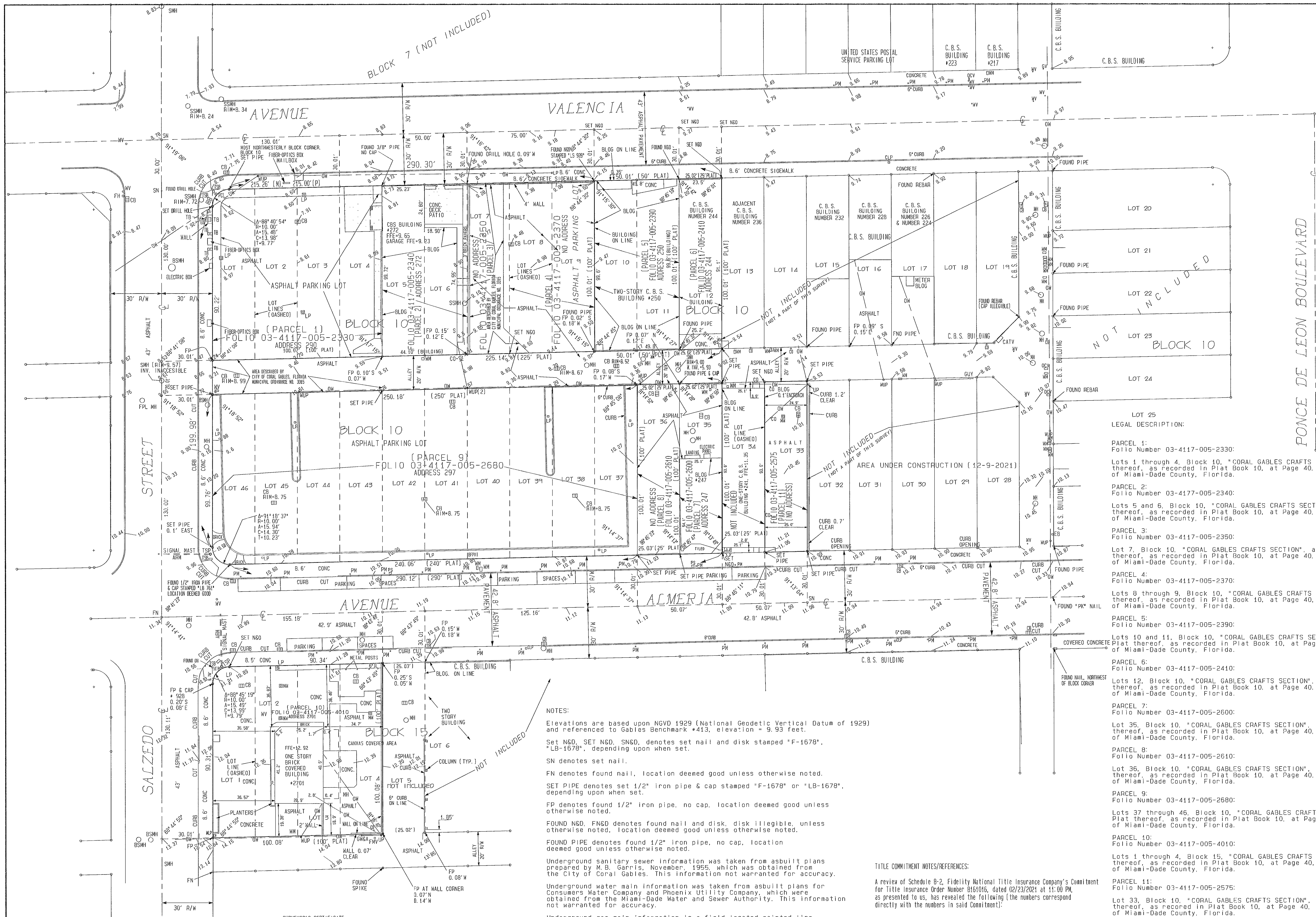
NICHOLS BROSCH WURST WOLFE & ASSOCIATES, INC.

Regency Residences

City of Coral Gables, Florida



NOTES:

Elevations are based upon NGVD 1929 (National Geodetic Vertical Datum of 1929) and referenced to Gables Benchmark #413, elevation = 9.93 feet.

Set N&D, SET N&D, SN&D, denotes set nail and disk stamped "F-1678", "LB-1678", depending upon when set.

SN denotes set nail.

FN denotes found nail, location deemed good unless otherwise noted.

SET PIPE denotes set 1/2" iron pipe & cap stamped "F-1678" or "LB-1678", depending upon when set.

FP denotes found 1/2" iron pipe, no cap, location deemed good unless otherwise noted.

FOUND N&D, FN&D denotes found nail and disk, disk illegible, unless otherwise noted, location deemed good unless otherwise noted.

FOUND PIPE denotes found 1/2" iron pipe, no cap, location deemed good unless otherwise noted.

Underground sanitary sewer information was taken from asbuilt plans prepared by M.B. Garris, November, 1955, which was obtained from the City of Coral Gables. This information not warranted for accuracy.

Underground water main information was taken from asbuilt plans for Consumers Water Company and Phoenix Utility Company, which were obtained from the Miami-Dade Water and Sewer Authority. This information not warranted for accuracy.

Underground gas main information is a field located painted line.

ALL underground information shown hereon is shown as of information provided to us in year 1997.

Utilities shown are from a combination of physical locations and from existing utility asbuilts. These are presumed by us to be installed but their existence is not warranted.

According to the National Flood Program's Flood Rate Map No. 12086 C, Panel Number 0457, Suffix "L", as revised September 11, 2009, this property lies in both Flood Zone "X" and Flood Zone "AH", Base Flood Elevation 10 feet.

An examination of the Abstract of Title will have to be performed to determine the recorded instruments, if any, affecting this property.

Certain adjacent boundary monumentation were set and/or found as a result of work on adjacent properties and/or individual parcel surveys.

This survey meets the requirements found in Chapter 5J-17, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

Horizontal accuracy is measured to the nearest 1/100th of a foot (0.01') utilizing in this case traditional horizontal measuring (total-station transiting). Horizontal calculations are based upon existing horizontal control deemed to be original platted control as well as subsequently placed horizontal control, all as shown hereon.

Vertical accuracy is measured to the nearest 1/100th of a foot (0.01') utilizing in this case traditional measuring (vertical leveling).

The purpose of this survey is for the purposes of a real estate transaction.

SURVEYOR'S CERTIFICATE

To: C/LeJeune, LLC, a Florida limited liability company;
Stearns Weaver Miller Weissler Alhadeff & Sitterson, P.A.;
Fidelity National Title Insurance Company

This is to certify that the map or plat and the survey on which it is based were made on the date shown below of the premises described in Fidelity National Title Insurance Company Commitment for Title, Commitment Order Number 8161016, dated as of 02/23/2021 at 11:00 P.M., in acccordance with the "2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys", as jointly established and adopted by ALTA and NSPS, and includes items 1, 3, 4, 8, 11(a) (visible) (collected pursuant to Section 5.E.iv) of Table A thereof. Pursuant to the Accuracy Standards as adopted by ALTA and NSPS and in effect on the date of this certification, the undersigned further certifies that in my professional opinion, as a land surveyor registered in the State of Florida, the Relative Positional Accuracy of this survey does not exceed that which is specified therein. This survey was also made in accordance with the State of Florida Minimum Standards of Practice for Land Surveyors. The fieldwork was completed on February 9, 2021.

Date of Survey: February 9, 2021

Nicholas Campanile,
Professional Surveyor & Mapper No. 4605
State of Florida

TITLE COMMITMENT NOTES/REFERENCES:

A review of Schedule B-2, Fidelity National Title Insurance Company's Commitment for Title Insurance Order Number 8161016, dated 02/23/2021 at 11:00 PM, as presented to us, has revealed the following (the numbers correspond directly with the numbers in said Commitment):

8. Official Records Book 18601, Page 4901, as presented to us, affects Lots 37-46, but is not plottable.

9. Official Records Book 18270, Page 2356, as presented to us, affects Lots 37-46 and Lots 1-4, but is not plottable.

10. Official Records Book 26301, Page 4227, as presented to us, affects Lots 1-6, but is not plottable.

LEGAL DESCRIPTION:

PARCEL 1:
Folio Number 03-4117-005-2330:

Lots 1 through 4, Block 10, "CORAL GABLES CRAFTS SECTION", according to the Plat thereof, as recorded in Plat Book 10, at Page 40, of the Public Records of Miami-Dade County, Florida.

PARCEL 2:
Folio Number 03-4177-005-2340:

Lots 5 and 6, Block 10, "CORAL GABLES CRAFTS SECTION", according to the Plat thereof, as recorded in Plat Book 10, at Page 40, of the Public Records of Miami-Dade County, Florida.

PARCEL 3:
Folio Number 03-4117-005-2350:

Lot 7, Block 10, "CORAL GABLES CRAFTS SECTION", according to the Plat thereof, as recorded in Plat Book 10, at Page 40, of the Public Records of Miami-Dade County, Florida.

PARCEL 4:
Folio Number 03-4117-005-2370:

Lots 8 through 9, Block 10, "CORAL GABLES CRAFTS SECTION", according to the Plat thereof, as recorded in Plat Book 10, at Page 40, of the Public Records of Miami-Dade County, Florida.

PARCEL 5:
Folio Number 03-4117-005-2390:

Lots 10 and 11, Block 10, "CORAL GABLES CRAFTS SECTION", according to the Plat thereof, as recorded in Plat Book 10, at Page 40, of the Public Records of Miami-Dade County, Florida.

PARCEL 6:
Folio Number 03-4117-005-2410:

Lots 12, Block 10, "CORAL GABLES CRAFTS SECTION", according to the Plat thereof, as recorded in Plat Book 10, at Page 40, of the Public Records of Miami-Dade County, Florida.

PARCEL 7:
Folio Number 03-4117-005-2600:

Lot 35, Block 10, "CORAL GABLES CRAFTS SECTION", according to the Plat thereof, as recorded in Plat Book 10, at Page 40, of the Public Records of Miami-Dade County, Florida.

PARCEL 8:
Folio Number 03-4117-005-2610:

Lot 36, Block 10, "CORAL GABLES CRAFTS SECTION", according to the Plat thereof, as recorded in Plat Book 10, at Page 40, of the Public Records of Miami-Dade County, Florida.

PARCEL 9:
Folio Number 03-4117-005-2680:

Lots 37 through 46, Block 10, "CORAL GABLES CRAFTS SECTION", according to the Plat thereof, as recorded in Plat Book 10, at Page 40, of the Public Records of Miami-Dade County, Florida.

PARCEL 10:
Folio Number 03-4117-005-4010:

Lots 1 through 4, Block 15, "CORAL GABLES CRAFTS SECTION", according to the Plat thereof, as recorded in Plat Book 10, at Page 40, of the Public Records of Miami-Dade County, Florida.

PARCEL 11:
Folio Number 03-4117-005-2575:

Lot 33, Block 10, "CORAL GABLES CRAFTS SECTION", according to the Plat thereof, as recored in Plat Book 10, at Page 40, of the Public Records of Miami-Dade County, Florida.

LEGEND:

℄	CENTERLINE
R/W	RIGHT-OF-WAY
UP	UILITY POLE
OW	OVERHEAD WIRES
CBS	CONCRETE BLOCK & STUCCO
CB	CATCH BASIN
LP	LIGHT POLE
TYP	TYPICAL
O/H	OVERHANG
MH	MANHOLE
SSMH	STORM SEWER MANHOLE
SMH	SANITARY SEWER MANHOLE
CLP	CONCRETE LIGHT POLE
FFE	FINISH FLOOR ELEVATION
ORB	OFFICIAL RECORD BOOK
C&G	CURB & GUTTER
NO.	NUMBER
TSP	TRAFFIC SIGNAL POLE
TSB	TRAFFIC SIGNAL BOX
SLB	STREET LIGHT BOX
WV	WATER VALVE
WM	WATER METER
VG	VALLEY GUTTER
FPL	FLORIDA POWER & LIGHT
ENCR	ENCROACH
FP	FOUND PIPE
BLDG	BUILDING
FN&D	FOUND NAIL AND DISK
N&D	NAIL & DISK
PM	PARKING METER
UP	UTILITY POLE
SP	SPREAD
N	NORTH
S	SOUTH
E	EAST
W	WEST
R, r	RADIUS
A	ARC LENGTH OR DISTANCE
Δ	DELTA ANGLE
C	CHORD DISTANCE
T	TANGENT DISTANCE
SN	SET NAIL
ASPH	ASPHALT
FH	FIRE HYDRANT
GW&A	GUY WIRE AND ANCHOR
PCL	PEDESTRIAN CROSSING LIGHT
9.9	DENOTES EXISTING ELEVATION
INV.	INVERT
CO	CLEAN OUT
BSMH	BELLSOUTH MANHOLE
BFPV	BACKFLOW PREVENTER VALVE
P.	PLANTER
WUP	WOOD UTILITY POLE
MLP	METAL LIGHT POLE
(R)	RECORDED
(P)	PLATTED
(M)	MEASURED
CONC	CONCRETE
CONC.	CONCRETE
(pattern)	CONCRETE
BLDG	BUILDING
TB	TELEPHONE BOX
SP.	SPREAD
H.	HEIGHT
C.B.S.	CONCRETE BLOCK & STUCCO
EB	ELECTRIC BOX
W	WASHINGTONIAN PALM
B	BAY TREE
GB	GREEN BUTTONWOOD TREE
PP	PIGEON PLUM TREE
DCV	DETECTOR CHECK VALVE
FN	FOUND NAIL
MW	MONITORING WELL
CATV	CABLE TV OR TELEPHONE BOX
R.	ROBELLINI (PYGMY DATE PALM)
U.	UNIDENTIFIED TREE
ALTA	AMERICAN LAND TITLE ASSOCIATION
NSPS	NATIONAL SOCIETY OF PROFESSIONAL SURVEYORS
#	NUMBER
PS	PAY STATION

This survey or copies thereof are not valid without the signature and seal of the named Florida licensed surveyor and mapper

Copyright 2021 Campanile & Associates, Inc. All Rights Reserved.

The graphic representations shown hereon are the copyright of Campanile & Associates, Inc. In no event shall this material be copied or reproduced without the express written consent of the sender.

If any note or mark appears on this drawing that is not produced (mechanically or otherwise) at the time of original reproduction by this firm, then this drawing is not valid.

No.	DATE	REVISION DESCRIPTION	BY	CHK.	APV.
1.	2-9-2021	UPDATE, ADD LOTS 1 THRU 4, BLOCK 15	AC	NC	
1.	7-18-2020	ADD NOTE, NO UPDATE	AC		

The seal appearing on this document was authorized by Nicholas Campanile, PSM #4605 on 2/9/21. The signature and seal satisfy rule requirements per Chapter 5J-17.051, 5J-17.060 & 5J-17.062, Florida Administrative Code

ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.

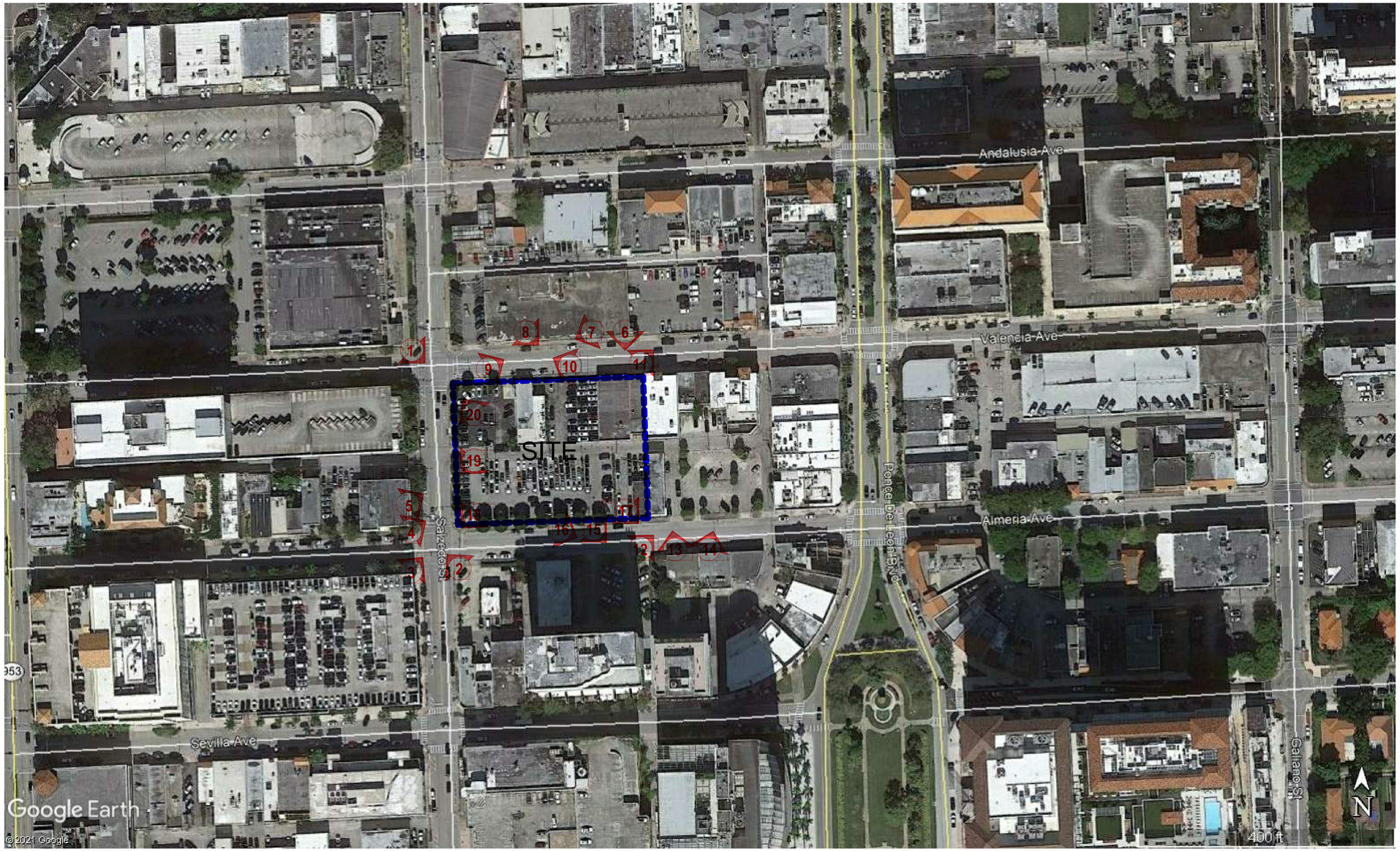
CAMPANILE & ASSOCIATES, INC.
ENGINEERS * PLANNERS * SURVEYORS
6420 MAHI DRIVE
CORAL GABLES, FLORIDA 33158
(305) 971-1988
ACAMPAN@AOL.COM
LB-1678

ALTA/NSPS SKETCH OF SURVEY

FOR

Bill Ussery Motors, Inc.

PROJECT# 5176	DATE 9-7-2017
DRAWN AC/CADD	CHECKED AC
FIELD BOOK; 323 331	PAGES 16-18/PRINT 72
CADD FILE 5176	SCALE 1" = 30'



NICHOLS BROSCH WURST WOLFE & ASSOCIATES, INC.
Architecture & Planning

PROJECT

Regency Residences

City of Coral Gables, Florida

OWNER

CONSULTANTS

ARCHITECT
NICHOLS BROSCH WURST WOLFE & ASSOCIATES, INC
161 ALMERIA AVE
CORAL GABLES, FL | 33134
305.443.5206
AAC 000680

STRUCTURAL ENGINEER
CONSULTANT NAME
ADDRESS
CITY, XX | 00000
000.000.0000

MEP & FP ENGINEER
CONSULTANT NAME
ADDRESS
CITY, XX | 00000
000.000.0000

CIVIL ENGINEER
CONSULTANT NAME
ADDRESS
CITY, XX | 00000
000.000.0000

LANDSCAPE ARCHITECT
CONSULTANT NAME
ADDRESS
CITY, XX | 00000
000.000.0000

INTERIOR DESIGNER
CONSULTANT NAME
ADDRESS
CITY, XX | 00000
000.000.0000

REVISIONS

NO.	DATE	ISSUE

DATE OF ISSUE

Issue Date

PROJECT STATUS

.

PROJECT NO.

20006

SEAL & SIGNATURE

ANDREW JAMES
AR 91411, ARCHITECT

A2

AERIAL PHOTOGRAPH

VIEW FROM NORTH WEST CORNER

VIEW FROM SOUTH WEST CORNER

VIEW FROM SOUTH EAST CORNER

VIEW FROM EAST SIDE

NICHOLS BROSCH WURST WOLFE & ASSOCIATES, INC.
Architecture & Planning

PROJECT

Regency Residences

City of Coral Gables, Florida

OWNER

CONSULTANTS

ARCHITECT
NICHOLS BROSCH WURST WOLFE & ASSOCIATES, INC
161 ALMERIA AVE
CORAL GABLES, FL | 33134
305.443.5206
AAC 000680

STRUCTURAL ENGINEER
CONSULTANT NAME
ADDRESS
CITY, XX | 00000
000.000.0000

MEP & FP ENGINEER
CONSULTANT NAME
ADDRESS
CITY, XX | 00000
000.000.0000

CIVIL ENGINEER
CONSULTANT NAME
ADDRESS
CITY, XX | 00000
000.000.0000

LANDSCAPE ARCHITECT
CONSULTANT NAME
ADDRESS
CITY, XX | 00000
000.000.0000

INTERIOR DESIGNER
CONSULTANT NAME
ADDRESS
CITY, XX | 00000
000.000.0000

REVISIONS

NO.	DATE	ISSUE

DATE OF ISSUE

Issue Date

PROJECT STATUS

.

PROJECT NO.

20006

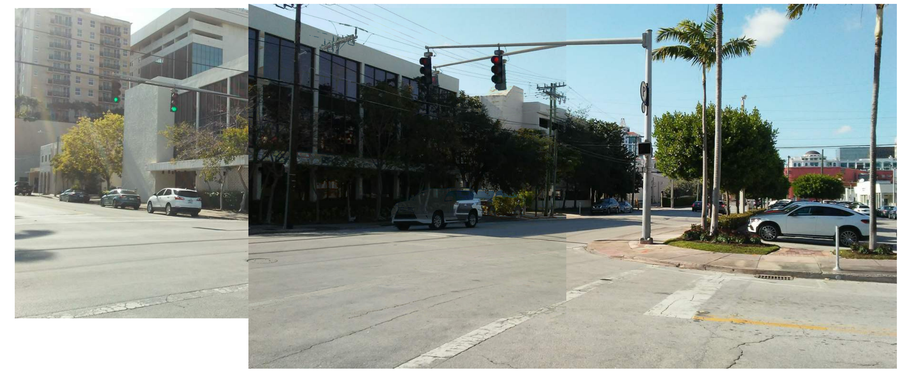
SEAL & SIGNATURE

ANDREW JAMES
AR 91411, ARCHITECT

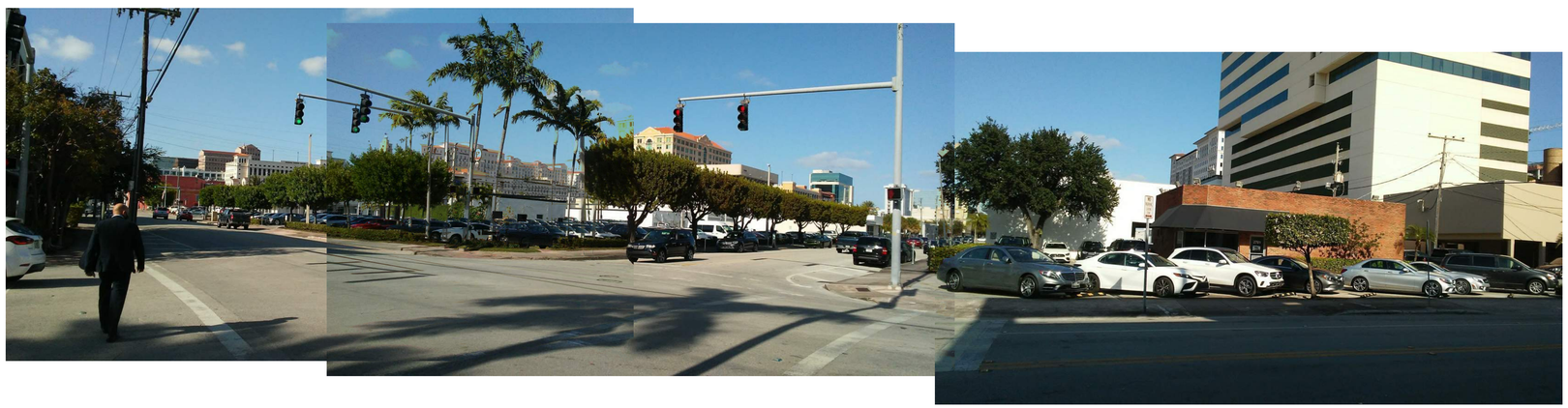
A2.1

AERIAL

VIEW 1 NORTH WEST CORNER LOOKING SUBJECT PROPERTY



VIEW 2 SOUTH WEST CORNER LOOKING SUBJECT ADJACENT PROPERTIES



VIEW 3 SOUTH WEST CORNER LOOKING SUBJECT PROPERTY

VIEW 4 SOUTH WEST CORNER LOOKING SUBJECT PROPERTY

VIEW 5 SOUTH WEST CORNER LOOKING SUBJECT PROPERTY

NICHOLS BROSCH WURST WOLFE & ASSOCIATES, INC.
Architecture & Planning

PROJECT

Regency Residences

City of Coral Gables, Florida

OWNER

CONSULTANTS

ARCHITECT
NICHOLS BROSCH WURST WOLFE & ASSOCIATES, INC
161 ALMERIA AVE
CORAL GABLES, FL | 33134
305.443.5206
AAC 000680

STRUCTURAL ENGINEER
CONSULTANT NAME
ADDRESS
CITY, XX | 00000
000.000.0000

MEP & FP ENGINEER
CONSULTANT NAME
ADDRESS
CITY, XX | 00000
000.000.0000

CIVIL ENGINEER
CONSULTANT NAME
ADDRESS
CITY, XX | 00000
000.000.0000

LANDSCAPE ARCHITECT
CONSULTANT NAME
ADDRESS
CITY, XX | 00000
000.000.0000

INTERIOR DESIGNER
CONSULTANT NAME
ADDRESS
CITY, XX | 00000
000.000.0000

REVISIONS

NO.	DATE	ISSUE

DATE OF ISSUE

Issue Date

PROJECT STATUS

.

PROJECT NO.

20006

SEAL & SIGNATURE

ANDREW JAMES
AR 91411, ARCHITECT

A2.2

CONTEXT PHOTOGRAPHS

VIEW 6 LOOKING NORTH SIDE OF SUBJECT PROPERTY

VIEW 7 LOOKING NORTH SIDE OF SUBJECT PROPERTY

VIEW 8 LOOKING NORTH SIDE OF SUBJECT PROPERTY

VIEW 9 LOOKING NORTH SIDE ACROSS SUBJECT PROPERTY

VIEW 10 LOOKING NORTH SIDE ACROSS SUBJECT PROPERTY

VIEW 11 LOOKING NORTH SIDE ACROSS SUBJECT PROPERTY

VIEW 12 LOOKING AT SOUTH SIDE OF SUBJECT PROPERTY

VIEW 13 LOOKING AT SOUTH SIDE OF SUBJECT PROPERTY

VIEW 14 LOOKING AT SOUTH SIDE TO ADJACENT PROPERTIES

NICHOLS BROSCH WURST WOLFE & ASSOCIATES, INC.
Architecture & Planning

PROJECT

Regency Residences

City of Coral Gables, Florida

OWNER

CONSULTANTS

ARCHITECT
NICHOLS BROSCH WURST WOLFE & ASSOCIATES, INC
161 ALMERIA AVE
CORAL GABLES, FL | 33134
305.443.5206
AAC 000680

STRUCTURAL ENGINEER
CONSULTANT NAME
ADDRESS
CITY, XX | 00000
000.000.0000

MEP & FP ENGINEER
CONSULTANT NAME
ADDRESS
CITY, XX | 00000
000.000.0000

CIVIL ENGINEER
CONSULTANT NAME
ADDRESS
CITY, XX | 00000
000.000.0000

LANDSCAPE ARCHITECT
CONSULTANT NAME
ADDRESS
CITY, XX | 00000
000.000.0000

INTERIOR DESIGNER
CONSULTANT NAME
ADDRESS
CITY, XX | 00000
000.000.0000

REVISIONS

NO.	DATE	ISSUE

DATE OF ISSUE

Issue Date

PROJECT STATUS

.

PROJECT NO.

20006

SEAL & SIGNATURE

ANDREW JAMES
AR 91411, ARCHITECT

A2.3

CONTEXT PHOTOGRAPHS

VIEW 15 LOOKING AT SOUTH SIDE ACROSS SUBJECT PROPERTY

VIEW 16 LOOKING AT SOUTH SIDE ACROSS SUBJECT PROPERTY

VIEW 17 LOOKING AT SOUTH SIDE ACROSS SUBJECT PROPERTY

VIEW 18 LOOKING AT SOUTH WEST CORNER ACROSS SUBJECT PROPERTY

VIEW 19 LLOKING AT WEST SIDE ACROSS SUBJECT PROPERTY

VIEW 20 LOOKING AT NORTH WEST CORNER ACROSS SUBJECT PROPERTY

NICHOLS BROSCH WURST WOLFE
& ASSOCIATES, INC.
Architecture & Planning

PROJECT

Regency Residences

City of Coral Gables, Florida

OWNER

CONSULTANTS

ARCHITECT
NICHOLS BROSCH WURST WOLFE & ASSOCIATES, INC
161 ALMERIA AVE
CORAL GABLES, FL | 33134
305.443.5206
AAC 000680

STRUCTURAL ENGINEER
CONSULTANT NAME
ADDRESS
CITY, XX | 00000
000.000.0000

MEP & FP ENGINEER
CONSULTANT NAME
ADDRESS
CITY, XX | 00000
000.000.0000

CIVIL ENGINEER
CONSULTANT NAME
ADDRESS
CITY, XX | 00000
000.000.0000

LANDSCAPE ARCHITECT
CONSULTANT NAME
ADDRESS
CITY, XX | 00000
000.000.0000

INTERIOR DESIGNER
CONSULTANT NAME
ADDRESS
CITY, XX | 00000
000.000.0000

REVISIONS

NO.	DATE	ISSUE

DATE OF ISSUE

Issue Date

PROJECT STATUS

.

PROJECT NO.

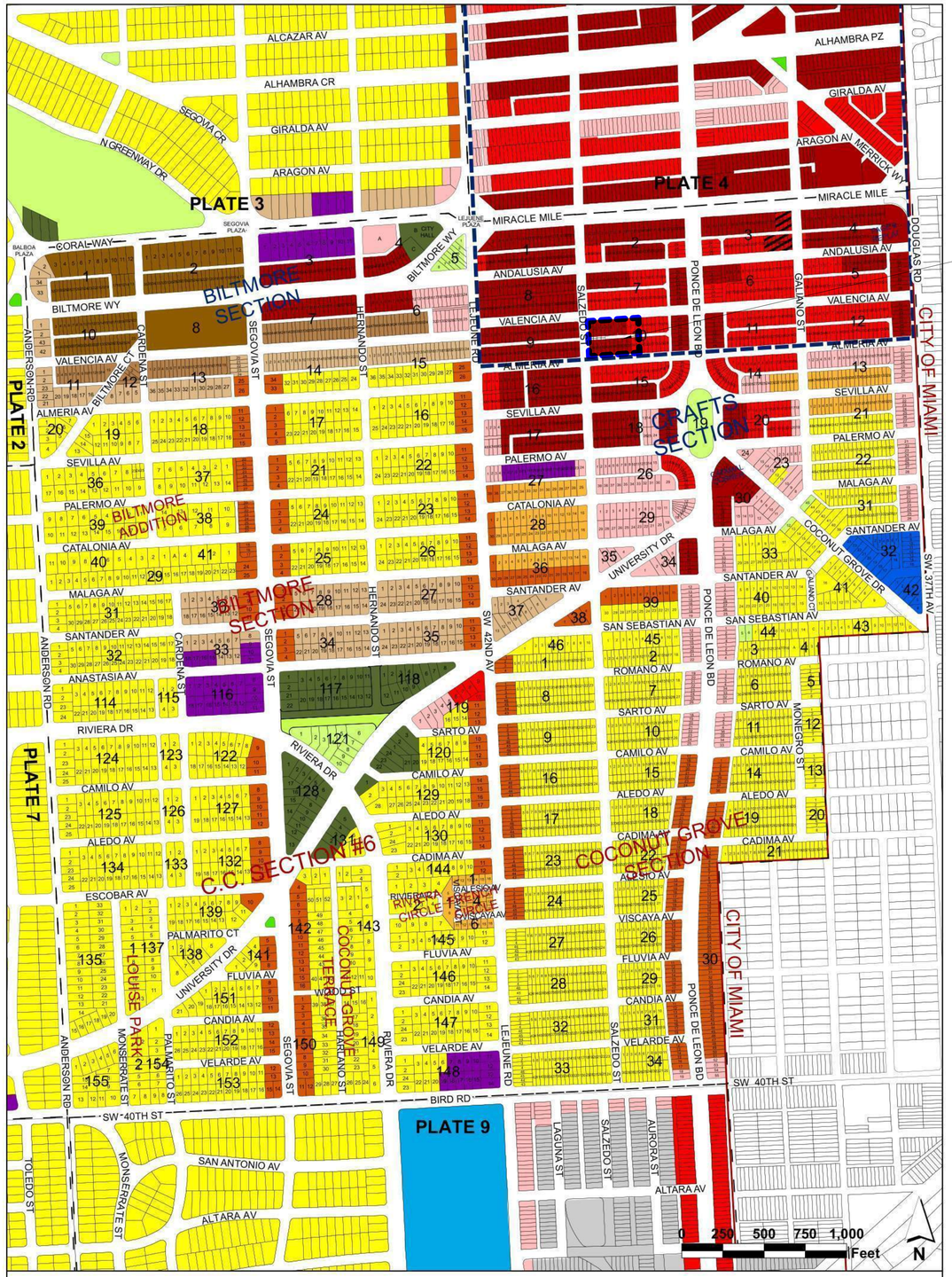
20006

SEAL & SIGNATURE

ANDREW JAMES
AR 91411, ARCHITECT

A2.4

CONTEXT PHOTOGRAPHS



Future Land Use Map

Land Use Classifications

- Residential Single-Family Low Density (6 Units/Acre)
- Residential Single-Family High Density (9 Units/Acre)
- Residential Multi-Family Duplex Density (9 Units/Acre)
- Residential Multi-Family Low Density (50 Feet; 20 Units/Acre)
- Residential Multi-Family Medium Density (70 Feet; 40 Units/Acre)
- Residential Multi-Family High Density (150 Feet; 60 Units/Acre)
- Commercial Low-Rise Intensity (50 Feet; 3.0 F.A.R.)
- Commercial Mid-Rise Intensity (70 Feet; 3.0 F.A.R.)
- Commercial High-Rise Intensity (150 Feet; 3.0 F.A.R.)
- Industrial
- University Campus
- University Campus Multi-Use Area
- Education
- Parks and Recreation
- Open Space
- Mixed-Use
- (CBD) Central Business District
- Conservation Areas
- Public Buildings and Grounds
- Hospital
- Religious/Institutional
- Community Services and Facilities

Plate 6 of 18

City of Coral Gables
Planning & Zoning Division
September 2019

SUBJECT PROPERTY

NICHOLS BROSCH WURST WOLFE & ASSOCIATES, INC.
Architecture & Planning

PROJECT

Regency Residences

City of Coral Gables, Florida

OWNER

CONSULTANTS

ARCHITECT
NICHOLS BROSCH WURST WOLFE & ASSOCIATES, INC
161 ALMERIA AVE
CORAL GABLES, FL | 33134
305.443.5206
AAC 000680

STRUCTURAL ENGINEER
CONSULTANT NAME
ADDRESS
CITY, XX | 00000
000.000.0000

MEP & FP ENGINEER
CONSULTANT NAME
ADDRESS
CITY, XX | 00000
000.000.0000

CIVIL ENGINEER
CONSULTANT NAME
ADDRESS
CITY, XX | 00000
000.000.0000

LANDSCAPE ARCHITECT
CONSULTANT NAME
ADDRESS
CITY, XX | 00000
000.000.0000

INTERIOR DESIGNER
CONSULTANT NAME
ADDRESS
CITY, XX | 00000
000.000.0000

REVISIONS

NO.	DATE	ISSUE

DATE OF ISSUE

Issue Date

PROJECT STATUS

.

PROJECT NO.

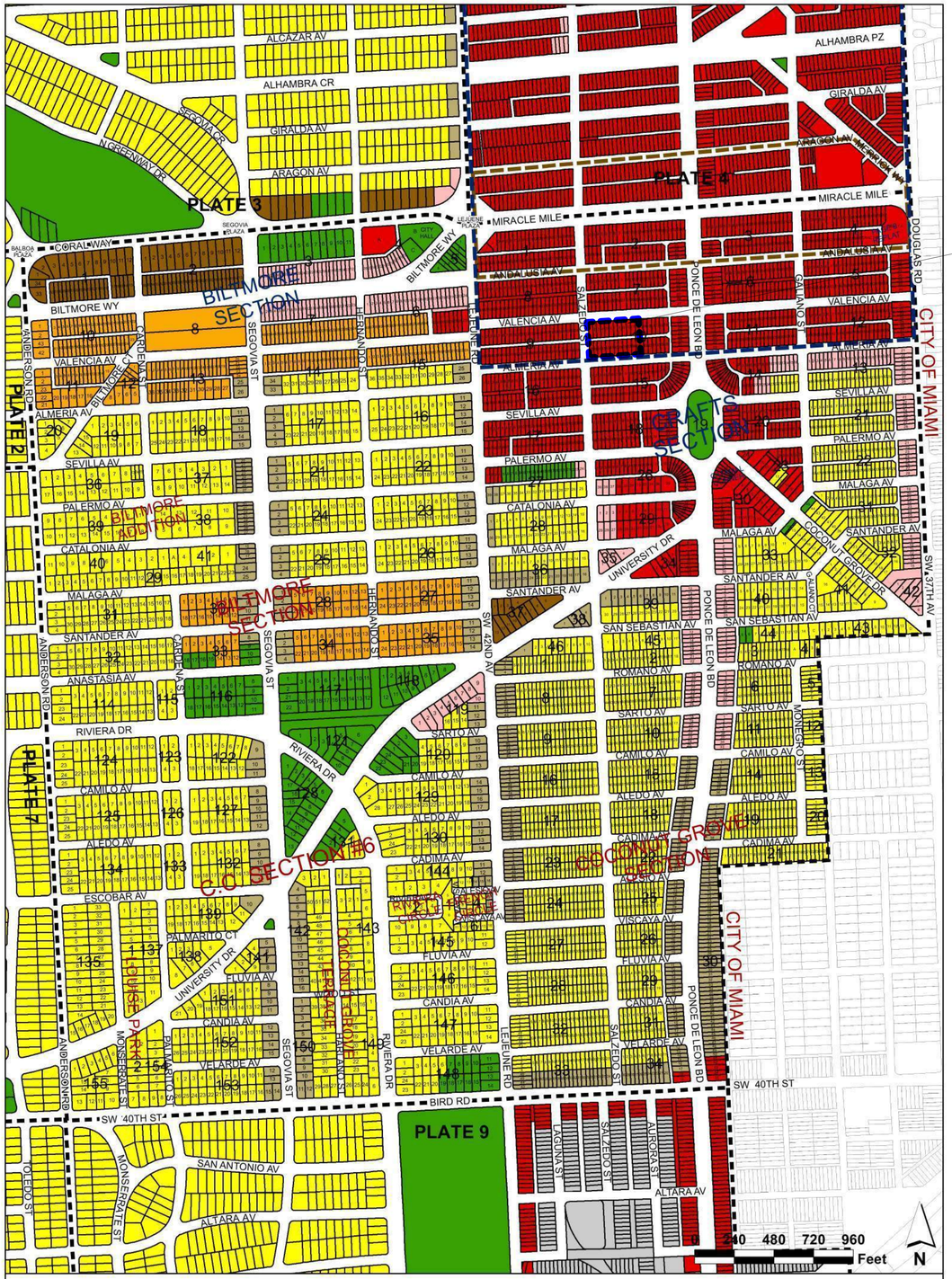
20006

SEAL & SIGNATURE

ANDREW JAMES
AR 91411, ARCHITECT

A2.5

LAND USE- CURRENT / PROPOSED



SUBJECT PROPERTY

Zoning Map

Zoning Districts

- (SFR) Single-Family Residential District
- (MF1) Multi-Family 1 Duplex District
- (MF2) Multi-Family 2 District
- (MFSA) Multi-Family Special Area District
- (UCD) University Campus District
- (S) Special Use District
- (P) Preservation District
- (CL) Commercial Limited District
- (C) Commercial District
- (I) Industrial District
- (DO) Downtown Overlay District
- (CBD) Central Business District

Plate

6 of 18

City of Coral Gables
Planning & Zoning Division
September 2019

NICHOLS BROSCH WURST WOLFE & ASSOCIATES, INC.
Architecture & Planning

PROJECT

Regency Residences

City of Coral Gables, Florida

OWNER

CONSULTANTS

ARCHITECT
NICHOLS BROSCH WURST WOLFE & ASSOCIATES, INC
161 ALMERIA AVE
CORAL GABLES, FL | 33134
305.443.5206
AAC 000680

STRUCTURAL ENGINEER
CONSULTANT NAME
ADDRESS
CITY, XX | 00000
000.000.0000

MEP & FP ENGINEER
CONSULTANT NAME
ADDRESS
CITY, XX | 00000
000.000.0000

CIVIL ENGINEER
CONSULTANT NAME
ADDRESS
CITY, XX | 00000
000.000.0000

LANDSCAPE ARCHITECT
CONSULTANT NAME
ADDRESS
CITY, XX | 00000
000.000.0000

INTERIOR DESIGNER
CONSULTANT NAME
ADDRESS
CITY, XX | 00000
000.000.0000

REVISIONS

NO.	DATE	ISSUE

DATE OF ISSUE

Issue Date

PROJECT STATUS

.

PROJECT NO.

20006

SEAL & SIGNATURE

ANDREW JAMES
AR 91411, ARCHITECT

A2.6

ZONING CURRENT AND PROPOSED

NICHOLS BROSCH WURST WOLFE & ASSOCIATES, INC.
Architecture & Planning

PROJECT

Regency Residences

City of Coral Gables, Florida

OWNER

CONSULTANTS

ARCHITECT
NICHOLS BROSCH WURST WOLFE & ASSOCIATES, INC
161 ALMERIA AVE
CORAL GABLES, FL | 33134
305.443.5206
AAC 000680

STRUCTURAL ENGINEER
CONSULTANT NAME
ADDRESS
CITY, XX | 00000
000.000.0000

MEP & FP ENGINEER
CONSULTANT NAME
ADDRESS
CITY, XX | 00000
000.000.0000

CIVIL ENGINEER
CONSULTANT NAME
ADDRESS
CITY, XX | 00000
000.000.0000

LANDSCAPE ARCHITECT
CONSULTANT NAME
ADDRESS
CITY, XX | 00000
000.000.0000

INTERIOR DESIGNER
CONSULTANT NAME
ADDRESS
CITY, XX | 00000
000.000.0000

REVISIONS

NO.	DATE	ISSUE

DATE OF ISSUE

Issue Date

PROJECT STATUS

.

PROJECT NO.

20006

SEAL & SIGNATURE

ANDREW JAMES
AR 91411, ARCHITECT

A2.7

NW MASSING STUDY

NICHOLS BROSCH WURST WOLFE & ASSOCIATES, INC.
Architecture & Planning

PROJECT

Regency Residences

City of Coral Gables, Florida

OWNER

CONSULTANTS

ARCHITECT
NICHOLS BROSCH WURST WOLFE & ASSOCIATES, INC
161 ALMERIA AVE
CORAL GABLES, FL | 33134
305.443.5206
AAC 000680

STRUCTURAL ENGINEER
CONSULTANT NAME
ADDRESS
CITY, XX | 00000
000.000.0000

MEP & FP ENGINEER
CONSULTANT NAME
ADDRESS
CITY, XX | 00000
000.000.0000

CIVIL ENGINEER
CONSULTANT NAME
ADDRESS
CITY, XX | 00000
000.000.0000

LANDSCAPE ARCHITECT
CONSULTANT NAME
ADDRESS
CITY, XX | 00000
000.000.0000

INTERIOR DESIGNER
CONSULTANT NAME
ADDRESS
CITY, XX | 00000
000.000.0000

REVISIONS

NO.	DATE	ISSUE

DATE OF ISSUE

Issue Date

PROJECT STATUS

.

PROJECT NO.

20006

SEAL & SIGNATURE

ANDREW JAMES
AR 91411, ARCHITECT

A2.8

SW MASSING STUDY

NICHOLS BROSCH WURST WOLFE & ASSOCIATES, INC.
Architecture & Planning

PROJECT

Regency Residences

City of Coral Gables, Florida

OWNER

CONSULTANTS

ARCHITECT
NICHOLS BROSCH WURST WOLFE & ASSOCIATES, INC
161 ALMERIA AVE
CORAL GABLES, FL | 33134
305.443.5206
AAC 000680

STRUCTURAL ENGINEER
CONSULTANT NAME
ADDRESS
CITY, XX | 00000
000.000.0000

MEP & FP ENGINEER
CONSULTANT NAME
ADDRESS
CITY, XX | 00000
000.000.0000

CIVIL ENGINEER
CONSULTANT NAME
ADDRESS
CITY, XX | 00000
000.000.0000

LANDSCAPE ARCHITECT
CONSULTANT NAME
ADDRESS
CITY, XX | 00000
000.000.0000

INTERIOR DESIGNER
CONSULTANT NAME
ADDRESS
CITY, XX | 00000
000.000.0000

REVISIONS

NO.	DATE	ISSUE

DATE OF ISSUE

Issue Date

PROJECT STATUS

.

PROJECT NO.

20006

SEAL & SIGNATURE

ANDREW JAMES
AR 91411, ARCHITECT

A2.9

S MASSING STUDY

BICYCLE STORAGE CALS.
(PER TABLE 1 MED. BONUS REQUIRED STANDARDS

PROVIDE MINIMUM FIVE (5) BICYCLE STORAGE SPACES FOR EA. TWO HUNDRED AND FIFTY (250) PARKING SPACES

REQUIRED :
360 PARKING SPACES / 250 = 1.44 x 5 = 7.02 BIKES

PROVIDED :
(2) 5'3" LF. BIKE RACKS WITH 7 BIKES CAPACITY EA.

5'3" LF. BIKE RACK = 7 BIKES, THEN 7 x 2 = 14 BIKES

ON STREET PARKING COUNT :

EXISTING METERED PARKING SPACES : 20
(9 ON VALENCIA, 11 ON ALMERIA)

EXISTING PARKING SPACES TO BE REMOVED DUE TO CITY OF CORAL GABLES MASTER LANSCAPING PLAN : 6

PROVIDED PARKING SPACES : 14

DIFFERENCE : 0

1 / A3 GROUND LEVEL TOWER / PARKING PLAN
1/16" = 1'-0"

NICHOLS BROSCH WURST WOLFE & ASSOCIATES, INC.
Architecture & Planning

PROJECT

Regency Residences

City of Coral Gables, Florida

OWNER

CONSULTANTS

ARCHITECT
NICHOLS BROSCH WURST WOLFE & ASSOCIATES, INC
161 ALMERIA AVE
CORAL GABLES, FL | 33134
305.443.5206
AAC 000680

STRUCTURAL ENGINEER
CONSULTANT NAME
ADDRESS
CITY, XX | 00000
000.000.0000

MEP & FP ENGINEER
CONSULTANT NAME
ADDRESS
CITY, XX | 00000
000.000.0000

CIVIL ENGINEER
CONSULTANT NAME
ADDRESS
CITY, XX | 00000
000.000.0000

LANDSCAPE ARCHITECT
CONSULTANT NAME
ADDRESS
CITY, XX | 00000
000.000.0000

INTERIOR DESIGNER
CONSULTANT NAME
ADDRESS
CITY, XX | 00000
000.000.0000

REVISIONS

NO.	DATE	ISSUE

DATE OF ISSUE

Issue Date

PROJECT STATUS

.

PROJECT NO.

20006

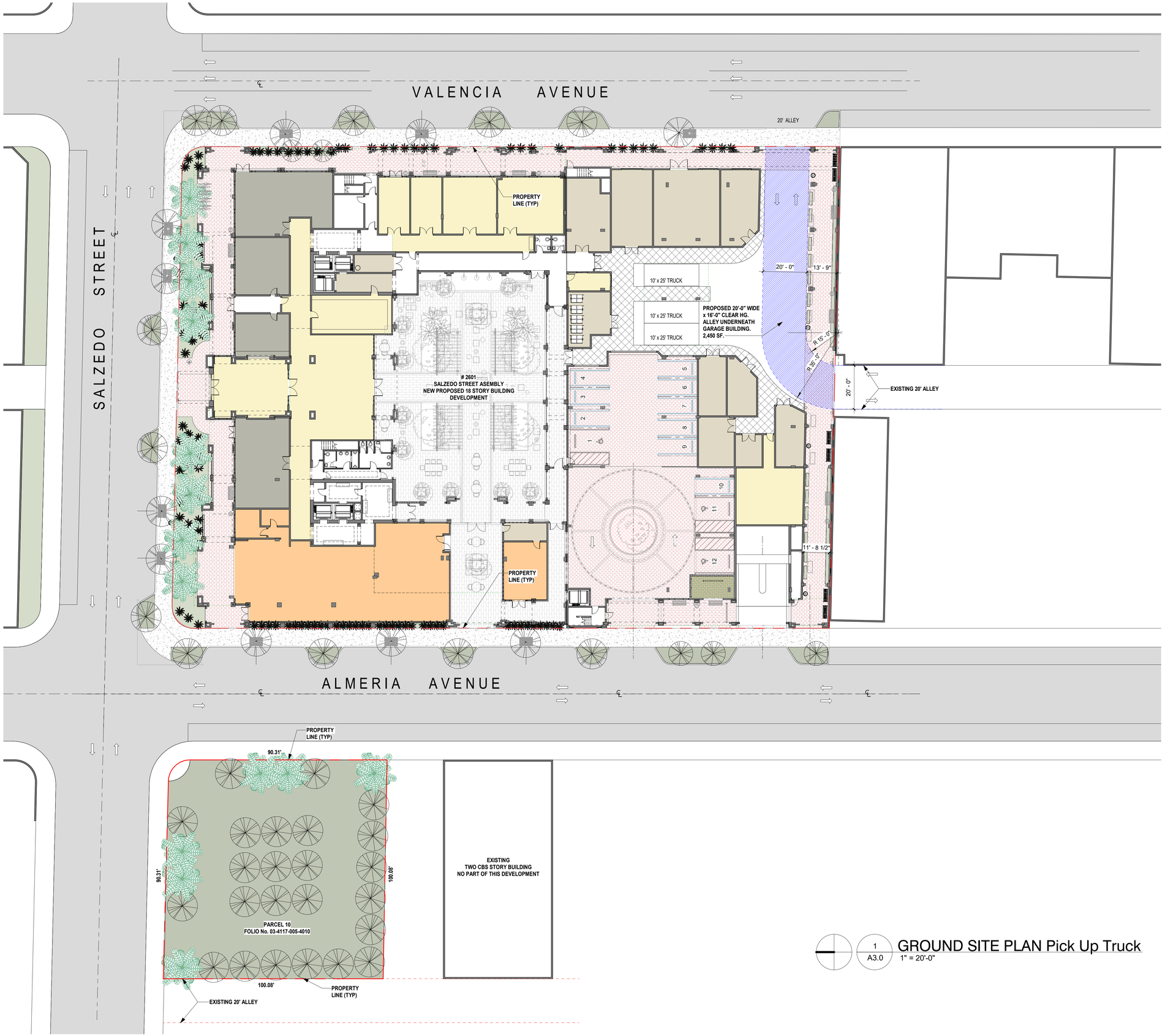
SEAL & SIGNATURE

ANDREW JAMES ARCHITECT
AR91411, ARCHITECT

10/27/21

A3

GROUND LEVEL SITE PLAN



1 / A3.0 GROUND SITE PLAN Pick Up Truck
1" = 20'-0"

NICHOLS BROSCH WURST WOLFE & ASSOCIATES, INC.
Architecture & Planning

PROJECT

Regency Residences

City of Coral Gables, Florida

OWNER

CONSULTANTS

ARCHITECT
NICHOLS BROSCH WURST WOLFE & ASSOCIATES, INC
161 ALMERIA AVE
CORAL GABLES, FL | 33134
305.443.5206
AAC 000680

STRUCTURAL ENGINEER
CONSULTANT NAME
ADDRESS
CITY, XX | 00000
000.000.0000

MEP & FP ENGINEER
CONSULTANT NAME
ADDRESS
CITY, XX | 00000
000.000.0000

CIVIL ENGINEER
CONSULTANT NAME
ADDRESS
CITY, XX | 00000
000.000.0000

LANDSCAPE ARCHITECT
CONSULTANT NAME
ADDRESS
CITY, XX | 00000
000.000.0000

INTERIOR DESIGNER
CONSULTANT NAME
ADDRESS
CITY, XX | 00000
000.000.0000

REVISIONS

NO.	DATE	ISSUE

DATE OF ISSUE

Issue Date

PROJECT STATUS

.

PROJECT NO.

20006

SEAL & SIGNATURE

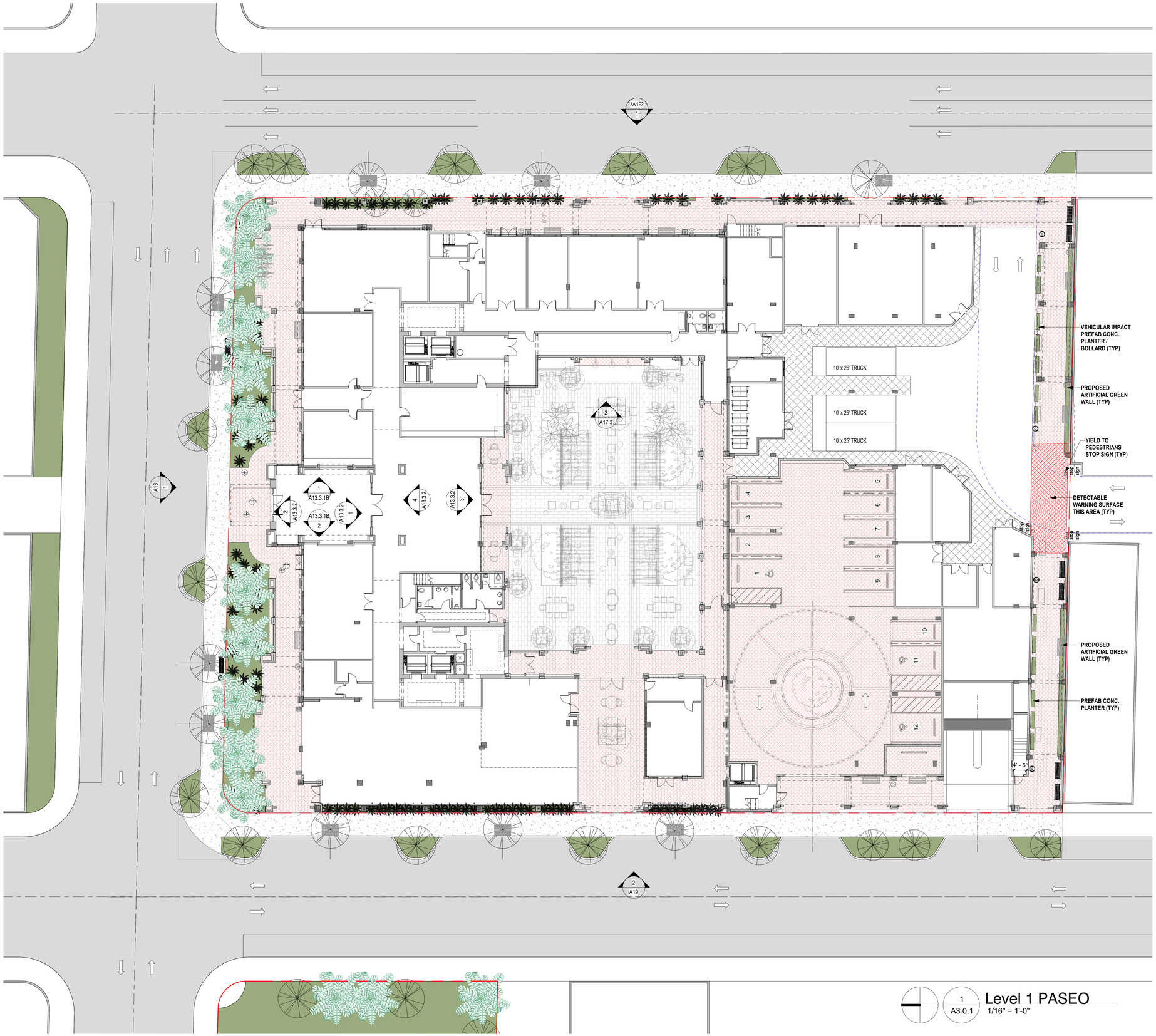
ANDREW JAMES
AR91411, ARCHITECT

ARCHITECT

10/27/21

A3.0

GROUND SITE PLAN



1 A3.0.1 Level 1 PASEO
1/16" = 1'-0"

NICHOLS BROSCH WURST WOLFE & ASSOCIATES, INC.
Architecture & Planning

PROJECT

Regency Residences

City of Coral Gables, Florida

OWNER

CONSULTANTS

ARCHITECT
NICHOLS BROSCH WURST WOLFE & ASSOCIATES, INC
161 ALMERIA AVE
CORAL GABLES, FL | 33134
305.443.5206
AAC 000680

STRUCTURAL ENGINEER
CONSULTANT NAME
ADDRESS
CITY, XX | 00000
000.000.0000

MEP & FP ENGINEER
CONSULTANT NAME
ADDRESS
CITY, XX | 00000
000.000.0000

CIVIL ENGINEER
CONSULTANT NAME
ADDRESS
CITY, XX | 00000
000.000.0000

LANDSCAPE ARCHITECT
CONSULTANT NAME
ADDRESS
CITY, XX | 00000
000.000.0000

INTERIOR DESIGNER
CONSULTANT NAME
ADDRESS
CITY, XX | 00000
000.000.0000

REVISIONS

NO.	DATE	ISSUE

DATE OF ISSUE

Issue Date

PROJECT STATUS

.

PROJECT NO.

20006

SEAL & SIGNATURE

ANDREW JAMES
AR91411, ARCHITECT

ARCHITECT

10/27/21

A3.0.1

PASEO

ON STREET PARKING COUNT :

EXISTING METERED PARKING SPACES : 20
(9 ON VALENCIA, 11 ON ALMERIA)

EXISTING PARKING SPACES TO BE REMOVED DUE TO CITY OF CORAL GABLES MASTER LANSCAPING PLAN : 6

PROVIDED PARKING SPACES : 14

DIFFERENCE : 0

1
A3.1

GROUND LEVEL ON STREET PRKG

1/16" = 1'-0"

NICHOLS BROSCH WURST WOLFE & ASSOCIATES, INC.
Architecture & Planning

PROJECT

Regency Residences

City of Coral Gables, Florida

OWNER

CONSULTANTS

ARCHITECT
NICHOLS BROSCH WURST WOLFE & ASSOCIATES, INC
161 ALMERIA AVE
CORAL GABLES, FL | 33134
305.443.5206
AAC 000680

STRUCTURAL ENGINEER
CONSULTANT NAME
ADDRESS
CITY, XX | 00000
000.000.0000

MEP & FP ENGINEER
CONSULTANT NAME
ADDRESS
CITY, XX | 00000
000.000.0000

CIVIL ENGINEER
CONSULTANT NAME
ADDRESS
CITY, XX | 00000
000.000.0000

LANDSCAPE ARCHITECT
CONSULTANT NAME
ADDRESS
CITY, XX | 00000
000.000.0000

INTERIOR DESIGNER
CONSULTANT NAME
ADDRESS
CITY, XX | 00000
000.000.0000

REVISIONS

NO.	DATE	ISSUE

DATE OF ISSUE

Issue Date

PROJECT STATUS

.

PROJECT NO.

20006

SEAL & SIGNATURE

ANDREW JAMES ARCHITECT
AR91411, ARCHITECT

10/27/21

A3.1

ON STREET PARKING

ZONING ANALYSIS RESIDENTIAL SITE

ZONING: " MX-3 "

PROPERTY ADDRESS: 2601 SALZEDO STREET ASSEMBLY, CORAL GABLES FL.

FOLIO No. 0341170052410
FOLIO No. 0341170052390
FOLIO No. 0341170052370
FOLIO No. 0341170052350
FOLIO No. 0341170052340
FOLIO No. 0341170052330
FOLIO No. 0341170052680
FOLIO No. 0341170052610
FOLIO No. 0341170052600

2701 SALZEDO STREET, CORAL GABLES FL.

FOLIO No. 0341170054010

NET LOT AREA: 2601 SALZEDO STREET (ASSEMBLY) 66,000 SF. + 2701 SALZEDO ST. 10,000 SF. =

76,000 SQ. FT. (1.7447 ACRES)

FLOOR AREA (MAXIMUM F.A.R.)	ALLOWED/REQUIRED	PROVIDED
" MX-3I " ZONE MAXIMUM ALLOWED 76,000 SQ.FT. X 3.0	228,000 SQ. FT.	
LEVEL 2 MEDITERRANEAN BONUSES 76,000 SQ.FT. X 0.5	38,000 SQ. FT.	
SUM OF FAR	266.000 SQ. FT.	
MAX FAR ALLOWED USING TDR'S 76,000 X 4.375	332,500 SQ. FT.	
LESS 2,701 SQ.FT. AT 2701 SALZEDO BUILDING TO REMAIN	1,273 SQ. FT.	
TOTAL FAR	331, 227 SQ. FT.	
GROUND 17,000 SF. MEZZ. LEVEL 2 19,434 SF. LEVEL 3 20,416 SF. LEVEL 4 20,416 SF. LEVEL 5 20,416 SF. LEVEL 6 19,300 SF. LEVEL 7 28,416 SF. LEVEL 8 20,416 SF. LEVEL 9 20,754 SF. LEVEL 10 20,754 SF. LEVEL 11 20,754 SF. LEVEL 12 20,754 SF. LEVEL 13 20,302 SF. LEVEL 14 11,945 SF. LEVEL 15 11,945 SF. LEVEL 16 11,491 SF. LEVEL 17 11,491 SF. LEVEL 18 8,293 SF. ROOF N/A SF. POOL DECK BUILDINGS 6,700 SF. TOTAL FAR PROVIDED: 329,197 SF. ** SEE FAR FLOOR PLANS FOR ADDITIONAL INFORMATION		
SUM OF FAR		329,197 SQ.FT.
TOTAL MAX. FAR ALLOWED / PROVIDED	331,227 SQ.FT.	329,197 SQ.FT.**
DENSITY	ALLOWED/REQUIRED	PROVIDED
(1.7447 ACRES) (0.5394 ACRES MX-2) (1.2052 ACRES MX-3) 100 AND 200 UNITS PER ACRE, ALL LOTS ARE WITHIN THE MX-2 AND MX-3 MIXED USE DISTRICT (MX-2 / MX-3) PROPOSED 175 UNITS AS FOLLOWS : 6 WORKFORCE/STUDIO UNITS : 6 UNITS (3.42 %) 1 BEDROOM UNITS : 2 UNITS (1.14 %) 2 BEDROOM UNITS : 80 UNITS (45.71 %) 3 BEDROOM UNITS : 72 UNITS (41.14 %) 4 BEDROOM UNITS : 14 UNITS (0.08 %) PENTHOUSE UNIT : 1 UNITS (0.05 %)	241 UNITS	175 UNITS 175
TOTAL	241 UNITS	175 UNITS
HEIGHT	ALLOWED/REQUIRED	PROVIDED
LEVEL 2 MEDITERRANEAN BONUSES : ALLOWABLE MAXIMUM FEET : 150'-0" MAXIMUM AVAILABLE PER SECTION 2-200 MEDITERRANEAN BONUS 1 : 163.5 FEET MEDITERRANEAN BONUS 2 : 163.5 + 27 FEET = 190.5 FEET (16 STORY)	190'-6" (COMPRENHENSIVE PLAN)	204'-8" (18 STORY)

OPEN SPACE CALCS.	ALLOWED/REQUIRED	PROVIDED
OPEN SPACE AT GROUND LEVEL OPEN SPACE AT FRONT YARD = 5,420 SQ. FT. OPEN SPACE AT COVERED LOGGIAS = 8,157 SQ. FT. OPEN SPACE AT PASEO = 2,470 SQ. FT. OPEN SPACE AT COURTYARD = 9,114 SQ. FT. ** 13,000 SF LANDSCAPE OPEN SPACE INCLUDED ABOVE)		25,161 SQ. FT.
OPEN SPACE AT POOL DECK AREA = 19,940 SQ.FT.		19,940 SQ. FT.
OPEN SPACE AT UPPER TERRACES 14th LEVEL = 1,900 SQ.FT.		1,900 SQ. FT.
OPEN SPACE AT UPPER TERRACES 15th, 16th, 17th LEVELS = 3,330 SQ.FT.		3,330 SQ. FT.
OPEN SPACE AT PENTHOUSE LEVEL = 3,347 SQ.FT.		3,347 SQ. FT.
REQUIRED LANDSCAPE AREA 10% LOT AREA FOR MIXED USE PROPERTIES 66,000 X 10% = 6,600 SQ.FT. MAX. PERVIOUS AREA : 6,600 X 75% = 4,950 SQ.FT. SEE LANDSCAPING PLANS FOR CALCS.	6,600 SQ.FT.	13,000 SQ.FT. **

SETBACKS AND STEPBACKS	ALLOWED/REQUIRED	PROVIDED PER PAD.
FRONT (SALZEDO STREET) UP TO FORTY FIVE (45) FEET IN HEIGHT : NONE OVER FORTY FIVE (45) FEET IN HEIGHT: TEN (10) FEET STEPBACK	0'-0" UP TO 45' 10'-0" ABOVE 45'	7'-0" UP TO 148' 12'-6" ABOVE 148' 14'-6" ABOVE 169'-2"
INTERIOR SIDE : (N/A)	N/A	N/A
SIDE STREET (VALENCIA AVENUE) UP TO FORTY FIVE (45) FEET IN HEIGHT : NONE OVER FORTY FIVE (45) FEET IN HEIGHT: TEN (10) FEET STEPBACK	0'-0" UP TO 45' 10'-0" ABOVE 45'	0'-6" UP TO 147'-10" 9-7 1/2" UP TO 191'-6" 10'-5" UP TO 204'-8"
SIDE STREET (ALMERIA AVENUE) UP TO FORTY FIVE (45) FEET IN HEIGHT : NONE OVER FORTY FIVE (45) FEET IN HEIGHT: TEN (10) FEET STEPBACK	0'-0" UP TO 45' 10'-0" ABOVE 45'	0'-6" UP TO 147'-10" 9'-7 1/2" UP TO 191'-6" 10'-5" UP TO 204'-8"
REAR (ALLEY / PROPERTY) UP TO FORTY FIVE (45) FEET IN HEIGHT: ABUTTING A DEDICATED ALLEY OR STREET : NONE NO ABUTTING A DEDICATED STREET OR ALLEY : TEN (10) FEET OVER FORTY FIVE (45) FEET IN HEIGHT: ABUTTING A DEDICATED ALLEY OR STREET : THREE (3) FEET STEPBACK NO ABUTTING A DEDICATED STREET OR ALLEY : FIFTEEN (15) FEET STEPBACK	ALLEY: 0'-0" UP TO 45' 3'-0" ABOVE 45" NO ALLEY 10'-0" UP TO 45' 15'-0" ABOVE 45"	ALLEY: 0'-0" UP TO 83'-4" N/A ABOVE 45" NO ALLEY:** 0'-0" UP TO 83'-4" ** USING TABLE 3

PARKING SECTION 10-110 B.	ALLOWED/REQUIRED	PROVIDED
UNITS (175 UNITS) WORKFORCE / STUDIO UNITS : 6 UNITS x 1 = 6 CARS 1 BEDROOM UNITS : 2 UNITS x 1 = 2 CARS 2 BEDROOM UNITS : 80 UNITS x 1.75 = 140 CARS 3 BEDROOM UNITS : 72 UNITS x 2.25 = 162 CARS 4 BEDROOM UNITS : 14 UNITS x 2.25 = 31 CARS PENTHOUSE UNIT : 1 UNITS x 2.25 = 2 CARS	343	
RESTAURANT AREA (1 PER 300 SQ.FT.) 4,077 SF. / 300 = 13	13	
OFFICE AREAS (1 PER 300 SQ.FT.) 997 SQ.FT. / 300 = 3	3	
MEETING/PRIVATE DINING AREAS (1 PER 300 SQ.FT.) 516 = 1	1	
TOTAL OFF STREET PARKING SPACES	360	389
TOTAL HC PARKING IN LOT	8	8
LOADING SPACES	ALLOWED/REQUIRED	PROVIDED
300,000 to 399,999 SQ. FT	3	3

NICHOLS BROSCH WURST WOLFE & ASSOCIATES, INC.
Architecture & Planning

PROJECT

Regency Residences

City of Coral Gables, Florida

OWNER

CONSULTANTS

ARCHITECT
NICHOLS BROSCH WURST WOLFE & ASSOCIATES, INC
161 ALMERIA AVE
CORAL GABLES, FL | 33134
305.443.5206
AAC 000680

STRUCTURAL ENGINEER
CONSULTANT NAME
ADDRESS
CITY, XX | 00000
000.000.0000

MEP & FP ENGINEER
CONSULTANT NAME
ADDRESS
CITY, XX | 00000
000.000.0000

CIVIL ENGINEER
CONSULTANT NAME
ADDRESS
CITY, XX | 00000
000.000.0000

LANDSCAPE ARCHITECT
CONSULTANT NAME
ADDRESS
CITY, XX | 00000
000.000.0000

INTERIOR DESIGNER
CONSULTANT NAME
ADDRESS
CITY, XX | 00000
000.000.0000

REVISIONS

NO.	DATE	ISSUE

DATE OF ISSUE

Issue Date

PROJECT STATUS

.

PROJECT NO.

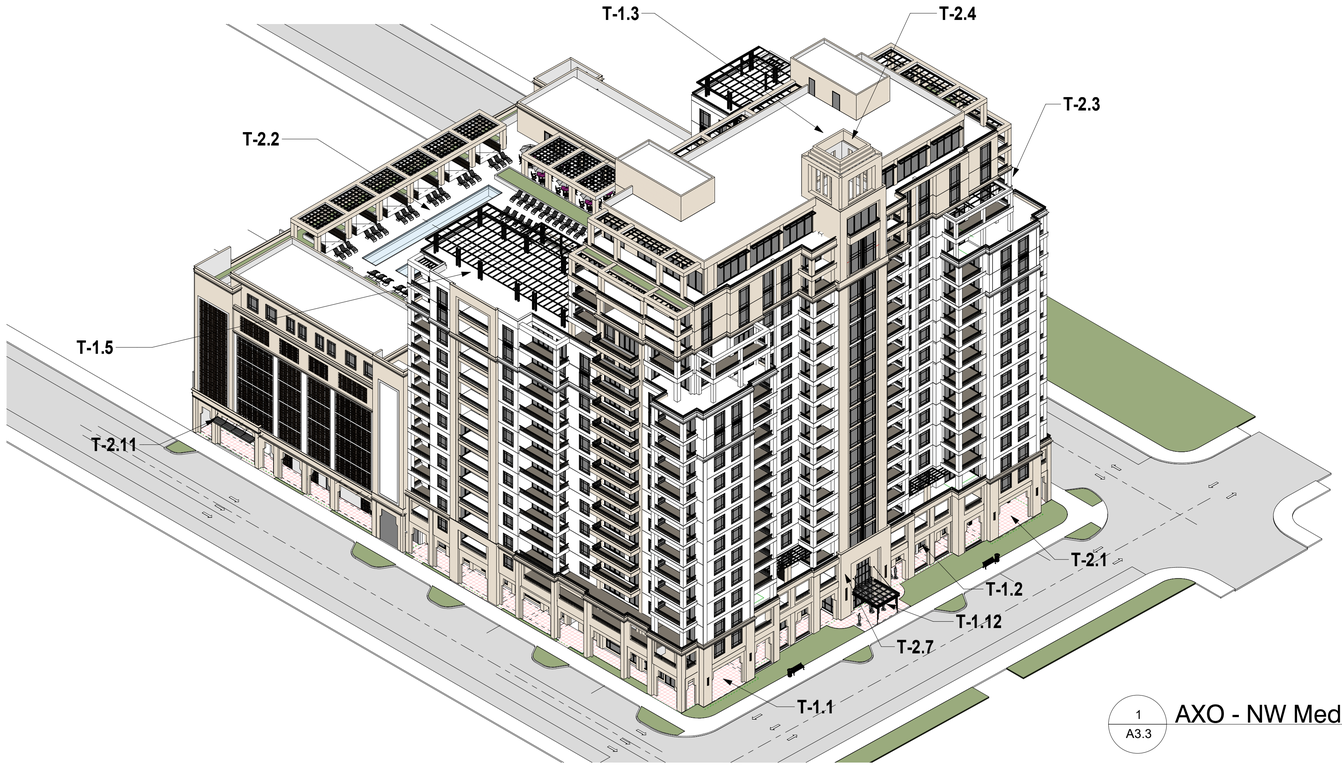
20006

SEAL & SIGNATURE

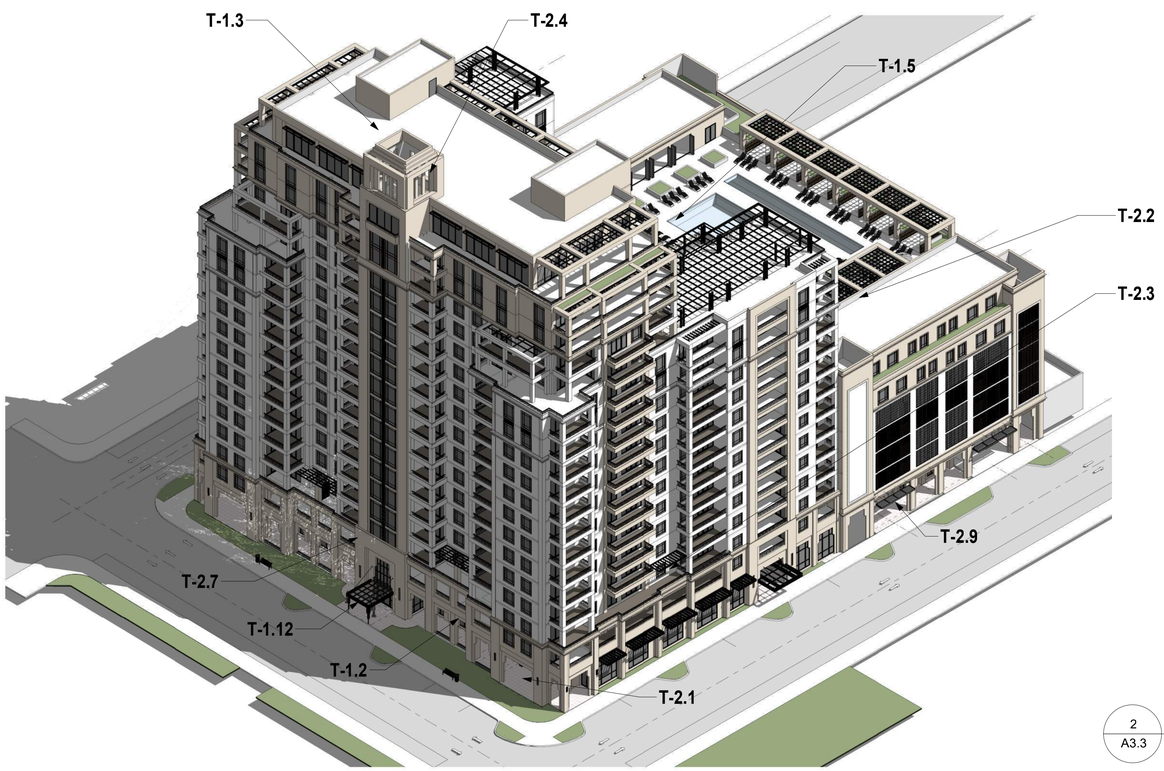
ANDREW JAMES
AR 91411, ARCHITECT

A3.2

ZONING DATA



1 / A3.3 AXO - NW Med Bonus



2 / A3.3 AXO - SW Med Bonus

DEVELOPMENT BONUS STANDARDS MEDITERRANEAN TABLE (BONUS)

TABLE 1 (REQUIRED STANDARDS) MUST COMPLY WITH ALL REQUIREMENTS

REF	TYPE	MARK	REMARKS
1	ARCHITECTURAL ELEMENTS ON BUILDING FACADES	COMPLIES	REFER TO EXTERIOR ELEVATIONS
2	ARCHITECTURAL RELIEF ELEMENTS AT STREET LEVEL	COMPLIES	REFER TO EXTERIOR ELEVATIONS
3	ARCHITECTURAL ELEMENTS LOCATED ON THE TOP OF BUILDINGS.	COMPLIES	REFER TO EXTERIOR ELEVATIONS
4	BICYCLE STORAGE A MINIMUM OF FIVE (5) BICYCLE STORAGE SPACES SHALL BE PROVIDE FOR EACH TWO HUNDRED AND FIFTY (250) PARKING SPACES OR FRACTION	COMPLIES	REFER TO GROUND FLOOR PLAN
5	BUILDING FACADE	COMPLIES	REFER TO EXTERIOR ELEVATIONS
6	BUILDING LOT COVERAGE	COMPLIES	NO MAXIMUM OR MINIMUM REQUIRED, SEE SITE PLAN
7	DRIVE THROUGH FACILITIES	N/A	N/A
8	LANDSCAPE OPEN SPACE AREA FIVE (5%) FOR NON RESIDENTIAL PROPERTIES. TEN (10%) FOR MIXED USE PROPERTIES TWENTY FIVE (25%) FOR RESIDENTIAL PROPERTIES	COMPLIES	REFER GROUND FLOOR PLAN 10% FOR MIXED USED PROPERTIES: RESIDENTIAL BUILDING W/RESTAURANT : 65,991 SQ.FT. x 10% = 6,600 SQ.FT. REQUIRED / 12,000 SQ.FT. PROVIDED.
9	LIGHTING, STREET	COMPLIES	REFER TO GROUND FLOOR PLAN
10	PARKING GARAGE	COMPLIES	PARKING PROVIDED IS FULLY ENCLOSED AND ON SECONDARY STREETS REFER TO GROUND FLOOR PLAN
11	PORTE-COCHERES	COMPLIES	N/A
12	SIDEWALKS/ PEDESTRIAN ACCESS	COMPLIES	REFER TO GROUND FLOOR PLAN
13	SOIL, STRUCTURAL	COMPLIES	REFER TO LANDSCAPING DWG
14	WINDOWS ON MEDITERRANEAN BUILDINGS	COMPLIES	REFER TO EXTERIOR ELEVATIONS AND DETAILS SHEETS ALL WINDOWS HAVE A 4" MIN. CASING DEPTH.

TO SECURE BONUSES, PER 5-201 B 1 ALL APPLICANTS TO SATISFY ALL REQUIREMENTS IN TABLE 1. REQUIRED ITEMS 14, PROVIDED 14

DEVELOPMENT BONUS STANDARDS MEDITERRANEAN TABLE (BONUS)

TABLE 2 (ARCHITECTURAL AND PUBLIC REALM STANDARDS) CATEGORY USED : LEVEL 1 AND 2 MX3 DISTRICT, MUST COMPLY WITH 8 OF 12 REQUIREMENTS TO SECURE MEDITERRANEAN ARCHITECTURE BONUSES LEVEL 2

REF	TYPE		REMARKS
1	ARCADES AND OR LOGGIAS	COMPLIES	REFER TO GROUND FLOOR PLAN
2	BUILDING ROOFLINES	COMPLIES	REFER TO EXTERIOR ELEVATIONS
3	BUILDING STEPBACKS	COMPLIES	REFER TO EXTERIOR ELEVATIONS
4	BUILDING TOWERS	COMPLIES	REFER TO EXTERIOR ELEVATIONS
5	DRIVEWAYS	NO COMPLIES	REFER TO GROUND FLOOR PLAN
6	LIGHTING OF LANDSCAPING	COMPLIES	REFER TO LANDSCAPING DWG
7	MATERIALS ON EXTERIOR BUILDING FACADES	COMPLIES	REFER TO EXTERIOR ELEVATIONS
8	OVERHEAD DOORS	COMPLIES	REFER TO EXTERIOR ELEVATIONS SHEETS
9	PAVER TREATMENTS	COMPLIES	REFER TO GROUND FLOOR PLAN ALL COVERED LOGGIAS ARE PAVERS ON SAND
10	PEDESTRIAN AMENITIES	COMPLIES	REFER TO GROUND LEVEL FLOOR PLAN FOR BENCHES, FREESTANDING INFORMATION KIOSK, REFUSE CONTAINERS, FOUNTAINS LOCATION AND SPECS. INFORMATION
11	PEDESTRIAN PASSTHROUGH	COMPLIES	REFER TO GROUND FLOOR PLAN
12	UNDERGROUND PARKING	COMPLIES	N/A

TO SECURE BONUSES, PER 5-201 C 2b ALL MIXED USE PORJECTS TO SATISFY 8 OF 12 REQUIREMENTS IN TABLE 2. REQUIRED ITEMS 8, PROVIDED 11

DEVELOPMENT BONUS STANDARDS MEDITERRANEAN TABLE (BONUS)

TABLE 3 (OTHER DEVELOPMENT OPTIONS)

REF	TYPE		
1	BUILDING SETBACK REDUCTIONS DRIVEWAYS	REQUESTED	
	1a. Minimum open space. a minimum of 25% of the total ground stories square footage received from setback reduction is provided as publicly accessible street level open space and landscape area on private property.	COMPLIES	PROVIDING MORE THAN 25% OF RECEIVED SETBACK REDUCTION AS A PUBLICLY OPEN LOGGIA AT GROUND LEVEL. REFER TO GROUND FLOOR PLAN
	1b. The minimum square footage of allowable ground stories open space (ie. plazas) shall be four hundred (400) square feet.	COMPLIES	REQUESTED AREAS ARE OPEN COVERED LOGGIAS WITH MORE THAN 400 SF EA. REFER TO GROUND FLOOR PLAN
	1c. Types of open space. Types of open space shall be in the form of courtyards, plazas, arcades,/loggias, and pedestrian pass-throughs adjacent /contiguous to the adjacent rights of way.	COMPLIES	REQUESTED AREAS ARE OPEN COVERED LOGGIAS. REFER TO GROUND FLOOR
	1d. Applicants , property owners, successors or assigns desiring to develop pursuant to these regulations may not seek a variance for relief or reduction in building setbacks. reductions in setbacks are only permitted subject to these regulations.	COMPLIES	
2	ENCROACHMENT OR LOGGIA AND OR ARCADES WITHIN ROW.	N/A	N/A
3	PARKING REQUIREMENT EXEMPTION	N/A	N/A
4	MULTI-FAMILY RESIDENTIAL DENSITY BONUS	N/A	N/A

NICHOLS BROSCH WURST WOLFE & ASSOCIATES, INC.
Architecture & Planning

PROJECT

Regency Residences

City of Coral Gables, Florida

OWNER

CONSULTANTS

ARCHITECT
NICHOLS BROSCH WURST WOLFE & ASSOCIATES, INC
161 ALMERIA AVE
CORAL GABLES, FL | 33134
305.443.5206
AAC 000680

STRUCTURAL ENGINEER
CONSULTANT NAME
ADDRESS
CITY, XX | 00000
000.000.0000

MEP & FP ENGINEER
CONSULTANT NAME
ADDRESS
CITY, XX | 00000
000.000.0000

CIVIL ENGINEER
CONSULTANT NAME
ADDRESS
CITY, XX | 00000
000.000.0000

LANDSCAPE ARCHITECT
CONSULTANT NAME
ADDRESS
CITY, XX | 00000
000.000.0000

INTERIOR DESIGNER
CONSULTANT NAME
ADDRESS
CITY, XX | 00000
000.000.0000

REVISIONS

NO.	DATE	ISSUE

DATE OF ISSUE

Issue Date

PROJECT STATUS

.

PROJECT NO.

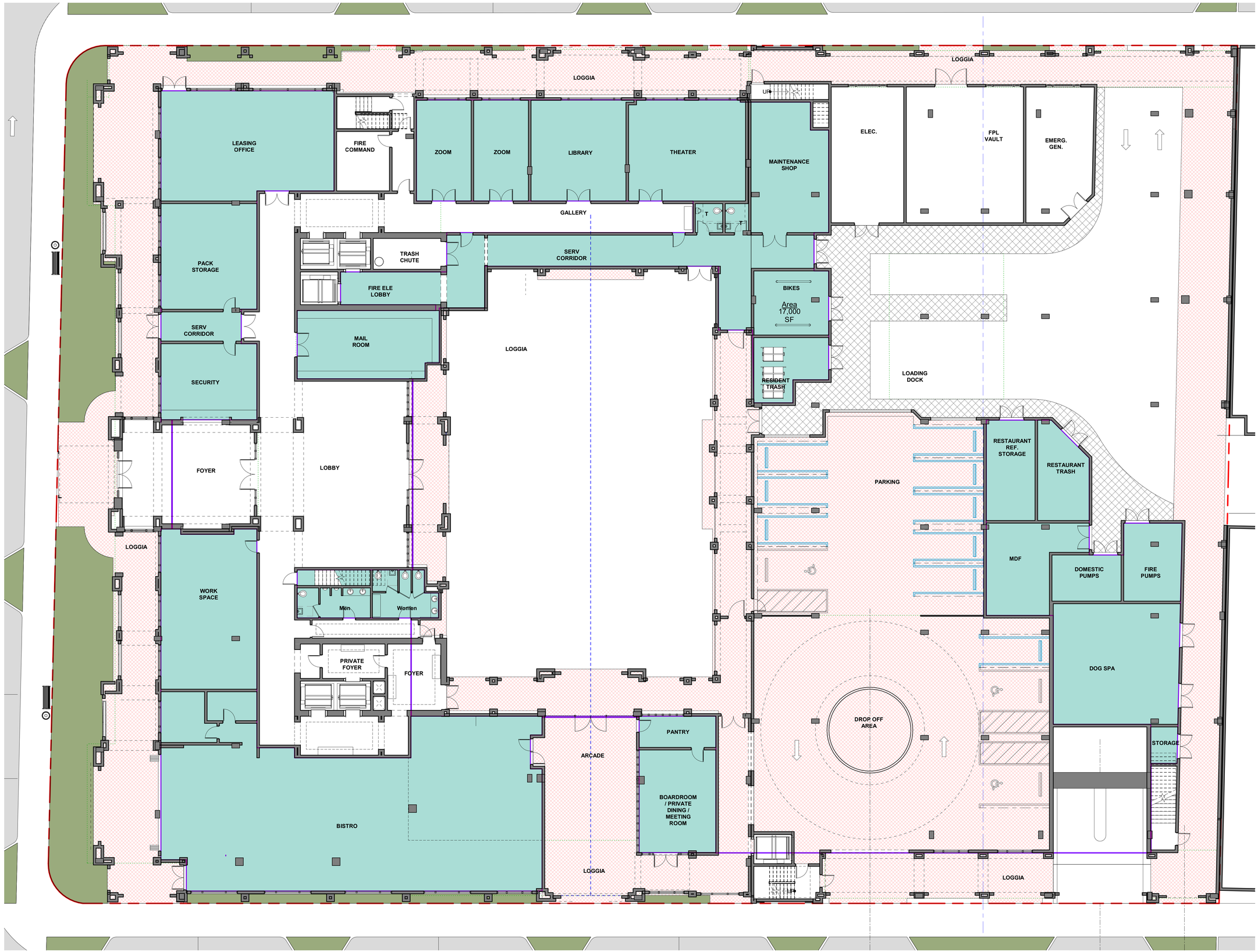
20006

SEAL & SIGNATURE

ANDREW JAMES
AR 91411, ARCHITECT

A3.3

MED BONUS



1 A3.4 Level 1
3/32" = 1'-0"

NICHOLS BROSCH WURST WOLFE & ASSOCIATES, INC.
Architecture & Planning

PROJECT

Regency Residences

City of Coral Gables, Florida

OWNER

CONSULTANTS

ARCHITECT
NICHOLS BROSCH WURST WOLFE & ASSOCIATES, INC
161 ALMERIA AVE
CORAL GABLES, FL | 33134
305.443.5206
AAC 000680

STRUCTURAL ENGINEER
CONSULTANT NAME
ADDRESS
CITY, XX | 00000
000.000.0000

MEP & FP ENGINEER
CONSULTANT NAME
ADDRESS
CITY, XX | 00000
000.000.0000

CIVIL ENGINEER
CONSULTANT NAME
ADDRESS
CITY, XX | 00000
000.000.0000

LANDSCAPE ARCHITECT
CONSULTANT NAME
ADDRESS
CITY, XX | 00000
000.000.0000

INTERIOR DESIGNER
CONSULTANT NAME
ADDRESS
CITY, XX | 00000
000.000.0000

REVISIONS

NO.	DATE	ISSUE

DATE OF ISSUE

Issue Date

PROJECT STATUS

.

PROJECT NO.

20006

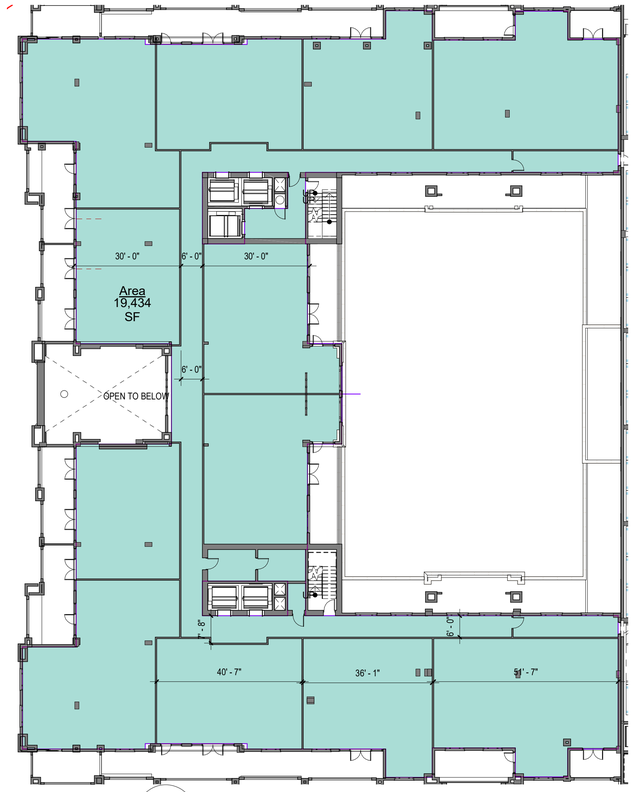
SEAL & SIGNATURE

ANDREW JAMES
AR 91411, ARCHITECT

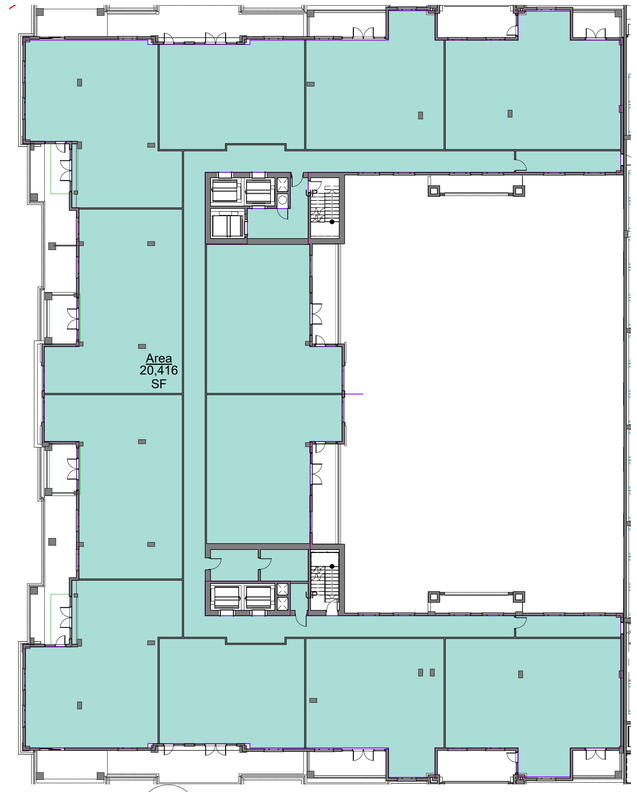
A3.4

FAR FLOOR PLANS

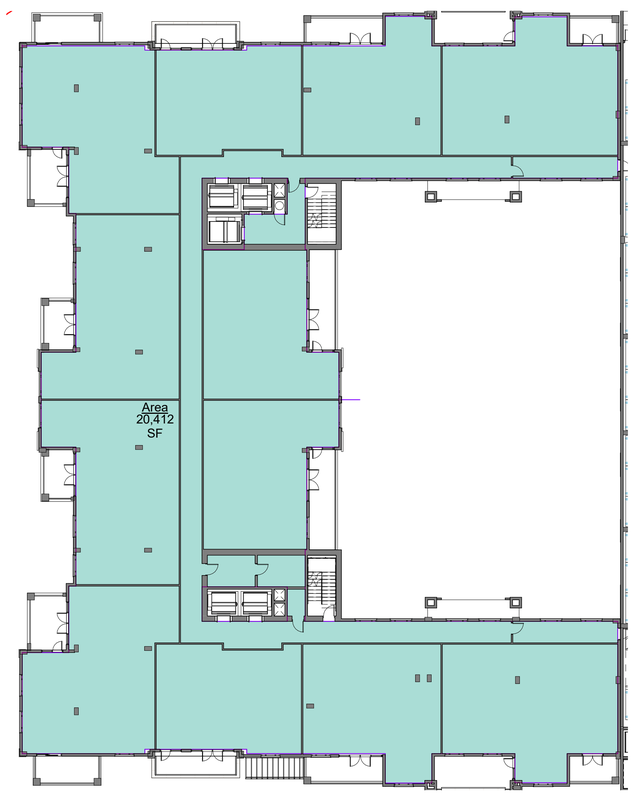
6 A3.5 **Mezzanine**
1" = 20'-0"



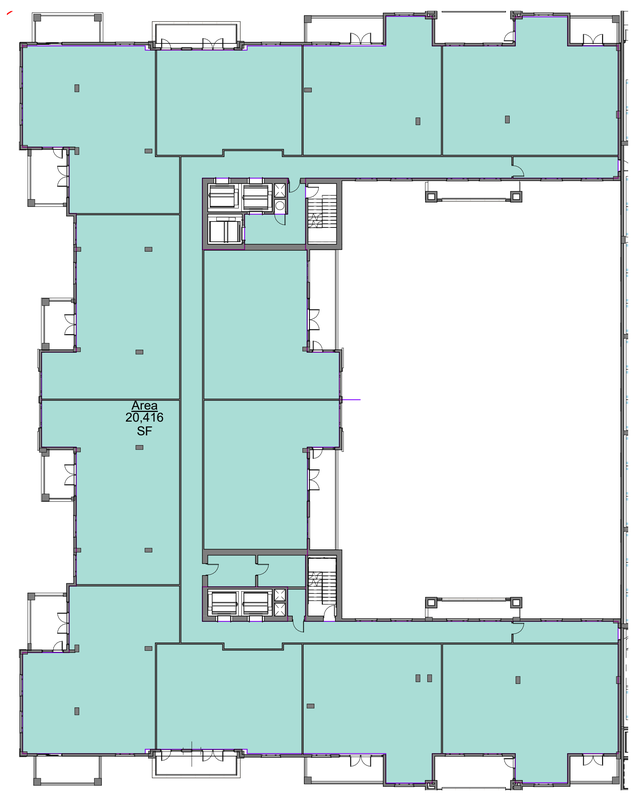
1 A3.5 **Level 2**
1" = 20'-0"



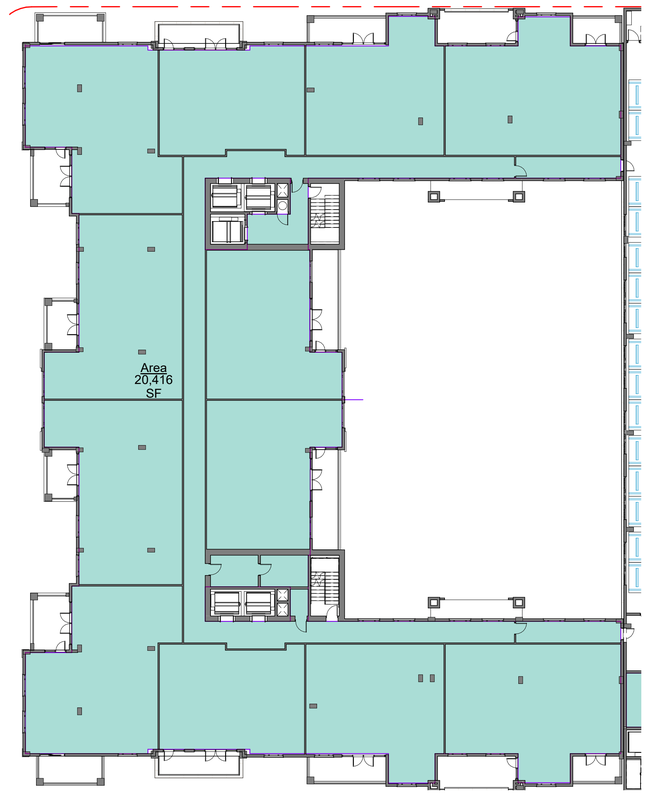
2 A3.5 **Level 3**
1" = 20'-0"



3 A3.5 **Level 4**
1" = 20'-0"



4 A3.5 **Level 5**
1" = 20'-0"



5 A3.5 **Level 6**
1" = 20'-0"

NICHOLS BROSCH WURST WOLFE & ASSOCIATES, INC.
Architecture & Planning

PROJECT

Regency Residences

City of Coral Gables, Florida

OWNER

CONSULTANTS

ARCHITECT
NICHOLS BROSCH WURST WOLFE & ASSOCIATES, INC
161 ALMERIA AVE
CORAL GABLES, FL | 33134
305.443.5206
AAC 000680

STRUCTURAL ENGINEER
CONSULTANT NAME
ADDRESS
CITY, XX | 00000
000.000.0000

MEP & FP ENGINEER
CONSULTANT NAME
ADDRESS
CITY, XX | 00000
000.000.0000

CIVIL ENGINEER
CONSULTANT NAME
ADDRESS
CITY, XX | 00000
000.000.0000

LANDSCAPE ARCHITECT
CONSULTANT NAME
ADDRESS
CITY, XX | 00000
000.000.0000

INTERIOR DESIGNER
CONSULTANT NAME
ADDRESS
CITY, XX | 00000
000.000.0000

REVISIONS

NO.	DATE	ISSUE

DATE OF ISSUE

Issue Date

PROJECT STATUS

.

PROJECT NO.

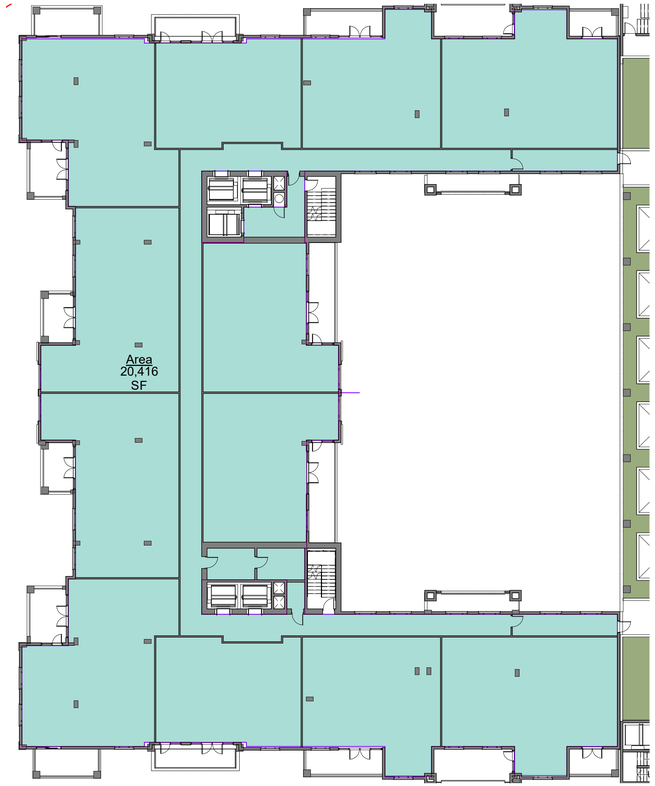
20006

SEAL & SIGNATURE

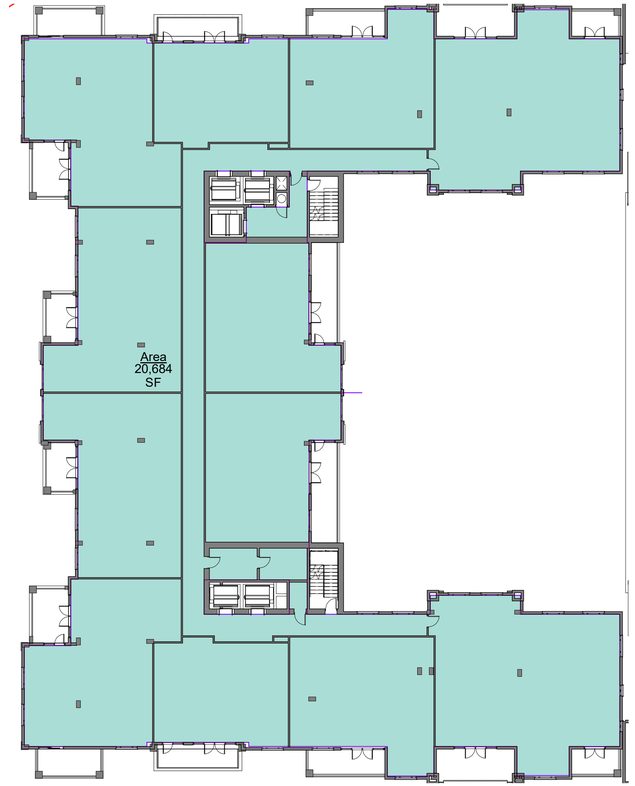
ANDREW JAMES
AR 91411, ARCHITECT

A3.5

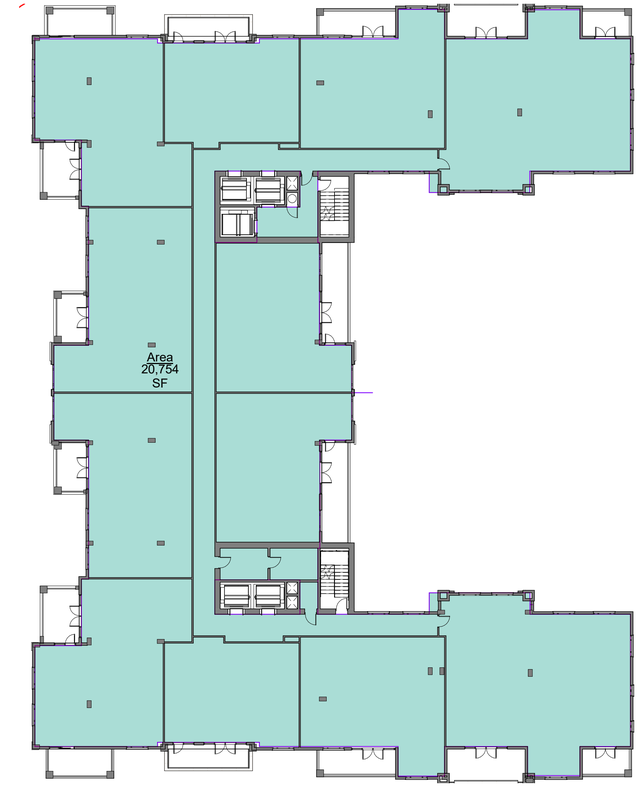
FAR FLOOR PLANS



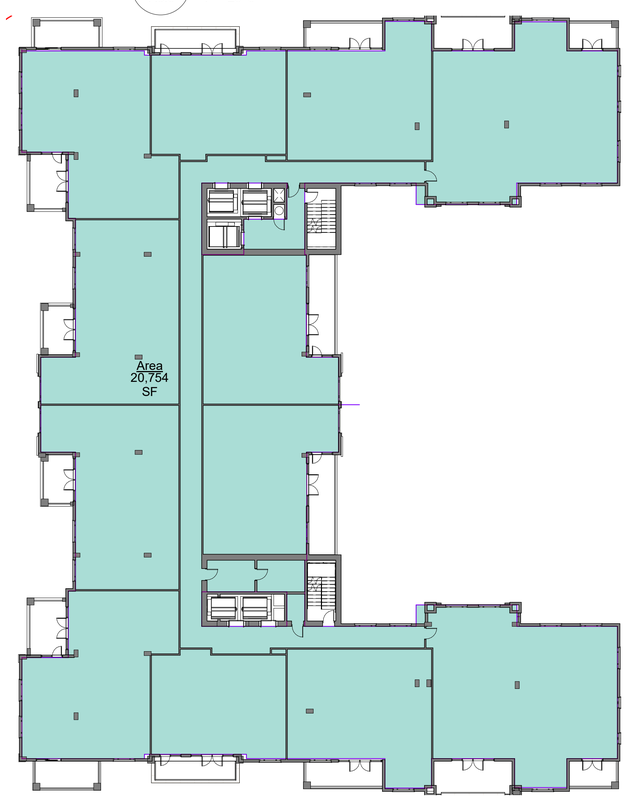
1 A3.6 **Level 7**
1" = 20'-0"



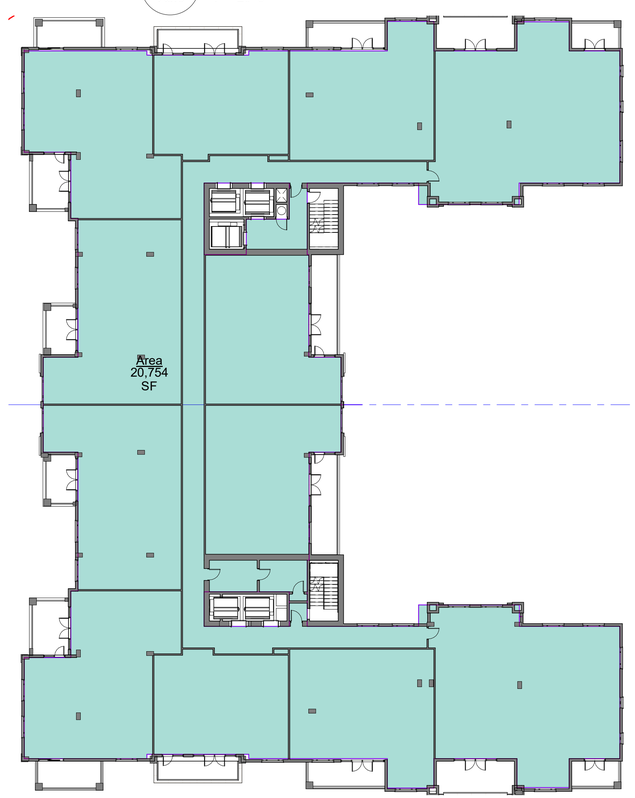
2 A3.6 **Level 8**
1" = 20'-0"



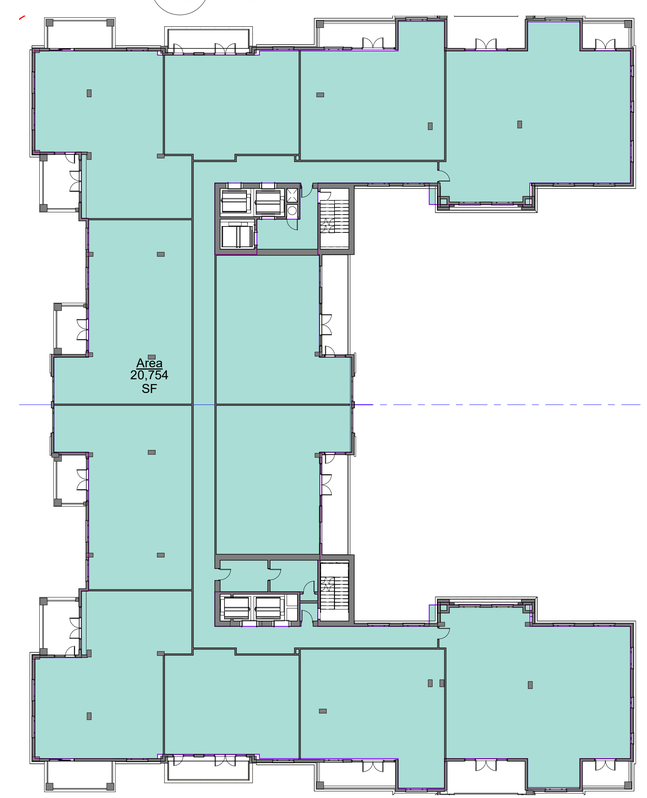
3 A3.6 **Level 9**
1" = 20'-0"



4 A3.6 **Level 10**
1" = 20'-0"



5 A3.6 **Level 11**
1" = 20'-0"



6 A3.6 **Level 12**
1" = 20'-0"

NICHOLS BROSCH WURST WOLFE & ASSOCIATES, INC.
Architecture & Planning

PROJECT

Regency Residences

City of Coral Gables, Florida

OWNER

CONSULTANTS

ARCHITECT
NICHOLS BROSCH WURST WOLFE & ASSOCIATES, INC
161 ALMERIA AVE
CORAL GABLES, FL | 33134
305.443.5206
AAC 000680

STRUCTURAL ENGINEER
CONSULTANT NAME
ADDRESS
CITY, XX | 00000
000.000.0000

MEP & FP ENGINEER
CONSULTANT NAME
ADDRESS
CITY, XX | 00000
000.000.0000

CIVIL ENGINEER
CONSULTANT NAME
ADDRESS
CITY, XX | 00000
000.000.0000

LANDSCAPE ARCHITECT
CONSULTANT NAME
ADDRESS
CITY, XX | 00000
000.000.0000

INTERIOR DESIGNER
CONSULTANT NAME
ADDRESS
CITY, XX | 00000
000.000.0000

REVISIONS

NO.	DATE	ISSUE

DATE OF ISSUE

Issue Date

PROJECT STATUS

.

PROJECT NO.

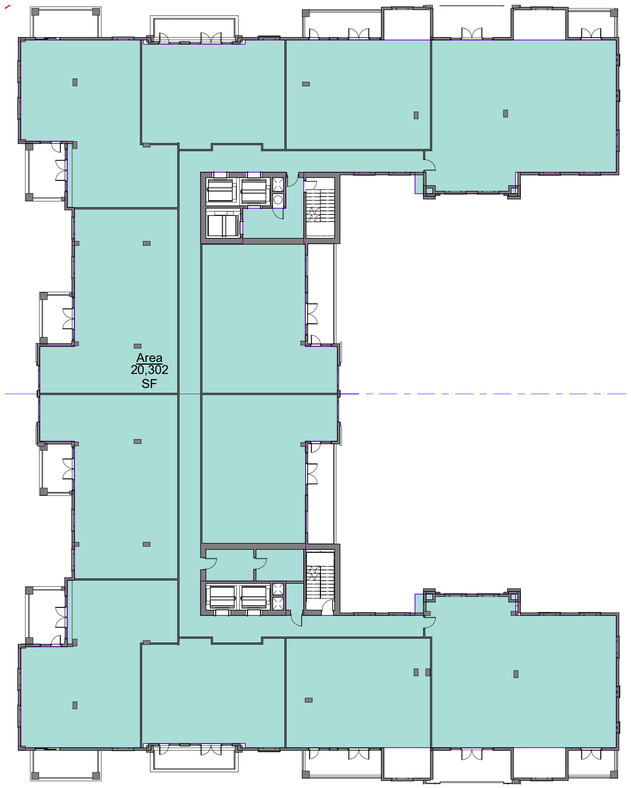
20006

SEAL & SIGNATURE

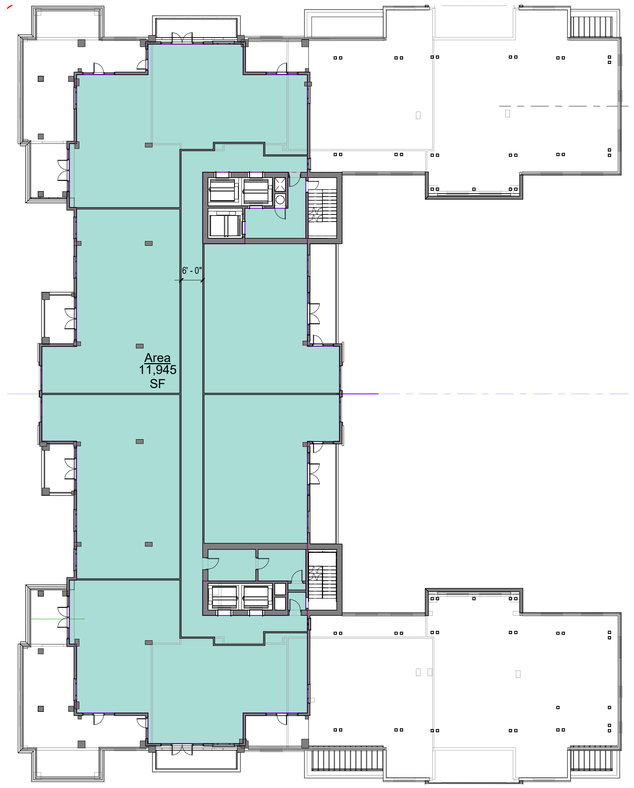
ANDREW JAMES
AR 91411, ARCHITECT

A3.6

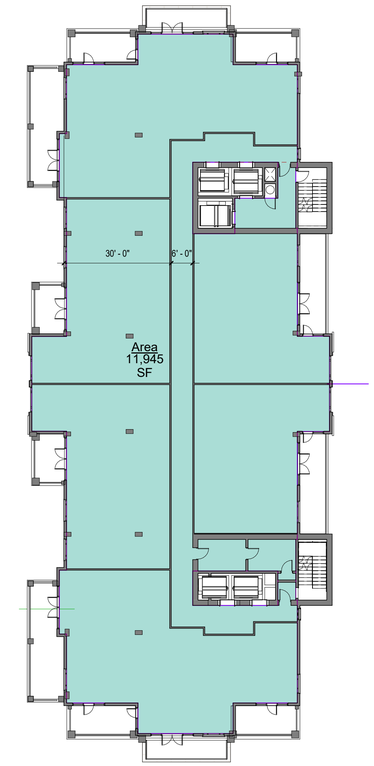
FAR FLOOR PLANS



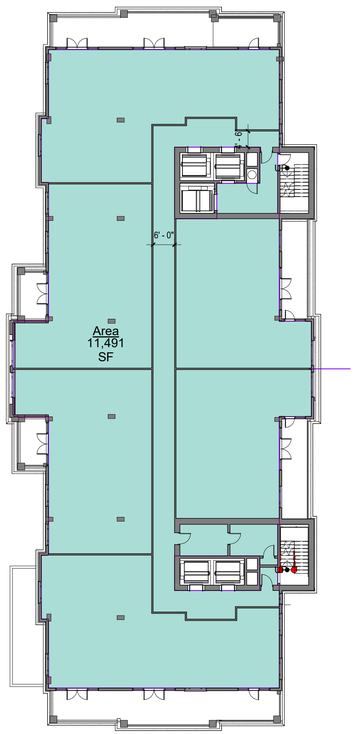
1 A3.7 **Level 13**
1" = 20'-0"



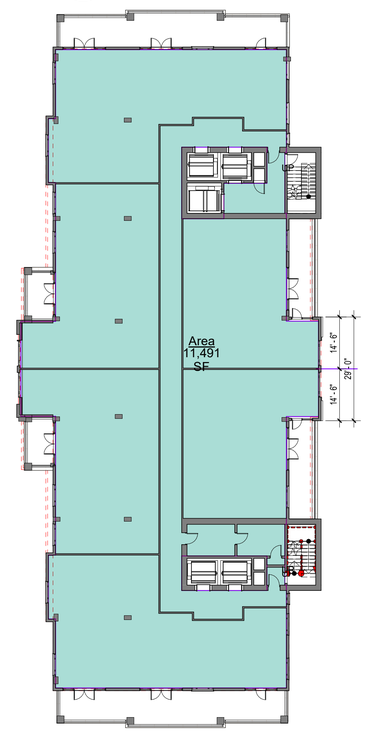
2 A3.7 **Level 14**
1" = 20'-0"



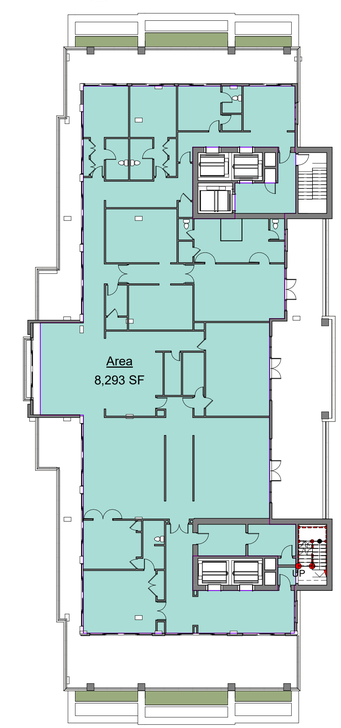
3 A3.7 **Level 15**
1" = 20'-0"



4 A3.7 **Level 16**
1" = 20'-0"



5 A3.7 **Level 17**
1" = 20'-0"



6 A3.7 **Level 18**
1" = 20'-0"

NICHOLS BROSCH WURST WOLFE & ASSOCIATES, INC.
Architecture & Planning

PROJECT

Regency Residences

City of Coral Gables, Florida

OWNER

CONSULTANTS

ARCHITECT
NICHOLS BROSCH WURST WOLFE & ASSOCIATES, INC
161 ALMERIA AVE
CORAL GABLES, FL | 33134
305.443.5206
AAC 000680

STRUCTURAL ENGINEER
CONSULTANT NAME
ADDRESS
CITY, XX | 00000
000.000.0000

MEP & FP ENGINEER
CONSULTANT NAME
ADDRESS
CITY, XX | 00000
000.000.0000

CIVIL ENGINEER
CONSULTANT NAME
ADDRESS
CITY, XX | 00000
000.000.0000

LANDSCAPE ARCHITECT
CONSULTANT NAME
ADDRESS
CITY, XX | 00000
000.000.0000

INTERIOR DESIGNER
CONSULTANT NAME
ADDRESS
CITY, XX | 00000
000.000.0000

REVISIONS

NO.	DATE	ISSUE

DATE OF ISSUE

Issue Date

PROJECT STATUS

.

PROJECT NO.

20006

SEAL & SIGNATURE

ANDREW JAMES
AR 91411, ARCHITECT

A3.7

FAR FLOOR PLANS

NICHOLS BROSCH WURST WOLFE & ASSOCIATES, INC.
Architecture & Planning

PROJECT

Regency Residences

City of Coral Gables, Florida

OWNER

CONSULTANTS

ARCHITECT
NICHOLS BROSCH WURST WOLFE & ASSOCIATES, INC
161 ALMERIA AVE
CORAL GABLES, FL | 33134
305.443.5206
AAC 000680

STRUCTURAL ENGINEER
CONSULTANT NAME
ADDRESS
CITY, XX | 00000
000.000.0000

MEP & FP ENGINEER
CONSULTANT NAME
ADDRESS
CITY, XX | 00000
000.000.0000

CIVIL ENGINEER
CONSULTANT NAME
ADDRESS
CITY, XX | 00000
000.000.0000

LANDSCAPE ARCHITECT
CONSULTANT NAME
ADDRESS
CITY, XX | 00000
000.000.0000

INTERIOR DESIGNER
CONSULTANT NAME
ADDRESS
CITY, XX | 00000
000.000.0000

REVISIONS

NO.	DATE	ISSUE

DATE OF ISSUE

Issue Date

PROJECT STATUS

.

PROJECT NO.

20006

SEAL & SIGNATURE

ANDREW JAMES ARCHITECT
AR91411, ARCHITECT

10/27/21

A4

GROUND LEVEL

1 / A5 MEZZANINE LEVEL TOWER

1/16" = 1'-0"

TOTAL STORAGE AREA AT MEZANINE : 18,240 SQ. FT.

NICHOLS BROSCH WURST WOLFE & ASSOCIATES, INC.
Architecture & Planning

PROJECT

Regency Residences

City of Coral Gables, Florida

OWNER

CONSULTANTS

ARCHITECT
NICHOLS BROSCH WURST WOLFE & ASSOCIATES, INC
161 ALMERIA AVE
CORAL GABLES, FL | 33134
305.443.5206
AAC 000680

STRUCTURAL ENGINEER
CONSULTANT NAME
ADDRESS
CITY, XX | 00000
000.000.0000

MEP & FP ENGINEER
CONSULTANT NAME
ADDRESS
CITY, XX | 00000
000.000.0000

CIVIL ENGINEER
CONSULTANT NAME
ADDRESS
CITY, XX | 00000
000.000.0000

LANDSCAPE ARCHITECT
CONSULTANT NAME
ADDRESS
CITY, XX | 00000
000.000.0000

INTERIOR DESIGNER
CONSULTANT NAME
ADDRESS
CITY, XX | 00000
000.000.0000

REVISIONS

NO.	DATE	ISSUE

DATE OF ISSUE

Issue Date

PROJECT STATUS

.

PROJECT NO.

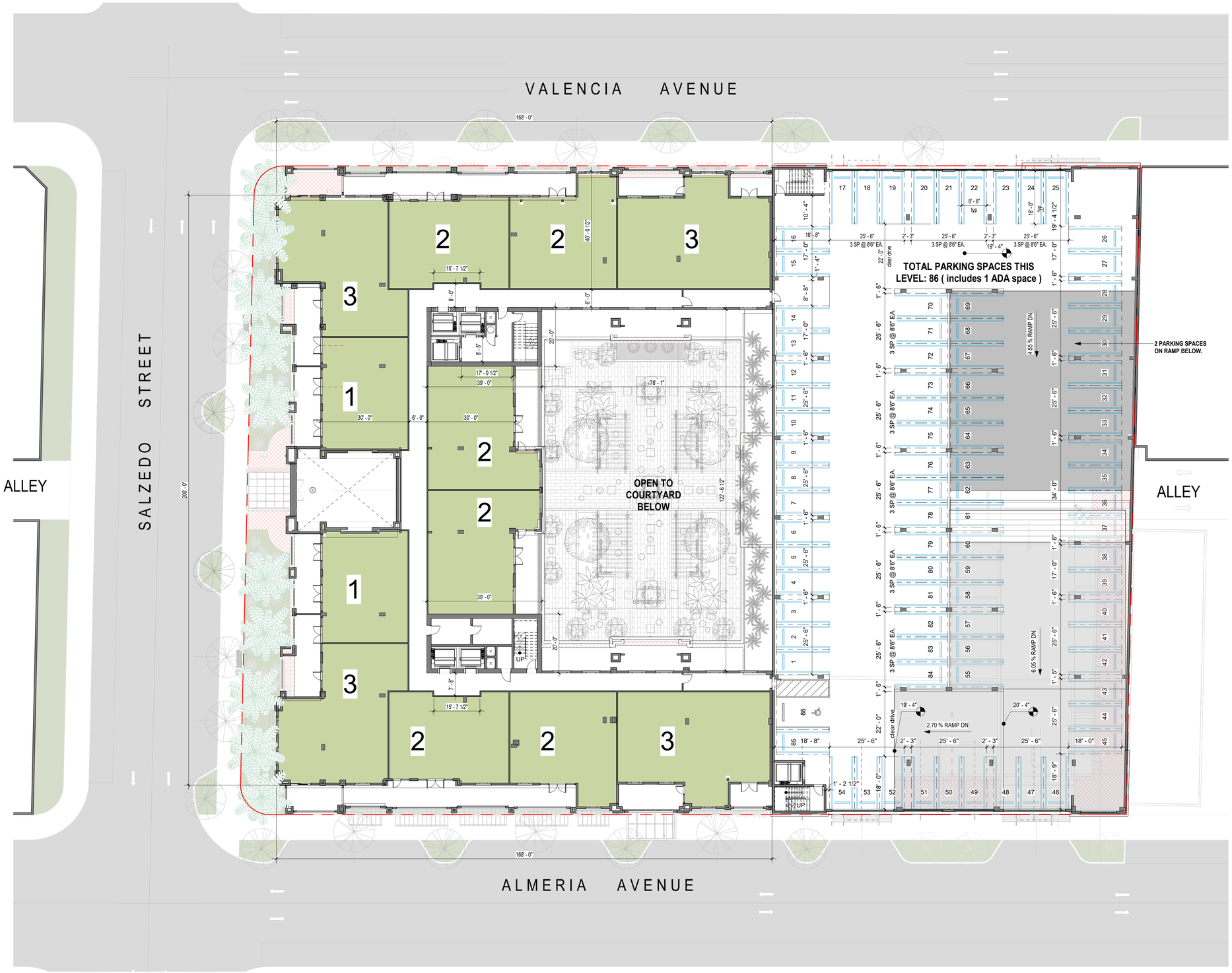
20006

SEAL & SIGNATURE

ANDREW JAMES
AR 91411, ARCHITECT

A5

MEZZANINE LEVEL



1 / A6 LEVEL 2 TOWER
1/16" = 1'-0"

NICHOLS BROSCH WURST WOLFE & ASSOCIATES, INC.
Architecture & Planning

PROJECT

Regency Residences

City of Coral Gables, Florida

OWNER

CONSULTANTS

ARCHITECT
NICHOLS BROSCH WURST WOLFE & ASSOCIATES, INC
161 ALMERIA AVE
CORAL GABLES, FL | 33134
305.443.5206
AAC 000680

STRUCTURAL ENGINEER
CONSULTANT NAME
ADDRESS
CITY, XX | 00000
000.000.0000

MEP & FP ENGINEER
CONSULTANT NAME
ADDRESS
CITY, XX | 00000
000.000.0000

CIVIL ENGINEER
CONSULTANT NAME
ADDRESS
CITY, XX | 00000
000.000.0000

LANDSCAPE ARCHITECT
CONSULTANT NAME
ADDRESS
CITY, XX | 00000
000.000.0000

INTERIOR DESIGNER
CONSULTANT NAME
ADDRESS
CITY, XX | 00000
000.000.0000

REVISIONS

NO.	DATE	ISSUE

DATE OF ISSUE

Issue Date

PROJECT STATUS

.

PROJECT NO.

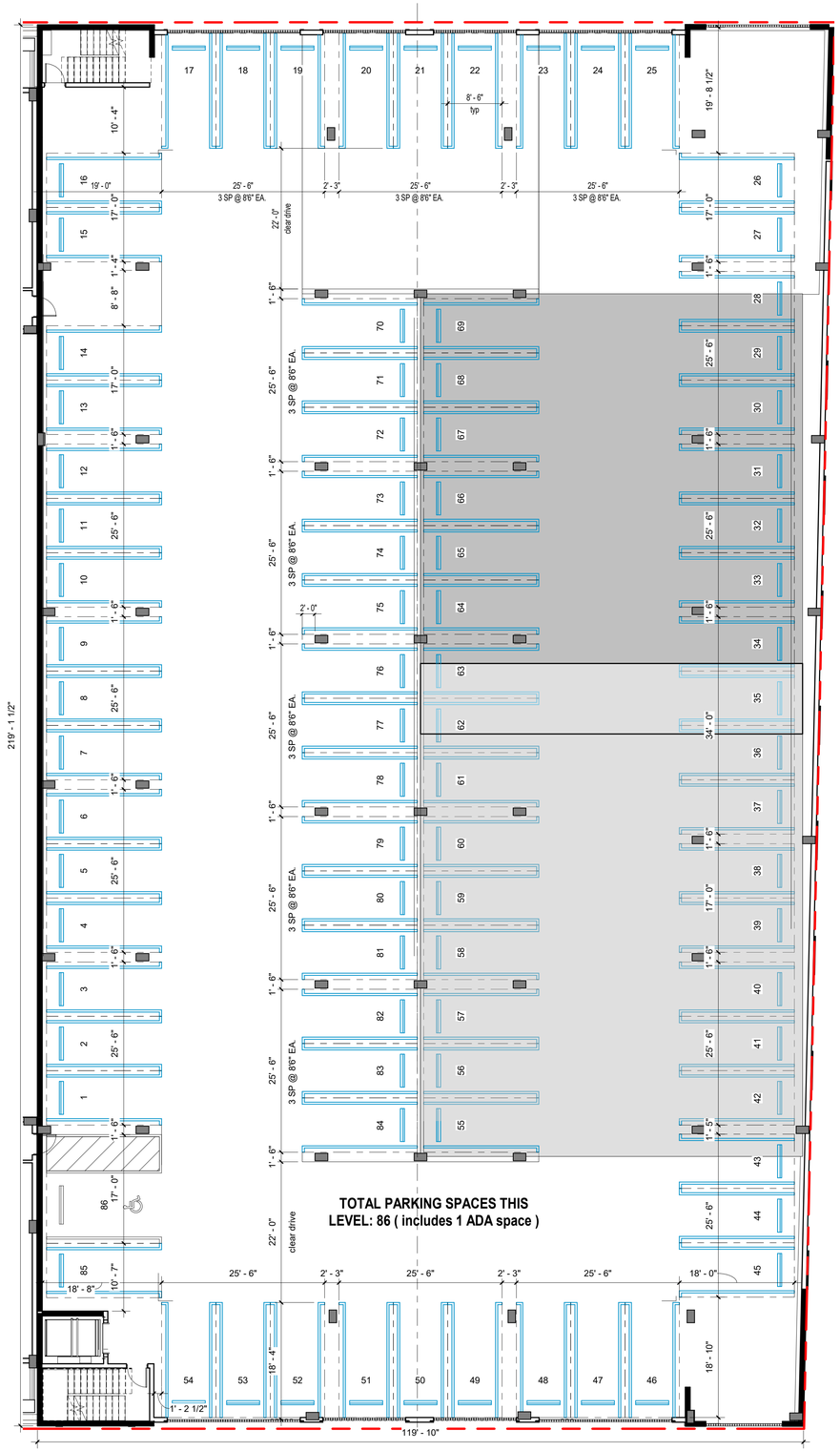
20006

SEAL & SIGNATURE

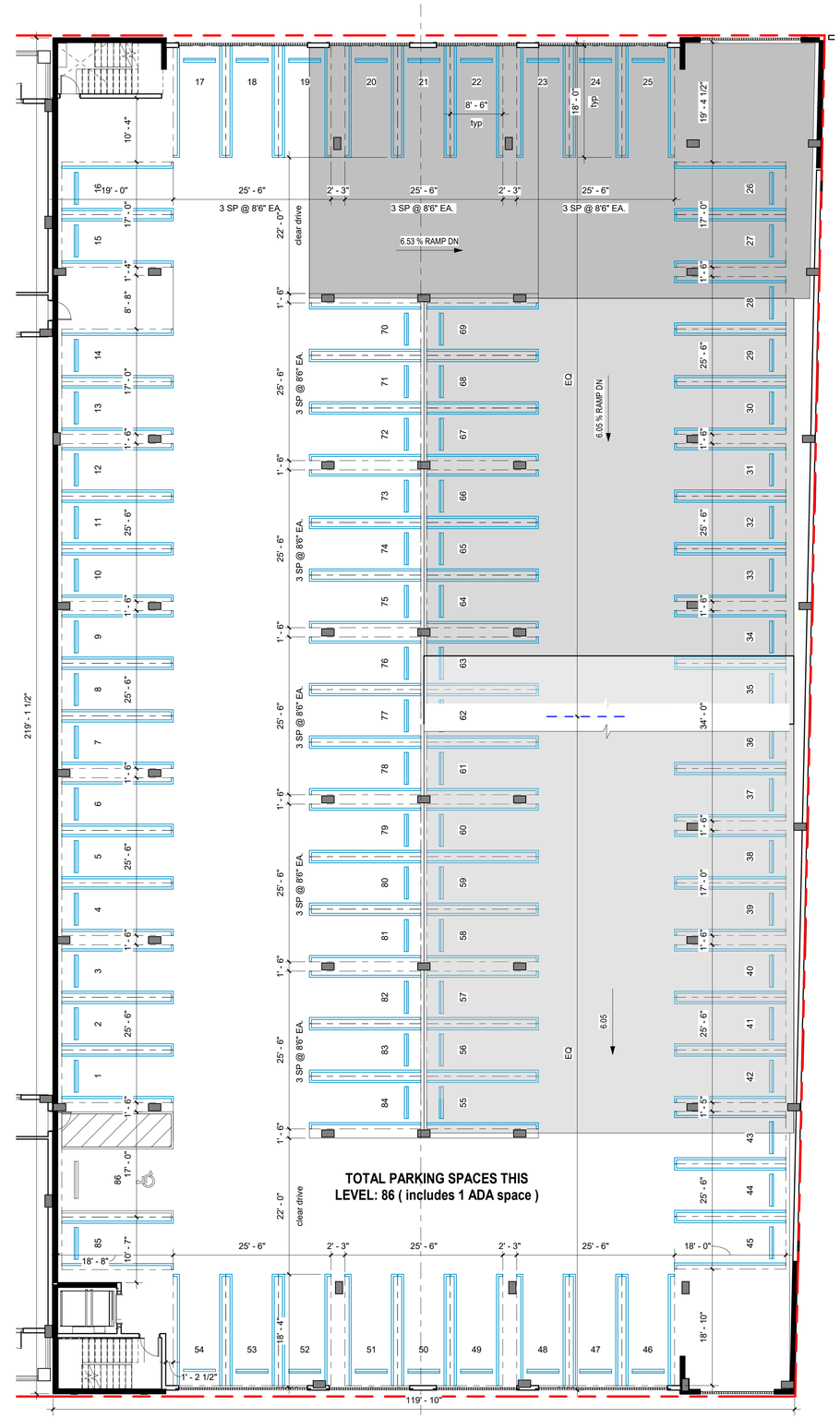
ANDREW JAMES
AR 91411, ARCHITECT

A6

SECOND LEVEL



1 A6.1 **Prkg 3**
3/32" = 1'-0"



2 A6.1 **Prkg 4**
3/32" = 1'-0"

NICHOLS BROSCH WURST WOLFE & ASSOCIATES, INC.
Architecture & Planning

PROJECT

Regency Residences

City of Coral Gables, Florida

OWNER

CONSULTANTS

ARCHITECT
NICHOLS BROSCH WURST WOLFE & ASSOCIATES, INC
161 ALMERIA AVE
CORAL GABLES, FL | 33134
305.443.5206
AAC 000680

STRUCTURAL ENGINEER
CONSULTANT NAME
ADDRESS
CITY, XX | 00000
000.000.0000

MEP & FP ENGINEER
CONSULTANT NAME
ADDRESS
CITY, XX | 00000
000.000.0000

CIVIL ENGINEER
CONSULTANT NAME
ADDRESS
CITY, XX | 00000
000.000.0000

LANDSCAPE ARCHITECT
CONSULTANT NAME
ADDRESS
CITY, XX | 00000
000.000.0000

INTERIOR DESIGNER
CONSULTANT NAME
ADDRESS
CITY, XX | 00000
000.000.0000

REVISIONS

NO.	DATE	ISSUE

DATE OF ISSUE

Issue Date

PROJECT STATUS

.

PROJECT NO.

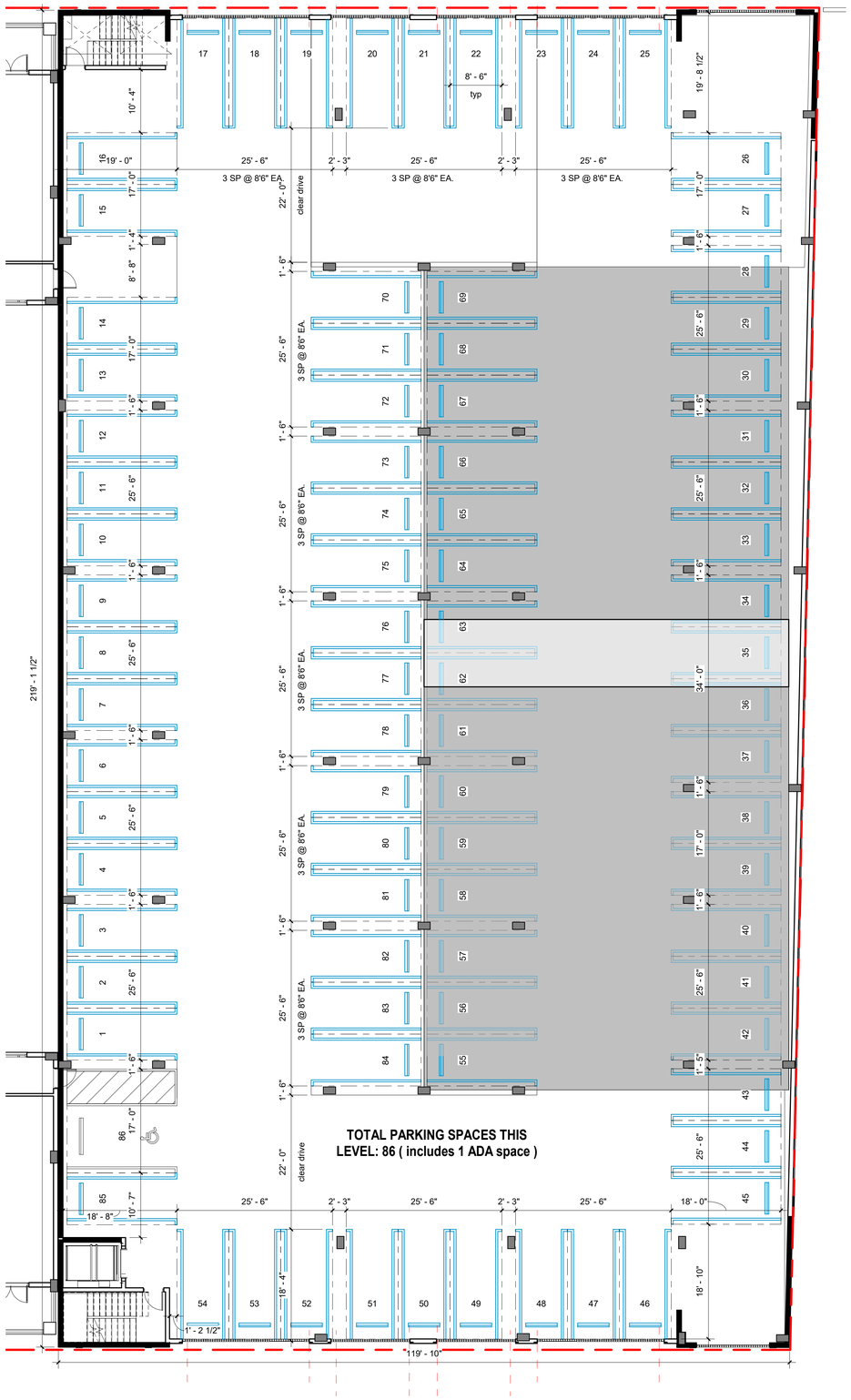
20006

SEAL & SIGNATURE

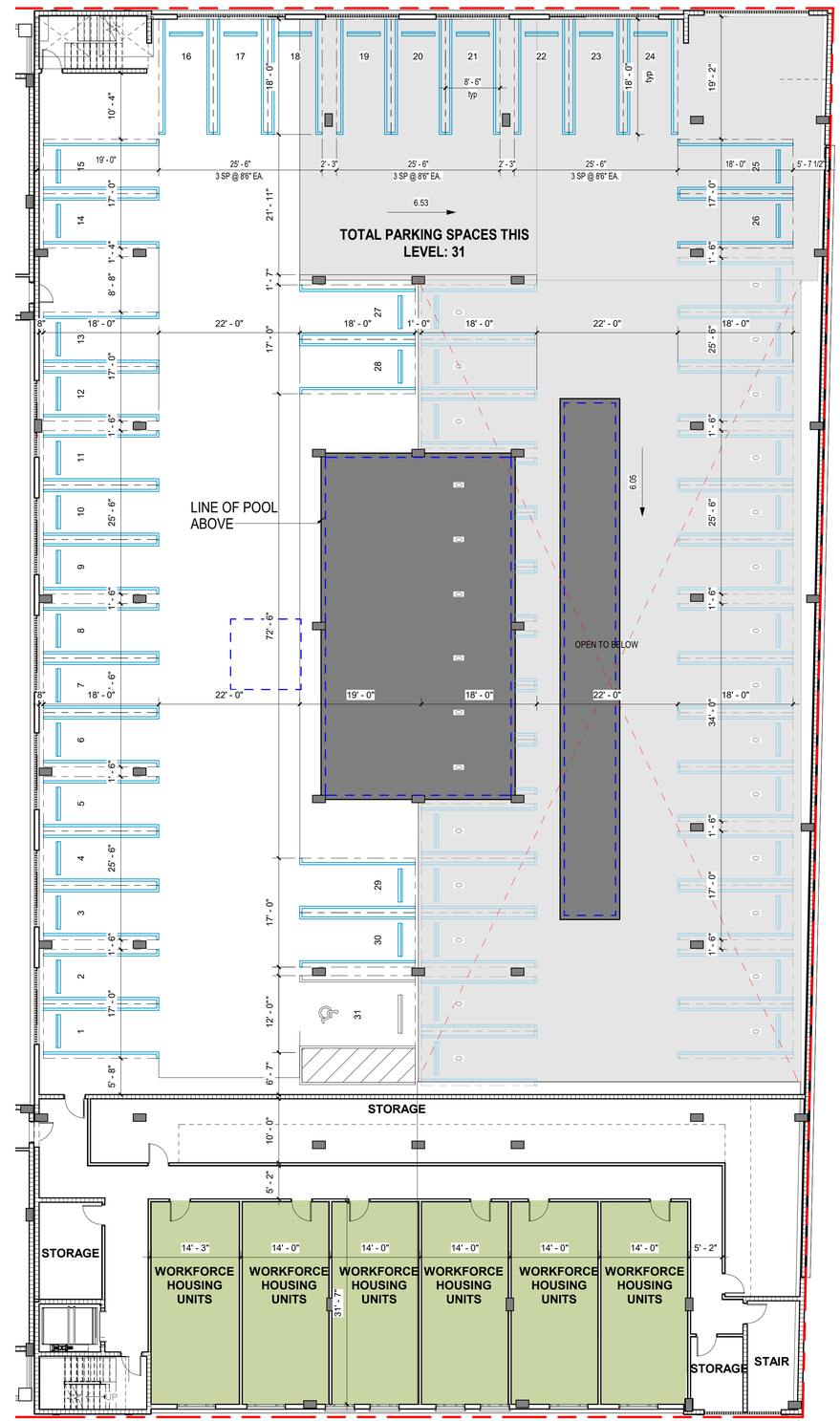
ANDREW JAMES
AR 91411, ARCHITECT

A6.1

PARKING LEVELS



1 A6.2 Prkg 5
3/32" = 1'-0"



2 A6.2 Prkg 6
3/32" = 1'-0"

NICHOLS BROSCH WURST WOLFE & ASSOCIATES, INC.
Architecture & Planning

PROJECT

Regency Residences

City of Coral Gables, Florida

OWNER

CONSULTANTS

ARCHITECT
NICHOLS BROSCH WURST WOLFE & ASSOCIATES, INC
161 ALMERIA AVE
CORAL GABLES, FL | 33134
305.443.5206
AAC 000680

STRUCTURAL ENGINEER
CONSULTANT NAME
ADDRESS
CITY, XX | 00000
000.000.0000

MEP & FP ENGINEER
CONSULTANT NAME
ADDRESS
CITY, XX | 00000
000.000.0000

CIVIL ENGINEER
CONSULTANT NAME
ADDRESS
CITY, XX | 00000
000.000.0000

LANDSCAPE ARCHITECT
CONSULTANT NAME
ADDRESS
CITY, XX | 00000
000.000.0000

INTERIOR DESIGNER
CONSULTANT NAME
ADDRESS
CITY, XX | 00000
000.000.0000

REVISIONS

NO.	DATE	ISSUE

DATE OF ISSUE

Issue Date

PROJECT STATUS

.

PROJECT NO.

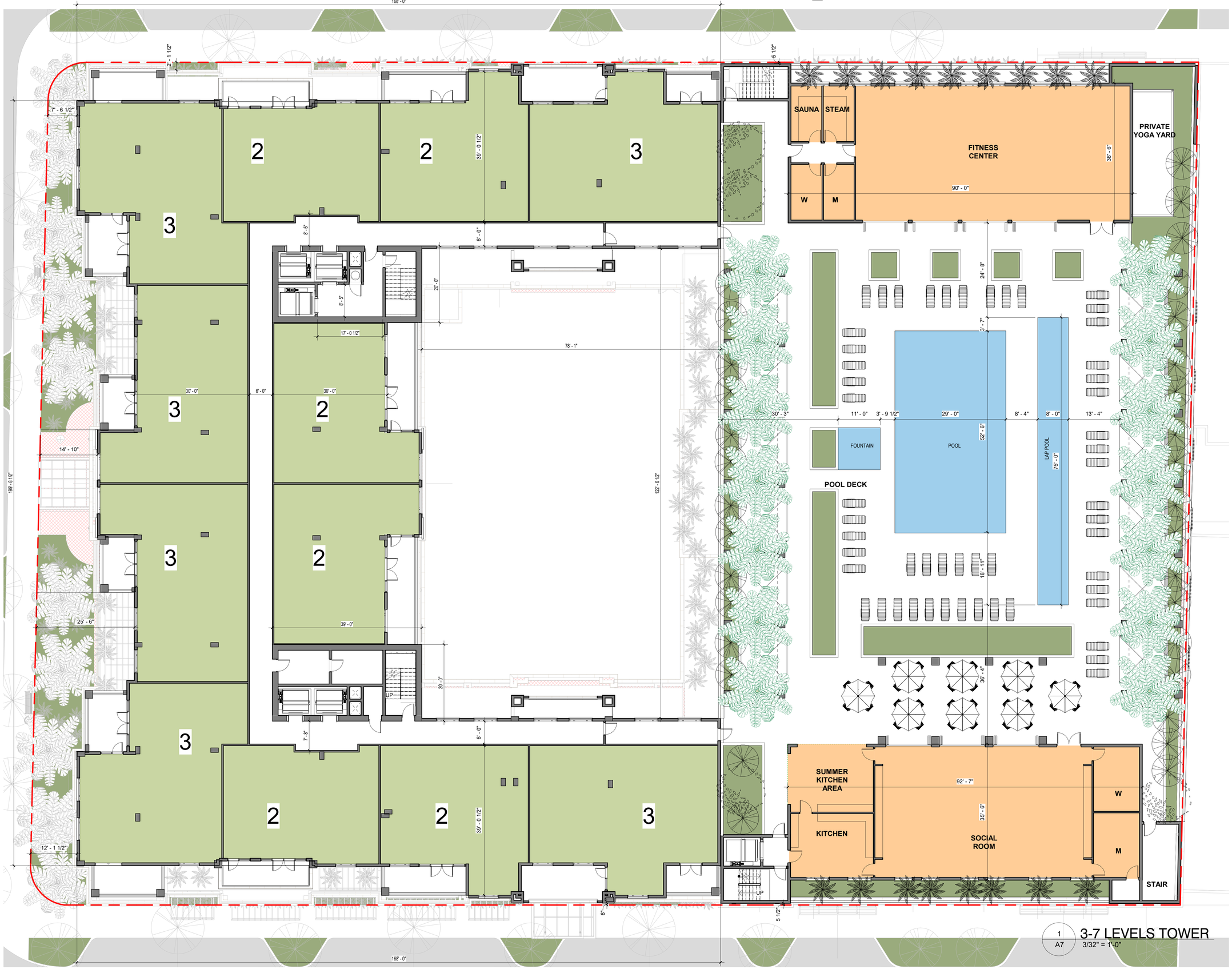
20006

SEAL & SIGNATURE

ANDREW JAMES
AR 91411, ARCHITECT

A6.2

PARKING LEVELS



1 / A7 3-7 LEVELS TOWER
3/32" = 1'-0"

NICHOLS BROSCH WURST WOLFE & ASSOCIATES, INC.
Architecture & Planning

PROJECT

Regency Residences

City of Coral Gables, Florida

OWNER

CONSULTANTS

ARCHITECT
NICHOLS BROSCH WURST WOLFE & ASSOCIATES, INC
161 ALMERIA AVE
CORAL GABLES, FL | 33134
305.443.5206
AAC 000680

STRUCTURAL ENGINEER
CONSULTANT NAME
ADDRESS
CITY, XX | 00000
000.000.0000

MEP & FP ENGINEER
CONSULTANT NAME
ADDRESS
CITY, XX | 00000
000.000.0000

CIVIL ENGINEER
CONSULTANT NAME
ADDRESS
CITY, XX | 00000
000.000.0000

LANDSCAPE ARCHITECT
CONSULTANT NAME
ADDRESS
CITY, XX | 00000
000.000.0000

INTERIOR DESIGNER
CONSULTANT NAME
ADDRESS
CITY, XX | 00000
000.000.0000

REVISIONS

NO.	DATE	ISSUE

DATE OF ISSUE

Issue Date

PROJECT STATUS

.

PROJECT NO.

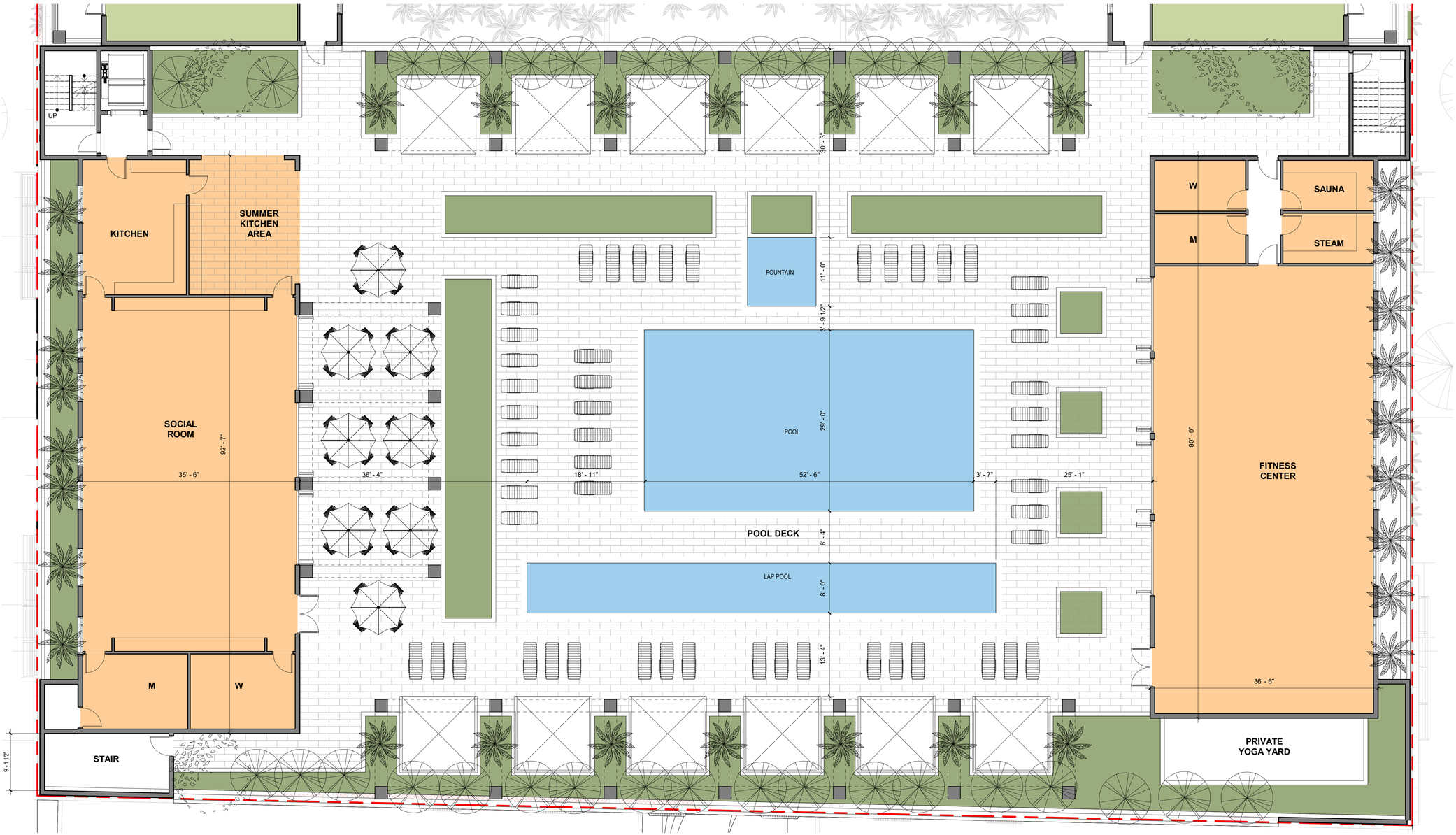
20006

SEAL & SIGNATURE

ANDREW JAMES
AR 91411, ARCHITECT

A7

3-7 LEVELS TOWER



1
A8
POOL DECK (7 LEVEL) TOWER
1/8" = 1'-0"

NICHOLS BROSCH WURST WOLFE & ASSOCIATES, INC.
Architecture & Planning

PROJECT

Regency Residences

City of Coral Gables, Florida

OWNER

CONSULTANTS

ARCHITECT
NICHOLS BROSCH WURST WOLFE & ASSOCIATES, INC
161 ALMERIA AVE
CORAL GABLES, FL | 33134
305.443.5206
AAC 000680

STRUCTURAL ENGINEER
CONSULTANT NAME
ADDRESS
CITY, XX | 00000
000.000.0000

MEP & FP ENGINEER
CONSULTANT NAME
ADDRESS
CITY, XX | 00000
000.000.0000

CIVIL ENGINEER
CONSULTANT NAME
ADDRESS
CITY, XX | 00000
000.000.0000

LANDSCAPE ARCHITECT
CONSULTANT NAME
ADDRESS
CITY, XX | 00000
000.000.0000

INTERIOR DESIGNER
CONSULTANT NAME
ADDRESS
CITY, XX | 00000
000.000.0000

REVISIONS

NO.	DATE	ISSUE

DATE OF ISSUE

Issue Date

PROJECT STATUS

.

PROJECT NO.

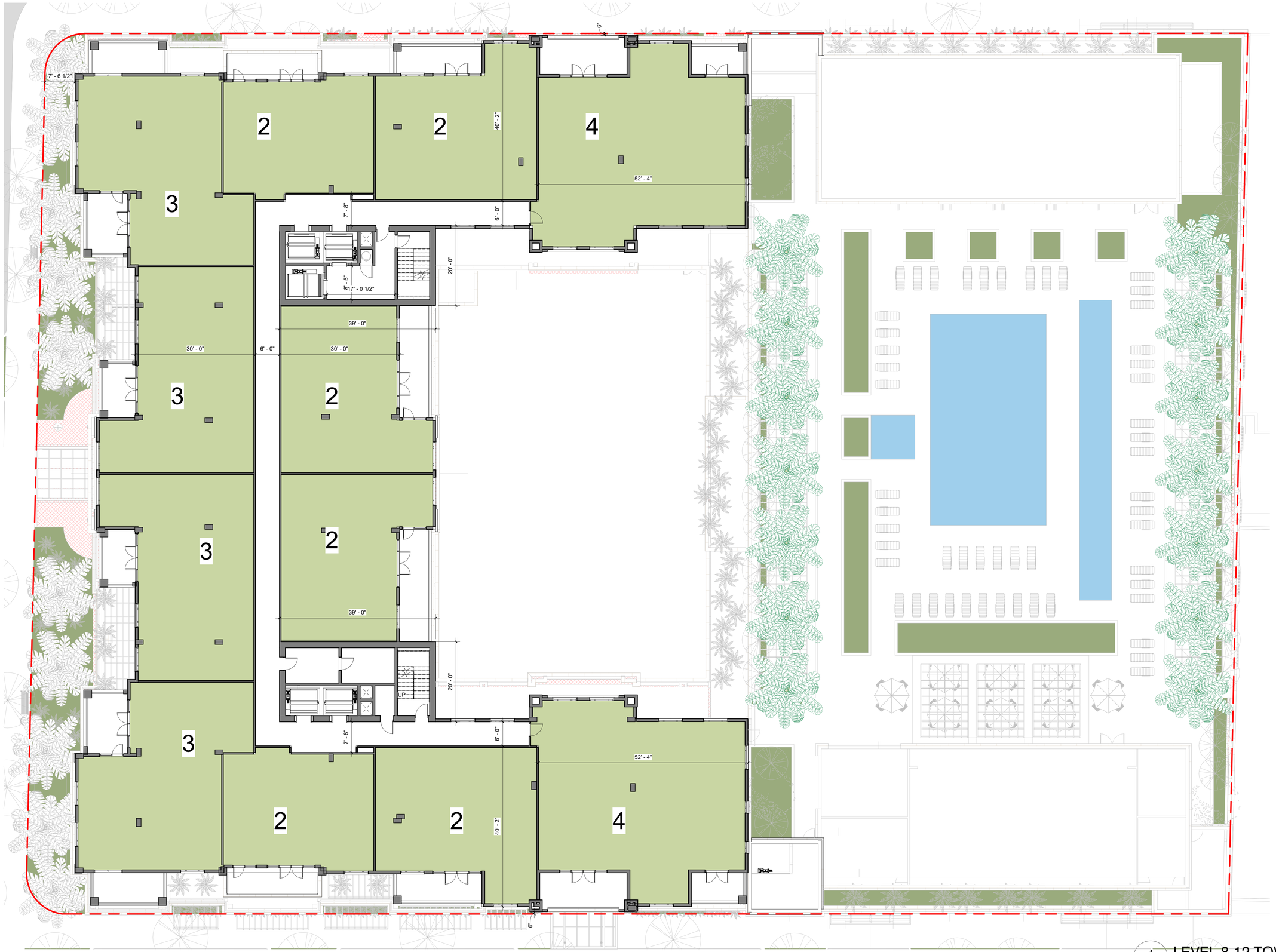
20006

SEAL & SIGNATURE

ANDREW JAMES
AR 91411, ARCHITECT

A8

POOL DECK (7 LEVEL) TOWER



1 A9 LEVEL 8-12 TOWER
3/32" = 1'-0"

NICHOLS BROSCH WURST WOLFE & ASSOCIATES, INC.
Architecture & Planning

PROJECT

Regency Residences

City of Coral Gables, Florida

OWNER

CONSULTANTS

ARCHITECT
NICHOLS BROSCH WURST WOLFE & ASSOCIATES, INC
161 ALMERIA AVE
CORAL GABLES, FL | 33134
305.443.5206
AAC 000680

STRUCTURAL ENGINEER
CONSULTANT NAME
ADDRESS
CITY, XX | 00000
000.000.0000

MEP & FP ENGINEER
CONSULTANT NAME
ADDRESS
CITY, XX | 00000
000.000.0000

CIVIL ENGINEER
CONSULTANT NAME
ADDRESS
CITY, XX | 00000
000.000.0000

LANDSCAPE ARCHITECT
CONSULTANT NAME
ADDRESS
CITY, XX | 00000
000.000.0000

INTERIOR DESIGNER
CONSULTANT NAME
ADDRESS
CITY, XX | 00000
000.000.0000

REVISIONS

NO.	DATE	ISSUE

DATE OF ISSUE

Issue Date

PROJECT STATUS

.

PROJECT NO.

20006

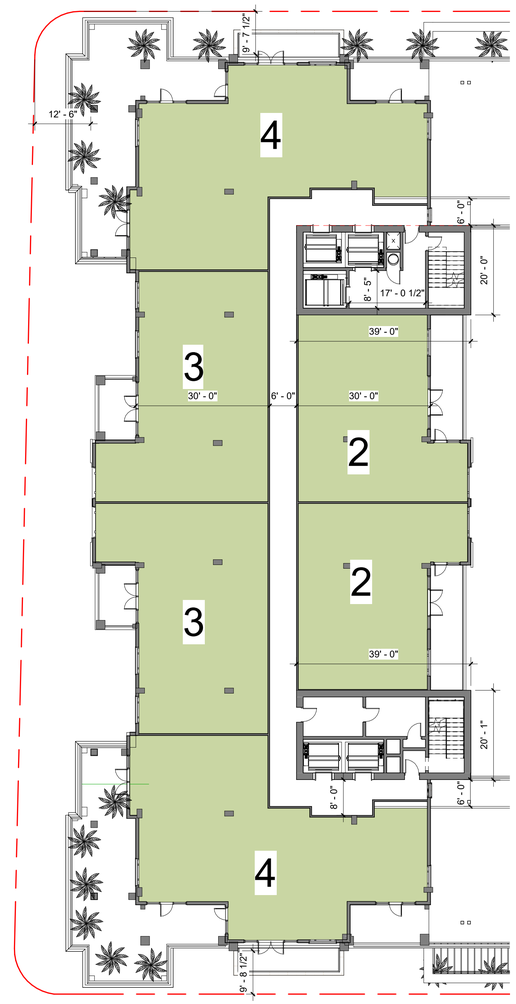
SEAL & SIGNATURE

ANDREW JAMES
AR 91411, ARCHITECT

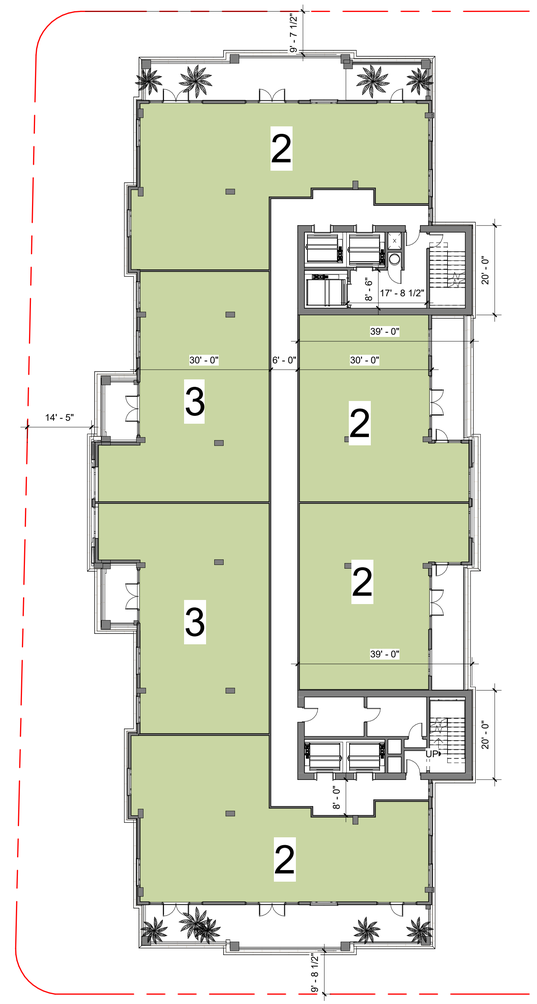
A9

8-12 LEVELS TOWER

1 A10 LEVEL 13 TOWER
1/16" = 1'-0"



2 A10 LEVEL 14-15 TOWER
1/16" = 1'-0"



3 A10 LEVEL 16 TOWER
1/16" = 1'-0"

NICHOLS BROSCH WURST WOLFE & ASSOCIATES, INC.
Architecture & Planning

PROJECT

Regency Residences

City of Coral Gables, Florida

OWNER

CONSULTANTS

ARCHITECT
NICHOLS BROSCH WURST WOLFE & ASSOCIATES, INC
161 ALMERIA AVE
CORAL GABLES, FL | 33134
305.443.5206
AAC 000680

STRUCTURAL ENGINEER
CONSULTANT NAME
ADDRESS
CITY, XX | 00000
000.000.0000

MEP & FP ENGINEER
CONSULTANT NAME
ADDRESS
CITY, XX | 00000
000.000.0000

CIVIL ENGINEER
CONSULTANT NAME
ADDRESS
CITY, XX | 00000
000.000.0000

LANDSCAPE ARCHITECT
CONSULTANT NAME
ADDRESS
CITY, XX | 00000
000.000.0000

INTERIOR DESIGNER
CONSULTANT NAME
ADDRESS
CITY, XX | 00000
000.000.0000

REVISIONS

NO.	DATE	ISSUE

DATE OF ISSUE

Issue Date

PROJECT STATUS

.

PROJECT NO.

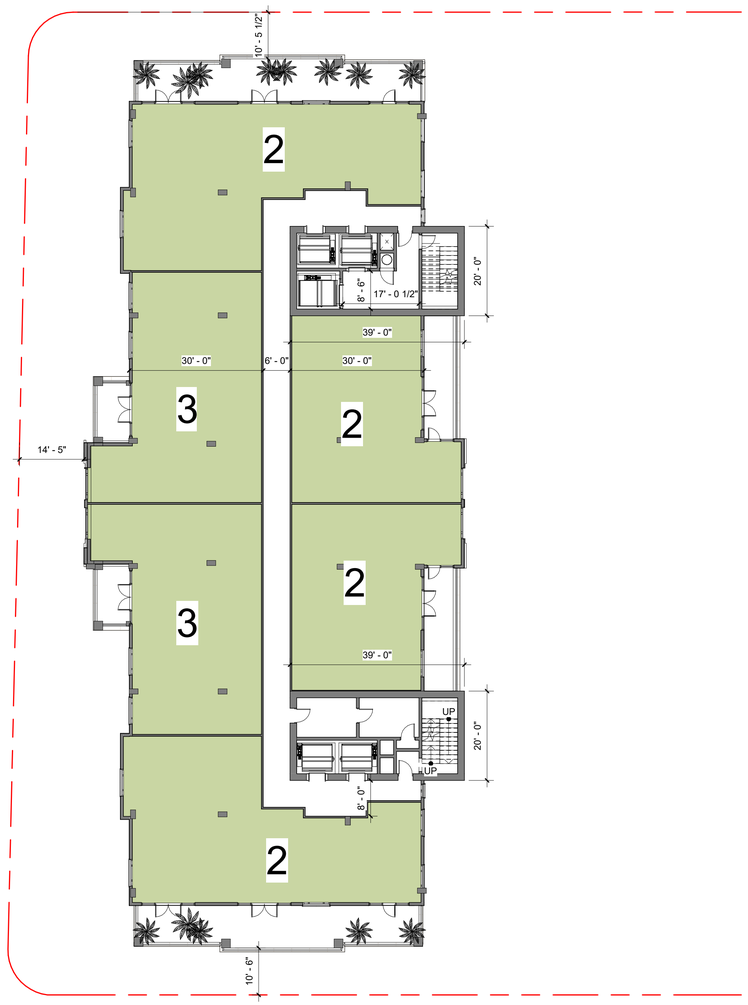
20006

SEAL & SIGNATURE

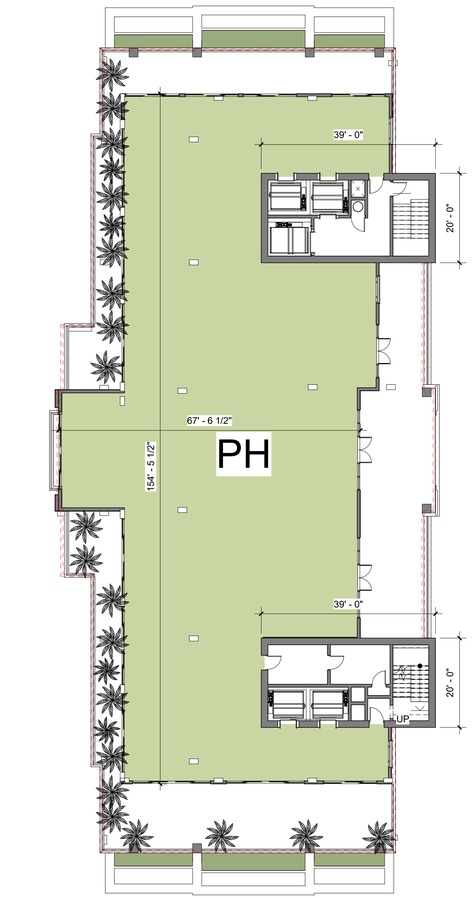
ANDREW JAMES
AR 91411, ARCHITECT

A10

13, 14-15, 16 LEVELS TOWER



1 A11 LEVEL 17 TOWER
1/16" = 1'-0"



2 A11 LEVEL 18 TOWER
1/16" = 1'-0"

NICHOLS BROSCH WURST WOLFE & ASSOCIATES, INC.
Architecture & Planning

PROJECT

Regency Residences

City of Coral Gables, Florida

OWNER

CONSULTANTS

ARCHITECT
NICHOLS BROSCH WURST WOLFE & ASSOCIATES, INC
161 ALMERIA AVE
CORAL GABLES, FL | 33134
305.443.5206
AAC 000680

STRUCTURAL ENGINEER
CONSULTANT NAME
ADDRESS
CITY, XX | 00000
000.000.0000

MEP & FP ENGINEER
CONSULTANT NAME
ADDRESS
CITY, XX | 00000
000.000.0000

CIVIL ENGINEER
CONSULTANT NAME
ADDRESS
CITY, XX | 00000
000.000.0000

LANDSCAPE ARCHITECT
CONSULTANT NAME
ADDRESS
CITY, XX | 00000
000.000.0000

INTERIOR DESIGNER
CONSULTANT NAME
ADDRESS
CITY, XX | 00000
000.000.0000

REVISIONS

NO.	DATE	ISSUE

DATE OF ISSUE

Issue Date

PROJECT STATUS

.

PROJECT NO.

20006

SEAL & SIGNATURE

ANDREW JAMES
AR 91411, ARCHITECT

A11

17, 18 LEVELS TOWER

1
A12.1
AXO - SW

NICHOLS BROSCH WURST WOLFE & ASSOCIATES, INC.
Architecture & Planning

PROJECT

Regency Residences

City of Coral Gables, Florida

OWNER

CONSULTANTS

ARCHITECT
NICHOLS BROSCH WURST WOLFE & ASSOCIATES, INC
161 ALMERIA AVE
CORAL GABLES, FL | 33134
305.443.5206
AAC 000680

STRUCTURAL ENGINEER
CONSULTANT NAME
ADDRESS
CITY, XX | 00000
000.000.0000

MEP & FP ENGINEER
CONSULTANT NAME
ADDRESS
CITY, XX | 00000
000.000.0000

CIVIL ENGINEER
CONSULTANT NAME
ADDRESS
CITY, XX | 00000
000.000.0000

LANDSCAPE ARCHITECT
CONSULTANT NAME
ADDRESS
CITY, XX | 00000
000.000.0000

INTERIOR DESIGNER
CONSULTANT NAME
ADDRESS
CITY, XX | 00000
000.000.0000

REVISIONS

NO.	DATE	ISSUE

DATE OF ISSUE

Issue Date

PROJECT STATUS

.

PROJECT NO.

20006

SEAL & SIGNATURE

ANDREW JAMES
AR 91411, ARCHITECT

A12.1

AXO

NICHOLS BROSCH WURST WOLFE
& ASSOCIATES, INC.
Architecture & Planning

PROJECT

Regency Residences

City of Coral Gables, Florida

OWNER

CONSULTANTS

ARCHITECT
NICHOLS BROSCH WURST WOLFE & ASSOCIATES, INC
161 ALMERIA AVE
CORAL GABLES, FL | 33134
305.443.5206
AAC 000680

STRUCTURAL ENGINEER
CONSULTANT NAME
ADDRESS
CITY, XX | 00000
000.000.0000

MEP & FP ENGINEER
CONSULTANT NAME
ADDRESS
CITY, XX | 00000
000.000.0000

CIVIL ENGINEER
CONSULTANT NAME
ADDRESS
CITY, XX | 00000
000.000.0000

LANDSCAPE ARCHITECT
CONSULTANT NAME
ADDRESS
CITY, XX | 00000
000.000.0000

INTERIOR DESIGNER
CONSULTANT NAME
ADDRESS
CITY, XX | 00000
000.000.0000

REVISIONS

NO.	DATE	ISSUE

DATE OF ISSUE

Issue Date

PROJECT STATUS

.

PROJECT NO.

20006

SEAL & SIGNATURE

ANDREW JAMES
AR 91411, ARCHITECT

A12.2

GROUND PERSPECTIVE SW

NICHOLS BROSCH WURST WOLFE & ASSOCIATES, INC.
Architecture & Planning

PROJECT

Regency Residences

City of Coral Gables, Florida

OWNER

CONSULTANTS

ARCHITECT
NICHOLS BROSCH WURST WOLFE & ASSOCIATES, INC
161 ALMERIA AVE
CORAL GABLES, FL | 33134
305.443.5206
AAC 000680

STRUCTURAL ENGINEER
CONSULTANT NAME
ADDRESS
CITY, XX | 00000
000.000.0000

MEP & FP ENGINEER
CONSULTANT NAME
ADDRESS
CITY, XX | 00000
000.000.0000

CIVIL ENGINEER
CONSULTANT NAME
ADDRESS
CITY, XX | 00000
000.000.0000

LANDSCAPE ARCHITECT
CONSULTANT NAME
ADDRESS
CITY, XX | 00000
000.000.0000

INTERIOR DESIGNER
CONSULTANT NAME
ADDRESS
CITY, XX | 00000
000.000.0000

REVISIONS

NO.	DATE	ISSUE

DATE OF ISSUE

Issue Date

PROJECT STATUS

.

PROJECT NO.

20006

SEAL & SIGNATURE

ANDREW JAMES
AR 91411, ARCHITECT

A12.3

GROUND PERSPECTIVE SE

KEYNOTE LEGEND

#	DESCRIPTION
01	ARCHITECURAL COLUMN, SMOOTH STUCCO FINISH (WHITE).
02	ARCHITECTURAL BEAM, SMOOTH STUCCO FINISH (WHITE).
03	ARCHITECTURAL COLUMN, NATURAL STONE CLADDING ON MASONRY.
04	ARCHITECTURAL BEAM, NATURAL STONE CLADDING ON MASONRY.
05	PAINTED SMOOTH STUCCO FINISH ON MASONRY (WHITE).
06	NATURAL STONE CLADDING ON MASONRY.
07	48" A.F.F. STONE PARAPET WALL.
08	PRECAST CONC. BANDING / CORNICE, SMOOTH STUCCO FINISH (WHITE)
09	PRECASE CONC. BANDING / CORNICE, NATURAL STONE FINISH
10	42" A.F.F. BALCONY WITH 16" A.F.F. MASONRY KNEE WALL FINISHED WITH SMOOTH STUCCO FINISH (WHITE) AND 26" DECORATIVE HANDRAIL - BRONZE COLOR FINISH.
11	42" A.F.F. BALCONY WITH 16" A.F.F. MASONRY KNEE WALL FINISHED WITH STONE CLADDING AND 26" DECORATIVE HANDRIAL - BRONZE COLOR FINISH.
12	42" A.F.F. ALUMINUM RAILINGS - BRONZE COLOR FINISH.
13	ALUMINUM WINDOW ASSEMBLY WITH DARK BRONZE MULLIONS AND STONE 2" SILL SURROUND.
14	ALUMINUM GLASS DOOR ASSEMBLY WITH DARK BRONZE MULLIONS.
15	ALUMINUM SLIDING/FOLDING ALUMINIUM AND GLASS DOOR SYSTEM.
16	ALUMINUM SPANDREL PANEL - BRONZE COLOR FINISH.
17	ALUMINUM OPEN TRELLIS - BRONZE COLOR FINISH.
19	PREFABRICATED DECORATIVE ALUMINUM/GLASS CANOPY - BRONZE COLOR FINISH.
20	WALL MOUNTED DECORATIVE LIGHT FIXTURE (TYP.).

1 West - OVERALL ELEVATION
3/32" = 1'-0"

NICHOLS BROSCH WURST WOLFE & ASSOCIATES, INC.
Architecture & Planning

PROJECT

Regency Residences

City of Coral Gables, Florida

OWNER

CONSULTANTS

ARCHITECT
NICHOLS BROSCH WURST WOLFE & ASSOCIATES, INC
161 ALMERIA AVE
CORAL GABLES, FL | 33134
305.443.5206
AAC 000680

STRUCTURAL ENGINEER
CONSULTANT NAME
ADDRESS
CITY, XX | 00000
000.000.0000

MEP & FP ENGINEER
CONSULTANT NAME
ADDRESS
CITY, XX | 00000
000.000.0000

CIVIL ENGINEER
CONSULTANT NAME
ADDRESS
CITY, XX | 00000
000.000.0000

LANDSCAPE ARCHITECT
CONSULTANT NAME
ADDRESS
CITY, XX | 00000
000.000.0000

INTERIOR DESIGNER
CONSULTANT NAME
ADDRESS
CITY, XX | 00000
000.000.0000

REVISIONS

NO.	DATE	ISSUE

DATE OF ISSUE

Issue Date

PROJECT STATUS

.

PROJECT NO.

20006

SEAL & SIGNATURE

ANDREW JAMES
AR 91411, ARCHITECT

A13.1

WEST

2 3D - WEST ENTRY

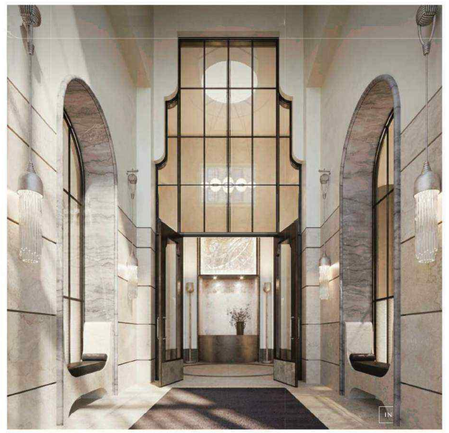
1 West - ENTRY (ENLARGED)
3/16" = 1'-0"

KEYNOTE LEGEND

#	DESCRIPTION
03	ARCHITECTURAL COLUMN, NATURAL STONE CLADDING ON MASONRY.
05	PAINTED SMOOTH STUCCO FINISH ON MASONRY (WHITE).
10	42" A.F.F. BALCONY WITH 16" A.F.F. MASONRY KNEE WALL FINISHED WITH SMOOTH STUCCO FINISH (WHITE) AND 26" DECORATIVE HANDRAIL - BRONZE COLOR FINISH.
13	ALUMINUM WINDOW ASSEMBLY WITH DARK BRONZE MULLIONS AND STONE 2" SILL SURROUND.

KEYNOTE LEGEND

#	DESCRIPTION
14	ALUMINUM GLASS DOOR ASSEMBLY WITH DARK BRONZE MULLIONS.
16	ALUMINUM SPANDREL PANEL - BRONZE COLOR FINISH.
17	ALUMINUM OPEN TRELLIS - BRONZE COLOR FINISH.
19	PREFABRICATED DECORATIVE ALUMINUM/GLASS CANOPY - BRONZE COLOR FINISH.
20	WALL MOUNTED DECORATIVE LIGHT FIXTURE (TYP.).



NICHOLS BROSCH WURST WOLFE & ASSOCIATES, INC.
Architecture & Planning

PROJECT

Regency Residences

City of Coral Gables, Florida

OWNER

CONSULTANTS

ARCHITECT
NICHOLS BROSCH WURST WOLFE & ASSOCIATES, INC
161 ALMERIA AVE
CORAL GABLES, FL | 33134
305.443.5206
AAC 000680

STRUCTURAL ENGINEER
CONSULTANT NAME
ADDRESS
CITY, XX | 00000
000.000.0000

MEP & FP ENGINEER
CONSULTANT NAME
ADDRESS
CITY, XX | 00000
000.000.0000

CIVIL ENGINEER
CONSULTANT NAME
ADDRESS
CITY, XX | 00000
000.000.0000

LANDSCAPE ARCHITECT
CONSULTANT NAME
ADDRESS
CITY, XX | 00000
000.000.0000

INTERIOR DESIGNER
CONSULTANT NAME
ADDRESS
CITY, XX | 00000
000.000.0000

REVISIONS

NO.	DATE	ISSUE

DATE OF ISSUE

Issue Date

PROJECT STATUS

.

PROJECT NO.

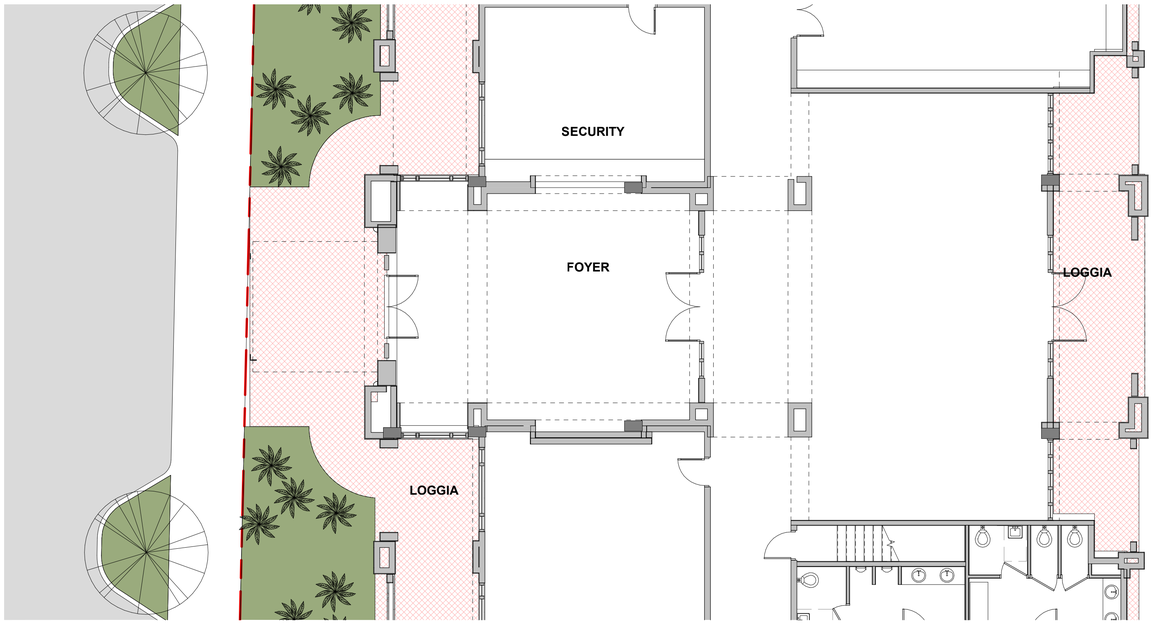
20006

SEAL & SIGNATURE

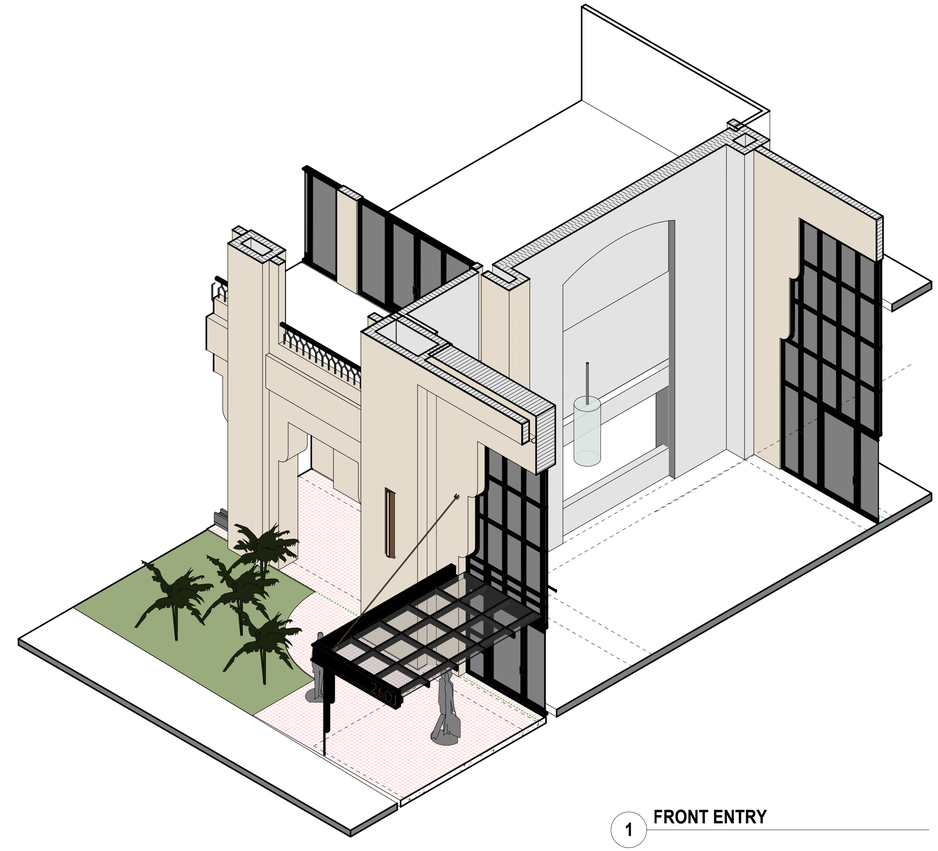
ANDREW JAMES
AR 91411, ARCHITECT

A13.2

ENLARGED WEST



2 **GROUND LEVEL ENTRY**
1/8" = 1'-0"



1 **FRONT ENTRY**

3 **LOGGIA SECTION**
1/8" = 1'-0"

NICHOLS BROSCH WURST WOLFE & ASSOCIATES, INC.
Architecture & Planning

PROJECT

Regency Residences

City of Coral Gables, Florida

OWNER

CONSULTANTS

ARCHITECT
NICHOLS BROSCH WURST WOLFE & ASSOCIATES, INC
161 ALMERIA AVE
CORAL GABLES, FL | 33134
305.443.5206
AAC 000680

STRUCTURAL ENGINEER
CONSULTANT NAME
ADDRESS
CITY, XX | 00000
000.000.0000

MEP & FP ENGINEER
CONSULTANT NAME
ADDRESS
CITY, XX | 00000
000.000.0000

CIVIL ENGINEER
CONSULTANT NAME
ADDRESS
CITY, XX | 00000
000.000.0000

LANDSCAPE ARCHITECT
CONSULTANT NAME
ADDRESS
CITY, XX | 00000
000.000.0000

INTERIOR DESIGNER
CONSULTANT NAME
ADDRESS
CITY, XX | 00000
000.000.0000

REVISIONS

NO.	DATE	ISSUE

DATE OF ISSUE

Issue Date

PROJECT STATUS

.

PROJECT NO.

20006

SEAL & SIGNATURE

ANDREW JAMES
AR 91411, ARCHITECT

A13.3

WEST 3D ENTRY & LOGGIA

1 **WEST ELEVATION - PH TERRACING**
3/16" = 1'-0"

2 **SW TERRACING - AXO**

INDIANA LIMESTONE COLOR SAMPLE & RUNNING BOND PATTERN

BALCONY WITH REVEAL RAILING

BALCONY WITH REVEAL RAILING

BALCONY WITH REVEAL RAILING

NICHOLS BROSCH WURST WOLFE & ASSOCIATES, INC.
Architecture & Planning

PROJECT

Regency Residences

City of Coral Gables, Florida

OWNER

CONSULTANTS

ARCHITECT
NICHOLS BROSCH WURST WOLFE & ASSOCIATES, INC
161 ALMERIA AVE
CORAL GABLES, FL | 33134
305.443.5206
AAC 000680

STRUCTURAL ENGINEER
CONSULTANT NAME
ADDRESS
CITY, XX | 00000
000.000.0000

MEP & FP ENGINEER
CONSULTANT NAME
ADDRESS
CITY, XX | 00000
000.000.0000

CIVIL ENGINEER
CONSULTANT NAME
ADDRESS
CITY, XX | 00000
000.000.0000

LANDSCAPE ARCHITECT
CONSULTANT NAME
ADDRESS
CITY, XX | 00000
000.000.0000

INTERIOR DESIGNER
CONSULTANT NAME
ADDRESS
CITY, XX | 00000
000.000.0000

REVISIONS

NO.	DATE	ISSUE

DATE OF ISSUE

Issue Date

PROJECT STATUS

.

PROJECT NO.

20006

SEAL & SIGNATURE

ANDREW JAMES
AR 91411, ARCHITECT

A13.4

DETAILS 1

1 **WEST ELEVATION - PENTHOUSE LEVELS**
1/8" = 1'-0"

KEYNOTE LEGEND

#	DESCRIPTION
01	ARCHITECURAL COLUMN, SMOOTH STUCCO FINISH (WHITE).
02	ARCHITECTURAL BEAM, SMOOTH STUCCO FINISH (WHITE).
03	ARCHITECTURAL COLUMN, NATURAL STONE CLADDING ON MASONRY.
04	ARCHITECTURAL BEAM, NATURAL STONE CLADDING ON MASONRY.
05	PAINTED SMOOTH STUCCO FINISH ON MASONRY (WHITE).
06	NATURAL STONE CLADDING ON MASONRY.
07	48" A.F.F. STONE PARAPET WALL.
08	PRECAST CONC. BANDING / CORNICE, SMOOTH STUCCO FINISH (WHITE)
09	PRECASE CONC. BANDING / CORNICE, NATURAL STONE FINISH
10	42" A.F.F. BALCONY WITH 16" A.F.F. MASONRY KNEE WALL FINISHED WITH SMOOTH STUCCO FINISH (WHITE) AND 26" DECORATIVE HANDRAIL - BRONZE COLOR FINISH.
11	42" A.F.F. BALCONY WITH 16" A.F.F. MASONRY KNEE WALL FINISHED WITH STONE CLADDING AND 26" DECORATIVE HANDRIAL - BRONZE COLOR FINISH.
13	ALUMINUM WINDOW ASSEMBLY WITH DARK BRONZE MULLIONS AND STONE 2" SILL SURROUND.
14	ALUMINUM GLASS DOOR ASSEMBLY WITH DARK BRONZE MULLIONS.
15	ALUMINUM SLIDING/FOLDING ALUMINIUM AND GLASS DOOR SYSTEM.
16	ALUMINUM SPANDREL PANEL - BRONZE COLOR FINISH.

BALCONY WITH REVEAL RAILING

BALCONY WITH REVEAL RAILING

NICHOLS BROSCH WURST WOLFE & ASSOCIATES, INC.
Architecture & Planning

PROJECT

Regency Residences

City of Coral Gables, Florida

OWNER

CONSULTANTS

ARCHITECT
NICHOLS BROSCH WURST WOLFE & ASSOCIATES, INC
161 ALMERIA AVE
CORAL GABLES, FL | 33134
305.443.5206
AAC 000680

STRUCTURAL ENGINEER
CONSULTANT NAME
ADDRESS
CITY, XX | 00000
000.000.0000

MEP & FP ENGINEER
CONSULTANT NAME
ADDRESS
CITY, XX | 00000
000.000.0000

CIVIL ENGINEER
CONSULTANT NAME
ADDRESS
CITY, XX | 00000
000.000.0000

LANDSCAPE ARCHITECT
CONSULTANT NAME
ADDRESS
CITY, XX | 00000
000.000.0000

INTERIOR DESIGNER
CONSULTANT NAME
ADDRESS
CITY, XX | 00000
000.000.0000

REVISIONS

NO.	DATE	ISSUE

DATE OF ISSUE

Issue Date

PROJECT STATUS

.

PROJECT NO.

20006

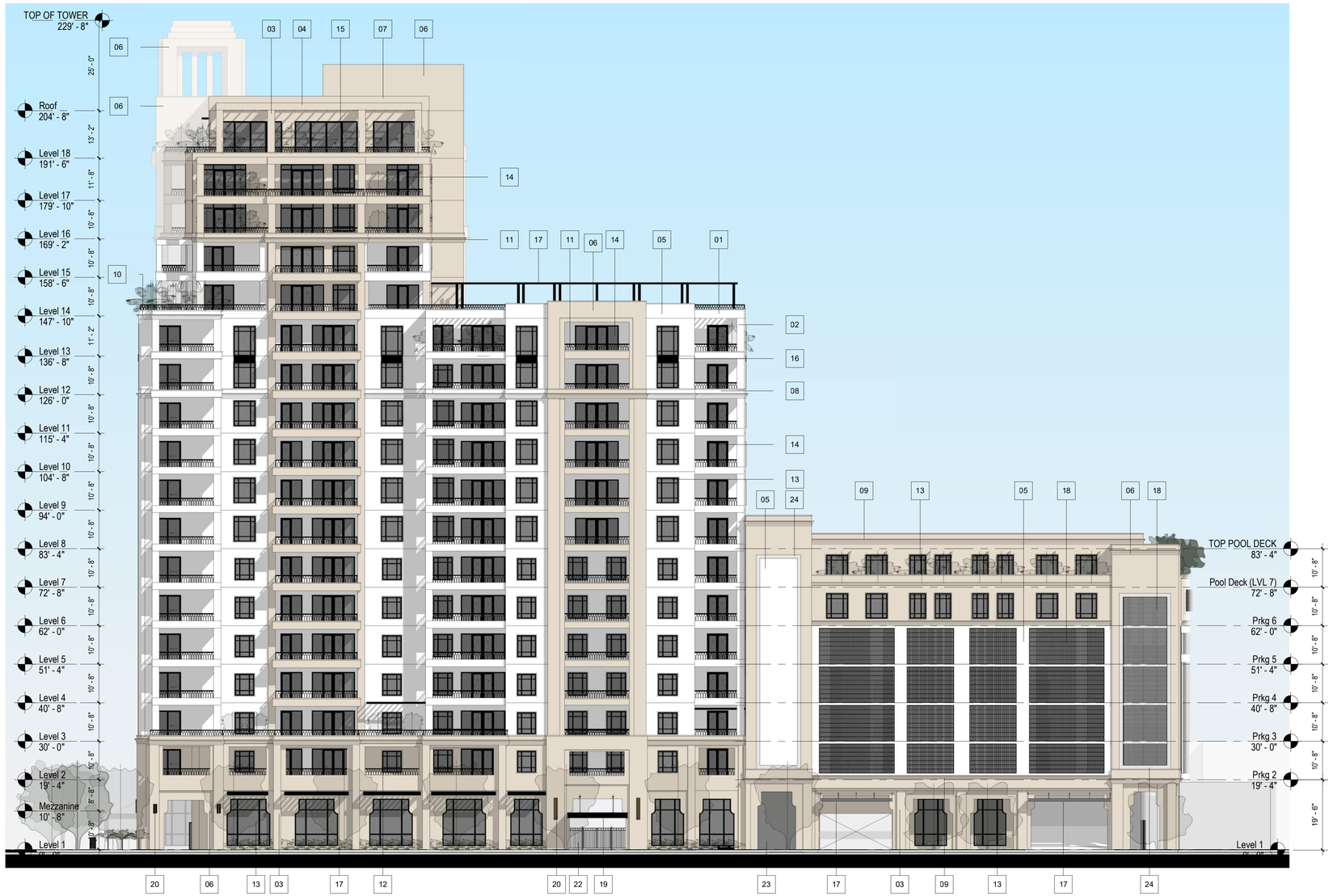
SEAL & SIGNATURE

ANDREW JAMES
AR 91411, ARCHITECT

A13.5

WEST TOP ENLARGED

KEYNOTE LEGEND	
#	DESCRIPTION
01	ARCHITECURAL COLUMN, SMOOTH STUCCO FINISH (WHITE).
02	ARCHITECTURAL BEAM, SMOOTH STUCCO FINISH (WHITE).
03	ARCHITECTURAL COLUMN, NATURAL STONE CLADDING ON MASONRY.
04	ARCHITECTURAL BEAM, NATURAL STONE CLADDING ON MASONRY.
05	PAINTED SMOOTH STUCCO FINISH ON MASONRY (WHITE).
06	NATURAL STONE CLADDING ON MASONRY.
07	48" A.F.F. STONE PARAPET WALL.
08	PRECAST CONC. BANDING / CORNICE, SMOOTH STUCCO FINISH (WHITE)
09	PRECASE CONC. BANDING / CORNICE, NATURAL STONE FINISH
10	42" A.F.F. BALCONY WITH 16" A.F.F. MASONRY KNEE WALL FINISHED WITH SMOOTH STUCCO FINISH (WHITE) AND 26" DECORATIVE HANDRAIL - BRONZE COLOR FINISH.
11	42" A.F.F. BALCONY WITH 16" A.F.F. MASONRY KNEE WALL FINISHED WITH STONE CLADDING AND 26" DECORATIVE HANDRIAL - BRONZE COLOR FINISH.
12	42" A.F.F. ALUMINUM RAILINGS - BRONZE COLOR FINISH.
13	ALUMINUM WINDOW ASSEMBLY WITH DARK BRONZE MULLIONS AND STONE 2" SILL SURROUND.
14	ALUMINUM GLASS DOOR ASSEMBLY WITH DARK BRONZE MULLIONS.
15	ALUMINUM SLIDING/FOLDING ALUMINIUM AND GLASS DOOR SYSTEM.
16	ALUMINUM SPANDREL PANEL - BRONZE COLOR FINISH.
17	ALUMINUM OPEN TRELLIS - BRONZE COLOR FINISH.
18	ALUMINUM ORNAMENTAL GARAGE SCREEN - BRONZE COLOR FINISH.
19	PREFABRICATED DECORATIVE ALUMINUM/GLASS CANOPY - BRONZE COLOR FINISH.
20	WALL MOUNTED DECORATIVE LIGHT FIXTURE (TYP.).
22	DECORATIVE GATE.
23	ART WALL.
24	STONE SURROUND.



1 **South - OVERALL ELEVATION**
1/16" = 1'-0"

NICHOLS BROSCH WURST WOLFE & ASSOCIATES, INC.
Architecture & Planning

PROJECT

Regency Residences

City of Coral Gables, Florida

OWNER

CONSULTANTS

ARCHITECT
NICHOLS BROSCH WURST WOLFE & ASSOCIATES, INC
161 ALMERIA AVE
CORAL GABLES, FL | 33134
305.443.5206
AAC 000680

STRUCTURAL ENGINEER
CONSULTANT NAME
ADDRESS
CITY, XX | 00000
000.000.0000

MEP & FP ENGINEER
CONSULTANT NAME
ADDRESS
CITY, XX | 00000
000.000.0000

CIVIL ENGINEER
CONSULTANT NAME
ADDRESS
CITY, XX | 00000
000.000.0000

LANDSCAPE ARCHITECT
CONSULTANT NAME
ADDRESS
CITY, XX | 00000
000.000.0000

INTERIOR DESIGNER
CONSULTANT NAME
ADDRESS
CITY, XX | 00000
000.000.0000

REVISIONS

NO.	DATE	ISSUE

DATE OF ISSUE

Issue Date

PROJECT STATUS

.

PROJECT NO.

20006

SEAL & SIGNATURE

ANDREW JAMES
AR 91411, ARCHITECT

A14.1

SOUTH

1 **South - BASE ENLARGED**

1/8" = 1'-0"

KEYNOTE LEGEND	
#	DESCRIPTION
03	ARCHITECTURAL COLUMN, NATURAL STONE CLADDING ON MASONRY.
05	PAINTED SMOOTH STUCCO FINISH ON MASONRY (WHITE).
06	NATURAL STONE CLADDING ON MASONRY.
09	PRECASE CONC. BANDING / CORNICE, NATURAL STONE FINISH
10	42" A.F.F. BALCONY WITH 16" A.F.F. MASONRY KNEE WALL FINISHED WITH SMOOTH STUCCO FINISH (WHITE) AND 26" DECORATIVE HANDRAIL - BRONZE COLOR FINISH.
11	42" A.F.F. BALCONY WITH 16" A.F.F. MASONRY KNEE WALL FINISHED WITH STONE CLADDING AND 26" DECORATIVE HANDRIAL - BRONZE COLOR FINISH.
12	42" A.F.F. ALUMINUM RAILINGS - BRONZE COLOR FINISH.

KEYNOTE LEGEND	
#	DESCRIPTION
13	ALUMINUM WINDOW ASSEMBLY WITH DARK BRONZE MULLIONS AND STONE 2" SILL SURROUND.
14	ALUMINUM GLASS DOOR ASSEMBLY WITH DARK BRONZE MULLIONS.
15	ALUMINUM SLIDING/FOLDING ALUMINIUM AND GLASS DOOR SYSTEM.
17	ALUMINUM OPEN TRELLIS - BRONZE COLOR FINISH.
19	PREFABRICATED DECORATIVE ALUMINUM/GLASS CANOPY - BRONZE COLOR FINISH.
20	WALL MOUNTED DECORATIVE LIGHT FIXTURE (TYP.).
22	DECORATIVE GATE.
23	ART WALL.

NICHOLS BROSCH WURST WOLFE & ASSOCIATES, INC.
Architecture & Planning

PROJECT

Regency Residences

City of Coral Gables, Florida

OWNER

CONSULTANTS

ARCHITECT
NICHOLS BROSCH WURST WOLFE & ASSOCIATES, INC
161 ALMERIA AVE
CORAL GABLES, FL | 33134
305.443.5206
AAC 000680

STRUCTURAL ENGINEER
CONSULTANT NAME
ADDRESS
CITY, XX | 00000
000.000.0000

MEP & FP ENGINEER
CONSULTANT NAME
ADDRESS
CITY, XX | 00000
000.000.0000

CIVIL ENGINEER
CONSULTANT NAME
ADDRESS
CITY, XX | 00000
000.000.0000

LANDSCAPE ARCHITECT
CONSULTANT NAME
ADDRESS
CITY, XX | 00000
000.000.0000

INTERIOR DESIGNER
CONSULTANT NAME
ADDRESS
CITY, XX | 00000
000.000.0000

REVISIONS

NO.	DATE	ISSUE

DATE OF ISSUE

Issue Date

PROJECT STATUS

.

PROJECT NO.

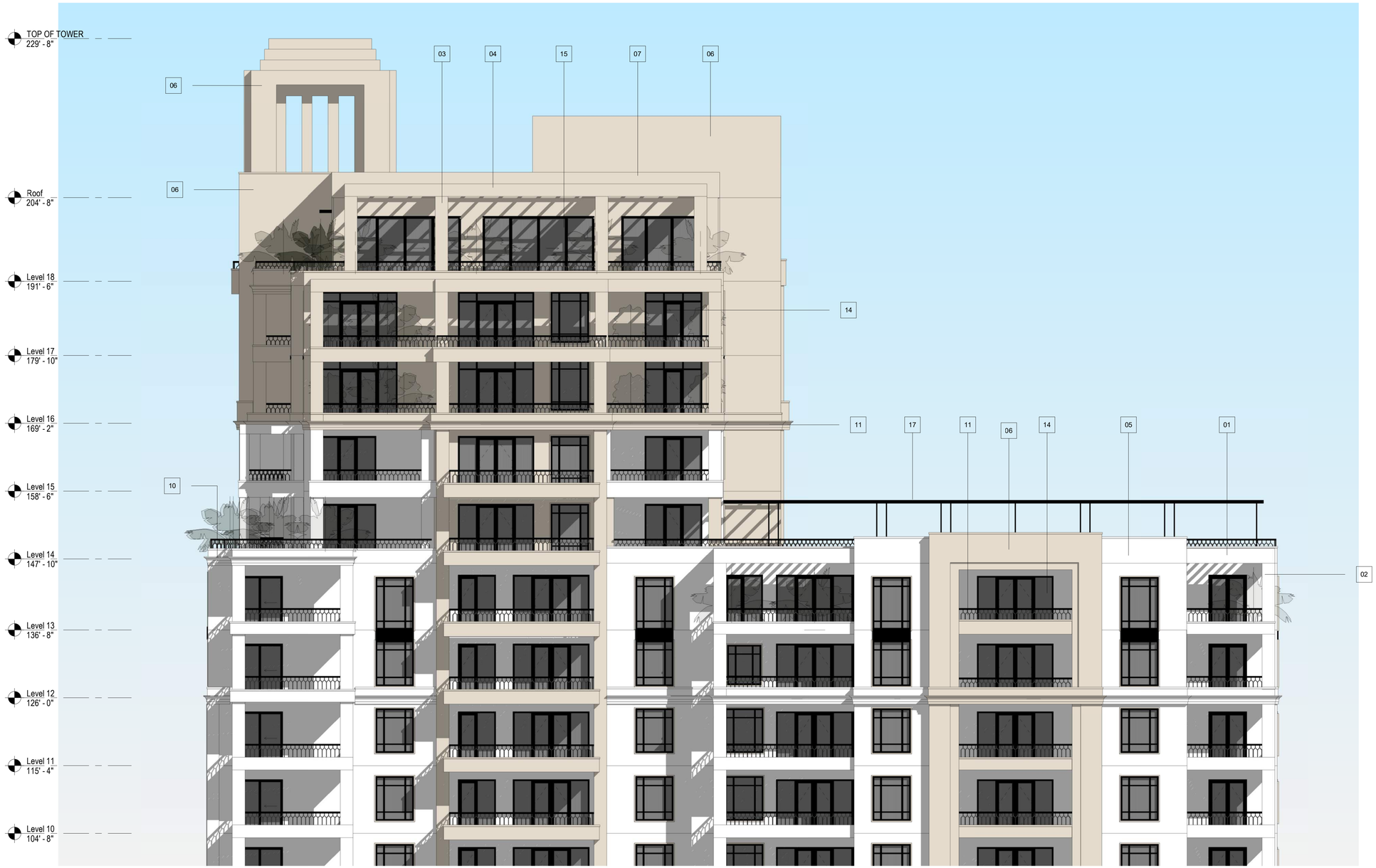
20006

SEAL & SIGNATURE

ANDREW JAMES
AR 91411, ARCHITECT

A14.2

SOUTH BASE ENLARGED



1 **South - TOP ENLARGED**

1/8" = 1'-0"

KEYNOTE LEGEND	
#	DESCRIPTION
01	ARCHITECURAL COLUMN, SMOOTH STUCCO FINISH (WHITE).
02	ARCHITECTURAL BEAM, SMOOTH STUCCO FINISH (WHITE).
03	ARCHITECTURAL COLUMN, NATURAL STONE CLADDING ON MASONRY.
04	ARCHITECTURAL BEAM, NATURAL STONE CLADDING ON MASONRY.
05	PAINTED SMOOTH STUCCO FINISH ON MASONRY (WHITE).
06	NATURAL STONE CLADDING ON MASONRY.
07	48" A.F.F. STONE PARAPET WALL.

KEYNOTE LEGEND	
#	DESCRIPTION
10	42" A.F.F. BALCONY WITH 16" A.F.F. MASONRY KNEE WALL FINISHED WITH SMOOTH STUCCO FINISH (WHITE) AND 26" DECORATIVE HANDRAIL - BRONZE COLOR FINISH.
11	42" A.F.F. BALCONY WITH 16" A.F.F. MASONRY KNEE WALL FINISHED WITH STONE CLADDING AND 26" DECORATIVE HANDRIAL - BRONZE COLOR FINISH.
14	ALUMINUM GLASS DOOR ASSEMBLY WITH DARK BRONZE MULLIONS.
15	ALUMINUM SLIDING/FOLDING ALUMINIUM AND GLASS DOOR SYSTEM.
17	ALUMINUM OPEN TRELLIS - BRONZE COLOR FINISH.

NICHOLS BROSCH WURST WOLFE & ASSOCIATES, INC.
Architecture & Planning

PROJECT

Regency Residences

City of Coral Gables, Florida

OWNER

CONSULTANTS

ARCHITECT
NICHOLS BROSCH WURST WOLFE & ASSOCIATES, INC
161 ALMERIA AVE
CORAL GABLES, FL | 33134
305.443.5206
AAC 000680

STRUCTURAL ENGINEER
CONSULTANT NAME
ADDRESS
CITY, XX | 00000
000.000.0000

MEP & FP ENGINEER
CONSULTANT NAME
ADDRESS
CITY, XX | 00000
000.000.0000

CIVIL ENGINEER
CONSULTANT NAME
ADDRESS
CITY, XX | 00000
000.000.0000

LANDSCAPE ARCHITECT
CONSULTANT NAME
ADDRESS
CITY, XX | 00000
000.000.0000

INTERIOR DESIGNER
CONSULTANT NAME
ADDRESS
CITY, XX | 00000
000.000.0000

REVISIONS

NO.	DATE	ISSUE

DATE OF ISSUE

Issue Date

PROJECT STATUS

.

PROJECT NO.

20006

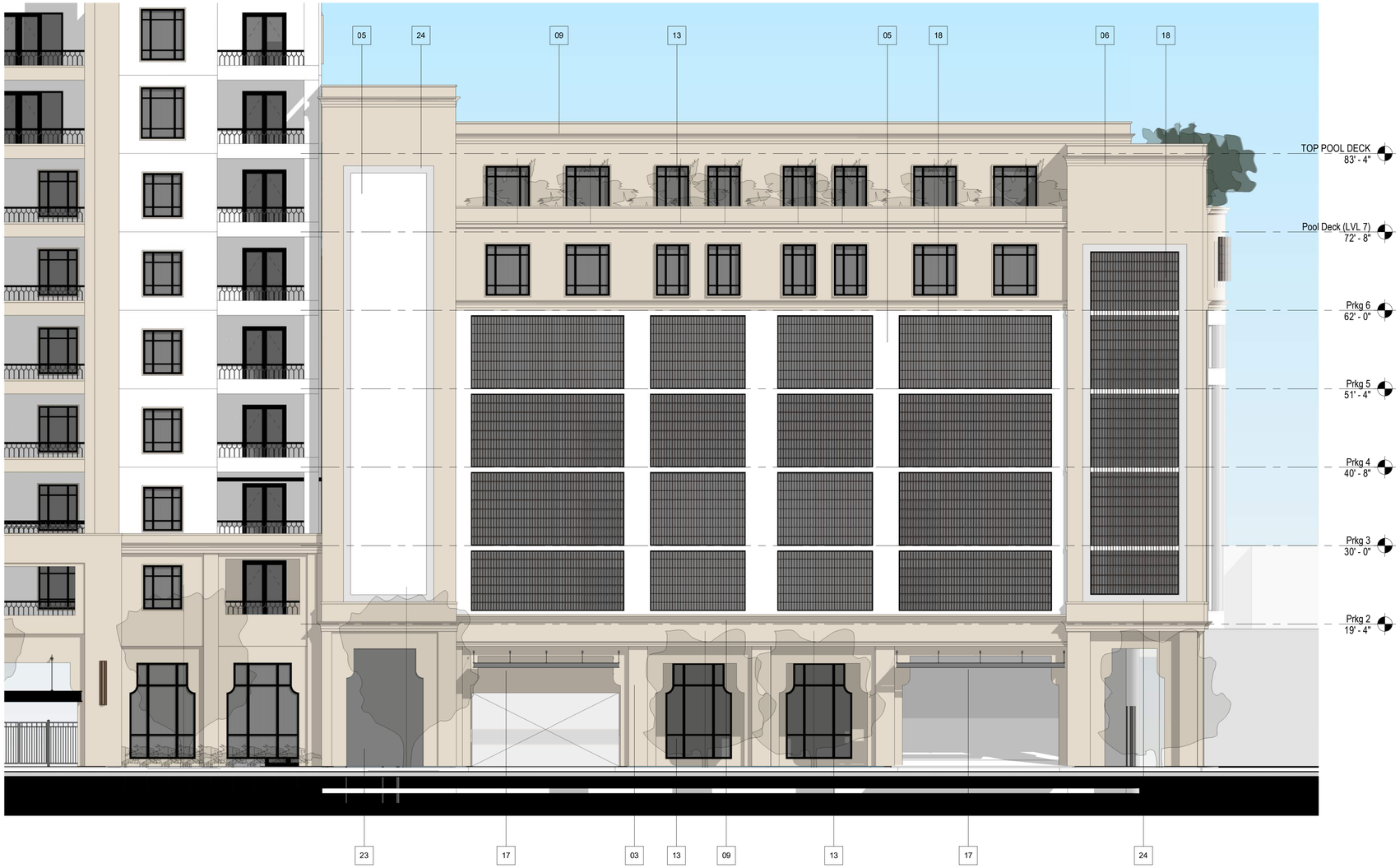
SEAL & SIGNATURE

ANDREW JAMES
AR 91411, ARCHITECT

A14.3

SOUTH TOP ENLARGED

KEYNOTE LEGEND	
#	DESCRIPTION
03	ARCHITECTURAL COLUMN, NATURAL STONE CLADDING ON MASONRY.
05	PAINTED SMOOTH STUCCO FINISH ON MASONRY (WHITE).
06	NATURAL STONE CLADDING ON MASONRY.
09	PRECASE CONC. BANDING / CORNICE, NATURAL STONE FINISH
13	ALUMINUM WINDOW ASSEMBLY WITH DARK BRONZE MULLIONS AND STONE 2" SILL SURROUND.
17	ALUMINUM OPEN TRELLIS - BRONZE COLOR FINISH.
18	ALUMINUM ORNAMENTAL GARAGE SCREEN - BRONZE COLOR FINISH.
23	ART WALL.
24	STONE SURROUND.



1 / A14.4 South - GARAGE_FULL LOUVRE
1/8" = 1'-0"

NICHOLS BROSCH WURST WOLFE & ASSOCIATES, INC.
Architecture & Planning

PROJECT

Regency Residences

City of Coral Gables, Florida

OWNER

CONSULTANTS

ARCHITECT
NICHOLS BROSCH WURST WOLFE & ASSOCIATES, INC
161 ALMERIA AVE
CORAL GABLES, FL | 33134
305.443.5206
AAC 000680

STRUCTURAL ENGINEER
CONSULTANT NAME
ADDRESS
CITY, XX | 00000
000.000.0000

MEP & FP ENGINEER
CONSULTANT NAME
ADDRESS
CITY, XX | 00000
000.000.0000

CIVIL ENGINEER
CONSULTANT NAME
ADDRESS
CITY, XX | 00000
000.000.0000

LANDSCAPE ARCHITECT
CONSULTANT NAME
ADDRESS
CITY, XX | 00000
000.000.0000

INTERIOR DESIGNER
CONSULTANT NAME
ADDRESS
CITY, XX | 00000
000.000.0000

REVISIONS

NO.	DATE	ISSUE

DATE OF ISSUE

Issue Date

PROJECT STATUS

.

PROJECT NO.

20006

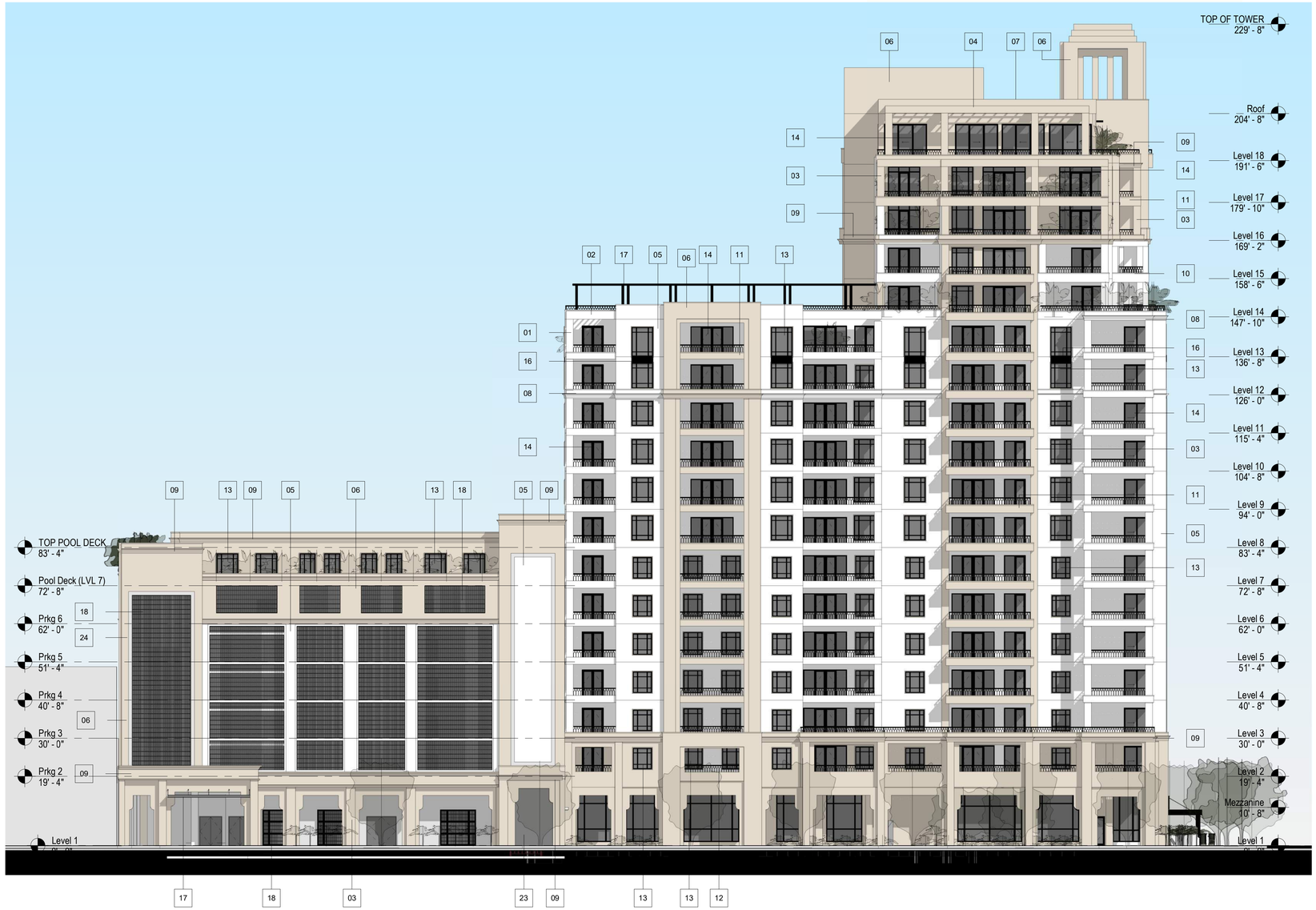
SEAL & SIGNATURE

ANDREW JAMES
AR 91411, ARCHITECT

A14.4

SOUTH GARAGE ENLARGED

KEYNOTE LEGEND	
#	DESCRIPTION
01	ARCHITECURAL COLUMN, SMOOTH STUCCO FINISH (WHITE).
02	ARCHITECTURAL BEAM, SMOOTH STUCCO FINISH (WHITE).
03	ARCHITECTURAL COLUMN, NATURAL STONE CLADDING ON MASONRY.
04	ARCHITECTURAL BEAM, NATURAL STONE CLADDING ON MASONRY.
05	PAINTED SMOOTH STUCCO FINISH ON MASONRY (WHITE).
06	NATURAL STONE CLADDING ON MASONRY.
07	48" A.F.F. STONE PARAPET WALL.
08	PRECAST CONC. BANDING / CORNICE, SMOOTH STUCCO FINISH (WHITE)
09	PRECASE CONC. BANDING / CORNICE, NATURAL STONE FINISH
10	42" A.F.F. BALCONY WITH 16" A.F.F. MASONRY KNEE WALL FINISHED WITH SMOOTH STUCCO FINISH (WHITE) AND 26" DECORATIVE HANDRAIL - BRONZE COLOR FINISH.
11	42" A.F.F. BALCONY WITH 16" A.F.F. MASONRY KNEE WALL FINISHED WITH STONE CLADDING AND 26" DECORATIVE HANDRIAL - BRONZE COLOR FINISH.
12	42" A.F.F. ALUMINUM RAILINGS - BRONZE COLOR FINISH.
13	ALUMINUM WINDOW ASSEMBLY WITH DARK BRONZE MULLIONS AND STONE 2" SILL SURROUND.
14	ALUMINUM GLASS DOOR ASSEMBLY WITH DARK BRONZE MULLIONS.
16	ALUMINUM SPANDREL PANEL - BRONZE COLOR FINISH.
17	ALUMINUM OPEN TRELLIS - BRONZE COLOR FINISH.
18	ALUMINUM ORNAMENTAL GARAGE SCREEN - BRONZE COLOR FINISH.
23	ART WALL.
24	STONE SURROUND.



1 **North - OVERALL ELEVATION**
1/16" = 1'-0"

NICHOLS BROSCH WURST WOLFE & ASSOCIATES, INC.
Architecture & Planning

PROJECT

Regency Residences

City of Coral Gables, Florida

OWNER

CONSULTANTS

ARCHITECT
NICHOLS BROSCH WURST WOLFE & ASSOCIATES, INC
161 ALMERIA AVE
CORAL GABLES, FL | 33134
305.443.5206
AAC 000680

STRUCTURAL ENGINEER
CONSULTANT NAME
ADDRESS
CITY, XX | 00000
000.000.0000

MEP & FP ENGINEER
CONSULTANT NAME
ADDRESS
CITY, XX | 00000
000.000.0000

CIVIL ENGINEER
CONSULTANT NAME
ADDRESS
CITY, XX | 00000
000.000.0000

LANDSCAPE ARCHITECT
CONSULTANT NAME
ADDRESS
CITY, XX | 00000
000.000.0000

INTERIOR DESIGNER
CONSULTANT NAME
ADDRESS
CITY, XX | 00000
000.000.0000

REVISIONS

NO.	DATE	ISSUE

DATE OF ISSUE

Issue Date

PROJECT STATUS

.

PROJECT NO.

20006

SEAL & SIGNATURE

ANDREW JAMES
AR 91411, ARCHITECT

A15.1

NORTH

KEYNOTE LEGEND	
#	DESCRIPTION
03	ARCHITECTURAL COLUMN, NATURAL STONE CLADDING ON MASONRY.
05	PAINTED SMOOTH STUCCO FINISH ON MASONRY (WHITE).
06	NATURAL STONE CLADDING ON MASONRY.
09	PRECASE CONC. BANDING / CORNICE, NATURAL STONE FINISH
10	42" A.F.F. BALCONY WITH 16" A.F.F. MASONRY KNEE WALL FINISHED WITH SMOOTH STUCCO FINISH (WHITE) AND 26" DECORATIVE HANDRAIL - BRONZE COLOR FINISH.
12	42" A.F.F. ALUMINUM RAILINGS - BRONZE COLOR FINISH.
13	ALUMINUM WINDOW ASSEMBLY WITH DARK BRONZE MULLIONS AND STONE 2" SILL SURROUND.
14	ALUMINUM GLASS DOOR ASSEMBLY WITH DARK BRONZE MULLIONS.

1 **North - BASE ENLARGED**
1/8" = 1'-0"

NICHOLS BROSCH WURST WOLFE & ASSOCIATES, INC.
Architecture & Planning

PROJECT

Regency Residences

City of Coral Gables, Florida

OWNER

CONSULTANTS

ARCHITECT
NICHOLS BROSCH WURST WOLFE & ASSOCIATES, INC
161 ALMERIA AVE
CORAL GABLES, FL | 33134
305.443.5206
AAC 000680

STRUCTURAL ENGINEER
CONSULTANT NAME
ADDRESS
CITY, XX | 00000
000.000.0000

MEP & FP ENGINEER
CONSULTANT NAME
ADDRESS
CITY, XX | 00000
000.000.0000

CIVIL ENGINEER
CONSULTANT NAME
ADDRESS
CITY, XX | 00000
000.000.0000

LANDSCAPE ARCHITECT
CONSULTANT NAME
ADDRESS
CITY, XX | 00000
000.000.0000

INTERIOR DESIGNER
CONSULTANT NAME
ADDRESS
CITY, XX | 00000
000.000.0000

REVISIONS

NO.	DATE	ISSUE

DATE OF ISSUE

Issue Date

PROJECT STATUS

.

PROJECT NO.

20006

SEAL & SIGNATURE

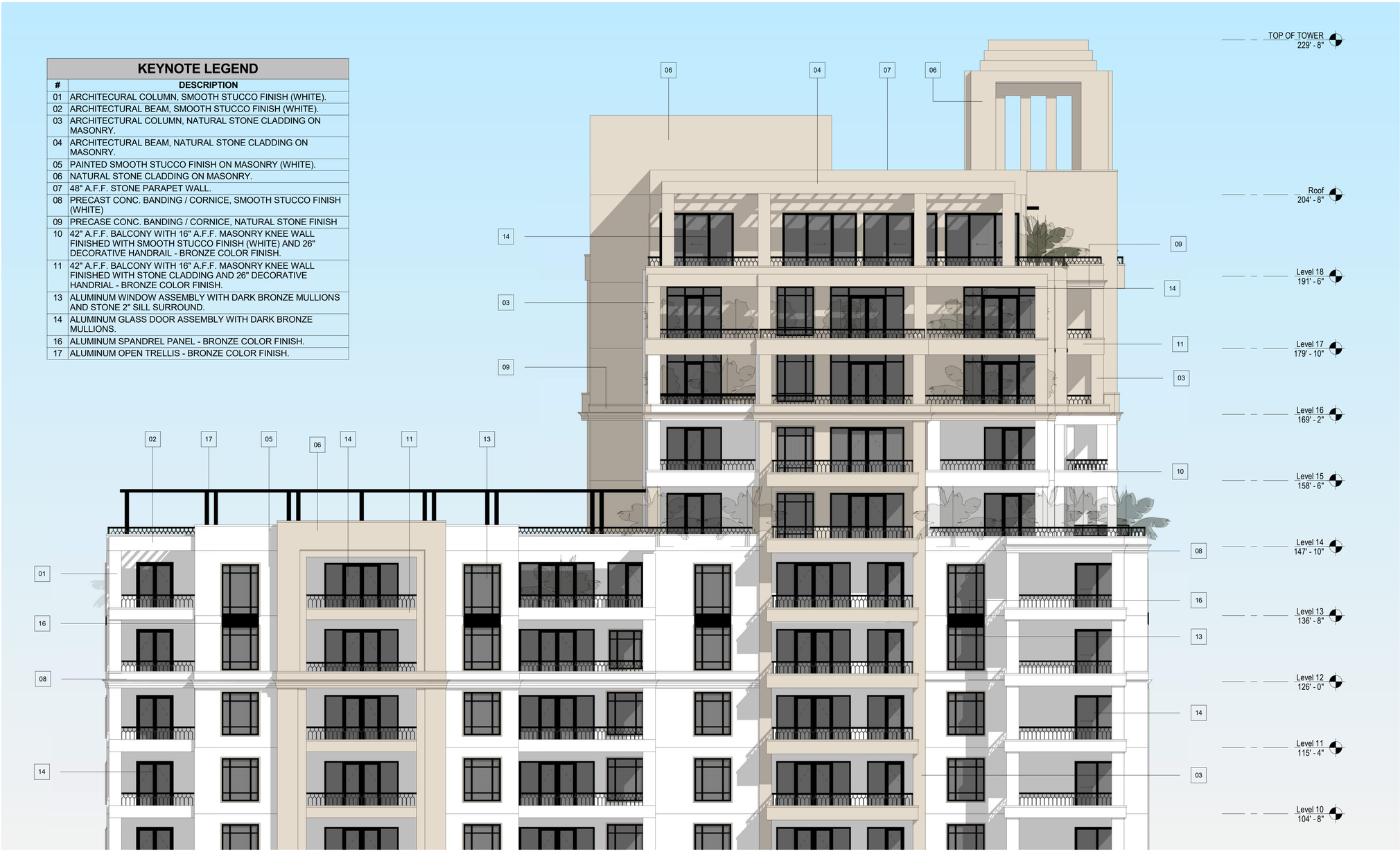
ANDREW JAMES
AR 91411, ARCHITECT

A15.2

NORTH BASE ENLARGED

KEYNOTE LEGEND

#	DESCRIPTION
01	ARCHITECURAL COLUMN, SMOOTH STUCCO FINISH (WHITE).
02	ARCHITECTURAL BEAM, SMOOTH STUCCO FINISH (WHITE).
03	ARCHITECTURAL COLUMN, NATURAL STONE CLADDING ON MASONRY.
04	ARCHITECTURAL BEAM, NATURAL STONE CLADDING ON MASONRY.
05	PAINTED SMOOTH STUCCO FINISH ON MASONRY (WHITE).
06	NATURAL STONE CLADDING ON MASONRY.
07	48" A.F.F. STONE PARAPET WALL.
08	PRECAST CONC. BANDING / CORNICE, SMOOTH STUCCO FINISH (WHITE)
09	PRECASE CONC. BANDING / CORNICE, NATURAL STONE FINISH
10	42" A.F.F. BALCONY WITH 16" A.F.F. MASONRY KNEE WALL FINISHED WITH SMOOTH STUCCO FINISH (WHITE) AND 26" DECORATIVE HANDRAIL - BRONZE COLOR FINISH.
11	42" A.F.F. BALCONY WITH 16" A.F.F. MASONRY KNEE WALL FINISHED WITH STONE CLADDING AND 26" DECORATIVE HANDRIAL - BRONZE COLOR FINISH.
13	ALUMINUM WINDOW ASSEMBLY WITH DARK BRONZE MULLIONS AND STONE 2" SILL SURROUND.
14	ALUMINUM GLASS DOOR ASSEMBLY WITH DARK BRONZE MULLIONS.
16	ALUMINUM SPANDREL PANEL - BRONZE COLOR FINISH.
17	ALUMINUM OPEN TRELLIS - BRONZE COLOR FINISH.



1 **North - TOP ENLARGED**
1/8" = 1'-0"

NICHOLS BROSCH WURST WOLFE & ASSOCIATES, INC.
Architecture & Planning

PROJECT

Regency Residences

City of Coral Gables, Florida

OWNER

CONSULTANTS

ARCHITECT
NICHOLS BROSCH WURST WOLFE & ASSOCIATES, INC
161 ALMERIA AVE
CORAL GABLES, FL | 33134
305.443.5206
AAC 000680

STRUCTURAL ENGINEER
CONSULTANT NAME
ADDRESS
CITY, XX | 00000
000.000.0000

MEP & FP ENGINEER
CONSULTANT NAME
ADDRESS
CITY, XX | 00000
000.000.0000

CIVIL ENGINEER
CONSULTANT NAME
ADDRESS
CITY, XX | 00000
000.000.0000

LANDSCAPE ARCHITECT
CONSULTANT NAME
ADDRESS
CITY, XX | 00000
000.000.0000

INTERIOR DESIGNER
CONSULTANT NAME
ADDRESS
CITY, XX | 00000
000.000.0000

REVISIONS

NO.	DATE	ISSUE

DATE OF ISSUE

Issue Date

PROJECT STATUS

.

PROJECT NO.

20006

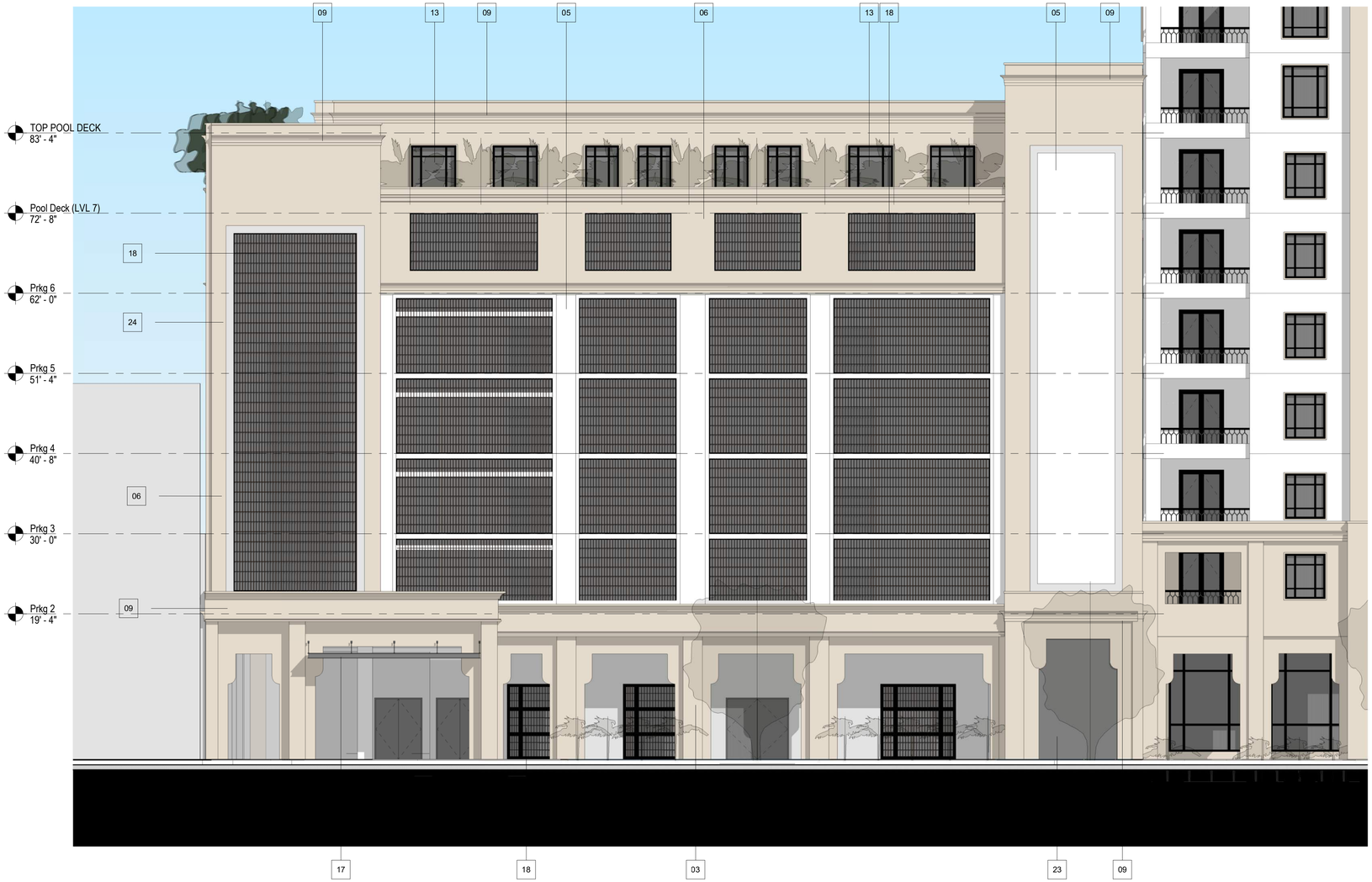
SEAL & SIGNATURE

ANDREW JAMES
AR 91411, ARCHITECT

A15.3

NORTH TOP ENLARGED

KEYNOTE LEGEND	
#	DESCRIPTION
03	ARCHITECTURAL COLUMN, NATURAL STONE CLADDING ON MASONRY.
05	PAINTED SMOOTH STUCCO FINISH ON MASONRY (WHITE).
06	NATURAL STONE CLADDING ON MASONRY.
09	PRECASE CONC. BANDING / CORNICE, NATURAL STONE FINISH
13	ALUMINUM WINDOW ASSEMBLY WITH DARK BRONZE MULLIONS AND STONE 2" SILL SURROUND.
17	ALUMINUM OPEN TRELLIS - BRONZE COLOR FINISH.
18	ALUMINUM ORNAMENTAL GARAGE SCREEN - BRONZE COLOR FINISH.
23	ART WALL.
24	STONE SURROUND.



1 **NORTH GARAGE ELEVATION**
1/8" = 1'-0"

NICHOLS BROSCH WURST WOLFE & ASSOCIATES, INC.
Architecture & Planning

PROJECT

Regency Residences

City of Coral Gables, Florida

OWNER

CONSULTANTS

ARCHITECT
NICHOLS BROSCH WURST WOLFE & ASSOCIATES, INC
161 ALMERIA AVE
CORAL GABLES, FL | 33134
305.443.5206
AAC 000680

STRUCTURAL ENGINEER
CONSULTANT NAME
ADDRESS
CITY, XX | 00000
000.000.0000

MEP & FP ENGINEER
CONSULTANT NAME
ADDRESS
CITY, XX | 00000
000.000.0000

CIVIL ENGINEER
CONSULTANT NAME
ADDRESS
CITY, XX | 00000
000.000.0000

LANDSCAPE ARCHITECT
CONSULTANT NAME
ADDRESS
CITY, XX | 00000
000.000.0000

INTERIOR DESIGNER
CONSULTANT NAME
ADDRESS
CITY, XX | 00000
000.000.0000

REVISIONS

NO.	DATE	ISSUE

DATE OF ISSUE

Issue Date

PROJECT STATUS

.

PROJECT NO.

20006

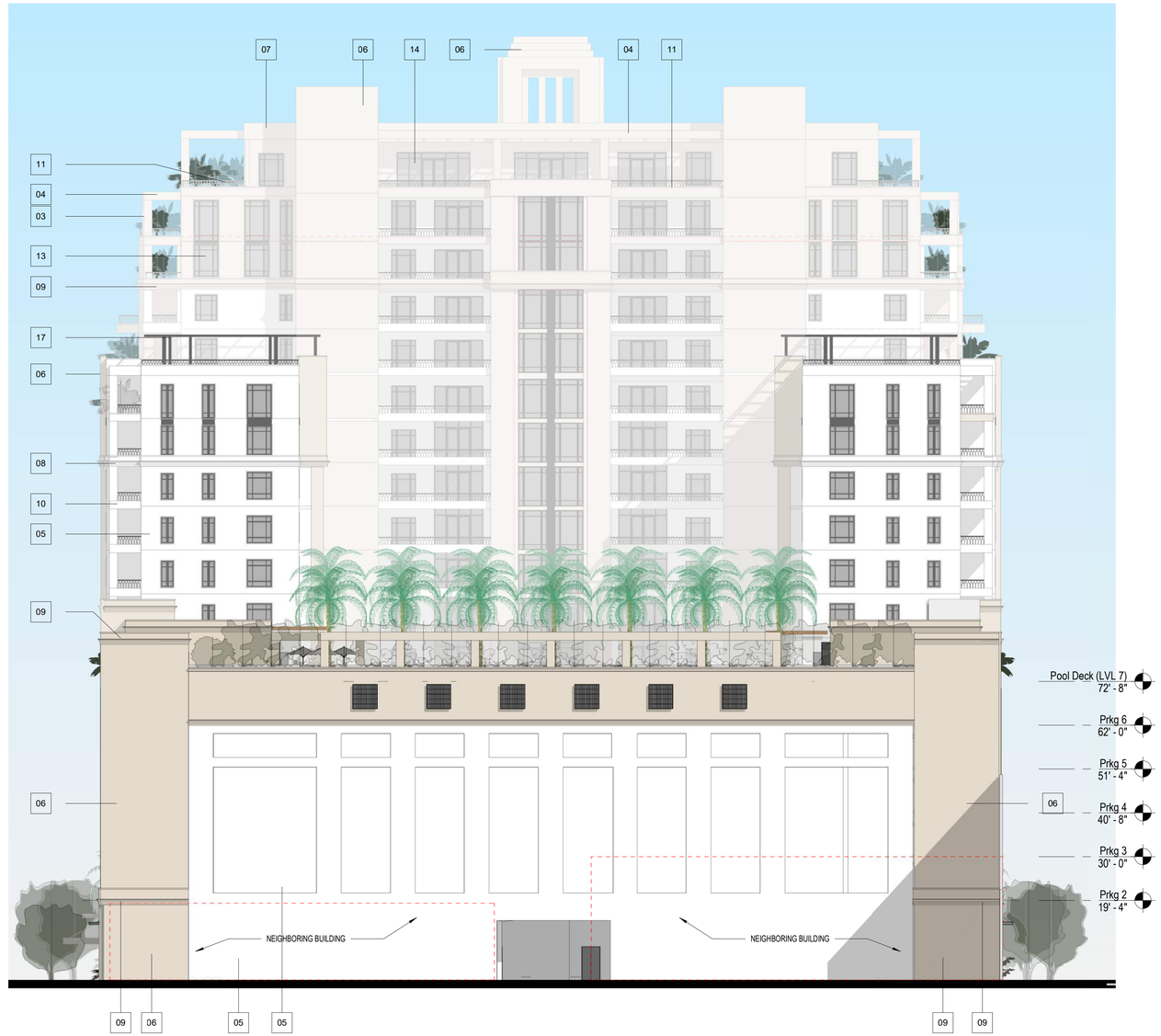
SEAL & SIGNATURE

ANDREW JAMES
AR 91411, ARCHITECT

A15.4

NORTH GARAGE ENLARGED

KEYNOTE LEGEND	
#	DESCRIPTION
03	ARCHITECTURAL COLUMN, NATURAL STONE CLADDING ON MASONRY.
04	ARCHITECTURAL BEAM, NATURAL STONE CLADDING ON MASONRY.
05	PAINTED SMOOTH STUCCO FINISH ON MASONRY (WHITE).
06	NATURAL STONE CLADDING ON MASONRY.
07	48" A.F.F. STONE PARAPET WALL.
08	PRECAST CONC. BANDING / CORNICE, SMOOTH STUCCO FINISH (WHITE)
09	PRECASE CONC. BANDING / CORNICE, NATURAL STONE FINISH
10	42" A.F.F. BALCONY WITH 16" A.F.F. MASONRY KNEE WALL FINISHED WITH SMOOTH STUCCO FINISH (WHITE) AND 26" DECORATIVE HANDRAIL - BRONZE COLOR FINISH.
11	42" A.F.F. BALCONY WITH 16" A.F.F. MASONRY KNEE WALL FINISHED WITH STONE CLADDING AND 26" DECORATIVE HANDRIAL - BRONZE COLOR FINISH.
13	ALUMINUM WINDOW ASSEMBLY WITH DARK BRONZE MULLIONS AND STONE 2" SILL SURROUND.
14	ALUMINUM GLASS DOOR ASSEMBLY WITH DARK BRONZE MULLIONS.
17	ALUMINUM OPEN TRELLIS - BRONZE COLOR FINISH.



1
A16.1

OVERALL EAST ELEVATION

1/16" = 1'-0"

NICHOLS BROSCH WURST WOLFE & ASSOCIATES, INC.
Architecture & Planning

PROJECT

Regency Residences

City of Coral Gables, Florida

OWNER

CONSULTANTS

ARCHITECT
NICHOLS BROSCH WURST WOLFE & ASSOCIATES, INC
161 ALMERIA AVE
CORAL GABLES, FL | 33134
305.443.5206
AAC 000680

STRUCTURAL ENGINEER
CONSULTANT NAME
ADDRESS
CITY, XX | 00000
000.000.0000

MEP & FP ENGINEER
CONSULTANT NAME
ADDRESS
CITY, XX | 00000
000.000.0000

CIVIL ENGINEER
CONSULTANT NAME
ADDRESS
CITY, XX | 00000
000.000.0000

LANDSCAPE ARCHITECT
CONSULTANT NAME
ADDRESS
CITY, XX | 00000
000.000.0000

INTERIOR DESIGNER
CONSULTANT NAME
ADDRESS
CITY, XX | 00000
000.000.0000

REVISIONS

NO.	DATE	ISSUE

DATE OF ISSUE

Issue Date

PROJECT STATUS

.

PROJECT NO.

20006

SEAL & SIGNATURE

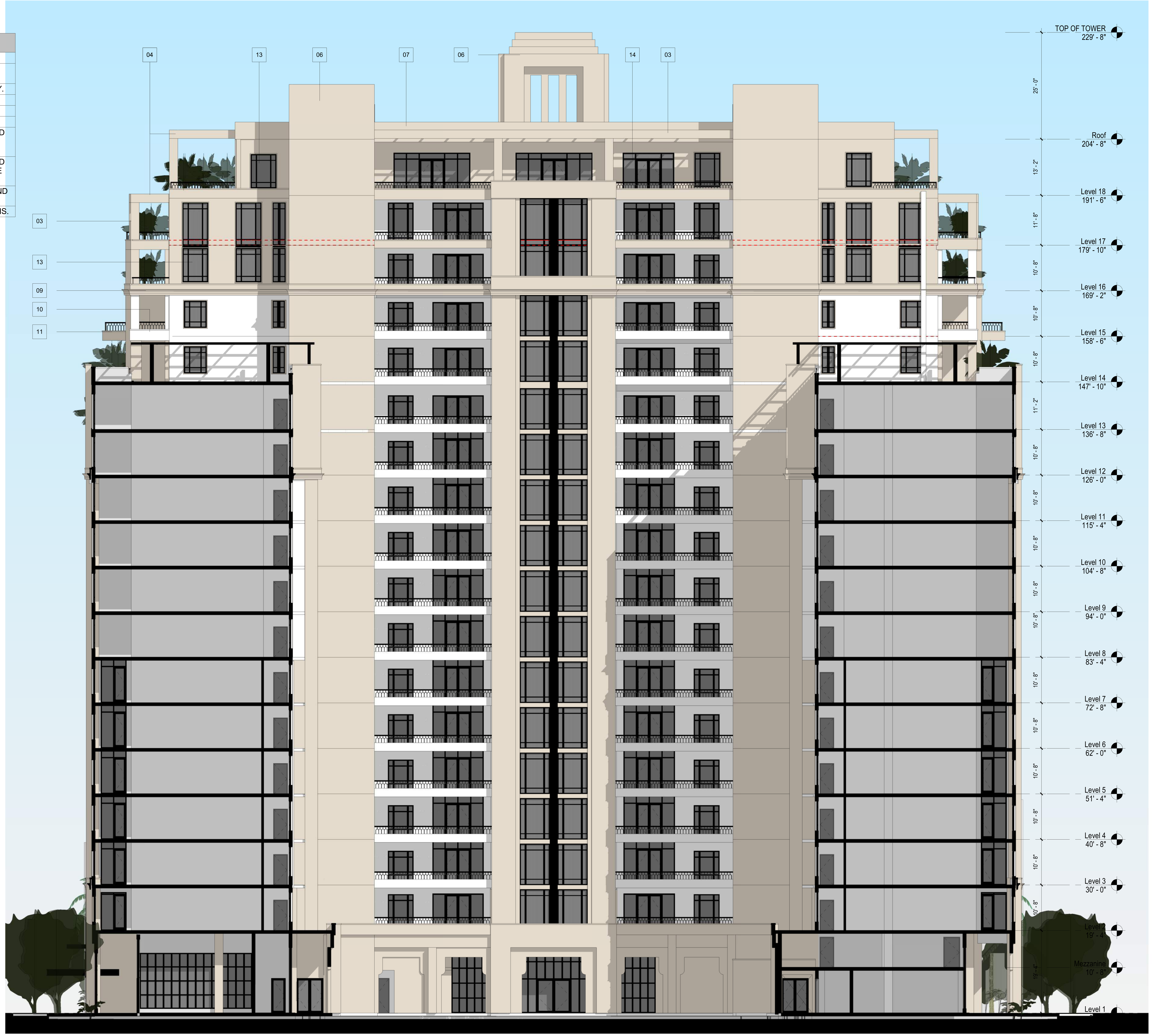
ANDREW JAMES
AR 91411, ARCHITECT

A16.1

EAST ELEVATION - OVERALL

KEYNOTE LEGEND

#	DESCRIPTION
03	ARCHITECTURAL COLUMN, NATURAL STONE CLADDING ON MASONRY.
04	ARCHITECTURAL BEAM, NATURAL STONE CLADDING ON MASONRY.
06	NATURAL STONE CLADDING ON MASONRY.
07	48" A.F.F. STONE PARAPET WALL.
09	PRECASE CONC. BANDING / CORNICE, NATURAL STONE FINISH
10	42" A.F.F. BALCONY WITH 16" A.F.F. MASONRY KNEE WALL FINISHED WITH SMOOTH STUCCO FINISH (WHITE) AND 26" DECORATIVE HANDRAIL - BRONZE COLOR FINISH.
11	42" A.F.F. BALCONY WITH 16" A.F.F. MASONRY KNEE WALL FINISHED WITH STONE CLADDING AND 26" DECORATIVE HANDRIAL - BRONZE COLOR FINISH.
13	ALUMINUM WINDOW ASSEMBLY WITH DARK BRONZE MULLIONS AND STONE 2" SILL SURROUND.
14	ALUMINUM GLASS DOOR ASSEMBLY WITH DARK BRONZE MULLIONS.



1 **East - COURTYARD**
3/32" = 1'-0"

NICHOLS BROSCH WURST WOLFE & ASSOCIATES, INC.
Architecture & Planning

PROJECT

Regency Residences

City of Coral Gables, Florida

OWNER

CONSULTANTS

ARCHITECT
NICHOLS BROSCH WURST WOLFE & ASSOCIATES, INC
161 ALMERIA AVE
CORAL GABLES, FL | 33134
305.443.5206
AAC 000680

STRUCTURAL ENGINEER
CONSULTANT NAME
ADDRESS
CITY, XX | 00000
000.000.0000

MEP & FP ENGINEER
CONSULTANT NAME
ADDRESS
CITY, XX | 00000
000.000.0000

CIVIL ENGINEER
CONSULTANT NAME
ADDRESS
CITY, XX | 00000
000.000.0000

LANDSCAPE ARCHITECT
CONSULTANT NAME
ADDRESS
CITY, XX | 00000
000.000.0000

INTERIOR DESIGNER
CONSULTANT NAME
ADDRESS
CITY, XX | 00000
000.000.0000

REVISIONS

NO.	DATE	ISSUE

DATE OF ISSUE

Issue Date

PROJECT STATUS

.

PROJECT NO.

20006

SEAL & SIGNATURE

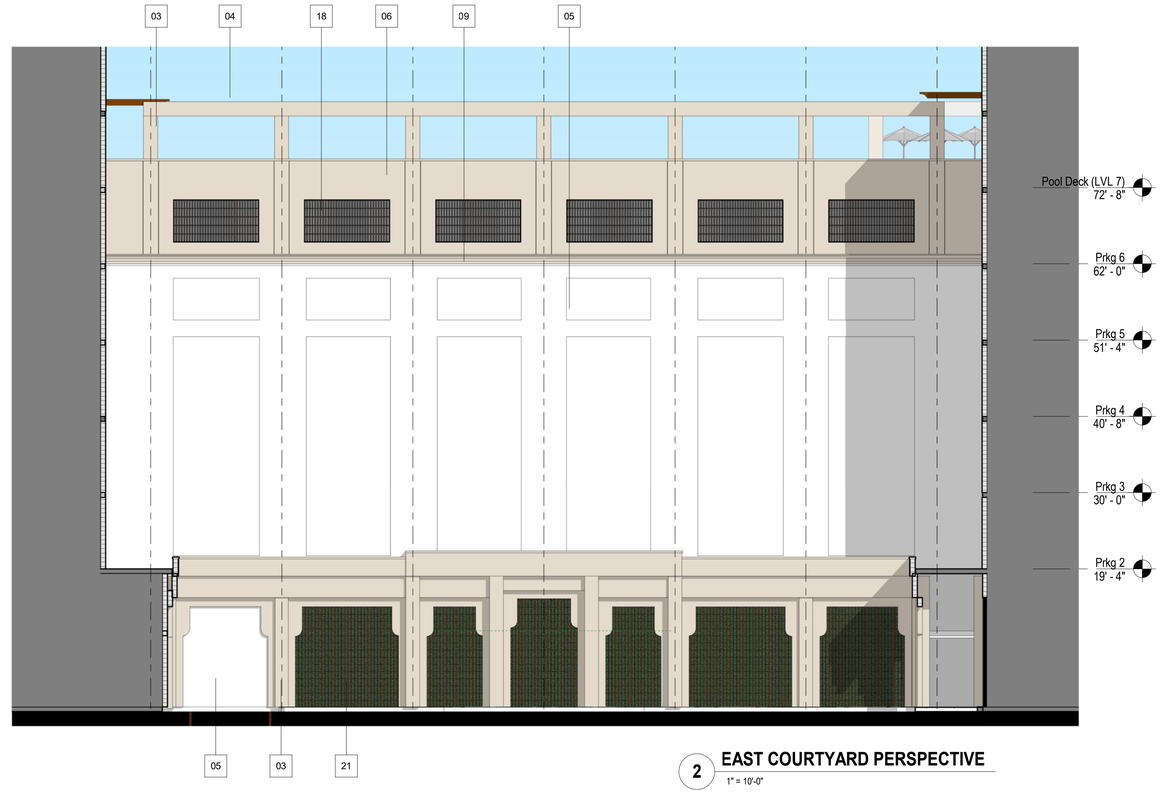
ANDREW JAMES
AR 91411, ARCHITECT

A17.1

EAST COURTYARD

3 **EAST COURTYARD PERSPECTIVE**

KEYNOTE LEGEND	
#	DESCRIPTION
03	ARCHITECTURAL COLUMN, NATURAL STONE CLADDING ON MASONRY.
04	ARCHITECTURAL BEAM, NATURAL STONE CLADDING ON MASONRY.
05	PAINTED SMOOTH STUCCO FINISH ON MASONRY (WHITE).
06	NATURAL STONE CLADDING ON MASONRY.
09	PRECASE CONC. BANDING / CORNICE, NATURAL STONE FINISH
18	ALUMINUM ORNAMENTAL GARAGE SCREEN - BRONZE COLOR FINISH.
21	GREEN SCREEN SYSTEM.



2 **EAST COURTYARD PERSPECTIVE**
1" = 10'-0"

NICHOLS BROSCH WURST WOLFE & ASSOCIATES, INC.
Architecture & Planning

PROJECT

Regency Residences

City of Coral Gables, Florida

OWNER

CONSULTANTS

ARCHITECT
NICHOLS BROSCH WURST WOLFE & ASSOCIATES, INC
161 ALMERIA AVE
CORAL GABLES, FL | 33134
305.443.5206
AAC 000680

STRUCTURAL ENGINEER
CONSULTANT NAME
ADDRESS
CITY, XX | 00000
000.000.0000

MEP & FP ENGINEER
CONSULTANT NAME
ADDRESS
CITY, XX | 00000
000.000.0000

CIVIL ENGINEER
CONSULTANT NAME
ADDRESS
CITY, XX | 00000
000.000.0000

LANDSCAPE ARCHITECT
CONSULTANT NAME
ADDRESS
CITY, XX | 00000
000.000.0000

INTERIOR DESIGNER
CONSULTANT NAME
ADDRESS
CITY, XX | 00000
000.000.0000

REVISIONS

NO.	DATE	ISSUE

DATE OF ISSUE

Issue Date

PROJECT STATUS

.

PROJECT NO.

20006

SEAL & SIGNATURE

ANDREW JAMES
AR 91411, ARCHITECT

A17.2

WEST COURTYARD

2 **NORTH COURTYARD ELEVATION**
1/8" = 1'-0"

1 **SOUTH COURTYARD ELEVATION**
1/8" = 1'-0"

NICHOLS BROSCH WURST WOLFE & ASSOCIATES, INC.
Architecture & Planning

PROJECT

Regency Residences

City of Coral Gables, Florida

OWNER

CONSULTANTS

ARCHITECT
NICHOLS BROSCH WURST WOLFE & ASSOCIATES, INC
161 ALMERIA AVE
CORAL GABLES, FL | 33134
305.443.5206
AAC 000680

STRUCTURAL ENGINEER
CONSULTANT NAME
ADDRESS
CITY, XX | 00000
000.000.0000

MEP & FP ENGINEER
CONSULTANT NAME
ADDRESS
CITY, XX | 00000
000.000.0000

CIVIL ENGINEER
CONSULTANT NAME
ADDRESS
CITY, XX | 00000
000.000.0000

LANDSCAPE ARCHITECT
CONSULTANT NAME
ADDRESS
CITY, XX | 00000
000.000.0000

INTERIOR DESIGNER
CONSULTANT NAME
ADDRESS
CITY, XX | 00000
000.000.0000

REVISIONS

NO.	DATE	ISSUE

DATE OF ISSUE

Issue Date

PROJECT STATUS

.

PROJECT NO.

20006

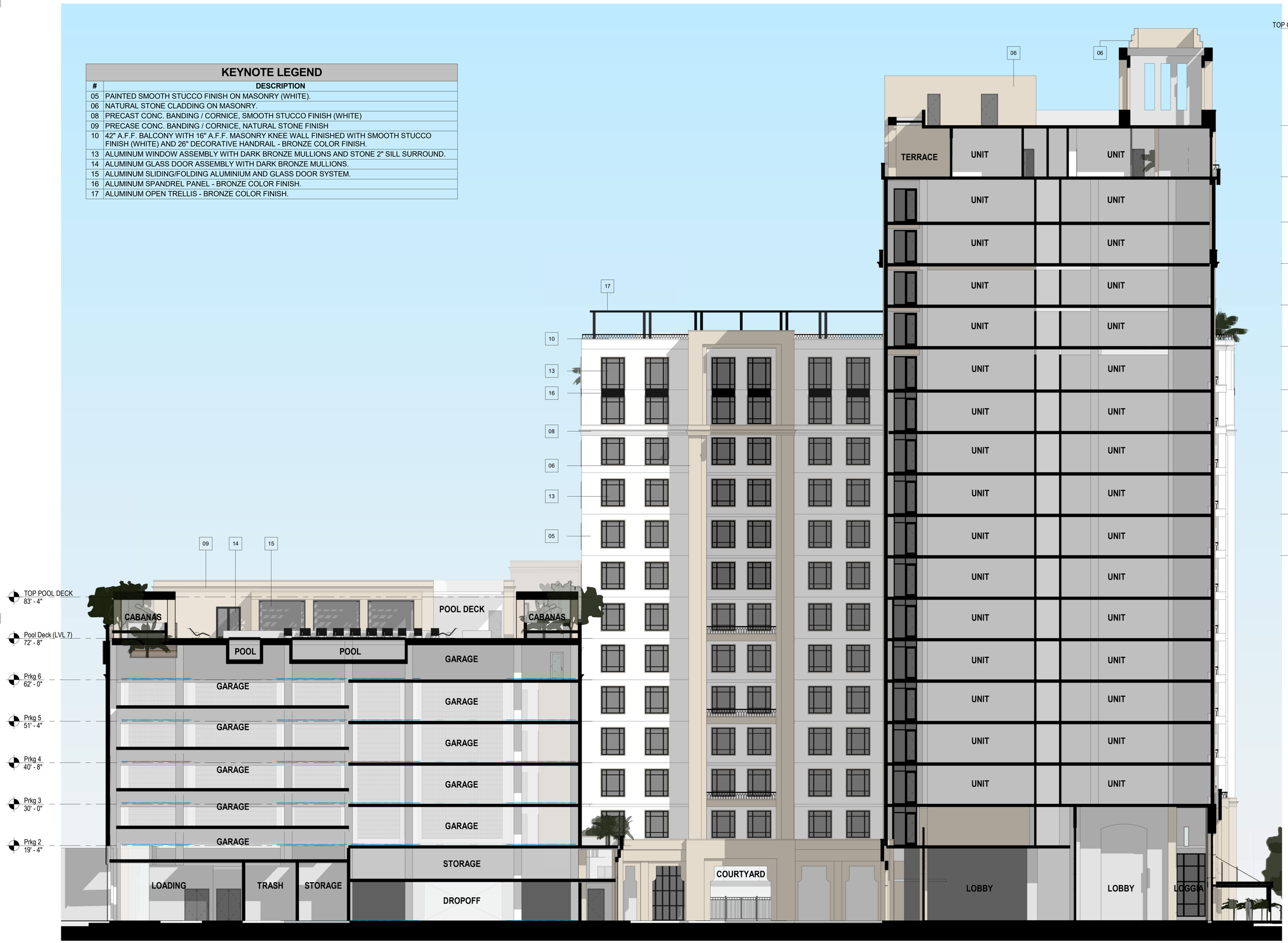
SEAL & SIGNATURE

ANDREW JAMES
AR 91411, ARCHITECT

A17.3

NORTH / SOUTH COURTYARD

KEYNOTE LEGEND	
#	DESCRIPTION
05	PAINTED SMOOTH STUCCO FINISH ON MASONRY (WHITE).
06	NATURAL STONE CLADDING ON MASONRY.
08	PRECAST CONC. BANDING / CORNICE, SMOOTH STUCCO FINISH (WHITE)
09	PRECASE CONC. BANDING / CORNICE, NATURAL STONE FINISH
10	42" A.F.F. BALCONY WITH 16" A.F.F. MASONRY KNEE WALL FINISHED WITH SMOOTH STUCCO FINISH (WHITE) AND 26" DECORATIVE HANDRAIL - BRONZE COLOR FINISH.
13	ALUMINUM WINDOW ASSEMBLY WITH DARK BRONZE MULLIONS AND STONE 2" SILL SURROUND.
14	ALUMINUM GLASS DOOR ASSEMBLY WITH DARK BRONZE MULLIONS.
15	ALUMINUM SLIDING/FOLDING ALUMINIUM AND GLASS DOOR SYSTEM.
16	ALUMINUM SPANDREL PANEL - BRONZE COLOR FINISH.
17	ALUMINUM OPEN TRELLIS - BRONZE COLOR FINISH.



1 A17.4 SOUTH COURTYARD SECTION
3/32" = 1'-0"

NICHOLS BROSCH WURST WOLFE & ASSOCIATES, INC.
Architecture & Planning

PROJECT

Regency Residences

City of Coral Gables, Florida

OWNER

CONSULTANTS

ARCHITECT
NICHOLS BROSCH WURST WOLFE & ASSOCIATES, INC
161 ALMERIA AVE
CORAL GABLES, FL | 33134
305.443.5206
AAC 000680

STRUCTURAL ENGINEER
CONSULTANT NAME
ADDRESS
CITY, XX | 00000
000.000.0000

MEP & FP ENGINEER
CONSULTANT NAME
ADDRESS
CITY, XX | 00000
000.000.0000

CIVIL ENGINEER
CONSULTANT NAME
ADDRESS
CITY, XX | 00000
000.000.0000

LANDSCAPE ARCHITECT
CONSULTANT NAME
ADDRESS
CITY, XX | 00000
000.000.0000

INTERIOR DESIGNER
CONSULTANT NAME
ADDRESS
CITY, XX | 00000
000.000.0000

REVISIONS

NO.	DATE	ISSUE

DATE OF ISSUE

Issue Date

PROJECT STATUS

.

PROJECT NO.

20006

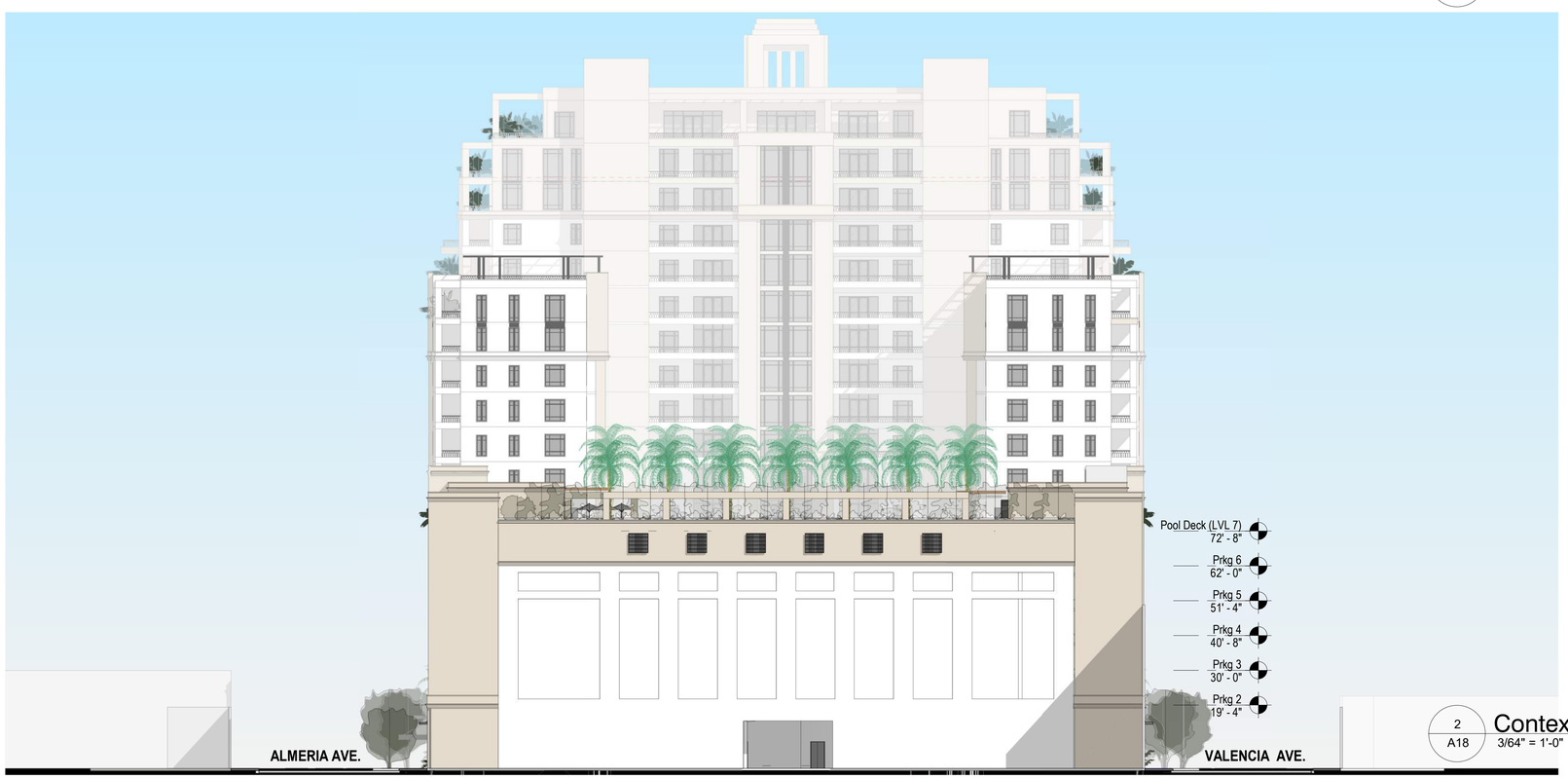
SEAL & SIGNATURE

ANDREW JAMES
AR 91411, ARCHITECT

A17.4

SECTION - SOUTH

1 A18 Context Elevation - West
3/64" = 1'-0"



2 A18 Context Elevation - East
3/64" = 1'-0"

NICHOLS BROSCH WURST WOLFE & ASSOCIATES, INC.
Architecture & Planning

PROJECT

Regency Residences

City of Coral Gables, Florida

OWNER

CONSULTANTS

ARCHITECT
NICHOLS BROSCH WURST WOLFE & ASSOCIATES, INC
161 ALMERIA AVE
CORAL GABLES, FL | 33134
305.443.5206
AAC 000680

STRUCTURAL ENGINEER
CONSULTANT NAME
ADDRESS
CITY, XX | 00000
000.000.0000

MEP & FP ENGINEER
CONSULTANT NAME
ADDRESS
CITY, XX | 00000
000.000.0000

CIVIL ENGINEER
CONSULTANT NAME
ADDRESS
CITY, XX | 00000
000.000.0000

LANDSCAPE ARCHITECT
CONSULTANT NAME
ADDRESS
CITY, XX | 00000
000.000.0000

INTERIOR DESIGNER
CONSULTANT NAME
ADDRESS
CITY, XX | 00000
000.000.0000

REVISIONS

NO.	DATE	ISSUE

DATE OF ISSUE

Issue Date

PROJECT STATUS

.

PROJECT NO.

20006

SEAL & SIGNATURE

ANDREW JAMES
AR 91411, ARCHITECT

A18

CONTEXT ELEVATIONS

1 / A19 Context Elevation - North
3/64" = 1'-0"

2 / A19 Context Elevations - South
3/64" = 1'-0"

NICHOLS BROSCH WURST WOLFE & ASSOCIATES, INC.
Architecture & Planning

PROJECT

Regency Residences

City of Coral Gables, Florida

OWNER

CONSULTANTS

ARCHITECT
NICHOLS BROSCH WURST WOLFE & ASSOCIATES, INC
161 ALMERIA AVE
CORAL GABLES, FL | 33134
305.443.5206
AAC 000680

STRUCTURAL ENGINEER
CONSULTANT NAME
ADDRESS
CITY, XX | 00000
000.000.0000

MEP & FP ENGINEER
CONSULTANT NAME
ADDRESS
CITY, XX | 00000
000.000.0000

CIVIL ENGINEER
CONSULTANT NAME
ADDRESS
CITY, XX | 00000
000.000.0000

LANDSCAPE ARCHITECT
CONSULTANT NAME
ADDRESS
CITY, XX | 00000
000.000.0000

INTERIOR DESIGNER
CONSULTANT NAME
ADDRESS
CITY, XX | 00000
000.000.0000

REVISIONS

NO.	DATE	ISSUE

DATE OF ISSUE

Issue Date

PROJECT STATUS

.

PROJECT NO.

20006

SEAL & SIGNATURE

ANDREW JAMES
AR 91411, ARCHITECT

A19

CONTEXT ELEVATIONS

Professional (Individual or Corporation)

PROFESSIONAL PREPARER'S STATEMENT OF LANDSCAPING COMPLIANCE

PROCESS NUMBER:

Legal description: Lot:_____Block_____Subdivision:_____
P.B._____ Page: _____ Development name: MERCEDES LUXURY RESIDENCES

We hereby certify that the landscaping/irrigation plan being submitted for the above captioned complies with the requirements of Ordinance 98-13 (landscape ordinance) as to species, height, trunk width and location at time of planting, and that the species as shown are in accordance with the accepted species approved by Miami Dade County and that none of the species are from the prohibited list.

I/We hereby certify as an arborist and/or landscape architect that there are/are no (circle one) specimen trees on the property.

Additionally, automatic sprinkler systems (if applicable) comply with requirement of said 3

I/We further certify that I/We am/are authorized under Chapter 481, Florida statutes to prepare and submit this landscaping/irrigation plan.

_____ **Seal:**
Professional Preparer's Signature

Andrew Witkin
Witkin Hults + Partners
307 S. 21st Avenue
Hollywood, FL 33020
License #0000889

REGISTERED LANDSCAPE ARCHITECT
ANDREW M. WITKIN
LA0000889
STATE OF FLORIDA

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me this **5th *of November, 2021,*** by *Andrew Witkin*, of *Witkin Hults + Partners*, a Florida corporation, on behalf of the corporation. He is personally known to me and did not take an oath.

Witness my signature and official seal this **5th *of November, 2021*** in the County and State aforesaid, the date and year last aforesaid.

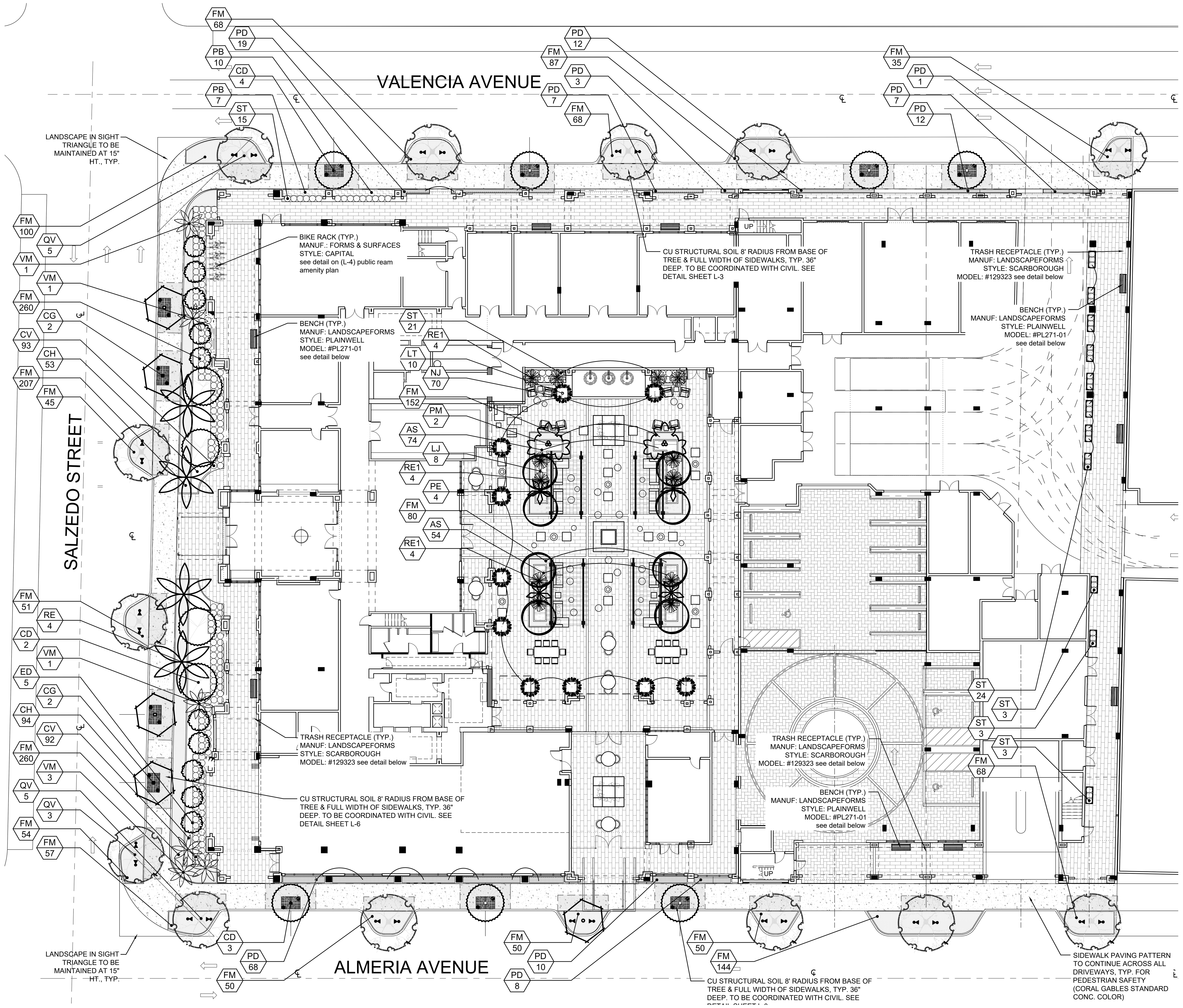
My commission expires: July 26, 2024

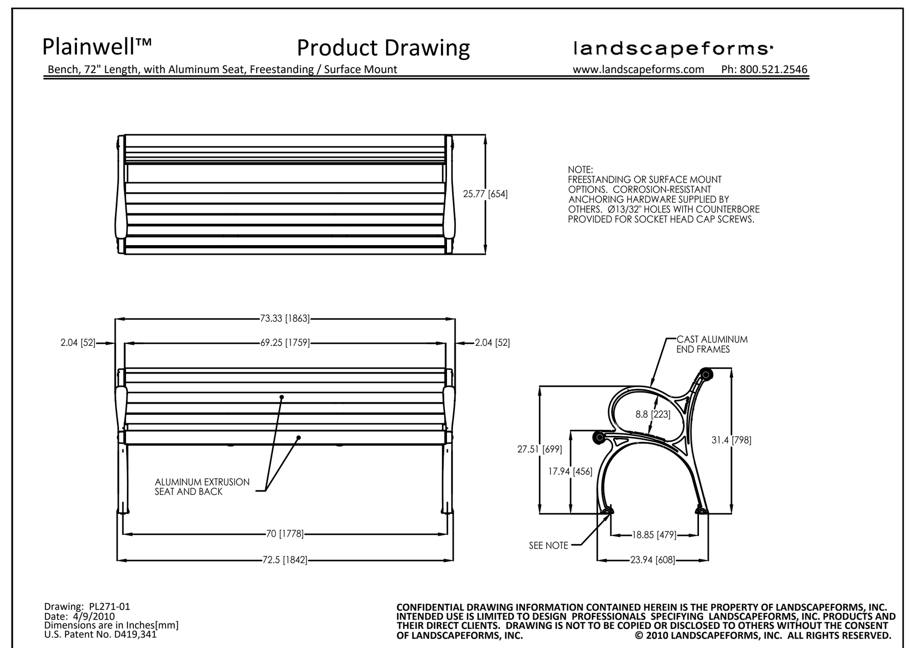
VALERIA SOTO
Notary Public - State of Florida
Commission # HH 3014
My Comm. Expires Jul 26, 2024
Bonded through National Notary Assn.

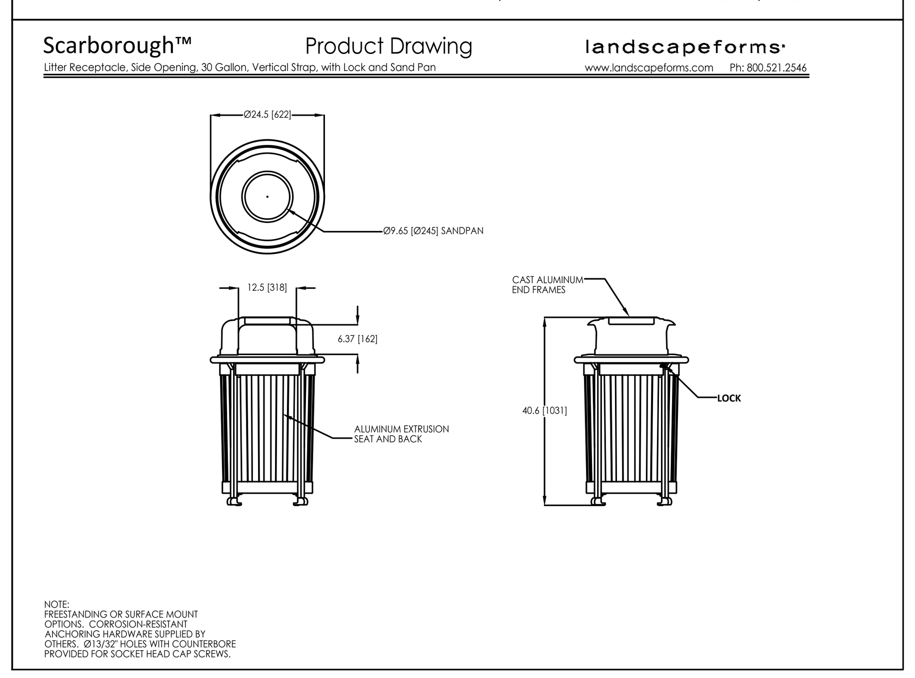
Valeria S. Soto
Notary Public Signature

SHEET INDEX:

L-1 LANDSCAPE PLAN
L-2 LANDSCAPE PLAN
L-3 LANDSCAPE DETAILS
TD-1 TREE DISPOSITION PLAN







SIGHT TRIANGLE NOTE:

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

LANDSCAPE PLAN

Scale: 1" = 20'-0"

NORTH

LANDSCAPE LIST

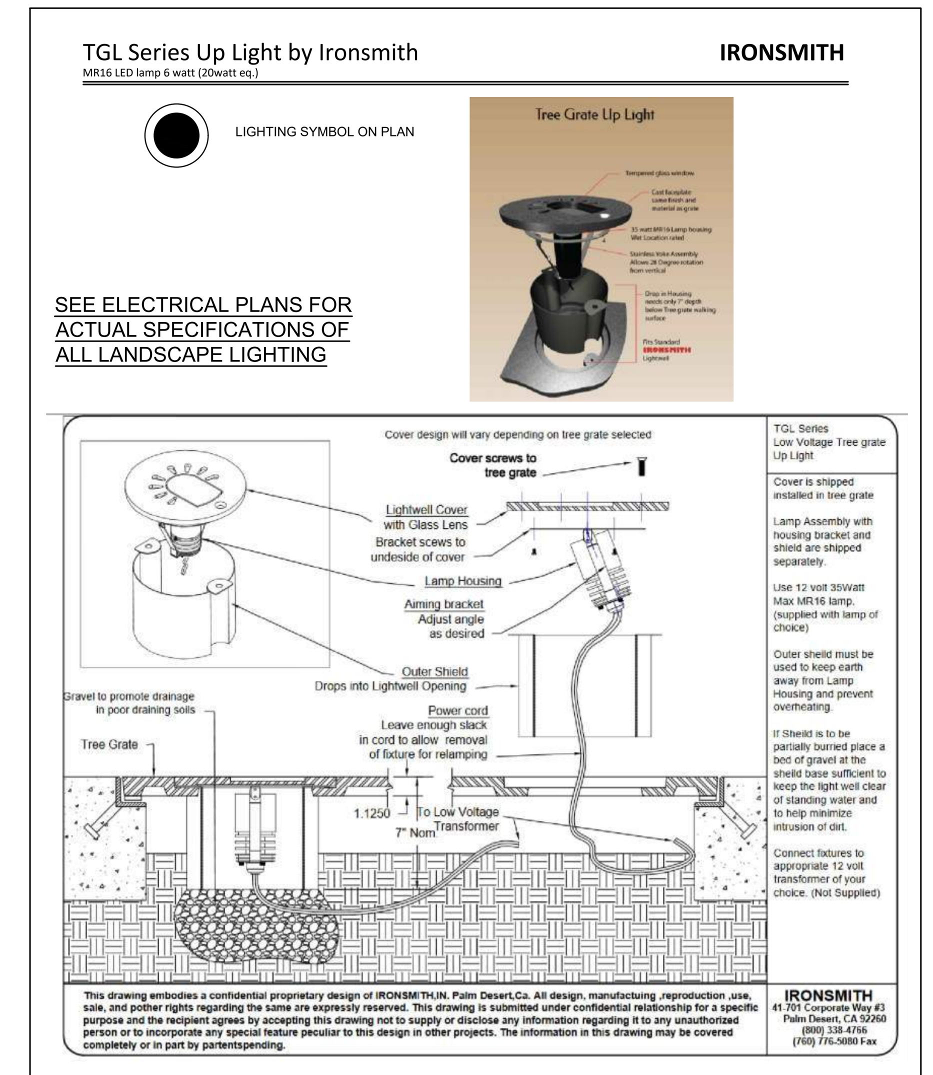
TREES/PALMS

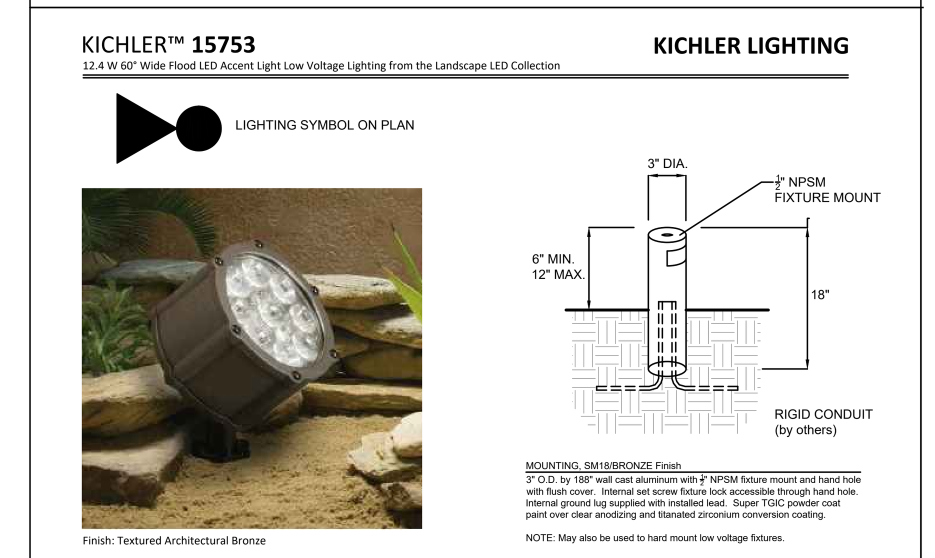
SYMBOL	QUAN.	PROPOSED MATERIAL	SPECIFICATIONS
CD	9	Coccoloba diversifolia PIGEON PLUM	14' HT. X 5' SPR. 4" CAL. F. G.
CG	4	Caesalpinia granadillo BRIDALVEIL TREE	16' HT. X 8' SPR. 4" CAL. F.G., 8' C.T. MIN.
ED	19	Elaeocarpus decipiens JAPANESE BLUEBERRY	12' HT. X 5' SPR., 2" CAL. F. G.
LJ	8	Ligustrum japonicum JAPANESE PRIVET	12' HT. X 12' SPR., MULTI TRUNK F. G.
LT	10	Ligustrum japonicum JAPANESE PRIVET	7' HT. X 7' SPR., MULTI TRUNK F. G.
MF	7	*Myrcianthes fragrans SIMPSON'S STOPPER	12' HT. X 5' SPR. 2" CAL. F.G., MULTI-TRUNK
PE	19	Ptychosperma elegans 'single' SINGLE ALEXANDER PALMS	18' O.A. HT., SINGLE F.G.
PEs	7	Ptychosperma elegans 'single' SINGLE ALEXANDER PALMS	6-7' HT., TRIPLE 10 GAL.
PM	2	Ptychosperma macarthurii MACARTHUR PALM	18' O.A. HT., MULTI-TRUNK F.G.
PS	5	Phoenix sylvestris WILD DATE PALM	12' C.T., SPECIMEN F.G., MATCHED HTS.
RE	4	Roystonea elata FLORIDA ROYAL PALM	12' G.W. F.G., MATCHED HTS.
RE1	12	Rhapis excelsa LADY PALM	4-5' O.A., FULL CLUMP 15 GAL.
QV	13	*Quercus virginiana LIVE OAK	16' HT. X 8' SPR. 4" CAL. F.G.
VM	6	Veitchia montgomeryana 'single' SINGLE MONTGOMERY PALM	16-18' O.A. HT., SINGLE F.G.
TR	4	*Thrinax radiata FLORIDA THATCH PALM	6-7' O.A. HT., SINGLE F.G.

SHRUBS AND GROUNDCOVERS

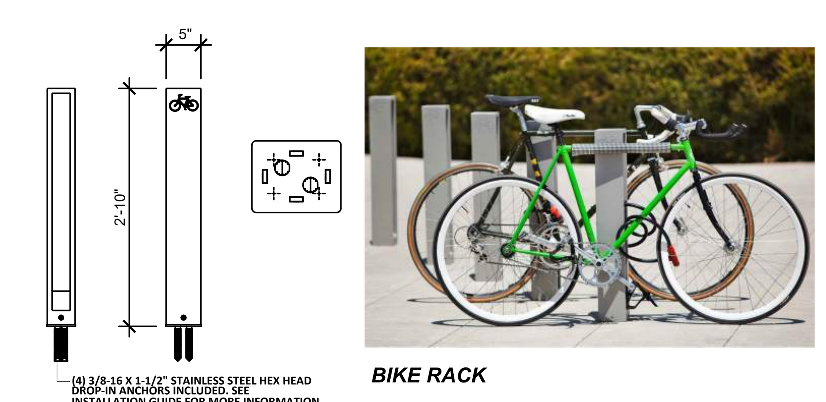
SYMBOL	QUAN.	PROPOSED MATERIAL	SPECIFICATIONS
AC	210	Aptenia cordifolia BABY SUNROSE	4" HT. X 4" SPR. / 6" O.C. 4" POT
AS	128	Anthurium sp. 'Pink' PINK ANTHURIUM	16" HT. X 18" SPR. / 18" O.C. 1 GAL.
CG1	76	*Clusia guttifera SMALL LEAF CLUSIA	36" HT. X 24" SPR. / 24" O.C. 7 GAL.
CH	147	*Chrysobalanus icaco 'Horizontalis' HORIZONTAL COCOPLUM	36" HT. X 24" SPR. / 24" O.C. 7 GAL.
CV	185	Codieaum variegatum 'Sloppy Painter' YELLOW- GREEN CROTON	24" HT. X 24" SPR. / 24" O.C. 3 GAL.
FM	3,025	Ficus microcarpa 'Green Island' GREEN ISLAND FICUS	15" HT. X 15" SPR. / 15" O.C. 3 GAL.
NJ	70	Neoregelia sp. 'Johannis' FROM BULLIS BROMELIAD JOHANNIS DWARF BROMELIAD	15" HT. X 15" SPR. / 15" O.C. 8" POT
PMP	76	Podocarpus macrophyllus JAPANESE YEW	22" HT. X 24" SPR. / 24" O.C. 3 GAL.
PB	257	Philodendron 'Burle Marx' BURLE MARX PHILODENDRON	18" HT. X 18" SPR. / 24" O.C. 1 GAL.
PD	147	Podocarpus macrophyllus 'Pringles' PRINGLES DWARF PODOCARPUS	18" HT. X 18" SPR. / 18" O.C. 3 GAL.
ST	69	Sansevieria trifasciata 'Black Gold' 'BLACK GOLD' SANSEVIERIA	24" HT. X 18" SPR. / 18" O.C. 3 GAL.
LAWN	As Required	Stenotaphrum secundatum 'Floratam' ST. AUGUSTINE GRASS	SOLID EVEN SOD

* DENOTES NATIVE SPECIES





SEE ELECTRICAL PLANS FOR ACTUAL SPECIFICATIONS OF ALL LANDSCAPE LIGHTING



BIKE RACK

MANUFACTURER: FORMS & SURFACES
STYLE: CAPITAL BIKE RACK
COLOR: ALUMINIUM
SIZE: 2'-10" HT X 5" W
QUANTITY: 14
CONTACT: JESSICA PALMER
jessica.palmer@forms-surfaces.com

LANDSCAPE LEGEND Information Required to be Permanently Affixed to Plan

Zoning District: MX 3I — Net Lot Area 1.52 acres 66,000 s.f.

	REQUIRED/ ALLOWED	PROVIDED
OPEN SPACE		
A. Square Feet of open space required by Article 5, Development Standards: Net lot area = 66,000 s.f. x 10 % = 6,600 s.f.	6,600	13,000
TREES		
A. No. of Trees required: 28 x 1.52 = 43	43	48
B. % Palms Allowed: No. Trees required x 25% =	10	10
C. % Natives required: No. Trees required x 30% =	11	13
STREET TREES (maximum average spacing of 35' o.c.):		
A. 220 linear feet along Salzedo Street =	6	6
B. 300 linear feet along Catalonia Avenue =	9	9
C. 300 linear feet along Malaga Avenue =	9	9
D. Total Trees Required	67	72
SHRUBS		
A. No. trees required x 10= No. of shrubs required	670	957

WITKIN HULTS + PARTNERS
307 south 21st avenue hollywood, florida
phone: 954.923.9681 facsimile: 954.923.9689
www.witkindesign.com

©2020 WITKIN HULTS + PARTNERS
THE DESIGN AND DRAWINGS HEREIN ARE THE INTELLECTUAL PROPERTY OF THIS LANDSCAPE ARCHITECT AND ARE PROTECTED UNDER THE COPYRIGHT PROTECTION ACT

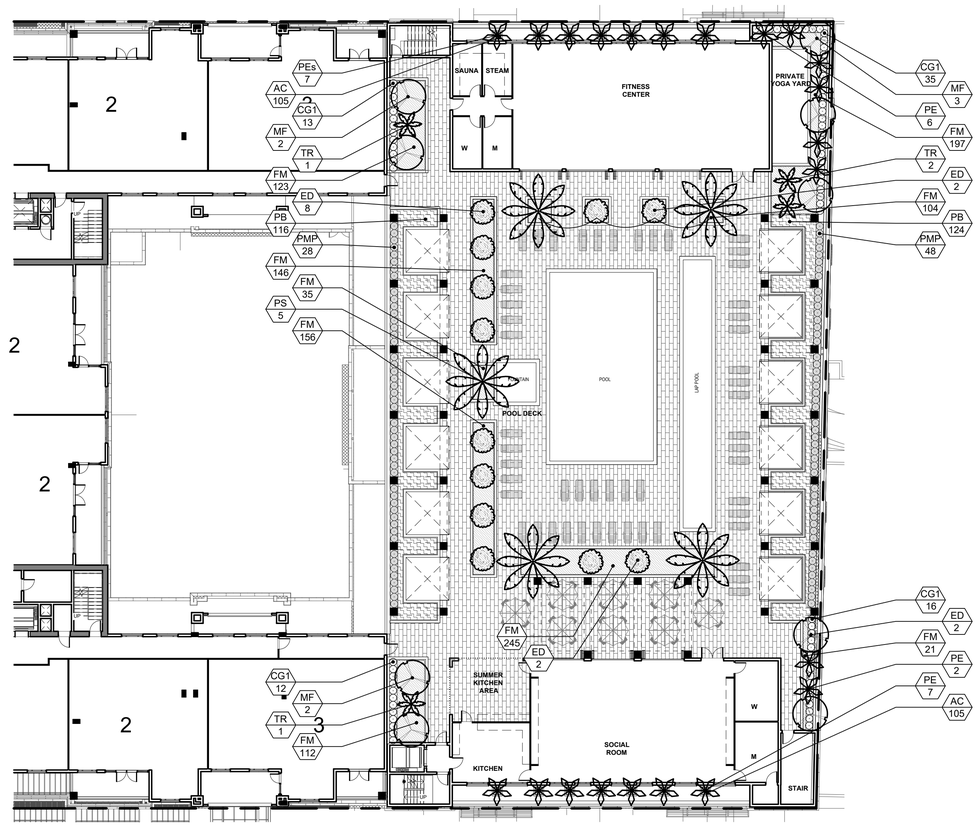
Project: MERCEDES LUXURY RESIDENCES
CORAL GABLES, FLORIDA
LANDSCAPE PLAN

Revisions: Date: By:

Seal:

Lic. # LA0000889
Member: A.S.L.A.

Drawing: Landscape Plan
Date: 05/03/2021
Scale: See Left
Drawn by: ES
Sheet No.: L-1
Cad Id.: 2021-024



LANDSCAPE PLAN

NORTH

Scale: 1" = 20'-0"

WITKIN HULTS + PARTNERS
307 south 21st avenue hollywood, florida
phone: 954.923.9681 facsimile: 954.923.9689
www.witkindesign.com

©2020 WITKIN HULTS + PARTNERS
THE DESIGN AND DRAWINGS HEREIN ARE THE INTELLECTUAL PROPERTY OF THIS LANDSCAPE ARCHITECT AND ARE PROTECTED UNDER THE COPYRIGHT PROTECTION ACT

Project:

MERCEDES LUXURY RESIDENCES

CORAL GABLES, FLORIDA

POOL DECK LANDSCAPE PLAN

Revisions:	Date:	By:

Seal:

Lic. # LA0000889
Member: A.S.L.A.

Drawing: Pool Deck Landscape Plan

Date: 05/03/2021

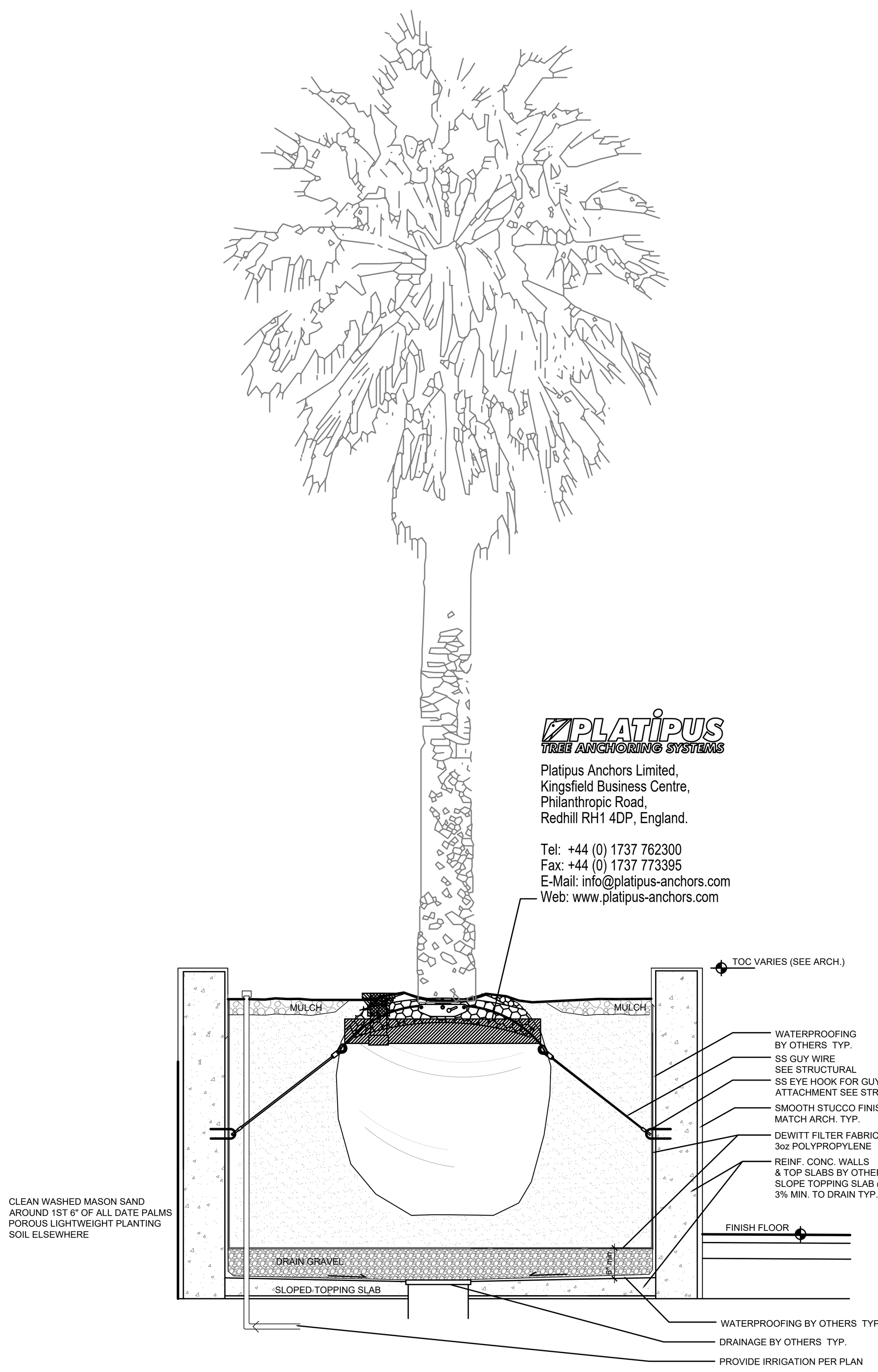
Scale: See Left

Drawn by: ES

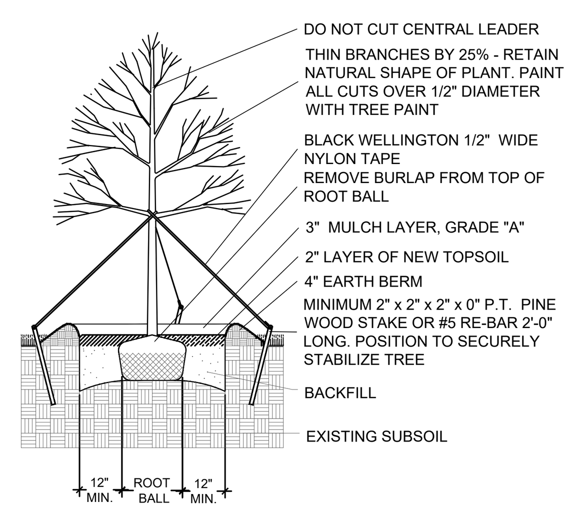
Sheet No.:

L-2

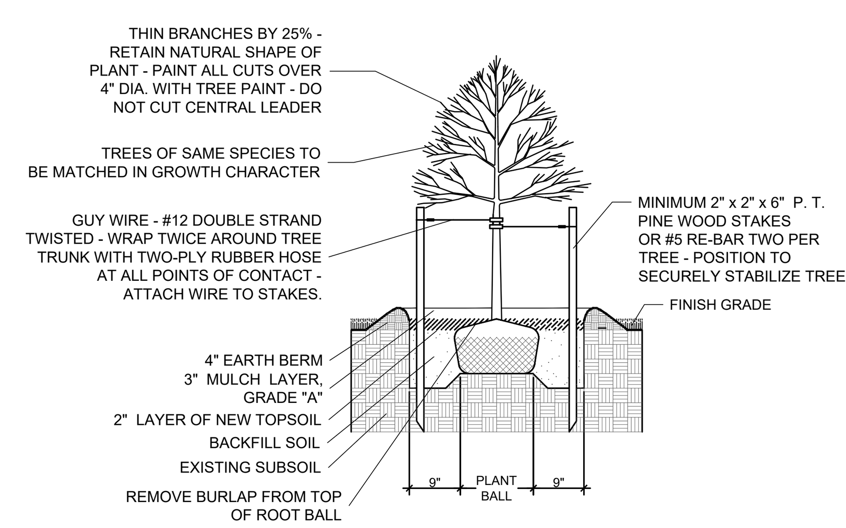
Cad Id.: 2021-024



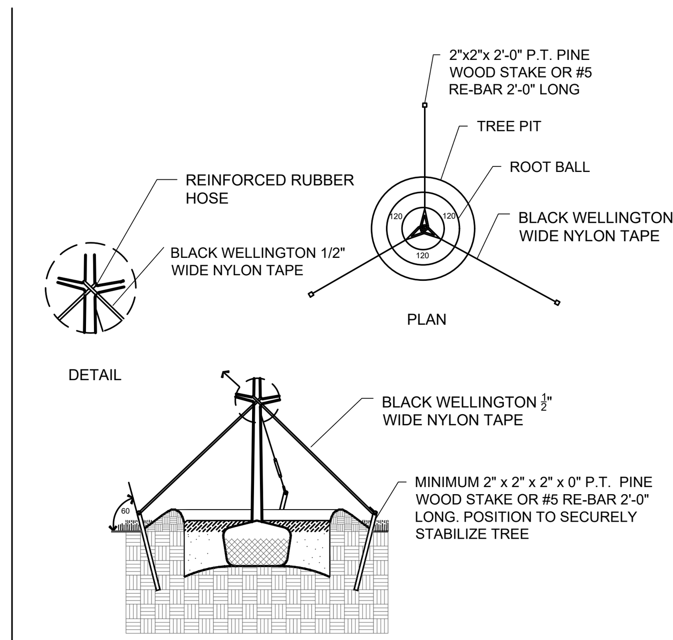
UPPER FLOOR RAISED PLANTER GUYING DETAIL
SCALE: Not to Scale



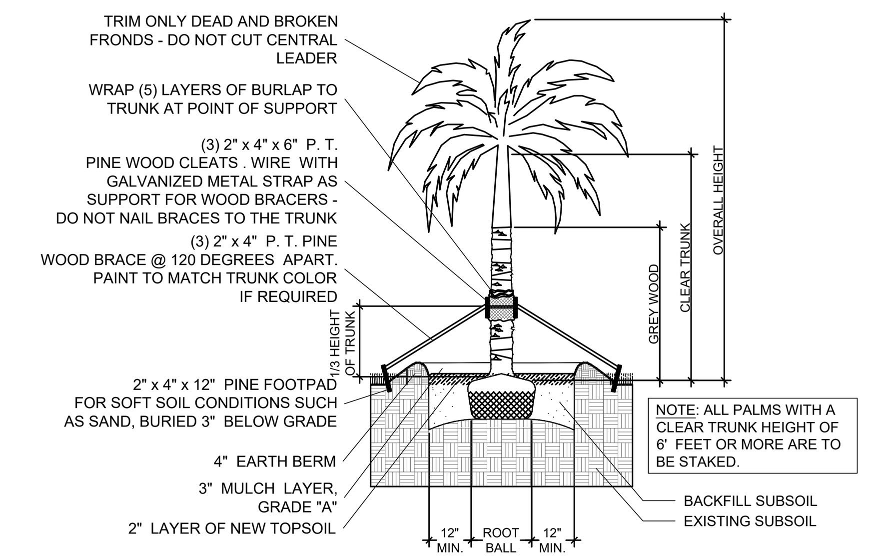
LARGE TREE PLANTING DETAIL



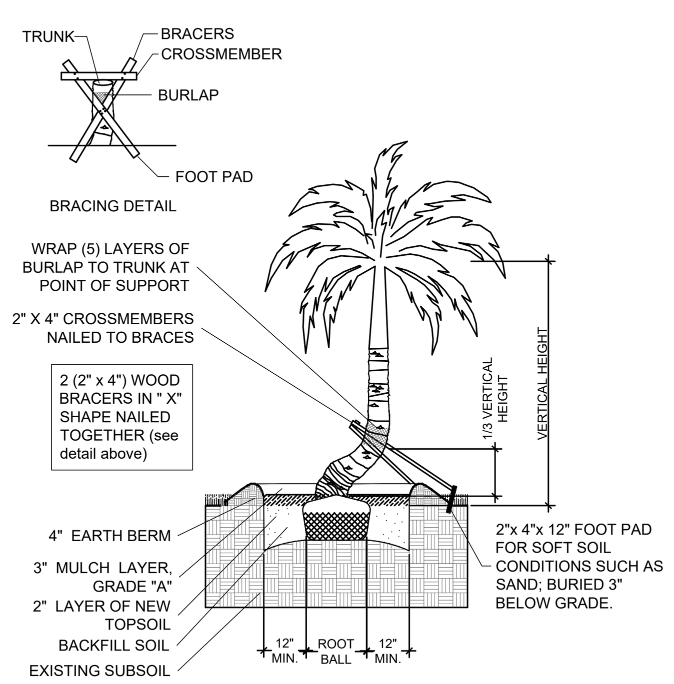
SMALL TREE PLANTING DETAIL



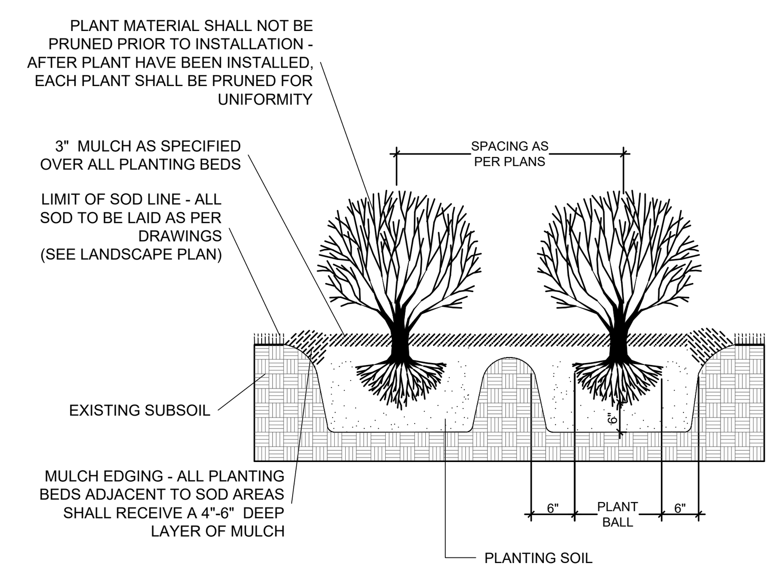
TYPICAL TREE GUYING DETAIL



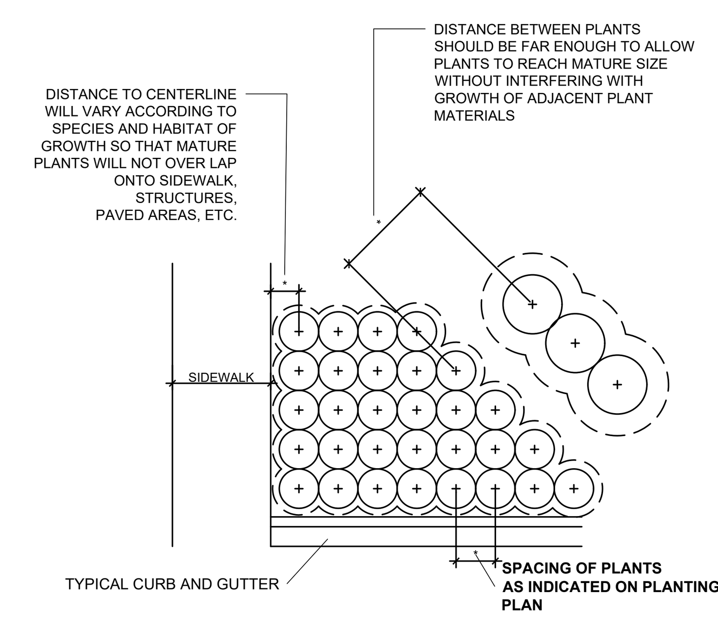
STRAIGHT TRUNK PALM PLANTING DETAIL



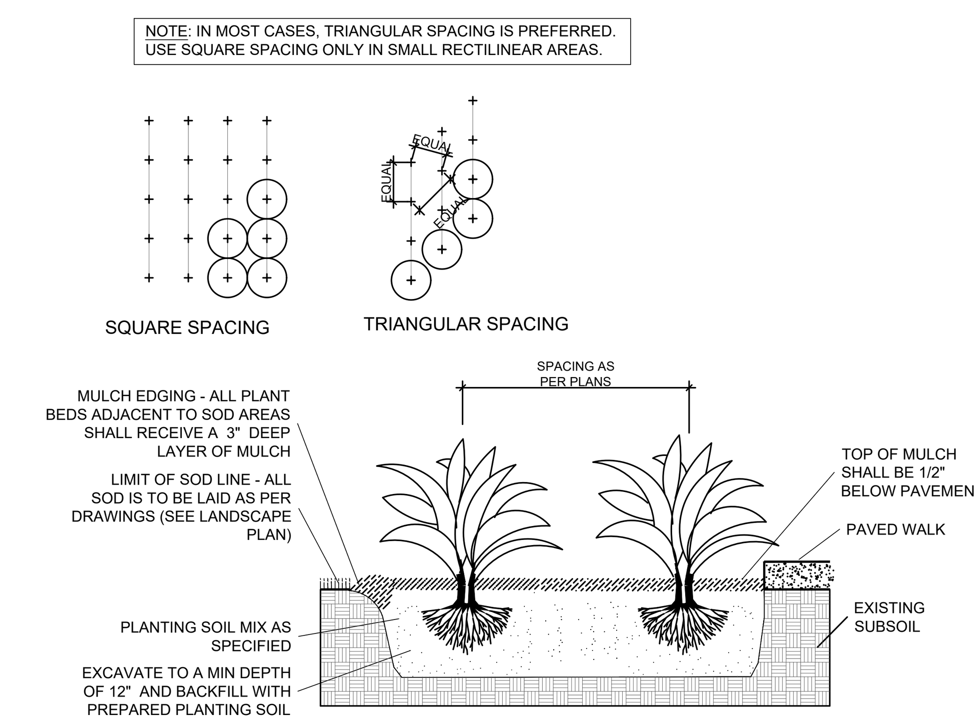
CURVED TRUNK PALM PLANTING DETAIL



TYPICAL SHRUB PLANTING DETAIL



TYPICAL CONTAINER SPACING DETAIL



TYPICAL GROUNDCOVER PLANTING DETAIL

Linear Style Planting with DeepRoot Barriers

Determine the correct number of panels to be used. Depending upon the actual planting plan and the number of trees involved the length of linear barrier will vary, but as a general rule of thumb take the anticipated mature canopy diameter of the tree and add 2 feet (61cm). This will be the number of feet necessary for a Linear style planting application. (See chart below.)

A. Choose the barrier that best suits the application. Generally if a sidewalk, patio or driveway is to be protected, 18" (46cm) (UB 18-2) is sufficient depth with 12" (30cm) (LB 12-2) as an alternate choice for non-aggressive, deeper rooting trees. However for curb and gutter protection or more agressive roots 24" (61cm) (UB 24-2) is generally the better choice.

B. Dig the trench to the depth based upon the particular barrier chosen.

C. Next place the barrier in the trench with the vertical ribs facing toward the tree and align in a straight fashion. It is helpful to place the barrier against the hardscape. Use the hardscape as a guide and backfill against the barriers to promote a clean smooth fit to the hardscape. Be sure to keep the barrier's double top edge at least 1/2" (13mm) above grade to ensure roots do not grow over the top.

D. Plant the tree(s). The Linear style offers a more expansive rooting growth area, however adverse soil and drainage conditions may exist in the actual planting area. Take steps to ensure healthy growth of the tree at planting. Consult with a local Arborist for planting tips and recommendations.

E. If staking or guying is required we recommend using the soft, safe and economical alternative to traditional wire and hose, ArborTie (see www.deeproot.com for details).

F. If the tree(s) will be subject to maintenance work such as lawn mowing or weed trimming we strongly recommend the installation of ArborGard+ Tree Trunk Protectors which are placed around the base of young trees to protect them from damage by weed trimmers, lawn mowers and small rodents. (See www.deeproot.com)

For additional information please visit our website at www.deeproot.com

For information regarding distributors please call: 1 800 ILV ROOT (458.7668). For help with drainage or other difficult installation questions please call DeepRoot Technical Support at: 1 800 ROOT TEK (766.8835).

For a simple formula to determine the quantity of panels required for a Linear application use:

Estimated Diameter of the Tree Canopy at Maturity + 2' (61cm) = Length of Barrier per Side.

As little as one side of the tree may need barrier for root direction as there may be no hardscape elsewhere requiring protection.

For One Side of Tree

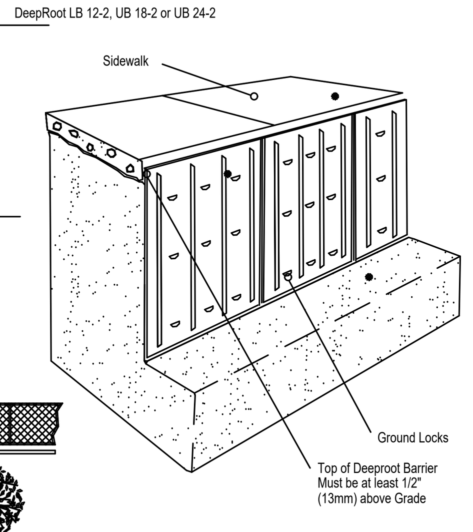
Expected Tree Canopy at Maturity	Feet of Barrier	Number of Panels
12' (3.6m) Dia. +2' (61cm) =	14' (4.2m)	7 Panels
18' (5.5m) Dia. +2' (61cm) =	20' (6.1m)	10 Panels
24' (7.3m) Dia. +2' (61cm) =	26' (7.9m)	13 Panels

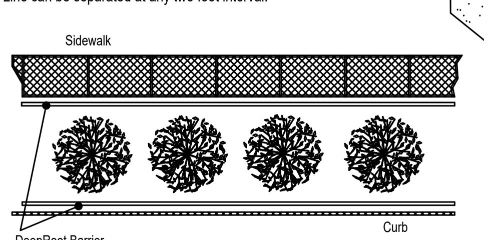
Packaging:

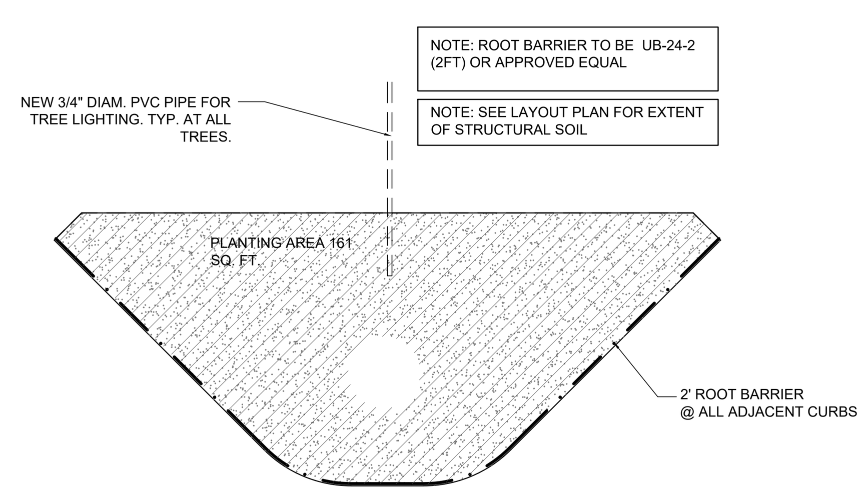
LB 12-2	40 panels (80' linear ft)/ Carton	
UB 18-2	26 panels (52' linear ft)/ Carton	
UB 24-2	20 panels (40' linear ft)/ Carton	

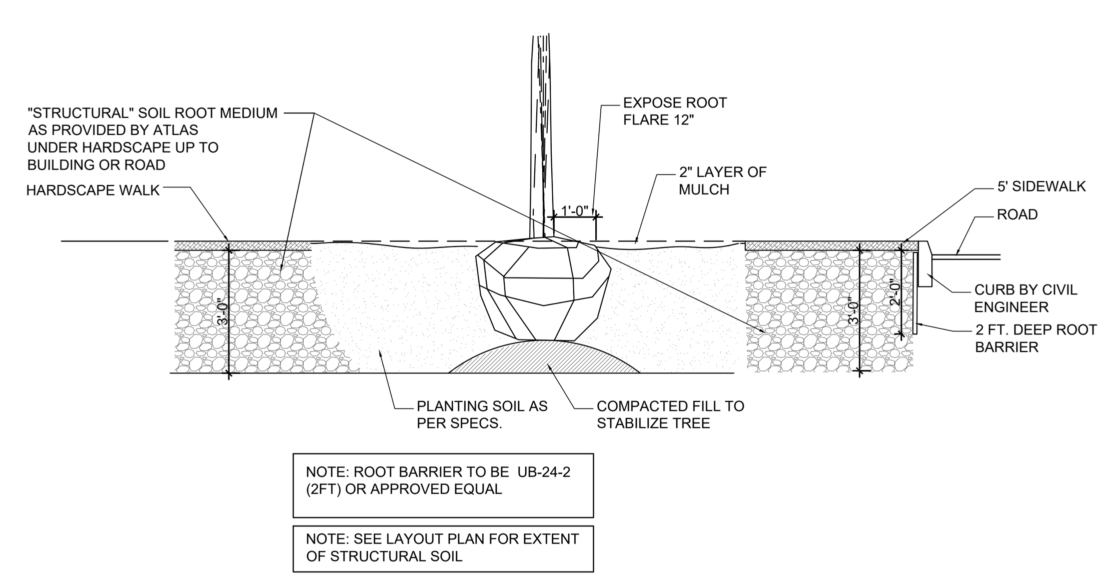
Line can be separated at any two foot interval.

DeepRoot LB 12-2, UB 18-2 or UB 24-2









PLANTING NOTES:

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

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

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

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

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

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

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

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

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

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

SOD NOTES:

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

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

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

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

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

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

GENERAL NOTES:

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

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

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

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

WITKIN HULTS + PARTNERS
307 south 21st avenue hollywood, florida
phone: 954.923.9681 facsimile: 954.923.9689
www.witkindesign.com

©2020 WITKIN HULTS + PARTNERS
THE DESIGN AND DRAWINGS HEREIN ARE THE INTELLECTUAL PROPERTY OF THIS LANDSCAPE ARCHITECT AND ARE PROTECTED UNDER THE COPYRIGHT PROTECTION ACT

Project:
MERCEDES LUXURY RESIDENCES
CORAL GABLES, FLORIDA
LANDSCAPE DETAILS

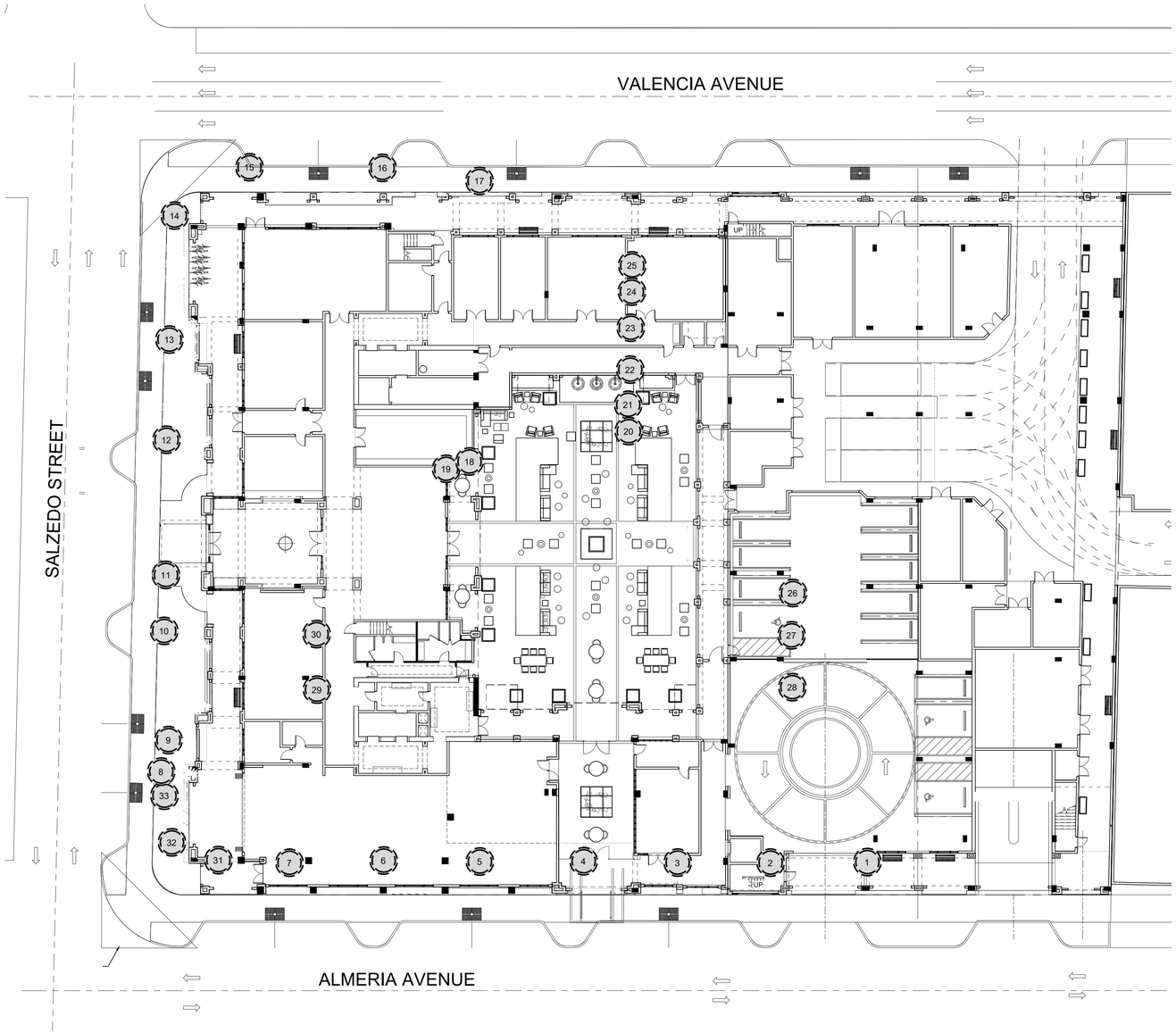
Revisions:	Date:	By:

Seal:

Lic. # LA0000889
Member: A.S.L.A.

Drawing: Landscape Details
Date: 05/03/2021
Scale: NTS
Drawn by: ES
Sheet No.:
L-3
Cad Id.: 2021-024

Z:\2021\Mixed Use\Mercedes Luxury Residences 2021-022\SPA\2021 04 23\L-1.dwg Apr 28, 2021



MERCEDES LUXURY RESIDENCES							
Tree Number	Botanical Name	Common Name	Diameter (in.)	Height (ft.)	Spread (ft.)	Disposition	Canopy Ft.
1	Conocarpus Erectus	GREEN BUTTONWOOD	12	20	20	Remove	314.16
2	Conocarpus Erectus	GREEN BUTTONWOOD	12	20	10	Remove	78.54
3	Conocarpus Erectus	GREEN BUTTONWOOD	12	20	10	Remove	78.54
4	Conocarpus Erectus	GREEN BUTTONWOOD	12	20	20	Remove	314.16
5	Conocarpus Erectus	GREEN BUTTONWOOD	12	20	20	Remove	314.16
6	Conocarpus Erectus	GREEN BUTTONWOOD	12	20	20	Remove	314.16
7	Conocarpus Erectus	GREEN BUTTONWOOD	12	20	20	Remove	314.16
8	Calophyllum brasiliense	BRAZILIAN BEAUTYLEAF	12	15	15	Remove	176.71
9	Calophyllum brasiliense	BRAZILIAN BEAUTYLEAF	12	15	15	Remove	176.71
10	Calophyllum brasiliense	BRAZILIAN BEAUTYLEAF	12	15	15	Remove	176.71
11	Calophyllum brasiliense	BRAZILIAN BEAUTYLEAF	12	15	15	Remove	176.71
12	Calophyllum brasiliense	BRAZILIAN BEAUTYLEAF	12	15	15	Remove	176.71
13	Calophyllum brasiliense	BRAZILIAN BEAUTYLEAF	12	15	15	Remove	176.71
14	Calophyllum brasiliense	BRAZILIAN BEAUTYLEAF	12	15	15	Remove	176.71
15	Calophyllum brasiliense	BRAZILIAN BEAUTYLEAF	12	15	15	Remove	176.71
16	Calophyllum brasiliense	BRAZILIAN BEAUTYLEAF	12	15	15	Remove	176.71
17	Ptychosperma elegans	SOLITAIRE PALM (TRIPLE)	36	20	10	Remove	78.54
18	Ptychosperma elegans	SOLITAIRE PALM (TRIPLE)	36	20	10	Remove	78.54
19	Ptychosperma elegans	SOLITAIRE PALM (TRIPLE)	36	20	10	Remove	78.54
20	Thrinax radiata	FLORIDA THATCH PALM	12	12	8	Remove	50.27
21	Thrinax radiata	FLORIDA THATCH PALM	12	12	8	Remove	50.27
22	Hyophorbe verschaffelti	SPINDLE PALM	12	12	8	Remove	50.27
23	Hyophorbe verschaffelti	SPINDLE PALM	12	12	8	Remove	50.27
24	Thrinax radiata	FLORIDA THATCH PALM	12	12	8	Remove	50.27
25	Thrinax radiata	FLORIDA THATCH PALM	12	12	8	Remove	50.27
26	Cordia sebestena	ORANGE GEIGER TREE	3	8	3	Remove	7.07
27	Cordia sebestena	ORANGE GEIGER TREE	3	8	3	Remove	7.07
28	Cordia sebestena	ORANGE GEIGER TREE	3	8	3	Remove	7.07
29	Cordia sebestena	ORANGE GEIGER TREE	3	10	5	Remove	19.63
30	Cordia sebestena	ORANGE GEIGER TREE	3	10	5	Remove	19.63
31	Veitchia montgomeryan	MONTGOMERY PALM	12	20	15	Remove	176.71
32	Veitchia montgomeryan	MONTGOMERY PALM	12	20	15	Remove	176.71
33	Veitchia montgomeryan	MONTGOMERY PALM	12	20	15	Remove	176.71
		Total Canopy Removed:					**4,446.14**
		Total Mitigation Provided:					**565 s.f.***
							5 Ligustrum

***NOTE: This is what is provided in excess of required landscape per City landscape code Chapter 18A**

Shortfall: 4,446 - 565 s.f. = 3,881.14 s.f./ 500 = 7.76 x $1,500 = $11,643.42 paid into City tree trust fund

SYMBOL LEGEND

(#x) Tree to Remove

TREE DISPOSITION PLAN

Scale: 1" = 20'-0"

NORTH

WITKIN HULTS + PARTNERS
307 south 21st avenue hollywood, florida
phone: 954.923.3689 facsimile: 954.923.3689
www.witkindesign.com

©2020 WITKIN HULTS + PARTNERS
THE DESIGN AND DRAWINGS HEREIN ARE THE INTELLECTUAL PROPERTY OF THIS LANDSCAPE ARCHITECT AND ARE PROTECTED UNDER THE COPYRIGHT PROTECTION ACT

Project: MERCEDES LUXURY RESIDENCES

CORAL GABLES, FLORIDA

TREE DISPOSITION PLAN

Revisions: Date: By:

Seal:

Lic. # LA0000889
Member: A.S.L.A.

Drawing: Tree Disposition Plan

Date: 05/04/2021

Scale: See Left

Drawn by: JV

Sheet No.:

TD-1

Cad Id.: 2021-024