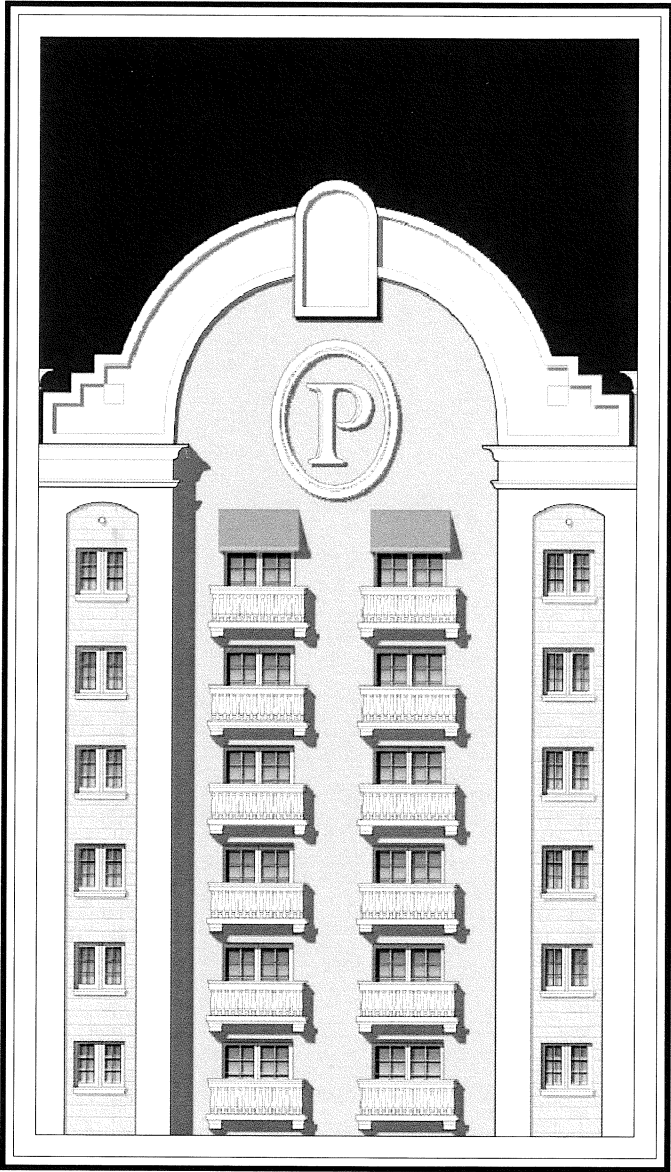
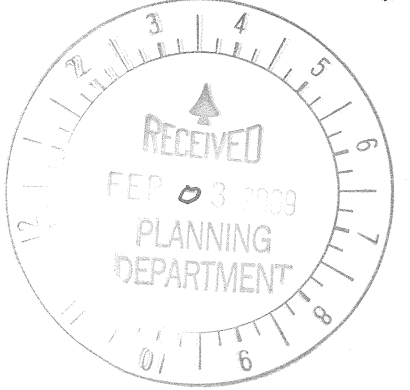
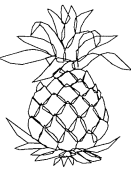




Planning and Zoning Board
PAD and Comp Plan Ammendment
February 11th 2009



The Palace - Coral Gables

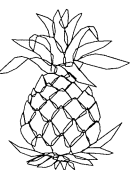
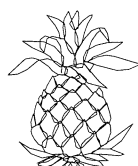
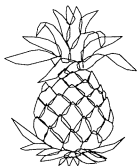


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Mario J. Garcia-Serra
Tel. (305) 579-0837
Fax (305) 961-5837
garcia-serram@gtlaw.com

February 3, 2009

Mr. Eric Riel
Planning Director
City of Coral Gables
427 Biltmore Way, Suite 201
Coral Gables, FL 33134

**Re: The Palace at Coral Gables / 30 and 83 Andalusia Avenue /
Comprehensive Land Use Plan Application, Planned Area Development,
and Site Plan Review Application / Consolidated Letter of Intent**

Dear Mr. Riel:

On behalf of The Palace Management Group, LLC, (the "Applicant"), we respectfully submit this letter of intent along with the enclosed applications for an amendment to the Future Land Use Map, (the "FLUM"), of the Comprehensive Land Use Plan, (the "CLUP"), Planned Area Development, ("PAD"), approval, and site plan approval for the proposed 9 story, 245 unit, Senior Housing Facility tentatively named "The Palace at Coral Gables". This facility will be located at the present site of the City owned parking lot on Andalusia Avenue and the neighboring former Melody Inn site along with a new municipal parking garage to be located on the south side of Andalusia Avenue. This new parking garage will replace the currently existing parking garage and will accommodate the parking needs of the new Senior Housing Facility as well as replace the municipal parking spaces which presently exist on the site of the future Senior Housing Facility. The Applicant was awarded the right to develop this project through a request for proposal, "RFP", process and has entered into a long term lease with the City for the project site. This development has already been reviewed and approved by the Development Review Committee and the Board of Architects and still requires the review of the Planning and Zoning Board and the approval of the City Commission.

The building is designed in a Mediterranean architectural style and will provide pedestrian access to the adjacent Miracle Mile shops. Along with the above referenced applications, the Applicant is submitting an application to the Public Works Department for minor encroachments into the public right of way. The development as proposed requires an amendment to the FLUM so as to designate the property on the north side of Andalusia Avenue where the proposed senior housing facility will be located as "Commercial Use - High Rise Intensity" in order to accommodate 9 stories within 101 linear feet of height. The

current designation is "Commercial Use - Mid Rise Intensity" which permits 97 linear feet and 8 stories. We believe that this change of designation is consistent with the overall master plan and will result in approximately the same linear foot height with one additional story of much needed senior housing space. PAD approval is being requested so as to obtain some minor setback relief. We are confident that "The Palace at Coral Gables" will serve as a state of the art luxury residence for Coral Gables' senior citizens and that it will be a worthy architectural addition to the "City Beautiful". Accordingly, we respectfully request your favorable review of these applications and look forward to working with you. Thank your for your attention to this matter.

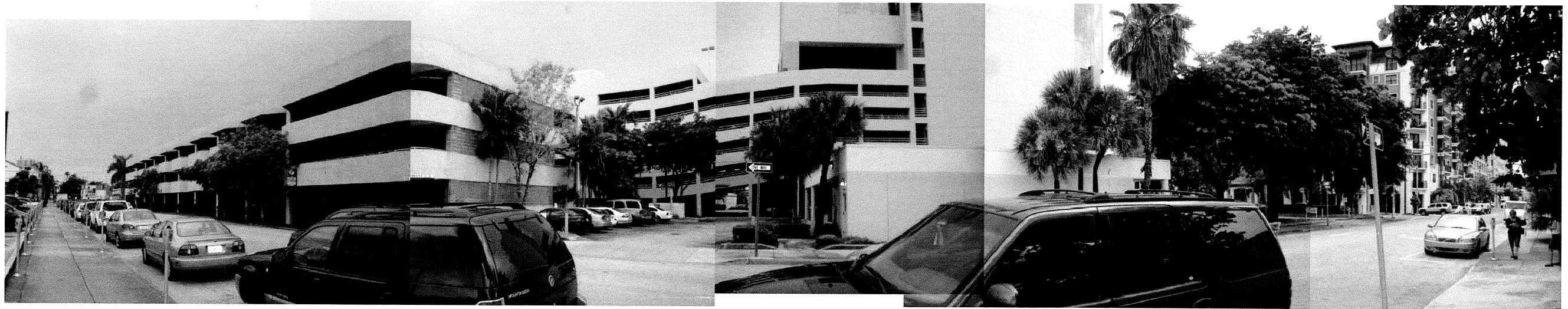
Best regards,



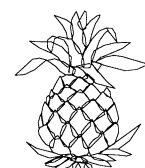
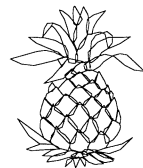
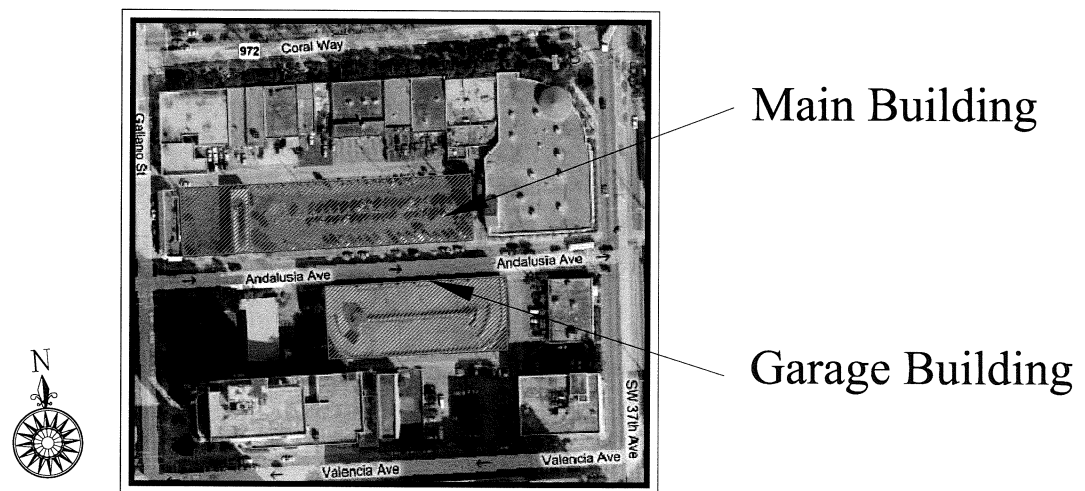
Mario J. Garcia-Serra

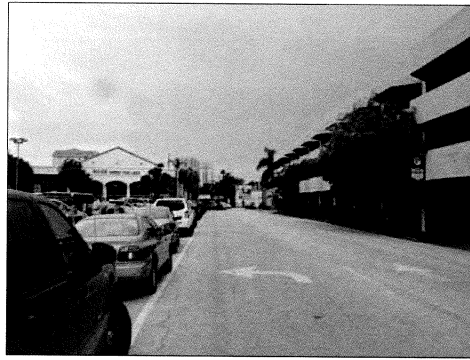


North Viewing Panoramic



South Viewing Panoramic





(a)



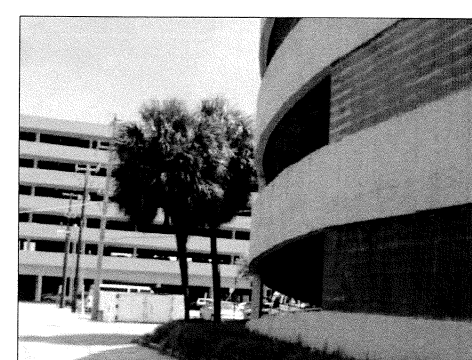
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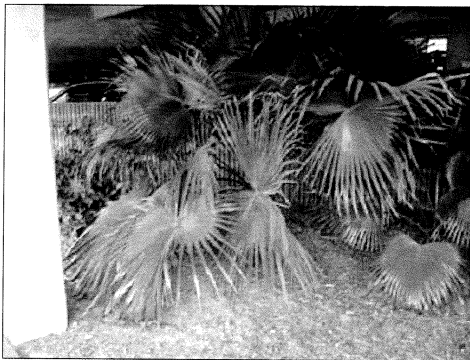
(c)



(d)



(e)



(f)



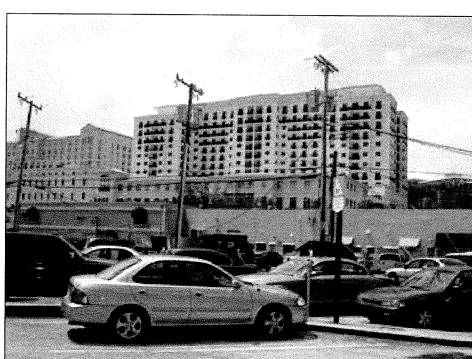
(g)



(h)



(j)



(k)



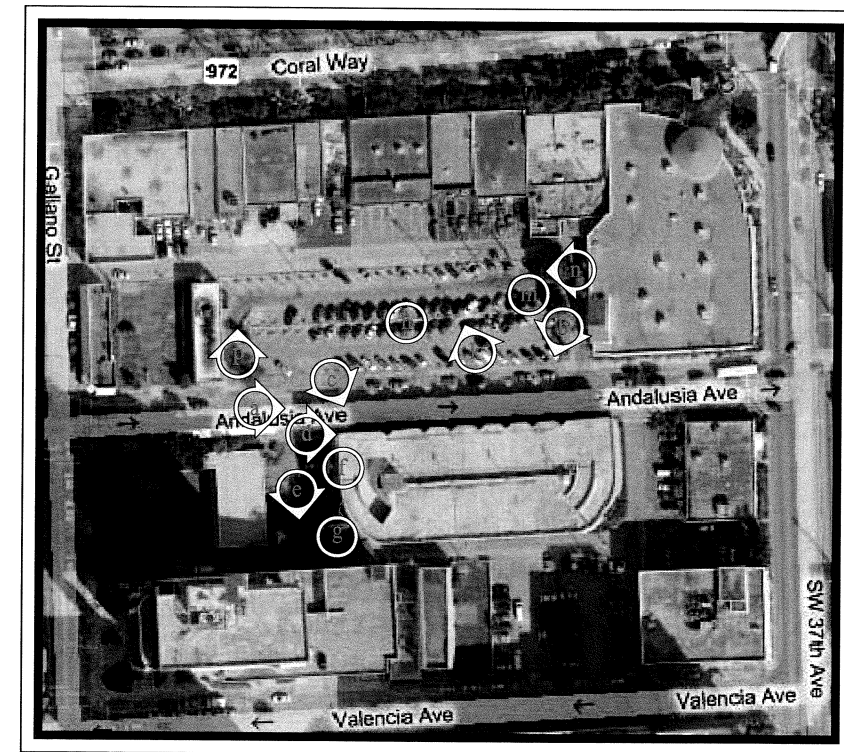
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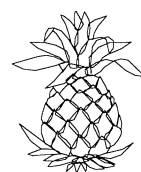
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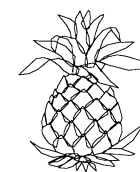
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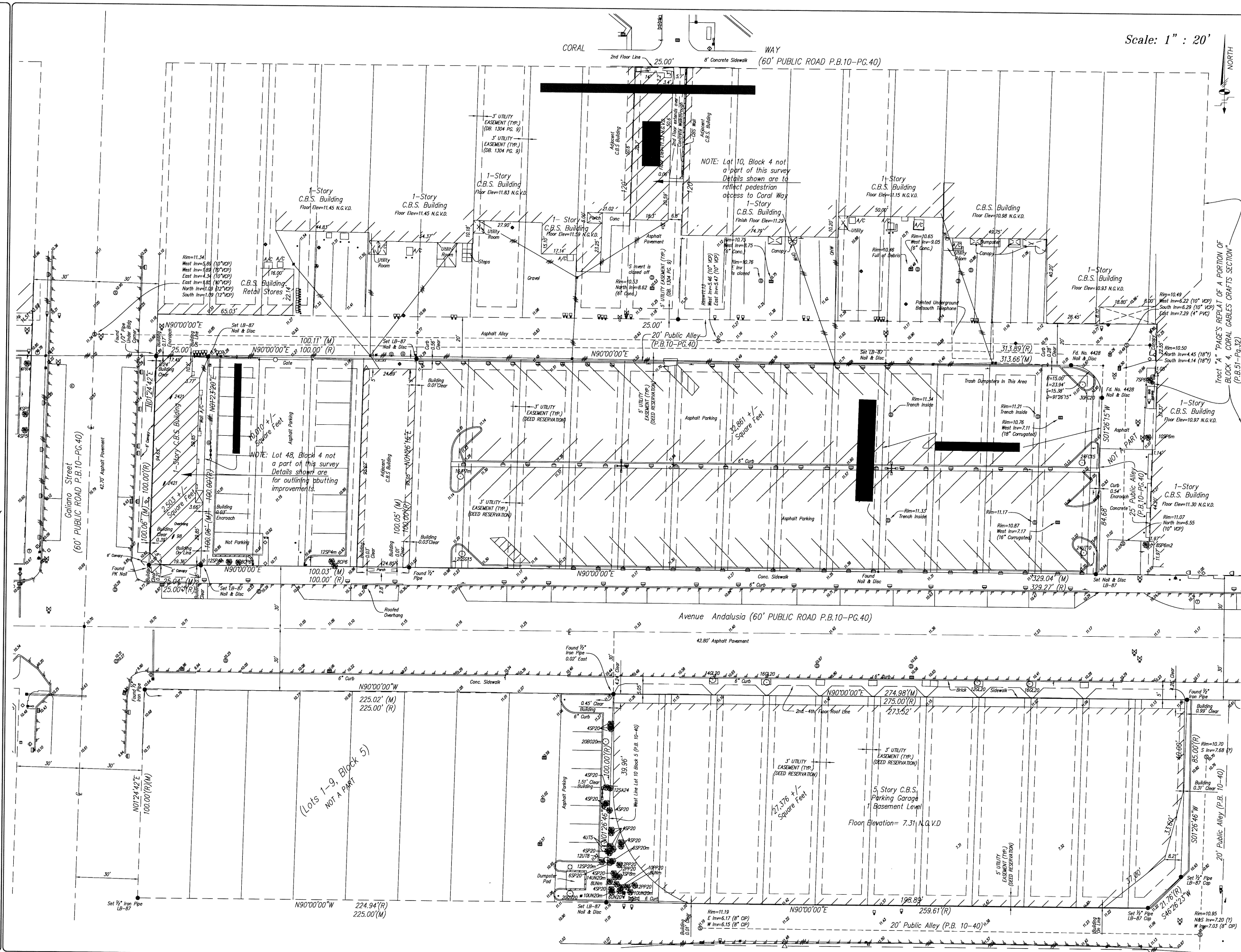
Aerial Photo
Existing Site



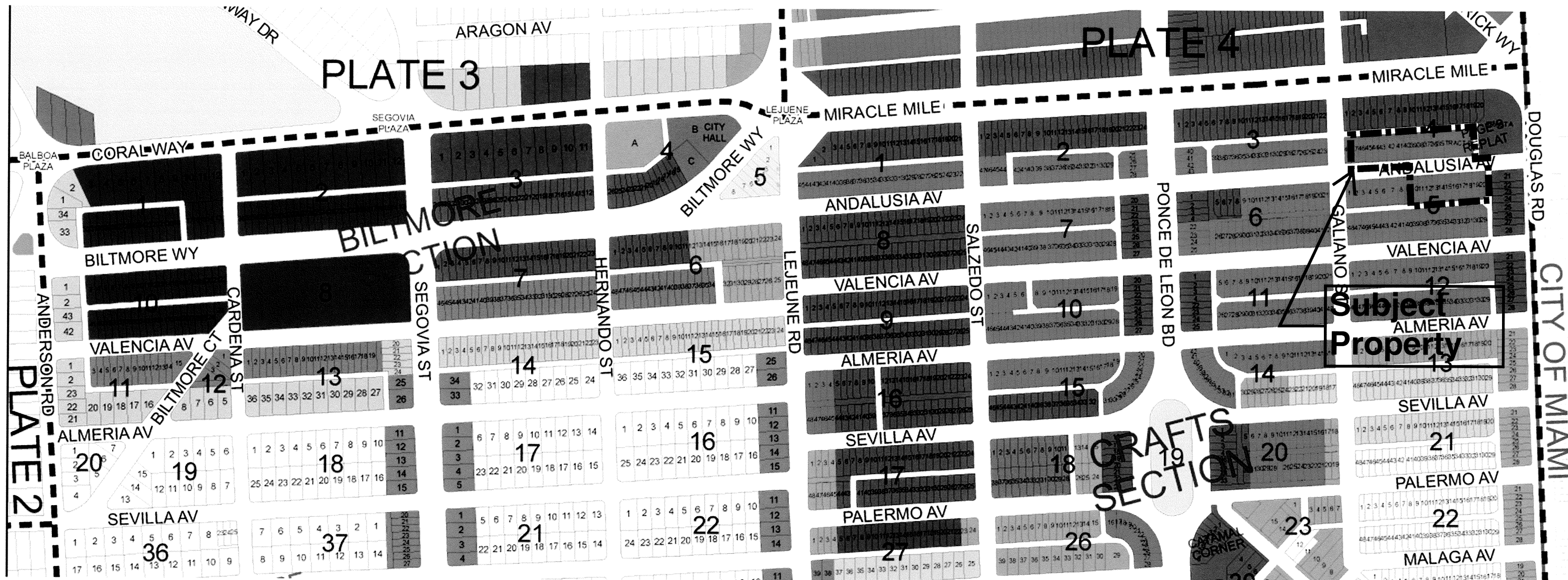
The Palace - Coral Gables



Site Pictures
Existing Site



Page 5 of 40



0 150 300 450 600 Feet

Land Use Classifications

Commercial Use

- Low-Rise Intensity (4 Stories; 3.0 F.A.R.)
- Mid-Rise Intensity (6 Stories; 3.0 F.A.R.)
- High-Rise Intensity (13 Stories; 3.0 F.A.R.)

Parks and Recreational Use

- Open Space
- Conservation Areas
- Public Buildings and Grounds

Residential Use (Multi-Family)

- Duplex Density (9 Units/Acre)
- Low Density (4 Stories; 20 Units/Acre)
- Medium Density (6 Stories; 40 Units/Acre)
- High Density (13 Stories; 60 Units/Acre)

Residential Use (Single-Family)

- Low Density (6 Units/Acre)
- High Density (9 Units/Acre)

- Industrial Use
- University Use
- Educational Use
- Hospital Use
- Religious/Institutional

Plate 6 of 18

Land Use Map

City of Coral Gables

Planning Department

January 2007



NorthWest Aerial



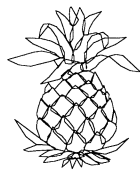
NorthEast Aerial



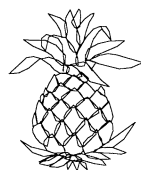
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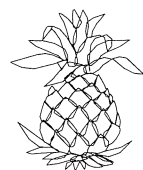
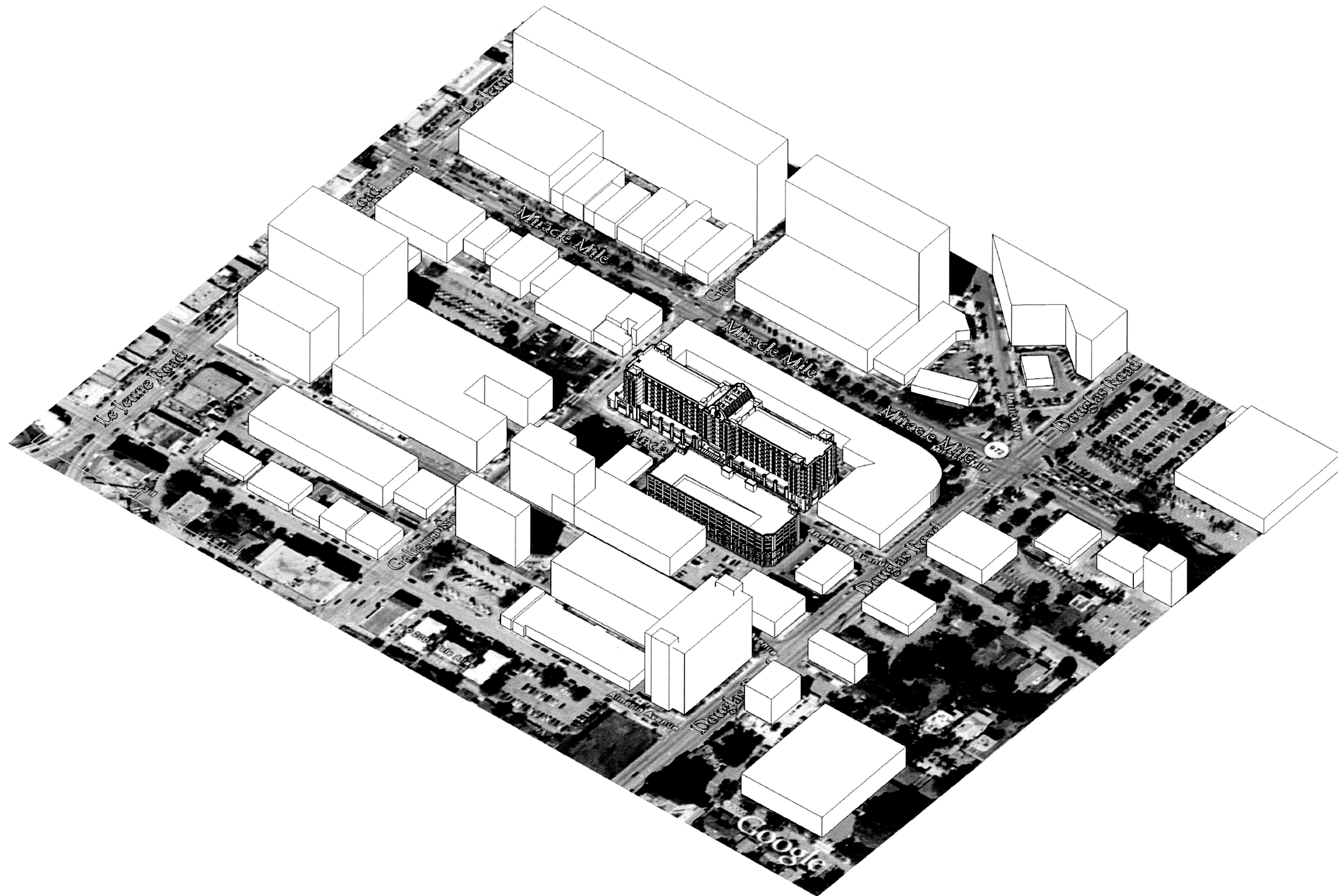


SouthEast Aerial

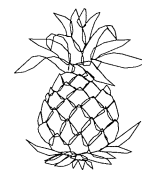


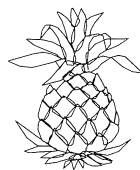
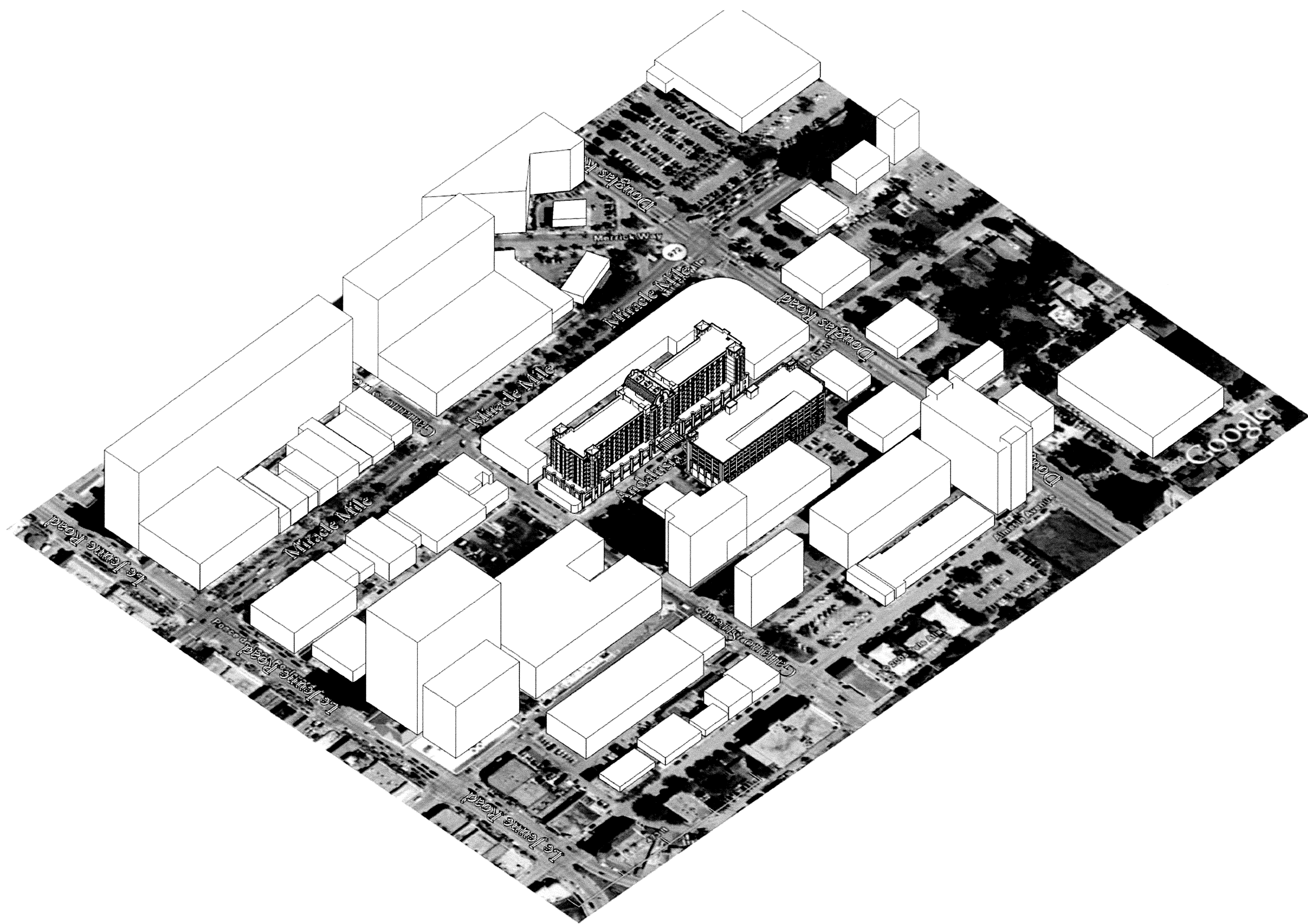
The Palace - Coral Gables



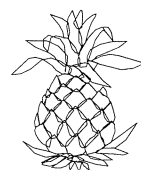


The Palace - Coral Gables



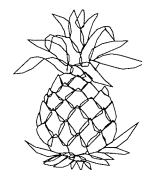


The Palace - Coral Gables





The Palace - Coral Gables



ZONING DATA

ZONING DESIGNATION:		PAD District w/Conditional Use (underlying Commercial)	
COMPREHENSIVE LAND USE:		COMMERCIAL HIGH DENSITY (with Comp Plan Ammendment)	
DESIGN GUIDELINE CRITERIA:		ALF DESIGN STANDARDS	
SITE AREA:		42,871 s.f. + 27,376 s.f. = 70,247 s.f. (1.61 ACRES)	
		MAIN BUILDING	PARKING GARAGE
	ALLOWABLE:	PROPOSED:	PROPOSED:
F.A.R.	3.5 MAX. (w/Med Bonus)	3.5 MAX.	3.5 MAX.
	245,865 s.f.	240,906 s.f.	4,887 s.f.
UNIT DENSITY	290 UNITS 180 Units per Acre	243 UNITS	NA
	(180 for Commercial High Density)		
BUILDING HEIGHT:	101'-0" (Commerical High Density)	101'	75'-4" (97' allowable Commerical Mid Density)
ARCHITECTURAL ELEMENT:	33'-8" (1 of Allowable Height)	33'-4"	25' (1/3 of 75'-4")
NUMBER OF STORIES:	15 Floors (w/Med bonus)	9 STORIES	7 STORIES
SET BACKS	REQUIRED: (as per PAD)	PROPOSED:	PROPOSED:
FRONT STREET:	0'-0"	0'-0"	0'-0"
ABOVE 45'	0'-0"	1'-0"	0'-0"
SIDE:	0'-0"	0'-0"	0'-0"
SIDE ALLEY:	0'-0"	0'-0"	0'-0"
REAR ALLEY:	0'-0"	0'-0"	0'-0"
LANDSCAPE	14,050 sq.ft.	20,418 sq.ft.	268 sq.ft.
(On site for PAD)	20% Open Urban space as per PAD		
LANDSCAPE	To comply with Commercial District req. and Streetscape Master Plan	Refer to Landscape Drawings	Refer to Landscape Drawings
(off-site/Public Right of Way)		(Design has been coordinated with Public Works)	(Design has been coordinated with Public Works)
PARKING DATA	REQUIRED:	PROPOSED:	PROPOSED:
EXISTING TO BE REPLACED:	337 (239 parking garage + 98 surface lot)	98 (replacement for surface lot)	239 (replacement for parking garage)
RETAIL:	56 (1 per 250sq.ft. for 14,077sq.ft.)	40 (1 per 250sq.ft. for 10,007sq.ft.)	16 (1 per 250sq.ft. for 4,070sq.ft.)
BOH (non-ALF):	14 (1 per 250sq.ft. for 3,329sq.ft.)	11 (1 per 250sq.ft. for 2,718sq.ft.)	3 (1 per 250sq.ft. for 611sq.ft.)
EMPLOYEES:	20 (1 per full time employee)	20 (per any given shift)	NA
ALF:	122 (1/3 space per every unit x 243 units)	122 (1/3 space per every unit x 243 units)	NA
			16 (surplus parking provided)
TOTAL:	549 parking spaces	565 parking spaces	
ACCESSIBLE PARKING:			
ALF:	0 (full time valet building parking only)	0 (full time valet building parking only)	NA
REPLACEMENT:	13 (1 per 25 spaces of 337)	NA	13 (1 per 25 spaces of 337)
RETAIL:	3 (1 per 25 spaces of 56)	2 parking spaces	1 parking space
TOTAL:	16 parking spaces	2 parking spaces	14 parking spaces
LOADING SPACES:			
TOTAL:	2 loading spaces	3 loading spaces (10'w x 25'd x 14'h)	1 loading space (10'w x 25'd x 14'h)

LAND DATA

Lot 9 - 45 Andalusia Avenue
CORAL GABLES CRAFTS SECTION
PB-10-40, Lots 35 thru 47, Blk.4

Folio No. 03 4117 005 0890
03 4117 005 0971
03 4117 005 0980
03 4117 005 0990

Zoning: CB (existing)

Garage 5 - 50 Andalusia Avenue
CORAL GABLES CRAFTS SECTION
PB-10-40, Lots 10 thru 20, Blk. 5
Lot Size Irregular

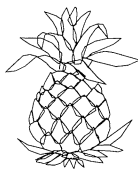
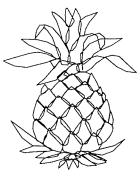
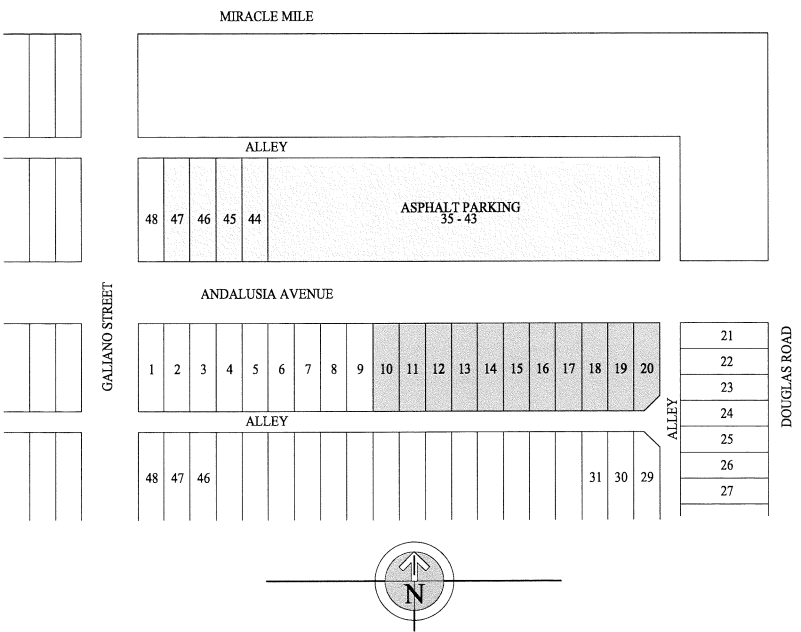
Folio No. 03 4117 005 1120
03 4117 005 1070
Zoning: CB (existing)

LEGAL DESCRIPTION:
PARCEL A
Lots 35, thru 43, Block 4, "CORAL GABLES CRAFTS SECTION", according to the plat thereof, as recorded in Plat Book 10 at Page 40, and Tract B per "PAGES REPLAT OF A PORTION OF BLOCK 4 CORAL GABLES CRAFTS SECTION", according to the plat thereof, as recorded in Plat Book 51 at Page 32, of the Public Records of Miami-Dade County, Florida.

PARCEL B
Lots 15, thru 20, Block 5, "CORAL GABLES CRAFTS SECTION", according to the plat thereof, as recorded in Plat Book 10 at Page 40, of the Public Records of Miami-Dade County, Florida.
Lots 10, thru 14, Block 5, "CORAL GABLES CRAFTS SECTION", according to the plat thereof, as recorded in Plat Book 10 at Page 30, of the Public Records of Miami-Dade County, Florida.

PARCEL C
Lots 43, thru 47, Block 4, "CORAL GABLES CRAFTS SECTION", according to the plat thereof, as recorded in Plat Book 10 at Page 40, of the Public Records of Miami-Dade County, Florida.

LOCATION MAP



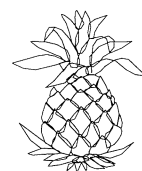
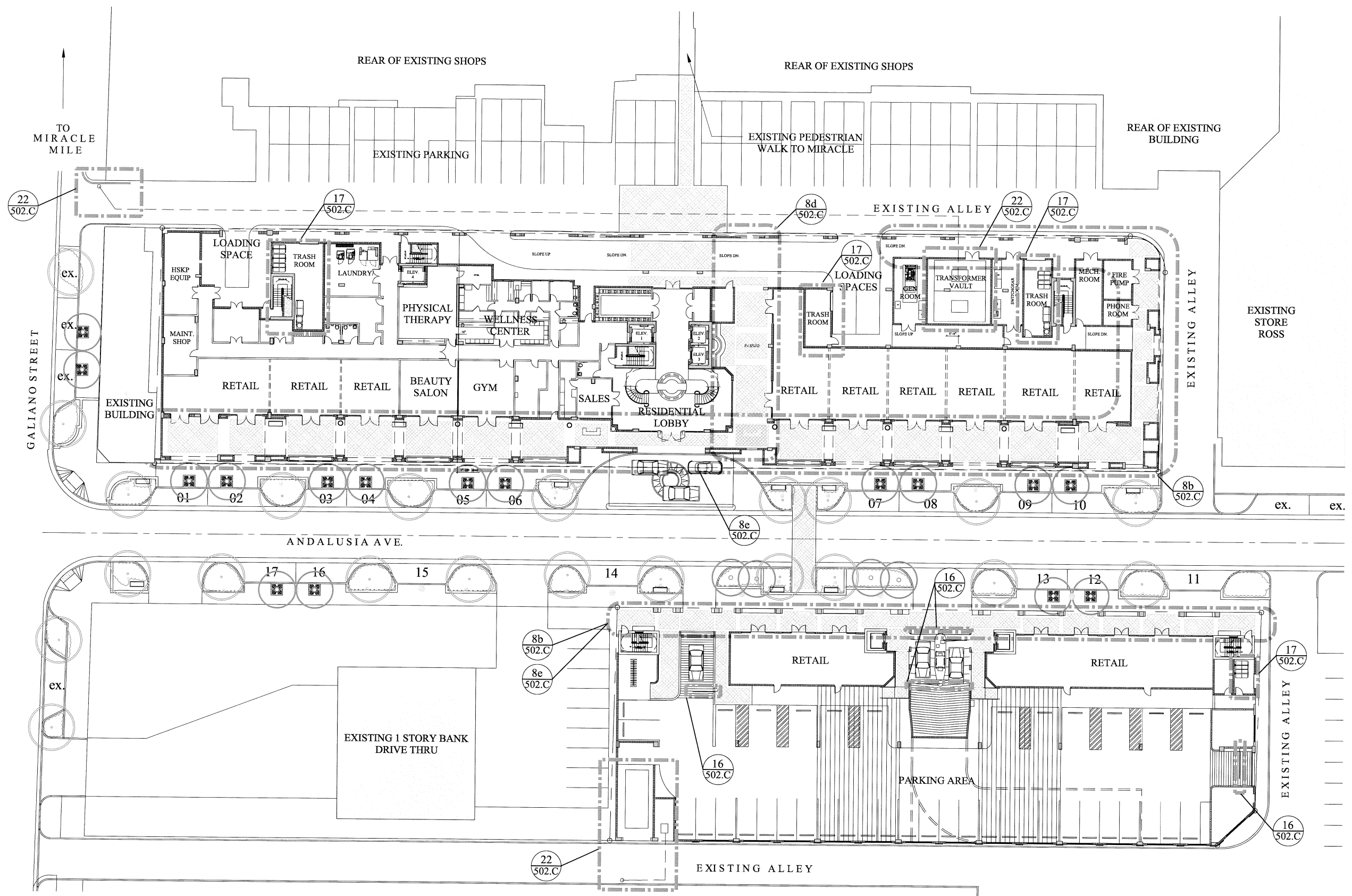
PAD Minimum Development Criteria			
Division 5 Section 3-502.C			
Item	Sub-Section	Description	Compliance Response
1		Minimum site area must be 1 acre for residentially or commercially designated property.	Site area proposed has a cummalative total of: 70,247sq.ft. Refer to Zoning Data Table.
2		Configuration of land. The parcel must be contiguous unified with min. lot width of 200' and lot depth of 100'.	Both areas of development are across a public street from each other and both meet minimum dimensional requirements. Refer to Survey and Site Plan.
3		FAR must conform to intended uses as per underlying Zoning District. However FAR may be distributed throught PAD.	Allowable FAR based on Commercial High Density underlying Zoning designation is: 245,865sq.ft. Proposed FAR is: 245,793sq.ft. Refer to Zoning Data Table
4		Density for Multi-Family dwellings shall conform to underlying Zoning District.	Allowable unit density based on Commercial High Density underlying Zoning designation is: 290 (180 units per acre) Proposed unit density is: 243. Refer to Zoning Data Table
5		PAD transfer of density is permitted provided that it is not intrusive on abutting single family residential areas.	There are no abutting single family residential areas to proposed PAD site. Refer to Survey and Site Plan.
6		Landscape open spaceshall not be less than 20% of the PAD site. Elevated areas may count towards req.	Required landscape is: 14,050sq.ft. Proposed landscape is: 20,686sq.ft. Refer to Zoning Data Table.
7		Maximum height of building shall conform to underlying Zoning District provisions.	Maximum allowable height is: 190'-6" Architectural element not to exceed 1/3 of allowable height for a total allowable building height of: 254'-0". Proposed height is 100' main structure and 33'-4" for a total building height of: 133'-4". Refer to Zoning Data Table.
8		Design Req. shall conform to the following	
	a.	Architectural relief and elements on all sides of buildings similar to front façade	Refer to building elevations provided.
	b.	Facades in excess of 150' in length shall incorporate: staggering facades, overhangs, arcades	Refer to building elevations and ground floor plans provided.
	c.	Parking garages shall include Architectural elements compatible with surrounding buildings.	Refer to building elevations provided.
	d.	Where necessary and appropriate no block face shall have a length greater than 250' without a public pedestrian passageway or alley.	Refer to main building ground floor plan provided that indicates location of "Paseo" for pedestrian access through site to Miracle Mile.
	e.	All buildings, except accessory buildings shall have their main pedestrian entrance oriented towards the front or side property line.	Refer to ground floor plan provided showing principal access to both buildings off of Andalusia Ave.
9		Perimeter and transition. Perimeter of PAD fronting a street shall be designed to harmonize with adjacent land uses.	Refer to building elevations provided. Note pedestrian level loggia on both buildings. Additionally note open covered terrace areas on 2nd floor of main building overlooking public right of way and large open un-covered private terraces at 3rd floor overlooking public right of way.
10		Minimum street frontage. There shall be no specified min. req. for street frontage, building sites, number of buildings within the development or lot coverage.	Entire length of both buildings front public right of way. Refer to building plans and elevations provided.
11		Platting or replatting is not req. but may be req. by Planning and Zoning Board and or City Commission if deemed necessary.	Unity of title will be submitted in lieu of re-platting.
12		Facing of buildings. Buildings are not prohibited under PAD from fronting a private street.	Buildings to not front private streets. Buildings only front public right of ways of Andalusia Ave. and service alleys.
13		Off-street parking and loading shall conform to underlying Zoning District.	Off-street parking required: 549 spaces, 2 loading. Off-street parking provided: 565 spaces, 4 loading. Refer to Zoning Data Table.
14		No boats or RVs allowed to be parked within a PAD.	NON-APPLICABLE
15		Accessory structures are allowed in a PAD subject to provisions in Article 5, Div. 1	NON-APPLICABLE
16		Signage shall be in accordance with provisions in Article 5, Div. 19	Signage conforms to provisions stated. Refer to ground floor plan provided.
17		Refuse in a PAD is to be screened and timing to be arranged to minimize impact on operatios of adjoining properties.	Refuse conforms to requirements. Refer to ground floor plan provided.
18		Minimum design and construction standards for private streets and drainage within PAD shall meet the same standards of Public Works	No private streets are proposed within PAD.
19		Ownership of PAD shall be owned by applicant requesting PAD.	Land owned by City of Coral Gables and leased back to applicant for a long term lease.
	a.	Develop PAD in accordance with: i. final dev. plan approved ii. Regulations existing at time of approval iii. Any other conditions attached to PAD approval.	These conditions are acceptable to applicant and will be met by applicant.
	b.	Provide agreements and declarations of restrictive covenants acceptable to the City Commission. Continuing operations are not to be at public expense.	These conditions are acceptable to applicant and will be met by applicant.
	c.	Bind successors and assings in title to any commitments made under the provisions of the approved PAD.	These conditions are acceptable to applicant and will be met by applicant.
20		Compatability with historic landmarks.	There are no historic landmarks within the proposed PAD area or abutting to it.
21		Easements. Dedicated easements as for utilities may be req. by City and must be accomodated as part of the PAD.	These conditions are acceptable to applicant and will be met by applicant.
22		Installation of utilities must all be underground.	Utilities will be undergrounded as shown on plans as per meeting with Public Works, Public Services and Florida Power and Light. Refer to floor plans provided.

PAD Minimum Development Standards - Exemptions

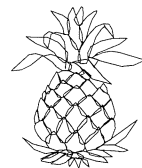
Division 5 Section 3-502.D

[illegible]

PAD Minimum Development Standards - Exemptions			
Ordinance 5 Section 5.02.D			
Item	Sub-Section	Description	Compliance Response
1		Project activities that it would result in beneficial effects, were important public interest, and that would in significant adverse effects to environment.	Project proponent would provide the public notice by sending new public notice such as e-mailed notices, new publication in the community, direct connection via "Twitter" type via the website link and provide the following for every zoning in an activity.
2		2. a minimum of 75% of the total gross square footage of the entire gross square footage of the lot or lots, as indicated on a plat.	Required 75% indicated on A-2 of F&P provided in 184 (445) R. Provided A-2 area is 100,000 sq. ft.
3		3. a minimum of two noncontiguous parcels may be combined.	Refer to Survey and Zoning plans provided.
4		4. The two noncontiguous parcels must have the following designations.	
5	a	Commercial zoning, use designations, and commercial zoning designations, a.	All parcels proposed in part of A-2 are designated as Commercial L&D Use and Commercial Zoning. Refer to Zoning Data Table provided.
6		6. industrial and use designations and industrial zoning designations.	Not Applicable
7		7. The proposed noncontiguous parcels are otherwise bounded and largely free of use another.	Properties are approximately 70 feet each other separated by A-2 (445) R. Refer to Survey and Zoning plans provided.



The Palace - Coral Gables

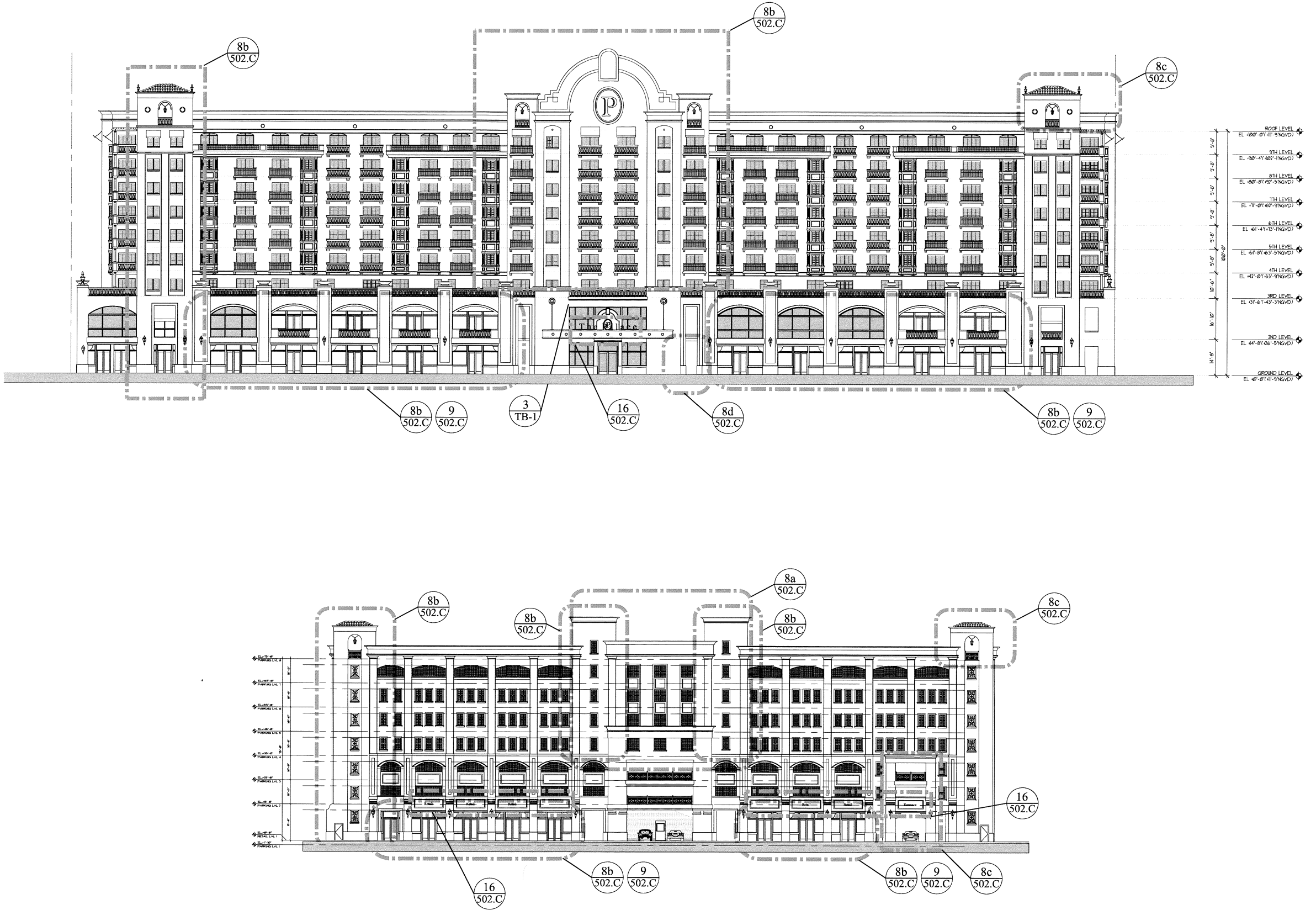


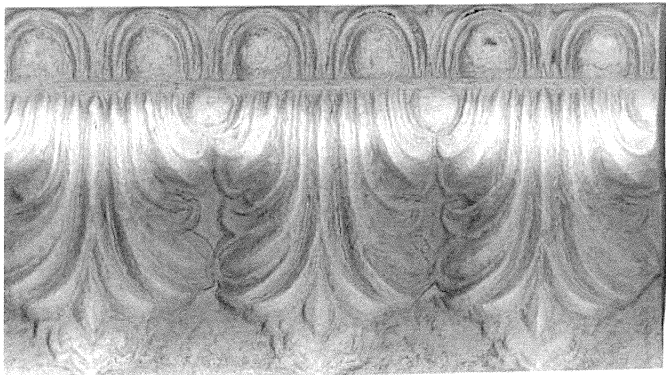
PAD Criteria Site Plan

Scale : 1" - 20'

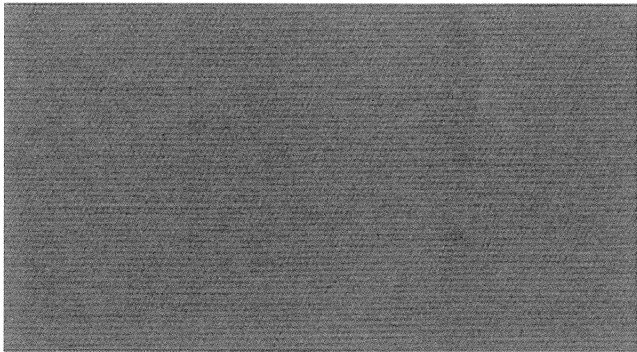
PAD Minimum Development Criteria			
Division 5 Section 5.002.C			
Item	Sub-Section	Description	Compliance Response
1		Minimum lot area must be 1 acre for residential or commercial development.	Lot area proposed is 1.00 acre. Refer to zoning data table.
2		Configuration of lot. The parcel must be contiguous with the lot to be developed.	Both areas of development are across a public street from each other and both meet minimum lot area requirements. Refer to zoning data table.
3		PAD must conform to intended use as per underlying zoning district. However, PAD may be developed.	Proposed PAD is consistent with underlying zoning designation of C-40 (Office). Proposed PAD is 1,000,000 sq. ft. Refer to zoning data table.
4		Temporary use of PAD for storage of materials or equipment.	Temporary use of PAD for storage of materials or equipment is not permitted. Refer to zoning data table.
5		PAD transfer of title is permitted provided that it is not subject to a building permit or other regulatory approval.	There are no building permits or other regulatory approvals for the proposed PAD. Refer to zoning data table.
6		Landmark open space must be at least 20% of the PAD site. (Excluded areas may count towards this).	Required minimum is 18,000 sq. ft. Proposed PAD area is 20,000 sq. ft. Refer to zoning data table.
7		Maximum height of building shall conform to underlying zoning district provisions.	Maximum allowable height of 150' is not exceeded. Proposed height is 150' main structure and 15' for a total building height of 165' at. Refer to zoning data table.
8		Design shall conform to the following:	
8a		Architectural relief and elements on all sides of building.	Refer to building elevations provided.
8b		Roofline in excess of 150' in height shall incorporate staggered setbacks, setbacks, or other.	Refer to building elevations and ground floor plans provided.
8c		Building setbacks shall include architectural elements compatible with surrounding buildings.	Refer to building elevations provided.
8d		Where necessary and appropriate, a lot shall have a larger portion than 25% without a public easement, easement, or other.	Refer to main building ground floor plan provided that indicates portion of PAD for pedestrian access through site to Main Mile.
9		PAD building access shall be provided to the street.	Refer to ground floor plan provided showing entrance access to both buildings off of Main Mile.
10		Frontage and setbacks. Frontage of PAD building shall be designed to be consistent with adjacent lots.	Refer to building elevations provided. New pedestrian entrance on both buildings.
11		Minimum front setbacks. There shall be no setbacks for the building. Building setbacks shall be consistent with adjacent lots.	Refer to building elevations provided. New pedestrian entrance on both buildings.
12		Building setbacks shall be consistent with adjacent lots.	Refer to building elevations provided. New pedestrian entrance on both buildings.
13		Off-street parking and loading shall conform to underlying zoning district.	Off-street parking and loading shall conform to underlying zoning district. 360 spaces. Refer to zoning data table.
14		Use of lots or lots shall be consistent with a PAD.	NOT APPLICABLE.
15		Accessory structures are allowed in a PAD subject to provisions of Article 5, Chapter 1.	NOT APPLICABLE.
16		Signage shall be in accordance with provisions in Article 5, Chapter 1.	Signage conforms to provisions stated. Refer to ground floor plans provided.
17		Refuse in a PAD is to be screened and kept to be removed to refuse receptacle on adjacent properties.	Refuse conforms to requirements. Refer to ground floor plans provided.
18		Minimum design and construction standards for phone booths and storage units. PAD shall meet the same standards as other structures.	Refer to private streets are consistent with PAD.
19		Ownership of PAD shall be owned by applicant.	Land owned by City of Coral Gables and leased back to applicant for a long term lease.
20		Ownership of PAD shall be owned by applicant.	These conditions are acceptable to applicant and will be met by applicant.
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PAD Minimum Development Standards - Exemptions			
Division 5 Section 5.002.D			
Item	Sub-Section	Description	Compliance Response
1		Project demonstrates that it will result in beneficial use of the site and not result in significant adverse impacts to the environment.	Project proposed will enhance the public realm by creating new public space such as pedestrian plaza, public art, and landscaping. Beneficial use of the site is demonstrated.
2		A minimum of 75% of the total gross square footage of the lot shall be used for the proposed development.	Proposed 75% indicated in AUP of PAD provided in 104.04000. Proposed AUP area is 104,040 sq. ft.
3		A minimum of 75% of the total gross square footage of the lot shall be used for the proposed development.	Refer to zoning and site plans provided.
4		The lot shall be used for the proposed development.	Refer to zoning and site plans provided.
5		Commercial and industrial zoning designations and commercial zoning designations.	All parcels proposed in part of PAD are designated as Commercial and Industrial zoning designations. Refer to zoning data table provided.
6		Industrial and commercial zoning designations.	NOT APPLICABLE.
7		The proposed non-commercial parcels are within the boundaries of the lot.	Properties are approximately 10' from each other separated by a public road. Refer to zoning and site plans provided.





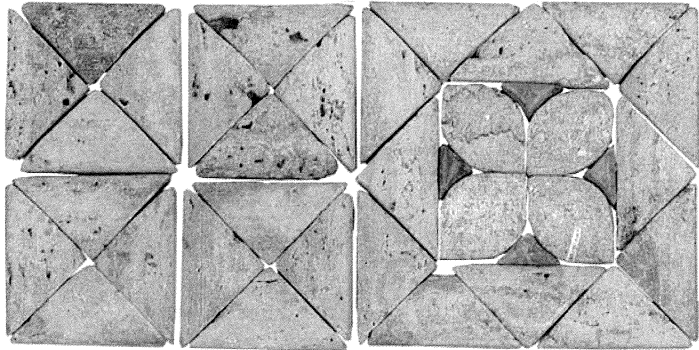
Decorative Precast Molding



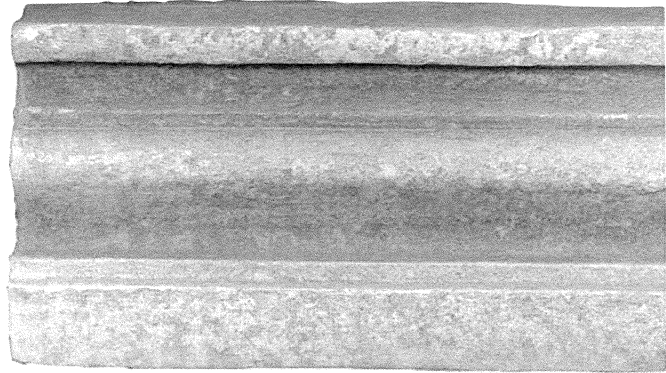
Sunbrella "Persian Green" Canvas Awning



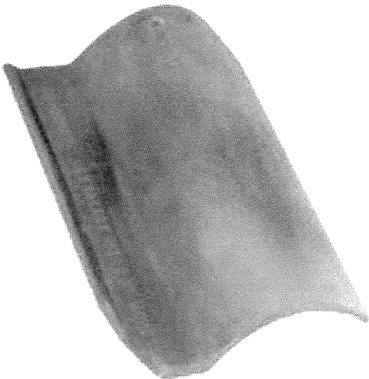
Building Colors



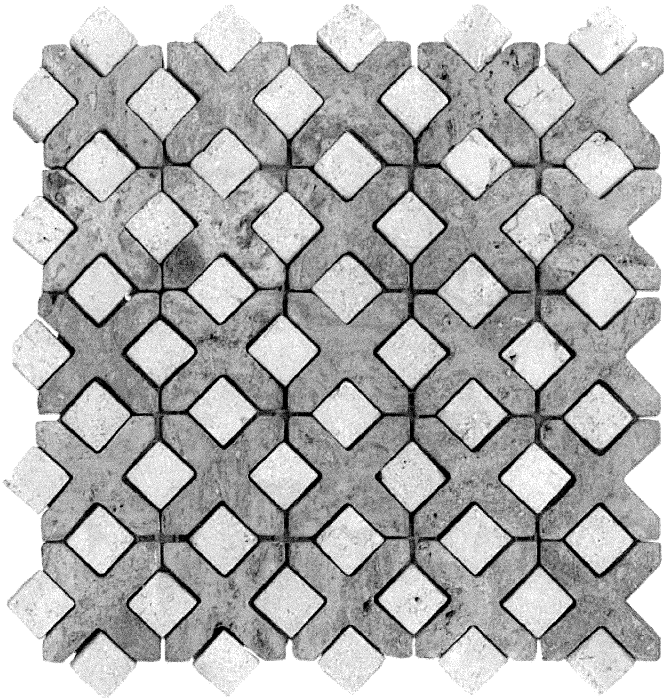
Decorative Floor Inlay



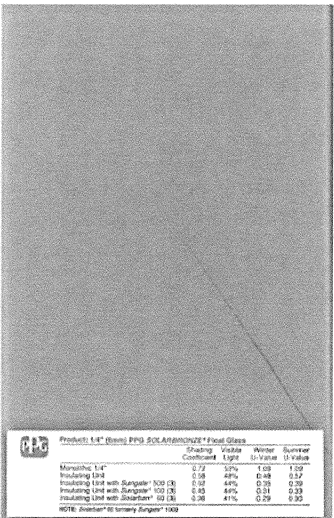
Precast Molding



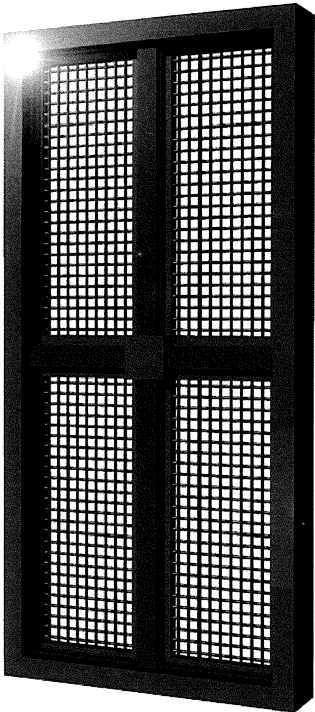
Altusa "Flamenco" S-Tile



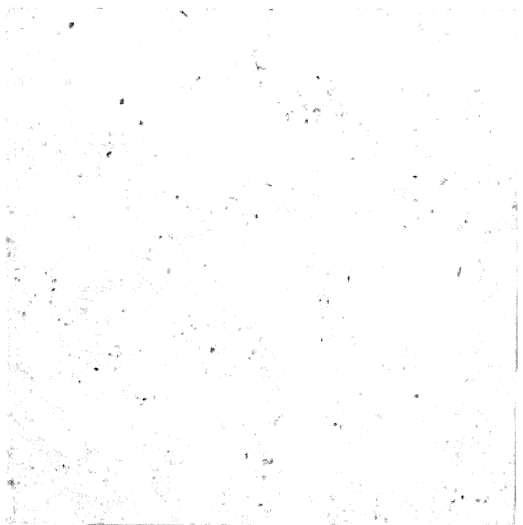
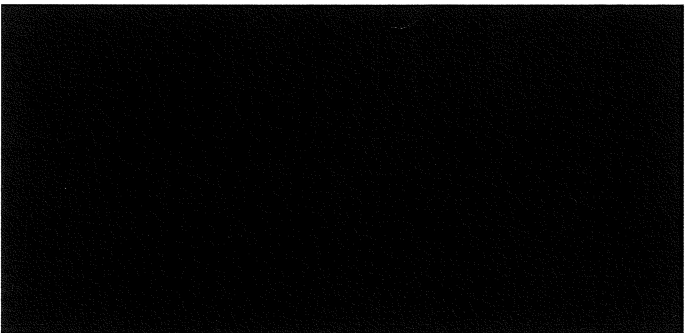
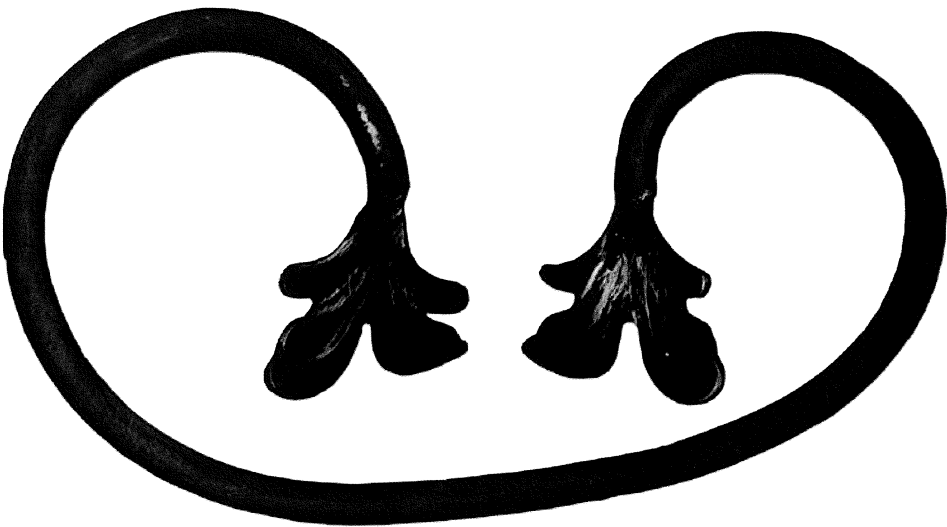
Decorative Floor Inlay



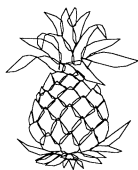
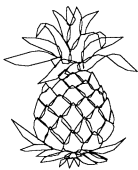
Bronze Color Glass



Garage Parking Grilles

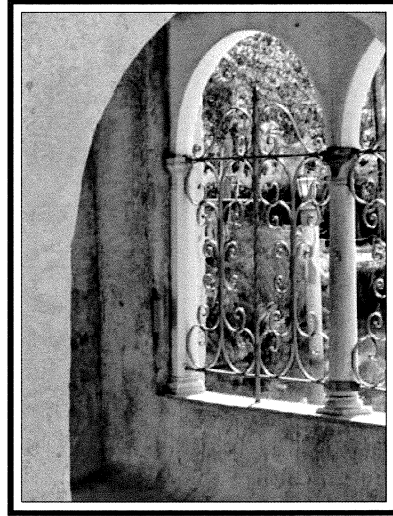


Shell Stone
Column Inserts

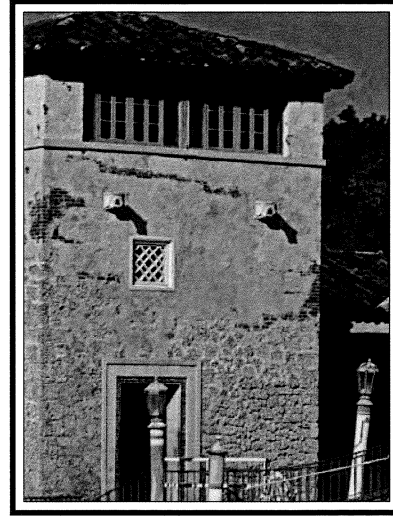




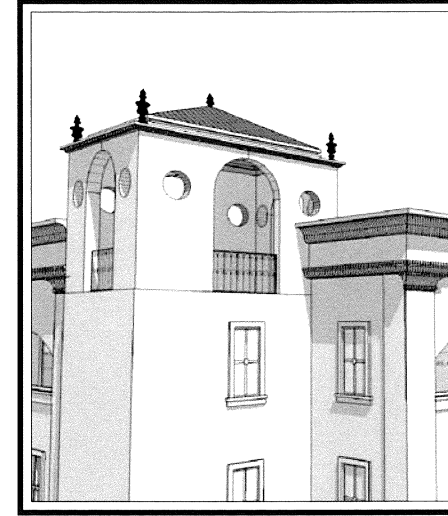
Biltmore Hotel



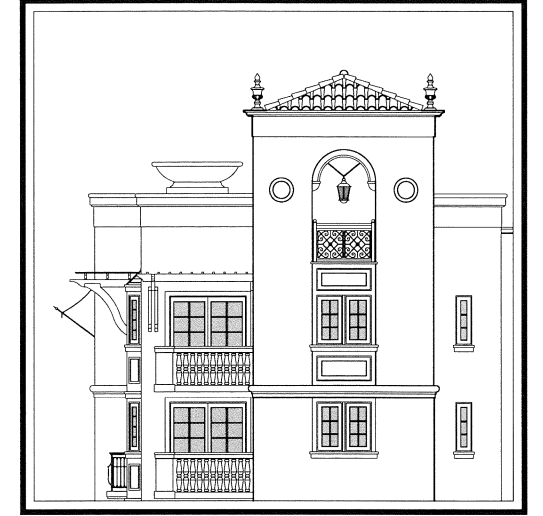
Wrought Iron Ventian Pool



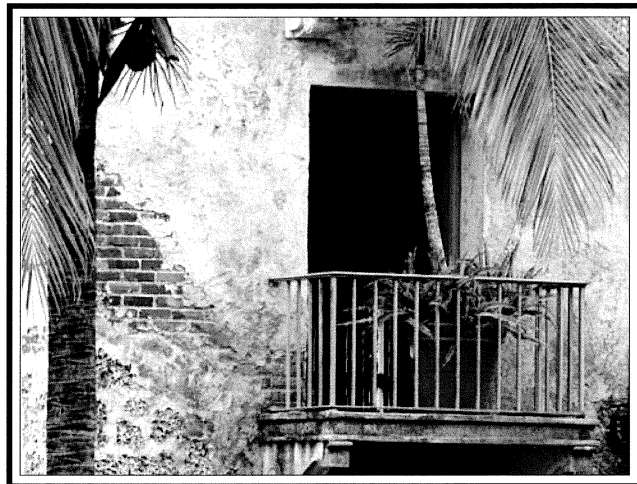
Tower Ventian Pool



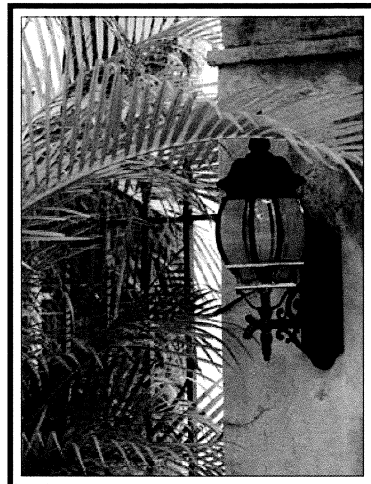
Detail of Tower - Garage



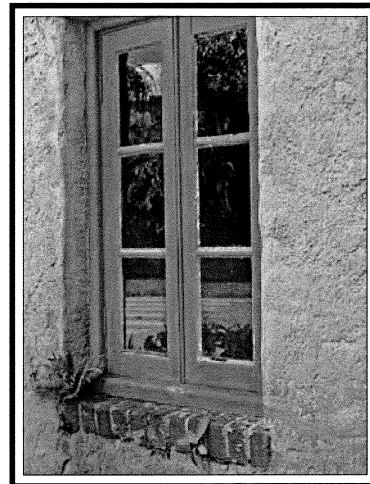
Detail of Tower - Main Building



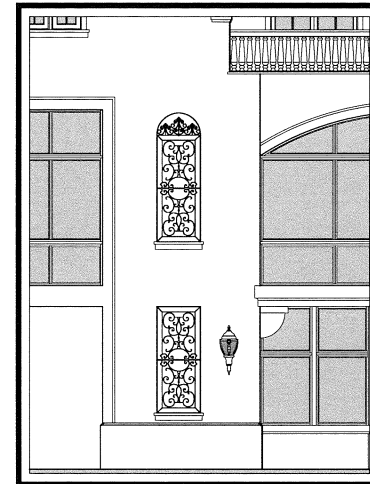
Balcony at Venetian Pool



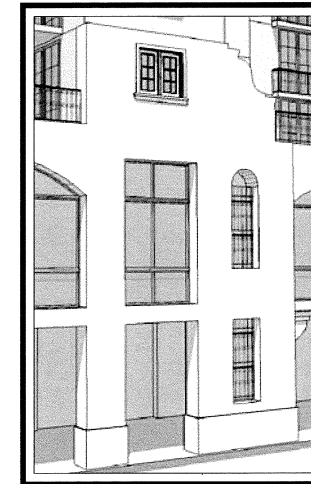
Sconce Light



Casement Window



Wrought Iron Panels and Sconces - Main Building



Various Details



Loggia at Biltmore Pool



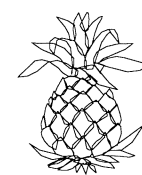
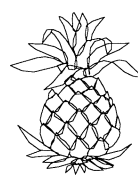
Loggia along Andalusia Avenue

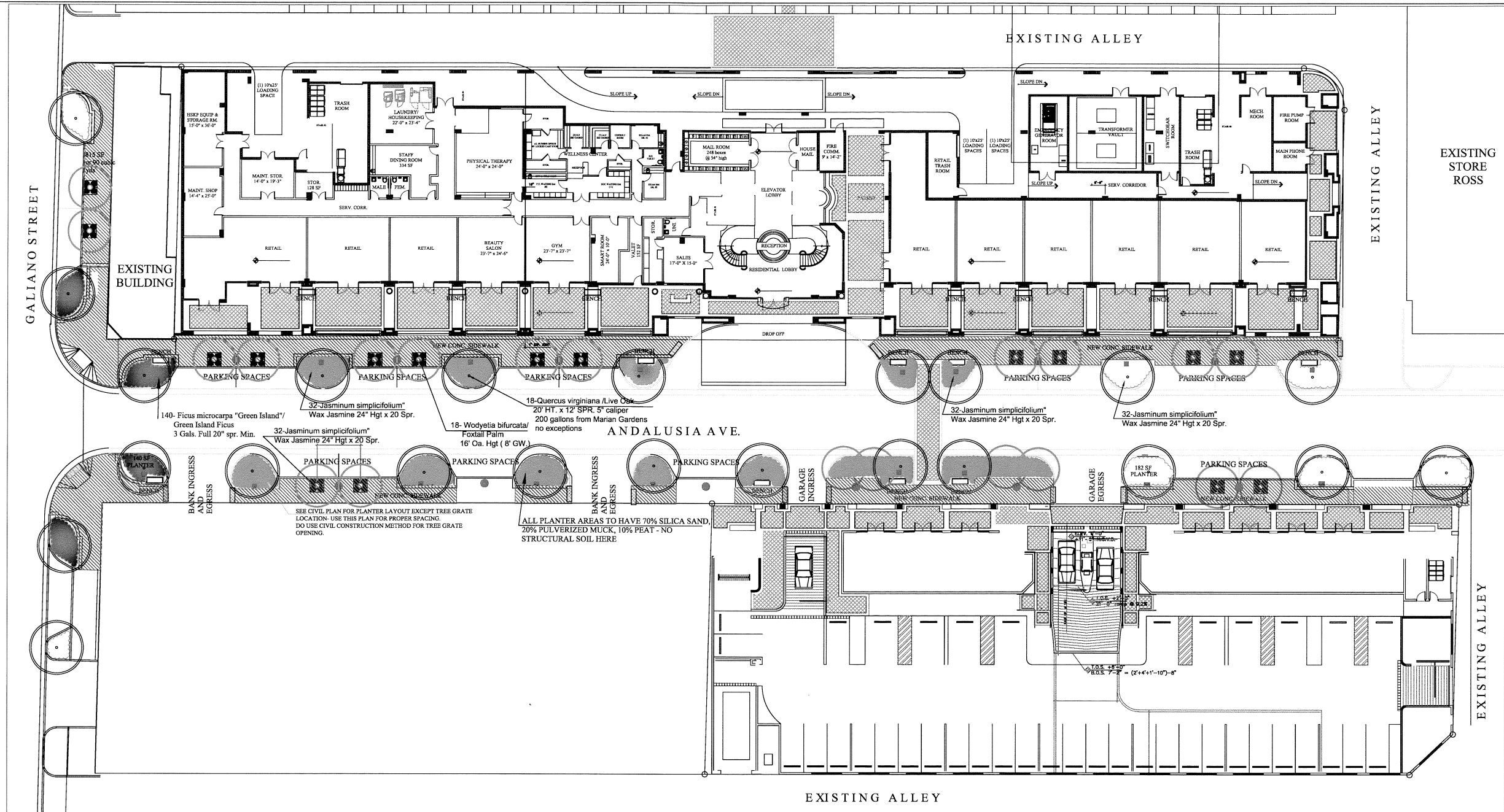


Loggia along Andalusia Avenue

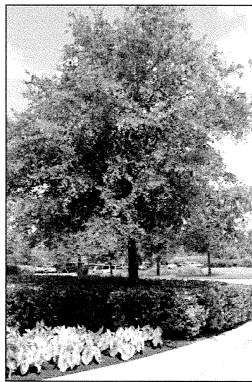


Entry into Garage along Andalusia Avenue

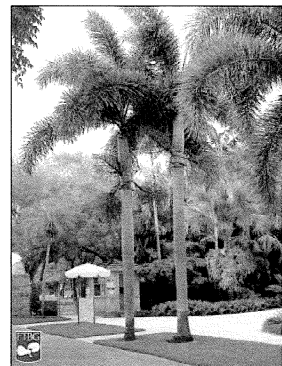




Plant Palette
PROPOSED TREES, PALMS AND SHRUBS



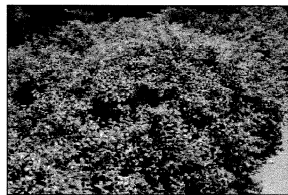
13-LIVE OAK



18-FOXTAIL PALMS



240-JUNIPER PARSONI



304-WAX JASMINE

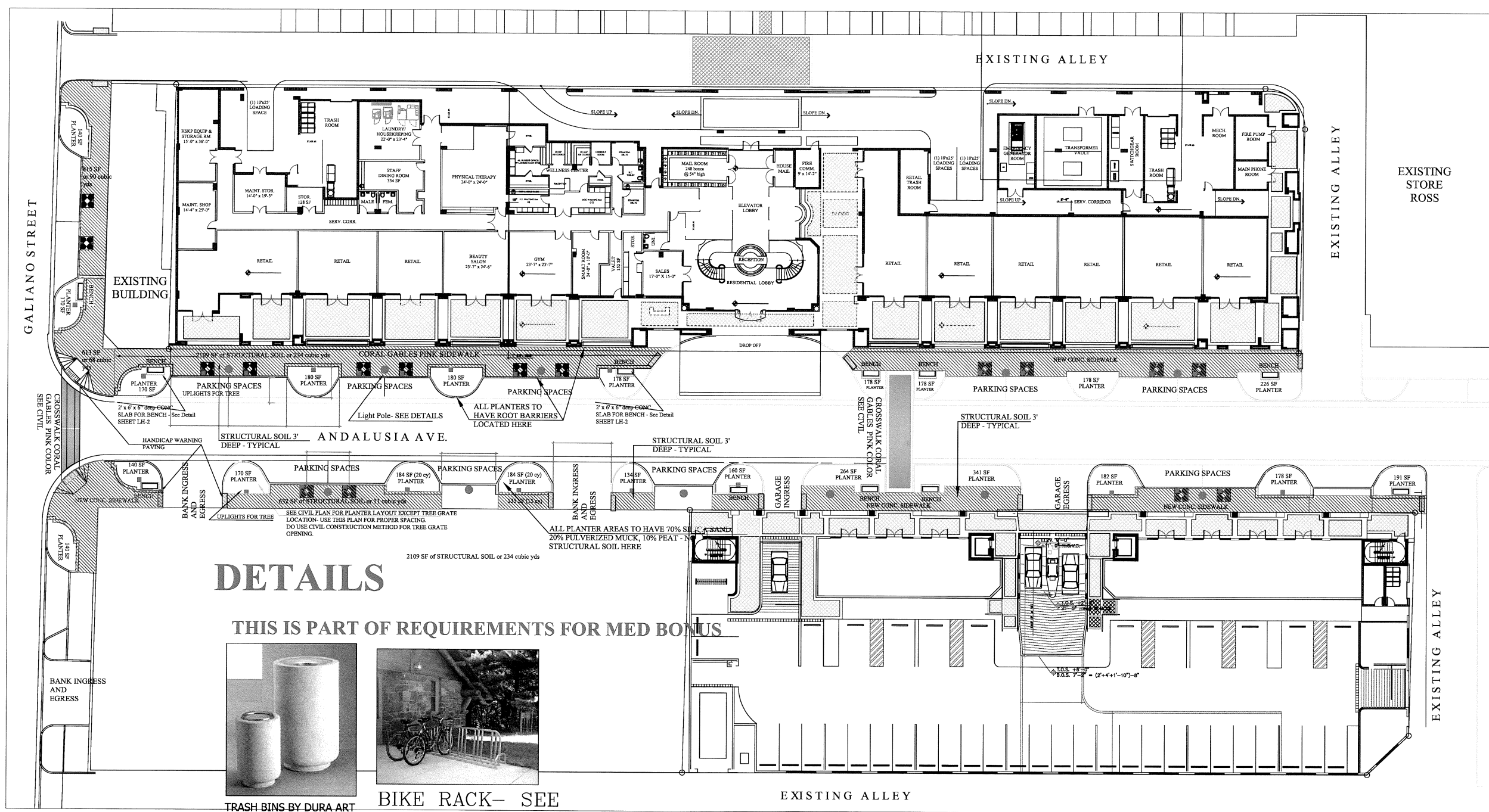
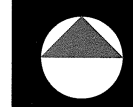


210-GREEN ISLAND
FICUS

LANDSCAPE PLAN 1

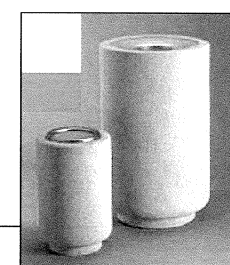
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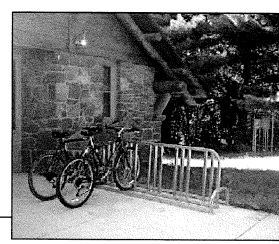


DETAILS

THIS IS PART OF REQUIREMENTS FOR MED BONUS



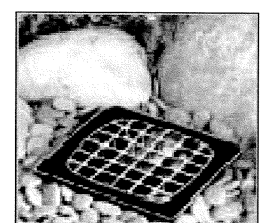
TRASH BINS BY DURA ART STONE



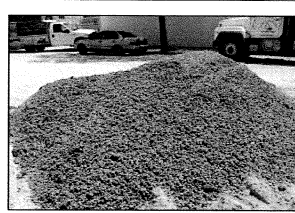
BIKE RACK- SEE ARCHITECTS PLAN FOR LOCATION



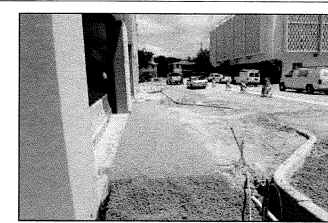
UPLIGHTS FOR TREES in large planters



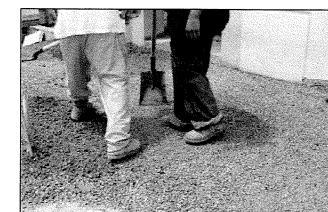
KIM Tree Uplight -150 WATT c54 for each PALM GRATE by Dura Art Stone . See electrical plans



STRUCTURAL SOIL



BIOBARRIER AGAINST CURB AND BUILDING W/ STRUCTURAL SOIL



TYPICAL COMPACTION FOR CONCRETE SIDEWALK INSTALLATION

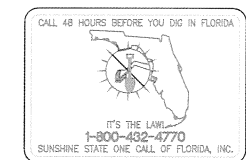
HARDSCAPE PLAN

SCALE: 1" = 20'

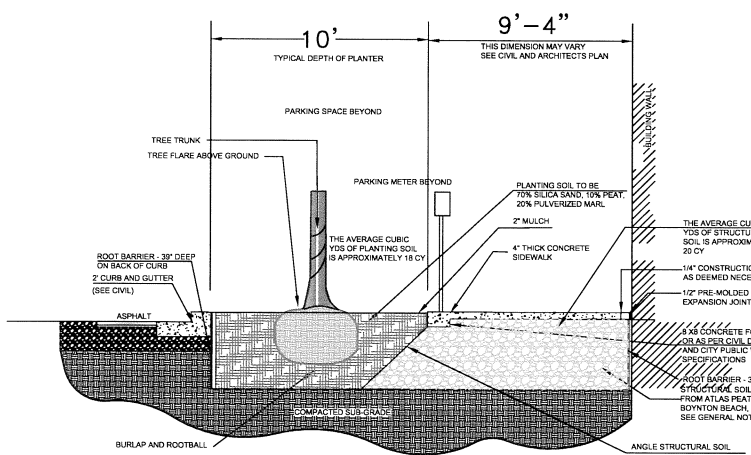


HANDICAP WARNING PAVEMENT-SEE CIVIL FOR DETAILS

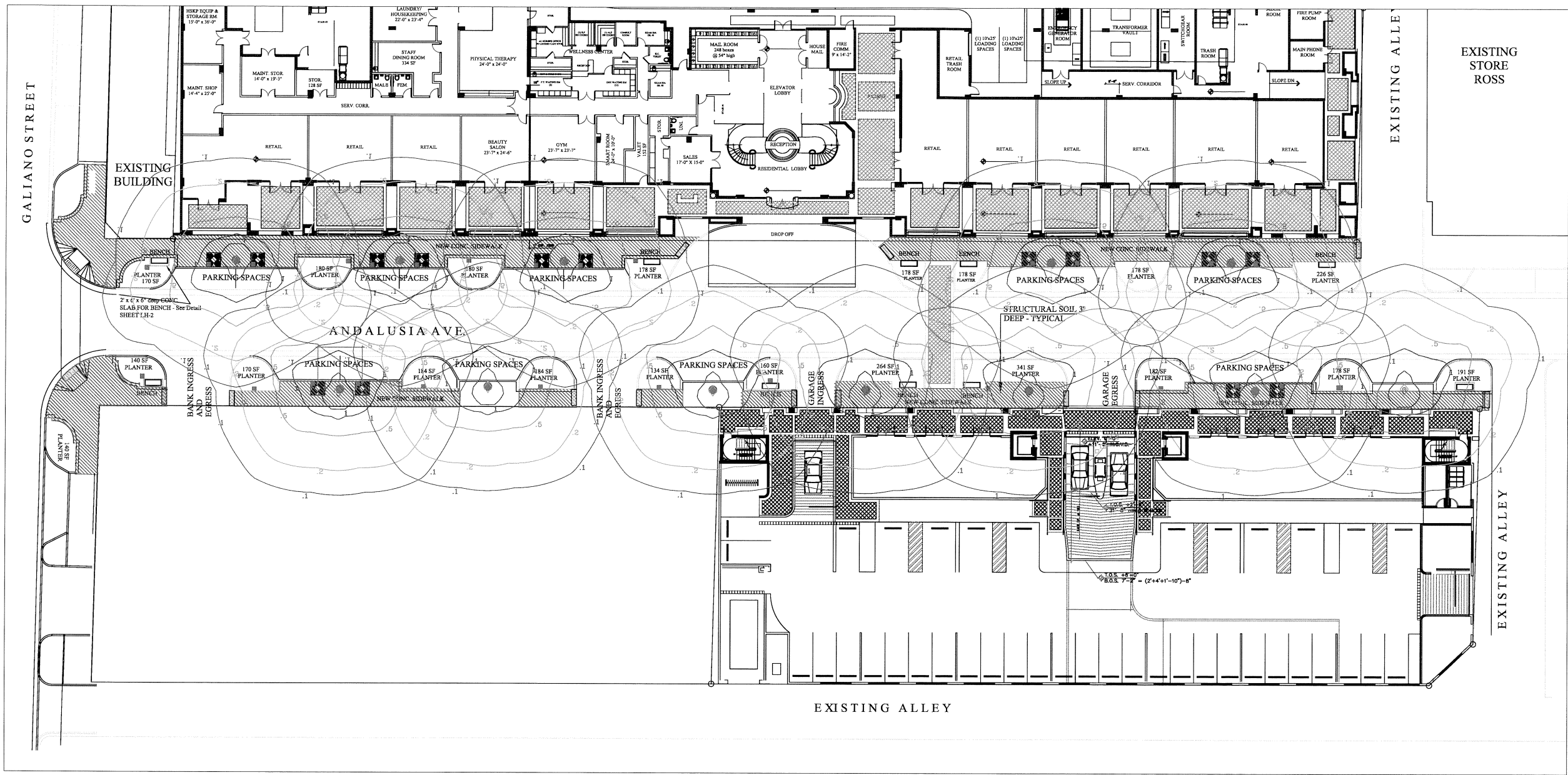
PROPOSED CORAL GABLES STREET LIGHT. THE BASE WILL HAVE A HISTORICAL BASE-PUBLIC WORKS WILL HAVE DETAILS. THE ABOVE PHOTO IS SIMILAR. DEVELOPER TO FOLLOW CITY OF CORAL GABLES PONCE DE LEON MASTER PLAN FOR THE PROPER LIGHT DETAILS. DO NOT ASSUME IT IS THE TYPICAL CORAL GABLES LIGHT POLE.



DEC 15, 2008



TREE INSTALLATION BULB OUT PLANTERS

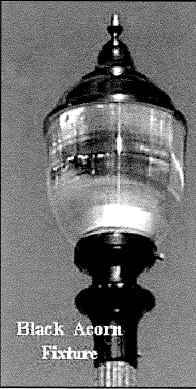


LIGHTING PLAN

SCALE: 1" = 20'

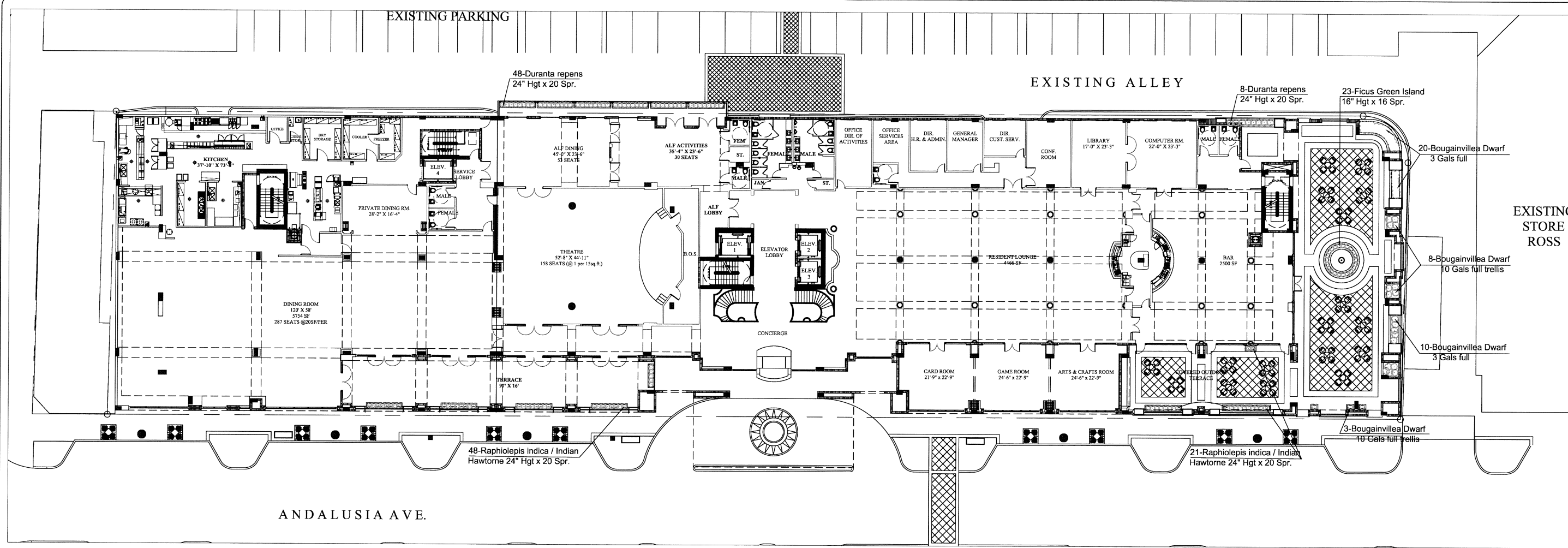


WASHINGTONIA FPL LIGHT FIXTURE.
CONTACT FPL FOR PHOTOMETRICS AND
SPECIFICATIONS. SEE ELECTRICAL PLANS BY
ENGINEER FOR WIRING CONNECTIONS.(
BLACK FINISH POLE COLOR)



175 WATT METAL HALIDE
WITH TYPICAL LENS

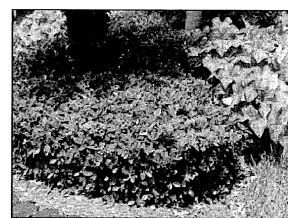




Plant Palette



10 Gallon
6' Trellis



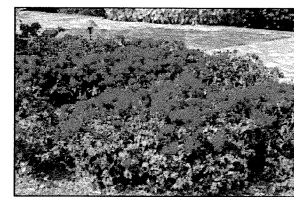
GREEN ISLAND
FICUS



INDIAN HAWTORNE



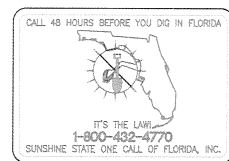
DURANTA



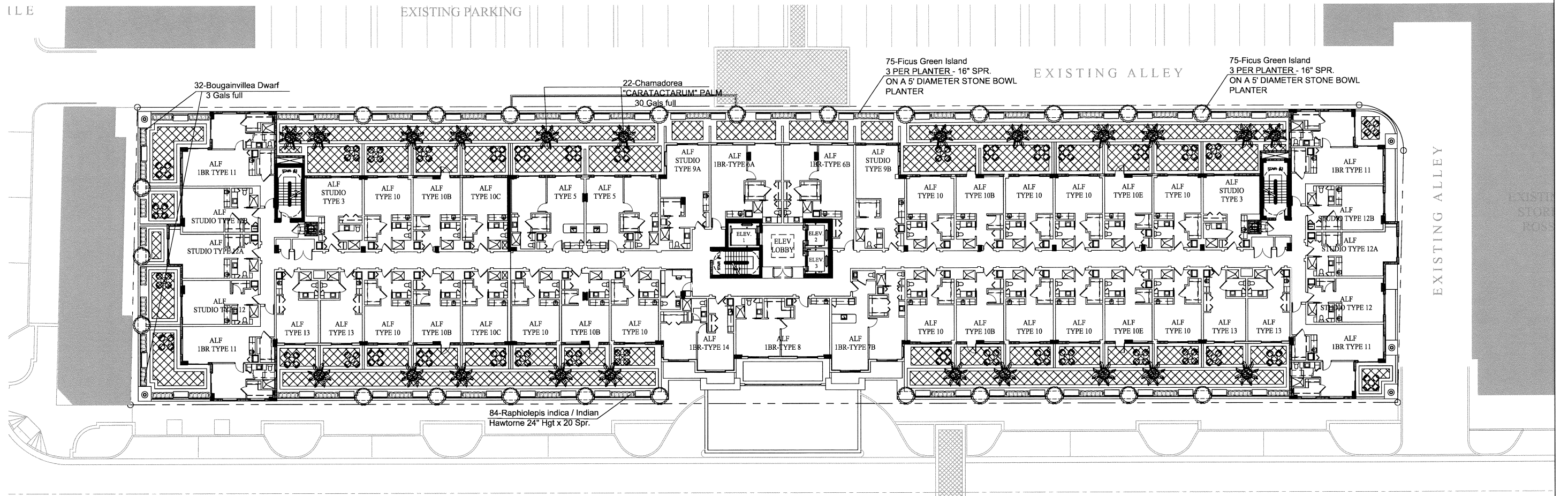
BOUGAINVILLEA DWARF

SECOND FLOOR LANDSCAPE PLAN

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



DEC 15, 2008



Plant Palette



GREEN ISLAND
FICUS



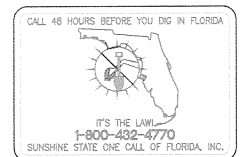
INDIAN HAWTORNE



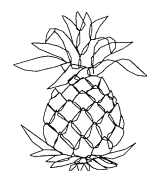
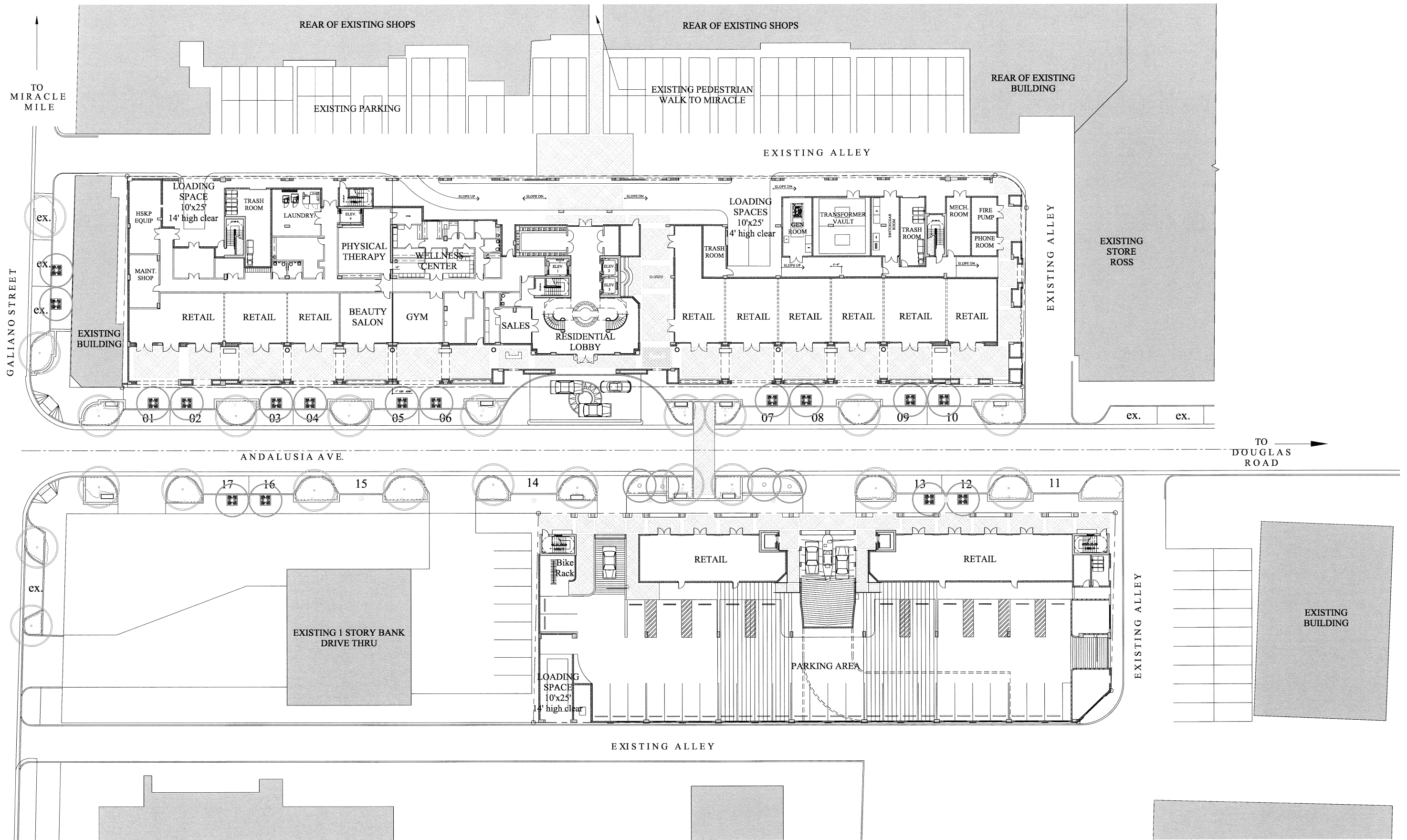
BOUGAINVILLEA DWARF

THIRD FLOOR LANDSCAPE PLAN

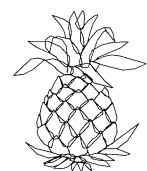
SCALE: 1/16" = 1'-0"

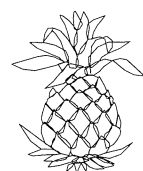
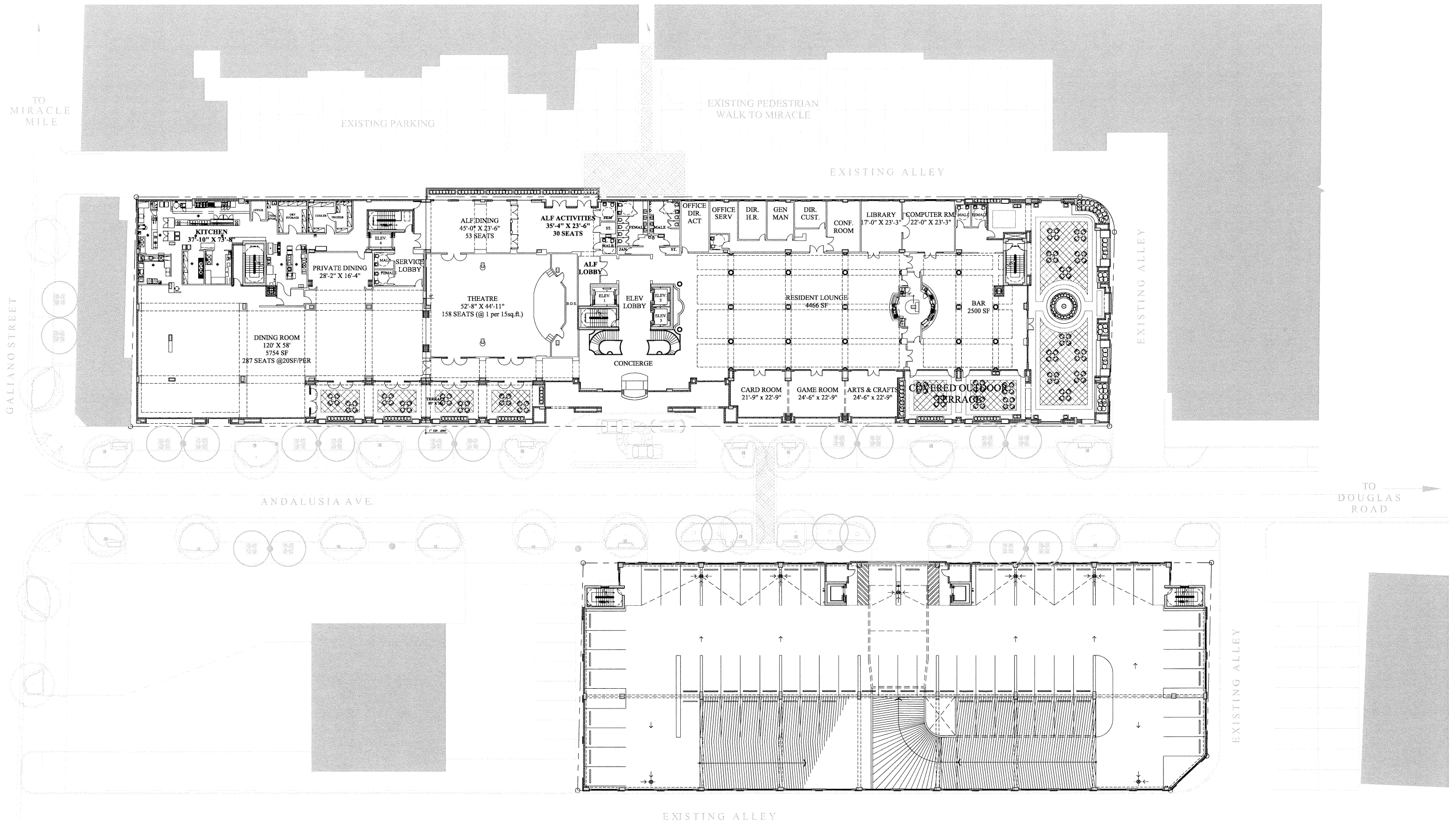


DEC 15, 2008

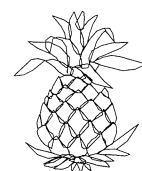


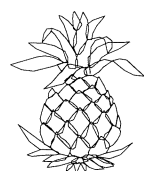
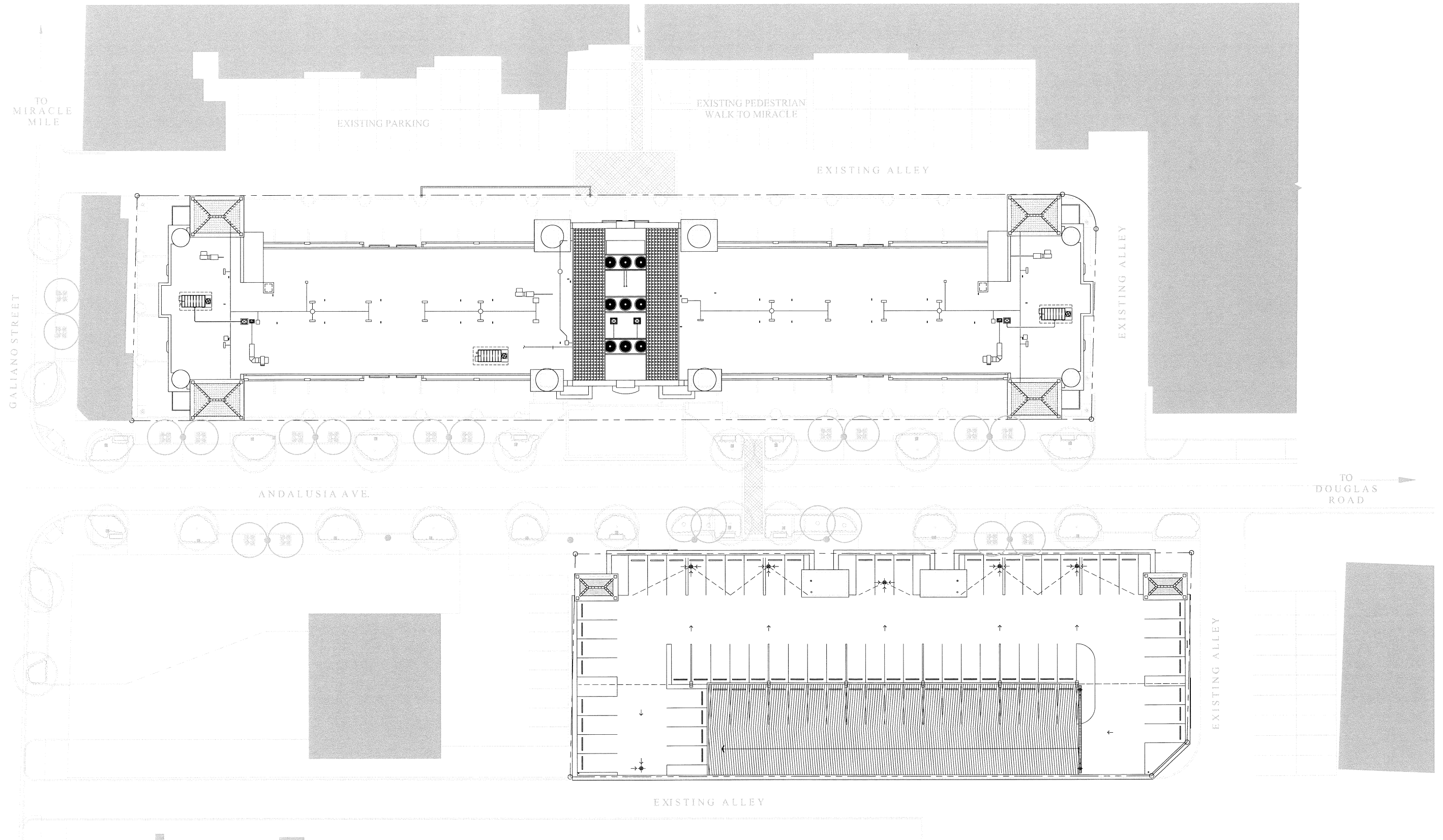
The Palace - Coral Gables



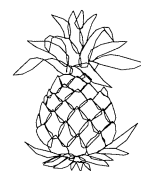


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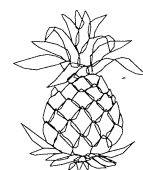


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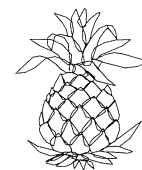


Roof Level Plan
Roof Parking Plan

Scale : 1" = 20'

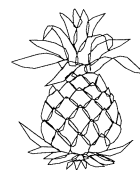
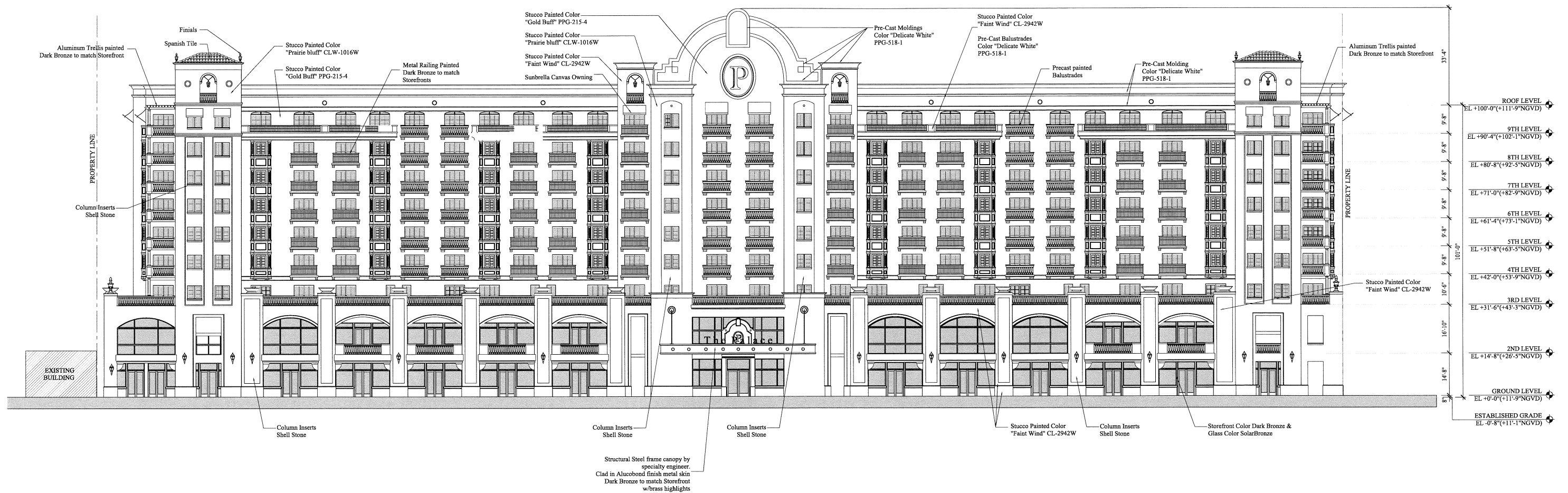


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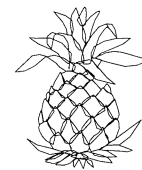


Main Building
 South Elevation

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

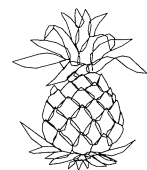
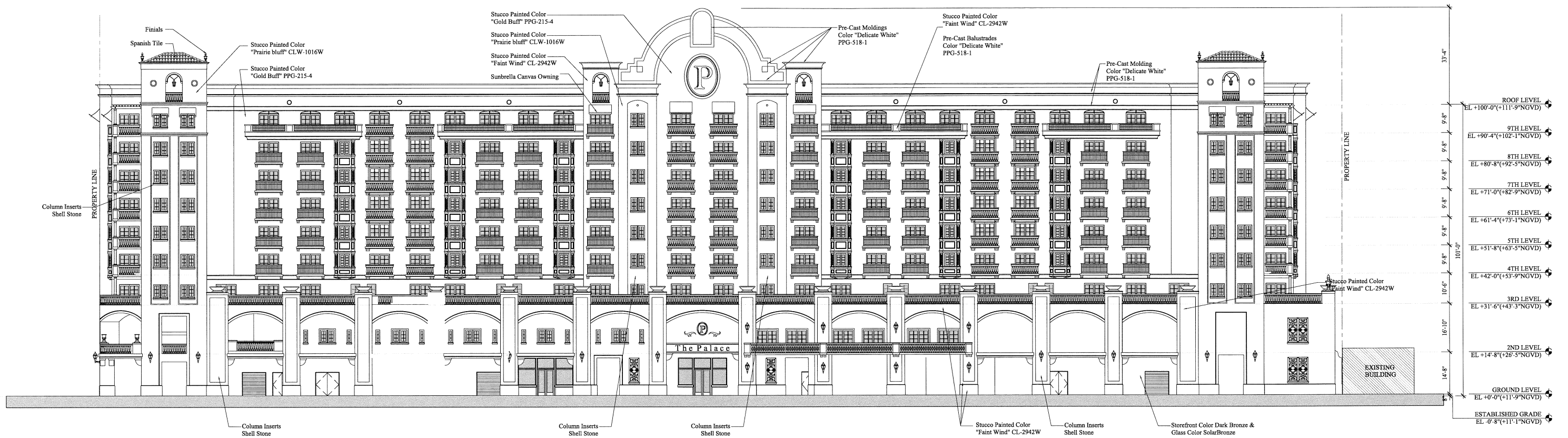


The Palace - Coral Gables

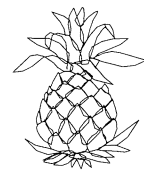


Main Building
South Elevation

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

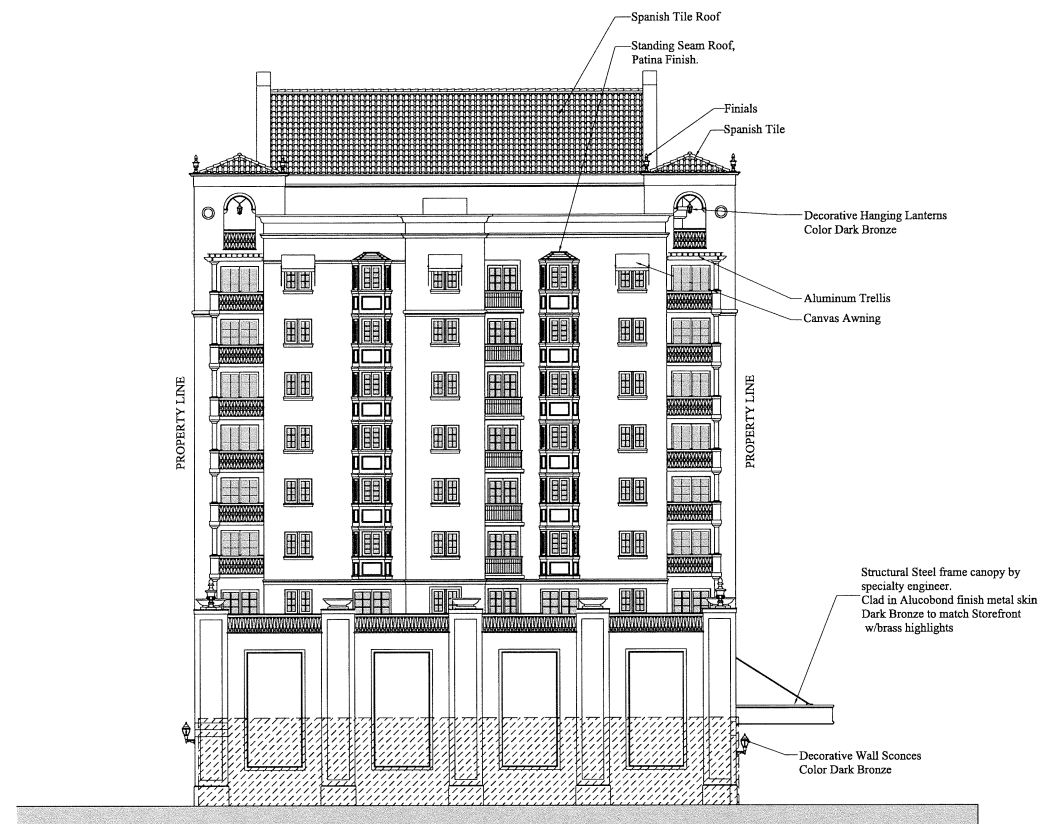


The Palace - Coral Gables

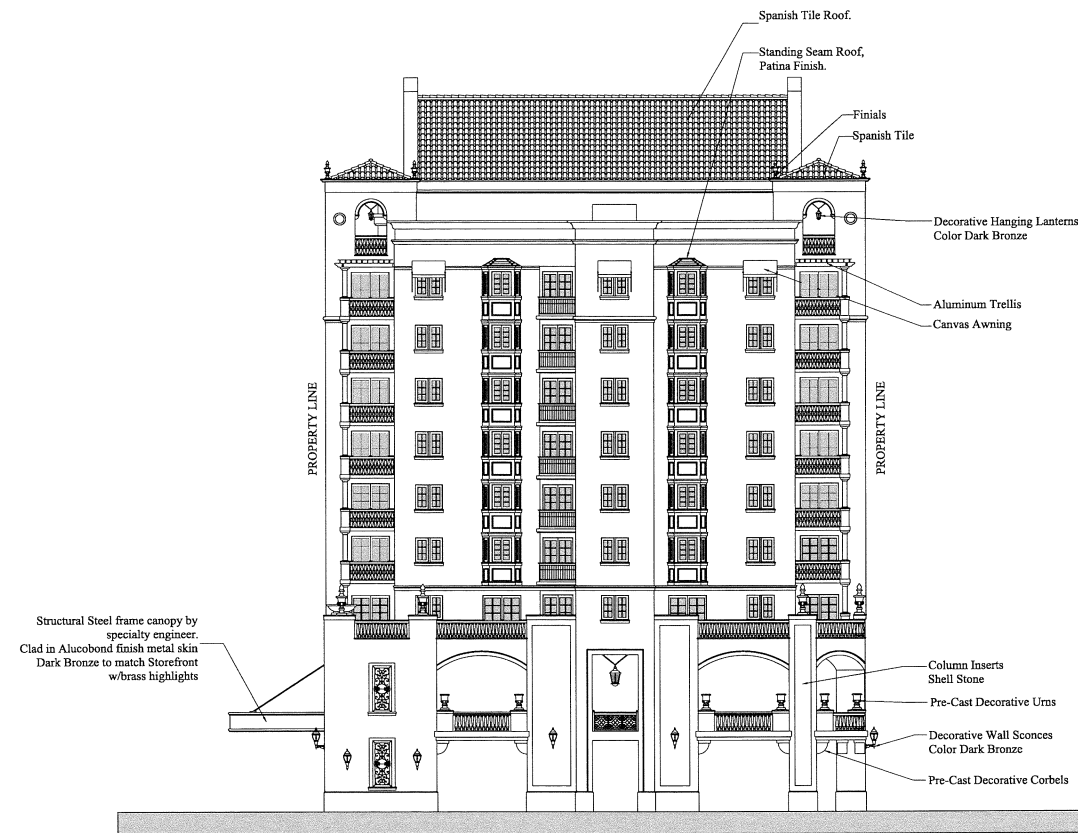


Main Building
 North Elevation

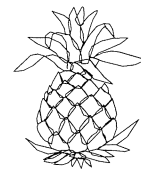
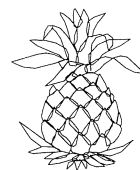
Scale : 1/16" - 1'-0"

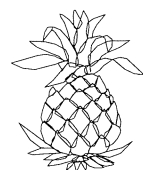


West Elevation

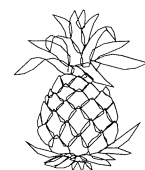


East Elevation



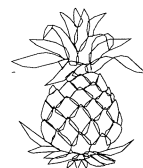
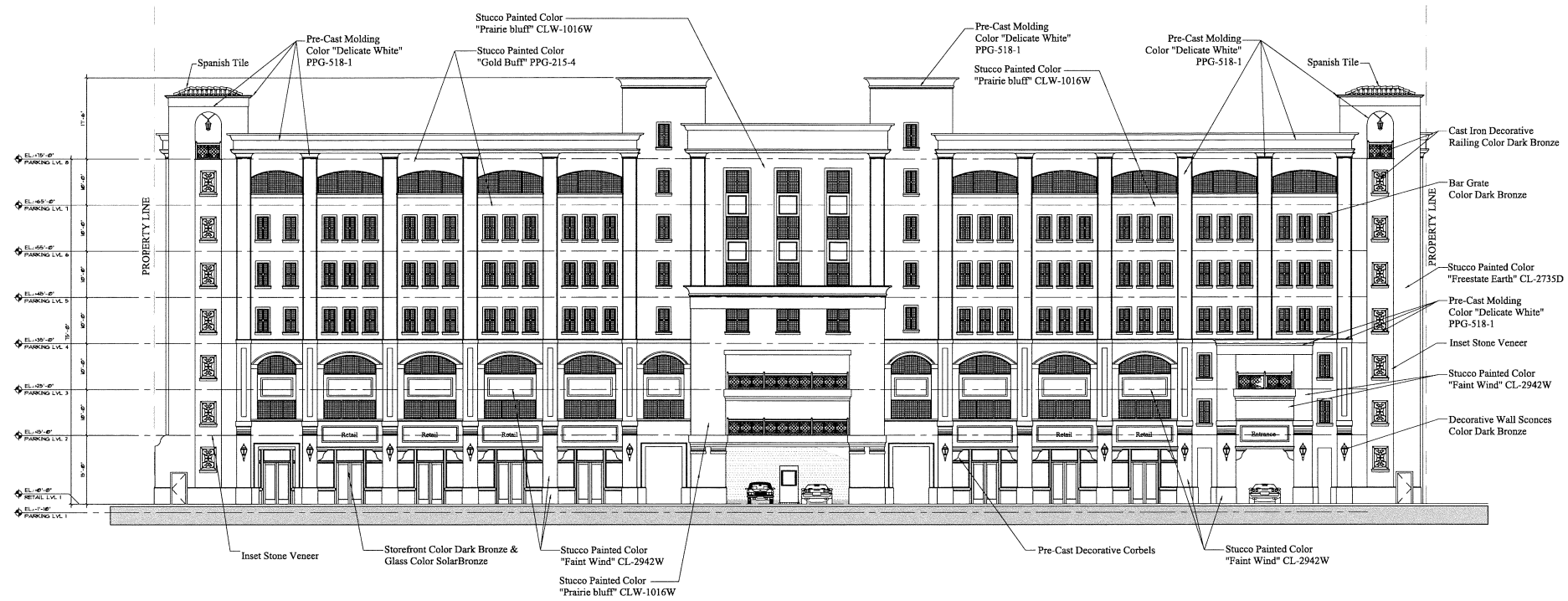


The Palace - Coral Gables

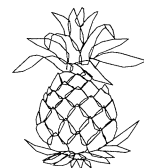


Garage Building
North Elevation

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

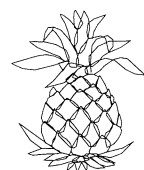
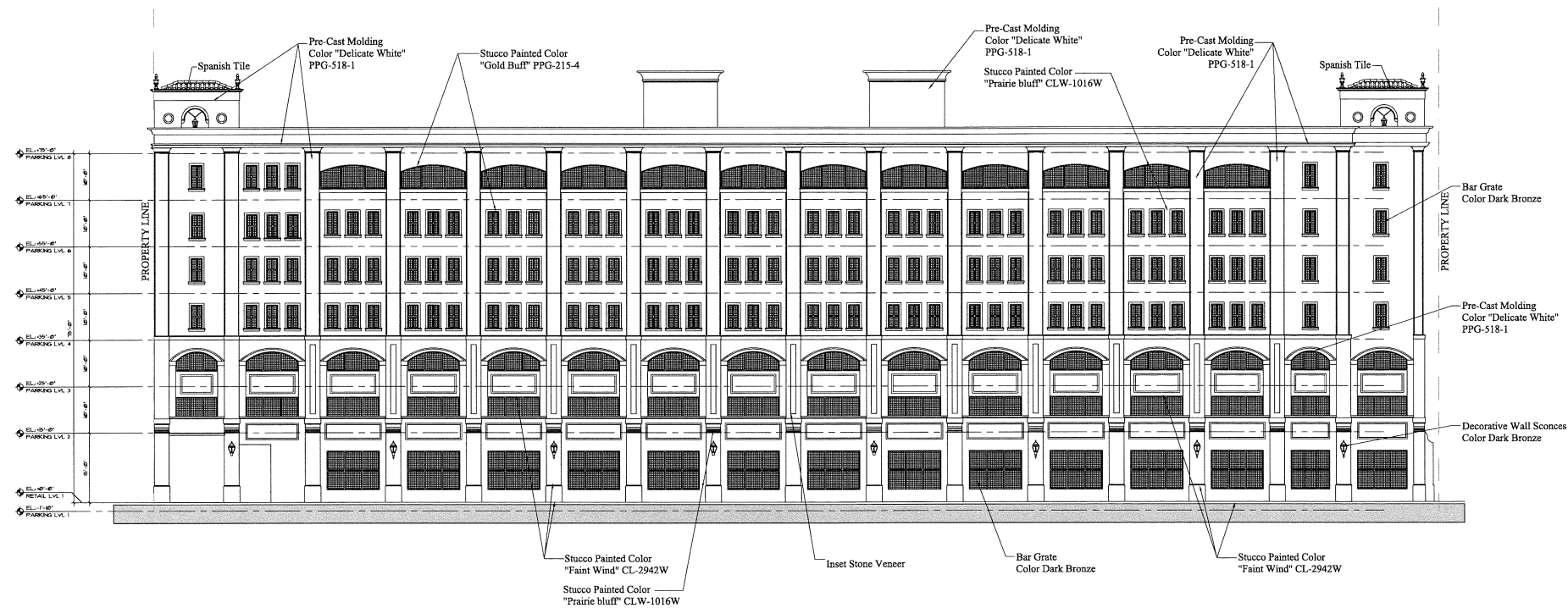


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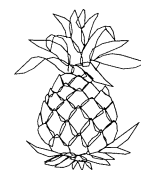


Garage Building
North Elevation

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



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Garage Building South Elevation

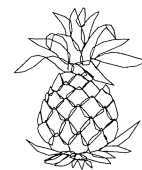
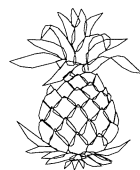
Scale : 1/16" - 1'-0"

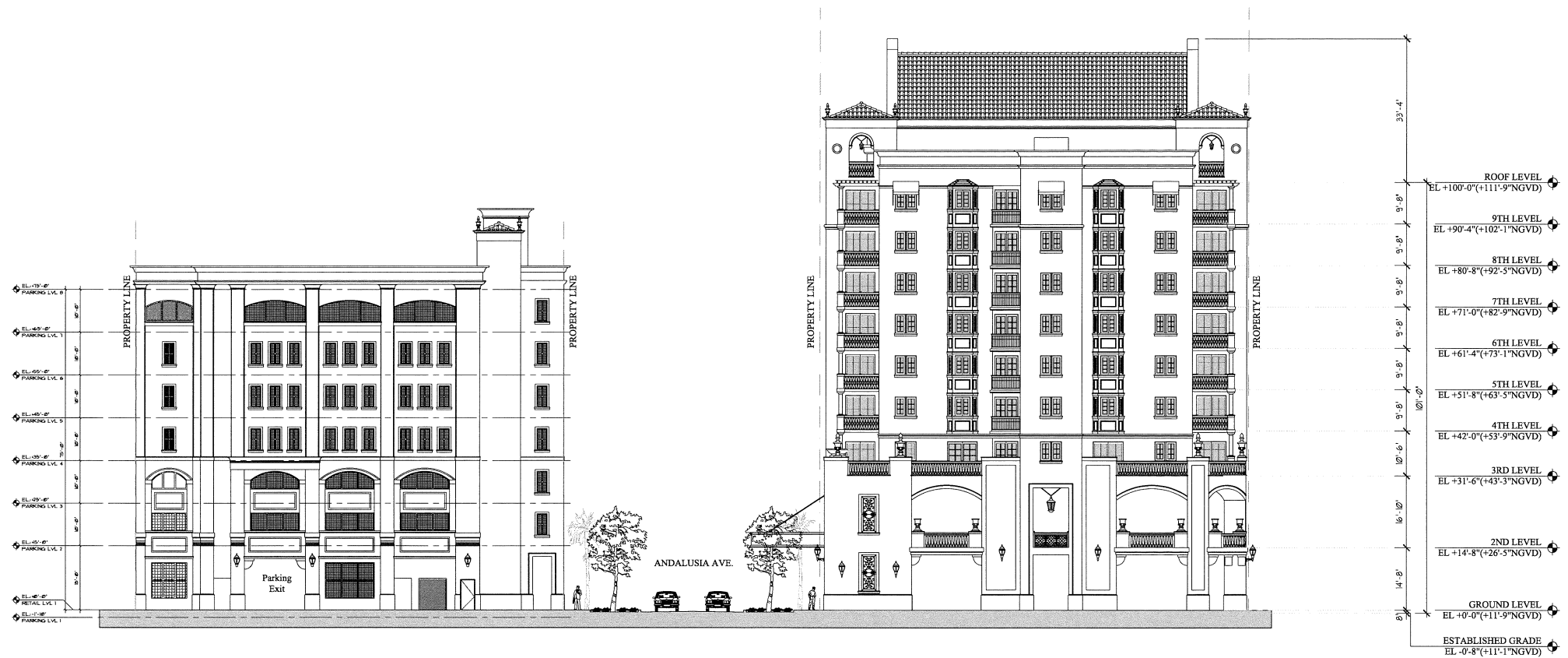


West Elevation



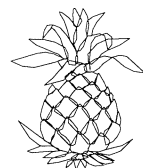
East Elevation



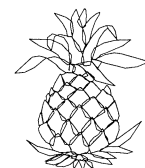


Parking Building

Main Building



The Palace - Coral Gables



Construction Narrative



PROJECT: THE PALACE (Project #20607)

Preconstruction April 2009 – November 2009 (7 months)

1. Setup field office on Miracle Mile location. Office has direct access to site via abutting alley.
2. Preconstruction meetings to be setup with City Departments.
3. Improvements of water main to be completed under separate permit prior to commencement of vertical construction of main buildings.
4. FPL overhead line relocations to be completed under separate permit prior to commencement of buildings.
5. Abandonment of all electrical lines and setup of temp power to be coordinated with FPL.
6. All underground lines and services to be verified and disconnected.

Stage I November 2009 – November 2010 (12 months)

1. Demolition and clearing of Melody Inn and City surface parking lot to be completed.
2. Temp utilities on site to be setup. Temp power poles to be set up if required for adjoining neighbors.
3. Installation of new underground and overhead line removals for FPL lines along alley to commence.
4. Staging area and storage to be setup in existing garage.
5. Balance of city structure parking garage to remain in operation.
6. Commencement of main building construction. Construction to begin within first 3 months of Stage.

Stage II November 2010 – November 2011 (12 months)

1. Upon shell completion and dry in of main building field office is to be moved into the ground floor of the main building "retail area". Area to be used for staging and storage.
2. Demolition and clearing of existing garage.
3. Temp utilities on site to be setup.
4. Underground utilities from existing pole to new pad mount transformer location that will be located within the new building.
5. All underground sanitary lines, grease traps and other laterals to be removed and capped.
6. Staging area in garage to remain in effect until both structures are completed.
7. Commencement of new City parking garage. Construction to begin within first 3 months of Stage.

Additional Setup

1. Public sidewalk and on street parking along North side of Andalusia to be temporarily vacated for use in construction site.
2. Public sidewalk along South side of Andalusia to be diverted into protected walkway within on street parking lane during construction.
3. Primary main site entry to occur along West corner of site. Primary exit of site to occur at East corner of site adjacent to alleyway.

MIAMI, FLORIDA
ABU-DHABI, UAE
PORT OF SPAIN, TRINIDAD W.I.

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