City of Coral Gables, Florida

Level **2** Review

General Procedures – Non-Conditional

Address: 427 Biltmore Way, 2nd Floor, Coral Gables, Florida 33134
Email: planning@coralgables.com Phone: 305.460.5211

Development Review General Procedures – Non-Conditional

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

Application review request

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

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

Coral Gables Mediterranean Architecture Bonus

- ☐ Coral Gables Mediterranean Style Bonus - Table 1
- ☐ Coral Gables Mediterranean Style Bonus - Table 2
- ☐ Coral Gables Mediterranean Style Bonus - Table 3
- ☐ None

Property information

Street address of the subject property: 1101 Stanford Drive and 1201 Stanford Drive

Property/project name: University of Miami Gables Village

Current land use classification(s): University Campus

Current zoning district(s): University Campus District

Proposed land use classification(s) (if applicable): n/a

Proposed zoning district(s) (if applicable): n/a

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

Proposed use(s) of the property/building(s): Student housing

Size of property (square feet/acres): University Campus - 241 acres / Building site – approx. 7.67 acres

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

Total number of residential units per acre and total number of units: 429 units

Estimated cost of the existing/proposed building/project: _____

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

Master Plan amendment approval - October 27, 2025

Determination that buildings do not meet the minimum criteria for historic designation - Sept. 10, 2025

Project Legal Description: Lot(s): See survey and legal description

Block(s):

Section(s):

Listing of all folio numbers for subject property:

03-4130-015-0050 - See Property Appraiser information

General information

Applicant(s)/Agent(s) Name(s): Jessica Brumley

Telephone Contact No: 305-284-5660 Fax No.: Email: jbrumley@miami.edu

Mailing Address: 1535 Levante Ave., Coral Gables, FL 33146
(City) (State) (ZIP Code)

Property Owner(s) Name(s): Jessica Brumley

Telephone Contact No: 305-284-5660 Fax No.: Email: jbrumley@miami.edu

Mailing Address: 1535 Levante Ave., Coral Gables, FL 33146
(City) (State) (ZIP Code)

Property Owner(s) Name(s): _____

Telephone Contact No: _____ Fax No.: _____ Email: _____

Mailing Address: _____
(City) *(State)* *(ZIP Code)*

Project Architect: Alejandro Gonzalez

Telephone Contact No: _____ Fax No.: _____ Email: agonzalez@arquitectonica.com

Mailing Address: 2900 Oak Ave Miami Florida 33143
(City) *(State)* *(ZIP Code)*

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

Master Plan Amendment Approval - October 27, 2025

Determination that buildings do not meet the minimum criteria for historic designation - Sept. 10, 2025

Application requirements and supporting information

Application submittal dates and meeting dates. Applications for the DRC shall be submitted in no later the first Friday of each month to be tentatively scheduled for the same monthly DRC meeting. DRC meetings are held the last Friday of each month, 9:30 a.m. First Floor Board Room, 427 Biltmore Way, Coral Gables, Florida 33134. Applicants and/or agent shall be required to attend the meeting to present the application request and respond to City Staff questions. All applications shall be complete at time of submittal.

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

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

- ☒ Table of Contents with page numbers identifying all below documents.
- ☒ DRC Application.
- ☒ Statement of use and/or cover letter.
- ☒ Aerial.
- ☒ Photographs of property, adjoining properties and/or streetscape.
- ☒ Property survey and legal description.
- ☒ Architectural drawings (signed/sealed), including: Zoning chart / supporting information; site plan; floor plan(s); and all affected elevations. Maximum of 20 sheets shall be accepted.
- ☒ Landscape plan; vegetation assessment; and tree survey / relocation plan.
- ☐ Art in Public Places plan and/or statement.
- ☒ Ordinances, resolutions, covenants, development agreements, etc. previously granted for the property.
- ☒ Historical Significance letter.
- ☒ Name and contact information for property owner, applicant, architect, attorney, etc.
- ☐ City of Coral Gables Annual Registration Application and Issue Application Lobbyist forms.
- ☐ Warranty Deed.
- ☐ Application fee of $100.00 dollars in check form, payable to the City of Coral Gables. Submit copy of check.
- ☒ Other: Civil / Fire Department Access Plan, Central Energy Plant 3 Replacement Drawings

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

Application submittal requirements

Electronic copy. A PDF of the entire application shall be submitted. The total file size shall not exceed 30 MB.

Applicant/agent/property owner/architect affirmation and consent

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

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

Applicant(s)/Agent(s) Signature:	Applicant(s)/Agent(s) Print Name: Jessica Brumley
Address: 1535 Levante Ave., Coral Gables, FL 33146	
Telephone: 305-284-5660	Fax:
Email: jbrumley@miami.edu	

NOTARIZATION

STATE OF FLORIDA/COUNTY OF
The foregoing instrument was acknowledged before me this 4th day of November by
Fabiola Smith
(Signature of Notary Public - State of Florida)

FABIOLA SMITH
Notary Public
State of Florida
Comm# HH380542
Expires 3/29/2027

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

Property Owner(s) Signature:	Property Owner(s) Print Name: Jessica Brumley
Property Owner(s) Signature:	Property Owner(s) Print Name:
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☒ Personally Known OR ☐ Produced Identification; Type of Identification Produced

Architect(s) Signature:	Architect(s) Print Name:
Alejandro J Gonzalez 2025.11.03 14:57:32-05'00'	Alejandro Gonzalez

Address: 2900 Oak Ave Miami Florida 33143

Telephone: Alejandro Gonzalez	Fax:

Email: agonzalez@arquitectonica.com

STATE OF FLORIDA
ALEJANDRO J. GONZALEZ
AR 92311
REGISTERED ARCHITECT

Alejandro J Gonzalez 2025.11.03 14:59:45-05'00'

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(Signature of Notary Public - State of Florida)

FLORIDA NOTARY ASSOCIATION SINCE 1978

FABIOLA SMITH
Notary Public
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UNIVERSITY
OF MIAMI

Jennifer Garcia
Planning and Zoning Director
City of Coral Gables
427 Biltmore Way, 2nd Floor
Coral Gables, Florida 33134

Re: University of Miami Gables Village
Development Review Committee – November 21, 2025

Dear Ms. Garcia,
This letter serves as the University of Miami's Letter of Intent in support of its Development Review Committee (DRC) application for the Gables Village project on the Coral Gables campus. The project will redevelop the site of the existing Mahoney-Pearson Residential Colleges and Commons. A Campus Master Plan Amendment including this project was approved by the City in October 2025.

Project Description
The new student housing development will replace the existing Mahoney-Pearson towers and Commons with two residential colleges sharing ground-floor amenities. The site, approximately 335,000 SF, is located northeast of the intersection of Ponce de Leon Boulevard and Stanford Drive, near the University's main entrance. Construction is anticipated to begin in summer 2026 and conclude by mid-2029. A future phase (not part of this review) will include demolition of the existing dining hall.

The new colleges will offer students a vibrant, garden-focused living environment, with open ground levels connecting interior and exterior spaces. Amenities such as study rooms, wellness areas, recreational lounges, and flexible collaboration spaces will promote community engagement and support student well-being beyond the freshman year.

The project consists of two towers with shared ground-floor facilities, including a 700-seat dining hall, classrooms, study rooms, lounges, flex spaces, and support areas.

- **Residential College 1 (1201 Stanford Drive):** 735 beds in 222 units, 9 floors
- **Residential College 2 (1101 Stanford Drive):** 723 beds in 207 units, 10 floors
- **Total:** 1,458 beds within 429 units, encompassing approximately 573,804 FAR GSF (compared to 578,000 FAR GSF in the latest adopted Master Plan Revision).
- **Faculty/Staff Units:** 9 units integrated within the complex

Facilities Operations & Planning
1535 Levante Avenue, Suite 201
Coral Gables, Florida 33146
Phone: 305-284-5660

Site access will be from Stanford Drive, featuring a dedicated drop-off area to minimize campus traffic impacts. The Mahoney-Pearson Garage will continue to serve residents and commuters, with the garage entrance relocated to the south side for access via Ponce de Leon Boulevard.

A new 9,898 SF **Central Energy Plant (CEP3)**, adjacent to the garage, will serve this project and strengthen campus infrastructure. It will be situated on the north-west corner of the existing Mahoney-Pearson Garage where the entrance is currently located. CEP3 has been designed to blend with elements and articulation of the Gables Village design. It is a 1-story building with a mezzanine. The maximum height of the building is approximately 52' high including the parapet.

Together, the Gables Village towers advance the goals of the University's Housing Master Plan, following the success of Lakeside Village and Centennial Village. This next phase will provide modern, sustainable housing that enhances the student experience for years to come.

We appreciate your favorable consideration of this project.

Sincerely,

Jessica Brumley
Vice-President, Facilities Operations & Planning

Facilities Operations & Planning
1535 Levante Avenue, Suite 201
Coral Gables, Florida 33146
Phone: 305-284-5660

UNIVERSITY
OF MIAMI

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Planning and Zoning Director
City of Coral Gables
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Sincerely,

Jessica Brumley
Vice-President, Facilities Operations & Planning

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1535 Levante Avenue, Suite 201
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Phone: 305-284-5660

SURVEYOR'S REPORT
TOPOGRAPHIC SURVEY
FOR
THE UNIVERSITY OF MIAMI
MAHONEY- PEARSON MASTER PLAN PHASE 3
CITY OF CORAL GABLES, MIAMI-DADE COUNTY, FLORIDA

ARTICLE I
DEFINITIONS, GENERALLY:

CLIENT: SHALL MEAN THE UNIVERSITY OF MIAMI.
SURVEYOR: SHALL MEAN THE FIRM OF ATKINSREALIS USA, INC.DULY AUTHORIZED TO PRACTICE SURVEYING AND MAPPING BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES UNDER CERTIFICATE OF AUTHORIZATION NO. LB24.
SURVEY MAP: SHALL MEAN COLLECTIVELY THE GRAPHIC DEPICTION OF THE TOPOGRAPHIC SURVEY IN THE FORM OF THE "TOPOGRAPHIC SURVEY" MAPS ATTACHED HERETO, MADE A PART HEREOF AND INCORPORATED HEREIN BY REFERENCE.
PROJECT AREA: SHALL MEAN ALL THOSE LOTS, PARCELS, TRACTS OR PIECES OF LAND INDICATED IN THE DESCRIPTIVE PORTION (ARTICLE III) OF THIS REPORT, REFERENCE TO WHICH IS MADE FOR A MORE FULL AND COMPLETE DESCRIPTION THEREOF.
CITY: SHALL MEAN THE CITY OF CORAL GABLES, A MUNICIPAL CORPORATION OF THE STATE OF FLORIDA.
COUNTY: SHALL MEAN MIAMI-DADE COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA, THE NAME OF WHICH WAS CHANGED FROM "DADE COUNTY" BY ITS ELECTORS ON NOVEMBER 13, 1997 AND CODIFIED BY ITS BOARD OF COUNTY COMMISSIONERS PURSUANT TO ORDINANCE NO. 97-212. HENCE, ALL REFERENCES TO DOCUMENTS FILED FOR RECORD PRIOR TO THAT DATE SHALL REFER TO THE PREVIOUS COUNTY NAME AND DOCUMENTS FILED FOR RECORD SUBSEQUENT TO THAT DATE (OR MENTION BY COMMON REPORT, AS THE CASE MAY BE) SHALL MAKE REFERENCE TO THE PRESENT COUNTY NAME.

ARTICLE II
MAP/REPORT OF TOPOGRAPHIC SURVEY:

SEE SURVEY MAP/REPORT AS INCORPORATED HEREIN AND MADE A PART HEREOF BY REFERENCE. THE DATE OF COMPLETION OF ORIGINAL FIELD SURVEY (THE "SURVEY DATE") IN CONNECTION WITH SAME WAS ON AUGUST 7, 2025.

ARTICLE III
GENERAL DESCRIPTION OF PROJECT AREA:

ALL THOSE LOTS, PIECES, TRACTS OR PARCELS OF LAND SITUATE, LYING AND BEING WITHIN THE "AMENDED PLAT PORTION OF MAIN CAMPUS UNIVERSITY OF MIAMI," ACCORDING TO THE PLAT THEREOF, AS RECORDED JUNE 30, 1948 IN PLAT BOOK 46 AT PAGE 81 OF THE PUBLIC RECORDS OF DADE COUNTY (NOW MIAMI-DADE COUNTY), FLORIDA. THE LOCATION OF THE PROJECT AREA LIMITS AS DEFINED BY THE CLIENT ARE MORE FULLY SHOWN ON THE SURVEY MAP ATTACHED HERETO AND MADE A PART HEREOF.

ARTICLE IV
ACCURACY:

THE EXPECTED USE OF THE LAND, AS CLASSIFIED IN THE "STANDARDS OF PRACTICE FOR LAND SURVEYING IN THE STATE OF FLORIDA," PURSUANT TO RULE 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE IS "COMMERCIAL/HIGH RISK." THE MINIMUM RELATIVE DISTANCE ACCURACY FOR THIS TYPE OF SURVEY IS 1 FOOT IN 10,000 FEET. ALTHOUGH A BOUNDARY SURVEY WAS NOT CONDUCTED, THE ACCURACY OBTAINED BY MEASUREMENT AND CALCULATION OF CLOSED GEOMETRIC FIGURES WERE FOUND TO EXCEED THIS REQUIREMENT. FOR MORE INFORMATION REGARDING METHODS AND PROCEDURES FOR THIS SURVEY, REFER TO THE BOUNDARY INCONSISTENCIES PORTION (ARTICLE VII) OF THIS REPORT.

ARTICLE V
SOURCES OF DATA:

THE GENERAL DESCRIPTION OF THE PROJECT AREA WAS GENERATED FROM THE UNDERLYING PLAT OF RECORD, TOGETHER WITH THE LIMITS DETERMINED BY THE CLIENT AND IS TO BE USED FOR REFERENCE ONLY. IN ADDITION, THE FOLLOWING SOURCES OF DATA WERE USED TO THE EXTENT REQUIRED TO COMPLETE THIS SURVEY IN A DEFENSIBLE MATTER, THAT IS TO SAY:

1. THE RECORDED PLATS AND INSTRUMENTS OF RECORD AS MORE FULLY DESCRIBED ON THE SURVEY MAP SERIES.
2. VARIOUS SURVEYS OF SITES PREPARED AT THE INSISTENCE OF THE CLIENT BY THIS FIRM FOR PREVIOUS PROJECTS, INCLUDING MAPS REPRESENTING SAID SURVEYS THAT ARE ON FILE WITH THE SURVEYOR AND WITH THE CLIENT, REFERENCE TO WHICH IS MADE FOR A MORE FULL AND COMPLETE DESCRIPTION OF THE CONTENTS THEREOF.
3. AS TO THE HORIZONTAL ASPECT,TOPOGRAPHIC FEATURES AS DEPICTED ON THE SURVEY MAP ARE REFERENCED TO THE STATE PLANE COORDINATE SYSTEM FOR THE EAST ZONE OF FLORIDA, NORTH AMERICAN DATUM OF 1983/2011 ADJUSTMENT. (NAD83/11).
4. THE FOLLOWING BENCHMARKS AS DESIGNATED BY THE MIAMI-DADE COUNTY TRANSPORTATION AND PUBLIC WORKS DEPARTMENT WERE USED FOR VERTICAL CONTROL:
   A)BENCHMARK CG-11-1-R, ELEVATION + 13.35 FEET. THE BENCHMARK IS A FLORIDA STATE ROAD DEPARTMENT DISC SET IN THE CONCRETE ABUTMENT AT THE SOUTHEAST CORNER OF THE BRIDGE LOCATED AT THE JUNCTION OF US HIGHWAY. #1 AND THE CORAL GABLES WATERWAY CANAL.
   B)BENCHMARK CG-13, ELEVATION + 9.39 FEET. THE BENCHMARK IS A BRASS BAR SET IN A CATCH BASIN AND IS LOCATED AT THE NORTHEAST CORNER OF THE INTERSECTION OF US HIGHWAY #1- AND 167-FEET NORTHEAST OF THE CENTER LINE OF SOUTH ALHAMBRA CIRCLE.
5. AS TO THE VERTICAL ASPECT,ELEVATIONS AS SHOWN HEREON REFER TO THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD29).
6. THIS SITE LIES WITHIN FLOOD ZONES AS DEFINED BY THE UNITED STATES DEPARTMENT OF HOMELAND SECURITY, FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP NUMBERS 12086C0457L, AND 12086C0459L, DATED SEPTEMBER 11, 2009. THE APPROXIMATE BOUNDARY LINES OF EACH FLOOD ZONE R AS DEPICTED ON THE SURVEY MAP TO THE BEST EXTENT.
7. SUBSURFACE UTILITIES AS DEPICTED HEREON REPRESENT LOCATIONS ABOVE THE HORIZONTAL ASPECT AT GROUND LEVEL. THESE LOCATIONS WERE MADE USING GROUND PENETRATING RADAR ANOTHER ELECTRONIC MEANS TO ASCERTAIN SET LOCATIONS TO THE BEST EXTENT. (REFER TO ARTICLE VI, PART 2 FOR QUALIFICATIONS.) THIS IS A "QUALITY B" LEVEL DETERMINATION, DEFINED AS FOLLOWS:
   "QUALITY LEVEL B. QL-B INVOLVES THE APPLICATION OF APPROPRIATE SURFACE GEOPHYSICAL METHODS TO DETERMINE THE EXISTENCE AND HORIZONTAL POSITION OF VIRTUALLY ALL UTILITIES WITHIN THE PROJECT LIMITS. THIS ACTIVITY IS CALLED "DESIGNATING", THE INFORMATION OBTAINED IN THIS MANNER IS SURVEYED TO PROJECT CONTROL. IT ADDRESSES PROBLEMS CAUSED BY INACCURATE UTILITY RECORDS, ABANDONED OR UNRECORDED FACILITIES, AND LOST REFERENCES. **THE PROPER SELECTION AND APPLICATION OF SURFACE GEOPHYSICAL TECHNIQUES** FOR ACHIEVING QL-B DATA IS CRITICAL. INFORMATION PROVIDED BY QL-B CAN ENABLE THE ACCOMPLISHMENT OF PRELIMINARY ENGINEERING GOALS. DECISIONS REGARDING LOCATION OF STORM DRAINAGE SYSTEMS, FOOTERS, FOUNDATIONS AND OTHER DESIGN FEATURES CAN BE MADE TO SUCCESSFULLY AVOID CONFLICTS WITH EXISTING UTILITIES." REFERENCE: UNITED STATES DEPARTMENT OF TRANSPORTATION, FEDERAL HIGHWAY ADMINISTRATION, SUBSURFACE UTILITY ENGINEERING.
   HTTPS://WWW.FHWA.DOT.GOV/PROGRAMADMIN/SUEINDEX.CFM

ARTICLE VI
LIMITATIONS:

1. SINCE NO OTHER INFORMATION OTHER THAN WHAT IS CITED IN THE SOURCES OF DATA WERE FURNISHED, THE CLIENT IS HEREBY ADVISED THAT THERE MAY LEGAL RESTRICTIONS ON THE PROJECT AREA THAT ARE NOT SHOWN ON THE SURVEY MAP OR CONTAINED WITHIN THIS REPORT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, THE CITY OF CORAL GABLES, OR ANY OTHER PUBLIC AND PRIVATE ENTITIES AS THEIR JURISDICTIONS MAY APPEAR. THE SURVEYOR MAKES NO REPRESENTATION AS TO OWNERSHIP OR POSSESSION OF THE PROJECT AREA BY ANY ENTITY OR INDIVIDUAL WHO MAY APPEAR OF PUBLIC RECORD.
2. UNLESS OTHERWISE SHOWN, NO EXCAVATION OR DETERMINATION WAS MADE AS TO HOW THE PROJECT AREA IS SERVED BY UTILITIES AT THE VERTICAL ASPECT. (E.G. DEPTH, CONDITION OR USAGE). (REFER TO ARTICLE V, PART 8 FOR DEFINITIONS.)
3. THE FOUNDATIONS OF THE EXISTING SURFACE STRUCTURES AS THEY MAY EXIST WITHIN, UPON, ACROSS OR ABUTTING THE PROJECT AREA WERE NOT LOCATED.
4. SUBSURFACE SOIL CONDITIONS WERE NOT DETERMINED, AS THIS FALLS OUTSIDE THE PURVIEW OF THIS SURVEY. THESE CONDITIONS MAY INCLUDE THE DETERMINATION OF WETLANDS, FILLED-IN AREAS, GEOLOGICAL/ARCHAEOLOGICAL CONDITIONS OR POSSIBLE CONTAMINATION BY HAZARDOUS LIQUID OR SOLID WASTE THAT MAY OCCUR WITHIN, UPON, ACROSS, ABUTTING OR ADJACENT TO THE PROJECT AREA.
5. WELL-IDENTIFIED FEATURES AS DEPICTED ON THE SURVEY MAP WERE MEASURED TO AN ESTIMATED HORIZONTAL POSITIONAL ACCURACY OF 1/10 FOOT.
6. ELEVATIONS OF WELL-IDENTIFIED FEATURES AS DEPICTED ON THE SURVEY MAP WERE MEASURED TO AN ESTIMATED VERTICAL POSITIONAL ACCURACY OF 1/10 FOOT FOR NATURAL GROUND SURFACES AND 1/100 FOOT FOR HARDSCAPE SURFACES.
7. THE BOUNDARIES OF THE RIGHTS OF WAY AND TRACTS AS INDICATED ON THE SURVEY MAP WERE ACQUIRED FROM THE UNDERLYING PLAT OF RECORD AND OTHER RECORDED DATA AS MORE FULLY SHOWN ON THE SURVEY MAP.
8. NOTICE IS HEREBY GIVEN THAT SUNSHINE STATE ONE CALL OF FLORIDA, INC. MUST BE CONTACTED AT 1-800-432-4770 AT LEAST 48 HOURS IN ADVANCE OF ANY CONSTRUCTION, EXCAVATION OR DEMOLITION ACTIVITY WITHIN, UPON, ABUTTING OR ADJACENT TO THE PROJECT AREA. THIS NOTICE IS GIVEN IN COMPLIANCE WITH THE "UNDERGROUND FACILITY DAMAGE PREVENTION AND SAFETY ACT," PURSUANT TO CHAPTER 556.101-111 OF THE FLORIDA STATUTES.
9. THE SURVEY MAP IS INTENDED TO BE DISPLAYED AT THE STATED SCALE IN ENGLISH UNITS OF MEASUREMENT. ATTENTION IS DRAWN TO THE FACT THAT SAID SCALE MAY BE ALTERED BY REPRODUCTION. THIS MUST BE CONSIDERED WHEN OBTAINING SCALED DATA.
10. THIS PRODUCT DOES NOT REPRESENT A BOUNDARY SURVEY.

ARTICLE VII
BOUNDARY INCONSISTENCIES:

1. THIS TOPOGRAPHIC SURVEY AND THE MAP AND REPORT RESULTING THEREFROM WAS PREPARED FOR THE SPECIFIC PURPOSE OF DEPICTING THE CAPTURE OF HORIZONTAL SPATIAL DATA WITHIN THE PROJECT AREA. AS SUCH, SAID SURVEY DOES NOT REPRESENT A FIELD BOUNDARY SURVEY OF ANY TRACT, BLOCK, RIGHT-OF-WAY OR OTHER JURISDICTIONAL LINES THAT MAY LIE WITHIN, UPON, ACROSS, ABUTTING OR ADJACENT TO THE PROJECT AREA. ALTHOUGH A BOUNDARY SURVEY WAS NOT PERFORMED, CLOSED GEOMETRIC FIGURES WERE MEASURED IN THE FIELD AND MATHEMATICALLY VERIFIED IN A MANNER CONSISTENT WITH SURVEYS FOR COMMERCIAL/HIGH RISK URBAN AREAS.
2. AS THE PROPERTY IS VESTED IN THE UNIVERSITY OF MIAMI, THE GEOMETRIC DATA FOR THE TRACT BOUNDARIES AND VACATED RIGHTS OF WAY HAVE BEEN OMITTED FOR CLARITY. THE GEOMETRIC DATA MAY BE FOUND IN THE ELECTRONIC CAD FILES CREATED FOR THIS PROJECT.

ARTICLE VIII
APPARENT PHYSICAL USE AND FIELDWORK STATEMENT:

1. THE PROJECT AREA CONSISTS OF EDUCATIONAL/ADMINISTRATIVE FEATURES, TOGETHER WITH STRUCTURES, WALKWAYS, PAVEMENTS, FENCES, UTILITIES AND OTHER FACILITIES CONDUCIVE TO SAME. THE IDENTIFICATION, CHARACTER, LOCATION AND RELATIONSHIP OF THE FACILITIES WITHIN THE PROJECT AREA ARE AS MORE FULLY SHOWN ON THE SURVEY MAP.
2. THESE MEASUREMENTS AND EXAMINATIONS WERE PERFORMED UNDER MY DIRECT SUPERVISION AND IN MY PROFESSIONAL JUDGEMENT, EVERY ATTEMPT WAS MADE TO LOCATE THE DATA IN QUESTION USING THE STANDARD OF CARE FOR SURVEYING AND MAPPING IN THESE MATTERS, SUBJECT TO THE LIMITATIONS AS SET FORTH IN THIS SURVEY MAP AND REPORT.
3. THE TREE IDENTIFICATIONS AND TABULATION WAS CONDUCTED BY HARRY L. BELTON, FLORIDA REGISTERED LANDSCAPE ARCHITECT NO. LA0000900 OF ATKINSREALIS USA, INC. THIS TABULATION IS INDICATED FOR INFORMATIONAL PURPOSES ONLY.
4. FIELDWORK FOR THIS SURVEY WAS CONDUCTED BY JBM DATA SYSTEM, LLC, FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER LB7349, UNDER CONTRACT WITH ATKINSREALIS USA INC. AND THE DIRECT SUPERVISION OF THE UNDERSIGNED REGISTERED LAND SURVEYOR. THE SURVEY WAS PERFORMED USING THE FOLLOWING ASSETS:
   a. AERIAL: UNMANNED AERIAL VEHICLE (UAV OR "DRONE"): DJI MATRICE 300 RTK WITH DJI ZENMUSE P1 FULL-FRAME 45MP PHOTOGRAMMETRY CAMERA.
   b. GROUND: TRIMBLE SX-10 SCANNERS WITH MAXIMUM DISTANCE OF 300 FEET WITH OVERLAP AND REDUNDANCE METHOD.
   c. SUBSURFACE UTILITY ENGINEERING: MALA RTC WITH RTK CAPABILITIES AND MALÁ VISION PREMIUM SOFTWARE

ARTICLE IX
EASEMENTS AND ENCUMBRANCES:

NO INFORMATION WAS PROVIDED AS TO THE EXISTENCE OF ANY EASEMENTS OTHER THAT MAY APPEAR ON THE UNDERLYING PLATS OF RECORD, OR AS PREVIOUSLY MADE KNOWN TO ATKINS NORTH AMERICA INC. AND INDICATED AS SUCH ON THE SURVEY MAP FOR REFERENCE PURPOSES ONLY. PLEASE REFER TO THE LIMITATIONS PORTION (ARTICLE VI) OF THIS REPORT WITH RESPECT TO POSSIBLE RESTRICTIONS OF RECORD AND UTILITY SERVICES.

ARTICLE X
CLIENT INFORMATION:

THIS TOPOGRAPHIC SURVEY AND THE SURVEY MAP AND REPORT RESULTING THEREFROM WERE PREPARED AT THE INSISTENCE OF AND ARE CERTIFIED TO:

UNIVERSITY OF MIAMI
SUITE 205
1535 LEVANTE AVENUE
CORAL GABLES, FL 33146

ARTICLE XI
SURVEYOR'S CERTIFICATE:

THE STATE OF FLORIDA)
) S.S.
COUNTY OF MIAMI-DADE)

I HEREBY CERTIFY: THAT THIS "TOPOGRAPHIC SURVEY" AND THE SURVEY MAP AND REPORT RESULTING THEREFROM WAS PERFORMED UNDER MY DIRECTION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND FURTHER, THAT SAID "TOPOGRAPHIC SURVEY" MEETS THE INTENT OF THE "STANDARDS OF PRACTICE FOR LAND SURVEYING IN THE STATE OF FLORIDA", PURSUANT TO RULE 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE AND ITS IMPLEMENTING RULE, CHAPTER 472.027 OF THE FLORIDA STATUTES.

ATKINSREALIS USA, INC.
FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER LB24

LICENSED SURVEYOR & MAPPER
No. 4140
STATE OF FLORIDA

THE SURVEY MAP AND NOTES AND/OR REPORT CONSISTING OF MULTIPLE EXHIBITS IN WHICH EACH MUST BE ACCOMPANY TO THE OTHERS AND HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY DOUGLAS W. DEANS, REGISTERED LAND SURVEYOR NO. 4140, STATE OF FLORIDA USING A DIGITAL SIGNATURE AND DATE PURSUANT TO CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, UNDER SECTION 5J-17.062. THE "DIGITAL DATE" MAY NOT REFLECT THE DATE OF SURVEY OR THE LATEST REVISION DATE. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES. ANY COPIES OF THIS SURVEY MAP AND REPORT IN MANIPULATIVE FORMAT (E.G. AUTOCAD) ARE NOT TO BE CONSIDERED AS VALID ELECTRONIC REPRODUCTIONS OF THE SIGNED AND SEALED DOCUMENT.

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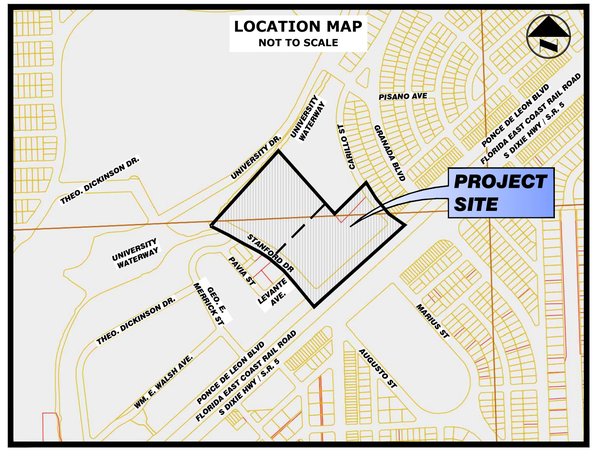

SET CONTROL TABLE				
NUMBER	**CONTROL DESCRIPTION**	**ELEVATION (NAVD 88)**	**NORTHING (NAD 83)**	**EASTING (NAD 83)**
100	SET MAGNETIC NAIL & WASHER ON ARROW	6.83'	504,283.531'	894,358.75'
102	SET MAGNETIC NAIL & WASHER	8.18'	504,756.763'	894,944.137'
104	SET MAGNETIC NAIL & WASHER	10.47'	504,373.473'	895,341.151'
105	SET MAGNETIC NAIL & WASHER	9.59'	504,057.378'	894,760.785'
106	SET MAGNETIC NAIL	12.39'	503,709.291'	895,170.317'
108	SET MAGNETIC NAIL	10.97'	504,028.71'	895,520.077'
109	FOUND MAGNETIC NAIL & WASHER LB 7335	9.80'	504,332.379'	895,809.669'
110	SET MAGNETIC NAIL	9.87'	504,637.076'	895,574.914'

ABBREVIATIONS

O.R.B. = OFFICIAL RECORDS BOOK
P.B. = PLAT BOOK
PG. = PAGE
C&G = CURB & GUTTER
CONC. = CONCRETE
ELEV. = ELEVATION
D.B. = DEED BOOK
R.P.B. = ROAD PLAT BOOK
MDWASD = MIAMI-DADE WATER & SEWER DEPARTMENT
U.M. = UNIVERSITY OF MIAMI

LEGEND

ASPHALT
CONCRETE
BRICKS/PAVERS
WALL
GRAVEL
BUILDINGS
CENTERLINE
CHAIN LINK FENCE
CONCRETE FENCE
CONTOURS LINE
DEED LINE
EASEMENT LINE
FLOOD LINE
GUARDRAIL
HANDRAIL
IRON FENCE
LOT LINE
OVERHEAD WIRES
PAVEMENT PAINT MARKS
PLASTIC FENCE
RIGHT OF WAY LINE
SECTION LINE
SUBDIVISION LINE
SLOPES LINE
UNDERGROUND CABLE TV LINE
UNDERGROUND CHILL WATER LINE
UNDERGROUND ELECTRIC LINE
UNDERGROUND FIBER OPTICS
UNDERGROUND FORCE MAIN LINE
UNDERGROUND GAS LINE
UNDERGROUND IRRIGATION LINE
UNDERGROUND PHONE LINE
UNDERGROUND SANITARY LINE
UNDERGROUND STORM LINE
UNDERGROUND UNKNOWN LINE
UNDERGROUND WATER LINE
VEGETATION LINE
WIRE FENCE
WOOD FENCE

A/C UNIT
AERIAL TARGET
BENCH
BENCHMARK
BOLLARD
CABLE TV BOX
CATCH BASIN
CLEAN OUT
COLUMN
CONCRETE LIGHT POLE
CONCRETE UTILITY POLE
DUMPSTER
FAUCET
FIBER OPTIC CABLE BOX
FIRE HYDRANT
FLOOD LIGHT
GUY POLE DEADMAN
GUY WIRE
HANDICAP PARKING SPACE
LIGHT POLE
MANHOLE (DRAINAGE)
MANHOLE (ELECTRIC)
MANHOLE (GREASE TRAP)
MANHOLE (SANITARY SEWER)
MANHOLE (TELEPHONE)
MANHOLE (UNKNOWN)
MANHOLE (WATER)
METAL LIGHT POLE
METER (ELECTRIC)
METER (GAS)
METER (WATER)
MONITORING WELL
PALM TREE
PEDESTRIAN SIGNAL
POST
PULL BOX
SERVICE CABINET
SIGN
SIGNAL CONTROLLER
SPLICE BOX
STAND PIPE
TELEPHONE SERVICE BOX
TRAFFIC SIGNAL ON MAST ARM
TRANSFORMER
TREE STUMP
TREE
UTILITY POLE
VALVE (FIRE MAIN)
VALVE (GAS)
VALVE (IRRIGATION CONTROL)
VALVE (SEWER)
VALVE (UNKNOWN)
VALVE (WATER)
WOODEN LIGHT POLE
WOODEN UTILITY POLE

NOT A FIELD BOUNDARY SURVEY.

THIS DOCUMENT CONSISTS OF 7 SHEETS AND EACH SHEET SHALL NOT BE CONSIDERED FULL, VALID AND COMPLETE UNLESS ANNEXED TO THE OTHERS.

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CLIENT UNIVERSITY OF MIAMI

PROJECT
UNIVERSITY OF MIAMI
PHASE 3 HOUSING MASTER PLAN
CITY OF CORAL GABLES, FLORIDA

TASK
TOPOGRAPHIC SURVEY

ORIGINAL: 8/7/2025
REVISIONS:
1 #
2 #
3 #
4 #
5 #

811 Know what's below. Call before you dig.

JOB NO. 3119
DRAWN D.G.
DESIGNED
CHECKED D.W.D.
QC D.W.D.

SHEET: 1 OF 7

UTILITIES TABLE

NUMBER	STRUCTURE TYPE	ELEVATION	INVERT INFORMATION
1007	CATCH BASIN	9.41'	6.88' (NORTHWEST 8" CONCRETE PIPE) 3.91' (BOTTOM)
1009	CATCH BASIN	8.64'	6.69' (NORTHEAST 6" METAL PIPE) 6.94' (SOUTHWEST 6" METAL PIPE) 7.54' (WEST 4" PVC) 5.09' (BOTTOM)
1010	MANHOLE SEWER	8.90'	(FLOODED) 2.90' (BOTTOM)
1022	CATCH BASIN	8.60'	5.30' (SOUTHWEST 12" METAL PIPE) 4.55' (BOTTOM)
1084	MANHOLE	12.53'	(INTERCONNECTED GREASE TRAPS) 5.83' (BOTTOM)
1085	MANHOLE	12.51'	(INTERCONNECTED GREASE TRAPS)
1086	MANHOLE	12.46'	(INTERCONNECTED GREASE TRAPS)
1087	MANHOLE	12.46'	(INTERCONNECTED GREASE TRAPS)
1088	MANHOLE	12.39'	10.09' (NORTHWEST TOP OF BAFFLE) (INTERCONNECTED GREASE TRAPS) 4.61' (BOTTOM)
1089	MANHOLE	12.38'	(INTERCONNECTED GREASE TRAPS)
1090	MANHOLE	12.35'	(INTERCONNECTED GREASE TRAPS)
1091	MANHOLE	12.34'	(INTERCONNECTED GREASE TRAPS) 5.64' (BOTTOM)
1122	CATCH BASIN	9.55'	6.55' (NORTHWEST 8" CONCRETE PIPE) 5.95' (BOTTOM)
1123	CATCH BASIN	9.30'	6.74' (NORTHWEST 8" CONCRETE PIPE) 6.77' (SOUTHEAST 8" CONCRETE PIPE) 6.55' (BOTTOM)
1131	CATCH BASIN	10.20'	7.09' (NORTHWEST 8" CONCRETE PIPE) 7.12' (SOUTHEAST 10" CONCRETE PIPE) 5.62' (BOTTOM)
1188	CATCH BASIN	10.03'	7.73' (NORTHWEST TOP OF BAFFLE) 2.25' (BOTTOM)
1225	MANHOLE SEWER	12.32'	7.95' (SOUTHWEST 12" CONCRETE PIPE) 7.99' (NORTHEAST 4" METAL PIPE) 8.14' (SOUTHEAST 8" METAL PIPE)
1226	CATCH BASIN	9.64'	6.22' (NORTHWEST 8" PLASTIC PIPE) 6.44' (SOUTHEAST 10" PLASTIC PIPE) 5.21' (BOTTOM)
1227	CATCH BASIN	9.95'	6.02' (NORTHWEST 8" CONCRETE PIPE) 6.12' (SOUTHEAST 8" CONCRETE PIPE) 5.73' (BOTTOM)
1228	CATCH BASIN	10.24'	6.60' (NORTHWEST 8" CONCRETE PIPE) 7.41' (SOUTHEAST 10" CONCRETE PIPE) 5.91' (BOTTOM)
1337	CATCH BASIN	10.31'	8.18' (NORTHEAST 8" CLAY) 6.61' (BOTTOM)
1338	MANHOLE SEWER	11.12'	6.99' (SOUTHWEST 10" CLAY) 7.25' (NORTHEAST 8" METAL PIPE)
1342	CATCH BASIN	9.10'	3.43' (SOUTHWEST 8" METAL PIPE) 3.00' (BOTTOM)
1343	MANHOLE DRAINAGE	10.72'	(FULL OF SEDIMENT) 2.72' (BOTTOM)
1405	CATCH BASIN	6.98'	2.18' (EAST 15" PVC) 0.44' (NORTH 15" PLASTIC PIPE) -2.92' (BOTTOM)
1429	CATCH BASIN	10.41'	3.56' (NORTHEAST 15" PVC) 6.23' (SOUTHEAST TOP OF BAFFLE) 0.41' (BOTTOM)
1431	CATCH BASIN	9.86'	6.41' (EAST 8" CONCRETE PIPE) 5.36' (BOTTOM)
1432	MANHOLE DRAINAGE	10.08'	-0.92' (EAST TO WEST ROCK TRENCH) 6.60' (WEST 8" CONCRETE PIPE) -0.92' (BOTTOM)
1433	MANHOLE DRAINAGE	10.15'	1.35' (NORTHEAST TO SOUTHWEST ROCK TRENCH) 1.35' (BOTTOM)
1434	CATCH BASIN	10.07'	6.67' (NORTHEAST TO SOUTHWEST ROCK TRENCH) 6.67' (BOTTOM)
2000	CATCH BASIN	11.12'	6.30' (SOUTHEAST 15" CONCRETE PIPE) 5.26' (BOTTOM)
2011	CATCH BASIN	10.64'	6.26' (SOUTH 15" METAL PIPE) 5.81' (BOTTOM)
2013	CATCH BASIN	10.14'	5.24' (SOUTH 15" CONCRETE PIPE) 4.41' (BOTTOM)
2047	CATCH BASIN	9.60'	5.04' (SOUTH 15" CONCRETE PIPE) 4.87' (BOTTOM)
2049	CATCH BASIN	9.46'	(FULL OF SEDIMENT) 2.66' (BOTTOM)
2176	MANHOLE SEWER	10.70'	5.65' (EAST 12" METAL PIPE) 3.60' (SOUTHEAST 18" METAL PIPE) 3.40' (NORTHWEST 18" METAL PIPE)
2177	CATCH BASIN	8.24'	4.81' (SOUTHWEST 12" METAL PIPE) 3.38' (BOTTOM)
2178	MANHOLE DRAINAGE	6.48'	-0.12' (NORTHEAST 18" PLASTIC PIPE) -1.62' (BOTTOM)
2183	CATCH BASIN	7.74'	5.14' (NORTH TOP OF BAFFLE) 0.12' (BOTTOM)
2185	CATCH BASIN	7.91'	6.11' (SOUTH TOP OF BAFFLE) (FULL OF SEDIMENT) 0.46' (BOTTOM)

UTILITIES TABLE

NUMBER	STRUCTURE TYPE	ELEVATION	INVERT INFORMATION
2263	CATCH BASIN	8.04'	5.72' (SOUTHEAST TOP OF BAFFLE) 1.14' (BOTTOM)
2291	CATCH BASIN	8.11'	6.06' (NORTHWEST TOP OF BAFFLE) 0.11' (BOTTOM)
2430	MANHOLE DRAINAGE	6.59'	0.59' (NORTHEAST 12" PLASTIC PIPE) -0.23' (SOUTHWEST 15" PLASTIC PIPE) -0.64' (BOTTOM)
2434	CATCH BASIN	6.05'	2.25' (SOUTH 12" PVC) 1.33' (EAST TOP OF BAFFLE) (FRENCH DRAIN) -4.05' (BOTTOM)
2464	CATCH BASIN	5.58'	3.58' (NORTH TOP OF BAFFLE) (FRENCH DRAIN) -0.12' (BOTTOM)
2477	MANHOLE DRAINAGE	14.36'	8.71' (WEST 4" PVC) 11.86' (EAST TOP OF BAFFLE) (2 PIPE TO WEST) 7.59' (BOTTOM)
2510	MANHOLE DRAINAGE	8.94'	6.58' (WEST TOP OF BAFFLE) 1.64' (BOTTOM)
3128	CATCH BASIN	5.01'	3.44' (WEST 6" PVC) 0.86' (EAST 12" PVC) -2.93' (BOTTOM)
4034	CATCH BASIN	7.26'	3.81' (WEST 15" PLASTIC PIPE) 1.94' (BOTTOM)
4036	CATCH BASIN	7.73'	4.73' (WEST 15" PLASTIC PIPE) 4.40' (BOTTOM)
4048	CATCH BASIN	8.16'	4.86' (NORTHWEST TOP OF BAFFLE) 4.86' (UNABLE TO DETERMINE DIRECTION SIZE AND MATERIAL) 0.26' (BOTTOM)
4069	MANHOLE DRAINAGE	8.25'	4.97' (EAST 15" PLASTIC PIPE) 4.69' (WEST 15" PLASTIC PIPE) 2.81' (BOTTOM)
4108	MANHOLE SEWER	2.90'	6.82' (NORTH 6" CLAY) 5.97' (SOUTH 8" CLAY) 6.18' (EAST 8" CLAY) 6.05' (NORTHWEST 8" CLAY)
4134	CATCH BASIN	9.60'	6.70' (SOUTHEAST 8" PLASTIC PIPE) 4.77' (BOTTOM)
4141	CATCH BASIN	9.72'	6.27' (NORTHWEST 8" METAL PIPE) (FULL OF SEDIMENT)
4187	CATCH BASIN	9.81'	6.26' (SOUTHEAST 10" METAL PIPE) 6.54' (NORTH 8" METAL PIPE) 3.61' (BOTTOM)
4191	CATCH BASIN	13.53'	9.33' (NORTHWEST 10" METAL PIPE) (FLOODED) 7.53' (BOTTOM)
4196	MANHOLE DRAINAGE	10.10'	6.23' (NORTHWEST TRENCH) 6.28' (SOUTHEAST UNABLE TO DETERMINE SIZE AND MATERIAL) (FULL OF SEDIMENT) 6.13' (BOTTOM)
4325	CATCH BASIN	10.00'	6.88' (SOUTHEAST 8" CONCRETE PIPE) 6.00' (BOTTOM)
4336	MANHOLE SEWER	13.03'	5.03' (SOUTHWEST 15" METAL PIPE) 5.31' (NORTHEAST 12" CLAY) 5.23' (NORTHWEST UNABLE TO DETERMINE SIZE AND MATERIAL) 8.28' (SOUTHEAST 12" TOP OF METAL PIPE)
4425	MANHOLE DRAINAGE	10.64'	(FULL OF SEDIMENT) 1.24' (BOTTOM)
4426	CATCH BASIN	10.56'	7.10' (SOUTHWEST 15" CONCRETE PIPE) 4.66' (BOTTOM)
4589	MANHOLE DRAINAGE	12.43'	(NORTH TO SOUTH TRENCH) -0.77' (BOTTOM)
4614	CATCH BASIN	11.30'	7.54' (SOUTHWEST 18" CONCRETE PIPE) 7.30' (BOTTOM)
4615	MANHOLE DRAINAGE	11.63'	7.53' (NORTHEAST 18" CONCRETE PIPE) 7.40' (SOUTHWEST 15" METAL PIPE) 6.73' (BOTTOM)
5320	CATCH BASIN	5.59'	2.22' (EAST 15" PLASTIC PIPE) 0.01' (BOTTOM)
5322	CATCH BASIN	6.16'	2.82' (EAST 15" PLASTIC PIPE) 1.11' (BOTTOM)
5092	CATCH BASIN	9.31'	(FULL OF SEDIMENT)
5084	CATCH BASIN	3.57	1.21' (NORTHWEST 8" CONCRETE PIPE) (FLOODED) -0.95' (BOTTOM)
622	MANHOLE SEWER	10.37'	7.61' (SOUTHWEST 12" CONCRETE PIPE) (FLOODED)
5090	MANHOLE GREASE TRAP	4.08'	(FULL OF SEDIMENT)
5205	CATCH BASIN	11.39'	7.31' (NORTHEAST 15" METAL PIPE) 7.42' (SOUTHEAST 8" PVC) 5.66' (BOTTOM)
5206	MANHOLE DRAINAGE	11.65'	7.25' (NORTHEAST 15" METAL PIPE) 7.65' (SOUTHWEST 15" METAL PIPE) 6.65' (BOTTOM)

NOT A FIELD BOUNDARY SURVEY

THIS DOCUMENT CONSISTS OF 7 SHEETS AND EACH SHEET SHALL NOT BE CONSIDERED FULL, VALID AND COMPLETE UNLESS ANNEXED TO THE OTHERS.

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CLIENT: UNIVERSITY OF MIAMI

PROJECT:
UNIVERSITY OF MIAMI
PHASE 3 HOUSING MASTER PLAN
CITY OF CORAL GABLES, FLORIDA

TASK:
TOPOGRAPHIC SURVEY

ORIGINAL: 8/7/2025
REVISIONS:
1 #
2 #
3 #
4 #
5 #

811 Know what's below. Call before you dig.

JOB NO. 3119
DRAWN D.G.
DESIGNED
CHECKED D.W.D.
QC D.W.D.

SHEET: 2 OF 7

TREE TABLE

TREE NUMBER	SPECIES	CALIPER	SPREAD	HEIGHT	CONDITION
515	Quercus virginiana	25 "	45 '	45 '	
516	Quercus virginiana	16 "	55 '	40 '	
517	Quercus virginiana	14 "	30 '	30 '	
518	Sabal palmetto	12 "	15 '	40 '	
519	Roystonea regia	20 "	30 '	50 '	
520	Sabal palmetto	12 "	15 '	40 '	
521	Livistona chinensis	08 "	16 '	04 '	
522	Livistona chinensis	08 "	16 '	05 '	
523	Livistona chinensis	08 "	16 '	35 '	
524	Sabal palmetto	12 "	15 '	50 '	
525	Syagrus romanzoffiana	10 "	12 '	35 '	
526	Washingtonia robusta	12 "	16 '	65 '	
527	Quercus virginiana	16 "	40 '	40 '	
528	Quercus virginiana	17 "	40 '	40 '	
529	Quercus virginiana	21 "	50 '	40 '	FAIR
530	Tabebuia heterophylla	12 "	25 '	35 '	
531	Quercus virginiana	22 "	50 '	55 '	
532	Quercus virginiana	30 "	50 '	55 '	
533	Ficus benjamina	04 "	10 '	15 '	
534	Livistona chinensis	10 "	12 '	25 '	
535	Livistona chinensis	10 "	12 '	35 '	
536	Livistona chinensis	10 "	12 '	40 '	
537					
538	Syagrus romanzoffiana	10 "	12 '	45 '	
539					
540	Sabal palmetto	12 "	15 '	30 '	
541	Ptychosperma elegans	04 "	20 '	35 '	
542	Ptychosperma elegans	04 "	20 '	35 '	
543	Quercus virginiana	13 "	35 '	30 '	FAIR
544	Quercus virginiana	16 "	45 '	35 '	
545	Roystonea regia	20 "	30 '	60 '	
546	Roystonea regia	20 "	30 '	45 '	
547	Bismarckia nobilis	20 "	30 '	30 '	
548	Psidium guajava	12 "	20 '	25 '	INVASIVE
549	Psidium guajava	10 "	20 '	20 '	INVASIVE
550	Psidium guajava	08 "	20 '	15 '	INVASIVE
551	Cocos nucifera	12 "	30 '	25 '	
552	Cocos nucifera	12 "	30 '	20 '	
553	Mangifera indica	12 "	25 '	15 '	
554	Mangifera indica	10 "	25 '	15 '	
555	Ligustrum japonicum	12 "	12 '	30 '	
556	Psidium guajava	08 "	15 '	12 '	INVASIVE
557	Sabal palmetto	12 "	15 '	18 '	
558	Sabal palmetto	12 "	15 '	35 '	
559	Ptychosperma elegans	04 "	12 '	40 '	
560	Phoenix roebelenii	04 "	08 '	10 '	
561	Phoenix roebelenii	04 "	08 '	05 '	
562	Phoenix roebelenii	04 "	08 '	10 '	
563	Cocos nucifera	12 "	30 '	70 '	
564	Cocos nucifera	12 "	30 '	50 '	
565	Roystonea regia	20 "	30 '	50 '	
566	Roystonea regia	20 "	30 '	60 '	
1015	Ficus aurea	54 "	60 '	45 '	
1016	Ficus aurea	90 "	45 '	50 '	
1017	Ficus aurea	36 "	40 '	50 '	
1018	Quercus virginiana	24 "	30 '	55 '	
1019	Ficus aurea	23 "	40 '	50 '	
1033	Ficus aurea	33 "	30 '	55 '	
1034	Ficus aurea	44 "	50 '	50 '	
1035	Coccoloba diversifolia	06 "	25 '	15 '	
1036	Quercus virginiana	15 "	50 '	45 '	
1132	Clusia rosea	11 "	45 '	40 '	
1133	Clusia rosea	11 "	40 '	40 '	
1134	Sabal palmetto	12 "	15 '	35 '	FAIR
1135	Ficus aurea	100 "	75 '	60 '	
1136	Sabal palmetto	12 "	15 '	30 '	
1137	Sabal palmetto	12 "	15 '	30 '	
1138	Sabal palmetto	12 "	15 '	25 '	
1139	Sabal palmetto	12 "	15 '	20 '	
1140	Sabal palmetto	12 "	15 '	25 '	
1141	Psidium guajava	06 "	12 '	25 '	INVASIVE
1142	Swietenia mahagoni	32 "	60 '	55 '	
1143	Ptychosperma elegans	04 "	20 '	50 '	
1144	Ptychosperma elegans	04 "	20 '	50 '	
1145	Sabal palmetto	12 "	15 '	45 '	
1146	Sabal palmetto	12 "	15 '	30 '	
1147	Pandanus utilis	12 "	20 '	20 '	
1148	Sabal palmetto	12 "	15 '	30 '	
1149	Sabal palmetto	12 "	15 '	30 '	
1150	Sabal palmetto	12 "	15 '	25 '	
1151	Sabal palmetto	12 "	15 '	25 '	
1152	Sabal palmetto	12 "	15 '	25 '	
1153	Ficus benjamina	04 "	10 '	15 '	
1154	Ficus benjamina	04 "	10 '	15 '	
1155	Ficus benjamina	04 "	10 '	15 '	
1156	Ficus benjamina	04 "	10 '	15 '	
1157	Ficus benjamina	04 "	10 '	15 '	
1158	Swietenia mahagoni	30 "	45 '	55 '	FAIR
1159	Swietenia mahagoni	22 "	25 '	75 '	POOR
1160	Acoelorraphe wrightii	M.T.	10 '	15 '	
1161	Swietenia mahagoni	20 "	50 '	50 '	FAIR
1162	Quercus virginiana	28 "	65 '	50 '	
1163	Swietenia mahagoni	18 "	45 '	50 '	FAIR
1164					
1165					
1166	Livistona chinensis	08 "	12 '	25 '	
1167	Livistona chinensis	08 "	12 '	08 '	
1168	Livistona chinensis	08 "	12 '	30 '	
1169	Livistona chinensis	08 "	12 '	40 '	
1170	Livistona chinensis	08 "	12 '	35 '	
1171	Livistona chinensis	08 "	12 '	20 '	
1172	Livistona chinensis	08 "	12 '	40 '	
1173	Livistona chinensis	08 "	12 '	05 '	
1174	Livistona chinensis	08 "	12 '	20 '	
1175	Livistona chinensis	08 "	12 '	20 '	
1176	Livistona chinensis	08 "	12 '	05 '	
1177	Livistona chinensis	08 "	12 '	35 '	
1178	Sabal palmetto	12 "	15 '	20 '	
1179	Sabal palmetto	12 "	15 '	15 '	
1180					
1252	Bursera simaruba	23 "	45 '	50 '	
1253	Bursera simaruba	16 "	35 '	35 '	
1254	Swietenia mahagoni	24 "	75 '	60 '	
1255	Swietenia mahagoni	25 "	60 '	60 '	
1256	Swietenia mahagoni	23 "	50 '	60 '	
1257	Latania loddigesii	08 "	16 '	05 '	
1258	Latania loddigesii	08 "	16 '	07 '	

TREE TABLE

TREE NUMBER	SPECIES	CALIPER	SPREAD	HEIGHT	CONDITION
1259	Sabal palmetto	12 "	15 '	32 '	
1260	Sabal palmetto	12 "	15 '	30 '	
1261	Quercus virginiana	16 "	35 '	50 '	
1262	Sabal palmetto	12 "	15 '	40 '	
1263	Latania loddigesii	08 "	16 '	10 '	
1264	Sabal palmetto	12 "	15 '	28 '	
1265	Sabal palmetto	12 "	15 '	30 '	
1266	Swietenia mahagoni	26 "	60 '	55 '	
1267	Quercus virginiana	27 "	60 '	55 '	
1268	Ligustrum japonicum	10 "	15 '	20 '	
1269	Livistona chinensis	08 "	16 '	30 '	
1270	Quercus virginiana	14 "	40 '	40 '	
1271	Quercus virginiana	16 "	40 '	60 '	
1272	Quercus virginiana	12 "	40 '	35 '	
1273	Quercus virginiana	12 "	40 '	35 '	
1274	Quercus virginiana	10 "	25 '	35 '	POOR
1275	Quercus virginiana	11 "	30 '	25 '	
1287	Bursera simaruba	20 "	40 '	35 '	
1288	Bursera simaruba	20 "	40 '	35 '	
1289	NOT A TREE				
1291	Quercus virginiana	20 "	40 '	40 '	
1292	Quercus virginiana	13 "	25 '	32 '	
1293	Quercus virginiana	15 "	40 '	40 '	
1294	Quercus virginiana	22 "	40 '	40 '	
1295	Quercus virginiana	10 "	25 '	32 '	
1296	Quercus virginiana	19 "	40 '	40 '	
1297	Quercus virginiana	20 "	40 '	40 '	
1298	Quercus virginiana	13 "	25 '	32 '	
1299	Bursera simaruba	13 "	30 '	35 '	
1300	Quercus virginiana	11 "	18 '	25 '	FAIR
1301	Quercus virginiana	11 "	18 '	22 '	
1302	Quercus virginiana	10 "	30 '	25 '	
1303	Quercus virginiana	09 "	15 '	25 '	FAIR
1304	Quercus virginiana	10 "	12 '	25 '	POOR
1306	Quercus virginiana	11 "	35 '	35 '	
1307	Quercus virginiana	10 "	30 '	35 '	FAIR
1308	Quercus virginiana	08 "	20 '	25 '	POOR
1309	Quercus virginiana	11 "	40 '	30 '	FAIR
1310	Quercus virginiana	11 "	40 '	40 '	FAIR
1311	Quercus virginiana	06 "	15 '	20 '	POOR
1312	Quercus virginiana	10 "	30 '	30 '	FAIR
1313	Quercus virginiana	10 "	25 '	35 '	FAIR
1314	Quercus virginiana	07 "	10 '	25 '	POOR
1315	Quercus virginiana	11 "	30 '	35 '	
1316	Quercus virginiana	25 "	60 '	50 '	
1318	Sabal palmetto	12 "	15 '	35 '	
1319	Sabal palmetto	12 "	15 '	25 '	
1320	Sabal palmetto	12 "	15 '	35 '	
1321	Livistona chinensis	08 "	16 '	10 '	
1322	Livistona chinensis	08 "	16 '	01 '	
1323	Livistona chinensis	08 "	16 '	10 '	
1324	Sabal palmetto	12 "	15 '	35 '	
1325	Quercus virginiana	17 "	40 '	45 '	
1326	Livistona chinensis	08 "	16 '	40 '	
1327	Livistona chinensis	08 "	16 '	12 '	
1328	Ptychosperma elegans	04 "	12 '	35 '	
1329	Ptychosperma elegans	04 "	12 '	30 '	
1330	Livistona chinensis	08 "	16 '	25 '	
1335	Sabal palmetto	12 "	15 '	35 '	
1336	Sabal palmetto	12 "	15 '	32 '	
1368	Sabal palmetto	12 "	15 '	25 '	
1369	Sabal palmetto	12 "	15 '	25 '	
1370	Sabal palmetto	12 "	15 '	30 '	
1371	Sabal palmetto	12 "	15 '	25 '	
1372	Sabal palmetto	12 "	15 '	25 '	
1373	Sabal palmetto	12 "	15 '	25 '	
1374	Sabal palmetto	12 "	15 '	25 '	
1375	Sabal palmetto	12 "	15 '	20 '	
1376	Sabal palmetto	12 "	15 '	25 '	
1377	Sabal palmetto	12 "	15 '	25 '	
1378	Sabal palmetto	12 "	15 '	12 '	
1379	Sabal palmetto	12 "	15 '	25 '	
1380	Quercus virginiana	22 "	50 '	40 '	
1381	Syagrus romanzoffiana	10 "	30 '	35 '	
1382	Livistona chinensis	10 "	12 '	25 '	
1383	Livistona chinensis	10 "	12 '	35 '	
1384	Syagrus romanzoffiana	12 "	30 '	38 '	
1385	Syagrus romanzoffiana	12 "	30 '	40 '	
1386	Syagrus romanzoffiana	12 "	30 '	30 '	
1387	Quercus virginiana	32 "	45 '	50 '	
1388					
1391	Ptychosperma elegans	04 "	12 '	25 '	
1392	Ptychosperma elegans	04 "	12 '	25 '	
1393	Ptychosperma elegans	04 "	12 '	25 '	
1394	Ptychosperma elegans	04 "	12 '	25 '	
1395	Ptychosperma elegans	04 "	12 '	25 '	
1396	Ptychosperma elegans	04 "	12 '	25 '	
1397	Ptychosperma elegans	04 "	12 '	25 '	
1398	Ptychosperma elegans	04 "	12 '	25 '	
1399	Ptychosperma elegans	04 "	12 '	25 '	
1400	Ptychosperma elegans	04 "	12 '	25 '	
1412	Veitchia arecina	10 "	25 '	40 '	
1413	Syagrus romanzoffiana	10 "	30 '	45 '	
1414	Syagrus romanzoffiana	10 "	30 '	30 '	
1415	Syagrus romanzoffiana	10 "	30 '	35 '	
1416	Syagrus romanzoffiana	10 "	30 '	30 '	
1417	Syagrus romanzoffiana	10 "	30 '	40 '	
1418	Swietenia mahagoni	30 "	60 '	60 '	
1419	Syagrus romanzoffiana	10 "	30 '	30 '	
1420	Syagrus romanzoffiana	10 "	30 '	35 '	
1421	Swietenia mahagoni	20 "	30 '	50 '	
1422	Swietenia mahagoni	32 "	60 '	50 '	
1440	Quercus virginiana	14 "	45 '	40 '	
1441	Quercus virginiana	15 "	50 '	50 '	
1442	Quercus virginiana	15 "	50 '	50 '	
1443	Quercus virginiana	15 "	40 '	50 '	
1444	Quercus virginiana	30 "	55 '	50 '	
1445	Quercus virginiana	14 "	40 '	50 '	
1446	Calophyllum inophyllum	13 "	30 '	40 '	
1447	Quercus virginiana	18 "	50 '	45 '	

TREE TABLE

TREE NUMBER	SPECIES	CALIPER	SPREAD	HEIGHT	CONDITION
1451	Quercus virginiana	36 "	80 '	55 '	
1452	Quercus virginiana				DEAD
1453	Quercus virginiana	34 "	60 '	55 '	
1454	Quercus virginiana	12 "	25 '	45 '	
1455	Syagrus romanzoffiana	10 "	12 '	45 '	
1456	Syagrus romanzoffiana	10 "	12 '	40 '	
1457	Syagrus romanzoffiana	10 "	12 '	50 '	
1458	Bursera simaruba	26 "	55 '	50 '	
1459	Bursera simaruba	26 "	55 '	50 '	
1460	Quercus virginiana	18 "	50 '	45 '	
1461	Bursera simaruba	16 "	40 '	40 '	
1462	Syagrus romanzoffiana	10 "	12 '	50 '	
1463	Syagrus romanzoffiana	10 "	12 '	45 '	
1464	Syagrus romanzoffiana	10 "	12 '	50 '	
1465	Syagrus romanzoffiana	10 "	12 '	50 '	
1466	Ptychosperma elegans	04 "	12 '	45 '	
1467	Syagrus romanzoffiana	10 "	12 '	45 '	
1468	Syagrus romanzoffiana	10 "	12 '	20 '	
1469	Syagrus romanzoffiana	10 "	12 '	30 '	
1470	Ficus aurea	62 "	90 '	55 '	
1471	Quercus virginiana	28 "	40 '	45 '	
1472	Quercus virginiana	31 "	60 '	50 '	
1473	Veitchia arecina	08 "	12 '	14 '	
1474	Veitchia arecina	08 "	12 '	12 '	
1475	Veitchia arecina	08 "	12 '	20 '	
1476	Veitchia arecina	08 "	12 '	14 '	
1477	Veitchia arecina	08 "	12 '	18 '	
1478	Quercus virginiana	14 "	30 '	40 '	
1480					
1481	Syagrus romanzoffiana	10 "	12 '	45 '	
1482	Quercus virginiana	44 "	70 '	50 '	
2014	Quercus virginiana	20 "	50 '	50 '	
2015	Quercus virginiana	26 "	70 '	50 '	
2016	Quercus virginiana	15 "	35 '	40 '	
2018	Quercus virginiana	23 "	50 '	50 '	
2019	Sabal palmetto	12 "	15 '	10 '	
2020	Sabal palmetto	12 "	15 '	12 '	
2021	Quercus virginiana	16 "	40 '	40 '	
2022	Quercus virginiana	18 "	50 '	50 '	
2023	Quercus virginiana	26 "	60 '	45 '	
2024	Quercus virginiana	21 "	50 '	50 '	
2025	Quercus virginiana	18 "	45 '	45 '	
2026	Calophyllum inophyllum	13 "	30 '	40 '	
2027					
2028					
2029	Quercus virginiana	18 "	45 '	50 '	
2030	Quercus virginiana	25 "	60 '	40 '	
2031	Quercus virginiana	22 "	30 '	45 '	FAIR
2032	Quercus virginiana	21 "	30 '	45 '	
2033	Quercus virginiana	27 "	40 '	45 '	FAIR
2045	Quercus virginiana	16 "	40 '	25 '	
2046	DUPLICATE, SEE 2033				
2058	Tabebuia heterophylla	12 "	30 '	45 '	
2059	Tabebuia heterophylla	15 "	30 '	45 '	
2065	Tabebuia heterophylla	14 "	30 '	45 '	
2067	Bursera simaruba	10 "	30 '	40 '	
2312	Sabal palmetto	12 "	15 '	15 '	
2318					
2319	Coccothrinax argentata	08 "	06 '	04 '	
2320	Sabal palmetto	12 "	15 '	15 '	
2321	Ficus aurea	46 "	50 '	50 '	
2322	DUPLICATE, SEE 2321				
2325	Terminalia catappa	06 "	25 '	25 '	INVASIVE
2328	Cocos nucifera	12 "	30 '	50 '	
2352	Quercus virginiana	18 "	50 '	40 '	
2353	Cocos nucifera	12 "	30 '	50 '	
2354	Cocos nucifera	12 "	30 '	60 '	
2355	Bursera simaruba	08 "	35 '	35 '	
2356	Ficus aurea	52 "	40 '	60 '	
2357	Melia azedarach	24 "	40 '	30 '	INVASIVE
2358	Sabal palmetto	12 "	15 '	20 '	
2359	Sabal palmetto	12 "	15 '	18 '	
2360	Sabal palmetto	12 "	15 '	15 '	
2361	Sabal palmetto	12 "	15 '	25 '	
2362	Sabal palmetto	12 "	15 '	30 '	
2363	Sabal palmetto	12 "	15 '	20 '	
2364	Clusia rosea	10 "	25 '	30 '	
2366	Quercus virginiana	22 "	50 '	45 '	
2367	Quercus virginiana	11 "	25 '	35 '	
2368	Quercus virginiana	13 "	50 '	40 '	
2369	Quercus virginiana	16 "	40 '	55 '	
2370	Quercus virginiana	25 "	60 '	55 '	
2371	Roystonea regia	20 "	30 '	65 '	
2372	Roystonea regia	20 "	30 '	60 '	
2373	Roystonea regia	20 "	30 '	55 '	
2374	Cocos nucifera	12 "	30 '	55 '	
2375	Cocos nucifera	12 "	30 '	65 '	
2376	Roystonea regia	20 "	30 '	50 '	
2377	Cocos nucifera	12 "	30 '	50 '	
2378	Cocos nucifera	12 "	30 '	45 '	
2379	Cocos nucifera	12 "	30 '	55 '	
2405	Cocos nucifera	12 "	30 '	50 '	
2406	Cocos nucifera	12 "	30 '	30 '	
2407	Cocos nucifera	12 "	30 '	30 '	
2408	Cocos nucifera	12 "	30 '	40 '	
2414	Cocos nucifera	12 "	30 '	40 '	
2415	Cocos nucifera	12 "	30 '	40 '	
2416	Cocos nucifera	12 "	30 '	70 '	
2438	Bursera simaruba	18 "	30 '	40 '	
2439	Bursera simaruba	18 "	30 '	35 '	
2440	Tabebuia heterophylla	15 "	40 '	45 '	
2441	Tabebuia heterophylla	12 "	25 '	40 '	
2442	Ficus aurea	44 "	70 '	55 '	
2443	Cocos nucifera	12 "	30 '	05 '	
2444	Sabal palmetto	12 "	15 '	18 '	
2445	Sabal palmetto	12 "	15 '	25 '	
2446	Sabal palmetto	12 "	15 '	15 '	
2447	Sabal palmetto	12 "	15 '	20 '	
2448	Sabal palmetto	12 "	15 '	20 '	
2449	Sabal palmetto	12 "	15 '	30 '	
2450	Syagrus romanzoffiana	10 "	12 '	45 '	
2451	Sabal palmetto	12 "	15 '	25 '	
2452	Sabal palmetto	12 "	15 '	20 '	
2453	Sabal palmetto	12 "	15 '	20 '	
2454	Sabal palmetto	12 "	15 '	30 '	
2455	Sabal palmetto	12 "	15 '	12 '	

TREE TABLE

TREE NUMBER	SPECIES	CALIPER	SPREAD	HEIGHT	CONDITION
2456	Taxodium distichum	06 "	12 '	25 '	
2457	Taxodium distichum	06 "	08 '	28 '	
2458	Taxodium distichum	06 "	20 '	18 '	
2459	Taxodium distichum	06 "	12 '	16 '	
2460	Conocarpus erectus var. sericeus	06 "	15 '	15 '	
2461	Syagrus romanzoffiana	12 "	12 '	25 '	
2465	Lysiloma latisiliquum	10 "	30 '	15 '	
2466	Taxodium distichum	06 "	08 '	20 '	
2467	Taxodium distichum	06 "	15 '	20 '	
2468	Taxodium distichum	06 "	16 '	35 '	
2584	Thrinax radiata	06 "	10 '	03 '	
2585	Thrinax radiata	06 "	10 '	02 '	
2586	Sabal palmetto	12 "	15 '	30 '	
2587	Thrinax radiata	06 "	10 '	02 '	
2593	Thrinax radiata	06 "	10 '	02 '	
2594	Thrinax radiata	06 "	10 '	03 '	
2595	Quercus virginiana	26 "	50 '	45 '	
2599	Quercus virginiana	30 "	60 '	55 '	
2600	Quercus virginiana	24 "	50 '	55 '	
2601	DUPLICATE, SEE 2600				
2602	Sabal palmetto	12 "	15 '	08 '	
2603	Sabal palmetto	12 "	15 '	15 '	
2604	Thrinax radiata	04 "	10 '	06 '	
2605	Sabal palmetto	12 "	15 '	12 '	
2606	Quercus virginiana	28 "	60 '	55 '	
2674	Tecoma stans	14 "	30 '	12 '	
2675	Quercus virginiana	25 "	45 '	35 '	
2676	Syagrus romanzoffiana	10 "	12 '	30 '	
2677	Syagrus romanzoffiana	10 "	12 '	30 '	
2678	Syagrus romanzoffiana	10 "	12 '	25 '	
2679	Syagrus romanzoffiana	10 "	12 '	30 '	
2680	Syagrus romanzoffiana	10 "	12 '	35 '	
2681	Syagrus romanzoffiana	10 "	12 '	40 '	
2682	Syagrus romanzoffiana	10 "	12 '	20 '	
2683	Thrinax radiata	06 "	10 '	05 '	
2684	Latania loddigesii	08 "	12 '	05 '	
2685	Thrinax radiata	06 "	10 '	04 '	
2686	Quercus virginiana	22 "	50 '	35 '	
2687	Quercus virginiana	18 "	50 '	40 '	
2688	Quercus virginiana	32 "	55 '	50 '	
2689	Quercus virginiana	16 "	40 '	40 '	
2690	Quercus virginiana	18 "	40 '	45 '	
2691	Quercus virginiana	20 "	40 '	45 '	
2692	Quercus virginiana	22 "	60 '	50 '	
2693	Quercus virginiana	22 "	50 '	55 '	
2694	Quercus virginiana	22 "	50 '	45 '	
2695	Quercus virginiana	20 "	45 '	50 '	
2696	Quercus virginiana	20 "	50 '	45 '	
2697	Sabal palmetto	12 "	15 '	20 '	
2698	Livistona chinensis	08 "	12 '	20 '	
2699	Livistona chinensis	08 "	12 '	18 '	
3100	Quercus virginiana	20 "	30 '	30 '	
3101	Quercus virginiana	22 "	50 '	35 '	
3102	Quercus virginiana	22 "	60 '	45 '	
3103	Quercus virginiana	20 "	45 '	35 '	
3104	Quercus virginiana	18 "	30 '	40 '	
3105	Taxodium distichum	12 "	30 '	30 '	
3106	Sabal palmetto	12 "	15 '	15 '	
3107	Sabal palmetto	12 "	15 '	18 '	
3108	Sabal palmetto	12 "	15 '	25 '	
3109	Bursera simaruba	28 "	40 '	50 '	
3110	Quercus virginiana	17 "	40 '	40 '	
3111	Cocos nucifera	12 "	30 '	60 '	
3112	UNKNOWN SPECIES	06 "	15 '	12 '	
3113	Cocos nucifera	12 "	30 '	50 '	
3114	Ficus aurea	33 "	40 '	50 '	
3115	Sabal palmetto	12 "	15 '	18 '	
3116	Sabal palmetto	12 "	15 '	15 '	
3117	Sabal palmetto	12 "	15 '	25 '	
3118	Cocos nucifera	12 "	30 '	30 '	
3119	Cocos nucifera	12 "	30 '	30 '	
3120	Cocos nucifera	12 "	30 '	35 '	
3121	Sabal palmetto	12 "	15 '	25 '	
3122	Cocos nucifera	12 "	30 '	35 '	
3123	Cocos nucifera	12 "	30 '	30 '	
3124	Sabal palmetto	12 "	15 '	25 '	
3125	Ficus aurea	42 "	50 '	45 '	
3126	Ficus aurea	72 "	60 '	50 '	
3127	Ficus aurea	42 "	60 '	50 '	
3156	Bursera simaruba	17 "	30 '	40 '	
3157	Sabal palmetto	12 "	15 '	30 '	
3158	Sabal palmetto	12 "	15 '	30 '	
3159	Sabal palmetto	12 "	15 '	30 '	
3160	Sabal palmetto	12 "	15 '	25 '	
3161	Sabal palmetto	12 "	15 '	30 '	
3162	Washingtonia robusta	12 "	16 '	70 '	
3163	Swietenia mahagoni	24 "	40 '	45 '	FAIR
3164	Sabal palmetto	12 "	15 '	15 '	
3165	Sabal palmetto	12 "	15 '	18 '	
3166	Ravenala madagascariensis	08 "	08 '	12 '	
3167	Ravenala madagascariensis	08 "	08 '	08 '	
3168	Ravenala madagascariensis	08 "	08 '	06 '	
3169	Ravenala madagascariensis	08 "	08 '	10 '	
3170	Ravenala madagascariensis	08 "	08 '	15 '	
3172	Veitchia arecina	06 "	12 '	30 '	
3173	Veitchia arecina	06 "	12 '	40 '	
3174	Veitchia arecina	06 "	12 '	50 '	
3176	Veitchia arecina	06 "	12 '	45 '	
3177	Phoenix roebelenii	04 "	08 '	08 '	
3178	Phoenix roebelenii	04 "	08 '	08 '	
3179	Veitchia arecina	08 "	12 '	40 '	
3180					
3181					
3182					
3183	Roystonea regia	20 "	30 '	60 '	
3184	Cocos nucifera	12 "	30 '	50 '	
3185	Roystonea regia	20 "	30 '	60 '	
3186	Bismarckia nobilis	20 "	30 '	45 '	
3187	Roystonea regia	20 "	30 '	50 '	
4198	Roystonea regia	20 "	30 '	30 '	
4199	Roystonea regia	20 "	30 '	60 '	
4200	Roystonea regia	20 "	30 '	50 '	

TREE TABLE

TREE NUMBER	SPECIES	CALIPER	SPREAD	HEIGHT	CONDITION
4201	Roystonea regia	20 "	30 '	65 '	
4202	Roystonea regia	20 "	30 '	50 '	
4203	Roystonea regia	20 "	30 '	55 '	
4204	Roystonea regia	20 "	30 '	70 '	
4205	Roystonea regia	20 "	30 '	50 '	
4206	Roystonea regia	20 "	30 '	55 '	
4207	Roystonea regia	20 "	30 '	45 '	

MATCH LINE SHEET 5

MATCH LINE SHEET 5

GRAPHIC SCALE 0 40' 80'

RELIGIOUS HOUSES

TRACT 7
"AMENDED PLAT PORTION OF MAIN CAMPUS UNIVERSITY OF MIAMI"
(PLAT BOOK 46, PAGE 61)

ROADWAY EASEMENT AGREEMENT PER (O.R.B. 27630, PG. 4941)

AVE. LEVANTE

DADE COUNTY BOARD OF PUBLIC INSTRUCTION (MIAMI-DADE COUNTY SCHOOL BOARD) (D.B. 4066, P. 188)

MAHONEY - PEARSON VOLLEYBALL COURTS

APPROXIMATE LOCATION OF DEMISED PREMISES PER UNRECORDED LEASE AGREEMENT DATED DECEMBER 19, 2007 BETWEEN MIAMI-DADE COUNTY SCHOOL BOARD AND U.M.

U.S. DEPARTMENT OF EDUCATION MORTGAGE PER (O.R.B. 18075, PG. 2578)

SEVEN STORY C.B.S. BUILDING
MAHONEY - PEARSON RESIDENTIAL COLLEGE

TR. 8
"AMENDED PLAT PORTION OF MAIN CAMPUS UNIVERSITY OF MIAMI"
(PLAT BOOK 46, PAGE 61)

FINISHED FLOOR ELEVATION: 14.22'

FINISHED FLOOR ELEVATION: 13.08'

ONE STORY C.B.S BUILDING (LIFT STATION)

FINISHED FLOOR ELEVATION: 11.73'

THREE STORY C.B.S. BUILDING
MAHONEY - PEARSON PARKING GARAGE
MDWASD SERVICE AGREEMENT PER (O.R.B. 20309, PG. 1621)

NORTH LINE OF SECTION 30-54-41

SOUTH LINE OF SECTION 19-54-41

ELECTRIC BOX CONC. PAD FP&L EASEMENT PER (O.R.B. 23356, PG. 3946)

TRACT 8
(PLAT BOOK 28, PAGE 44)

CARILLO STREET

VACATED
(CITY ORDINANCE No. 1682)
(O.R.B. 27887, PG. 4507)

STANFORD DRIVE

(MILLER DRIVE)

(GATE HOUSE DRIVE)

CITY OF CORAL GABLES DECLARATION OF RESTRICTIVE COVENANTS PER (O.R.B. 25152, PG. 768)

3'x13' FP&L EASEMENT PER (O.R.B. 9881, PG. 682)

MDWASD 12" WATER MAIN EASEMENT (O.R.B. 32044, PG. 3579)

PONCE DE LEON BOULEVARD, UNIVERSITY CONCOURSE (P)
(RON FRASER WAY)

MIAMI-DADE COUNTY METRORAIL SYSTEM
RIGHT-OF-WAY (R.P.B. 124, P. 7)

NOT A FIELD BOUNDARY SURVEY

THIS DOCUMENT CONSISTS OF 7 SHEETS AND EACH SHEET SHALL NOT BE CONSIDERED FULL, VALID AND COMPLETE UNLESS ANNEXED TO THE OTHERS.

DRAWING: C:\USERS\DAVIDGONZALEZ\BM DATA SYSTEM, LLC\GEOMATICS - DOCUMENTS\PROJECTS\ATKINS\3119 - UNIVERSITY OF MIAMI PHASE 3 HOUSING MASTER PLAN\DWG\3119 - UNIVERSITY OF MIAMI PHASE 3 HOUSING MASTER PLAN DG.DWG / PRINTED: 8/8/2025 4:55 PM

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ATKINSREALIS USA, INC.
FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER LB24

800 WATERFORD WAY
SUITE 700
MIAMI, FL
33126
(305) 592-7275

CLIENT: UNIVERSITY OF MIAMI

PROJECT:
UNIVERSITY OF MIAMI
PHASE 3 HOUSING MASTER PLAN
CITY OF CORAL GABLES, FLORIDA

TASK:
TOPOGRAPHIC SURVEY

ORIGINAL: 8/7/2025
REVISIONS:
1 #
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3 #
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5 #

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CHECKED D.W.D.
QC D.W.D.

SHEET: 4 OF 7

0 40' 80'
GRAPHIC SCALE

TRACT "A" (P.B. 77, PG. 66)
12' UTILITY EASEMENT PER (P.B. 77, PG. 66)
12' WALKWAY FOR FIRE APPARATUS TRACT "E" EASEMENT PER (P.B. 77, PG. 66)
THE FLORIDA NATIONAL BANK AND TRUST COMPANY AT MIAMI MORTGAGED PREMISES PER (O.R.B. 4563, PG. 1)
VACATED TRACT "D" PER (PB.77, P. 66) (O.R.B. 27724, PG. 2651)
VACATED TRACT "C" PER (P.B. 77, PG. 66) (O.R.B. 27887, PG. 4509)
VACATED (CITY ORDINANCE NO. 2244) PER (O.R.B. 27887, PG. 4509)
MDWASD SERVICE AGREEMENT (O.R.B. 25908, PG. 3311)
MDWASD GRANT OF EASEMENT (O.R.B. 26745, PG. 2764)
UNIVERSITY DRIVE
FLOOD ZONE AH ELEVATION: 7'
FLOOD ZONE AE ELEVATION: 7'
UNIVERSITY WATERWAY O.R.B. 27590, PG. 641
CHILLED WATER PIPES
BRIDGE
15" SMOOTH CONCRETE PIPE INVERT ELEV.: -0.27'
TOP OF BANK
EDGE OF WATER
GRAVEL PATH
CHILLED WATER VAULTS
CONC. PAD
ONE STORY C.B.S BUILDING (ELECTRIC ROOM)
ELECTRIC PANEL METAL LID
VERTICAL PIPE
TRACT 3 "AMENDED PLAT PORTION OF MAIN CAMPUS UNIVERSITY OF MIAMI" (PLAT BOOK 48, PAGE 81)
FORMER BEHAVIORAL MEDICINE SITE (DEMOLISHED)
AREA UNDER CONSTRUCTION
ELECTRIC PANEL
FINISHED FLOOR ELEVATION: 6.89'
HEDGE
WHEEL STOP (TYPICAL)
ROOF LINE
METAL LID
FINISHED FLOOR ELEVATION: 10.49'
ONE STORY C.B.S. BUILDING (COOLING TOWER)
ONE STORY C.B.S. BUILDING 45.0'
TRASH COMPACTOR
BACK FLOW VALVE
STAIRS
INTERCONNECTED GREASE TRAPS RIM ELEVATION: 12.51' BOTTOM ELEV.: 5.83'
FINISHED FLOOR ELEVATION: 13.62'
ONE STORY C.B.S. BUILDING MAHONEY - PEARSON DINING HALL
CONC. STEPS
SPEED BUMP
DADE COUNTY BOARD OF PUBLIC INSTRUCTION (MIAMI-DADE COUNTY SCHOOL BOARD) (D.B. 4066, P. 186)
MDWASD GRANT OF EASEMENT (O.R.B. 26745, PG. 2764)
MDWASD SERVICE AGREEMENT (O.R.B. 25908, PG. 3311)
MDWASD GRANT OF EASEMENT (O.R.B. 26745, PG. 2764)
CULVERT 24" METAL PIPE INVERT ELEV.: -2.13'
CULVERT 24" METAL PIPE INVERT ELEV.: -2.41'
1' CONCRETE HEADWALL
CULVERT 24" METAL PIPE INVERT ELEV.: -2.12'
CULVERT 24" METAL PIPE INVERT ELEV.: -2.15'
SCULPTURE ON CONC. PAD
BACK FLOW VALVE
POOL VALVE
POOL WATER LINE
HEDGE
ROOF LINE
STAIRS
TERRACE
RAMP
SIDEWALK
WALKWAY
DRIVEWAY
CITY OF CORAL GABLES & U.M. SERVICE AGREEMENT (O.R.B. 27333, PG. 3521)
MDWASD SERVICE AGREEMENT PER (O.R.B. 24776, PG. 3915) (O.R.B. 26734, PG. 2218)
MDWASD EASEMENT (O.R.B. 32029, PG. 3251)
THREE STORY C.B.S BUILDING LONG AND SMITH STUDENT SERVICES BUILDING
FINISHED FLOOR ELEVATION: 8.52'
COMMUNICATIONS METAL LID
ONE STORY C.B.S BUILDING LOWE ART MUSEUM
FINISHED FLOOR ELEVATION: 9.32'
SOUTH LINE OF SECTION 19-54-41
NORTH LINE OF SECTION 30-54-41
TRACT 3 "AMENDED PLAT PORTION OF MAIN CAMPUS UNIVERSITY OF MIAMI" (PLAT BOOK 48, PAGE 81)
VACATED (CITY ORDINANCE NO. 976) PER (O.R.B. 27887, PG. 4503)
MILLER DRIVE
STANFORD DRIVE
PAVIA STREET
FPAL EASEMENT PER (O.R.B. 24356, PG. 3941)
DECLARATION OF RESTRICTIVE COVENANT PER (O.R.B. 12068, PG. 390)
SIGN
FLOOD ZONE X
FLOOD ZONE AH ELEVATION: 7'
FLOOD ZONE AE ELEVATION: 7'
MATCH LINE SHEET 4
MATCH LINE SHEET 4

NOT A FIELD BOUNDARY SURVEY

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800 WATERFORD WAY
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33126
(305) 592-7275

CLIENT: UNIVERSITY OF MIAMI

PROJECT:
UNIVERSITY OF MIAMI
PHASE 3 HOUSING MASTER PLAN
CITY OF CORAL GABLES, FLORIDA

TASK:
TOPOGRAPHIC SURVEY

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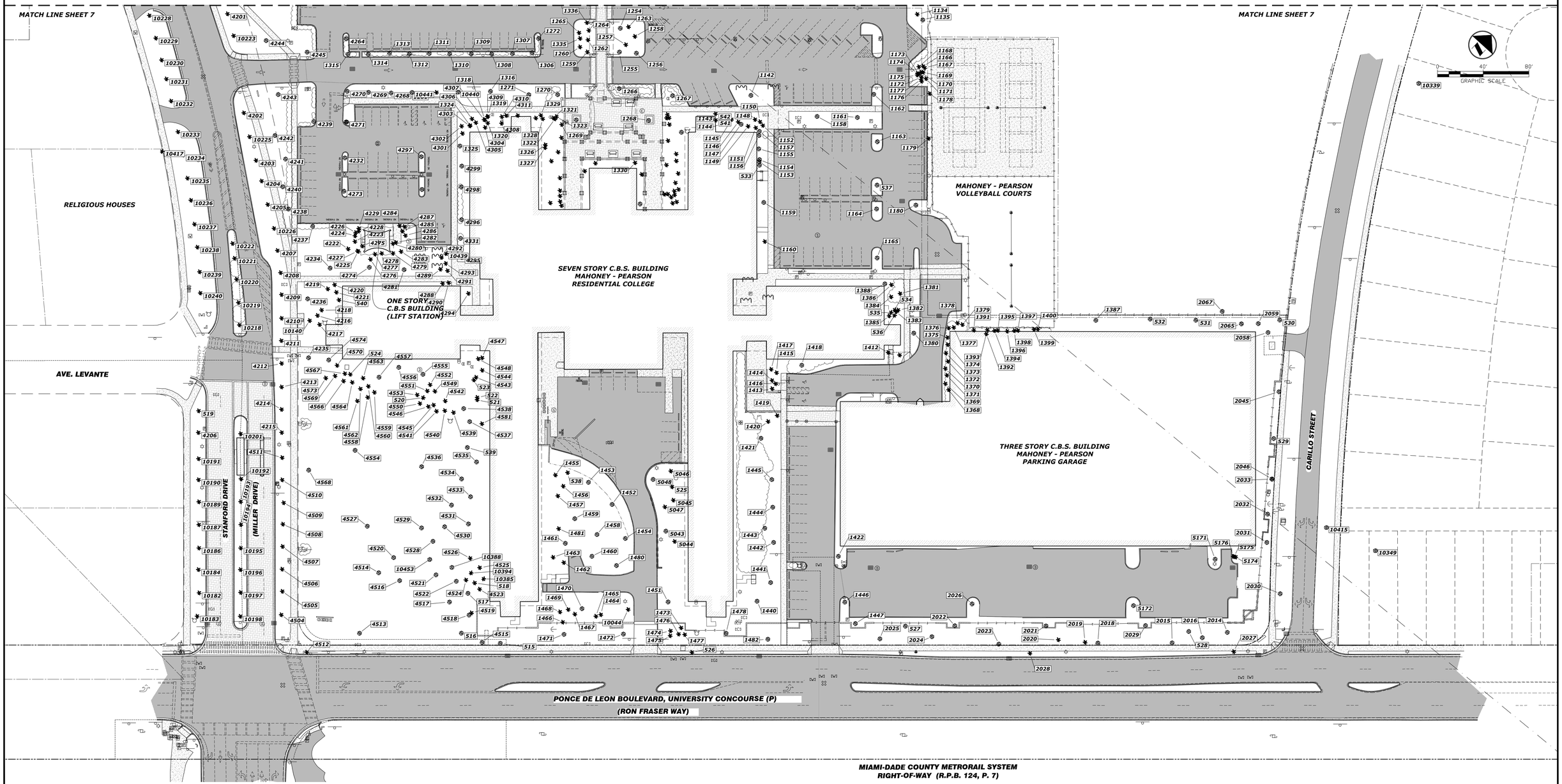
SHEET: 5 OF 7



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CLIENT UNIVERSITY OF MIAMI

PROJECT

UNIVERSITY OF MIAMI
PHASE 3 HOUSING MASTER PLAN
CITY OF CORAL GABLES, FLORIDA
TREES ENUMERATION

TASK

TOPOGRAPHIC SURVEY

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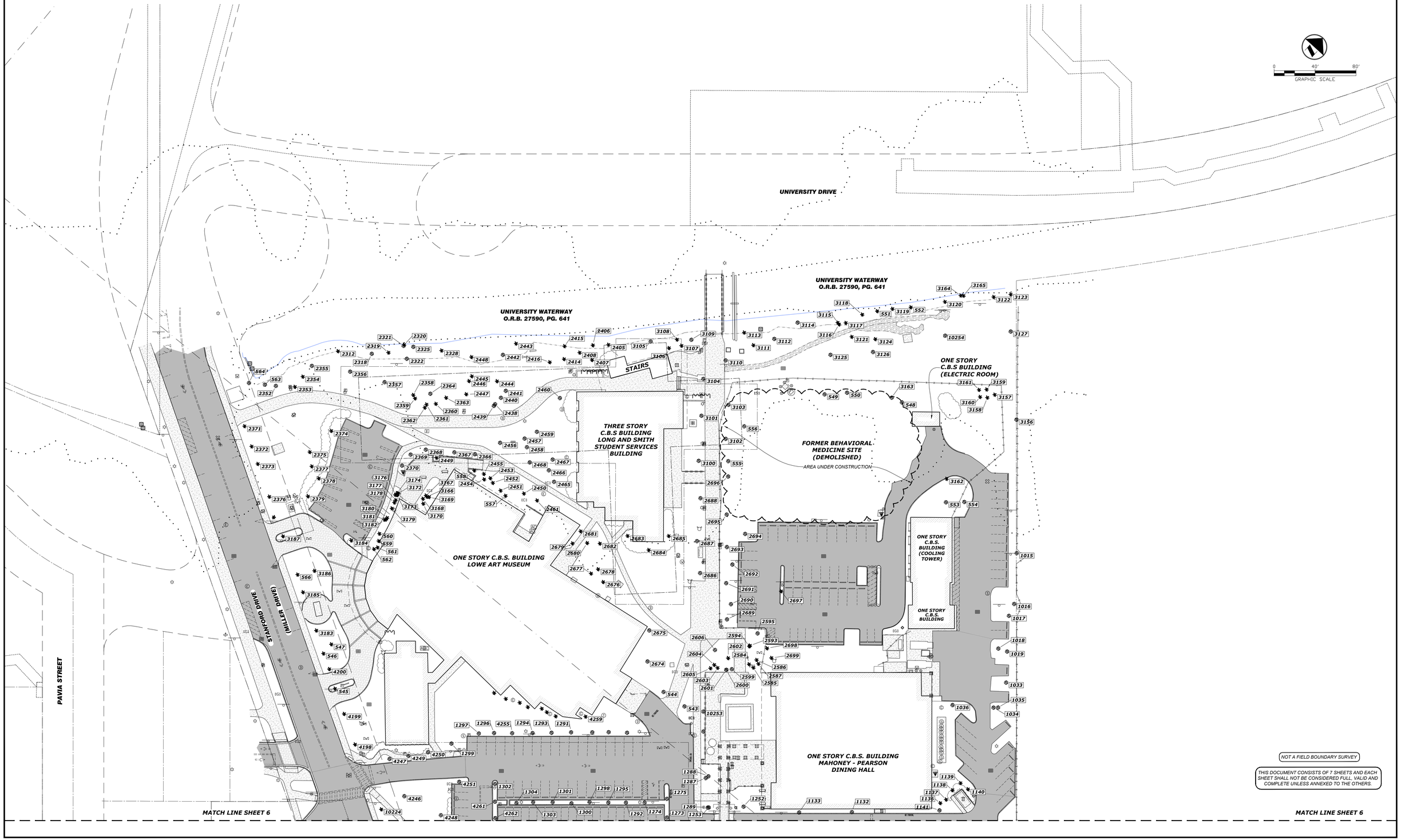
SHEET: 6 OF 7



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800 WATERFORD WAY
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CLIENT UNIVERSITY OF MIAMI

PROJECT

UNIVERSITY OF MIAMI
PHASE 3 HOUSING MASTER PLAN
CITY OF CORAL GABLES, FLORIDA
TREES ENUMERATION

TASK

TOPOGRAPHIC SURVEY

ORIGINAL: 8/7/2025
REVISIONS:
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SHEET: 7 OF 7

PROPERTY APPRAISER OF MIAMI-DADE COUNTY

Summary Report

Generated On: 10/14/2025

PROPERTY INFORMATION	
Folio	03-4130-015-0050
Property Address	5187 PONCE DE LEON BLVD CORAL GABLES, FL 33146-0000
Owner	UNIVERSITY OF MIAMI , INS & R E OFFICE
Mailing Address	PO BOX 248106 CORAL GABLES, FL 33124
Primary Zone	8200 SCHOOLS & CHURCHES
Primary Land Use	7241 EDUCATIONAL/SCIENTIFIC - EX : EDUCATIONAL - PRIVATE
Beds / Baths /Half	0 / 0 / 0
Floors	3
Living Units	0
Actual Area	
Living Area	
Adjusted Area	292,453 Sq.Ft
Lot Size	1,223,165 Sq.Ft
Year Built	Multiple (See Building Info.)

ASSESSMENT INFORMATION			
Year	**2025**	**2024**	**2023**
Land Value	$7,338,990	$7,338,990	$7,338,990
Building Value	$20,493,615	$20,647,636	$19,501,555
Extra Feature Value	$661,828	$666,766	$671,704
Market Value	$28,494,433	$28,653,392	$27,512,249
Assessed Value	$28,494,433	$28,653,392	$27,512,249

BENEFITS INFORMATION				
Benefit	**Type**	**2025**	**2024**	**2023**
Educational	Exemption	$28,494,433	$28,653,392	$27,512,249

Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).

SHORT LEGAL DESCRIPTION
19-30 54 41 28.08 AC PB 46-81
MAIN CAMPUS UNIVERSITY MIAMI AMD
TR 3 LESS PARCEL TO B.P.I. PER DB
4030-185 & LESS PORT PER PB 77-76
LOT SIZE 1223165 SQUARE FEET

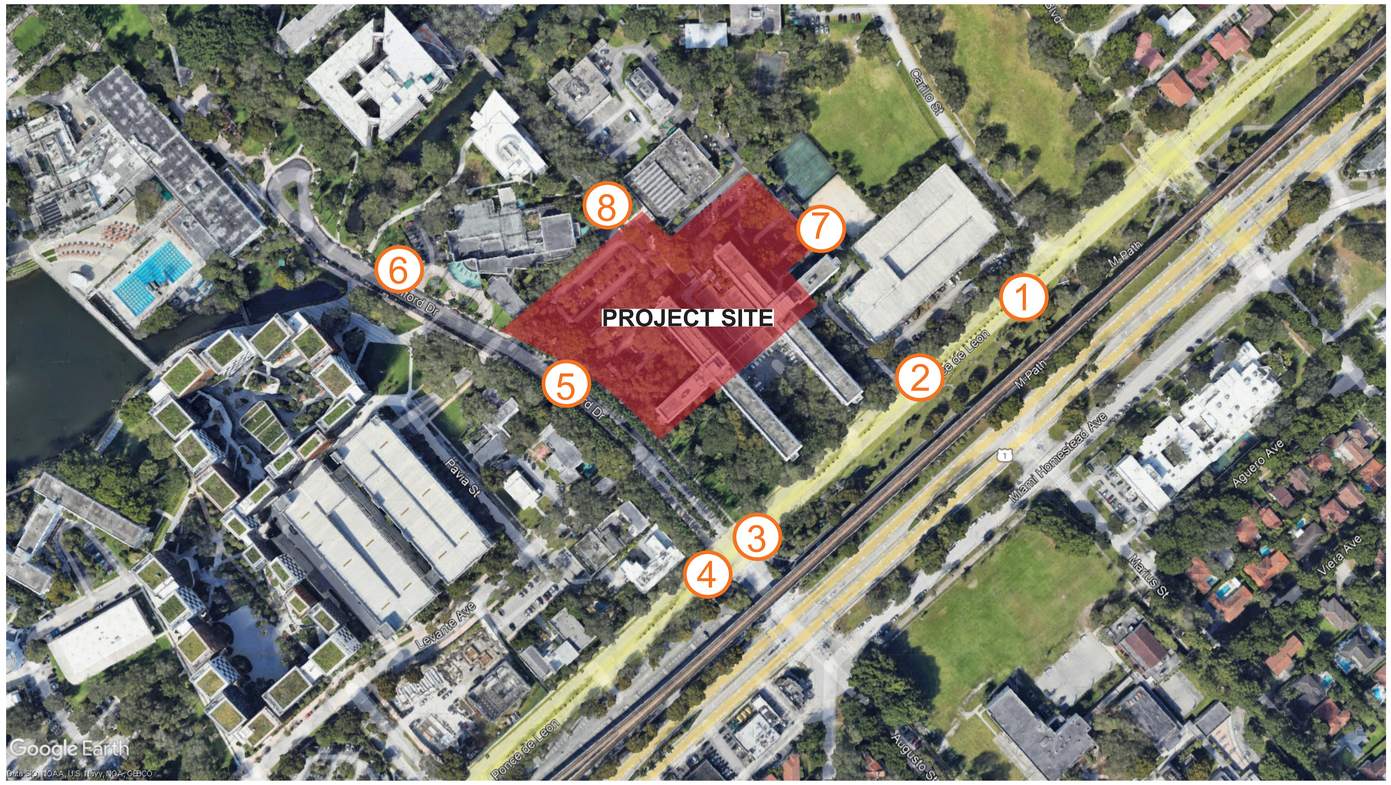
TAXABLE VALUE INFORMATION			
Year	**2025**	**2024**	**2023**
COUNTY			
Exemption Value	$28,494,433	$28,653,392	$27,512,249
Taxable Value	$0	$0	$0
SCHOOL BOARD			
Exemption Value	$28,494,433	$28,653,392	$27,512,249
Taxable Value	$0	$0	$0
CITY			
Exemption Value	$28,494,433	$28,653,392	$27,512,249
Taxable Value	$0	$0	$0
REGIONAL			
Exemption Value	$28,494,433	$28,653,392	$27,512,249
Taxable Value	$0	$0	$0

SALES INFORMATION			
Previous Sale	**Price**	**OR Book-Page**	**Qualification Description**

The information contained herein is for ad valorem tax assessment purposes only. The Property Appraiser of Miami-Dade County is continually editing and updating the tax roll. This website may not reflect the most current information on record. The Property Appraiser of Miami-Dade County and Miami-Dade County assumes no liability, see full disclaimer and User Agreement at https://www.miamidadepa.gov/pa/disclaimer.page

AERIAL

Project Site



1 EXISTING MAHONEY PEARSON DORMITORY

2 APPROACHING STANFORD ENTRANCE

3 APPROACHING MAHONEY PEARSON DORMITORY

4 STANFORD ENTRANCE

5 STANFORD ENTRANCE

6 APPROACHING MAHONEY PEARSON FROM STANFORD

7 MAHONEY PEARSON DORMITORY GARAGE

8 MAHONEY PEARSON PAKRING LOT

BINDING AREA DO NOT PLACE CONTENT HERE

GABLES VILLAGE

PROJECT ADDRESS:
1101 Stanford Dr, Coral Gables, FL 33146
1201 Stanford Dr, Coral Gables, FL 33146

OWNER:
University of Miami - Facilities Management
1535 Levante Ave, Coral Gables, Miami, Florida 33146

ARQUITECTONICA
INTERNATIONAL CORPORATION
2900 OAK AVENUE
MIAMI, FL 33133
305.372.1812 TEL
www.arquitectonica.com

STRUCTURAL ENGINEER: Thornton Tomasetti, 80 SW 8th Street, Suite 2160, Miami, FL 33130	**CIVIL ENGINEER:** Langan, 1221 Brickell Avenue, Suite 1800, Miami, FL 33131
MEP ENGINEER: TLC, 5757 Blue Lagoon Drive, Suite 400, Miami, FL 33126	**LANDSCAPE ARCHITECT:** ARQUITECTONICA GEO, 2900 Oak Avenue, Miami, FL 33133
INTERIOR DESIGNER: ARQ Interiors, 2900 Oak Avenue, Miami, FL, 33133	**LIFE SAFETY CONSULTANT:** Jensen Hughes, 2332 Galiano St floor 2, Coral Gables, FL 33134
FOOD SERVICE: Ricca Design Studios, 5613 DTC Parkway 1 Suite 100, Greenwood Village, CO 80111	

SEAL/SIGNATURE/DATE:
OFFICE REGISTRATION: # AA C000465

PROJECT NUMBER:
10-0001

TO THE BEST OF MY KNOWLEDGE, BELIEF, AND PROFESSIONAL JUDGEMENT, THESE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES AND MINIMUM APPLICABLE FIRESAFETY STANDARDS AS DETERMINED BY THE CITY OF MIAMI IN ACCORDANCE WITH CHAPTER 110 OF THE FLORIDA BUILDING CODE, AND CHAPTERS 533 & 633 OF THE FLORIDA STATUTES.

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ISSUE #	DESCRIPTION	DATE

PROJECT STATUS:
DRC SUBMITTAL SET
SHEET ISSUE DATE: 12/15/23

DRAWING NAME:
SITE CONTEXT IMAGES

SHEET NUMBER:
A0-01

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GABLES VILLAGE

PROJECT ADDRESS:
1101 Stanford Dr, Coral Gables, FL 33146
1201 Stanford Dr, Coral Gables, FL 33146

OWNER:
University of Miami - Facilities Management
1535 Levante Ave, Coral Gables, Miami, Florida 33146

ARQUITECTONICA
INTERNATIONAL CORPORATION
2900 OAK AVENUE
MIAMI, FL 33133
305.372.1812 TEL
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STRUCTURAL ENGINEER: Thornton Tomasetti 80 SW 8th Street, Suite 2160, Miami, FL 33130	**CIVIL ENGINEER:** Langan 1221 Brickell Avenue, Suite 1800, Miami, FL 33131
MEP ENGINEER: TLC 5757 Blue Lagoon Drive, Suite 400, Miami, FL 33126	**LANDSCAPE ARCHITECT:** ARQUITECTONICA GEO 2900 Oak Avenue, Miami, FL 33133
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FOOD SERVICE: Ricca Design Studios 5613 DTC Parkway 1 Suite 100, Greenwood Village, CO 80111	

SEAL/SIGNATURE/DATE:
OFFICE REGISTRATION: # AA C000465

PROJECT NUMBER:
10-0001

TO THE BEST OF MY KNOWLEDGE, BELIEF, AND PROFESSIONAL JUDGEMENT, THESE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES AND MINIMUM APPLICABLE FIRESAFETY STANDARDS AS DETERMINED BY THE CITY OF MIAMI IN ACCORDANCE WITH CHAPTER 110 OF THE FLORIDA BUILDING CODE, AND CHAPTERS 533 & 633 OF THE FLORIDA STATUTES.

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ISSUE #	DESCRIPTION	DATE

PROJECT STATUS:
DRC SUBMITTAL SET

SHEET ISSUE DATE: 12/15/23

DRAWING NAME:
AERIAL CONTEXT IMAGES

SHEET NUMBER:
A0-02

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The City of Coral Gables

DEVELOPMENT SERVICES DEPARTMENT
427 BILTMORE WAY
CORAL GABLES, FLORIDA 33134

October 27, 2025

Ms. Jessica Brumley
Vice President, Facilities Operation and Planning
1535 Levante Avenue
Coral Gables, Florida 33146

RE: Request for Administrative Modifications to Adopted Campus Master Plan Amendment #21

Dear Ms. Brumley:

The proposed modifications to the adopted Campus Master Plan provided in the University of Miami's Letter of Request and attachments dated August 15, 2025 are approved as specified herein.

This letter constitutes final administrative action to the adopted University Campus Master Plan, as defined in Article 16 of the City of Coral Gables Zoning Code ("City Zoning Code") pursuant to Appendix D, Section D.1(E)(2) for the proposed modifications as specifically described below:

A. Campus Core Area

1. **New Student Housing Development**

   a. Demolish Mahoney Residential College, Daniel J. (Bldg. #0301), Pearson Residential College, Jay F.W. (Bldg. #0302), Mahoney-Pearson Dining Hall (Bldg. #0303), and Mahoney-Pearson Commons (Bldg. #0317) with approximately 1,434 beds and a total of 373,657 square feet.
   b. Demolish Utility Building 3, Mahoney-Pearson (Bldg. #0304) with 4,360 non-FAR square feet
   c. New 578,000 square-foot Student Housing Building, with a new dining hall on the ground floor; approximately 1,736 new beds; and approximately 204,343 FAR GSF increase compared to the existing buildings.
   d. New Central Energy Plant of approximately 8,450 FAR GSF and the infrastructure space is approximately 10,720 non-FAR GSF.

2. **Centennial Village Phase A (Bldg. #0400) and Centennial Village Tower (Bldg. #GMP059)**

   a. Update the FAR GSF on the Development Chart for Centennial Village Phase A to 268,575 FAR GSF to reflect permit documents, an increase of 575 FAR GSF.
   b. Update the Building Number for Centennial Village Tower from GMP #059 to Building No. 0397. Update the FAR GSF on the Development Chart for Centennial Village Tower to 80,979 FAR GSF to reflect permit documents, a reduction of 19,021 FAR GSF

3. **Revise Square Footage of *Future in FAR* Buildings**

   Reduce the size of the following buildings on the Master Plan Development Chart:

	Adopted	Reduction	Proposed
- Football Operations (GMP063)	162,000 SF	42,000 SF	120,000 SF
- Business Academic (GMP041)	90,000 SF	20,000 SF	70,000 SF
- Law Building (H) (0218)	92,640 SF	30,000 SF	62,640 SF

4. Update *Future in FAR* buildings

Remove the future buildings of the Lowe Museum Addition (GMP023) of 5,368 SF, Islamic Center (GMP003) of 15,000 SF, and Dining Facility at Dickinson Garage (GMP014) of 18,000 SF from the Master Plan Map and Master Plan Development Chart.

5. Unprogrammed Academic Space in Campus Core (GMP000)

Unprogrammed Academic Space in the Campus Core (GMP000) will be reduced from 559,055 FAR GSF to 495,076 FAR GSF, a reduction of 63,979 FAR GSF.

6. Behavioral Medicine Building (Bldg. # 0313) and Utility Plant 5, BMRI (Bldg. #0314)

The Behavioral Medicine Building and Utility Plant 5 have been demolished and will be removed from the Development Chart.

7. Update BankUnited Center and Fieldhouse (Bldg. #0607/0614) to Watsco Center and Fieldhouse.

B. Campus Transition Area

Law Classroom Building (E) (Bldg. #0211)

New 846 FAR GSF expansion to the ground floor of Law Classroom Building (E) for a new Moot Courtroom. The additional 846 FAR GSF is reallocated from the 10,235 FAR GSF Unprogrammed Academic Space in the Transition Zone for a total of 9,389 FAR GSF, and no new net increase in square feet in the Transition Zone.

After review and consideration of your request, it has been determined that the proposed modifications are minor amendments as permitted in Appendix D, Section D.1(E)(2) of the Zoning Code. It is further determined that since the changes are minor, reconsideration at public hearings in accordance with the provisions of the Zoning Code is not required.

Pursuant to this approval, the University may apply for applicable building permit(s) in accordance with the provisions of Appendix D, Section D.1(E)(2). A trip generation statement is required prior to permit issuance.

If you have any questions in regard to this matter, please do not hesitate to contact the Development Services Department at (305) 460-5211.

Sincerely,

Jennifer Garcia, AICP, CNU-A
Assistant Director of Development Services for Planning and Zoning

Attachments:
A. August 15, 2025 University of Miami submittal package

UNIVERSITY
OF MIAMI

August 15, 2025

Ms. Jennifer Garcia
Planning and Zoning Director
City of Coral Gables
405 Biltmore Way
Coral Gables, FL 33134

Re: *Request for Administrative Modifications to Adopted Campus Master Plan*

Dear Ms. Garcia,

The University of Miami ("University") proposes the modifications more specifically described below to the Adopted Campus Master Plan[1]. The proposed modifications may be approved as administrative action. We seek that approval herein.

I. The Standard for Administrative Approval

Pursuant to Appendix D.1(E)(2)(b) and (c) of the City of Coral Gables Zoning Code ("Code"), changes to the Adopted Campus Master Plan may be administratively approved provided that they meet the thresholds outlined in those sections.

As we describe below, the proposed modifications **meet** the aforementioned thresholds.

II. General Summary of Modifications

The changes update the Adopted Campus Master Plan Map (Exhibit A) and Development Chart (Exhibit B). The proposed modifications do not increase the total combined permitted square footage for the University Campus beyond 6.8 million square feet of gross floor area, nor do they increase the intensity of the Adopted Campus Master Plan Map. See Zoning Code Appendix D.1(G)2 ("Maximum Square Feet"). The modifications are specifically described in Section III.

[1] The Adopted Campus Master Plan Map and Campus Master Plan Development Chart are dated October 15, 2024.

III. The Specific Details of Modifications

The Proposed Campus Master Plan Map is included as Exhibit C. The Proposed Campus Master Plan Development Chart is included as Exhibit D. The modifications are shown in yellow with applicable information in the "Comments" column of the chart.

Modifications to Adopted Campus Master Plan

A. Campus Core Area

1. **New Student Housing Development – see detail sheet on next page**

a. Demolish Mahoney Residential College, Daniel J. (Bldg. #0301), Pearson Residential College, Jay F.W. (Bldg. #0302), Mahoney-Pearson Dining Hall (Bldg. #0303), and Mahoney-Pearson Commons (Bldg. #0317)

These four buildings will be moved to the *To Be Demolished in FAR* column of the Master Plan Development Chart. Approximately 1,434 beds will be demolished.

• Mahoney Residential College, Daniel J. (Bldg. #0301)	167,166 SF
• Pearson Residential College, Jay F.W. (Bldg. #0302)	167,166 SF
• Mahoney-Pearson Dining Hall (Bldg. #0303)	20,673 SF
• Mahoney-Pearson Commons (Bldg. #0317)	18,652 SF
TOTAL	**373,657 SF**

b. Utility Building 3, Mahoney-Pearson (Bldg. #0304)

This 4,360 non-FAR GSF building will be moved to the *To Be Demolished Non-FAR* in the Master Plan Development Chart.

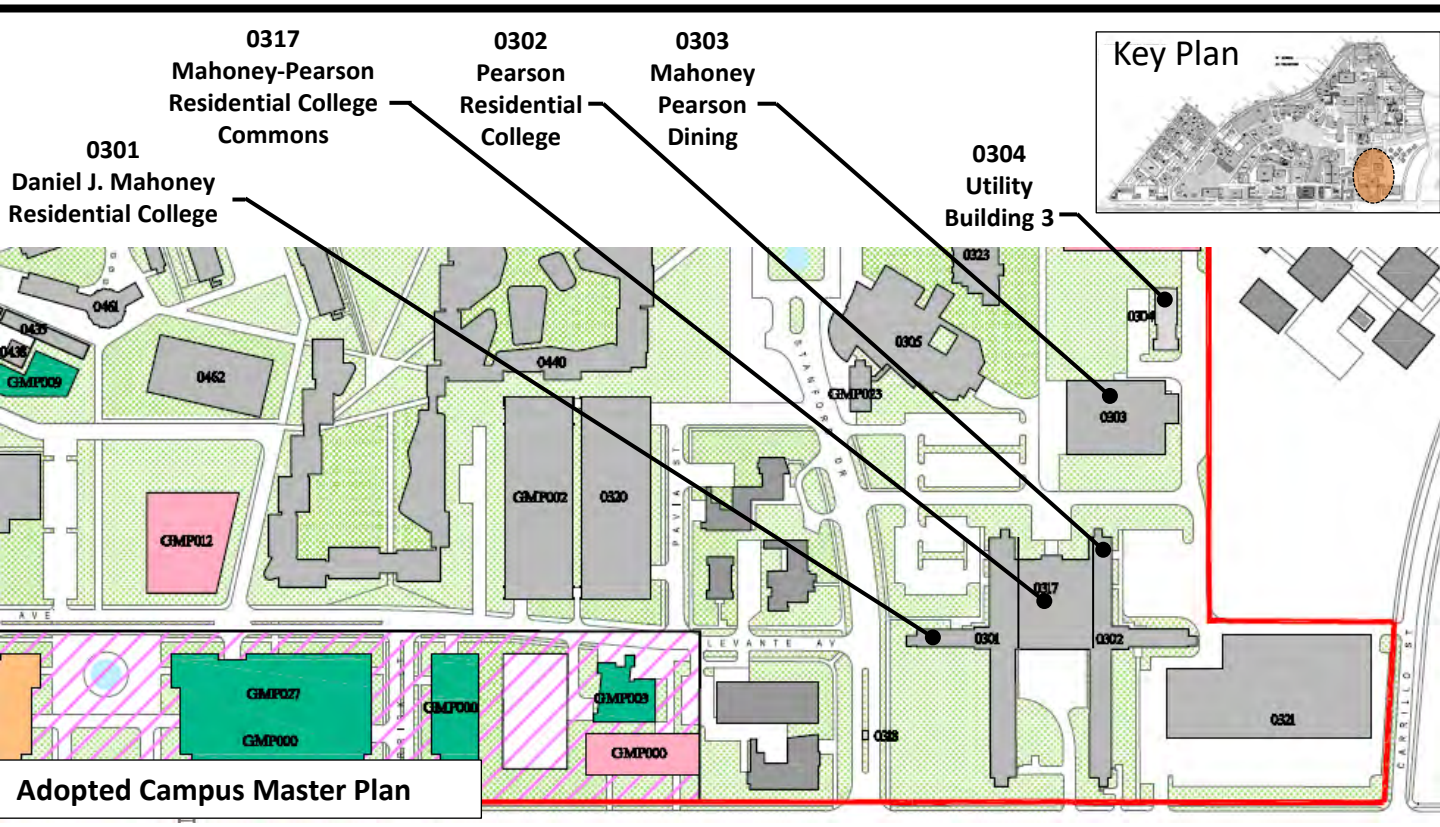
c. New Student Housing Building

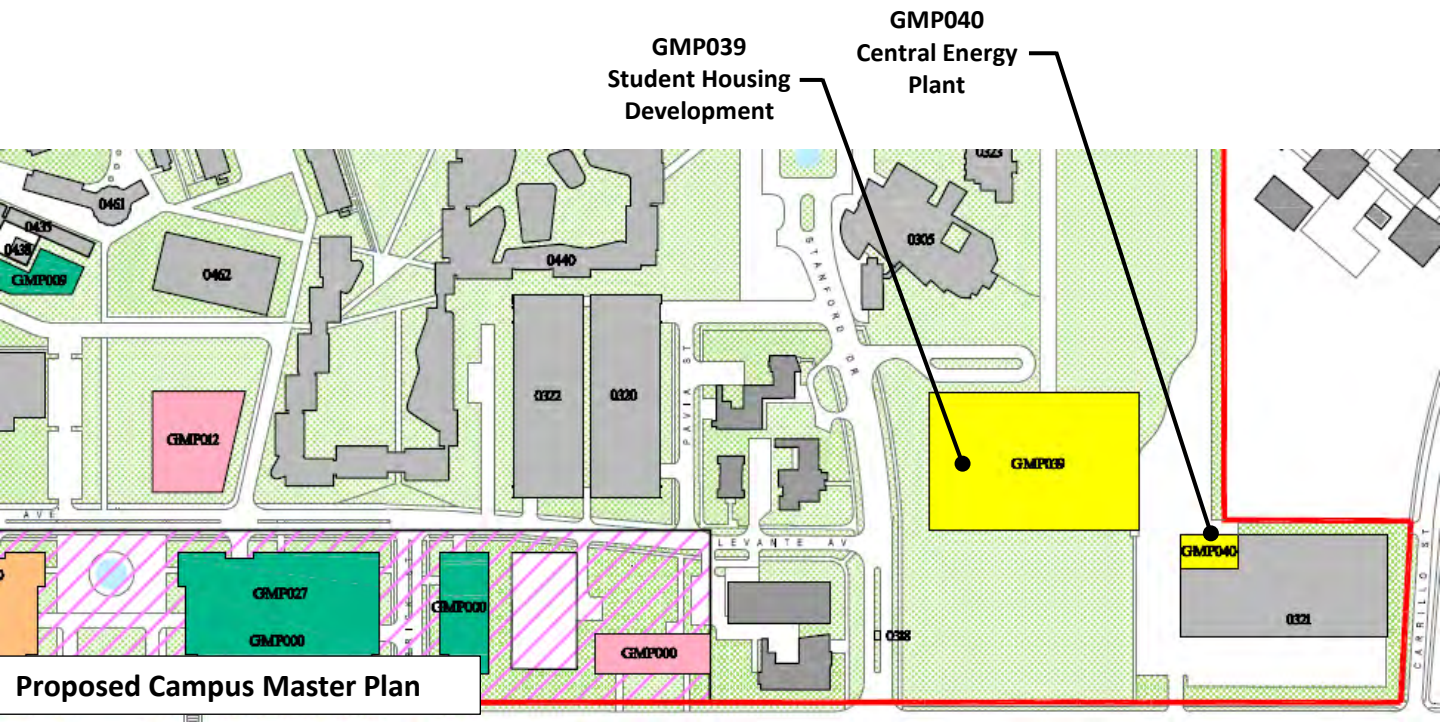
A new 578,000 SF Student Housing Development will replace the 2 towers of Mahoney-Pearson Residential College. The new 7-story building will include a new dining hall on the ground floor and approximately 1,736 new beds. There will be an approximately 204,343 FAR GSF increase compared to the existing buildings.

d. New Central Energy Plant

A new Central Energy Plant will serve the proposed Student Housing building. The building will house infrastructure as well as include habitable space for University uses. The habitable space is approximately 8,450 FAR GSF and the infrastructure space is approximately 10,720 non-FAR GSF.

1. Student Housing Development (GMP039) and Central Energy Plant (GMP040)





The **Proposed Campus Master Plan** reflects the following modifications:

- New Student Housing Development (GMP039) – 578,000 GSF FAR
- New Central Energy Plant (GMP040) – 8,450 GSF FAR and 10,720 GSF Non-FAR
- The building footprints are shown as graphic representations of proposed facilities/sites and are subject to change when final designs are completed.

2. Centennial Village Phase A (Bldg. #0400) and Centennial Village Tower (Bldg. #GMP059)

Update the FAR GSF on the Development Chart for Centennial Village Phase A (Bldg. #0400) to 268,575 FAR GSF to reflect permit documents, an increase of 575 FAR GSF.

Update the Building Number for Centennial Village Tower from GMP #059 to Building No. 0397. Update the FAR GSF on the Development Chart for Centennial Village Tower (new Bldg. #0397) to 80,979 FAR GSF to reflect permit documents, a reduction of 19,021 FAR GSF from the previously adopted 100,000 FAR GSF.

3. Revise Square Footage of *Future in FAR* Buildings

Reduce the size of the following buildings on the Master Plan Development Chart.

	Adopted	**Reduction**	**Proposed**
- Football Operations (GMP063)	162,000 SF	42,000 SF	120,000 SF
- Business Academic (GMP041)	90,000 SF	20,000 SF	70,000 SF
- Law Building (H) (0218)	92,640 SF	30,000 SF	62,640 SF

4. Update *Future in FAR* buildings

Remove the following *Future in FAR* buildings from the Master Plan Map and Master Plan Development Chart.

- Lowe Museum Addition (GMP023)	5,368 SF
- Remove Islamic Center (GMP003)	15,000 SF
- Remove Dining Facility at Dickinson Garage (GMP014)	18,000 SF

5. Unprogrammed Academic Space in Campus Core (GMP000)

Unprogrammed Academic Space in the Campus Core (GMP000) will be reduced from 559,055 FAR GSF to 495,076 FAR GSF, a reduction of 63,979 FAR GSF. Total future campus development remains at 6,800,000 FAR GSF.

	Adopted FAR GSF	Increase Existing Unprogrammed Academic Space (SF)	Decrease Existing Unprogrammed Academic Space (SF)
Adopted Unprogrammed Academic Space in Campus Core (GMP000)	**559,055**		
Existing Building Square Foot Updates			
Update Centennial Village Phase A SF (0400)			575
Update Centennial Village Tower SF (0397)		19,021	
Buildings to be Demolished			
Mahoney Residential College (0301)		167,166	
Pearson Residential College (0302)		167,166	
Mahoney-Pearson Commons (0317)		18,652	
Mahoney -Pearson Dining (0303)		20,673	
Proposed New Buildings			
New Student Housing Development			578,000
New Central Energy Plant			8,450
Proposed Master Plan Adjustments			
Remove Lowe Museum Addition (GMP023)		5,368	
Remove Islamic Center (GMP003)		15,000	
Reduce Business Academic Building (GMP041)		20,000	
Reduce Football Operations Building (GMP063)		42,000	
Remove Dining Facility at Dickinson Garage (GMP014)		18,000	
Reduce Law Building (H) (0218)		30,000	
Total		523,046	587,025
Difference (Increase - Decrease)		**63,979**	
Proposed Unprogrammed Academic Space in Campus Core (GMP000) (Adopted -Difference)		**495,076**	

6. Behavioral Medicine Building (Bldg. # 0313) and Utility Plant 5, BMRI (Bldg. #0314)

The Behavioral Medicine Building and Utility Plant 5 have been demolished and will be removed from the Development Chart.

7. BankUnited Center and Fieldhouse (Bldg. #0607/0614)

Update name to Watsco Center and Fieldhouse.

B. Campus Transition Area

1. Law Classroom Building (E) (Bldg. #0211)
New 846 FAR GSF expansion to the ground floor of Law Classroom Building (E) for a new Moot Courtroom. The additional 846 FAR GSF will be reallocated from the 10,235 FAR GSF Unprogrammed Academic Space in the Transition Zone (GMP001) for a total of 9,389 FAR GSF. There will be no new net increase in square feet in the Transition Zone.

IV. Performance Standards

The proposed modifications comply with the performance standards as per Zoning Code Appendix D.

Appendix D.1(G), Performance Standards

Heights and Setbacks – The proposed modifications are in compliance with the heights and setback limitations for the frontage they are located in.

Maximum Square Feet – The proposed amendments will not increase the total combined permitted square feet for the University Campus beyond 6.8 million square feet of gross floor area. See Exhibit C for the Proposed Campus Master Plan Development Chart.

Lot coverage, frontage, facing or number of buildings per site – The proposed amendments will comply with the requirements of the Performance Standards.

Landscaped Open Space – The minimum landscaped open space required in the University Campus District shall not be less than twenty (20%). The proposed amendments will not decrease the overall open space on campus below the minimum requirement. See Exhibit E.

Maximum Retail – Not applicable to these proposed amendments.

Mobility – The proposed modification will be consistent with the University's mobility elements.

Offstreet Parking – The proposed amendments maintain an adequate parking supply for campus needs.

Vehicular Access and Circulation – The proposed amendments will maintain the existing access and circulation patterns on the campus.

Design – This modification will comply with all requirements of the Design Manual, and Appendix D.1(G).9 of the Zoning Code.

V. Conclusion

We respectfully request the City of Coral Gables approve the University's amendments to the adopted Campus Master Plan and Campus Master Plan Development Chart and issue a development order for the above-referenced modifications.

For your ease of reference and to assist in your review and determination of this request for an administrative approval of these modifications, enclosed are the following documents:

- Exhibit A – Adopted Campus Master Plan Map dated October 15, 2024
- Exhibit B – Adopted Campus Master Plan Development Chart dated October 15, 2024
- Exhibit C – Proposed Campus Master Plan Map
- Exhibit D – Proposed Campus Master Plan Development Chart
- Exhibit E – Open Space Plan

Thank you for your attention to this matter and please do not hesitate to contact me if you require additional information to assist with your review.

Sincerely,

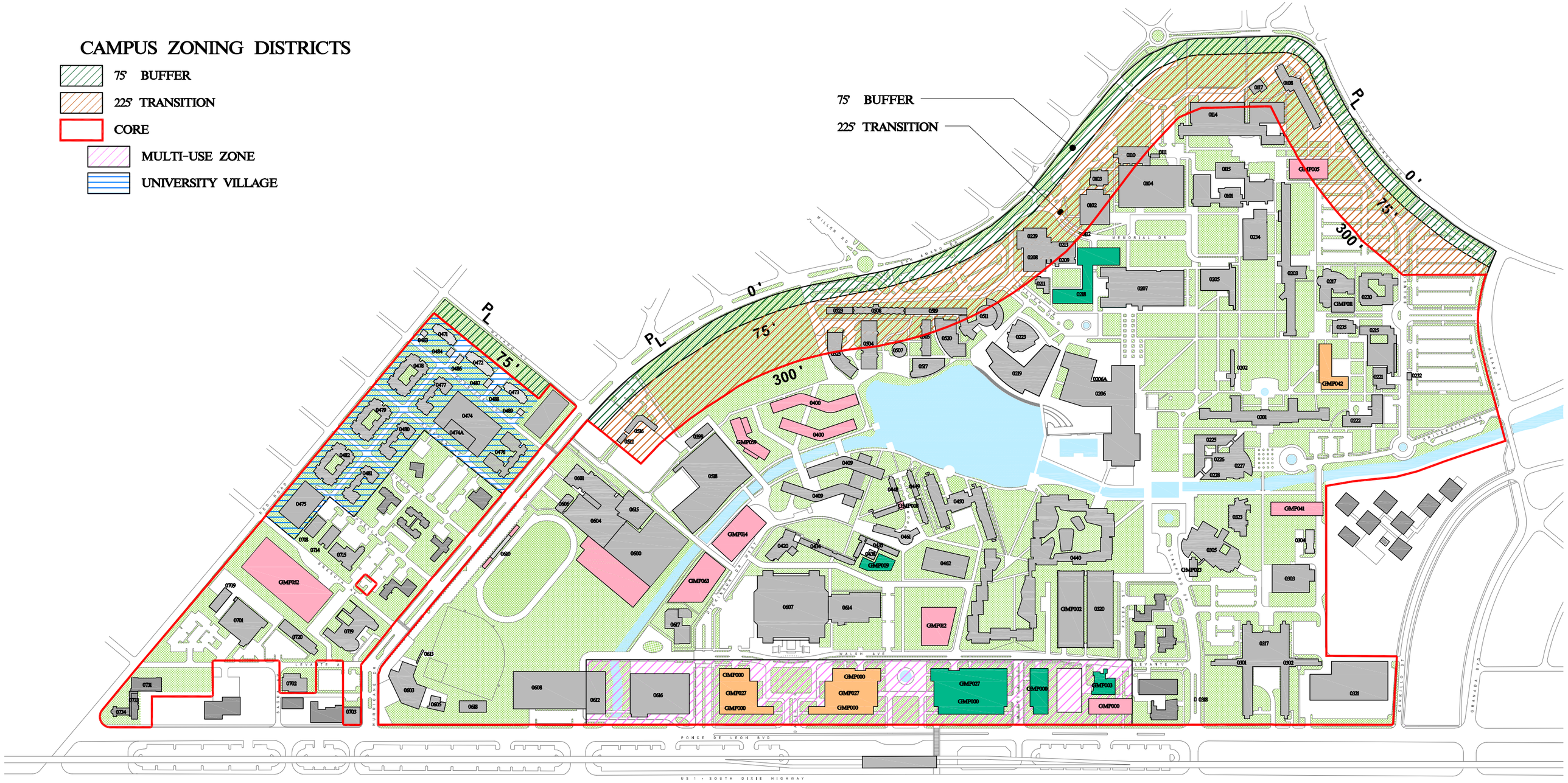
Jessica Brumley
Vice-President
Facilities Operations and Planning

Enc.

Exhibit A
Adopted Campus Master Plan

CAMPUS ZONING DISTRICTS

- 75' BUFFER
- 225' TRANSITION
- CORE
- MULTI-USE ZONE
- UNIVERSITY VILLAGE



ADOPTED CAMPUS MASTER PLAN

LEGEND

EXISTING BUILDINGS	2031 TO 2035
PRESENT TO 2030	2036 TO 2040

0' 500'

N

** Actual building footprints and locations may change depending on final designs.

AMENDMENT	DATE
1: HEALTH CENTER	APPROVED: 01 DEC 10
2: HECHT ADDITION	APPROVED: 24 MAY 11
3: ADMINISTRATIVE MODIFICATION	APPROVED: 15 FEB 12
4: CAMPUS TRANSITION AREA	APPROVED: 22 MAY 12
5: ADMINISTRATIVE MODIFICATION	APPROVED: 31 AUG 12
6: ADMINISTRATIVE MODIFICATION	APPROVED: 11 JAN 13
7: ADMINISTRATIVE MODIFICATION	APPROVED: 20 DEC 13
8: ADMINISTRATIVE MODIFICATION	APPROVED: 14 FEB 14
9: ZONING CODE (ADMINISTRATIVE)	APPROVED: 13 MAY 14
10: ADMINISTRATIVE MODIFICATION	APPROVED: 22 MAY 15
11: ADMINISTRATIVE MODIFICATION	APPROVED: 29 MAR 16
12: ADMINISTRATIVE MODIFICATION	APPROVED: 17 JUNE 16
13: ADMINISTRATIVE MODIFICATION	APPROVED: 28 NOV 16
14: ADMINISTRATIVE MODIFICATION	APPROVED: 21 MAR 18
15: ADMINISTRATIVE MODIFICATION	APPROVED: 14 DEC 18
16: ADMINISTRATIVE MODIFICATION	APPROVED: 20 MAR 19
17: ADMINISTRATIVE MODIFICATION	APPROVED: 26 FEB 20
18: ADMINISTRATIVE MODIFICATION	APPROVED: 28 MAR 22
19: ADMINISTRATIVE MODIFICATION	APPROVED: 12 OCT 22
20: ADMINISTRATIVE MODIFICATION	APPROVED: 15 OCT 24

Exhibit B
Adopted Campus Master Plan Development Chart

CAMPUS MASTER PLAN DEVELOPMENT CHART

Building Areas: Existing, to be Demolished, and Proposed (GSF)

Revision 20, Indoor Practice Facility and Administrative Modifications, October 15, 2024
Revision 19, Athletics, October 12, 2022
Revision 18, Campus Administrative Modification, March 28, 2022
Revision 17, Campus Adminstrative Modification, February 26, 2020
Revision 16, Campus Administrative Modification - March 20, 2019
Revision 15, Campus Administrative Modification - December 14, 2018
Revision 14, Campus Administrative Modification - March 21, 2018
Revision 13, Campus Administrative Modification - November 28, 2016
Revision 12, Campus Administrative Modification - June 17, 2016
Revision 11, Campus Core Administrative Modification - March 29, 2016
Revision 10 - Campus Core and Transition Area Administrative Modification - May 22, 2015
Revision 9, Map Change Only - May 13, 2014
Revision 8, Campus Core Administrative Modification - February 14, 2014
Revision 7, Campus Core Administrative Modifications - December 20, 2013
Revision 6, Campus Core Administrative Modifications - January 11, 2013
Revision 5, Campus Core Administrative Modifications - August 31, 2012
Revision 4, Campus Transition Area - Frost School of Music Conditional Approval Modification - May 22, 2012
Revision 3, Campus Core and Transition Area Administrative Modifications - February 15, 2012
Revision 2, Hecht Athletic Center Addition - May 22, 2011
Revision 1, University of Miami Health Center - December 1, 2010
UCD Inception Date - October 12, 2010

		A	B	C	D	E	F		G	H	I	J	K	
									change					
No.	**Building**	**Existing to Remain in FAR**	**Existing to Remain non-FAR**	**To Be Demolished in FAR**	**To Be Demolished non FAR**	**Future in FAR**	**Future non-FAR**	**Beds**	**add GSF FAR**	**reduce GSF FAR**	**add GSF non FAR**	**reduce GSF non FAR**	**change in beds**	**Comments**
CAMPUS BUFFER AREA														
0208/0229	Meyer Law Library (D)/Meyer Law Library (G)	87,290												
CAMPUS TRANSITION AREA														
0102	Ungar Building, Arthur A.	58,345												
0103	Utility Building 1		6,299											
0104	Cox Science Building, James M. Jr.	190,944												
0108	1300 Campo Sano	26,723												
0110	Cox Science Annex	39,766												
0111	Cox Generator Enclosure		764											
0112	Gate House/Information, Memorial Drive		25											
0117	Botany Greenhouse	3,300												
0114	Knight Physics Building, James L.	73,000												
GMP005	STEM B					63,131								
0209	Meyer Law Administration (C)	10,540												
0211	Law Classroom Building (E)	12,294												
0213	Daner Law Library Wing, Reba Engler (B)	37,986												
0504	Rehearsal Center	20,236												
0505	Volpe Classroom Building, Arnold	11,892												
0508	Foster Music Practice Building, Bertha M.	22,761												
0519	Frost North Studio Wing, Patricia L.	30,940												
0523	Frost South Studio Wing, Patricia L.	17,835												
0509	Messinger Music Executive Building			2,464										
0525	Knight Center for Music Innovation	22,361												
0511	Herman Ring Theatre, Jerry	14,589												
0512	Schiff Tennis House, Neil	2,254												
0516	Schiff Tennis Center, Neil	11,464												
0520	Weeks Music Library, Marta and L. Austin	28,433												
	Unprogrammed Academic Space in Transition Zone					10,235								
CAMPUS CORE AREA AND SUB-AREAS (University Village & Multi-Use Zone)														
GMP000	Unprogrammed Academic Space					559,055								
0616	The Lennar Foundation Medical Center	211,340												
0617	Central Energy Plant	10,209	2,750											
GMP052	Brescia Garage						420,000							
GMP027	Multi-use Area Parking						1,000,000							
0101	McArthur Engineering Building, J. Neville	97,108												

0115	McArthur Addition, J. Neville	20,000												
0201	Merrick Building, Solomon G.	123,954												
0202	Ferre Building, Antonio	10,748												
0203	Dooly Memorial Classroom Building, Oscar E.	78,071												
0204	Whitten Learning Center, George E.			45,054										
0205	Ashe Administation Building, Bowman Foster	75,862												
0206	Whitten University Center, Norman A.	203,550												
0206A	Utility Plant 4		6,299											
0207	Richter Library, Otto G.	211,800												
0210	Meyer Law Administration (A)			10,832										
0212	Law Classroom Building (F)			34,550										
0215	Wolfson Building, Frances L.	46,996												
0217	Schwartz Center for Nursing & Health Studies, M. Christine	53,414												
0218	Law Building (H)					92,640								
0219	Shalala Student Center, The Donna E.	118,117												
0220	Allen Hall, Dean Robert	21,780												
0221	Centrex Building	5,902												
0222	Merritt Panhellenic Building, Mary B.	27,752												
0223	Gusman Concert Hall, Maurice	36,558												
0225/0226/0227/0228	- Jenkins Building, George W. - Stubblefield Classroom Building, Elsa and William - Aresty Building, Gerald and Josephine - Kosar/Epstein Faculty Office Wing, Bernie Jr. and David	136,543												
0232	Wolfson Generator Enclosure		0											
0233	Nursing Simulation Hospital	40,437												
0235	Communication International Building	25,240												
0234	Frost Institute of Chemistry and Molecular Science	93,870												
0301	Mahoney Residential College, Daniel J.	167,166						717						
0302	Pearson Residential College, Jay F.W.	167,166						716						
0303	Mahoney - Pearson Dining Hall	20,673												
0304	Utility Building 3, Mahoney-Pearson		4,360											
0305	Lowe Art Museum, Joe and Emily	42,187												
GMP023	Lowe Museum Addition					5,368								
0310	Toppel Career Center, Patricia and Harold			12,740										
GMP003	Islamic Center					15,000								
0313	Behavioral Medicine Building			11,230										
0314	Utility Building 5, BMRI				436									
0317	Mahoney - Pearson Commons	18,652												
0318	Gate House/Information, Stanford Drive		78											
0320	Pavia Garage		254,950											
0321	Mahoney-Pearson Garage		172,572	lon										
0322	Merrick Garage		298,150											
0323	Long Jr. and Smith Student Services Building	37,754												
0440	Lakeside Student Village	515,220						1,140						
0400	Centennial Village Phase A					268,000								
0409	Centennial Village Phase B (inc. Dining Hall)(Hecht Replacement)	311,323												
GMP059	Centennial Village Tower					100,000								
0399	Utility Building - Wellness		7,800											
GMP012	Theater					80,000								
0434	Pentland House	13,044												
0435	LaGorce House	21,593												
0420	Theatre Arts Building	16,888												
0438	Miller Buildlab		1,444											
0448	Architecture (48)	15,750												
0449	Architecture (49)	15,750												
0450	Eaton Residential College, Julian S.	105,796						394						
GMP008	Architecture ADA addition					4,000								
GMP009	School of Architecture Addition					37,000								
0462	Murphy Design Studio Building	14,081												
0461	Perez Architecture Center, Jorge M.	8,208												
0471/0472/0473	University Village Townhouses Buildings A-C	28,708												
0474	University Village Albenga Garage		232,770											
0475	University Village Scodella Garage		62,517											
0474A	University Village Student Support Center	5,996												
0476-0482	University Village Buildings 1-7	362,136						799						
0483/84/86-89	University Village Townhouse Garages		4,746											
0507	Music Administration Building	3,739												
0517	Weeks Center for Recording and Performance, L. Austin	14,000												
0518	Herbert Wellness Center, Patti and Allan	133,807												
0600	Soffer Football Indoor Practice Facility, Carol	81,743				37,097								
0601	Hecht Athletic Center	61,902												
0603	Rodriguez Park, Alex	33,597												
0604	Knight Sports Complex, James L.	28,500												
0605	Fraser Baseball Building, Ron	5,237												
0606	Kearns Sports Hall of Fame, Thomas N.			2,902										
0607/0614	BankUnited Center and Fieldhouse	235,000												

0608	Ponce de Leon Garage		334,054											
0610	Cobb Stadium		1,800			1,000								
0618	Klotz Batting Practice Facility	6,912												
0612	Flipse Building, Fred C. and Helen Donn	70,063												
0613	Visitor Dugout		0											
0615	Schwartz Center for Athletic Excellence	36,545												
0701	1535 Levante	52,076												
0702	Rainbow Building	17,532												
0703	McKnight Building, Evelyn F. and William L.	10,500												
0704	1552 Brescia			3,324										
0705	1550 Brescia			6,570										
0709	Studio Arts Building	5,000												
0714	Pick Hall, Albert	11,537												
0715	Casa Bacardi - ICCAS	11,706												
0718	1551 Brescia	5,537												
0719	Newman Alumni Center, Robert and Judi Prokop	67,131												
0720	Orovitz Building, Max	37,023												
0731	6565 Red Road C - Sanctuary	15,652												
0733	6565 Red Road B - Fellowship Hall	4,291												
0734	6565 Red Road A - Chapel	3,095												
GMP063	Football Operations Building					162,000								
		A	B	C	D	E	F	G	H	I	J	K	L	
No.	Building	existing to remain in FAR	existing to remain non FAR	to be demolished	to be demolished non FAR	future in FAR	future non FAR	Beds	change: add GSF FAR	change: reduce GSF FAR	change: add GSF non FAR	change: reduce GSF non FAR	change: change in beds	Comments
GMP041	Business Academic Building					90,000								
GMP042	Whitten Learning Center Replacement					45,054								
GMP014	Dickinson Garage and Dining Facility					18,000	200,000							

	A	B	C	D	E	F	G	H	I	J	K	L
	existing to remain in FAR	existing to remain non FAR	to be demolished in FAR	to be demolished non FAR	future in FAR	future non FAR	Total Existing Beds	total change: add GSF FAR	total change: reduce GSF FAR	total change: add GSF non FAR	total change: reduce GSF non FAR	total change: change in beds
	5,212,420	1,391,378	129,666	436	1,587,580	1,620,000	3,766	0	0	0	0	0

Total - FAR	Total - non FAR
0	0

S U M M A R Y / G S F

Total Existing Buildings in FAR = (A + C)	5,342,086
Total Existing Buildings non FAR = (B+D)	1,391,814
Total Existing Buildings (FAR and non FAR) = (A + B + C + D)	6,733,900
FAR Buildings to be Demolished = (C)	129,666
Non FAR Buildings to be Demolished = (D)	436
Total Existing Buildings in FAR and not in FAR to remain = (A + B)	6,603,798
Proposed Buildings in FAR = (E)	1,587,580
Proposed Buildings not in FAR (F)	1,620,000
Developed Campus in FAR and not in FAR assuming all Buildings are built = (A + B + E + F)	9,811,378
Buildings not included in FAR calculations = (B + F)	3,011,378
2010 Proposed Adjusted Development less Buildings not in FAR = (A + E)	6,800,000
Permitted Building Area as per Zoning Code	6,800,000
Amount remaining to be programmed = 6,800,000 - (A + D)	0 Unprogrammed square footage

P A R K I N G

2012 Total Campus Parking Capacity (spaces) to be reported in annual Mobility Report	

U C D C A M P U S A R E A S as of MAY 22,2012 MASTER PLAN

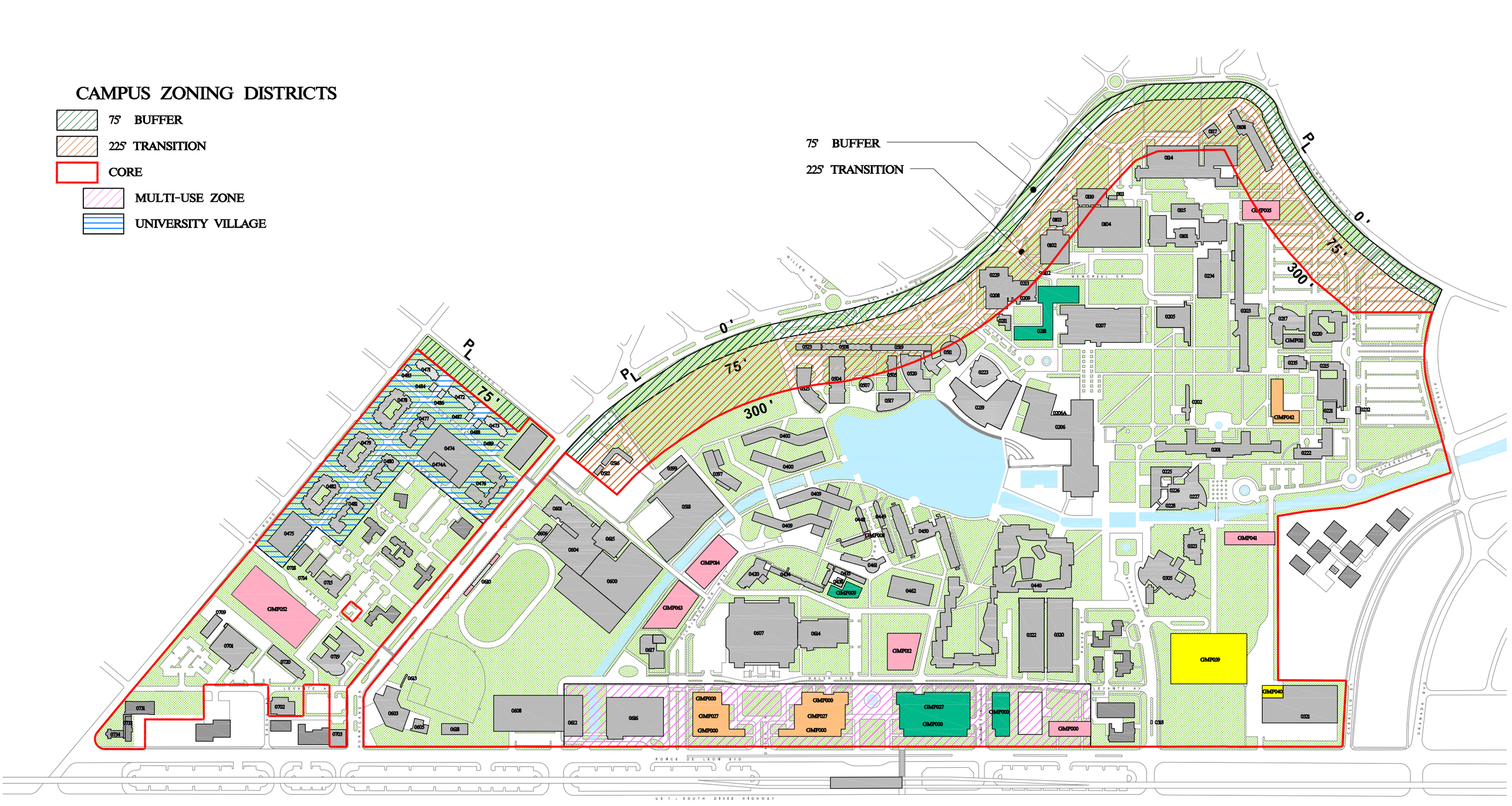
Ordinance No. 2012-06

Campus Area	Total GSF	Number of
Campus Buffer Area	87,290	1
Campus Transition Area	709,029	18

Exhibit C
Proposed Campus Master Plan

CAMPUS ZONING DISTRICTS

- 75' BUFFER
- 225' TRANSITION
- CORE
- MULTI-USE ZONE
- UNIVERSITY VILLAGE



PROPOSED CAMPUS MASTER PLAN

0' 500'

N

LEGEND

EXISTING BUILDINGS		2031 TO 2035	
PRESENT TO 2030		2036 TO 2040	
		AMENDMENT	**

Actual building footprints and locations may change depending on final designs.

AMENDMENT	DATE	AMENDMENT	DATE	AMENDMENT	DATE
1: HEALTH CENTER	APPROVED: 01 DEC 10	8: ADMINISTRATIVE MODIFICATION	APPROVED: 14 FEB 14	15: ADMINISTRATIVE MODIFICATION	APPROVED: 14 DEC 18
2: HECHT ADDITION	APPROVED: 24 MAY 11	9: ZONING CODE (ADMINISTRATIVE)	APPROVED: 13 MAY 14	16: ADMINISTRATIVE MODIFICATION	APPROVED: 20 MAR 19
3: ADMINISTRATIVE MODIFICATION	APPROVED: 15 FEB 12	10: ADMINISTRATIVE MODIFICATION	APPROVED: 22 MAY 15	17: ADMINISTRATIVE MODIFICATION	APPROVED: 26 FEB 20
4: CAMPUS TRANSITION AREA	APPROVED: 22 MAY 12	11: ADMINISTRATIVE MODIFICATION	APPROVED: 29 MAR 16	18: ADMINISTRATIVE MODIFICATION	APPROVED: 28 MAR 22
5: ADMINISTRATIVE MODIFICATION	APPROVED: 31 AUG 12	12: ADMINISTRATIVE MODIFICATION	APPROVED: 17 JUNE 16	19: ADMINISTRATIVE MODIFICATION	APPROVED: 12 OCT 22
6: ADMINISTRATIVE MODIFICATION	APPROVED: 11 JAN 13	13: ADMINISTRATIVE MODIFICATION	APPROVED: 28 NOV 16	20: ADMINISTRATIVE MODIFICATION	APPROVED: 15 OCT 24
7: ADMINISTRATIVE MODIFICATION	APPROVED: 20 DEC 13	14: ADMINISTRATIVE MODIFICATION	APPROVED: 21 MAR 18	21: ADMINISTRATIVE MODIFICATION	PROPOSED: XX XXX 25

Exhibit D
Proposed Campus Master Plan Development Chart

CAMPUS MASTER PLAN DEVELOPMENT CHART

Building Areas: Existing, to be Demolished, and Proposed (GSF)

Proposed Revision 21, Administrative Modifications, Student Residential, August XX, 2025

Adopted Revision 20, Indoor Practice Facility and Administrative Modifications, October 15, 2024

UCD Inception Date - October 12, 2010

LEGEND	
	Existing To Remain
	Future Building
	Existing to be Demolished
	Proposed Amendment

		A	B	C	D	E	F		G	H	I	J	K	
									change					
No.	**Building**	**Existing to Remain in FAR**	**Existing to Remain non-FAR**	**To Be Demolished in FAR**	**To Be Demolished non FAR**	**Future in FAR**	**Future non-FAR**	**Beds**	**add GSF FAR**	**reduce GSF FAR**	**add GSF non FAR**	**reduce GSF non FAR**	**change in beds**	**Comments**
CAMPUS BUFFER AREA														
0208/0229	Meyer Law Library (D)/Meyer Law Library (G)	87,290												
CAMPUS TRANSITION AREA														
0102	Ungar Building, Arthur A.	58,345												
0103	Utility Building 1		6,299											
0104	Cox Science Building, James M. Jr.	190,944												
0108	1300 Campo Sano	26,723												
0110	Cox Science Annex	39,766												
0111	Cox Generator Enclosure		764											
0112	Gate House/Information, Memorial Drive		25											
0117	Botany Greenhouse	3,300												
0114	Knight Physics Building, James L.	73,000												
GMP005	STEM B					63,131								
0209	Meyer Law Administration (C)	10,540												
0211	Law Classroom Building (E)	12,294				846			846					Moot Courtroom
0213	Daner Law Library Wing, Reba Engler (B)	37,986												
0504	Rehearsal Center	20,236												
0505	Volpe Classroom Building, Arnold	11,892												
0508	Foster Music Practice Building, Bertha M.	22,761												
0519	Frost North Studio Wing, Patricia L.	30,940												
0523	Frost South Studio Wing, Patricia L.	17,835												
0509	Messinger Music Executive Building			2,464										
0525	Knight Center for Music Innovation	22,361												
0511	Herman Ring Theatre, Jerry	14,589												
0512	Schiff Tennis House, Neil	2,254												
0516	Schiff Tennis Center, Neil	11,464												
0520	Weeks Music Library, Marta and L. Austin	28,433												
GMP001	Unprogrammed Academic Space in Transition Zone					9,389				846				Update unprogrammed space to reflect Moot Courtroom expansion
CAMPUS CORE AREA AND SUB-AREAS (University Village & Multi-Use Zone)														
GMP000	Unprogrammed Academic Space					495,076				63,979				Reduce by 152,307 FAR GSF
0616	The Lennar Foundation Medical Center	211,340												
0617	Central Energy Plant	10,209	2,750											
GMP052	Brescia Garage						420,000							
GMP027	Multi-use Area Parking						1,000,000							
0101	McArthur Engineering Building, J. Neville	97,108												
0115	McArthur Addition, J. Neville	20,000												
0201	Merrick Building, Solomon G.	123,954												
0202	Ferre Building, Antonio	10,748												
0203	Dooly Memorial Classroom Building, Oscar E.	78,071												
0204	Whitten Learning Center, George E.			45,054										
0205	Ashe Administation Building, Bowman Foster	75,862												
0206	Whitten University Center, Norman A.	203,550												
0206A	Utility Plant 4		6,299											
0207	Richter Library, Otto G.	211,800												
0210	Meyer Law Administration (A)			10,832										
0212	Law Classroom Building (F)			34,550										
0215	Wolfson Building, Frances L.	46,996												
0217	Schwartz Center for Nursing & Health Studies, M. Christine	53,414												
0218	Law Building (H)					62,640				30,000				Reduce future building by 30,000 SF
0219	Shalala Student Center, The Donna E.	118,117												
0220	Allen Hall, Dean Robert	21,780												
0221	Centrex Building	5,902												
0222	Merritt Panhellenic Building, Mary B.	27,752												
0223	Gusman Concert Hall, Maurice	36,558												

0225/0226/0227/0228	- Jenkins Building, George W. - Stubblefield Classroom Building, Elsa and William - Aresty Building, Gerald and Josephine - Kosar/Epstein Faculty Office Wing, Bernie Jr. and David	136,543												
0232	Wolfson Generator Enclosure		0											
0233	Nursing Simulation Hospital	40,437												
0235	Communication International Building	25,240												
0234	Frost Institute of Chemistry and Molecular Science	93,870												
0301	Mahoney Residential College, Daniel J.			167,166				717		167,166				Move from *Existing to Remain* to *To Be Demolished in FAR*
0302	Pearson Residential College, Jay F.W.			167,166				716		167,166				Move from *Existing to Remain* to *To Be Demolished in FAR*
0303	Mahoney - Pearson Dining Hall			20,673						20,673				Move from *Existing to Remain* to *To Be Demolished in FAR*
	New Student Housing (Mahoney - Pearson Replacement)					578,000			578,000					New project in Campus Master Plan
	New Central Energy Plant					8,450	10,720		8,450					New project in Campus Master Plan
0304	Utility Building 3, Mahoney-Pearson				4,360									Move from *Existing to Remain non-FAR* to *To Be Demolished in non-FAR*
0305	Lowe Art Museum, Joe and Emily	42,187												
GMP023	Lowe Museum Addition									5,368				Remove from Campus Master Plan
0310	Toppel Career Center, Patricia and Harold			12,740										
GMP003	Islamic Center									15,000				Remove from Campus Master Plan
0313	~~Behavioral Medicine Building~~			~~11,230~~										Behavioral Medicine Building has been demolished (11,230 SF). Will be removed from Master Plan Development Chart.
0314	~~Utility Building 5, BMRI~~				~~436~~									Utility Plant 5 has been demolished and will be removed from the Development Chart
0317	Mahoney - Pearson Commons			18,652						18,652				Move from *Existing to Remain* to *To Be Demolished in FAR*
0318	Gate House/Information, Stanford Drive		78											
0320	Pavia Garage		254,950											
0321	Mahoney-Pearson Garage		172,572											
0322	Merrick Garage		298,150											
0323	Long Jr. and Smith Student Services Building	37,754												
0440	Lakeside Student Village	515,220						1,140						
0400	Centennial Village Phase A	268,575							575					Updated to reflect SF in Permit Set
0409	Centennial Village Phase B (inc. Dining Hall)(Hecht Replacement)	311,323												
0397	Centennial Village Tower	80,979								19,021				Updated to reflect SF in Permit Set. Update building number.
0399	Utility Building - Wellness		7,800											
GMP012	Theater					80,000								
0434	Pentland House	13,044												
0435	LaGorce House	21,593												
0420	Theatre Arts Building	16,888												
0438	Miller Buildlab		1,444											
0448	Architecture (48)	15,750												
0449	Architecture (49)	15,750												
0450	Eaton Residential College, Julian S.	105,796						394						
GMP008	Architecture ADA addition					4,000								
GMP009	School of Architecture Addition					37,000								
0462	Murphy Design Studio Building	14,081												
0461	Perez Architecture Center, Jorge M.	8,208												
0471/0472/0473	University Village Townhouses Buildings A-C	28,708												
0474	University Village Albenga Garage		232,770											
0475	University Village Scodella Garage		62,517											
0474A	University Village Student Support Center	5,996												
0476-0482	University Village Buildings 1-7	362,136						799						
0483/84/86-89	University Village Townhouse Garages		4,746											
0507	Music Administration Building	3,739												
0517	Weeks Center for Recording and Performance, L. Austin	14,000												
0518	Herbert Wellness Center, Patti and Allan	133,807												
0600	Soffer Football Indoor Practice Facility, Carol	81,743				37,097								
0601	Hecht Athletic Center	61,902												
0603	Rodriguez Park, Alex	33,597												
0604	Knight Sports Complex, James L.	28,500												
0605	Fraser Baseball Building, Ron	5,237												
0606	Kearns Sports Hall of Fame, Thomas N.			2,902										
0607/0614	Watsco Center and Fieldhouse	235,000												Update name to Watsco Center
0608	Ponce de Leon Garage		334,054											
0610	Cobb Stadium		1,800			1,000								
0618	Klotz Batting Practice Facility	6,912												
0612	Flipse Building, Fred C. and Helen Donn	70,063												
0613	Visitor Dugout		0											
0615	Schwartz Center for Athletic Excellence	36,545												
0701	1535 Levante	52,076												
0702	Rainbow Building	17,532												
0703	McKnight Building, Evelyn F. and William L.	10,500												
0704	1552 Brescia			3,324										
0705	1550 Brescia			6,570										

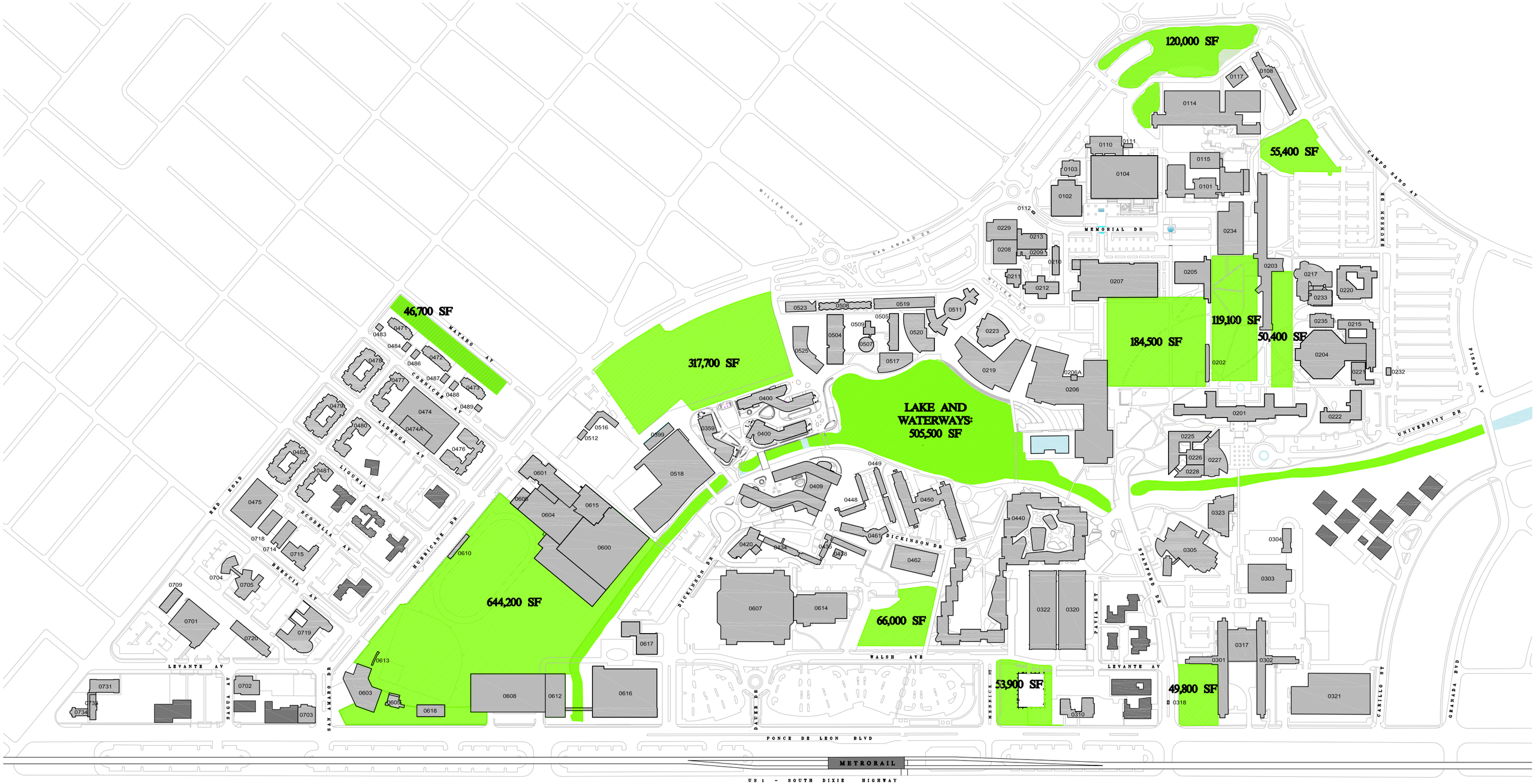
0709	Studio Arts Building	5,000												
0714	Pick Hall, Albert	11,537												
0715	Casa Bacardi - ICCAS	11,706												
0718	1551 Brescia	5,537												
0719	Newman Alumni Center, Robert and Judi Prokop	67,131												
0720	Orovitz Building, Max	37,023												
0731	6565 Red Road C - Sanctuary	15,652												
0733	6565 Red Road B - Fellowship Hall	4,291												
0734	6565 Red Road A - Chapel	3,095												
GMP063	Football Operations Building					120,000				42,000				Reduce future building by 42,000 SF
		A	B	C	D	E	F	G	H	I	J	K	L	
									change					
No.	**Building**	**existing to remain in FAR**	**existing to remain non FAR**	**to be demolished**	**to be demolished non FAR**	**future in FAR**	**future non FAR**	**Beds**	**add GSF FAR**	**reduce GSF FAR**	**add GSF non FAR**	**reduce GSF non FAR**	**change in beds**	**Comments**
GMP041	Business Academic Building					70,000				20,000				Reduce future building by 20,000 SF
GMP042	Whitten Learning Center Replacement					45,054								
GMP014	Dickinson Garage ~~and Dining Facility~~					0	200,000			18,000				Remove Dining Facility from Campus Master Plan
		A	B	C	D	E	F	G	H	I	J	K	L	
									total change					
		existing to remain in FAR	**existing to remain non FAR**	**to be demolished in FAR**	**to be demolished non FAR**	**future in FAR**	**future non FAR**	**Total Existing Beds**	**add GSF FAR**	**reduce GSF FAR**	**add GSF non FAR**	**reduce GSF non FAR**	**change in beds**	
		5,188,317	**1,387,018**	**503,323**	**4,796**	**1,611,683**	**1,630,720**	**3,766**	**587,871**	**587,871**	**0**	**0**	**0**	
									Total - FAR		**Total - non FAR**			
									0		**0**			

S U M M A R Y / G S F		
Total Existing Buildings in FAR = (A + C)	**5,691,640**	
Total Existing Buildings non FAR = (B+D)	**1,391,814**	
Total Existing Buildings (FAR and non FAR) = (A + B + C + D)	**7,083,454**	
FAR Buildings to be Demolished = (C)	**503,323**	
Non FAR Buildings to be Demolished = (D)	**4,796**	
Total Existing Buildings in FAR and not in FAR to remain = (A + B)	**6,575,335**	
Proposed Buildings in FAR = (E)	**1,611,683**	
Proposed Buildings not in FAR (F)	**1,630,720**	
Developed Campus in FAR and not in FAR assuming all Buildings are built = (A + B + E + F)	**9,817,738**	
Buildings not included in FAR calculations = (B + F)	**3,017,738**	
2010 Proposed Adjusted Development less Buildings not in FAR = (A + E)	**6,800,000**	
Permitted Building Area as per Zoning Code	**6,800,000**	
Amount remaining to be programmed = 6,800,000 - (A + D)	**0**	**Unprogrammed square footage**
P A R K I N G		
2012 Total Campus Parking Capacity (spaces) to be reported in annual Mobility Report		

U C D C A M P U S A R E A S a s o f M A Y 2 2 , 2 0 1 2 M A S T E R P L A N — Ordinance No. 2012-06

Campus Area	Total GSF	Number of
Campus Buffer Area	87,290	1
Campus Transition Area	709,029	18

Exhibit E



CAMPUS OPEN SPACE MAP

Open space calculations:
1 acre=43,560 SF
University site: 240.61 acres
240.61 acres X 43,560 SF=10,480,972 SF
Open space requirement: 20%
10,480,972 X 20%=2,096,194 SF
Open space delineated in this diagram: 2,213,200 SF

0 500

Historical Resources and Cultural Arts
2327 Salzedo Street
Coral Gables, FL 33134
Phone: 305-460-5093
Email: Hist@coralgables.com

Historical Significance Determination Letter for 5185 Ponce De Leon Boulevard – Pearson Residential College

September 10, 2025

Jessica Brumley, University of Miami
1535 Levante Avenue
Coral Gables, FL 33134

Re: 5185 Ponce De Leon Boulevard, Pearson Residential College, legally described as Folio #: 03-4130-015-0050, Main Campus University Miami AMD, according to the Plat thereof, as recorded in Plat Book 46 at Page 81, of the Public Records of Miami-Dade County, Florida.

Dear Property Owner,

Section 8-107(G) of the Coral Gables Zoning Code states that "All demolition permits for non-designated buildings and/or structures must be approved by the Historic Preservation Officer or designee. The approval is valid for eighteen (18) months from issuance and shall thereafter expire and the approval is deemed void unless the demolition permit has been issued by the Development Services Department. The Historic Preservation Officer may require review by the Historic Preservation Board if the building and/or structure to be demolished is eligible for designation as a local historic landmark or as a contributing building, structure, or property within an existing local historic landmark district. This determination of eligibility is preliminary in nature and the final public hearing before the Historic Preservation Board on Local Historic Designation shall be within ninety (90) days from the Historic Preservation Officer determination of "eligibility." Consideration by the Board may be deferred by mutual agreement by the property owner and the Historic Preservation Officer. The Historic Preservation Officer may require the filing of a written application on the forms prepared by the Department and may request additional background information to assist the Board in its consideration of eligibility. Independent analysis by a consultant selected by the City may be required to assist in the review of the application. All fees associated with the analysis shall be the responsibility of the applicant. The types of reviews that could be conducted may include but are not limited to the following: property appraisals; archeological assessments; and historic assessments."

Therefore, please be advised that after careful research and study of our records and the information you presented the following information has been determined:

5185 Ponce De Leon Boulevard, Pearson Residential College, legally described as Folio #: 03-4130-015-0050, Main Campus University Miami AMD, according to the Plat thereof, as recorded in Plat Book 46 at Page 81, of the Public Records of Miami-Dade County, Florida, *does not meet* the minimum eligibility criteria for designation as a local historic landmark. Therefore, the Historical Resources staff *will not* require review by the Historic Preservation Board if an application is made for a demolition permit.

Please note that, pursuant to Section 14-107.5(b)(15) of the Coral Gables Zoning Code, this determination does not constitute a development order and is valid for a period of eighteen (18) months. In the case where the Historic Preservation Officer or designee determines that the property does not meet the minimum eligibility criteria for designation, a permit for the demolition of the property must be issued within the eighteen-month period.

Upon expiration of the eighteen-month period, you will be required to file a new application. Any change from the foregoing may be made upon a demonstration of a change in the material facts upon which this determination was made.

If you have any further questions concerning this matter, please do not hesitate to contact this office.

Sincerely,

Anna C. Pernas,
Historic Preservation Officer

Copied

- Michael Maxwell, Chair, Historic Preservation Board
- Cristina M. Suárez, City Attorney
- Stephanie Throckmorton, Deputy City Attorney
- Gustavo Ceballos, Assistant City Attorney
- Douglas Ramirez, Development Services Assistant Director
- Jennifer Garcia, City Planner
- Analyn Hernandez, P/T, Plans Coordinator Assistant
- Historical Significance Request Property File

Historical Resources and Cultural Arts
2327 Salzedo Street
Coral Gables, FL 33134
Phone: 305-460-5093
Email: Hist@coralgables.com

Historical Significance Determination Letter for 1201 Stanford Drive, Mahoney-Pearson Residential College Commons

September 10, 2025

Jessica Brumley, University of Miami
1535 Levante Avenue
Coral Gables, FL 33134

Re: 1201 Stanford Drive, Mahoney-Pearson Residential College Commons, legally described as Folio #: 03-4130-015-0050, Main Campus University Miami AMD, according to the Plat thereof, as recorded in Plat Book 46, at Page 81, of the Public Records of Miami-Dade County, Florida.

Dear Property Owner,

Section 8-107(G) of the Coral Gables Zoning Code states that "All demolition permits for non-designated buildings and/or structures must be approved by the Historic Preservation Officer or designee. The approval is valid for eighteen (18) months from issuance and shall thereafter expire and the approval is deemed void unless the demolition permit has been issued by the Development Services Department. The Historic Preservation Officer may require review by the Historic Preservation Board if the building and/or structure to be demolished is eligible for designation as a local historic landmark or as a contributing building, structure, or property within an existing local historic landmark district. This determination of eligibility is preliminary in nature and the final public hearing before the Historic Preservation Board on Local Historic Designation shall be within ninety (90) days from the Historic Preservation Officer determination of "eligibility." Consideration by the Board may be deferred by mutual agreement by the property owner and the Historic Preservation Officer. The Historic Preservation Officer may require the filing of a written application on the forms prepared by the Department and may request additional background information to assist the Board in its consideration of eligibility. Independent analysis by a consultant selected by the City may be required to assist in the review of the application. All fees associated with the analysis shall be the responsibility of the applicant. The types of reviews that could be conducted may include but are not limited to the following: property appraisals; archeological assessments; and historic assessments."

Therefore, please be advised that after careful research and study of our records and the information you presented the following information has been determined:

> **1201 Stanford Drive, Mahoney-Pearson Residential College Commons, legally described as Folio #: 03-4130-015-0050, Main Campus University Miami AMD, according to the Plat thereof, as recorded in Plat Book 46, at Page 81, of the Public Records of Miami-Dade County, Florida, *does not meet* the minimum eligibility criteria for designation as a local historic landmark. Therefore, the Historical Resources staff *will not* require review by the Historic Preservation Board if an application is made for a demolition permit.**

Please note that, pursuant to Section 14-107.5(b)(15) of the Coral Gables Zoning Code, this determination does not constitute a development order and is valid for a period of eighteen (18) months. In the case where the Historic Preservation Officer or designee determines that the property does not meet the minimum eligibility criteria for designation, a permit for the demolition of the property must be issued within the eighteen-month period.

Upon expiration of the eighteen-month period, you will be required to file a new application. Any change from the foregoing may be made upon a demonstration of a change in the material facts upon which this determination was made.

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- Historical Significance Request Property File

Historical Resources and Cultural Arts
2327 Salzedo Street
Coral Gables, FL 33134
Phone: 305-460-5093
Email: Hist@coralgables.com

Historical Significance Determination Letter for 1101 Stanford Drive, Daniel J. Mahoney Residential College

September 10, 2025

Jessica Brumley, University of Miami
1535 Levante Avenue
Coral Gables, FL 33146

Re: 1101 Stanford Drive, Daniel J. Mahoney Residential College, described as Folio #: 03-4130-015-0050, Main Campus University Miami AMD, according to the Plat thereof, as recorded in Plat Book 46 at Page 81, of the Public Records of Miami-Dade County, Florida.

Dear Property Owner,

Section 8-107(G) of the Coral Gables Zoning Code states that "All demolition permits for non-designated buildings and/or structures must be approved by the Historic Preservation Officer or designee. The approval is valid for eighteen (18) months from issuance and shall thereafter expire and the approval is deemed void unless the demolition permit has been issued by the Development Services Department. The Historic Preservation Officer may require review by the Historic Preservation Board if the building and/or structure to be demolished is eligible for designation as a local historic landmark or as a contributing building, structure, or property within an existing local historic landmark district. This determination of eligibility is preliminary in nature and the final public hearing before the Historic Preservation Board on Local Historic Designation shall be within ninety (90) days from the Historic Preservation Officer determination of "eligibility." Consideration by the Board may be deferred by mutual agreement by the property owner and the Historic Preservation Officer. The Historic Preservation Officer may require the filing of a written application on the forms prepared by the Department and may request additional background information to assist the Board in its consideration of eligibility. Independent analysis by a consultant selected by the City may be required to assist in the review of the application. All fees associated with the analysis shall be the responsibility of the applicant. The types of reviews that could be conducted may include but are not limited to the following: property appraisals; archeological assessments; and historic assessments."

Therefore, please be advised that after careful research and study of our records and the information you presented the following information has been determined:

1101 Stanford Drive, Daniel J. Mahoney Residential College, described as Folio #: 03-4130-015-0050, Main Campus University Miami AMD, according to the Plat thereof, as recorded in Plat Book 46 at Page 81, of the Public Records of Miami-Dade County, Florida, *does not meet* the minimum eligibility criteria for designation as a local historic landmark. Therefore, the Historical Resources staff *will not* require review by the Historic Preservation Board if an application is made for a demolition permit.

Please note that, pursuant to Section 14-107.5(b)(15) of the Coral Gables Zoning Code, this determination does not constitute a development order and is valid for a period of eighteen (18) months. In the case where the Historic Preservation Officer or designee determines that the property does not meet the minimum eligibility criteria for designation, a permit for the demolition of the property must be issued within the eighteen-month period.

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- Analyn Hernandez, P/T, Plans Coordinator Assistant
- Historical Significance Request Property File

GABLES VILLAGE
DRC SUBMITTAL
DRAWING INDEX:

A0-00	COVER
A0-01	PROJECT DATA & ZONNING MAPS
A0-02	FAR DIAGRAM
A0-03	CAMPUS MAP
A1-00	SITE PLAN / ROOF PLAN
A1-01	GROUND LEVEL
A1-02	LEVEL 1.5 MEZZANINE
A1-03	LEVEL 2-3
A1-04	LEVEL 4
A1-05	LEVEL 5
A1-06	LEVEL 6
A1-07	LEVEL 7
A1-08	LEVEL 8
A1-09	LEVEL 9
A1-10	LEVEL 10
A1-11	LEVEL 11
A2-00	COLLEGE 1 ELEVATIONS
A2-01	COLLEGE 2 ELEVATIONS
A3-00	WALL SECTION
A4-00	RENDERINGS

BINDING AREA DO NOT PLACE CONTENT HERE

GABLES VILLAGE

PROJECT ADDRESS:
1101 Stanford Dr, Coral Gables, FL 33146
1201 Stanford Dr, Coral Gables, FL 33146

OWNER:
University of Miami - Facilities Management
1535 Levante Ave, Coral Gables, Miami, Florida 33146

ARQUITECTONICA
INTERNATIONAL CORPORATION
2900 OAK AVENUE
MIAMI, FL 33133
305.372.1812.TEL
www.arquitectonica.com

STRUCTURAL ENGINEER:
Thornton Tomasetti
80 SW 8th Street, Suite 2160, Miami, FL 33130

CIVIL ENGINEER:
Langan
1221 Brickell Avenue, Suite 1800, Miami, FL 33131

MEP ENGINEER:
TLC
5757 Blue Lagoon Drive, Suite 400, Miami, FL 33126

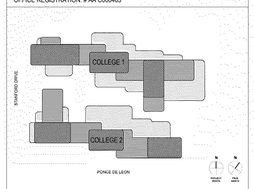
LANDSCAPE ARCHITECT:
ARQUITECTONICA GEO
2900 Oak Avenue, Miami, FL 33133

INTERIOR DESIGNER:
ARQ Interiors
2900 Oak Avenue, Miami, FL, 33133

LIFE SAFETY CONSULTANT:
Jensen Hughes
2332 Galiano St floor 2, Coral Gables, FL 33134

FOOD SERVICE:
Ricca Design Studios
5613 DTC Parkway 1 Suite 100, Greenwood Village, CO 80111

SEAL/SIGNATURE/DATE:
OFFICE REGISTRATION: # AA C000465



PROJECT NUMBER:
10-0001

TO THE BEST OF MY KNOWLEDGE, BELIEF, AND PROFESSIONAL JUDGEMENT, THESE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES AND MINIMUM APPLICABLE FIRESAFETY STANDARDS AS DETERMINED BY THE CITY OF MIAMI IN ACCORDANCE WITH CHAPTER 110 OF THE FLORIDA BUILDING CODE, AND CHAPTERS 633 & 633 OF THE FLORIDA STATUTES.

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ISSUE #	DESCRIPTION	DATE

PROJECT STATUS:
DRC SUBMITTAL SET

SHEET ISSUE DATE:

DRAWING NAME:
COVER

SHEET NUMBER:
A0-00

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10/31/2025 12:58:29 PM

ARQUITECTONICA

NOVEMBER 5TH , 2025

UM HOUSING- L SHAPE ORIGINAL									
			RESIDENTIAL COLLEGE 1				RESIDENTIAL COLLEGE 2			
				DOUBLE	SINGLE			DOUBLE	SINGLE	
F-F	ELEV.	STORIES	COUNT	SUITE	SUITE	SINGLE	COUNT	SUITE	SUITE	SINGLE
	+125'	Top Parapet								
10.00'	+115'	Interior Roof								
10.00'	+105'	10					18 UNITS	5	12	1
10.00'	+95'	9	28 UNITS	10	12	6	18 UNITS	5	12	1
10.00'	+85'	8	28 UNITS	10	12	6	18 UNITS	5	12	1
10.00'	+75'	7	28 UNITS	10	11	7	26 UNITS	8	13	5
10.00'	+65'	6	28 UNITS	10	11	7	24 UNITS	8	11	5
10.00'	+55'	5	28 UNITS	10	11	7	24 UNITS	8	11	5
10.00'	+45'	4	28 UNITS	11	11	6	25 UNITS	8	12	5
10.00'	+35'	3	27 UNITS	10	11	6	27 UNITS	9	12	6
10.00'	+25'	2	27 UNITS	10	11	6	27 UNITS	9	12	6
		1B			DINING MEZZANINE					
25.00'	+0' 0"	1	LOBBY						LOBBY	
				DOUBLE	SINGLE			DOUBLE	SINGLE	
				SUITE	SUITE	SINGLE		SUITE	SUITE	SINGLE
			222 UNITS	**81**	**90**	**51**	**207 UNITS**	**65**	**107**	**35**
			735 BEDS	**324**	**360**	**51**	**723 BEDS**	**260**	**428**	**35**
				44%	49%	7%		36%	59%	5%

TOTAL DOUBLE SUITE BEDS: 584	40%	
TOTAL SINGLE SUITE BEDS: 788	54%	
TOTAL SINGLE BEDS: 86	6%	

GABLES VILLAGE ZONING CHART - PERFORMANCE STANDARDS (APPENDIX D.G)							
ITEM	**REFERENCE**		**NOTES**				
CORAL GABLES ZONING CLASSIFICATION	Appendix D	University Campus District					
FEMA CLASSIFICATION		AH	AE				
BUILDING DISTANCE TO PROPERTY LINE		80' 11"					
ITEM	**REFERENCE**	**ALLOWED (FEET)**	**PROPOSED (FEET)**	**REFERENCE**	**ALLOWED (FEET)**	**PROPOSED (FEET)**	**NOTES**
BUILDING DISTANCE TO PROPERTY LINE							
UCD FRONTAGE SETBACKS	**UCD Frontage A**			**UCD Frontage C**			
Front	Appendix D.G.1.a.i	10' / 25'	439'-0"	Appendix D.G.1.c.i	15' / 50'	212' 2"	No structures proposed within 50' of the property line
Side	Appendix D.G.1.a.ii	N/A	N/A	Appendix D.G.1.c.ii	N/A	N/A	No structures proposed within 5' of the property line
Rear	Appendix D.G.1.a.iii	N/A	N/A	Appendix D.G.1.c.iii	N/A	N/A	No parking spaces are proposed within 25' of the front property line
Interior	Appendix D.G.1.a.iv	N/A	N/A	Appendix D.G.1.a.ivc	N/A	N/A	
UCD FRONTAGE HEIGHTS							
Maximum height at setback	Appendix D.G.1.a.v	45' at 100' setback	N/A	Appendix D.G.1.c.v	90' Max. at 100' setback	N/A	No structures proposed within 25' of the property line
Maximum height in transition area	Appendix D.G.1.a.vi	Varies (1' Rise / 8' Run sloped plane between 100' and 940' from the property line above 100')	128'-0" T.O.P.	Appendix D.G.1.c.vi	Varies (1' Rise / 4' Run sloped plane between 100' and 160' from the property line above 90')	128' -0" T.O.P.	
Maximum permitted height	Appendix D.G.1.a.vii		128'-0" T.O.P.	Appendix D.G.1.c.vii	150' or 13 stories	128'-0" T.O.P.	
ITEM	**REFERENCE**	**ALLOWED (FEET)**	**PROPOSED (FEET)**	**NOTES**			
MAXIMUM SQUARE FOOTAGE	Appendix D.G.2	578,000 FAR	573,804 FAR	Structure is included in Adopted Master Plan			
LOT COVERAGE	Appendix D.G.3	No Requirement	N/A				
LANDSCAPED OPEN SPACE	Appendix D.G.4	20% (UCD District-Wide)	N/A	Greater than 20% provided campus-wide			
MAXIMUM RETAIL	Appendix D.G.5	N/A	N/A	Structure not located in Multi-Use Zone, retail not provided.			
ITEM	**REFERENCE**	**NOTES**					
MOBILITY PLAN	Appendix D.G.6	N/A					
OFF-STREET PARKING	Appendix D.G.7	The project will not increase the campus population					
VEHICULAR ACCESS AND CIRCULATION	Appendix D.G.8	The project will provide adequate vehicular access points and circulation					
ITEM	**REFERENCE**	**PROVIDED / NOTES**					
DESIGN	Appendix D.G.9						
DESIGN: ARCH. DESIGN	Appendix D.G.9.a	Project meets the campus design standards					
DESIGN: EXTERNAL RELATIONSHIPS	Appendix D.G.9.b	N/A Project is not located in Buffer or Transition Area					
DESIGN: INTERNAL RELATIONSHIPS AND ARR	Appendix D.G.9.c	All uses are permitted uses and are compatible and complementary.					
SIGNS AND LIGHTING	Appendix D.G.9.d	Lighting character and size is compatible with surroundings					
LANDSCAPING	Appendix D.G.9.e	Project meets the campus UCD design standards					
PARKING GARAGES	Appendix D.G.9.f	No new parking garage is included in this project					
INSTALLATION OF UTILITIES	Appendix D.G.9.g	All utilities within the project shall be installed underground					
PEDESTRIAN AMENITIES	Appendix D.G.9.h	This project will incorporate pedestrian amenities that will connect to existing pedestrian					
REFUSE AND SERVICE AREAS	Appendix D.G.9.i	This project will incorporate refuse and service areas					

Zone A

SETBACKS:
4' MASONRY WALL: 0'
6' MASONRY WALL: 10'
GRADE PARKING: 10'
BUILDING: 25'
TRANSITION BUFFER: 100' - 940'

BUILDING HEIGHTS:
LIMIT AT SETBACK: 45'
TRANSITION INCREASE: 1' per 8' beyond 100' setback
MAXIMUM: Not to exceed 150' or 13 stories

MATARO AVENUE:
6' MASONRY WALL: 10'
GRADE PARKING: 75'
BUILDING: 100' - 940'
BUILDING HEIGHT: 2 stories

Zone B

SETBACKS:
4' MASONRY WALL: 0'
6' MASONRY WALL: 5'
GRADE PARKING: 5'
BUILDING: 25'
TRANSITION BUFFER: 100' - 440'

BUILDING HEIGHTS:
LIMIT AT SETBACK: 65'
TRANSITION INCREASE: 1' per 4' beyond 100' setback
MAXIMUM: Not to exceed 150' or 13 stories

Zone C

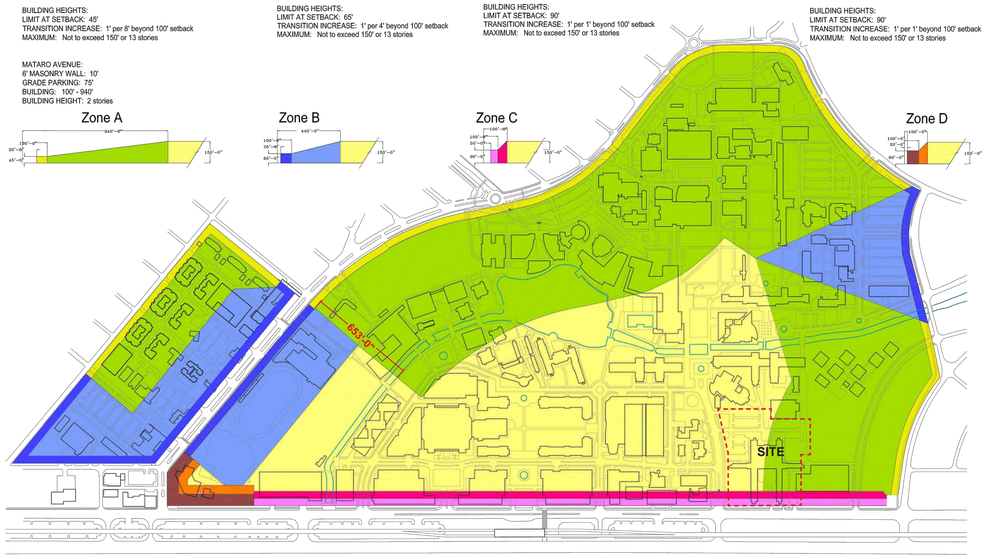
SETBACKS:
4' MASONRY WALL: 15'
6' MASONRY WALL: 25'
GRADE PARKING: 25'
BUILDING: 50'
TRANSITION BUFFER: 100' - 160'

BUILDING HEIGHTS:
LIMIT AT SETBACK: 90'
TRANSITION INCREASE: 1' per 1' beyond 100' setback
MAXIMUM: Not to exceed 150' or 13 stories

Zone D

SETBACKS:
4' MASONRY WALL: 0'
6' MASONRY WALL: 5'
GRADE PARKING: 5'
BUILDING: 20'
TRANSITION BUFFER: 100' - 160'

BUILDING HEIGHTS:
LIMIT AT SETBACK: 90'
TRANSITION INCREASE: 1' per 1' beyond 100' setback
MAXIMUM: Not to exceed 150' or 13 stories



ZONING MAP

- (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
- North Industrial Mixed-Use Distric
- South Industrial Mixed-Use Distric

FUTURE LAND USE MAP

- Residential Single-Family Low Density (4 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; 29 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; 3.9 F.A.R.)
- Industrial
- University Campus
- University Campus Multi-Use Area
- Education
- Parks and Recreation
- Open Space
- Mixed-Use Overlay District
- Conservation Areas
- Public Buildings and Grounds
- Hospital
- Religious/Institutional
- Community Services and Facilities
- Mixed-Use

GABLES VILLAGE

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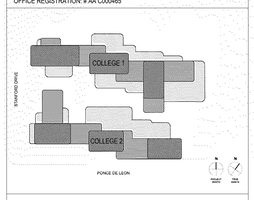

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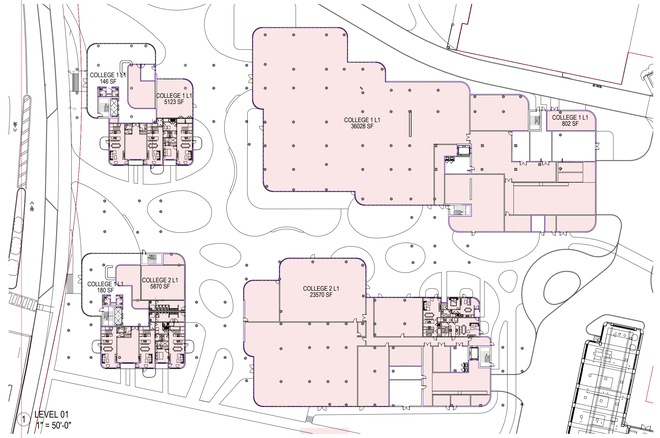

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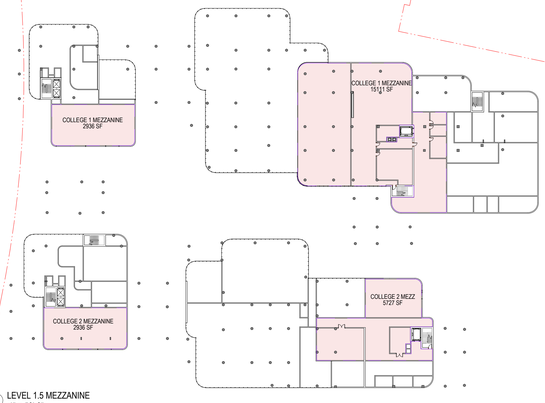
1" = 50'-0"



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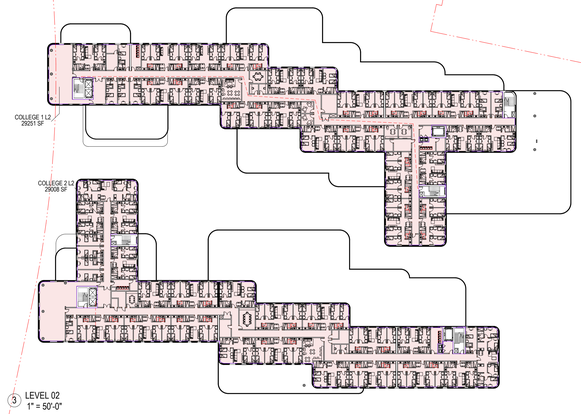

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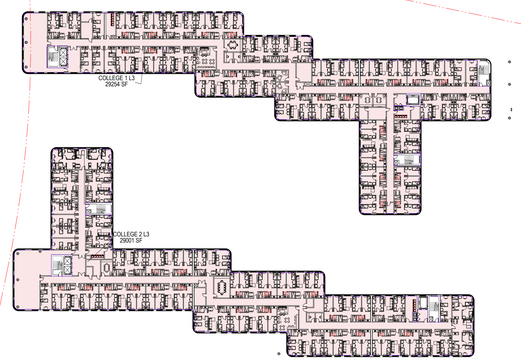

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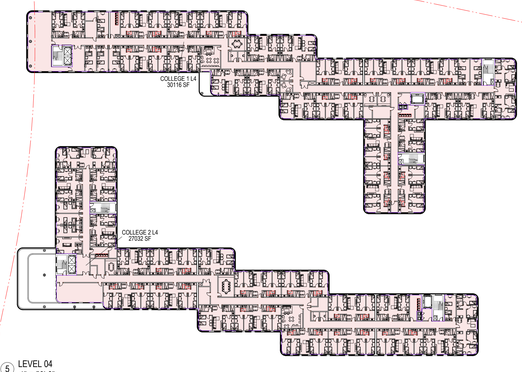

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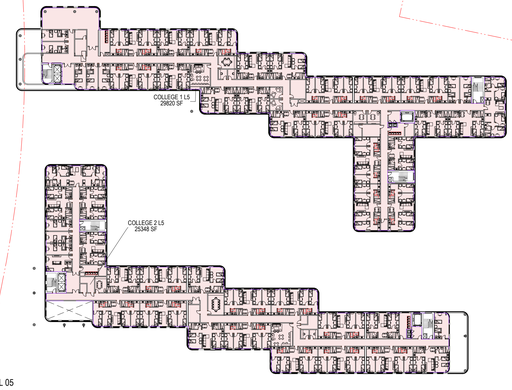
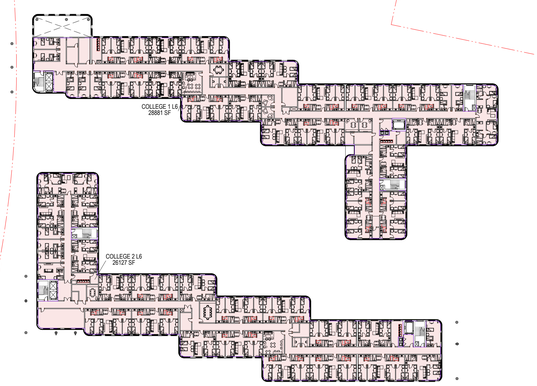


6 LEVEL 05
1" = 50'-0"

FAR TOTAL AREAS	
Level	Area
LEVEL 10	23,568 SF
LEVEL 09	54,210 SF
LEVEL 08	54,212 SF
LEVEL 07	59,549 SF
LEVEL 06	55,007 SF
LEVEL 05	55,168 SF
LEVEL 04	57,148 SF
LEVEL 03	58,256 SF
LEVEL 02	58,259 SF
LEVEL 1.5 MEZZANINE	26,710 SF
LEVEL 01	71,718 SF
Grand total	573,804 SF



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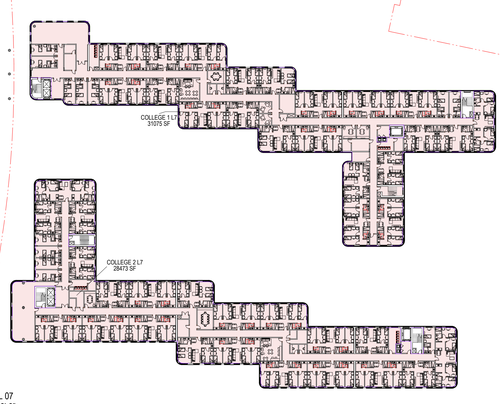

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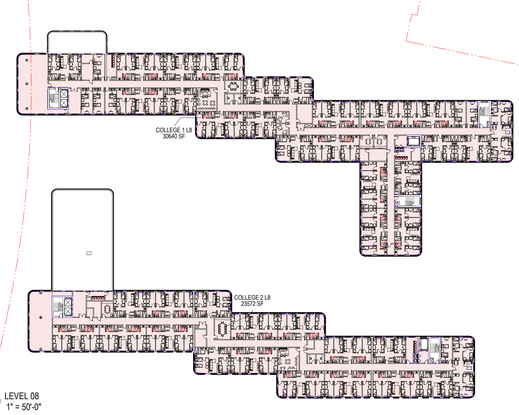

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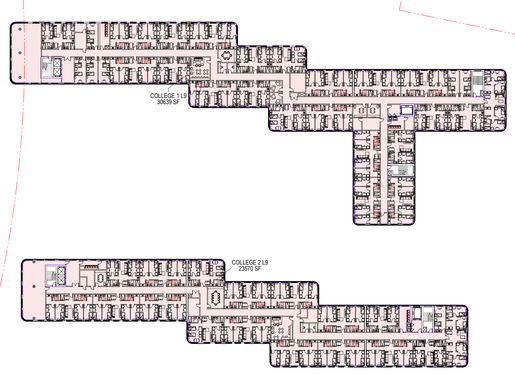

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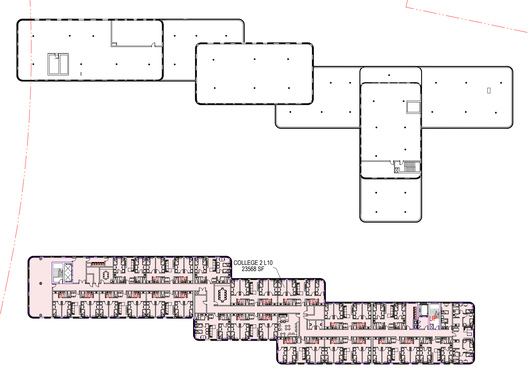

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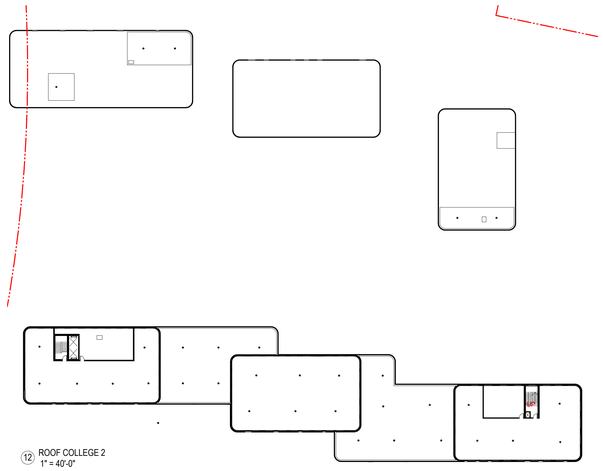

12 ROOF COLLEGE 2
1" = 40'-0"

GABLES VILLAGE

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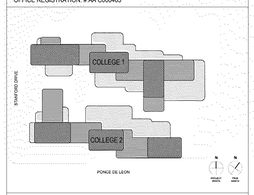

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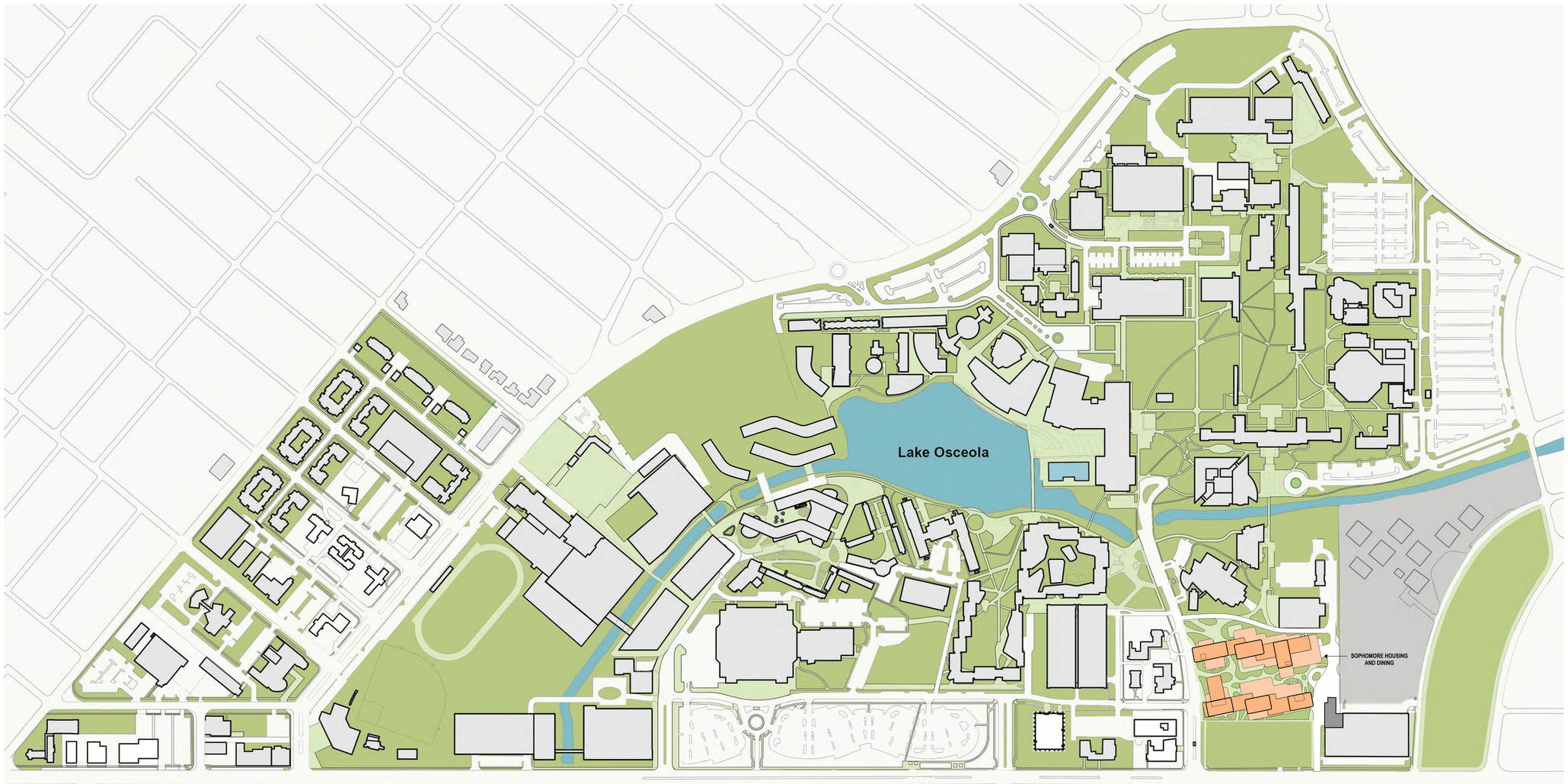

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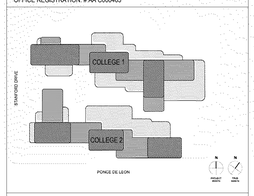

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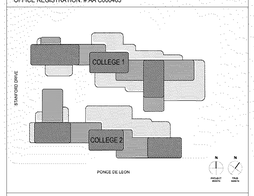

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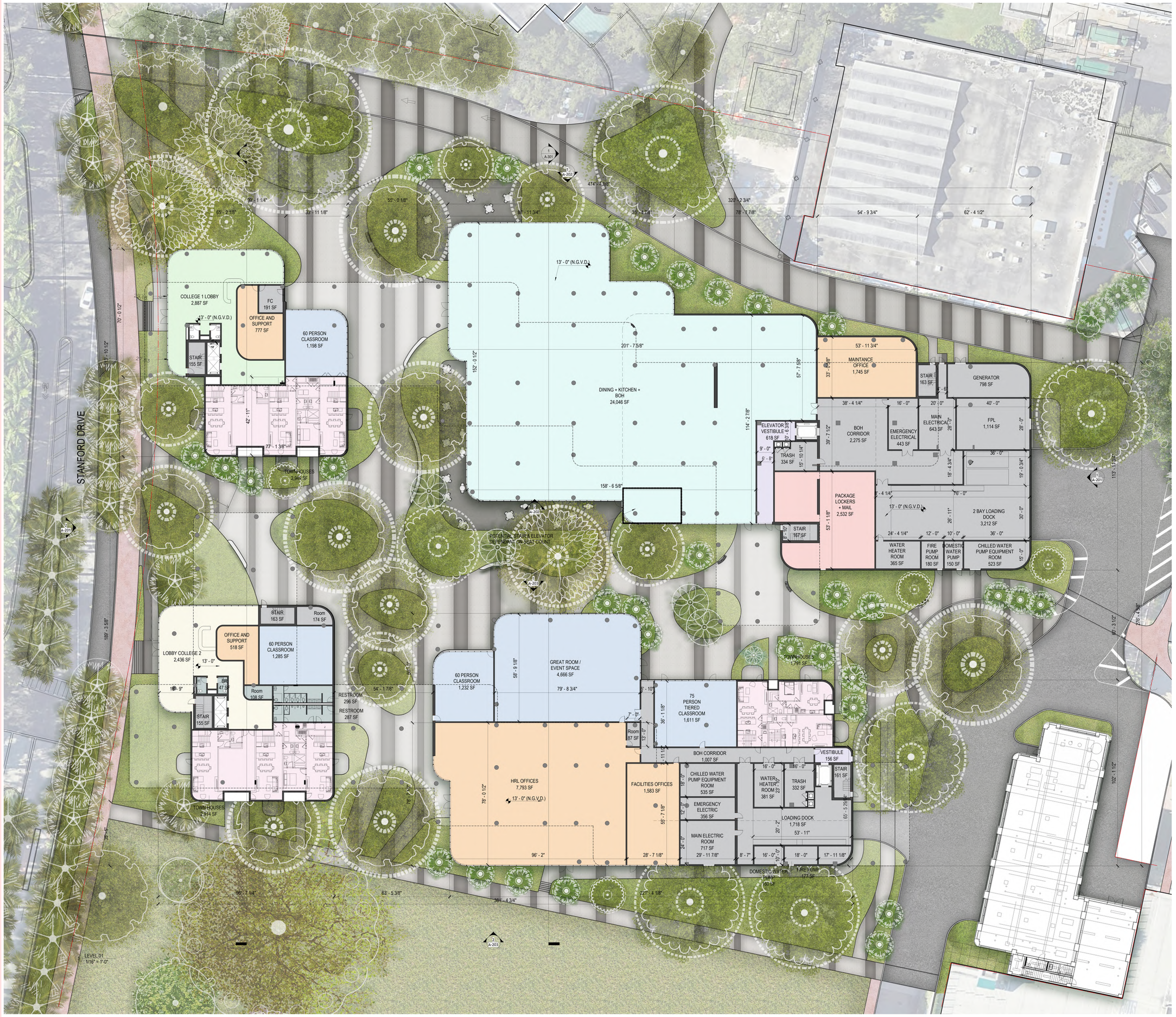

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STRUCTURAL ENGINEER: Thornton Tomasetti, 80 SW 8th Street, Suite 2160, Miami, FL 33130	**CIVIL ENGINEER:** Langan, 1221 Brickell Avenue, Suite 1800, Miami, FL 33131
MEP ENGINEER: TLC, 5757 Blue Lagoon Drive, Suite 400, Miami, FL 33126	**LANDSCAPE ARCHITECT:** ARQUITECTONICA GEO, 2900 Oak Avenue, Miami, FL 33133
INTERIOR DESIGNER: ARQ Interiors, 2900 Oak Avenue, Miami, FL, 33133	**LIFE SAFETY CONSULTANT:** Jensen Hughes, 2332 Galiano St floor 2, Coral Gables, FL 33134
FOOD SERVICE: Ricca Design Studios, 5613 DTC Parkway 1 Suite 100, Greenwood Village, CO 80111	

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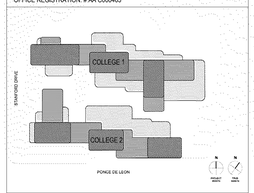

PROJECT NUMBER:
10-0001

TO THE BEST OF MY KNOWLEDGE, BELIEF, AND PROFESSIONAL JUDGEMENT, THESE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES AND MINIMUM APPLICABLE FIRESAFETY STANDARDS AS DETERMINED BY THE CITY OF MIAMI IN ACCORDANCE WITH CHAPTER 110 OF THE FLORIDA BUILDING CODE, AND CHAPTERS 633 & 633 OF THE FLORIDA STATUTES.

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MEP ENGINEER: TLC, 5757 Blue Lagoon Drive, Suite 400, Miami, FL 33126	**LANDSCAPE ARCHITECT:** ARQUITECTONICA GEO, 2900 Oak Avenue, Miami, FL 33133
INTERIOR DESIGNER: ARQ Interiors, 2900 Oak Avenue, Miami, FL, 33133	**LIFE SAFETY CONSULTANT:** Jensen Hughes, 2332 Galiano St floor 2, Coral Gables, FL 33134
FOOD SERVICE: Ricca Design Studios, 5613 DTC Parkway 1 Suite 100, Greenwood Village, CO 80111	

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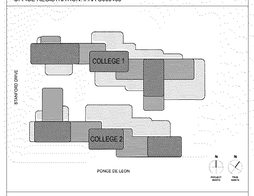

PROJECT NUMBER:
10-0001

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STRUCTURAL ENGINEER:
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CIVIL ENGINEER:
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MEP ENGINEER:
TLC
5757 Blue Lagoon Drive, Suite 400, Miami, FL 33126

LANDSCAPE ARCHITECT:
ARQUITECTONICA GEO
2900 Oak Avenue, Miami, FL 33133

INTERIOR DESIGNER:
ARQ Interiors
2900 Oak Avenue, Miami, FL, 33133

LIFE SAFETY CONSULTANT:
Jensen Hughes
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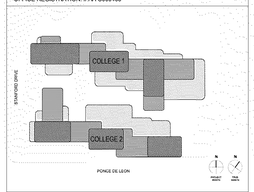

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10-0001

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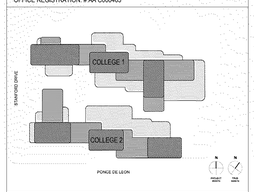

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INTERIOR DESIGNER: ARQ Interiors, 2900 Oak Avenue, Miami, FL, 33133	**LIFE SAFETY CONSULTANT:** Jensen Hughes, 2332 Galiano St floor 2, Coral Gables, FL 33134
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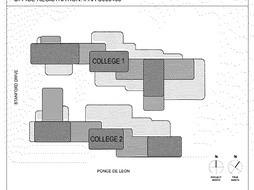

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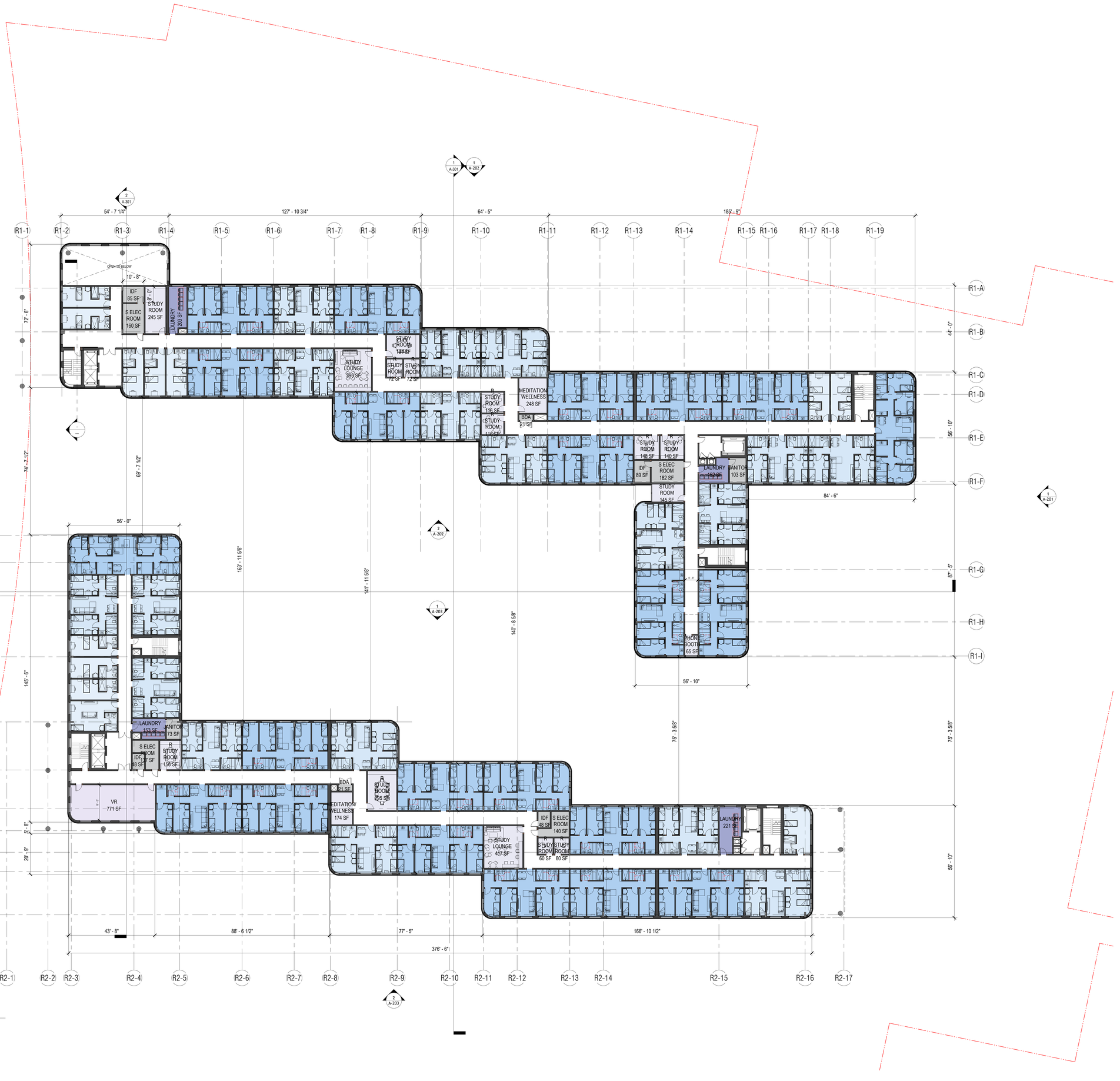

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80 SW 8th Street, Suite 2160, Miami, FL 33130

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MEP ENGINEER:
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LANDSCAPE ARCHITECT:
ARQUITECTONICA GEO
2900 Oak Avenue, Miami, FL 33133

INTERIOR DESIGNER:
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LIFE SAFETY CONSULTANT:
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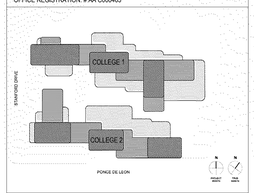

PROJECT NUMBER:
10-0001

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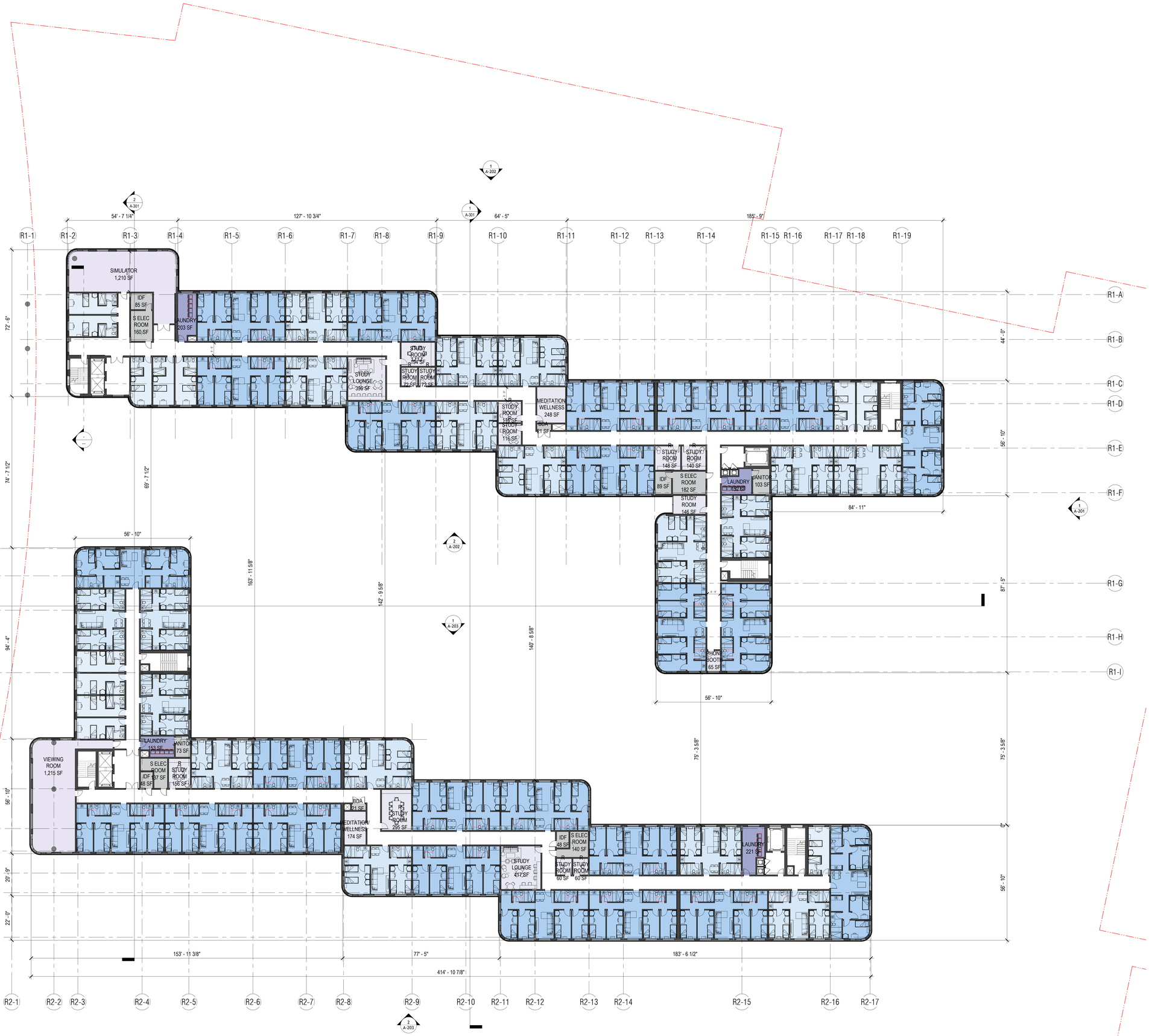

1 LEVEL 07
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MEP ENGINEER: TLC, 5757 Blue Lagoon Drive, Suite 400, Miami, FL 33126	**LANDSCAPE ARCHITECT:** ARQUITECTONICA GEO, 2900 Oak Avenue, Miami, FL 33133
INTERIOR DESIGNER: ARQ Interiors, 2900 Oak Avenue, Miami, FL, 33133	**LIFE SAFETY CONSULTANT:** Jensen Hughes, 2332 Galiano St floor 2, Coral Gables, FL 33134
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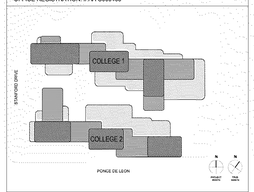

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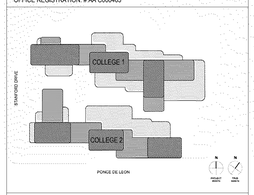

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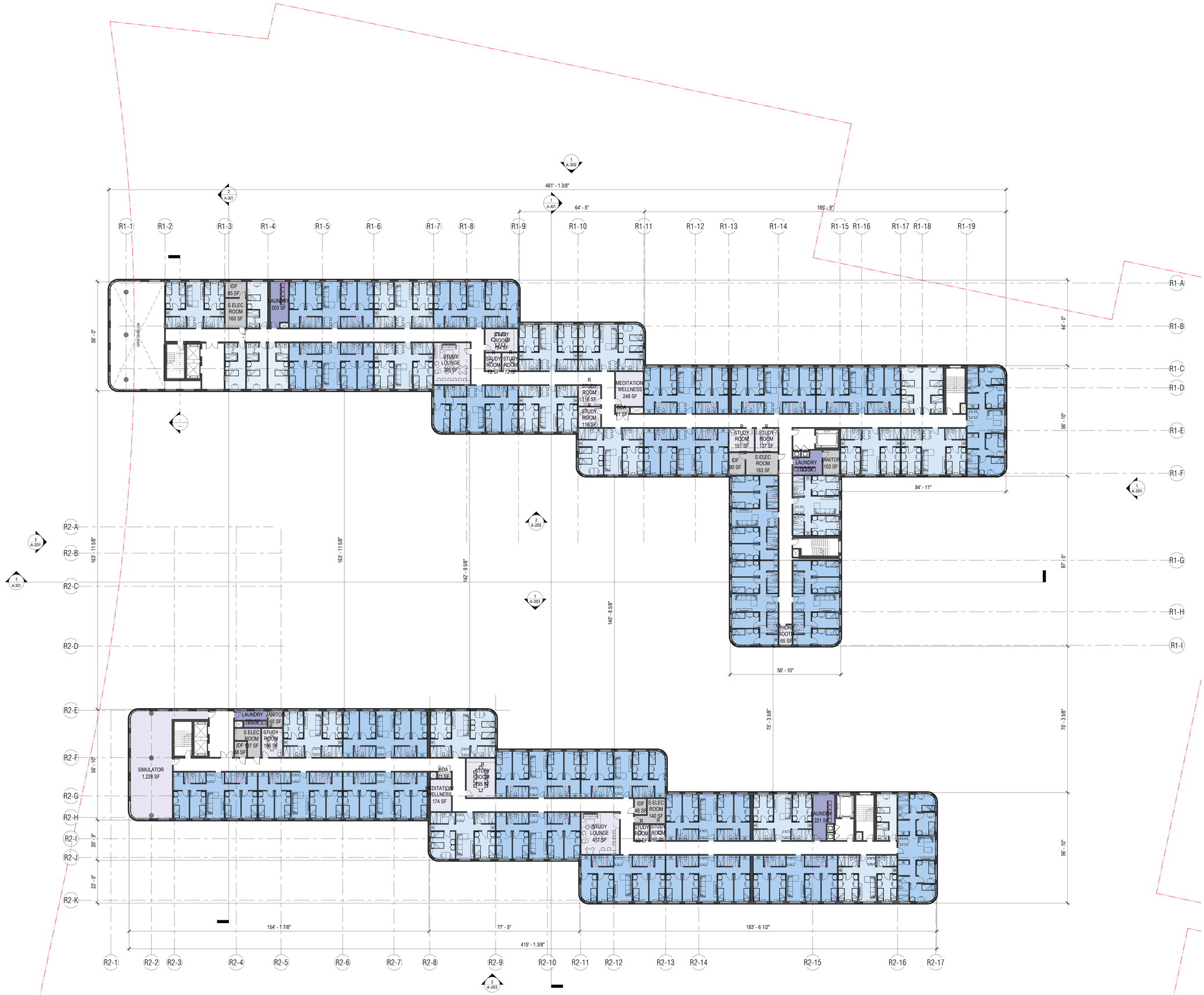

1 LEVEL 09
1/16" = 1'-0"

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INTERIOR DESIGNER:	**LIFE SAFETY CONSULTANT:**
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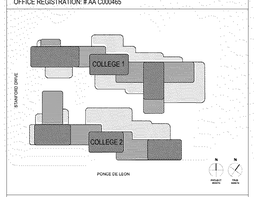

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1 LEVEL 10
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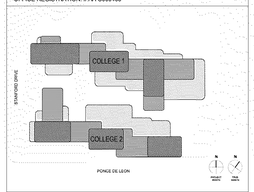

PROJECT NUMBER:
10-0001

TO THE BEST OF MY KNOWLEDGE, BELIEF, AND PROFESSIONAL JUDGEMENT, THESE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES AND MINIMUM APPLICABLE FIRESAFETY STANDARDS AS DETERMINED BY THE CITY OF MIAMI IN ACCORDANCE WITH CHAPTER 110 OF THE FLORIDA BUILDING CODE, AND CHAPTERS 533 & 633 OF THE FLORIDA STATUTES.

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PROJECT STATUS:
DRC SUBMITTAL SET

SHEET ISSUE DATE:

DRAWING NAME:
LEVEL 10

SHEET NUMBER:
A1-10

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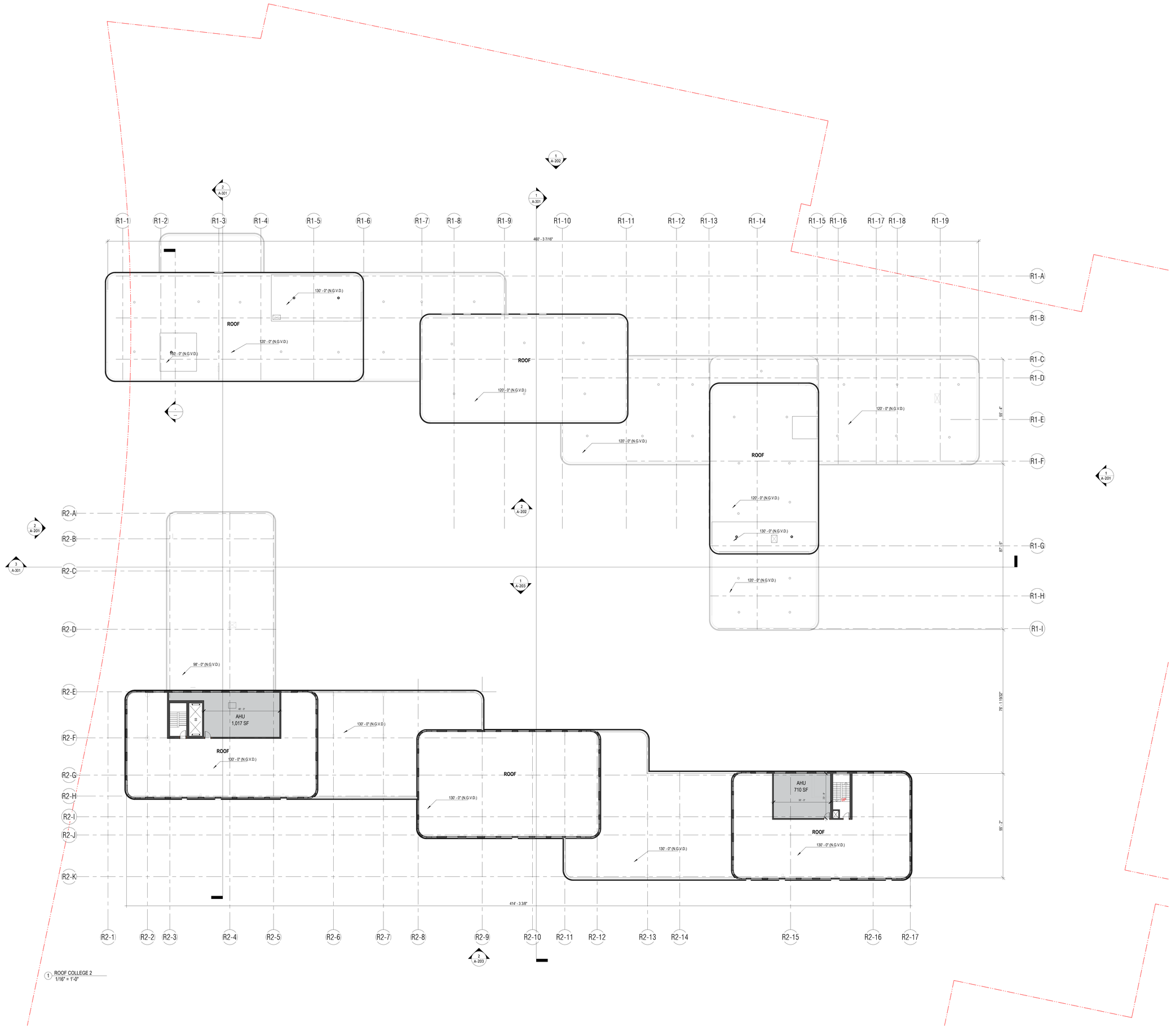

1 ROOF COLLEGE 2
1/16" = 1'-0"

GABLES VILLAGE

PROJECT ADDRESS:
1101 Stanford Dr, Coral Gables, FL 33146
1201 Stanford Dr, Coral Gables, FL 33146

OWNER:
University of Miami - Facilities Management
1535 Levante Ave, Coral Gables, Miami, Florida 33146

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MEP ENGINEER: TLC 5757 Blue Lagoon Drive, Suite 400, Miami, FL 33126	**LANDSCAPE ARCHITECT:** ARQUITECTONICA GEO 2900 Oak Avenue, Miami, FL 33133
INTERIOR DESIGNER: ARQ Interiors 2900 Oak Avenue, Miami, FL, 33133	**LIFE SAFETY CONSULTANT:** Jensen Hughes 2332 Galiano St floor 2, Coral Gables, FL 33134
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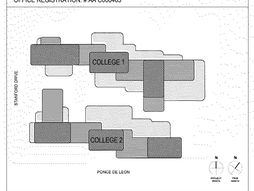

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SHEET NUMBER:
A1-11

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RESIDENTIAL COLLEGE 2 **RESIDENTIAL COLLEGE 1**

1 COLLEGE 1 & 2 EAST ELEVATION
1/16" = 1'-0"

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GABLES VILLAGE

PROJECT ADDRESS:
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1201 Stanford Dr, Coral Gables, FL 33146

OWNER:
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LANDSCAPE ARCHITECT:
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INTERIOR DESIGNER:
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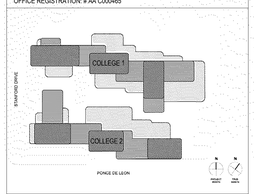

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ISSUE #	DESCRIPTION	DATE

PROJECT STATUS:
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SHEET ISSUE DATE:

DRAWING NAME:
COLLEGE 1 ELEVATIONS

SHEET NUMBER:
A2-00

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RESIDENTIAL COLLEGE 1 **RESIDENTIAL COLLEGE 2**

2 COLLEGE 1 & 2 WEST ELEVATION
1/16" = 1'-0"

2 COLLEGE 2 SOUTH ELEVATION
1/16" = 1'-0"

1 COLLEGE 2 NORTH ELEVATION
1/16" = 1'-0"

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GABLES VILLAGE

PROJECT ADDRESS:
1101 Stanford Dr, Coral Gables, FL 33146
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OWNER:
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MEP ENGINEER:
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LANDSCAPE ARCHITECT:
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2900 Oak Avenue, Miami, FL 33133

INTERIOR DESIGNER:
ARQ Interiors
2900 Oak Avenue, Miami, FL, 33133

LIFE SAFETY CONSULTANT:
Jensen Hughes
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FOOD SERVICE:
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5613 DTC Parkway 1 Suite 100, Greenwood Village, CO 80111

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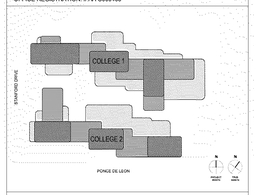

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ISSUE #	DESCRIPTION	DATE

PROJECT STATUS:
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SHEET ISSUE DATE:

DRAWING NAME:
COLLEGE 2 ELEVATIONS

SHEET NUMBER:
A2-01

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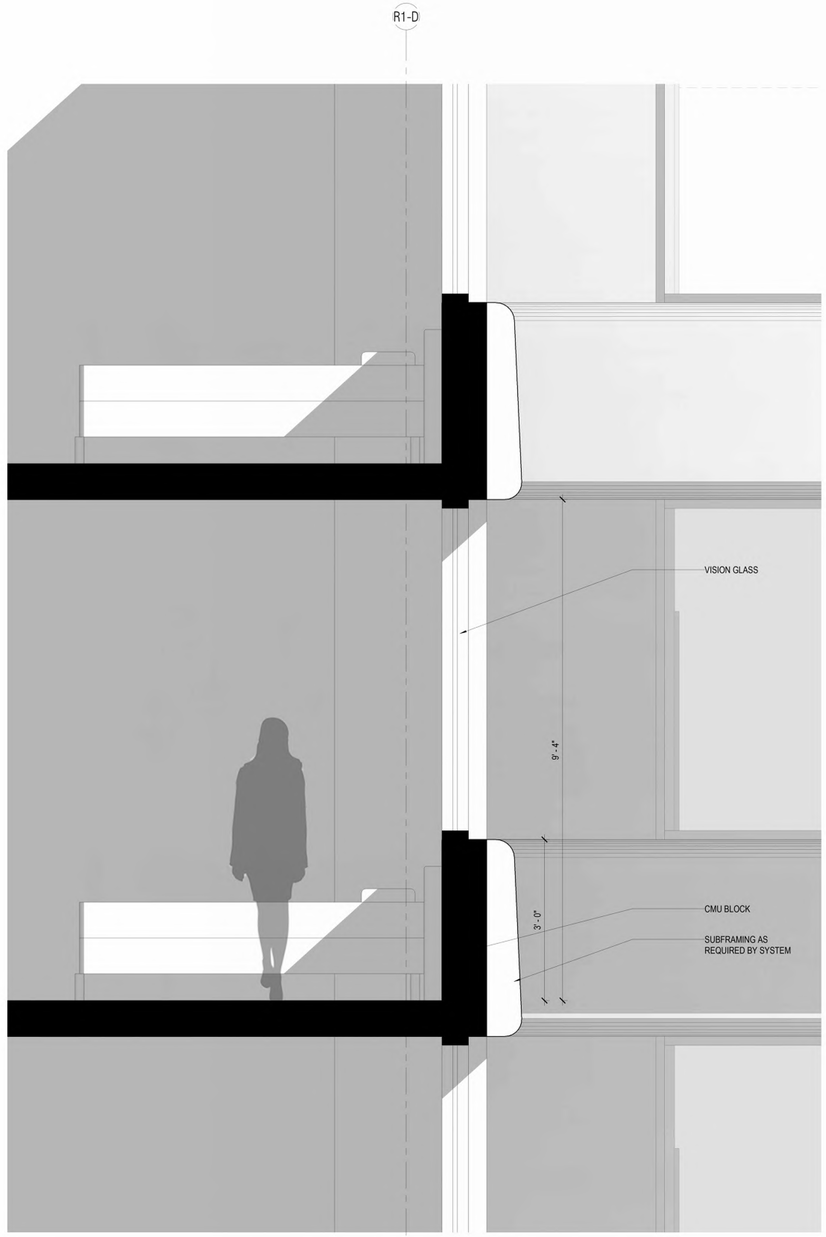
1 SECTION DORMS
3/16" = 1'-0"



2 SECTION DORMS - ENLARGED
1" = 1'-0"

GABLES VILLAGE

PROJECT ADDRESS:
1101 Stanford Dr, Coral Gables, FL 33146
1201 Stanford Dr, Coral Gables, FL 33146

OWNER:
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MEP ENGINEER: TLC, 5757 Blue Lagoon Drive, Suite 400, Miami, FL 33126	**LANDSCAPE ARCHITECT:** ARQUITECTONICA GEO, 2900 Oak Avenue, Miami, FL 33133
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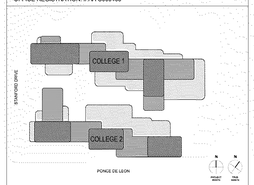

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ISSUE #	DESCRIPTION	DATE

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SHEET ISSUE DATE:

DRAWING NAME:
WALL SECTION

SHEET NUMBER:
A3-00

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GABLES VILLAGE

PROJECT ADDRESS:
1101 Stamford Dr, Coral Gables, FL 33146
1201 Stamford Dr, Coral Gables, FL 33146

OWNER:
University of Miami - Facilities Management
1535 Levante Ave, Coral Gables, Miami, Florida 33146

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STRUCTURAL ENGINEER: Thornton Tomasetti 80 SW 8th Street, Suite 2160, Miami, FL 33130	**CIVIL ENGINEER:** Langan 1221 Brickell Avenue, Suite 1800, Miami, FL 33131
MEP ENGINEER: TLC 5757 Blue Lagoon Drive, Suite 400, Miami, FL 33126	**LANDSCAPE ARCHITECT:** ARQUITECTONICA GEO 2900 Oak Avenue, Miami, FL 33133
INTERIOR DESIGNER: ARQ Interiors 2900 Oak Avenue, Miami, FL, 33133	**LIFE SAFETY CONSULTANT:** Jensen Hughes 2332 Galiano St floor 2, Coral Gables, FL 33134
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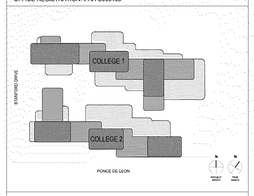

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ISSUE #	DESCRIPTION	DATE

PROJECT STATUS:
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SHEET ISSUE DATE:

DRAWING NAME:
RENDERINGS

SHEET NUMBER:
A4-00

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GABLES VILLAGE

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ARQUITECTONICA GEO

LANDSCAPE ARCHITECTS

2900 OAK AVE

MIAMI, FLORIDA 33133

Phone (305)372 1812 Fax (305)372 1175

Website: www.arquitectonicageo.com

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CONSTRUCTION DOCUMENTS PROGRESS

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3	L1-100	TREE DISPOSITION PLAN
4	L1-101	TREE MITIGATION PLAN
5	L1-110	GROUND LEVEL LANDSCAPE PLAN
6	L1-111	GROUND LEVEL HARDSCAPE PLAN
7	L1-112	GROUND LEVEL TREE PLAN
8	L1-113	GROUND LEVEL SHRUBS AND GROUNDCOVER PLAN
9	L5-100	GROUND LEVEL PLANTING DETAILS
10	L5-110	GROUND LEVEL HARDSCAPE DETAILS
11	L6-100	TREE DISPOSITION SCHEDULE
12	L6-101	TREE DISPOSITION SCHEDULE
13	L6-102	LANDSCAPE SCHEDULES

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OWNER:
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ISSUE #	DESCRIPTION	DATE

PROJECT STATUS:

DRC SUBMITTAL SET

SHEET ISSUE DATE: 11/05/2025

DRAWING NAME:

LANDSCAPE INDEX OF DRAWINGS

SCALE: 1" = 20'-0"

SHEET NUMBER:

L0-000

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GENERAL NOTES

1. These plans reflect the scope of the Landscape Architect external services. For Architectural, Civil, Lighting please refer to the appropriate consultant documents.
2. The locations of all site amenities are approximate and may be adjusted in the field with owner and/or their representatives approval. See plans for locations of fixed amenities.
3. The locations of plants, as shown in these plans, are approximate. The final locations may be adjusted to accommodate unforeseen field conditions to comply with safety criteria, to avoid creating unsafe sight conditions, or as otherwise directed by or approved by the landscape architect or owner's representative.
4. Construction shall comply with all local building codes.
5. All dimensions shall be verified in the field prior to construction. Written dimensions shall take precedence over scaled drawings.
6. If a discrepancy should arise between layout geometry and design intent, design intent shall take precedence.

GENERAL GRADING NOTES

1. Rough grading and site preparation shall be completed for review by Landscape Architect / or owners representative prior to final grading.
2. Roadway grading and transition areas to be reviewed and approved by Civil / Traffic Engineer.
3. Grading and calculations for retention areas to be provided by Civil Engineers.
4. Contractor shall not substantially modify grading plan without the approval of designer. All site aesthetic grading is subject to review and approval of the landscape architect or owner's representative.
5. Contours for earth mounds shall be smooth, continuous arcs. Side slopes shall be smooth and even in transition and void of depressions. Careful attention should be given to the grading plans concerning the shapes and formations of proposed slopes.
6. All graded areas shall be dragged with a drag mat or hand radeel to blend in small imperfections and round off any sharp lines that may have been constructed by equipment. All areas to be planted shall have no water holding pockets.

GENERAL LANDSCAPE NOTES

1. The Contractor shall be responsible for verifying all underground utilities prior to digging in any area. The contractor shall notify all necessary utility companies 48 hours minimum prior to digging for verification of all underground utilities, irrigation and all other obstructions and coordinate with Owner's Representative prior to initiating operations. Drawings are prepared according to the best information available at the time of preparing documents.
2. The contractor is responsible to ensure proper watering and maintenance of new and relocated plant materials during the one year warranty period.
3. Contractor is to report any discrepancies between the construction drawings and field conditions to the Owner's Representative immediately.
4. Landscape Contractor shall coordinate all work with related contractors and with the general construction of the project in order not to impede the progress of the work of others or the contractor's own work. Landscape contractor shall provide schedule of his/her work two weeks in advance, beginning two weeks prior to commencing landscape trade construction.
5. The location of the landscape holding area will be identified by the Owner or Owner's Representative. The Contractor shall adhere to the access routes to and from the holding area without disrupting or impeding access to the site by others. Contractor is responsible for the maintenance of all plant materials, including temporary irrigation and fertilization if necessary during construction, while being held in landscape holding areas.
6. The Contractor shall bear all costs of testing of soils, amendments, etc. associated with the work and included in the specifications. Prior to commencement of the landscape planting work the Contractor shall provide complete soil tests with recommendations for soil treatment in the construction area.
7. Landscape Contractor shall field stake the location of all plant material or field stake the plants prior to initiating installation for the review and approval of the Owner's representative and/or Landscape Architect. Note: **No planting shall commence until there is a functional irrigation system in the area to be planted. No trees shall be planted on top of irrigation lines.**
8. Landscape Contractor shall field adjust location of plant material as necessary to avoid damage to all existing underground utilities and/ or existing above ground elements. All changes required shall be completed at the Contractor's expense and shall be coordinated with Owner's Representative and the Landscape Architect.
9. Any substitutions in size and/or plant species must be approved by the Landscape Architect or Owner's Representative prior to modification of the contract, purchasing and delivery of plants. All plants will be subject to approval by Landscape Architect and/or Owner's Representative before planting can begin. All plant materials will not include any plants considered to be invasive by City of Coral Gables.
10. Contractor shall refer to the landscape planting details, general notes and the project manual and/or specifications for further and complete landscape planting instructions.
11. Landscape Contractor shall coordinate all planting work with permanent or temporary irrigation work. Landscape Contractor shall be responsible for all hand watering as required by Owner's Representative to supplement irrigation watering and rainfall. Landscape Contractor shall be responsible for hand watering in all planting areas, regardless of the status of existing or proposed irrigation.
12. Landscape Contractor shall clean the work areas at the end of each working day. Rubbish and debris shall be collected and deposited off-site or in an approved disposal area daily. All materials, products and equipment shall be stored in an organized fashion as directed by the Owner's Representative.
13. Landscape Contractor shall re-grade all areas disturbed by plant removal, relocation and/or installation work. Landscape Contractor shall replace (by equal size and quality) any and all existing or new plant material disturbed or damaged by plant removal, relocation, and/or installation work.
14. Site distance concerns must be maintained for clear site visibility from thirty (30) inches to seventy-two (72) inches, tree trunks are excluded as specified in appropriate municipal codes.
15. Guying / staking practices shall not permit nails, screws, wires, etc., to penetrate outer surface of any tree or palm. Trees or palms rejected due to this practice shall be replaced at the Contractor's expense.
16. Burlap material, wire cages, plastic straps, etc., must be cut and removed from top one-third (1/3) of root ball.
17. Trees grown in grow bags or grow bag type material are not allowed.
18. All planting materials shall meet or exceed local requirements as specified by local plant standards.
19. All landscape installations shall meet or exceed the minimum requirements as shown in appropriate municipal codes.
20. The Contractor shall be responsible for the guarantee of all plant material for a period of twelve (12) months from the date of substantial completion. Substantial completion constitutes the beginning of guarantee period.
21. Plant size specifications take precedence over container size.
22. Contractor to verify quantities and report any discrepancies to Owners representative and/or Landscape Architect.
23. All plant material shall be graded Florida #1 or better.

SOIL PREPARATION AND SOIL MIX

1. All plants noted for removal shall be relocated as shown on plans or removed and properly disposed of offsite at contractors expense unless otherwise noted.

2. Before finishing top soil grading, scarify & rake subsoil clear of stones (1" diameter and larger), debris, rubbish, and remaining roots from removed plant material to a depth of 6".

3. Plant holes should be dug and the sides and bottom of the hole should be stable, regardless of depth. Soil scarification is necessary if sides of the hole are compacted.

4. Planting soil mix for planters, trees, shrubs, and ground cover & grasses shall be determined by soil analysis prior to planting landscape.

5. The planting soil mix should be what comes out of the hole so the plant adapts to the surrounding/existing soil and grows into it. This is why the sides and the bottom of the planting hole should never be compacted with the digging implements. Never fertilize newly planted plants and trees. Please note that peat moss will eventually decompose and clog soil pores thereby inhibiting the plants water and oxygen consumption.

6. Topsoil shall be natural, fertile, agricultural soil capable of sustaining vigorous plant growth. It shall be of uniform composition throughout, with admixture of subsoil, it shall be free of stones, lumps, live plants and their roots, sticks, and other extraneous material. Top soil brought in should match as well as possible the existing soil texture and Ph. Planted material should never be "mounded" or raised; the soil will eventually wash away exposing the roots and it will be difficult to establish the plant material due to drought and excessive soil transpiration. All plant/tree material should be installed with the root collar exposed (approximately 1/2" to1"). Landscape contractor should find the uppermost lateral root and plant that just below the soil surface.

7. Smooth topsoil without compaction to two inches (2") below finish grade in areas to be sodded without compaction.

8. Finish grade all topsoil areas to a smooth non-compacted, even surface assuring positive drainage away from the structures and eliminate any low areas except in retention areas where water may collect.

9. Contractor to remove debris and excess material immediately from job site while keeping in mind that heavy equipment will compact soil to the detriment of water drainage and the health of the newly installed plants. All planting areas with compacted soil will have surfaces scarified to a min. of 6" in depth.

PLANTING SPECIFICATIONS

1. The contractor is responsible for maintaining, in full, all planting areas (including watering, spraying, mulching, mowing, fertilizing, etc.) Until the job is accepted, in full, by the owner, its representative and Landscape Architect.

2. All plant material shall be protected during transport and delivery to final location with shade cloth or other acceptable means of windburn prevention. Plant/tree material shall conform to Florida # 1 as described in Florida grades & standards, the lastest issue.

3. All trees must be guyed or staked as shown in details.

4. When plant material is delivered onsite, it shall not be laid down for more than two hours. Plant material when stored onsite shall be placed and maintained in good condition in a vertical position. All plants held onsite shall be kept watered regularly in sufficient amounts to permit continuous and vigorous growth.

5. Installation of all plant material shall be installed in a sound, workmanlike manner and according to accepted good planting and tree relocation procedures with the quality of plant materials as hereinafter described. All elements of landscaping shall be installed so as to meet all applicable ordinances and code requirements.

6. There shall be no chains or cables used directly on trees or palms, handle with 2" minimum width nylon straps or equal.

7. Contractor shall assure drainage and percolation of all planting pits. Prior to installation of plant material, contractor shall fill all tree pits with water before planting to assure that proper drainage and percolation is available. Correct if required to assure percolation. Contractor is responsible for replacement of all plants lost due to inadequate drainage conditions. Plant/tree material that has bark scraped off due to shipping, handling, and installation issues may be rejected upon inspection by the L.A.

8. Contractor to request inspection of project in writing. If all work is satisfactory and complete in accordance with conditions of contract documents, then the owner, its representative, and landscape architect shall declare the project substantially complete.

9. Substantial completion constitutes the beginning of guarantee period.

10. Contractor to replace rejected plant within two (2) weeks of notice.

11. Crown pruning of any trees or palms is generally not approved by the national arborist association standards. When it is approved, it must be done in writing.

12. Xeriscaping principles as outlined in the South Florida Water Management District Xeriscape Plant Guide 2 shall be applied throughout landscape installation and maintenance.

GABLES VILLAGE

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SEAL/SIGNATURE/DATE:
OFFICE REGISTRATION: # AA C00465

PROJECT NUMBER:

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ISSUE #	DESCRIPTION	DATE

PROJECT STATUS:

DRC SUBMITTAL SET

SHEET ISSUE DATE: 11/05/2025

DRAWING NAME:

LANDSCAPE NOTES

SCALE: 1" = 20'-0"

SHEET NUMBER:

L0-001

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"AMENDED PLAT PORTION OF MAIN CAMPUS UNIVERSITY OF MIAMI" (PLAT BOOK 48, PAGE 61)

MIAMI-DADE COUNTY BOARD OF PUBLIC INSTRUCTION (MIAMI-DADE COUNTY SCHOOL BOARD) (R.R. 40808, PP. 1-99)

SHEET 6

SHEET 7

FINISHED FLOOR ELEVATION: 10.49'

ONE STORY C.B.S. BUILDING

FINISHED FLOOR ELEVATION: 13.62'

ONE STORY C.B.S. BUILDING
MAHONEY - PEARSON
DINING HALL

HOUSES

FINISHED FLOOR ELEVATION: 11.49'

ONE STORY C.B.S. BUILDING
(LIFT STATION)

SEVEN STORY C.B.S. BUILDING
MAHONEY - PEARSON
RESIDENTIAL COLLEGE

MAHONEY - PEARSON
VOLLEYBALL COURTS

STAFFORD DRIVE

MILLER DRIVE

FINISHED FLOOR ELEVATION: 11.73'

THREE STORY C.B.S. BUILDING
MAHONEY - PEARSON
PARKING GARAGE

ALLO STREET

RELOCATE

REMAIN

REMOVE

GABLES VILLAGE

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ISSUE #	DESCRIPTION	DATE

PROJECT STATUS:

DRC SUBMITTAL SET

SHEET ISSUE DATE: 11/05/2025

DRAWING NAME:
TREE DISPOSITION-PROTECTION PLAN

SCALE: 1" = 20'-0"

SHEET NUMBER:

L1-100

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ISSUE #	DESCRIPTION	DATE

PROJECT STATUS:

DRC SUBMITTAL SET

SHEET ISSUE DATE: 11/05/2025

DRAWING NAME:

TREE MITIGATION PLAN

SCALE: 1" = 20'-0"

SHEET NUMBER:

L1-101

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ISSUE #	DESCRIPTION	DATE

PROJECT STATUS:

DRC SUBMITTAL SET

SHEET ISSUE DATE: 11/05/2025

DRAWING NAME:

GROUND LEVEL LANDSCAPE PLAN

SCALE: 1" = 20'-0"

SHEET NUMBER:

L1-110

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GROUND LEVEL HARDSCAPE SCHEDULE

SYMBOL	CODE	DESCRIPTION	QTY
	01-02	ITEM: Planting (refer to Landscape plans)	56 229 sf
	01-13	ITEM: Dekton Flooring APPLICATION : Outdoor Dining Areas MANUFACTURER: Cosentino Color : Fossil Size : 96in x 28in	4 363 sf
	01-16	ITEM: Asphalt APPLICATION: Street	26 425 sf
	01-17	ITEM: Colored Concrete FINISH: CIP Concrete colored as per city of Coral Gables Standards	8 196 sf
	01-21	ITEM: Concrete Paver (Vehicular rated) APPLICATION: Road SIZE: 4"x8"x 4" COLOR: Dark Grey (As per University of Miami Standards)	5 774 sf
	01-22	ITEM: Concrete Paver (Vehicular rated) APPLICATION: Road SIZE: 4"x8"x 4" COLOR: Light Grey (As per University of Miami Standards)	14 999 sf
	01-23	ITEM: Concrete Paver (Pedestrian rated) APPLICATION: Courtyard SIZE: 4"x8" COLOR: Dark Grey (As per University of Miami Standards)	10 767 sf
	01-24	ITEM: Concrete Paver (Pedestrian rated) APPLICATION: Courtyard SIZE: 4"x8" COLOR: Light Grey (As per University of Miami Standards)	27 834 sf

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ISSUE #	DESCRIPTION	DATE

PROJECT STATUS:

DRC SUBMITTAL SET

SHEET ISSUE DATE: 11/05/2025

DRAWING NAME:

GROUND LEVEL HARDSCAPE PLAN

SCALE: 1" = 20'-0"

SHEET NUMBER:

L1-111

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20' promenade/service access

sidewalk

layby

LOBBY COLLEGE 1

CLASS ROOM
1204 SF

DINING + KITCHEN

BOH / LOADING

LOBBY COLLEGE 2

CLASS ROOM
1286 SF

CLASS ROOM
1235 SF

EVENT SPACE
4655 SF

TIERED CLASS
ROOM 1642 SF

HRL OFFICES

BOH / LOADING

RELOCATE

REMAIN

GABLES VILLAGE

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ISSUE #	DESCRIPTION	DATE

PROJECT STATUS:

DRC SUBMITTAL SET

SHEET ISSUE DATE: 11/05/2025

DRAWING NAME:

GROUND LEVEL TREES PLAN

SCALE: 1" = 20'-0"

SHEET NUMBER:

L1-112

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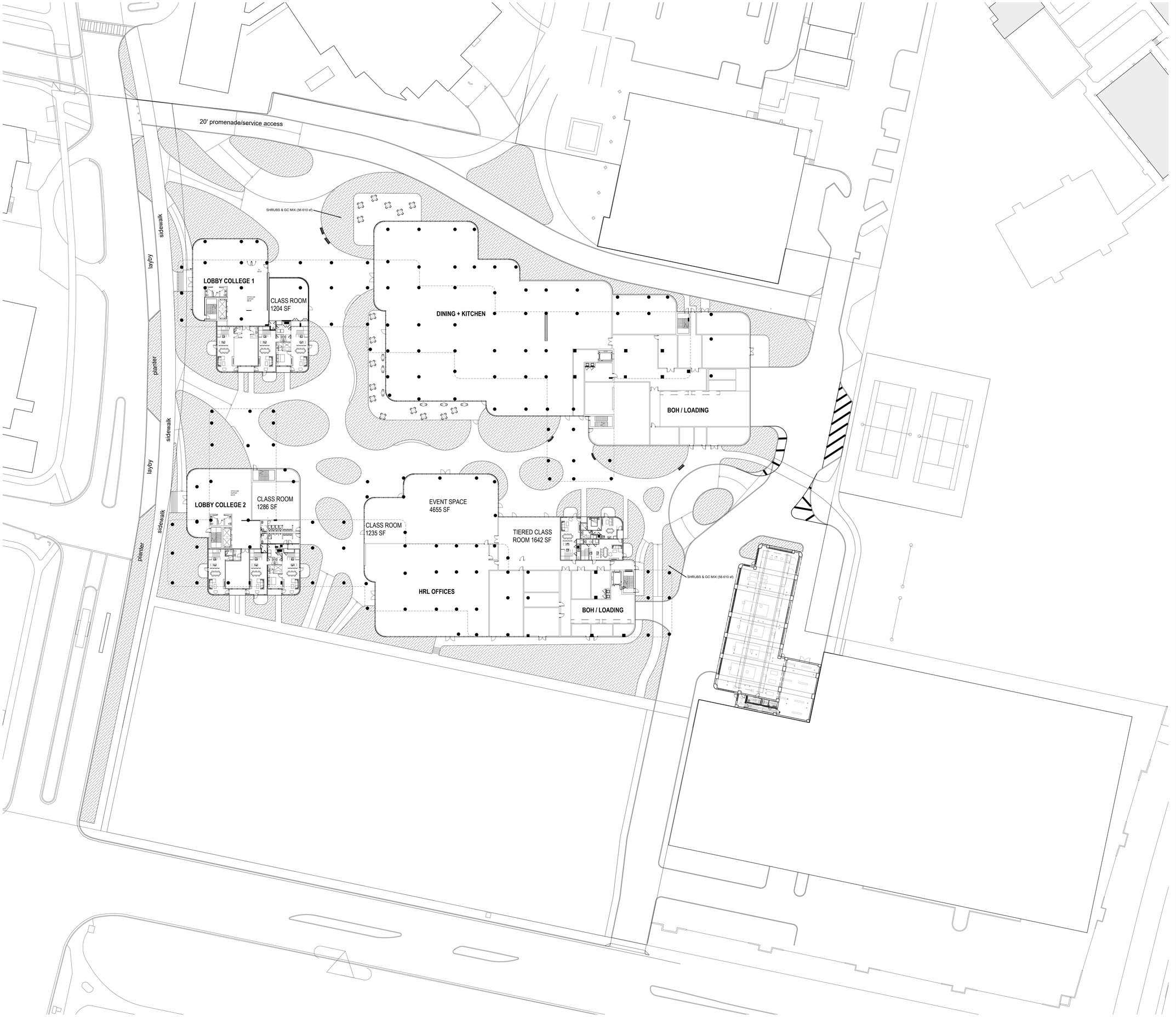

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ISSUE #	DESCRIPTION	DATE

PROJECT STATUS:

DRC SUBMITTAL SET

SHEET ISSUE DATE: 11/05/2025

DRAWING NAME:
GROUND LEVEL SHRUBS AND GROUNDCOVER PLAN

SCALE: 1" = 20'-0"

SHEET NUMBER:

L1-113

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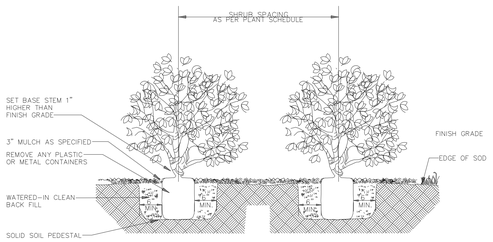
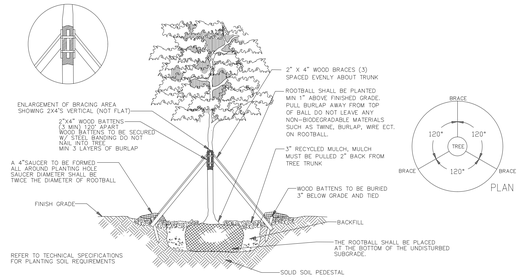
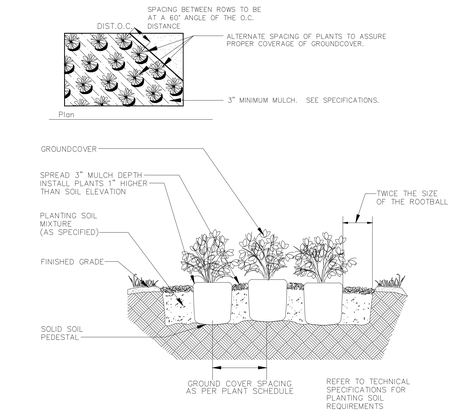


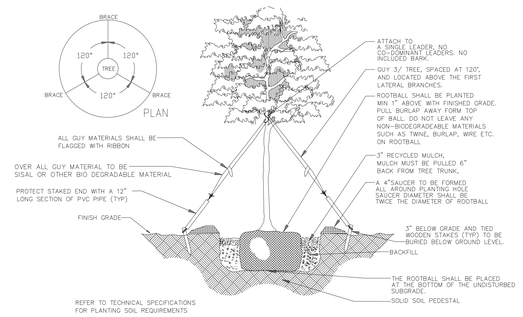
5 SHRUB PLANTING DETAIL
SCALE: N.T.S.



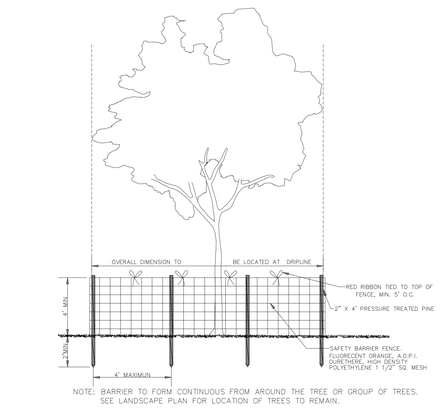
1 TREE PLANTING GREATER THAN 4" CALIPER DETAIL
SCALE: N.T.S.



6 GROUNDCOVER PLANTING DETAIL
SCALE: N.T.S.

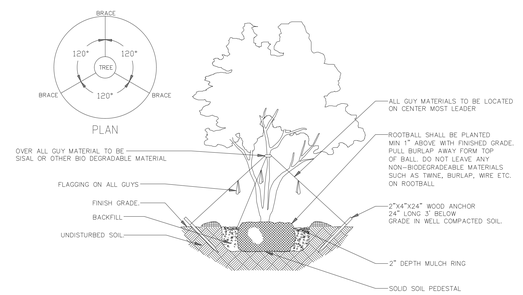


2 TREE PLANTING LESS THAN 4" CALIPER DETAIL
SCALE: N.T.S.

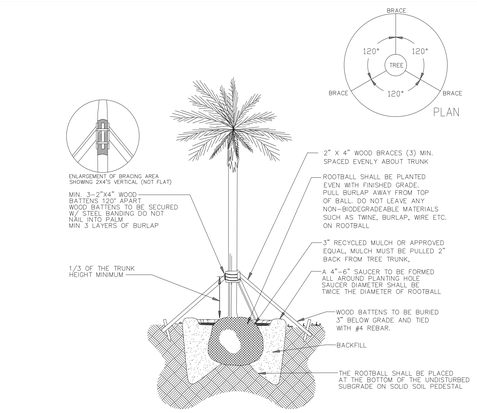


NOTE: BARRIER TO FORM CONTINUOUS FROM AROUND THE TREE OR GROUP OF TREES. SEE LANDSCAPE PLAN FOR LOCATION OF TREES TO REMAIN.

7 TREE PROTECTION DETAIL
SCALE: N.T.S.



3 MULTI-TRUNK TREE PLANTING
SCALE: N.T.S.



4 PALM PLANTING DETAIL
SCALE: N.T.S.

GABLES VILLAGE

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1101 Stanford Dr, Coral Gables, FL 33146
1201 Stanford Dr, Coral Gables, FL 33146

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FOOD SERVICE:
Ricca Design Studios
5613 DTC Parkway 1 Suite 100, Greenwood Village, CO 80111

SEAL/SIGNATURE/DATE:
OFFICE REGISTRATION: # AA C000465

PROJECT NUMBER:

TO THE BEST OF MY KNOWLEDGE, BELIEF, AND PROFESSIONAL JUDGEMENT, THESE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES AND MINIMUM APPLICABLE FIRESAFETY STANDARDS AS DETERMINED BY THE CITY OF MIAMI IN ACCORDANCE WITH CHAPTER 110 OF THE FLORIDA BUILDING CODE, AND CHAPTERS 633 & 633 OF THE FLORIDA STATUTES.

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ISSUE #	DESCRIPTION	DATE

PROJECT STATUS:
DRC SUBMITTAL SET

SHEET ISSUE DATE: 11/05/2025

DRAWING NAME:
GROUND LEVEL PLANTING DETAILS

SCALE: 1" = 20'-0"

SHEET NUMBER:
L5-100

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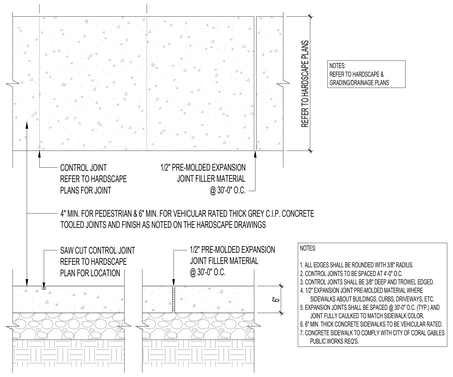
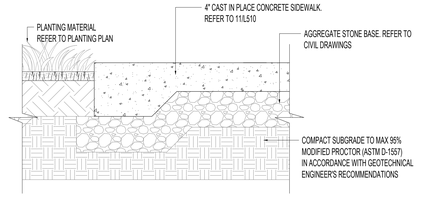
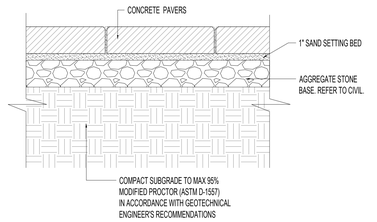


1 CONCRETE SIDEWALK, TYP.
SCALE: 1" = 1'-0"



2 CONCRETE PAVING/PLANTING BED TRANSITION
SCALE: 1" = 1'-0"



3 PAVERS ON SAND BEDDING DETAIL
SCALE: 1-1/2" = 1'-0"

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ISSUE #	DESCRIPTION	DATE

PROJECT STATUS:
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SHEET ISSUE DATE: 11/05/2025

DRAWING NAME:
GROUND LEVEL HARDSCAPE DETAILS

SCALE: 1" = 20'-0"

SHEET NUMBER:
L5-110

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TREE DISPOSITION SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME	SPREAD	CALIPER	HEIGHT	CONDITION	DISPOSITION
TREES							
	00515	Quercus virginiana / Southern Live Oak	45'	25"	45'	Poor	REMAIN
	00516	Quercus virginiana / Southern Live Oak	55'	16"	40'	Fair	REMOVE
	00517	Quercus virginiana / Southern Live Oak	30'	14"	30'	Poor	REMOVE
	00533	Ficus benjamina / Weeping Fig	10'	4"	15'	Poor	REMOVE
	00537	Swietenia mahagoni / West Indian Mahogany	-	-	-	Good	RELOCATE
	00543	Quercus virginiana / Southern Live Oak	35'	13"	30'	Poor	REMAIN
	01132	Clusia rosea / Autograph Tree	45'	11"	40'	Poor	REMOVE
	01133	Clusia rosea / Autograph Tree	40'	11"	40'	Poor	REMOVE
	01135	Ficus aurea / Strangler Fig	75'	100"	60'	Fair	REMAIN
	01141	Psidium guajava / Guava	12'	6"	25'	Good	REMAIN
	01142	Swietenia mahagoni / West Indian Mahogany	60'	32"	55'	Fair	RELOCATE
	01147	Pandanus utilis / Screw Pine	20'	12"	20'	Poor	REMOVE
	01153	Ficus benjamina / Weeping Fig	10'	4"	15'	Poor	REMOVE
	01154	Ficus benjamina / Weeping Fig	10'	4"	15'	Poor	REMOVE
	01155	Ficus benjamina / Weeping Fig	10'	4"	15'	Poor	REMOVE
	01156	Ficus benjamina / Weeping Fig	10'	4"	15'	Poor	REMOVE
	01157	Ficus benjamina / Weeping Fig	10'	4"	15'	Poor	REMOVE
	01158	Swietenia mahagoni / West Indian Mahogany	45'	30"	55'	Fair	REMOVE
	01159	Swietenia mahagoni / West Indian Mahogany	25'	22"	75'	Poor	REMOVE
	01161	Swietenia mahagoni / West Indian Mahogany	50'	20"	50'	Poor	REMOVE
	01162	Quercus virginiana / Southern Live Oak	65'	28"	50'	Good	RELOCATE
	01163	Swietenia mahagoni / West Indian Mahogany	45'	18"	50'	Poor	REMOVE
	01164	Swietenia mahagoni / West Indian Mahogany	-	-	-	Fair	RELOCATE
	01165	Swietenia mahagoni / West Indian Mahogany	-	-	-	Good	RELOCATE
	01180	Swietenia mahagoni / West Indian Mahogany	-	-	-	Good	RELOCATE
	01252	Bursera simaruba / Gumbo Limbo	45'	23"	50'	Fair	REMOVE
	01253	Bursera simaruba / Gumbo Limbo	35'	16"	35'	Poor	REMOVE
	01254	Swietenia mahagoni / West Indian Mahogany	75'	24"	60'	Poor	RELOCATE
	01255	Swietenia mahagoni / West Indian Mahogany	60'	25"	60'	Poor	RELOCATE
	01256	Swietenia mahagoni / West Indian Mahogany	50'	23"	60'	Poor	REMOVE
	01261	Quercus virginiana / Southern Live Oak	35'				REMOVE
	01266	Swietenia mahagoni / West Indian Mahogany	60'	26"	55'	Fair	RELOCATE
	01267	Quercus virginiana / Southern Live Oak	60'	27"	55'	Fair	RELOCATE
	01268	Ligustrum japonicum / Japanese Privet	15'	10"	20'	Poor	REMOVE
	01270	Quercus virginiana / Southern Live Oak	40'	14"	40'	Fair	REMOVE
	01271	Quercus virginiana / Southern Live Oak	35'	16"	60'	Poor	RELOCATE
	01272	Quercus virginiana / Southern Live Oak	40'	12"	35'	Poor	REMOVE
	01273	Quercus virginiana / Southern Live Oak	40'	12"	35'	Poor	REMOVE
	01274	Quercus virginiana / Southern Live Oak	25'	10"	35'	Poor	REMOVE
	01275	Quercus virginiana / Southern Live Oak	30'	11"	25'	Poor	REMOVE
	01287	Bursera simaruba / Gumbo Limbo	40'	20"	35'	Poor	REMOVE
	01288	Bursera simaruba / Gumbo Limbo	40'	20"	35'	Poor	REMOVE
	01291	Quercus virginiana / Southern Live Oak	40'	20"	40'	Poor	REMAIN
	01292	Quercus virginiana / Southern Live Oak	25'	13"	32'	Poor	REMOVE
	01293	Quercus virginiana / Southern Live Oak	40'	15"	40'	Poor	REMAIN
	01294	Quercus virginiana / Southern Live Oak	40'	22"	40'	Poor	REMAIN
	01295	Quercus virginiana / Southern Live Oak	25'	10"	32'	Poor	REMOVE
	01296	Quercus virginiana / Southern Live Oak	40'	19"	40'	Poor	REMAIN
	01297	Quercus virginiana / Southern Live Oak	40'	20"	40'	Poor	REMAIN
	01298	Quercus virginiana / Southern Live Oak	25'	13"	32'	Poor	REMOVE
	01299	Bursera simaruba / Gumbo Limbo	30'	13"	35'	Fair	REMAIN
	01300	Quercus virginiana / Southern Live Oak	18'	11"	25'	Poor	REMOVE
	01301	Quercus virginiana / Southern Live Oak	18'	11"	22'	Poor	REMOVE
	01302	Quercus virginiana / Southern Live Oak	30'	10"	25'	Poor	REMAIN
	01303	Quercus virginiana / Southern Live Oak	15'	9"	25'	Poor	REMOVE
	01304	Quercus virginiana / Southern Live Oak	12'	10"	25'	Poor	REMOVE
	01306	Quercus virginiana / Southern Live Oak	35'	11"	35'	Poor	REMOVE
	01307	Quercus virginiana / Southern Live Oak	30'	10"	35'	Poor	REMOVE
	01308	Quercus virginiana / Southern Live Oak	20'	8"	25'	Poor	REMOVE
	01309	Quercus virginiana / Southern Live Oak	40'	11"	30'	Poor	REMOVE
	01310	Quercus virginiana / Southern Live Oak	40'	11"	40'	Poor	REMOVE
	01311	Quercus virginiana / Southern Live Oak	15'	6"	20'	Poor	REMOVE
	01312	Quercus virginiana / Southern Live Oak	30'	10"	30'	Poor	REMOVE
	01313	Quercus virginiana / Southern Live Oak	25'	10"	35'	Poor	REMOVE
	01314	Quercus virginiana / Southern Live Oak	10'	7"	25'	Poor	REMOVE
	01315	Quercus virginiana / Southern Live Oak	30'	11"	35'	Poor	REMOVE
	01316	Quercus virginiana / Southern Live Oak	60'	25"	50'	Poor	RELOCATE
	01325	Quercus virginiana / Southern Live Oak	40'	17"	45'	Poor	REMOVE
	01380	Quercus virginiana / Southern Live Oak	50'	22"	40'	Fair	RELOCATE
	01418	Swietenia mahagoni / West Indian Mahogany	60'	30"	60'	Poor	RELOCATE
	01421	Swietenia mahagoni / West Indian Mahogany	30'	20"	50'	Fair	RELOCATE
	01422	Swietenia mahagoni / West Indian Mahogany	60'	32"	50'	Poor	REMAIN
	01440	Quercus virginiana / Southern Live Oak	45'	14"	40'	Fair	RELOCATE
	01441	Quercus virginiana / Southern Live Oak	50'	15"	50'	Fair	REMOVE
	01442	Quercus virginiana / Southern Live Oak	50'	15"	50'	Poor	RELOCATE
	01443	Quercus virginiana / Southern Live Oak	40'	15"	50'	Fair	RELOCATE
	01444	Quercus virginiana / Southern Live Oak	55'	30"	50'	Poor	RELOCATE
	01445	Quercus virginiana / Southern Live Oak	40'	14"	50'	Fair	REMOVE
	01446	Calophyllum inophyllum / Kamani	30'	13"	40'	Poor	REMOVE
	01447	Quercus virginiana / Southern Live Oak	50'	18"	45'	Poor	REMOVE
	01451	Quercus virginiana / Southern Live Oak	80'	36"	55'	Poor	REMOVE
	01452	Quercus virginiana / Southern Live Oak	20'	N/A	N/A	Dead	DEAD
	01453	Quercus virginiana / Southern Live Oak	60'	34"	55'	Poor	RELOCATE
	01454	Quercus virginiana / Southern Live Oak	25'	12"	45'	Poor	REMOVE
	01458	Bursera simaruba / Gumbo Limbo	55'	26"	50'	Poor	RELOCATE
	01459	Bursera simaruba / Gumbo Limbo	55'	26"	50'	Poor	RELOCATE
	01460	Quercus virginiana / Southern Live Oak	50'	18"	45'	Poor	RELOCATE
	01461	Bursera simaruba / Gumbo Limbo	40'	16"	40'	Poor	REMOVE
	01470	Ficus aurea / Strangler Fig	90'	62"	55'	Poor	REMOVE
	01471	Quercus virginiana / Southern Live Oak	40'	28"	45'	Poor	REMAIN
	01472	Quercus virginiana / Southern Live Oak	60'	31"	50'	Poor	REMAIN
	01478	Quercus virginiana / Southern Live Oak	30'	14"	40'	Poor	REMOVE
	01482	Quercus virginiana / Southern Live Oak	70'	44"	50'	Poor	REMAIN
	02025	Quercus virginiana / Southern Live Oak	45'	18"	45'	Poor	REMOVE
	04234	Quercus virginiana / Southern Live Oak	40'	18"	50'	Poor	REMOVE
	04235	Quercus virginiana / Southern Live Oak	60'	26"	60'	Fair	RELOCATE
	04236	Quercus virginiana / Southern Live Oak	50'	26"	50'	Poor	REMOVE
	04237	Quercus virginiana / Southern Live Oak	40'	8"	35'	Fair	REMOVE
	04238	Quercus virginiana / Southern Live Oak	50'	20"	45'	Poor	RELOCATE
	04239	Quercus virginiana / Southern Live Oak	40'	14"	45'	Poor	REMOVE
	04240	Quercus virginiana / Southern Live Oak	40'	22"	45'	Poor	RELOCATE
	04241	Quercus virginiana / Southern Live Oak	30'	24"	55'	Poor	RELOCATE
	04242	Quercus virginiana / Southern Live Oak	45'	21"	50'	Fair	REMOVE
	04243	Quercus virginiana / Southern Live Oak	60'	26"	50'	Fair	REMOVE
	04244	Quercus virginiana / Southern Live Oak	40'	20"	40'	Fair	REMOVE
	04245	Swietenia mahagoni / West Indian Mahogany	90'	36"	65'	Poor	RELOCATE
	04246	Quercus virginiana / Southern Live Oak	60'	30"	50'	Good	REMAIN
	04247	Tamarindus indica / Tamarind	40'	24"	45'	Poor	REMAIN
	04248	Bursera simaruba / Gumbo Limbo	50'	36"	55'	Good	REMAIN
	04249	Tamarindus indica / Tamarind	30'	18"	45'	Poor	REMAIN
	04250	Tamarindus indica / Tamarind	40'	24"	45'	Poor	REMAIN
	04251	Quercus virginiana / Southern Live Oak	30'	14"	30'	Poor	REMAIN
	04255	Quercus virginiana / Southern Live Oak	30'	14"	40'	Poor	REMAIN
	04261	Quercus virginiana / Southern Live Oak	12'	6"	22'	Poor	REMOVE
	04262	Quercus virginiana / Southern Live Oak	30'	11"	30'	Poor	REMOVE
	04264	Quercus virginiana / Southern Live Oak	20'	10"	35'	Poor	REMOVE
	04268	Quercus virginiana / Southern Live Oak	40'	13"	35'	Poor	REMOVE
	04269	Quercus virginiana / Southern Live Oak	40'	9"	45'	Poor	RELOCATE
	04270	Quercus virginiana / Southern Live Oak	40'	13"	40'	Poor	REMOVE
	04271	Quercus virginiana / Southern Live Oak	40'	13"	40'	Poor	REMOVE
	04273	Quercus virginiana / Southern Live Oak	50'	16"	40'	Poor	REMOVE
	04274	Quercus virginiana / Southern Live Oak	55'	22"	60'	Poor	REMOVE
	04281	Quercus virginiana / Southern Live Oak	40'	20"	60'	Fair	REMOVE
	04295	Quercus virginiana / Southern Live Oak	45'	16"	55'	Poor	REMOVE
	04296	Quercus virginiana / Southern Live Oak	30'	12"	50'	Poor	REMOVE
	04297	Quercus virginiana / Southern Live Oak	55'	13"	40'	Poor	REMOVE
	04298	Quercus virginiana / Southern Live Oak	40'	16"	50'	Poor	REMOVE
	04299	Quercus virginiana / Southern Live Oak	60'	16"	55'	Poor	REMOVE
	04331	Quercus virginiana / Southern Live Oak	40'	19"	45'	Poor	REMOVE
	04513	Quercus virginiana / Southern Live Oak	60'	32"	50'	Poor	REMAIN
	04514	Quercus virginiana / Southern Live Oak	60'	30"	55'	Fair	REMAIN
	04515	Quercus virginiana / Southern Live Oak	35'	14"	45'	Poor	REMAIN
	04516	Quercus virginiana / Southern Live Oak	40'	12"	40'	Fair	REMAIN
	04517	Quercus virginiana / Southern Live Oak	45'	16"	40'	Fair	REMAIN
	04518	Quercus virginiana / Southern Live Oak	40'	16"	40'	Fair	RELOCATE
	04520	Quercus virginiana / Southern Live Oak	50'	32"	55'	Fair	REMAIN
	04521	Quercus virginiana / Southern Live Oak	30'	14"	55'	Fair	REMAIN
	04522	Quercus virginiana / Southern Live Oak	50'	20"	55'	Fair	REMAIN
	04527	Pongamia pinnata / Pongame Oiltree	50'	30"	45'	Poor	REMAIN
	04528	Tabebuia heterophylla / Pink Tabebuia	40'	28"	5'	Poor	REMAIN
	04529	Tabebuia heterophylla / Pink Tabebuia	12'	6"	25'	Good	REMAIN
	04530	Tabebuia heterophylla / Pink Tabebuia	12'	6"	25'	Good	REMAIN
	04531	Swietenia mahagoni / West Indian Mahogany	45'	26"	75'	Poor	RELOCATE
	04532	Swietenia mahagoni / West Indian Mahogany	20'	15"	60'	Poor	REMOVE
	04533	Swietenia mahagoni / West Indian Mahogany	45'	16"	55'	Fair	REMOVE
	04534	Swietenia mahagoni / West Indian Mahogany	30'	18"	65'	Poor	REMOVE
	04535	Swietenia mahagoni / West Indian Mahogany	50'	26"	60'	Poor	REMOVE
	04536	Delonix regia / Royal Poinciana	110'	60"	60'	Poor	REMAIN
	04537	Tabebuia heterophylla / Pink Tabebuia	20'	14"	45'	Poor	REMOVE
	04538	Tabebuia heterophylla / Pink Tabebuia	20'	12"	40'	Poor	REMOVE
	04554	Cordia sebestena / Orange Geiger Tree	25'	8"	30'	Fair	REMAIN
	04568	Quercus virginiana / Southern Live Oak	50'	28"	45'	Fair	REMAIN
	04574	Pandanus utilis / Screw Pine	30'	18"	30'	Fair	REMOVE
	05043	Quercus virginiana / Southern Live Oak	50'	22"	50'	Poor	RELOCATE
	05048	Quercus virginiana / Southern Live Oak	40'	24"	50'	Poor	REMOVE
PALM TREES							
	00518	Sabal x Palmetto / Sabal Palm	15'	12"	40'	Good	REMOVE
	00520	Sabal x Palmetto / Sabal Palm	15'	12"	40'	Good	REMOVE
	00521	Livistona chinensis / Chinese Fan Palm	16'	8"	4'	Good	REMOVE
	00522	Livistona chinensis / Chinese Fan Palm	16'	8"	5'	Good	REMOVE
	00523	Livistona chinensis / Chinese Fan Palm	16'	8"	35'	Good	REMOVE
	00524	Sabal x Palmetto / Sabal Palm	15'	12"	50'	Good	RELOCATE
	00525	Syagrus romanzoffiana / Queen Palm	12'				REMOVE
	00526	Washingtonia robusta / Mexican Fan Palm	16'	12"	65'	Fair	REMOVE
	00534	Livistona chinensis / Chinese Fan Palm	12'	10"	25'	Good	REMOVE
	00535	Livistona chinensis / Chinese Fan Palm	12'	10"	35'	Good	REMOVE
	00536	Livistona chinensis / Chinese Fan Palm	12'				REMOVE
	00538	Syagrus romanzoffiana / Queen Palm	12'	10"	45'	Good	REMOVE
	00540	Sabal x Palmetto / Sabal Palm	15'	12"	30'	Good	REMOVE
	00541	Ptychosperma elegans / Alexander Palm	20'	4"	35'	Good	RELOCATE
	00542	Ptychosperma elegans / Alexander Palm	20'	4"	35'	Good	RELOCATE
	01134	Sabal x Palmetto / Sabal Palm	15'	12"	35'	Fair	REMAIN
	01136	Sabal x Palmetto / Sabal Palm	15'	12"	30'	Good	REMAIN
	01137	Sabal x Palmetto / Sabal Palm	15'	12"	30'	Good	REMAIN
	01138	Sabal x Palmetto / Sabal Palm	15'	12"	25'	Good	REMAIN
	01139	Sabal x Palmetto / Sabal Palm	15'	12"	20'	Good	REMAIN
	01140	Sabal x Palmetto / Sabal Palm	15'	12"	25'	Poor	REMOVE
	01143	Ptychosperma elegans / Alexander Palm	20'	4"	50'	Good	RELOCATE
	01144	Ptychosperma elegans / Alexander Palm	20'	4"	50'	Good	RELOCATE
	01145	Sabal x Palmetto / Sabal Palm	15'	12"	45'	Good	RELOCATE
	01146	Sabal x Palmetto / Sabal Palm	15'	12"	30'	Good	RELOCATE
	01148	Sabal x Palmetto / Sabal Palm	15'	12"	30'	Good	RELOCATE
	01149	Sabal x Palmetto / Sabal Palm	15'	12"	30'	Good	RELOCATE
	01150	Sabal x Palmetto / Sabal Palm	15'	12"	25'	Good	RELOCATE
	01151	Sabal x Palmetto / Sabal Palm	15'	12"	25'	Good	RELOCATE
	01152	Sabal x Palmetto / Sabal Palm	15'	12"	25'	Good	RELOCATE
	01160	Acelorrhaphe wrightii / Paurotis Palm	10'	M.T.	15'	Good	RELOCATE
	01166	Livistona chinensis / Chinese Fan Palm	12'	8"	25'	Good	REMAIN
	01167	Livistona chinensis / Chinese Fan Palm	12'	8"	8'	Good	REMAIN
	01168	Livistona chinensis / Chinese Fan Palm	12'	8"	30'	Good	REMAIN
	01169	Livistona chinensis / Chinese Fan Palm	12'	8"	40'	Good	REMAIN
	01170	Livistona chinensis / Chinese Fan Palm	12'	8"	35'	Good	REMAIN
	01171	Livistona chinensis / Chinese Fan Palm	12'	8"	20'	Good	REMAIN
	01172	Livistona chinensis / Chinese Fan Palm	12'	8"	40'	Good	REMAIN
	01173	Livistona chinensis / Chinese Fan Palm	12'	8"	5'	Good	REMAIN

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SEAL/SIGNATURE/DATE:
OFFICE REGISTRATION: # AA C000465

PROJECT NUMBER:

TO THE BEST OF MY KNOWLEDGE, BELIEF, AND PROFESSIONAL JUDGEMENT, THESE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES AND MINIMUM APPLICABLE FIRESAFETY STANDARDS AS DETERMINED BY THE CITY OF MIAMI IN ACCORDANCE WITH CHAPTER 110 OF THE FLORIDA BUILDING CODE, AND CHAPTERS 533 & 633 OF THE FLORIDA STATUTES.

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ISSUE #	DESCRIPTION	DATE

PROJECT STATUS:

DRC SUBMITTAL SET

SHEET ISSUE DATE: 11/05/2025

DRAWING NAME:
TREE DISPOSITION-PROTECTION SCHEDULE

SCALE: 1" = 20'-0"

SHEET NUMBER:

L6-100

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TREE DISPOSITION SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME	SPREAD	CALIPER	HEIGHT	CONDITION	DISPOSITION
PALM TREES							
	01174	Livistona chinensis / Chinese Fan Palm	12'	8"	20'	Good	REMAIN
	01175	Livistona chinensis / Chinese Fan Palm	12'	8"	20'	Good	REMAIN
	01176	Livistona chinensis / Chinese Fan Palm	12'	8"	5'	Good	REMAIN
	01177	Livistona chinensis / Chinese Fan Palm	12'	8"	35'	Good	REMAIN
	01178	Sabal x Palmetto / Sabal Palm	15'	12"	20'	Good	RELOCATE
	01179	Sabal x Palmetto / Sabal Palm	15'	12"	15'	Good	RELOCATE
	01257	Latania loddigesii / Blue Latan Palm	16'	8"	5'	Good	REMOVE
	01258	Latania loddigesii / Blue Latan Palm	16'	8"	7'	Good	REMOVE
	01259	Sabal x Palmetto / Sabal Palm	15'	12"	32'	Good	REMOVE
	01260	Sabal x Palmetto / Sabal Palm	15'	12"	30'	Good	REMOVE
	01262	Sabal x Palmetto / Sabal Palm	15'	12"	40'	Good	REMOVE
	01263	Latania loddigesii / Blue Latan Palm	16'	8"	10'	Good	REMOVE
	01264	Sabal x Palmetto / Sabal Palm	15'	12"	28'	Good	REMOVE
	01265	Sabal x Palmetto / Sabal Palm	15'	12"	30'	Good	REMOVE
	01269	Livistona chinensis / Chinese Fan Palm	16'	8"	30'	Good	REMOVE
	01318	Sabal x Palmetto / Sabal Palm	15'				REMOVE
	01319	Sabal x Palmetto / Sabal Palm	15'	12"	25'	Good	REMOVE
	01320	Sabal x Palmetto / Sabal Palm	15'	12"	35'	Good	REMOVE
	01321	Livistona chinensis / Chinese Fan Palm	16'	8"	10'	Good	REMOVE
	01322	Livistona chinensis / Chinese Fan Palm	16'	8"	1'	Good	REMOVE
	01323	Livistona chinensis / Chinese Fan Palm	16'	8"	10'	Good	REMOVE
	01324	Sabal x Palmetto / Sabal Palm	15'				REMOVE
	01326	Livistona chinensis / Chinese Fan Palm	16'	8"	40'	Good	REMOVE
	01327	Livistona chinensis / Chinese Fan Palm	16'	8"	12'	Good	REMOVE
	01328	Ptychosperma elegans / Alexander Palm	12'	4"	35'	Good	REMOVE
	01329	Ptychosperma elegans / Alexander Palm	12'	4"	30'	Good	REMOVE
	01330	Livistona chinensis / Chinese Fan Palm	16'	8"	25'	Good	REMOVE
	01335	Sabal x Palmetto / Sabal Palm	15'	12"	35'	Good	REMOVE
	01336	Sabal x Palmetto / Sabal Palm	15'	12"	32'	Good	REMOVE
	01368	Sabal x Palmetto / Sabal Palm	15'	12"	25'	Good	RELOCATE
	01369	Sabal x Palmetto / Sabal Palm	15'	12"	25'	Good	RELOCATE
	01370	Sabal x Palmetto / Sabal Palm	15'	12"	30'	Good	RELOCATE
	01371	Sabal x Palmetto / Sabal Palm	15'	12"	25'	Good	RELOCATE
	01372	Sabal x Palmetto / Sabal Palm	15'	12"	25'	Good	RELOCATE
	01373	Sabal x Palmetto / Sabal Palm	15'	12"	25'	Good	RELOCATE
	01374	Sabal x Palmetto / Sabal Palm	15'	12"	25'	Good	RELOCATE
	01375	Sabal x Palmetto / Sabal Palm	15'	12"	20'	Good	RELOCATE
	01376	Sabal x Palmetto / Sabal Palm	15'	12"	25'	Good	RELOCATE
	01377	Sabal x Palmetto / Sabal Palm	15'	12"	25'	Good	RELOCATE
	01378	Sabal x Palmetto / Sabal Palm	15'	12"	12'	Good	RELOCATE
	01379	Sabal x Palmetto / Sabal Palm	15'	12"	25'	Good	RELOCATE
	01381	Syagrus romanzoffiana / Queen Palm	30'	10"	35'	Good	REMOVE
	01382	Livistona chinensis / Chinese Fan Palm	12'	10"	25'	Good	REMOVE
	01383	Livistona chinensis / Chinese Fan Palm	12'	10"	35'	Good	REMOVE
	01384	Syagrus romanzoffiana / Queen Palm	30'	12"	38'	Good	REMOVE
	01385	Syagrus romanzoffiana / Queen Palm	30'	12"	40'	Good	REMOVE
	01386	Syagrus romanzoffiana / Queen Palm	30'	12"	30'	Good	REMOVE
	01412	Veitchia arecina / Montgomery Palm	25'	10"	40'	Good	REMOVE
	01413	Syagrus romanzoffiana / Queen Palm	30'	10"	45'	Good	REMOVE
	01414	Syagrus romanzoffiana / Queen Palm	30'	10"	30'	Good	REMOVE
	01415	Syagrus romanzoffiana / Queen Palm	30'	10"	35'	Good	REMOVE
	01416	Syagrus romanzoffiana / Queen Palm	30'	10"	30'	Good	REMOVE
	01417	Syagrus romanzoffiana / Queen Palm	30'	10"	40'	Good	REMOVE
	01419	Syagrus romanzoffiana / Queen Palm	30'	10"	30'	Good	REMOVE
	01420	Syagrus romanzoffiana / Queen Palm	30'	10"	35'	Good	REMOVE
	01455	Syagrus romanzoffiana / Queen Palm	12'	10"	45'	Good	REMOVE
	01456	Syagrus romanzoffiana / Queen Palm	12'	10"	40'	Good	REMOVE
	01457	Syagrus romanzoffiana / Queen Palm	12'	10"	50'	Good	REMOVE
	01462	Syagrus romanzoffiana / Queen Palm	12'	10"	50'	Good	REMOVE
	01463	Syagrus romanzoffiana / Queen Palm	12'	10"	45'	Good	REMOVE
	01464	Syagrus romanzoffiana / Queen Palm	12'	10"	50'	Good	REMOVE
	01465	Syagrus romanzoffiana / Queen Palm	12'	10"	50'	Good	REMOVE
	01466	Ptychosperma elegans / Alexander Palm	12'	4"	45'	Good	REMOVE
	01467	Syagrus romanzoffiana / Queen Palm	12'	10"	45'	Good	REMOVE
	01468	Syagrus romanzoffiana / Queen Palm	12'	10"	20'	Good	REMOVE
	01469	Syagrus romanzoffiana / Queen Palm	12'	10"	30'	Good	REMOVE
	01473	Veitchia arecina / Montgomery Palm	12'	8"	14'	Good	REMOVE
	01474	Veitchia arecina / Montgomery Palm	12'	8"	12'	Good	REMOVE
	01475	Veitchia arecina / Montgomery Palm	12'	8"	20'	Good	REMOVE
	01476	Veitchia arecina / Montgomery Palm	12'	8"	14'	Good	REMOVE
	01477	Veitchia arecina / Montgomery Palm	12'	8"	18'	Good	REMOVE
	01481	Syagrus romanzoffiana / Queen Palm	12'	10"	45'	Good	REMOVE
	04201	Roystonea regia / Royal Palm	30'	20"	65'	Good	RELOCATE
	04202	Roystonea regia / Royal Palm	30'	20"	50'	Good	RELOCATE
	04203	Roystonea regia / Royal Palm	30'	20"	55'	Good	RELOCATE
	04204	Roystonea regia / Royal Palm	30'	20"	70'	Good	RELOCATE
	04205	Roystonea regia / Royal Palm	30'	20"	50'	Good	RELOCATE
	04207	Roystonea regia / Royal Palm	30'	20"	45'	Good	RELOCATE
	04208	Roystonea regia / Royal Palm	30'	20"	50'	Good	RELOCATE
	04209	Roystonea regia / Royal Palm	30'	20"	55'	Good	RELOCATE
	04210	Roystonea regia / Royal Palm	30'	20"	55'	Good	RELOCATE
	04211	Roystonea regia / Royal Palm	30'	20"	55'	Good	RELOCATE
	04212	Roystonea regia / Royal Palm	30'	20"	60'	Good	RELOCATE
	04213	Roystonea regia / Royal Palm	30'	20"	55'	Good	RELOCATE
	04214	Roystonea regia / Royal Palm	30'	20"	55'	Good	RELOCATE
	04215	Roystonea regia / Royal Palm	30'	20"	65'	Good	RELOCATE
	04216	Sabal x Palmetto / Sabal Palm	15'	12"	35'	Good	REMOVE
	04217	Sabal x Palmetto / Sabal Palm	15'	12"	35'	Good	REMOVE
	04218	Sabal x Palmetto / Sabal Palm	15'	12"	30'	Good	REMOVE
	04219	Sabal x Palmetto / Sabal Palm	15'	12"	35'	Good	REMOVE
	04220	Sabal x Palmetto / Sabal Palm	15'	12"	35'	Good	REMOVE
	04221	Sabal x Palmetto / Sabal Palm	15'	12"	35'	Good	REMOVE
	04222	Livistona chinensis / Chinese Fan Palm	16'	8"	12'	Good	REMOVE
	04223	Livistona chinensis / Chinese Fan Palm	16'	8"	40'	Good	REMOVE
	04224	Livistona chinensis / Chinese Fan Palm	16'	8"	35'	Good	REMOVE
	04225	Livistona chinensis / Chinese Fan Palm	16'	8"	45'	Good	REMOVE
	04226	Livistona chinensis / Chinese Fan Palm	16'	8"	30'	Good	REMOVE
	04227	Livistona chinensis / Chinese Fan Palm	16'	8"	15'	Good	REMOVE
	04228	Livistona chinensis / Chinese Fan Palm	16'	8"	40'	Good	REMOVE
	04229	Livistona chinensis / Chinese Fan Palm	16'	8"	30'	Good	REMOVE
	04259	Sabal x Palmetto / Sabal Palm	15'	12"	20'	Good	REMOVE
	04275	Livistona chinensis / Chinese Fan Palm	16'	8"	40'	Good	REMOVE
	04276	Livistona chinensis / Chinese Fan Palm	16'	8"	50'	Good	REMOVE
	04277	Livistona chinensis / Chinese Fan Palm	16'	8"	40'	Good	REMOVE
	04278	Livistona chinensis / Chinese Fan Palm	16'	8"	25'	Good	REMOVE
	04279	Livistona chinensis / Chinese Fan Palm	16'	8"	40'	Good	REMOVE
	04280	Livistona chinensis / Chinese Fan Palm	16'	8"	45'	Good	REMOVE
	04282	Livistona chinensis / Chinese Fan Palm	16'	8"	40'	Good	REMOVE
	04283	Livistona chinensis / Chinese Fan Palm	16'	8"	45'	Good	REMOVE
	04284	Livistona chinensis / Chinese Fan Palm	16'	8"	20'	Good	REMOVE
	04285	Livistona chinensis / Chinese Fan Palm	16'	8"	40'	Good	REMOVE
	04286	Livistona chinensis / Chinese Fan Palm	16'	8"	30'	Good	REMOVE
	04287	Livistona chinensis / Chinese Fan Palm	16'	8"	35'	Good	REMOVE
	04288	Sabal x Palmetto / Sabal Palm	15'	12"	30'	Good	REMOVE
	04289	Sabal x Palmetto / Sabal Palm	15'	12"	30'	Good	REMOVE
	04290	Sabal x Palmetto / Sabal Palm	15'	12"	35'	Good	REMOVE
	04291	Sabal x Palmetto / Sabal Palm	15'	12"	40'	Good	REMOVE
	04292	Sabal x Palmetto / Sabal Palm	15'	12"	20'	Good	REMOVE
	04293	Sabal x Palmetto / Sabal Palm	15'	12"	35'	Good	REMOVE
	04294	Sabal x Palmetto / Sabal Palm	15'	12"	45'	Good	REMOVE
	04301	Sabal x Palmetto / Sabal Palm	15'	12"	30'	Good	REMOVE
	04302	Sabal x Palmetto / Sabal Palm	15'	12"	30'	Good	REMOVE
	04304	Sabal x Palmetto / Sabal Palm	15'	12"	28'	Good	REMOVE
	04305	Sabal x Palmetto / Sabal Palm	15'	12"	35'	Good	REMOVE
	04306	Sabal x Palmetto / Sabal Palm	15'	12"	32'	Good	REMOVE
	04308	Ptychosperma elegans / Alexander Palm	12'	4"	30'	Good	REMOVE
	04310	Ptychosperma elegans / Alexander Palm	12'	4"	35'	Good	REMOVE
	04311	Ptychosperma elegans / Alexander Palm	12'	4"	30'	Good	REMOVE
	04504	Roystonea regia / Royal Palm	30'	20"	65'	Good	REMAIN
	04505	Roystonea regia / Royal Palm	30'	20"	55'	Good	REMAIN
	04506	Roystonea regia / Royal Palm	30'	20"	55'	Good	REMAIN
	04507	Roystonea regia / Royal Palm	30'	20"	70'	Good	REMAIN
	04508	Roystonea regia / Royal Palm	30'	20"	65'	Good	REMAIN
	04509	Roystonea regia / Royal Palm	30'	20"	55'	Good	REMAIN
	04510	Roystonea regia / Royal Palm	30'	20"	65'	Good	REMAIN
	04511	Roystonea regia / Royal Palm	30'	20"	55'	Good	REMAIN
	04512	Washingtonia robusta / Mexican Fan Palm	12'	10"	70'	Good	REMOVE
	04519	Syagrus romanzoffiana / Queen Palm	12'	10"	40'	Fair	REMOVE
	04523	Sabal x Palmetto / Sabal Palm	15'	12"	25'	Good	REMOVE
	04524	Sabal x Palmetto / Sabal Palm	15'	12"	20'	Good	REMOVE
	04525	Sabal x Palmetto / Sabal Palm	15'	12"	45'	Dead	DEAD
	04526	Sabal x Palmetto / Sabal Palm	15'	12"	40'	Good	REMOVE
	04539	Sabal x Palmetto / Sabal Palm	15'	12"	35'	Good	REMAIN
	04540	Sabal x Palmetto / Sabal Palm	15'	12"	30'	Good	REMOVE
	04541	Sabal x Palmetto / Sabal Palm	15'	12"	25'	Good	REMAIN
	04542	Sabal x Palmetto / Sabal Palm	15'	12"	45'	Good	REMOVE
	04543	Livistona chinensis / Chinese Fan Palm	10'	8"	25'	Good	REMOVE
	04544	Livistona chinensis / Chinese Fan Palm	10'	8"	45'	Good	REMOVE
	04545	Sabal x Palmetto / Sabal Palm	15'	12"	25'	Good	REMOVE
	04546	Sabal x Palmetto / Sabal Palm	15'	12"	28'	Good	REMOVE
	04547	Livistona chinensis / Chinese Fan Palm	10'	8"	20'	Good	REMOVE
	04548	Washingtonia robusta / Mexican Fan Palm	16'	12"	55'	Good	REMOVE
	04549	Sabal x Palmetto / Sabal Palm	15'	12"	35'	Good	REMOVE
	04550	Sabal x Palmetto / Sabal Palm	15'				REMOVE
	04551	Sabal x Palmetto / Sabal Palm	15'	12"	40'	Good	REMOVE
	04552	Sabal x Palmetto / Sabal Palm	15'	12"	45'	Good	REMOVE
	04553	Sabal x Palmetto / Sabal Palm	15'	12"	30'	Good	REMOVE
	04555	Coccoloba uvifera / Sea Grape	40'	24"	45'	Poor	REMOVE
	04556	Coccoloba uvifera / Sea Grape	40'	18"	45'	Poor	REMOVE
	04557	Coccoloba uvifera / Sea Grape	40'	16"	45'	Poor	REMOVE
	04558	Sabal x Palmetto / Sabal Palm	15'	12"	25'	Good	REMOVE
	04559	Sabal x Palmetto / Sabal Palm	15'	12"	30'	Good	REMOVE
	04560	Sabal x Palmetto / Sabal Palm	15'	12"	35'	Good	RELOCATE
	04561	Sabal x Palmetto / Sabal Palm	15'	12"	25'	Good	REMOVE
	04562	Sabal x Palmetto / Sabal Palm	15'	12"	45'	Good	RELOCATE
	04563	Sabal x Palmetto / Sabal Palm	15'	12"	35'	Good	RELOCATE
	04564	Sabal x Palmetto / Sabal Palm	15'	12"	25'	Good	RELOCATE
	04566	Sabal x Palmetto / Sabal Palm	15'	12"	50'	Good	RELOCATE
	04567	Sabal x Palmetto / Sabal Palm	15'	12"	30'	Good	RELOCATE
	04569	Sabal x Palmetto / Sabal Palm	15'	12"	35'	Good	RELOCATE
	04570	Sabal x Palmetto / Sabal Palm	15'	12"	40'	Good	RELOCATE
	04573	Sabal x Palmetto / Sabal Palm	15'	12"	40'	Good	RELOCATE
	04581	Livistona chinensis / Chinese Fan Palm	16'	10"	1'	Good	REMOVE
	05044	Syagrus romanzoffiana / Queen Palm	12'	10"	35'	Good	REMOVE
	05045	Syagrus romanzoffiana / Queen Palm	12'	10"	45'	Good	REMOVE
	05046	Syagrus romanzoffiana / Queen Palm	12'	10"	45'	Good	REMOVE
	05047	Syagrus romanzoffiana / Queen Palm	12'	10"	35'	Good	REMOVE
	10140	Sabal x Palmetto / Sabal Palm	15'	12"	35'	Good	REMOVE
	10192	Roystonea regia / Royal Palm	30'	20"	55'	Good	REMAIN
	10193	Roystonea regia / Royal Palm	30'	20"	50'	Good	REMAIN
	10194	Roystonea regia / Royal Palm	30'	20"	60'	Good	REMAIN
	10195	Roystonea regia / Royal Palm	30'	20"	50'	Good	REMAIN
	10196	Roystonea regia / Royal Palm	30'	20"	55'	Good	REMAIN
	10197	Roystonea regia / Royal Palm	30'	20"	65'	Good	REMAIN
	10198	Roystonea regia / Royal Palm	30'	20"	70'	Good	REMAIN
	10201	Roystonea regia / Royal Palm	30'	20"	55'	Good	REMAIN
	10218	Roystonea regia / Royal Palm	30'	20"	65'	Good	REMAIN
	10219	Roystonea regia / Royal Palm	30'	20"	50'	Good	REMAIN
	10220	Roystonea regia / Royal Palm	30'	20"	60'	Good	REMAIN
	10221	Roystonea regia / Royal Palm	30'	20"	50'	Good	REMAIN
	10222	Roystonea regia / Royal Palm	30'	20"	55'	Good	REMAIN
	10223	Roystonea regia / Royal Palm	30'	20"	55'	Good	RELOCATE
	10224	Roystonea regia / Royal Palm	30'	20"	50'	Good	RELOCATE
	10225	Roystonea regia / Royal Palm	30'	20"	69'	Good	RELOCATE
	10226	Roystonea regia / Royal Palm	30'	20"	55'	Good	RELOCATE

BINDING AREA DO NOT PLACE CONTENT HERE

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SEAL/SIGNATURE/DATE:
OFFICE REGISTRATION: # AA C000465

PROJECT NUMBER:

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ISSUE #	DESCRIPTION	DATE

PROJECT STATUS:

DRC SUBMITTAL SET

SHEET ISSUE DATE: 11/05/2025

DRAWING NAME:
TREE DISPOSITION-PROTECTION SCHEDULE

SCALE: 1" = 20'-0"

SHEET NUMBER:

L6-101

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GROUND LEVEL TREE SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME	SPREAD	CALIPER	HEIGHT	CONDITION	DISPOSITION
TREES							
	01299	Bursera simaruba / Gumbo Limbo	30'	13"	35'	Fair	REMAIN
	04248	Bursera simaruba / Gumbo Limbo	50'	36"	55'	Good	REMAIN
	01458	Bursera simaruba / Gumbo Limbo	55'	26"	50'	Poor	RELOCATE
	01459	Bursera simaruba / Gumbo Limbo	55'	26"	50'	Poor	RELOCATE
	04554	Cordia sebestena / Orange Geiger Tree	25'	8"	30'	Fair	REMAIN
	04536	Delonix regia / Royal Poinciana	110'	60"	60'	Poor	REMAIN
	01135	Ficus aurea / Strangler Fig	75'	100"	60'	Fair	REMAIN
	04527	Pongamia pinnata / Pongame Oiltree	50'	30"	45'	Poor	REMAIN
	01141	Psidium guajava / Guava	12'	6"	25'	Good	REMAIN
	01302	Quercus virginiana / Southern Live Oak	30'	10"	25'	Poor	REMAIN
	04251	Quercus virginiana / Southern Live Oak	30'	14"	30'	Poor	REMAIN
	04255	Quercus virginiana / Southern Live Oak	30'	14"	40'	Poor	REMAIN
	04521	Quercus virginiana / Southern Live Oak	30'	14"	55'	Fair	REMAIN
	04241	Quercus virginiana / Southern Live Oak	30'	24"	55'	Poor	RELOCATE
	00543	Quercus virginiana / Southern Live Oak	35'	13"	30'	Poor	REMAIN
	01271	Quercus virginiana / Southern Live Oak	35'	16"	60'	Poor	RELOCATE
	04516	Quercus virginiana / Southern Live Oak	40'	12"	40'	Fair	REMAIN
	01293	Quercus virginiana / Southern Live Oak	40'	15"	40'	Poor	REMAIN
	01443	Quercus virginiana / Southern Live Oak	40'	15"	50'	Fair	RELOCATE
	04518	Quercus virginiana / Southern Live Oak	40'	16"	40'	Fair	RELOCATE
	01296	Quercus virginiana / Southern Live Oak	40'	19"	40'	Poor	REMAIN
	01297	Quercus virginiana / Southern Live Oak	40'	20"	40'	Poor	REMAIN
	01291	Quercus virginiana / Southern Live Oak	40'	20"	40'	Poor	REMAIN
	01294	Quercus virginiana / Southern Live Oak	40'	22"	40'	Poor	REMAIN
	04240	Quercus virginiana / Southern Live Oak	40'	22"	45'	Poor	RELOCATE
	04269	Quercus virginiana / Southern Live Oak	40'	9"	45'	Poor	RELOCATE
	01440	Quercus virginiana / Southern Live Oak	45'	14"	40'	Fair	RELOCATE
	04517	Quercus virginiana / Southern Live Oak	45'	16"	40'	Fair	REMAIN
	01442	Quercus virginiana / Southern Live Oak	50'	15"	50'	Poor	RELOCATE
	01460	Quercus virginiana / Southern Live Oak	50'	18"	45'	Poor	RELOCATE
	04238	Quercus virginiana / Southern Live Oak	50'	20"	45'	Poor	RELOCATE
	04522	Quercus virginiana / Southern Live Oak	50'	20"	55'	Fair	REMAIN
	01380	Quercus virginiana / Southern Live Oak	50'	22"	40'	Fair	RELOCATE
	05043	Quercus virginiana / Southern Live Oak	50'	22"	50'	Poor	RELOCATE
	04568	Quercus virginiana / Southern Live Oak	50'	28"	45'	Fair	REMAIN
	04520	Quercus virginiana / Southern Live Oak	50'	32"	55'	Fair	REMAIN
	01444	Quercus virginiana / Southern Live Oak	55'	30"	50'	Poor	RELOCATE
	01316	Quercus virginiana / Southern Live Oak	60'	25"	50'	Poor	RELOCATE
	04235	Quercus virginiana / Southern Live Oak	60'	26"	60'	Fair	RELOCATE
	01267	Quercus virginiana / Southern Live Oak	60'	27"	55'	Fair	RELOCATE
	04246	Quercus virginiana / Southern Live Oak	60'	30"	50'	Good	REMAIN
	04514	Quercus virginiana / Southern Live Oak	60'	30"	55'	Fair	REMAIN
	04513	Quercus virginiana / Southern Live Oak	60'	32"	50'	Poor	REMAIN
	01453	Quercus virginiana / Southern Live Oak	60'	34"	55'	Poor	RELOCATE
	01162	Quercus virginiana / Southern Live Oak	65'	28"	50'	Good	RELOCATE
	01482	Quercus virginiana / Southern Live Oak	70'	44"	50'	Poor	REMAIN
	01164	Swietenia mahagoni / West Indian Mahogany	-	-	-	Fair	RELOCATE

SYMBOL	CODE	BOTANICAL / COMMON NAME	SPREAD	CALIPER	HEIGHT	CONDITION	DISPOSITION
TREES							
	01180	Swietenia mahagoni / West Indian Mahogany	-	-	-	Good	RELOCATE
	01165	Swietenia mahagoni / West Indian Mahogany	-	-	-	Good	RELOCATE
	00537	Swietenia mahagoni / West Indian Mahogany	-	-	-	Good	RELOCATE
	01421	Swietenia mahagoni / West Indian Mahogany	30'	20"	50'	Fair	RELOCATE
	04531	Swietenia mahagoni / West Indian Mahogany	45'	26"	75'	Poor	RELOCATE
	01255	Swietenia mahagoni / West Indian Mahogany	60'	25"	60'	Poor	RELOCATE
	01266	Swietenia mahagoni / West Indian Mahogany	60'	26"	55'	Fair	RELOCATE
	01418	Swietenia mahagoni / West Indian Mahogany	60'	30"	60'	Poor	RELOCATE
	01422	Swietenia mahagoni / West Indian Mahogany	60'	32"	50'	Poor	REMAIN
	01142	Swietenia mahagoni / West Indian Mahogany	60'	32"	55'	Fair	RELOCATE
	01254	Swietenia mahagoni / West Indian Mahogany	75'	24"	60'	Poor	RELOCATE
	04245	Swietenia mahagoni / West Indian Mahogany	90'	36"	65'	Poor	RELOCATE
	04529	Tabebuia heterophylla / Pink Tabebuia	12'	6"	25'	Good	REMAIN
	04530	Tabebuia heterophylla / Pink Tabebuia	12'	6"	25'	Good	REMAIN
	04528	Tabebuia heterophylla / Pink Tabebuia	40'	28"	5'	Poor	REMAIN
	04249	Tamarindus indica / Tamarind	30'	18"	45'	Poor	REMAIN
	04247	Tamarindus indica / Tamarind	40'	24"	45'	Poor	REMAIN
	04250	Tamarindus indica / Tamarind	40'	24"	45'	Poor	REMAIN
PALM TREES							
	01160	Acoelorrhaphe wrightii / Paurotis Palm	10'	M.T.	15'	Good	RELOCATE
	01174	Livistona chinensis / Chinese Fan Palm	12'	8"	20'	Good	REMAIN
	01175	Livistona chinensis / Chinese Fan Palm	12'	8"	20'	Good	REMAIN
	01171	Livistona chinensis / Chinese Fan Palm	12'	8"	20'	Good	REMAIN
	01166	Livistona chinensis / Chinese Fan Palm	12'	8"	25'	Good	REMAIN
	01168	Livistona chinensis / Chinese Fan Palm	12'	8"	30'	Good	REMAIN
	01170	Livistona chinensis / Chinese Fan Palm	12'	8"	35'	Good	REMAIN
	01177	Livistona chinensis / Chinese Fan Palm	12'	8"	35'	Good	REMAIN
	01169	Livistona chinensis / Chinese Fan Palm	12'	8"	40'	Good	REMAIN
	01172	Livistona chinensis / Chinese Fan Palm	12'	8"	40'	Good	REMAIN
	01176	Livistona chinensis / Chinese Fan Palm	12'	8"	5'	Good	REMAIN
	01173	Livistona chinensis / Chinese Fan Palm	12'	8"	5'	Good	REMAIN
	01167	Livistona chinensis / Chinese Fan Palm	12'	8"	8'	Good	REMAIN
	00541	Ptychosperma elegans / Alexander Palm	20'	4"	35'	Good	RELOCATE
	00542	Ptychosperma elegans / Alexander Palm	20'	4"	35'	Good	RELOCATE
	01144	Ptychosperma elegans / Alexander Palm	20'	4"	50'	Good	RELOCATE
	01143	Ptychosperma elegans / Alexander Palm	20'	4"	50'	Good	RELOCATE
	04207	Roystonea regia / Royal Palm	30'	20"	45'	Good	RELOCATE
	10224	Roystonea regia / Royal Palm	30'	20"	50'	Good	RELOCATE
	04202	Roystonea regia / Royal Palm	30'	20"	50'	Good	RELOCATE
	04205	Roystonea regia / Royal Palm	30'	20"	50'	Good	RELOCATE
	04208	Roystonea regia / Royal Palm	30'	20"	50'	Good	RELOCATE
	10195	Roystonea regia / Royal Palm	30'	20"	50'	Good	REMAIN
	10219	Roystonea regia / Royal Palm	30'	20"	50'	Good	REMAIN
	10193	Roystonea regia / Royal Palm	30'	20"	50'	Good	REMAIN
	10221	Roystonea regia / Royal Palm	30'	20"	50'	Good	REMAIN
	10226	Roystonea regia / Royal Palm	30'	20"	55'	Good	RELOCATE
	10223	Roystonea regia / Royal Palm	30'	20"	55'	Good	RELOCATE
	04203	Roystonea regia / Royal Palm	30'	20"	55'	Good	RELOCATE
	04209	Roystonea regia / Royal Palm	30'	20"	55'	Good	RELOCATE
	04210	Roystonea regia / Royal Palm	30'	20"	55'	Good	RELOCATE

SYMBOL	CODE	BOTANICAL / COMMON NAME	SPREAD	CALIPER	HEIGHT	CONDITION	DISPOSITION
PALM TREES							
	04211	Roystonea regia / Royal Palm	30'	20"	55'	Good	RELOCATE
	04505	Roystonea regia / Royal Palm	30'	20"	55'	Good	REMAIN
	04511	Roystonea regia / Royal Palm	30'	20"	55'	Good	REMAIN
	04506	Roystonea regia / Royal Palm	30'	20"	55'	Good	REMAIN
	10196	Roystonea regia / Royal Palm	30'	20"	55'	Good	REMAIN
	10201	Roystonea regia / Royal Palm	30'	20"	55'	Good	REMAIN
	10192	Roystonea regia / Royal Palm	30'	20"	55'	Good	REMAIN
	04509	Roystonea regia / Royal Palm	30'	20"	55'	Good	REMAIN
	10222	Roystonea regia / Royal Palm	30'	20"	55'	Good	REMAIN
	04212	Roystonea regia / Royal Palm	30'	20"	60'	Good	RELOCATE
	10194	Roystonea regia / Royal Palm	30'	20"	60'	Good	REMAIN
	10220	Roystonea regia / Royal Palm	30'	20"	60'	Good	REMAIN
	04201	Roystonea regia / Royal Palm	30'	20"	65'	Good	RELOCATE
	04510	Roystonea regia / Royal Palm	30'	20"	65'	Good	REMAIN
	04504	Roystonea regia / Royal Palm	30'	20"	65'	Good	REMAIN
	10218	Roystonea regia / Royal Palm	30'	20"	65'	Good	REMAIN
	10197	Roystonea regia / Royal Palm	30'	20"	65'	Good	REMAIN
	04508	Roystonea regia / Royal Palm	30'	20"	65'	Good	REMAIN
	10225	Roystonea regia / Royal Palm	30'	20"	69'	Good	RELOCATE
	04204	Roystonea regia / Royal Palm	30'	20"	70'	Good	RELOCATE
	04507	Roystonea regia / Royal Palm	30'	20"	70'	Good	REMAIN
	10198	Roystonea regia / Royal Palm	30'	20"	70'	Good	REMAIN
	01378	Sabal x Palmetto / Sabal Palm	15'	12"	12'	Good	RELOCATE
	01179	Sabal x Palmetto / Sabal Palm	15'	12"	15'	Good	RELOCATE
	01375	Sabal x Palmetto / Sabal Palm	15'	12"	20'	Good	RELOCATE
	01178	Sabal x Palmetto / Sabal Palm	15'	12"	20'	Good	RELOCATE
	01139	Sabal x Palmetto / Sabal Palm	15'	12"	20'	Good	REMAIN
	01151	Sabal x Palmetto / Sabal Palm	15'	12"	25'	Good	RELOCATE
	01152	Sabal x Palmetto / Sabal Palm	15'	12"	25'	Good	RELOCATE
	01368	Sabal x Palmetto / Sabal Palm	15'	12"	25'	Good	RELOCATE
	01369	Sabal x Palmetto / Sabal Palm	15'	12"	25'	Good	RELOCATE
	01371	Sabal x Palmetto / Sabal Palm	15'	12"	25'	Good	RELOCATE
	01372	Sabal x Palmetto / Sabal Palm	15'	12"	25'	Good	RELOCATE
	01373	Sabal x Palmetto / Sabal Palm	15'	12"	25'	Good	RELOCATE
	01374	Sabal x Palmetto / Sabal Palm	15'	12"	25'	Good	RELOCATE
	01376	Sabal x Palmetto / Sabal Palm	15'	12"	25'	Good	RELOCATE
	04564	Sabal x Palmetto / Sabal Palm	15'	12"	25'	Good	RELOCATE
	01377	Sabal x Palmetto / Sabal Palm	15'	12"	25'	Good	RELOCATE
	01150	Sabal x Palmetto / Sabal Palm	15'	12"	25'	Good	RELOCATE
	01379	Sabal x Palmetto / Sabal Palm	15'	12"	25'	Good	RELOCATE
	01138	Sabal x Palmetto / Sabal Palm	15'	12"	25'	Good	REMAIN
	01370	Sabal x Palmetto / Sabal Palm	15'	12"	30'	Good	RELOCATE
	01148	Sabal x Palmetto / Sabal Palm	15'	12"	30'	Good	RELOCATE
	01149	Sabal x Palmetto / Sabal Palm	15'	12"	30'	Good	RELOCATE
	04567	Sabal x Palmetto / Sabal Palm	15'	12"	30'	Good	RELOCATE
	01146	Sabal x Palmetto / Sabal Palm	15'	12"	30'	Good	RELOCATE
	01136	Sabal x Palmetto / Sabal Palm	15'	12"	30'	Good	REMAIN
	01137	Sabal x Palmetto / Sabal Palm	15'	12"	30'	Good	REMAIN

SYMBOL	CODE	BOTANICAL / COMMON NAME	SPREAD	CALIPER	HEIGHT	CONDITION	DISPOSITION
PALM TREES							
	01134	Sabal x Palmetto / Sabal Palm	15'	12"	35'	Fair	REMAIN
	04563	Sabal x Palmetto / Sabal Palm	15'	12"	35'	Good	RELOCATE
	04560	Sabal x Palmetto / Sabal Palm	15'	12"	35'	Good	RELOCATE
	04569	Sabal x Palmetto / Sabal Palm	15'	12"	35'	Good	RELOCATE
	04570	Sabal x Palmetto / Sabal Palm	15'	12"	40'	Good	RELOCATE
	04573	Sabal x Palmetto / Sabal Palm	15'	12"	40'	Good	RELOCATE
	04562	Sabal x Palmetto / Sabal Palm	15'	12"	45'	Good	RELOCATE
	01145	Sabal x Palmetto / Sabal Palm	15'	12"	45'	Good	RELOCATE
	04566	Sabal x Palmetto / Sabal Palm	15'	12"	50'	Good	RELOCATE
	00524	Sabal x Palmetto / Sabal Palm	15'	12"	50'	Good	RELOCATE

GROUND LEVEL CONCEPT PLANT SCHEDULE

SHRUBS & GC MIX	56 610 sf
Acrostichum danaeifolium / Leather Fern	338 869
Ardisia escalonioides / Marlberry	529 485
Byrsonima lucida / Locustberry	338 869
Callicarpa americana / American Beautyberry	
Calyptranthes pallens / Spicewood	
Capparis cynophallophora / Jamaica Caper	
Chrysobalanus icaco / Coco Plum	14 706
Chrysobalanus icaco 'Horizontalis' / Horizontal Cocoplum	
Coreopsis leavenworthii / Tickseed	
Croton linearis / Pineland Croton	
Ernodea littoralis / Golden Creeper	
Exothea paniculata / Inkwood	
Flaveria linearis / Narrowleaf Yellowtops	
Gaillardia pulchella / Firewheel	
Hamelia patens / Fire Bush	
Helianthus debilis / Cucumberleaf Sunflower	
Heliotropium angiospermum / Scorpion's Tail	
Hymenocallis latifolia / Spider Lily	
Ipomoea pes-caprae / Pohuehue	
Iris hexagona / Dixie Iris	
Jacquemontia pentanthos / Blue Jacquemontia	
Lantana involucrata / Wild Sage	58 824
Muhlenbergia capillaris / Pink Muhly	
Myrica cerifera / Wax Myrtle	
Nephrolepis biserrata / Giant Swordfern	
Peperomia obtusifolia / Baby Rubber Plant	
Psychotria ligustrifolia / Bahama Coffee	
Randia aculeata / White Indigo Berry	
Senna mexicana / Mexican Senna	
Serenoa repens / Saw Palmetto	
Sesuvium portulacastrum / Shoreline Seapurslane	
Sophora tomentosa / Yellow Necklacepod	
Spartina bakeri / Sand Cord Grass	
Stachytarpheta jamaicensis / Native Porter	
Suriana maritima / Bay Cedar	
Tetrazygia bicolor / Florida Clover Ash	
Thelypteris kunthii / Southern Shield Fern	
Tripsacum dactyloides / Fakahatchee Grass	
Uniola paniculata / Sea Oats	
Verbena maritima / Beach Verbena	
Yucca aloifolia / Aloe Yucca	
Zamia floridana / Coontie Palm	58 824
psychotria nervosa / Wild Coffee	
Microsorum scolopendrum / Wart Fern	26 145

GROUND LEVEL HARDSCAPE SCHEDULE

SYMBOL	CODE	DESCRIPTION	QTY
	01-02	ITEM: Planting (refer to Landscape plans)	56 229 sf
	01-13	ITEM: Dekton Flooring APPLICATION : Outdoor Dining Areas MANUFACTURER: Cosentino Color : Fossil Size : 96in x 28in	4 363 sf
	01-16	ITEM: Asphalt APPLICATION: Street	26 425 sf
	01-17	ITEM: Colored Concrete FINISH: CIP Concrete colored as per city of Coral Gables Standards	8 196 sf
	01-21	ITEM: Concrete Paver (Vehicular rated) APPLICATION: Road SIZE: 4"x8"x 4" COLOR: Dark Grey (As per University of Miami Standards)	5 774 sf
	01-22	ITEM: Concrete Paver (Vehicular rated) APPLICATION: Road SIZE: 4"x8"x 4" COLOR: Light Grey (As per University of Miami Standards)	14 999 sf
	01-23	ITEM: Concrete Paver (Pedestrian rated) APPLICATION: Courtyard SIZE: 4"x8" COLOR: Dark Grey (As per University of Miami Standards)	10 767 sf
	01-24	ITEM: Concrete Paver (Pedestrian rated) APPLICATION: Courtyard SIZE: 4"x8" COLOR: Light Grey (As per University of Miami Standards)	27 834 sf

GABLES VILLAGE

PROJECT ADDRESS:
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1201 Stanford Dr, Coral Gables, FL 33146

OWNER:
University of Miami - Facilities Management
1535 Levante Ave, Coral Gables, Miami, Florida 33146

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FOOD SERVICE:
Ricca Design Studios
5613 DTC Parkway 1 Suite 100,
Greenwood Village, CO 80111

SEAL/SIGNATURE/DATE:
OFFICE REGISTRATION: # AA C000465

PROJECT NUMBER:

TO THE BEST OF MY KNOWLEDGE, BELIEF, AND PROFESSIONAL JUDGEMENT, THESE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES AND MINIMUM APPLICABLE FIRESAFETY STANDARDS AS DETERMINED BY THE CITY OF MIAMI IN ACCORDANCE WITH CHAPTER 110 OF THE FLORIDA BUILDING CODE, AND CHAPTERS 533 & 633 OF THE FLORIDA STATUTES.

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PROJECT STATUS:

DRC SUBMITTAL SET

SHEET ISSUE DATE: 11/05/2025

DRAWING NAME:

LANDSCAPE SCHEDULES

SCALE: 1" = 20'-0"

SHEET NUMBER:

L6-102

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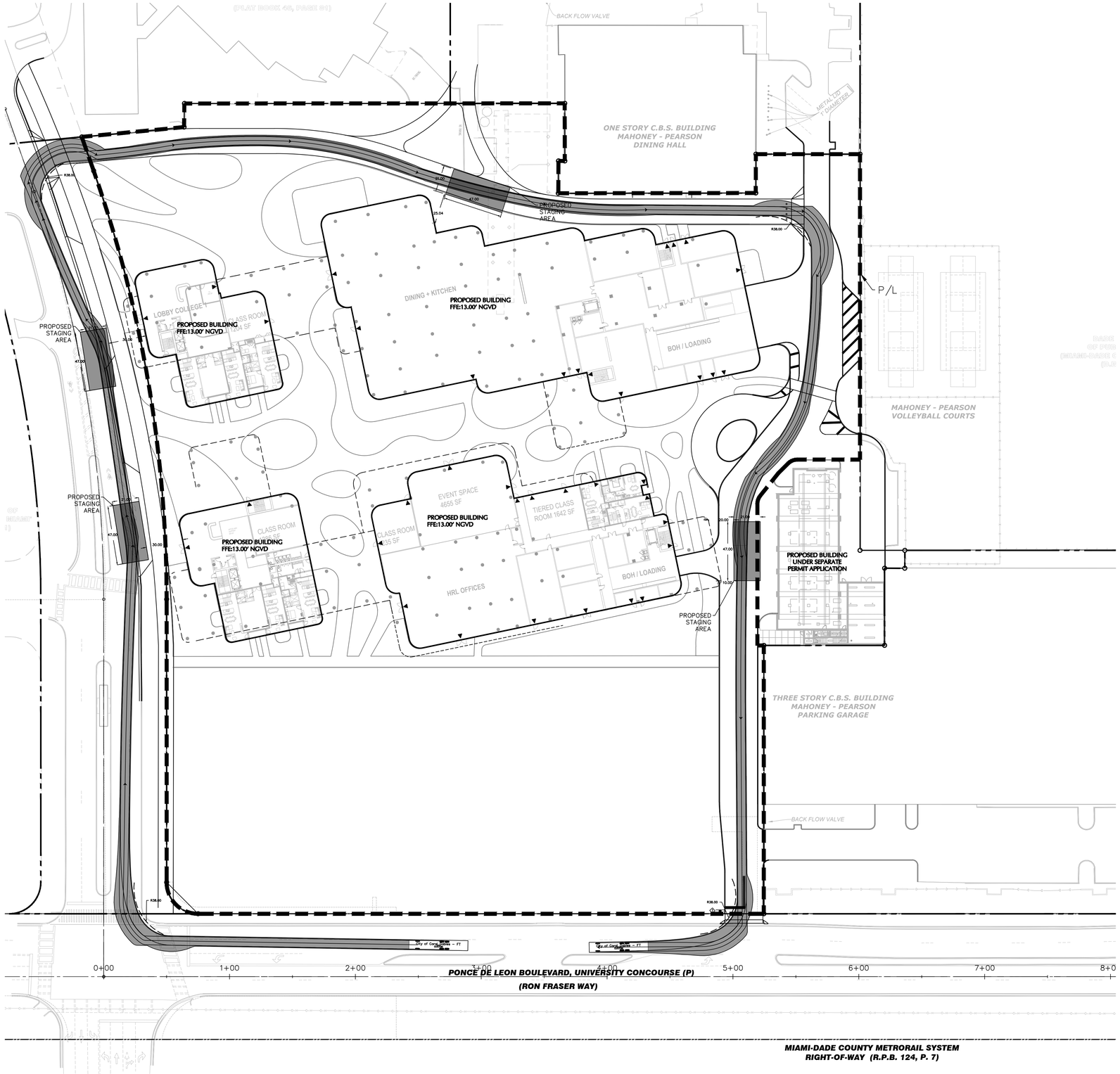

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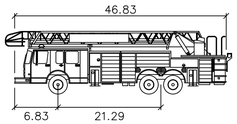

City of Coral Gables – FT

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Lock to Lock Time	: 6.0
Steering Angle	: 40.7

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LEONARDO RODRIGUEZ
LICENSE
No. 54858
STATE OF FLORIDA
PROFESSIONAL ENGINEER

Date	Description	No.
Revisions		

Signature LEONARDO RODRIGUEZ Date
PROFESSIONAL ENGINEER FL Lic. No. 54858

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Project
GABLES VILLAGE
CORAL GABLES FLORIDA

Drawing Title
FIRE DEPARTMENT ACCESS PLAN

Project No.	DrawingFigure
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Date 07/18/2025	
Drawn By JM	
Checked By LR/KM	Sheet of 1

Project No. 300377501

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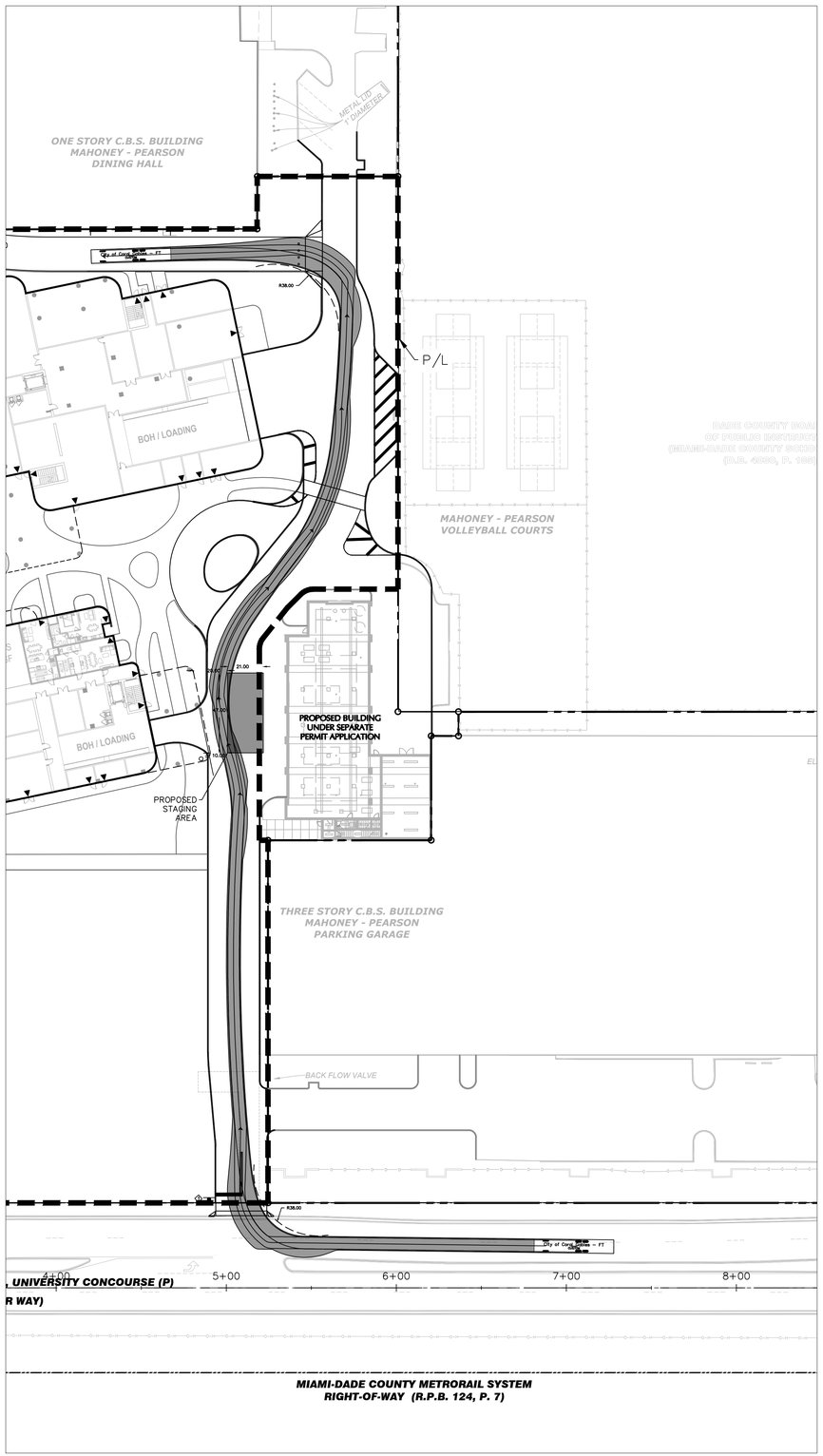
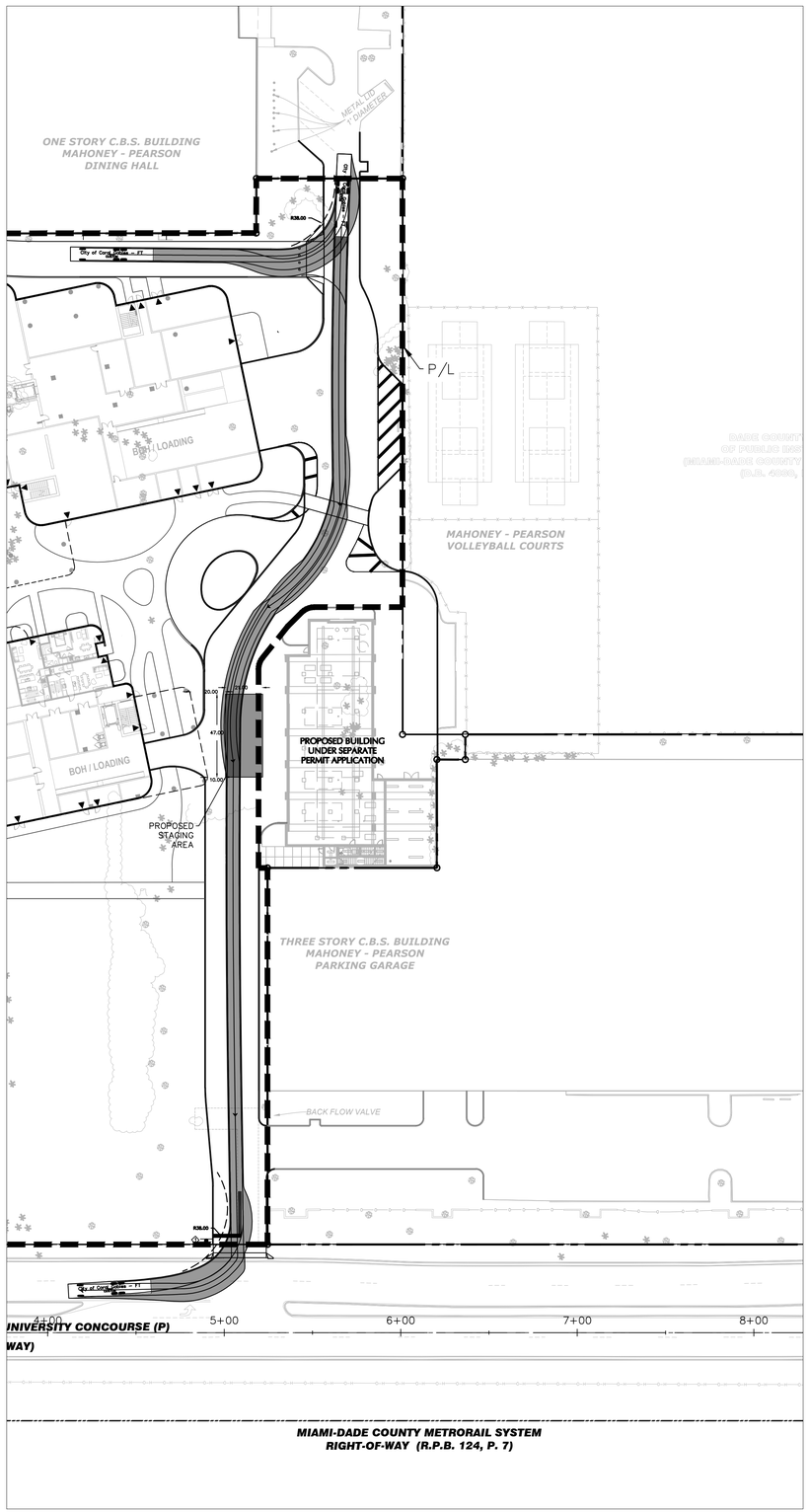
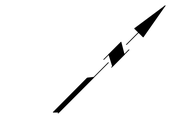
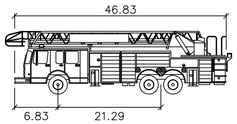


FIRE DEPARTMENT INGRESS MOVEMENT



FIRE DEPARTMENT EGRESS MOVEMENT





City of Coral Gables — FT

	feet
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Steering Angle	: 40.7

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LEONARDO RODRIGUEZ LICENSE No. 54858 STATE OF FLORIDA PROFESSIONAL ENGINEER

Date	Description	No.
Revisions		

Signature LEONARDO RODRIGUEZ Date
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Project
GABLES VILLAGE
CORAL GABLES FLORIDA

Drawing Title
FIRE DEPARTMENT SITE ACCESS

Project No.	DrawingFigure
300377501	CS111
Date: 07/18/2025	
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Checked By: LR/KM	Sheet of 1

Project No. 300377501

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UNIVERSITY OFMIAMI - GABLES VILLAGE

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