

REVISIONS	BY
DRC SUBMITTAL 04/03/15	
BOA PRELIMINARY SUBMITTAL 05/14/15	
BOA PRELIMINARY RESUBMITTAL 06/19/15	
P&Z PRE-APP SUBMITTAL 07/10/15	
P&Z SUBMITTAL 08/26/15	

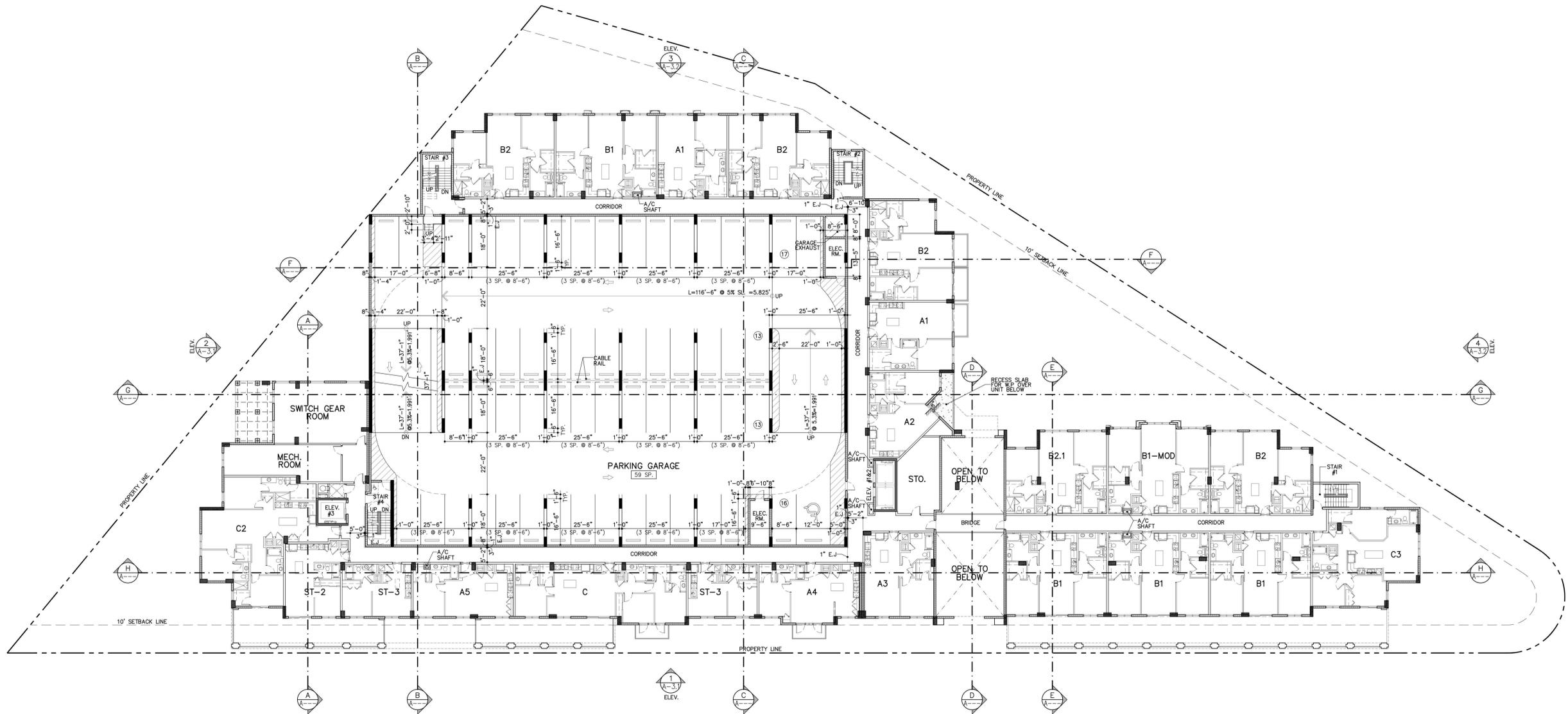
GABLES PONCE III
 LOCATED AT:
 CORAL GABLES, FL
 FOR:
 CABLES RESIDENTIAL
 3399 PEACHTREE RD SUITE 600
 ATLANTA GA 30326

JOSE I. SAUMELL
 ARO013085

MSA ARCHITECTS, INC.
 A0000895
 MIAMI OFFICE
 5695 SW 104th ST.
 MIAMI, FLORIDA 33156
 (305) 273-9911
 HOLLYWOOD OFFICE
 HOLLYWOOD, FLORIDA 33020
 (954) 925-6030

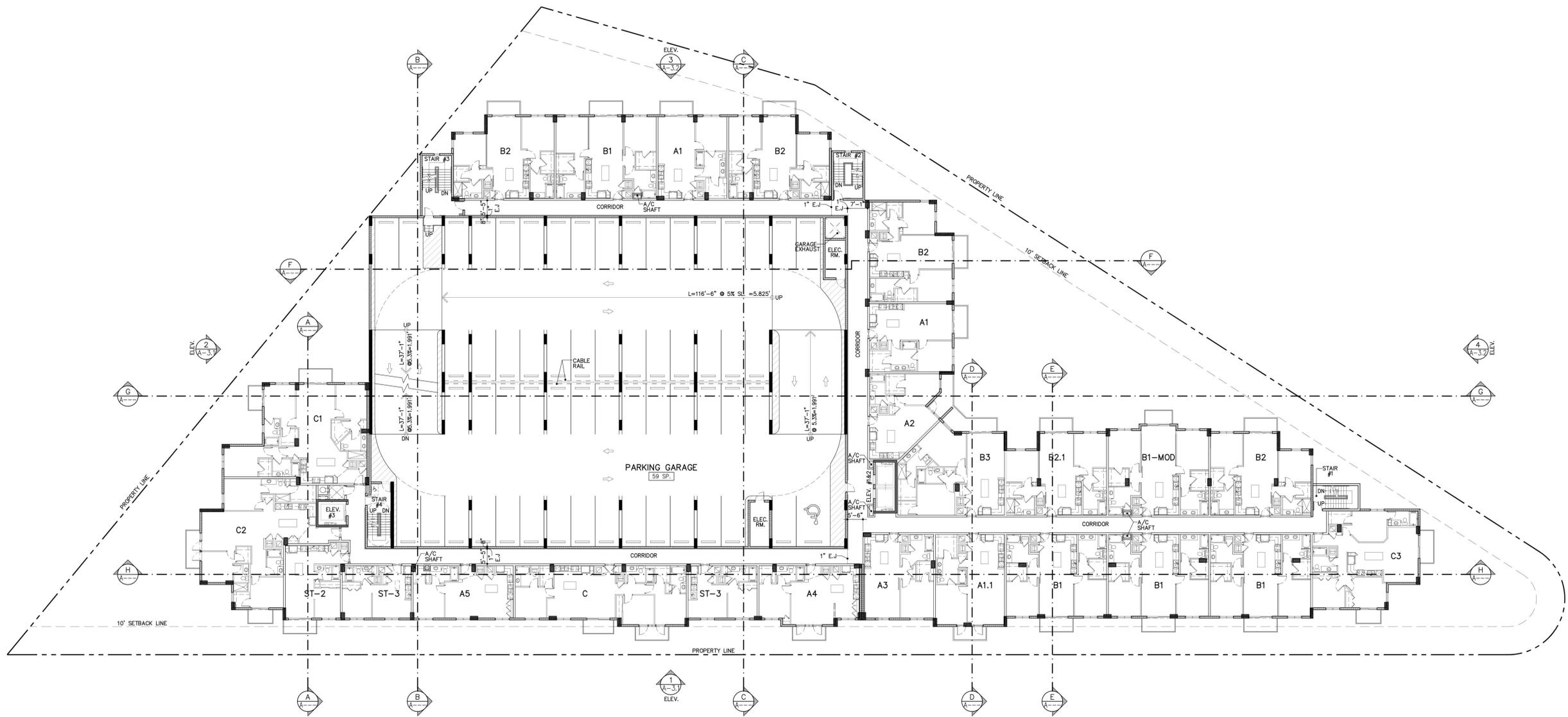


DRAWN	—	RAN
CHECKED	—	
DATE	08/18/15	
SCALE	AS SHOWN	
JOB NO.	1645.PRJ	
SHEET	1645-A-2.2.DWG	



**BLDG. FLOOR PLAN
 2ND LEVEL**
 2ND FLR.
 ELEV.+12'-4"
 SCALE: 1/16"=1'-0"
 NORTH

F:\DATA\DRIVING\PRJ\B-DIM\1645-A-2.2.dwg 08/17/15 14:02:51 WMSD RAN



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DRC SUBMITTAL 04/03/15	
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P&Z PRE-APP SUBMITTAL 07/10/15	
P&Z SUBMITTAL 08/26/15	

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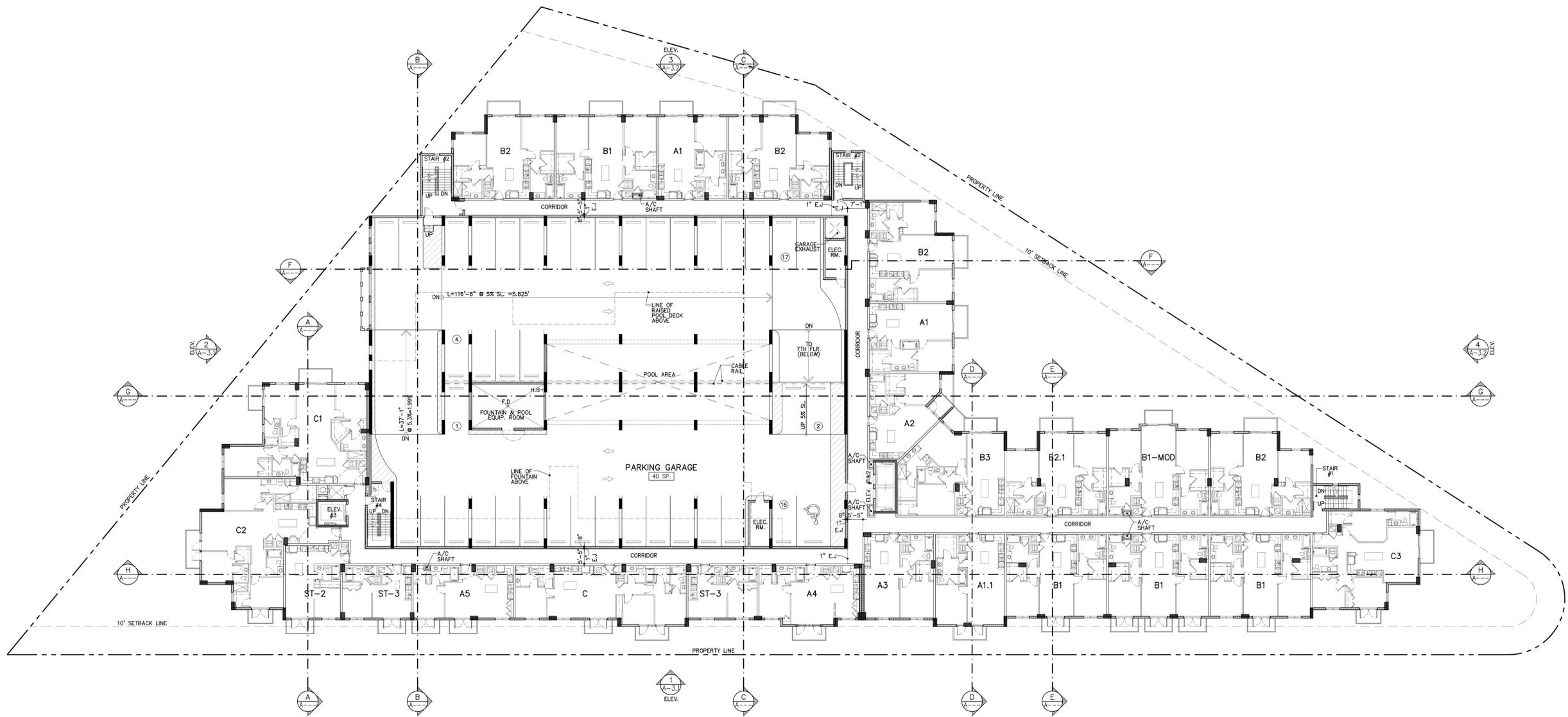
MSA ARCHITECTS, INC.
 A0000895
 MIAMI OFFICE
 5695 SW 104th ST.
 MIAMI, FLORIDA 33156
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 HOLLYWOOD, FLORIDA 33020
 (954) 925-6030



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JOB NO.	1645.PRJ
SHEET	1645-A-2.3.DWG

BLDG. FLOOR PLAN
 3RD TO 7TH LEVEL
 SCALE: 1/16"=1'-0"

A-2.3



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P&Z SUBMITTAL 08/26/15	

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 ATLANTA GA 30326

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 (305) 273-9911
 HOLLYWOOD OFFICE
 HOLLYWOOD, FLORIDA 33020
 (954) 925-6030

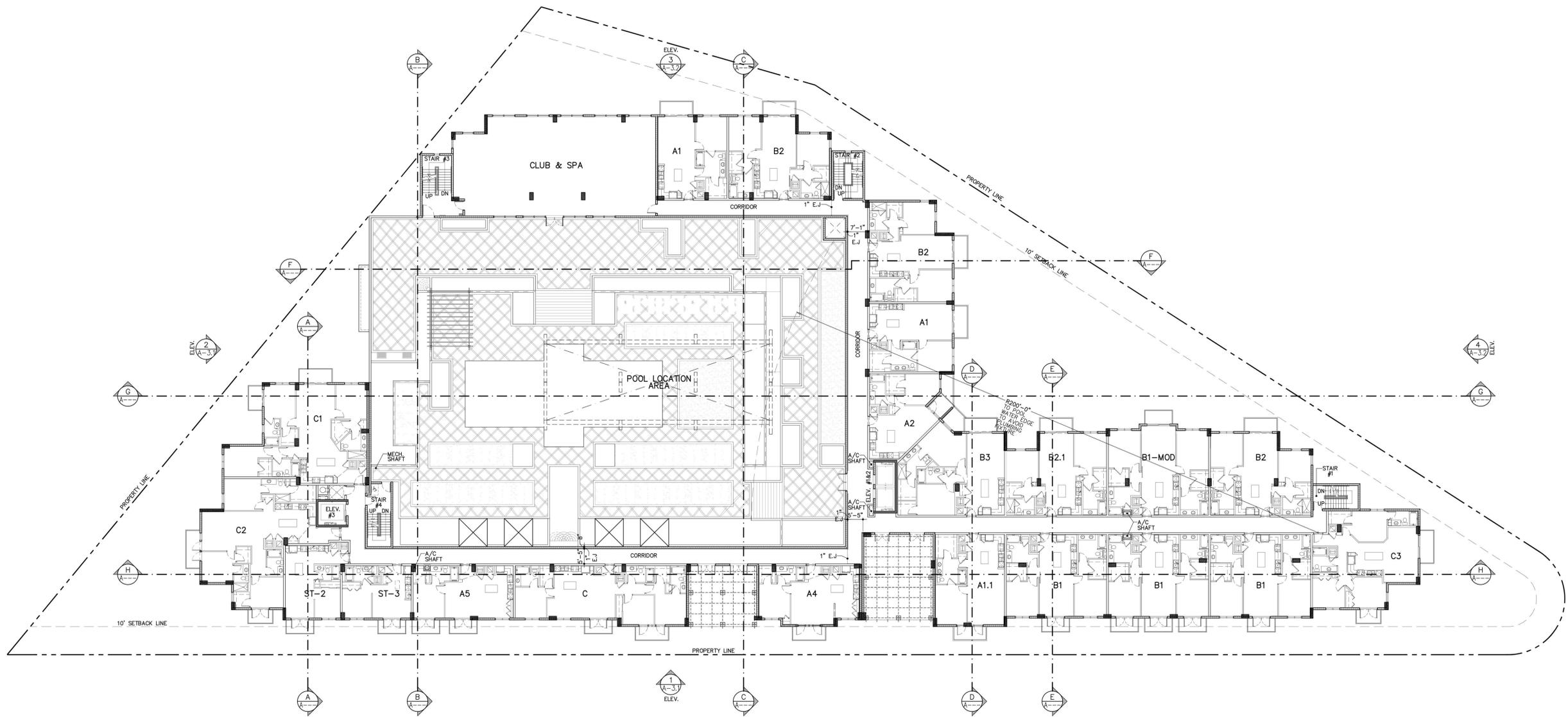


DRAWN	RAN
CHECKED	-
DATE	08/18/15
SCALE	AS SHOWN
JOB NO.	1645.PRJ
SHEET	1645-A-2.4.DWG

BLDG. FLOOR PLAN
 8TH LEVEL
 SCALE: 1/16"=1'-0"



A-2.4



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 3399 PEACHTREE RD SUITE 600
 ATLANTA GA 30326

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 HOLLYWOOD OFFICE
 HOLLYWOOD, FLORIDA 33020
 (954) 925-6030

MSA ARCHITECTS
 ARCHITECTURE & PLANNING

DRAWN	RAM
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DATE	08/18/15
SCALE	AS SHOWN
JOB NO.	1645.PRJ
SHEET	1645-A-2.5.DWG

BLDG. FLOOR PLAN
 LEVEL 9TH/POOL DECK
 SCALE: 1/16"=1'-0"



A-2.5

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BOA PRELIMINARY RESUBMITTAL 06/19/15	
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P&Z SUBMITTAL 08/26/15	

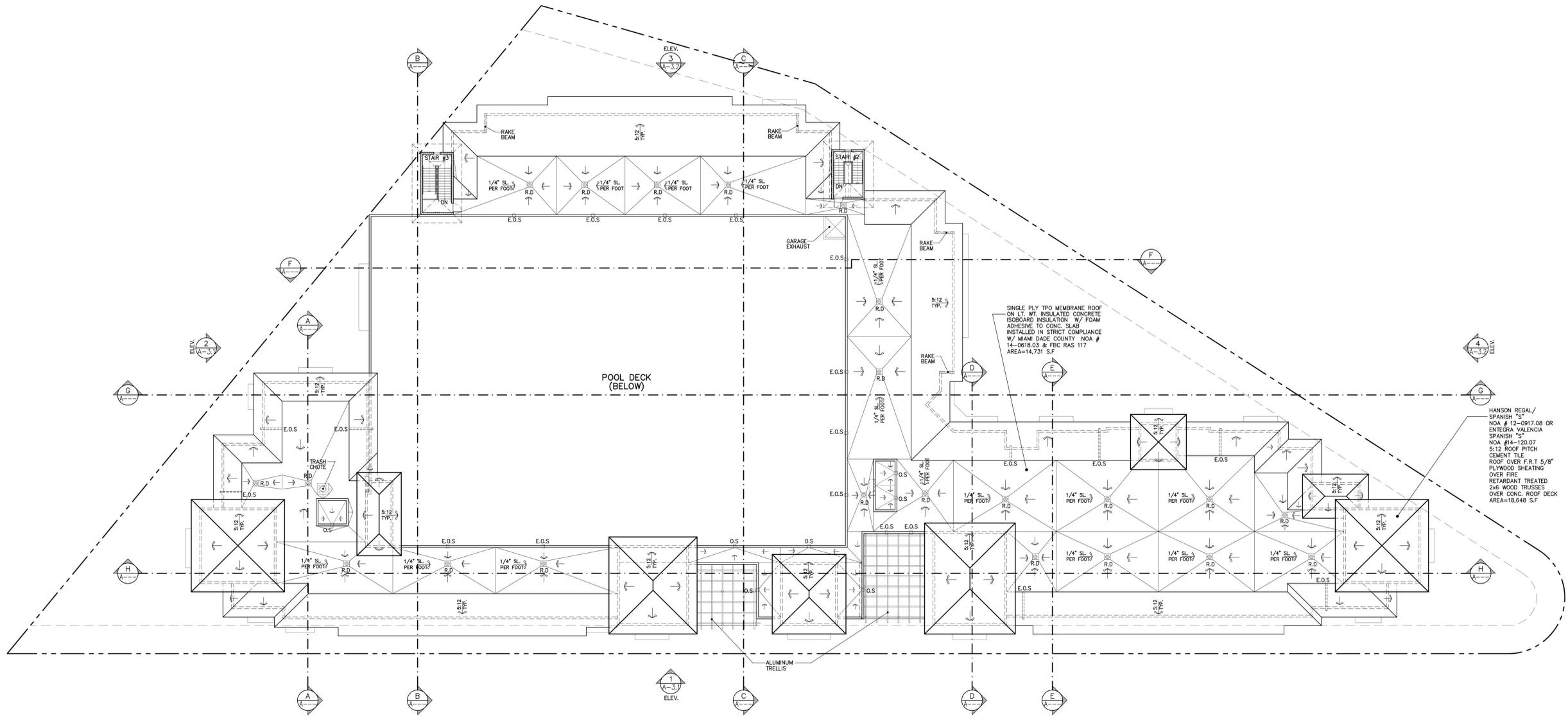
GABLES PONCE III
 LOCATED AT:
 CORAL GABLES, FL
 FOR:
 GABLES RESIDENTIAL
 3399 PEACHTREE RD SUITE 600
 ATLANTA GA 30326

JOSE I. SAUMELL
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 (305) 273-9911
 HOLLYWOOD OFFICE
 HOLLYWOOD, FLORIDA 33020
 (954) 925-6030

MSA ARCHITECTS
 ARCHITECTURE & PLANNING

DRAWN _____ RAN
 CHECKED _____
 DATE 08/18/15
 SCALE AS SHOWN
 JOB NO. 1645.PRJ
 SHEET 1645-A-2.6.DWG



BLDG. ROOF PLAN
 SCALE: 1/16"=1'-0"
 NORTH

F:\DATA\DR1645\PRJ\B-DWG\1645-A-2.6.dwg 08/17/15 08:55:21 MMSD RAN

REVISIONS	BY
DRC SUBMITTAL 04/03/15	
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BOA PRELIMINARY RESUBMITTAL 06/19/15	
P&Z PRE-APP SUBMITTAL 07/10/15	
P&Z SUBMITTAL 08/26/15	

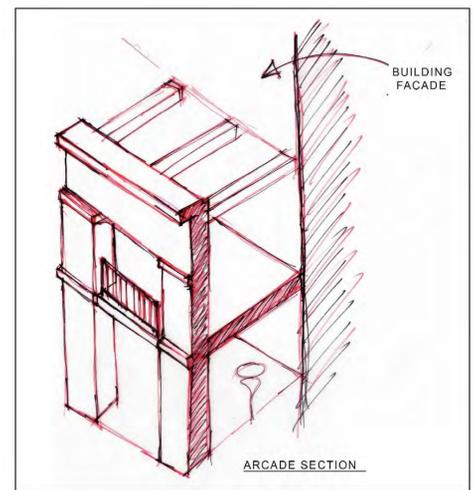


1 GRANELLO AVE ELEVATION



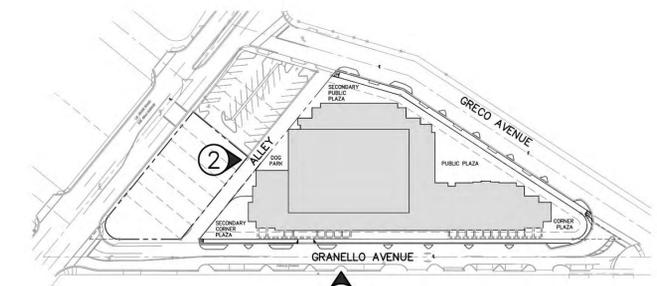
2 SIDE ELEVATION

NOTE:
ALL SIGNS SHALL BE SUBMITTED UNDER A SEPARATE PERMIT (TYP)



COLOR SCHEME

A	B
MAIN STUCCO SW 7005 PURE WHITE	ACCENT 1 SW 7042 SHOJI WHITE
C	D
TRIMS SW 6097 STURDY BROWN	AWNINGS SW 6436 BONSAI TINT



KEY PLAN
N.T.S.

ELEVATIONS

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

MSA ARCHITECTS, INC.
ARCHITECTURE & PLANNING

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7695 SW 104th ST.
MIAMI, FLORIDA 33156
(305) 273-9911

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DRAWN	
CHECKED	
DATE	08/18/15
SCALE	AS SHOWN
JOB NO.	1645.0.PRJ
SHEET	

REVISIONS	BY
DRC SUBMITTAL 04/03/15	
BOA PRELIMINARY SUBMITTAL 05/14/15	
BOA PRELIMINARY RESUBMITTAL 06/19/15	
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P&Z SUBMITTAL 08/26/15	



3 GRECO AVE ELEVATION

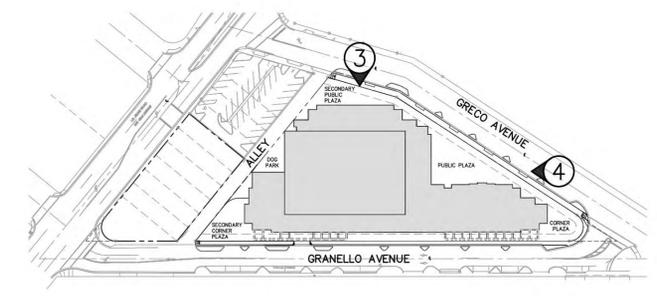


4 GRECO AVE ELEVATION (FACING PUBLIC PLAZA)

COLOR SCHEME



NOTE:
ALL SIGNS SHALL BE SUBMITTED UNDER A SEPARATE PERMIT (TYP)



KEY PLAN
N.T.S.

MSA ARCHITECTS, INC.
A4000895
MIAMI OFFICE
7895 SW 104th ST.
SUITE 100
CORAL GABLES, FL 33156
(305) 273-9911

FOR:
GABLES PONCE III
CORAL GABLES, FL
GABLES RESIDENTIAL
3399 PEACHTREE RD SUITE 600
ATLANTA GA 30326
(954) 925-6030

MSA ARCHITECTS
ARCHITECTURE & PLANNING

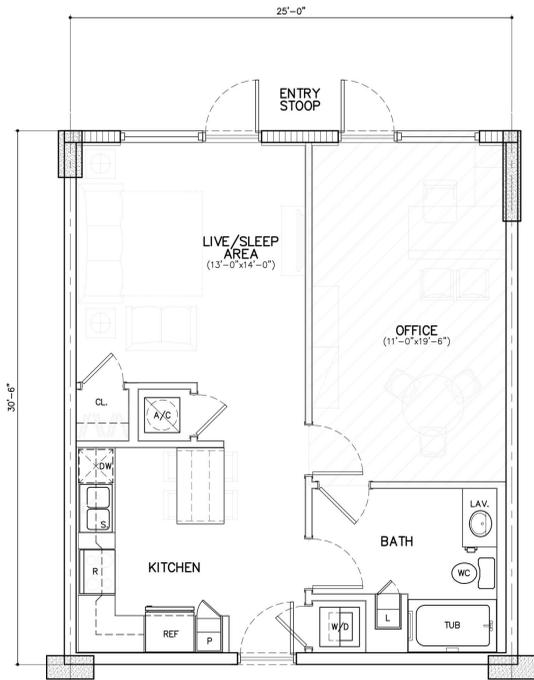
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DRAWN	
CHECKED	
DATE	08/18/15
SCALE	AS SHOWN
JOB NO.	1645.0.PRJ
SHEET	

ELEVATIONS

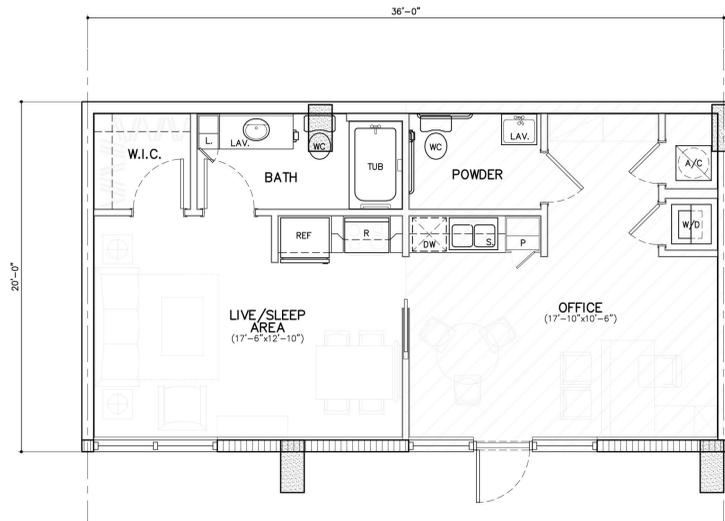
SCALE: 1/16"=1'-0"

REVISIONS	BY
DRC SUBMITTAL 04/03/15	
BOA PRELIMINARY SUBMITTAL 05/14/15	
BOA PRELIMINARY RESUBMITTAL 06/19/15	
P&Z PRE-APP SUBMITTAL 07/10/15	
P&Z SUBMITTAL 08/26/15	



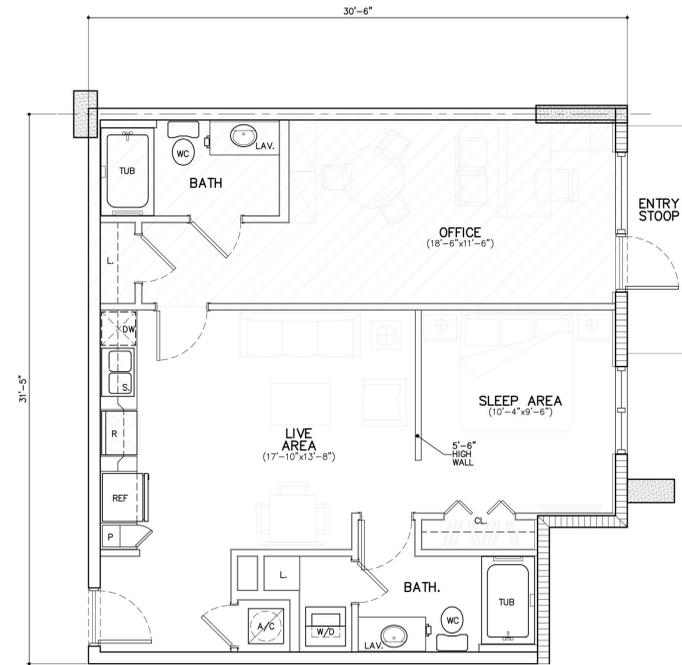
A-1-LIVE/WORK

LIVE AREA = 530 S.F. (2 UNITS)
 WORK AREA = 233 S.F.
 TOTAL AREA = 763 S.F.



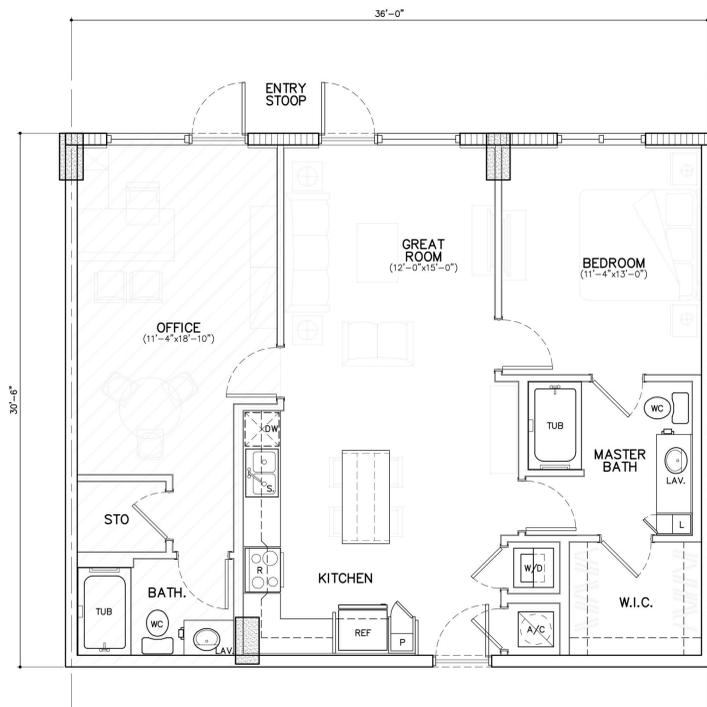
ST-1-LIVE/WORK

LIVE AREA = 360 S.F. (3 UNITS)
 WORK AREA = 360 S.F.
 TOTAL AREA = 720 S.F.



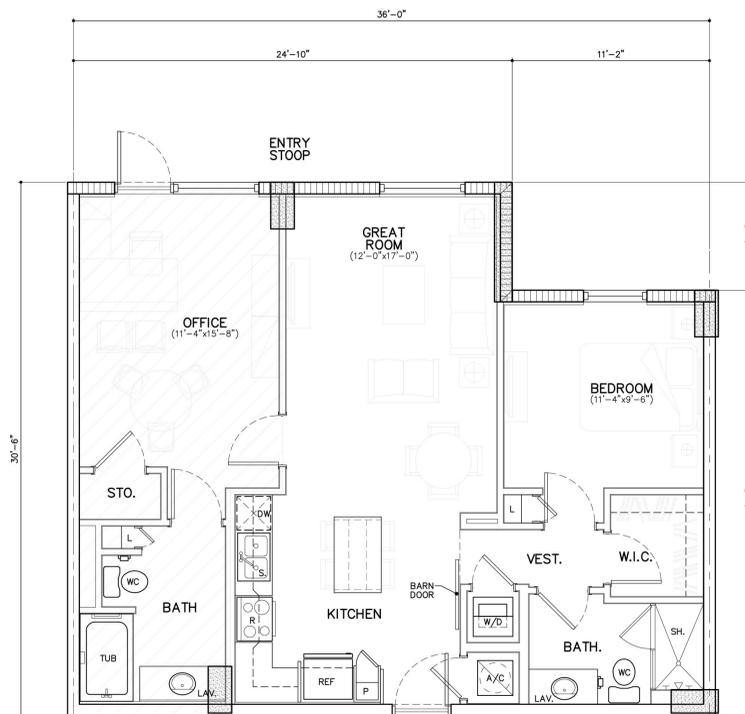
ST-1.1-LIVE/WORK

LIVE AREA = 579 S.F. (1 UNIT)
 WORK AREA = 336 S.F.
 TOTAL AREA = 915 S.F.



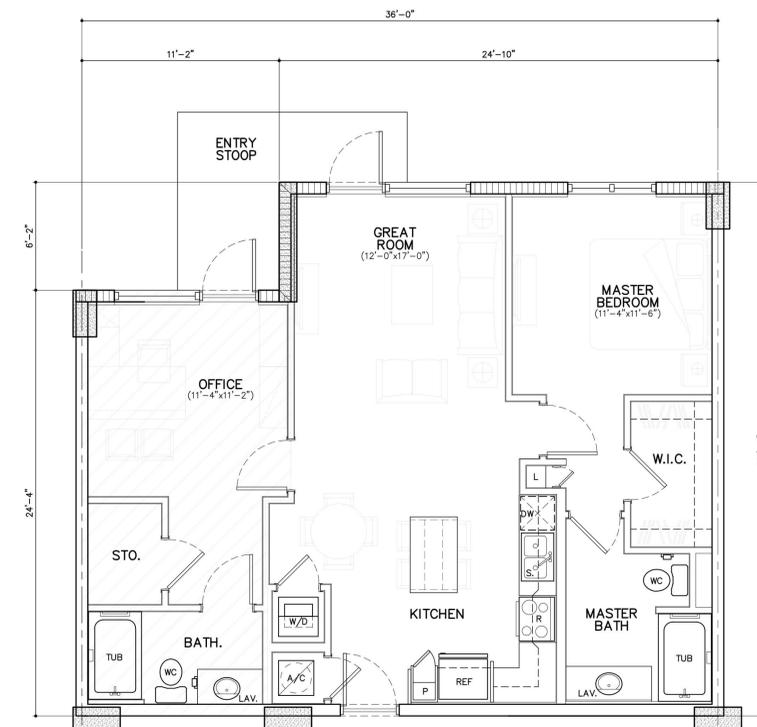
B-1-LIVE/WORK (1BD/2BATH)

LIVE AREA = 326 S.F. (1 UNIT)
 WORK AREA = 772 S.F.
 TOTAL AREA = 1,098 S.F.



UNIT B2-LIVE/WORK (1BD/2BATH)

LIVE AREA = 323 S.F. (2 UNITS)
 WORK AREA = 706 S.F.
 TOTAL AREA = 1,029 S.F.



UNIT B2.1-LIVE/WORK (1BD/2BATH)

LIVE AREA = 271 S.F. (1 UNIT)
 WORK AREA = 758 S.F.
 TOTAL AREA = 1,029 S.F.

UNIT FLOOR PLANS
SCALE: 1/4"=1'-0"

GABLES PONCE III
LOCATED AT:
CORAL GABLES, FL
FOR:
GABLES RESIDENTIAL
PEACHTREE RD SUITE 600
ATLANTA GA 30326

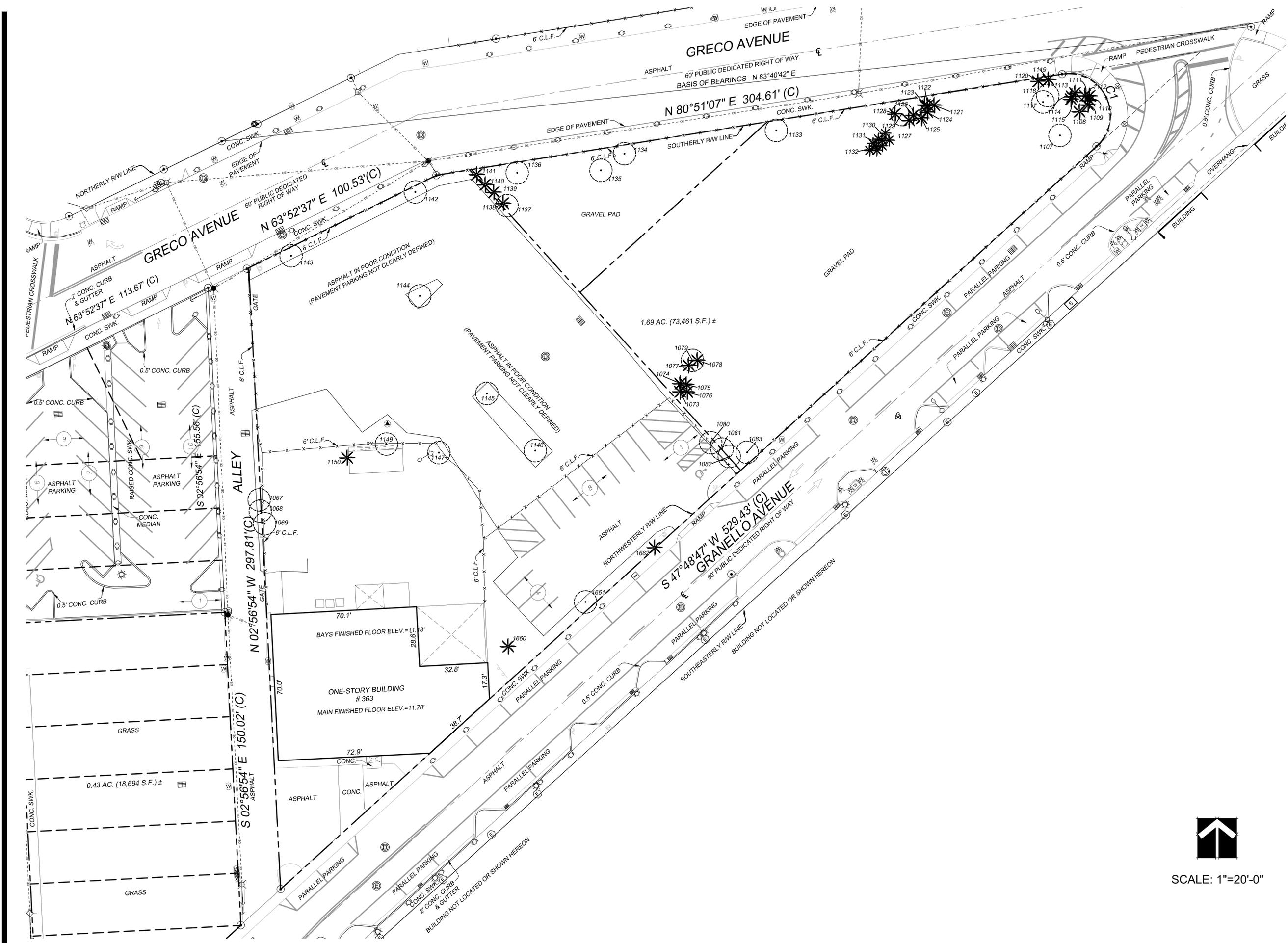
JOSE I. SAUMELL
AR001.3085

MSA ARCHITECTS
ARCHITECTURE & PLANNING

DRAWN: MGS
 CHECKED: -
 DATE: 08/18/15
 SCALE: AS SHOWN
 JOB NO.: 1645.PRJ
 SHEET: 1645-A-4.6.DWG

A-4.6

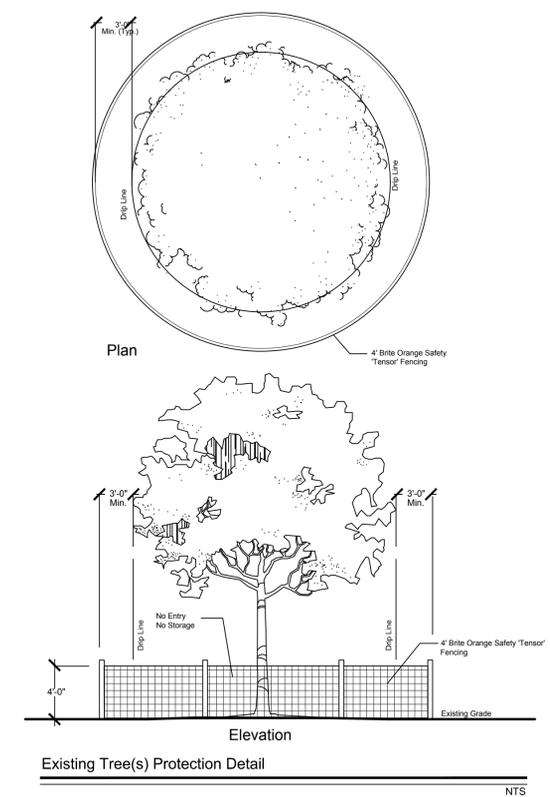
OF SHEETS



SCALE: 1"=20'-0"

TREE TABLE

TREE ID#	SPECIES	NATIVE	DBH	HEIGHT	REMAIN	REMOVE	RELOCATE	CONDITION
1067	Schinus terebinthifolius / Brazilian Pepper		6"			X		40%
1068	Schinus terebinthifolius / Brazilian Pepper		8"			X		40%
1069	Schinus terebinthifolius / Brazilian Pepper		15"(3)			X		40%
1073	Livistona rotundifolia / Round Leaf Fan Palm		6"	10'		X		55%
1074	Livistona rotundifolia / Round Leaf Fan Palm		6"	10'		X		55%
1075	Livistona rotundifolia / Round Leaf Fan Palm		6"	15'		X		55%
1076	Livistona rotundifolia / Round Leaf Fan Palm		6"	15'		X		55%
1077	Livistona rotundifolia / Round Leaf Fan Palm		6"	30'		X		55%
1078	Livistona rotundifolia / Round Leaf Fan Palm		4"	30'		X		55%
1079	Bursera simaruba / Gumbo Limbo Tree		15"	25'		X		50%
1080	Quercus virginiana / Live Oak		6"			X		35%
1081	Hibiscus r.s. / Hibiscus		3"	6'		X		30%
1082	Hibiscus r.s. / Hibiscus		3"	6'		X		30%
1083	Coccoloba uvifera / Seagrape Tree		6"(7)	25'		X		50%
1107	Unknown		15"	30'		X		0% (DEAD)
1108	Washingtonia robusta / Washington Palm		8"	12'		X		55%
1109	Washingtonia robusta / Washington Palm		8"	15'		X		55%
1110	Washingtonia robusta / Washington Palm		8"	18'		X		55%
1111	Washingtonia robusta / Washington Palm		8"	18'		X		55%
1112	Washingtonia robusta / Washington Palm		8"	15'		X		55%
1113	Washingtonia robusta / Washington Palm		8"	15'		X		55%
1114	Washingtonia robusta / Washington Palm		8"	15'		X		55%
1115	Washingtonia robusta / Washington Palm		8"	12'		X		55%
1117	Schinus terebinthifolius / Brazilian Pepper		4"(7)	10'		X		20%
1118	Schinus terebinthifolius / Brazilian Pepper		3"	10'		X		20%
1119	Washingtonia robusta / Washington Palm		6"	15'		X		45%
1120	Washingtonia robusta / Washington Palm		6"	15'		X		45%
1121	Washingtonia robusta / Washington Palm		8"	15'		X		50%
1122	Washingtonia robusta / Washington Palm		6"	15'		X		50%
1123	Washingtonia robusta / Washington Palm		6"	15'		X		50%
1124	Washingtonia robusta / Washington Palm		12"	15'		X		50%
1125	Washingtonia robusta / Washington Palm		8"	15'		X		50%
1126	Washingtonia robusta / Washington Palm		8"	15'		X		50%
1127	Washingtonia robusta / Washington Palm		8"	12'		X		50%
1128	Livistona rotundifolia / Round Leaf Fan Palm		8"	30'		X		60%
1129	Schefflera actinophylla / Umbrella Tree		30"	25'		X		50%
1130	Dyopsis lutescens / Areca Palm		4"(6)	18'		X		25%
1131	Dyopsis lutescens / Areca Palm		4"(10)	18'		X		25%
1132	Dyopsis lutescens / Areca Palm		4"(5)	18'		X		25%
1133	Quercus virginiana / Live Oak		24"	28'		X		45%
1134	Bursera simaruba / Gumbo Limbo Tree		15"	18'		X		40%
1135	Bursera simaruba / Gumbo Limbo Tree		12"	18'		X		45%
1136	Bursera simaruba / Gumbo Limbo Tree		15"	18'		X		50%
1137	Quercus virginiana / Live Oak		3"	8'		X		20%
1138	Ptychosperma elegans / Solitaire Palm		4"(2)	8'		X		30%
1139	Ptychosperma elegans / Solitaire Palm		4"(3)	12'		X		50%
1140	Ptychosperma elegans / Solitaire Palm		4"	15'		X		50%
1141	Ptychosperma elegans / Solitaire Palm		4"	12'		X		50%
1142	Bucida buceras / Black Olive		24"	30'		X		60%
1143	Bucida buceras / Black Olive		15"	18'		X		45%
1144	Bucida buceras / Black Olive		12"	20'		X		50%
1145	Bucida buceras / Black Olive		24"	25'		X		55%
1146	Bucida buceras / Black Olive		24"	25'		X		55%
1147	Delonix regia / Royal Poinciana		4"	10'		X		25%
1149	Schinus terebinthifolius / Brazilian Pepper		12"(2)	15'		X		50%
1150	Roystonea regia / Cuban Royal Palm		20"	30'		X		45%
1660	Roystonea regia / Cuban Royal Palm		20"	30'		X		55%
1661	Bucida buceras / Black Olive		24"	30'		X		55%
1662	Washingtonia robusta / Washington Palm		24"	4'		X		60%



ARCHITECTURE
LANDSCAPE ARCHITECTURE
LAND PLANNING
INTERIOR DESIGN
GOVERNMENTAL PROCESSING

ARCHITECTURAL ALLIANCE
612 S.W. FOURTH AVENUE, FORT LAUDERDALE, FLORIDA 33315 A626901446 LC000027
TEL: (954) 794-0255 FAX: (954) 794-0731 E-MAIL: info@archalliance.com

HUGH JOHNSON
RLA #C000237

Seal

Rev. 1 05-15-15 BOA Submittal
Rev. 2 06-15-15 BOA Submittal
Rev. 3 07-10-15 PAZ PRE-APP SUBMITTAL
Rev. 4 PAZ SUBMITTAL 08/26/15

Revision Dates

Tree Survey and Vegetation Assessment List

Gables Ponce III

Gables Residential
Coral Gables, Florida

Sheet Description
Tree Survey and Vegetation Assessment List

Release Date
04-03-15

Project Number
1507

Drawing Number
TS-2
Sheet 2 of 2



TREMRON PARK PLAZA PAVERS W/ 4x8" BORDER



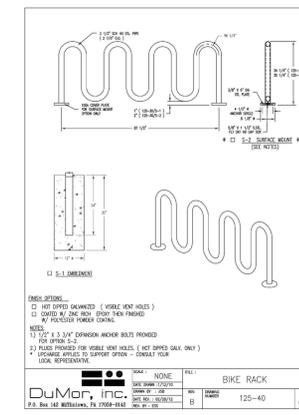
LANDSCAPE FORMS PLAINWELL BENCH



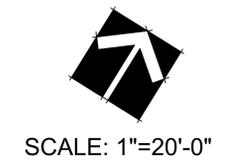
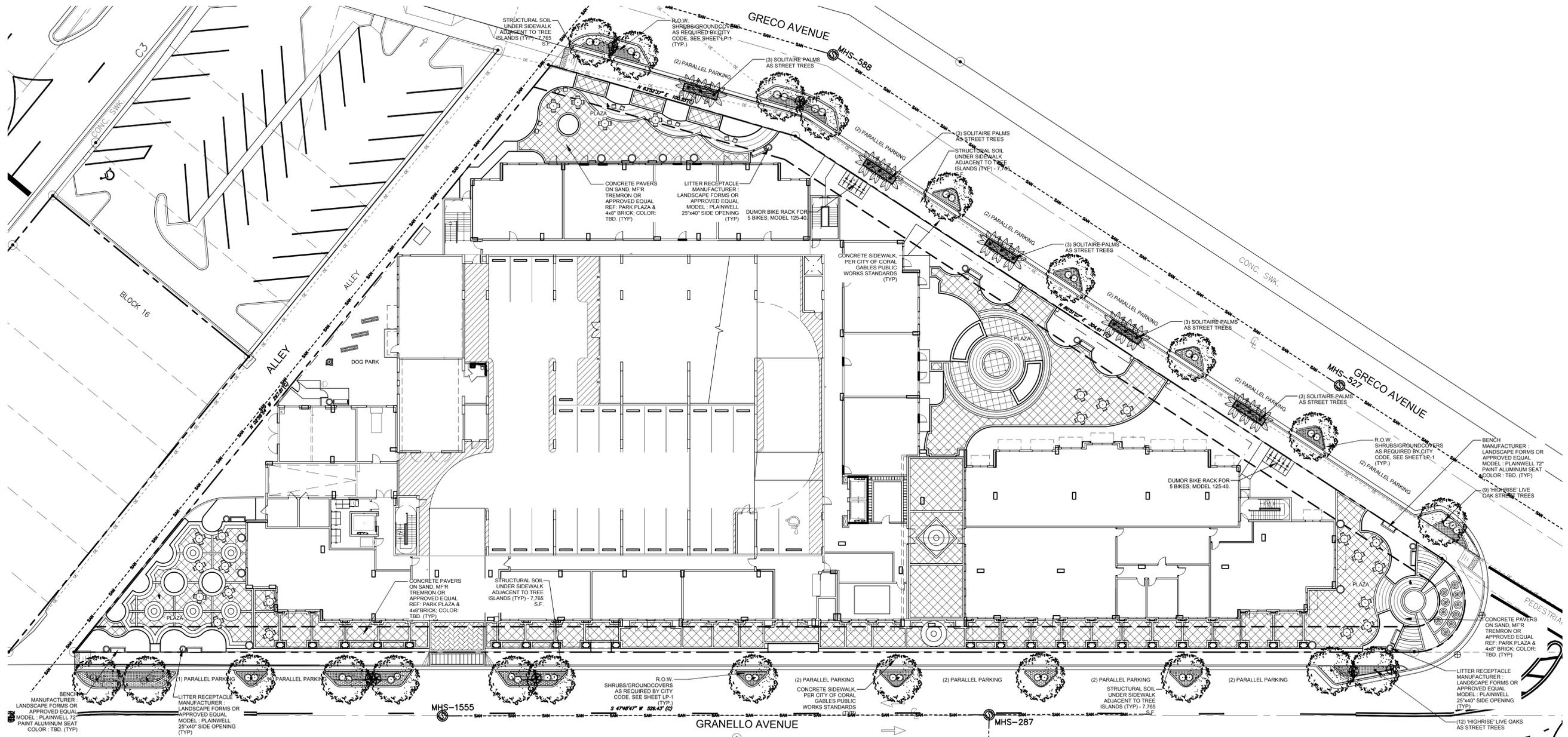
LANDSCAPE FORMS PLAINWELL TRASH RECEPTACLE



HIGHRISE LIVE OAK STREET TREE



DUMOR BIKE RACK



LIGHTING FIXTURE SCHEDULE

SYMBOL	TYPE	MANUFACTURER	CATALOG NUMBER	QTY	TYPE	VOLTS	MOUNTING	REMARKS
⊙	POLE LIGHT (STREET)	ARCHITECTURAL AREA LIGHTING	FGS-RB-SAL-JELED-MTB-FSI-TRA IM SILVER-P422-2-4PA-14 Pole in Matte Black	16	240V, 32.9W 35LED-BW	240	GRADE	MATTE BLACK FINISH POLE: ROUND ALUMINUM MODEL #DB4 10' HT.
△	UP LIGHT	RAB LIGHTING	HBLD10YA	17	10W LED 30,000K UNV	120	GRADE	MATTE BLACK FINISH TO UP LIGHT LARGE PALMS



PROPOSED STREET LAMP BY ARCHITECTURAL AREA LIGHTING

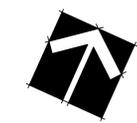
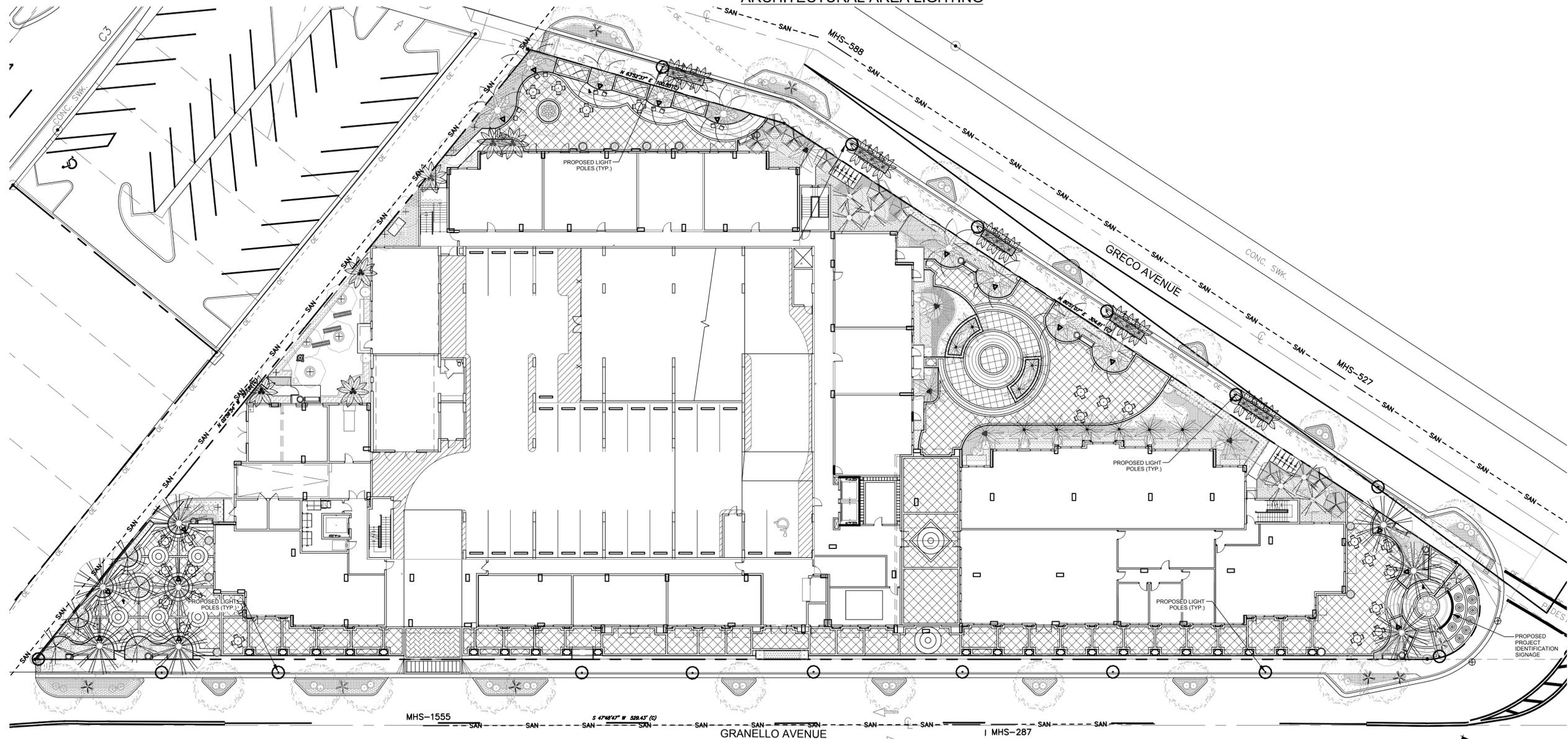
HSLED26B



Bullet shape die cast aluminum hood with 26 Watt LED Light Engine. Comes with spotlight reflector installed.
Color: Black Weight: 4.6 lbs

RAB LIGHTING	
Project:	Type:
Prepared By:	Date:
Driver Info	LED Info
Type: Constant Current	Watts: 26W
120V: 0.24A	Color Temp: 5000K (Cool)
240V: 0.12A	Color Accuracy: 68 CRI
240V: 0.12A	L70 lifespan: 100,000
277V: 0.11A	Lumens: 2,336
Input Watts: 27W	Efficiency: 87 LPW
Efficiency: 96%	

PROPOSED UP LIGHT BY RAB LIGHTING



SCALE: 1"=20'-0"

ARCHITECTURE
LANDSCAPE ARCHITECTURE
LAND PLANNING
INTERIOR DESIGN
GOVERNMENTAL PROCESSING
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612 S.W. FOURTH AVENUE, FORT LAUDERDALE, FLORIDA 33315 A06001446 LCO00027
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HUGH JOHNSON
RLA #C000237

Rev. 1 05-15-15 BOA Submittal
Rev. 2 06-12-15 BOA Submittal
Rev. 3 07-10-15 P&Z PRE-APP SUBMITTAL
Rev. 4 P&Z SUBMITTAL 08/26/15

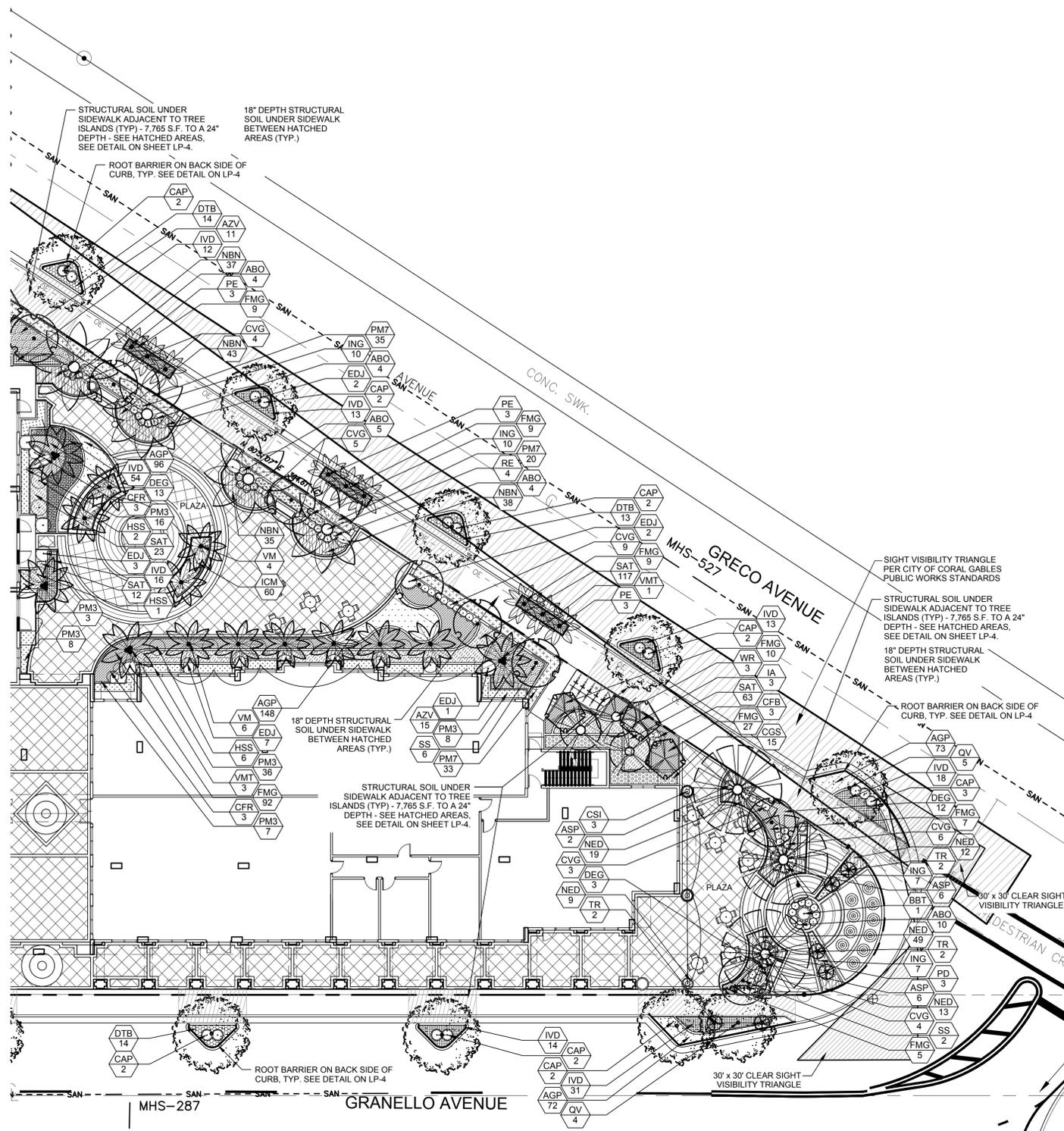
Lighting and Signage Plan
Gables Ponce III
Gables Residential
Coral Gables, Florida

Sheet Description
Lighting and Signage Plan

Release Date
04-04-15

Project Number
1507

Drawing Number
LS-1
Sheet 1 of 1

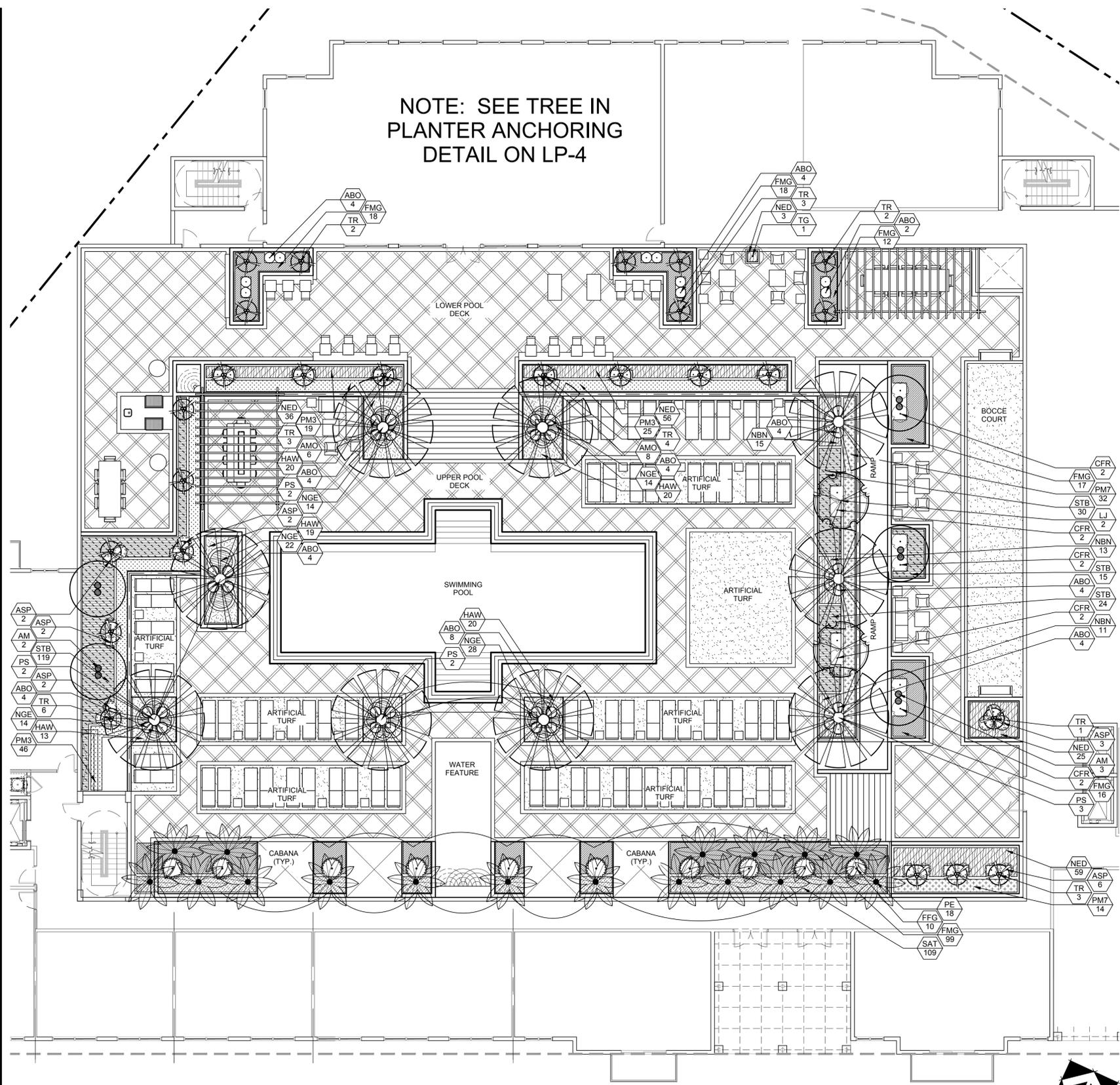


PLANT SCHEDULE

TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE	NATIVE	DROUGHT	
CD	11	COCCOLOBA DIVERSIFOLIA	PIGEON PLUM	FIELD GROWN / B & B	2.5" CAL	12' HT. X 6' SPR. MIN., SINGLE STRAIGHT LEADER	YES	HIGH	
IA	9	ILEX X ATTENUATA 'EAST PALATKA'	EAST PALATKA HOLLY	B&B FIELD GROWN	2.5" CAL	12' HT. X 5' SPR., 4' CT. SINGLE STRAIGHT LEADER	YES	HIGH	
QV	23	QUERCUS VIRGINIANA 'QVITA'	HIGHRISE LIVE OAK	B&B FIELD GROWN	3.5" CAL	16' HT. X 6' SPR. FULL, SINGLE STRAIGHT LEADER	YES	HIGH	
FLOWERING TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE	NATIVE	DROUGHT	
AF	5	ACACIA FARNESIANA	SWEET ACACIA	25 GAL	2" CAL	12' HT. X 6' SPR. MIN., SINGLE STRAIGHT LEADER	YES	HIGH	
SS	9	SENNA SURATTENSIS	GLAUCCOUS CASSIA	FIELD GROWN / B & B	2" CAL	12' HT. X 6' SPR. MIN., SINGLE STRAIGHT LEADER	NO	HIGH	
PALM TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE	NATIVE	DROUGHT	
PD	8	PHOENIX DACTYLIFERA 'MEDJOO'	MEDJOO DATE PALM	FG/B&B	14" CT. NJT INCLUDED, MATCHED		NO	HIGH	
PET	6	PTYCHOSPERMA ELEGANS	ALEXANDER PALM	B&B FIELD GROWN, 12 OA., 9 CANES MIN.		18-22' OA., TRIPLES	NO	HIGH	
PE	15	PTYCHOSPERMA ELEGANS	SOLITAIRE PALM	FG/B&B		12-16' CT. STAGGERED OA HTS.	NO	HIGH	
RE	9	ROYSTONEA ELATA	FLORIDA ROYAL PALM	FG/B&B		16' GW, MATCHED OA HEIGHTS	YES	MEDIUM	
TR	11	THRINAX RADIATA	FLORIDA THATCH PALM	B&B FIELD GROWN		8' OA, TRIPLE TRUNKS	YES	HIGH	
VM	10	VEITCHIA MONTGOMERYANA	MONTGOMERY PALM	B&B FIELD GROWN		16-18' OA HT., SINGLE TRUNK	NO	HIGH	
VMT	5	VEITCHIA MONTGOMERYANA	MONTGOMERY PALM	FG/B&B		18-20' OA HTS., TRIPLE TRUNK	NO	HIGH	
WR	6	WASHINGTONIA ROBUSTA	MEXICAN FAN PALM	B&B FIELD GROWN		15'-25' OA	NO	HIGH	
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE	NATIVE	DROUGHT	SPACING
ABO	63	AECHMEA BLANCHETIANA 'HACIENDA'	'BURNT ORANGE' BROMELIAD	3 GAL		15' SPECIMEN	NO	MEDIUM	24" o.c.
ASP	14	AECHMEA SP. 'PINK FROST'	PINK FROST BROMELIAD	9" POT		30" OA.	NO	MEDIUM	30" o.c.
AOS	12	ALCANTAREA ODORATA	GIANT SILVER BROMELIAD	3 GAL.		18"x18"	NO	HIGH	24" o.c.
BBT	1	BOUGAINVILLEA X 'BARBARA KARST'	BARBARA KARST BOUGAINVILLEA TRELIS	25 GAL		8' TRELIS WITH RUNNERS	NO	HIGH	48" o.c.
CHP	4	CALLIANDRA HAEMATOCEPHALA	PINK POWDER PUFF	15 GAL.		5-6' OA, STANDARD	NO	HIGH	48" o.c.
CVG	42	CODIAEUM VARIEGATUM 'GOLDEN DUST'	GOLD DUST CROTON	3 GAL.		24"x24" OA.	NO	HIGH	24" o.c.
CVP	42	CODIAEUM VARIEGATUM 'PETRA'	BRAVO CROTON	3 GAL.		24"x24" OA.	NO	HIGH	24" o.c.
CFB	3	CORDYLINE FRUTICOSA 'BLACK MAGIC'	BLACK MAGIC TI	3 GAL		30" OA.	NO	MEDIUM	36" o.c.
CFR	6	CORDYLINE FRUTICOSA 'RED SISTER'	HAWAIIAN TI PLANT	7 GAL.		30" OA.	NO	MEDIUM	36" o.c.
CAP	41	CRINUM AUGUSTUM 'QUEEN EMMA'	'QUEEN EMMA' PURPLE CRINUM	7 GAL		30" OA.	YES	MEDIUM	36" o.c.
CSI	6	CUPRESSUS SEMPERVIRENS	ITALIAN CYPRESS	30 GAL		10-12' OA, FULL TO BASE	NO	HIGH	36" o.c.
DDW	1	DRACAENA DEREMENSIS 'WARNECKII'	WARNECKII DRACAENA	7 GAL		3-4' OA, PLACE PER PLAN	NO	HIGH	36" o.c.
EDJ	19	ELAEOCARPUS DECIPIENS	JAPANESE BLUEBERRY TREE	15 GAL		4' OA., CONE FULL TO BASE	NO	HIGH	48" o.c.
HSS	9	HIBISCUS ROSA-SINENSIS 'SNOW QUEEN'	VARIEGATED HIBISCUS	7 GAL		4' OA, STANDARD	NO	HIGH	48" o.c.
PMM	4	PODOCARPUS MACROPHYLLUS 'MAKI'	MAKI PODOCARPUS COLUMN	15 GAL.		5-6' OA, FULL TO BASE	NO	HIGH	48" o.c.
SHRUB AREAS	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE	NATIVE	DROUGHT	SPACING
AZV	26	ALPYNIA ZERUMBET 'VARIEGATA'	VARIEGATED SHELL GINGER	3 GAL		24"x30" OA	NO	MEDIUM	36" o.c.
CIR	72	CHRYSOBALANUS ICACO 'REDTIP'	RED TIP COCOPLUM	3 GAL.		20" HT X 20" SPR	YES	HIGH	24" o.c.
CGS	66	CLUSIA GUTTIFERA	SMALL-LEAF CLUSIA	7 GAL.		36" HT X 30" SPR	YES	HIGH	36" o.c.
CVC	1	CODIAEUM VARIEGATUM 'CURLYBOY'	CURLYBOY CROTON	3 GAL		20" HT X 20" SPR	NO	HIGH	24" o.c.
DEG	28	DURANTA ERECTA 'GOLD MOUND'	GOLD MOUND DURANTA	3 GAL		16" HT X 16" SPR	YES	HIGH	24" o.c.
FMG	304	FICUS MICROCARPA 'GREEN ISLAND'	GREEN ISLAND FICUS	3 GAL		12" HT X 16" SPR	NO	HIGH	24" o.c.
IVD	370	ILEX VOMITORIA 'STOKES DWARF'	DWARF YAUPON HOLLY	3 GAL		14" OA	YES	HIGH	18" o.c.
ICM	60	IXORA COCCINEA 'MAUI SUNSET'	MAUI SUNSET DWARF IXORA	3 GAL.		18" HT X 18" SPR	NO	MEDIUM	18" o.c.
ING	34	IXORA COCCINEA 'NORA GRANT'	RED IXORA	3 GAL		24" HT X 24" SPR	NO	MEDIUM	24" o.c.
ICP	128	IXORA COCCINEA 'PETITE RED'	DWARF RED IXORA	3 GAL		18" HT X 18" SPR	NO	MEDIUM	18" o.c.
PM7	121	PODOCARPUS MACROPHYLLUS	YEW PINE	7 GAL.		42" HT. X 24" SPR.	NO	HIGH	24" o.c.
PM3	102	PODOCARPUS MACROPHYLLUS	PODOCARPUS	3 GAL		24" HT X 24" SPR	NO	HIGH	24" o.c.
RID	13	RAPHIOLEPIS INDICA 'DWARF'	DWARF INDIA HAWTHORN	3 GAL		18" HT X 18" SPR	NO	HIGH	24" o.c.
SAT	385	SCHEFFLERA ARBORICOLA 'TRINETTE'	DWARF TRINETTE SCHEFFLERA	3 GAL		18" HT. MIN.	NO	HIGH	18" o.c.
GROUND COVERS	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE	NATIVE	DROUGHT	SPACING
AGP	574	ARACHIS GLABRATA	LARGE LEAF PERENNIAL PEANUT	1 GAL		6" HT. MIN.	NO	HIGH	12" o.c.
DTB	132	DIANELLA TASMANICA	BLUEBERRY FLAX LILY	1 GAL		16" HT. X 16" SPR.	NO	HIGH	18" o.c.
HAW	20	HEMIGRAPHIS ALTERNATA 'EXOTICA'	WAFFLE PLANT	1 GAL		6" HT. MIN.	NO	MEDIUM	18" o.c.
NBN	267	NEOREGELIA X 'BOSSA NOVA'	GREEN & WHITE BROMELIAD	1 GAL		12" O.A.	NO	MEDIUM	15" o.c.
NED	111	NEOREGELIA X 'DONGER'	RED DWARF BROMELIAD	1 GAL		12" O.A.	NO	MEDIUM	15" o.c.
NXP	19	NEOREGELIA X 'PETRA'	PINK BROMELIAD	1 GAL.		6"x6"	NO	HIGH	15" o.c.
NES	17	NEPHROLEPIS EXALTATA	BOSTON FERN	3 GAL		12" HT. X 12" SPR.	YES	LOW	24" o.c.

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

NOTE: SEE TREE IN
PLANTER ANCHORING
DETAIL ON LP-4



SCALE: 1"=10'-0"

PLANT SCHEDULE

TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE	NATIVE	DROUGHT	
LJ	2	Ligustrum japonicum	Tree Ligustrum	FG/B&B	Multi Stem	12' Ht. x 12' Spr., Multi-Trunk	No	Medium	
PALM TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE	NATIVE	DROUGHT	
AM	5	Adonidia merrillii	Adonidia Palm	B&B Field Grown		8-10' OA, Double Trunks	No	High	
PS	9	Phoenix sylvestris	Wild Date Palm	FG/B&B		12' CT., Matched Heights	No	High	
PE	24	Ptychosperma elegans	Solitaire Palm	FG/B&B		12-16' CT., Staggered OA Hts.	No	High	
TR	18	Thrinax radiata	Florida Thatch Palm	B&B Field Grown		8' OA, Triple Trunks	Yes	High	
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE	NATIVE	DROUGHT	SPACING
ABO	45	Aechmea blanchetiana	'Burnt Orange' Bromeliad	3 gal	No	specimen	No	High	24" o.c.
AMO	14	Aechmea mexicana albo	Variiegated Bromeliad	9" Pot		30-36" OA	No	Medium	30" o.c.
ASP	17	Aechmea Sp. 'Pink Frost'	Pink Frost Bromeliad	9" Pot		30" OA.	No	Medium	30" o.c.
CFR	10	Cordyline fruticosa 'Red Sister'	Hawaiian TI Plant	7 Gal.		30" OA.	No	Medium	36" o.c.
FFG	10	Furcraea foetida	False Agave	7 Gal.		30" OA.	No	High	48" o.c.
TG	1	Tibouchina grandiflora	Fuzzy Leaf Princess Flower	15 gal		5'-6" OA	No	High	48" o.c.
SHRUB AREAS	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE	NATIVE	DROUGHT	SPACING
FMG	175	Ficus microcarpa 'Green Island'	Green Island Ficus	3 gal		12"HT x 16"SPR	No	High	24" o.c.
PM7	46	Podocarpus macrophyllus	Yew Pine	7 Gal.		42" Ht. x 24" Spr.	No	High	24" o.c.
PM3	90	Podocarpus macrophyllus	Podocarpus	3 gal		24"HT x 24"SPR	No	High	24" o.c.
STB	188	Sansevieria trifasciata 'Black Gold'	Black Gold Sansevieria	1 gal		12"HT x 12"SPR	No	High	18" o.c.
SAT	109	Schefflera arboricola 'Trinette'	Dwarf Trinette Schefflera	3 gal		18" Ht. MIN.	No	High	18" o.c.
GROUND COVERS	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE	NATIVE	DROUGHT	SPACING
HAW	92	Hemigraphis alternata 'Exotica'	Waffle Plant	1 gal		6" Ht. Min.	No	Medium	18" o.c.
NBN	39	Neoregelia x 'Bossa Nova'	Green & White Bromeliad	1 gal	No	12" O.A.	No	Medium	15" o.c.
NED	179	Neoregelia x 'Donger'	Red Dwarf Bromeliad	1 gal	No	12" O.A.	No	Medium	15" o.c.
NGE	92	Neoregelia x 'Green Eyes'	Neoregelia Bromeliad	6" Pot	No	12" O.A.	No	Medium	12" o.c.

NOTE: Lightweight planter soil mix to be used in all raised planters, which consists of the following:
1/3 CY horticultural perlite
1/3 CY coarse peat moss
1/3 CY clean soil & nutrients

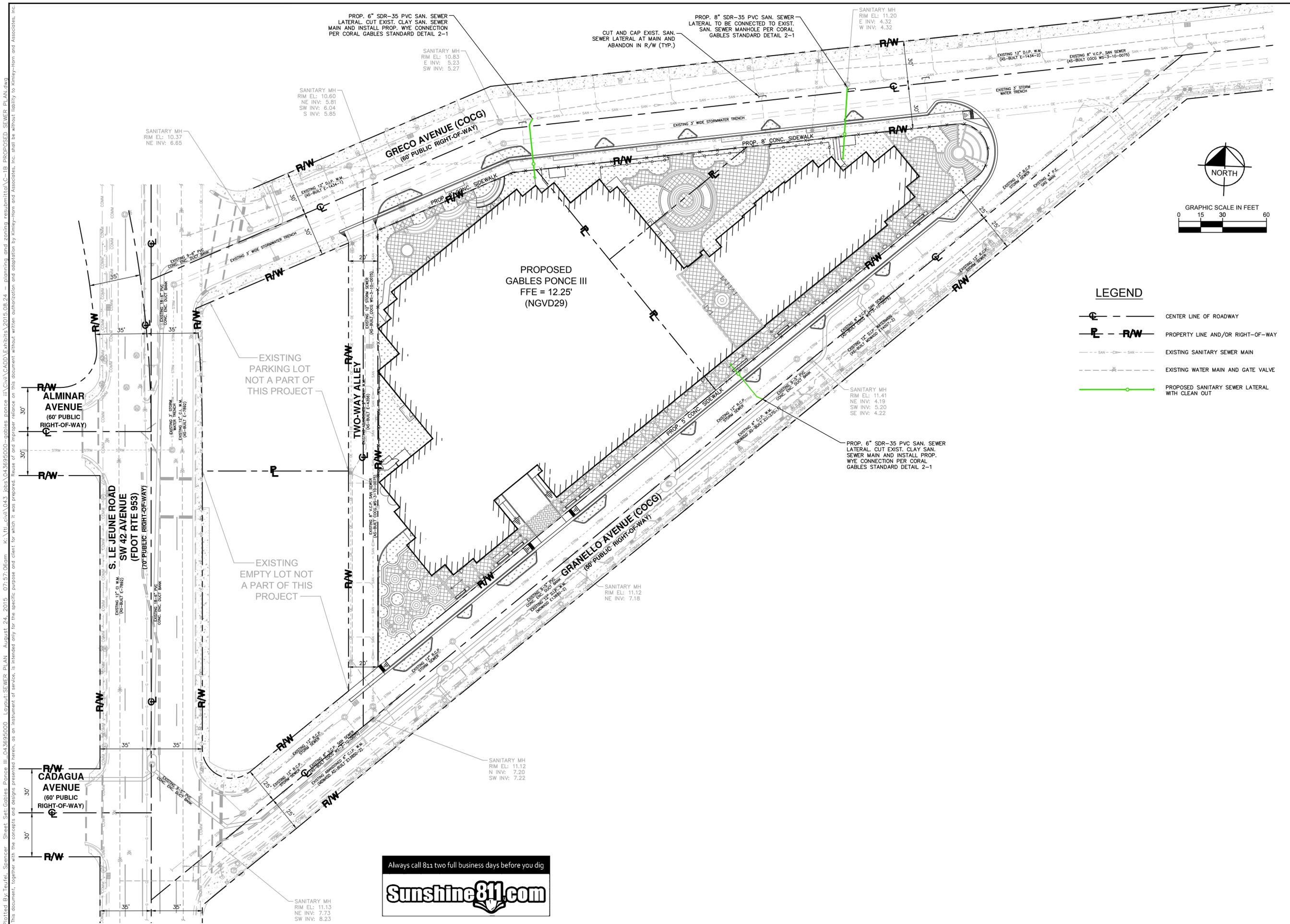
ARCHITECTURE
LANDSCAPE ARCHITECTURE
LAND PLANNING
INTERIOR DESIGN
GOVERNMENTAL PROCESSING
ARCHITECTURAL ALLIANCE
612 S.W. FOURTH AVENUE, FORT LAUDERDALE, FLORIDA 33315 A3200148 LC0000237
TEL: (954) 764-8858 FAX: (954) 764-0731 E-MAIL: landcon@aarchall.com

HUGH JOHNSON
FLA #0000237
Seal

Rev. 1 05-15-15 BOA Submission
Rev. 2 06-10-15 BOA Submission
Rev. 3 07-10-15 PAZ
PRE-APP SUBMITTAL
Rev. 4 PAZ SUBMITTAL 09/29/15
Revision Dates

Pool and Amenity Deck Landscape Plan
Gables Ponce III
Gables Residential
Coral Gables, Florida

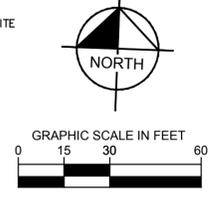
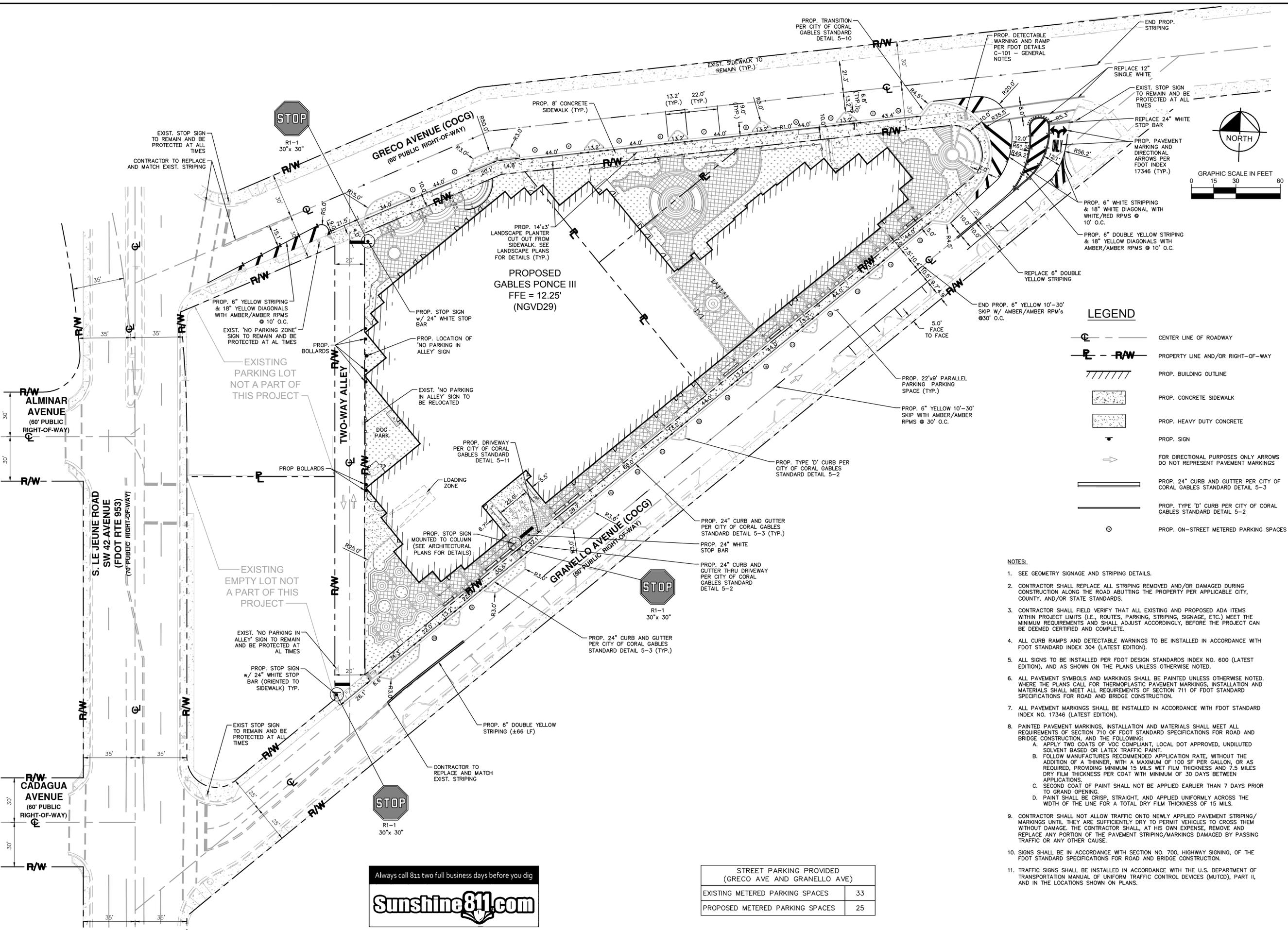
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Pool and Amenity Deck Landscape Plan
Release Date
04-04-15
Project Number
1507
Drawing Number
LP-3
Sheet 3 of 4



Plotted By: Teufel, Spencer Sheet Set: Gables Ponce III_043695000_LAYOUT:SEWER PLAN August 24, 2015 07:57:06am K:\N\C\G\N\043 jobs\043695000-gables ponce iii\Civil\CADD\Exhibits\2015\08\24 - planning and zoning resubmittal\C-1B PROPOSED SEWER PLAN.dwg
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KHA PROJECT 043695000		LICENSED PROFESSIONAL		P&Z SUBMITTAL		ST			
DATE 8/24/2015		CHRISTOPHER THOMAS FALCE, P.E.		8/26/2015					
SCALE AS SHOWN		FL LICENSE NUMBER 73908							
DESIGNED BY ST		CHECKED BY SE							
DRAIN BY ST		DATE:							
GABLES PONCE III PREPARED FOR LG PONCE III, LLC.				PROPOSED SEWER PLAN				REVISIONS	
								CORAL GABLES	
SHEET NUMBER				C-1B					

Plotted By: Teufel, Spencer Sheet: Set: Gables Ponce III-04-3695000 Layout: PROPOSED SIGNAGE AND MARKING PLAN August 24, 2015 07:57:30am
 K:\NL\GWA\043 Jobs\043695000-gables ponce III\Civil\CADD\Exhibits\2015.08.24 - planning and zoning resubmittal\3- PROPOSED SIGNAGE AND MARKING
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LEGEND

- CENTER LINE OF ROADWAY
- PROPERTY LINE AND/OR RIGHT-OF-WAY
- PROP. BUILDING OUTLINE
- PROP. CONCRETE SIDEWALK
- PROP. HEAVY DUTY CONCRETE
- PROP. SIGN
- FOR DIRECTIONAL PURPOSES ONLY ARROWS DO NOT REPRESENT PAVEMENT MARKINGS
- PROP. 24" CURB AND GUTTER PER CITY OF CORAL GABLES STANDARD DETAIL 5-3
- PROP. TYPE 'D' CURB PER CITY OF CORAL GABLES STANDARD DETAIL 5-2
- PROP. ON-STREET METERED PARKING SPACES

NOTES:

1. SEE GEOMETRY SIGNAGE AND STRIPING DETAILS.
2. CONTRACTOR SHALL REPLACE ALL STRIPING REMOVED AND/OR DAMAGED DURING CONSTRUCTION ALONG THE ROAD ABUTTING THE PROPERTY PER APPLICABLE CITY, COUNTY, AND/OR STATE STANDARDS.
3. CONTRACTOR SHALL FIELD VERIFY THAT ALL EXISTING AND PROPOSED ADA ITEMS WITHIN PROJECT LIMITS (I.E., ROUTES, PARKING, STRIPING, SIGNAGE, ETC.) MEET THE MINIMUM REQUIREMENTS AND SHALL ADJUST ACCORDINGLY, BEFORE THE PROJECT CAN BE DEEMED CERTIFIED AND COMPLETE.
4. ALL CURB RAMPS AND DETECTABLE WARNINGS TO BE INSTALLED IN ACCORDANCE WITH FDOT STANDARD INDEX 304 (LATEST EDITION).
5. ALL SIGNS TO BE INSTALLED PER FDOT DESIGN STANDARDS INDEX NO. 600 (LATEST EDITION), AND AS SHOWN ON THE PLANS UNLESS OTHERWISE NOTED.
6. ALL PAVEMENT SYMBOLS AND MARKINGS SHALL BE PAINTED UNLESS OTHERWISE NOTED. WHERE THE PLANS CALL FOR THERMOPLASTIC PAVEMENT MARKINGS, INSTALLATION AND MATERIALS SHALL MEET ALL REQUIREMENTS OF SECTION 711 OF FDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.
7. ALL PAVEMENT MARKINGS SHALL BE INSTALLED IN ACCORDANCE WITH FDOT STANDARD INDEX NO. 17346 (LATEST EDITION).
8. PAINTED PAVEMENT MARKINGS, INSTALLATION AND MATERIALS SHALL MEET ALL REQUIREMENTS OF SECTION 710 OF FDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, AND THE FOLLOWING:
 - A. APPLY TWO COATS OF VOC COMPLIANT, LOCAL DOT APPROVED, UNDILUTED SOLVENT BASED OR LATEX TRAFFIC PAINT.
 - B. FOLLOW MANUFACTURERS RECOMMENDED APPLICATION RATE, WITHOUT THE ADDITION OF A THINNER, WITH A MAXIMUM OF 100 SF PER GALLON, OR AS REQUIRED, PROVIDING MINIMUM 15 MILS WET FILM THICKNESS AND 7.5 MILES DRY FILM THICKNESS PER COAT WITH MINIMUM OF 30 DAYS BETWEEN APPLICATIONS.
 - C. SECOND COAT OF PAINT SHALL NOT BE APPLIED EARLIER THAN 7 DAYS PRIOR TO GRAND OPENING.
 - D. PAINT SHALL BE CRISP, STRAIGHT, AND APPLIED UNIFORMLY ACROSS THE WIDTH OF THE LINE FOR A TOTAL DRY FILM THICKNESS OF 15 MILS.
9. CONTRACTOR SHALL NOT ALLOW TRAFFIC ONTO NEWLY APPLIED PAVEMENT STRIPING/MARKINGS UNTIL THEY ARE SUFFICIENTLY DRY TO PERMIT VEHICLES TO CROSS THEM WITHOUT DAMAGE. THE CONTRACTOR SHALL, AT HIS OWN EXPENSE, REMOVE AND REPLACE ANY PORTION OF THE PAVEMENT STRIPING/MARKINGS DAMAGED BY PASSING TRAFFIC OR ANY OTHER CAUSE.
10. SIGNS SHALL BE IN ACCORDANCE WITH SECTION NO. 700, HIGHWAY SIGNING, OF THE FDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.
11. TRAFFIC SIGNS SHALL BE INSTALLED IN ACCORDANCE WITH THE U.S. DEPARTMENT OF TRANSPORTATION MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), PART II, AND IN THE LOCATIONS SHOWN ON PLANS.

Always call 811 two full business days before you dig

STREET PARKING PROVIDED (GRECO AVE AND GRANELLO AVE)	
EXISTING METERED PARKING SPACES	33
PROPOSED METERED PARKING SPACES	25

ST	DATE	BY
	8/26/2015	

Kimley»Horn

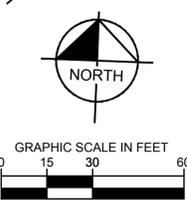
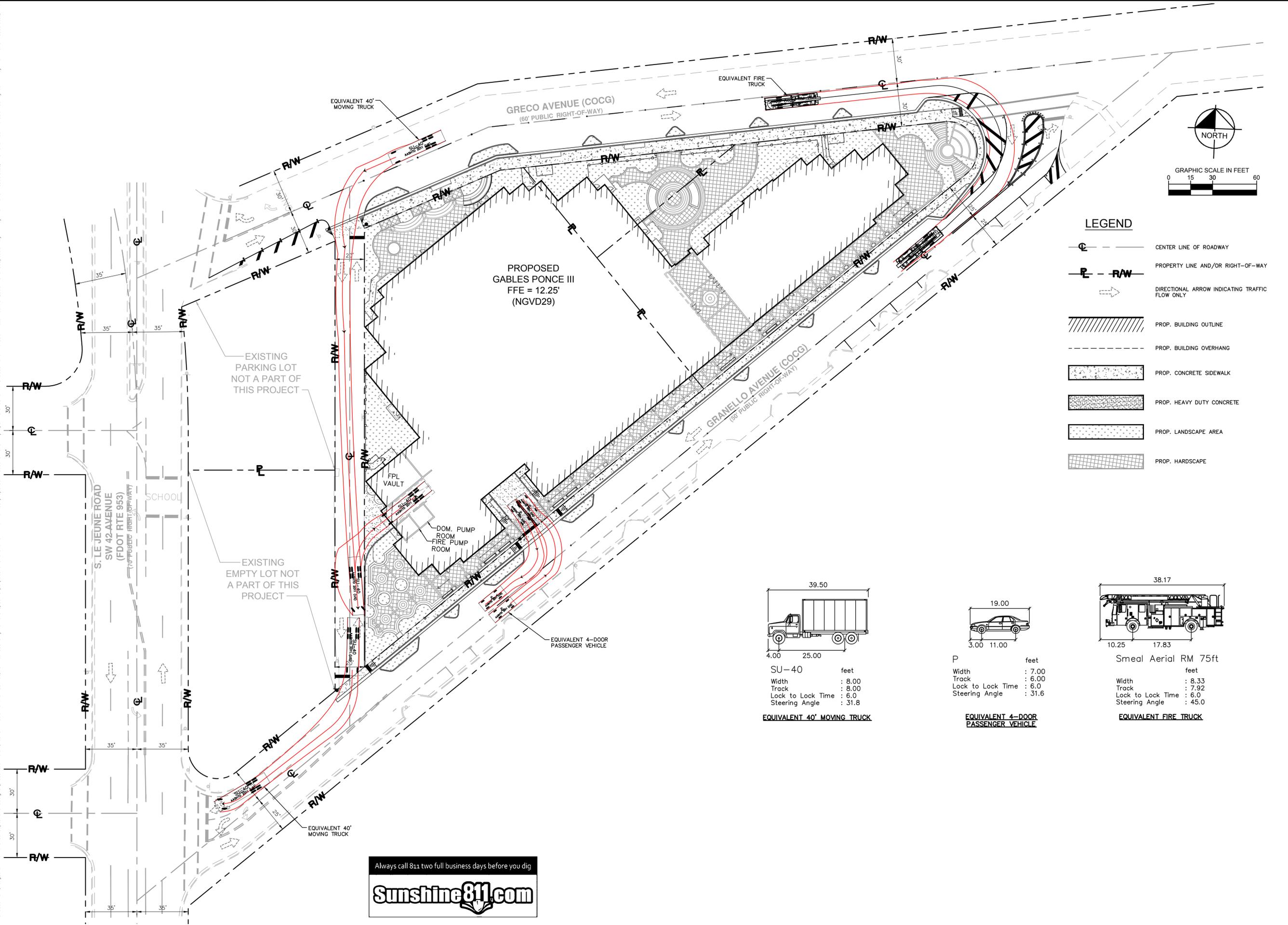
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 600 N. PINE ISLAND RD., SUITE 450, PLANTATION, FL 33324
 PHONE: (954) 349-7575 FAX: (954) 349-7575
 WWW.KIMLEY-HORN.COM CA 00000696

KHA PROJECT	DATE	SCALE	DESIGNED BY	DRAWN BY	CHECKED BY	SE	DATE
04-3695000	8/24/2015	AS SHOWN	CHRISTOPHER THOMAS FALCE, P.E.	ST	ST		

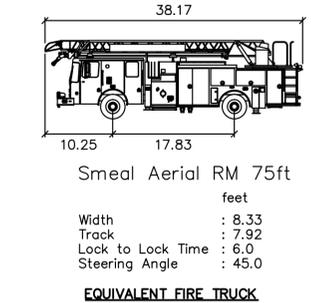
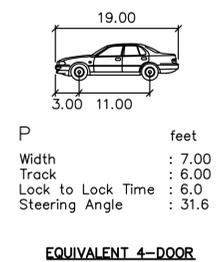
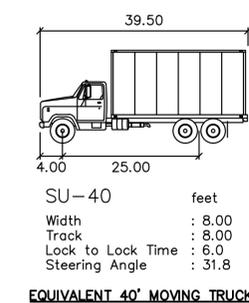
PROPOSED SIGNAGE AND MARKING PLAN

GABLES PONCE III
 PREPARED FOR
LG PONCE III, LLC.

Plotted By: Teufel, Spencer Sheet Set: Gables Ponce III_043695000_Layout: PROPOSED_CIRCULATION EX August 24, 2015 07:57:44am K:\YU_civil\043695000-gables ponce III\Civil\CADD\Exhibits\2015.08.24_planning and zoning resubmittal\C-4_PROPOSED_CIRCULATION_EXHIBIT.dwg
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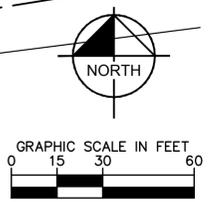
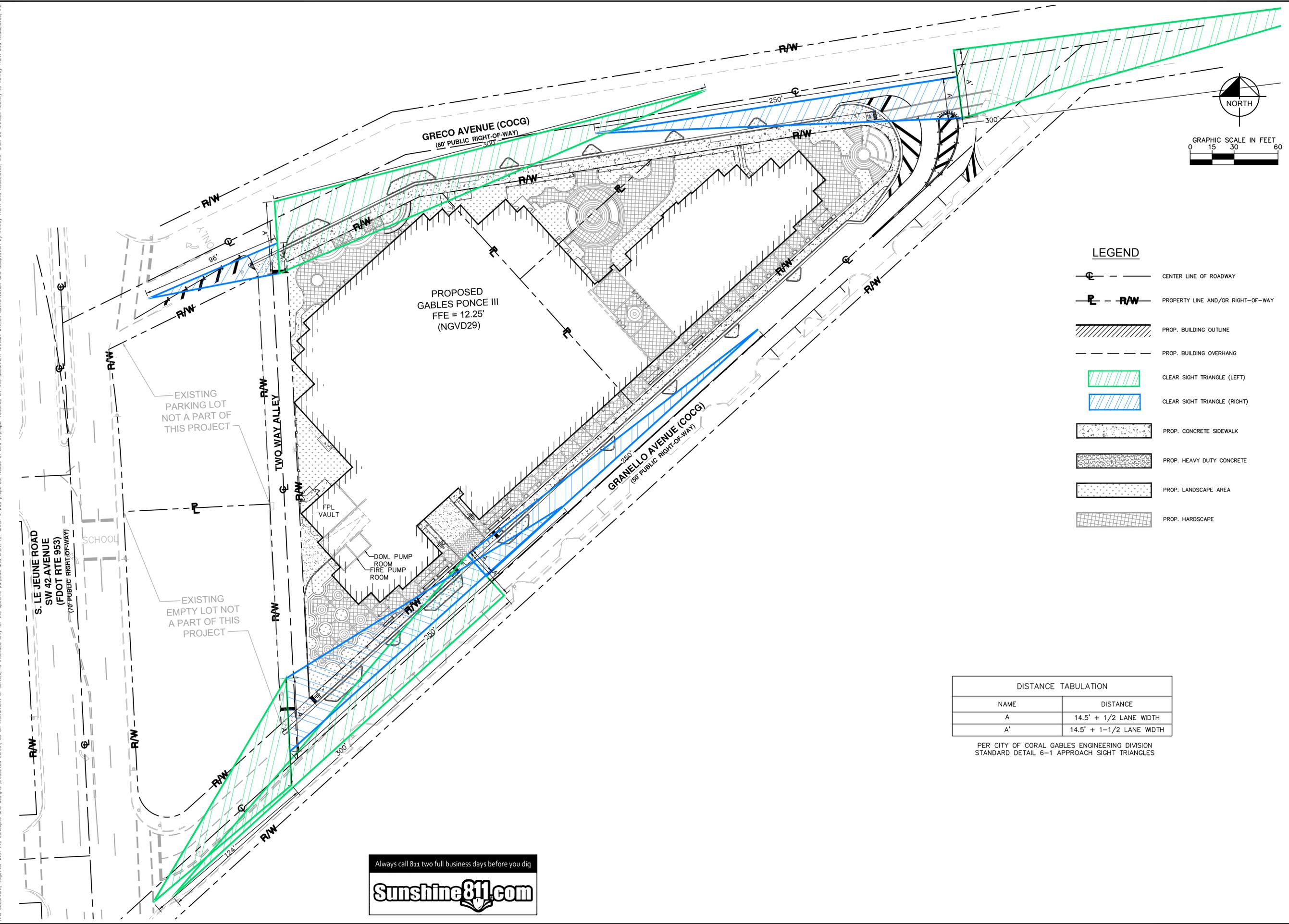
- LEGEND**
- CENTER LINE OF ROADWAY
 - PROPERTY LINE AND/OR RIGHT-OF-WAY
 - DIRECTIONAL ARROW INDICATING TRAFFIC FLOW ONLY
 - PROP. BUILDING OUTLINE
 - PROP. BUILDING OVERHANG
 - PROP. CONCRETE SIDEWALK
 - PROP. HEAVY DUTY CONCRETE
 - PROP. LANDSCAPE AREA
 - PROP. HARDSCAPE



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P&Z SUBMITTAL	8/26/2015	ST
LICENSED PROFESSIONAL	CHRISTOPHER THOMAS FALCE, P.E. FL LICENSE NUMBER 73908	
	KHA PROJECT 043695000 DATE 8/24/2015 SCALE AS SHOWN DESIGNED BY ST DRAWN BY ST CHECKED BY SE DATE:	
PROPOSED CIRCULATION EXHIBIT		
GABLES PONCE III PREPARED FOR LG PONCE III, LLC.		
CORAL GABLES		FLORIDA
SHEET NUMBER		C-4
No.	REVISIONS	DATE

Plotted By: T. J. Spencer, Sheet Set: Gables Ponce III, 043695000, Layout: SIGHT TRIANGLE EXHIBIT.dwg, August 24, 2015, 07:57:59am, k:\1\civil\043 jobs\043695000-gables_ponce_iii\Civil\CADD\Exhibits\2015.08.24 - planning and zoning resubmittal\C-5_SIGHT TRIANGLE EXHIBIT.dwg
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LEGEND

- CENTER LINE OF ROADWAY
- PROPERTY LINE AND/OR RIGHT-OF-WAY
- PROP. BUILDING OUTLINE
- PROP. BUILDING OVERHANG
- CLEAR SIGHT TRIANGLE (LEFT)
- CLEAR SIGHT TRIANGLE (RIGHT)
- PROP. CONCRETE SIDEWALK
- PROP. HEAVY DUTY CONCRETE
- PROP. LANDSCAPE AREA
- PROP. HARDSCAPE

DISTANCE TABULATION	
NAME	DISTANCE
A	14.5' + 1/2 LANE WIDTH
A'	14.5' + 1-1/2 LANE WIDTH

PER CITY OF CORAL GABLES ENGINEERING DIVISION
STANDARD DETAIL 6-1 APPROACH SIGHT TRIANGLES

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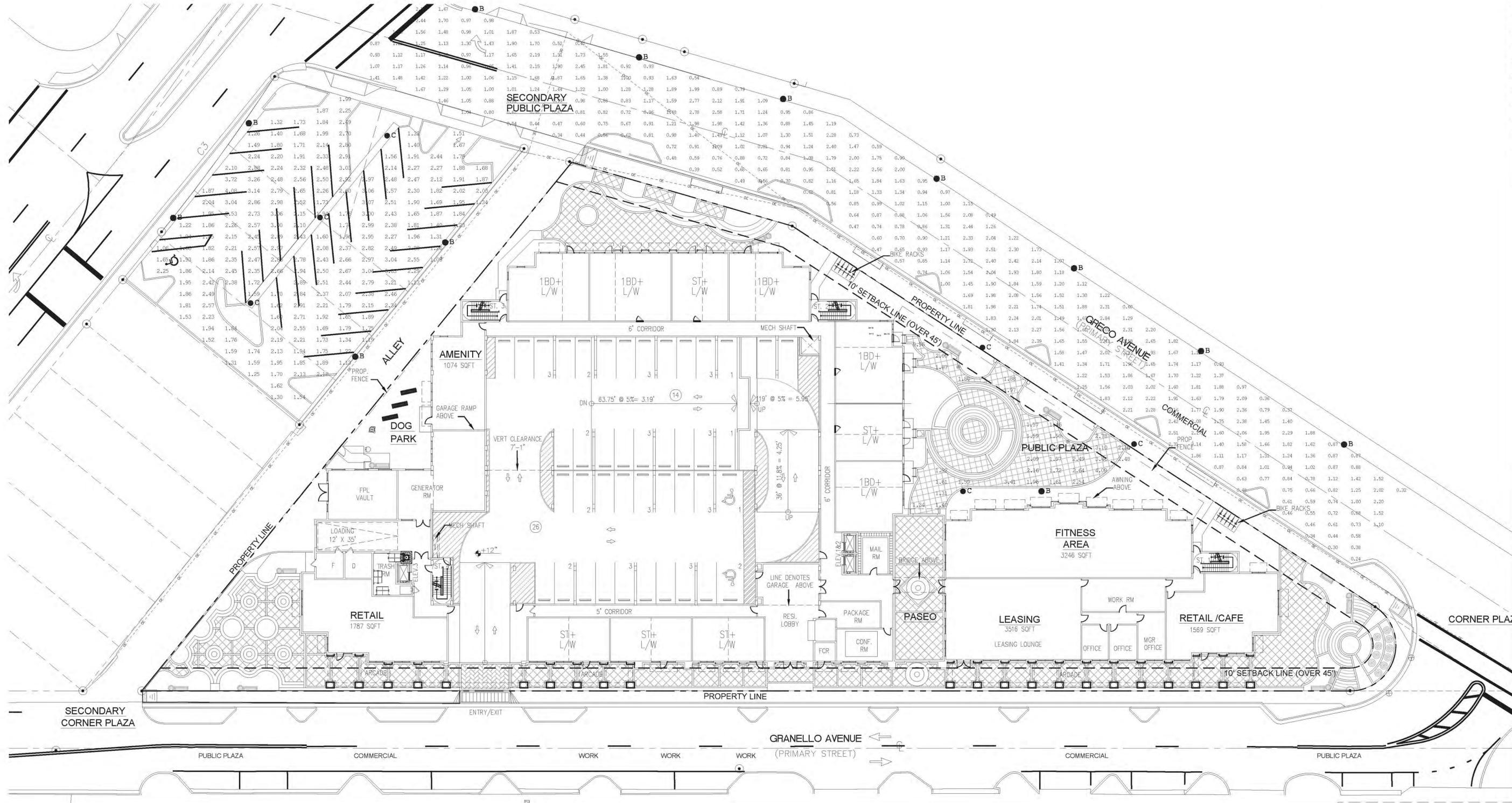
GABLES PONCE III PREPARED FOR LG PONCE III, LLC.	SIGHT TRIANGLE EXHIBIT	FLORIDA	CORAL GABLES	SHEET NUMBER C-5
LICENSED PROFESSIONAL CHRISTOPHER THOMAS FALCE, P.E. FL LICENSE NUMBER 73908		KHA PROJECT 043695000		8/26/2015 1ST
DATE 8/24/2015		SCALE AS SHOWN		P&Z SUBMITTAL
DESIGNED BY ST		DRAWN BY ST		NO.
CHECKED BY SE		REVISIONS		DATE
BY		DATE		BY



LEGEND

- MIAMI-DADE COUNTY BUS STOP
- CITY OF CORAL GABLES TROLLEY STOP
- METRO RAIL STATION
- - - DISTANCE TO PUBLIC TRANSIT

GABLES PONCE III PREPARED FOR LG PONCE III, LLC.	PUBLIC TRANSPORTATION EXHIBIT	CORAL GABLES FLORIDA	SHEET NUMBER C-6
KHA PROJECT 043695000	DATE 8/24/2015	LICENSED PROFESSIONAL CHRISTOPHER THOMAS FALCE, P.E. FL LICENSE NUMBER 73908	PAZ SUBMITTAL 8/26/2015 ST
SCALE AS SHOWN DESIGNED BY ST DRAWN BY ST CHECKED BY SE	DATE 8/24/2015	WWW.KIMLEY-HORN.COM CA 00000686	REVISIONS No. DATE BY



REVISIONS	BY
P & Z SUBMITTAL 08-26-15	

GABLES PONCE III
 LOCATED AT:
 CORAL GABLES, FL
 FOR:
 GABLES RESIDENTIAL
 3399 PEACHTREE RD SUITE 600
 ATLANTA GA 30326



Certificate of Authorization # 00002906
 VIVIANA FRANYE PE # 49885 MECH
 ALEJANDRO FRANYE PE # 73089 MECH

10610 NW 27 Street, Miami FL 33172
 T: (305)592-1360 F: (305)594-9279
 www.franyeengineers.com

JOB NUMBER: B-11B
 DATE:

Symbol	Qty	Label	Arrangement	Total Lamp Lumens	LLF	Description
●	12	B	SINGLE	14000	0.720	USAL GER-III-150MH W/180°S SHIELD
●	6	C	SINGLE	14000	0.720	USAL GER-V-150MH

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min	# Pts
Grego Avenue	Illuminance	Fc	1.34	3.02	0.24	5.58	12.58	396
Public Area	Illuminance	Fc	2.06	4.09	0.96	2.15	4.26	35
Site	Illuminance	Fc	2.16	4.08	1.06	2.04	3.85	218

PHOTOMETRIC SITE PLAN
 SCALE: 1"=20'-0"
 NORTH

SCALE: AS SHOWN
 JOB NO. 1645.PRJ
 SHEET

On a discussion of the membership of several of the City officials in the Atlantic and Gulf Canals Association, it was the unanimous opinion of the Commission that the City should provide for paying for one membership for its Mayor, which would be sufficient registration in said Association by the City of Coral Gables. This motion by Commissioner Houston, seconded by Commissioner Phillips and unanimously carried.

The City Attorney was instructed to prepare an ordinance forbidding all night business of industrial operation in the City of Coral Gables except in the Industrial Section thereof, and excepting such essential services as restaurants and pharmacies.

The City Manager discussed with the Commission the question of a renewal of the bus maintenance contract with the Huskamp Motor Company, the existing contract terminating on June 30, 1944. The City Manager reported that Mr. Huskamp offered to continue the contract at increased compensation, namely, 2.7¢ per mile for the first 6,000 miles and 2.4¢ per mile in excess of 600,000 bus miles, which increased compensation the City Manager believed justified by changing conditions in the two years since the original contract was entered into. On motion of Commissioner Houston, seconded by Commissioner Holley and unanimously carried, the matter was referred back to the City Manager with power to act in his own discretion and judgment.

The City Manager reported to the Commission the proposal by Coral Gables Insurance Agency to provide on risk non-deductible insurance for personal injury and property damage liability of the transportation system at a premium and consideration of \$.0337 per \$1.00 of gross revenue, and stated that he had found this premium to be in line with the premiums for similar policies carried by the Miami Transit Company and the Miami Beach Railway Company. He explained that the premium would be within the customary appropriation for such liability in the annual transportation system budget, and was thereupon authorized by the Commission to proceed with such insurance, after approval by the City Attorney of the form of policy.

The City Manager discussed with the Commission the increasing rat and fly nuisance and menace to health, and the many complaints against the keeping of livestock and poultry in Coral Gables, explaining that the prohibiting ordinance is still in effect, but that enforcement of it had been relaxed during the stringent meat rationing and during the National clamor for private home chicken raising as a means of increasing the meat supply. He recommended that enforcement of the ordinance be resumed at this time, suggesting that persons having poultry and livestock be given until August first to dispose of them. It was the unanimous opinion of the Commission that this should be done, and that on and after August 1st the ordinance prohibiting poultry and livestock in Coral Gables be strictly and diligently enforced.

After discussing the proposed consolidation of city and county assessment and collection of taxes under the county assessor and county collector to be voted upon by the people of Florida in November of this year, the Commission authorized the City Manager to arrange a dinner meeting at the Coral Gables Country Club on Friday, June 23, 1944, in which this matter could be fully discussed by the mayors, city managers, city clerks, and directors of finance of Dade County municipalities.

The City Manager explained to the Commission that a request had been made by the University of Miami that the City re-purchase approximately \$600.00 of delinquent tax certificates, which had been sold to others covering certain properties of the University, and cancel said certificates for the benefit of the University. The Commission decided unanimously that the City was without legal right to re-purchase certificates from individual buyers, except for reasons of irregularities or uncorrectible errors in the assessment levy and sale of the taxes.

RESOLUTION NO. 2702

A RESOLUTION ORDERING LOCAL IMPROVEMENT H 51

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

THAT a local improvement described and designated as follows shall be under Chapter 13972, Special Acts of Florida, 1929, as amended:

IMPROVEMENT H 51 AS FOLLOWS:

On Toledo Street	From Bird Road	To Biltmore Drive
On Ave. Alava	From Granada Blvd.	To Toledo St.

[Signature]
6/13/44

On Ave. Osorio	From Granada Blvd.	To Toledo St.
On Ave. Altara	From Granada Blvd.	To Anderson Road
On Ave. Valnera	From Granada Blvd.	To Toledo St.
On Coloma Ct.	From Toledo St.	To Anderson Road
On Michelangelo St.	Between Avenues Viera & Marmore	

Clearing and grading of right of way, applying minimum compacted thickness of 6" of lime rock base, graded, rolled and water-bonded, application of .3 Gal. per sq. yd. of semi solid asphalt and 0.3 cu. ft. per sq. yd. sand cover, all being 18' in width.

Approximately 9,700 sq. yds. of pavement @ \$1.10 per sq. yd. \$10,670.00

Estimated Assessment per front foot \$1.10

(Work & Incidentals)

was introduced.

Motion for adoption by Commissioner Phillips, seconded by Commissioner Bell.

Resolution adopted by the following roll call:

"Yes" - Commissioner Bell
 Holley
 Houston
 Phillips
 Mayor Mayes

There being no further business, the meeting was adjourned.

APPROVED:

Thomas C. Mayes
 Mayor
 Thomas C. Mayes

ATTEST:

H. B. Jackson
 H. B. Jackson, City Clerk

RESOLUTION NO. 2398

A RESOLUTION APPROPRIATING THE SUM OF \$300 FOR AN ADVERTISEMENT IN THE 1944 DADE COUNTY NEWS DEALERS BOOKLET.

BE IT RESOLVED BY THE COMMISSION OF THE CITY OF CORAL GABLES, FLORIDA,

That the sum of \$300.00 be and the same is hereby appropriated from the contingent fund and/or previously unanticipated and unappropriated revenues for the purpose of purchasing a four page advertisement, to consist of pictures and descriptive matter, to be furnished or approved by the Coral Gables Chamber of Commerce, in the 1944 Dade County News Dealers publicity booklet

was introduced.

Motion for adoption by Commissioner Phillips, seconded by Commissioner Holley.

Resolution adopted by the following roll call:

"Yes" - Commissioner Bell
 Holley
 Houston
 Phillips
 Mayor
 Mayes

Mr. Adam G. Adams appeared before the Commission to request that the Riviera bus line be routed both ways on Ave. Mendavia and Santa Maria. The Commission advised Mr. Adams that the matter was in the hands of the City Manager and suggested that he discuss the question with him.

RESOLUTION NO. 2399

A RESOLUTION AUTHORIZING THE VACATING AND CLOSING OF THE ALLEYS IN BLOCK 16, CORAL GABLES INDUSTRIAL SECTION, ACCORDING TO THE PLAT THEREOF IN THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA, IN PLAT BOOK 28 PAGE 22

BE IT RESOLVED BY THE COMMISSION OF THE CITY OF CORAL GABLES, FLORIDA,

That those certain alleys, and both of them in Block 16, Coral Gables Industrial Section, according to the plat thereof recorded in the office of the Clerk of the Circuit Court in and for the County of Dade, Florida, in Plat Book 28, Page 22 be and the same are hereby vacated and closed.

and RESOLUTION NO. 2400

A RESOLUTION AUTHORIZING THE VACATING AND CLOSING OF THAT CERTAIN ALLEY BISECTING BLOCK 242 OF THE RIVIERA SECTION, PARTS TWELVE AND THIRTEEN, ACCORDING TO THE MAP OF PLAT THEREOF FILED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT IN PLAT BOOK 28 AT PAGE 35 AND PLAT BOOK 28 AT PAGE 30.

BE IT RESOLVED BY THE COMMISSION OF THE CITY OF CORAL GABLES, FLORIDA,

That that certain alley now bisecting Block 242 of Riviera Section, Parts Twelve and Thirteen, according to the map or plat thereof, filed in the office of the Clerk of the Circuit Court in and for Dade County, Florida, in Plat Book 28 at Page 35 and Plat Book 28 at Page 30 be vacated and closed.

were introduced.

Motion for adoption of the two Resolutions by Commissioner Phillips,
seconded by Commissioner Holley.

The Resolutions were adopted by the following roll call:

"Yes" -	Commissioner Bell
	Holley
	Houston
	Phillips
Mayor	Mayes

Morton B. Adams appeared to discuss with the Commission the recent developments in the City's municipal bankruptcy action, in which Attorneys Frank A. Berry and Miller Walton have petitioned the Court to allow them additional attorneys fees to be assessed against and paid by creditors other than their immediate clients who have been financially benefitted by the City's loss of the case, and have further petitioned the Court to enjoin the City from refunding or making any settlement of its debts until such fees have been determined and paid.

Mr. Adams stated that he was preparing an answer on the part of the City. On the question by Commissioner Phillips, Mr. Adams stated that the fee paid the special attorneys in the municipal bankruptcy action was all inclusive, and that there would be no additional fee by reason of the necessity for appearing in connection with the different new development and for defining the City's position therein.

The City Manager discussed with the Commission the question of renewing the lease on the third floor of the City Hall to Federal Housing Administration, the present lease terminating on June 30, 1944. He explained that the Government insisted upon a lease with right to renew each year for a total period of five years, and that he feared that during this period the City might itself have need for the third floor space. During discussion it was unanimously decided that the City would have the right to terminate the lease after the third year, and thereupon

RESOLUTION NO. 2701

A RESOLUTION AUTHORIZING THE CITY MANAGER AND
CITY CLERK TO EXECUTE A LEASE WITH THE FEDERAL
HOUSING ADMINISTRATION COVERING THE THIRD FLOOR
OF THE CORAL GABLES CITY HALL

BE IT RESOLVED BY THE COMMISSION OF THE CITY OF CORAL GABLES, FLORIDA,

That the City Manager and City Clerk be and they are hereby authorized and instructed to execute with the U. S. Government a lease covering the third floor of the Coral Gables City Hall for the period commencing July 1, 1944 and ending June 30, 1945, for a total consideration of \$3,000.00 per year payable in equal monthly installments in advance, said lease at as much near the same terms as the lease expiring June 30, 1944, and providing that the Federal Government may renew said lease annually to and including June 30, 1949, provided, however, that the City shall have the right on and after June 30, 1947 to terminate said lease on 60 days advance written notice and should it require the lease earlier for its own use

was introduced.

Motion for adoption by Commissioner Holley, seconded by Commissioner Bell.

Resolution adopted by the following roll call:

"Yes" -	Commissioner Bell
	Holley
	Houston
	Phillips
Mayor	Mayes



The City of Coral Gables

Historical Resources Department

March 4, 2015

LG Ponce III LLC
3399 Peachtree Road NE, Suite 600
Atlanta, GA 30326

Re: 363 Granello Avenue, lengthy legal description on file at the Historical Resources Department

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:

363 Granello Avenue, lengthy legal description on file at the Historical Resources Department, does not meet 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 September 11, 2008. 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: Mario Garcia-Serra, Esq., 600 Brickell Avenue, Suite 3500, Miami, FL 33131
Craig Leen, City Attorney
Bridgette Thornton, Deputy City Attorney
Jane Tompkins, Development Services Director
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

INTRODUCTION

USRE Holdings, LLC is proposing a development consisting of residential and retail uses located east of SR 953/Le Jeune Road between Greco Avenue (north) and Granello Avenue (south) in the City of Coral Gables. Currently, the area proposed for development is vacant. The proposed development will consist of a 211-unit apartment building and 4,000 square feet of specialty retail space. Primary access to the site is provided through one (1) full-access driveway into a parking garage on Granello Avenue. 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 2017.

The roadways within the immediate vicinity of the site include Greco Avenue, Granello Avenue, Ponce De Leon Boulevard, SR 953/Le Jeune Road, SR 976/Bird Road/SW 40th Street, and SR 5/US 1/Dixie Highway. Greco Avenue and Granello Avenue are two-lane undivided roadways. Ponce De Leon Boulevard is a four-lane undivided roadway. SR 953/Le Jeune Road and SR 976/Bird Road/SW 40 Street are four-lane divided roadway. SR 5/US 1/Dixie Highway is a six-lane divided 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. This report summarizes the data collection, project trip generation and distribution, and operational analyses.



Figure 1
Site Location Map
Gables Ponce III
Coral Gables, Florida

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 19, 2015 (Thursday) and March 31, 2015 (Tuesday) at the following twenty (20) intersections:

- SR 953/Le Jeune Road and SR 976/Bird Road/SW 40 Street
- SR 953/Le Jeune Road and Greco Avenue
- SR 953/Le Jeune Road and Granello Avenue
- SR 953/Le Jeune Road and Ponce De Leon Boulevard/Grand Avenue
- SR 953/Le Jeune Road and SR 5/US 1
- Ponce De Leon Boulevard and SR 976/Bird Road/SW 40 Street
- Ponce De Leon Boulevard and Greco Avenue/Ruiz Avenue
- Ponce De Leon Boulevard and SR 5/US 1
- Greco Avenue and Granello 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 the counts collected in March is 1.00. In addition, peak hour factors of the overall intersection were applied to the peak season turning movement counts within the capacity analysis. The turning movement counts and FDOT peak season factor category reports are included in Appendix D. Figure 6 presents the existing turning movement volumes at the study intersections during the weekday A.M. and P.M. peak hours.



NOT TO SCALE

Legend

-  Study Roadway
-  Study Intersection
-  A.M. Peak Hour Traffic
-  P.M. Peak Hour Traffic

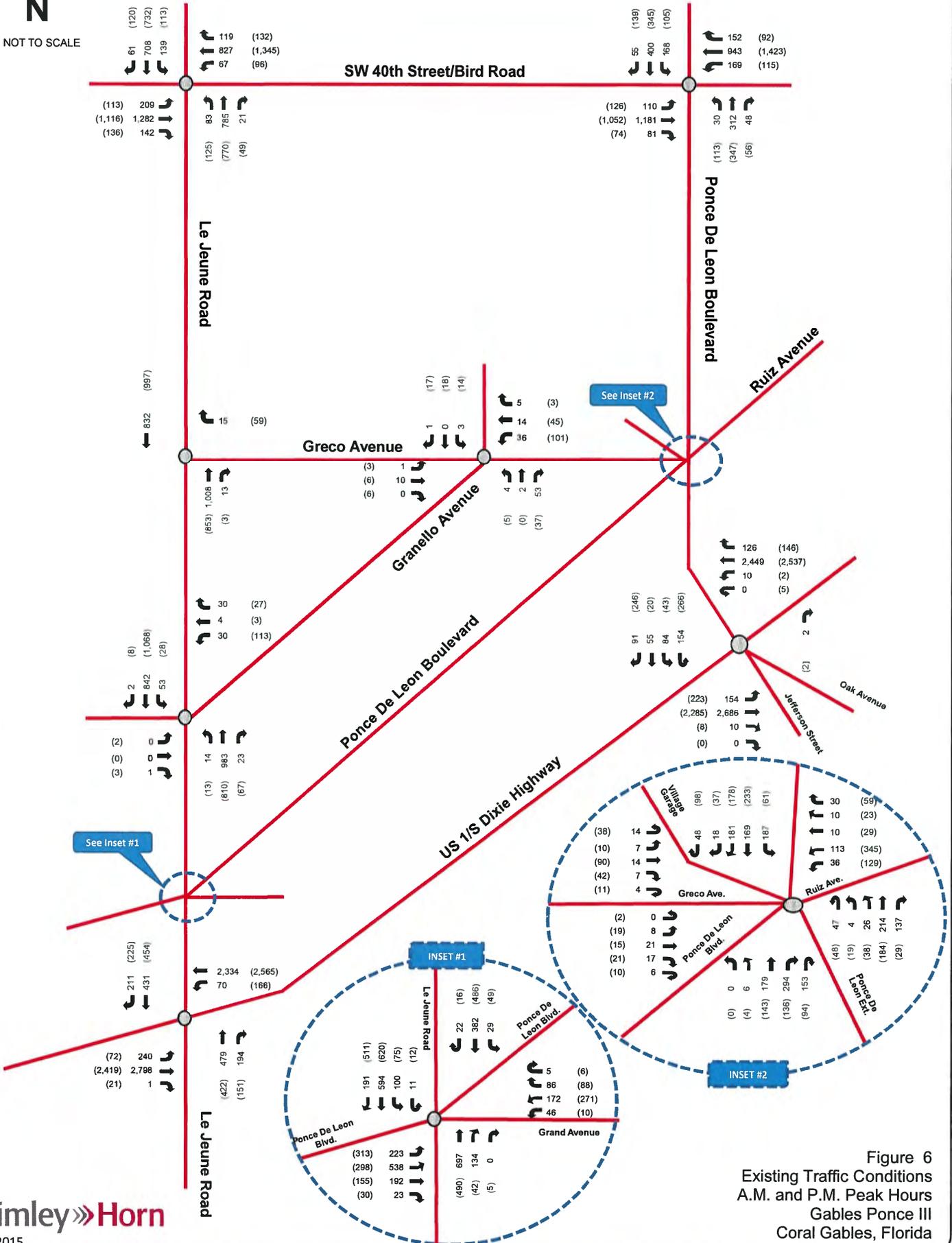


Figure 6
Existing Traffic Conditions
A.M. and P.M. Peak Hours
Gables Ponce III
Coral Gables, Florida

FUTURE TOTAL TRAFFIC

Future total traffic conditions are defined as the expected traffic conditions in the year 2017 after the opening of the project. Figure 8 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.



NOT TO SCALE

Legend

- Study Roadway
- Study Intersection
- XX** A.M. Peak Hour Traffic
- (XX)** P.M. Peak Hour Traffic

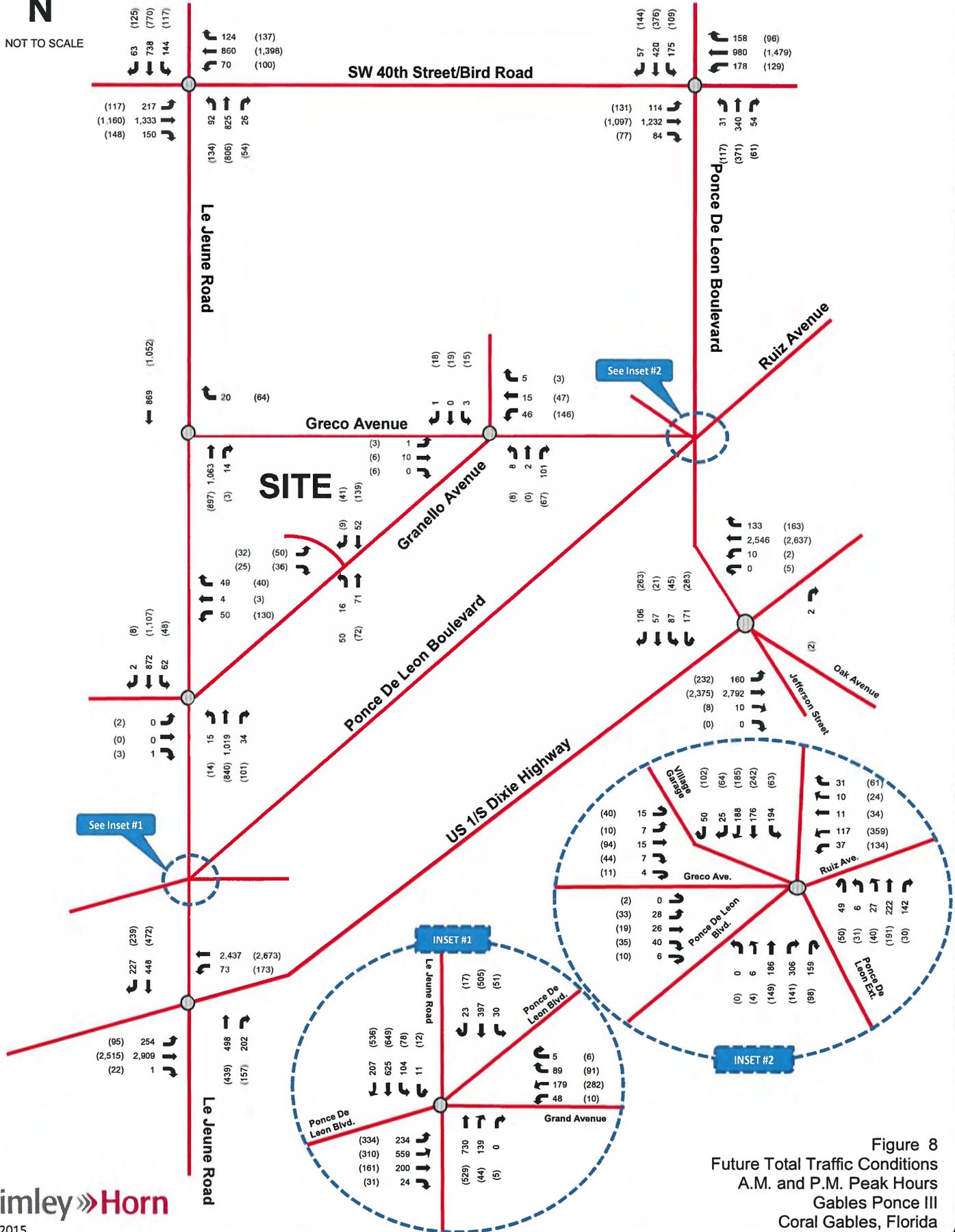


Figure 8
 Future Total Traffic Conditions
 A.M. and P.M. Peak Hours
 Gables Ponce III
 Coral Gables, Florida

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 8.0 Software* which applies methodologies outlined in the *Highway Capacity Manual, 2000 and 2010 Edition*. The roundabout was analyzed using *SIDRA Solutions' SIDRA Intersection 6.0 Software* which applies *HCM 2010* methodologies. 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 at levels of service (LOS) E or better overall during the A.M. and P.M. peak hours under existing year 2015 conditions, background year 2017 conditions, and future total year 2017 conditions.

Table 3: A.M. Peak Hour Intersection Capacity Analysis							
Intersection	Traffic Control	Overall LOS/Delay	Approach LOS				
			EB	WB	NB	SB	
<i>Existing Conditions (Future Background Conditions) [Future Total Conditions]</i>							
SR 953/Le Jeune Road at SR 976/Bird Road/SW 40 Street	Signalized	D/42.6 (D/46.0) [D/46.6]	D (D) [D]	D (D) [D]	E (E) [E]	D (D) [D]	
SR 953/Le Jeune Road at Greco Avenue	One-Way Stop Controlled	(1)	N/A	B (B) [B]	(2)	(2)	
SR 953/Le Jeune Road at Granello Avenue	Two-Way Stop Controlled	(1)	B (B) [B]	C (D) [D]	(2)	(2)	
SR 953/Le Jeune Road at Ponce De Leon Boulevard/Grand Avenue	Signalized ⁽³⁾	E/61.3 (E/62.9) [E/63.0]	E (E) [E]	F (F) [F]	D (D) [D]	D (D) [D]	E (E) [E]
SR 953/Le Jeune Road at SR 5/US 1/Dixie Highway	Signalized ⁽³⁾	D/44.5 (D/48.1) [D/48.5]	C (C) [C]	D (E) [E]	F (F) [F]	D (E) [E]	
Ponce De Leon Boulevard at SR 976/Bird Road/SW 40 Street	Signalized	D/39.3 (D/40.2) [D/40.3]	D (D) [D]	D (D) [D]	D (D) [D]	C (C) [C]	
Ponce De Leon Boulevard at Greco Avenue/Ruiz Avenue	Roundabout	B/13.6 (C/15.2) [C/16.1]	A (A) [A]	A (A) [A]	C (C) [C]	C (D) [D]	A (A) [A]
Ponce De Leon Boulevard at SR 5/US 1/Dixie Highway	Signalized ⁽³⁾	C/21.1 (C/22.2) [C/22.7]	B (B) [B]	C (B) [B]	N/A		F (F) [F]
Greco Avenue at Granello Avenue	Two-Way Stop-Controlled	(1)	(2)	(2)	A (A) [A]	A (A) [B]	
Granello Avenue at Project Driveway	One-Way Stop-Controlled	(1)	(2)	(2)	N/A		- (-) [A]

- 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.
⁽³⁾ HCM 2000 methodology was applied, as HCM 2010 was not compatible for the analysis.

Table 4: P.M. Peak Hour Intersection Capacity Analysis							
Intersection	Traffic Control	Overall LOS/Delay	Approach LOS				
			EB	WB	NB	SB	
<i>Existing Conditions (Future Background Conditions) [Future Total Conditions]</i>							
SR 953/Le Jeune Road at SR 976/Bird Road/SW 40 Street	Signalized	C/34.7 (D/36.8) [D/37.5]	D (D) [D]	D (D) [D]	C (C) [C]	D (D) [D]	
SR 953/Le Jeune Road at Greco Avenue	One-Way Stop Controlled	(1)	N/A	B (B) [B]	(2)	(2)	
SR 953/Le Jeune Road at Granello Avenue	Two-Way Stop Controlled	(1)	C (C) [C]	D (E) [E]	(2)	(2)	
SR 953/Le Jeune Road at Ponce De Leon Boulevard/Grand Avenue	Signalized ⁽³⁾	E/76.6 (E/78.1) [E/77.5]	E (E) [E]	F (F) [F]	D (D) [D]	F (F) [F]	F (F) [F]
SR 953/Le Jeune Road at SR 5/US 1/Dixie Highway	Signalized ⁽³⁾	C/34.1 (D/36.7) [D/41.0]	D (D) [E]	B (B) [B]	F (F) [F]	C (C) [C]	
Ponce De Leon Boulevard at SR 976/Bird Road/SW 40 Street	Signalized	D/40.7 (D/41.4) [D/40.7]	C (C) [C]	C (C) [C]	E (E) [E]	E (E) [E]	
Ponce De Leon Boulevard at Greco Avenue/Ruiz Avenue	Roundabout	C/17.3 (C/19.9) [C/21.5]	B (B) [B]	D (E) [E]	B (B) [B]	B (B) [C]	C (C) [C]
Ponce De Leon Boulevard at SR 5/US 1/Dixie Highway	Signalized ⁽³⁾	D/38.9 (D/41.5) [D/42.1]	D (D) [D]	B (B) [B]	N/A	F (F) [F]	
Greco Avenue at Granello Avenue	Two-Way Stop-Controlled	(1)	(2)	(2)	A (A) [A]	B (B) [B]	
Granello Avenue at Project Driveway	One-Way Stop-Controlled	(1)	(2)	(2)	N/A	- (-) [B]	

- 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.
⁽³⁾ HCM 2000 methodology was applied, as HCM 2010 was not compatible for the analysis.

MULTIMODAL IMPROVEMENTS

The project plans numerous improvements to improve connectivity and accessibility for alternative modes of travel to reduce the vehicular impacts of the project on the surrounding roadway network. Measures to encourage people to use public transportation, promote bicycling and walking and offer alternatives to the typical workday hours are strategies under consideration. The following measures are proposed as part of this project:

- Four (4) outdoor public plazas on the north, west, and east sides of the project totaling approximately 12,600 square feet
 - Large public plaza located in the middle of the property provides two entrances off of Greco Avenue and Granello Avenue
 - All public plazas include tables and chairs for public use
- 8.5 foot wide sidewalks with tree islands and streetscape on the north side of the project
- 5 foot wide sidewalks with tree islands and streetscape on the south side of the project
- Two (2) proposed bicycle racks on the north side of the project, along Greco Avenue

CONCLUSIONS

This analysis has addressed traffic-related impacts associated with the proposed Gables Ponce III project within Coral Gables, Florida. Based on the results of the analysis, the following is concluded:

- The project is expected to generate 101 new trips during the A.M. peak hour and 138 new trips during the P.M. peak hour.
- Intersection capacity analyses indicate that the study intersections are expected to operate at overall levels of service (LOS) E or better during the A.M. and P.M. peak hours under all analysis conditions.
- The project plans numerous improvements to improve connectivity and accessibility for alternative modes of travel including the following:
 - Four (4) outdoor public plazas on the north, west, and east sides of the project totaling approximately 12,600 square feet
 - Large public plaza located in the middle of the property provides two entrances off of Greco Avenue and Granello Avenue
 - All public plazas include tables and chairs for public use
 - 8.5 foot wide sidewalks with tree islands and streetscape on the north side of the project
 - 5 foot wide sidewalks with tree islands and streetscape on the south side of the project
 - Two (2) proposed bicycle racks on the north side of the project, along Greco Avenue