



## **LIFE YOGA STUDIOS**

**301 Giralda Avenue, Suite 3**

**Coral Gables, Florida**



**alvarez**  
STUDIO, INC.

**301 Giralda Avenue, Suite 3**

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301 Giralda Avenue, Suite 3

# SECTION 1

DRC APPLICATION



City of  
Coral Gables,  
Florida

Level

2

Review

# Development Review Committee Application

Address: 427 Biltmore Way, 2<sup>nd</sup> Floor, Coral Gables, Florida 33134

Email: [planning@coralgables.com](mailto:planning@coralgables.com)

Phone: 305.460.5211

## Preamble

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

## Application review request

The undersigned applicant(s)/agent(s)/property owner(s) request(s) Level Two (2) Development Review Committee consideration and review for the following application(s) (please check all that apply):

- Permitted use new construction, additions, and alterations to buildings and/or structures (Board of Architects review only).
- Change in use or occupancy.
- Other: \_\_\_\_\_

## Property information

Street address of the subject property: 301 GIRALDA AVENUE, SUITE 3

Property/project name: 396 ALHAMBRA LLC

Current land use classification(s): 2719 AUTOMOTIVE OR MARINE

Current zoning classification(s): 6600 COMMERCIAL - LIBERAL

Proposed land use classification(s) (if applicable): N/A

Proposed zoning classification(s) (if applicable): N/A

Last use/current use of the property/building(s): RETAIL

Proposed use(s) of the property/building(s): INDOOR RECREATIONAL / ENTERTAINMENT

Size of property (square feet/acres): N/A

Total non-residential (i.e., commercial, office, etc.) floor area (total square feet/FAR): 9,844 SF

Total number of residential units per acre and total number of units: N/A

Estimated cost of the existing/proposed building/project: \$1,000,000



Level  
**2**  
Review

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Email: [planning@coralgables.com](mailto:planning@coralgables.com) Phone: 305.460.5211

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

N/A

Project Legal Description: Lot(s): LOTS 25 THRU 38 ...

Block(s): POB BLK 27

Section(s): SEC K PB 8-33

Listing of all folio numbers for subject property:

03 - 4108 - 006 - 2760

### General Information

Applicant(s)/Agent(s) Name(s): Priscilla Pagan

Telephone Contact No.: 305-371-8400 Fax No.: 305-371-8488 Email: ppagan@adviser.com

Mailing Address: 1428 BRUCKEN AVENUE SUITE 202 MIAMI FL 33131  
(City) (State) (ZIP Code)

Property Owner(s) Name(s): Jose Antonio Pagan

Telephone Contact No: \_\_\_\_\_ Fax No.: \_\_\_\_\_ Email: \_\_\_\_\_

Mailing Address: \_\_\_\_\_  
(City) (State) (ZIP Code)



Level  
**2**  
Review

# Development Review Committee Application

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Email: [planning@coralgables.com](mailto:planning@coralgables.com) Phone: 305.460.5211

Property Owner(s) Name(s): \_\_\_\_\_

Telephone Contact No: \_\_\_\_\_ Fax No.: \_\_\_\_\_ Email: \_\_\_\_\_@\_\_\_\_\_

Mailing Address: \_\_\_\_\_  
(City) (State) (ZIP Code)

Project Architect(s) Name(s): CHRISTIAN VIDAL

Telephone Contact No: 305-371-8400 Fax No.: 305-371-8488 Email: cvidal@galvarez  
studio.com

Mailing Address: 4250 Brickell Avenue, Miami, FL, 33131  
(City) (State) (ZIP Code)

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

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_



City of  
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Florida

Level

**2**

Review

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Phone: 305.460.5211

## Application requirements and supporting information

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

Preapplication Conference Requirements. A Pre-application Conference is required with the Planning and Zoning Division in advance of application submittal to determine the information necessary to be filed with the application(s). The City reserves the right to request additional information as necessary. City staff to check/confirm if all below information is provided at time of application submittal.

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

- Table of Contents with page numbers identifying all below documents.
- DRC Application.
- Statement of use and/or cover letter.
- Aerial.
- Photographs of property, adjacent uses and/or streetscape.
- Property survey and legal description.
- Zoning chart and supporting information.
- Site Plan.
- Landscape plan and vegetation assessment.
- Tree survey and relocation plan.
- Architectural/building elevations.
- Building floor plans.
- Art in Public Places plan and/or statement.
- Ordinances, resolutions, covenants, development agreements, etc. previously granted for the property.
- Historical Significance letter.
- Name and contact information for property owner, applicant, architect, attorney, etc.
- City of Coral Gables Annual Registration Application and Issue Application Lobbyist forms.
- Warranty Deed.
- Application fee of \$100.00 dollars in check form, payable to the City of Coral Gables. Submit copy of check.
- Other: \_\_\_\_\_

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



Level

**2**

Review

# Development Review Committee Application

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Phone: 305.460.5211

## Application submittal requirements

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

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

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

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



City of  
Coral Gables,  
Florida

Level

**2**

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# Development Review Committee Application

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Email: [planning@coralgables.com](mailto:planning@coralgables.com)

Phone: 305.460.5211

Applicant(s)/Agent(s) Signature:

Applicant(s)/Agent(s) Print Name:

PRISCILLA PAGAN

Address:

1428 BRICKELL AVENUE, MIAMI, FL, 33131

Telephone: 305-371-8400

Fax: 305-371-8488

Email: [ppagan@galvarezstudio.com](mailto:ppagan@galvarezstudio.com)

## NOTARIZATION

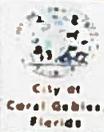
STATE OF FLORIDA/COUNTY OF

The foregoing instrument was acknowledged before me this 4 day of March by Janell Barquin  
(Signature of Notary Public - State of Florida)



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

Personally Known OR  Produced Identification; Type of Identification Produced \_\_\_\_\_



Level  
**2**  
Review

# Development Review Committee Application

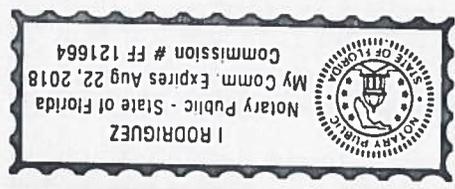
Address: 427 Biltmore Way, 2<sup>nd</sup> Floor, Coral Gables, Florida 33134  
 Email: [planning@coralgables.com](mailto:planning@coralgables.com) Phone: 305.460.5211

Property Owner(s) Signature: 	Property Owner(s) Print Name: 396 Alhambra, LLC
Property Owner(s) Signature:	Property Owner(s) Print Name:
Property Owner(s) Signature:	Property Owner(s) Print Name:
Address:	
Telephone:	Fax:
Email:	

## NOTARIZATION

STATE OF FLORIDA/COUNTY OF

The foregoing instrument was acknowledged before me this 1<sup>st</sup> day of March by José Antonio Pérez  
 (Signature of Notary Public - State of Florida)



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

Personally Known OR  Produced Identification (Type of Identification Produced)



Level  
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Email: [planning@coralgables.com](mailto:planning@coralgables.com) Phone: 305.460.5211

Architect(s) Signature:

Architect(s) Print Name:  
CHRISTIAN VIDAL

Address:  
1428 BRICKELL AVENUE, MIAMI, FL, 33131

Telephone: 305 371 8400

Fax: 305 371 8488

Email: [cvidal@galvarezstudio.com](mailto:cvidal@galvarezstudio.com)

JANELL BARQUIN  
MY COMMISSION #FF925053  
EXPIRES: OCT 06, 2019  
Bonded through 1st State Insurance

SEAL

### NOTARIZATION

STATE OF FLORIDA/COUNTY OF  
The foregoing instrument was acknowledged before me this 4 day of March by Janel Barquin  
(Signature of Notary Public - State of Florida)

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

301 Giralda Avenue, Suite 3

# SECTION 2

Statement of Use

## **301 Giralda Avenue, Suite 3**

### **Statement of Use**

#### **Site**

The proposed project is located on 301 Giralda Avenue, Suite 3 on the ground floor of 396 Alhambra Plaza's garage. The Primary Zone of this building is 6600 Commercial – General. The project is an interior renovation of approximately 9,844 sf. The current use of Suite 3 on the ground floor of 301 Giralda Avenue is retail. The proposed change of use for this project would be indoor recreational/entertainment for a Yoga/Workout Studio to be called LIFE Yoga Studios.

#### **Interior Renovation - Program**

The project would be a gym/studio business with the following program:

- 2 yoga rooms
- 1 spinning room,
- 1 training "TRX" room,
- a juice bar for gym members,
- 4 message rooms, and
- a sauna.

The space will also include the necessary restrooms to comply with code, and Back of House program such as a private storage mezzanine, storage area at ground floor and a laundry room.

Please refer to Section 8 for proposed Interior Layout demonstrating above listed program.

301 Giralda Avenue, Suite 3

# SECTION 3

Photographs



EXHIBIT - NOT FOR CONSTRUCTION. NOTE: CONTRACTOR SHALL CHECK AND VERIFY ALL PLAN DIMENSIONS AND CONDITIONS BEFORE PROCEEDING WITH CONSTRUCTION AND SHALL NOTIFY G-STUDIO OF ANY DISCREPANCIES. DO NOT SCALE DRAWINGS. ALL WRITTEN DIMENSIONS SHALL GOVERN. DRAWINGS/ELECTRONIC MEDIA ARE THE PROPERTY OF DESIGNER/G-STUDIO AND SHALL NOT BE USED WITHOUT EXPRESSED WRITTEN CONSENT.



**Lic# AA-26001740**  
 1428 Brickell Ave, Suite 202  
 Miami, FL 33131  
 +1 (305) 371 8400

DRAWING LOG:	DATE:
	1
	2
	3
	4
	5
	6
	7
	8
	9
	10

**LIFE**  
*love. imagine. feel. evolve.*

**LIFE CORAL GABLES**  
 301 Giralda Avenue, Suite 3, Ground Floor  
 Coral Gables, Florida, 33134  
**EXTERIOR FACADE**

**CHRISTIAN A. VIDAL, AIA**  
 LICENSE NO. AR96861  
 ARCHITECT

CONSULTANT  
 scale: as shown  
 release date: February 10, 2015  
 drawn by: pp  
 checked by: cv/gp

**A-0.0**  
 SHEET NO.

301 Giralda Avenue, Suite 3

# **SECTION 4**

**Property Survey and Legal Description**



# PEDRO J. GARCIA MIAMI-DADE PROPERTY APPRAISER

[HOME](#)[EXEMPTIONS & OTHER BENEFITS](#)[REAL ESTATE](#)[TANGIBLE PERSONAL PROPERTY](#)[PUBLIC RECORDS](#)[ONLINE TOOLS](#)[TAX ROLL ADMINISTRATION](#)[ABOUT US](#)[CONTACT US](#)

Address

Owner Name

Subdivision Name

Folio

**SEARCH:**

301 giralda avenue

Suite

[Back to Search Results](#)**PROPERTY INFORMATION**

Folio: 03-4108-006-2760

Sub-Division:  
CORAL GABLES SEC KProperty Address  
301 GIRALDA AVE  
Coral Gables, FL 33134-5014Owner  
396 ALHAMBRA LLCMailing Address  
396 ALHAMBRA CIRCLE #201  
CORAL GABLES, FL 33134Primary Zone  
6600 COMMERCIAL - LIBERALPrimary Land Use  
2719 AUTOMOTIVE OR MARINE : AUTOMOTIVE OR MARINE

Beds / Baths / Half 0 / 0 / 0

Floors 8

Living Units 0

Actual Area 259,012 Sq.Ft

Living Area 259,012 Sq.Ft

Adjusted Area 256,554 Sq.Ft

Lot Size 33,920 Sq.Ft

Year Built 2011



**LEGAL DESCRIPTION:**

**PARCEL I:**  
LOT 25 THROUGH 31, IN BLOCK 27, OF CORAL GABLES SECTION K, LESS THE WESTERLY 3.00 FEET OF LOT 31, IN BLOCK 27, OF CORAL GABLES SECTION K, WHICH SAID POINT OF BEGINNING IS 12.62 FEET EAST OF THE NORTHWEST CORNER OF SAID LOT 38 AND BEING A POINT ON THE SOUTH LINE OF AN EXISTING EAST-WEST ALLEY TWENTY (20) FEET IN WIDTH IN SAID BLOCK 27, CORAL GABLES SECTION K, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 8, PAGE 33, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

**LESS:**  
THE WEST 12.62 FEET OF LOT 38, IN BLOCK 27 CONVEYED TO THE CITY OF CORAL GABLES AS A PUBLIC ALLEY.

**LESS:**  
A TRIANGULAR SHAPED SECTION OF LAND IN THE NORTH PORTION OF LOTS 38 AND 37, BLOCK 27 OF SAID CORAL GABLES SECTION K DESCRIBED AS FOLLOWS: BEGIN AT A POINT ON THE NORTH LINE OF LOT 38, BLOCK 27 OF THE SAID CORAL GABLES SECTION K, WHICH SAID POINT OF BEGINNING IS 12.62 FEET EAST OF THE NORTHWEST CORNER OF SAID LOT 38 AND BEING A POINT ON THE SOUTH LINE OF AN EXISTING EAST-WEST ALLEY TWENTY (20) FEET IN WIDTH IN SAID BLOCK 27; THENCE RUN EAST ALONG THE NORTH LINE OF SAID LOTS 38 AND 37 AND BEING ALONG THE SOUTH LINE OF THE SAID EXISTING EAST-WEST ALLEY TWENTY (20) FEET IN WIDTH FOR A DISTANCE OF 15 FEET TO A POINT; THENCE RUN IN A SOUTHWESTERLY DIRECTION ALONG A LINE OVER A PORTION OF SAID LOTS 37 AND 38 TO ITS INTERSECTION WITH THE EAST LINE OF THE WEST 12.62 FEET OF SAID LOT 38; THENCE RUN NORTH ALONG THE EAST LINE OF THE WEST 12.62 FEET OF SAID LOT 38 FOR A DISTANCE OF FIFTEEN (15) FEET TO THE POINT OF BEGINNING; ALL IN BLOCK 27, ACCORDING TO SAID CORAL GABLES SECTION K, PLAT BOOK 8, PAGE 33, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

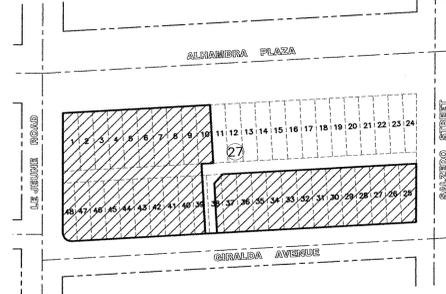
**PARCEL II:**  
A, LOTS 1 THROUGH 10 AND LOTS 39 THROUGH 48, BLOCK 27, CORAL GABLES SECTION K, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 8, PAGE 33 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA;  
AND  
ALL THAT PORTION OF THE EAST-WEST ALLEY TWENTY FEET (20') IN WIDTH LYING WITHIN BLOCK 27, CORAL GABLES SECTION K, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 8, PAGE 33 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, LYING WEST OF A LINE PROJECTED NORTHWARD WHICH LINE IS PARALLEL TO THE EAST LINE OF LOT 39 IN SAID BLOCK AND 7.38 FEET WEST THEREOF;  
LESS:  
THE EAST 0.10 FEET OF SAID LOT 10, IN BLOCK 27 AND FURTHER EXCEPTING THEREFROM AS A PUBLIC ALLEY CONVEYED TO THE CITY OF CORAL GABLES, THE EAST 7.38 FEET OF LOT 39.  
LESS:  
A PORTION OF LOT 48 IN BLOCK 27 OF CORAL GABLES SECTION K, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 8 AT PAGE 33 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS THE EXTERNAL AREA FORMED BY A 15.00 FOOT RADIUS ARC CONCAVE TO THE NORTHEAST, TANGENT TO THE SOUTH LINE OF SAID LOT 48 AND TANGENT TO THE WEST LINE OF SAID LOT 48.  
AND  
B, THE WEST 3.00 FEET OF LOT 31 AND ALL OF LOTS 32 THROUGH 38, BLOCK 27 OF CORAL GABLES SECTION K, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 8, PAGE 33 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

**LESS:**  
THE WEST 12.62 FEET OF LOT 38 IN BLOCK 27 CONVEYED TO THE CITY OF CORAL GABLES AS A PUBLIC ALLEY.

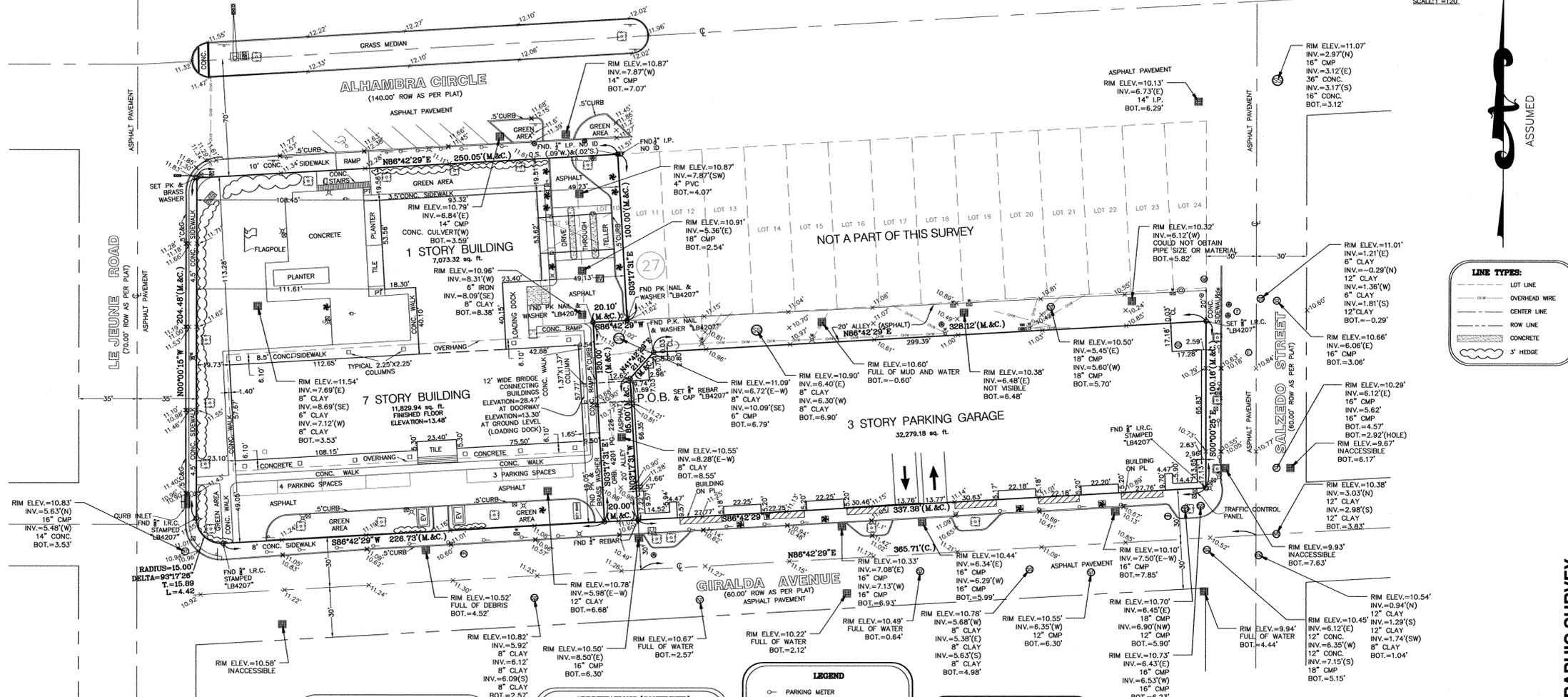
**LESS:**  
A TRIANGULAR SHAPED SECTION OF LAND IN THE NORTH PORTION OF LOTS 38 AND 37, BLOCK 27 OF THE SAID CORAL GABLES SECTION K DESCRIBED AS FOLLOWS: BEGIN AT A POINT ON THE NORTH LINE OF LOT 38, BLOCK 27 OF THE SAID CORAL GABLES SECTION K, WHICH SAID POINT OF BEGINNING IS 12.62 FEET EAST OF THE NORTHWEST CORNER OF SAID LOT 38 AND BEING A POINT ON THE SOUTH LINE OF AN EXISTING EAST-WEST ALLEY TWENTY (20) FEET IN WIDTH IN SAID BLOCK 27; THENCE RUN EAST ALONG THE NORTH LINE OF SAID LOTS 38 AND 37 AND BEING ALONG THE SOUTH LINE OF THE SAID EXISTING EAST-WEST ALLEY TWENTY (20) FEET IN WIDTH FOR A DISTANCE OF 15 FEET TO A POINT; THENCE RUN IN A SOUTHWESTERLY DIRECTION ALONG A LINE OVER A PORTION OF SAID LOTS 37 AND 38 TO ITS INTERSECTION WITH THE EAST LINE OF THE WEST 12.62 FEET OF SAID LOT 38; THENCE RUN NORTH ALONG THE EAST LINE OF THE WEST 12.62 FEET OF SAID LOT 38 FOR A DISTANCE OF FIFTEEN (15) FEET TO THE POINT OF BEGINNING; ALL IN BLOCK 27 ACCORDING TO SAID CORAL GABLES SECTION K, PLAT BOOK 8, PAGE 33 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

**PARKING SPACE INFORMATION:**  
THE PARKING GARAGE CONTAINS 288 REGULAR AND 7 HANDICAP PARKING SPACES. THERE ARE SEVEN (7) PARKING SPACES ON THE SOUTH SIDE OF THE SEVEN STORY BUILDING.  
TOTAL PARKING SPACES  
295 REGULAR  
7 HANDICAP

**FLOOD ZONE INFORMATION:**  
ZONE: X  
COM: 120639  
BASE: N/A  
PANEL: 0180  
MAP: 12025C  
DATE: 7-17-95  
**AREA OF PARCEL I** 33,912.50 sq. ft. = 0.7785 acres  
**AREA OF PARCEL II** 53,937.56 sq. ft. = 1.2382 acres



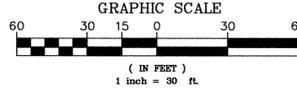
MIAMI-DADE COUNTY LOCATION MAP SCALE: 1"=100'



**LINE TYPES:**

- LINE
- OVERHEAD WIRE
- CENTER LINE
- ROW LINE
- CONCRETE
- 3' HEDGE

**SURVEYOR'S NOTES:**  
1-NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA PROFESSIONAL LAND SURVEYOR.  
2-LAST DAY OF FIELDWORK: 03-28-08, REVISED: 05-06-08.  
3-BEARINGS ARE BASED UPON THE CENTER LINE OF GIRALDA AVENUE (N86°42'29"E).  
4-NO ATTEMPT HAS BEEN MADE TO LOCATE ANY UNDERGROUND ENCROACHMENTS.  
5-THIS PROPERTY IS DESCRIBED IN FIRST AMERICAN TITLE INSURANCE COMPANY, TITLE INSURANCE COMPANY, TITLE COMMITMENT NO. FA-C-7025.  
6-ELEVATIONS REFER TO THE NATIONAL GEODETIC VERTICAL DATUM (NOVD) OF 1929 PER CITY OF CORAL GABLES BENCHMARK NUMBER 285.



**ABBREVIATIONS:**

BOT.	BOTTOM
C.	CALCULATED
CL.	CLEAR
CONC.	CONCRETE
CMP.	CORRUGATED METAL PIPE
C&G.	CURB AND GUTTER
ELEV.	ELEVATION
FND.	FOUND
ID.	IDENTIFICATION
INV.	INVERT
I.P.	IRON PIN
I.R.C.	IRON ROD AND CAP
LB.	LICENSED BUSINESS
M.	MEASURED

**ABBREVIATIONS (CONTINUED)**

O.S.	OFFSET
P.	PLAT
PL.	PROPERTY LINE
P.K.	PARKER KALON
PT.	PLANTER
PLS.	PROFESSIONAL LAND SURVEYOR
R.	RECORD
ROW.	RIGHT OF WAY
SQ.FT.	SQUARE FEET
NO.	NUMBER
N.T.S.	NOT TO SCALE
O.H.E.	OVER HEAD UTILITIES
F.P.L.	FLORIDA POWER AND LIGHT
T.	TANGENT
L.	LENGTH

**LEGEND**

- PARKING METER
- TRANSFORMER
- GUY ANCHOR
- METAL COLUMN
- GUARD POST
- TELEPHONE BOX
- MAILBOX
- MANHOLE (SANITARY SEWER)
- MANHOLE (STORM SEWER)
- CATCH BASIN
- CONCRETE LIGHT POLE
- WOODEN POWER POLE
- CONCRETE POWER POLE
- SIGN
- FIRE HYDRANT
- WATER VALVE

**LEGEND (CONTINUED)**

- MONITORING WELL
- ELECTRIC METER
- ELECTRIC UTILITY BOX
- SEWER VALVE
- PERMANENT REFERENCE MONUMENT
- TREE
- TREE (PALM)
- CENTER LINE
- TRAFFIC MAST ARM
- WATER METER
- IRRIGATION VAULT
- FLORIDA POWER AND LIGHT MANHOLE
- CLEAN OUT
- TELEPHONE PEDESTAL

**LEGEND (CONTINUED)**

- ELECTRIC VAULT
- IRRIGATION VAULT
- STORM DRAIN
- 4' WIDE CANVAS AWNING

**CERTIFICATION:**  
I HEREBY CERTIFY THAT THIS SURVEY MEETS THE REQUIREMENTS FOR A BOUNDARY AND TOPOGRAPHIC SURVEY, PER CHAPTER 61G17-6 OF THE FLORIDA ADMINISTRATIVE CODE (FAC), PURSUANT TO SECTION 427.023, FLORIDA STATUTES.

DATE: 5-9-08  
(SIGNED) [Signature] (SEAL)  
MILLER LEGG & ASSOCIATES  
FLORIDA CERTIFICATION NUMBER LB 6880  
SAMUEL M. FISCHBIN PSM NO. 3687

BOUNDARY AND TOPOGRAPHIC SURVEY

REVISIONS

NO.	DATE	DESCRIPTION
1		

**396 ALAHAMBRA**  
CORAL GABLES, FLORIDA  
FOR: 396 ALAHAMBRA L.L.C.

**MILLER LEGG**  
Miami, Florida 33172-1200  
305-599-8381 - Fax: 305-599-2797  
www.millerlegg.com

DATE OF APPROVAL: 5/9/08  
PROJECT / FILE NO.: 08-00112  
DRAWING NO.: 08-00112.dwg  
DATE DRAWN: 5/9/08  
SCALE: 1"=30'

301 Giralda Avenue, Suite 3

# **SECTION 5**

**Zoning Chart and Parking**

### **301 Giralda Avenue, Suite 3**

### **Zoning Chart and Parking**

Currently, Suite 3 at 301 Giralda Avenue is classified as Retail, requiring 1 parking space for every 250 sq ft of retail as provided as per time of construction with the building. Proposing a Change of Use for this space would require less parking demand as changing from retail to indoor recreation/entertainment requires 1 parking space for every 300 square feet. This Change of Use would require 32 parking spaces, which is less than what is provided by the building.

Please refer to following attached sheets in the Section for supporting information.

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396 ALHAMBRA - FAR CALCULATIONS AND PARKING ANALYSIS			
F.A.R. ALLOWED		F.A.R. CALCULATIONS	
SITE AREA (Sq Ft) x FAR	TOTAL FAR ALLOWED (Sq Ft)	LEVEL & SPACE	AREA (including lobbies s.f.)
87852	3.5		307482
		New Parking Garage	17998
		Existing Building	105601
		New Building Office	188528
		<b>TOTAL AREA</b>	<b>312127</b>
NEW PARKING GARAGE - AREA CALCULATIONS		F.A.R. DEDUCTIONS	
LEVEL & SPACE	GROSS AREA	LEVEL & SPACE	AREA
Lvl 1	17998	Existing Building - Lvl 1 Lobby	3015
<b>TOTAL AREA</b>	<b>17998</b>	New Building - Lvl 1 Lobby	2872
		<b>TOTAL AREA</b>	<b>(5887)</b>
EXISTING BUILDING - AREA CALCULATIONS		F.A.R. PROVIDED	
LEVEL & SPACE	GROSS AREA	AREA (SQ FT)	
Lvl 1	6824	TOTAL GROSS AREA	
Lvl 1- Bank	4895	TOTAL AREA LOBBIES	
Lvl 2	14752		
BRIDGE	334		
Lvl 3	14752		
Lvl 4	14752		
Lvl 5	14752		
Lvl 6	14752		
Lvl 7	14752		
Lvl Roof	5036		
<b>TOTAL AREA</b>	<b>105601</b>	<b>TOTAL FAR PROVIDED</b>	
		(Gross area minus Lobbies Areas)	
		<b>306240</b>	
NEW BUILDING LEVELS 1st THRU 15th - AREA CALCULATIONS		PARKING ANALYSIS	
LEVEL & SPACE	GROSS AREA		
Lvl 1	14408	EXISTING BUILDING BANK / 300	4895 300 16
Lvl 2	16986	EXISTING BUILDING MAIL ROOM	242 300 1
Lvl 3	18755	LVL 1 - E. B., TOWER & GARAGE (B.O.H)	7304 350 21
Lvl 4	11995	LVL 1 - TOWER (RETAIL)	9350 350 27
Lvl 5	11733	LVL 1 - GARAGE (RETAIL)	16435 350 47
Lvl 6	11733	EXISTING OFFICE	88846 350 254
Lvl 7	11767	NEW OFFICE	172834 350 494
Lvl 8	11698	ROOF LVL - EXISTING BUILDING	5036 350 14
Lvl 9	11698	ROOF LVL - TOWER	1286 350 4
Lvl 10	11698	<b>TOTAL PARKING REQUIRED (with HC Parkings)</b>	<b>877</b>
Lvl 11	11698	<b>HC PARKING REQUIRED - (877 PARKINGS REQ. X 0.02)</b>	<b>18</b>
Lvl 12	11698	(2% OF TOTAL PARKING REQ.)	
Lvl 13	11591	<b>TOTAL PARKING PROVIDED</b>	<b>7 PARKING SPACES AT EXISTING BUILDING</b>
Lvl 14	9875		<b>641 STANDARD PARKING SPACES AT GARAGE</b>
Lvl 15	9875		<b>196 PARKING SPACES PROVIDED BY 98 LIFTS</b>
Lvl Roof	1286		<b>20 TANDEM PARKING SPACES</b>
<b>TOTAL AREA</b>	<b>188528</b>		<b>18 HC PARKING SPACES</b>
		<b>TOTAL PARKING PROVIDED</b>	<b>882 PARKING SPACES</b>

**CALCULATIONS**  
N.T.S.

**DATA SHEET**  
N.T.S.

GARAGE OPENING CALCULATIONS / TIERS			
TIERS	WALL AREA	OPENING AREA	PERCENT
2nd. TIER	9 360.4 s.f.	2 098.71 s.f.	22 %
3rd. TIER	9 360.4 s.f.	2 415.73 s.f.	26 %
4th. TIER	9 360.4 s.f.	2 445.97 s.f.	26 %
5th. TIER	9 360.4 s.f.	2 438.60 s.f.	26 %
6th. TIER	9 131.8 s.f.	2 993.14 s.f.	33 %
7th. TIER	10 675.8 s.f.	4 331.76 s.f.	41 %
8th. TIER	10 675.8 s.f.	4 347.28 s.f.	41 %

**CODES & REQUIREMENTS**

FLOOD ZONE: X

OCCUPANCY: PARKING GARAGE - GROUP S-2 (FBC)  
GROUND FLOOR RETAIL - GROUP M (FBC)  
NEW STORAGE (NFPA 101)

CONSTRUCTION TYPE: TYPE 1 - A  
PARKING GARAGE: ENCLOSED

BUILDING IS EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH FBC 903.3.1.1

THIS BUILDING SHALL COMPLY WITH ALL APPLICABLE BUILDING CODES INCLUDING THE FOLLOWING:

- 2004 FLORIDA BUILDING CODE & 2005, 2006 & 2007 SUPPLEMENT
- ANSI A117.1-1986
- FLORIDA FIRE PREVENTION CODE, 2004 EDITION
- NFPA101 LIFE SAFETY CODE, 2003 FLORIDA EDITION
- THE AMERICANS WITH DISABILITIES ACT

396 ALHAMBRA - ALHAMBRA DATA SHEET			
<b>Giralda Avenue Site (between Le Jeune and Salzedo)</b>			
FAR ( Sec. 3-6-(y)(2 )Lots 40-48)		3.5	
FAR ( Sec. 3-6-(y)(2) Partial 39, Partial 38 and Lots 25-37)		3.5	
Plat	4 Section K, Block 27		
Required Zoning	B (lots 32-48/1-10)	CC (lots 25 thru 30)	XC (lot 31)
Overlay District	Mediterranean		
Central Business District	Yes		
Setbacks-Minimum side: Sec. (A 3-16) (A3-6)	Lot 25, Block 27 Five (5) from Salzedo street		
(Refer to Elevations and floor plans for setbacks and Table 3 for Mediterranean Bonus)			
FRONT	Alhambra Plaza	PROPOSED 0'-0"	REQUIRED 22'
	Giralda Avenue	0'-0"	22'
SIDE	Salzedo Street	0'-0"	22'
	Le Jeune Road	17'-6 1/4"	22'
INTERIOR SIDE		20'-1 3/8"	17'
SIDE ALLEY EAST		0'-0"	17'
SIDE ALLEY WEST		9'-6"	17'
REAR ALLEY		0'-0"	5'
Height:	Lots 1-4 & 45-48	4 Stories	
	Lots 25-44	6 Stories	
	w/ Mediterranean (See 28-9 (a))	8 Stories	
	Lots 5-10	13 Stories/ 150'-0"	
	w/ Mediterranean (See 28-9 (a))	16 Stories/ 190'-6"	
Site Area ( 53,939 + 33,913 )	87,852.00 SF		
	2.02 Acres		
Landscaped open space	5% Site area (With MED BONUS)		
	Required=	4,393 SF	6,361 S.F. PROV'D INSIDE PROPERTY LINE
			3,623 S.F. PROV'D OUTSIDE PROPERTY LINE
SITE AREA	87,852 X 3.5	FAR Allowed =	307,482 S.F.

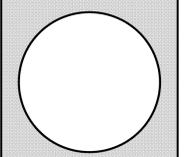


**396 ALHAMBRA**  
 396 ALHAMBRA CIRCLE  
 CORAL GABLES, FLORIDA 33134

DEVELOPER		
396 ALHAMBRA 2801 South Bayshore Drive, Suite 200 Miami, Florida 33133 PH: (305) 875-0400 FAX: (305) 875-0441		
5	GMP SET REVISION	03-17-09
4	ZONING REVIEW	12-22-08
3	GMP SET	12-15-08
2	BOARD OF ARCHITECTS	11-20-08
1	PERMIT SET	11-16-08
NO.	DESCRIPTION	DATE
DRAWING HISTORY:		

PROJECT NUMBER: 20802 00

REGISTRATION: AA C000597  
 JOHN P. FULLERTON - AR 4347  
 JULIO S. DIAZ - AR 7902



SHEET NUMBER:  
**GA-002**

G.M.P. SET - DECEMBER 15th, 2008



2014 Stacking Plan

	TOTAL	%
BOMA LEASED RSF	241,597	85.79%
BOMA VACANT RSF	40,020	14.21%
BOMA TOTAL RSF	281,617	

FLOOR	TOTAL BLDG BOMA RSF	NORTH TOWER VACANT BOMA RSF	NORTH TOWER LEASED BOMA RSF											SOUTH TOWER LEASED BOMA RSF	SOUTH TOWER VACANT BOMA RSF	PARKING GARAGE												
PH 1	9,198	4,554	4,644	PH1-A	4,644	Vacant					4,554																	
PH 2	9,247		9,247	PH2	(8,950 rsf per lse)					9,247																		
14	11,037		11,037	1400	(10,755 rsf per lse)					11,037																		
12	11,153		11,153	1200	(11,140 rsf per lse)					11,153																		
11	11,153		11,153	1100	(11,140 rsf per lse)					11,153																		
10	11,153		11,153	1000						11,153																		
9	11,153		11,153	900						11,153																		
8	11,153		11,153	800						11,153																		
7	25,694		11,049	788	4,209	750	6,840	701	4,275	702	1,072	700	(8,720 rsf per lse)		9,298													
6	25,687		11,042	650						11,042																		
5	25,620		10,975	550	(10,300 rsf per lse)					10,975																		
4	24,978		10,329	400	(9,868 rsf per lse)					10,329	TERRACE	401	(14,500 rsf per lse)					14,649										
3	32,732		18,114	350	(17,035 rsf per lse)					18,114		300	(14,500 rsf per lse)					14,617										
2	27,990	4,692	11,218	260	4,692	255	6,608	250	4,610	200	1,087	201	751	202	1,544	203	571	204	1,046	210	3,974	207	3,107					
Lobby	33,670		10,278	101	6,844 (6,742 rsf per lse)					150	1,473	155	1,961 (1,963 rsf per lse)		150	1,961 (1,963 rsf per lse)		100	5,519									
TOTAL	281,617	9,246	163,698											77,899	30,774													
												Total ST RSF		108,673														

# 396 ALHAMBRA

## 2014 Stacking Plan

	TOTAL	%
BOMA LEASED RSF	253,185	89.90%
BOMA VACANT RSF	28,432	10.10%
<b>BOMA TOTAL RSF</b>	<b>281,617</b>	

FLOOR	TOTAL BLDG BOMA RSF	NORTH TOWER VACANT BOMA RSF	NORTH TOWER LEASED BOMA RSF													SOUTH TOWER LEASED BOMA RSF	SOUTH TOWER VACANT BOMA RSF	PARKING GARAGE					
PH 1	9,198	4,554	4,644	PH1-A 4,644	Vacant											4,554							
PH 2	9,247		9,247	PH2 (8,950 rsf per lse)	Banco Pichincha Expiration 7/31/24											9,247							
14	11,037		11,037	1400 (10,755 rsf per lse)	Richman Greer Expiration 6/30/24											11,037							
12	11,153		11,153	1200 (11,140 rsf per lse)	Millicom Expiration 6/30/18											11,153							
11	11,153		11,153	1100 (11,140 rsf per lse)	Millicom Expiration 6/30/18											11,153							
10	11,153		11,153	1000	Mondelez Expiration 6/30/23											11,153							
9	11,153		11,153	900	HLB Gravier Expiration 5/31/23											11,153							
8	11,153		11,153	800	Wells Fargo Advisors Expiration 4/30/2022											11,153							
7	25,694		11,049	788 4,209	750	6,840	701 4,275	702 1,072	700 (8,720 rsf per lse)	9,298													
				Hyatt Expiration 6/30/19	Diageo Americas Exp 2/29/24		Vacant	Diageo Exp 2/29/24	Terra Networks	Expiration 6/30/20				10,370	4,275								
6	25,687		11,042	650	Diageo Americas Expiration 9/30/23											11,042							
5	25,620		10,975	550 (10,300 rsf per lse)	HBO Latin America Expiration 11/14/28											10,975							
4	24,978		10,329	400 (9,868 rsf per lse)	HBO Latin America Expiration 11/14/28											10,329							
3	32,732		18,114	350 (17,035 rsf per lse)	HBO Latin America Expiration 11/14/28											18,114							
2	27,990	4,692	11,218	260 4,692	255 6,608	250 4,610	200 1,087	201 751	202 1,544	203 571	204 1,046	210 3,974	207 3,107										
				Vacant	Professional Bank Exp 4/30/26	Mondelez Expiration 6/30/23	Gables Estate (1,080 rsf per lse) Exp 3/31/17	Mgt Ofc	ICI Ofc	Gems of America	Ballaga & Freedman Exp 8/31/15	Kabookaboo Exp 6/30/16	Vacant	8,973	3,107								
Lobby	33,670		10,278	101 6,844	150 1,473	155 1,961	Vacant																
				Citibank Exp 8/3/22	Professional Bk Exp 4/30/26	Chocolate Fashion Exp 10/31/16	NORTH TOWER LOBBY																
TOTAL	281,617	9,246	163,698													11,588	11,804	Retail 301 Giralda Avenue					
		172,944														89,487	19,186						
																Total ST RSF	108,673						

# 396 ALHAMBRA

## 2014 Stacking Plan

	TOTAL	%
BOMA LEASED RSF	247,930	88.04%
BOMA VACANT RSF	33,687	11.96%
<b>BOMA TOTAL RSF</b>	<b>281,617</b>	

FLOOR	TOTAL BLDG BOMA RSF	NORTH TOWER VACANT BOMA RSF	NORTH TOWER LEASED BOMA RSF													SOUTH TOWER LEASED BOMA RSF	SOUTH TOWER VACANT BOMA RSF	PARKING GARAGE					
PH 1	9,198	4,554	4,644	PH1-A 4,644	Vacant											4,554							
PH 2	9,247		9,247	PH2 (8,950 rsf per lse)	Banco Pichincha Expiration 7/31/24											9,247							
14	11,037		11,037	1400 (10,755 rsf per lse)	Richman Greer Expiration 6/30/24											11,037							
12	11,153		11,153	1200 (11,140 rsf per lse)	Millicom Expiration 6/30/18											11,153							
11	11,153		11,153	1100 (11,140 rsf per lse)	Millicom Expiration 6/30/18											11,153							
10	11,153		11,153	1000	Mondelez Expiration 6/30/23											11,153							
9	11,153		11,153	900	HLB Gravier Expiration 5/31/23											11,153							
8	11,153		11,153	800	Wells Fargo Advisors Expiration 4/30/2022											11,153							
7	25,694		11,049	788 4,209	750	6,840	701 4,275	702 1,072	700 (8,720 rsf per lse)	9,298													
				Hyatt Expiration 6/30/19	Diageo Americas Exp 2/29/24		Vacant	Diageo Exp 2/29/24	Terra Networks	Expiration 6/30/20				10,370	4,275								
6	25,687		11,042	650	Diageo Americas Expiration 9/30/23											11,042							
5	25,620		10,975	550 (10,300 rsf per lse)	HBO Latin America Expiration 11/14/28											10,975							
4	24,978		10,329	400 (9,868 rsf per lse)	HBO Latin America Expiration 11/14/28											10,329							
3	32,732		18,114	350 (17,035 rsf per lse)	HBO Latin America Expiration 11/14/28											18,114							
2	27,990	4,692	11,218	260 4,692	255 6,608	250 4,610	200 1,087	201 751	202 1,544	203 571	204 1,046	210 3,974	207 3,107										
				Vacant	Professional Bank Exp 4/30/26	Mondelez Expiration 6/30/23	Gables Estate (1,080 rsf per lse) Exp 3/31/17	Mgt Ofc	ICI Ofc	Gems of America	Ballaga & Freedman Exp 8/31/15	Kabookaboo Exp 6/30/16	Vacant	8,973	3,107								
Lobby	33,670		10,278	101 6,844	150 1,473	155 1,961	Vacant																
				Citibank Exp 8/3/22	Professional Bk Exp 4/30/26	Chocolate Fashion Exp 10/31/16	NORTH TOWER LOBBY																
<b>TOTAL</b>	<b>281,617</b>	<b>9,246</b>	<b>163,698</b>													<b>6,333</b>	<b>17,059</b>						
		<b>172,944</b>														<b>84,232</b>	<b>24,441</b>						
																<b>Total ST RSF</b>	<b>108,673</b>						

# 396 ALHAMBRA

## 2014 Stacking Plan

	TOTAL	%
BOMA LEASED RSF	247,930	88.04%
BOMA VACANT RSF	33,687	11.96%
<b>BOMA TOTAL RSF</b>	<b>281,617</b>	

FLOOR	TOTAL BLDG BOMA RSF	NORTH TOWER VACANT BOMA RSF	NORTH TOWER LEASED BOMA RSF													SOUTH TOWER LEASED BOMA RSF	SOUTH TOWER VACANT BOMA RSF	PARKING GARAGE					
PH 1	9,198	4,554	4,644	PH1-A 4,644	Vacant																		
PH 2	9,247		9,247	PH2 (8,950 rsf per lse)	Banco Pichincha Expiration 7/31/24																		
14	11,037		11,037	1400 (10,755 rsf per lse)	Richman Greer Expiration 6/30/24																		
12	11,153		11,153	1200 (11,140 rsf per lse)	Millicom Expiration 6/30/18																		
11	11,153		11,153	1100 (11,140 rsf per lse)	Millicom Expiration 6/30/18																		
10	11,153		11,153	1000	Mondelez Expiration 6/30/23																		
9	11,153		11,153	900	HLB Gravier Expiration 5/31/23																		
8	11,153		11,153	800	Wells Fargo Advisors Expiration 4/30/2022																		
7	25,694		11,049	788 4,209	750	6,840	701 4,275	702 1,072	700 (8,720 rsf per lse)	9,298													
				Hyatt Expiration 6/30/19	Diageo Americas Exp 2/29/24		Vacant	Diageo Exp 2/29/24	Terra Networks	Expiration 6/30/20				10,370	4,275								
6	25,687		11,042	650	Diageo Americas Expiration 9/30/23																		
5	25,620		10,975	550 (10,300 rsf per lse)	10,975																		
				HBO Latin America	Expiration 11/14/28																		
4	24,978		10,329	400 (9,868 rsf per lse)	10,329																		
				HBO Latin America	Expiration 11/14/28																		
3	32,732		18,114	350 (17,035 rsf per lse)	18,114																		
				HBO Latin America	Expiration 11/14/28																		
2	27,990	4,692	11,218	260 4,692	255 6,608	250 4,610	200 1,087	201 751	202 1,544	203 571	204 1,046	210 3,974	207 3,107										
				Vacant	Professional Bank Exp 4/30/26	Mondelez Expiration 6/30/23	(1,080 rsf per lse)				(1,119 rsf per lse)		(3,905 rsf per lse)										
				Gables Estate Exp 3/31/17	Mgt Ofc	ICI Ofc	Gems of America	Ballaga & Freedman Exp 8/31/15		Kabookaboo Exp 6/30/16		Vacant	8,973	3,107									
Lobby	33,670		10,278	101 6,844	150 1,473	155 1,961	100 5,519																
				Citibank Exp 8/3/22	Professional Bk	Chocolate Fashion	NORTH TOWER LOBBY				SOUTH TOWER LOBBY				6,333	17,059							
				(6,742 rsf per lse)	Exp 4/30/26	Exp 10/31/16	Vacant				Vacant				84,232	24,441							
<b>TOTAL</b>	<b>281,617</b>	<b>9,246</b>	<b>163,698</b>													<b>84,232</b>	<b>24,441</b>						
		<b>172,944</b>													<b>Total ST RSF</b>	<b>108,673</b>							

Elev 1



Elev 2



FUEL EFFICIENT VEHICLES

Down

Ramp to 3<sup>rd</sup> Floor

up

TAP 42

CITIBANK CUSTOMERS

TAP 42

2<sup>nd</sup> Floor

F  
E

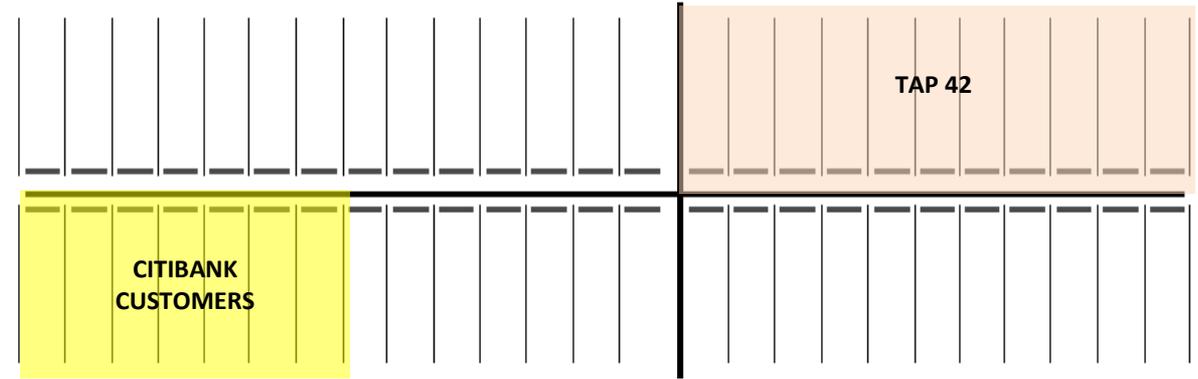
AGAVE

H  
e  
i

BP

RESERVED PARKING

TAP 42



Elev 1



Elev 2



FUEL EFFICIENT VEHICLES

Down

Ramp to 4<sup>th</sup> Floor

up

TAP 42

Dr. GROH

M  
O  
N  
D  
E

TAP 42

3<sup>rd</sup> Floor

FUEL EFFICIENT

Dr. GROH

Dr. GROH

BP

HLB GRAVIER

M  
O  
N  
D  
E

TAP 42



Elev 1



Elev 2



FUEL EFFICIENT VEHICLES



Down

Ramp to 5<sup>th</sup> Floor

up

4<sup>TH</sup> Floor

HBO

RICHMAN GREER

HBO

HBO

RICHMAN GREER

...

...



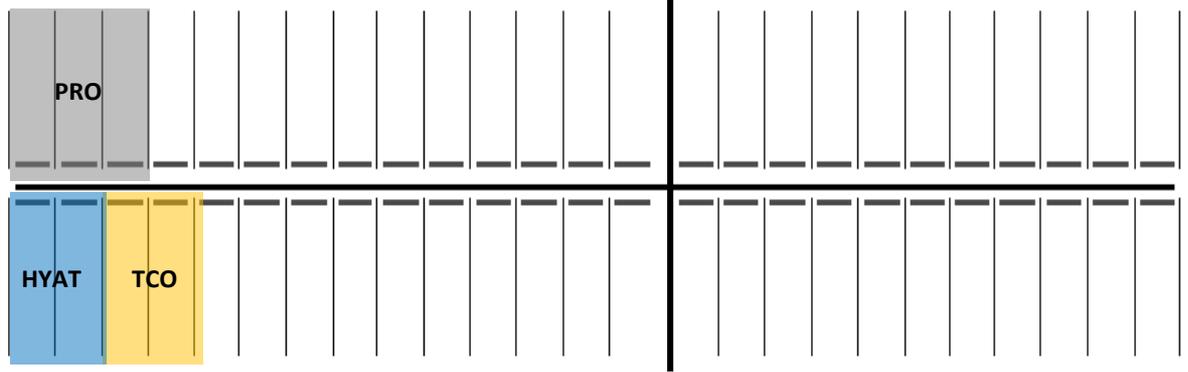
Elev 1



Elev 2

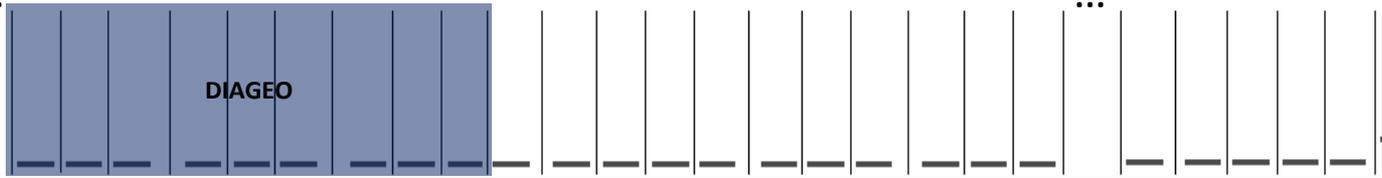


FUEL EFFICIENT VEHICLES



Down  
Ramp to 6<sup>th</sup> Floor  
up

5<sup>TH</sup> Floor



DIAGEO

Elev 1



Elev 2



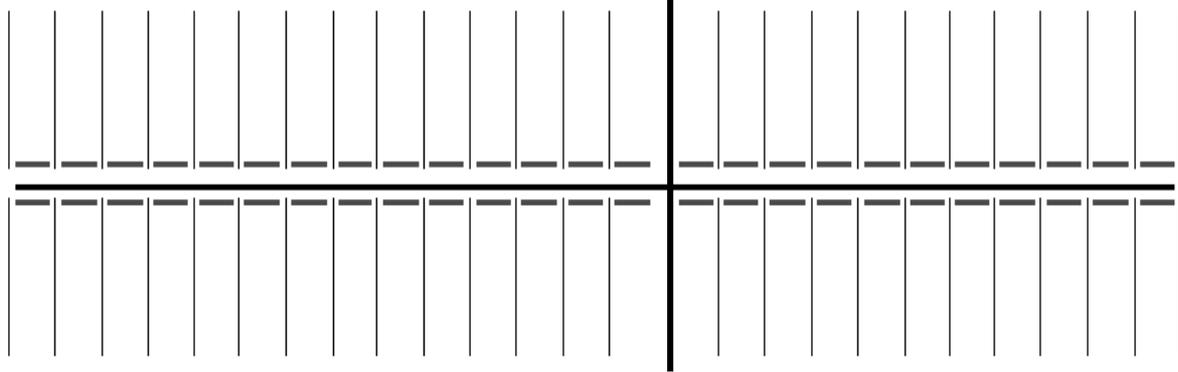
**FUEL EFFICIENT VEHICLES**

Down

Ramp to 7<sup>th</sup> Floor

up

6<sup>TH</sup> Floor



**F E**



Elev 1



Elev 2



FUEL EFFICIENT VEHICLES

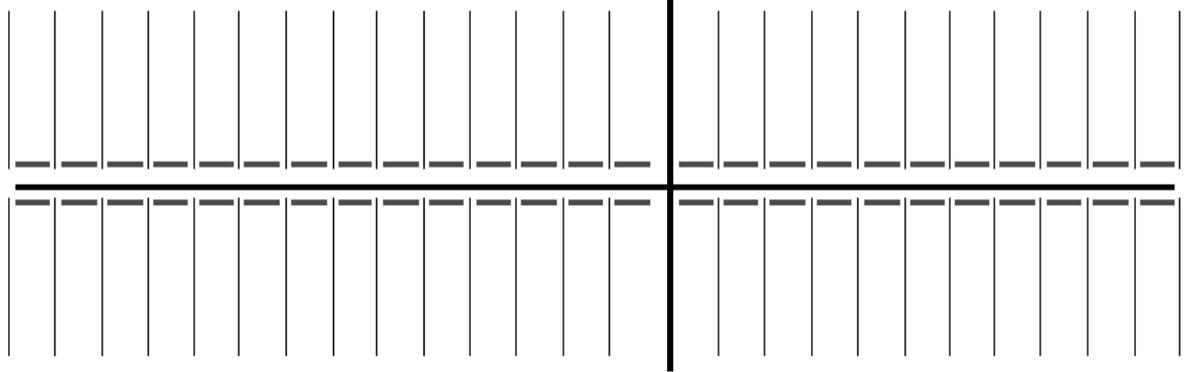


Down

Ramp to 8<sup>th</sup> Floor



up



7<sup>TH</sup> Floor



...

...



Elev 1



Elev 2



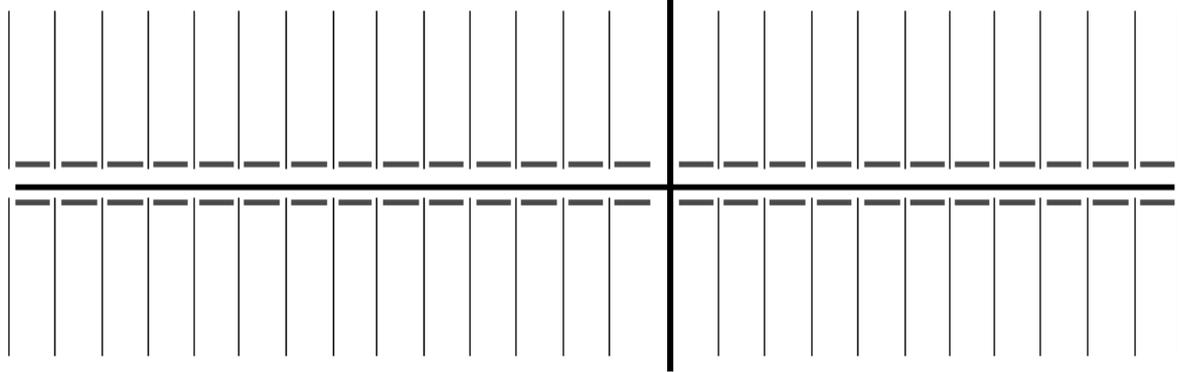
**FUEL EFFICIENT VEHICLES**

Down

Ramp to ROOF

up

8<sup>TH</sup> Floor



Elev 1  
Elev 2



ROOF

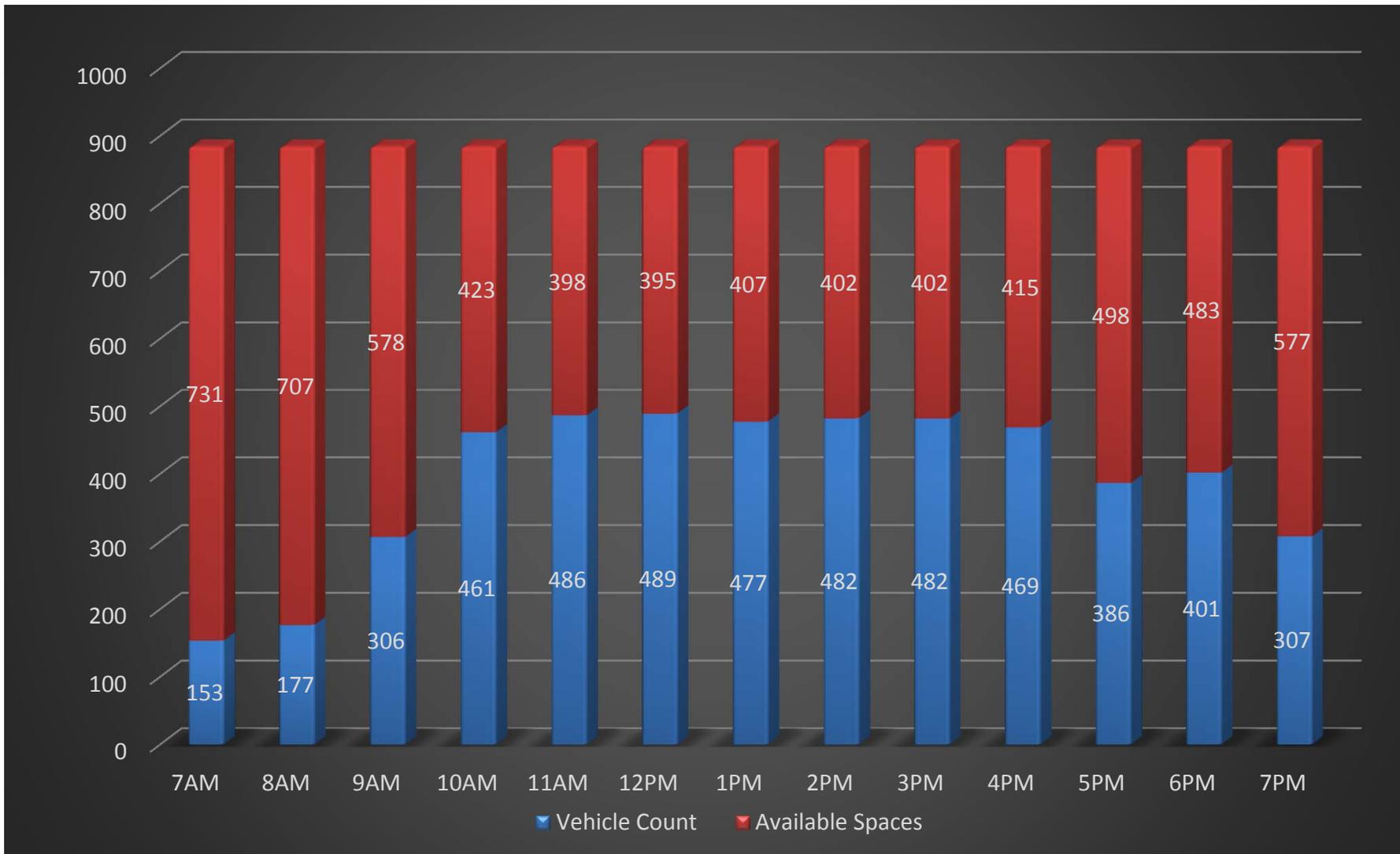
...

...



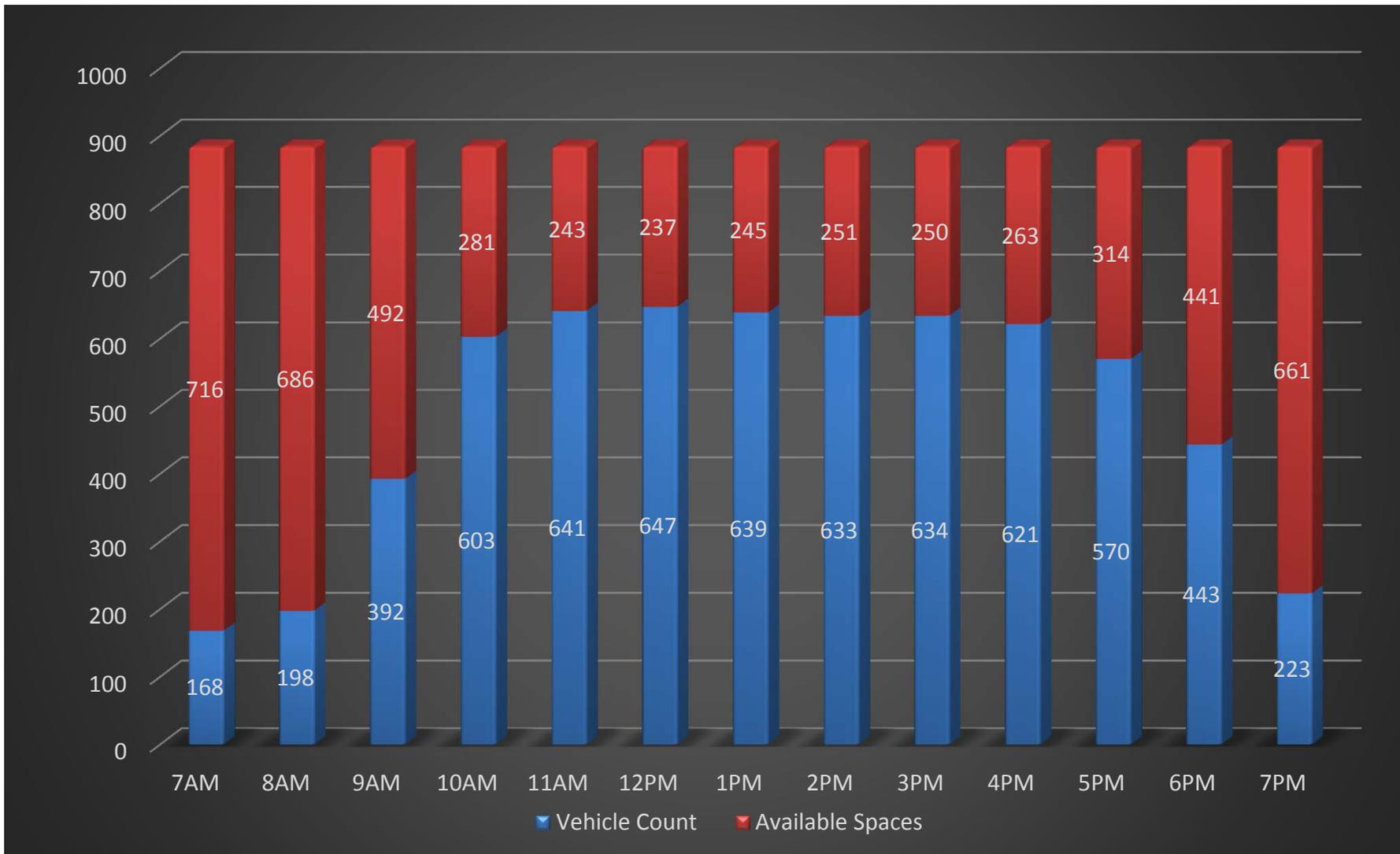


# 396 Alhambra Parking Garage Vehicle Occupancy Analysis Week 10/20/14 – 10/24/14



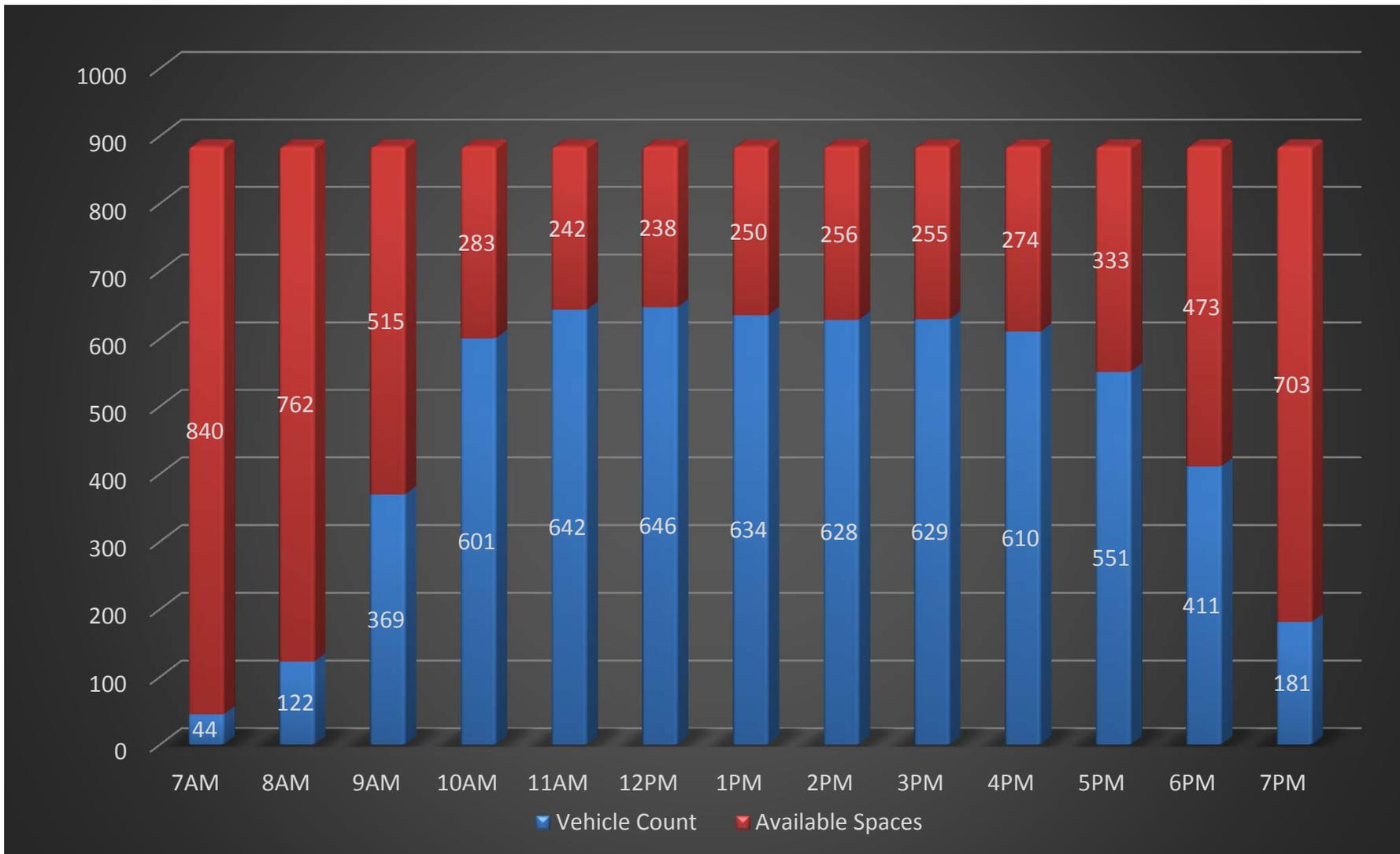


# 396 Alhambra Parking Garage Vehicle Occupancy Analysis Week 10/27/14 – 10/31/14



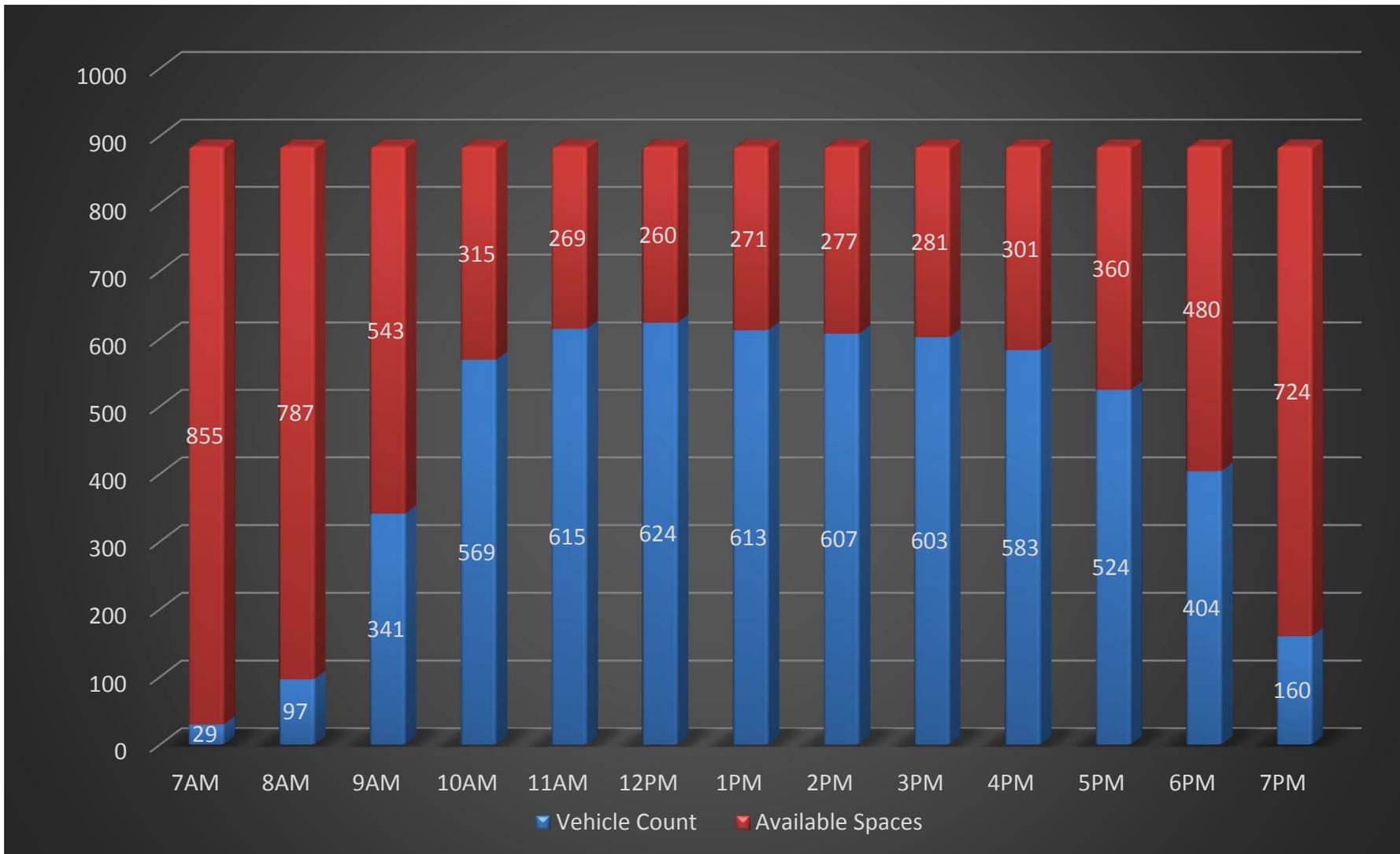


# 396 Alhambra Parking Garage Vehicle Occupancy Analysis Week 11/3/14 – 11/7/14



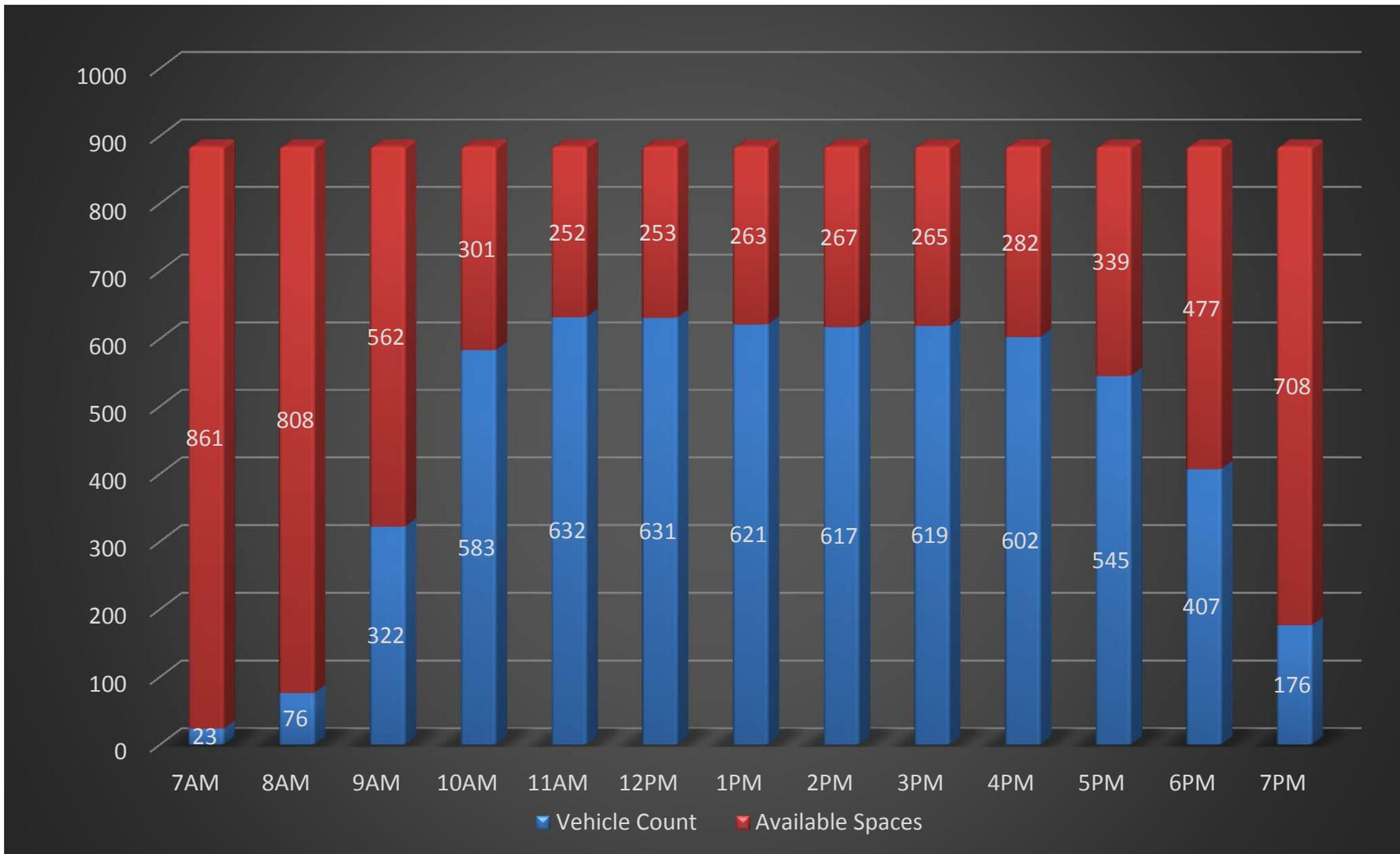


# 396 Alhambra Parking Garage Vehicle Occupancy Analysis Week 11/10/14 – 11/14/14



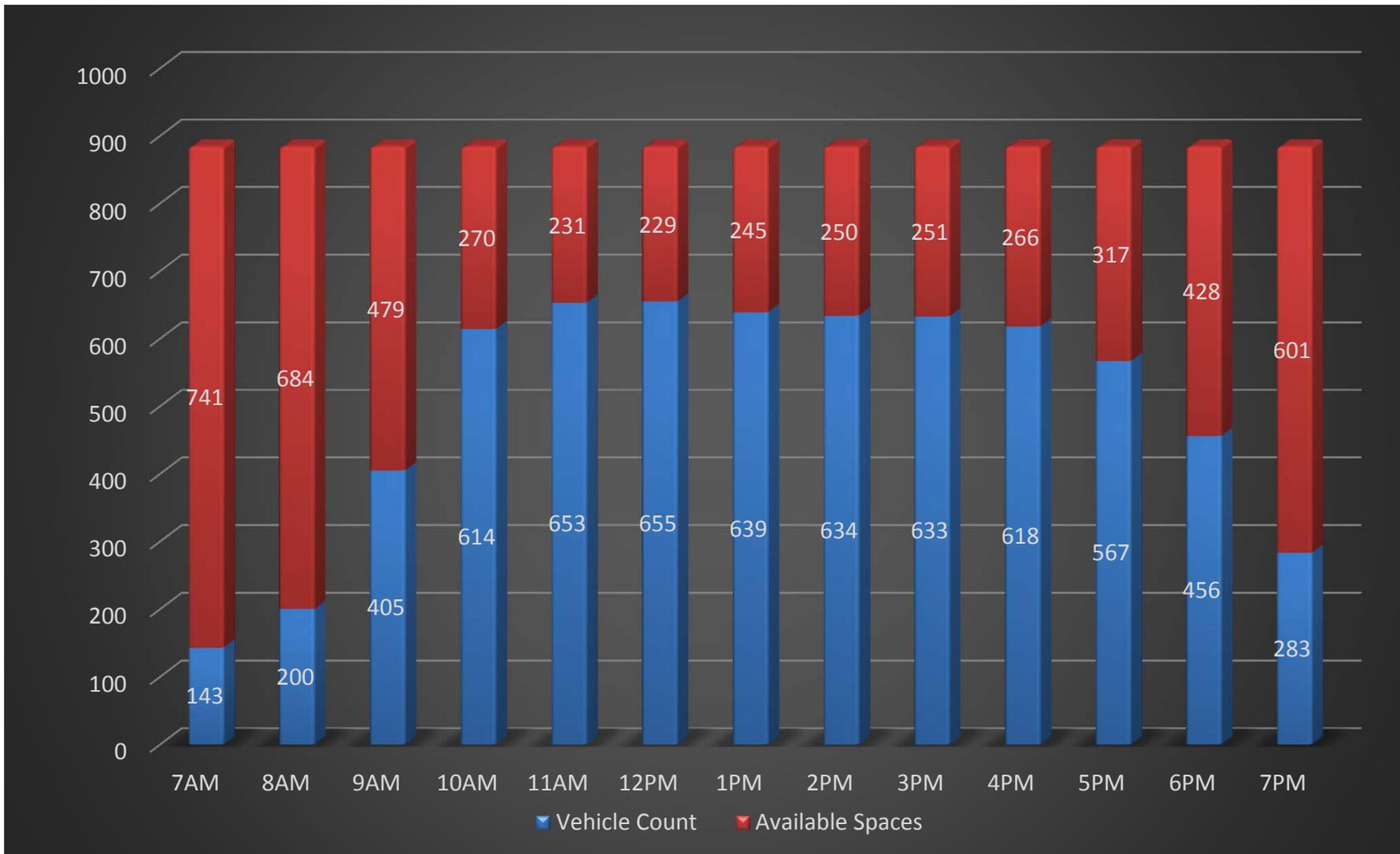


# 396 Alhambra Parking Garage Vehicle Occupancy Analysis Week 12/1/14 – 12/5/14



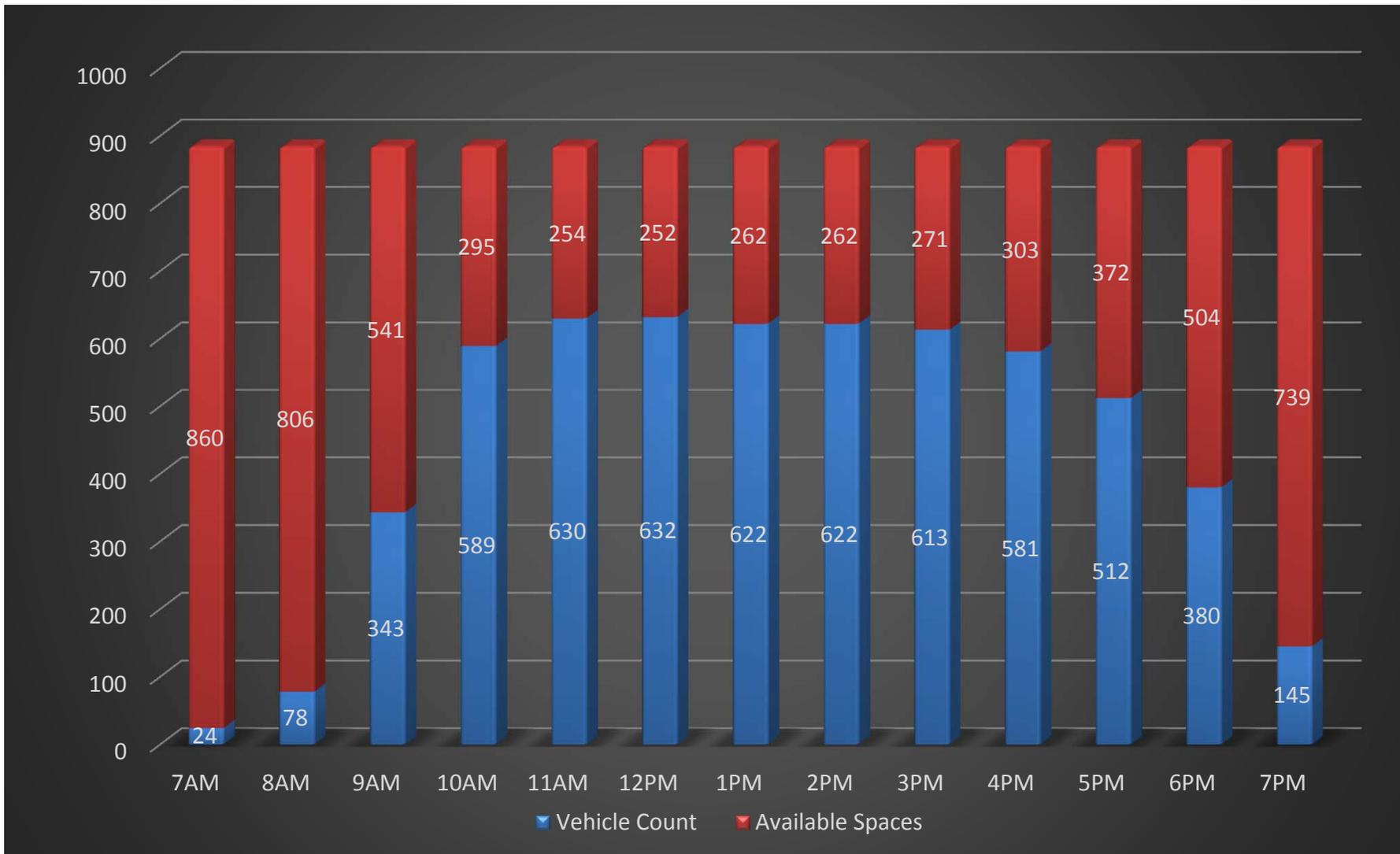


# 396 Alhambra Parking Garage Vehicle Occupancy Analysis Week 12/8/14 – 12/12/14





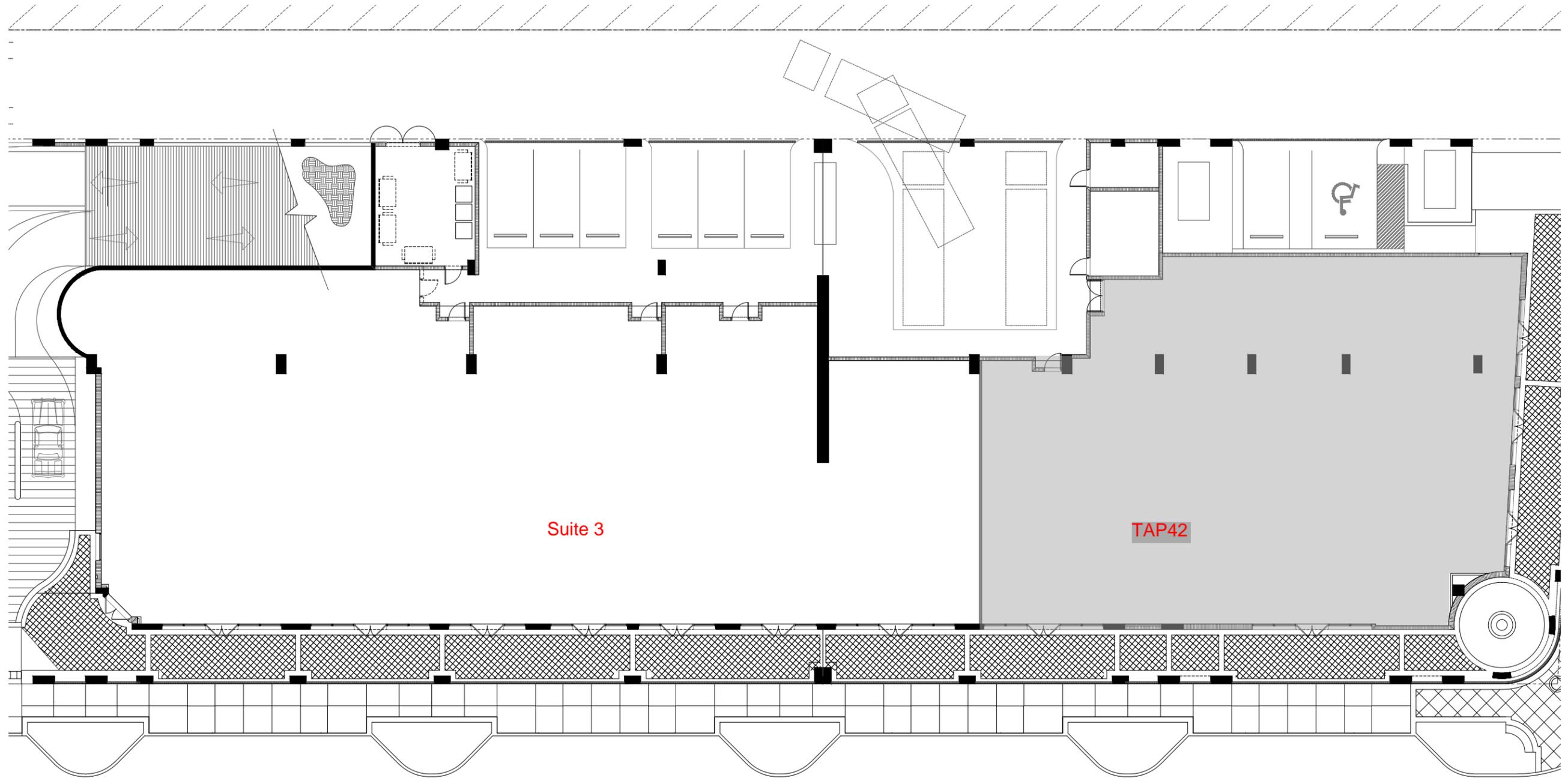
# 396 Alhambra Parking Garage Vehicle Occupancy Analysis Week 1/5/15 – 1/9/15



301 Giralda Avenue, Suite 3

# SECTION 6

Site Plan



**Lic# AA-26001740**

1428 Brickell Ave, Suite 202  
Miami, FL 33131

+1 (305) 371 8400

## Ground Floor Retail

396 Alhambra Circle  
Coral Gables, FL

All areas, dimensions, and conditions are approximate and subject to change. Actual areas, dimensions and conditions should be verified.

DISCLAIMER

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DRAWING LOG:	DATE
_____	_____   1
_____	_____   2
_____	_____   3
_____	_____   4
_____	_____   5
_____	_____   6

301 Giralda Avenue, Suite 3

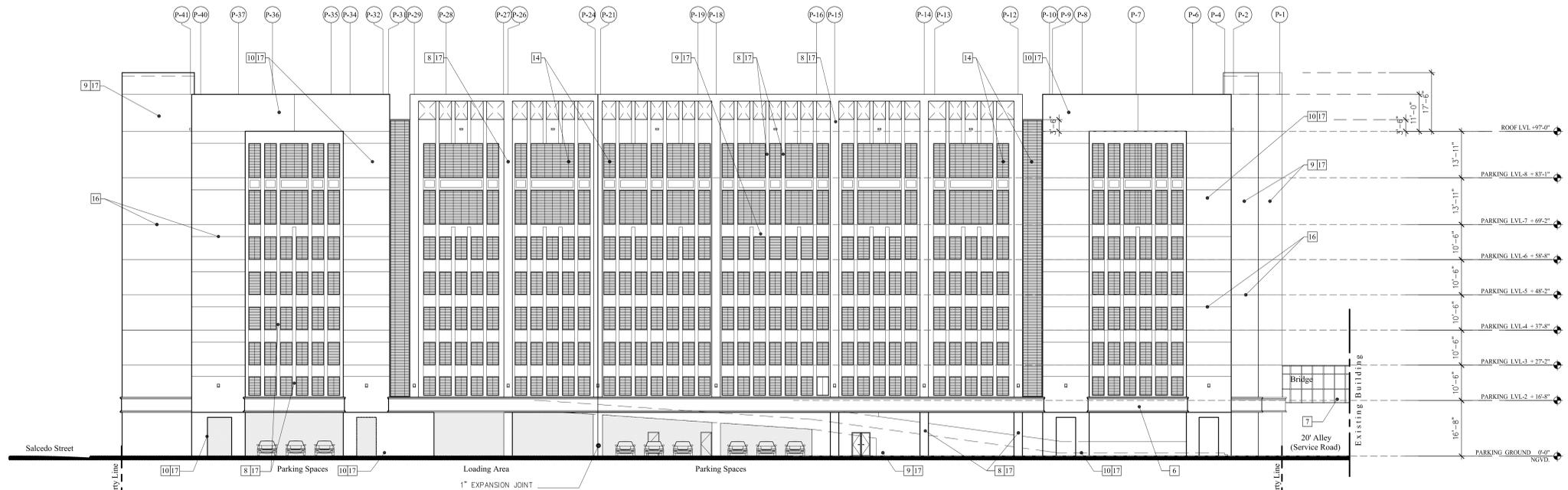
# SECTION 7

Elevations

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**SOUTH ELEVATION ( Giralda Avenue )**  
SCALE: 1/16" = 1'-0"



**NORTH ELEVATION ( Alley )**  
SCALE: 1/16" = 1'-0"

LEGEND	
1	NOT USED
2	NOT USED
3	NOT USED
4	NOT USED
5	NOT USED
6	Precast Conc. - Pearl sand
7	Laminate tinted Solar bronze Glass
8	Super white Benjamin Moore
9	Horizon OC-53 Benjamin Moore
10	Silver Lining 2119-60 Benjamin Moore
11	NOT USED
12	NOT USED
13	NOT USED
14	Alum. Grille Smooth finish (see Elevations)
15	NOT USED
16	Reveal - 1" Wide X 1/4" Deep (see det. C5GA-700)
17	3/4" Smooth Stucco Fin.
18	Wall Mounted Light Fixture
19	NOT USED
20	NOT USED
21	Clear Glass Storefront
22	NOT USED

ISSUED FOR AS-BUILT JUNE, 2012  
ISSUED - FEBRUARY 17th, 2012  
G.M.P. SET - DECEMBER 15th, 2008

**DEVELOPER**  
396 ALHAMBRA  
2901 South Breaker Drive, Suite 200  
Miami, Florida 33133  
PH: 305-442-4200 FAX: 305-444-6982

NO.	DESCRIPTION	DATE
5	GMP SET REVISION	03-17-09
4	ZONING REVIEW	02-22-09
3	GMP SET	12-15-08
2	BOARD OF ARCHITECTS	11-20-08
1	PERMIT SET	11-18-08

DRAWING HISTORY:

PROJECT NUMBER: 20802.00  
REGISTRATION: AA 26002058  
 JOHN P. FULLERTON - AR 4743

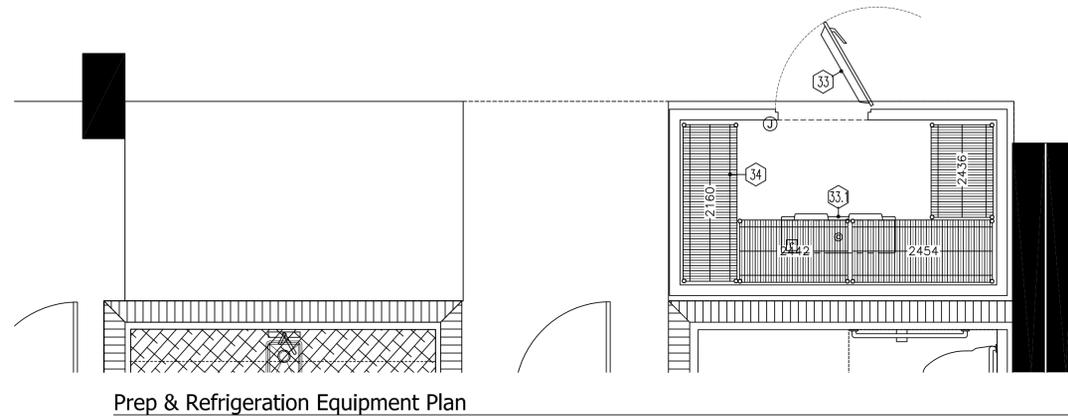
**301 Giralda Avenue, Suite 3**

# **SECTION 8**

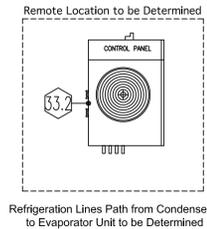
**Layout – Building Plan**



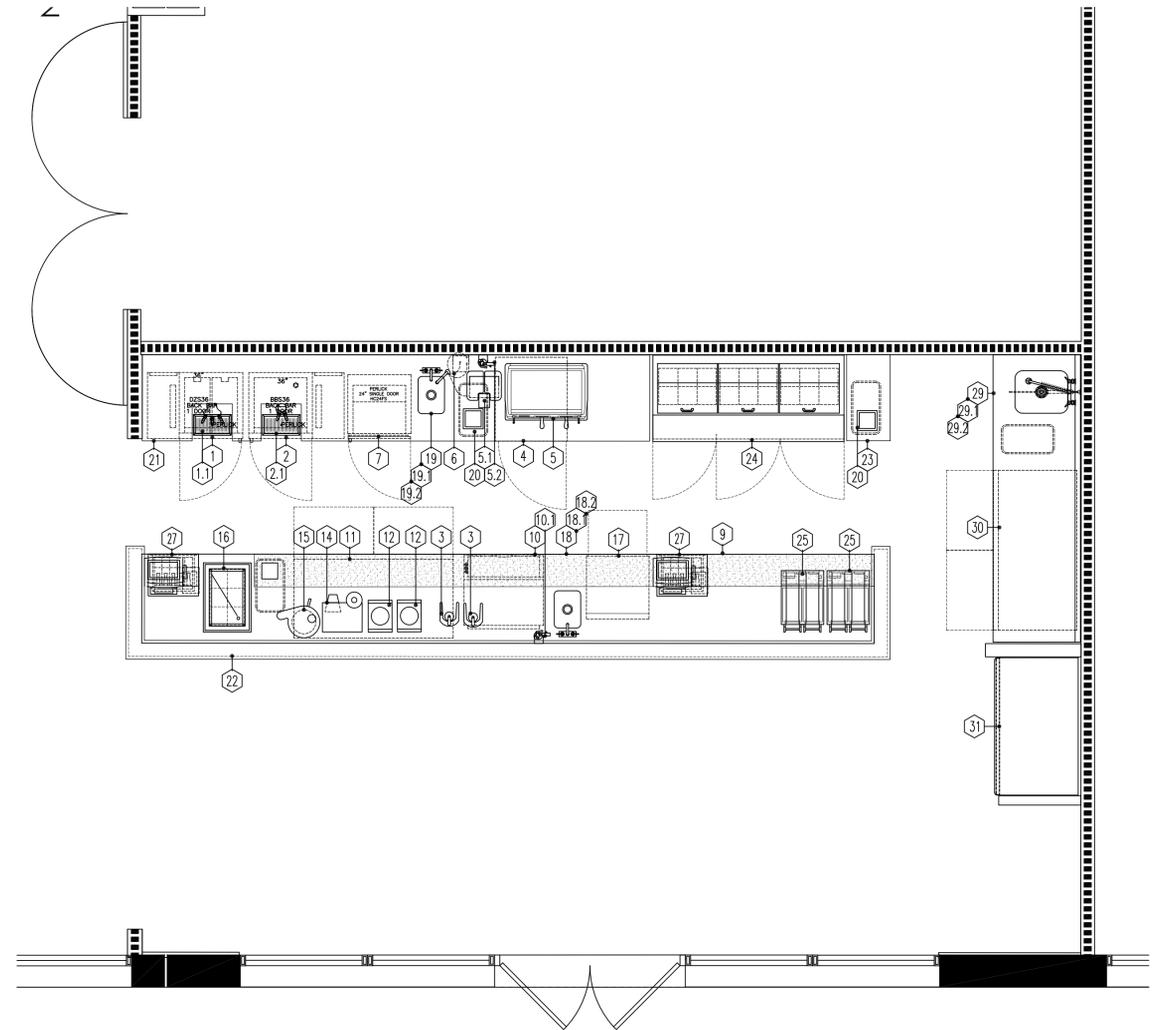
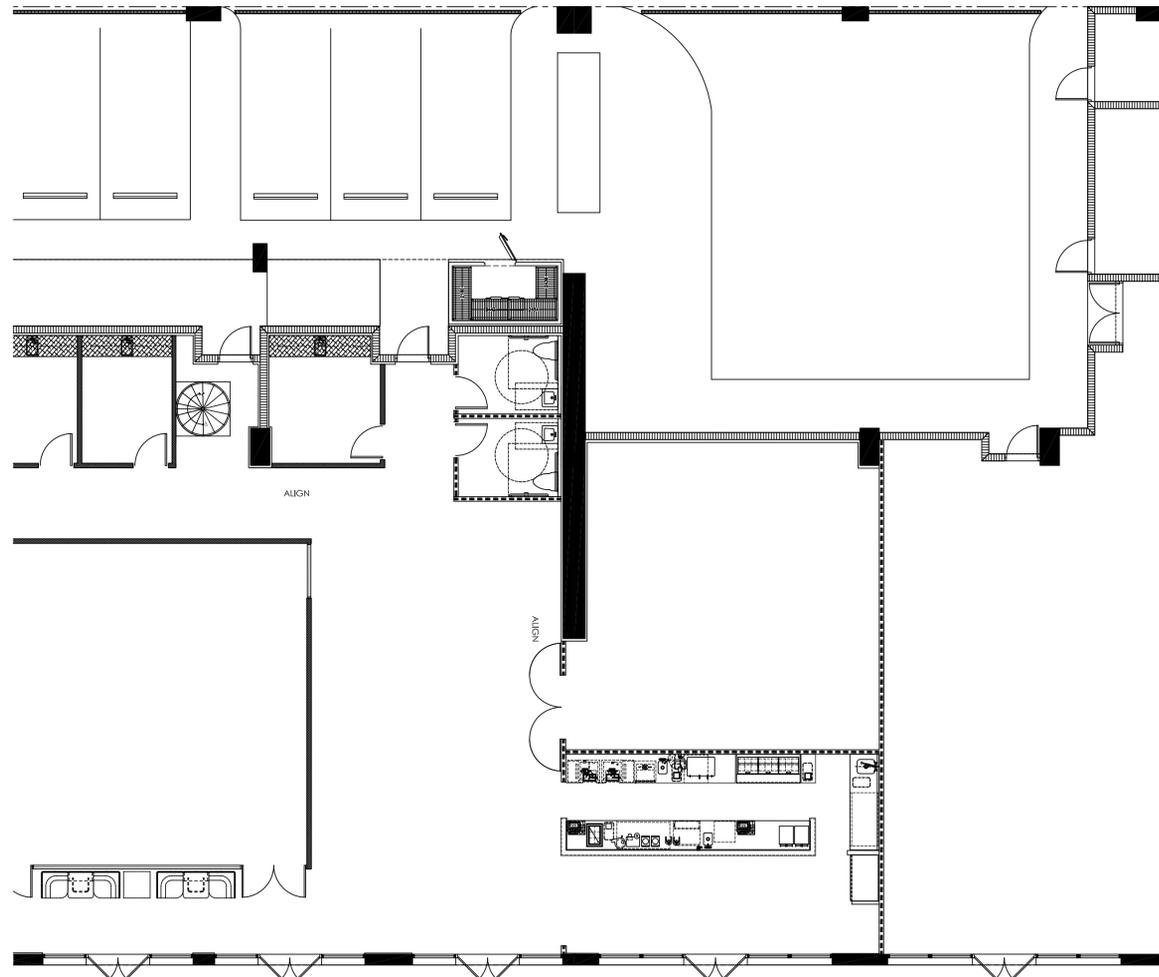
Item No.	Quantity	Description	Manufacture	Model Number	Remark
1	1	Back Bar Equipment	Perlick	DZS36**	
1.1	1	Dispensing Kit, Back Bar & Direct Draw	Perlick	69526-3P	
2	1	Back Bar Equipment	Perlick	BBS36**R	
2.1	1	Dispensing Kit, Back Bar & Direct Draw	Perlick	69526-3P	
3	2	Juicer, Manual	Hamilton Beach	832 (06/04932)	
4	1	Refrigerator, Undercounter, Compact	Defield	UC4427N	
5	1	Espresso/Cappuccino Machine	La Marzocco	GB5 (2 Group)	
5.1	1	Coffee Grinder	F&O	Swift	
5.2	1	Filter System, Icemaker	Everpure	EV9324-01	
6	1	Dispenser, Hot Water	In-Sink-Erator	C1300	
7	1	Undercounter Refrigeration	Perlick	HC24FS	
8	1	Spare Number			
9	1	Cutting Board	M. Tucker	Fabricated	
10	1	Ice Maker, Undercounter	Manitowoc Ice	UY-0310A	
10.1	1	Filter System, Icemaker	Everpure	EV9324-01	
11	1	Refrigerator, Undercounter, Compact	Defield	UCD4460N	
12	2	Blender, Beverage	Hamilton Beach	Summit HBH850	
13	1	Spare Number			
14	1	Counter Wheatgrass Juicer	Norwalk	280	
15	1	Juicer/Pulp Extractor	NutraFaster	N450	
16	1	Drop-In, Cold Fan	Defield	NB118B	
17	1	Washer, Undercounter, High Temp	Meiko USA	FV40.2	
18	1	Work Counter w/ Sinks	M. Tucker	Fabricated	
18.1	1	Faucet, Deck Mount	Component Hardware	KN41-4000	
18.2	1	Drain	Fisher	6556	
19	1	Sink, Undermount	Advance Tabco	1014A-10	
19.1	1	Faucet, Deck Mount	Component Hardware	KN41-4000	
19.2	1	Drain	Fisher	6556	
20	2	Trash Chute w/ Knock Block	JD More	Fabricated	
21	1	Back Work Counter	By Others	Millwork	
22	1	Front Counter & Die Wall	By Others	Millwork	
23	1	Back Work Counter	By Others	Millwork	
24	1	Refrigerator, Sandwich/Salad Prep	Defield	4472N-18	
25	2	Griddle, Double-Sided, Electric	Star Manufacturing	GR14SPTA	
26	1	Spare Number			
27	2	POS/Cash Drawer	By Others	Custom	
28	1	Spare Number			
29	1	Table, Work w/ Sink(s)	M. Tucker	Fabricated	
29.1	1	Pre-Rinse Faucet, Wall Mount	T & S Brass	B-0133	
29.2	1	Drain	Fisher	6556	
30	1	Refrigerator, Undercounter, Compact	Defield	UCD4460N	
31	1	Refrigerator, Air Curtain Type	Beverage-Air	VM18	
32	1	Spare Number			
33	1	Walk-In Cooler	Kolpak	Fabricated	
33.1	1	Evaporator Coil, Cooler/Freezer	Kolpak	Fabricated	
33.2	1	Refrigeration Compressor, Remote	Kolpak	Custom	
34	1	Shelving, Wire	Metro Industries	NK3 Series as Shown	



Prep & Refrigeration Equipment Plan



Scale: 3/8" = 1'-0"



Juice Bar Equipment Plan

Scale: 3/8" = 1'-0"

<p><b>SPECIAL NOTICE</b></p> <p>THIS DRAWING IS THE PROPERTY OF M. TUCKER. IT SHALL NOT BE COPIED OR DUPLICATED IN ANY MANNER OR FORM.</p> <p>THIS DRAWING SHALL NOT BE SUBMITTED TO ANY OTHER PARTY FOR REVIEW OR EXAMINATION WITHOUT OUR EXPRESS CONSENT.</p> <p>THIS DRAWING SHALL ONLY BE USED WITH REFERENCE TO WORK UNDER CONTRACT OR PROPOSALS SUBMITTED BY M. TUCKER.</p>	<p>Life Juice Bar Equipment Layout</p>		 <p><b>M. TUCKER</b> FOOD SERVICE EQUIPMENT division of Singer NY, LLC 12038 Miramar Parkway Miramar, FL 33025 954-322-2669 866-688-2537 FAX 954-322-2617</p>
	<p>Life Yoga Studios 301 Giralda Ave, Su. 3 Coral Gables, Florida</p>		
<p>DATE: 03/04/16</p>	<p>SCALE: 3/8" = 1'-0"</p>	<p>SHEET NO. 1 of 1</p>	
<p>DRAWN BY: dmb</p>	<p>PROJECT NO. 30686</p>	<p>DRAWING NO.</p>	

**301 Giralda Avenue, Suite 3**

# **SECTION 9**

**Application Agent Name and Contact Information**

**301 Giralda Avenue, Suite 3**

**Application Agent name and contact information**

Application Agent: Priscilla Pagan, Project Architect

Telephone: 305-371-8400

Email: [ppagan@galvarezstudio.com](mailto:ppagan@galvarezstudio.com)

Address: 1428 Brickell Avenue, Suite 202  
Miami, Florida 33131

301 Giralda Avenue, Suite 3

# SECTION 10

Copy of Fee Check

**G. ALVAREZ STUDIO INC  
OPERATING ACCOUNT**

1428 BRICKELL AVE STE 202  
MIAMI, FL 33131-3409

3230

63-436/660

DATE March 2, 2016

CHECK ARMOR

PAY  
TO THE  
ORDER OF

City of Coral Gables  
One Hundred 00/100

\$ 100.00

DOLLARS

Security  
Features  
Details on  
Back

**City National Bank**

www.citynational.com

FOR Application Fee  
Development Review Com. Application

*[Signature]*

⑈003230⑈ ⑆066004367⑆ 1004334837⑈