

# PASEO DE LA RIVIERA

ADDITIONAL INFORMATION & DIAGRAMS  
FOR THE DECEMBER 8TH MEETING OF THE  
CITY COMMISSION

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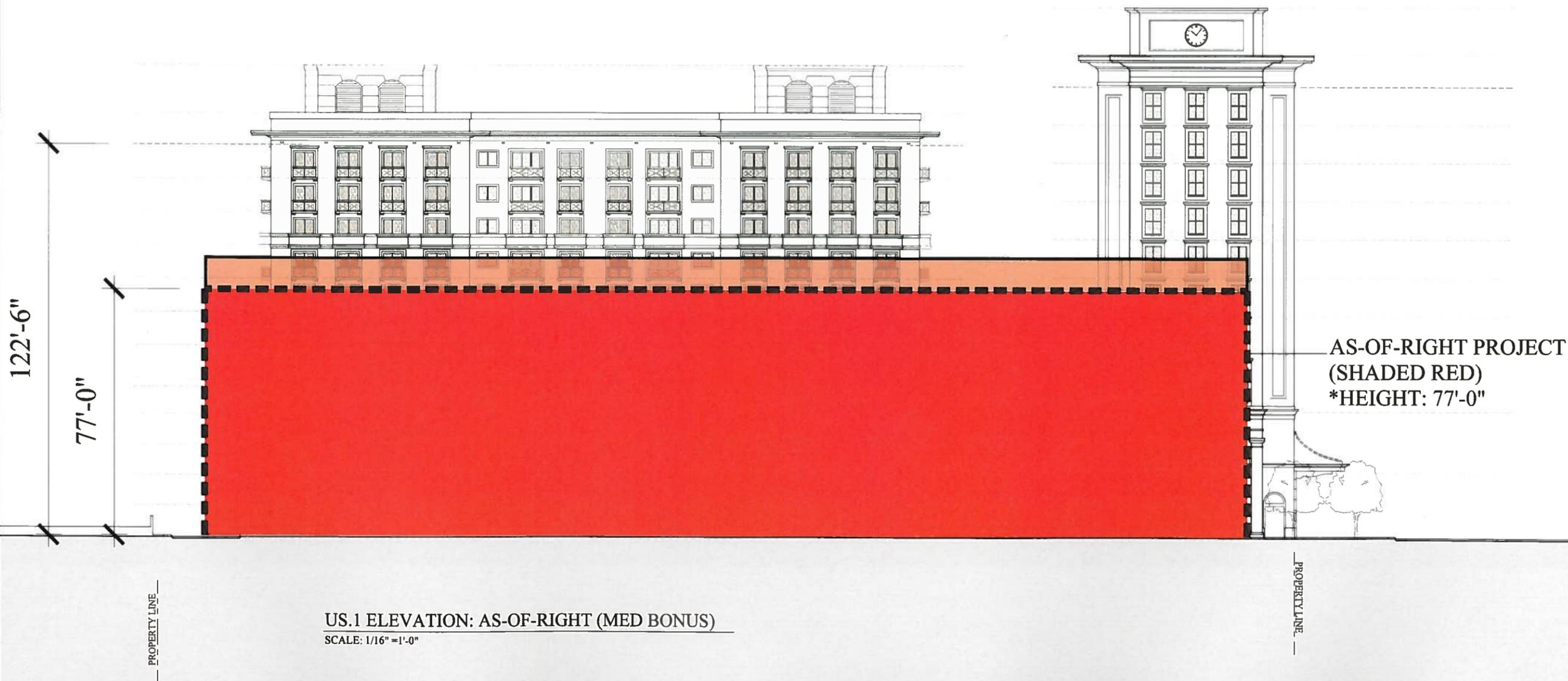
**PASEO DE LA RIVIERA**  
1350 South Dixie Highway  
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Coral Gables, Florida 33134  
305.774.0022

DRAWING:  
DATE:  
SHEET:

# DYNAMIC VERSUS STATIC MASSING

REVISIONS AFTER THE FIRST HEARING  
OF THE CITY COMMISSION



US.1 ELEVATION: AS-OF-RIGHT (MED BONUS)

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

AS-OF-RIGHT PROJECT  
(SHADED RED)  
\*HEIGHT: 77'-0"

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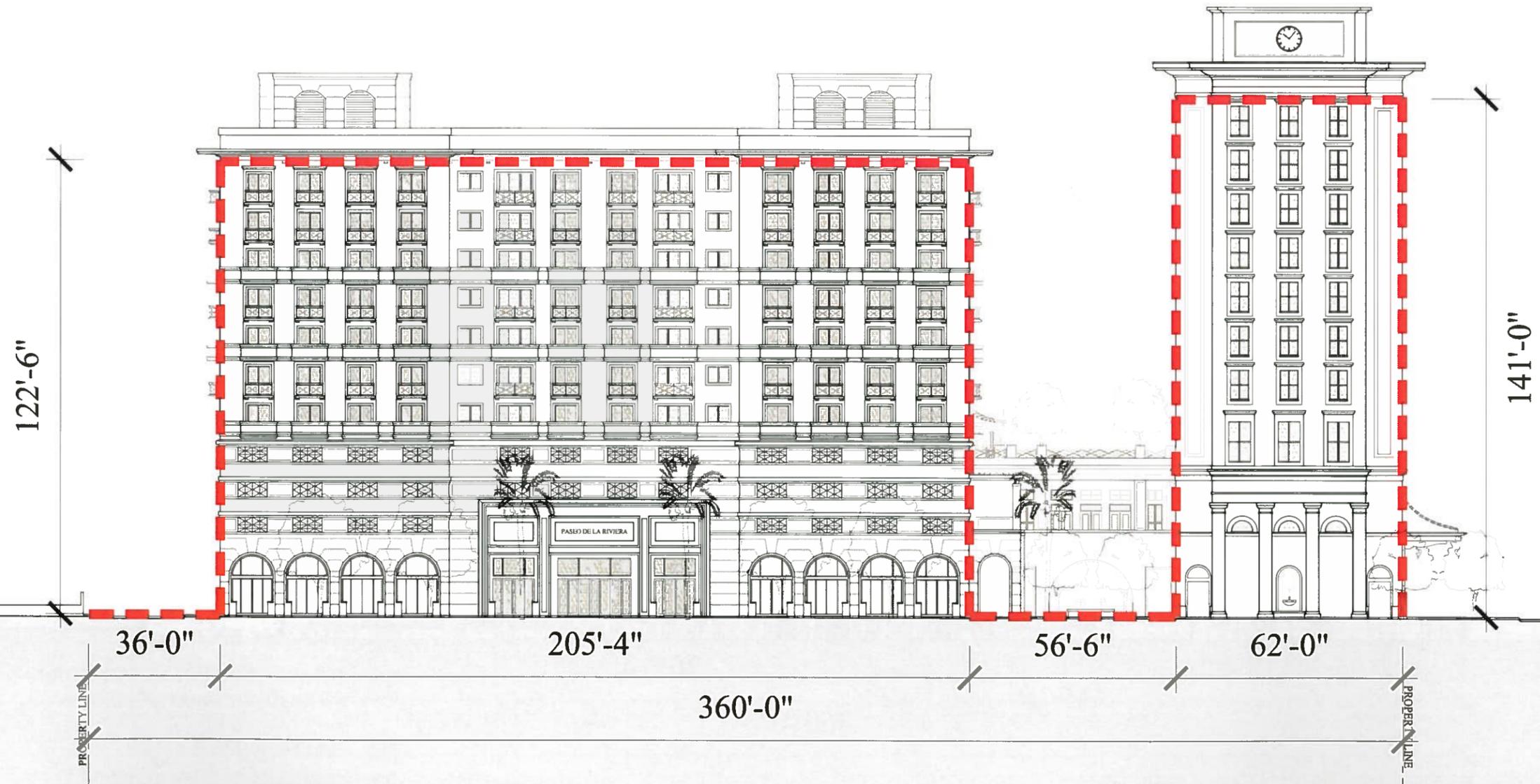
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US.1 ELEVATION  
DATE:  
02.09.15  
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# DYNAMIC VERSUS STATIC MASSING

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**AVERAGE HEIGHT: 93'-8"**



DYNAMIC MASSING PROFILE-US.1 ELEVATION

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

	HEIGHT
36'-0" (PRIVATE LANE)	0'-0"
205'-4" (APARTMENTS)	122'-6"
56'-6" (PASEO)	0'-0"
62'-0" (HOTEL)	141'-0"

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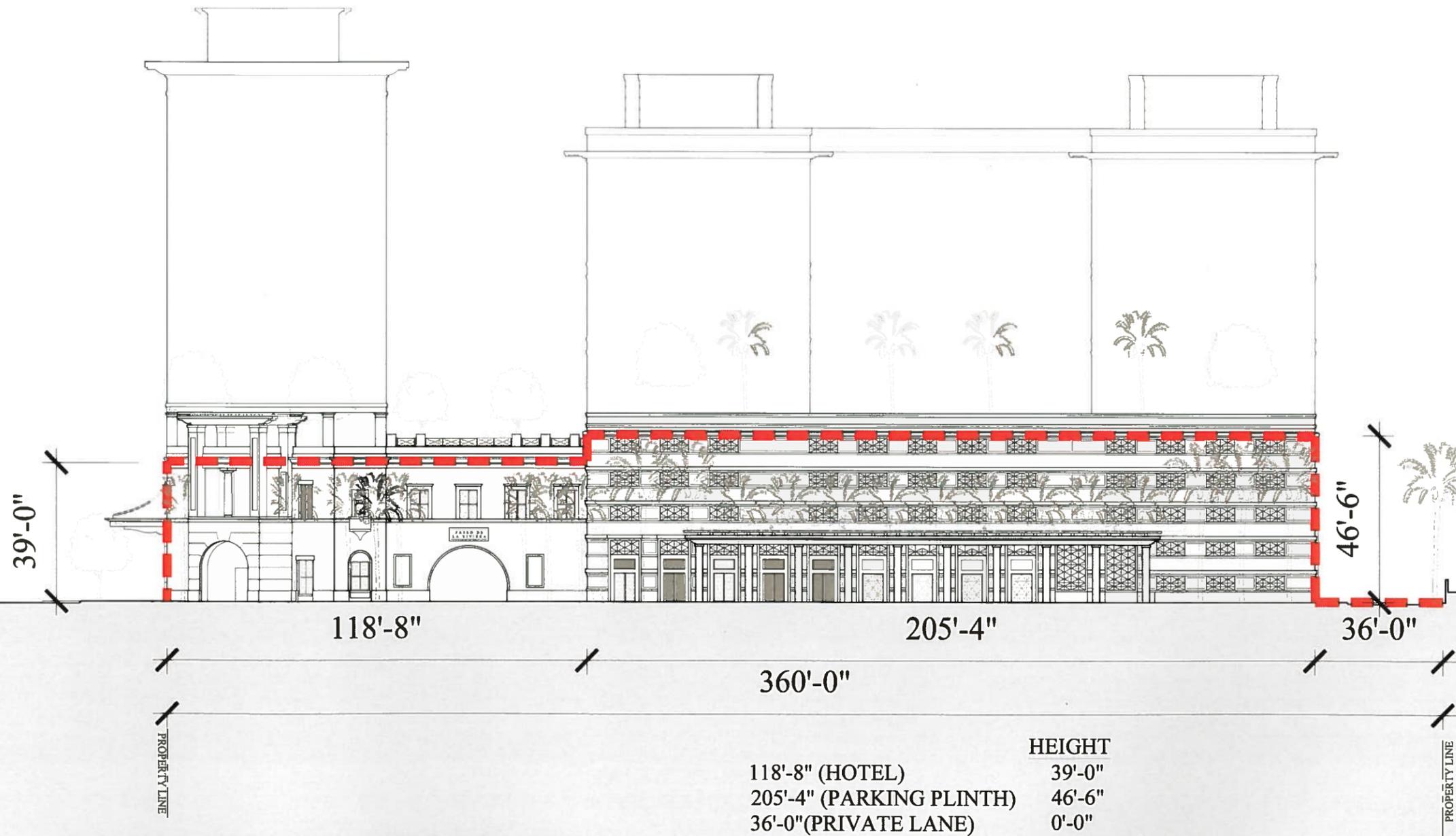
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# DYNAMIC VERSUS STATIC MASSING

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**AVERAGE HEIGHT: 39'-3"**



DYNAMIC MASSING PROFILE- MADRGUA ELEVATION

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

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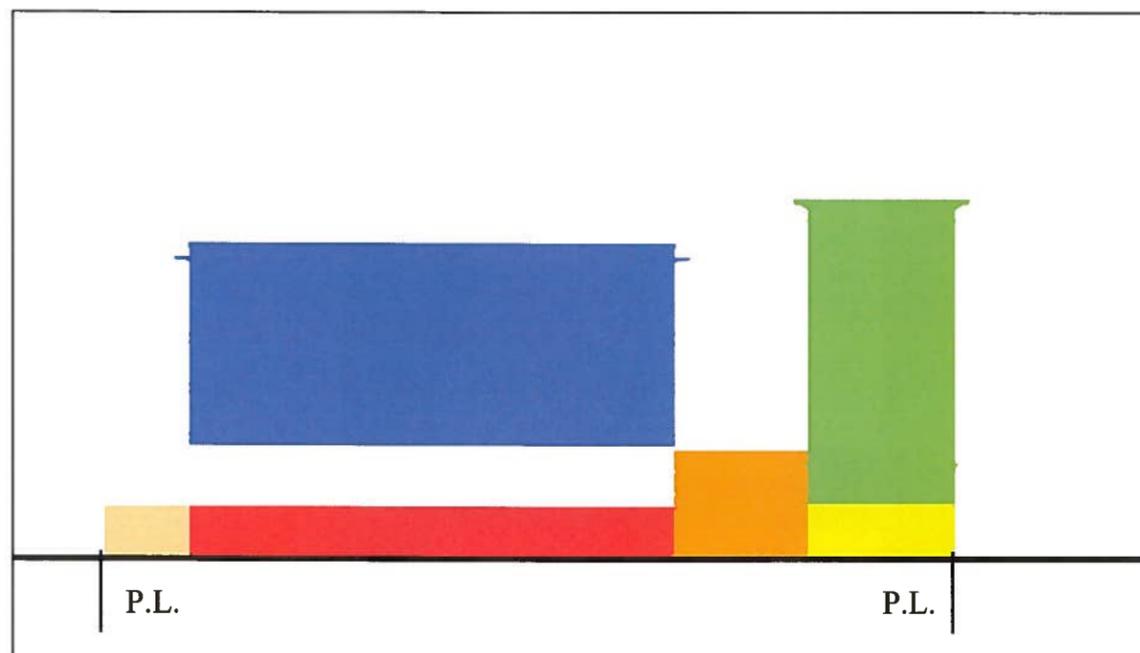
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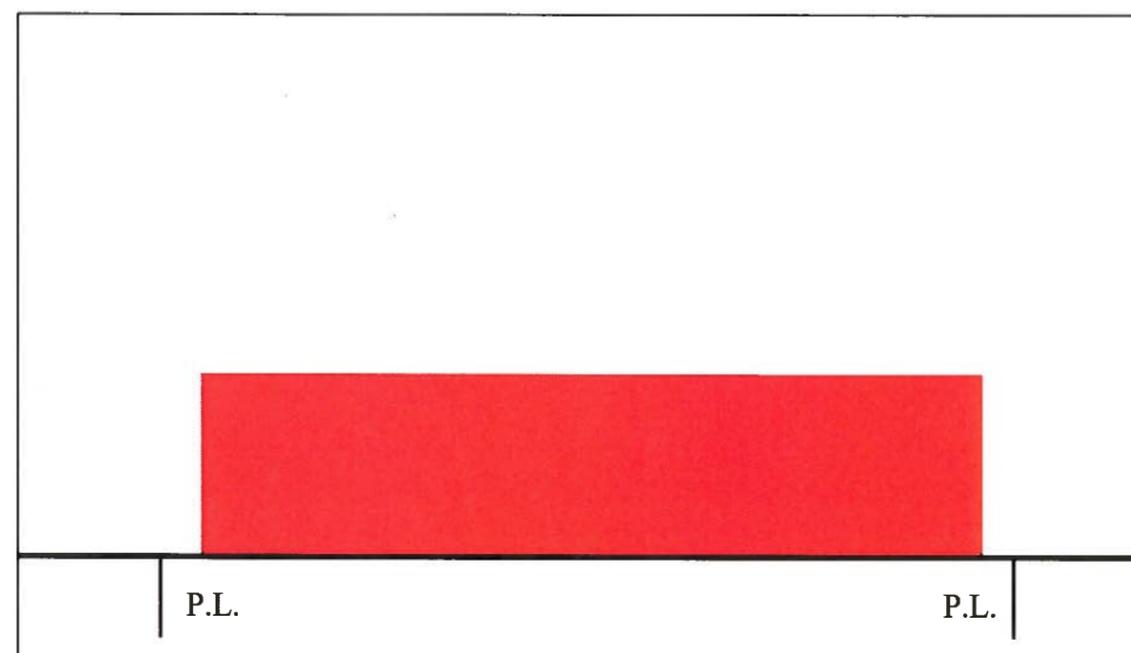
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# MIXED USE VS. SINGLE USE

REVISIONS AFTER THE FIRST HEARING  
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PASEO DE LA RIVIERA



AS-OF-RIGHT

- RETAIL/COMMERCIAL ■
- RESTAURANT ■
- PASEO/PUBLIC OPEN SPACE (CAFES, RESTAURANTS, COMMERCIAL) ■
- RESIDENTIAL ■
- HOTEL ■
- PUBLIC ACCESS AND OPEN SPACE ■

- RETAIL/COMMERCIAL ■

## MIXED USE VS. SINGLE USE: US.1 ELEVATION

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

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US.1

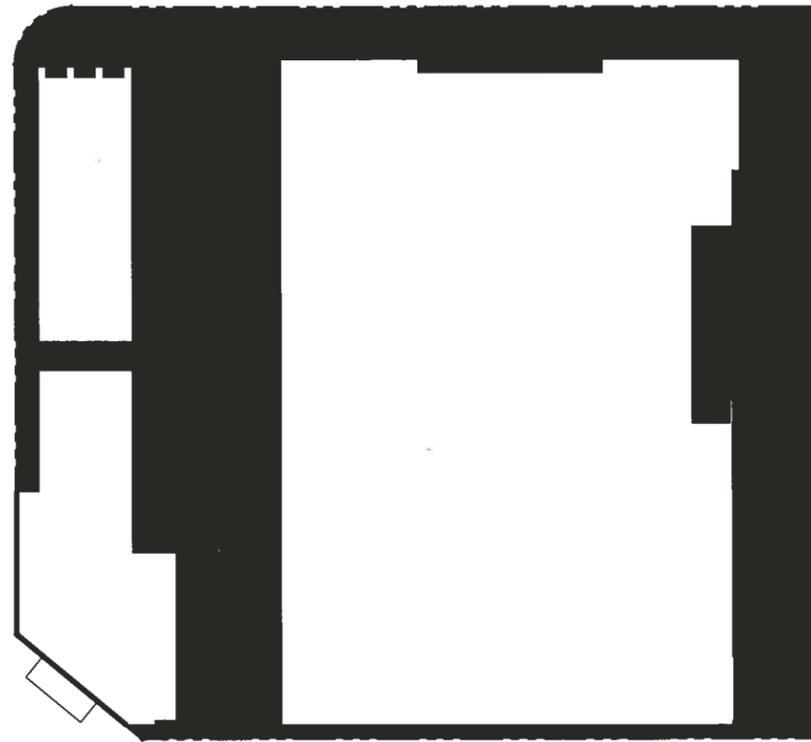


SIDEWALKS  
EXISTING

10'-0"

40'-0"

US.1

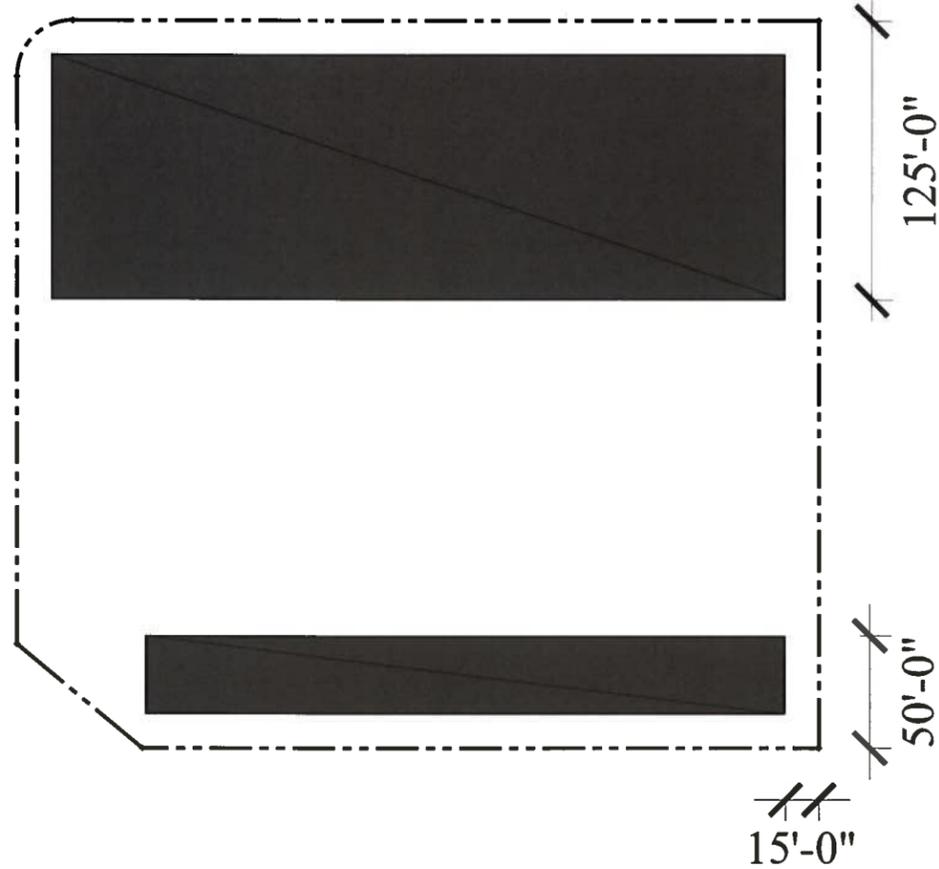


SIDEWALKS  
PROPOSED

# SIDEWALKS

SCALE: NTS

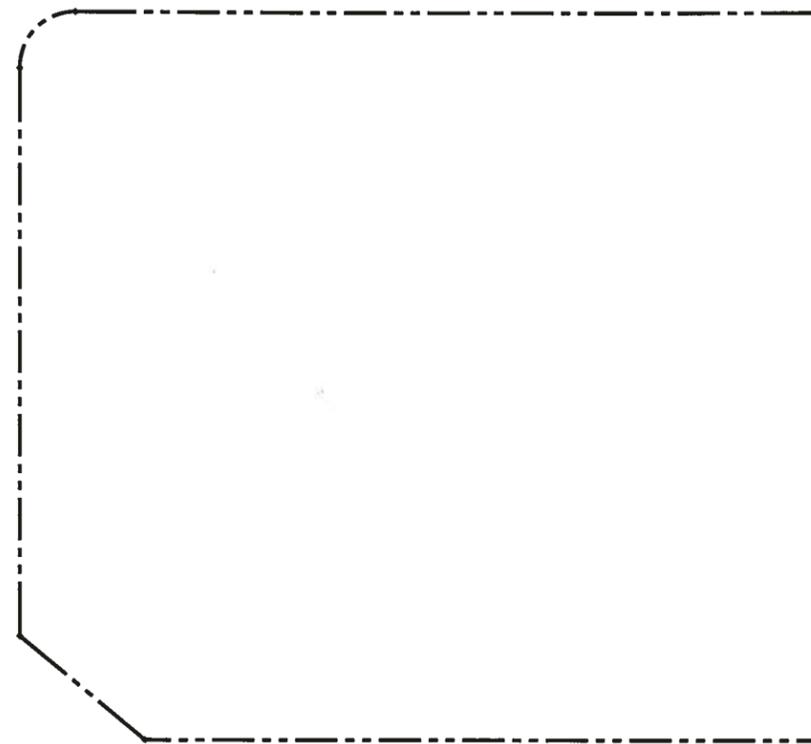
US.1



**SURFACE PARKING**

*AS-OF-RIGHT PROJECT*  
**(46,348 SQ. FT)**

US.1



**SURFACE PARKING**

*PROPOSED*  
**(0 SQ FT.)**

# SURFACE PARKING

SCALE: NTS

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# PASEO DE LA RIVIERA

## AMENITIES AND IMPROVEMENTS FAR BETTER THAN THE AS-OF RIGHT PROJECT

- Mixture of uses: Residential, Hotel, Restaurant, and Retail
- 40% ground floor public open space
- Paseo
- 1000 linear feet of arcades, loggias and pergolas
- Vastly improved sidewalk system, up to 40' of width
- Restricted/Controlled vehicular access on Madruga Ave/Caballero Blvd.
- Realignment of Hardee Rd. and Madruga Ave.
- Narrowing of Madruga Ave.
- Roundabout at the intesection of Caballero Blvd. and Hardee Rd.
- Jaycee Park improvements
- Commitments to the Underline



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# TRENDING TOWARDS OPEN SPACE



40% GROUND FLOOR OPEN SPACE (TOTAL):  
**215,862 SF**  
 (3.7 FOOTBALL FIELDS)

40% PUBLICLY ACCESSIBLE GROUND PLANE  
 SCALE: 1/16" = 1'-0"

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