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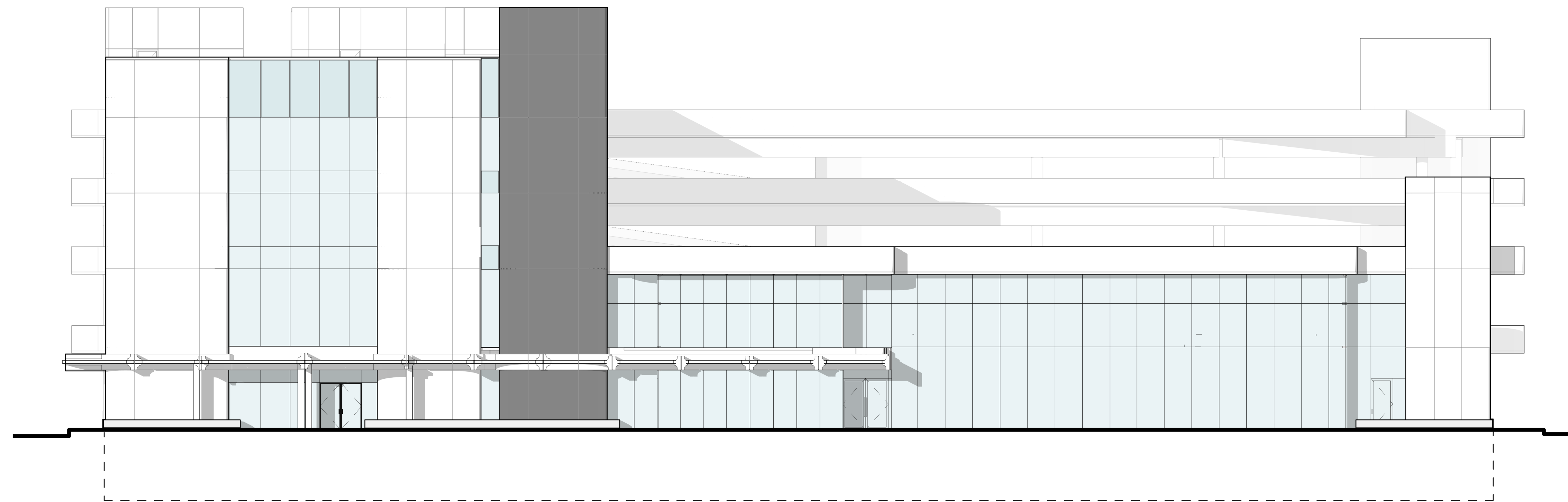
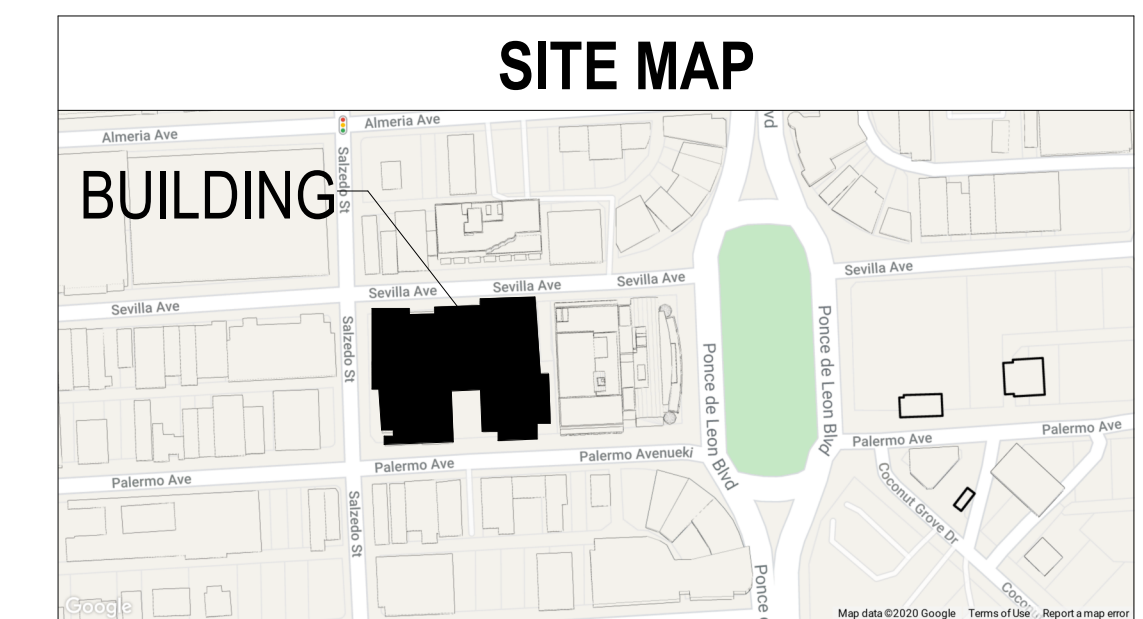
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<p>OWNER</p> <p>USSERY AUTOMOTIVE GROUP BILL USSERY MOTORS 300 ALMERIA AVE CORAL GABLES, FL 33134</p>	<p>PROJECT</p> <p>Mercedes-Benz of Coral Gables USSERY AUTOMOTIVE GROUP MERCEDES-BENZ CORAL GABLES 2801 SALZEDO ST, CORAL GABLES, FL 33134</p>	<p>SALES CENTER FOR MERCEDES-BENZ OF CORAL GABLES</p> <p>2801 SALZEDO ST, CORAL GABLES, FL 33134</p>	<p>ARCHITECT</p> <p>Perkins&Will 2800 Ponce De Leon Blvd, Suite 1300, Coral Gables, FL 33134 1 305.569.1333 f 305.569.1334 perkinswill.com</p>	<p>SHEET NUMBER</p> <p style="text-align: right;">COVER</p> <p style="text-align: right; font-size: 24pt;">BOA00-01</p> <p style="text-align: right; font-size: 8pt;">© 2014 Perkins and Will</p>
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<p>OWNER</p> <p>USSERY AUTOMOTIVE GROUP BILL USSERY MOTORS 300 ALMERIA AVE CORAL GABLES, FL 33134</p>	<p>PROJECT</p> <p>Mercedes-Benz of Coral Gables USSERY AUTOMOTIVE GROUP MERCEDES-BENZ CORAL GABLES 2801 SALZEDO ST, CORAL GABLES, FL 33134</p>	<p>SALES CENTER FOR MERCEDES-BENZ OF CORAL GABLES</p> <p>2801 SALZEDO ST, CORAL GABLES, FL 33134</p>	<p>ARCHITECT</p> <p>Perkins&Will 2800 Ponce De Leon Blvd, Suite 1300, Coral Gables, FL 33133 1 305.569.1333 f 305.569.1334 perkinswill.com</p>	<p>SHEET NUMBER</p> <p>EXTERIOR VIEWS</p> <p>BOA00-02</p> <p><small>© 2014 Perkins and Will</small></p>
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Property Information
Property name: 2801 Salzedo Street, Coral Gables, Florida 33134
Site Area: 1.5 Acres (63,000 Square Feet)
Number of Stories: 5
Year (s) constructed: 1973
Land Use Category: Commercial High-Rise Intensity Ordinance No. 2016-52
Zoning District: Commercial Ordinance No. 2016-51: Now MX-3 Ordinance 2021-07

This building was until recently the City of Coral Gables Police and Fire Department. We propose to repurpose the structure as the new showroom for Mercedes-Benz of Coral Gables and to house inventory that is currently on surface lots on Valencia and Andalusia Avenues.

This BOA review is for the shell and core only; the design of the future tenant space is not part of this scope; the tenant improvements will be submitted at a future date.

The existing exterior finish of the building consists of a combination of painted stucco and brick veneer over a concrete structure. The proposed scope for the new exterior includes replacing the brick veneer with a painted-stucco finish (needed to achieve a water-tight envelope), replacement of the existing glazing with new hurricane impact glass, select application of aluminum metal cladding, and select additional glass areas on the east and west facades of the fire station.

The existing site has a basement level occupying a majority of the property with building and structured garage above. There are existing landscape planters on the ground level and on specific areas of the garage. All existing landscape areas will be restored and renovated with new plantings and irrigation.

OVERALL MAP

SITE MAP

SCOPE OF WORK

ENVELOPE RENOVATION OF EXISTING STRUCTURE WITH MINOR STRUCTURAL MODIFICATIONS TO ENABLE THE NEW COMPONENTS OF THE WORK.

- PROJECT INFORMATION:** CORE AND SHELL EXTERIOR RENOVATION, INTERIORS READED FOR FUTURE TENNANT USE
- RENOVATION WORK:** CORE AND SHELL EXTERIOR RENOVATION, INTERIORS READED FOR FUTURE TENNANT USE
- SITE WORK:** ENHANCEMENT OF EXTERIOR PAVING EXISTING PLANTERS

PROJECT TEAM

	OWNER	ARCHITECT
COMPANY	MERCEDES BENZ	PERKINS & WILL
CONTACT	JIM EAGLETON	CARLOS CHIU
TITLE	REAL ESTATE MANAGER	DIRECTOR OF OPERATIONS, PRINCIPAL
ADDRESS	300 SEVILLA AVE, SUITE 202 CORAL GABLES, FL 33134	2800 PONCE DE LEON BLVD. CORAL GABLES, FL 33134
PHONE	305-586-6299	305-569-1349
E-MAIL	jim@eagletonkathe.com	carlos.chiu@perkinswill.com

ZONING

LAND USE CATEGORY:
 COMMERCIAL HIGH-RISE INTENSITY
 ORDINANCE NO. 2016-52
 FLOOR AREA RATIO: 3.0
 63,000 SF LOT AREA (1.5 ACRE PER SURVEY)
 189,000 SF ALLOWABLE AREA
 268,466 SF PROVIDED - NEW CONSTRUCTION
 267,377 SF PROVIDED - EXISTING

	SF ENCLOSED	SF GARAGE
EXISTING	90,579 GSF	176,798 GSF
NEW	90,102 GSF	178,364 GSF

SETBACKS PERMITTED:
 FRONT: NONE UP TO 15' HEIGHT / 10' ABOVE
 15' VARIES, < 5' AT STAIR
 SIDE: NONE UP TO 45' HEIGHT / 10' ABOVE 45
 REAR: NONE IF ABUTTING ALLEY OR STREET
HEIGHT PERMITTED: 150'
SETBACKS EXISTING:
 FRONT: 0'
 SIDE: 0'
 REAR: 0'
HEIGHT EXISTING: 53'
 REQUESTING WAIVER OF LANDSCAPE REQUIREMENTS DUE TO EXISTING CONDITIONS

PARKING SPACES REQUIRED

CITY OF CORAL GABLES
 (C) COMMERCIAL HIGH-RISE INTENSITY

PARKING REQUIREMENTS	6,500 SF**	22 SPACES**
OFFICE : 1 PER 300 SF	53,047 SF**	89 SPACES**
SALES SHOWROOM: 1 PER 600 SF		
SUBTOTAL REQUIRED	59,547 SF**	111 SPACES**

** PARKING REQUIREMENTS TO BE DETERMINED BY TENANT IN FUTURE FIT-OUT

PARKING SPACES PROVIDED

EXISTING SPACES TO REMAIN

BASEMENT (ENCLOSED)	112 SPACES
LEVEL 01	25 SPACES
LEVEL 02	37 SPACES
LEVEL 03	100 SPACES
LEVEL 04	47 SPACES
PARKING LEVEL 05	47 SPACES
STANDARD SPACES TOTAL	368 SPACES*

*THE REMAINING BALANCE OF SPACES NOT REQUIRED BY CODE WILL BE USED FOR INVENTORY PURPOSES
 REQUIRED ACCESSIBLE SPACES TO BE IDENTIFIED AND SUBMITTED WITH FUTURE TENANT IMPROVEMENT PLANS

OWNER	PROJECT	ARCHITECT	SHEET NUMBER
USSERY AUTOMOTIVE GROUP BILL USSERY MOTORS 300 ALMERIA AVE CORAL GABLES, FL 33134	Mercedes-Benz of Coral Gables USSERY AUTOMOTIVE GROUP MERCEDES-BENZ CORAL GABLES 2801 SALZEDO ST, CORAL GABLES, FL 33134	Perkins&Will 2800 Ponce De Leon Blvd, Suite 1300, Coral Gables, FL 33134 1 305.569.1333 f 305.569.1334 perkinswill.com	PROJECT SCOPE BOA00-03 © 2014 Perkins and Will

SALES CENTER FOR MERCEDES-BENZ OF CORAL GABLES

2801 SALZEDO ST, CORAL GABLES, FL 33134

ARCHITECTURAL SITE GENERAL NOTES

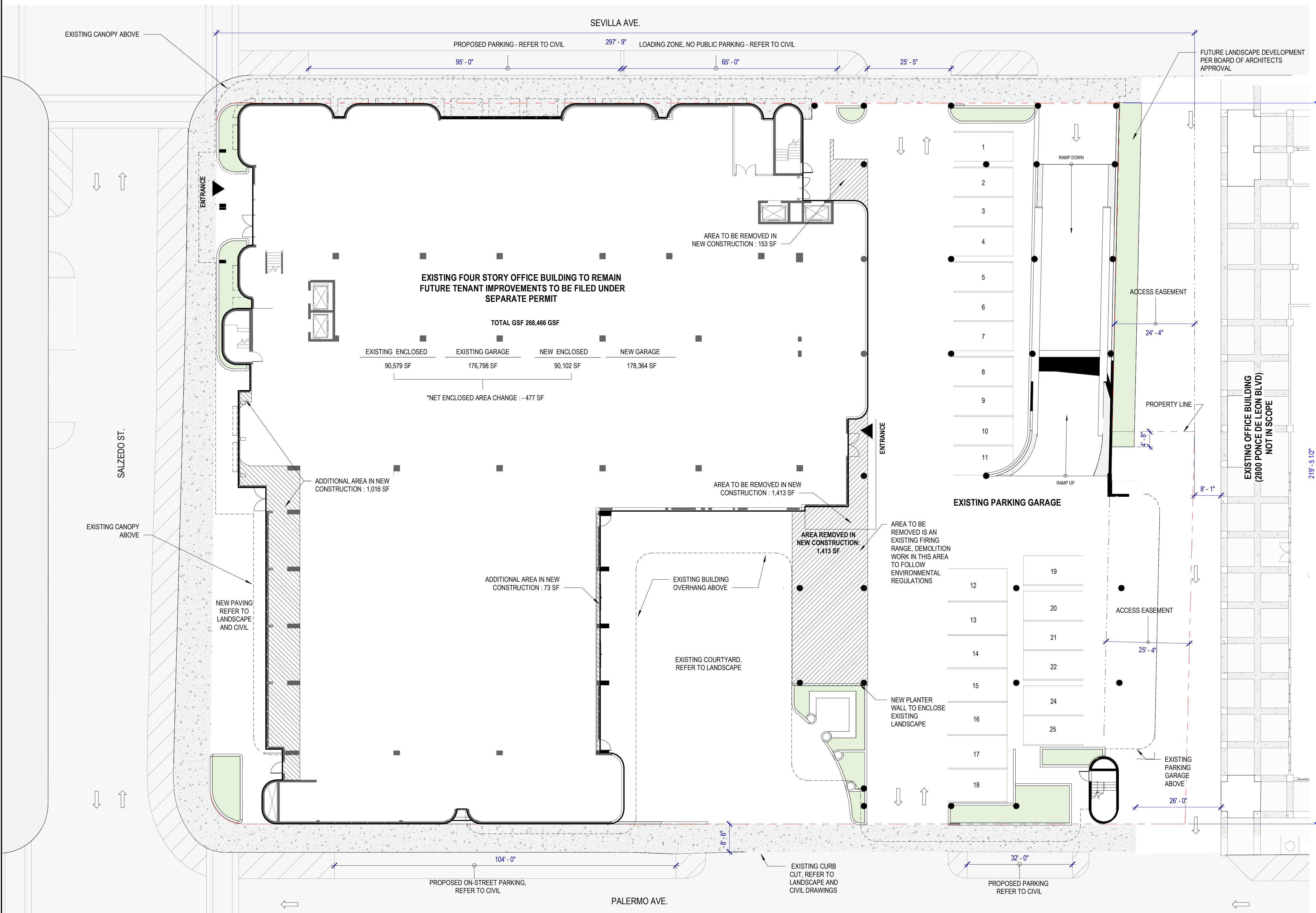
- RE: CIVIL DRAWINGS FOR ALL SITE CONSTRUCTION INFORMATION INCLUDING BUT NOT LIMITED TO THE FOLLOWING:
 - SITE GEOMETRY AND DIMENSIONAL CONTROL
 - SITE UTILITIES
 - SITE GRADING AND DRAINAGE
 - ASPHALT/CONCRETE PAVING DETAILS
 - PAVING MARKERS
 - CONCRETE SIDEWALK, CURB, AND GUTTER DETAILS
 - PARKING BUMPERS
 - TRAFFIC SIGNAGE
 - PAVING STRIPING AND CURB MARKINGS
 - TYPICAL HANDICAP SIGNAGE/SPACES
- REFERENCE LANDSCAPE DRAWINGS FOR:
 - PAVING TYPE AND LOCATION
 - PLANTING AREA
 - TREE DISPOSITION

ARCHITECTURAL SITE PLAN LEGEND

- EXISTING CONCRETE SIDEWALK TO REMAIN, REFER TO CIVIL
- EXISTING BUILDING FOOTPRINT
- EXISTING ROADS, REFER TO CIVIL
- PROPERTY LINE
- EASEMENT, BUILDING SETBACK & R.O.W.
- ADDITIONAL AREA IN NEW CONSTRUCTION
- AREA TO BE REMOVED IN NEW CONSTRUCTION
- EXISTING PLANTING AREAS, REFER TO LANDSCAPE

AREA PER FLOOR EXISTING VS NEW CONSTRUCTION

EXISTING ENCLOSED AREA		NEW ENCLOSED AREA	
BASEMENT (ENCLOSED)	13,905 SF	BASEMENT (ENCLOSED)	13,905 SF
LEVEL 01	32,695 SF	LEVEL 01	32,238 SF
LEVEL 02	20,580 SF	LEVEL 02	20,580 SF
LEVEL 03	11,826 SF	LEVEL 03	11,826 SF
LEVEL 04	11,553 SF	LEVEL 04	11,553 SF
PARKING LEVEL 05		PARKING LEVEL 05	
EXISTING ENCLOSED AREA TOTAL	90,579 SF	NEW ENCLOSED AREA TOTAL	90,102 SF
		***NET ENCLOSED AREA CHANGE:	- 477 SF
EXISTING GARAGE AREA (UNENCLOSED)		NEW GARAGE AREA (UNENCLOSED)	
BASEMENT (ENCLOSED)	43,143 SF	BASEMENT (ENCLOSED)	43,143 SF
LEVEL 01	23,982 SF	LEVEL 01	25,548 SF
LEVEL 02	21,640 SF	LEVEL 02	21,640 SF
LEVEL 03	42,465 SF	LEVEL 03	42,465 SF
LEVEL 04	22,625 SF	LEVEL 04	22,625 SF
PARKING LEVEL 05	22,943 SF	PARKING LEVEL 05	22,943 SF
EXISTING UNENCLOSED AREA TOTAL	176,798 SF	NEW UNENCLOSED AREA TOTAL	178,364 SF
		***NET UNENCLOSED AREA CHANGE:	+1,566 SF
EXISTING AREA TOTAL (ENCLOSED + UNENCLOSED)	267,377 SF	NEW TOTAL AREA (ENCLOSED + UNENCLOSED)	268,466 SF
		*** NET TOTAL AREA CHANGE:	+ 1,089 SF



1 ARCHITECTURAL SITE PLAN

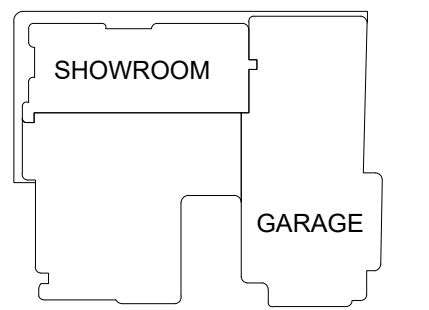
1/16" = 1'-0"

OWNER USSERY AUTOMOTIVE GROUP BILL USSERY MOTORS 300 ALMERIA AVE CORAL GABLES, FL 33134	PROJECT Mercedes-Benz of Coral Gables USSERY AUTOMOTIVE GROUP MERCEDES-BENZ CORAL GABLES 2801 SALZEDO ST, CORAL GABLES, FL 33134	ARCHITECT Perkins&Will 2800 Ponce De Leon Blvd, Suite 1300, Coral Gables, FL 33134 1 305.569.1333 f 305.569.1334 perkinswill.com	SHEET NUMBER ARCHITECTURAL SITE PLAN BOA00-04 © 2014 Perkins and Will
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SALES CENTER FOR MERCEDES-BENZ OF CORAL GABLES

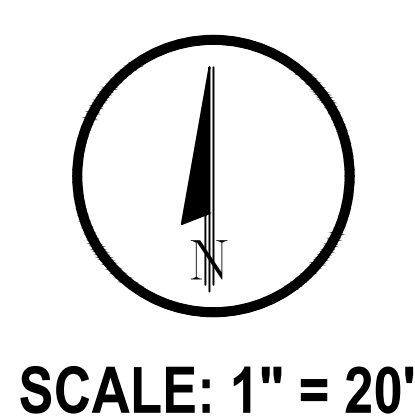
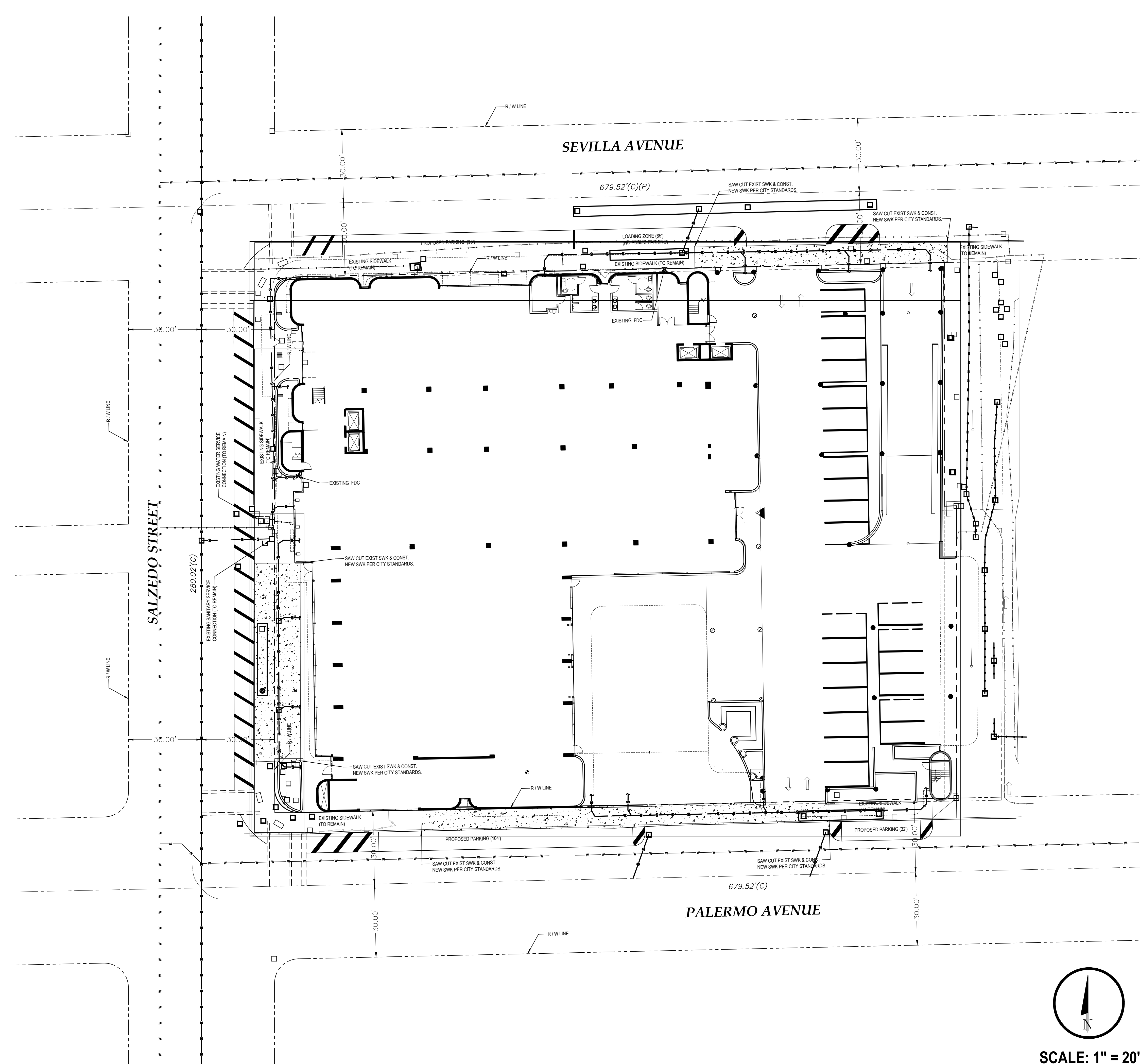
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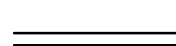

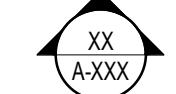
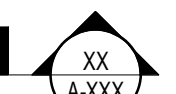

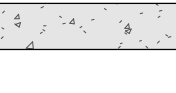
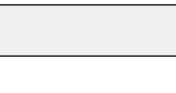
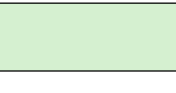


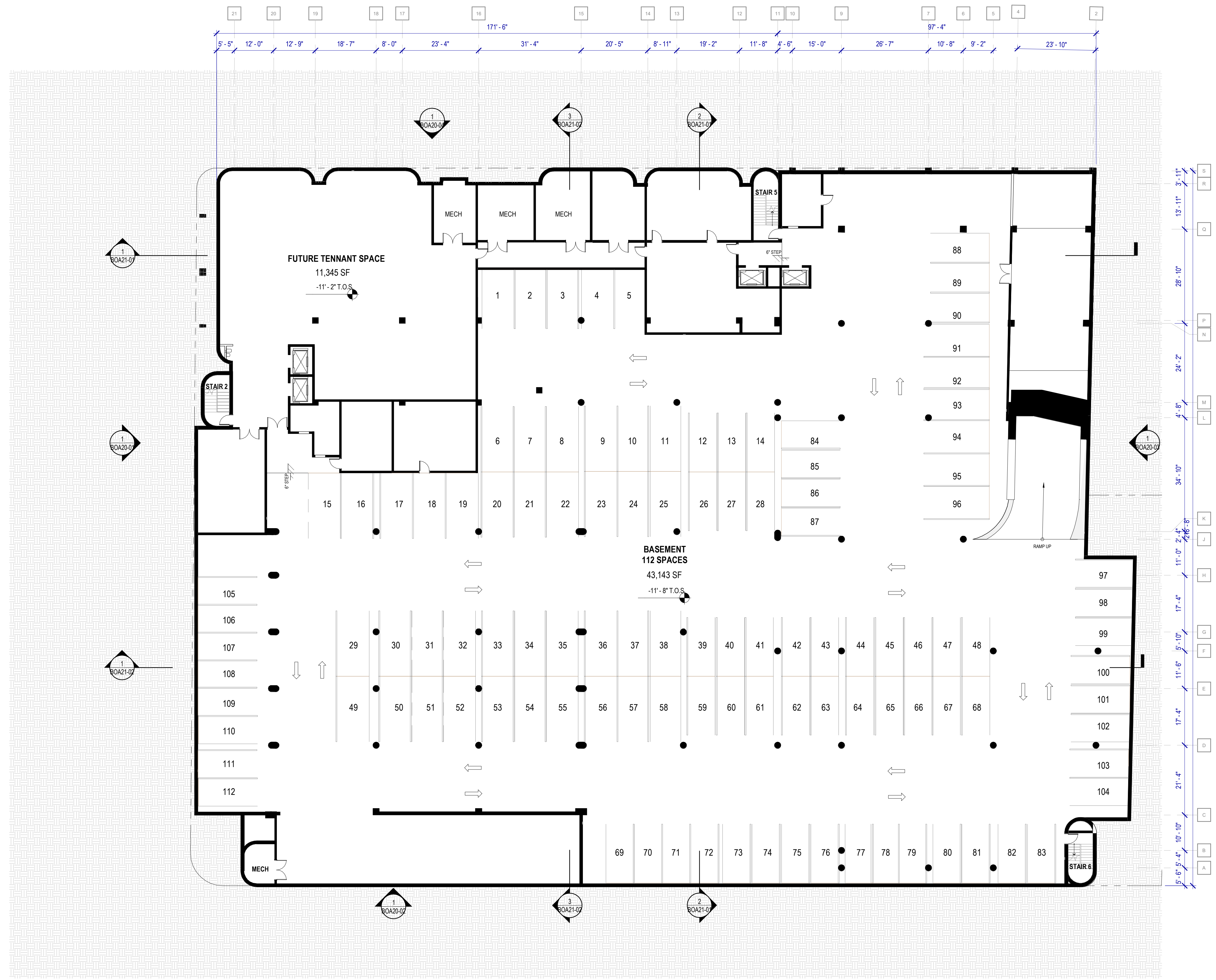
GENERAL NOTES

- ALL MATERIALS AND CONSTRUCTION UNDER THIS PROJECT SHALL BE IN STRICT ACCORDANCE WITH THE LATEST REQUIREMENTS OF CITY OF CORAL GABLES PUBLIC WORKS DEPARTMENT, AND THE FLORIDA BUILDING CODE LATEST EDITION.
- CONTRACTOR MUST CONTACT THE ARCHITECT/ENGINEER OF RECORD TO ARRANGE FOR A PRE-CONSTRUCTION MEETING, 48 HOURS PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
- AT THE COMPLETION OF THIS PROJECT, THE CONTRACTOR SHALL SUBMIT THREE (3) SIGNED & SEALED AS-BUILT DRAWINGS, SIGNED & SEALED BY A REGISTERED LAND SURVEYOR LICENSED IN THE STATE OF FLORIDA. THE AS-BUILT DRAWINGS SHALL INDICATE LOCATION, SIZE, ELEVATION, MATERIAL, ETC., OF ALL WORK COMPLETED UNDER THIS CONTRACT AND OF ALL UTILITIES ENCOUNTERED DURING CONSTRUCTION.
- THE CONTRACTOR SHALL CONTACT SUNSHINE STATE ONE NO-CUTS (1-800-432-4770) AT LEAST TWO FULL BUSINESS DAYS BEFORE DIGGING TO ALLOW FOR FIELD LOCATION OF UNDERGROUND UTILITIES. THE CONTRACTOR SHALL ASSIST UTILITY COMPANIES IN THE EFFORTS TO FIELD VERIFY UNDERGROUND UTILITIES. CONTRACTOR SHALL BEAR ALL COSTS FOR THIS WORK.
- LOCATIONS, SIZE AND MATERIAL OF EXISTING UTILITIES HAVE BEEN DETERMINED FROM AVAILABLE RECORDS. THE OWNER AND THE ARCHITECT/ENGINEER DOES NOT GUARANTEE THE ACCURACY OF THIS DATA. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO LOCATE AND PROTECT ALL EXISTING UTILITIES AND STRUCTURES ENCOUNTERED DURING CONSTRUCTION.
- ALL EXISTING UNDERGROUND OR ABOVEGROUND UTILITIES PIPE, CABLE, DUCTS, EQUIPMENT, DEVICES, ETC. WITHIN OR OUTSIDE THE PROJECT CONSTRUCTION LIMITS WHICH ARE DAMAGED OR DISRUPTED AS A RESULT OF THE CONTRACTOR'S OPERATION, SHALL BE IMMEDIATELY REPAIRED AT THE CONTRACTOR'S EXPENSE AND TO THE SATISFACTION OF THE UTILITY OWNER'S AUTHORIZED REPRESENTATIVE. REGARDLESS OF WHETHER THEY WERE SHOWN OR NOT SHOWN ON THE PLANS OR LOCATED OR NOT BY THE OWNER'S REPRESENTATIVE, THE UTILITY COMPANY, NO-CUTS, ETC.
- ANY DISCREPANCIES BETWEEN THE PLANS AND ACTUAL FIELD CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO COMMENCING ANY CONSTRUCTION WORK.
- NO FIELD CHANGES OR DEVIATIONS FROM THE DESIGN ARE TO BE MADE WITHOUT PRIOR WRITTEN APPROVAL OF THE ARCHITECT/ENGINEER OF RECORD.
- CONTRACTOR SHALL PROVIDE MAINTENANCE OF TRAFFIC DURING CONSTRUCTION IN ACCORDANCE WITH ALL STATE, COUNTY AND LOCAL REQUIREMENTS.
- CONTRACTOR SHALL PROVIDE ADEQUATE BARRIERS, FLAGS, AND LIGHTS, ETC. TO PROTECT PEDESTRIAN AND VEHICULAR TRAFFIC, AT NO ADDITIONAL COST TO THE OWNER.
- ALL EXISTING PAVEMENT, GRASS, LANDSCAPING, FENCE, ASPHALT, ETC. DISTURBED DURING CONSTRUCTION SHALL BE RESTORED TO ITS ORIGINAL CONDITIONS, AT NO ADDITIONAL COST TO THE OWNER.
- THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO PROTECT THE PUBLIC HEALTH AND ENSURE JOB SAFETY. THE CONTRACTOR SHALL CONFORM TO ALL APPLICABLE OCCUPATIONAL SAFETY & HEALTH AGENCY (OSHA) STANDARDS AND FEDERAL, STATE AND LOCAL GOVERNMENT SAFETY REQUIREMENTS.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO IMPLEMENT STORMWATER POLLUTION PREVENTION AND EROSION CONTROL FEATURES AND PRACTICES DURING CONSTRUCTION IN ACCORDANCE WITH THE CURRENT FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM (N.P.D.E.S.) REQUIREMENTS. CONTRACTOR MUST OBTAIN A FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION NODES DURING CONSTRUCTION PERMIT, PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES. ALL PERMIT FEES AND DOCUMENTATION PREPARATION SHALL BE DEEMED INCIDENTAL TO THE PROJECT LUMP SUM COST.
- CONTRACTOR SHALL ENSURE THAT ALL STORMWATER RUN-OFF WITHIN THE CONSTRUCTION AREA IS CONTAINED ON-SITE.
- ALL DEFECTIVE WORK NOT ACCEPTED BY THE ARCHITECT/ENGINEER, OR BY THE OWNER'S REPRESENTATIVE, OR BY ANY GOVERNMENT PERMITTING AGENCY SHALL BE IMMEDIATELY REPAIRED BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE.
- ALL AREAS WHICH ARE BEING EXCAVATED SHALL BE PROPERLY PROTECTED AND BARRICADED BY THE CONTRACTOR. ALL TRENCH WORK SHALL COMPLY WITH THE OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION EXCAVATION SAFETY STANDARDS, 29 C.F.R. S. 1926.650 SUBPART P AND THE FLORIDA TRENCH SAFETY ACT.
- ALL STAGING AREAS SHALL BE PROPERLY FENCED AND BARRICADED BY THE CONTRACTOR.
- SAW CUT EXISTING CONCRETE WALKS, CURBS, AND GUTTERS AND ASPHALT OR CONCRETE PAVEMENT CAREFULLY AND NEATLY WHERE UNDERGROUND WORK IS REQUIRED OR PROPOSED ASPHALT OR CONCRETE PAVEMENT, CURB, WALKS, ETC. WILL MEET EXISTING AT THESE LOCATIONS. CUT CONCRETE WALKS, CONCRETE PAVEMENT, CURBS AND GUTTERS AT NEAREST EXISTING CONCRETE JOINTS. CONTRACTOR SHALL INSTALL ALL UNDERGROUND UTILITIES PRIOR TO THE CONSTRUCTION OF THE PROPOSED PAVEMENT AND PAVEMENT BASE.
- PROVIDE FILL TO ENSURE THAT THE FINISH GRADE (INCLUDING SOD) IN LANDSCAPE AREAS ARE AT LEVEL AT CURBS AND/OR EDGE OF SIDEWALKS.
- WHERE NEW GRADES BLEND INTO EXISTING GRADES IN LANDSCAPE AREAS PROVIDE A UNIFORM TRANSITION. PROTECT ALL EXISTING PAVEMENT AND LANDSCAPE AREAS THAT ARE TO REMAIN.
- DUE TO FEDERAL REGULATIONS, THE CONTRACTOR MUST MAINTAIN ACCESS TO GAS VALVES AT ALL TIMES AND MUST PROTECT AND WORK AROUND ANY GAS VALVES THAT ARE IN THE PROJECT AREA.



FLOOR PLAN LEGEND

-  EXISTING CONSTRUCTION TO REMAIN
-  EXISTING PARTITION TO REMAIN
-  EXISTING COLUMN
-  NEW CONSTRUCTION
-  NEW PARTITION
-  NEW COLUMN
-  EXTERIOR ELEVATION TAG
-  WALL SECTION TAG
-  BUILDING SECTION TAG
-  EXISTING CONCRETE SIDEWALK TO REMAIN, REFER TO CIVIL
-  EXISTING ROADS, REFER TO CIVIL
-  EXISTING PLANTING AREAS, REFER TO LANDSCAPE



1 B1 OVERALL PLAN
1/16" = 1'-0"

OWNER
USSERY AUTOMOTIVE GROUP
BILL USSERY MOTORS
300 ALMERIA AVE
CORAL GABLES, FL 33134

PROJECT
Mercedes-Benz of Coral Gables
USSERY AUTOMOTIVE GROUP
MERCEDES-BENZ CORAL GABLES
2801 SALZEDO ST,
CORAL GABLES, FL 33134

SALES CENTER FOR MERCEDES-BENZ OF CORAL GABLES





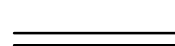




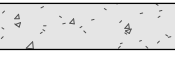

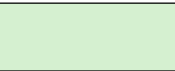
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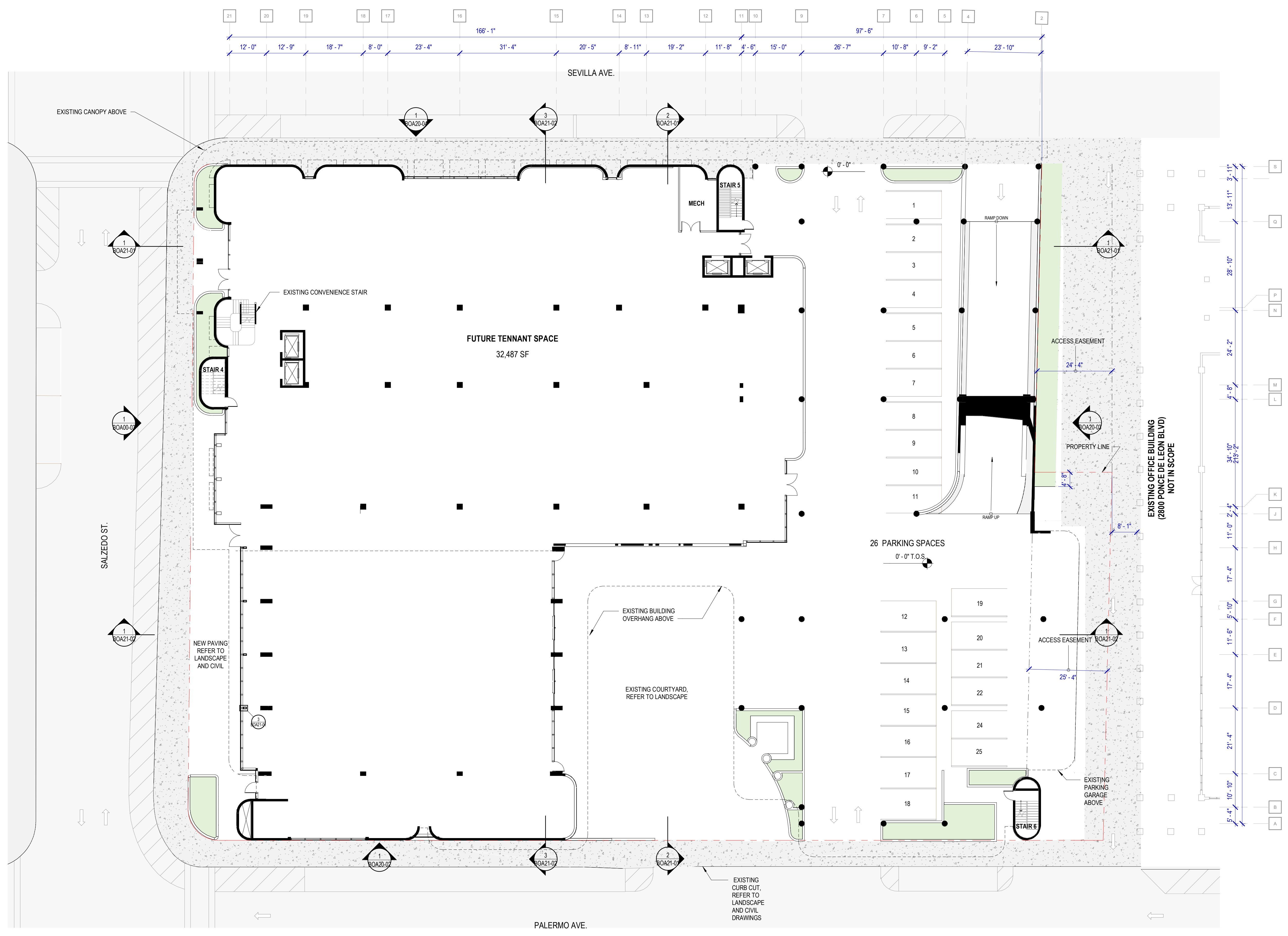
ARCHITECT
Perkins&Will
2800 Ponce De Leon Blvd,
Suite 1300,
Coral Gables, FL 33134
1 305.569.1333
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SHEET NUMBER
OVERALL FLOOR PLAN - LEVEL B1
BOA10-00
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FLOOR PLAN LEGEND

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-  WALL SECTION TAG
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-  EXISTING ROADS, REFER TO CIVIL
-  EXISTING PLANTING AREAS, REFER TO LANDSCAPE



1 OVERALL FLOOR PLAN - LEVEL 01
1/16" = 1'-0"

OWNER
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BILL USSERY MOTORS
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CORAL GABLES, FL 33134

PROJECT
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SALES CENTER FOR MERCEDES-BENZ OF CORAL GABLES





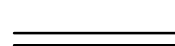




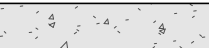


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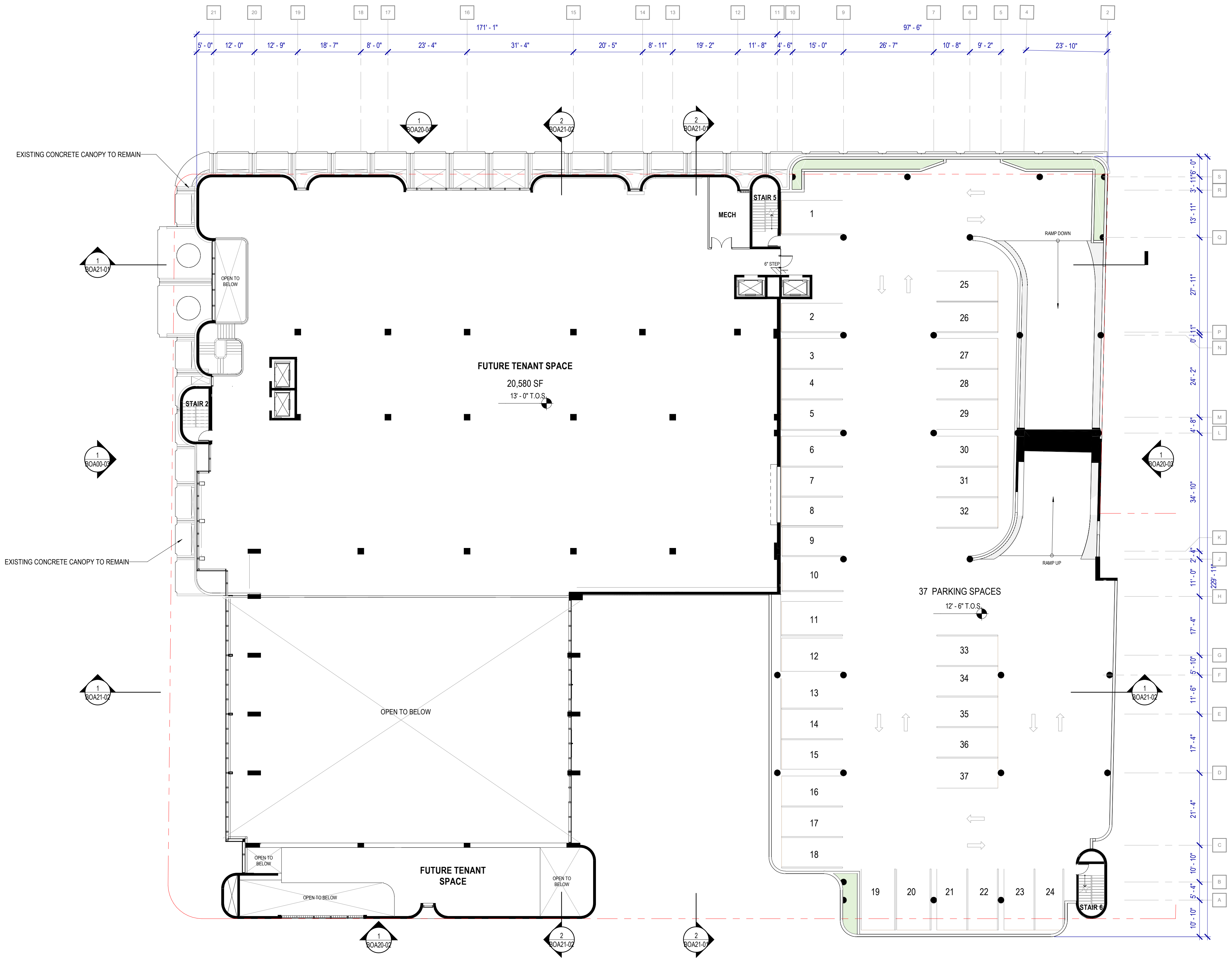
ARCHITECT
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f 305.569.1334
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FLOOR PLAN LEGEND

-  EXISTING CONSTRUCTION TO REMAIN
-  EXISTING PARTITION TO REMAIN
-  EXISTING COLUMN
-  NEW CONSTRUCTION
-  NEW PARTITION
-  NEW COLUMN
-  EXTERIOR ELEVATION TAG
-  WALL SECTION TAG
-  BUILDING SECTION TAG
-  EXISTING CONCRETE SIDEWALK TO REMAIN, REFER TO CIVIL
-  EXISTING ROADS, REFER TO CIVIL
-  EXISTING PLANTING AREAS, REFER TO LANDSCAPE





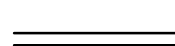

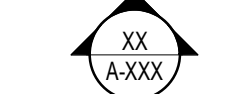


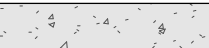




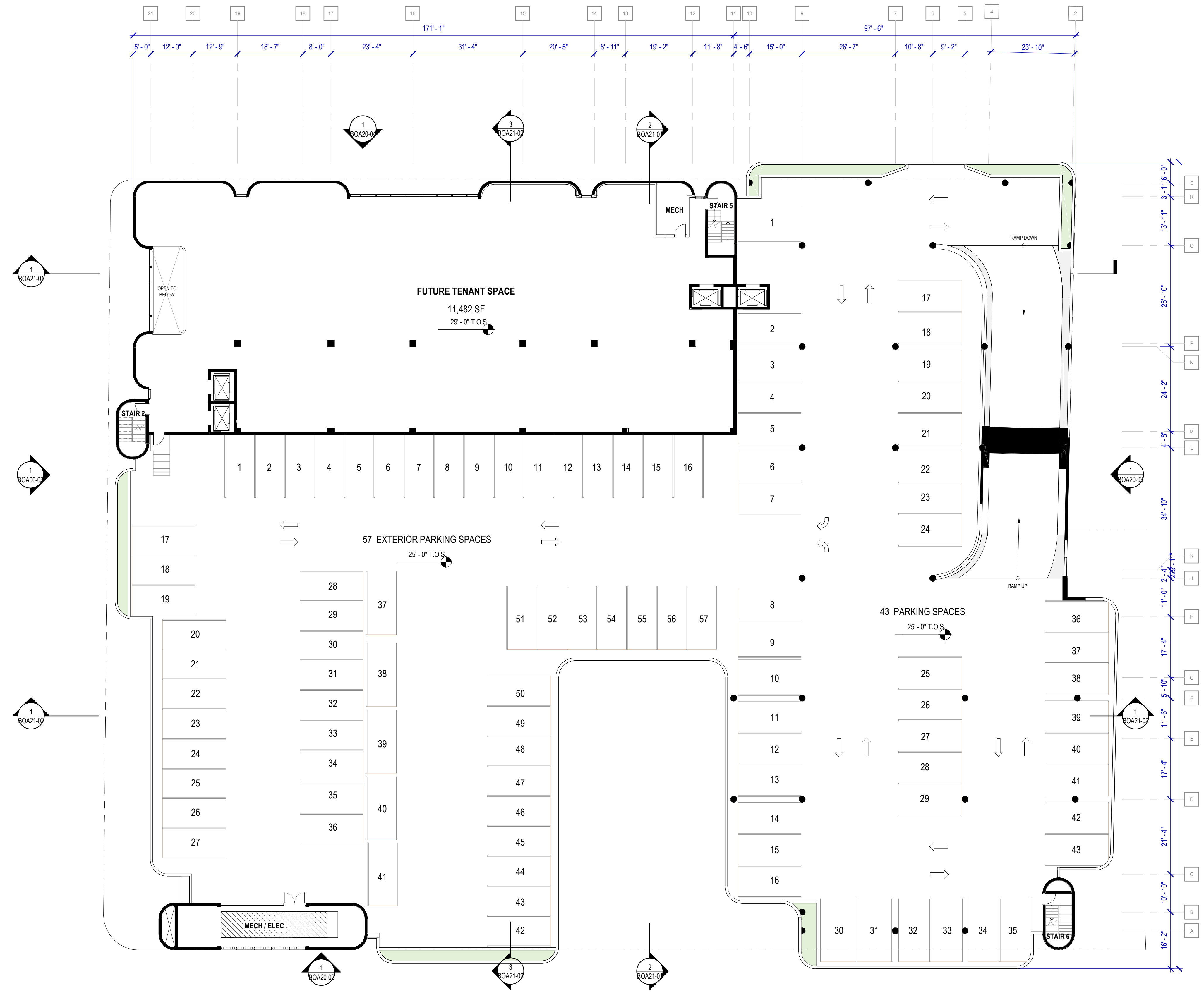
1 OVERALL FLOOR PLAN - LEVEL 02
1/16" = 1'-0"

<p>OWNER</p> <p>USSERY AUTOMOTIVE GROUP BILL USSERY MOTORS 300 ALMERIA AVE CORAL GABLES, FL 33134</p>	<p>PROJECT</p> <p>Mercedes-Benz of Coral Gables USSERY AUTOMOTIVE GROUP MERCEDES-BENZ CORAL GABLES 2801 SALZEDO ST, CORAL GABLES, FL 33134</p>	<p>SALES CENTER FOR MERCEDES-BENZ OF CORAL GABLES</p> <p>2801 SALZEDO ST, CORAL GABLES, FL 33134</p>	<p>ARCHITECT</p> <p>Perkins&Will 2800 Ponce De Leon Blvd, Suite 1300, Coral Gables, FL 33134 1 305.569.1333 f 305.569.1334 perkinswill.com</p>	<p>SHEET NUMBER</p> <p>OVERALL FLOOR PLAN - LEVEL 02 BOA10-02</p> <p style="font-size: small;">© 2014 Perkins and Will</p>
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7/26/2021 12:51:33 PM BIM360://Mercedes-Benz_CG_Showroom_Offices/MB_2801_SALZEDO.rvt

FLOOR PLAN LEGEND

-  EXISTING CONSTRUCTION TO REMAIN
-  EXISTING PARTITION TO REMAIN
-  EXISTING COLUMN
-  NEW CONSTRUCTION
-  NEW PARTITION
-  NEW COLUMN
-  EXTERIOR ELEVATION TAG
-  WALL SECTION TAG
-  BUILDING SECTION TAG
-  EXISTING CONCRETE SIDEWALK TO REMAIN, REFER TO CIVIL
-  EXISTING ROADS, REFER TO CIVIL
-  EXISTING PLANTING AREAS, REFER TO LANDSCAPE

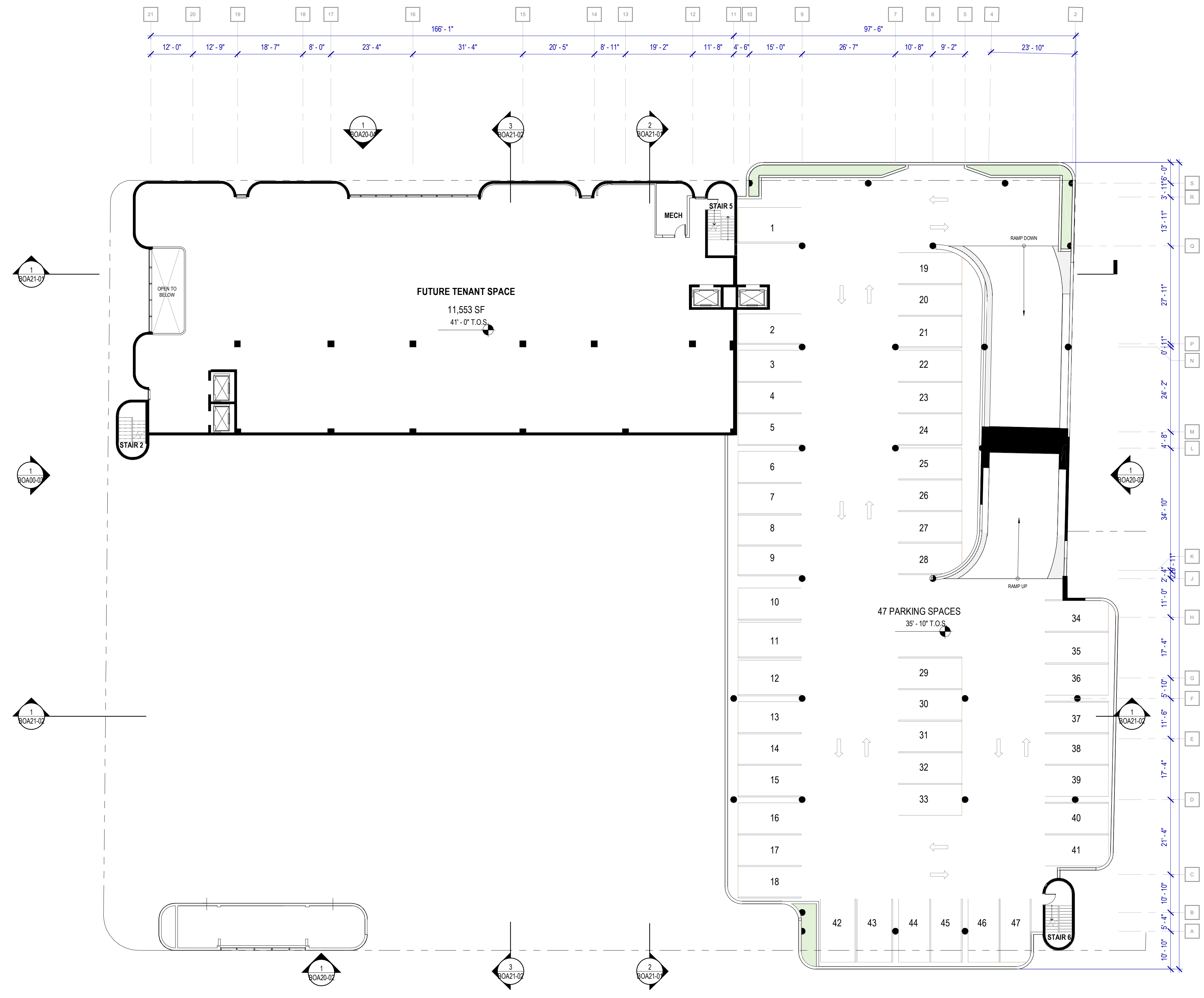


1 OVERALL FLOOR PLAN - LEVEL 03

1/16" = 1'-0"

<p>OWNER</p> <p>USSERY AUTOMOTIVE GROUP BILL USSERY MOTORS 300 ALMERIA AVE CORAL GABLES, FL 33134</p>	<p>PROJECT</p> <p>Mercedes-Benz of Coral Gables USSERY AUTOMOTIVE GROUP MERCEDES-BENZ CORAL GABLES 2801 SALZEDO ST, CORAL GABLES, FL 33134</p>	<p>SALES CENTER FOR MERCEDES-BENZ OF CORAL GABLES</p> <p>2801 SALZEDO ST, CORAL GABLES, FL 33134</p>	<p>ARCHITECT</p> <p>Perkins&Will 2800 Ponce De Leon Blvd, Suite 1300, Coral Gables, FL 33134 1 305.569.1333 f 305.569.1334 perkinswill.com</p>	<p>SHEET NUMBER</p> <p>OVERALL FLOOR PLAN - LEVEL 03 BOA10-03</p> <p style="font-size: small;">© 2014 Perkins and Will</p>
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FLOOR PLAN LEGEND

- EXISTING CONSTRUCTION TO REMAIN
- EXISTING PARTITION TO REMAIN
- EXISTING COLUMN
- NEW CONSTRUCTION
- NEW PARTITION
- NEW COLUMN
- EXTERIOR ELEVATION TAG
- WALL SECTION TAG
- BUILDING SECTION TAG
- EXISTING CONCRETE SIDEWALK TO REMAIN, REFER TO CIVIL
- EXISTING ROADS, REFER TO CIVIL
- EXISTING PLANTING AREAS, REFER TO LANDSCAPE





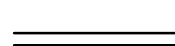


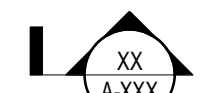

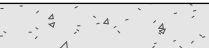


1 OVERALL FLOOR PLAN - LEVEL 04

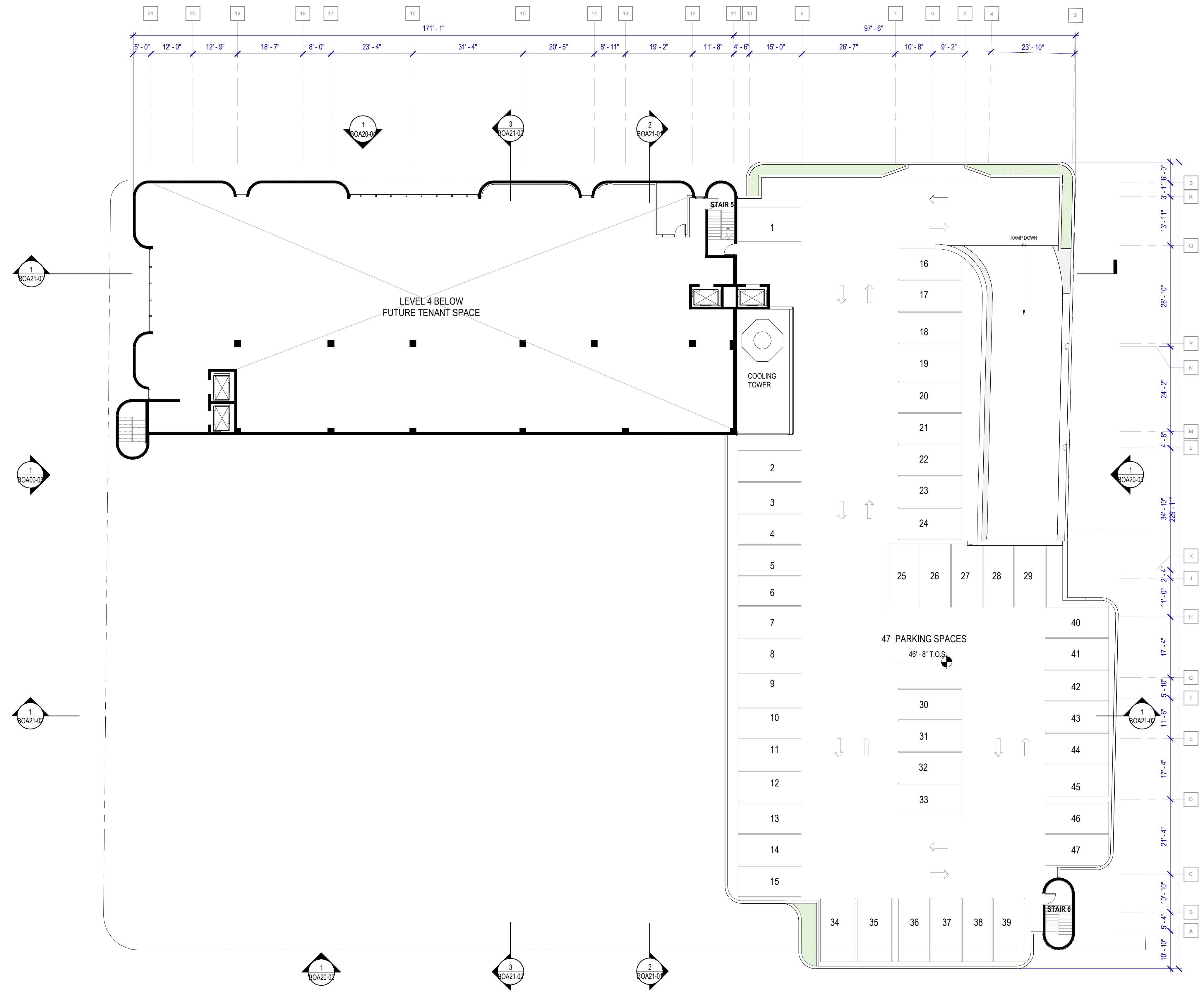
1/16" = 1'-0"

<p>OWNER</p> <p>USSERY AUTOMOTIVE GROUP BILL USSERY MOTORS 300 ALMERIA AVE CORAL GABLES, FL 33134</p>	<p>PROJECT</p> <p>Mercedes-Benz of Coral Gables USSERY AUTOMOTIVE GROUP MERCEDES-BENZ CORAL GABLES 2801 SALZEDO ST, CORAL GABLES, FL 33134</p>	<p>SALES CENTER FOR MERCEDES-BENZ OF CORAL GABLES</p> <p>2801 SALZEDO ST, CORAL GABLES, FL 33134</p>	<p>ARCHITECT</p> <p>Perkins&Will 2800 Ponce De Leon Blvd, Suite 1300, Coral Gables, FL 3313 1 305.569.1333 f 305.569.1334 perkinswill.com</p>	<p>SHEET NUMBER</p> <p>OVERALL FLOOR PLAN - LEVEL 04 BOA10-04</p> <p>© 2014 Perkins and Will</p>
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FLOOR PLAN LEGEND

-  EXISTING CONSTRUCTION TO REMAIN
-  EXISTING PARTITION TO REMAIN
-  EXISTING COLUMN
-  NEW CONSTRUCTION
-  NEW PARTITION
-  NEW COLUMN
-  EXTERIOR ELEVATION TAG
-  WALL SECTION TAG
-  BUILDING SECTION TAG
-  EXISTING CONCRETE SIDEWALK TO REMAIN, REFER TO CIVIL
-  EXISTING ROADS, REFER TO CIVIL
-  EXISTING PLANTING AREAS, REFER TO LANDSCAPE





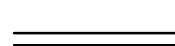

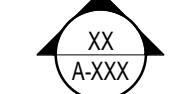
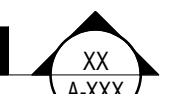



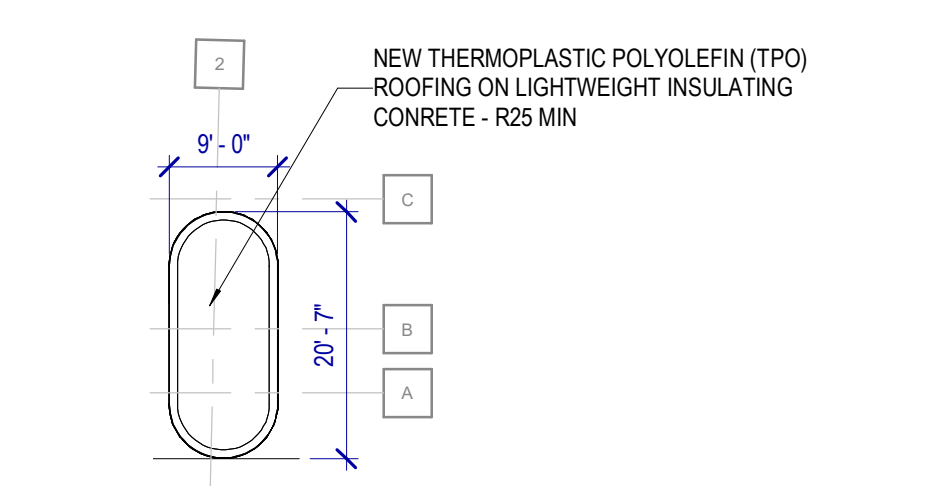
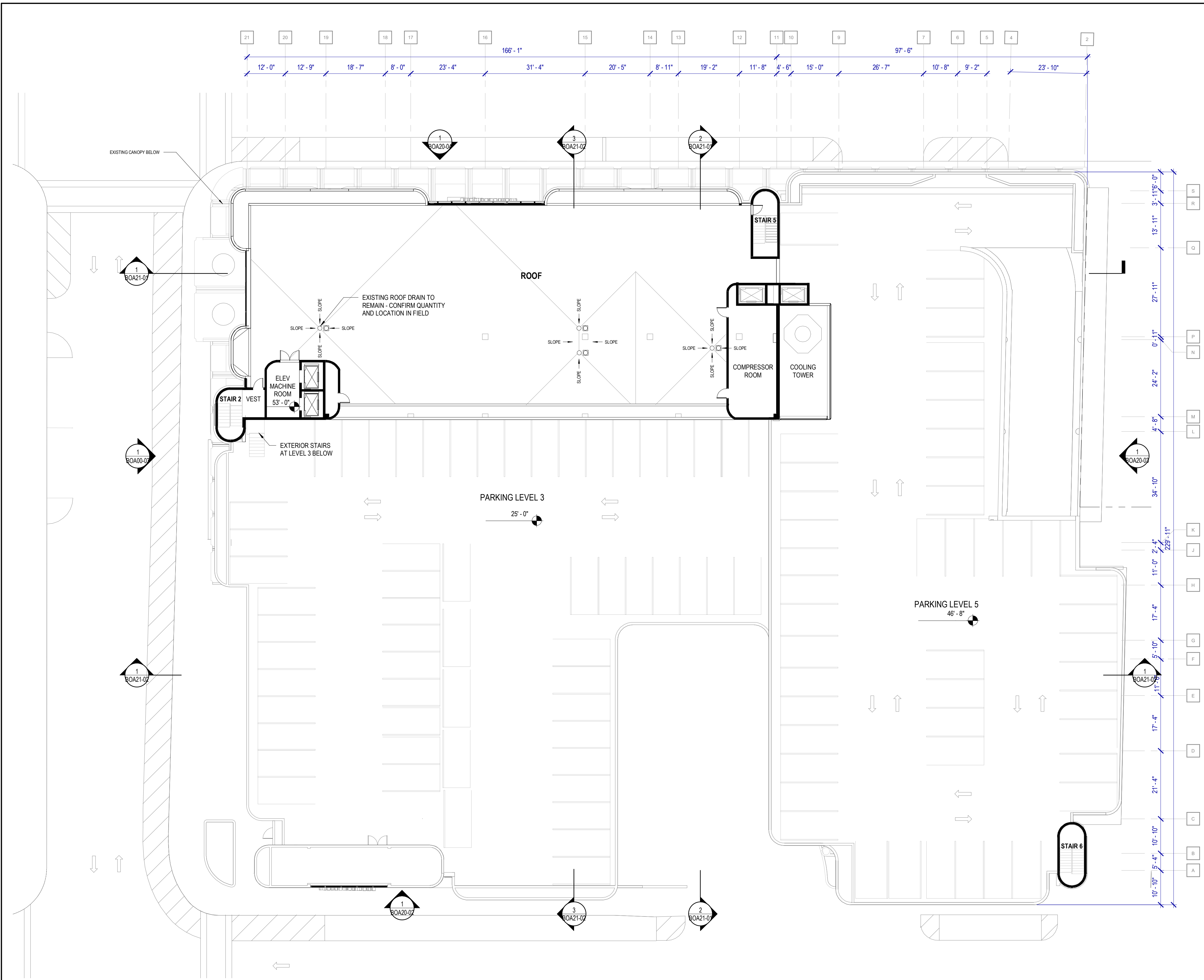
1 OVERALL FLOOR PLAN - LEVEL P5
1/16" = 1'-0"

<p>OWNER</p> <p>USSERY AUTOMOTIVE GROUP BILL USSERY MOTORS 300 ALMERIA AVE CORAL GABLES, FL 33134</p>	<p>PROJECT</p> <p>Mercedes-Benz of Coral Gables USSERY AUTOMOTIVE GROUP MERCEDES-BENZ CORAL GABLES 2801 SALZEDO ST, CORAL GABLES, FL 33134</p>	<p>SALES CENTER FOR MERCEDES-BENZ OF CORAL GABLES</p> <p>2801 SALZEDO ST, CORAL GABLES, FL 33134</p>	<p>ARCHITECT</p> <p>Perkins&Will 2800 Ponce De Leon Blvd, Suite 1300, Coral Gables, FL 33134 1 305.569.1333 f 305.569.1334 perkinswill.com</p>	<p>SHEET NUMBER</p> <p>OVERALL FLOOR PLAN - LEVEL P5 BOA10-05</p> <p style="font-size: small;">© 2014 Perkins and Will</p>
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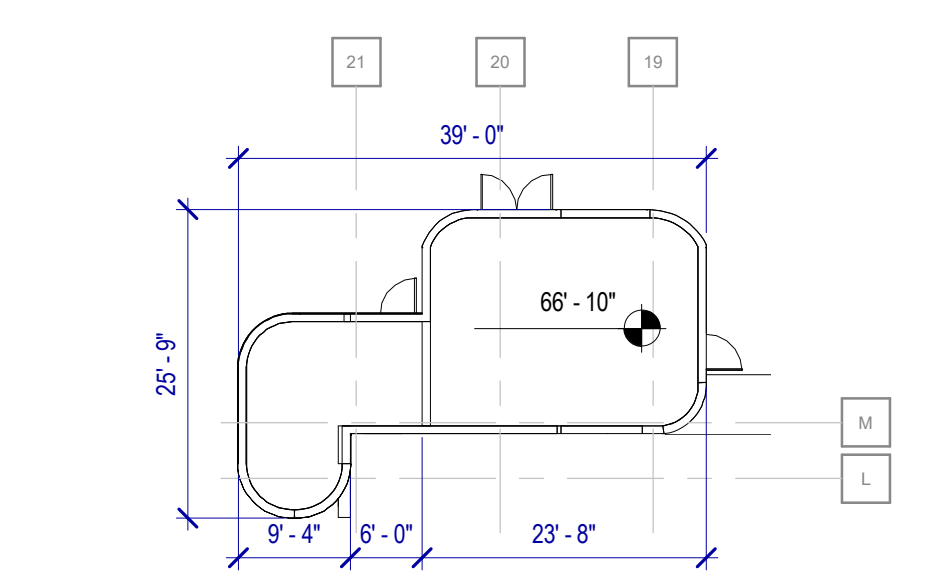
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FLOOR PLAN LEGEND

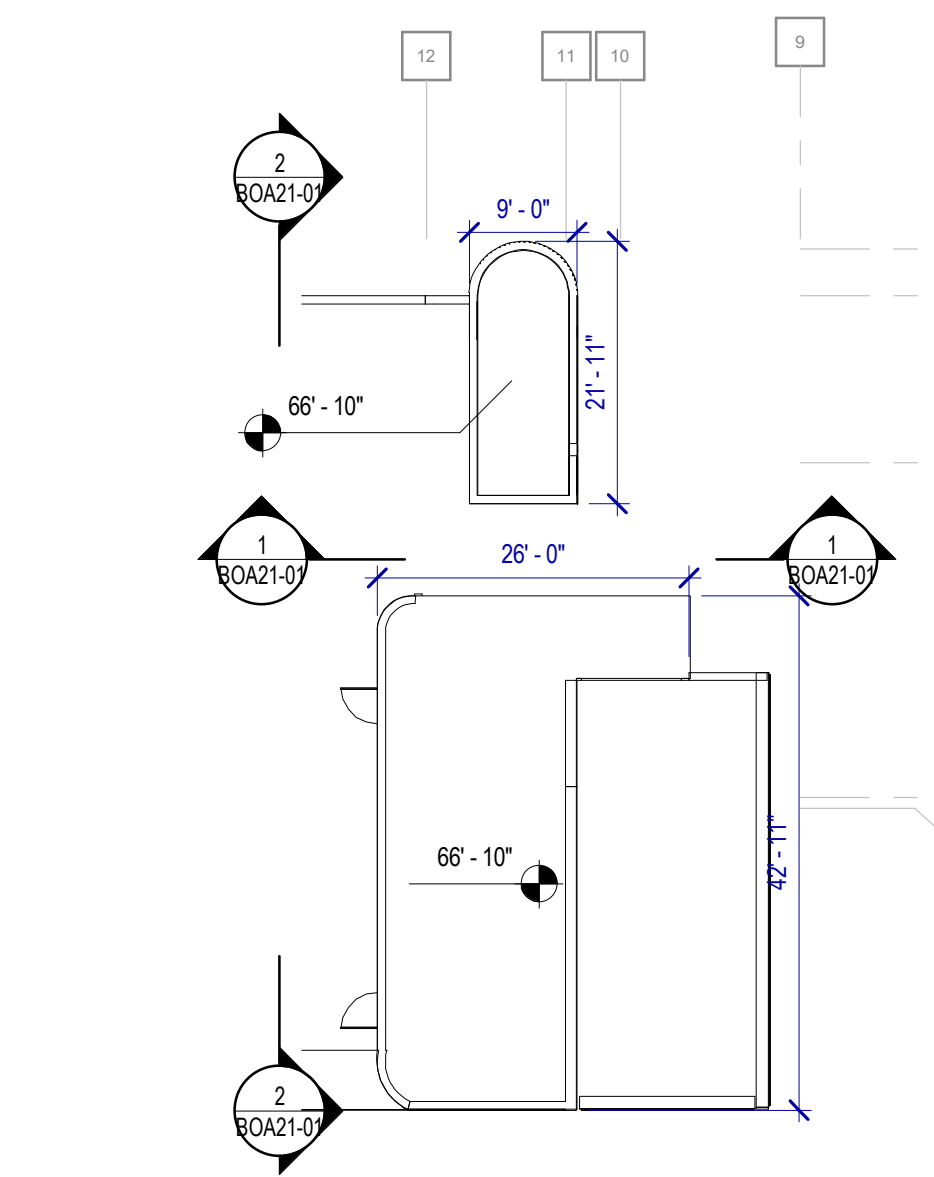
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-  EXISTING PARTITION TO REMAIN
-  EXISTING COLUMN
-  NEW CONSTRUCTION
-  NEW PARTITION
-  NEW COLUMN
-  EXTERIOR ELEVATION TAG
-  WALL SECTION TAG
-  BUILDING SECTION TAG



4 HIGH CORE ROOF - STAIR 6
1/16" = 1'-0"



2 HIGH CORE ROOF - WEST
1/16" = 1'-0"



3 HIGH CORE ROOF - EAST
1/16" = 1'-0"

1 OVERALL ROOF PLAN
1/16" = 1'-0"

OWNER
USSERY AUTOMOTIVE GROUP
BILL USSERY MOTORS
300 ALMERIA AVE
CORAL GABLES, FL 33134

PROJECT
Mercedes-Benz of Coral Gables
USSERY AUTOMOTIVE GROUP
MERCEDES-BENZ CORAL GABLES
2801 SALZEDO ST,
CORAL GABLES, FL 33134

SALES CENTER FOR MERCEDES-BENZ OF CORAL GABLES

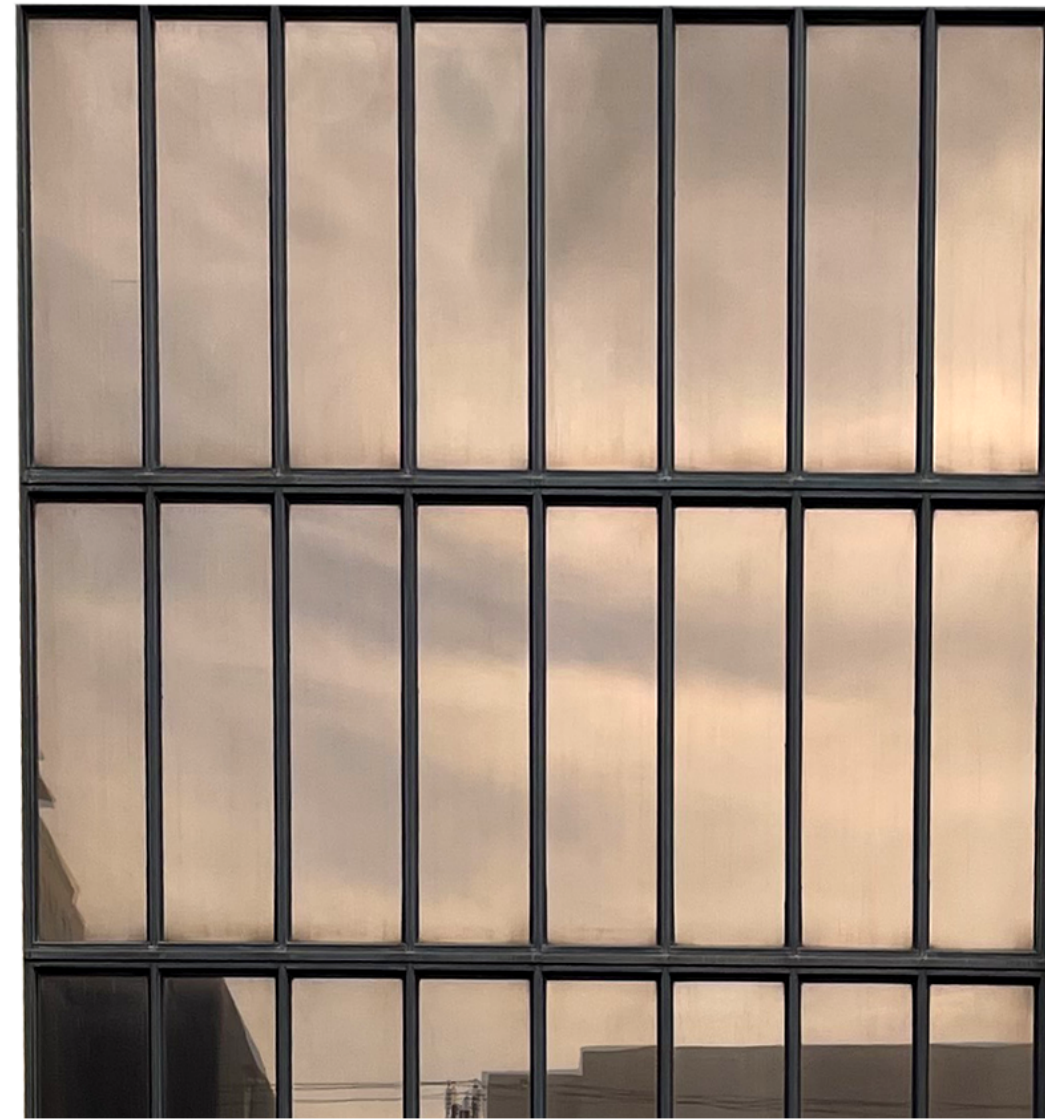
2801 SALZEDO ST, CORAL GABLES, FL 33134

ARCHITECT
Perkins&Will
2800 Ponce De Leon Blvd,
Suite 1300,
Coral Gables, FL 3313
1 305.569.1333
f 305.569.1334
perkinswill.com

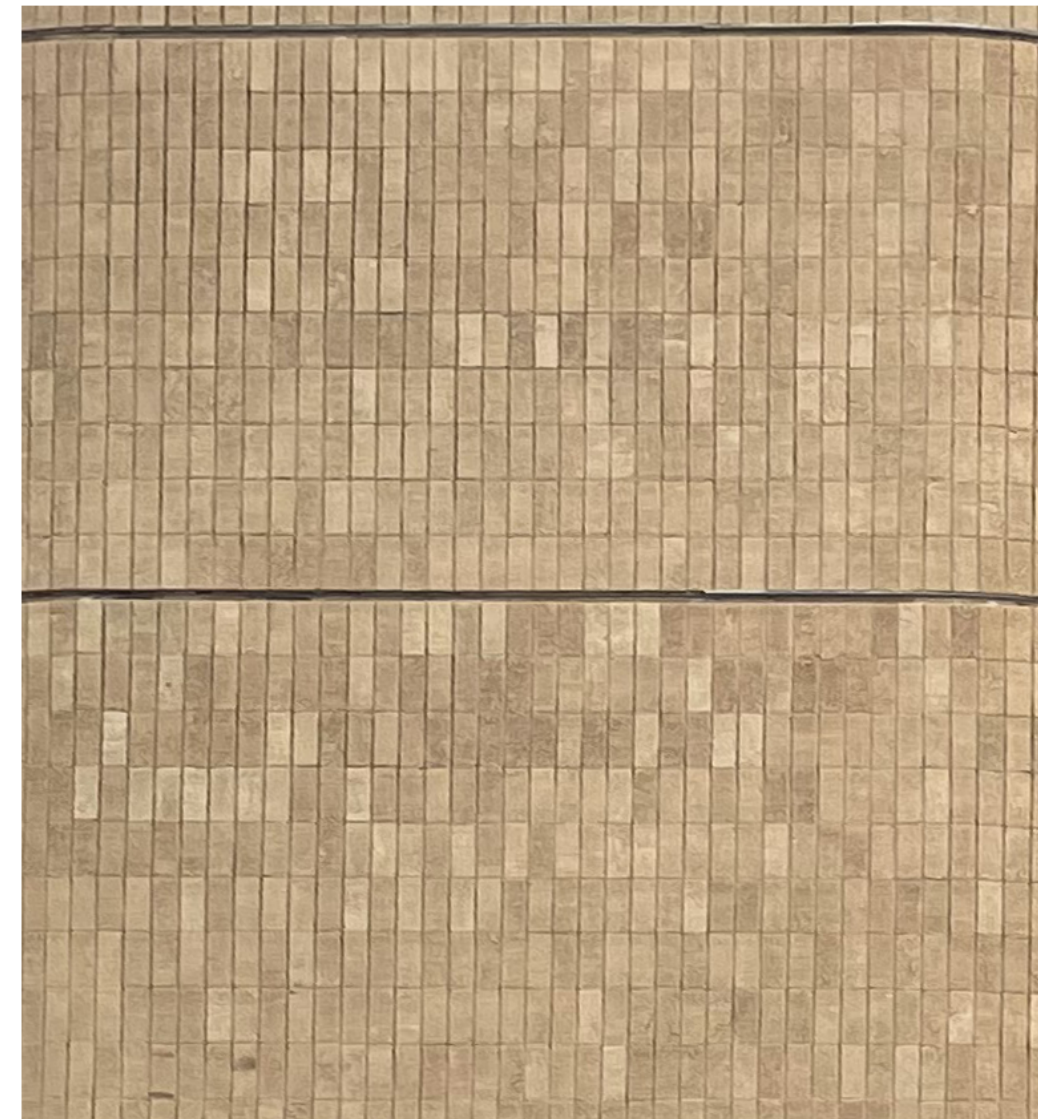
SHEET NUMBER
OVERALL ROOF PLAN
BOA10-06
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EXISTING EXTERIOR FINISHES

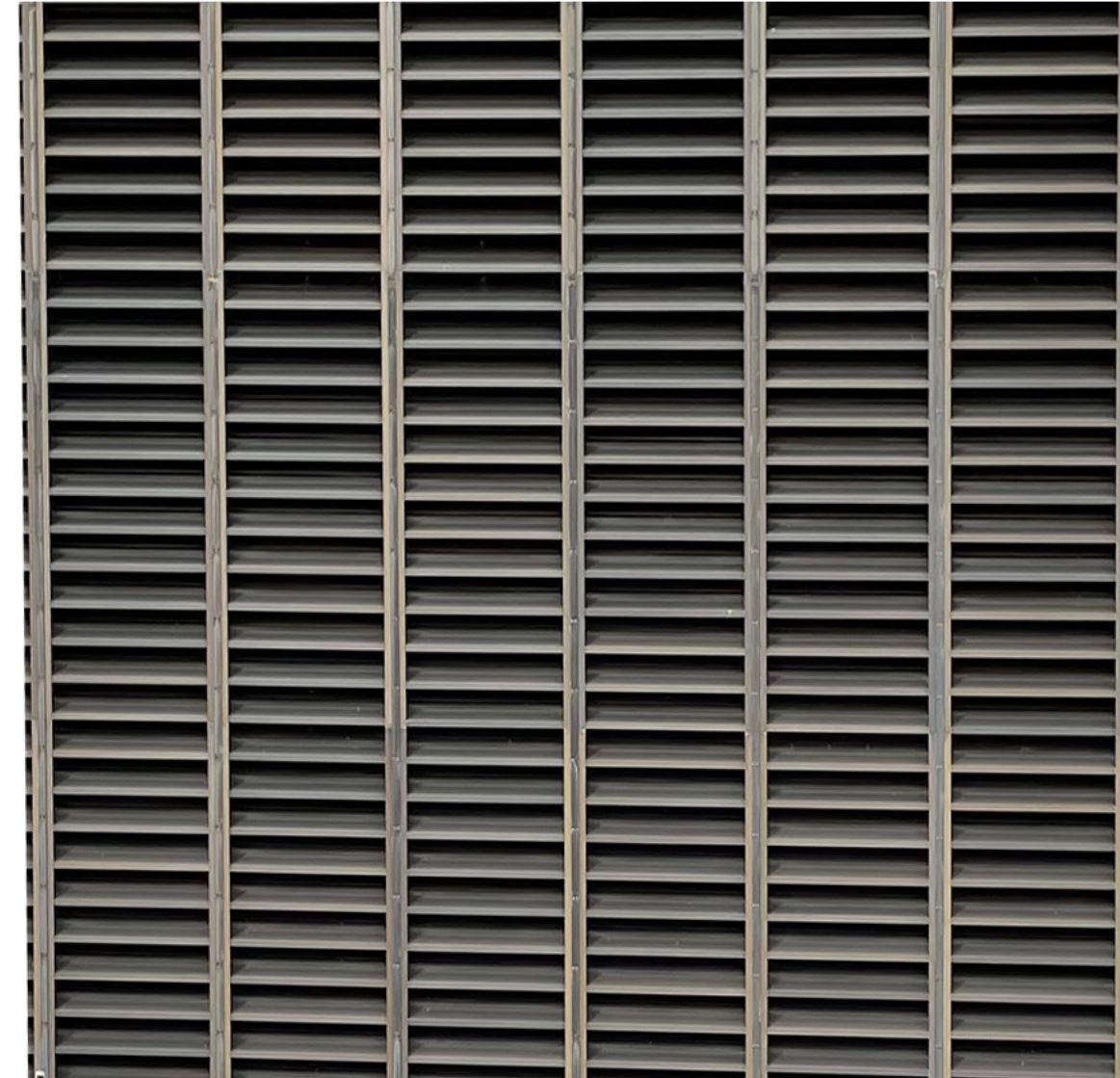
EXISTING GLAZING



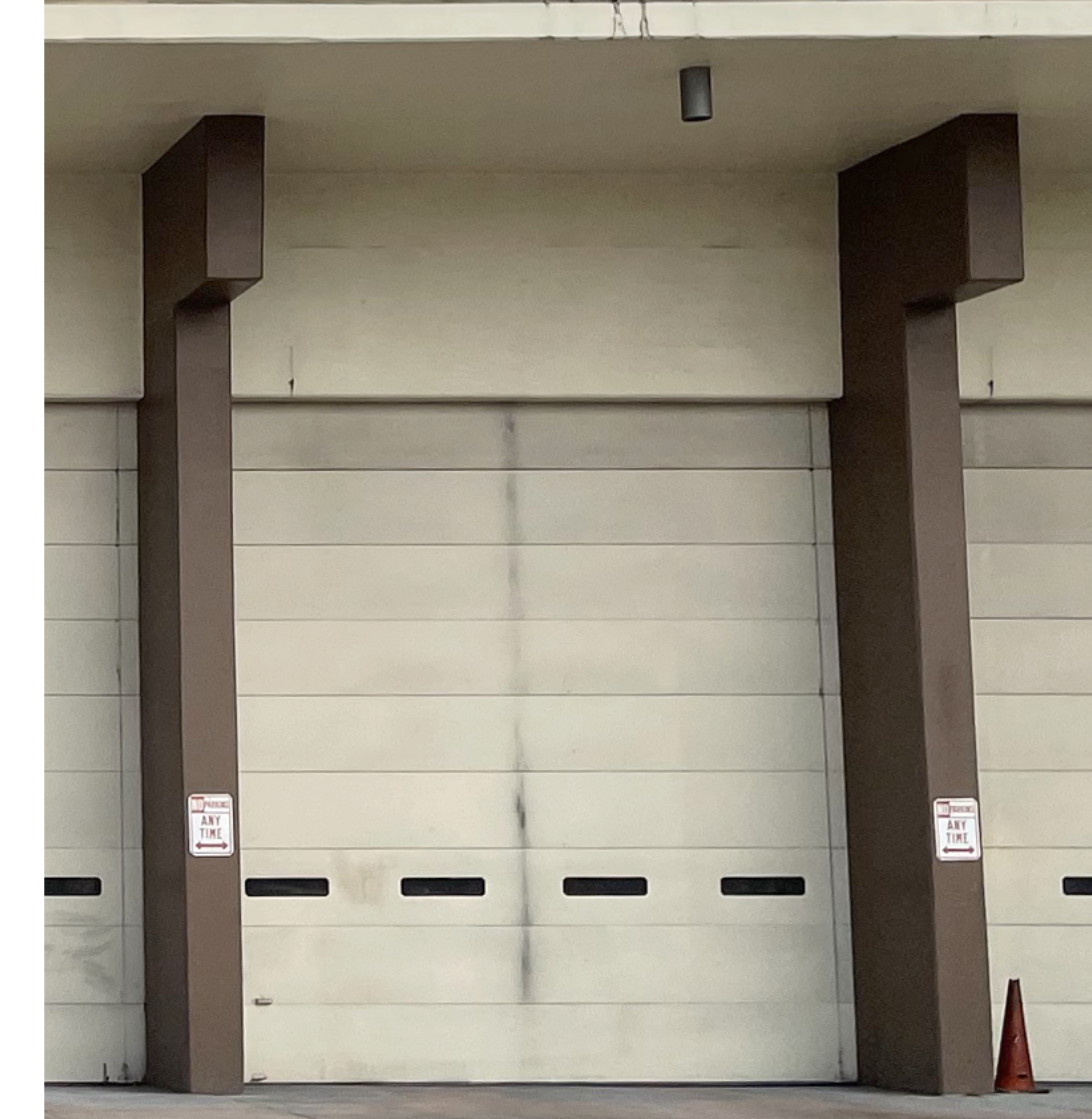
EXISTING BRICK VENEER



EXISTING LOUVERS



EXISTING ROLL-UP DOORS



PROPOSED EXTERIOR FINISHES

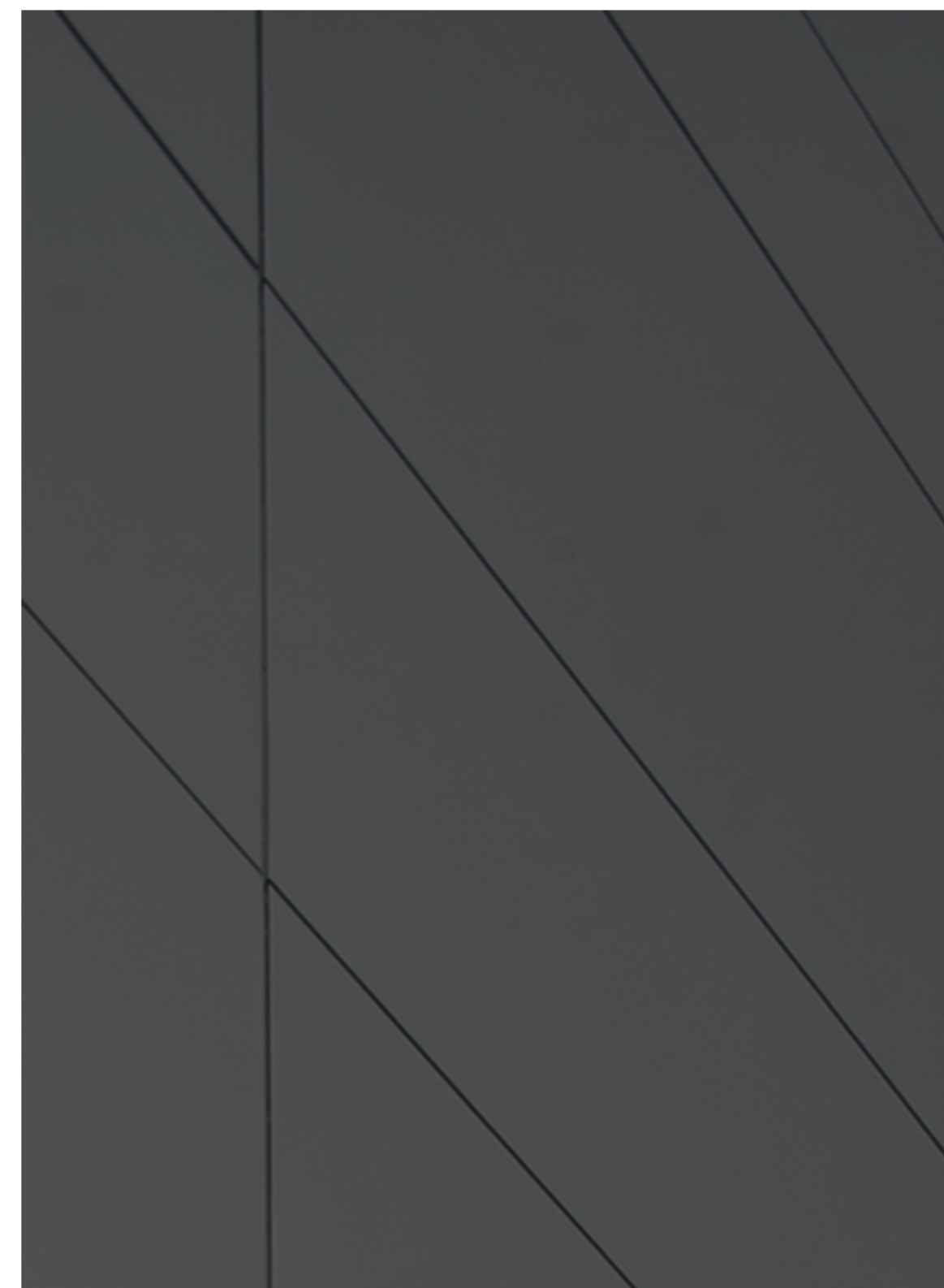
PROPOSED GLAZING



PROPOSED WHITE STUCCO



**PROPOSED BLACK ALUMINUM
PANEL CANOPY AND WALL**



PROPOSED PAVING



OWNER
USSERY AUTOMOTIVE GROUP
BILL USSERY MOTORS
300 ALMERIA AVE
CORAL GABLES, FL 33134

PROJECT
Mercedes-Benz of Coral Gables
USSERY AUTOMOTIVE GROUP
MERCEDES-BENZ CORAL
GABLES
2801 SALZEDO ST,
CORAL GABLES, FL 33134

SALES CENTER FOR MERCEDES-BENZ OF CORAL GABLES

2801 SALZEDO ST, CORAL GABLES, FL 33134

ARCHITECT

Perkins&Will

2800 Ponce De Leon Blvd,
Suite 1300,
Coral Gables, FL 33133
1 305.569.1333
f 305.569.1334
perkinswill.com

SHEET NUMBER

EXTERIOR FINISHES

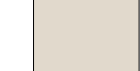





BOA20-00

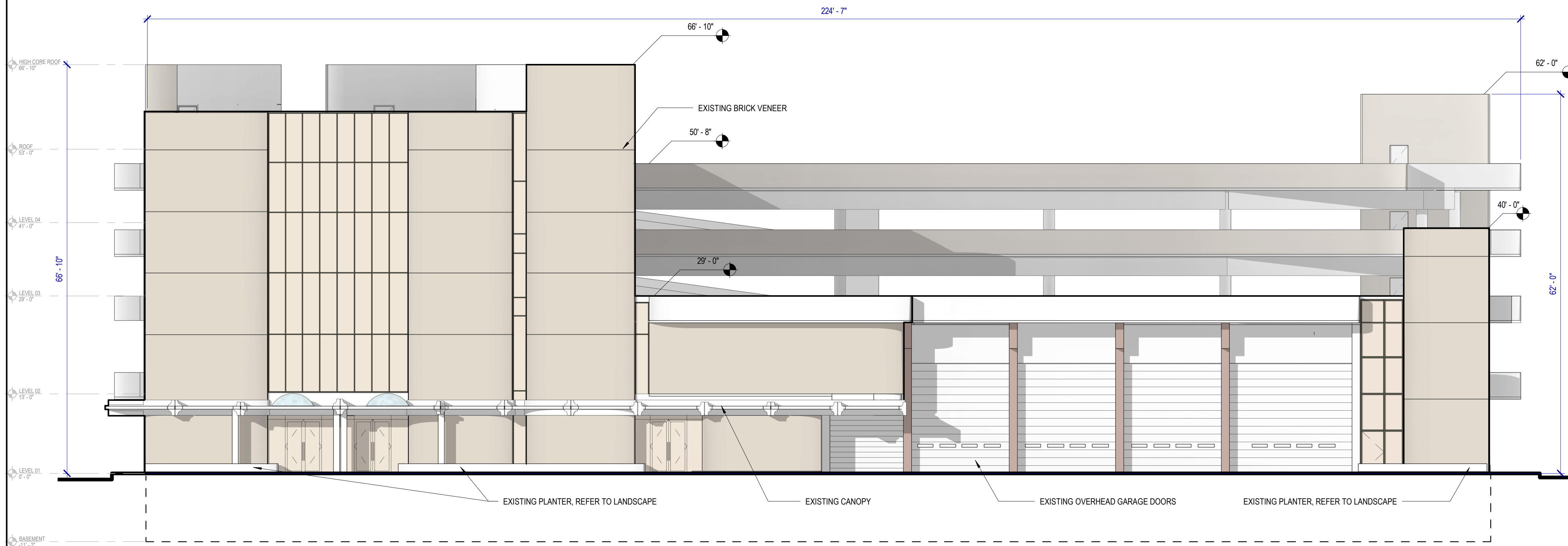
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**EXTERIOR ELEVATION
GENERAL NOTES**

1. PROVIDE STRUCTURAL SEALANT GLAZED CURTAIN WALLS WITH MIAMI-DADE NOTICE OF ACCEPTANCE AS REQUIRED FOR THE SPANS INDICATED. PROVIDE SSG SYSTEMS WITH COSMETIC VERTICAL MULLION CAPS AS INDICATED IN ELEVATIONS. BASIS OF DESIGN FOR THE CURTAIN WALL IS CRAWFORD TRACEY CORPORATION PRO TECH 7 SSG AND PRO TECH 9 SSG AS REQUIRED FOR SPANS INDICATED.
2. VISION GLAZING; EXTERIOR VISION GLAZING SHALL BE LOW-E, INSULATING-LAMINATED GLAZING. BASIS OF DESIGN SHALL BE VIRACON VNE19-63 WITH THREE LITES OF 1/4" HEAT STRENGTHENED, LOW-IRON GLAZING; VISIBLE LIGHT: 70%, SUMMER DAYTIME U-FACTOR: .26 MAX (CENTER OF GLASS); SOLAR HEAT GAIN COEFFICIENT: .30 MAX, OUTDOOR VISIBLE REFLECTANCE: .13%.
3. PROVIDE CLEAR ANNOZIDED METAL PAN AND INSULATED SHADOW BOX AS INDICATED. AT SHADOW BOX LOCATIONS PROVIDE LOW-E, INSULATING-LAMINATED GLAZING PER ABOVE B.O.D.

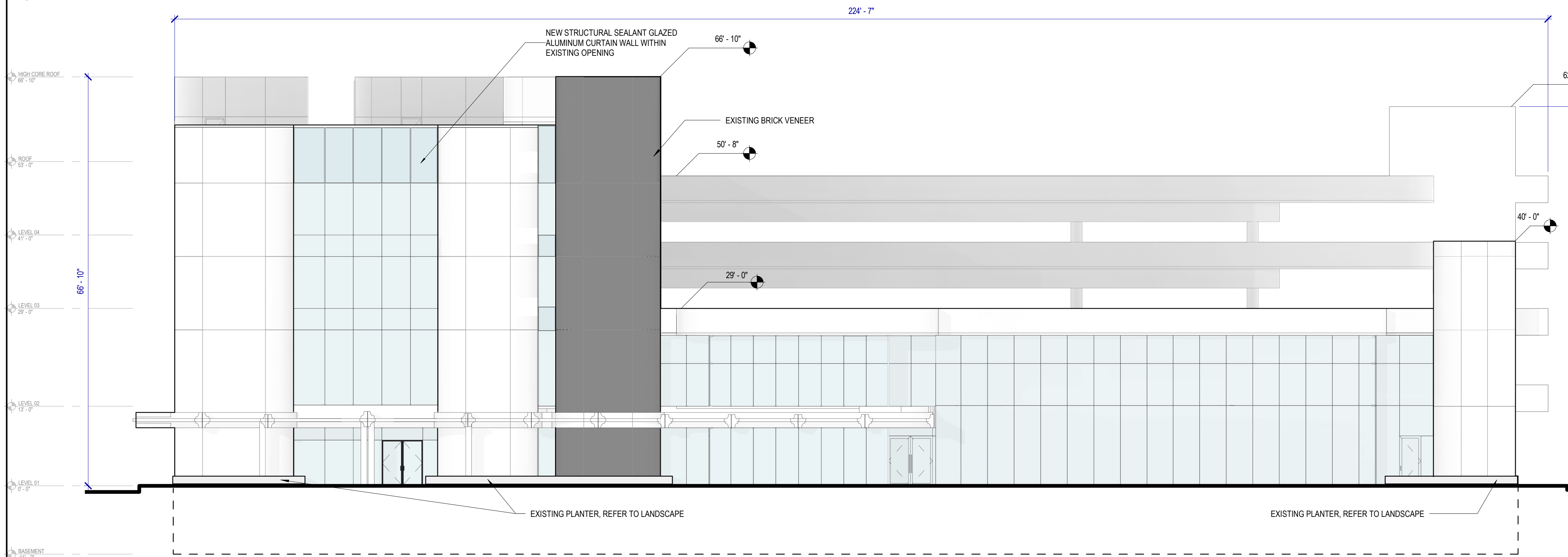
EXTERIOR MATERIALS LEGEND

-  EXISTING BRICK VENEER
-  EXISTING GLAZING
-  NEW WHITE PAINTED STUCCO
-  NEW ALUMINUM COMPOSITE METAL PANEL
-  NEW VISION GLAZING
-  NEW VISION GLAZING WITH SHADOW BOX



2 WEST ELEVATION - EXISTING

3/32" = 1'-0"



1 WEST ELEVATION-NEW CONSTRUCTION

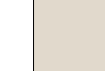
3/32" = 1'-0"

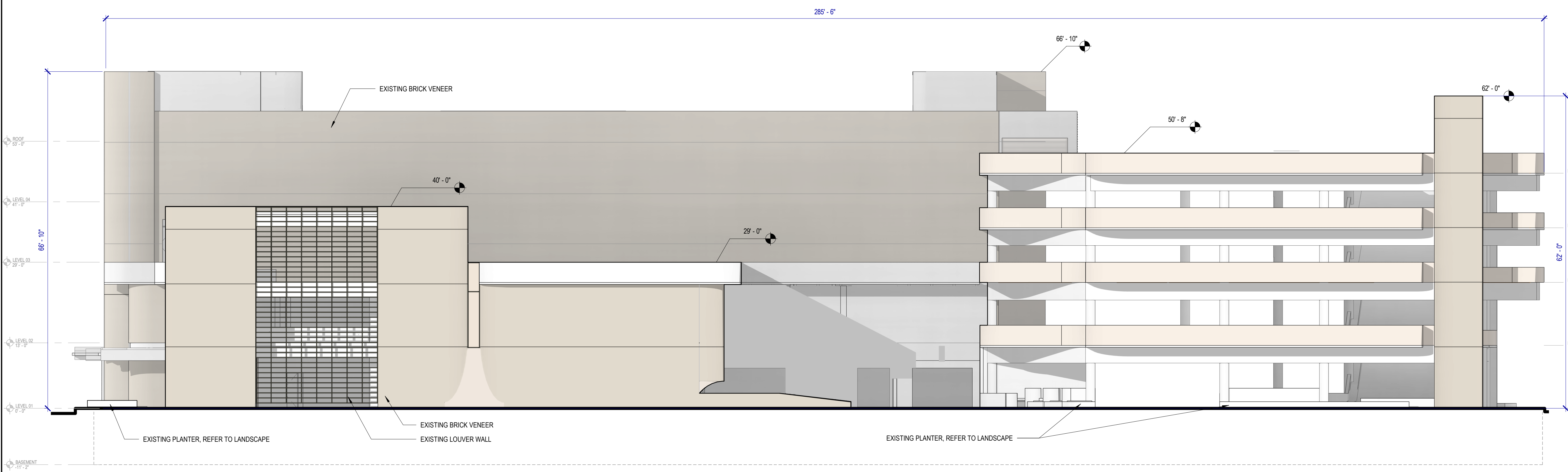
<p>OWNER</p> <p>USSERY AUTOMOTIVE GROUP BILL USSERY MOTORS 300 ALMERIA AVE CORAL GABLES, FL 33134</p>	<p>PROJECT</p> <p>Mercedes-Benz of Coral Gables USSERY AUTOMOTIVE GROUP MERCEDES-BENZ CORAL GABLES 2801 SALZEDO ST, CORAL GABLES, FL 33134</p>	<p>SALES CENTER FOR MERCEDES-BENZ OF CORAL GABLES</p> <p>2801 SALZEDO ST, CORAL GABLES, FL 33134</p>	<p>ARCHITECT</p> <p>Perkins&Will 2800 Ponce De Leon Blvd, Suite 1300, Coral Gables, FL 33133 1 305.569.1333 f 305.569.1334 perkinswill.com</p>	<p>SHEET NUMBER</p> <p>OVERALL ELEVATIONS</p> <p>BOA20-01</p> <p>© 2014 Perkins and Will</p>
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**EXTERIOR ELEVATION
GENERAL NOTES**

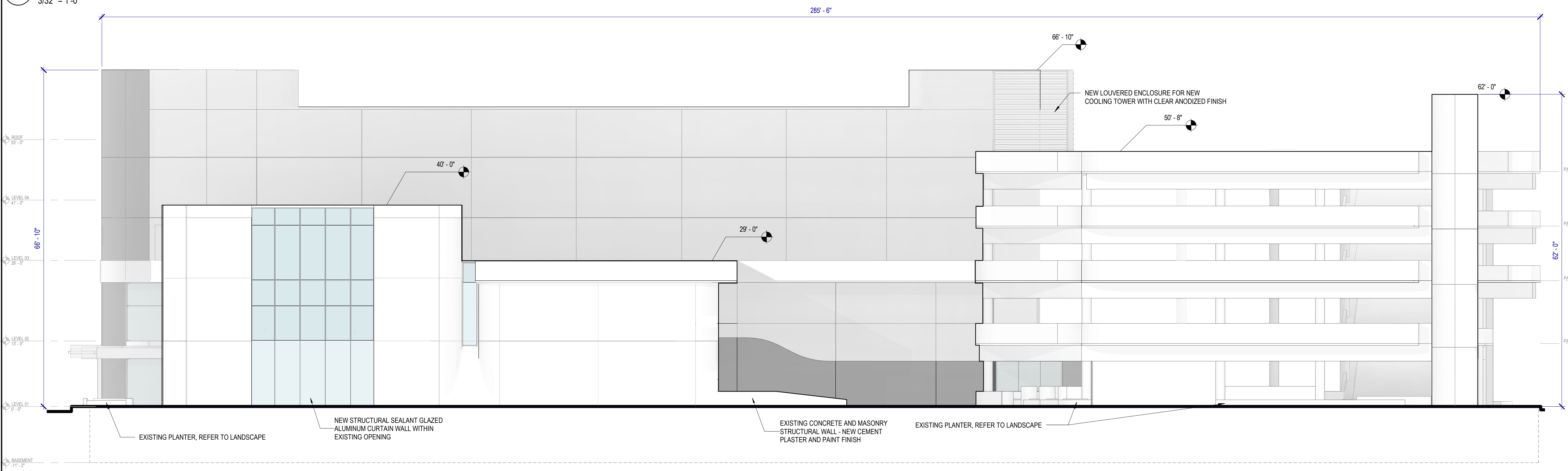
1. PROVIDE STRUCTURAL SEALANT GLAZED CURTAIN WALLS WITH MIAMI-DADE NOTICE OF ACCEPTANCE AS REQUIRED FOR THE SPANS INDICATED. PROVIDE SSG SYSTEMS WITH COSMETIC VERTICAL MULLION CAPS AS INDICATED IN ELEVATIONS. BASIS OF DESIGN FOR THE CURTAIN WALL IS CRAWFORD TRACEY CORPORATION PRO TECH 7 SG AND PRO TECH 9 SG AS REQUIRED FOR SPANS INDICATED.
2. VISION GLAZING: EXTERIOR VISION GLAZING SHALL BE LOW-E, INSULATING-LAMINATED GLAZING. BASIS OF DESIGN SHALL BE VIRAACON VNE 13-63 WITH THREE LITES OF 1/4" HEAT STRENGTHENED, LOW-IRON GLAZING; VISIBLE LIGHT: 70%, SUMMER DAYTIME U-FACTOR: .26 MAX (CENTER OF GLASS), SOLAR HEAT GAIN COEFFICIENT: .30 MAX, OUTDOOR VISIBLE REFLECTANCE: .13%.
3. PROVIDE CLEAR ANNOIDIZED METAL PAN AND INSULATED SHADOW BOX AS INDICATED. AT SHADOW BOX LOCATIONS PROVIDE LOW-E, INSULATING-LAMINATED GLAZING PER ABOVE B.O.D.

EXTERIOR MATERIALS LEGEND

-  EXISTING BRICK VENEER
-  EXISTING GLAZING
-  NEW WHITE PAINTED STUCCO
-  NEW ALUMINUM COMPOSITE METAL PANEL
-  NEW VISION GLAZING
-  NEW VISION GLAZING WITH SHADOW BOX



2 SOUTH ELEVATION - EXISTING
3/32" = 1'-0"



1 SOUTH ELEVATION - NEW
3/32" = 1'-0"

OWNER	PROJECT	ARCHITECT	SHEET NUMBER
USSERY AUTOMOTIVE GROUP BILL USSERY MOTORS 300 ALMERIA AVE CORAL GABLES, FL 33134	Mercedes-Benz of Coral Gables USSERY AUTOMOTIVE GROUP MERCEDES-BENZ CORAL GABLES 2801 SALZEDO ST, CORAL GABLES, FL 33134	Perkins&Will 2800 Ponce De Leon Blvd, Suite 1300, Coral Gables, FL 3313 1 305.569.1333 f 305.569.1334 perkinswill.com	OVERALL ELEVATIONS BOA20-02 © 2014 Perkins and Will

SALES CENTER FOR MERCEDES-BENZ OF CORAL GABLES







2801 SALZEDO ST, CORAL GABLES, FL 33134

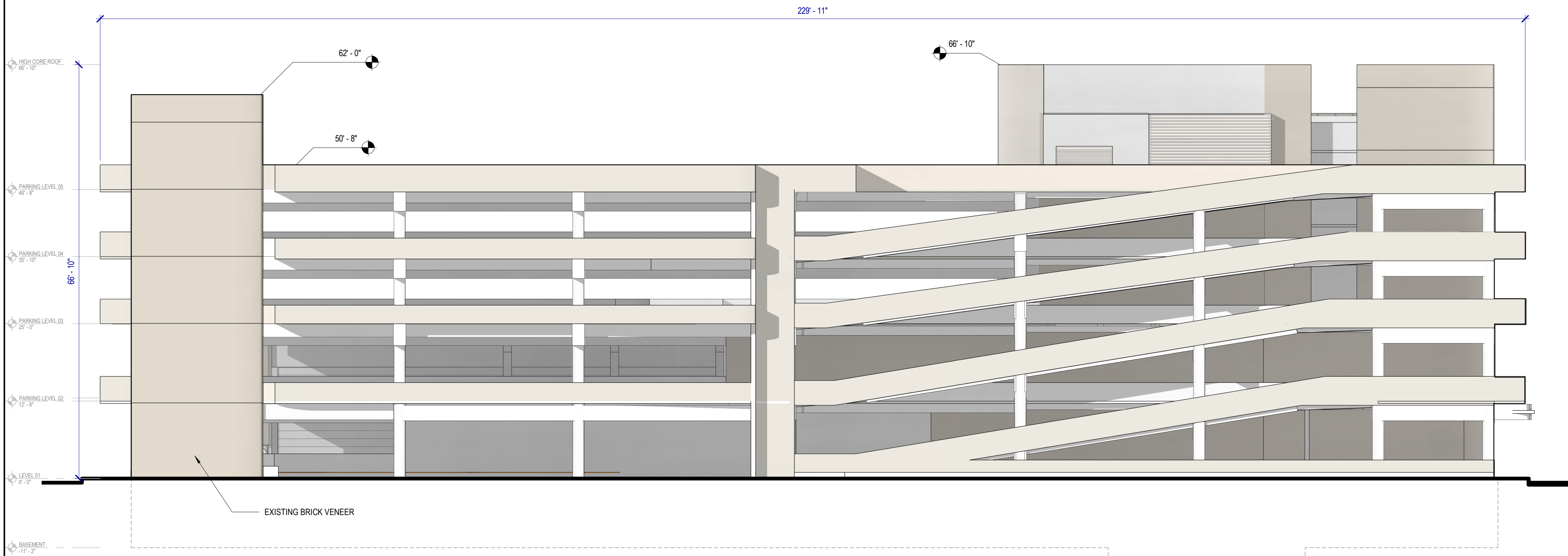
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**EXTERIOR ELEVATION
GENERAL NOTES**

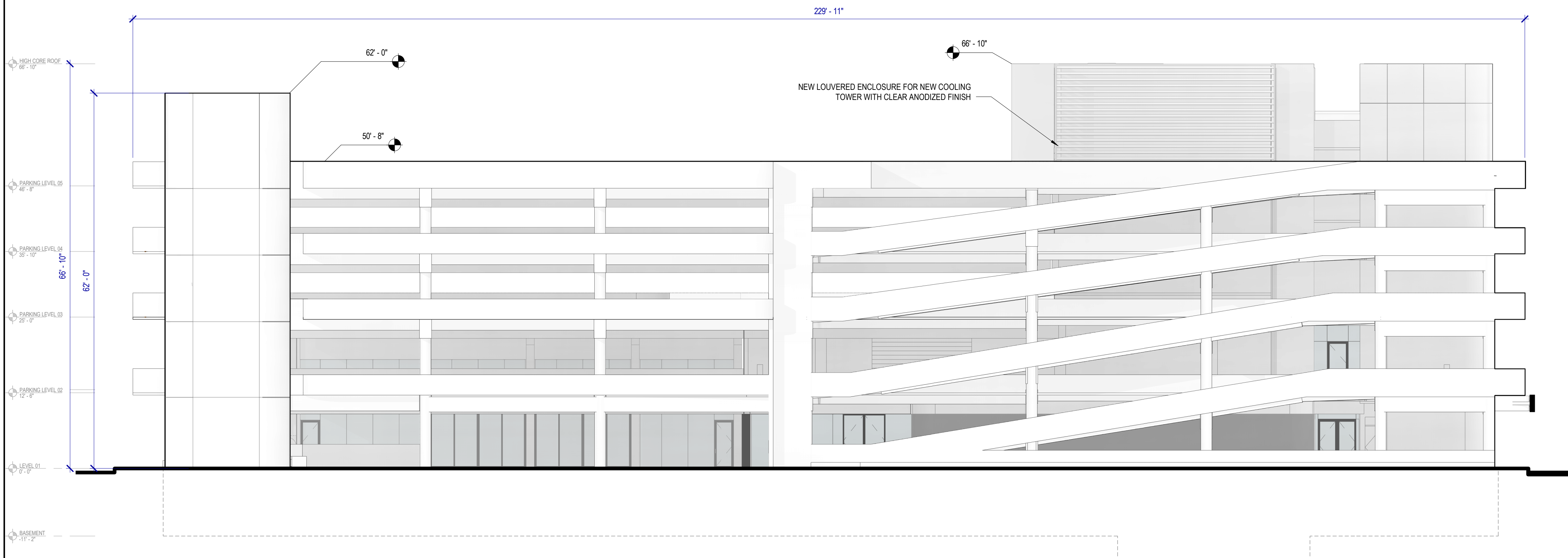
1. PROVIDE STRUCTURAL SEALANT GLAZED CURTAIN WALLS WITH MIAMI-DADE NOTICE OF ACCEPTANCE AS REQUIRED FOR THE SPANS INDICATED. PROVIDE SSG SYSTEMS WITH COSMETIC VERTICAL MULLION CAPS AS INDICATED IN ELEVATIONS. BASIS OF DESIGN FOR THE CURTAIN WALL IS CRAWFORD TRACEY CORPORATION PRO TECH 7 SG AND PRO TECH 9 SG AS REQUIRED FOR SPANS INDICATED.
2. VISION GLAZING: EXTERIOR VISION GLAZING SHALL BE LOW-E, INSULATING-LAMINATED GLAZING. BASIS OF DESIGN SHALL BE VIRACON VINE 13-63 WITH THREE LITES OF 1/4" HEAT STRENGTHENED, LOW-IRON GLAZING; VISIBLE LIGHT: 70%, SUMMER DAYTIME U-FACTOR: .26 MAX (CENTER OF GLASS), SOLAR HEAT GAIN COEFFICIENT: .30 MAX, OUTDOOR VISIBLE REFLECTANCE: .13%.
3. PROVIDE CLEAR ANODIZED METAL PAN AND INSULATED SHADOW BOX AS INDICATED. AT SHADOW BOX LOCATIONS PROVIDE LOW-E, INSULATING-LAMINATED GLAZING PER ABOVE B.O.D.

EXTERIOR MATERIALS LEGEND

-  EXISTING BRICK VENEER
-  EXISTING GLAZING
-  NEW WHITE PAINTED STUCCO
-  NEW ALUMINUM COMPOSITE METAL PANEL
-  NEW VISION GLAZING
-  NEW VISION GLAZING WITH SHADOW BOX



2 EAST ELEVATION - EXISTING
3/32" = 1'-0"





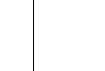


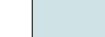
1 EAST ELEVATION NEW CONSTRUCTION
3/32" = 1'-0"

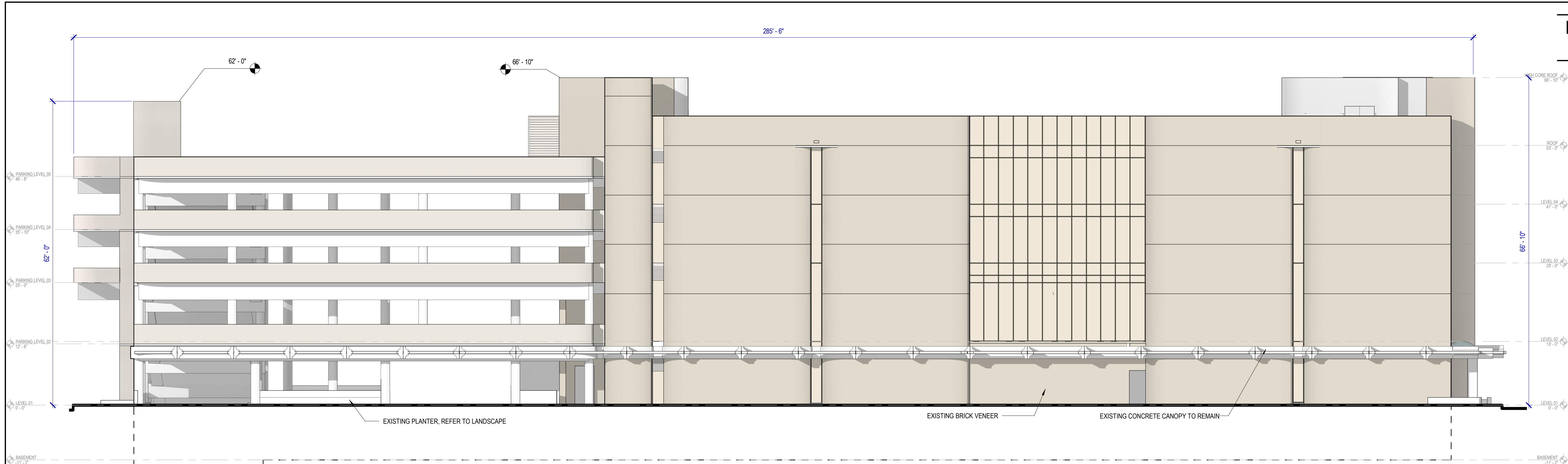
<p>OWNER</p> <p>USSERY AUTOMOTIVE GROUP BILL USSERY MOTORS 300 ALMERIA AVE CORAL GABLES, FL 33134</p>	<p>PROJECT</p> <p>Mercedes-Benz of Coral Gables USSERY AUTOMOTIVE GROUP MERCEDES-BENZ CORAL GABLES 2801 SALZEDO ST, CORAL GABLES, FL 33134</p>	<p>SALES CENTER FOR MERCEDES-BENZ OF CORAL GABLES</p> <p>2801 SALZEDO ST, CORAL GABLES, FL 33134</p>	<p>ARCHITECT</p> <p>Perkins&Will 2800 Ponce De Leon Blvd, Suite 1300, Coral Gables, FL 33133 1 305.569.1333 f 305.569.1334 perkinswill.com</p>	<p>SHEET NUMBER</p> <p>OVERALL ELEVATIONS</p> <p>BOA20-03</p> <p>© 2014 Perkins and Will</p>
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**EXTERIOR ELEVATION
GENERAL NOTES**

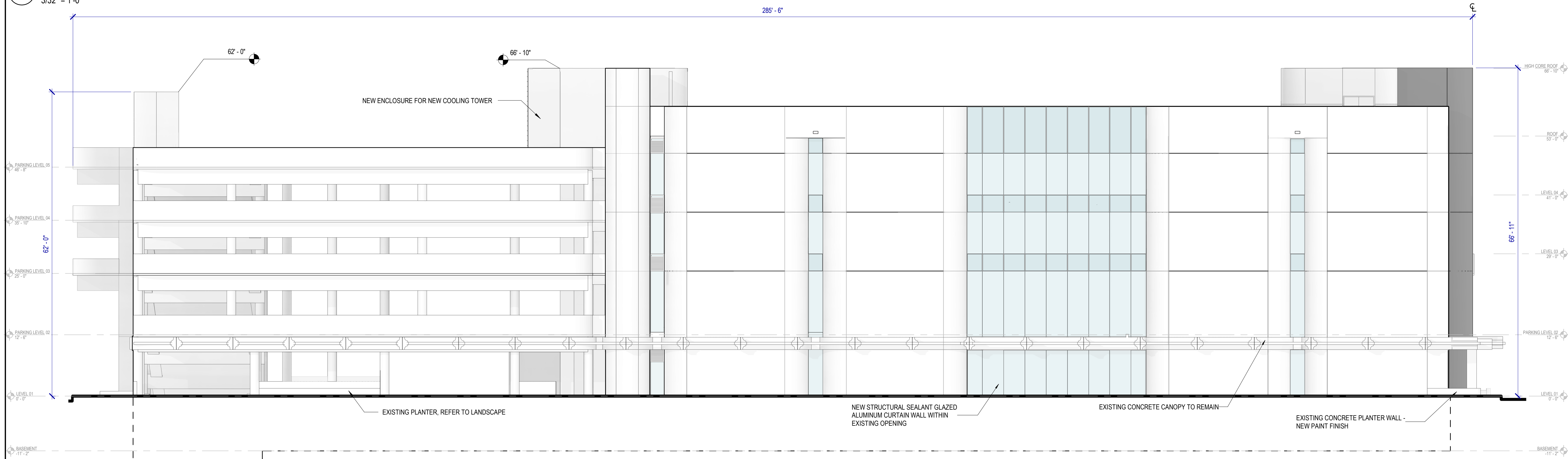
1. PROVIDE STRUCTURAL SEALANT GLAZED CURTAIN WALLS WITH MIAMI-DADE NOTICE OF ACCEPTANCE AS REQUIRED FOR THE SPANS INDICATED. PROVIDE SSG SYSTEMS WITH COSMETIC VERTICAL MULLION CAPS AS INDICATED IN ELEVATIONS. BASIS OF DESIGN FOR THE CURTAIN WALL IS CRAWFORD TRACEY CORPORATION PRO TECH 7 SSG AND PRO TECH 9 SSG AS REQUIRED FOR SPANS INDICATED.
2. VISION GLAZING; EXTERIOR VISION GLAZING SHALL BE LOW-E, INSULATING-LAMINATED GLAZING. BASIS OF DESIGN SHALL BE VIRACON VNE-19-63 WITH THREE LITES OF 1/4" HEAT STRENGTHENED, LOW-IRON GLAZING; VISIBLE LIGHT: 70%, SUMMER DAYTIME U-FACTOR: .26 MAX (CENTER OF GLASS), SOLAR HEAT GAIN COEFFICIENT: .30 MAX, OUTDOOR VISIBLE REFLECTANCE: .13%.
3. PROVIDE CLEAR ANNOZIDED METAL PAN AND INSULATED SHADOW BOX AS INDICATED. AT SHADOW BOX LOCATIONS PROVIDE LOW-E, INSULATING-LAMINATED GLAZING PER ABOVE B.O.D.

EXTERIOR MATERIALS LEGEND

-  EXISTING BRICK VENEER
-  EXISTING GLAZING
-  NEW WHITE PAINTED STUCCO
-  NEW ALUMINUM COMPOSITE METAL PANEL
-  NEW VISION GLAZING
-  NEW VISION GLAZING WITH SHADOW BOX

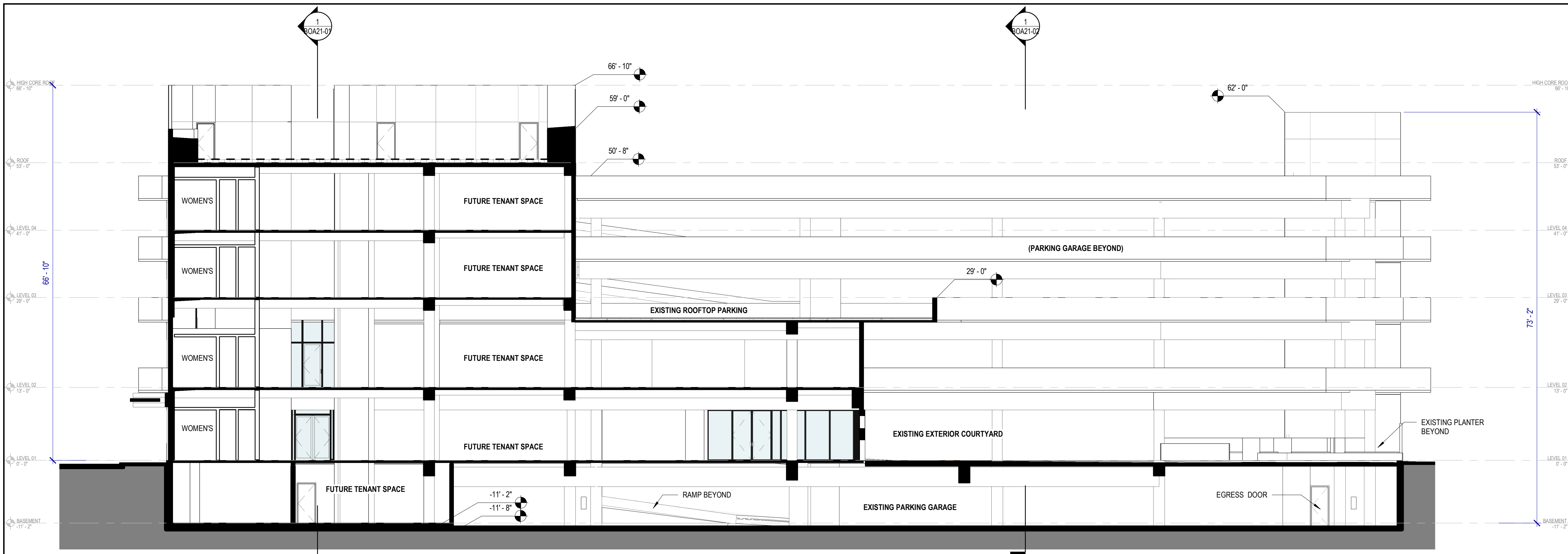


2 NORTH ELEVATION - EXISTING
3/32" = 1'-0"

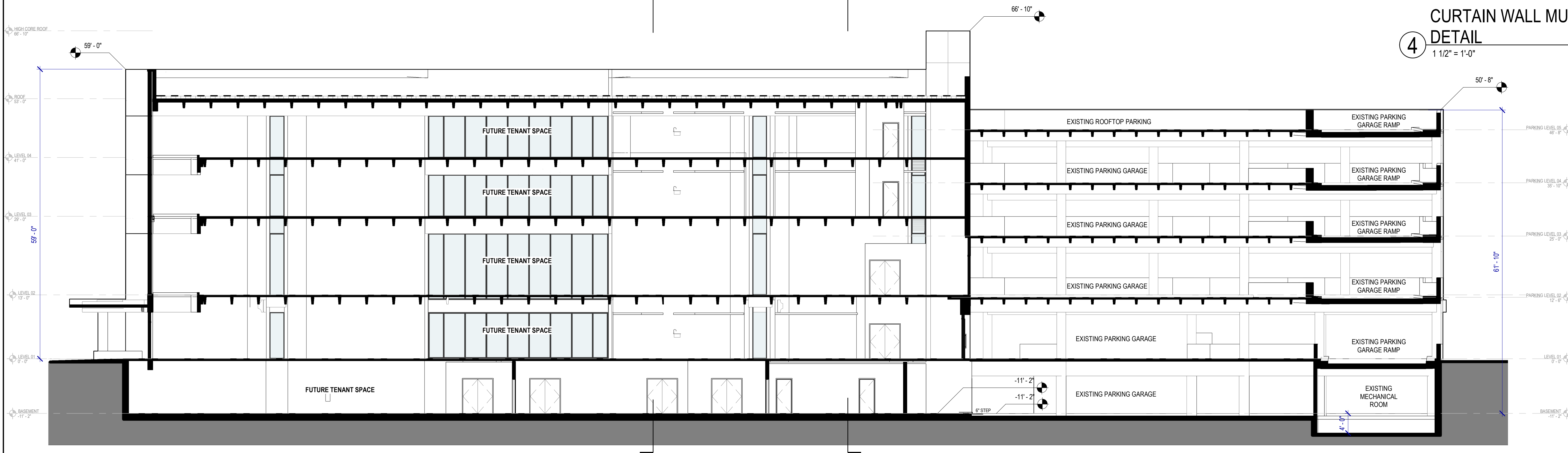


1 NORTH ELEVATION - NEW
3/32" = 1'-0"

<p>OWNER</p> <p>USSERY AUTOMOTIVE GROUP BILL USSERY MOTORS 300 ALMERIA AVE CORAL GABLES, FL 33134</p>	<p>PROJECT</p> <p>Mercedes-Benz of Coral Gables USSERY AUTOMOTIVE GROUP MERCEDES-BENZ CORAL GABLES 2801 SALZEDO ST, CORAL GABLES, FL 33134</p>	<p>SALES CENTER FOR MERCEDES-BENZ OF CORAL GABLES</p> <p>2801 SALZEDO ST, CORAL GABLES, FL 33134</p>	<p>ARCHITECT</p> <p>Perkins&Will 2800 Ponce De Leon Blvd, Suite 1300, Coral Gables, FL 33133 1 305.569.1333 f 305.569.1334 perkinswill.com</p>	<p>SHEET NUMBER</p> <p>OVERALL ELEVATIONS</p> <p>BOA20-04</p> <p>© 2014 Perkins and Will</p>
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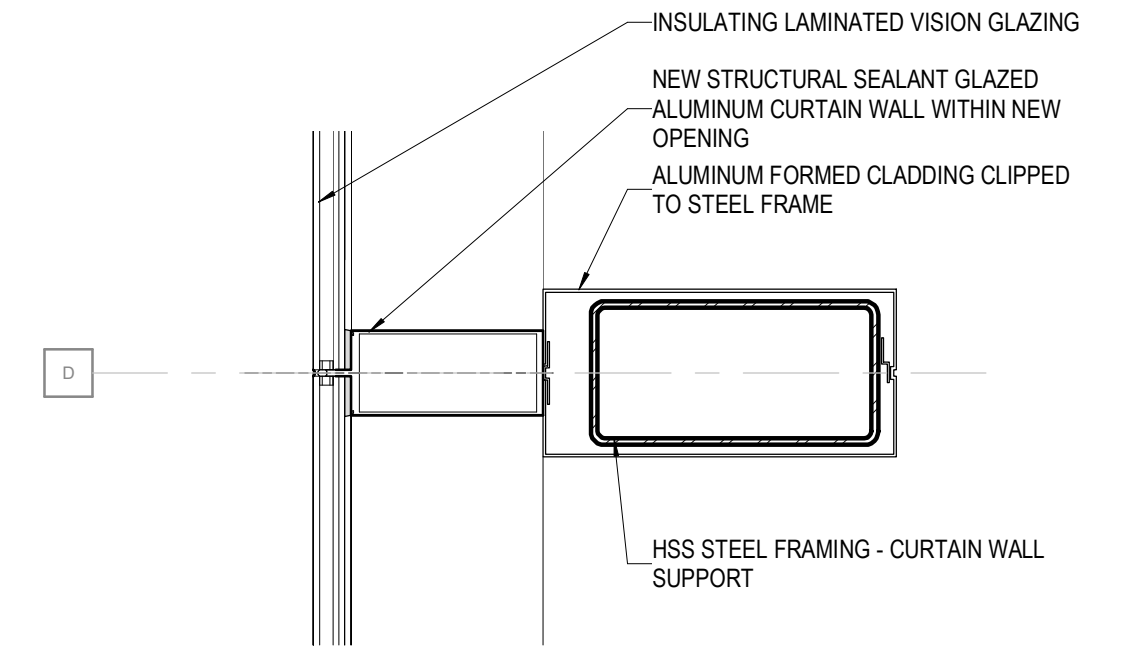
2 OVERALL BUILDING SECTION
3/32" = 1'-0"



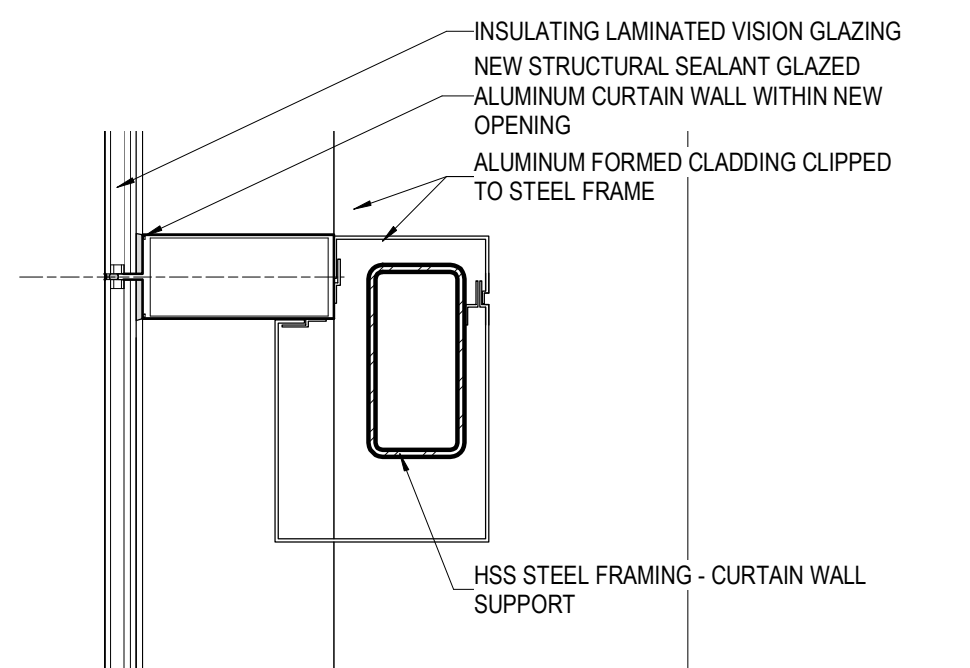
1 OVERALL BUILDING SECTION
3/32" = 1'-0"

GRAPHIC LEGEND

- EXISTING CONSTRUCTION TO REMAIN
- NEW CONSTRUCTION



3 CURTAIN WALL MULLION PLAN DETAIL
1 1/2" = 1'-0"



4 CURTAIN WALL MULLION SECTION DETAIL
1 1/2" = 1'-0"

OWNER
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Mercedes-Benz of Coral Gables
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2801 SALZEDO ST,
CORAL GABLES, FL 33134

SALES CENTER FOR MERCEDES-BENZ OF CORAL GABLES

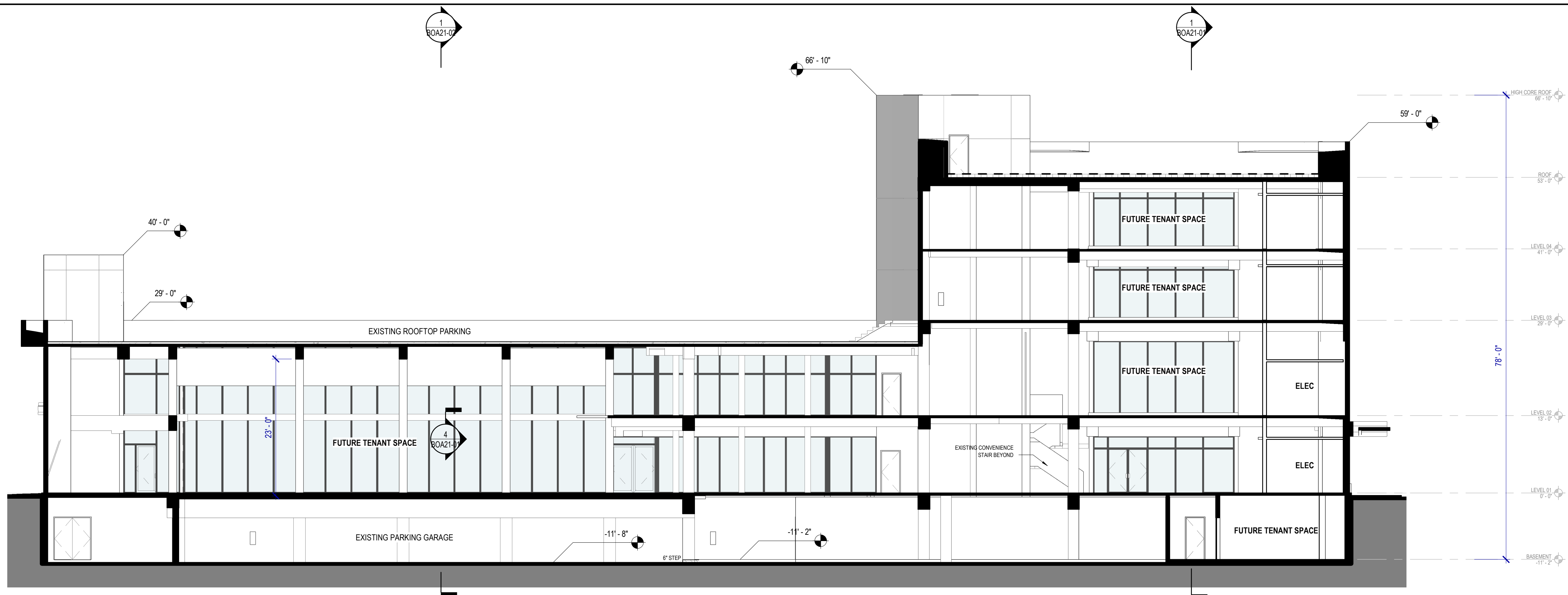
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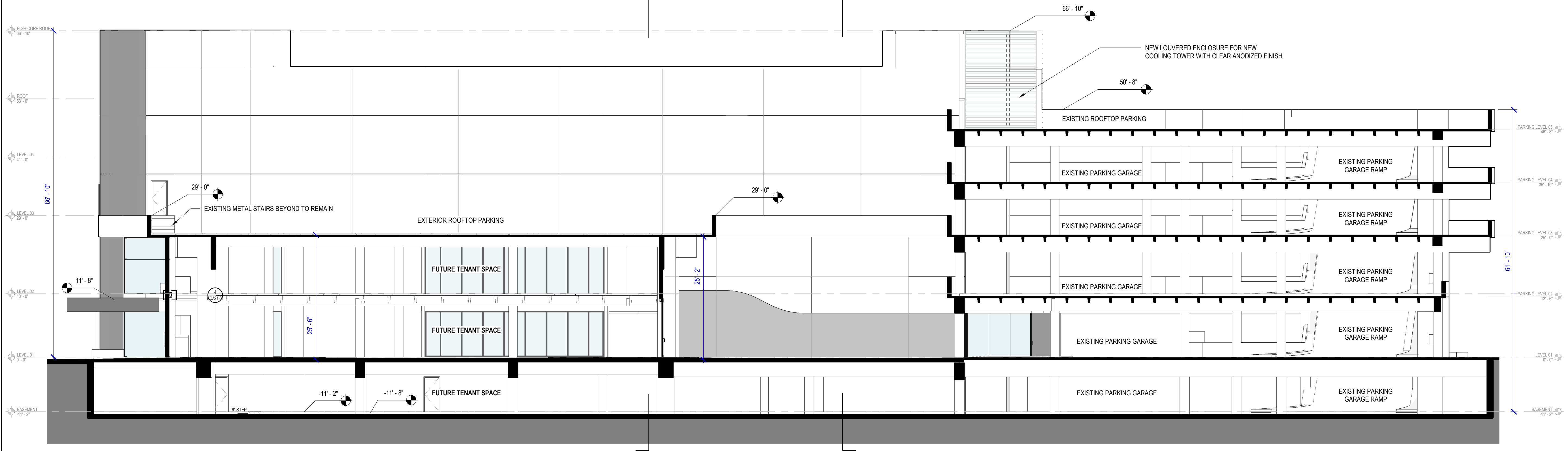
SHEET NUMBER
OVERALL BUILDING SECTIONS
BOA21-01
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GRAPHIC LEGEND

- EXISTING CONSTRUCTION TO REMAIN
- NEW CONSTRUCTION



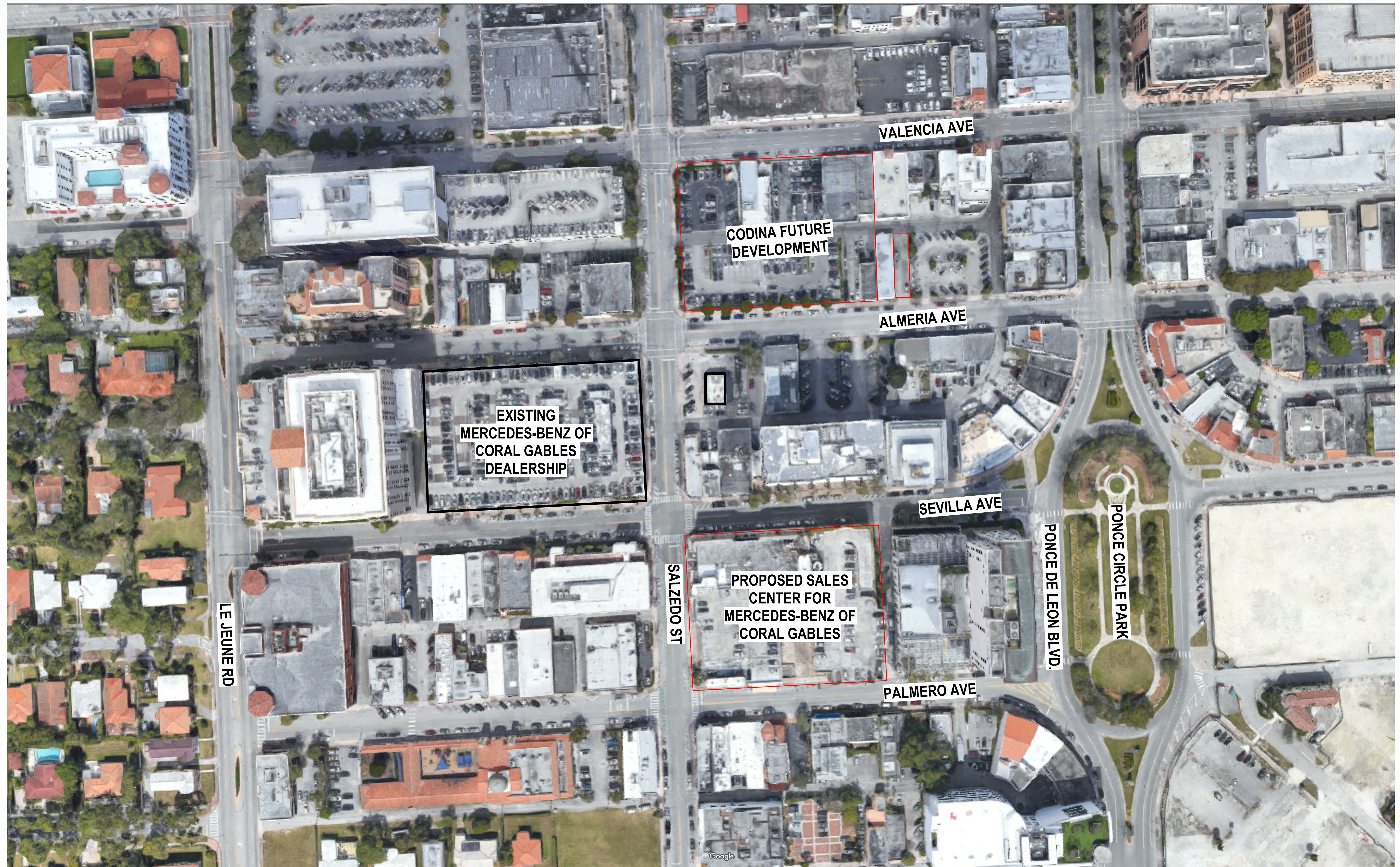
2 OVERALL BUILDING SECTION
3/32" = 1'-0"



1 OVERALL BUILDING SECTION
3/32" = 1'-0"

<p>OWNER</p> <p>USSERY AUTOMOTIVE GROUP BILL USSERY MOTORS 300 ALMERIA AVE CORAL GABLES, FL 33134</p>	<p>PROJECT</p> <p>Mercedes-Benz of Coral Gables USSERY AUTOMOTIVE GROUP MERCEDES-BENZ CORAL GABLES 2801 SALZEDO ST, CORAL GABLES, FL 33134</p>	<p>SALES CENTER FOR MERCEDES-BENZ OF CORAL GABLES</p> <p>2801 SALZEDO ST, CORAL GABLES, FL 33134</p>	<p>ARCHITECT</p> <p>Perkins&Will 2800 Ponce De Leon Blvd, Suite 1300, Coral Gables, FL 33133 1 305.569.1333 f 305.569.1334 perkinswill.com</p>	<p>SHEET NUMBER</p> <p>OVERALL BUILDING SECTIONS BOA21-02</p> <p style="font-size: small;">© 2014 Perkins and Will</p>
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 BILL USSERY MOTORS
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 CORAL GABLES, FL 33134

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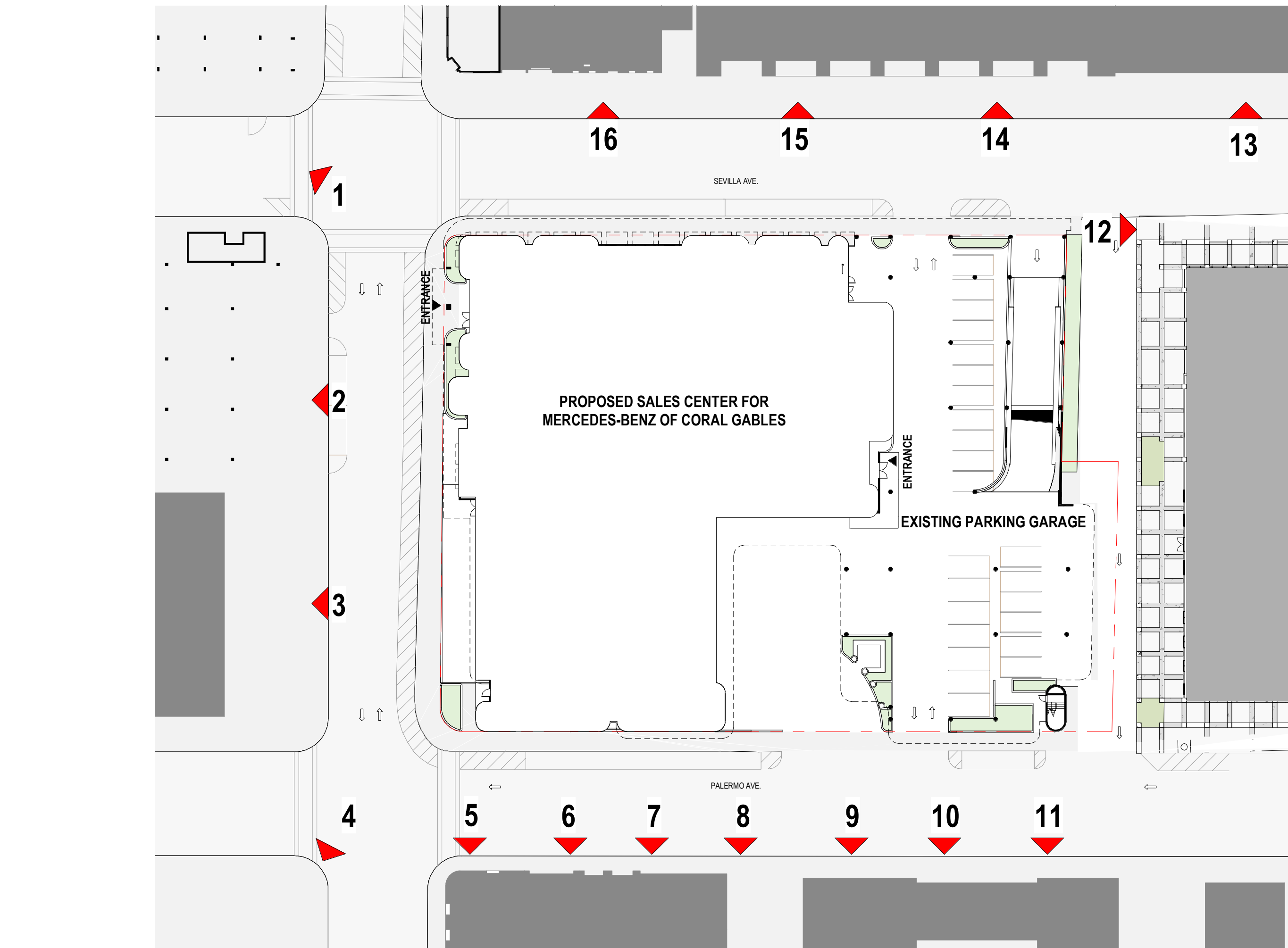
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AERIAL

BOA30-01

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① SITE PHOTOS - NEIGHBORING CONTEXT
1" = 40'-0"

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BILL USSERY MOTORS
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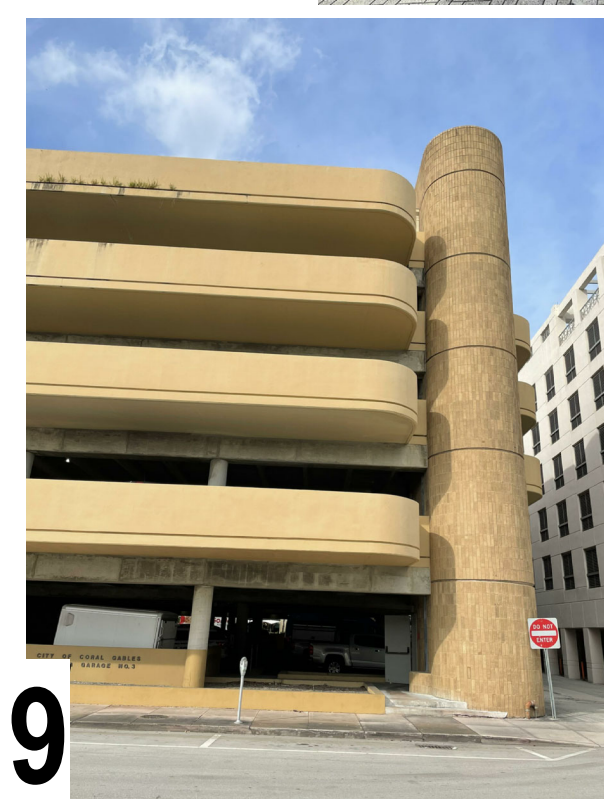
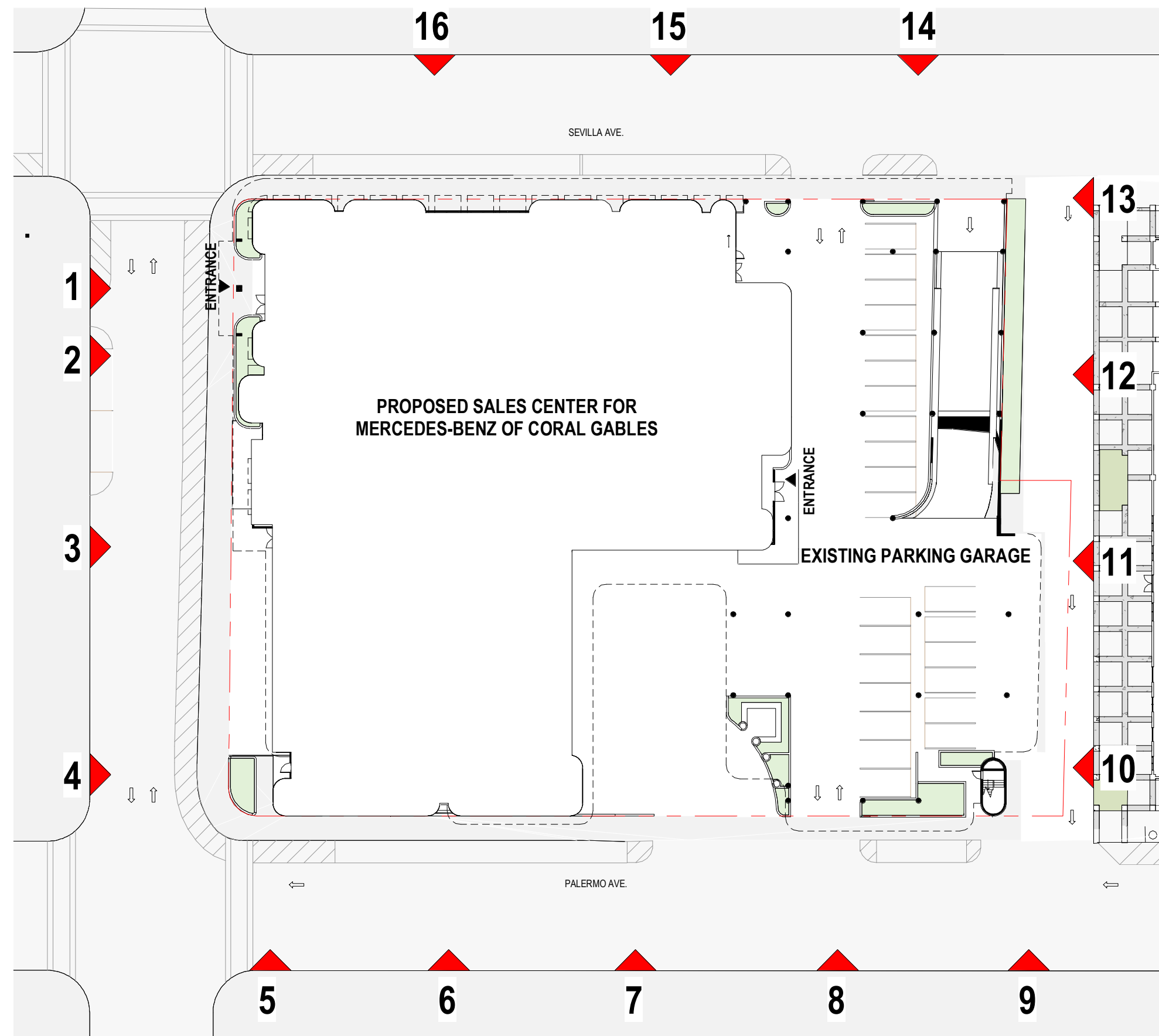
PROJECT
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SHEET NUMBER
SITE PHOTOS
BOA30-02
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① SITE PHOTOS
1" = 40'-0"

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SITE PHOTOS
BOA30-03
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TREE DISPOSITION			
TREE TAG	COMMON NAME	SCIENTIFIC NAME	TREE DISPOSITION
1	VEITCHIA ARECINA	MONTGOMERY PALM	TO REMAIN
2	VEITCHIA ARECINA	MONTGOMERY PALM	TO REMAIN
3	VEITCHIA ARECINA	MONTGOMERY PALM	DEAD, TO BE REMOVED
4	VEITCHIA ARECINA	MONTGOMERY PALM	TO REMAIN
5	VEITCHIA ARECINA	MONTGOMERY PALM	TO REMAIN

---	BUILDING OVERHANG
---	PROPERTY LINE

LEGEND	
	EXISTING PALM TO REMAIN
	EXISTING PALM TO BE REMOVED

1 TREE DISPOSITION
1" = 20'-0"

OWNER USSERY AUTOMOTIVE GROUP BILL USSERY MOTORS 300 ALMERIA AVE CORAL GABLES, FL 33134		PROJECT Mercedes-Benz of Coral Gables USSERY AUTOMOTIVE GROUP MERCEDES-BENZ CORAL GABLES 2801 SALZEDO ST, CORAL GABLES, FL 33134		SALES CENTER FOR MERCEDES-BENZ OF CORAL GABLES 2801 SALZEDO ST, CORAL GABLES, FL 33134		ARCHITECT Perkins&Will 2800 Ponce De Leon Blvd, Suite 1300, Coral Gables, FL 3313 1 305.569.1333 f 305.569.1334 perkinswill.com		SHEET NUMBER TREE DISPOSITION BOA40-06 <small>© 2014 Perkins and Will</small>	
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GROUNDFLOOR OVERALL HARDSCAPE

1 PLAN
1" = 20'-0"

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ARCHITECT

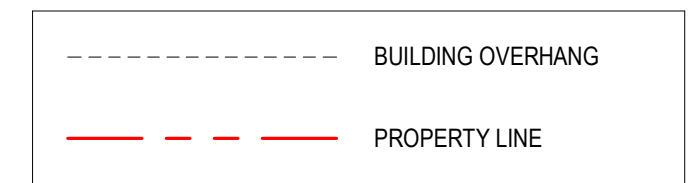
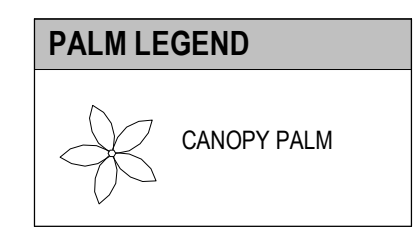
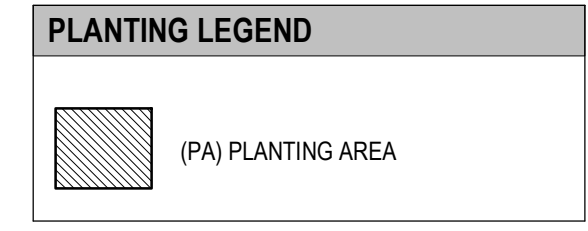
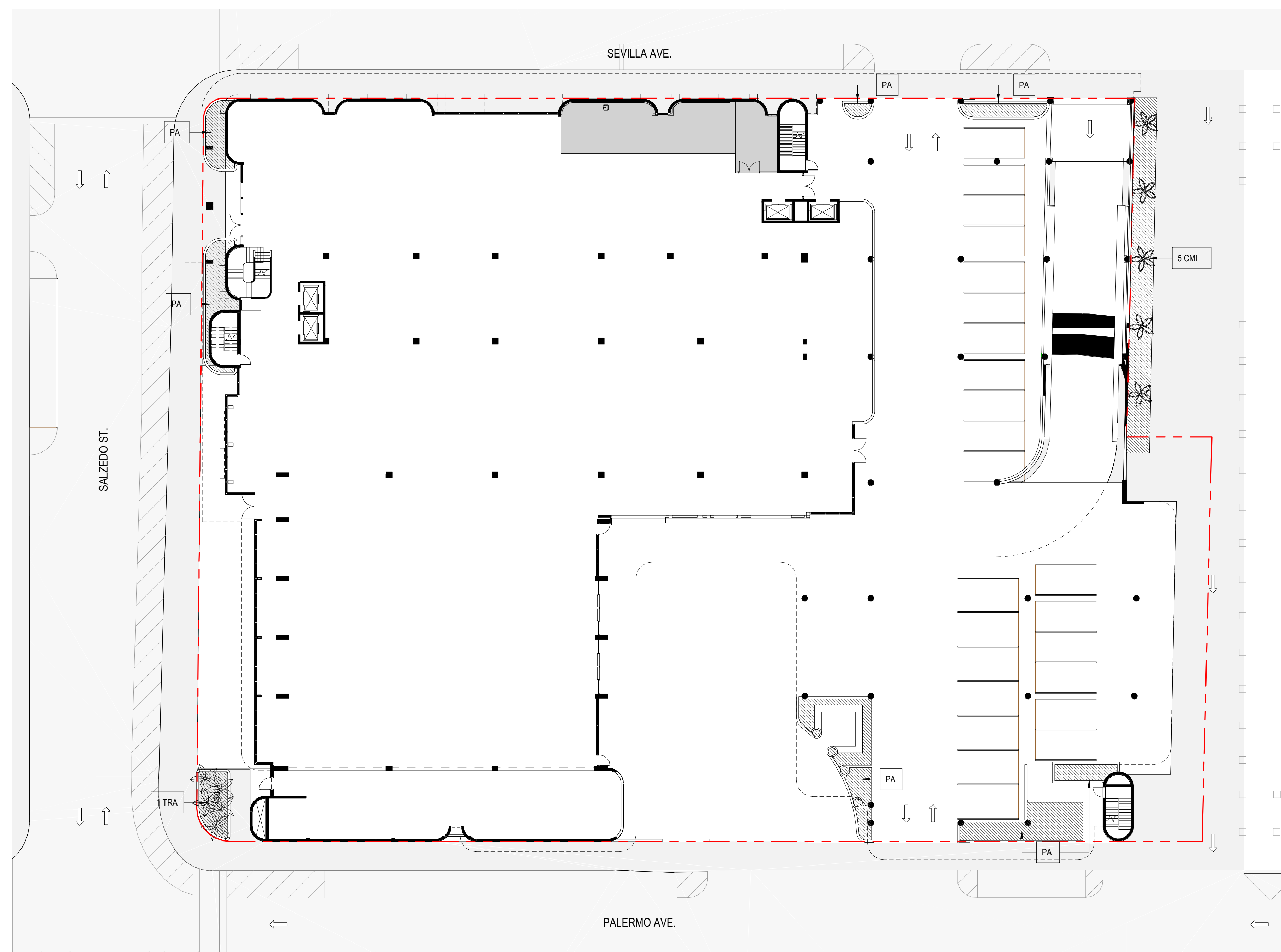
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SHEET NUMBER

**GROUNDFLOOR
OVERALL
HARDSCAPE PLAN
BOA40-07**

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NOTE: EXISTING IRRIGATION SYSTEM TO BE REUSED.
 CONTRACTOR TO CONFIRM PERFORMANCE AND CORRECT DEFICIENCIES AS NEEDED.

Plant List - Mercedes Benz - 300 Almeria Ave

2.26.2021
 All plants shall be Florida Fancy or Florida No. 1 grade as outlined by FDACS in the Florida Grades and Standards for Nursery Plants * = Native

CANOPY				
QTY		Botanical Name	Common Name	Specification
5	CMI	<i>Caryota mitis</i>	Fishtail palm	FG, 16' - 18' HT, OA
1	TRA	<i>Thrinax radiata</i>	Florida Thatch Palm	FG, 8' - 10' HT, OA, single trunk
UNDERSTORY				
QTY		Botanical Name	Common Name	Specification
10		<i>Agave attenuata</i>	Century Plant	3 gal. 12" HT, 12" SP
9		<i>Philodendron xanadu</i>	same	3 gal. 2' HT, 2" SP
15		<i>Codiaeum variegatum 'Yellow Petra'</i>	Croton 'Yellow Petra'	3 gal.
15		<i>Green Island Ficus</i>	Green Island Ficus	3 gal.
12		<i>Serenoa repens 'Cinerea'</i>	Silver Saw Palmetto	7 gal. 2' HT, 2" SP
GROUNDCOVER (1,832 sf)				
QTY		Botanical Name	Common Name	Specification
50%		<i>Ophiopogon jaburan</i>	Mondo Grass	1 gal. @ 18" O.C.
50%		<i>Tradescantia pallida</i>	Purple Heart	1 gal. @ 12" O.C.

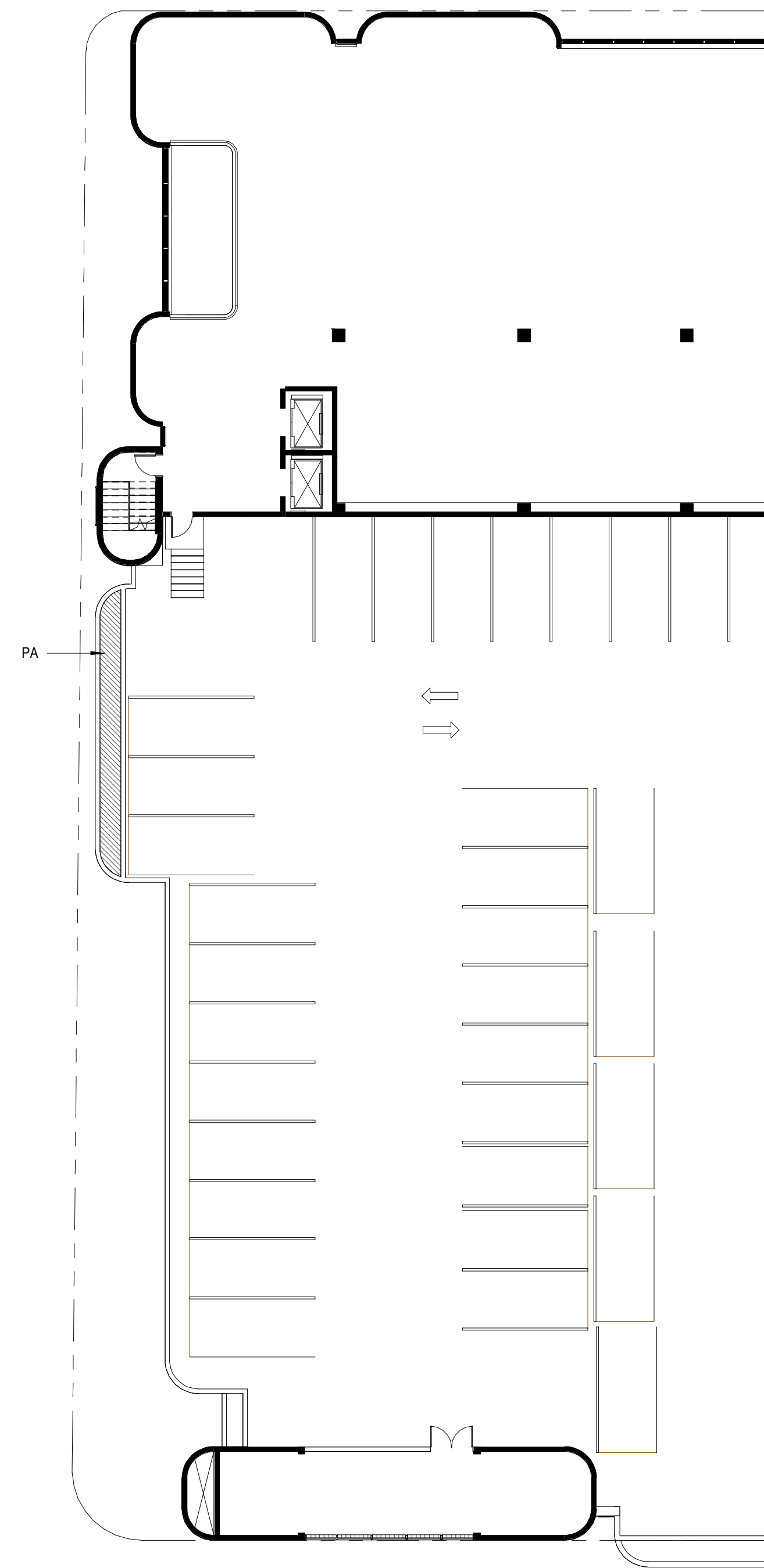
GROUND FLOOR OVERALL PLANTING

1 PLAN
 1" = 20'-0"

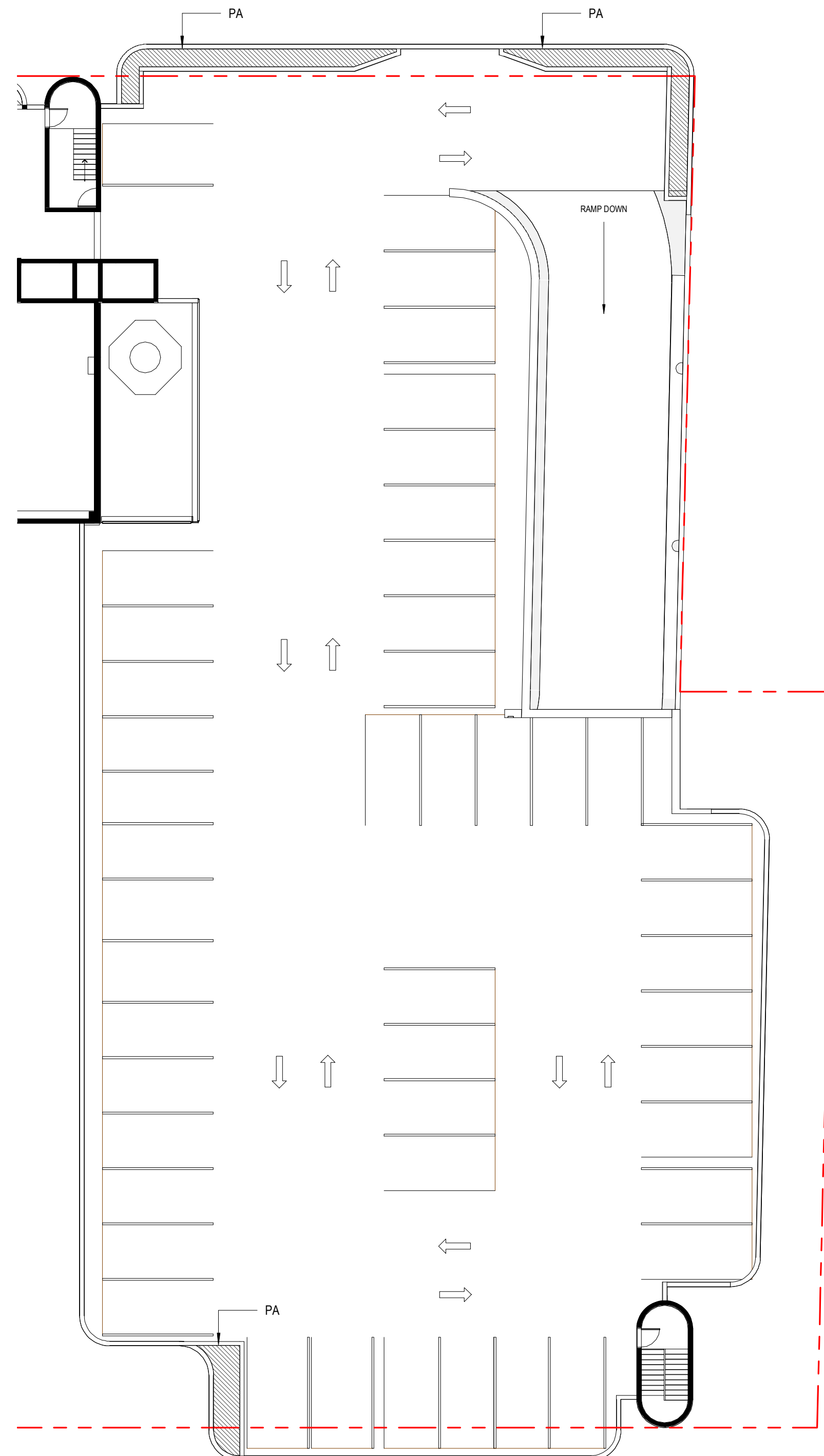
<p>OWNER</p> <p>USSERY AUTOMOTIVE GROUP BILL USSERY MOTORS 300 ALMERIA AVE CORAL GABLES, FL 33134</p>	<p>PROJECT</p> <p>Mercedes-Benz of Coral Gables USSERY AUTOMOTIVE GROUP MERCEDES-BENZ CORAL GABLES 2801 SALZEDO ST, CORAL GABLES, FL 33134</p>	<p>SALES CENTER FOR MERCEDES-BENZ OF CORAL GABLES</p> <p>2801 SALZEDO ST, CORAL GABLES, FL 33134</p>	<p>ARCHITECT</p> <p>Perkins&Will 2800 Ponce De Leon Blvd, Suite 1300, Coral Gables, FL 3313 1 305.569.1333 f 305.569.1334 perkinswill.com</p>	<p>SHEET NUMBER</p> <p>GROUND FLOOR OVERALL PLANTING PLAN BOA40-08</p> <p style="font-size: small;">© 2014 Perkins and Will</p>
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5 PARKING LEVEL 03 PLANTING PLAN
1/16" = 1'-0"



1 TYPICAL GARAGE LEVELS 2-5 PLANTING PLAN
1/16" = 1'-0"

Plant List - Mercedes Benz - 300 Almeria Ave

2.21.2021

All plants shall be Florida Fancy or Florida No. 1 grade as outlined by FDACS in the Florida Grades and Standards for Nursery Plants

GROUNDCOVER (468 sf)

QTY	Botanical Name	Common Name	Specification
50%	<i>Barleria repens</i>	Coral Creeper	1 gal. @ 15" O.C.
50%	<i>Philodendron burle-marxii</i>	Same	1 gal. @ 15" O.C.

PLANTING LEGEND

(PA) PLANTING AREA

BUILDING OVERHANG

PROPERTY LINE

OWNER
USSERY AUTOMOTIVE GROUP
BILL USSERY MOTORS
300 ALMERIA AVE
CORAL GABLES, FL 33134

PROJECT
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**TYPICAL GARAGE
LEVELS 2-5 PLANTING
PLAN**

BOA40-09

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