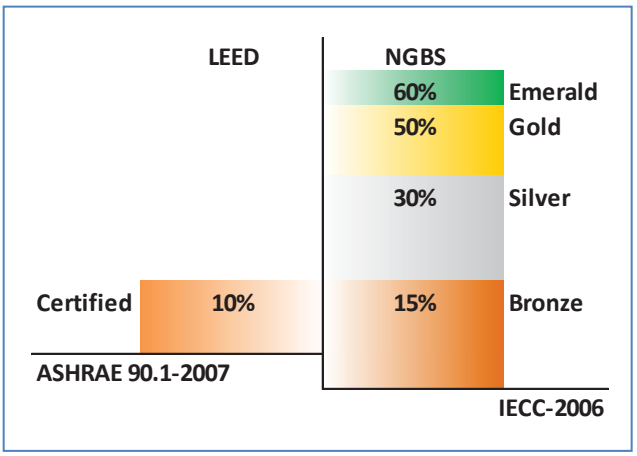

Figure 1. Minimum Energy Efficiency Requirements Percentage Improvement Above Code

[1] Meeting the 2030 Challenge Through Building Codes, Edward Mazria and Kristina Kershner, 2030, Inc. / Architecture 2030, June 20, 2008, Page 4

CORAL GABLES CONCURRENCY MANAGEMENT

Concurrency Information Statement

This Concurrency Information Statement is for informational purposes only and reflects the availabiltiy of public services only at the time statement is issued.

The available capacity for each public service is monitored and updated as development orders are issued by the city, and the applicant cannot be assured that the necessary public services will be available for a development order (e.g. any change in use) at a future date.

Guilford & Associates, P.A. - The Henry
4015-4131 Laguna Street
Coral Gables, FL

Multi Family Dwellings: 121 units
Department Store: 10000 Sq.Ft.
General Office: 2600 Sq.Ft.
STATUS=P

Date Printed: 7/22/2016
Development Order: 0
Record Number: 3268
Assoc. Demolition Record: 0

Zones:

Trffic	Fire Protection	Flood Protection	Parks and Recreation
23	201	X	3

Concurrency Needs

Minimum Required Elevation (ft): 0
Adequate Water Flow for Commercial & Residential Fire Protection

	Site Demand	Zone Capacity	Zone Demand	Concurrent	
Trips	1238			OK	Within Urban Infill Area
Golf Course	0.0201666768	47.41	0.4186234787	OK	
Tennis Courts	0.2016666465	40.35	4.1862330427	OK	
Racquetball Courts	0.0263175	6.23	0.5463765	OK	
BAsketball Courts	0.086515	15.34	1.796117	OK	
Ball Diamonds	0.0541475	6.27	1.1240505	OK	
Playing Fields	0.0541475	7.27	1.1240505	OK	
Swimming Pools	0.00605	3.13	0.11959	OK	
Equipped Playing Areas	0.0605	6.34	1.2564	OK	
Special Recreation Facilities	0.9075	93.84	17.935	OK	
Neighborhood Parks (acres)	0.226875	5.62	4.710325	OK	
Mini Parks (acres)	0.0121	0.97	0.25118	OK	
Open Space (acres)	0.03025	1.53	0.62885	OK	
Water Flow (gpm)	3000	3000	3000	OK	

Application Fee: $190.31
Application Date: 7/22/2016
Expiration Date: N/A

Statement Issued by:

Comments: Proposed New Development for (121) Multi-Family Units; (9,940.0) S.F. Retail and (2,572.0) S.F. Office

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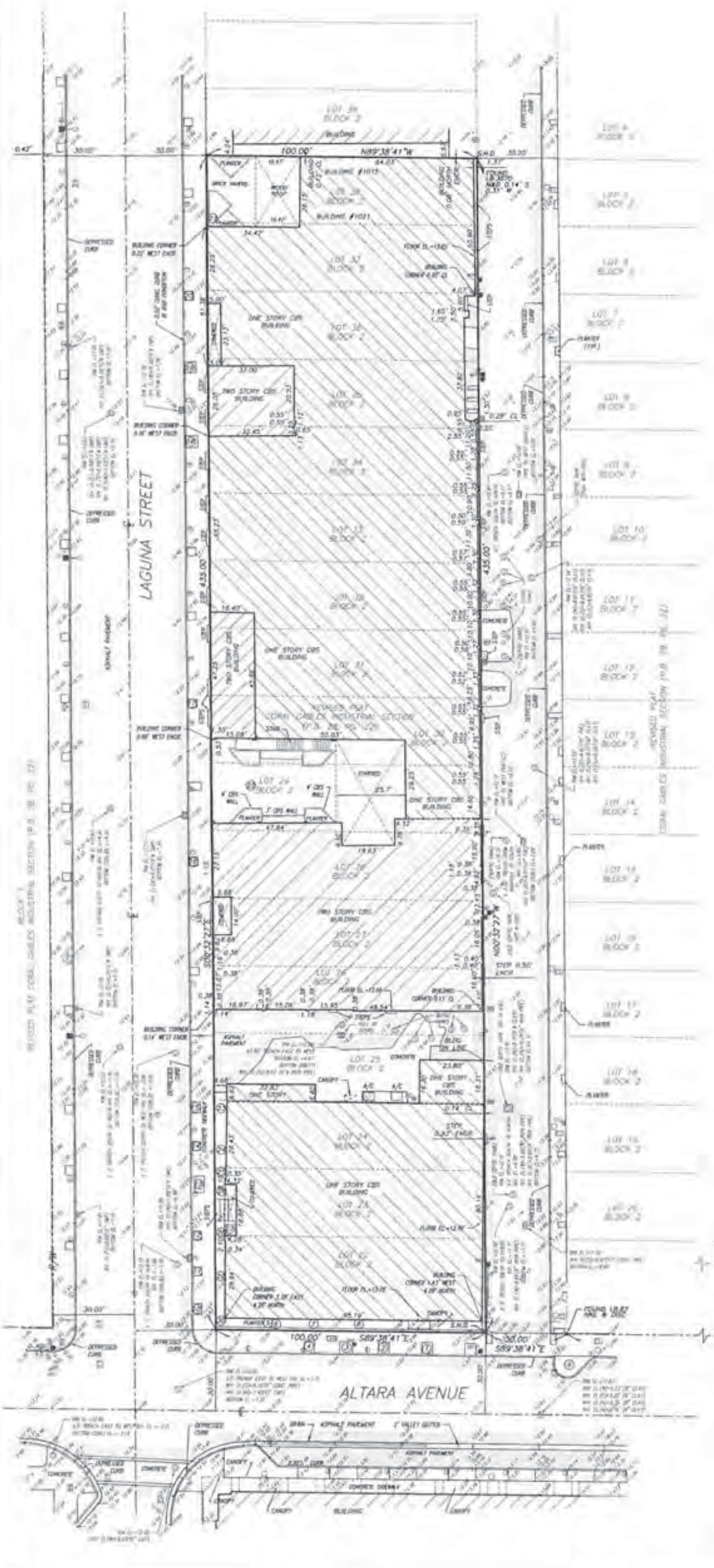
Although the purposed use for which this Concurrency Statement is issued is located in the Urban Infill Area of the City of Coral Gables, and the Statement does not reflect the actual trips that would be generated for this use, Concurrency Fees are applicable and will be assessed.

Owner's Representatives

Owner:	Terrace Mountain Investors IV, LLC 4407 Bee Caves Road 1-122 Austin, TX 78746 Telephone No: 512-538-9521 Fax No: 512-538-9529 E-Mail: frank@terracemountaininvestors.com Attention: Frank Trabold
Architect:	Behar Font & Partners, P.A. 4533 Ponce de Leon Blvd. Coral Gables, FL 33146 Telephone No: 305-740-5442 Fax No: 305-740-5443 E-Mail: robert@beharfont.com Attention: Robert Behar
Attorney:	Guilford & Associates, P.A. 400 University Drive Suite 201 Coral Gables, FL 33134 Telephone No: 305-446-8411 Fax No: 305-4450563 E-Mail: zguilford@guilfordassoc.com Attention: Zeke Guilford
Traffic:	Kimley Horn and Associates, Inc. 600 N Pine Island Road Suite 450 Plantation, FL 33324 Telephone No: 954-535-5130 Attention: Ali Hanes, P.E.

LEGAL DESCRIPTION:

LOTS 22, 23, 24, AND THE SOUTH 4.5 FEET OF LOT 25, THE NORTH 20.1 FEET OF LOT 25, ALL OF LOTS 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, INCLUSIVE, BLOCK 2, REVISED PLAT OF CORAL GABLES INDUSTRIAL SECTION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 28, AT PAGE 22, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.



CERTIFIED TO:

- TERRACE MOUNTAIN INVESTORS IV, LLC, A TEXAS LIMITED LIABILITY COMPANY
- FIRST AMERICAN TITLE INSURANCE COMPANY

SURVEYOR'S NOTES:

1) THE BEARINGS SHOWN HEREON RELATE TO AN ASSUMED BEARING OF S89°38'41"E.

2) LEGAL DESCRIPTION SHOWN HEREON WAS PROVIDED BY CLIENT.

3) THE AREA OF PROPERTY AS DESCRIBED HEREON: 43,495± sq.ft (0.999 ACRES±).

4) UNLESS OTHERWISE NOTED, THIS FIRM HAS NOT ATTEMPTED TO LOCATE FOOTINGS AND/OR FOUNDATIONS.

5) THIS SURVEY WAS PREPARED FOR THE EXCLUSIVE USE OF THE ENTITIES NAMED HEREON. THE ATTACHED CERTIFICATION DOES NOT EXTEND TO ANY UNNAMED PARTIES.

6) THE PROPERTY SHOWN HEREON FALLS WITHIN FEDERAL FLOOD HAZARD ZONE "X" PER FLOOD INSURANCE RATE MAP NO. 12086C0457L, MAP DATED SEPTEMBER 11, 2009 INDEX MAP DATED SEPTEMBER 11, 2009.

7) VISIBLE INDICATORS OF UTILITIES ARE SHOWN HEREON, HOWEVER, NO ATTEMPT HAS BEEN MADE TO LOCATE UNDERGROUND ITEMS.

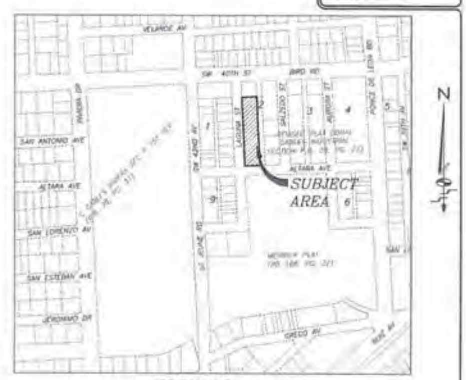
8) DISTANCES ALONG BOUNDARY OF SUBJECT PROPERTY ARE RECORD AND/OR MEASURED UNLESS OTHERWISE STATED.

9) THIS SURVEY REFLECTS ALL PLOTTABLE EASEMENTS, RIGHTS OF WAY, AND OTHER MATTERS LISTED AS EXCEPTIONS IN SCHEDULE B-2 IN THAT CERTAIN TITLE INSURANCE POLICY FILE NUMBER 1062-3322849 ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY AND HAVING AN EFFECTIVE DATE OF APRIL 27th, 2015 AT 8:47 A.M.

10) FOLIO NUMBER: 03-4120-017-0480 MIAMI DADE PROPERTY APPRAISER.

11) PROPERTY ADDRESS: #4015 LAGUNA STREET.

12) ELEVATIONS SHOWN HEREON REFER TO NATIONAL GEODETIC VERTICAL DATUM OF 1929 (N.G.V.D.)



LOCATION MAP
A PORTION OF SECTION 20, TOWNSHIP 54 SOUTH, RANGE 41 EAST
MIAMI-DADE COUNTY, FLORIDA
NOT TO SCALE

TREE INVENTORY:

SURVEYOR'S CERTIFICATION:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS", JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS IN 2011 AND INCLUDES ITEMS 1, 2, 3, 4, 5, 8 AND 11(A) OF TABLE A THEREOF. PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA AND NSPS AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, UNDERSIGNED FURTHER CERTIFIES THAT IN MY PROFESSIONAL OPINION, AS A LAND SURVEYOR REGISTERED IN THE STATE OF FLORIDA, THE RELATIVE POSITIONAL ACCURACY OF THIS SURVEY DOES NOT EXCEED THAT WHICH IS SPECIFIED THEREIN. THIS SURVEY COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS ADOPTED BY THE FLORIDA STATE BOARD OF SURVEYORS AND MAPPERS PURSUANT TO CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE.

Schwebke-Shiskin & Associates, Inc.

By: [signature]
MARK STEVEN JOHNSON, PRINCIPAL
PROFESSIONAL LAND SURVEYOR No. 4775
STATE OF FLORIDA

REVISIONS

ALTA/ACSM LAND TITLE SURVEY

PREPARED FOR: TERRACE MOUNTAIN INVESTORS

Section 20, Township 54 South, Range 41 East, Miami-Dade County, Florida

Schwebke-Shiskin & Associates, Inc.
LAND PLANNERS • ENGINEERS • LAND SURVEYORS

CERTIFICATE OF AUTHORIZATION No. LB-87

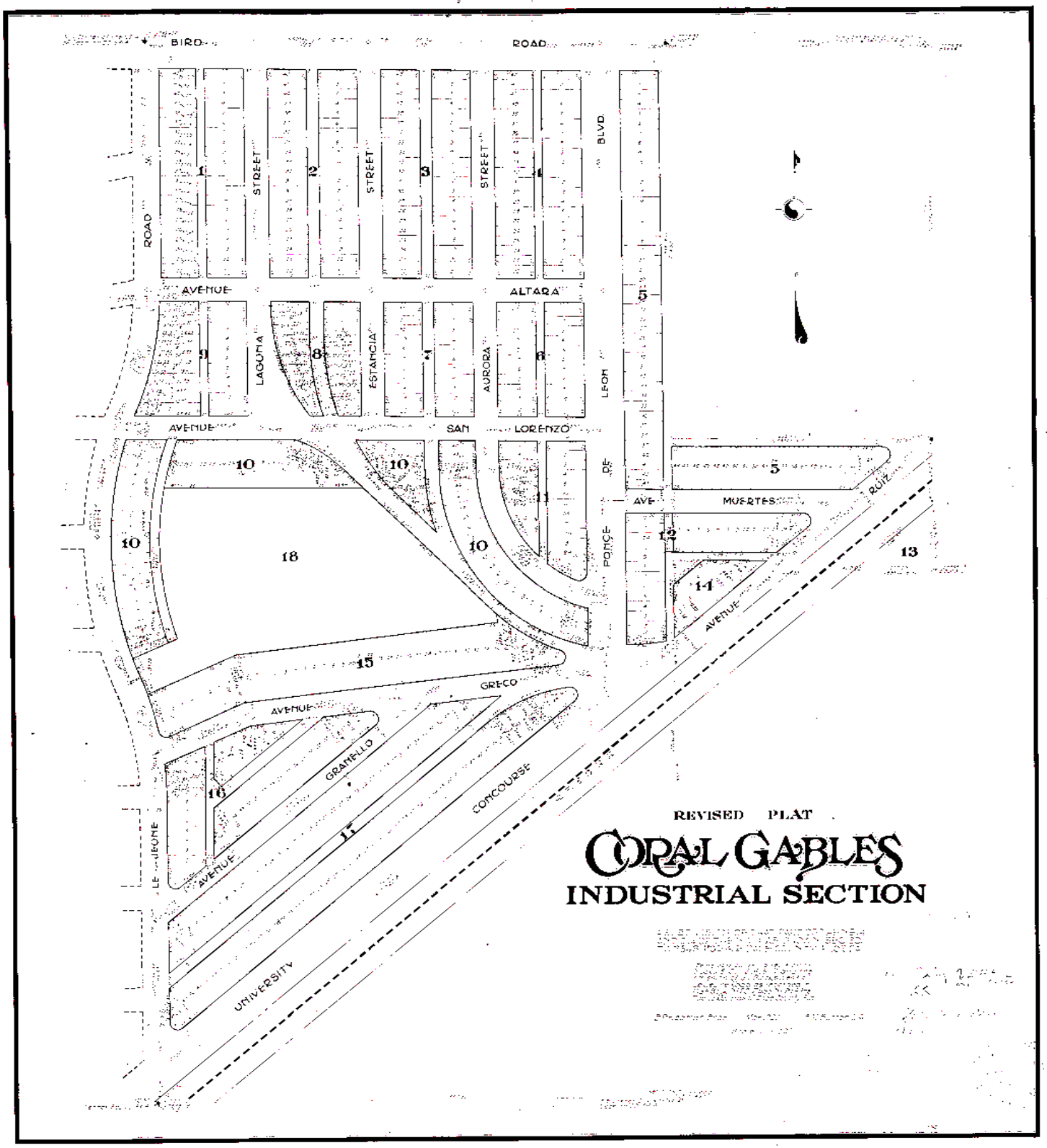
NOTE: This sketch is not valid unless it bears the signature and the original raised seal of a Florida licensed surveyor and mapper.

This is a "Boundary Survey"

Scale: AS SHOWN

File No. AJ-5310

AJ-5310



See Deed Book 2733, Page 25 for a Resolution Concerning this Plat.
E. B. Leatherman Clerk
By: M. B. Ford D.C.

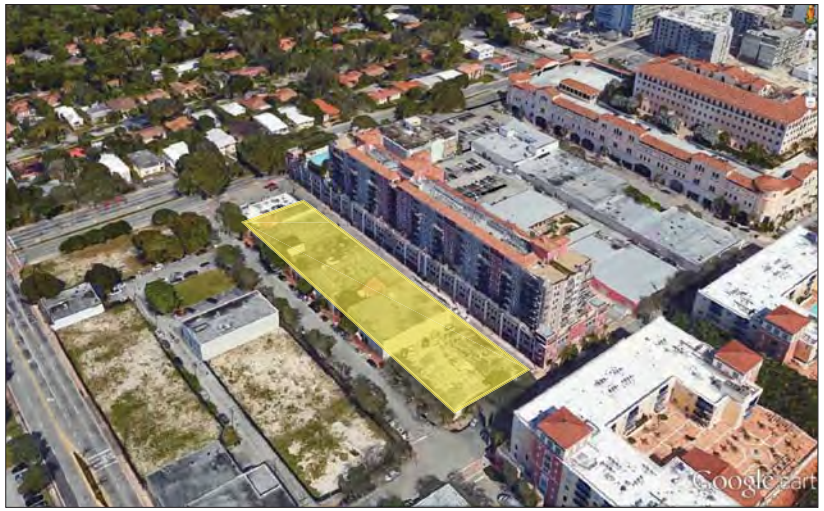
Edward Friedman

Robert B. Ward

Robert B. Ward

AERIAL PHOTOGRAPH

SITE

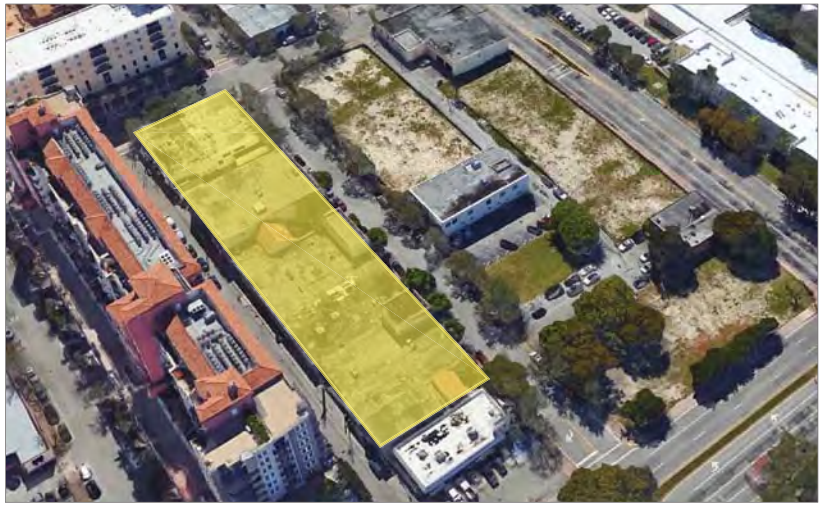


AERIAL PHOTOGRAPH

SITE

AERIAL PHOTOGRAPH

SITE



AERIAL PHOTOGRAPH

SITE

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ROBERT BEHAR AR No. 14339

The Henry
CORAL GABLES
4015 LAGUNA STREET

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DATE: 07-22-16

PROJECT NO: 15-076

DRAWING NAME:

SHEET NO:

CP-2.0

PICTURE # 1

PICTURE # 5

PICTURE # 9

PICTURE # 11

PICTURE # 2

PICTURE # 6

PICTURE # 10

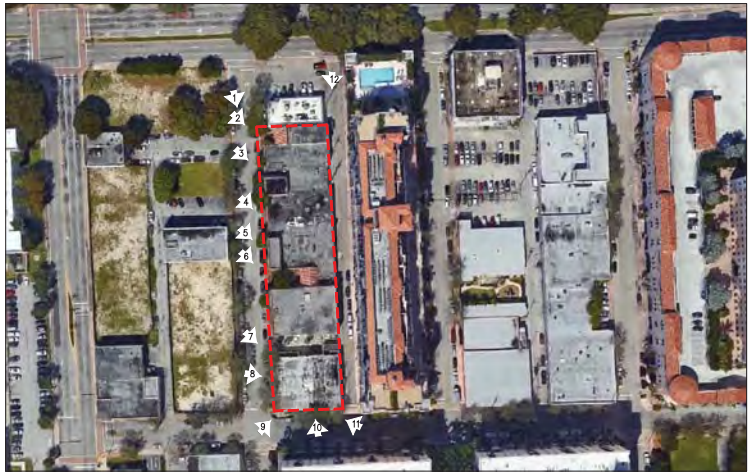
PICTURE # 12

PICTURE # 3

PICTURE # 7

PICTURE # 4

PICTURE # 8



SITE PHOTOS

SCALE: N.T.S.

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AR 14339
REGISTERED ARCHITECT

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SHEET NO:

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E-MAIL: info@beharfont.com

TERRACE MOUNTAIN INVESTORS

CORAL GABLES BOARD OF ARCHITECTS

JULY 22nd, 2016 (REVISED 09-06-2016)

INDEX OF DRAWINGS

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CP-3.0 SITE PHOTOS
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A-1.0 ZONING INFO
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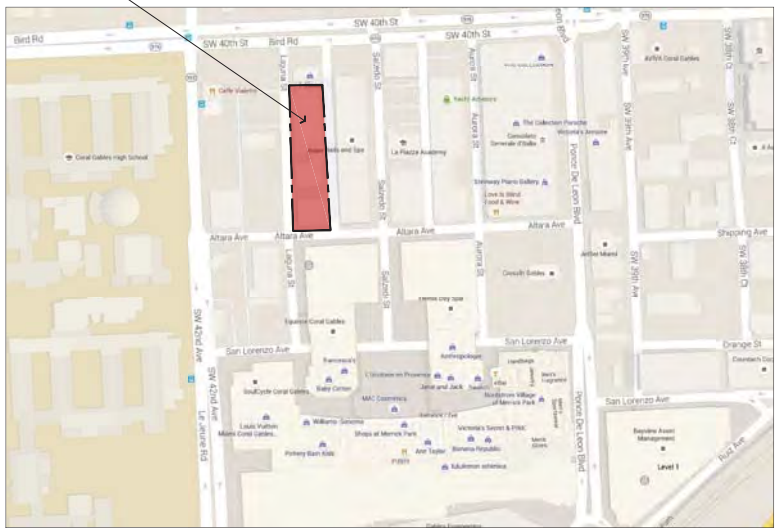
C-16 PAVING, GRADING AND DRAINAGE DETAILS
C-17 PEDESTRIAN CROSSING DETAIL

15-076 THE HENRY

PROPERTY LOCATION



SITE MAPS

SCALE: N.T.S.

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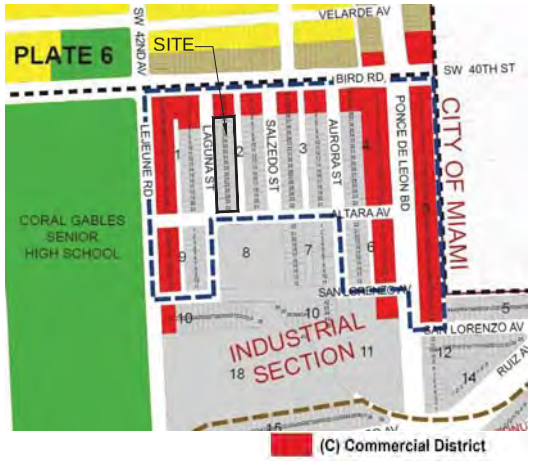

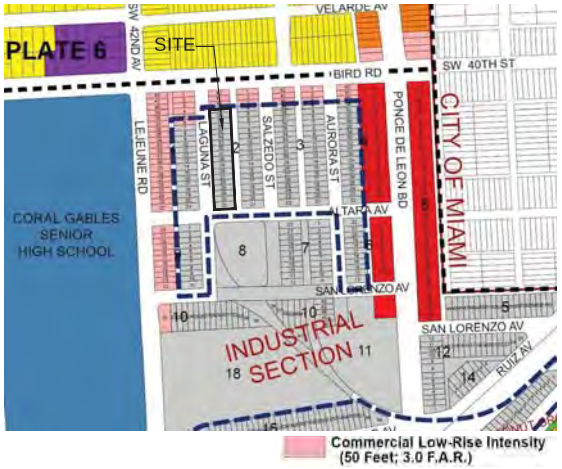

ZONING MAPS

SCALE: N.T.S.

ARTICLE 5 - DEVELOPMENT STANDARDS			
SECTION 5-604 CORAL GABLES MEDITERRANEAN STYLE DESIGN STANDARDS			
b. DEVELOPMENT BONUS STANDARDS			
TABLE 1. REQUIRED STANDARDS (Non Residential)			
TYPE OF REQUIREMENTS	PROVIDED	NOT PROVIDED	COMMENTS
1. ARCHITECTURAL ELEMENTS ON BUILDING FACADES	YES		
2. ARCHITECTURAL RELIEF ELEMENTS AT STREET LEVEL	YES		
3. ARCHITECTURAL ELEMENTS LOCATED ON THE TOP OF THE BUILDING	YES		
4. BICYCLE STORAGE	YES		
5. BUILDING FACADES	YES		
6. BUILDING LOT COVERAGE	YES		
7. DRIVE THROUGH FACILITIES	YES		
8. LANDSCAPE OPEN SPACE AREA	YES		
9. LIGHTING STREET	YES		
10. PARKING GARAGE	YES		
11. PORTE-COCHERES	YES		
12. SIDEWALK/PEDESTRIAN ACCESS	YES		
13. SOIL, STRUCTURAL	YES		
14. WINDOWS ON MEDITERRANEAN BUILDINGS	YES		
C. LEVEL 01 BONUS. BONUSES ARE AVAILABLE UP TO A MAXIMUM 0.2 F.A.R. AND (1) STORY			

ARTICLE 5 - DEVELOPMENT STANDARDS			
SECTION 5-604 CORAL GABLES MEDITERRANEAN STYLE DESIGN STANDARDS			
b. NONRESIDENTIAL USES (C) SHALL SATISFY A MINIMUM OF (8) OF THE (12) QUALIFICATION IN TABLE 2.			
TABLE 2. ARCHITECTURAL AND PUBLIC REALM STANDARDS			
TYPE OF REQUIREMENTS	PROVIDED	NOT PROVIDED	COMMENTS
1. ARCADES AND/ OR LOGGIAS.	YES		
2. BUILDING ROOFLINES	YES		
3. BUILDING STEPBACKS	YES		
4. BUILDINGS TOWER	YES		
5. DRIVEWAYS	YES		
6. LIGHTING OF LANDSCAPING	YES		
7. MATERIALS ON BUILDING FACADES	YES		
8. OVERHEAD DOORS	YES		
9. PAVER TREATMENTS	YES		
10. PEDESTRIAN AMENITIES	YES		
11. PEDESTRIAN PASS-THROUGHS/ PASEOS ON PROPERTIES CONTIGUOUS TO ALLEYS AND/ OR STREETS	YES		
12. UNDERGROUND PARKING	YES		
D. LEVEL 02 BONUSES- BONUSES FOR CORAL GABLES MEDITERRANEAN ARCHITECTURAL DESIGN. AN ADDITION BONUS UP TO 0.3 F.A.R. AND (1) STORY OR (2) STORY.			

ZONING INFORMATION AND DEVELOPMENT STANDARDS

SCALE: N.T.S.

PROJECT NAME	THE HENRY		
PROPERTY ADDRESS	4101 LAGUNA STREET, CORAL GABLES		
ZONING	MIXED OVERLAY		
LAND USE DESIGNATION	INDUSTRIAL		
NET LOT AREA	42,493.3 SQ.FT.		0.9756 Acres

MAXIMUM F.A.R.			ALLOWED	PROVIDED
CORAL GABLES	42,493.30 SQ.FT.	X 3.0	127,479.90	
MED BONUS	42,493.30 SQ.FT.	X 0.5	21,247.50	
	TOTAL		152,232.50	152,232.00

F.A.R. CALCULATIONS					
FLOOR	SQ.FT.		EXEMPT	# FLOORS	TOTAL
GROUND FL	13,451				13,451
2ND FL	-				-
3RD FL	-				-
MEZZANINE	-				-
4TH FL	21,882		1,044		20,838
5TH-8TH FL	22,190		1,102	4	84,232
9TH FL	18,478		941		17,536
10TH FL	17,403		800		16,603
TOTAL					152,232

BUILDING SETBACKS		
As per 4-207 & 7-4 City of Coral Gables Zoning Code	REQUIRED	PROVIDED
FRONT (LAGUNA STREET)	UP TO 45'-0" IN HEIGHT=0'-0" OVER 45'-0" IN HEIGHT=10'-0"	0'-0" UP TO 44'-2" 10'-0" UP TO 113'-6"
SIDE STREET (ALTARA AVENUE)	15'-0"	15'-0"
INTERIOR SIDE (ADJACENT PROPERTY)	3'-0"	8'-1"
REAR (ALLEY)	0'-0"	0'-0"

MIXED USE PERCENTAGES	REQUIRED	PROVIDED
As per 4-201 D.5 City of Coral Gables Zoning Code Min. 3% Total SQ.FT. Total F.A.R. 152,232.50 x 0.08= 12,178.58	12,178.58	12,598.00

PARKING	REQUIRED	PROVIDED
UNIT PARKING		
EFF & 1 BR UNITS @ 1.00	44.00	
2BR UNITS @ 1.75	115.50	
3BR UNITS @ 2.25	27.00	
RETAIL PARKING		
1 PER 300 S.Q.FT.		
RETAIL 10,014.80 FT./300 =	33.38	
OFFICE		
1 PER 300 S.Q.FT.		
2,575.90 FT./300	8.57	
TOTAL	228.45	229

HANDICAPPED PARKING	REQUIRED	PROVIDED
As per Florida Accessibility Code For Building Construction		
HANDICAPPED PARKING	7	7
# OF HANDICAPPED SPACES REQUIRED TO BE VAN ACCESSIBLE		
(1 PER 4 REQ. HC PARKING SPACES) 7 div 4 = 1.17	1.17=2	2
TOTAL HANDICAPPED PARKING	7	7

LOADING SPACES	REQUIRED	PROVIDED
As per 5-1409.D City of Coral Gables Zoning Code	1	1

TOTAL PARKING SPACES PROVIDED PER FLOOR	# SPACES PROVIDED	
GROUND FLOOR	12	(2 HC SPACES)
PARKING LEVEL 2	30	(2 HC SPACES)
PARKING LEVEL 3	30	(2 HC SPACES)
PARKING LEVEL MEZZANINE	30	(1 HC SPACES)
TOTAL	229	(7 HC SPACES)

LANDSCAPE OPEN SPACE	REQUIRED	PROVIDED
As per 5-604.E.8 City of Coral Gables Zoning Code	10% OF TOTAL LOT AREA 10% OF 42,493 4,249.3 SQ.FT.	6,469

LOT COVERAGE	ALLOWED	PROVIDED
As per 4-201.D.4 City of Coral Gables Zoning Code	NO MINIMUM OR MAXIMUM REQUIRED	28,923

BUILDING HEIGHT	ALLOWED	PROVIDED
	120'-0"	120'-0"

GROSS AREA CALCULATIONS

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DATE: 09-07-16

PROJECT NO: 15-076

DRAWING NAME:

SHEET NO:

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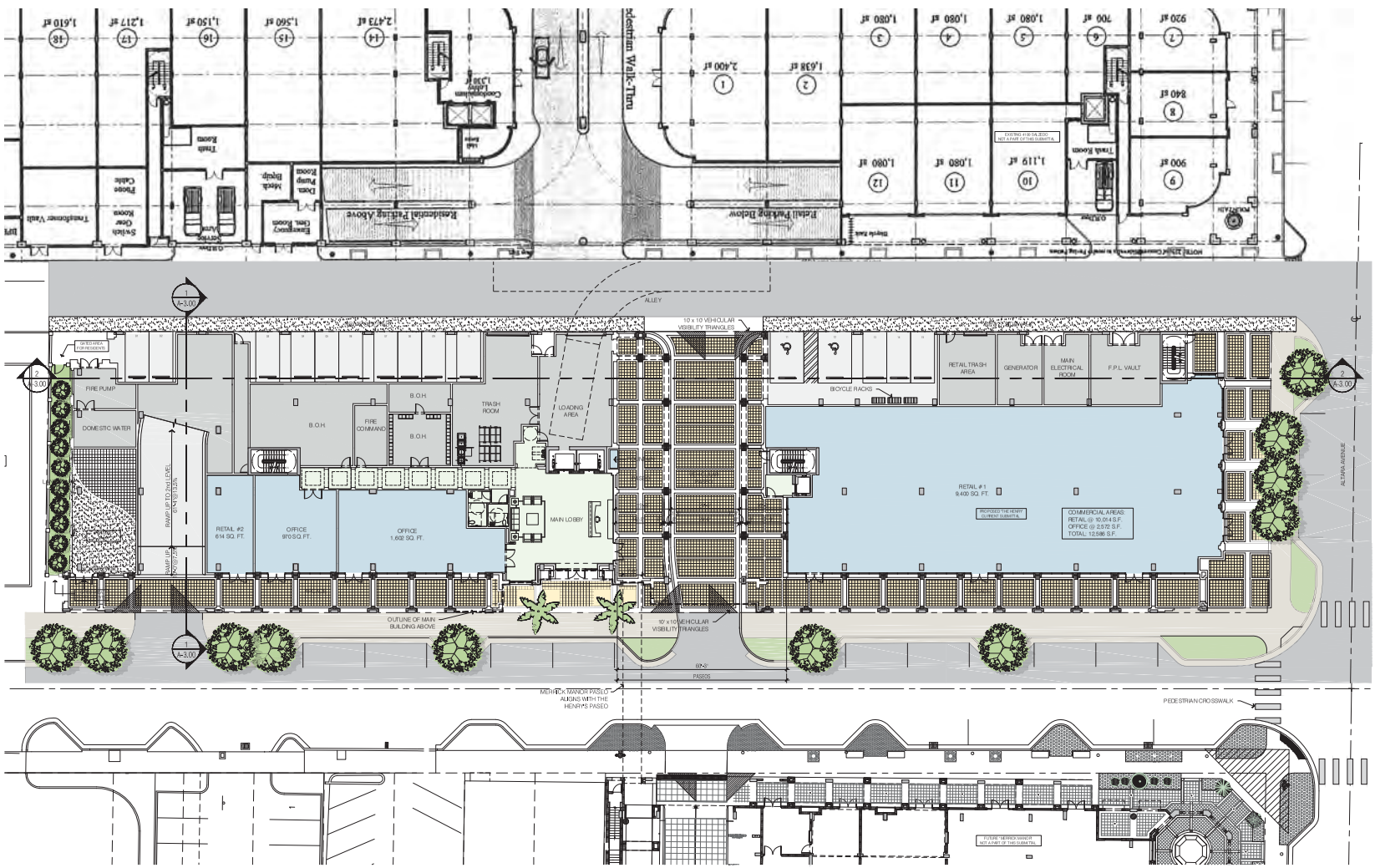

ON STREET PARKING ANALYSIS - EXISTING AND PROPOSED.

ON STREET PARKING TABLE			
	LAGUNA ST.	ALTARA AVE.	
EXISTING	19	4	
PROPOSED	8	2	
CHANGE	-11	-2	-13 TOTAL CHANGE

ART IN PUBLIC PLACES STATEMENT.

In accordance with Coral Gables Zoning Code, Article 3, Development Review, Section 3-2003B, prior to the issuance of a Building Permit, Developer will obtain approval for Art in Public Places for the development or pay into the fund for Art in Public Places.

Energy Efficiency Goal - To achieve Gold certification with National Green Building Standard.

As - built lighting photometric pending from F.P.L. Lighting spillover will adhere to City's code once information is analyzed.

SITE CONTEXT PLAN

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

NOTES AS PER MEETING RESOLUTION WITH CITY STAFF ON JULY 28TH 2016

1. TYPICAL LIGHTING THRU OUT THE ARCADE AND ALLEY (AS NEEDED)
   COLUMN FIGURES
   CEILING FIGURES
2. TYPICAL IF CUTOUTS FOR VINES AT THE BUILDING'S EDGE THAT FRONTS THE ALLEY (IF SPACE IS AVAILABLE)
   CUTOUTS ON VINES AS NEEDED FOR REQUIRED LOUVERS VENTILATION
3. ADDED A VIEW FINDER FOR VINES ALONG ALTARA IN LAGUNA
4. ON STREET PARKING CREDITS - CITY WILL ACCESS CREDIT OF OR LOSS OF ON STREET PARKING DUE TO ENTRY/EXIT TO BUILDING AND LANDSCAPING REQUISITED BY CITY STAFF

ARCHITECTURE
PLANNING
INTERIORS
CERTIFICATION No. AA0003451
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SEAL

Robert Behar AR 14359

CONSULTANT:

BEHAR • FONT & PARTNERS, P.A.

A MIXED-USE DEVELOPMENT

The Henry
CORAL GABLES
40 S LAGUNA STREET

CLIENT INFORMATION
Terrace Mountain Investors
4407 Bee Caves Road1-122
Austin, TX 78746

CLIENT CONTACT NAME
(XXX) XXX-XXXX

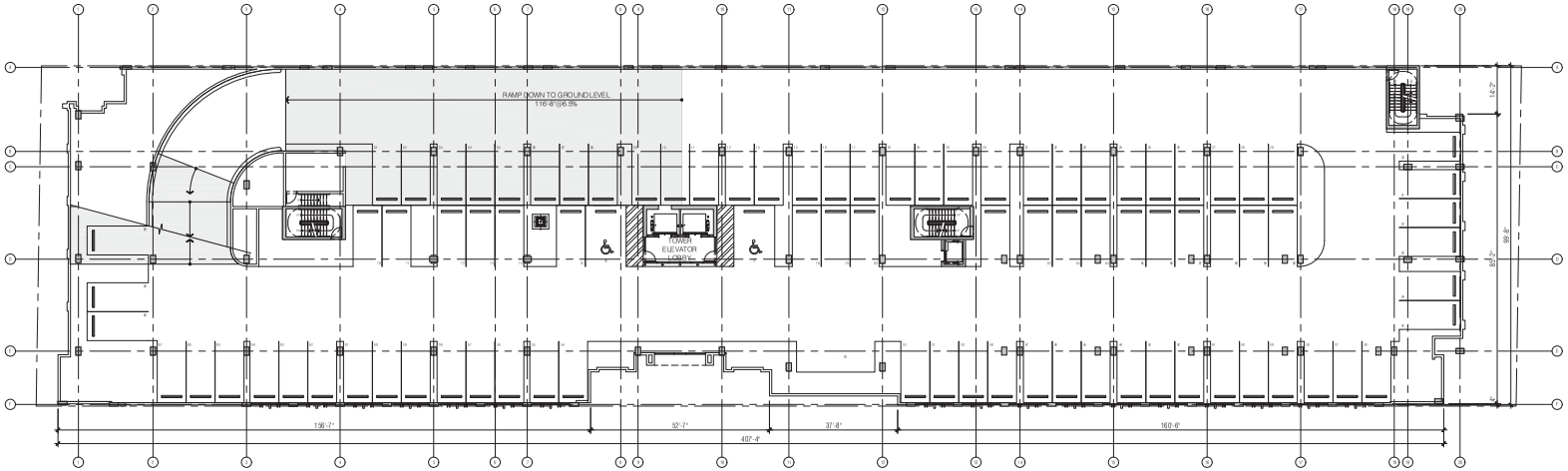
DATE:
09/07/16
ISSUE SD-2.1

JULY 22, 2016- RESPONSES TO CITY'S STAFF COMMENTS

SEPTEMBER 07, 2016- RESPONSES TO CITY'S STAFF COMMENTS

PROJECT No. 15-076
DRAWN BY:
CHECKED BY JC

A-1.00



SECOND FLOOR PLAN

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

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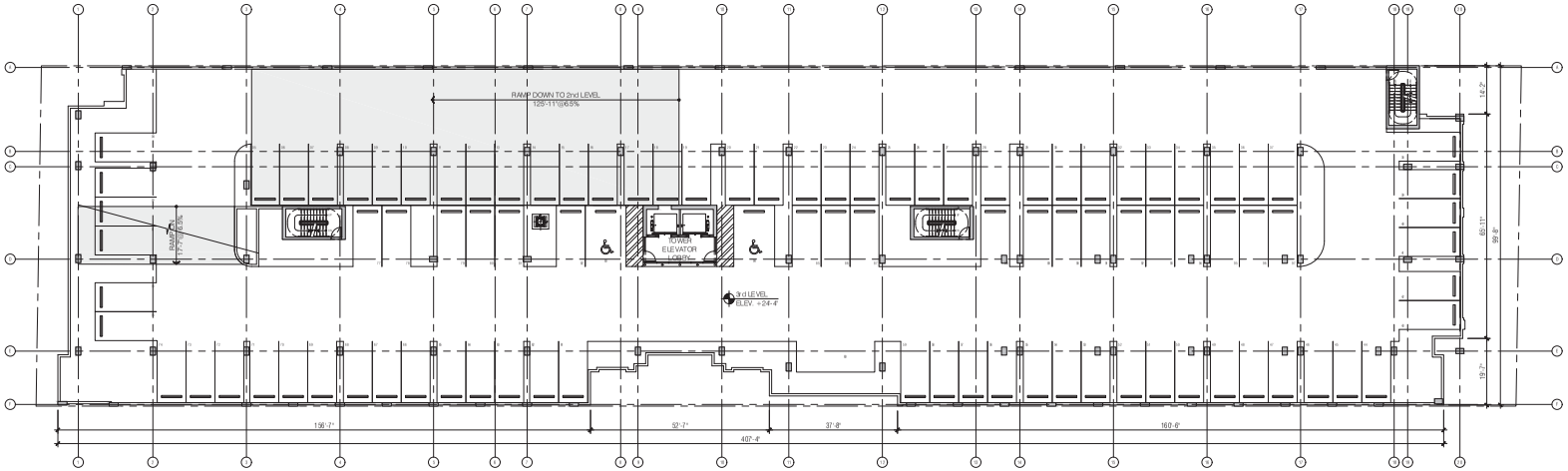
DATE: 07-22-16

PROJECT NO: 15-076

DRAWING NAME:

SHEET NO:

A-1.2



THIRD FLOOR PLAN

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

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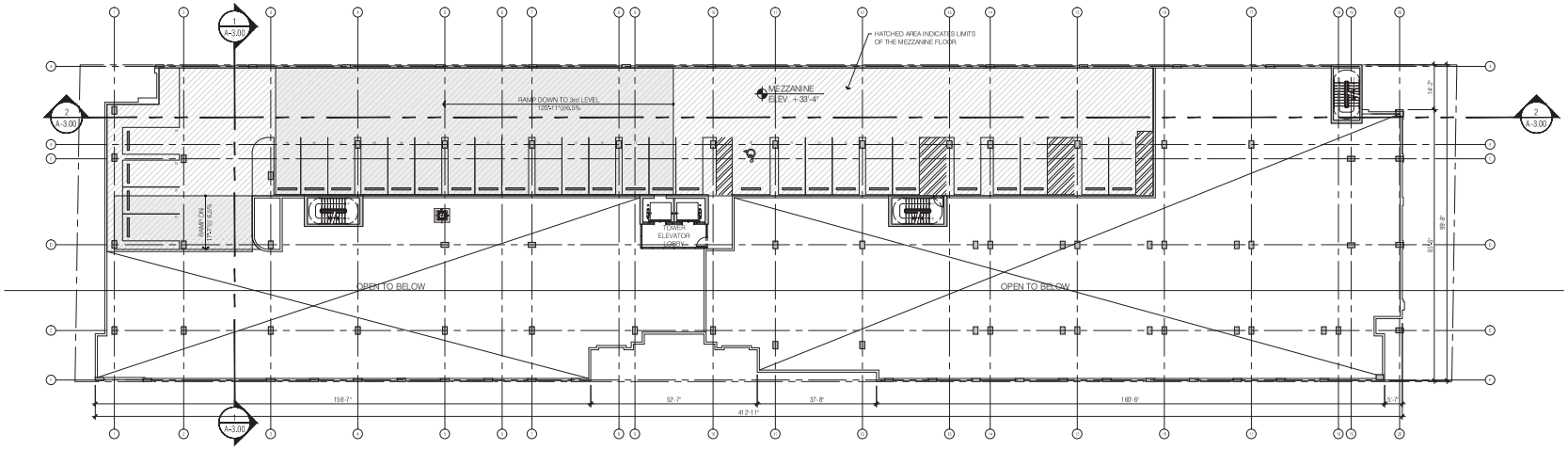
DATE: 07-22-16

PROJECT NO: 15-076

DRAWING NAME:

SHEET NO:

A-1.3



MEZZANINE FLOOR PLAN

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

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DATE: 09-07-16

PROJECT NO: 15-076

DRAWING NAME:

SHEET NO:

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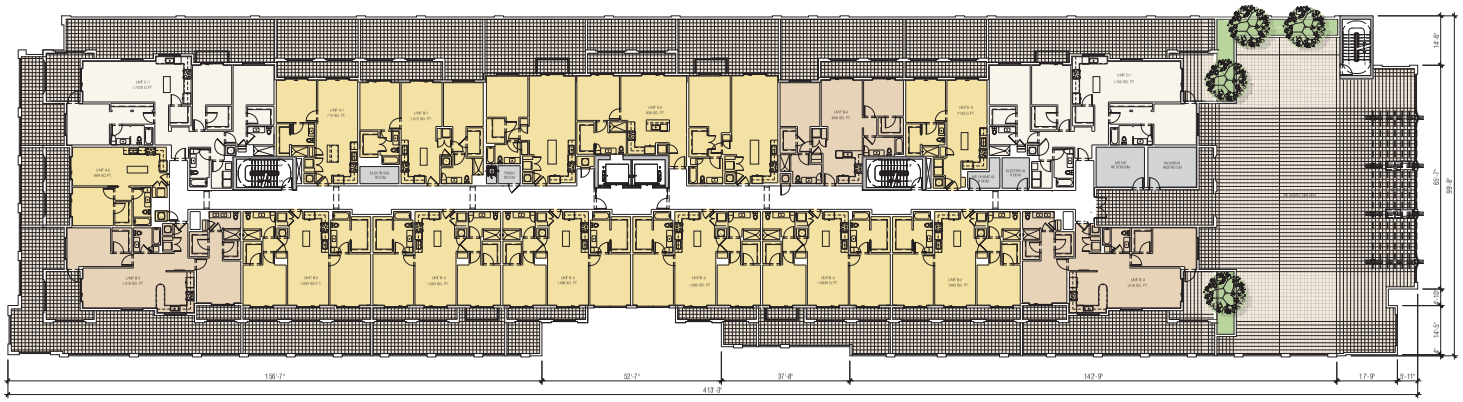

FOURTH FLOOR PLAN (RECREATIONAL)

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

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4015 LAGUNA STREET

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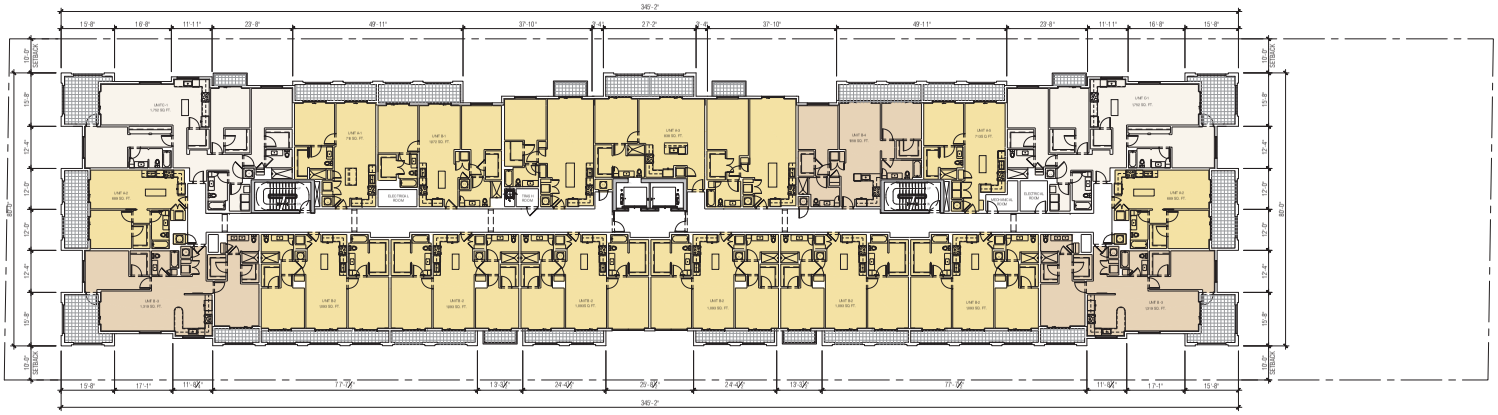
DATE: 07-22-16

PROJECT NO: 15-076

DRAWING NAME:

SHEET NO:

A-1.5



TYPICAL FLOOR PLAN (LEVELS 5 THRU 8)

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

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ARCHITECTURE · PLANNING · INTERIORS
4533 Ponce de Leon Blvd.
Coral Gables, Florida 33146
TEL: (305) 740-5440 FAX: (305) 740-5443
E-MAIL: info@beharfont.com

SEAL:

ROBERT BEHAR AR No. 14339

The Henry
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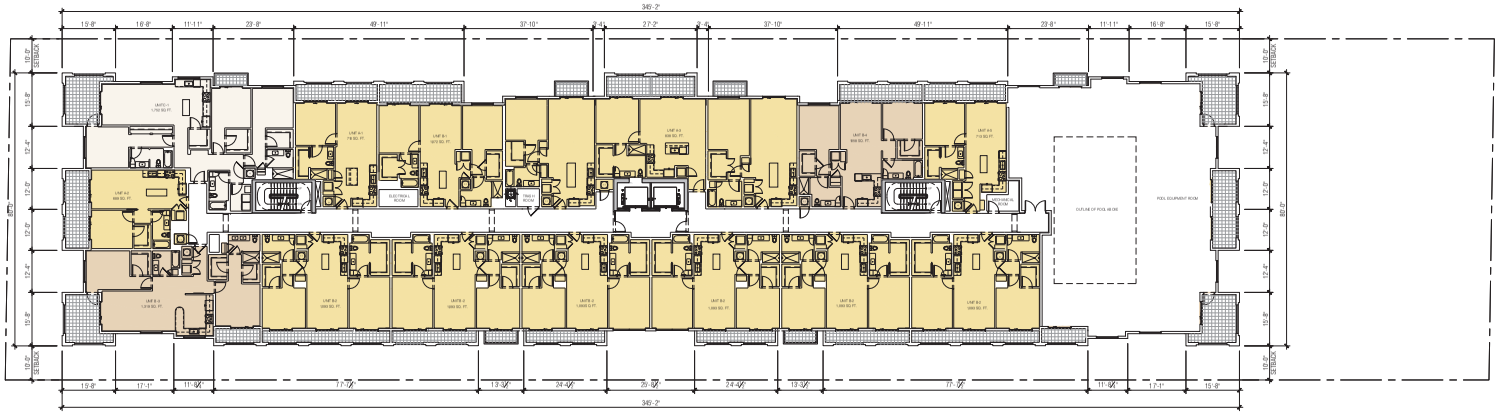
DATE: 07-22-16

PROJECT NO: 15-076

DRAWING NAME:

SHEET NO:

A-1.6



NINTH FLOOR PLAN

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

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SEAL:

STATE OF FLORIDA
ROBERTO BEHAR
AR 14339
REGISTERED ARCHITECT

ROBERT BEHAR AR No. 14339

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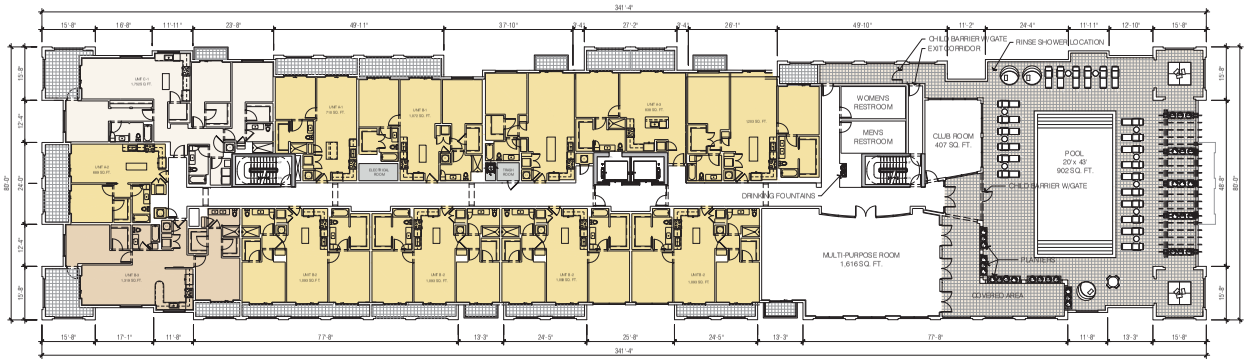
DATE: 07-22-16

PROJECT NO: 15-076

DRAWING NAME:

SHEET NO:

A-1.7



TENTH FLOOR PLAN (PENTHOUSE)

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

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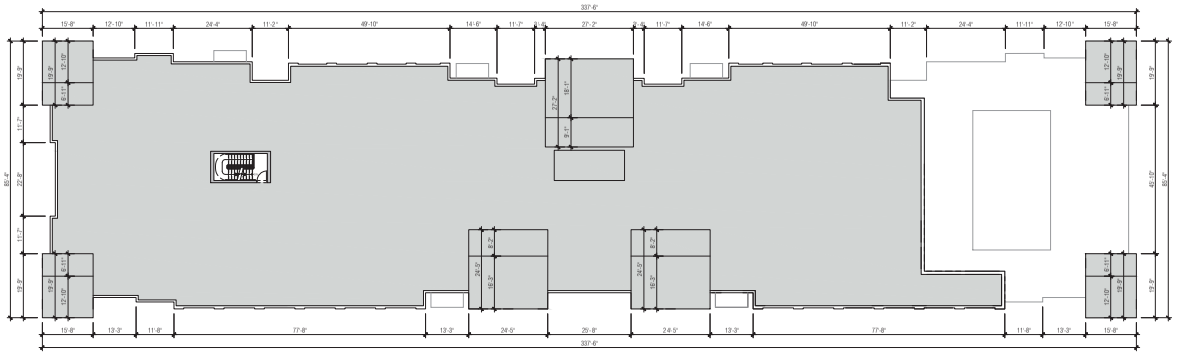
DATE: 07-22-16

PROJECT NO: 15-076

DRAWING NAME:

SHEET NO:

A-1.8



ROOF PLAN

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

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DATE: 07-22-16

PROJECT NO: 15-076

DRAWING NAME:

SHEET NO:

A-1.9

WEST ELEVATION (LAGUNA STREET)

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

SIGNAGE STATEMENT.

1. ENTRANCE BUILDING:
DESIGNER SIGN AT 18" LETTERS WITH LOGO AND ADDRESS ON LAGUNA STREET ONLY.

2. RETAIL SIGNS ON ARCADE (ALONG LAGUNA & ALTARA):
12" LETTER WITHIN 18 SQUARE FOOT AREA (BETWEEN COLUMNS)TYP.

3. PARKING GARAGE SIGN (ALONG LAGUNA):
12" LETTER WITHIN 18 SQUARE FOOT AREA (TYP).

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ROBERT BEHAR AR No. 14339

The Henry
CORAL GABLES
401 S. LAGUNA STREET

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DATE: 09-07-16

PROJECT NO: 15-076

DRAWING NAME:

SHEET NO:

A-2.0

NORTH ELEVATION (BIRD ROAD)

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

(NO SIGNAGE)

SOUTH ELEVATION (ALTARA AVENUE)

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

SIGNAGE FOR RETAIL SIGNS ALONG ARCADE:
12" LETTERS WITHIN 18 SQUARE FOOT AREA
(BETWEEN COLUMNS) TYP.

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DATE: 09-07-16

PROJECT NO: 15-076

DRAWING NAME:

SHEET NO:

A-2.1

EAST ELEVATION (ALLEY)

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

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SEAL:

STATE OF FLORIDA
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4015 LAGUNA STREET

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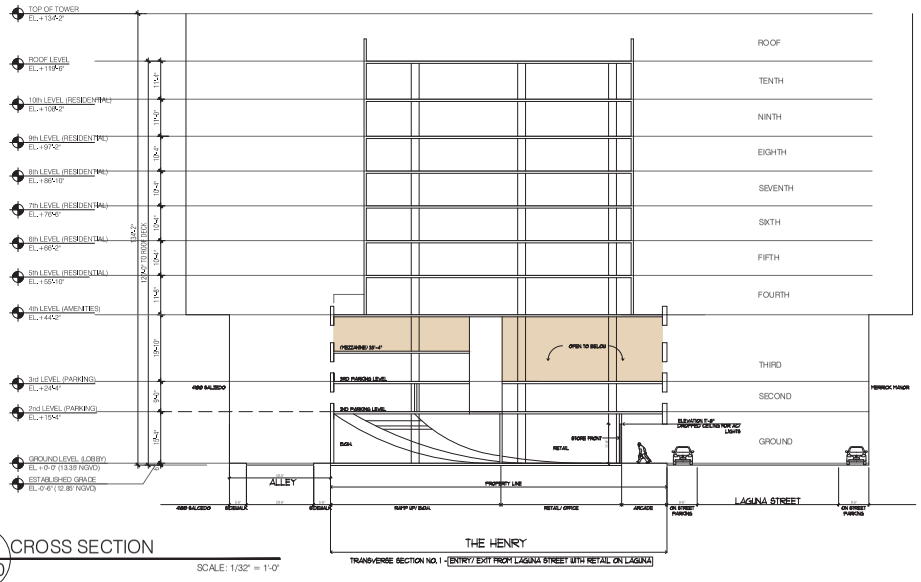
DATE: 07-22-16

PROJECT NO: 15-076

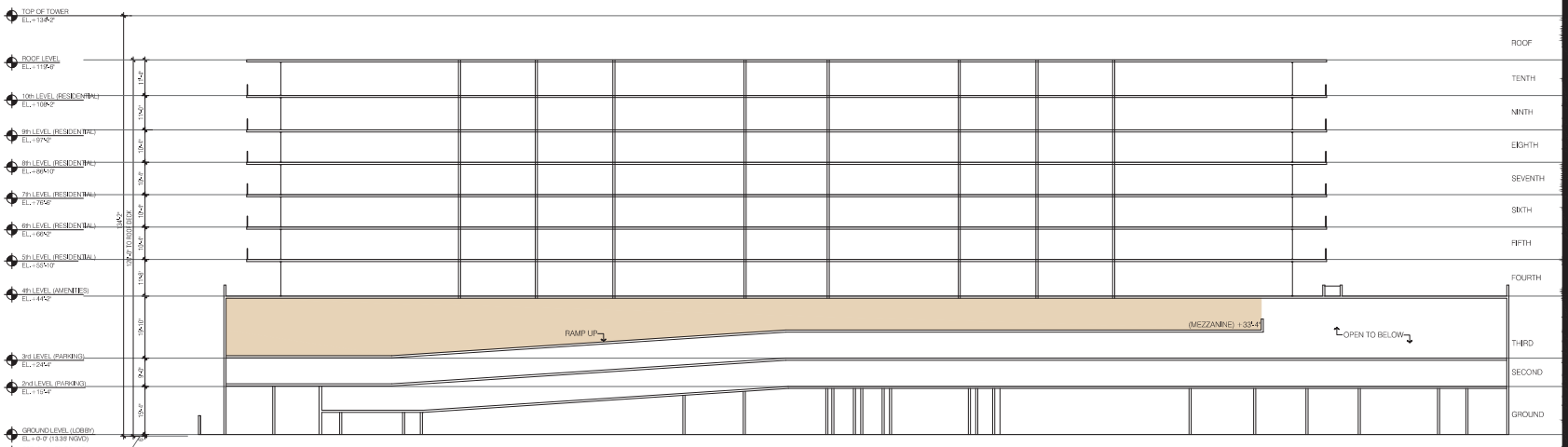
DRAWING NAME:

SHEET NO:

A-2.1



1 CROSS SECTION
A-1.00
SCALE: 1/32" = 1'-0"



2 CROSS SECTION
A-1.00
SCALE: 1/32" = 1'-0"

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CERTIFICATION No. AA0003451

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SEAL

Robert Fehari AR 14359

CONSULTANT:

A MIXED-USE DEVELOPMENT

The Henry
CORAL GABLES
40 S LAGUNA STREET

CLIENT INFORMATION
Terrace Mountain Investors
4407 Bee Caves Road 122
Austin, TX 78746

CLIENT CONTACT NAME
(XXX) XXX-XXXX

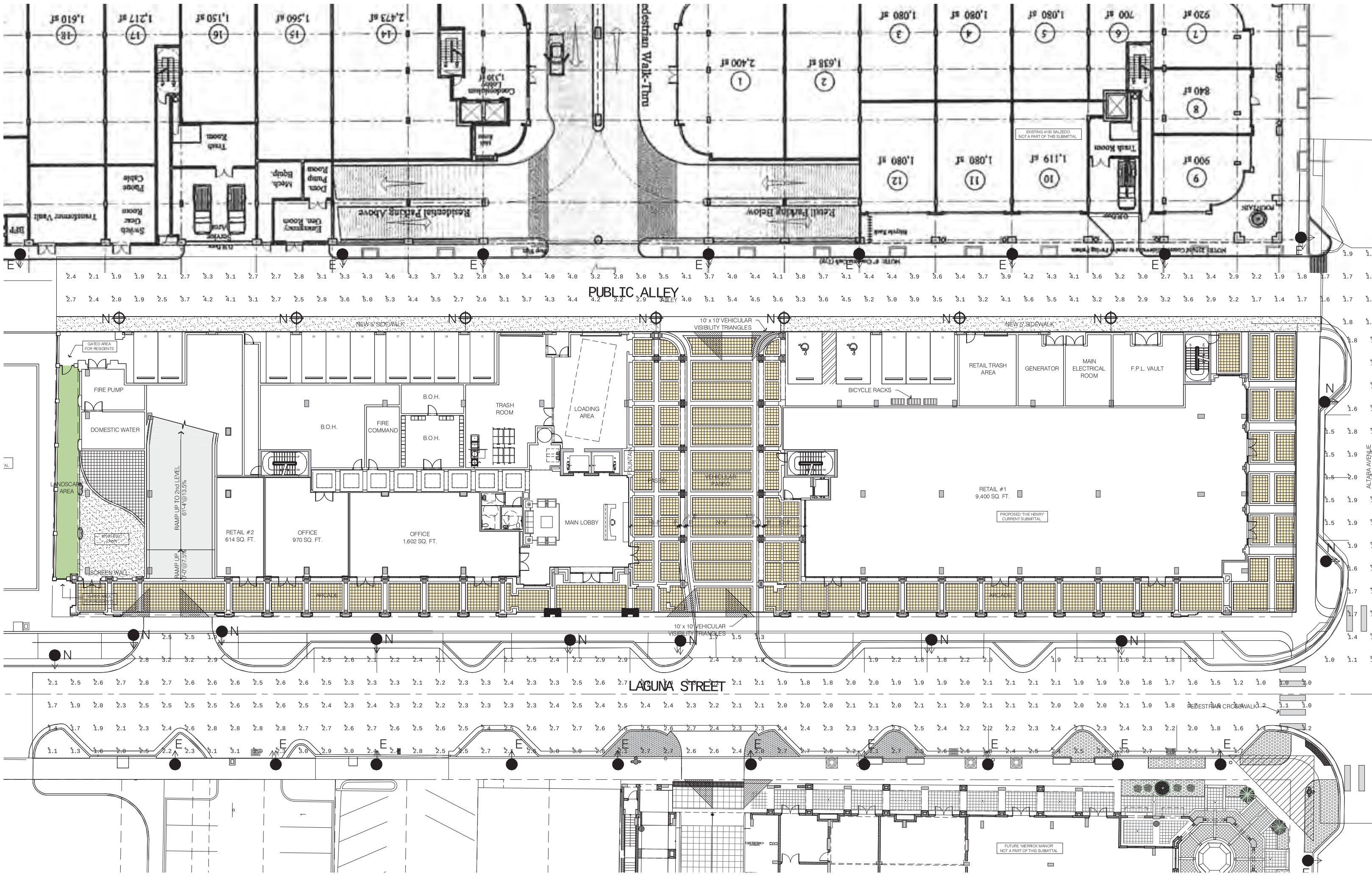
DATE:
09/07/16
ISSUE SD-2.1

JULY 22, 2016-
RESPONSES TO CITY'S
STAFF COMMENTS

SEPTEMBER 07, 2016-
RESPONSES TO CITY'S
STAFF COMMENTS

PROJECT No. 15-076
DRAWN BY:
CHECKED BY JC

A-3.0



SYMBOLS LEGEND

SYMBOL	DESCRIPTION
E	EXISTING POLE MOUNTED LIGHT FIXTURE 150 HIGH PRESSURE SODIUM INSTALLED AT 15'-0" ABOVE FINISHED GRADE. COORDINATE EXACT LOCATION IN THE FIELD.
N	NEW POLE MOUNTED LIGHT FIXTURE WITH NEW 150 WATT HIGH PRESSURE SODIUM GENERAL ELECTRIC LUMINAIRE, MODEL NUMBER EDV_15P. INSTALL AT 15'-0" ABOVE FINISHED GRADE SHOWN.
N	NEW WALL MOUNTED LIGHT FIXTURE WITH NEW 150 WATT HIGH PRESSURE SODIUM US ARCHITECTURAL LIGHTING MODEL NUMBER GLR MEDIUM SEMI-CUTOFF TYPE III DISTRIBUTION. INSTALL AT 15'-0" ABOVE FINISHED GRADE.

NOTE

THE PHOTOMETRIC VALUES REPRESENTED HEREIN ARE BASED ON LUMINAIRES NOT BEING OBSTRUCTED BY ANY OBJECTS INCLUDING BUT NOT LIMITED TO TREES, BUILDINGS, VEHICLES, OR OTHER. LUMINAIRES ARE ASSUMED TO HAVE CLEAN LENSES, NEW LAMPS, NEW BALLAST, AND BASED ON MOUNTING HEIGHT AND HARDWARE INFORMATION PROVIDED BEFOREHAND AND CONFIRMED FROM SITE VISITS. ALL VALUES ARE MAINTAINED ILLUMINATION LEVELS BASED ON THE LIGHTING SOURCE. ANY CHANGES OR EXTERNAL FACTORS MAY HAVE NEGATIVE EFFECT ON THE PHOTOMETRIC VALUES AND SHOULD BE REMEDIED AND PREVENTED FROM REOCCURRING.

LIGHTING DESIGN CRITERIA

MIN. AVERAGE INITIAL INTENSITY	1.0 F.C.
UNIFORMITY RATIO AVG. /MIN.	4:1 OR LESS
MAX./MIN.	10:1 OR LESS

ACTUAL LIGHTING DESIGN ALLEY

MIN. AVERAGE INITIAL INTENSITY	3.13 F.C.
MAXIMUN FOOT-CANDLE	5.6 F.C.
MINIMUN FOOT-CANDLE	1.2 F.C.
UNIFORMITY RATIO AVG. /MIN.	2.61
MAX./MIN.	4.67

ACTUAL LIGHTING DESIGN ROADWAY

MIN. AVERAGE INITIAL INTENSITY	2.04 F.C.
MAXIMUN FOOT-CANDLE	3.2 F.C.
MINIMUN FOOT-CANDLE	1.0 F.C.
UNIFORMITY RATIO AVG. /MIN.	3.40
MAX./MIN.	5.33

STREET LIGHTING ILLUMINATION PLAN

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

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SEAL:

ROBERT SIGNATURE.png

Robert Behar AR 14339

CONSULTANT:

A MIXED-USE DE ELOPMENT

The Henry
CORAL GABLES
4015 LAGUNA STREET

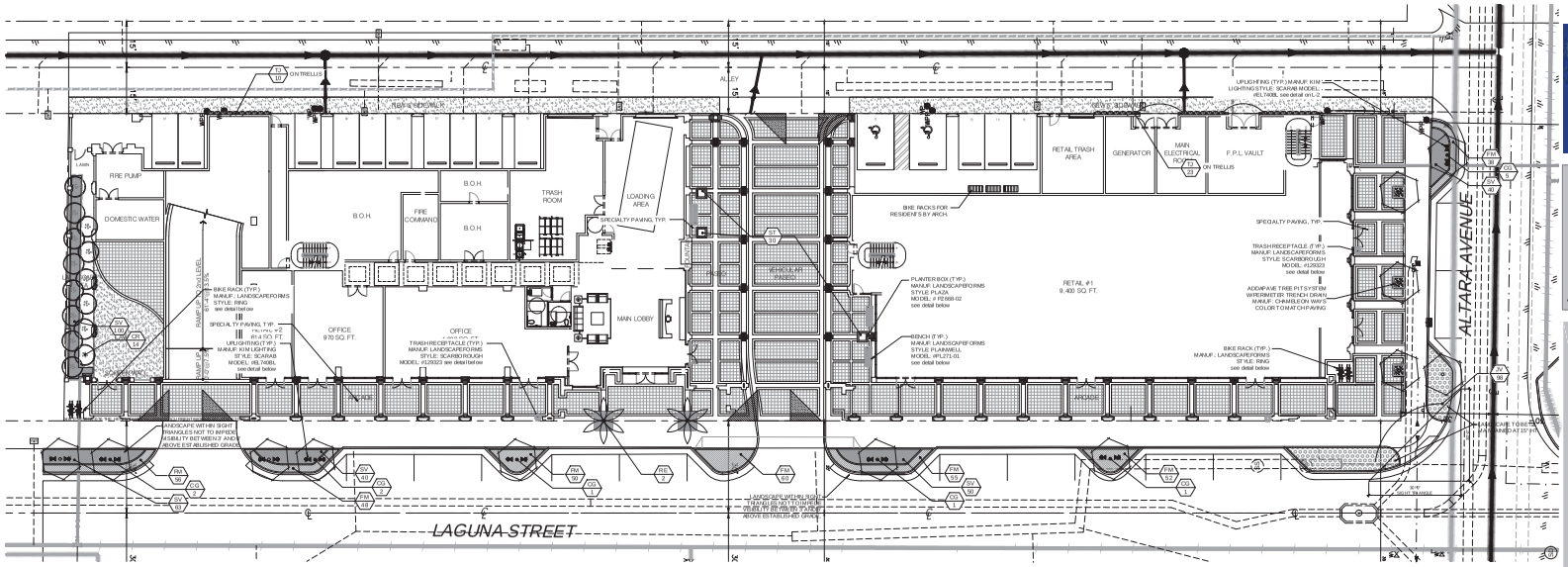
CLIENT INFORMATION
Terrace Mountain Investors
4407 Bee Caves Road 1-122
Austin, TX 78746

CLIENT CONTACT NAME
(XXX) XXX-XXXX

DATE:
09/07/16
ISSUE SD-2.1

PROJECT No. 15-076
DRAWN BY
CHECKED BY JC

E-1



LANDSCAPE PLAN

NORTH

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

NOTES:

LIGHTING:
Street lighting shall be provided and located on all streets/rights-of-way. The type of fixture shall be the approved City of Coral Gables light fixture and location/spacing, etc. shall be the subject to review and approval by the Department of Public Works.

STRUCTURAL SOIL:
Structural soil shall be utilized within all rights-of-way for all street level planting areas with root barriers approved by the Public Service Department. Install one Level of Silva-Cells by Deeproot.

IRRIGATION:
a. At the time of installation, all newly planted and relocated plant material shall be watered by temporary or permanent irrigation systems that produce a minimum of one hundred and ten (110%) percent plant material coverage.
b. Irrigation shall be prohibited within native plant communities and natural forest communities, except for temporary systems needed to establish newly planted material. Temporary irrigation systems shall be disconnected immediately after establishment of plant communities. Irrigation systems shall be designed to conserve water by allowing differential operation schedules based on hydrozone.
c. Irrigation systems shall be designed, operated, and maintained to not overthrow or overflow onto any impervious surfaces.
i. Low trajectory spray heads, and/or low volume water distributing or application devices, shall be used. Overhead irrigation systems shall only be permitted in bonafide agricultural activity areas.
ii. Gray water shall be used where approved systems are available.
iii. A moisture or rain sensor device shall be required on all irrigation systems equipped with automatic controls. Irrigation systems shall be timed to operate only during hours and on days permitted under Miami-Dade County Code.

PLANTING:
a. Plant material shall be Florida no. 1 or better as defined by the latest edition of "Grades and Standards for Nursery Plants".
b. All trees planted adjacent to accessible routes and accessible areas shall not have limbs below 80".

SIGHT TRIANGLE NOTE:

NOTHING SHALL BE ERECTED, PLACED, PARKED, PLANTED, OR ALLOWED TO GROW IN SUCH A MANNER WITHIN A TRIANGLE OF VISIBILITY SO AS TO MATERIALLY IMPEDE VISION BETWEEN A HEIGHT OF THREE (3) FEET AND EIGHT (8) FEET ABOVE THE ESTABLISHED GRADE, MEASURED AT THE DRIVEWAY OR AT THE TRIANGLE OF VISIBILITY AND INTERSECTION

GROUND LEVEL LANDSCAPE LIST

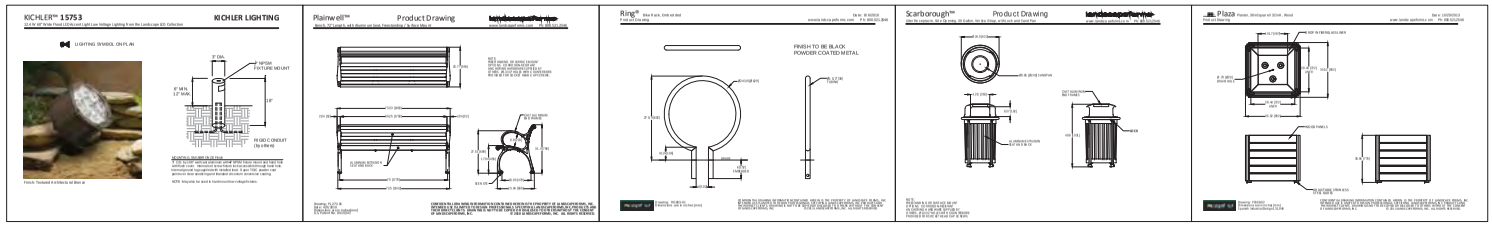
SYMBOL	QUAN.	PROPOSED MATERIAL	DESCRIPTION
TREES			
CR	14	*Clusia rosea	10' HT. X 4' SPR. 2" C.AL.
		PITCH APPLE	F.G.
CG	12	Caesalpinia granadillo	30' HT. X 8' SPR. 6" C.AL. MIN.
		BRIDALVEIL TREE	F.G., 8' C.T. MIN.
RE	2	*Roystonea elata	30' O.A. HT. MIN.
		ROYAL PALM	F.G., MATCHED HTS.
SHRUBS AND GROUNDCOVERS			
FM	359	Ficus microcarpa 'Green Island'	18" HT. X 18" SPR. / 15" O.C.
		GREEN ISLAND FICUS	3 GAL.
JV	98	Jasminum volubile	18" HT. X 18" SPR. / 24" O.C.
		WAX JASMINE	3 GAL.
ST	30	Sansevieria trifasciata	24" HT. X 24" SPR. / 24" O.C.
		VARIEGATED SNAKE PLANT	3 GAL.
SV	293	Schefflera varegata 'Trinette'	18" HT. X 18" SPR. / 18" O.C.
		VARIEGATED SCHEFFLERA	3 GAL.
TJ	33	Trachelospermum jasminoides	24" HT. TRELLIS / 24" O.C.
		Confederate Jasmine	3 GAL.
SYNT. LAWN	As Required	SYNBermuda21L	SOLID EVEN SOD
		SYNTHETIC LAWN	
LAWN	As Required	Stenotaphrum secundatum 'Floratam'	SOLID EVEN SOD
		ST. AUGUSTINE GRASS	

* DENOTES NATIVE SPECIES

LANDSCAPE LEGEND Information Required to be Permanently Affixed to Plan

Zoning District: "P" W/ MXD OVERLAY — Net Lot Area .998 acres 43,495 s.f.

OPEN SPACE	REQUIRED/ ALLOWED	PROVIDED
A. Square Feet of open space required by Article 5, Development Standards: Net lot area = 43,500 s.f. x 10 % = 4,350 s.f.	4,350	6,489 (Includes Level 4)
TREES		
A. No. of Trees required: 28 x .998 = 28	28	28 (Includes Planters at Level 4)
B. % Palms Allowed: No. Trees required x 25% =	7	3 (Includes Planters at Level 4)
C. % Natives required: No. Trees required x 30% =	9	9 (Includes Planters at Level 4)
STREET TREES (maximum average spacing of 35' o.c.):		
A. 280 linear feet along Laguna Street =	8	8
B. 105 linear feet along Altara Avenue =	3	3
G. Total Trees Required	39	39 (Street Trees + On-site Ground Level + Level 4)
SHRUBS		
A. No. trees required x 10= No. of shrubs required	390	481



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ANDY WITKIN LA No. 0000889

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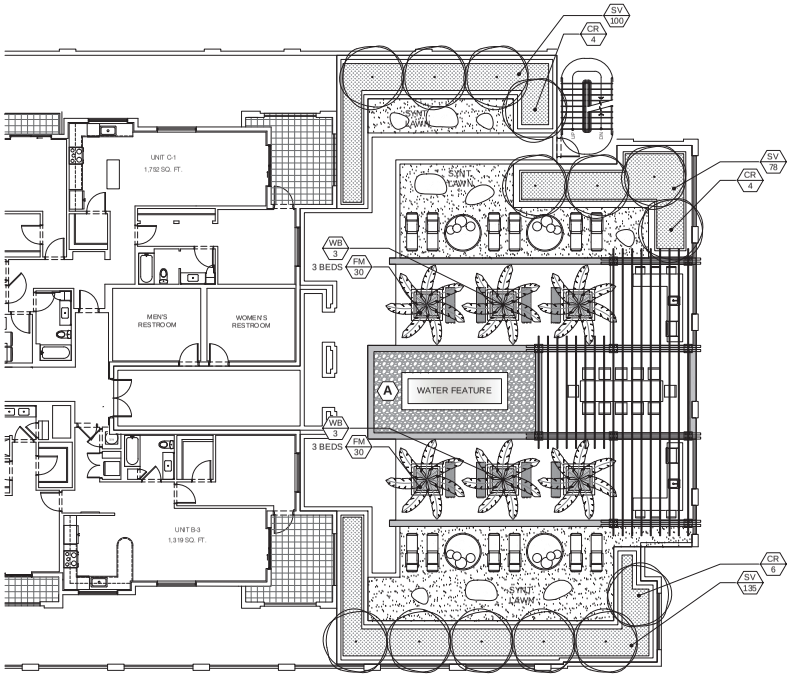
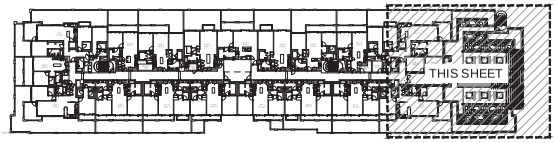
DATE: 07-22-16
PROJECT NO: 15-076
DRAWING NAME: Landscape Plan
SHEET NO:
L-1



4th LVL. LANDSCAPE PLAN

Scale: 1/8"=1'-0"

NORTH



KEY MAP (4th LVL.)

Scale: 1"=40'-0"

NORTH

SITE FINISHES/ AMENITIES LEGEND

ROCK GARDEN

A

MANUFACTURER: YARDCO ROCKS
STYLE: MEXICAN BEACH PEBBLES
COLOR: BUFF
SIZE: 3"-5"
CONTACT: WWW.YARDCOROCKS.COM

COLOR

4th LVL. (RESIDENT GARDEN) LANDSCAPE LIST

TREES			
SYMBOL	QUAN.	PROPOSED MATERIAL	DESCRIPTION
CR	14	*Clusia rosea	10' HT. X 4' SPR. 2" CAL.
		PITCHAPPLE	F.G.
WB	6	Wodyetia bifurcata	18' O.A. HEIGHT
		FOXTAIL PALM	F.G.
SHRUBS AND GROUNDCOVERS			
SYMBOL	QUAN.	PROPOSED MATERIAL	DESCRIPTION
FM	60	Ficus microcarpa 'Green Island'	15" HT. X 15" SPR. / 15" O.C.
		GREEN ISLAND FICUS	3 GAL.
SV	313	Schefflera variegata 'Trinette'	18" HT. X 18" SPR. / 18" O.C.
		VARIEGATED SCHEFFLERA	3 GAL.
SYNT. LAWN	As Required	SYNTbermuda	SOLID EVEN
		SYNTHETIC LAWN	

* DENOTES NATIVE SPECIES

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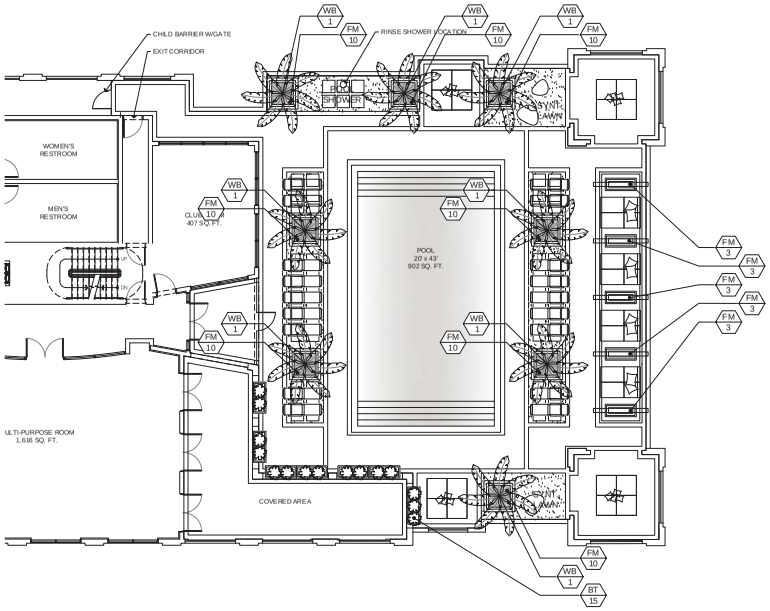
DATE: 07-22-16

PROJECT NO: 15-076

DRAWING NAME:
4th Level Landscape Plan

SHEET NO:

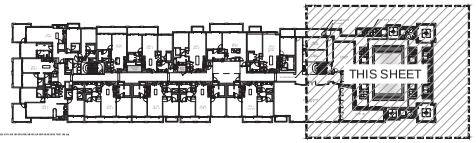
L-2



PENTHOUSE LANDSCAPE PLAN

Scale: 1/8"=1'-0"

NORTH



KEY MAP (PENTHOUSE)

Scale: 1"=40'-0"

NORTH

PENTHOUSE (POOL DECK) LANDSCAPE LIST

TREES			
SYMBOL	QUAN.	PROPOSED MATERIAL	DESCRIPTION
WB	8	Wodyetia bifurcata	18' O.A. HEIGHT
		FOXTAIL PALM	F.G.

SHRUBS AND GROUNDCOVERS			
SYMBOL	QUAN.	PROPOSED MATERIAL	DESCRIPTION
BT	15	Bambusa textilis gracilis	6' HT. X 2' SPR.
		HEDGE BAMBOO	7 GAL. FULL
FM	95	Ficus microcarpa 'Green Island'	15" HT. X 15" SPR / 15" O.C.
		GREEN ISLAND FICUS	3 GAL.
SYNT. LAWN	As Required	SYNBermuda	SOLID EVEN
		SYNTHETIC LAWN	

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The Henry

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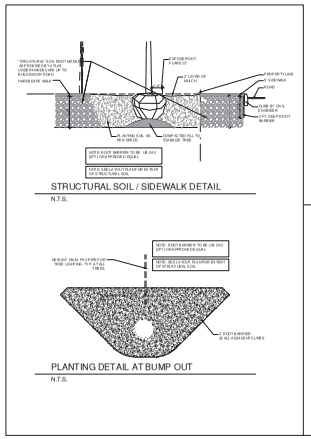
DATE: 07-22-16

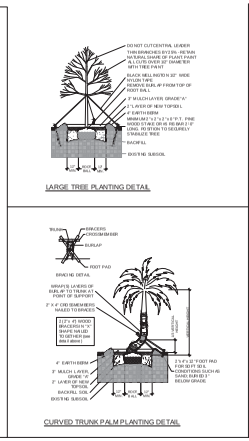
PROJECT NO: 15-076

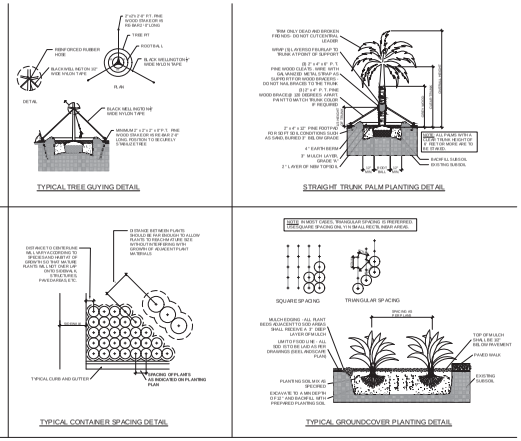
DRAWING NAME: Penthouse Landscape Plan

SHEET NO:

L-3







CHAMELEON WAYS

NATURAL AGGREGATE BOUND SURFACES

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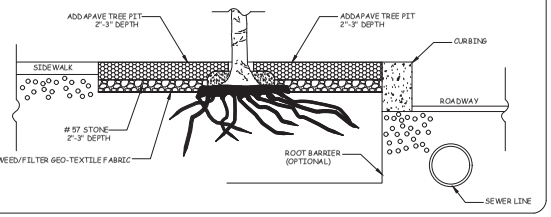
P.O. Box 387 Center Valley, PA 18034
(877)426-5687

ADDAPAVE TREE PIT SYSTEM

Addapave Tree Pit (TP) System is a cold applied, porous paving system designed to bind a selection of decorative aggregates which provides a bonded, attractive and porous surface for tree pit surrounds, walking paths, etc.

General Specifications:

1. Areas to be filled with Addapave TP System should be clean and dry with a minimum infill depth available of 5-10 inches(125mm), dependant on application.
2. Excavate the area to receive the system and lightly compact.
3. Next a minimum of 2-3 inches of washed #57 or #67 aggregate should be applied to the base of the treated area to a depth of 2-3 inches (75mm) below the finished grade. Aggregates must be compacted to achieve a level/even finish.
4. At the base of the tree trunk the aggregate should be funnelled upwards to a depth of 3/8 - 5/8 inch (10-15mm) below the final expected finished level. This will provide a weather band to allow the tree to grow.
5. The top of the rootball of the newly planted tree should be at a minimum of 2 inches and a maximum of 6 inches below the desired finished grade of the Addapave TP material. Since roots will not grow where no moisture is present, the more drainable aggregate that is placed on top of the root ball the less likely roots will grow towards the surface and cause damage to surrounding structures.
6. Recommended temperature at application should be between 40°F and 85°F.



PLANTING NOTES:

-All plant material is to be Florida Number 1 or better pursuant to the Florida Department of Agriculture's Grades and Standards for Nursery Plants.

-All plants are to be top dressed with a minimum 3" layer of Melaleuca mulch, Eucalyptus mulch or equal.

-Planting plans shall take precedence over plant list in case of discrepancies.

-No changes are to be made without the prior consent of the Landscape Architect and Owner. Additions and or deletions to the plant material must be approved by the project engineer.

-Landscape Contractor is responsible for providing their own square footage takeoffs and field verification for 100% sod coverage for all areas specified.

- All landscape areas are to be provided with automatic sprinkler system which provide 100% coverage, and 50% overlap.

- All trees in lawn areas are to receive a 24" diameter mulched saucer at the base of the trunk.

- Trees are to be planted within parking islands after soil is brought up to grade. Deeply set root balls are not acceptable.

- Planting soil for topsoil and backfill shall be 50/50 mix, nematode free. Planting soil for annual beds to be comprised of 50% Canadian peat moss, 25% salt free coarse sand and 25% Aerolite.

- Tree and shrub pits will be supplemented with "Agriform Pells", 21 gram size with a 20-10-5 analysis, or substitute application accepted by Landscape Architect. Deliver in manufacturer's standard containers showing weight, analysis and name of manufacturer.

SOD NOTES:

-Sod is to be grade "A" weed free.

-All areas marked "LAWN" shall be solid sodded with St. Augustine 'Floratam' solid sod. See limit on plan. All areas marked 'Bahia Grass' shall be solid sodded with Paspalum.

-Provide a 2" deep blanket of planting soil as described in planting notes this sheet. Prior to planting, remove stones, sticks, etc. from the sub soil surface. Excavate existing non-conforming soil as required so that the finish grade of sod is flush with adjacent pavement or top of curb as well as adjacent sod in the case of sod patching.

-Place sod on moistened soil, with edges tightly butted, in staggered rows at right angles to slopes.

-Keep edge of sod bed a minimum of 18" away from groundcover beds and 24" away from edge of shrub beds and 36" away from trees, measured from center of plant.

-Sod Shall be watered immediatley after installation to uniformily wet the soil to at least 2" below the bottom of the sod strips.
-Excavate and remove excess soil so top of sod is flush with top of curb or adjacent pavement or adjacent existing sod.

GENERAL NOTES:

-The Landscape Contractor is to locate and verify all underground and overhead utilities prior to beginning work. Contact proper utility companies and / or General Contractor prior to digging for field verification. The Owner and the Landscape Architect shall not be responsible for any damages to utility or irrigation lines (see Roadway Plans for more utility notes).

-Landscape Contractor is to verify all current drawings and check for discrepancies and bring to the attention of the Landscape Architect prior to commencing with the work.

-All unattended and unplanted tree pits are to be properly barricaded and flagged during installation.

-All planting plans are issued as directives for site layout. Any deviations, site changes, etcetera are to be brought to the attention of the Landscape Architect for clarification prior to installation.

BEHAR·FONT
4503 Ponce de Leon Blvd.
Coral Gables, Florida 33146
TEL. (305) 740-5440 FAX. (305) 740-5443
E-MAIL: info@beharfont.com

SEAL:

WITKIN HULTS DESIGN GROUP
ARCHITECTURE · INTERIOR DESIGN · LANDSCAPE ARCHITECTURE
2000 PONCE DE LEON BLVD. SUITE 600 CORAL GABLES, FLORIDA 33134
305.443.0202 FAX 305.443.0203

ANDY WITKIN LA No. 0000889

The Henry
4015 Arizona Street

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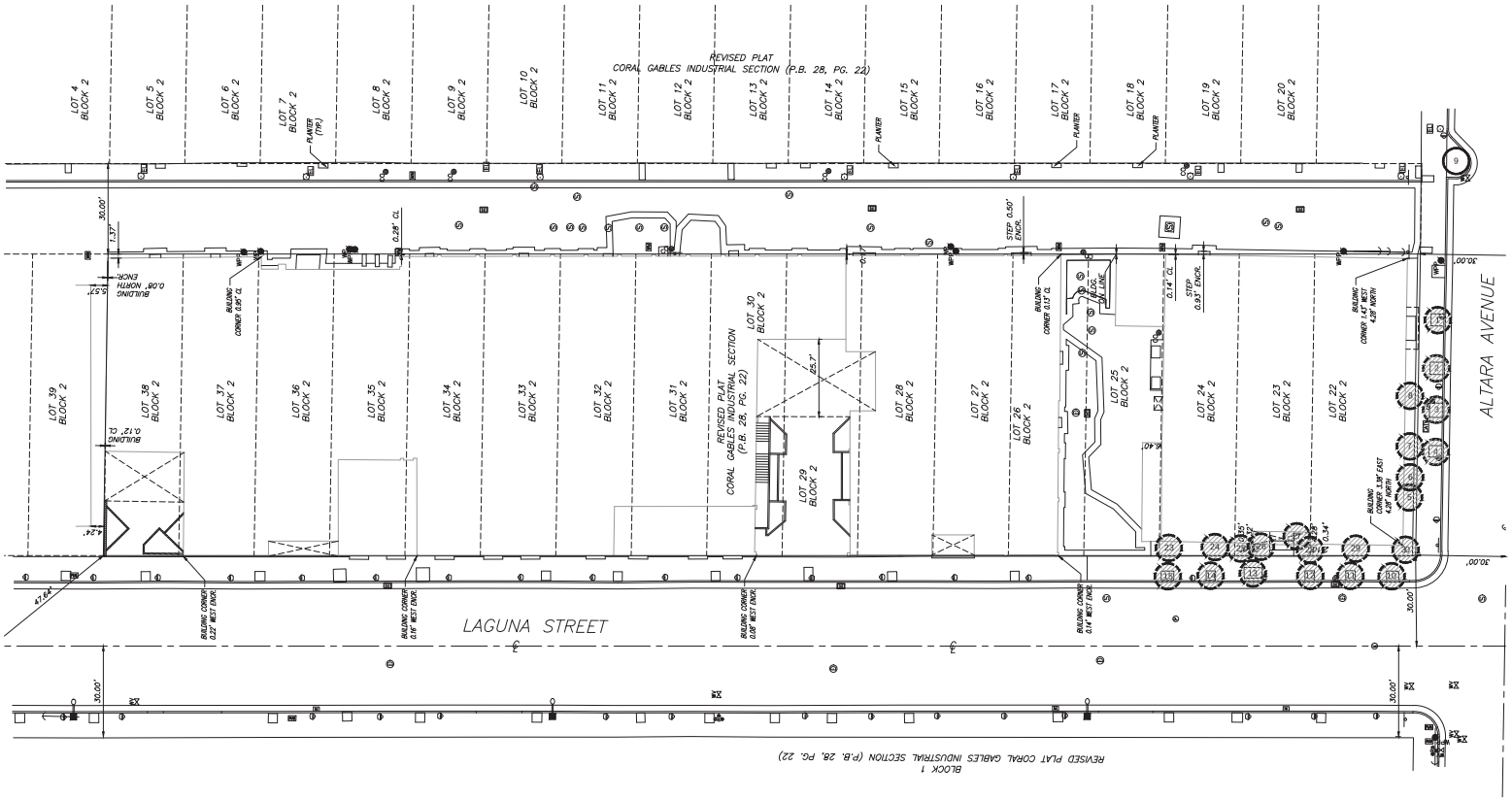
DATE: 07-22-16

PROJECT NO: 15-076

DRAWING NAME:
Landscape Details

SHEET NO:

L-4



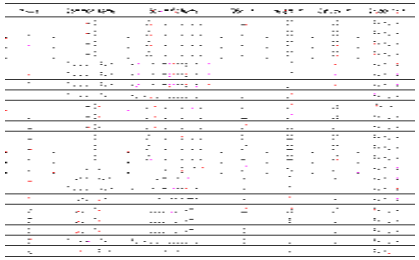
TREE DISPOSITION PLAN

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

NORTH

SYMBOL LEGEND

- Tree to Relocate
- Tree to Remove
- Tree to Remain



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PARTNERS, P.A.
ARCHITECTS · PLANNERS · INTERIORS
4533 Ponce de Leon Blvd.
Coral Gables, Florida 33146
TEL: (305) 740-5440 FAX (305) 740-5448
E-MAIL: info@beharfont.com

SEAL:

WITKIN MULTS DESIGN GROUP
ANDY WITKIN LA No. 0000889

The Henry
4015 S. LAGUNA STREET

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DATE: 07-22-16

PROJECT NO: 15-076

DRAWING NAME:
Tree Disposition Plan

SHEET NO:

TD-1

M-DWASD AGREEMENT ID# 22606

THE HENRY

CITY OF CORAL GABLES FLORIDA SEC. 20, TWP. 54, RGE. 41

CIVIL PLANS

NOVEMBER, 2015

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EROSION AND SEDIMENTATION CONTROL PLAN	ESC-3

LEGAL DESCRIPTION:

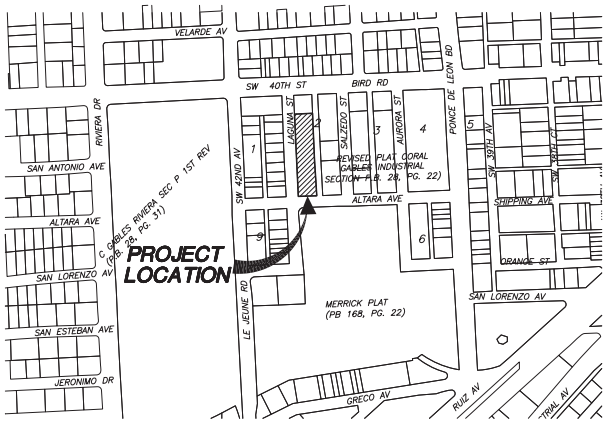
LOTS 22, 23, 24, AND THE SOUTH 4.9 FEET OF LOT 25, THE NORTH 20.1 FEET OF LOT 25, ALL OF LOTS 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, INCLUSIVE, BLOCK 2, REVISED PLAT OF CORAL GABLES INDUSTRIAL SECTION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 28, AT PAGE 22, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

LYING AND BEING IN SECTION 20, TOWNSHIP 54 SOUTH, RANGE 41 EAST, MIAMI-DADE COUNTY, FLORIDA.

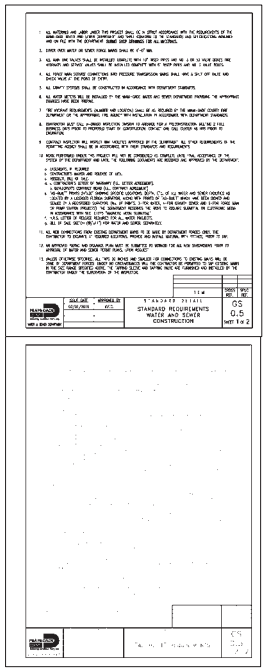
NOT PART OF M-DWASD NOTES NOR APPROVAL

FLOOD CRITERIA NOTES
(NOT A PART OF M-DWASD NOTES NOR APPROVAL)
1. MIAMI-DADE COUNTY FLOOD CRITERIA = 6.50' N.G.V.D.
2. FEMA FLOOD ELEVATION = FLOOD ZONE X PER COMMUNITY PANEL NO. 1206390457L MAP DATED ON 9/11/2009.
3. MIAMI-DADE COUNTY OCT. W.T. =2.50' N.G.V.D.

Always call 811 two full business days before you dig
Sunshine811.com



LOCATION SKETCH
1" = 300'



p r e p a r e d b y

SCHWEBKE-SHISKIN & ASSOCIATES, INC.
3240 CORPORATE WAY, MIRAMAR, FL. 33025
LAND PLANNERS - ENGINEERS - LAND SURVEYORS (LB & CA#87)
TEL: (305)652-7010 FAX: (305)652-8284

FILE No. AJ-5326
C-1
SHEET 1 OF C-17

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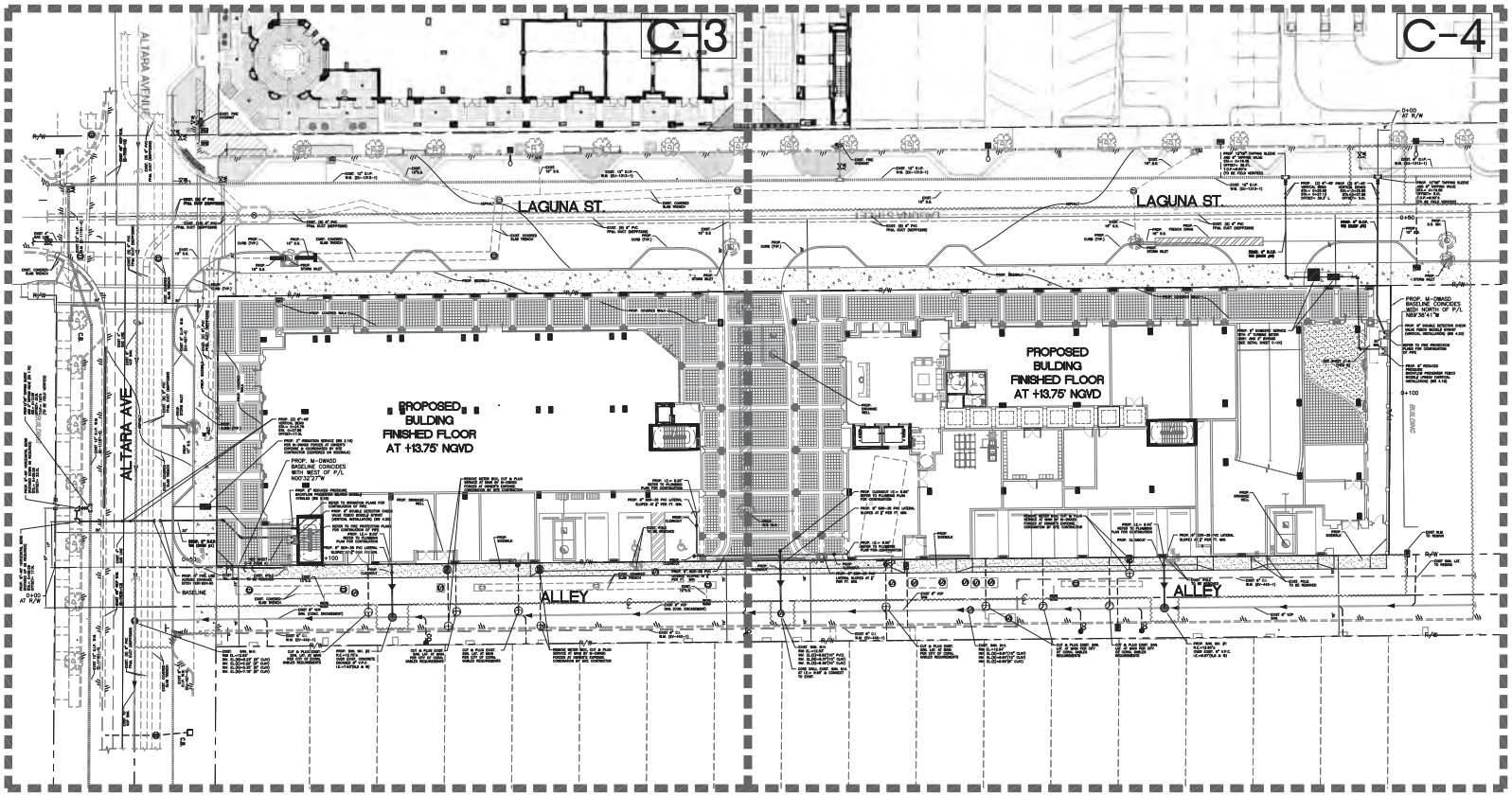
M-DWASD AGREEMENT ID# 22606



EXISTING FEATURES LEGEND:

	DENOTES EXISTING FIRE HYDRANT		DENOTES FORCE MAIN MANHOLE		DENOTES SIGN POST
	DENOTES EXISTING ELEVATIONS		DENOTES FORCE MAIN VALVE		DENOTES ALUMINUM LIGHT POST
	DENOTES WATER VALVE		DENOTES F.P.L. ELECTRIC MANHOLE		
	DENOTES WOOD LIGHT POLE		DENOTES F.P.L. TRANSFORMER PAD		
	DENOTES WOOD POWER POLE		DENOTES CATCH BASIN		
	DENOTES PROPERTY LINE		DENOTES EXISTING TREE		
R/W	DENOTES RIGHT OF WAY LINE		DENOTES EXISTING PAVING		
	DENOTES RIGHT OF WAY LINE		DENOTES IRRIGATION VALVE		
	DENOTES SANITARY SEWER CLEANOUT	GP	DENOTES GUARD POST		
	DENOTES SANITARY SEWER MANHOLE		DENOTES STORM SEWER MANHOLE		

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FAX: (305)652-8284

REVISIONS

Date	Remarks	By
7/22/16	REV. PER CITY COMMENTS	HJN

THE HINNY

WATER AND SEWER FACILITES
OVERALL LAYOUT

City of Coral Gables Florida Sec. 20, Twp. 54, Rge. 41

Drawn By: BI Date: 6/13/15

Checked By: HJN Date: XX/XX/15

Order No. 204835 FB: Sketches & 6000 Pg.00

Drawing Status: PERMIT
Date: XX/XX/15

By:
Hernando J. Navas
PRINCIPAL
Registered Engineer No. 50635
State of Florida

NOTE: Authentic copies of this drawing will bear the raised seal of the attesting Professional Engineer or Professional Land Surveyor.

Scale: As Noted

File No. AJ-5326

Dwg. No:
C-2
OF: C-17

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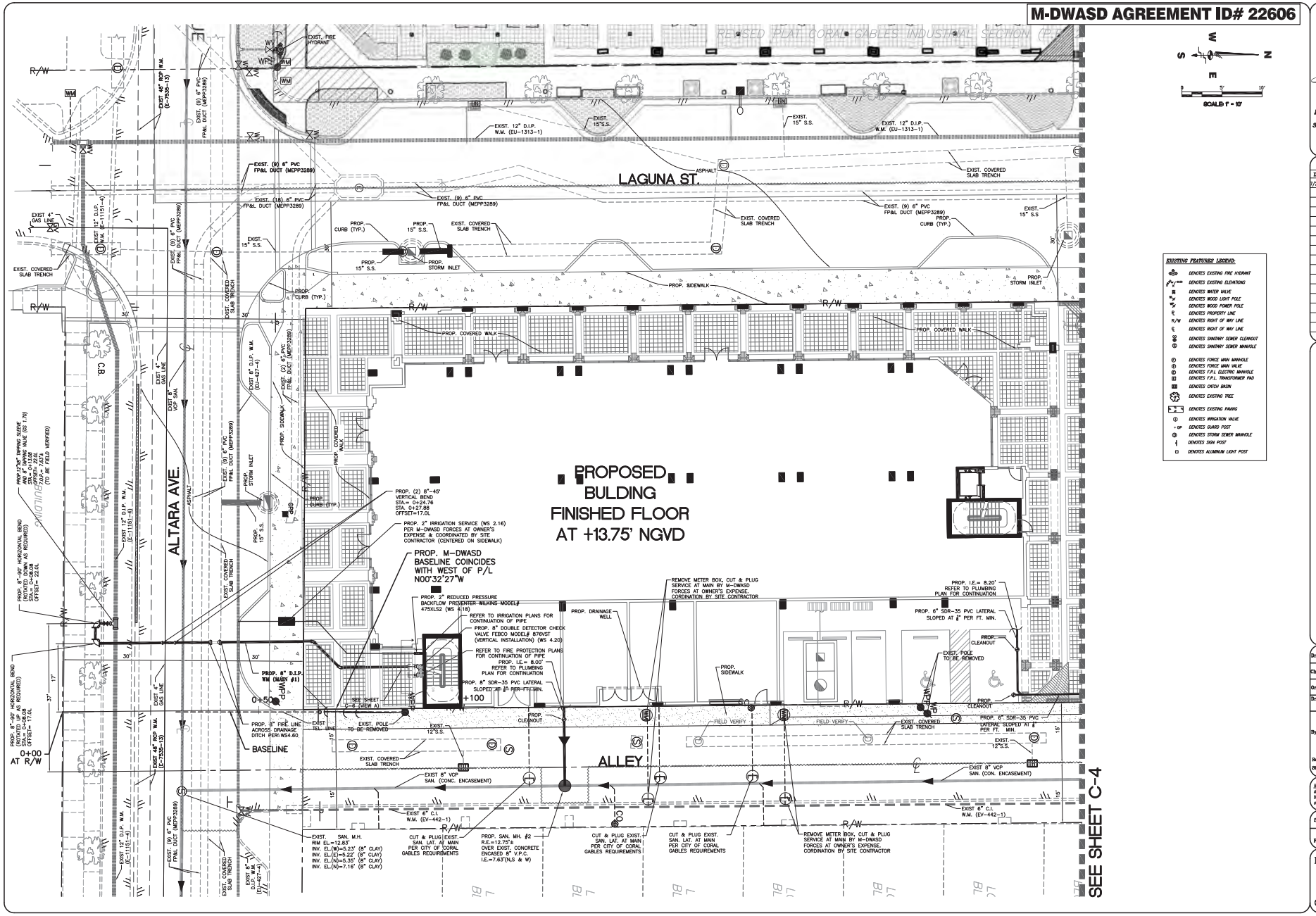
M-DWASD AGREEMENT ID# 22606



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- DENOTES EXISTING ELEVATIONS
- DENOTES WATER VALVE
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- DENOTES WOOD POWER POLE
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- DENOTES SIGN POST
- DENOTES ALUMINUM LIGHT POST

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REVISIONS

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WATER AND SEWER PLAN VIEW

City of Coral Gables Florida Sec. 20, Twp. 54, Rge. 41

Drawn By: RBC Date: 6/13/15

Checked By: HJN Date: XX/XX/15

Order No. 204835 FB: Sketches & 6000 Pg.00

Drawing Status: PERMIT Date: XX/XX/15

By:

Hernando J. Navas
PRINCIPAL
Registered Engineer No. 50635
State of Florida

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File No. AJ-5326

Dwg. No: C-3

OF: C-17

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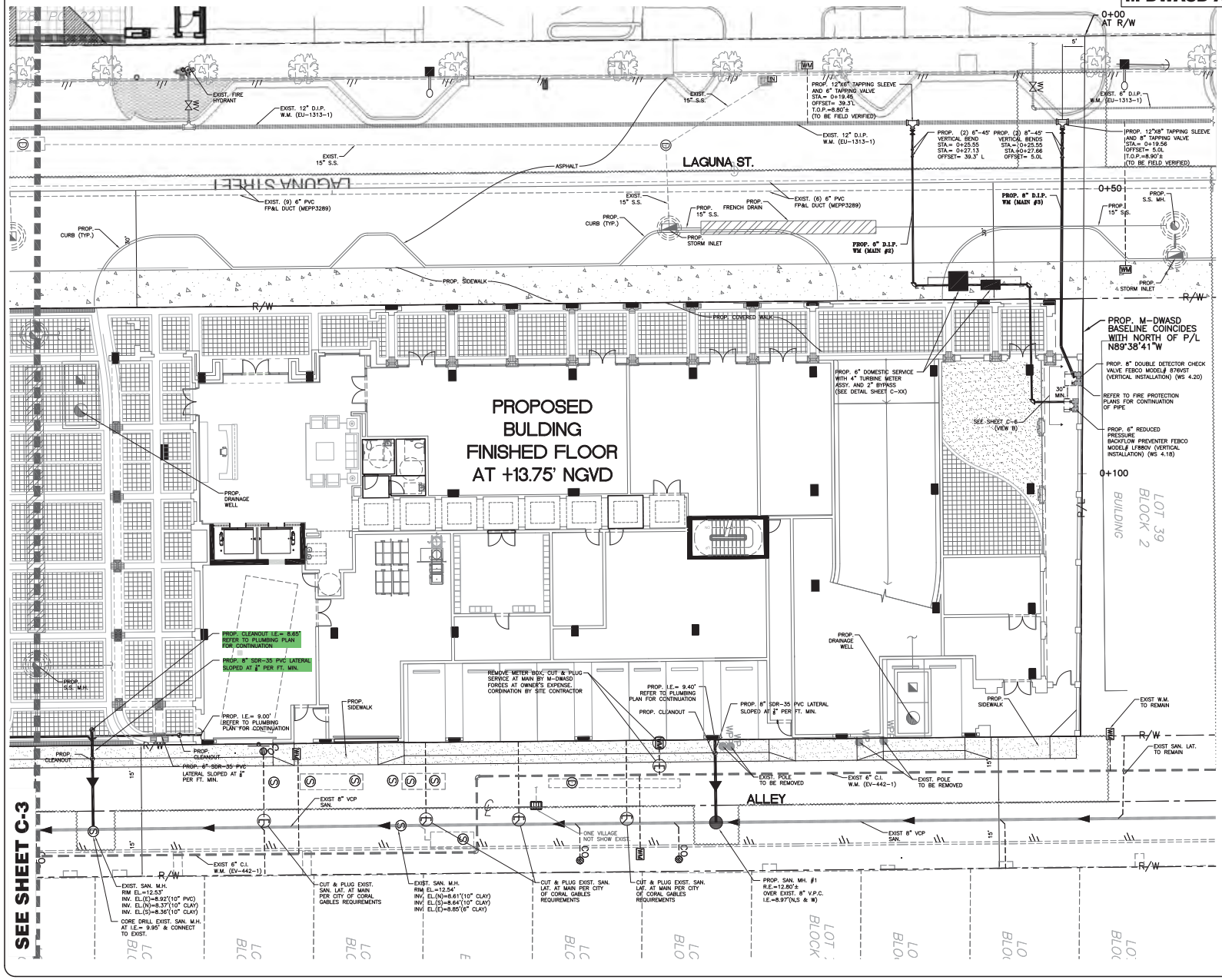

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PRINTER

WATER AND SEWER
PLAN VIEW

City of Coral Gables Florida Sec. 20, Twp. 54, Rge. 41

Drawn By: RBC Date: 6/13/15
Checked By: HJN Date: XX/XX/15
Order No. 204835 FB: Sketches & 60060 Pg.60
Drawing Status: PERMIT
Date: XX/XX/15

By: Hernando J. Navas
PRINCIPAL
Registered Engineer No. 50635
State of Florida

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File No. AJ-5326

Dwg. No:
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OF: C-17

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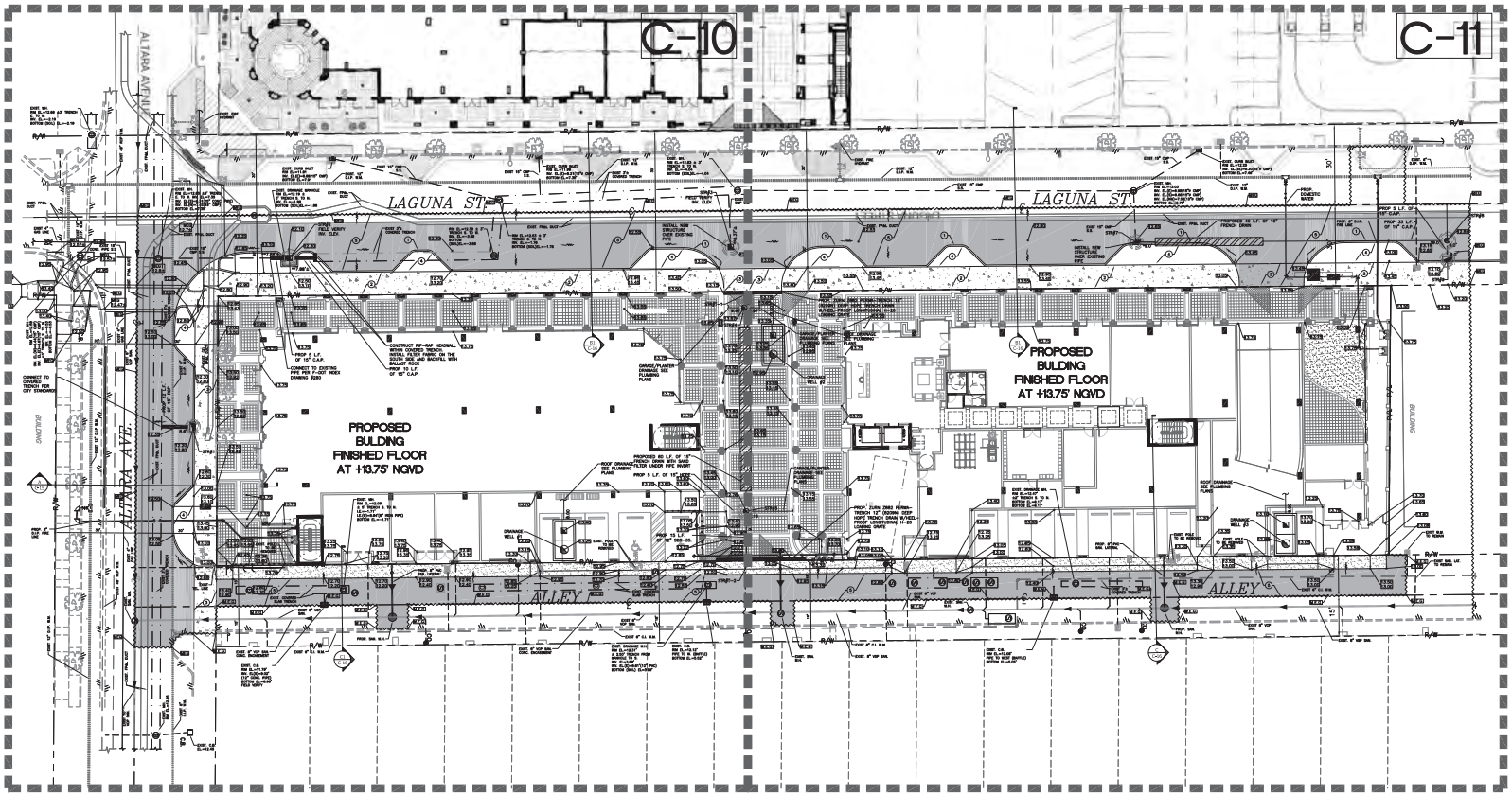

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PROPOSED FEATURES LEGEND:

- 6.30 — DENOTES PROPOSED ELEVATION
- DENOTES PROPOSED FRENCH DRAIN W/ INLET
- *3.0' — DENOTES PROPOSED INVERT W/ BAFFLE
- 3.0' — DENOTES PROPOSED INVERT ELEVATION
- DENOTES PROPOSED SLOPE TIPS
- DENOTES FLOW DIRECTION
- DENOTES PROPOSED RIDGE LINE
- DENOTES RAMP UP DIRECTON
- DENOTES PROPOSED SIGN
- DENOTES PROPOSED WHEEL STOP
- DENOTES PROPOSED CENTERLINE
- MEG — DENOTES MATCH EXISTING GRADE
- DENOTES PROPOSED DRAINAGE MANHOLE
- DENOTES PROPOSED SAWCUT LINE
- DENOTES PROPOSED RE-PAVE
- DENOTES CROSS-SECTION NAME
- DENOTES PROPOSED CROSS-SECTION
- DENOTES SHEET NUMBER

NOTES:

1. PROPOSED TYPE "D" CURB
2. PROPOSED 4" THICK 8.5' WIDE CONCRETE SIDEWALK
3. PROPOSED 6" THICK 8.5' WIDE CONCRETE SIDEWALK
4. PROPOSED PLANTING AREA REFER TO LANDSCAPE PLANS
5. REMOVE EXISTING ASPHALT, SCARIFY EXISTING BASEROCK AND/OR ADD BASEROCK AS REQUIRED UP TO 1.5" BELOW FINAL GRADE COMPACTED TO 98% MIN. REPAVE WITH TYPE S-3 TO MATCH FINAL GRADES, SEE SHEET (C-11)

Schwebke Shiskin & Associates, Inc.

LAND SURVEYORS
CIVIL ENGINEERS
LAND PLANNERS
LB#87 CA#87

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MIRAMAR, FL 33025
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FAX: (305)652-8284

REVISIONS

Date	Remarks	By
7/22/16	REV. PER CITY COMMENTS	HJN

THE HENRY

PAVING, GRADING AND DRAINAGE
OVERALL LAYOUT

City of Coral Gables Florida Sec. 20, Twp. 54, Rge. 41

Drawn By: RBC Date: 6/13/15

Checked By: HJN Date: XX/XX/15

Order No. 204835 FB: Sketches & 60060 Pg.60

Drawing Status: PERMIT
Date: XX/XX/15

By:
Hernando J. Navas
PRINCIPAL
Registered Engineer No. 50635
State of Florida

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Dwg. No:
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OF: C-17

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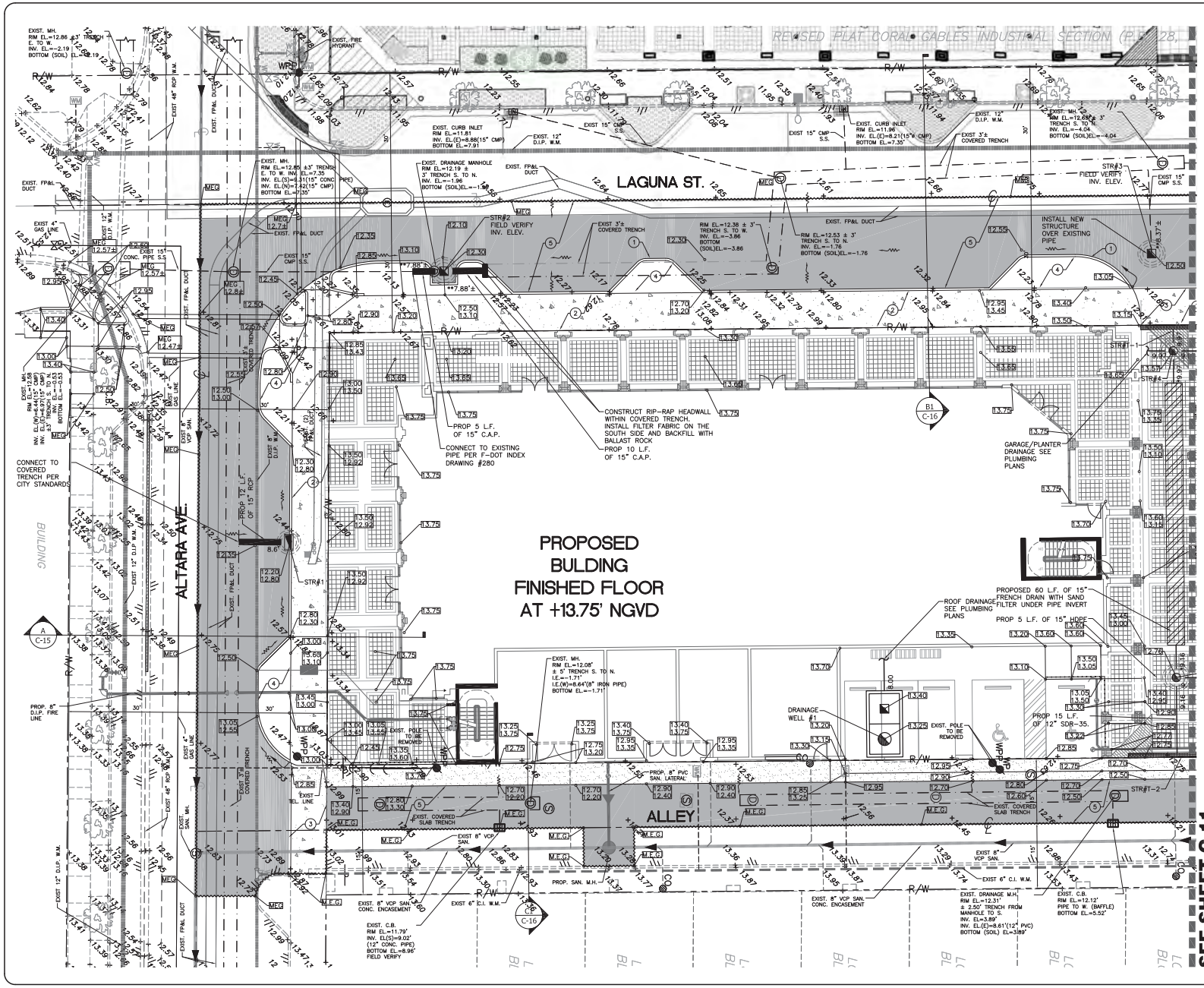

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- DENOTES PROPOSED CENTERLINE
- MEG DENOTES MATCH EXISTING GRADE
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- DENOTES PROPOSED SAWCUT LINE
- DENOTES PROPOSED PAVEMENT
- DENOTES CROSS-SECTION NAME
- B DENOTES PROPOSED CROSS-SECTION
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3. PROPOSED 6" THICK 8.5' WIDE CONCRETE SIDEWALK
4. PROPOSED PLANTING AREA REFER TO LANDSCAPE PLANS
5. REMOVE EXISTING ASPHALT, SCARIFY EXISTING BASEROCK AND/OR ADD BASEROCK AS REQUIRED UP TO 1.5" BELOW FINAL GRADE COMPACTED TO 98% MIN. REPAVE WITH TYPE S-3 TO MATCH FINAL GRADES (SEE C-11)

Schwebke Shiskin & Associates, Inc.
LAND SURVEYORS
CIVIL ENGINEERS
LAND PLANNERS
LB#87 CA#87
3240 CORPORATE WAY
MIRAMAR, FL 33025
TEL: (305)652-7010
FAX: (305)652-8284

REVISIONS

Date	Remarks	By
7/22/16	REV. PER CITY COMMENTS	HJN

PRELIMINARY

PAVING, GRADING AND DRAINAGE
PLAN VIEW

City of Coral Gables Florida Sec. 20, Twp. 54, Rge. 41

Drawn By: RBC Date: 6/13/15

Checked By: HJN Date: XX/XX/15

Order No. 204835 FB: Sketches & 60060 Pg.60

Drawing Status: PERMIT
Date: XX/XX/15

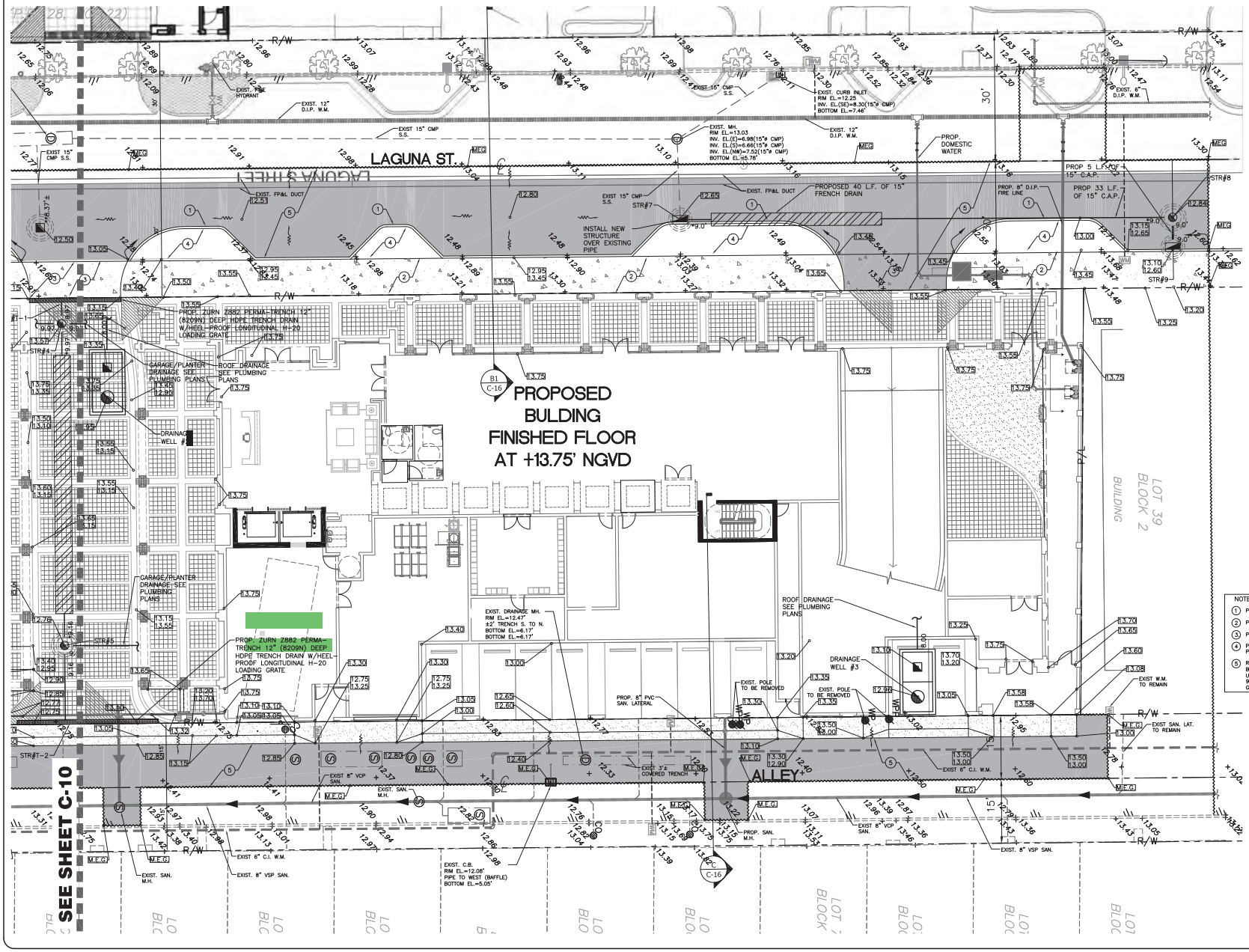
By:
Hernando J. Navas
PRINCIPAL
Registered Engineer No. 50635
State of Florida

NOTE: Authentic copies of this drawing will bear the raised seal or the attesting Professional Engineer or Professional Land Surveyor.

Scale: As Noted

File No. AJ-5326

Dwg. No:
C-10
OF: C-17



SCALE 1" = 10'

EXISTING FEATURES LEGEND:

- DENOTES EXISTING FIRE HYDRANT
- DENOTES EXISTING ELEVATIONS
- DENOTES WATER VALVE
- DENOTES WOOD LIGHT POLE
- DENOTES WOOD POWER POLE
- DENOTES PROPERTY LINE
- DENOTES RIGHT OF WAY LINE
- DENOTES RIGHT OF WAY LINE
- DENOTES SANITARY SEWER CLEANOUT
- DENOTES SANITARY SEWER MANHOLE
- DENOTES FORCE MAIN MANHOLE
- DENOTES FORCE MAIN VALVE
- DENOTES F.P.L. ELECTRIC MANHOLE
- DENOTES F.P.L. TRANSFORMER PAD
- DENOTES CATCH BASIN
- DENOTES EXISTING TREE
- DENOTES EXISTING PAVING
- DENOTES IRRIGATION VALVE
- DENOTES GUARD POST
- DENOTES STORM SEWER MANHOLE
- DENOTES SIGN POST
- DENOTES ALUMINUM LIGHT POST

PROPOSED FEATURES LEGEND:

- 6.30 — DENOTES PROPOSED ELEVATION
- DENOTES PROPOSED FRENCH DRAIN W/ INLET
- *3.0' — DENOTES PROPOSED INVERT W/ BAFFLE
- 3.0' — DENOTES PROPOSED INVERT ELEVATION
- DENOTES PROPOSED SLOPE TIPS
- DENOTES FLOW DIRECTION
- DENOTES PROPOSED RIDGE LINE
- DENOTES RAMP UP DIRECTION
- DENOTES PROPOSED SIGN
- DENOTES PROPOSED WHEEL STOP
- DENOTES PROPOSED CENTERLINE
- MEG — DENOTES MATCH EXISTING GRADE
- DENOTES PROPOSED DRAINAGE MANHOLE
- DENOTES PROPOSED SAWCUT LINE
- DENOTES PROPOSED RE-PAVE
- DENOTES CROSS-SECTION NAME
- B DENOTES PROPOSED CROSS-SECTION
- DENOTES SHEET NUMBER

NOTES:

1. PROPOSED TYPE "D" CURB
2. PROPOSED 4" THICK 8.5' WIDE CONCRETE SIDEWALK
3. PROPOSED 6" THICK 8.5' WIDE CONCRETE SIDEWALK
4. PROPOSED PLANTING AREA REFER TO LANDSCAPE PLANS
5. REMOVE EXISTING ASPHALT, SCARIFY EXISTING BASEROCK AND/OR ADD BASEROCK AS REQUIRED UP TO 1.5" BELOW FINAL GRADE COMPACTED TO 98% MIN. REPAVE WITH TYPE S-3 TO MATCH FINAL GRADES (SEE SHEET C-11)

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REVISIONS

Date	Remarks	By
7/22/16	REV. PER CITY COMMENTS	HJN

HINTER RESIDENCE

PAVING, GRADING AND DRAINAGE
PLAN VIEW

City of Coral Gables Florida Sec. 20, Twp. 54, Rge. 41

Drawn By: RBC Date: 6/13/15

Checked By: HJN Date: XX/XX/15

Order No. 204835 FB: Sketches & 60060 Pg.60

Drawing Status: PERMIT
Date: XX/XX/15

By:

Hernando J. Navas
PRINCIPAL
Registered Engineer No. 50635
State of Florida

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Scale: As Noted

File No. AJ-5326

Dwg. No:

C-11

OF: C-17

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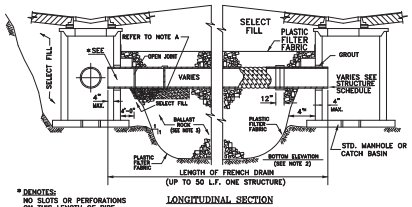
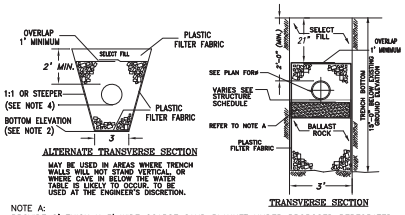


* DENOTES:
NO SLOTS OR PERFORATIONS ON THIS LENGTH OF PIPE.

LONGITUDINAL SECTION



ALTERNATE TRANSVERSE SECTION

MAY BE USED IN AREAS WHERE TRENCH WALLS WILL NOT STAND VERTICAL, OR WHERE CAVE IN BELOW THE WATER TABLE IS LIKELY TO OCCUR. TO BE USED AT THE ENGINEER'S DISCRETION.

TRANSVERSE SECTION

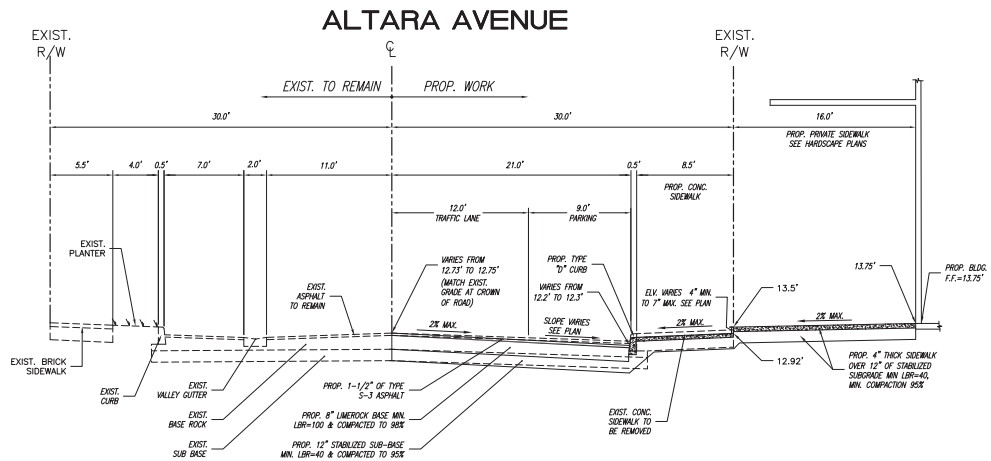
NOTE A:
PROVIDE 2" THICK X 3' WIDE COARSE SAND BLANKET UNDER PROPOSED PERFORATED PIPE FOR THE LENGTH & LOCATIONS SHOWN ON PLAN ALL SAND SHALL BE WRAPPED IN FILTER FABRIC. FILTER FABRIC SHALL OVERLAP A MIN. OF 2'

NOTES:

1. PLASTIC FILTER FABRIC (AT EACH SIDE, TOP AND BOTTOM) SHALL BE USED IN SANDY AREAS AS NOTED ON PLANS, AND/OR AS DIRECTED BY THE ENGINEER.
2. THE BOTTOM OF THE EXFILTRATION TRENCH SHALL BE 10'-0" BELOW EXISTING GROUND ELEVATION, UNLESS FIELD CONDITIONS WARRANT OTHERWISE.
3. AFTER THE BALLAST ROCK HAS BEEN PLACED TO THE PROPER ELEVATION, IT SHALL BE CAREFULLY WASHED DOWN WITH CLEAN WATER IN ORDER TO ALLOW FOR INITIAL SETTLEMENT THAT MAY OCCUR. IF IT DOES TAKE PLACE, ADDITIONAL BALLAST ROCK WILL BE ADDED TO RESTORE THE BALLAST ROCK TO THE PROPER ELEVATION, SO THAT THE EXFILTRATION TRENCH WILL BE COMPLETED IN ACCORDANCE WITH THE DETAILS.
4. INVERT ELEVATION TO BE AS SHOWN IN THE STRUCTURE TABLE AVERAGE OCTOBER GROUND WATER ELEV.= 2.0' NGVD
5. FILTER FABRIC SHALL BE MIRAFI FW 404 OR EQUAL (WOVEN GEOTEXTILE)

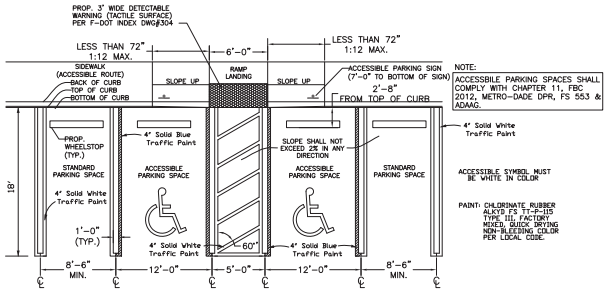
EXFILTRATION TRENCH (FOR FLOOR DRAINS)

N.T.S.



SECTION "A"

NTS.



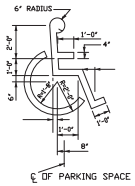
NOTE:
ACCESSBILE PARKING SPACES SHALL COMPLY WITH CHAPTER 11, FBC 2012, METRO-DADE DPR, FS 553 & ADAAG.

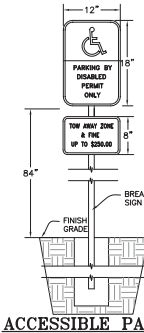
ACCESSIBLE SYMBOL MUST BE WHITE IN COLOR

PAINT: CHLORINATE RUBBER ALKYD FS TT-P-115 TYPE III, FACTORY MIXED, QUICK DRYING NON-BLEEDING COLOR PER LOCAL CODE.

ACCESSIBLE SYMBOL & PARKING DETAIL

(N.T.S.)





NOTE:
SIGN SHALL COMPLY WITH FLORIDA ACCESSIBILITY CODE FOR BUILDING CONSTRUCTION, 1994 EDITION AND WITH THE LATEST REQUIREMENTS OF GOVERNING BODIES HAVING JURISDICTION.

ACCESSIBLE PARKING SIGN

(N.T.S.)

SEE MIAMI-DADE COUNTY PUBLIC WORKS DETAIL R18.3 FOR ADDITIONAL SIGN SPECIFICATIONS

Schwebke Shiskin & Associates, Inc.
LAND SURVEYORS
CIVIL ENGINEERS
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REVISIONS

Date	Remarks	By
7/22/16	REV. PER CITY COMMENTS	HJN

ALTARA

PAVING, GRADING NAD DRAINAGE
DETAILS

City of Coral Gables Florida Sec. 20, Twp. 54, Rge. 41

Drawn By: BE Date: 6/13/15
Checked By: HJN Date: XX/XX/15
Order No. 204835 FB Sketches & 06000 Pg.66
Drawing Status: PERMIT
Date: XX/XX/15

By:
Hernando J. Navas
PRINCIPAL
Registered Engineer No. 50635
State of Florida

NOTE: Authentic copies of this drawing will bear the raised seal of the attesting Professional Engineer or Professional Land Surveyor.

Scale: As Noted
File No. AJ-5326

Dwg. No:
C-15
OF: C-17

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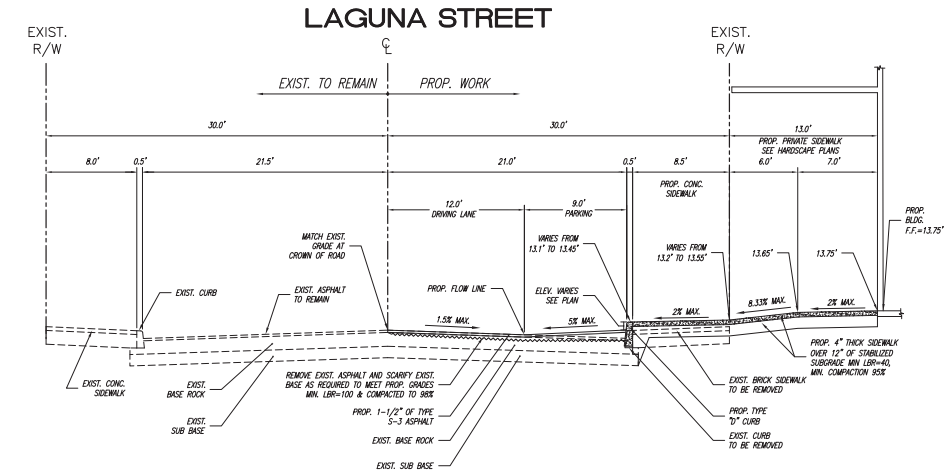
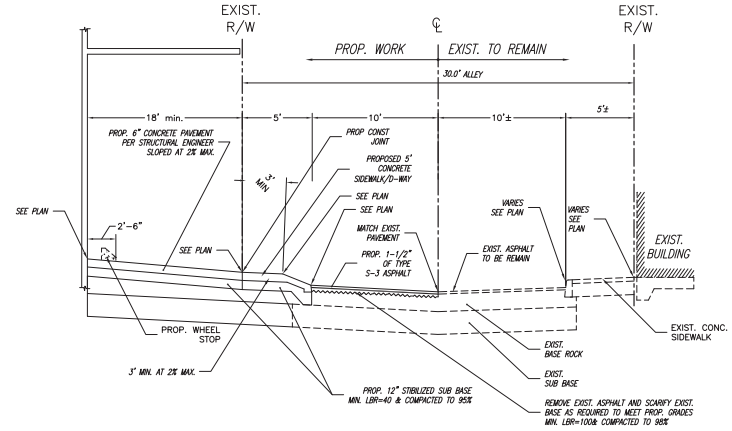


SECTION "B"
NTS.



SECTION "C"
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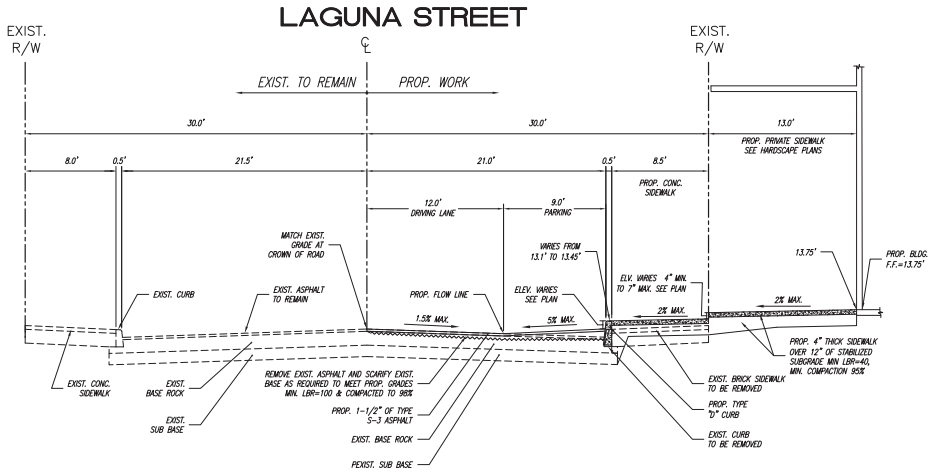
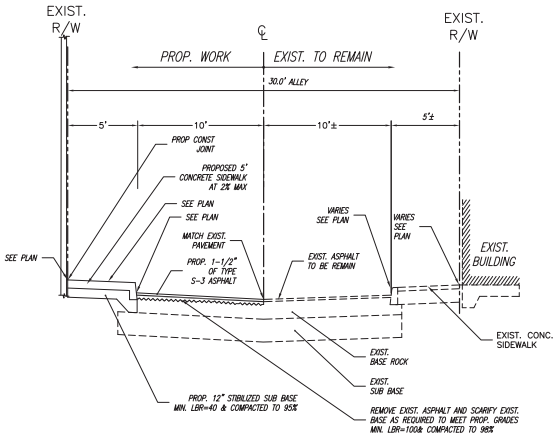


SECTION "B1"
NTS.



SECTION "C1"
NTS.

Schwebke Shiskin & Associates, Inc.

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REVISIONS

Date	Remarks	By
7/22/16	REV. PER CITY COMMENTS	HJN

PAVING, GRADING AND DRAINAGE DETAILS

City of Coral Gables Florida Sec. 20, Twp. 54, Rge. 41

Drawn By: BE Date: 6/13/15
Checked By: HJN Date: XX/XX/15
Order No. 204835 FB 00000 Pg.00 Sketches &
Drawing Status: PERMIT
Date: XX/XX/15

By:
Hernando J. Navas
PRINCIPAL
Registered Engineer No. 50635
State of Florida

NOTE: Authentic copies of this drawing will bear the raised seal of the attending Professional Engineer or Professional Land Surveyor.

Scale: As Noted
File No. AJ-5326

Dwg. No:
C-16
OF: C-17

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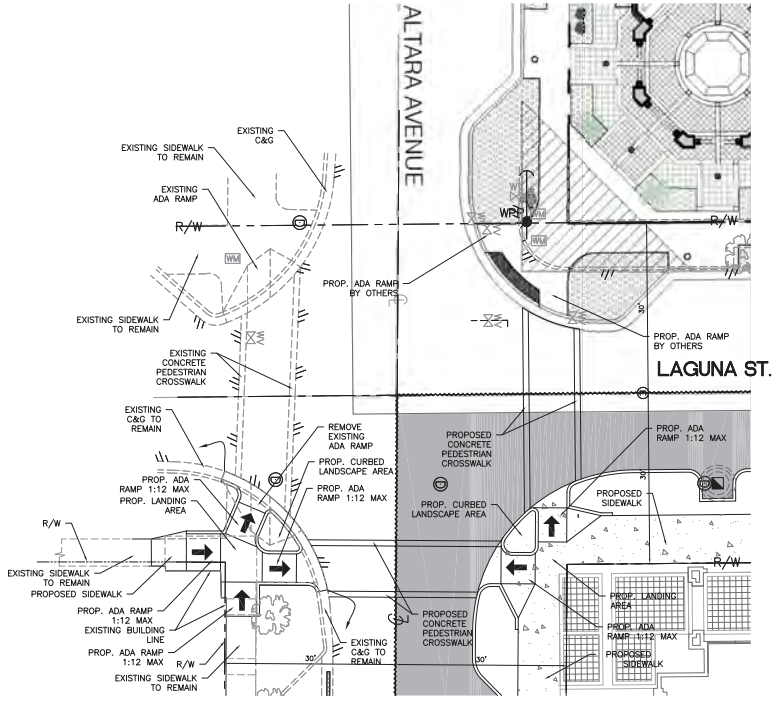

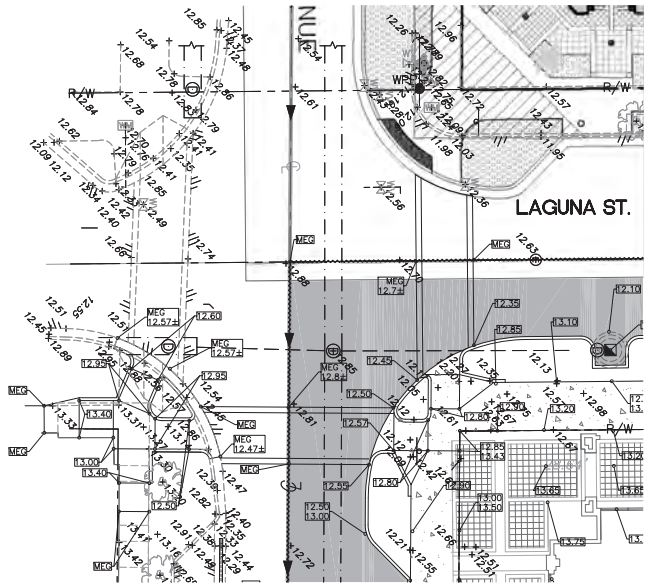

N
S
E
W
0 5' 10'
SCALE: 1' = 10'

PROPOSED FEATURES LEGEND:

- 6.30 — DENOTES PROPOSED ELEVATION
- DENOTES PROPOSED FRENCH DRAIN W/ INLET
- *3.0' — DENOTES PROPOSED INVERT W/ BAFFLE
- 3.0' — DENOTES PROPOSED INVERT ELEVATION
- DENOTES PROPOSED SLOPE TIPS
- DENOTES FLOW DIRECTION
- DENOTES PROPOSED RIDGE LINE
- DENOTES RAMP UP DIRECTION
- DENOTES PROPOSED SIGN
- DENOTES PROPOSED WHEEL STOP
- DENOTES PROPOSED CENTERLINE
- MEG — DENOTES MATCH EXISTING GRADE
- DENOTES PROPOSED DRAINAGE MANHOLE
- DENOTES PROPOSED SAWCUT LINE
- DENOTES PROPOSED PAVEMENT
- DENOTES CROSS-SECTION NAME
- DENOTES PROPOSED CROSS-SECTION
- DENOTES SHEET NUMBER

EXISTING FEATURES LEGEND:

- DENOTES EXISTING FIRE HYDRANT
- DENOTES EXISTING ELEVATIONS
- DENOTES WATER VALVE
- DENOTES WOOD LIGHT POLE
- DENOTES WOOD POWER POLE
- DENOTES PROPERTY LINE
- R/W — DENOTES RIGHT OF WAY LINE
- DENOTES RIGHT OF WAY LINE
- DENOTES SANITARY SEWER CLEANOUT
- DENOTES SANITARY SEWER MANHOLE
- DENOTES FORCE MAIN MANHOLE
- DENOTES FORCE MAIN VALVE
- DENOTES F.P.L. ELECTRIC MANHOLE
- DENOTES F.P.L. TRANSFORMER PAD
- DENOTES CATCH BASIN
- DENOTES EXISTING TREE
- DENOTES EXISTING PAVING
- DENOTES IRRIGATION VALVE
- GP — DENOTES GUARD POST
- DENOTES STORM SEWER MANHOLE
- DENOTES SIGN POST
- DENOTES ALUMINUM LIGHT POST

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REVISIONS

Date	Remarks	By
7/22/16	REV. PER CITY COMMENTS	HJN

THE HENRY

PEDESTRIAN CROSSING DETAIL

City of Coral Gables Florida Sec. 20, Twp. 54, Rge. 41

Drawn By: RBC Date: 6/13/15

Checked By: HJN Date: XX/XX/15

Order No. 204835 FB: Sketches & 6000 Pg.60

Drawing Status: PERMIT
Date: XX/XX/15

By:
Hernando J. Navas
PRINCIPAL
Registered Engineer No. 50635
State of Florida

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Scale: As Noted

File No. AJ-5326

Dwg. No:
C-17
OF: C-17

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MASSING STUDIES

SCALE: N.T.S.

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TEL: (305) 740-5442 FAX: (305) 740-5443
E-MAIL: info@beharfont.com

SEAL:

ROBERT BEHAR AR No. 14339

The Henry
CORAL GABLES
4019 LAGUNA STREET

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DATE: 07-22-16

PROJECT NO: 15-076

DRAWING NAME:

SHEET NO:

CP-4.0

MASSING STUDIES II

SCALE: N.T.S.

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SEAL:

STATE OF FLORIDA
ROBERTO BEHAR
AR 14339
REGISTERED ARCHITECT

ROBERT BEHAR AR No. 14339

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DATE: 07-22-16

PROJECT NO: 15-076

DRAWING NAME:

SHEET NO:

CP-5.0

LAGUNA STREET RENDERING I

SCALE: N.T.S.

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STATE OF FLORIDA
ROBERTO BEHAR
AR 14339
REGISTERED ARCHITECT

ROBERT BEHAR AR No. 14339

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CORAL GABLES
401B LAGUNA STREET

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DATE: 07-22-16

PROJECT NO: 15-076

DRAWING NAME:

SHEET NO:

CP-6.0

LAGUNA STREET RENDERING II

SCALE: N.T.S.

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AR 14339
REGISTERED ARCHITECT

ROBERT BEHAR AR No. 14339

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4015 LAGUNA STREET

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DATE: 07-22-16

PROJECT NO: 15-076

DRAWING NAME:

SHEET NO:

CP-7.0

PENTHOUSE POOL DECK RENDERINGS

SCALE: N.T.S.

FOURTH FLOOR RECREATION DECK RENDERINGS

SCALE: N.T.S.

GROUND FLOOR MAIN ENTRY RENDERING

SCALE: N.T.S.

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SEAL:

ROBERT BEHAR AR No. 14339

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4018 LAGUNA STREET

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DATE: 07-22-16

PROJECT NO: 15-076

DRAWING NAME:

SHEET NO:

CP-8.0

RESOLUTION NO. 22757

A RESOLUTION APPROVING ENCROACHMENTS OVER PUBLIC RIGHT-OF-WAY OF BRICK PAVER, LANDSCAPING PLANTERS, CANVAS AWNINGS, AND DOOR OPENINGS WITH STEPS, LOCATED AT 4015 LAGUNA STREET; SUBJECT TO RECOMMENDATIONS OF PUBLIC WORKS DEPARTMENT.

BE IT RESOLVED BY THE COMMISSION OF THE CITY OF CORAL GABLES:

That the request for use of brick pavers on new sidewalk, construction of landscaping planters in sidewalk, encroachment of four feet into and eight feet over the Laguna Street right-of-way with canvas awnings, encroachment one foot into the Laguna Street right-of-way for ten door openings with brick steps at 4015 Laguna Street, legally described as Lot 25, less the South 4.9 feet, and Lots 26 and 28, Block 2, Industrial Section, as shown on the plans dated August 8, 1979 by Brown, Lopez, Brown, Architects, and as approved by the Board of Architects on August 16, 1979, shall be and they are hereby approved, subject to the following recommendations of the Public Works Department:

1. That architect submit landscaping plan, along with detailed plans for the landscaped planters, including irrigation system, for approval by Public Service and Public Works departments.

2. In the event Public Works must issue a permit for utility cut in brick paved area, owner shall replace brick pavers so cut by the utility installation.

3. Owner shall maintain landscaping, irrigation system, brick pavers and canvas awnings in good repair at all times.

4. That owner shall execute a restrictive covenant, which runs with the title of the land, to be prepared by the City Attorney, agreeing to provide public liability insurance coverage for the encroachments in the minimum limits required by the City; and naming the City as an additional insured under the policy.

5. That copies of the restrictive covenant, thence fully executed and filed, together with certificates of required insurance, shall be presented to the Building and Zoning Department and to the Public Works Department; and permits obtained for the work from said departments.

ITEM 29. BILTMORE RESTORATION GRANT

Authorization was given at the meeting herein to accept a $19,000.00 historic preservation grant for restoration of the Biltmore Country Club building, upon motion duly made by Commissioner Jacobson, seconded by Commissioner Kerdyk, and unanimously carried by the following roll call: "Yeas", Commissioners Chapman, Jacobson, Kerdyk and Thomson; Mayor Dunn; whereupon a resolution was adopted on this 11th day of December, 1979 as follows:

RESOLUTION NO. 22758

A RESOLUTION AUTHORIZING EXECUTION OF AGREEMENT ACCEPTING $19,000.00 HISTORIC PRESERVATION GRANT FOR RESTORATION OF BILTMORE COUNTRY CLUB BUILDING; AND PROVIDING THAT THE EXECUTED AGREEMENT BE MADE A PART OF THIS RESOLUTION.

BE IT RESOLVED BY THE COMMISSION OF THE CITY OF CORAL GABLES:

CITY OF CORAL GABLES, FLORIDA

RESOLUTION NO. 2006-37

A RESOLUTION OF THE CITY COMMISSION OF CORAL GABLES APPROVING A MIXED USE SITE PLAN PURSUANT TO SECTION 3-5(D) OF THE ZONING CODE OF THE CITY OF CORAL GABLES, FLORIDA, AS AMENDED, ENTITLED, "MIXED USE OVERLAY DISTRICT 3 (MXD3)", FOR THE PROPOSED MIXED-USE PROJECT REFERRED TO AS "VILLA LAGUNA", LOCATED ON PROPERTY LEGALLY DESCRIBED AS LOTS 22-24 AND SOUTH 4.9 FEET AND NORTH 20.1 FEET OF LOT 25 AND ALL OF LOTS 26-38, BLOCK 2, INDUSTRIAL SECTION (4015 - 4135 LAGUNA STREET), CORAL GABLES, FLORIDA.

WHEREAS, Application No. 09-05-376-P was submitted for Mixed Use Overlay District 3 (MXD3) site plan review on Lots 22-24 and south 4.9 feet and north 20.1 feet of Lot 25 and all of Lots 26-38, Block 2, Industrial Section (4015 - 4135 Laguna Street), Coral Gables, Florida, to permit the construction of a mixed-use project consisting of ground floor retail and multi-family residential units known as "Villa Laguna"; and

WHEREAS, after notice of public hearing duly published and a courtesy public notice was mailed to all property owners of record within a one thousand (1,000) foot radius from the said property, a public hearing was held before the Planning and Zoning Board of the City of Coral Gables on February 8, 2006, at which hearing all interested persons were afforded the opportunity to be heard; and

WHEREAS, at the February 8, 2006 Planning and Zoning Board meeting, the Board recommended approval of the proposed MXD3 mixed use site plan subject to Staff conditions of approval with modifications (vote: 5-0); and

WHEREAS, pursuant to the MXD3 Zoning Regulations all proposed Mixed Use Site Plan applications are subject to a public hearing for City Commission review and approval via Resolution; and

WHEREAS, after notice of public hearing was duly published, a public hearing was held before the City Commission on February 28, 2006, at which hearings all interested persons were afforded the opportunity to be heard and the Commission approved the MXD3 mixed use site plan with conditions (vote: ___ - ___); now therefore;

NOW THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF CORAL GABLES THAT: in furtherance of the Comprehensive Land Use Plan Goals, Objectives and Policies, Zoning Code and other applicable City provisions the Villa Laguna Mixed Use Development shall be approved subject to all of the following conditions:

SECTION 1. The recitals and findings contained in the preamble to this ordinance are adopted by reference and incorporated as if fully set forth in this section.

SECTION 2. That a request for review for a approval to permit the construction of a MXD3 mixed-use project consisting of ground floor retail and multi-family residential units on Lots 22-24 and south 4.9 feet and north 20.1 feet of Lot 25 and all of Lots 26-38, Block 2, Industrial Section (4015 - 4135 Laguna Street), Coral Gables, Florida. The application shall be and it is hereby granted subject to the following conditions:

a. Application/supporting documentation. Construction of the proposed project shall be in conformance with the following documents:
   1) Site plans, building elevations and building program prepared by Fullerton Diaz Architects, Inc., dated January 23, 2006.
   2) Landscape plans prepared by Mariano Corral, Landscape Architecture and Land Planners, dated January 23, 2006.
   3) Traffic impact study prepared by Kimley-Horn and Associates, Inc., dated July 2005.
   4) Any changes to the plans and drawings to the mixed use project referred to as "Villa Laguna" referenced above as a part of building permit may require Planning and Zoning Board and City Commission review and approval dependent upon the changes. The applicant, successors or assigns shall advise the Planning Department of any applicable changes in writing.
   5) All representations and exhibits as prepared and provided to the Planning Department as a part of the application submittal package dated February 1, 2006, and proffered by the applicant's representatives as a part of the review of the application at public hearings.
   6) Changes to the proposed plans required by the City Commission as part of the review of this application at public hearings. Modification to all applicable documents that are necessary as a part of the public hearing review and approval of the application shall be submitted to the Planning Department within 60 days of final approval for verification that all conditions of approval are satisfied.

b. Changes to approved plans.
   1) The applicant, successors or assigns shall advise of any changes to the plans and drawings referenced above as a part of building permit review process. Changes shall require Planning Department review and approval to determine the extent of changes and may require reconsideration by the Planning and Zoning Board and City Commission as determined by the Planning Director.
   2) The applicant, successors or assigns shall advise the Department of any applicable changes in writing prior to the issuance of a temporary certificate of final CO for the principal structure.

c. Restrictive Covenant. Within 30 days of approval of the adoption of the site plan, the property owner, its successors or assigns shall submit a restrictive covenant for City Attorney review and approval outlining all conditions of approval required by the City Commission. Failure to submit the draft restrictive covenant within the specified time frame shall render the approval void unless said time frame for submittal of the draft restrictive covenant is extended by the City Attorney after good cause as to why the time frame should be extended.

d. Prior to the issuance of a building permit for the project, the property owner, its successors or assigns, shall satisfy the following conditions:
   1) Right-of-way encroachments. Secure City Commission review and approval of all proposed encroachments into public rights-of-way.
   2) Payment shall be provided by applicant, its successors or assigns according to established City requirements for the loss of eight (8) existing on-street parking spaces resulting from

this proposed project.

3) Landscaping. All costs associated with the installation and maintenance of landscaping, 100% irrigation coverage and other improvements within the rights-of-way, as referenced on the approved landscape plans (sheets LP-1 and LP-2 dated January 23, 2006) shall be the responsibility of the applicant. The applicant shall replace on an ongoing basis all dead or non-complying plant materials in accordance with the plant materials identified.
4) Parking garage gates. No vehicular gates or similar devices shall be installed that prohibit public access and use of required commercial parking spaces during all hours that commercial businesses are open.
5) Parking spaces. The sale or leasing of parking spaces to any person, business or entity that is not a tenant or resident of this project shall be prohibited.
6) Public realm improvements. Install all proposed improvements included and shown on Public Realm Improvement Plan (sheets A-102, A-102a and A-102b dated January 23, 2006) including all proposed pedestrian crosswalks, pedestrian security devices, water features, benches, waste cans, bike racks, etc. are subject to review and approval by Directors of Public Works, Public Service and Planning Departments.
7) Underground Facilities Master Plan. Prepare and submit an Underground Facilities Master Plan for water, sewer, gas, electrical and other infrastructure facilities upon request by the Director of the Public Works Department for review and approval.

e. Prior to the issuance of the final Certificate of Occupancy (CO), the property owner, its successors or assigns shall complete the following:

1) Streetscape improvements. Provide proposed landscaping in accordance with City's MXD3 Master Streetscape Plan and other associated roadway improvements as shown on submitted plans for Laguna Street and the portion of Altara Avenue adjacent to the project site, to be reviewed and approved by the Directors of Public Works, Public Service and Planning Department.
2) Traffic improvements. Conduct the following warrant and pedestrian signage and signalization studies, and provide the funding and installation of required improvements identified by these studies, subject to Public Works Director's review and approval. The applicant shall post a cashiers check, letter of credit, certificate of deposit or bond, subject to City Attorney approval, in the amount of $150,000 to fund the required studies, installation of new traffic signal, 4-way stop signs and improvements to pedestrian crossing, if warranted. The balance of these funds shall be returned to the applicant, if not expended for required improvements. <u>The applicant shall be reimbursed for the proportionate share of the costs of the construction of the new traffic signal, if warranted, when Miami Dade County traffic impact fees for the subject traffic signal as described in item a. below are approved and reimbursed. Costs incurred for the preparation of the traffic light warrant study shall not be reimbursable.</u>
   a) Traffic signal warrant study for the intersection of Altara Avenue and Ponce de Leon Boulevard one (1) year after issuance of final CO for the project. If warranted, the construction of the signal.
   b) Warrant study for 4-way stop sign at the intersection of Altara Avenue and Laguna Street six (6) months after issuance of final CO for the project. If warranted, install required stop signs.
   c) Pedestrian flow study for the intersection of Altara Avenue and LeJeune Road six (6) months after issuance of final CO for the project to determine if changes are required to the signal, signage or signal timing. The study must be conducted when the school

is in session and during peak pedestrian hours during both morning and afternoon. If warranted, install recommended pedestrian signage and/or signal improvements.

3) Affordable housing. Prior to the issuance of a building permit, the applicant agrees to comply with all legislation adopted by the City Commission to promote the provision and/or retention of affordable housing, as defined by the City Commission, related to the findings of the City Housing Study (January 2006). The developer agrees to comply with all City legislation related to the provisions and/or retention of affordable housing adopted prior to or within one (1) year after the issuance of a building permit.

f. Prior to the issuance of a building permit, the deficiency in available racquetball courts Citywide identified by the Concurrency Impact Statement (CIS) shall be satisfactorily resolved by the City.

SECTION 3. That the applicant shall further be required to comply with all applicable zoning regulations and any changes to the submitted plans in connection with the conditional use herein granted shall require a recommendation from the Planning and Zoning Board and approval by the City Commission.

SECTION 4. That this resolution shall become effective upon the date of its adoption herein.

PASSED AND ADOPTED THIS TWENTY-EIGHTH DAY OF FEBRUARY, A.D., 2006.

(Moved: Kerdyk / Seconded: Anderson)
(Yeas: Cabrera, Kerdyk, Withers, Anderson, Slesnick)
(Unanimous/ 5-0 Vote)
(Agenda Item E-2)

APPROVED:

DONALD D. SLESNICK II
MAYOR

ATTEST:

WALTER J. FOEMAN
CITY CLERK

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY:

ELIZABETH M. HERNANDEZ
CITY ATTORNEY

Historical Resources & Cultural Arts

2327 Salzedo Street
Coral Gables
Florida 33134

305.460.5093
hist@coralgables.com

June 23, 2016

Terrace Mountain Investors IV, LLC
4407 Bee Caves Road, Unit 1-122
Austin, TX 78746

Re: 4131 Laguna Street, legally described as Lots 22-23-24 & S4.9FT OF Lot 25, Block 2, Coral Gables Industrial Section, according to the plat thereof as recorded in Plat Book 28 Page 22 of the public records of Miami-Dade County, Florida

Dear Sirs:

Section 3-1107(g) of the Coral Gables Zoning Code states that "All demolition permits for non-designated buildings and/or structures must be approved by the Historic Preservation Officer or designee. The approval is valid for six (6) months from issuance and shall thereafter expire and the approval is deemed void unless the demolition permit has been issued by the Development Services Department. The Historic Preservation Officer may require review by the Historic Preservation Board if the building and/or structure to be demolished is eligible for designation as a local historic landmark or as a contributing building, structure or property within an existing local historic landmark district. This determination of eligibility is preliminary in nature and the final public hearing before the Historic Preservation Board on Local Historic Designation shall be within sixty (60) days from the Historic Preservation Officer determination of "eligibility." Consideration by the Board may be deferred by mutual agreement by the property owner and the Historic Preservation Officer. The Historic Preservation Officer may require the filing of a written application on the forms prepared by the Department and may request additional background information to assist the Board in its consideration of eligibility. Independent analysis by a consultant selected by the City may be required to assist in the review of the application. All fees associated with the analysis shall be the responsibility of the applicant. The types of reviews that could be conducted may include but are not limited to the following: property appraisals; archeological assessments; and historic assessments."

Therefore, please be advised that after careful research and study of our records and the information you presented the following information has been determined:

4131 Laguna Street, legally described as Lots 22-23-24 & S4.9FT OF Lot 25, Block 2, Coral Gables Industrial Section, according to the plat thereof as recorded in Plat Book 28 Page 22 of the public records of Miami-Dade County, Florida, <u>does not meet</u> the minimum eligibility criteria for designation as a local

historic landmark. Therefore, the Historical Resources staff will not require review by the Historic Preservation Board if an application is made for a demolition permit.

This letter is a reissue of the previous letter dated December 21, 2015. Please note that, pursuant to Section 2-705(b)(15) of the Coral Gables Zoning Code, this determination does not constitute a development order and is valid for a period of six (6) months. In the case where the Historic Preservation Officer or designee determines that the property does not meet the minimum eligibility criteria for designation, a permit for the demolition of the property must be issued within the six-month period.

Upon expiration of the six-month period, you will be required to file a new application. Any change from the foregoing may be made upon a demonstration of a change in the material facts upon which this determination was made.

If you have any further questions concerning this matter, please do not hesitate to contact this office.

Sincerely,

Dona M. Spain
Historic Preservation Officer

cc: Corinne Trabold, 4407 Bee Caves Road, Unit 1-122, Austin, Texas, 78746
Craig Leen, City Attorney
Miriam S. Ramos, Deputy City Attorney
Charles Wu, Assistant Development Services Director
Ramon Trias, Planning & Zoning Director
William Miner, Building Director
Virginia Goizueta, Plans Processor Lead
Historical Significance Request Property File

Historical Resources & Cultural Arts

2327 Salzedo Street
Coral Gables
Florida 33134

305.460.5093
hist@coralgables.com

June 23, 2016

Terrace Mountain Investors IV, LLC
4407 Bee Caves Road, Unit 1-122
Austin, TX 78746

Re: 4015 Laguna Street, legally described as Lot 25 Less S4.9FT & All Lots 26 Thru 38, Inc Block 2, Coral Gables Industrial Section, according to the plat thereof as recorded in Plat Book 28 Page 22 of the public records of Miami-Dade County, Florida

Dear Sirs:

Section 3-1107(g) of the Coral Gables Zoning Code states that "All demolition permits for non-designated buildings and/or structures must be approved by the Historic Preservation Officer or designee. The approval is valid for six (6) months from issuance and shall thereafter expire and the approval is deemed void unless the demolition permit has been issued by the Development Services Department. The Historic Preservation Officer may require review by the Historic Preservation Board if the building and/or structure to be demolished is eligible for designation as a local historic landmark or as a contributing building, structure or property within an existing local historic landmark district. This determination of eligibility is preliminary in nature and the final public hearing before the Historic Preservation Board on Local Historic Designation shall be within sixty (60) days from the Historic Preservation Officer determination of "eligibility." Consideration by the Board may be deferred by mutual agreement by the property owner and the Historic Preservation Officer. The Historic Preservation Officer may require the filing of a written application on the forms prepared by the Department and may request additional background information to assist the Board in its consideration of eligibility. Independent analysis by a consultant selected by the City may be required to assist in the review of the application. All fees associated with the analysis shall be the responsibility of the applicant. The types of reviews that could be conducted may include but are not limited to the following: property appraisals; archeological assessments; and historic assessments."

Therefore, please be advised that after careful research and study of our records and the information you presented the following information has been determined:

4015 Laguna Street, legally described as Lot 25 Less S4.9FT & All Lots 26 Thru 38, Inc Block 2, Coral Gables Industrial Section, according to the plat thereof as recorded in Plat Book 28 Page 22 of the public records of Miami-Dade County, Florida, <u>does not meet</u> the minimum eligibility criteria for designation as a local

historic landmark. Therefore, the Historical Resources staff will not require review by the Historic Preservation Board if an application is made for a demolition permit.

This letter is a reissue of the previous letter dated December 21, 2015. Please note that, pursuant to Section 2-705(b)(15) of the Coral Gables Zoning Code, this determination does not constitute a development order and is valid for a period of six (6) months. In the case where the Historic Preservation Officer or designee determines that the property does not meet the minimum eligibility criteria for designation, a permit for the demolition of the property must be issued within the six-month period.

Upon expiration of the six-month period, you will be required to file a new application. Any change from the foregoing may be made upon a demonstration of a change in the material facts upon which this determination was made.

If you have any further questions concerning this matter, please do not hesitate to contact this office.

Sincerely,

Dona M. Spain
Historic Preservation Officer

cc: Corinne Trabold, 4407 Bee Caves Road, Unit 1-122, Austin, Texas, 78746
Craig Leen, City Attorney
Miriam S. Ramos, Deputy City Attorney
Charles Wu, Assistant Development Services Director
Ramon Trias, Planning & Zoning Director
William Miner, Building Director
Virginia Goizueta, Plans Processor Lead
Historical Significance Request Property File

Miami-Dade County Public Schools

Concurrency Management System
School Concurrency Determination

MDCPS Application Number:	SP0316032300283	Local Government (LG):	Coral Gables
Date Application Received:	3/23/2016 1:26:59 PM	LG Application Number:	DR-16-02-2023
Type of Application:	Site Plan	Sub Type:	Redevelopment

Applicant's Name: The Henry
Address/Location: 4131 & 4115 Laguna Street
Master Folio Number: 0341200170450
Additional Folio Number(s): *0341200170480,*

PROPOSED # OF UNITS 123

SINGLE-FAMILY DETACHED UNITS: 0

SINGLE-FAMILY ATTACHED UNITS: 0

MULTIFAMILY UNITS: 123

CONCURRENCY SERVICE AREA SCHOOLS						
CSA Id	Facility Name	Net Available Capacity	Seats Required	Seats Taken	LOS Met	Source Type
5561	FRANCES S TUCKER ELEMENTARY	41	6	6	YES	Current CSA
6741	PONCE DE LEON MIDDLE	-45	4	0	NO	Current CSA
6741	PONCE DE LEON MIDDLE	0	4	0	NO	Current CSA Five Year Plan
7071	CORAL GABLES SENIOR	-602	4	0	NO	Current CSA
7071	CORAL GABLES SENIOR	0	4	0	NO	Current CSA Five Year Plan
ADJACENT SERVICE AREA SCHOOLS						
6961	WEST MIAMI MIDDLE	356	4	4	YES	Adjacent CSA
7341	MIAMI JACKSON SENIOR	418	4	4	YES	Adjacent CSA
*An Impact reduction of 22.82% included for charter and magnet schools (Schools of Choice).						

MDCPS has conducted a public school concurrency review for this application and has determined that it **DOES MEET (Concurrency Met)** all applicable LOS Standards for a Final Development order as adopted in the local Government's Educational Element and incorporated in the Interlocal Agreement for Public School Facility Planning in Miami-Dade County.

Master Concurrency Number:	MA0316032300283	Total Number of Units:	123
Issue Date:	3/29/2016 5:36:50 PM	Expiration Date:	3/29/2017 5:36:50 PM
Capacity Reserved:	Elementary:6 / Middle:4 / Senior: 4		

MDCPS Administrator

MDCPS Authorized Signature

1450 NE 2 Avenue, Room 525, Miami, Florida 33132 / 305-995-7634 / 305-995-4760 fax / concurrency@dadeschools.net

Traffic Impact Analysis

The Henry
4015 Laguna Street
Coral Gables, Florida

Kimley»Horn

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April 2016
043706000

Traffic Impact Analysis

The Henry
4015 Laguna Street
Coral Gables, Florida

Prepared for:

Terrace Mountain Investors IV, LLC
Austin, Texas

Prepared by:

Kimley-Horn and Associates, Inc.

Kimley»Horn

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April 2016
043706006

ALI NICOLE HANES
LICENSE
No. 77731
04/15/16
STATE OF
FLORIDA
PROFESSIONAL ENGINEER

Ali N. Hanes, P.E.
Florida Registration Number 77731
Kimley-Horn and Associates, Inc.
600 N Pine Island Road, Suite 450
Plantation, FL 33324

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INTRODUCTION

Terrace Mountain Investors II, LLC is proposing a redevelopment consisting of residential and retail uses located at 4015 Laguna Street in the City of Coral Gables. Currently, the area proposed for redevelopment is occupied by several commercial/office buildings. The proposed redevelopment will consist of a 123-unit apartment building and 11,000 square feet of specialty retail space. Primary access to the site is proposed via a parking garage entrance/exit on Laguna Street. Loading access is proposed via the existing alley. A project location map is included as Figure 1 and a site plan is provided in Appendix A. The project is expected to be completed by year 2018.

The roadways within the immediate vicinity of the site include Laguna Street, Altara Avenue, SR 976/Bird Road/SW 40th Street, SR 953/LeJeune Road/SW 42nd Avenue, and Ponce De Leon Boulevard. Laguna Street and Altara Avenue are two-lane undivided roadways. SR 976/Bird Road/SW 40th Street and SR 953/LeJeune Road/SW 42nd Avenue are four-lane divided roadways. Ponce De Leon Boulevard is a four-lane undivided roadway.

Kimley-Horn and Associates, Inc. has completed this traffic impact analysis to assess the project's impact on the surrounding roadway network and determine if adequate capacity is available to support future traffic volumes. The study's methodology is consistent with the requirements outlined by the City of Coral Gables for traffic impact analyses. This report summarizes the data collection, project trip generation and distribution, and operational analyses. All methodology correspondence is included in Appendix B.

N

NOT TO SCALE

LEGEND:

Study Intersections

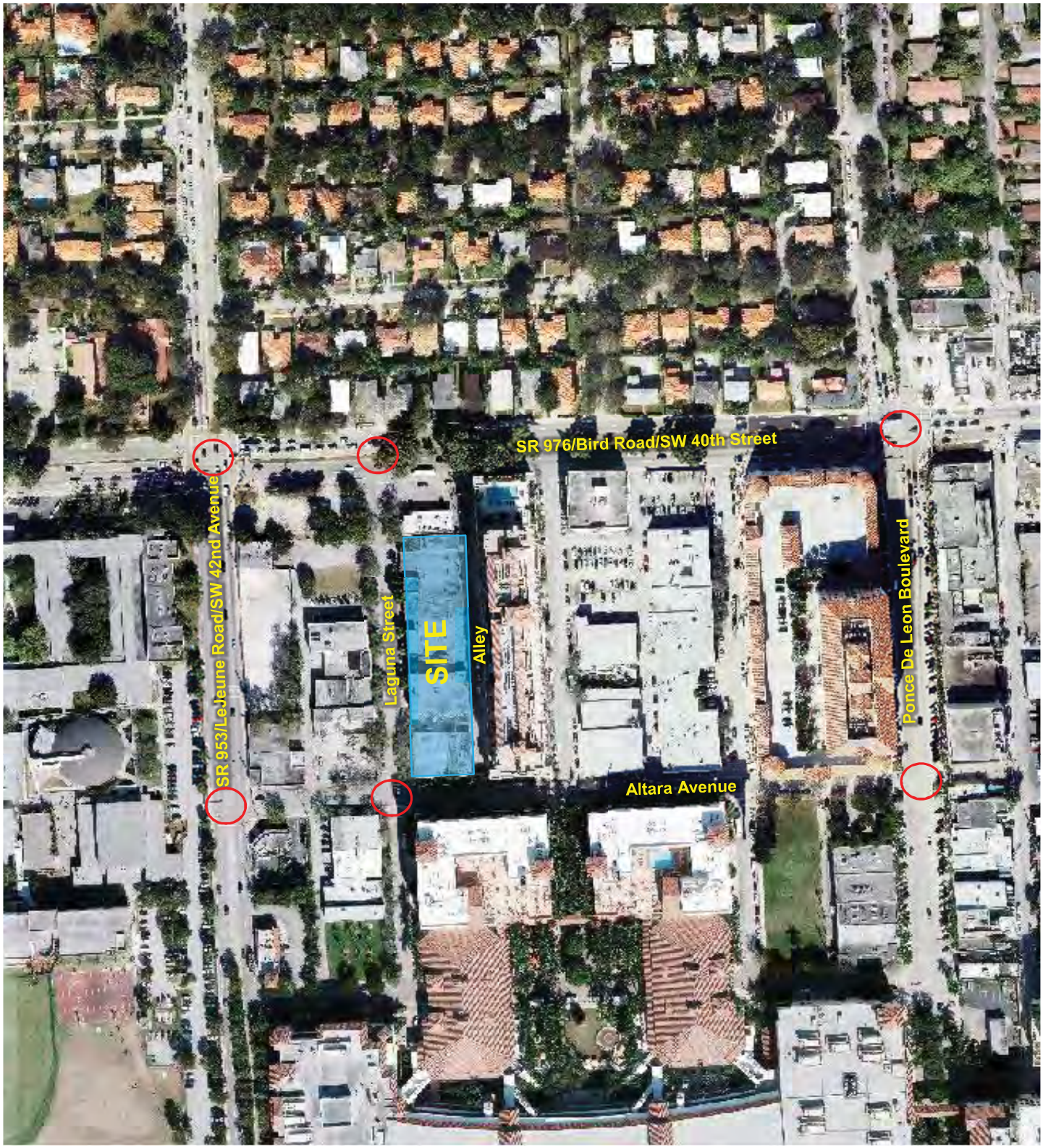

Figure 1
Site Location Map
The Henry
Coral Gables, Florida

Kimley»Horn

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PROJECT TRAFFIC

Project traffic used in this analysis is defined as the vehicle trips expected to be generated by the project and the distribution and assignment of that traffic over the study roadway network.

Existing and Proposed Land Uses

The area proposed for redevelopment is occupied by several commercial/office buildings. The proposed redevelopment will approximately consist of a 123-unit apartment building and 11,000 square feet of specialty retail. To provide for a conservative analyses, no credit was taken for the existing uses on the site.

Project Access

Primary access to the site is proposed via a parking garage entrance/exit on Laguna Street. Loading access is proposed via the existing alley.

Trip Generation

Trip generation calculations for the proposed redevelopment were performed using the Institute of Transportation Engineers' (ITE) *Trip Generation Manual*, 9th Edition. Trip generation was determined using ITE Land Use Codes (LUC) 220 (Apartment) and 826 (Specialty Retail). Table 1 summarizes the project's expected trip generation for the weekday A.M. and weekday P.M. peak hours of adjacent street traffic. As shown in Table 1, this project is expected to generate 64 gross trips during the A.M. peak hour and 133 gross trips during the P.M. peak hour. Detailed trip generation information is included in Appendix C.

Internal Capture Volumes

Internal capture is expected between the complementary land uses within a project. Internal capture trips are trips made among the on-site uses. Internal capture trips for the project were determined based upon methodology contained in the ITE *Trip Generation Handbook*, 3rd Edition. The A.M. peak hour internal capture rate is 0 percent, as the retail was assumed to be closed in the A.M. peak hour. The P.M. peak hour internal capture rate is expected to be 13.5 percent

(13.5%). The applied internal capture percentage is presented in Table 1 and detailed calculations are contained in Appendix C.

Pass-By Capture Volumes

A portion of the driveway volumes at the project site will be the result of new trips on the roadway network. The remainder of the driveway volumes will be trips from the adjacent traffic passing by the site (pass-by capture trips). Pass-by trips are intermediate stops on the way from an origin to a primary trip destination. Pass-by capture rates were estimated using ITE Land Use 820 (Shopping Center). The pass-by percentages were determined based on information provided in the ITE *Trip Generation Handbook*, 3rd Edition. The average pass-by capture used for the uses was 0.0 percent (0.0%) in the A.M. peak hour and 11.3 percent (11.3%) in the P.M. peak hour. The pass-by capture rates expected for the redevelopment are indicated in Table 1. Detailed calculations and figures depicting pass-by project trips are contained in Appendix C.

Net New Project Trips

Net new project trips are equal to the gross project trips minus the internal capture and pass-by capture trips. The net new project trips represent additional vehicles on the roadway network. As shown in Table 1, this project is expected to generate 64 net new trips during the A.M. peak hour and 102 net new trips during the P.M. peak hour.

Table 1: Peak Hour Trip Generation

Land Uses	ITE Code	Scale	Gross Project Trips			Internal Capture		Pass-by Capture		Net New Project Trips		
			Enter	Exit	Total	%	Trips	%	Trips	Enter	Exit	Total
Weekday A.M. Peak Hour [Weekday P.M. Peak Hour]												
Apartment	220	123 d.u.	13 [55]	51 [30]	64 [85]	0.0% [10.6%]	0 [9]	0.0% [0.0%]	0 [0]	13 [48]	51 [28]	64 [76]
Specialty Retail Center	826	11 k.s.f.	0 [21]	0 [27]	0 [48]	0.0% [18.8%]	0 [9]	0.0% [34.0%]	0 [13]	0 [13]	0 [13]	0 [26]
Total			**13 [76]**	**51 [57]**	**64 [133]**	**0.0% [13.5%]**	**0 [18]**	**0.0% [11.3%]**	**0 [13]**	**13 [61]**	**51 [41]**	**64 [102]**

Overall Trip Distribution

The likely distribution of project traffic was forecasted for the trips expected to be generated by the proposed redevelopment. The trip distribution was based on a cardinal trip distribution for the project site's traffic analysis zone (TAZ 1098) obtained from the Miami-Dade Metropolitan Planning Organization's (MPO's) *2040 Cost Feasible Plan* travel demand model. The cardinal trip distribution for TAZ 1098 is provided in Table 2. The distribution data is provided in Appendix D.

Table 2: Cardinal Trip Distribution

Cardinal Direction	Percentage of Trips
North-Northeast	23.1%
East-Northeast	15.3%
East-Southeast	4.3%
South-Southeast	1.8%
South-Southwest	11.1%
West-Southwest	17.5%
West-Northwest	10.2%
North-Northwest	16.6%
Total	**100.0%**

Trip Assignment

Figures 2 through 5 present the project's trip distribution and trip assignment for the weekday A.M. and P.M. peak hours.

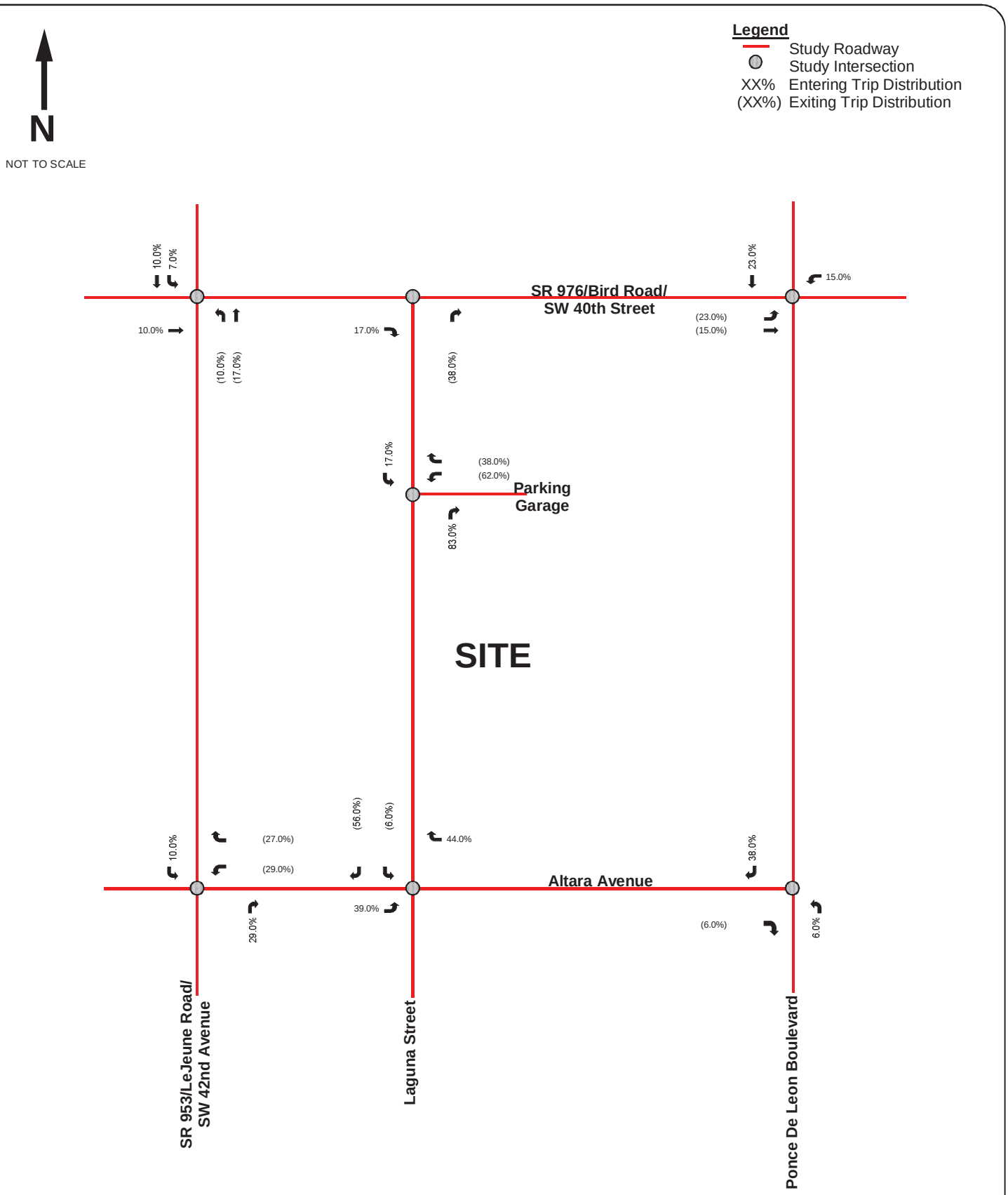

Figure 2
Peak Hour Project Trip Distribution
The Henry
Coral Gables, Florida

Kimley»Horn

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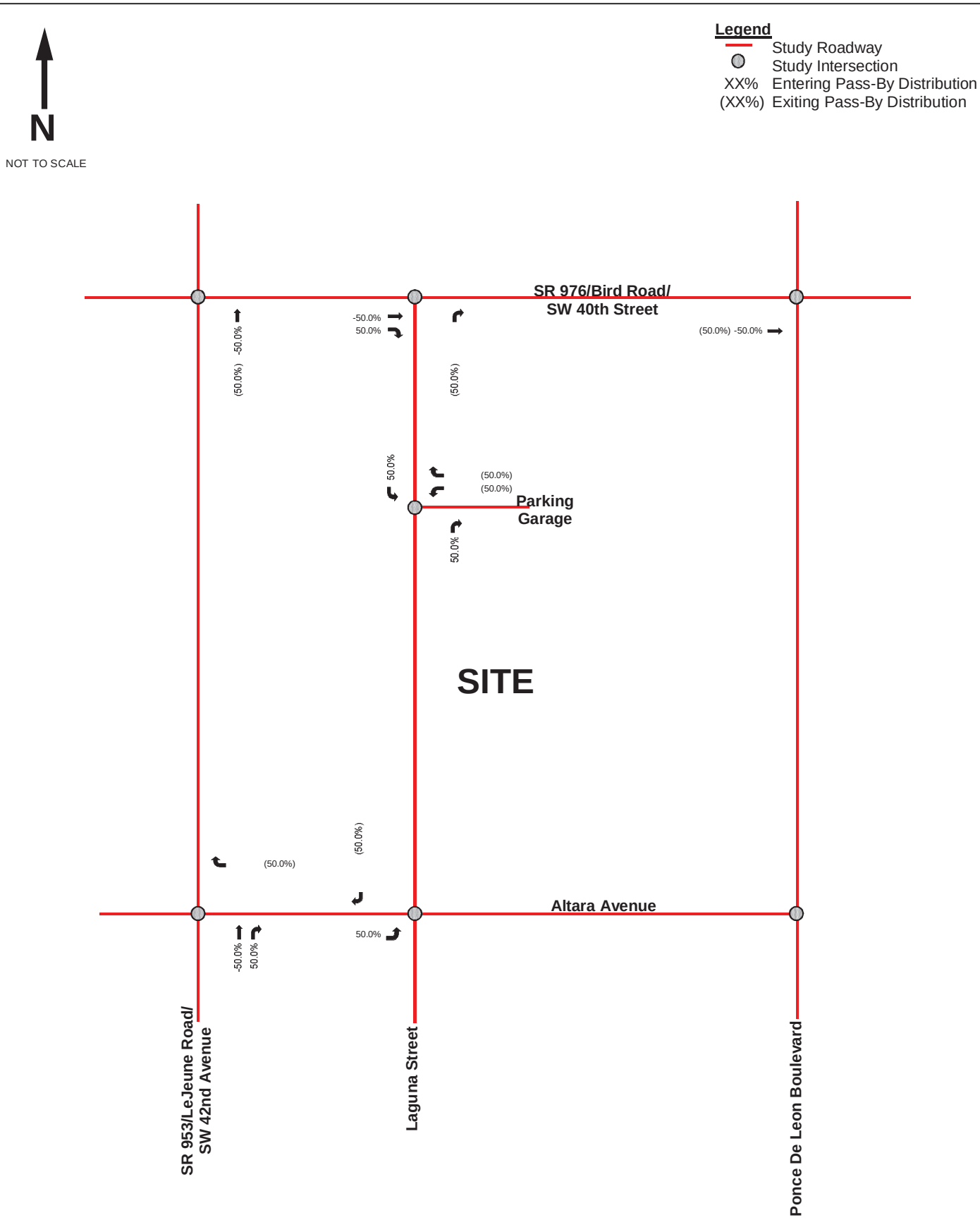

Figure 3
P.M. Peak Hour Pass-By Distribution
The Henry
Coral Gables, Florida

Kimley»Horn

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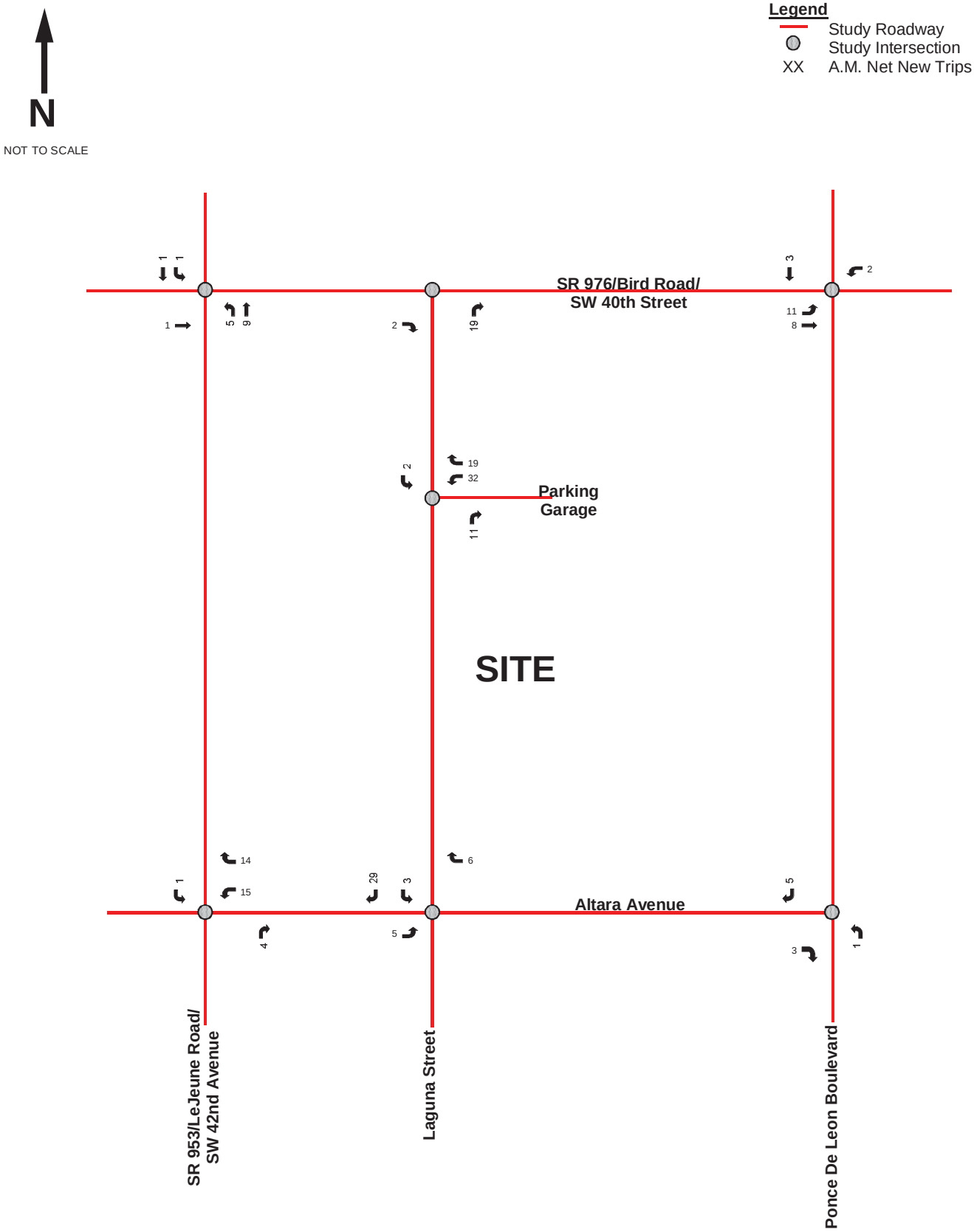

Figure 4
A.M. Peak Hour Project Trip Assignment
The Henry
Coral Gables, Florida

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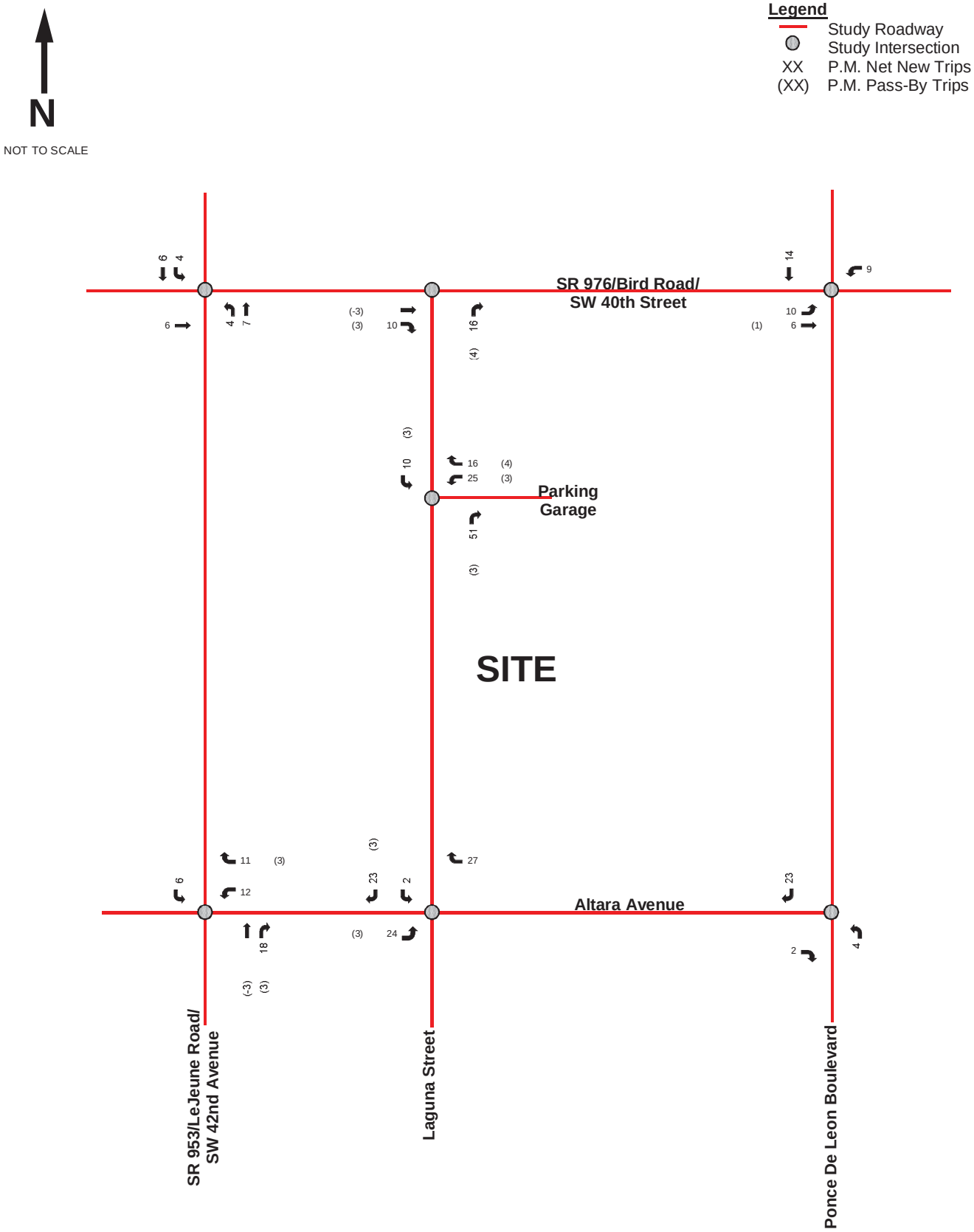

Figure 5
P.M. Peak Hour Project Trip Assignment
The Henry
Coral Gables, Florida

Kimley»Horn

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EXISTING TRAFFIC

A.M. peak period (7:00 to 9:00 A.M.) and P.M. peak period (4:00 to 6:00 P.M.) turning movement counts were collected on March 3, 2016 (Thursday) at the following six (6) intersections:

- SR 953/LeJeune Road/SW 42nd Avenue and SR 976/Bird Road/SW 40th Street
- SR 953/LeJeune Road/SW 42nd Avenue and Altara Avenue
- Laguna Street and SR 976/Bird Road/SW 40th Street
- Laguna Street and Altara Avenue
- Ponce De Leon Boulevard and SR 976/Bird Road/SW 40th Street
- Ponce De Leon Boulevard and Altara Avenue

The volumes were collected in 15-minute intervals and the peak hour was determined for each intersection. The Florida Department of Transportation (FDOT) peak season conversion factor (PSCF) was applied to the traffic counts to adjust the traffic to peak season volumes. The appropriate peak season conversion factor for when the counts were collected is 1.00. The turning movement counts, FDOT peak season factor category reports, and signal timing data provided by Miami-Dade County Department of Transportation and Public Works – Traffic Signals and Signs Division are included in Appendix D. Figure 7 presents the existing turning movement volumes at the study intersections during the weekday A.M. and P.M. peak hours.

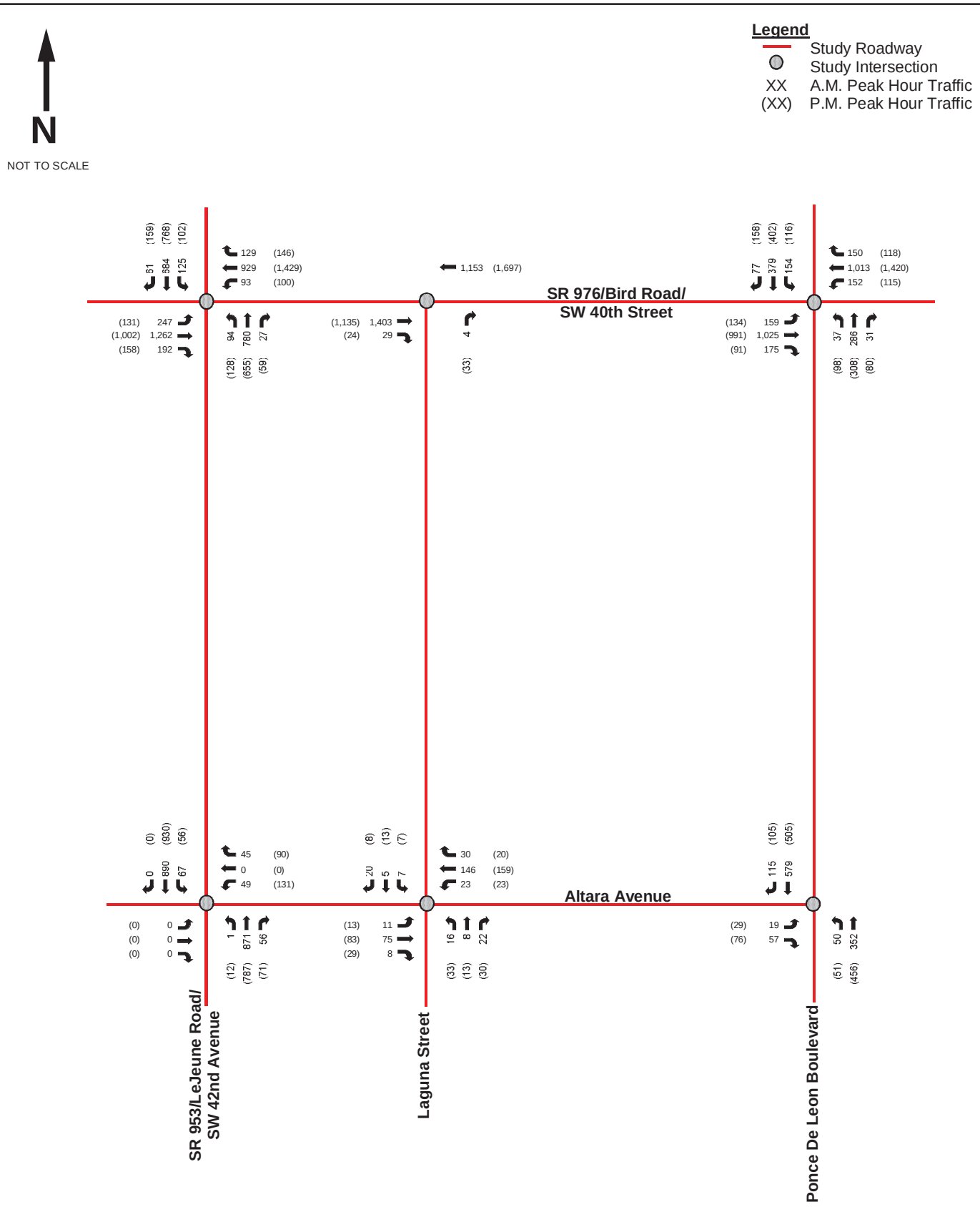

Figure 6
Existing Peak Hour Traffic Conditions
The Henry
Coral Gables, Florida

Kimley»Horn

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FUTURE BACKGROUND TRAFFIC

Future background traffic conditions are defined as expected traffic conditions on the roadway network in the year 2018 without the construction of the proposed project. Future background traffic volumes used in the analysis are the sum of the existing traffic and an additional amount of traffic generated by growth in the study area. Figure 8 presents the year 2018 peak hour background traffic volumes during the weekday A.M. and P.M. peak hours.

Background Area Growth

Future traffic growth on the transportation network was determined based upon historic growth trends at nearby FDOT traffic count stations and based upon the Miami-Dade MPO's projected 2010 and 2040 model network volumes. FDOT count stations referenced in this analysis include:

- Count Station #0082 located on SR 976/Bird Road – 200 feet east of SW 42nd Avenue
- Count Station #1048 located on SR 976/Bird Road – 200 feet west of SW 42nd Avenue
- Count Station #1053 located on SR 953/LeJeune Road – 760 feet east of SW 27th Avenue

The FDOT historic growth rate analysis yielded a negative 0.24 percent (-0.24%) growth rate over the most recent ten (10) year period.

Additionally, the MPO 2010 and 2040 model network volumes were examined to determine the growth trend for the roadway segments near the site location. MPO model roadway segments referenced in this analysis include:

- Ponce De Leon Boulevard
- SR 953/SW 42nd Avenue/LeJeune Road
- SR 976/Bird Road

The MPO model growth rate analysis yielded a 0.64 percent (0.64%) growth rate. To provide for a conservative analysis, a 1.0 percent (1.0%) growth rate was applied annually to the existing

traffic volumes to attain future (2018) background traffic conditions. The worksheets used to analyze the historic growth trends are included in Appendix E.

Committed Developments

The City of Coral Gables identified no committed developments within the area of the project location as part of the methodology approval.

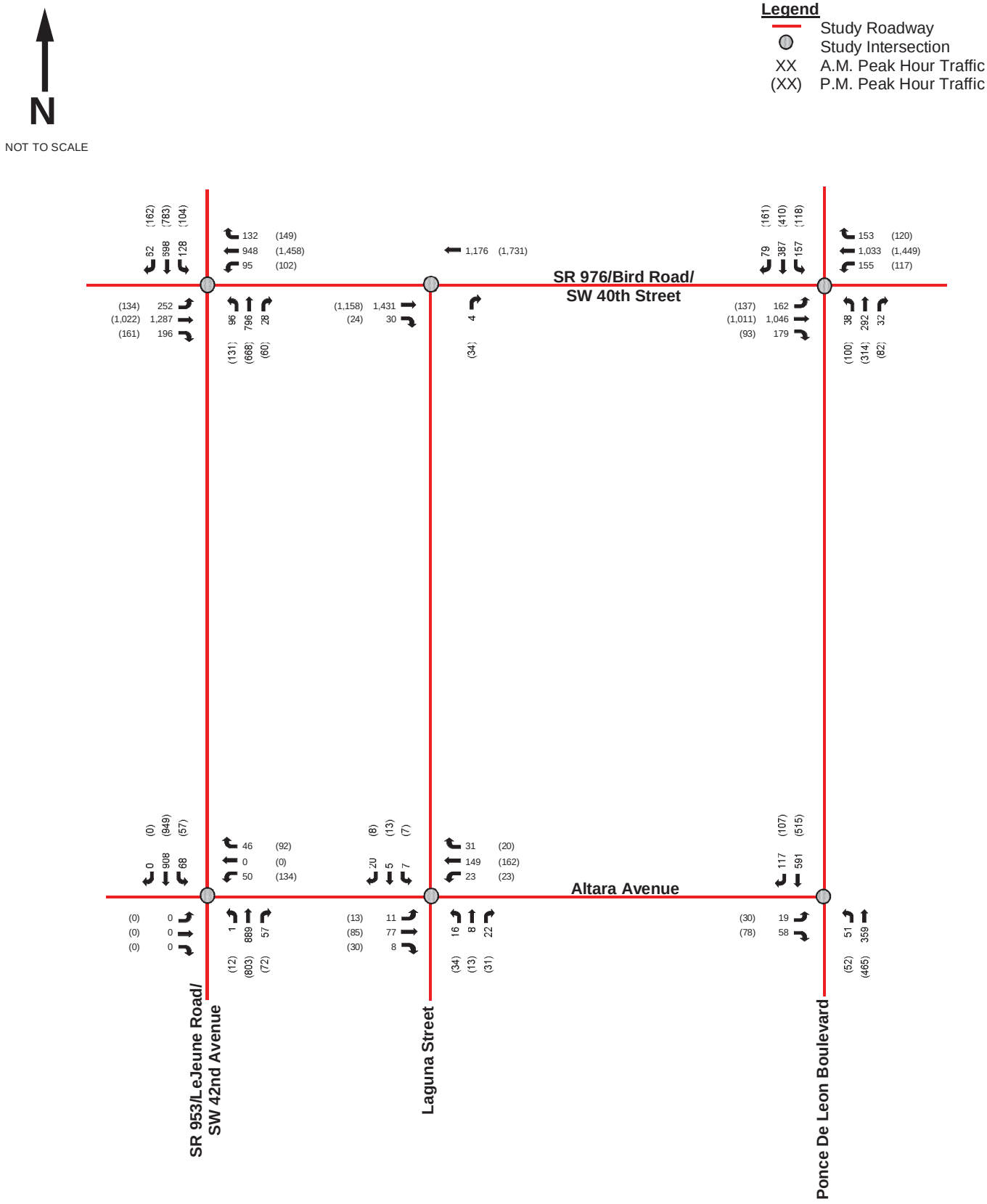

Figure 7
Future Background Peak Hour Traffic Conditions
The Henry
Coral Gables, Florida

Kimley»Horn

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FUTURE TOTAL TRAFFIC

Future total traffic conditions are defined as the expected traffic conditions in the year 2018 after the opening of the project. Figure 9 presents the future traffic volumes for the weekday A.M. and P.M. peak hours. Volume development worksheets for the study intersections are included in Appendix F.

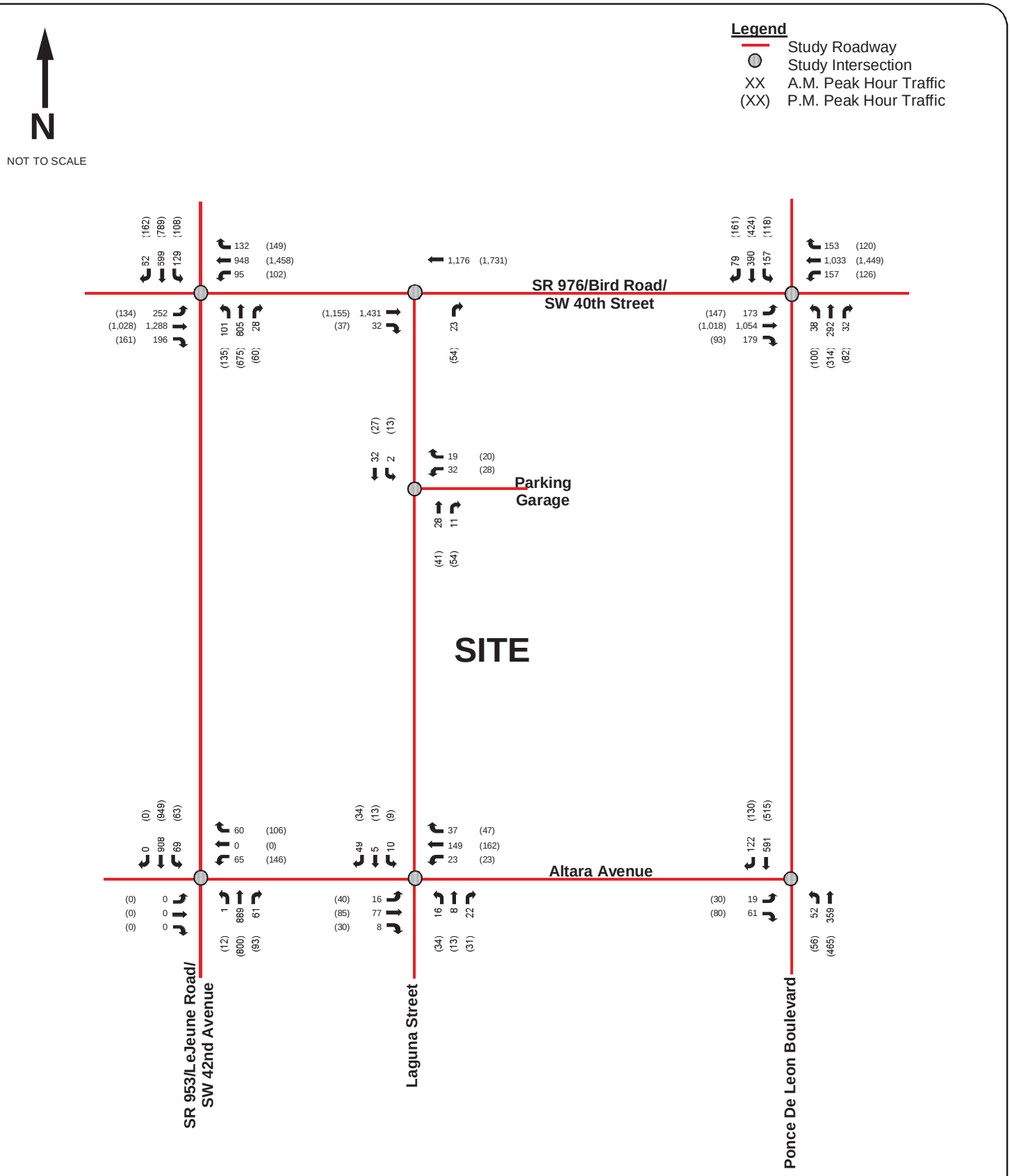

Figure 8
Future Total Peak Hour Traffic Conditions
The Henry
Coral Gables, Florida

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INTERSECTION CAPACITY ANALYSIS

The operating conditions were analyzed for the study intersections. Three (3) scenarios (existing conditions, future background conditions, and future total conditions) were analyzed using Trafficware's *SYNCHRO 9.0* Software which applies methodologies outlined in the *Highway Capacity Manual, 2010 Edition*. Synchro worksheets for the study intersections are included in Appendix G. A summary of the intersection and driveway analyses for the A.M. and P.M. peak hours are presented in Tables 3 and 4. As these tables indicate, all study intersections are expected to operate better than the adopted level of service (LOS E) overall during the A.M. and P.M. peak hours under existing year 2016 conditions, background year 2018 conditions, and future total year 2018 conditions.

Table 3: A.M. Peak Hour Intersection Capacity Analysis

Intersection	Traffic Control	Overall LOS/Delay	Approach LOS			
			EB	WB	NB	SB
Existing Conditions (Future Background Conditions) [Future Total Conditions]						
SR 953/Le Jeune Road at SR 976/Bird Road/SW 40th Street	Signalized	D/44.6 sec (D/45.8 sec) [D/46.2 sec]	C (C) [C]	C (C) [C]	E (E) [F]	E (E) [E]
SR 953/Le Jeune Road at Altara Avenue	Signalized	A/4.4 sec (A/4.4 sec) [A/5.5 sec]	- (-) [-]	F (F) [F]	A (A) [A]	A (A) [A]
Laguna Street at SR 976/Bird Road/SW 40th Street	One-Way Stop Controlled	(1)	(2)	(2)	C (C) [C]	N/A
Laguna Street at Altara Avenue	Two-Way Stop-Controlled	(1)	(2)	(2)	B (B) [B]	B (B) [B]
Ponce De Leon Boulevard at SR 976/Bird Road/SW 40 Street	Signalized	C/27.7 sec (C/28.1 sec) [C/28.2 sec]	B (B) [B]	B (B) [B]	E (E) [E]	E (E) [E]
Ponce De Leon Boulevard at Altara Avenue	One-Way Stop-Controlled	(1)	C (C) [C]	N/A	(2)	(2)
Laguna Street at Parking Garage	One-Way Stop-Controlled	(1)	N/A	- (-) [A]	(2)	(2)

Notes: (1) Overall intersection LOS is not defined, as intersection operates under stop-control conditions.
(2) Approach operates under free-flow conditions. LOS is not defined.

Table 4: P.M. Peak Hour Intersection Capacity Analysis						
Intersection	Traffic Control	Overall LOS/Delay	Approach LOS			
			EB	WB	NB	SB
Existing Conditions (Future Background Conditions) [Future Total Conditions]						
SR 953/Le Jeune Road at SR 976/Bird Road/SW 40th Street	Signalized	D/43.4 sec (D/44.7 sec) [D/45.5 sec]	C (C) [C]	C (C) [C]	E (E) [E]	E (E) [E]
SR 953/Le Jeune Road at Altara Avenue	Signalized	A/9.7 sec (A/9.8 sec) [B/11.5 sec]	- (-) [-]	F (F) [F]	A (A) [A]	A (A) [A]
Laguna Street at SR 976/Bird Road/SW 40th Street	One-Way Stop Controlled	(1)	(2)	(2)	B (B) [B]	N/A
Laguna Street at Altara Avenue	Two-Way Stop-Controlled	(1)	(2)	(2)	B (B) [B]	B (B) [B]
Ponce De Leon Boulevard at SR 976/Bird Road/SW 40 Street	Signalized	C/30.8 sec (C/31.4 sec) [C/31.9 sec]	B (B) [B]	B (B) [B]	E (E) [E]	E (E) [E]
Ponce De Leon Boulevard at Altara Avenue	One-Way Stop-Controlled	(1)	C (C) [C]	N/A	(2)	(2)
Laguna Street at Parking Garage	One-Way Stop-Controlled	(1)	N/A	- (-) [A]	(2)	(2)

Notes: (1) Overall intersection LOS is not defined, as intersection operates under stop-control conditions.
(2) Approach operates under free-flow conditions. LOS is not defined.

MULTIMODAL IMPROVEMENTS

Amenities to improve connectivity and accessibility for alternative modes of travel to reduce the vehicular impacts of the project on the surrounding roadway network are proposed in the project's vicinity:

- Enhanced sidewalk and pedestrian areas that include wide sidewalks, landscaping, and enhanced streetscape features
- Secured bicycle parking areas

CONCLUSIONS

This analysis has addressed traffic-related impacts associated with the proposed The Henry redevelopment project in the City of Coral Gables, Florida. Based on the results of the analysis, the following is concluded:

- The project is expected to generate 64 new trips during the A.M. peak hour and 102 new trips during the P.M. peak hour.
- Intersection capacity analyses indicate that the study intersections are expected to operate better than the adopted level of service (LOS E) overall during the A.M. and P.M. peak hours under all analysis conditions.
- The project includes improvements to improve connectivity and accessibility for alternative modes of travel including the following:
    - Enhanced sidewalk and pedestrian areas that include wide sidewalks, landscaping, and enhanced streetscape features
    - Secured bicycle parking areas

CFN: 20150265581 BOOK 29591 PAGE 3292
DATE:04/27/2015 08:47:38 AM
DEED DOC 66,000.00
SURTAX 49,500.00
HARVEY RUVIN, CLERK OF COURT, MIA-DADE CTY

Prepared by:
Richard N. Schermer, Esq.
Pathman Lewis, LLP
One Biscayne Tower, Suite 2400
2 South Biscayne Blvd.
Miami, FL 33131

Folio Nos.: 03-4120-017-0450
03-4120-017-0480

SPECIAL WARRANTY DEED

THIS INDENTURE is made as of this 24th day of April, 2015, between Merrick Partners, LLC, a Florida limited liability company with an address of 9955 N. Kendall Drive, Suite 205, Miami, FL 33176 (hereinafter referred to as "Grantor"), in favor of Terrace Mountain Investors IV, LLC, a Texas limited liability company (hereinafter referred to as "Grantee"), with an address of 4407 Bee Caves Road, 1-122, Austin, Texas 78746 ("Grantor" and "Grantee" to include their respective heirs, successors, executors, administrators, legal representatives and assigns where the context requires or permits).

W I T N E S S E T H:

Grantor, for and in consideration of the sum of Ten and No/100 Dollars ($10.00) and other good and valuable consideration the receipt, adequacy and sufficiency of which are hereby acknowledged by Grantor, does hereby grant, bargain, sell, convey and confirm unto Grantee all of Grantor's right, title and interest in and to that certain tract or parcel of land lying and being in Miami-Dade County, Florida, and being more particularly described as follows:

SEE EXHIBIT "A" ATTACHED HERETO

together with any and all interests in land, estates, easements, rights, improvements and appurtenances thereto (collectively, the "Property").

SUBJECT, HOWEVER, to **SEE EXHIBIT "B" ATTACHED HERETO** (all of the foregoing recorded in the public records of Miami-Dade County, Florida), real property taxes, assessments and special district levies/assessments, for the year 2015 and for subsequent years; zoning and other regulatory laws and ordinances affecting the Property; and easements, reservations, restrictions and rights of way, if any, but this reference shall not operate to reimpose same.

TOGETHER with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining.

TO HAVE AND TO HOLD the same in fee simple forever.

AND the Grantor hereby covenants with said Grantee that it is lawfully seized of the Property hereby conveyed in fee simple; that it has good right and lawful authority to sell and convey said Property; and Grantor will warrant and forever defend the right and title to the above-described Property unto the said Grantee against the lawful claims of all persons claiming by, through or under Grantor.

(SIGNATURE PAGE TO FOLLOW)

IN WITNESS WHEREOF, the Grantor has signed and sealed this Indenture as of the date first above written.

Signed, sealed and delivered in the presence of:

GRANTOR:

MERRICK PARTNERS, LLC,
a Florida limited liability company

Witness: _____
Print Name: BEATRIZ SOSA

Witness: _____
Print Name: LOIS DOCKERY

By: SGS Gables Properties, LLC, a Florida limited liability company, Managing Member

By: _____
Steven Schiff, Manager

STATE OF FLORIDA

COUNTY OF MIAMI-DADE

The foregoing instrument was acknowledged before me this 23 day of April, 2015, by Steven Schiff, as Manager of SGS Gables Properties, LLC, a Florida limited liability company, Managing Member of Merrick Partners, LLC, a Florida limited liability company, on behalf of the company, who personally appeared before me, and is [✓] personally known to me or [ ] has produced a driver's license as identification.

_____
Notary Public
Print Name: BEATRIZ SOSA

BEATRIZ SOSA
Notary Public - State of Florida
Commission # FF 217409
My Comm. Expires Apr 5, 2019
Bonded through National Notary Assn.

My Commission Expires: _____

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EXHIBIT "A"

LEGAL DESCRIPTION

Lots 22, 23, 24 and the South 4.9 feet of Lot 25, the North 20.1 feet of Lot 25, all of Lots 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, inclusive, Block 2, REVISED PLAT OF CORAL GABLES INDUSTRIAL SECTION, according to the Plat thereof, as recorded in Plat Book 28, at Page 22, of the Public Records of Miami-Dade County, Florida.

EXHIBIT "B"

PERMITTED EXCEPTIONS

1. Easement recorded in Deed Book 839, Page 106.

2. Subject to Deed re: Street Lighting System in favor of Utilities Land Company recorded in Official Records Book 939, Page 435, and Assigned in Deed Book 1004, Page 496.

3. Deed re: Water System in favor of Utilities Land Company recorded in Deed Book 939, Page 443, and Assigned in Deed Book 1004, Page 499.

4. Covenants, conditions and restrictions recorded April 17, 1980 in Official Records Book 10721, Page 1208.

5. Covenants, conditions and restrictions recorded July 21, 1980 in Official Records Book 10814, Page 989.

6. Rights of tenants, as tenants only, with no options, rights of first refusal or other rights to purchase the insured land, as listed on the attached Exhibit "C" shown herein.

7. Survey prepared by HSQ Group, Inc., dated 1/23/14, revised 3/11/15, under Job No. 1401.03, shows the following:

   a. Concrete slab encroaches over East property line onto adjacent alley.
   b. Entrance steps encroach over property line on East and West sides of subject property.

EXHIBIT "C"

LEASES

1) Lease Agreement dated January 8, 2013, between Kristina Steffner and Ricardo Diaz-Albertini d/b/a Blooming Jubilee, Tenant and Merrick Partners, LLC, a Florida limited liability company, Landlord for the property located at 4111 Laguna Street, Suite 411,
Coral Gables, FL 33146.

2) Lease Agreement dated July 20, 2010, between The Chrysalis Center, Inc., Tenant and Merrick Partners, LLC, a Florida limited liability company, Landlord for the property located at 351 Altara Avenue, Suite A&B and 4061 Laguna Street, Coral Gables, FL 33146.

3) Lease Agreement dated August 15, 2009, between Jorge Saez, Tenant and Merrick Partners, LLC, a Florida limited liability company, Landlord for the property located at 4101 Laguna Street, Suite 4101, Coral Gables, FL 33146.

4) Lease Agreement dated April 22, 2014, between OLIVICO Incorporated, Tenant and Merrick Partners, LLC, a Florida limited liability company, Landlord for the property located at 4065 Laguna Street, Suite 4065, Coral Gables, FL 33146.

5) Lease Agreement dated December 26, 2013, between Omnium Bicycles, Inc., Tenant and Merrick Partners, LLC, a Florida limited liability company, Landlord for the property located at 4107 Laguna Street, Suite 4107, Coral Gables, FL 33146.

6) Lease Agreement dated February 21, 2014, between Triton Web Properties, Inc., Tenant
and Merrick Partners, LLC, a Florida limited liability company, Landlord for the property
located at 4135 Laguna Street, Suite 4135, Coral Gables, FL. 33146.