NICHOLS BROSCH WURST WOLFE & ASSOCIATES, INC.

Regency Residences

City of Coral Gables, Florida

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

October 26, 2021

CITY OF CORAL GABLES
DEVELOPMENT SERVICES – BOARD OF ARCHITECTS
405 Biltmore Way, 3rd Floor
Coral Gables, Florida 33134

Re: Regency Tower – Coral Gables:
Project address : 2601 Salzedo Street, Coral Gables, Fl. 33134
Permit No. : n/a

Dear Mr. or Mrs. BOA official:

The proposed project is a new 18 story mixed use tower comprised of 175 residential units and associated amenity spaces, also includes a 7-story parking garage with rooftop pool deck, fitness center, and a clubhouse.

The proposed design is not a duplicate of an existing building.

As a "Transitional Mediterranean Style" building, the Regency Residences blends the components of Coral Gables Mediterranean architecture.

The verticality of the massing and understated elegance of the public realm's stone detailing, bespoke light fixtures, and roof eave cornices, echo the more contemporary art deco / Mediterranean and classical architecture buildings of Coral Gables, allowing Regency Towers to define itself stylistically in a class by itself.

Sincerely,
NICHOLS BROSCH WURST WOLFE & ASSOCIATES, INC.

By: _____
Andrew James
Principal

161 Almeria Avenue
Coral Gables, Florida 33134
Tel 305.443.5206
Fax 305.443.3168
info@nbww.com
AAC 000680

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October 26, 2021

CITY OF CORAL GABLES
DEVELOPMENT SERVICES – BOARD OF ARCHITECTS
405 Biltmore Way, 3rd Floor
Coral Gables, Florida 33134

Re: Regency Tower – Coral Gables:
Project address : 2601 Salzedo Street, Coral Gables, Fl. 33134
Permit No. : n/a

Dear Mr. or Mrs. BOA official:

The Regency Residences Tower pays tribute to the assemblage of rich architectural styles in Coral Gables.

As a "Transitional Mediterranean Style" building, the Regency Residences blends the components of Coral Gables Mediterranean architecture. These include paved treated pedestrian loggias with pedestrian amenities like benches, fountains, lighted landscaped courtyards, stucco and hand laid natural stone finishes, and decorative metal embellishments such as railings, screens, and decorative architectural screens at parking garage. Also, a prominent tower component anchors the building on its central axis, rising above the building while symmetrically cascading outdoor terraces which undulate and recede the building's roofline massing towards its' perimeter facades through the use of vertical breaks, stepbacks and massing variations. The verticality of the massing and understated elegance of the public realm's stone detailing, bespoke light fixtures, and roof eave cornices, echo the more contemporary art deco/Mediterranean and classical architecture buildings of Coral Gables, allowing Regency Towers to define itself stylistically in a class by itself.

Sincerely,
NICHOLS BROSCH WURST WOLFE & ASSOCIATES, INC.

By: _____
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NICHOLS BROSCH WURST WOLFE & ASSOCIATES, INC.
Architecture & Planning

November 5, 2021

CITY OF CORAL GABLES
DEVELOPMENT SERVICES – BOARD OF ARCHITECTS
405 Biltmore Way, 3rd Floor
Coral Gables, Florida 33134

Re: Regency Tower – Coral Gables:
Project address : 2601 Salzedo Street, Coral Gables, Fl. 33134
Permit No. : n/a

Dear Mr. or Mrs. BOA official:

The digital files provided by our offices in support of this application are an exact representation of our hard copy presentation drawings that were distributed for review.

Sincerely,
NICHOLS BROSCH WURST WOLFE & ASSOCIATES, INC.

By: _____
Andrew James
Principal

161 Almeria Avenue
Coral Gables, Florida 33134
Tel 305.443.5206
Fax 305.443.3168
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AAC 000680

RELEASE AND INDEMNIFICATION

Board of Architects Review during Zoning in Progress

C/Lejeune, LLC, as owner ("Owner") of the property located at 2601 Salzedo Street and more particularly described as Folio No.: 03-4117-005-[2410], -[2390], -[2370], -[2350], -[2340], -[2330], -[2680], -[2610], -[2600], -[4010] (the "Property").

Owner, on behalf of itself, its respective heirs, successors, and assigns, acknowledges and agrees that:

1. On July 13, 2021 the City Commission found and declared a need to temporarily suspend the issuance of any permits or development orders of the City of Coral Gables permitting or having the effect of allowing incentives and/or bonuses pursuant to Section 5-200 of the Zoning Code for new commercial, mixed-use, and multi-family projects.

2. The Zoning in Progress ("ZIP") which prevents the issuance of permits or development orders by the City of Coral Gables pursuant to Section 5-200 of the Zoning Code for new commercial, mixed-use, and multi-family projects, will maintain the status quo and allow time to review, study, hold public hearings, and prepare and adopt an amendment or amendments to the Zoning Code.

3. Owner has elected to proceed with a project submittal before the Board of Architects (BOA) at this time regarding the Property, as is permitted to do so since the BOA does not grant permits or development orders. In doing so, Owner acknowledges and understands that the BOA will review the project under the current regulations contained in Section 5-200 of the Zoning Code, which may or may not be amended during the ZIP.

4. Owner acknowledges and agrees that if Section 5-200 of the Zoning Code is amended during the ZIP, then the project will need to be reviewed by staff and/or the BOA, which may result in additional fees.

5. Owner acknowledges and agrees that proceeding with the BOA review, during the pendency of the ZIP, is at Owner's own risk and Owner agrees that any BOA approval does not guarantee building plan approval, or provide any entitlements that can be relied upon until the termination of the ZIP, and therefore, Owner acknowledges and agrees that any further work done by Owner including but not limited to additional construction documents and design shall be at Owner's own risk (the "Early Review Risk"). Specifically, and without limitation, Owner acknowledges that any further work during the ZIP may ultimately not be in accordance with the updated Section 5-200 of the Zoning Code and as such, the BOA approval may be required to be modified and/or resubmitted to the BOA for approval under the amended Zoning Code. The City shall have no responsibility or liability, whatsoever for any costs incurred by Owner or any of its

contractors, subcontractors, architects, engineers or consultants related to the BOA approval. All such Early Review Risk is the sole responsibility of Owner.

6. Upon any approval by the BOA for the Property during the ZIP, Owner hereby agrees to indemnify, defend, protect, save, and hold harmless the City, as well as City employees, elected and appointed officials, attorneys, and agents, from and against any and all claims, loss, cost or damage including but not limited to reasonable attorneys' fees and costs , including appellate fees and costs, in connection with the Early Review Risk, including, without limitation, the possibility of having to resubmit to the plans for the Property to the BOA for review in accordance with any amendments to the Zoning Code.

[SIGNATURES ON FOLLOWING PAGE]

IN WITNESS WHEREOF, Owner has executed this Agreement on this 21 day of October, 2021.

OWNER

[NAME] Joe Jimenez
[TITLE] Authorized Agent

STATE OF FLORIDA
COUNTY OF MIAMI-DADE

The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization, on this 21st day of October, 2021, by Joe Jimenez, who is personally known to me or has produced _____ as identification.

My Commission expires: 04/22/2023

NOTARY PUBLIC, State of Florida

MARIA JOSE ESPINO
Notary Public - State of Florida
Commission # GG 287526
My Comm. Expires Apr 22, 2023
Bonded through National Notary Assn.

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

November 10, 2021

CITY OF CORAL GABLES
DEVELOPMENT SERVICES – BOARD OF ARCHITECTS
405 Biltmore Way, 3rd Floor
Coral Gables, Florida 33134

Re: Regency Tower – Coral Gables:
Project address : 2601 Salzedo Street, Coral Gables, Fl. 33134
Permit No. : n/a

Dear Mr. or Mrs. BOA official:

The Regency Residences Tower pays tribute to the assemblage of rich architectural styles in Coral Gables. Below please find our Mediterranean Bonus Qualification letter for the above referenced project.

B. Development bonus standards.

1. Required standards. Applications shall be required to satisfy all of the requirements of Articles 2 and 3 and in Table 1, "Required Standards" in order to secure bonuses based upon the applicable residential, and MX districts designations.

Table 1. Required standards

1. **Architectural elements on building facades.**
Similar exterior architectural relief elements shall be provided on all sides of all buildings. No blank walls shall be permitted unless required pursuant to applicable City, State and Federal requirements (g., Fire and Life Safety Code or other applicable code).

Parking garages shall include exterior architectural treatments compatible with buildings or structures that occupy the same property and/or street.

Project, provides architectural relief elements on all sides of buildings.
Parking garage will include exterior architectural treatments.

2. Architectural relief elements at street level.
On any building facades fronting streets, where an adjoining pedestrian sidewalk is located, one (1) or more of the following design features shall be included at the street level: a. Display windows or retail display area;
b. Landscaping; and/or
c. Architectural relief elements or ornamentation.

Project provides landscaping relief elements, refer to ground floor plan and elevations

3. Architectural elements located on the top of buildings.
Exclusion from height. The following shall be excluded from computation of building height in MX Districts:
a. Air-conditioning equipment room.
b. Elevator shafts.
c. Elevator mechanical equipment rooms.
d. Parapets.
Roof structures used only for ornamental and aesthetic purposes not exceeding a combined area of twenty-five (25%) percent of the floor area immediately below. Such exclusion shall be subject to the provisions that no such structure shall exceed a height of more than twenty-five (25) feet above the roof, except for commercial buildings in the Central Business District (CBD) where no such structure shall exceed one-third (1/3) of the allowable total building height.

Ornamental center tower Roof structure complies with required height.

4. Bicycle storage.
To encourage the use of bicycles, bicycle storage facilities (racks) shall be provided. A minimum of five (5) bicycle storage spaces shall be provided for each two hundred and fifty (250) parking spaces or fraction thereof.

Bicycle racks provided at ground floor level, refer to floor plans.

5. Building facades.
Facades in excess of one hundred and fifty (150) feet in length shall incorporate vertical breaks, stepbacks or variations in bulk/massing at a minimum of one hundred (100) foot intervals.

Refer to exterior elevations, there are stepbacks and massing variations.

6. Building lot coverage.
No minimum or maximum building lot coverage is required.

N/A

7. Drive through facilities.
Drive through facilities including banking facilities, restaurants, pharmacies, dry cleaners or other drive-through businesses are prohibited access to/from Ponce de Leon Boulevard from S.W. 8th Street to Bird Road, Miracle Mile from Douglas Avenue to LeJeune Road, and Alhambra Circle from Douglas Avenue to LeJeune Road.

No drive through facilities provided.

8. Landscape open space area.
Each property shall provide the following minimum ground-level landscape open area (percentage based upon total lot area):
a. Five (5%) percent for nonresidential properties
b. Ten (10%) percent for mixed use properties; and
c. Twenty-five (25%) percent for residential properties.

The total area shall be based upon the total lot area. This landscape area can be provided at street level, within the public right-of-way, planter boxes, planters and other ground-floor locations.

Refer to zoning calculations sheet A3.2, complies.

9. Lighting, street.
Street lighting shall be provided and located on all streets/rights of-way. The type of fixture shall be the approved City of Coral Gables light fixture. The location / spacing, and other specifications shall be subject to review and approval by the Department of Public Works.

Refer to landscaping floor plans for lighting.

10. Parking garages.
Ground floor parking as a part of a multi-use building shall not front on a primary street. ADA parking is permitted on the ground floor. Ground floor parking is permitted on secondary/side streets and shall be fully enclosed within the structure and/or shall be surrounded by retail uses and/or residential units. Ground floor parking is permitted on alley frontages.

Parking facilities shall strive to accommodate pedestrian access to all adjacent street(s) and alleys.

11. Porte cocheres.
Porte-cocheres are prohibited access to/from Ponce de Leon Boulevard from S.W. 8th Street to Bird Road, Miracle Mile from Douglas Avenue to LeJeune Road, and Alhambra Circle from Douglas Avenue to LeJeune Road.

No porte cocheres are provided.

12. Sidewalks/ pedestrian access.
All buildings, except accessory buildings, shall have their main pedestrian entrances oriented towards adjoining streets.

Pedestrian pathways or sidewalks shall be provided from all pedestrian access points and shall connect to one another to form a continuous pedestrian network from buildings, parking facilities, parking garages entrances and other structures. Wherever possible pathways shall be separated from vehicular traffic.

Main pedestrian entrances are facing streets, refer to ground floor plan.

13.Soil, structural.
Structural soil shall be utilized within all rights-of-way for all street level planting areas with root barriers approved by the Public Service Department.

Refer to landscaping plans. Provided.

14. Windows on Mediterranean buildings.
Mediterranean buildings shall provide a minimum window casing depth of four (4) inches as measured from the face of the building.

All windows to have 4" casing depth, complies.

Mixed Use Districts (MX1, MX2 and MX3 Districts) shall satisfy a minimum of eight (8) of the twelve (12) qualifications in Table 2.

Table 2. Architectural and Public Realm Standards

1. Arcades and/or loggias.
Arcades, loggias or covered areas constructed adjacent, parallel, or perpendicular to building to provide cover and protection from the elements for pedestrian passageways, sidewalks, and other walkways thereby promoting pedestrian passage/use. Limitations of encroachments on corners of buildings may be required to control view corridors and ground stories building bulk and massing. Awnings or other similar items do not satisfy these provisions.

Pedestrian loggias and arcades are provided at ground level, refer to floor plan.

2. Building rooflines.
Incorporation of horizontal and vertical changes in the building roofline.

Complies, refer to exterior elevations.

3. Building stepbacks.
Stepbacks on building facades of the building base, middle and/or top facade to further reduce the potential impacts of the building bulk and mass.

The project provides massing stepbacks, but does not comply with the dimensions noted, so we are not claiming this point.

4. Building towers.
The use of towers or similar masses to reduce the mass and bulk of buildings.

Refer to exterior elevations a central tower is been provided.

5. Driveways.
Consolidation of vehicular entrances for drive-through facilities, garage entrances, service bays and loading/unloading facilities into one (1) curb cut per street to reduce the amount of vehicular penetration into pedestrian sidewalks and adjoining rights-of-way.

Not compliant. Two entrances are been proposed along Almeria avenue. Refer to ground floor plan.

6. Lighting of landscaping.
Uplighting of landscaping within and/or adjacent to pedestrian areas (g., sidewalks, plazas, open spaces, and other public spaces).

Provided, refer to landscaping drawings.

7. Materials on exterior building facades.
The use of natural materials shall be incorporated into the base of the building on exterior surfaces of building. This includes the following: marble, granite, keystone, and other types of natural stone.

Project is using natural materials and will comply with BOA requirements.

8. Overhead doors.
If overhead doors are utilized, the doors are not directed towards residentially zoned properties.

Overhead doors will be recessed into parking ramp area, they are not fronting any residential zoned properties.

9. Paver treatments.
Inclusion of paver treatments in all of the following locations:
a. Driveway entrances minimum of ten (10%) percent of total paving surface.
b. Sidewalks. Minimum of twenty-five (25%) percent of total ground level paving surface.
The type of paver shall be subject to Public Works Department review and approval. Poured concrete color shall be Coral Gables Beige.

Pavers will be provided at all pedestrian areas, refer to landscaping drawings.

10. Pedestrian amenities.
Pedestrian amenities on both private property and/or public open spaces including a minimum of four (4) of the following:

a. Benches.
b. Expanded sidewalk widths beyond the property line.

c. Freestanding information kiosk (no advertising shall be permitted).
d. Planter boxes.
e. Refuse containers.
f. Public art.
g. Water features, fountains and other similar water features. Ground and/or wall mounted.
Above amenities shall be consistent in design and form with the City of Coral Gables Master Streetscape Plan.

Complies, refer to landscaping drawings.

11. Pedestrian pass-throughs/ paseos on properties contiguous to alleys and/or streets.
Pedestrian pass-throughs provided for each two hundred and fifty (250) linear feet or fraction thereof of building frontage provided on properties contiguous to alleys and/or streets or other publicly owned properties. Buildings less than two hundred and fifty (250) feet in size shall provide a minimum of one (1) pass through. The pass-throughs shall be subject to the following: a. Minimum of ten (10) feet in width.
b. Include pedestrian amenities as defined herein.
In lieu of providing one (1) pass-through of ten (10) feet in width every two hundred and fifty (250) feet of building frontage, two (2) pass-throughs can be combined to provide one (1) twenty (20) foot wide pass-through.

Project is providing a pedestrian paseo along east side of property, refer to ground floor plans.

12. Underground parking.
The use of underground (below grade level) parking, equal in floor area of a minimum of seventy-five (75%) percent of the total surface lot area. Underground parking shall be located entirely below the established grade as measured from the top of the supporting structure and includes all areas utilized for the storage of vehicles and associated a circulation features.

N/A.

Option standards. Applications for bonuses may also utilize the following development options for Level 1 and/or Level 2 bonuses as is provided in Table 3:

Table 3. Other development options

1. Building setback reductions.
Reduction in setbacks. Setbacks may be reduced to zero (0) foot setbacks on all property lines subject to the following standards:

a. Minimum open space. A minimum of twenty-five (25%) percent of the total ground stories square footage received from the setback reduction is provided as publicly accessible street level open space and landscape area on private property.
b. The minimum square footage of allowable ground stories open space (i.e. plazas) shall be four hundred (400) square feet.
c. Types of open space. Types of open space shall be in the form of courtyards, plazas, arcades/loggias, and pedestrian pass-throughs adjacent/contiguous to the adjacent rights of-way.
d Applicants, property owners, successors or assigns desiring to develop pursuant to these regulations may not seek a variance for relief or reduction in building setbacks. Reductions in setbacks are only permitted subject to these regulations.

Project is requesting setback reductions, refer to ground floor plan for provided space.

2. Encroachment or loggias and/or arcades located as a part of an adjacent building within rights-of-way.

Encroachments up to a maximum of ten (10) feet into public rights-of-way (not including alleys) may be permitted for the placement of a street level pedestrian arcade/loggia as a part of an adjacent building subject shall satisfy the following regulations:

a. Encroachment. The total amount of encroachment shall be evaluated based upon the total width of the contiguous rights-of-way. Rights-of-way less than sixty (60) feet or less may be approved for less than the maximum ten (10) feet.

b. Minimum percentage of open space. A minimum fifty (50%) percent of the total ground stories square footage encroachment requested must be provided as publicly accessible open space and landscape area on private property. The open space is subject to the following:

- Types of open space. Types of open space shall be in the form of open arcades/loggia, courtyards, plazas, pedestrian pass-throughs or open atriums adjacent/contiguous to the adjacent rights-of-way.
- Minimum area. Minimum square footage of allowable open space shall be five hundred (500) square feet.
- Landscape. Include both hard and softscape landscape improvements and pedestrian amenities as defined herein.
- Vertical volume. As a minimum include a vertical volume of space equal from street level to the first story's height or eighteen (18) feet, whichever is greater. Increase/decrease in height may be reviewed/approved as a part of approval.
- Maximum arcade/loggia lengths. Encroachments of up to eighty (80%) percent of the entire linear length of the building are permitted. Encroachment of the entire length may be requested subject to review and approval at the time of site plan review. Limitations of encroachments on corners of buildings may be required to control view corridors and ground stories building bulk and mass.
- Vertical encroachment. Structure shall be limited to the following:
- Forty-five (45) feet on sixty (60) foot rights-of-way.
- Eighteen (18) feet on rights-of-way less than thirty (30) feet.
- The encroachment shall be structurally supported entirely from the adjoining private property.

c. All applicable costs for improvements and/or relocation to utilities, sanitary sewer, storm water, and other associated infrastructure improvements as a result of the request shall be the responsibility of the property owner.

d. On street parking displaced as a result of the encroachment shall be provided as public parking spaces within the proposed development and compensation for the removed spaces shall be subject to the established City provisions. The building shall include City's public parking signage on the exterior portions of the building to clearly identify public parking spaces are available within the facility. The total number and location of the signage shall be determined at the time of application review.

e. Any encroachments, construction and penetration into the rights-of-way shall be subject to the following:

- The property owners shall be responsible for all maintenance of all encroachments and property of all surrounding public rights-of-way, including the following: landscaping; (hard and softscape); benches; trash receptacles; irrigation; kiosks; plazas; open spaces; recreational facilities; private streets; and other elements are subject to all the provisions for which the development was approved as may be amended.
- Responsible for liability insurance, local taxes, and the maintenance of the encroachment and/or property.
- In the event that the owner or any assign and successor shall at any time after approval of the site plan fail to maintain the areas in reasonable order and condition in accordance with the approval, these regulations, City Code or other applicable local, state and federal requirements, the City shall implement appropriate measures pursuant to applicable City provisions.

f. Encroachments and the total amount of encroachment shall require review and approval pursuant to applicable City provisions.

N/A.

3. Parking requirement exemption for Mediterranean Architectural Design buildings of 1.45 FAR or less (Central Business District only).
Any new building construction or restoration/renovation of a building located in the Central Business District which is designed as Coral Gables Mediterranean Architectural Design as provided for in Article 5-201. and satisfies all other provisions of this Article, may be exempted from off-street parking requirements if the FAR of such building(s) does not exceed 1.45.

Property owners, successors and/or assigns shall be limited to the above use restriction in perpetuity. The above provisions shall be enforced via a restrictive covenant or other acceptable means as determined by the City Attorney, subject to City Attorney review and final approval prior to the issuance of a certificate of occupancy for the building.

N/A.

4. Multi-family residential density bonus for Mediterranean Architectural Design buildings.
A twenty-five (25%) percent residential density bonus may be awarded to the permitted residential density if the proposed building is designed as Coral Gables Mediterranean
Architectural Design as provided for in Article 5-201. and satisfies all other provisions of this Article.

N/A.

Should there be any questions, please feel free to contact me at the contact info below.

Sincerely,

Andrew James, **NCARB**
Principal

NICHOLS BROSCH WURST WOLFE & ASSOCIATES INC.
161 Almeria Avenue
Coral Gables, FL 33134
O: 305.443.5206, M: 305.764.5592
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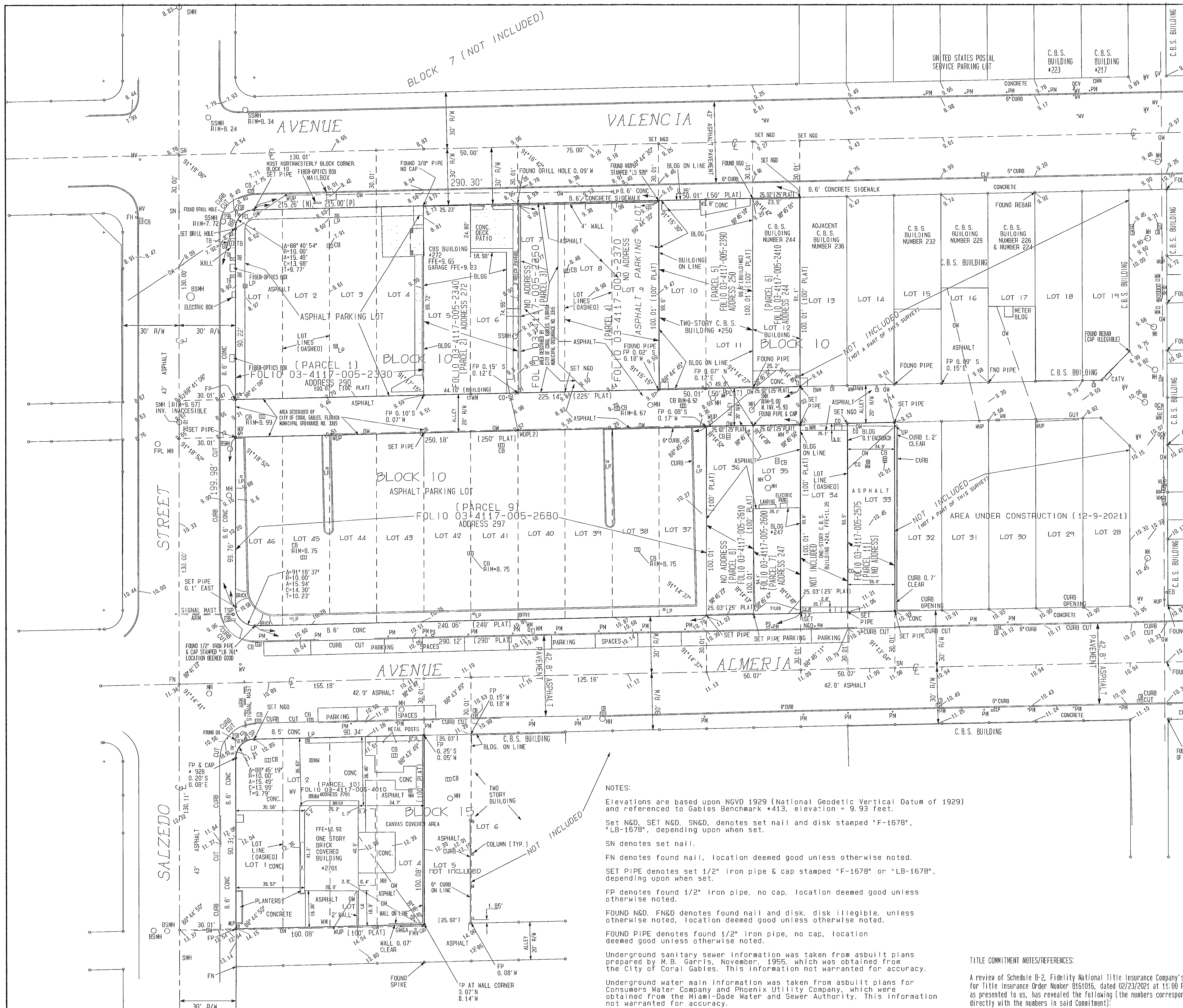

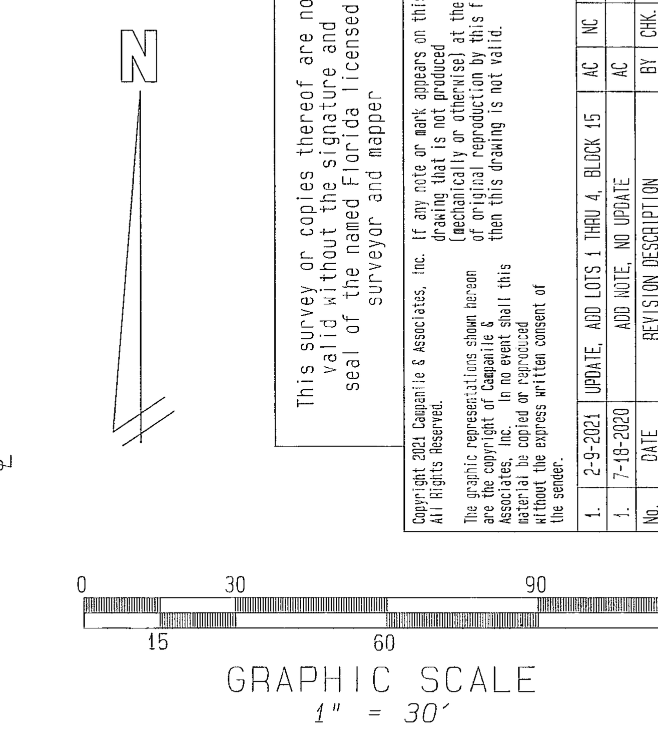

This survey or copies thereof are not valid without the signature and seal of the named Florida licensed surveyor and mapper

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

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

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

LEGAL DESCRIPTION:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

LEGEND:

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

NOTES:

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

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

SN denotes set nail.

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

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

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

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

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

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

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

Underground gas main information is a field located painted line.

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

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

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

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

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

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

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

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

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

TITLE COMMITMENT NOTES/REFERENCES:

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

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

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

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

SURVEYOR'S CERTIFICATE

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

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

Date of Survey: February 9, 2021

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

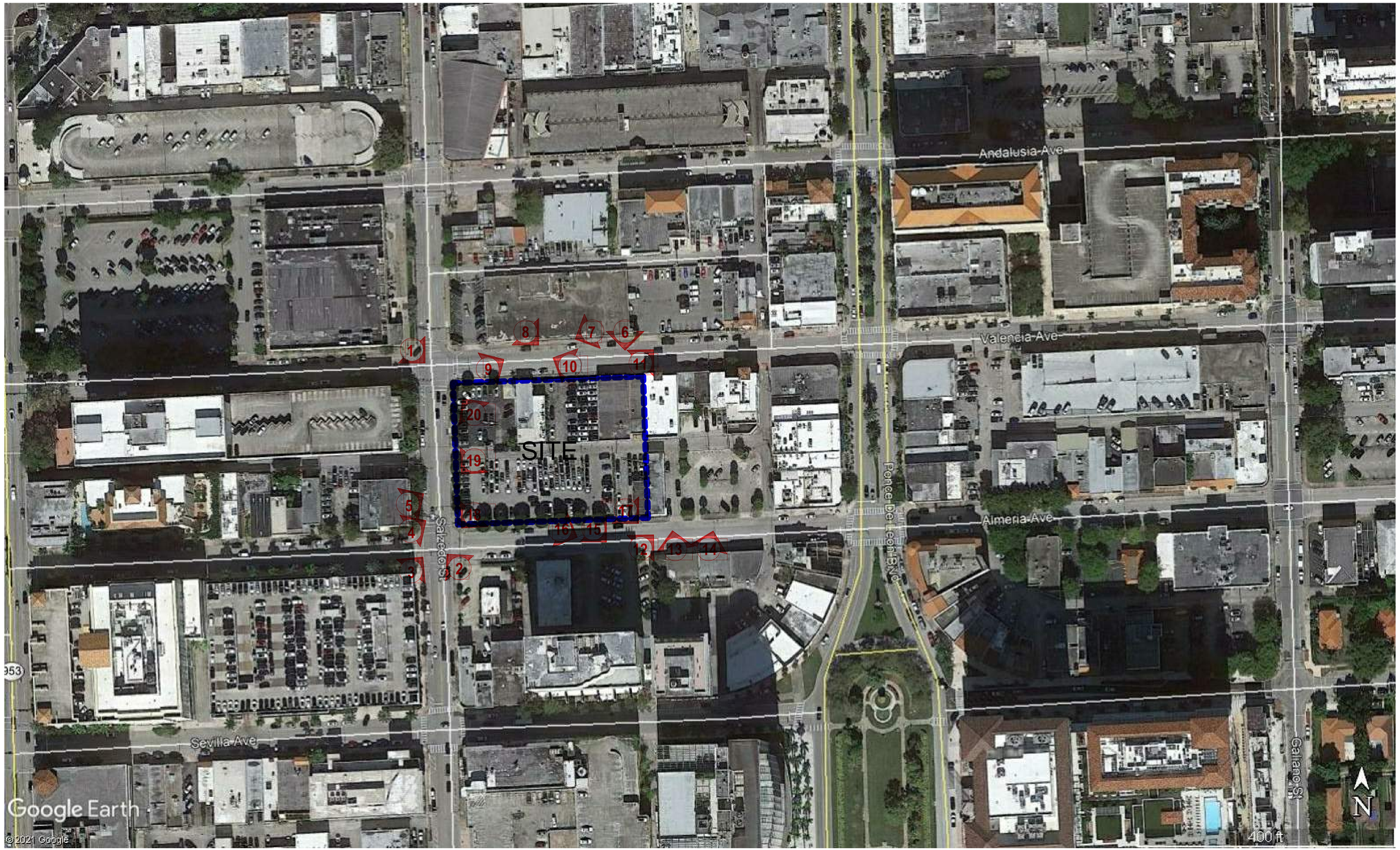
CAMPANILE & ASSOCIATES, INC.
ENGINEERS * PLANNERS * SURVEYORS
6420 MAHI DRIVE
CORAL GABLES, FLORIDA 33158
(305) 971-1988
ACAMPAN@AOL.COM
LB-1678

ALTA/NSPS SKETCH OF SURVEY

FOR

Bill Ussery Motors, Inc.

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



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

PROJECT

Regency Residences

City of Coral Gables, Florida

OWNER

CONSULTANTS

ARCHITECT
NICHOLS BROSCH WURST WOLFE & ASSOCIATES, INC
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305.443.5206
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CIVIL ENGINEER
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NO.	DATE	ISSUE

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Issue Date

PROJECT STATUS

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PROJECT NO.

20006

SEAL & SIGNATURE

ANDREW JAMES
AR 91411, ARCHITECT

A2

AERIAL PHOTOGRAPH

VIEW FROM NORTH WEST CORNER

VIEW FROM SOUTH WEST CORNER

VIEW FROM SOUTH EAST CORNER

VIEW FROM EAST SIDE

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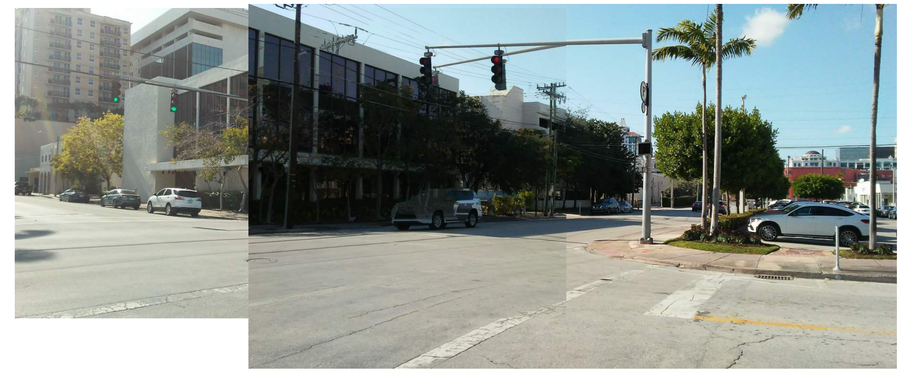
AR 91411, ARCHITECT

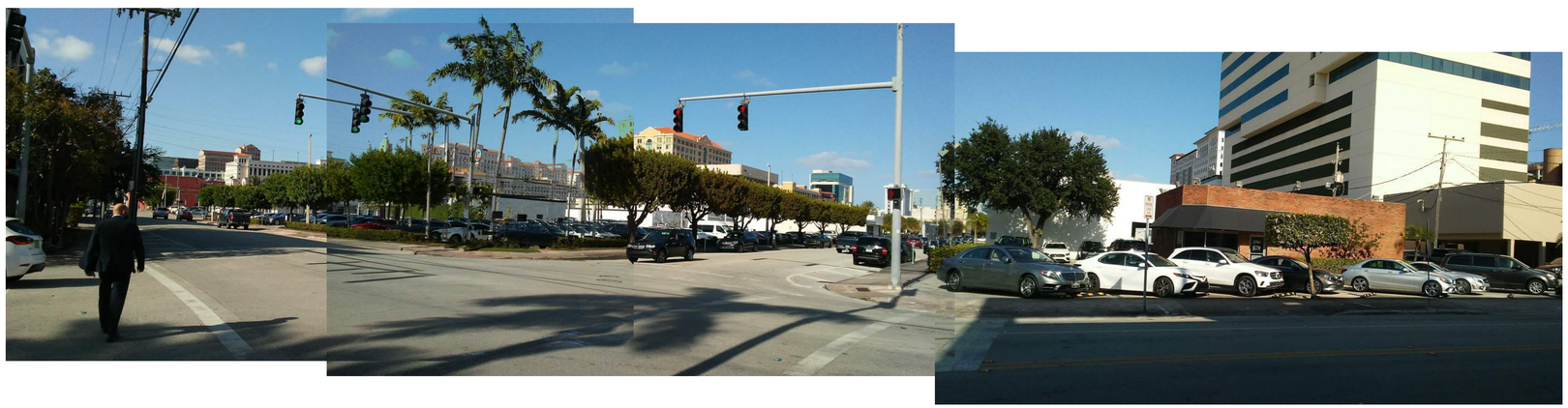
A2.1

AERIAL

VIEW 1 NORTH WEST CORNER LOOKING SUBJECT PROPERTY



VIEW 2 SOUTH WEST CORNER LOOKING SUBJECT ADJACENT PROPERTIES



VIEW 3 SOUTH WEST CORNER LOOKING SUBJECT PROPERTY

VIEW 4 SOUTH WEST CORNER LOOKING SUBJECT PROPERTY

VIEW 5 SOUTH WEST CORNER LOOKING SUBJECT PROPERTY

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A2.2

CONTEXT PHOTOGRAPHS

VIEW 6 LOOKING NORTH SIDE OF SUBJECT PROPERTY

VIEW 7 LOOKING NORTH SIDE OF SUBJECT PROPERTY

VIEW 8 LOOKING NORTH SIDE OF SUBJECT PROPERTY

VIEW 9 LOOKING NORTH SIDE ACROSS SUBJECT PROPERTY

VIEW 10 LOOKING NORTH SIDE ACROSS SUBJECT PROPERTY

VIEW 11 LOOKING NORTH SIDE ACROSS SUBJECT PROPERTY

VIEW 12 LOOKING AT SOUTH SIDE OF SUBJECT PROPERTY

VIEW 13 LOOKING AT SOUTH SIDE OF SUBJECT PROPERTY

VIEW 14 LOOKING AT SOUTH SIDE TO ADJACENT PROPERTIES

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A2.3

CONTEXT PHOTOGRAPHS

VIEW 15 LOOKING AT SOUTH SIDE ACROSS SUBJECT PROPERTY

VIEW 16 LOOKING AT SOUTH SIDE ACROSS SUBJECT PROPERTY

VIEW 17 LOOKING AT SOUTH SIDE ACROSS SUBJECT PROPERTY

VIEW 18 LOOKING AT SOUTH WEST CORNER ACROSS SUBJECT PROPERTY

VIEW 19 LLOKING AT WEST SIDE ACROSS SUBJECT PROPERTY

VIEW 20 LOOKING AT NORTH WEST CORNER ACROSS SUBJECT PROPERTY

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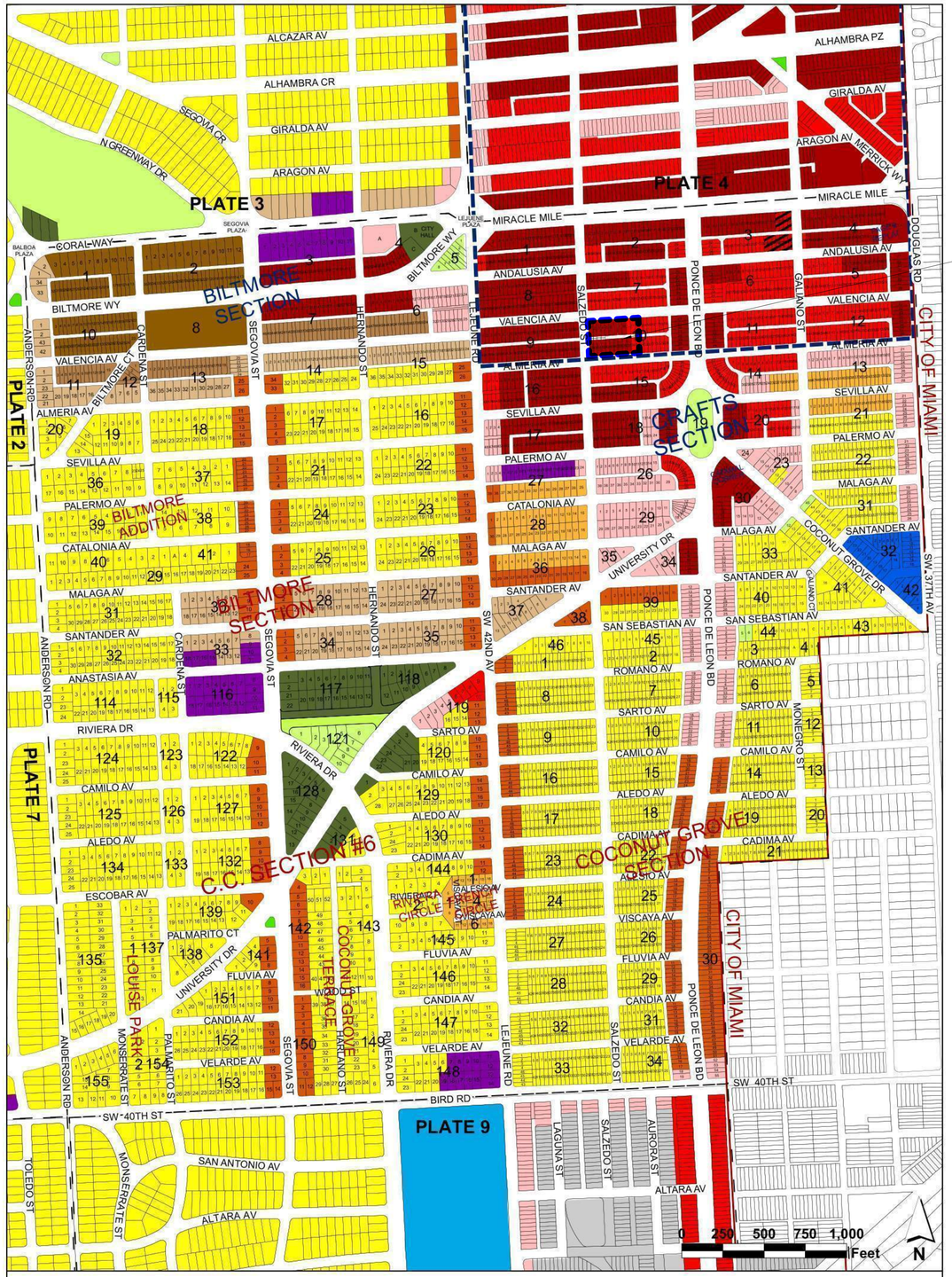
CONTEXT PHOTOGRAPHS



Future Land Use Map

Land Use Classifications

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

Plate 6 of 18

City of Coral Gables
Planning & Zoning Division
September 2019

SUBJECT PROPERTY

NICHOLS BROSCH WURST WOLFE & ASSOCIATES, INC.
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Regency Residences

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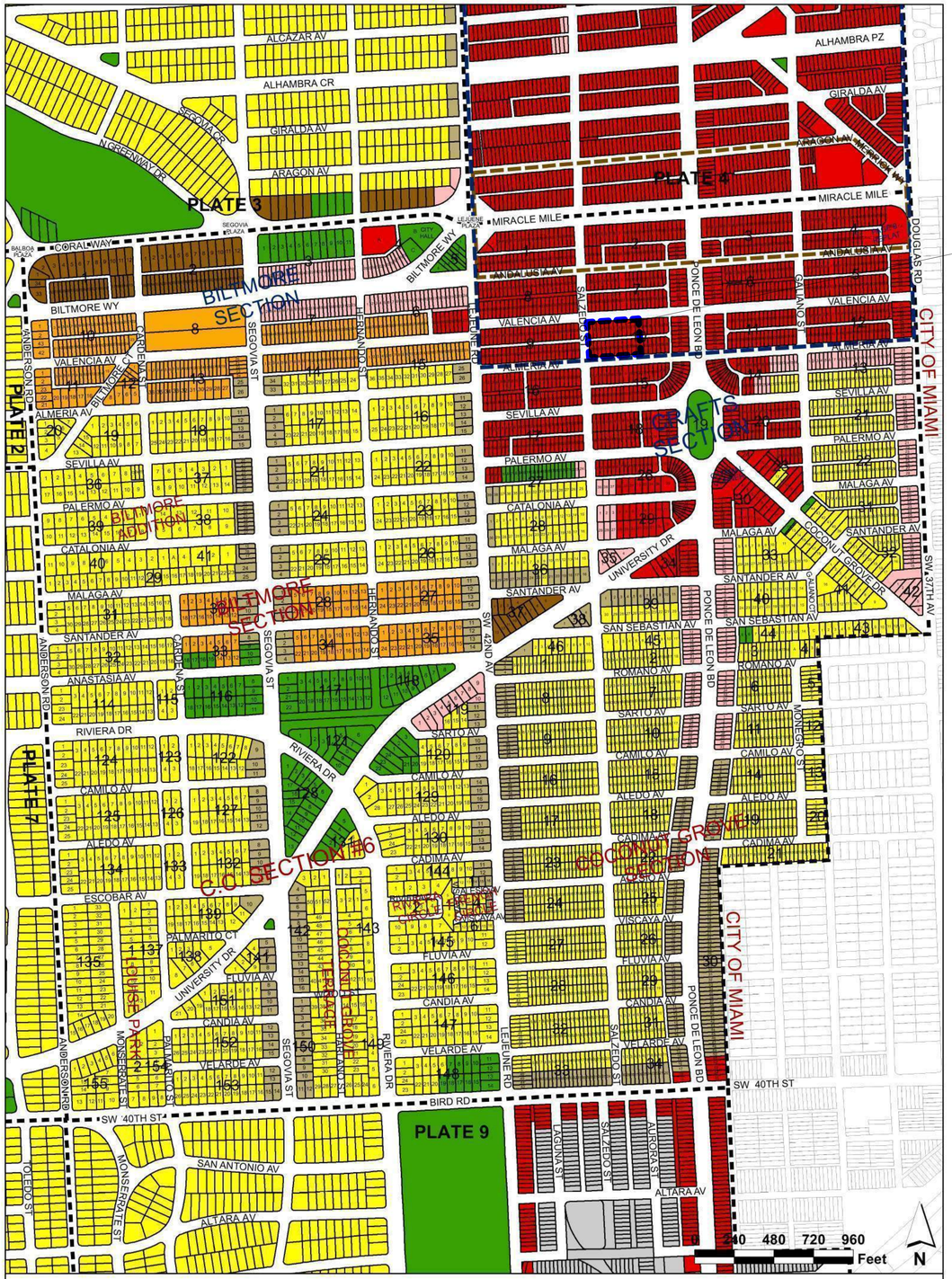
LAND USE- CURRENT / PROPOSED



Zoning Map

Zoning Districts

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

Plate

6 of 18

City of Coral Gables
Planning & Zoning Division
September 2019

NICHOLS BROSCH WURST WOLFE & ASSOCIATES, INC.
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ZONING CURRENT AND PROPOSED

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NW MASSING STUDY

NICHOLS BROSCH WURST WOLFE & ASSOCIATES, INC.
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AR 91411, ARCHITECT

A2.8

SW MASSING STUDY

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PROJECT NO.

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AR 91411, ARCHITECT

A2.9

S MASSING STUDY

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

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

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

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

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

ON STREET PARKING COUNT :

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

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

PROVIDED PARKING SPACES : 14

DIFFERENCE : 0

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

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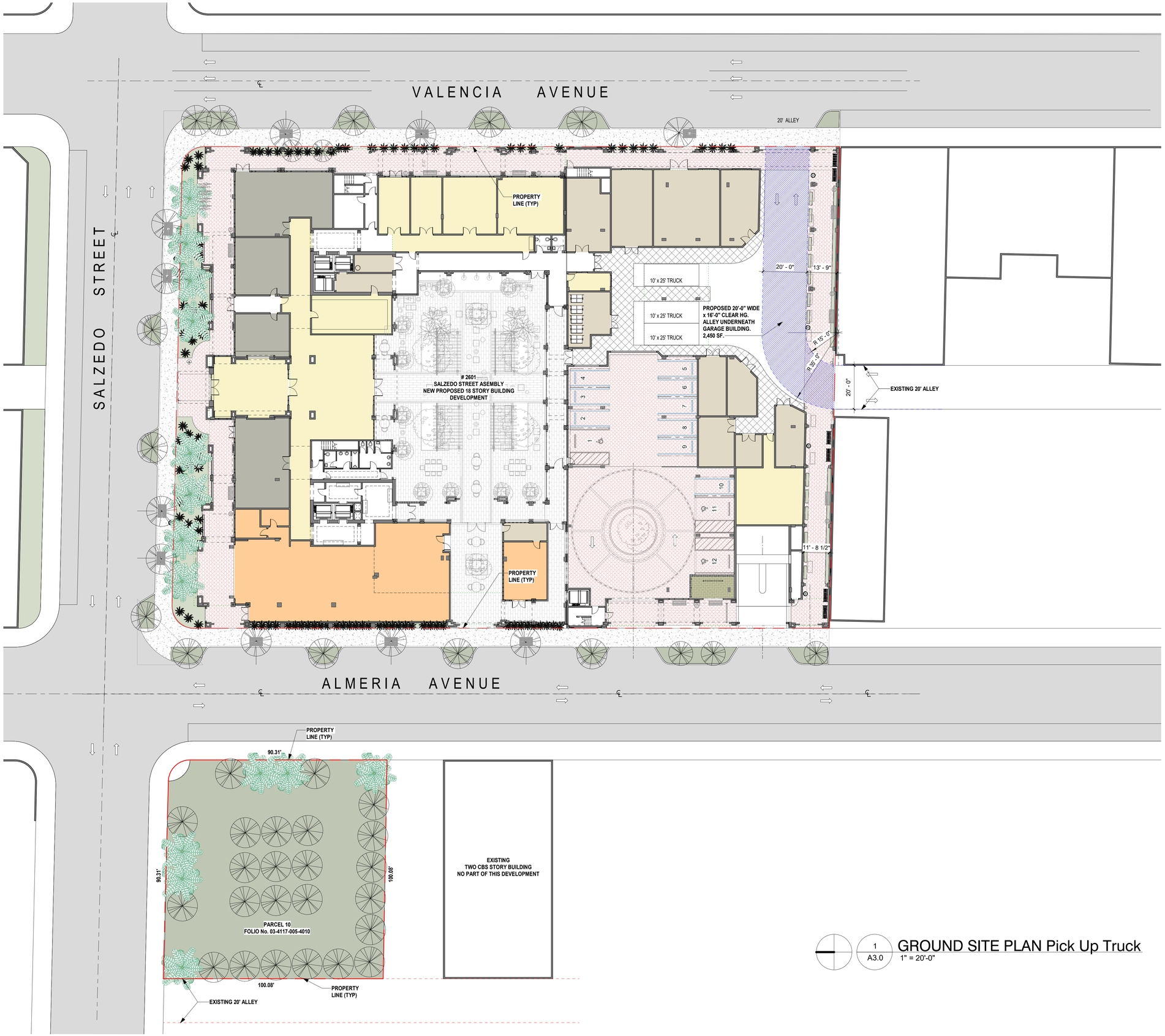
ANDREW JAMES ARCHITECT
AR91411, ARCHITECT

10/27/21

A3

GROUND LEVEL SITE PLAN



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

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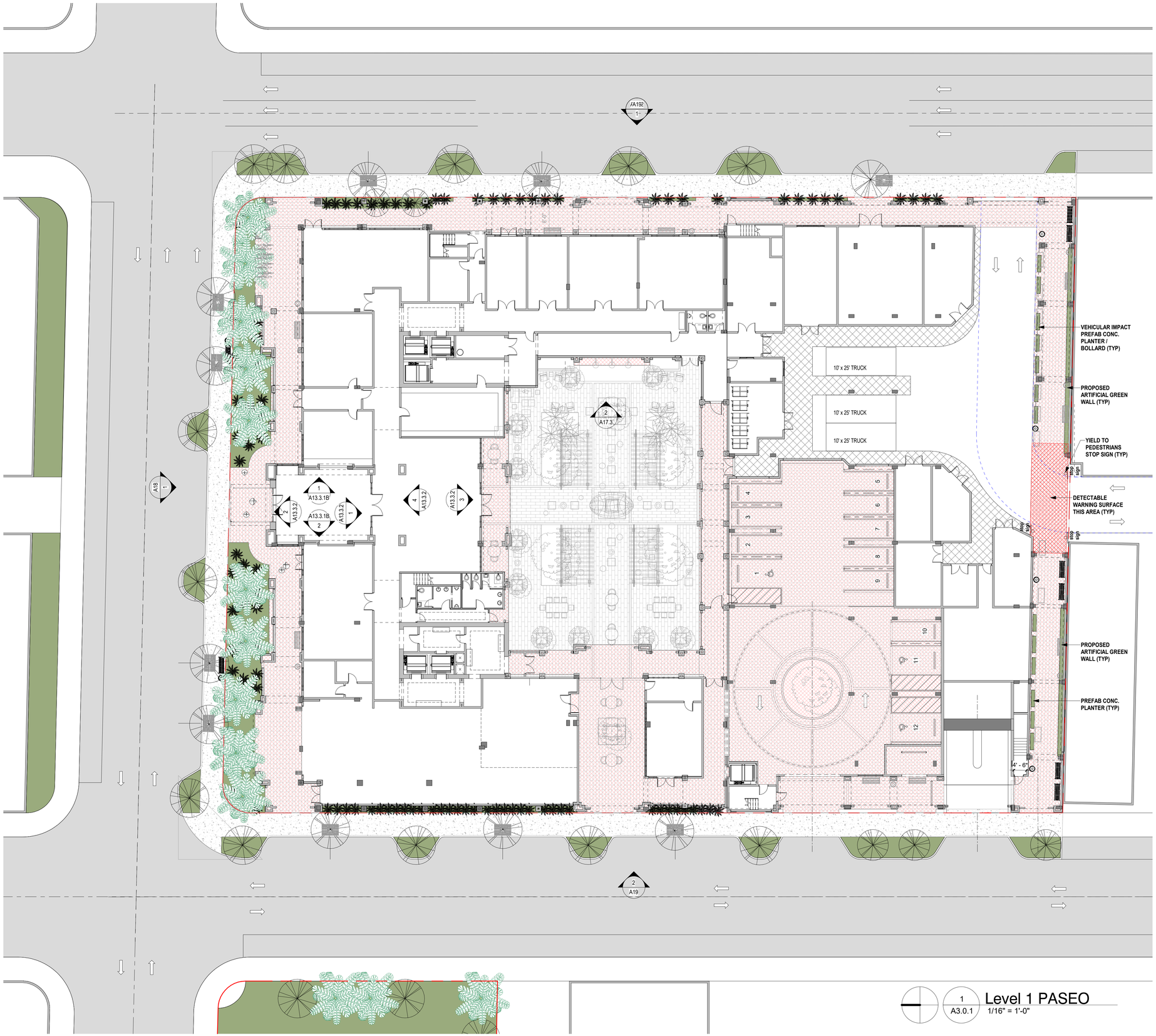
ANDREW JAMES
AR91411, ARCHITECT

ARCHITECT

10/27/21

A3.0

GROUND SITE PLAN



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

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Regency Residences

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PASEO

ON STREET PARKING COUNT :

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

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

PROVIDED PARKING SPACES : 14

DIFFERENCE : 0

1
A3.1

GROUND LEVEL ON STREET PRKG

1/16" = 1'-0"

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ON STREET PARKING

ZONING ANALYSIS RESIDENTIAL SITE

ZONING: " MX-3 "

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

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

2701 SALZEDO STREET, CORAL GABLES FL. FOLIO No. 0341170054010

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

76,000 SQ. FT. (1.7447 ACRES)

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

OPEN SPACE CALCS.	ALLOWED/REQUIRED	PROVIDED
OPEN SPACE AT GROUND LEVEL OPEN SPACE AT FRONT YARD = 5,420 SQ. FT. OPEN SPACE AT COVERED LOGGIAS = 8,157 SQ. FT. OPEN SPACE AT PASEO = 2,470 SQ. FT. OPEN SPACE AT COURTYARD = 9,114 SQ. FT. OPEN SPACE AT PARK= 9,990 SQ. FT.		35,151 SQ. FT.
OPEN SPACE AT POOL DECK AREA = 19,940 SQ.FT.		19,940 SQ. FT.
OPEN SPACE AT UPPER TERRACES 14th LEVEL = 1,900 SQ.FT.		1,900 SQ. FT.
OPEN SPACE AT UPPER TERRACES 15th, 16th, 17th LEVELS = 3,330 SQ.FT.		3,330 SQ. FT.
OPEN SPACE AT PENTHOUSE LEVEL = 3,347 SQ.FT.		3,347 SQ. FT.
REQUIRED LANDSCAPE AREA 10% LOT AREA FOR MIXED USE PROPERTIES 75,990 X 10% = 7,599 SQ.FT. SEE LANDSCAPING PLANS FOR CALCS.	7,599 SQ.FT.	14,870 SQ.FT. **

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

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

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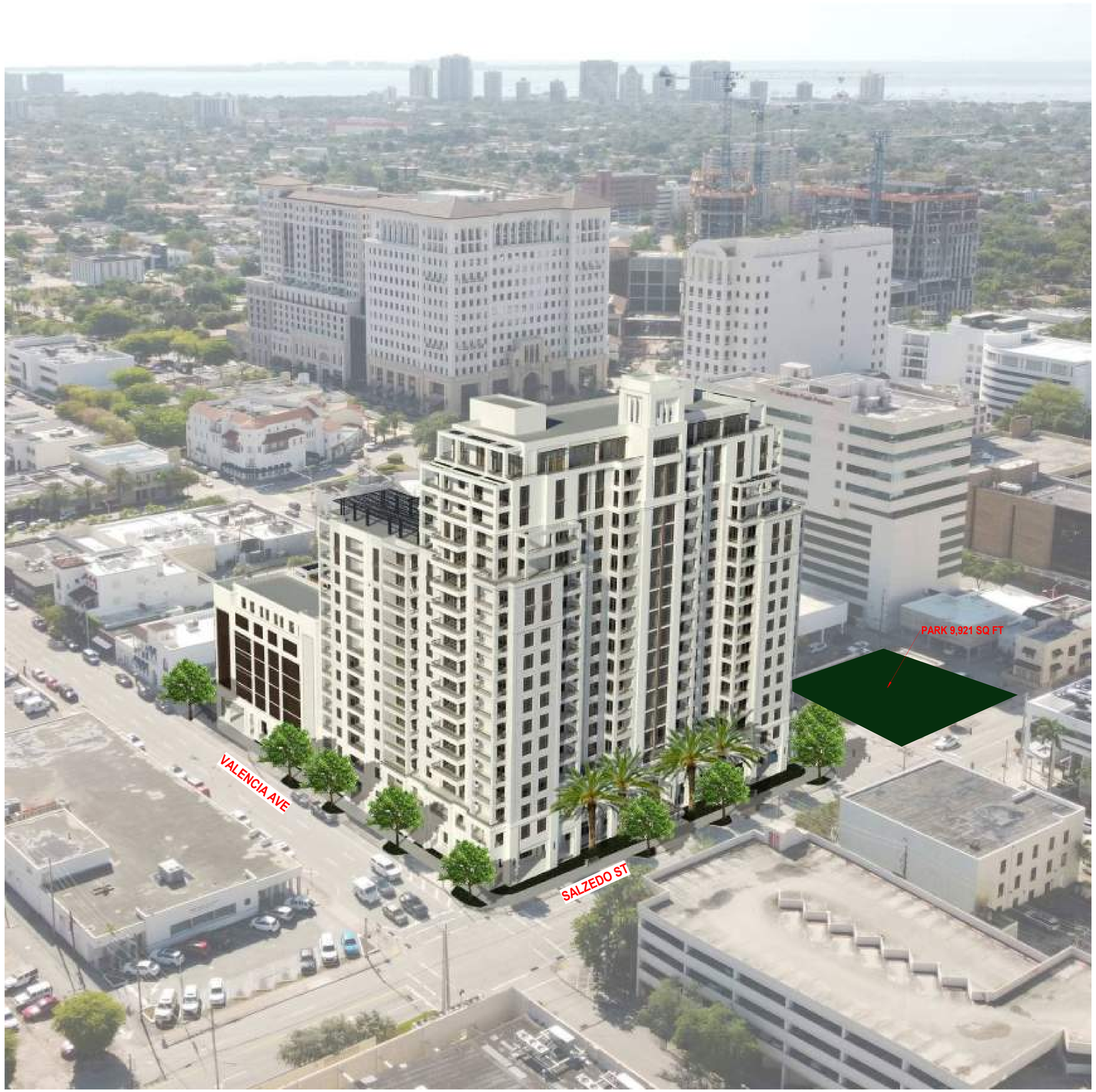

DEVELOPMENT BONUS STANDARDS MEDITERRANEAN TABLE (BONUS)

TABLE 1 (REQUIRED STANDARDS) MUST COMPLY WITH ALL REQUIREMENTS

REF	TYPE	MARK	REMARKS
1	ARCHITECTURAL ELEMENTS ON BUILDING FACADES	COMPLIES	REFER TO EXTERIOR ELEVATIONS SHEETS A13, A14, A15, A16
2	ARCHITECTURAL RELIEF ELEMENTS AT STREET LEVEL	COMPLIES	REFER TO EXTERIOR ELEVATIONS SHEETS A13, A14, A15, A16
3	ARCHITECTURAL ELEMENTS LOCATED ON THE TOP OF BUILDINGS.	COMPLIES	REFER TO EXTERIOR ELEVATIONS SHEETS A13, A14, A15, A16
4	BICYCLE STORAGE A MINIMUM OF FIVE (5) BICYCLE STORAGE SPACES SHALL BE PROVIDE FOR EACH TWO HUNDRED AND FIFTY (250) PARKING SPACES OR FRACTION	COMPLIES	REFER TO GROUND FLOOR PLAN, SHEET A3
5	BUILDING FACADE	COMPLIES	REFER TO EXTERIOR ELEVATIONS SHEETS A13, A14, A15, A16
6	BUILDING LOT COVERAGE	COMPLIES	NO MAXIMUM OR MINIMUM REQUIRED, SEE SITE PLAN
7	DRIVE THROUGH FACILITIES	N/A	N/A
8	LANDSCAPE OPEN SPACE AREA FIVE (5%) FOR NON RESIDENTIAL PROPERTIES. TEN (10%) FOR MIXED USE PROPERTIES TWENTY FIVE (25%) FOR RESIDENTIAL PROPERTIES	COMPLIES	REFER GROUND FLOOR PLAN 10% FOR MIXED USED PROPERTIES: RESIDENTIAL BUILDING W/RESTAURANT : 75,599 SQ.FT. x 10% = 7,599 SQ.FT. REQUIRED 14,870 SQ.FT. PROVIDED.
9	LIGHTING, STREET	COMPLIES	REFER TO LANDSCAPING PLANS FOR LANDSCAPING LIGHTING, WILL COMPLY WITH CITY OF CORAL GABLES PUBLIC WORKS REQUIREMENTS FOR ROW LIGHTS
10	PARKING GARAGE	COMPLIES	PARKING PROVIDED IS FULLY ENCLOSED AND ON SECONDARY STREETS REFER TO GROUND FLOOR PLAN SHEET A3
11	PORTE-COCHERES	COMPLIES	N/A
12	SIDEWALKS/ PEDESTRIAN ACCESS	COMPLIES	REFER TO GROUND FLOOR PLAN SHEET A3
13	SOIL, STRUCTURAL	COMPLIES	REFER TO LANDSCAPING DWG
14	WINDOWS ON MEDITERRANEAN BUILDINGS	COMPLIES	REFER TO EXTERIOR ELEVATIONS AND DETAILS SHEETS ALL WINDOWS HAVE A 4" MIN. CASING DEPTH.

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

DEVELOPMENT BONUS STANDARDS MEDITERRANEAN TABLE (BONUS)

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

REF	TYPE		REMARKS
1	ARCADES AND OR LOGGIAS	COMPLIES	REFER TO GROUND FLOOR PLAN SHEET A3
2	BUILDING ROOFLINES	COMPLIES	REFER TO EXTERIOR ELEVATIONS SHEETS A13, A14, A15, A16
3	BUILDING STEPBACKS	COMPLIES	REFER TO EXTERIOR ELEVATIONS SHEETS A13, A14, A15, A16
4	BUILDING TOWERS	COMPLIES	REFER TO EXTERIOR ELEVATIONS SHEETS A13, A14, A15, A16
5	DRIVEWAYS	DOES NOT COMPLY	REFER TO GROUND FLOOR PLAN SHEET A3
6	LIGHTING OF LANDSCAPING	COMPLIES	REFER TO LANDSCAPING DWG
7	MATERIALS ON EXTERIOR BUILDING FACADES	COMPLIES	REFER TO EXTERIOR ELEVATIONS SHEETS A13, A14, A15, A16
8	OVERHEAD DOORS	COMPLIES	REFER TO EXTERIOR ELEVATIONS SHEETS. OVERHEAD DOORS WILL BE RECESSED INTO PARKING RAMP AREA, THEY ARE NOT FRONTING ANY RESIDENTIAL PROPERTIES
9	PAVER TREATMENTS	COMPLIES	REFER TO GROUND FLOOR PLAN ALL COVERED LOGGIAS ARE PAVERS ON SAND REFER TO SHEET A3
10	PEDESTRIAN AMENITIES	COMPLIES	REFER TO SHEET A3 AND LANDSCAPING GROUND LEVEL FLOOR PLAN FOR BENCHES, REFUSE CONTAINERS, FOUNTAINS LOCATION AND SPECS. INFORMATION
11	PEDESTRIAN PASSTHROUGH	COMPLIES	REFER TO GROUND FLOOR PLAN SHEET A3
12	UNDERGROUND PARKING	N/A	N/A

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

DEVELOPMENT BONUS STANDARDS MEDITERRANEAN TABLE (BONUS)

TABLE 3 (OTHER DEVELOPMENT OPTIONS)

REF	TYPE		
1	BUILDING SETBACK REDUCTIONS DRIVEWAYS	REQUESTED	
	1a. Minimum open space. a minimum of 25% of the total ground stories square footage received from setback reduction is provided as publicly accessible street level open space and landscape area on private property.	COMPLIES	PROVIDING MORE THAN 25% OF RECEIVED SETBACK REDUCTION AS A PUBLICLY OPEN LOGGIA AT GROUND LEVEL. REFER TO GROUND FLOOR PLAN SHEET A3
	1b. The minimum square footage of allowable ground stories open space (ie. plazas) shall be four hundred (400) square feet.	COMPLIES	REQUESTED AREAS ARE OPEN COVERED LOGGIAS WITH MORE THAN 400 SF EA. REFER TO GROUND FLOOR PLAN SHEET A3
	1c. Types of open space. Types of open space shall be in the form of courtyards, plazas, arcades,/loggias, and pedestrian pass-throughs adjacent /contiguous to the adjacent rights of way.	COMPLIES	REQUESTED AREAS ARE OPEN COVERED LOGGIAS. REFER TO GROUND FLOOR SHEET A3
	1d. Applicants , property owners, successors or assigns desiring to develop pursuant to these regulations may not seek a variance for relief or reduction in building setbacks. reductions in setbacks are only permitted subject to these regulations.	COMPLIES	
2	ENCROACHMENT OR LOGGIA AND OR ARCADES WITHIN ROW.	N/A	N/A
3	PARKING REQUIREMENT EXEMPTION	N/A	N/A
4	MULTI-FAMILY RESIDENTIAL DENSITY BONUS	N/A	N/A

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A3.3

MEDITERRANEAN BONUS

DEVELOPMENT BONUS STANDARDS.

TABLE 1.
REQUIRED STANDARDS.

Applications shall be required to satisfy all of the requirements of Articles 2 and 3 and in Table 1, "Required Standards" in order to secure bonuses based upon the applicable residential, and MX districts designations.

1. **ARCHITECTURAL ELEMENTS ON BUILDING FACADES.** (REFERENCE A13.1)
Similar exterior architectural relief elements shall be provided on all sides of all buildings. No blank walls shall be permitted unless required pursuant to applicable City, State and Federal requirements (g., Fire and Life Safety Code or other applicable code).
Parking garages shall include exterior architectural treatments compatible with buildings or structures that occupy the same property and/or street.

Requirement Satisfied
The Project provides architectural relief elements on all sides of buildings.
Parking garage includes exterior architectural treatments.

2. ARCHITECTURAL RELIEF ELEMENTS AT STREET LEVEL. (REFERENCE A13.2)
On any building facades fronting streets, where an adjoining pedestrian sidewalk is located, one (1) or more of the following design features shall be included at the street level: a. Display windows or retail display area;
b. Landscaping; and/or
c. Architectural relief elements or ornamentation.

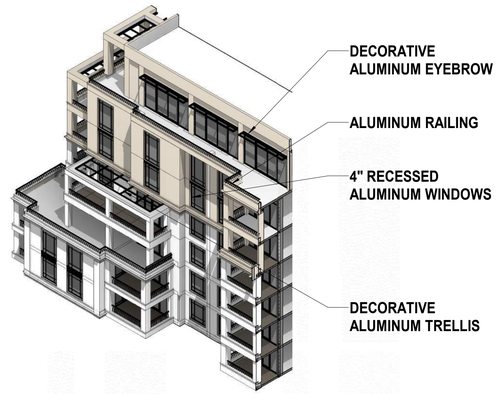
Requirement Satisfied
Project provides landscaping relief elements, refer to ground floor plan and elevations

3. ARCHITECTURAL ELEMENTS LOCATED ON THE TOP OF BUILDINGS. (REFERENCE 13.5)
Exclusion from height. The following shall be excluded from computation of building height in MX Districts:
a. Air-conditioning equipment room.
b. Elevator shafts.
c. Elevator mechanical equipment rooms.
d. Parapets.
Roof structures used only for ornamental and aesthetic purposes not exceeding a combined area of twenty-five (25%) percent of the floor area immediately below. Such exclusion shall be subject to the provisions that no such structure shall exceed a height of more than twenty-five (25) feet above the roof, except for commercial buildings in the Central Business District (CBD) where no such structure shall exceed one-third (1/3) of the allowable total building height.

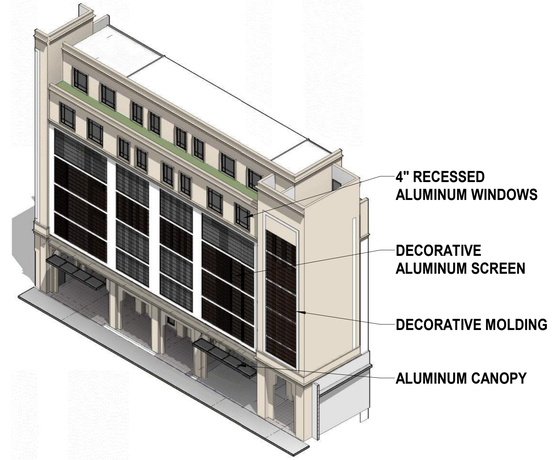
Requirement Satisfied
Ornamental center tower Roof structure complies with required height (10'10")

4. BICYCLE STORAGE. (REFERENCE A3)
To encourage the use of bicycles, bicycle storage facilities (racks) shall be provided. A minimum of five (5) bicycle storage spaces shall be provided for each two hundred and fifty (250) parking spaces or fraction thereof.

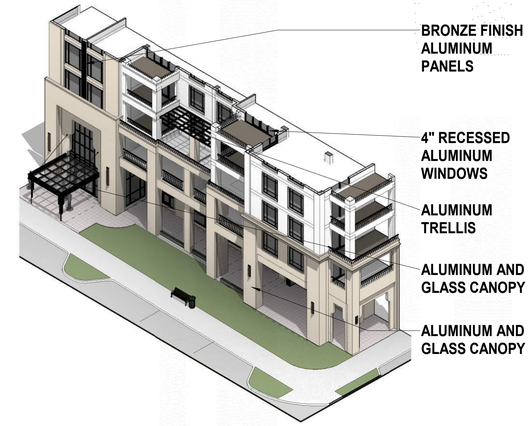
Requirement Satisfied (For detailed calculation refer to sheet A2.7)
Required = 8 Bicycle Storage
Provided = 14 Bicycle Storage



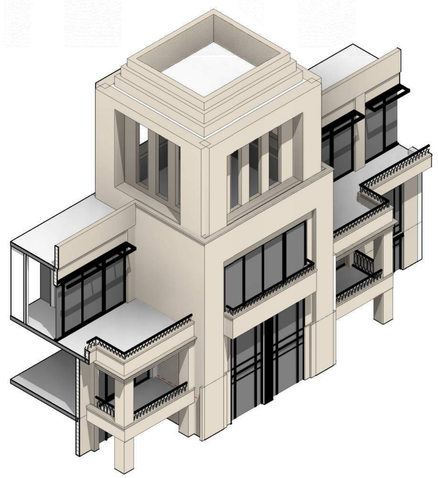
1 T1-1, ARCHITECTURAL ELEMENTS IN FACADE



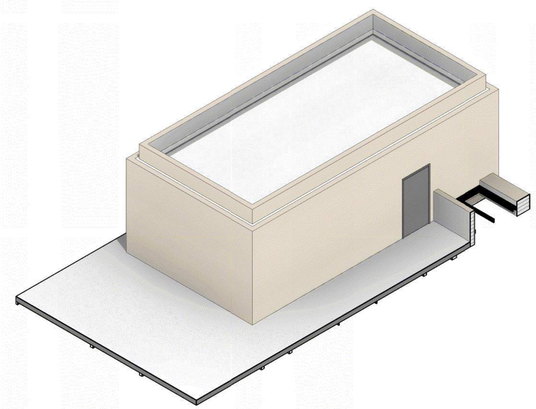
2 T1-1.1 GARAGE ARCHITECTURAL ELEMENTS



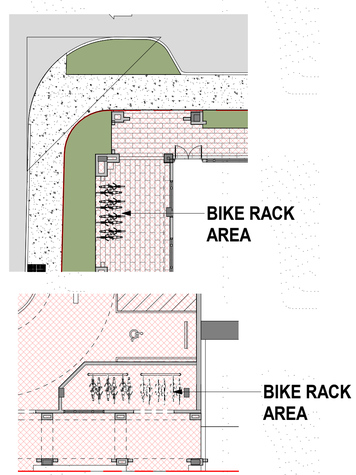
3 T1-2 SW CORNER AT STREET LEVEL



4 T1-3, TOP OF TOWER



5 T1-3.1, ELEVATOR OVERRIDE



6 T1-4 BIKE STORAGE
1/16" = 1'-0"

7 REFERENCE 3D
SCALE: 1' = 60'-0"

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A3.3.1
MEDITERRANEAN BONUS ITEMS

DEVELOPMENT BONUS STANDARDS.

TABLE 1.
REQUIRED STANDARDS.

Applications shall be required to satisfy all of the requirements of Articles 2 and 3 and in Table 1, "Required Standards" in order to secure bonuses based upon the applicable residential, and MX districts designations.

5. BUILDING FACADES. (REFERENCE A13)
Facades in excess of one hundred and fifty (150) feet in length shall incorporate vertical breaks, stepbacks or variations in bulk/massing at a minimum of one hundred (100) foot intervals.

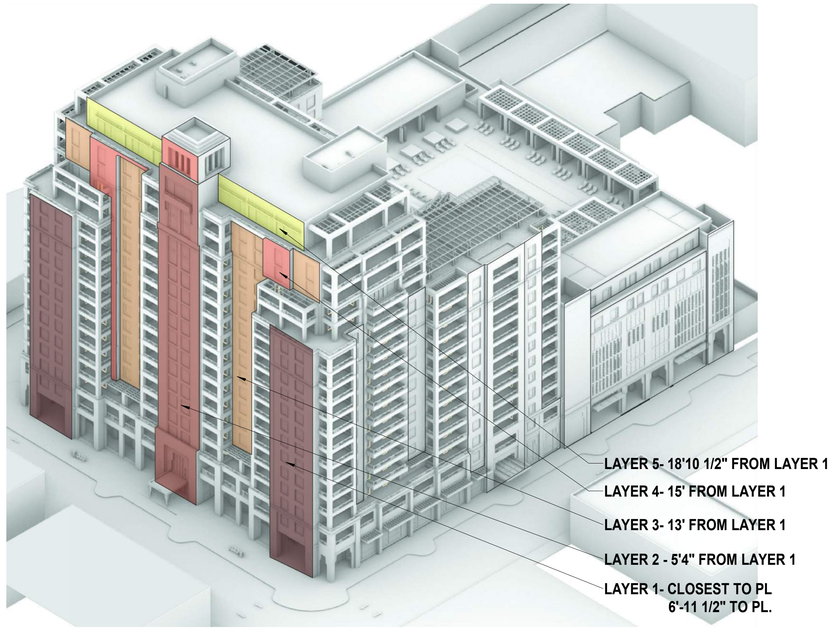
Requirement Satisfied
Refer to exterior elevations, there are stepbacks and massing variations

6. BUILDING LOT COVERAGE.
No minimum or maximum building lot coverage is required.

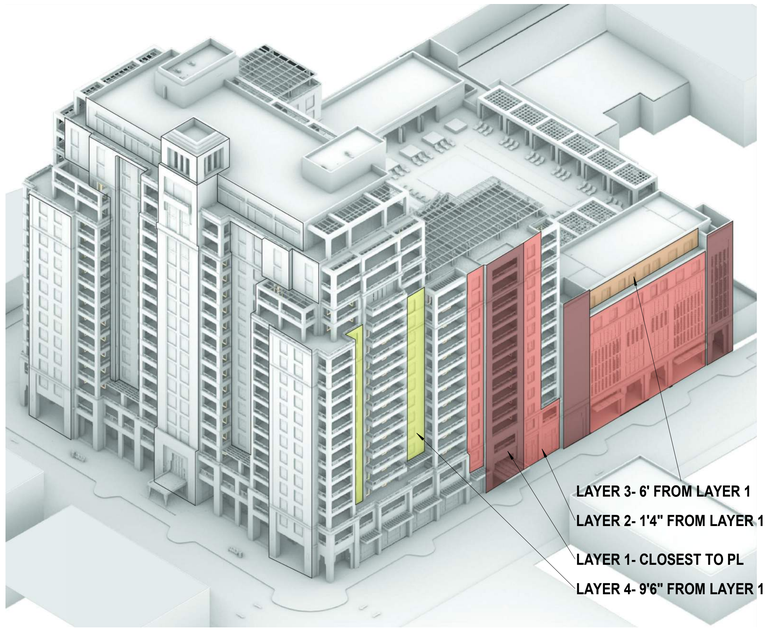
Requirement Satisfied
N/A

7. DRIVE THROUGH FACILITIES.
Drive through facilities including banking facilities, restaurants, pharmacies, dry cleaners or other drive-through businesses are prohibited access to/from Ponce de Leon Boulevard from S.W. 8th Street to Bird Road, Miracle Mile from Douglas Avenue to LeJeune Road, and Alhambra Circle from Douglas Avenue to LeJeune Road.

N/A



1 **T1-5 STEPBACK MASSING DIAGRAM - WEST ELEVATION**
3/4" = 1'-0"



2 **T1-5.1 STEPBACK MASSING DIAGRAM - SOUTH ELEVATION**
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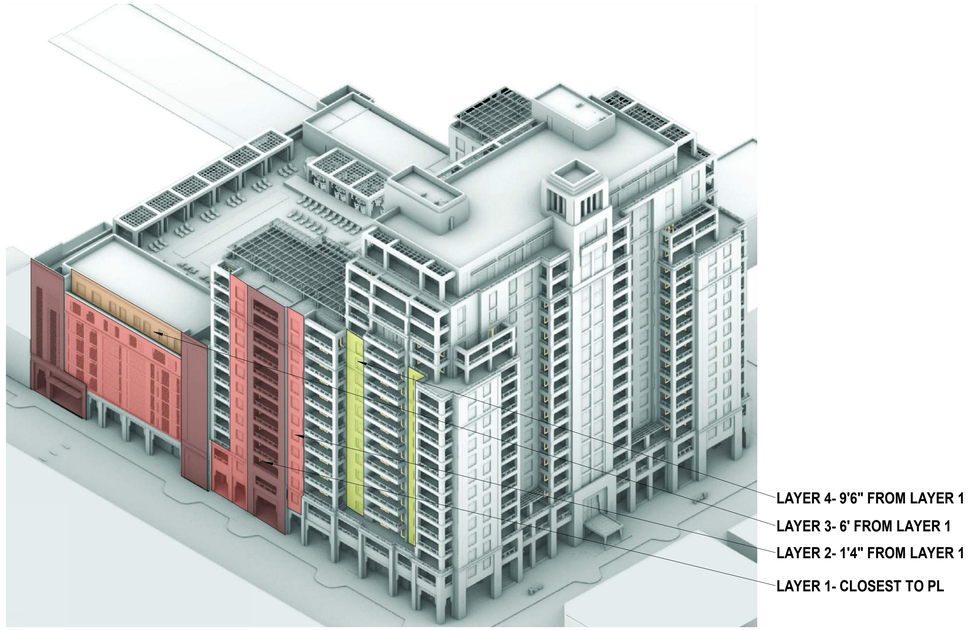

3 **T1-5.2 STEPBACK MASSING DIAGRAM - NORTH ELEVATION**
3/4" = 1'-0"

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AR91411

A3.3.2

MEDITERRANEAN BONUS ITEMS

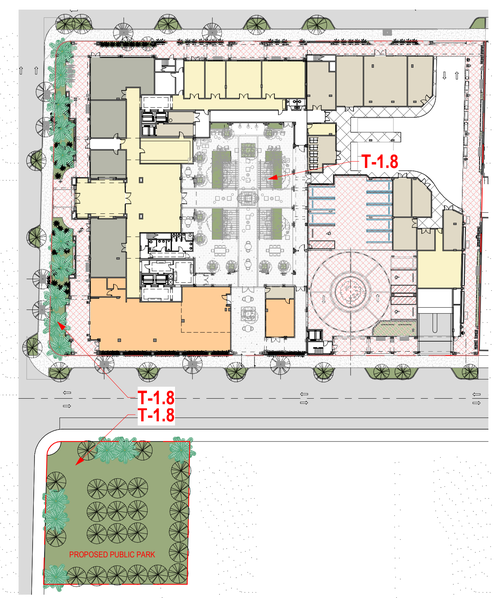
8. LANDSCAPE OPEN SPACE AREA.
Each property shall provide the following minimum ground-level landscape open area (percentage based upon total lot area):
a. Five (5%) percent for nonresidential properties
b. Ten (10%) percent for mixed use properties; and
c. Twenty-five (25%) percent for residential properties.

The total area shall be based upon the total lot area. This landscape area can be provided at street level, within the public right-of-way, planter boxes, planters and other ground-floor locations.

Requirement Satisfied
The proposed building is a mixed use building a 10% min. open space is required, for open area calculations, refer to zoning calculations on sheet A3.2.

REQUIRED : 7,599 SF (10% OF LOT AREA, MIXED USE)
PROVIDED : 13,000 SF. (INCLUDES PAVED ARCADES) + 9,921 SF PARK = 22,921 SF.

2 **T1-8 LANDSCAPE OPEN SPACE**
1" = 30'-0"



4 **REFERENCE PLAN**
SCALE: 1' = 50'-0"

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A3.3.3
MEDITERRANEAN BONUS ITEMS

9. LIGHTING, STREET. (REFERENCE L1)
Street lighting shall be provided and located on all streets/rights of-way. The type of fixture shall be the approved City of Coral Gables light fixture. The location / spacing, and other specifications shall be subject to review and approval by the Department of Public Works.

Requirement Satisfied
Refer to landscaping floor plans for lighting. Street lighting will be provided to comply with the City of Coral Gables requirements.

10. PARKING GARAGES. (REFERENCE A6)
Ground floor parking as a part of a multi-use building shall not front on a primary street. ADA parking is permitted on the ground floor. Ground floor parking is permitted on secondary/side streets and shall be fully enclosed within the structure and/or shall be surrounded by retail uses and/or residential units. Ground floor parking is permitted on alley frontages.

Parking facilities shall strive to accommodate pedestrian access to all adjacent street(s) and alleys.

Requirement Satisfied
Provided Parking at ground level fronting the street are ADA spaces, the parking on the back area are enclosed by decorative architectural screens, parking entrance is facing secondary streets

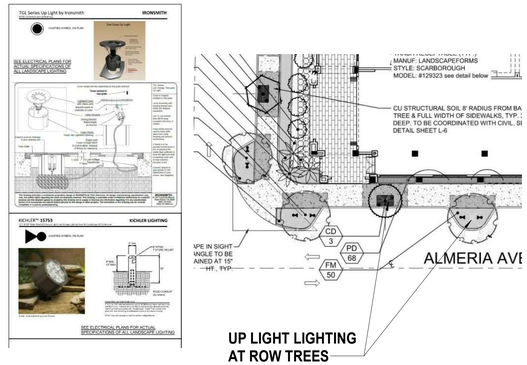
11. PORTE COCHERES.
Porte-cocheres are prohibited access to/from Ponce de Leon Boulevard from S.W. 8th Street to Bird Road, Miracle Mile from Douglas Avenue to LeJeune Road, and Alhambra Circle from Douglas Avenue to LeJeune Road.

N/A

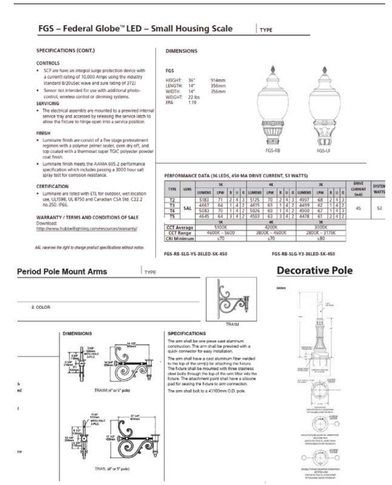
12. SIDEWALKS/ PEDESTRIAN ACCESS. (REFERENCE A3)
All buildings, except accessory buildings, shall have their main pedestrian entrances oriented towards adjoining streets.

Pedestrian pathways or sidewalks shall be provided from all pedestrian access points and shall connect to one another to form a continuous pedestrian network from buildings, parking facilities, parking garages entrances and other structures. Wherever possible pathways shall be separated from vehicular traffic.

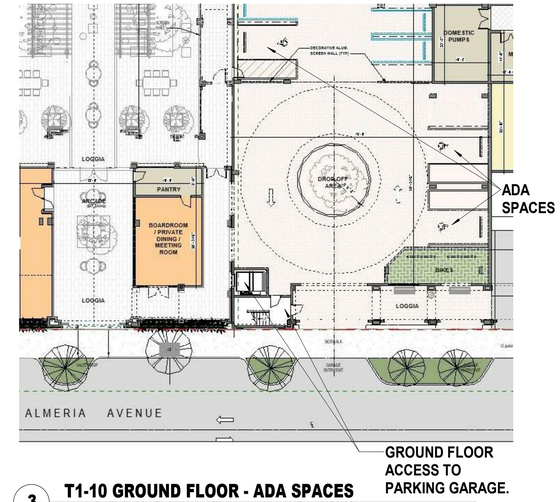
Requirement Satisfied
Main pedestrian entrances are facing streets, refer to ground floor plan



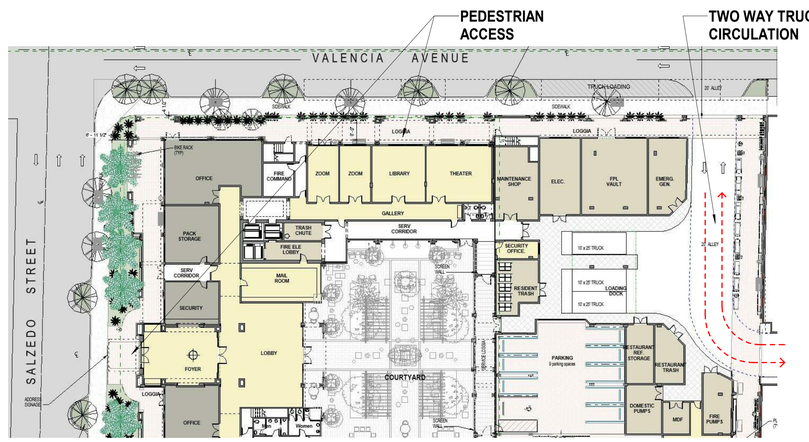
1 **T1-9 LIGHTING, STREET LANDSCAPE PARTIAL PLAN**



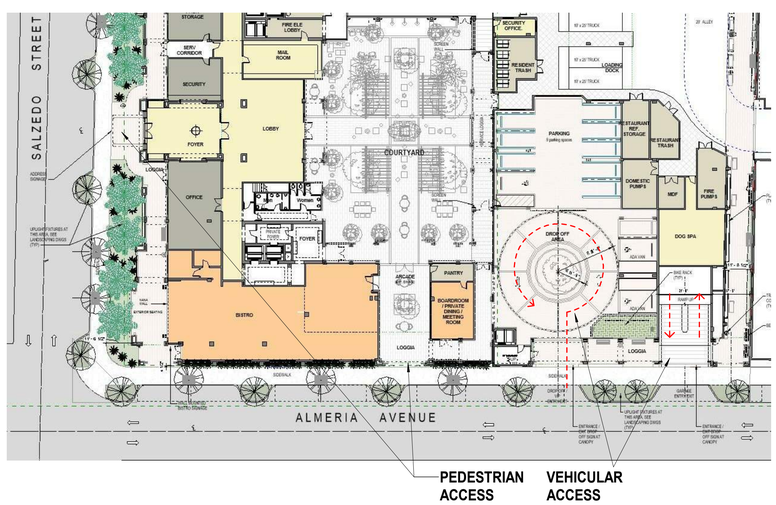
2 **T1-9 LIGHTING, STREET POLE LIGHT DETAIL**



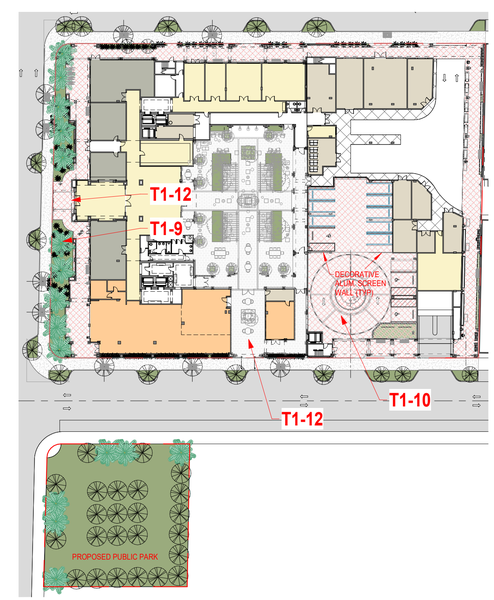
3 **T1-10 GROUND FLOOR - ADA SPACES**



4 **T1-12 PEDESTRIAN ACCESS NORTH AND WEST**



5 **T1-12 PEDESTRIAN ACCESS SOUTH AND WEST**



6 **REFERENCE PLAN**
SCALE: 1' = 50'-0"

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A3.3.4
MEDITERRANEAN BONUS ITEMS

13.SOIL, STRUCTURAL. (REFERENCE L3)
Structural soil shall be utilized within all rights-of-way for all street level planting areas with root barriers approved by the Public Service Department.

Requirement Satisfied
Refer to landscaping plans. Provided.

14. WINDOWS ON MEDITERRANEAN BUILDINGS. (REFERENCE A13.4)
Mediterranean buildings shall provide a minimum window casing depth of four (4) inches as measured from the face of the building.

Requirement Satisfied
All windows to have 4" casing depth.

MIXED USE DISTRICTS (MX1, MX2 AND MX3 DISTRICTS) SHALL SATISFY A MINIMUM OF EIGHT (8) OF THE TWELVE (12) QUALIFICATIONS IN TABLE 2.

proposed building is complying with 10 of 12 required (1 N/A)

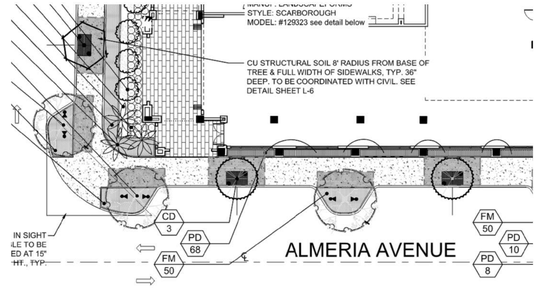
TABLE 2. ARCHITECTURAL AND PUBLIC REALM STANDARDS

1. ARCADES AND/OR LOGGIAS. (REFERENCE 13.3)
Arcades, loggias or covered areas constructed adjacent, parallel, or perpendicular to building to provide cover and protection from the elements for pedestrian passageways, sidewalks, and other walkways thereby promoting pedestrian passage/use. Limitations of encroachments on corners of buildings may be required to control view corridors and ground stories building bulk and massing. Awnings or other similar items do not satisfy these provisions.

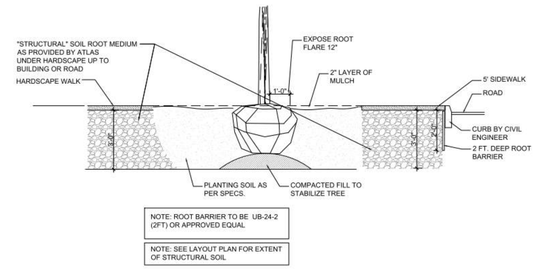
Requirement Satisfied
Pedestrian loggias and arcades are provided at ground level, refer to floor plan.

2. BUILDING ROOFLINES. (REFERENCE A18-A19)
Incorporation of horizontal and vertical changes in the building roofline.

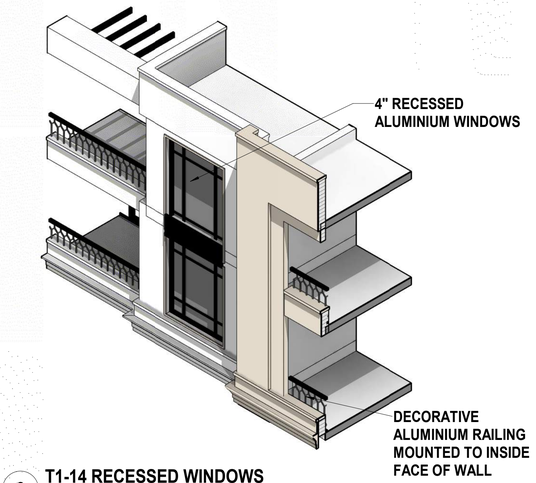
Requirement Satisfied
Refer to exterior elevations



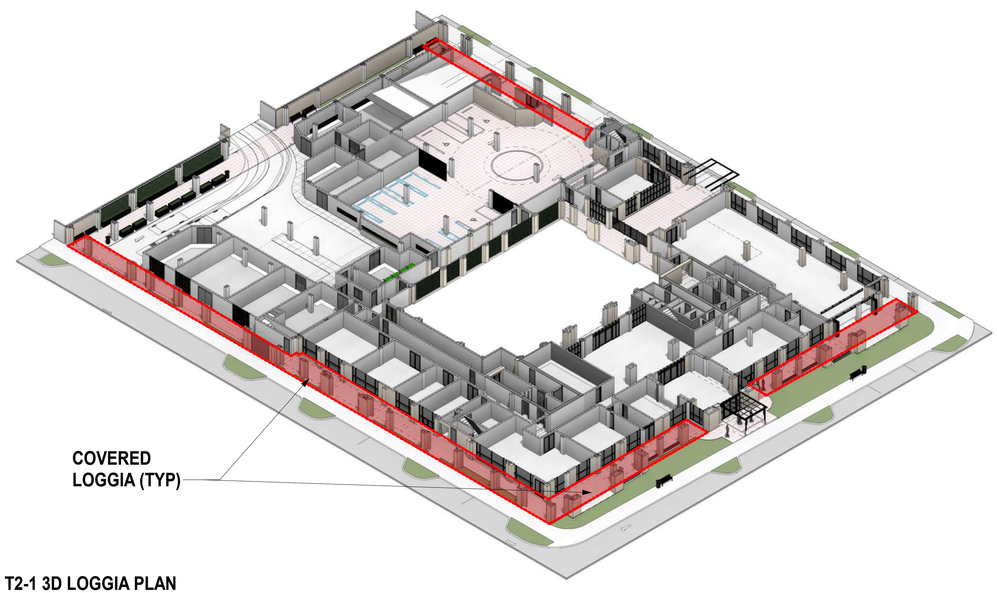
1 **T1-13 STRUCTURAL SOIL LANSCAPE NOTE**



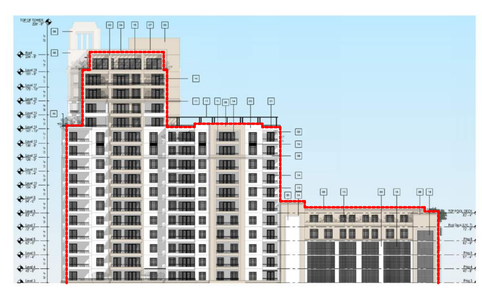
2 **T1-13.1 STRUCTURAL SOIL SECTION**
3" = 1'-0"



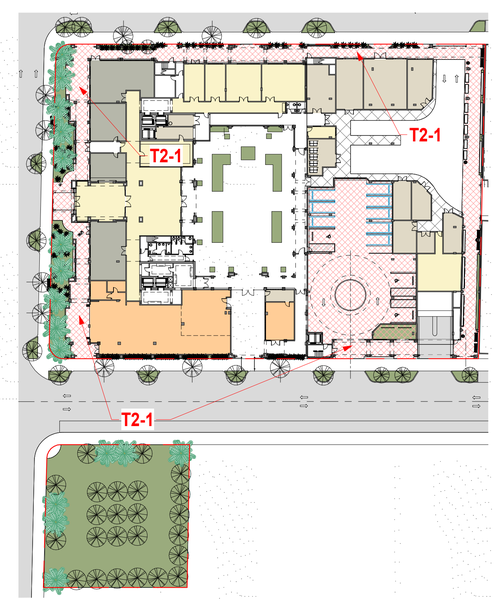
3 **T1-14 RECESSED WINDOWS**



4 **T2-1 3D LOGGIA PLAN**
1 1/2" = 1'-0"



5 **T2-2 BUILDING ROOF LINES**



6 **REFERENCE PLAN**
SCALE: 1" = 50'-0"

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A3.3.5
MEDITERRANEAN BONUS ITEMS

3. BUILDING STEPBACKS.
Stepbacks on building facades of the building base, middle and/or top facade to further reduce the potential impacts of the building bulk and mass.

Requirement Satisfied
The project provides massing stepbacks, refer to exterior elevations

4. BUILDING TOWERS. (REFERENCE A17.1)
The use of towers or similar masses to reduce the mass and bulk of buildings.

Requirement Satisfied
Refer to exterior elevations a central tower is been provided.

5. DRIVEWAYS. (REFERENCE A3.1)
Consolidation of vehicular entrances for drive-through facilities, garage entrances, service bays and loading/unloading facilities into one (1) curb cut per street to reduce the amount of vehicular penetration into pedestrian sidewalks and adjoining rights-of-way.
Requirement No Satisfied
Two entrances are been proposed along Almeria avenue. Refer to ground floor plan

6. LIGHTING OF LANDSCAPING. (REFERENCE L1)
Uplighting of landscaping within and/or adjacent to pedestrian areas (g., sidewalks, plazas, open spaces, and other public spaces).

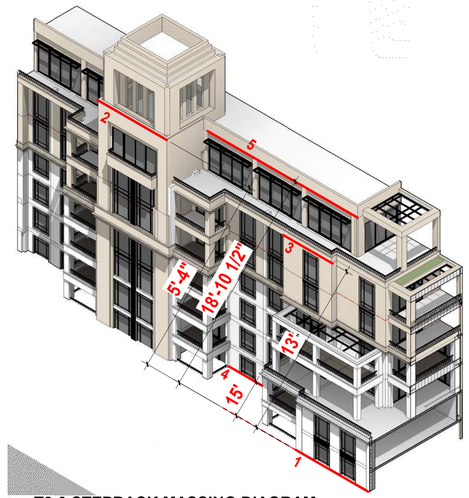
Requirement Satisfied
Provided, refer to landscaping dwgs.

7. MATERIALS ON EXTERIOR BUILDING FACADES. (REFERENCE A13)
The use of natural materials shall be incorporated into the base of the building on exterior surfaces of building. This includes the following: marble, granite, keystone, and other types of natural stone.

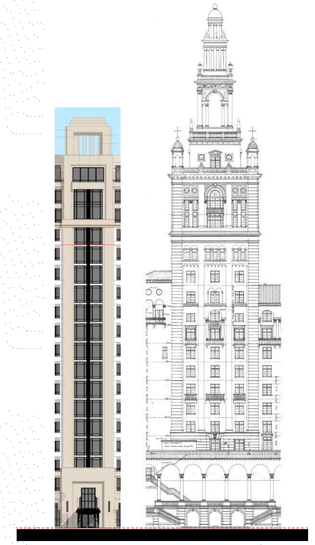
Requirement Satisfied
Project is using natural materials and will comply with BOA requirements.

8. OVERHEAD DOORS.
If overhead doors are utilized, the doors are not directed towards residentially zoned properties.

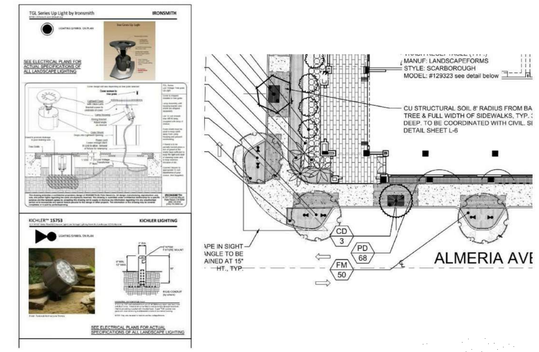
Requirement Satisfied
Overhead doors will be recessed into parking ramp area, they are not fronting any residential zoned properties.



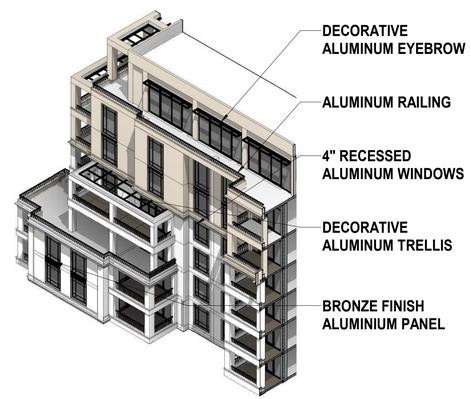
1 **T2-3 STEPBACK MASSING DIAGRAM**



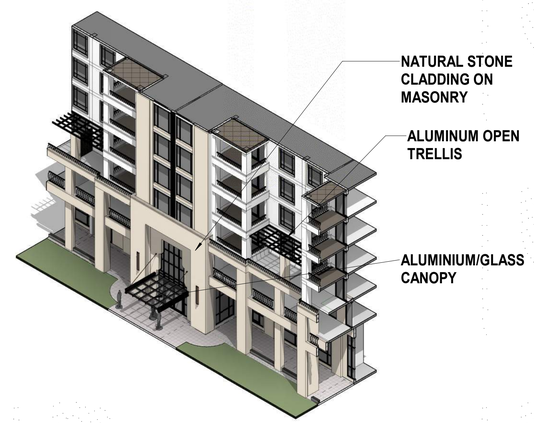
2 **T2-4 PROP. BUILDING TOWER**
1" = 40'-0"



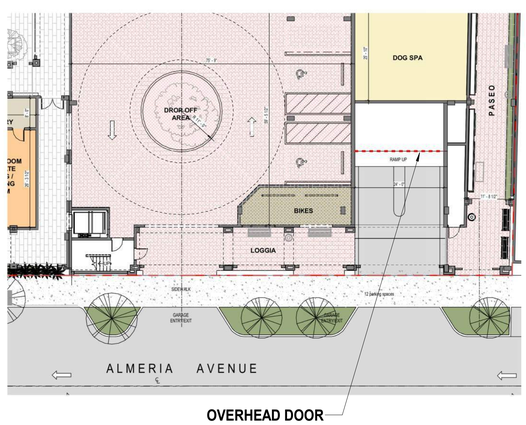
3 **T2-6 LANDSCAPE LIGHTING PARTIAL PLAN**



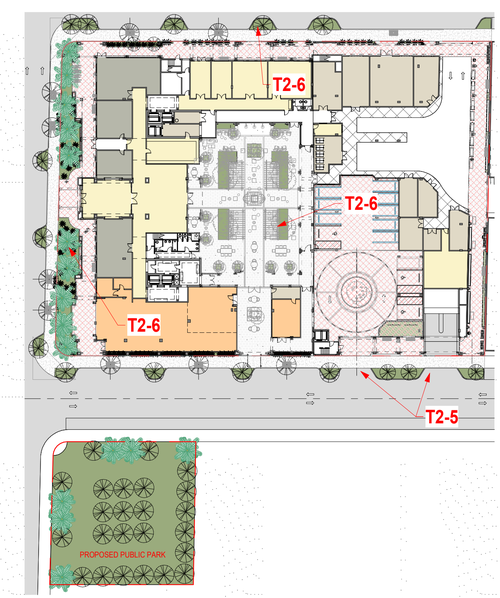
4 **T2-7 FACADE MATERIALS**



5 **T2-7.1 FACADE MATERIALS**



6 **T2-8 OVERHEAD DOORS PARTIAL PLAN**



7 **REFERENCE PLAN**
SCALE: 1' = 50'-0"

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A3.3.6

MEDITERRANEAN BONUS ITEMS

9. PAVER TREATMENTS.
Inclusion of paver treatments in all of the following locations:
a. Driveway entrances minimum of ten (10%) percent of total paving surface.
b. Sidewalks. Minimum of twenty-five (25%) percent of total ground level paving surface.
The type of paver shall be subject to Public Works Department review and approval. Poured concrete color shall be Coral Gables Beige.

Requirement Satisfied
Provided pavers at driveway entrances are 100% of paving surface.
Provided pavers at pedestrian loggias and public areas are 69% of total ground paving surface
Total ground paving surface = 32,263 sf. Provided pedestrian paved areas 22,428 sf. (69%)
Refer to landscaping dwgs.

10. PEDESTRIAN AMENITIES.
Pedestrian amenities on both private property and/or public open spaces including a minimum of four (4) of the following:

a. Benches.
b. Expanded sidewalk widths beyond the property line.
c. Freestanding information kiosk (no advertising shall be permitted).
d. Planter boxes.
e. Refuse containers.
f. Public art.
g. Water features, fountains and other similar water features. Ground and/or wall mounted.
Above amenities shall be consistent in design and form with the City of Coral Gables Master Streetscape
Plan.

Requirement Satisfied
Refer to landscaping dwgs.

11. PEDESTRIAN PASS-THROUGHS/ PASEOS ON PROPERTIES CONTIGUOUS TO ALLEYS AND/OR STREETS.
Pedestrian pass-throughs provided for each two hundred and fifty (250) linear feet or fraction thereof of building frontage provided on properties contiguous to alleys and/or streets or other publicly owned properties. Buildings less than two hundred and fifty (250) feet in size shall provide a minimum of one (1) pass through. The pass-throughs shall be subject to the following:
a. Minimum of ten (10) feet in width.
b. Include pedestrian amenities as defined herein.

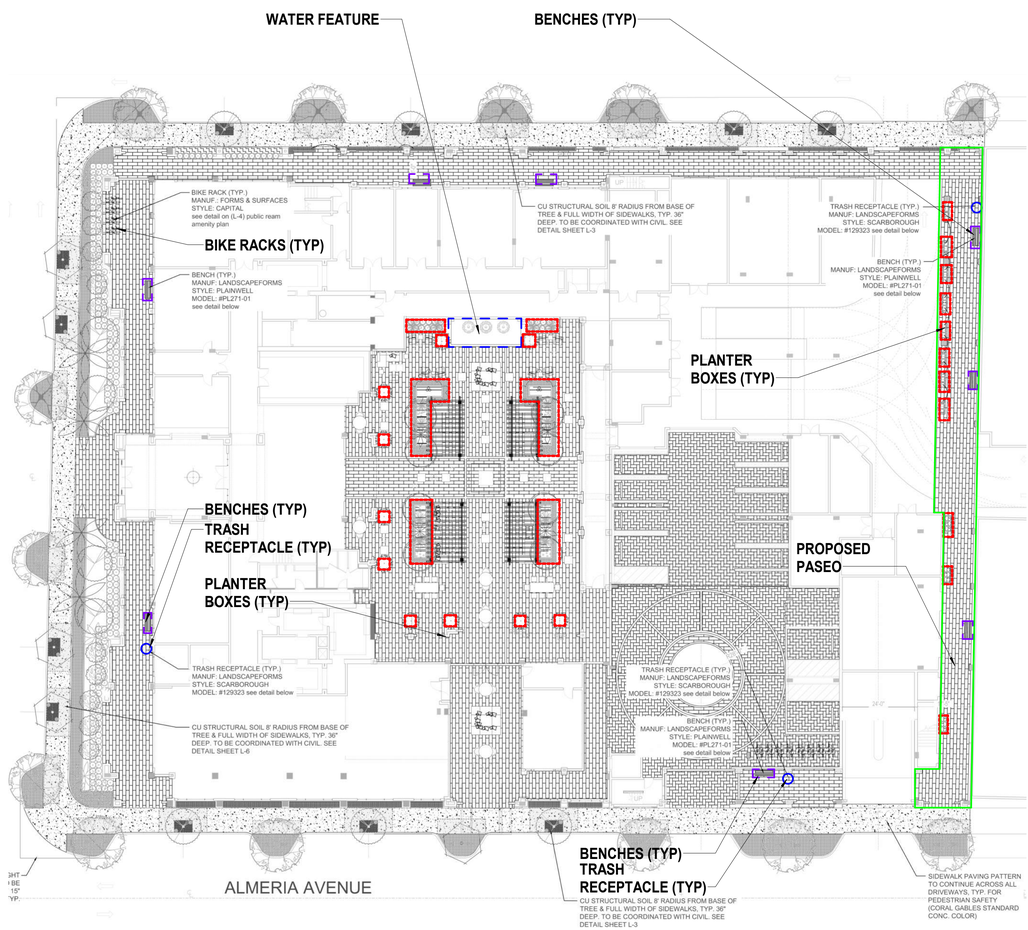
In lieu of providing one (1) pass-through of ten (10) feet in width every two hundred and fifty (250) feet of building frontage, two (2) pass-throughs can be combined to provide one (1) twenty (20) foot wide pass-through.

Requirement Satisfied
Project is providing a pedestrian paseo along east side of property, refer to ground floor plans

12. Underground parking.
The use of underground (below grade level) parking, equal in floor area of a minimum of seventy-five (75%) percent of the total surface lot area. Underground parking shall be located entirely below the established grade as measured from the top of the supporting structure and includes all areas utilized for the storage of vehicles and associated a circulation features.

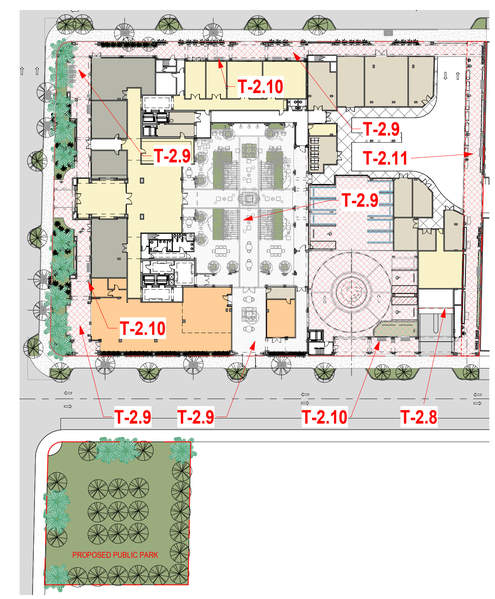
N/A

1 **T2-9 PAVER TREATMENTS PLAN DIAGRAM**



T2-10 PEDESTRIAN AMENITIES
T2-11 PASEO

2



3 **REFERENCE PLAN**
SCALE: 1' = 50'-0"

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AR91411

A3.3.7
MEDITERRANEAN BONUS ITEMS

DEVELOPMENT OPTION STANDARDS.
Applications for bonuses may also utilize the following development options for Level 1 and/or Level 2 bonuses as is provided in Table 3:

TABLE 3. OTHER DEVELOPMENT OPTIONS

1. BUILDING SETBACK REDUCTIONS.
Reduction in setbacks. Setbacks may be reduced to zero (0) foot setbacks on all property lines subject to the following standards:

a. Minimum open space. A minimum of twenty-five (25%) percent of the total ground stories square footage received from the setback reduction is provided as publicly accessible street level open space and landscape area on private property.
b. The minimum square footage of allowable ground stories open space (i.e. plazas) shall be four hundred (400) square feet.
c. Types of open space. Types of open space shall be in the form of courtyards, plazas, arcades/loggias, and pedestrian pass-throughs adjacent/contiguous to the adjacent rights of-way.
d Applicants, property owners, successors or assigns desiring to develop pursuant to these regulations may not seek a variance for relief or reduction in building setbacks. Reductions in setbacks are only permitted subject to these regulations.

Development option requested.
Project is requesting setback reduction along east side of property line, refer to ground floor plan for provided space.

2,000 SF RECEIVED FROM THE SETBACK REDUCTION

1 **T3-1a REQUESTED SETBACK REDUCTION FLOOR PLAN**
1" = 30'-0"

2 **PASEO RENDERING LOOKING SOUTH FROM PASEO VALENCIA ST**

3 **PASEO RENDERING LOOKING SOUTH FROM VALENCIA ST**

Development option not requested.

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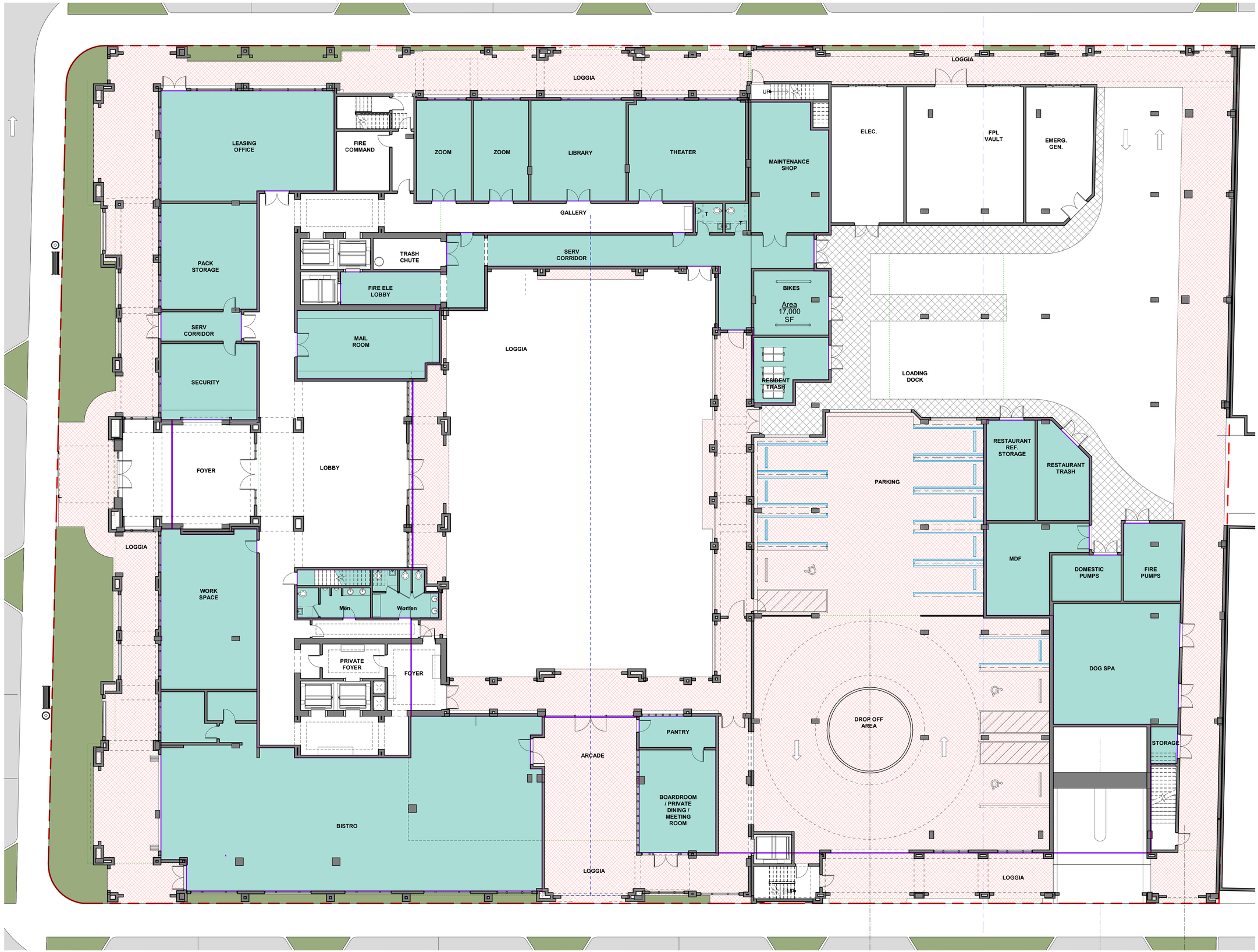
A3.3.8
MEDITERRANEAN BONUS ITEMS



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

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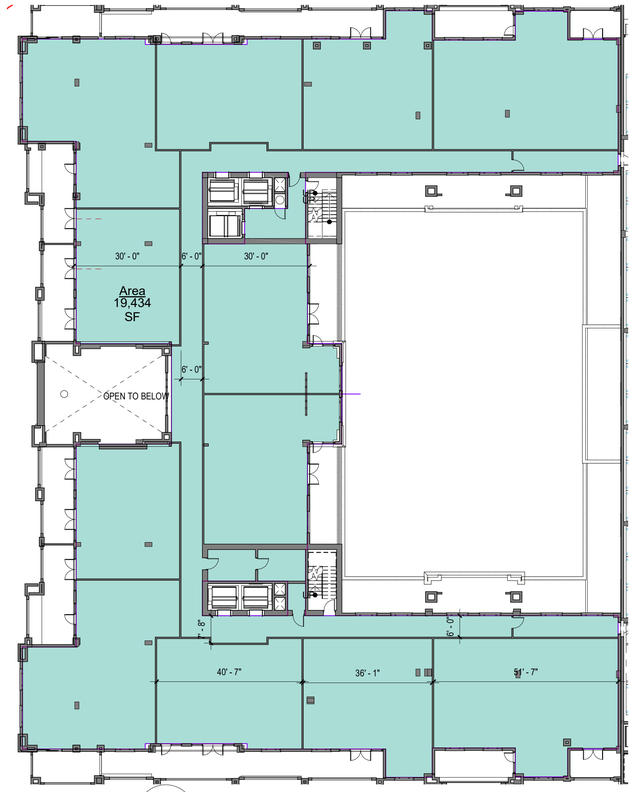
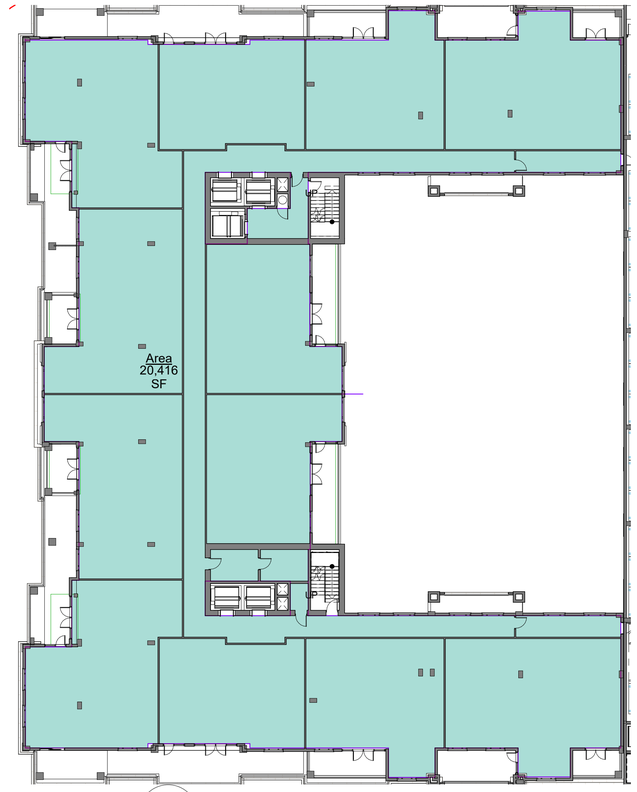
A3.4

FAR FLOOR PLANS

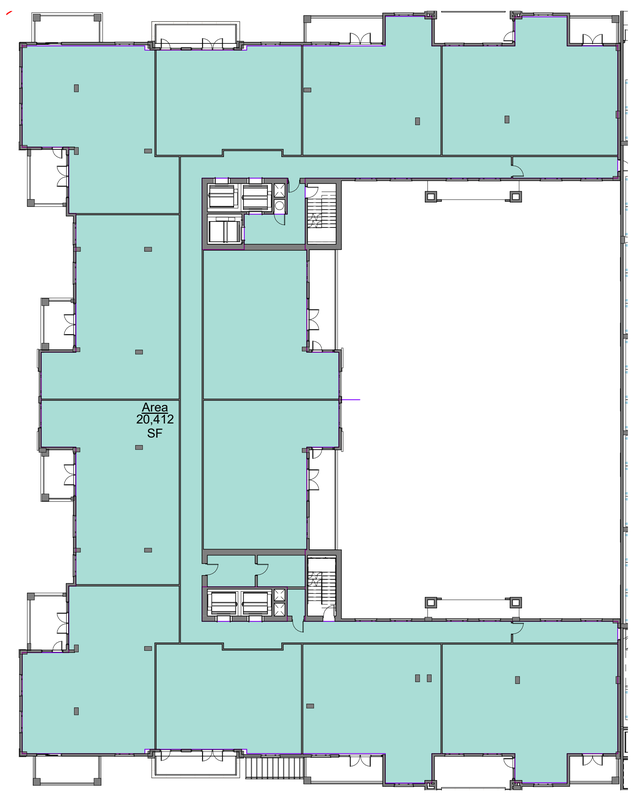
6 A3.5 **Mezzanine**
1" = 20'-0"



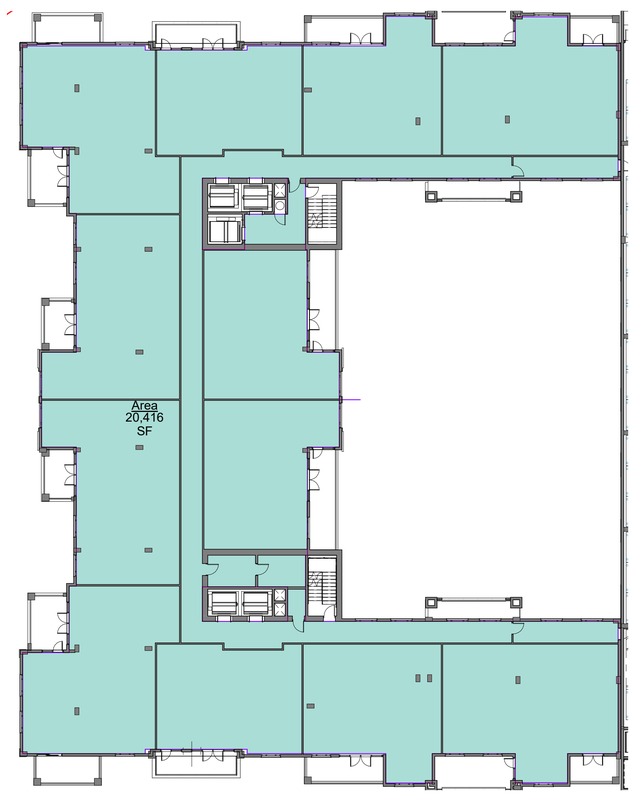
1 A3.5 **Level 2**
1" = 20'-0"



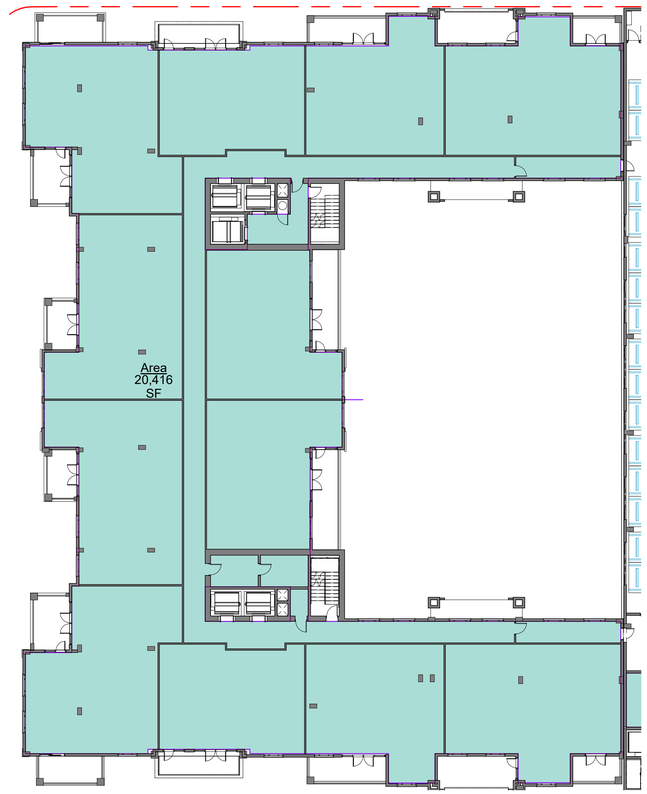
2 A3.5 **Level 3**
1" = 20'-0"



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



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



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

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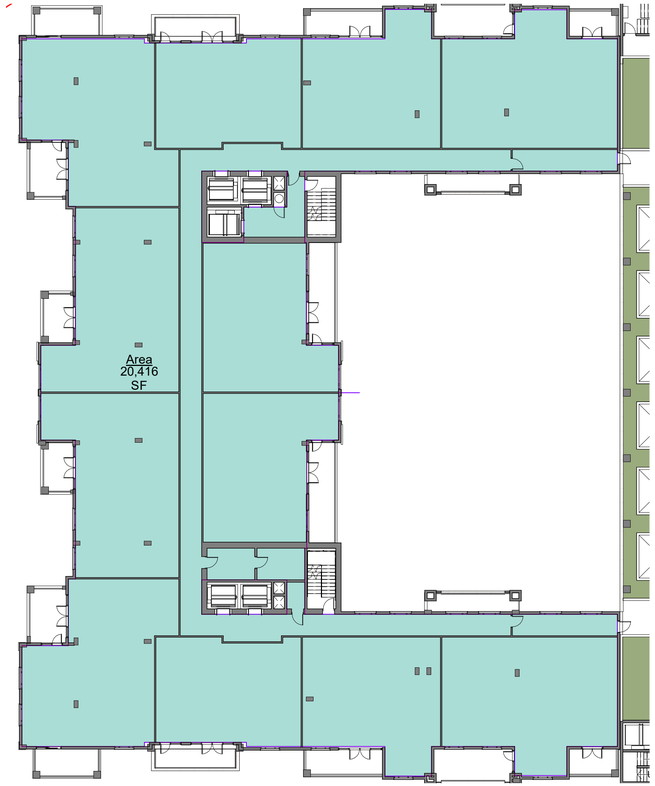
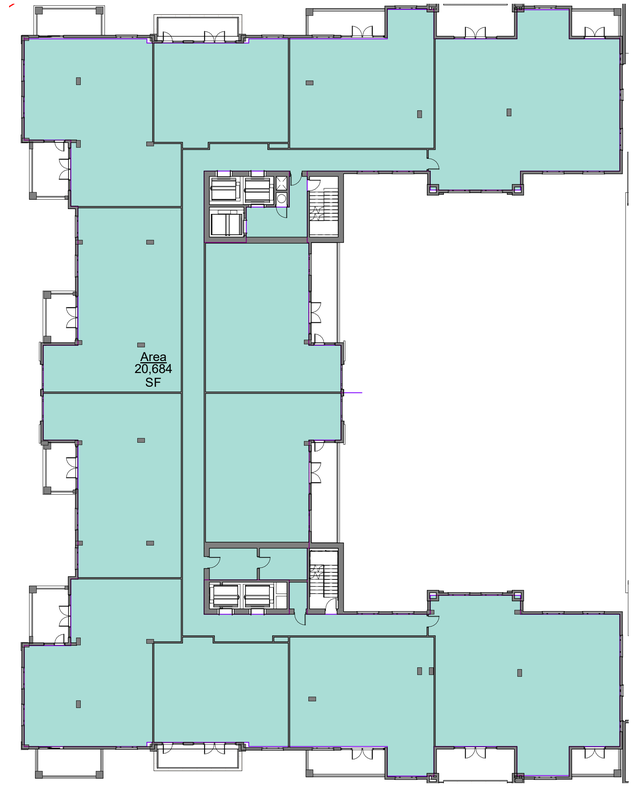
A3.5

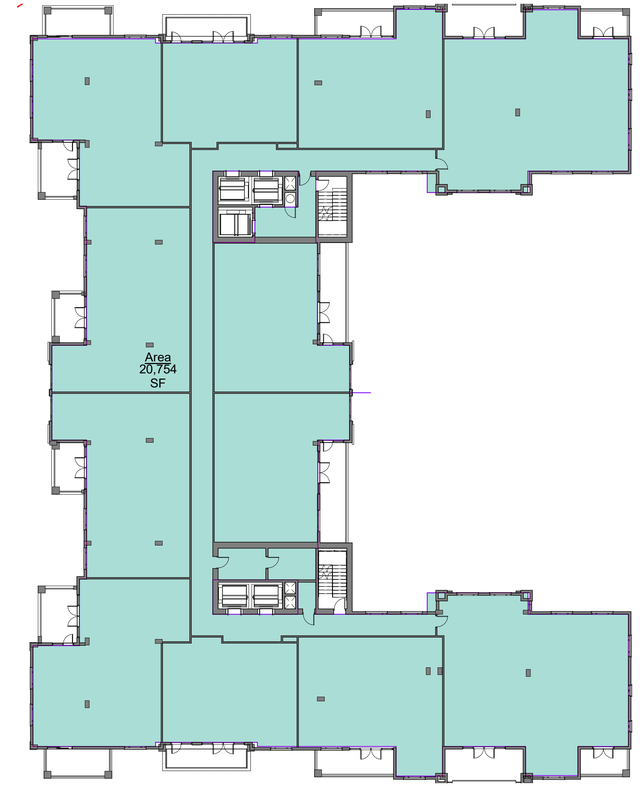
FAR FLOOR PLANS



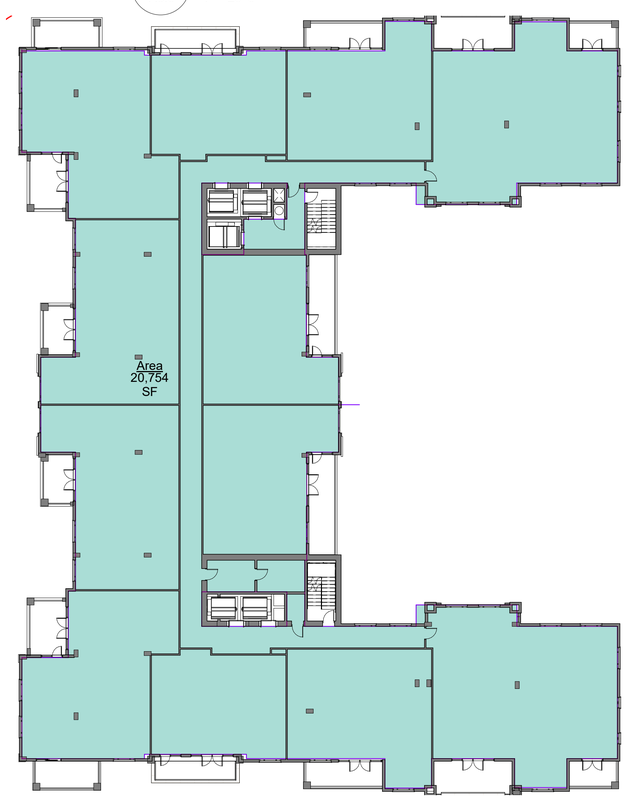
1 A3.6 **Level 7**
1" = 20'-0"



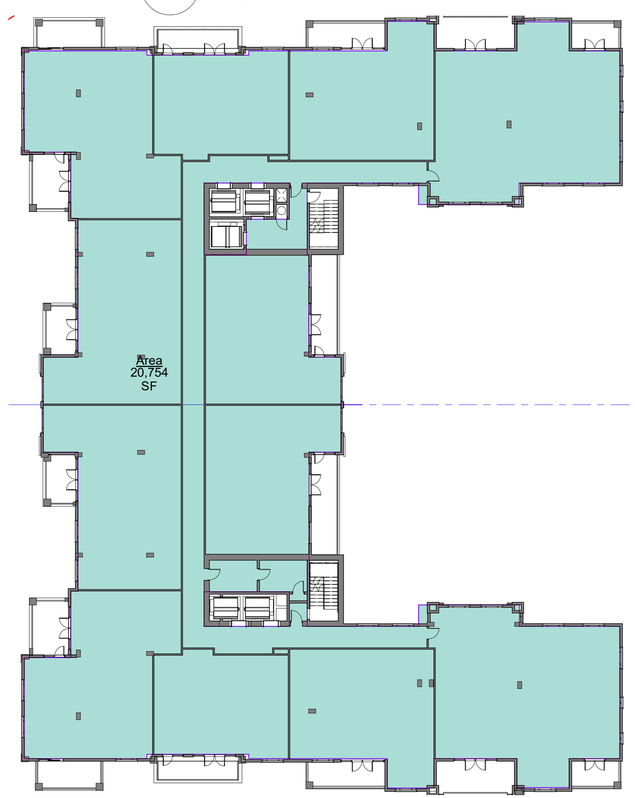
2 A3.6 **Level 8**
1" = 20'-0"



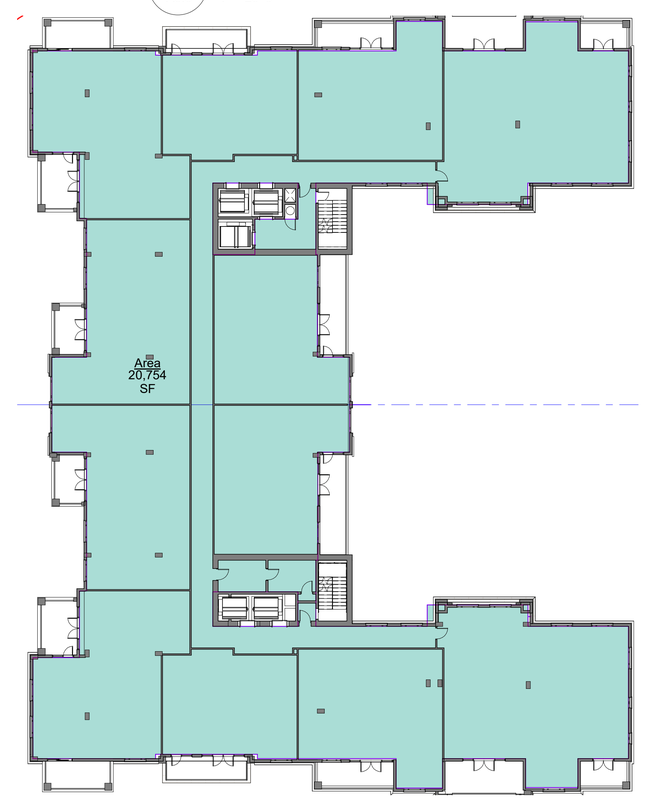
3 A3.6 **Level 9**
1" = 20'-0"



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



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



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

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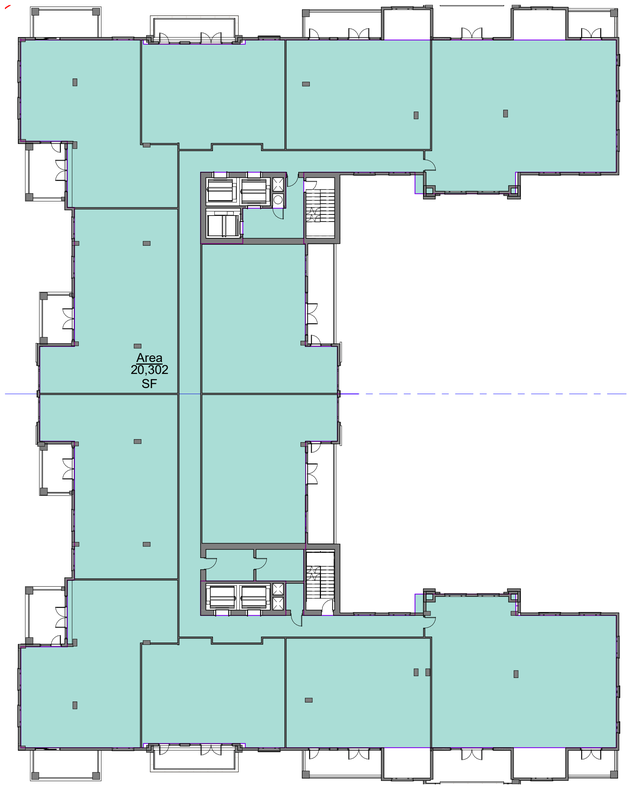
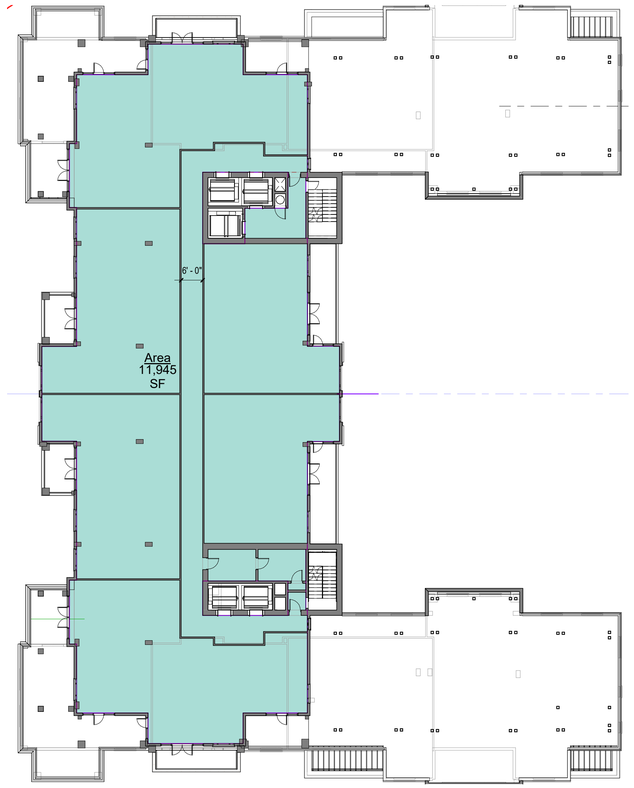
A3.6

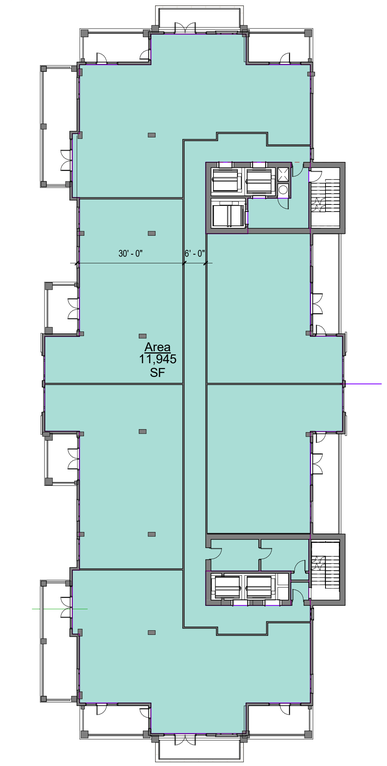
FAR FLOOR PLANS



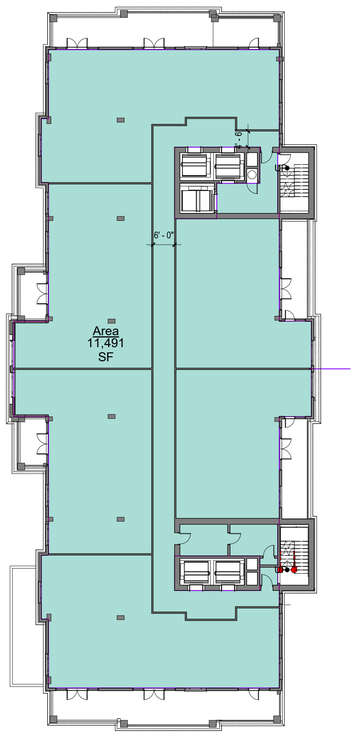
1 A3.7 **Level 13**
1" = 20'-0"



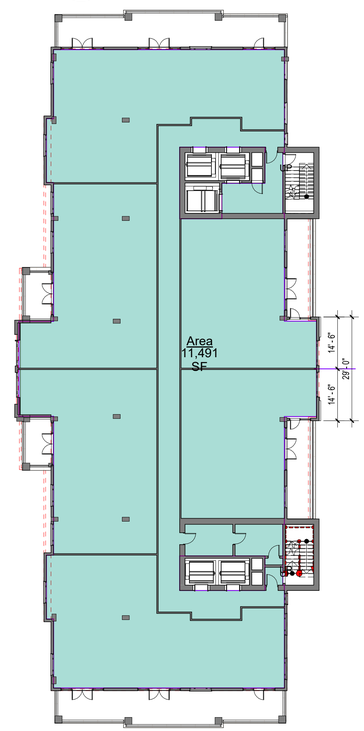
2 A3.7 **Level 14**
1" = 20'-0"



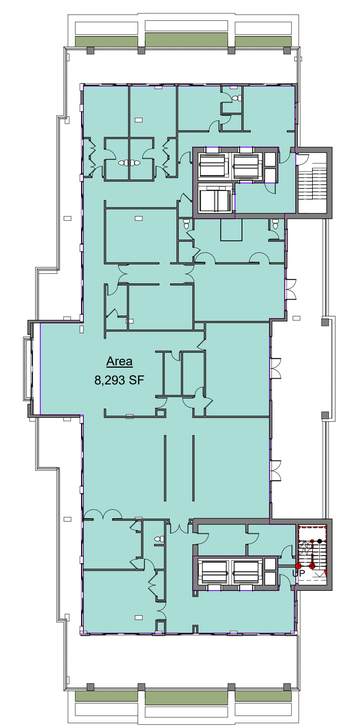
3 A3.7 **Level 15**
1" = 20'-0"



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



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



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

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A3.7

FAR FLOOR PLANS

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10/27/21

A4

GROUND LEVEL

1 / A5 MEZZANINE LEVEL TOWER

1/16" = 1'-0"

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

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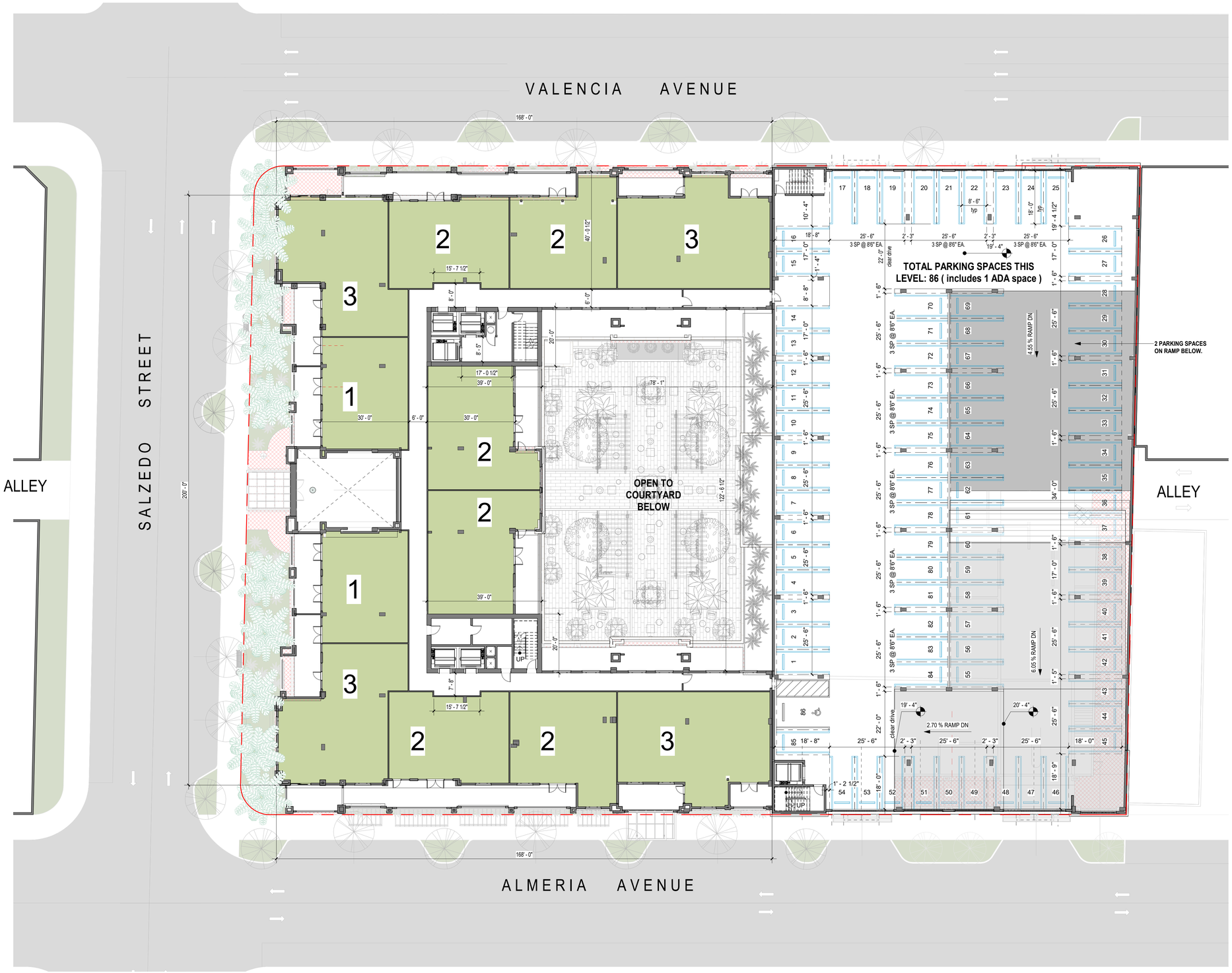
A5

MEZZANINE LEVEL



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

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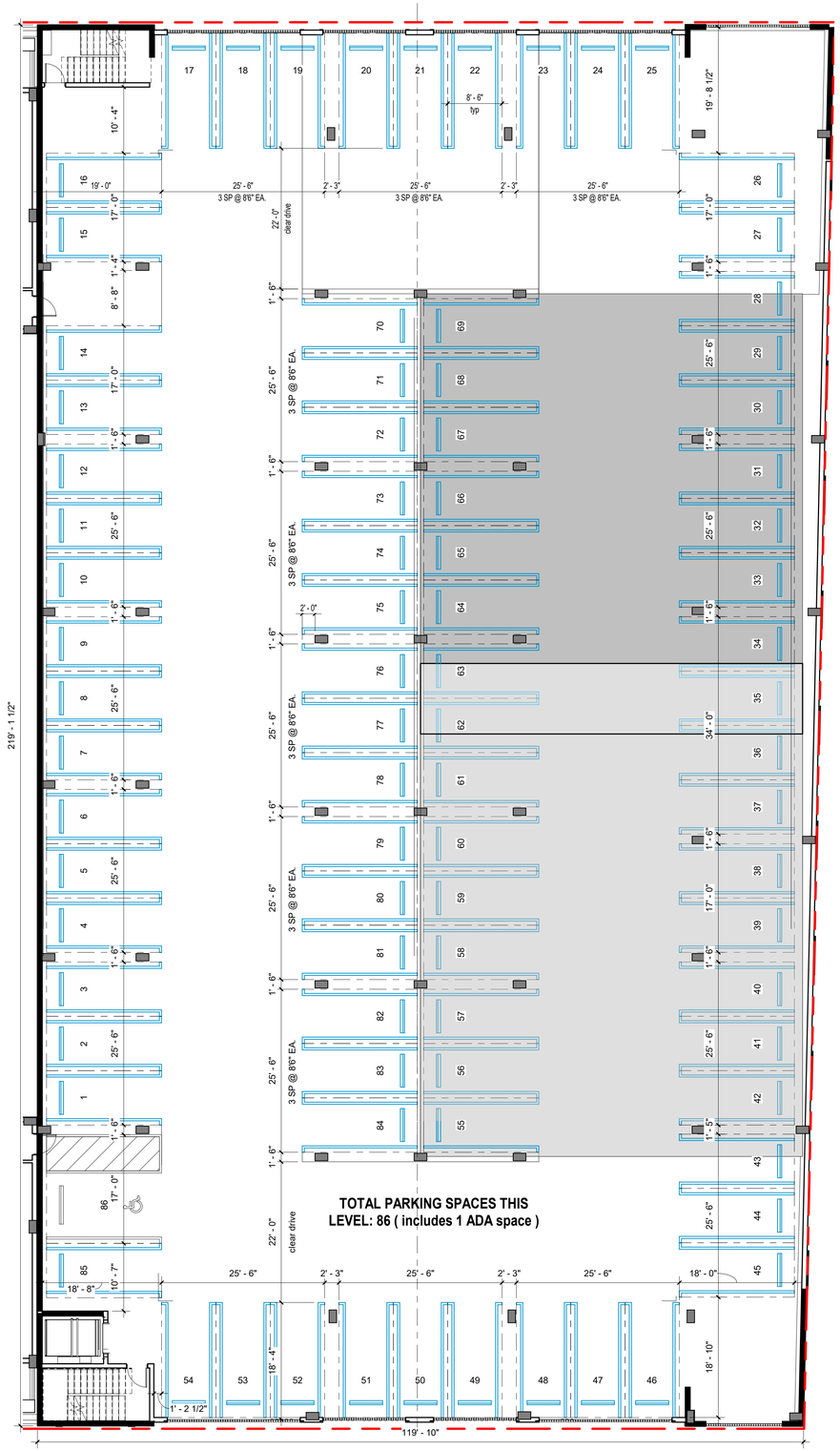
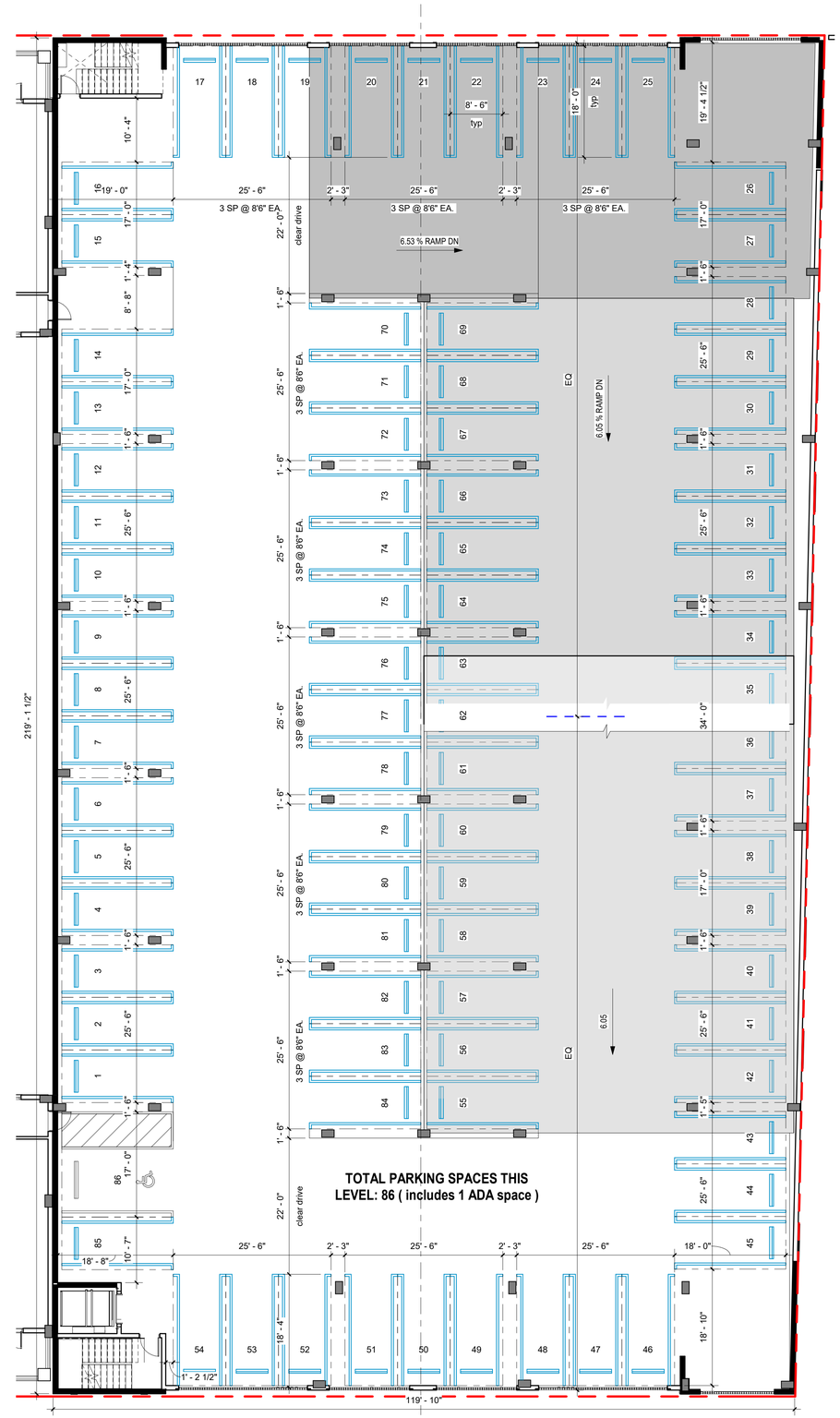
SECOND LEVEL



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



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

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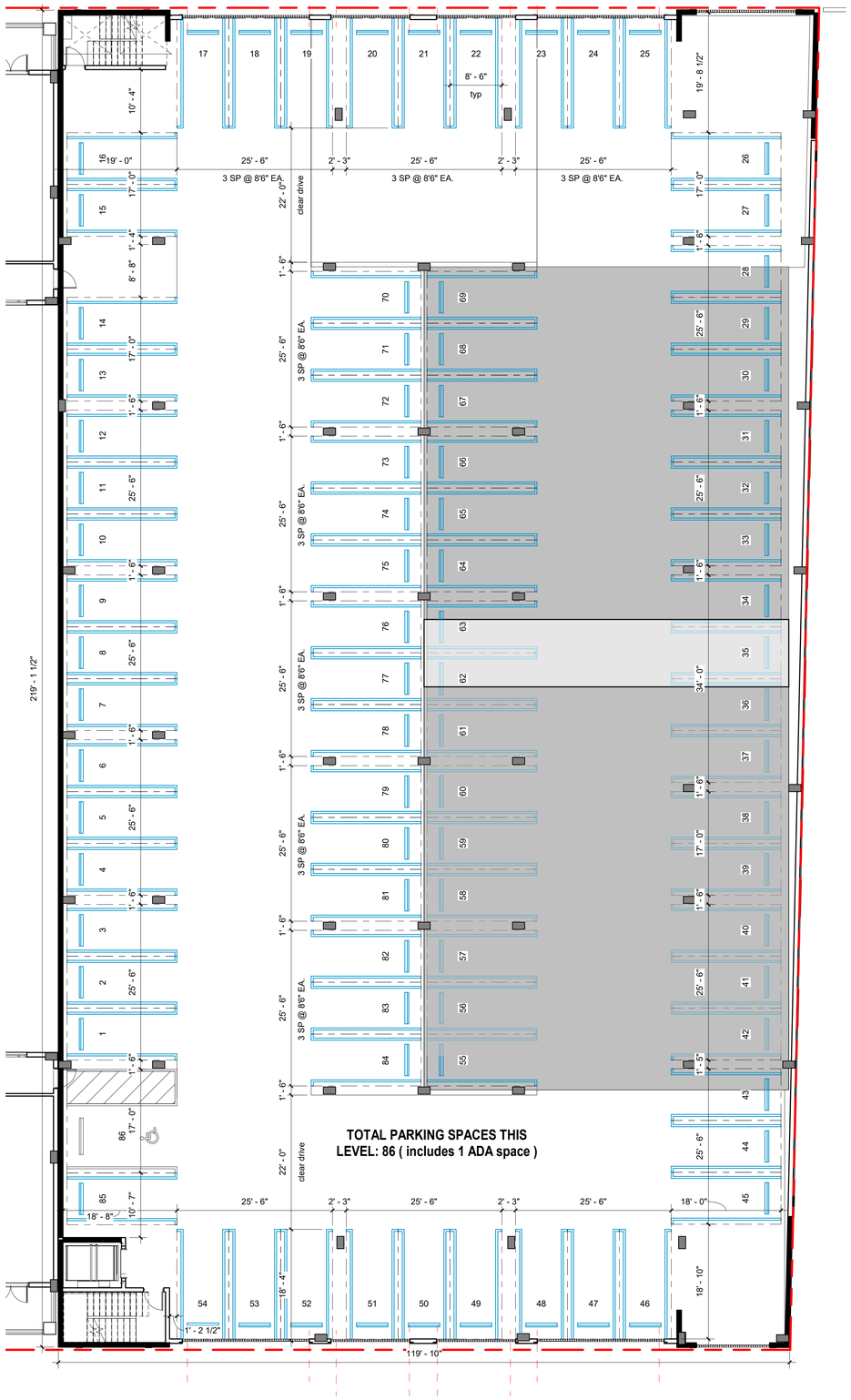
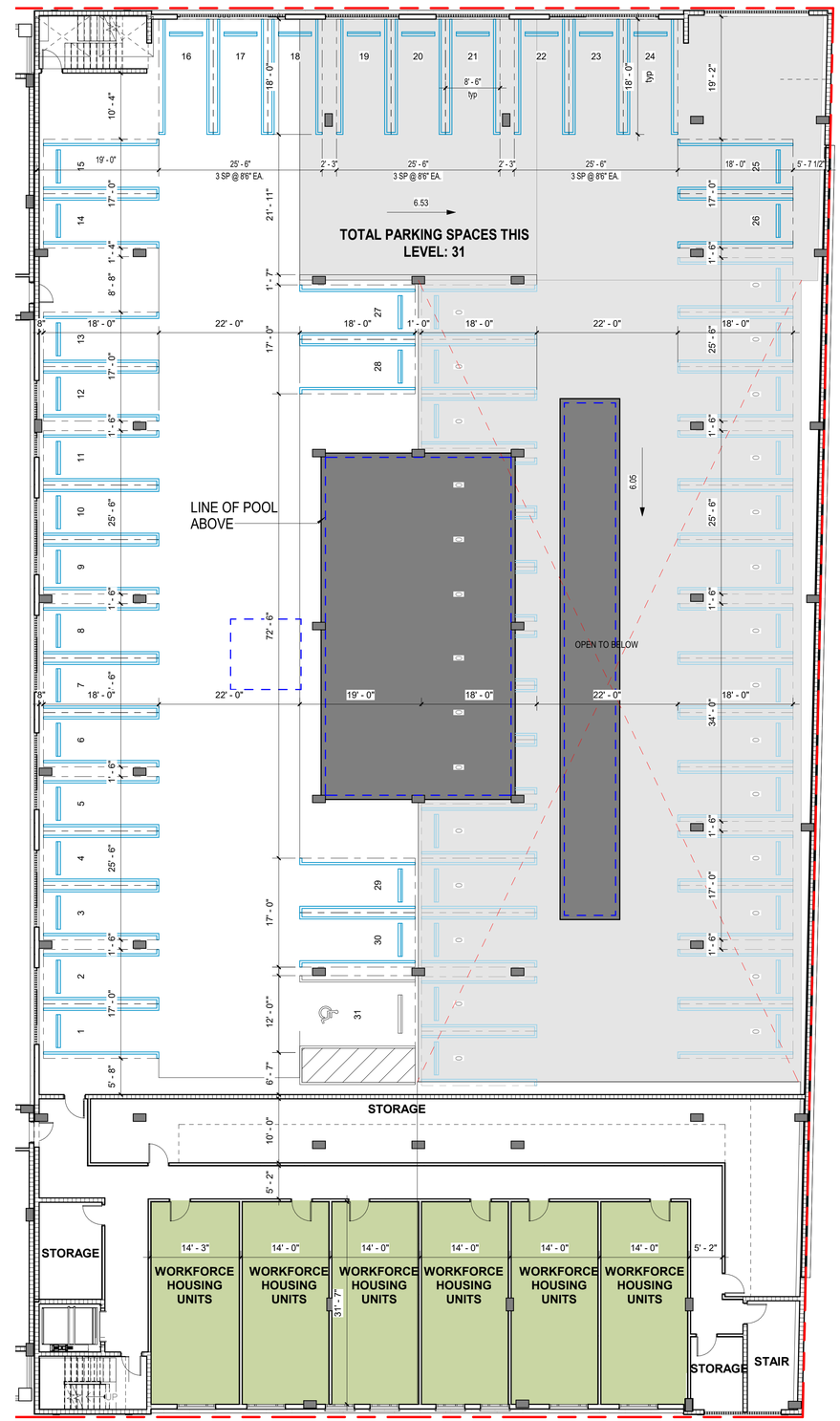
PARKING LEVELS



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



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

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

PROJECT

Regency Residences

City of Coral Gables, Florida

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161 ALMERIA AVE
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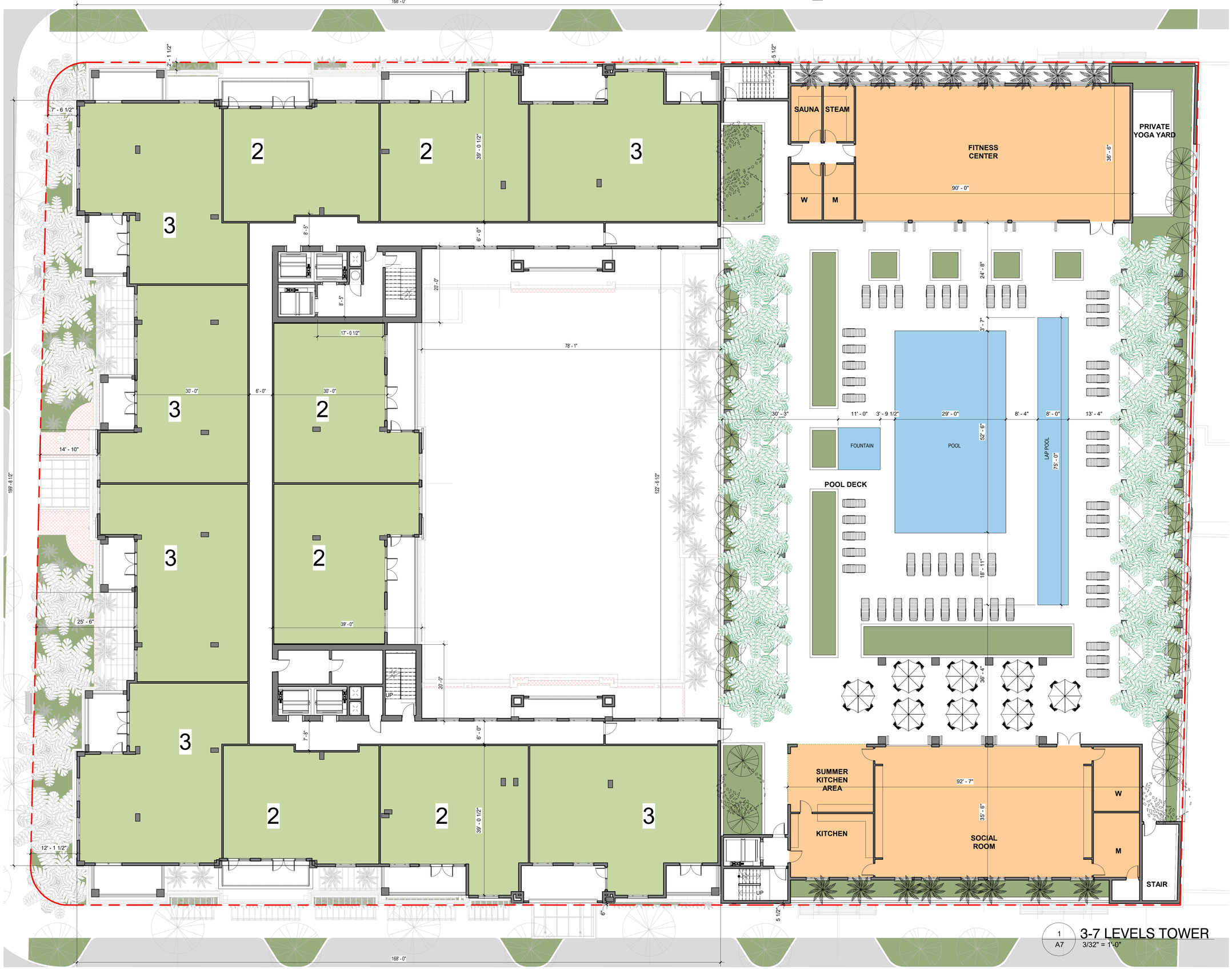
AR 91411, ARCHITECT

A6.2

PARKING LEVELS



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

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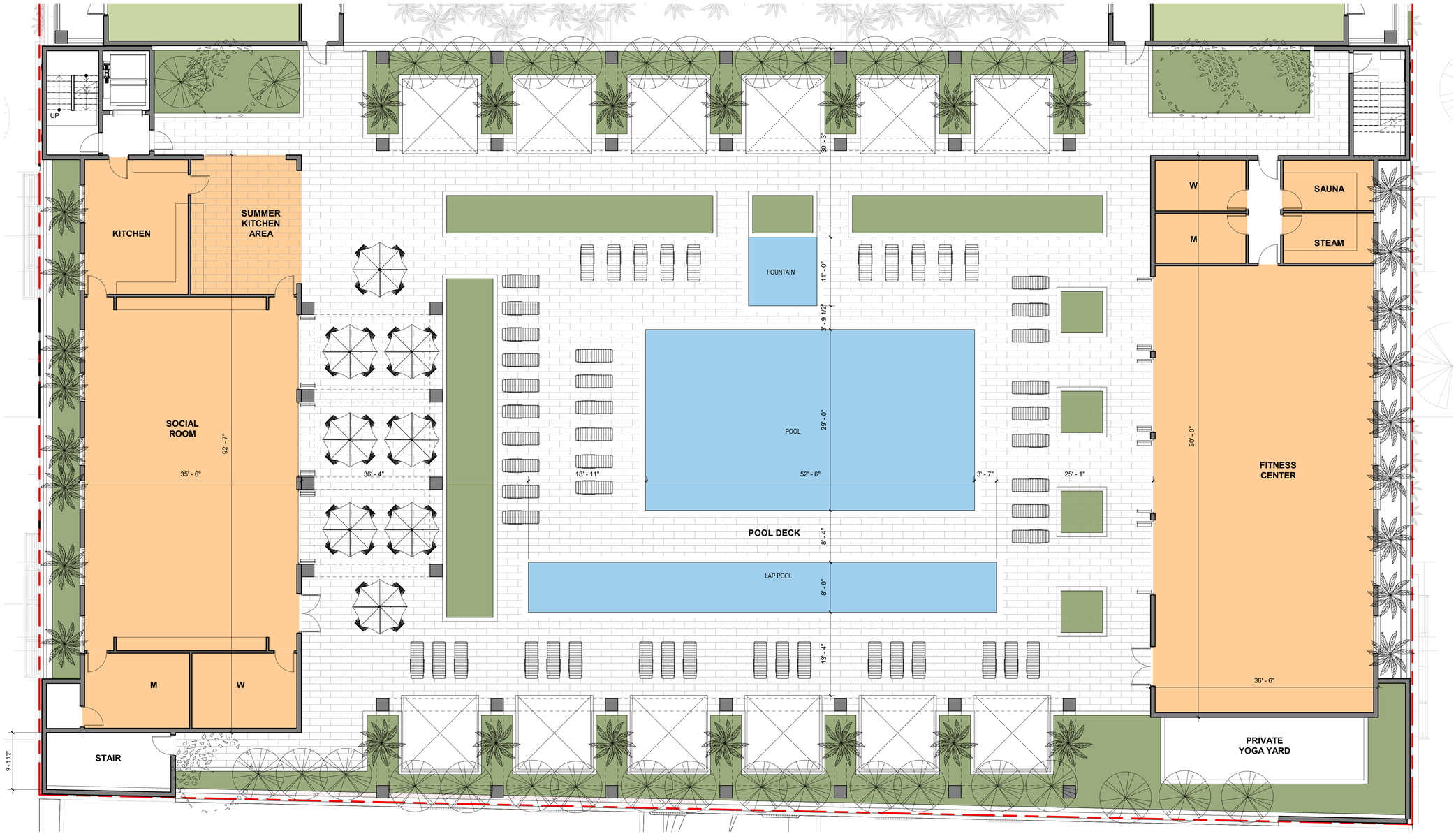
A7

3-7 LEVELS TOWER



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

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A8

POOL DECK (7 LEVEL) TOWER

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

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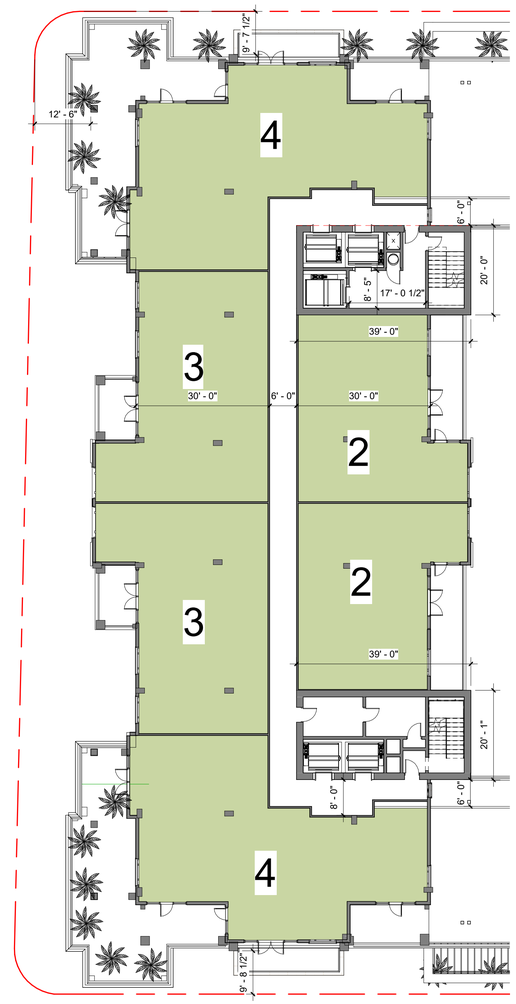
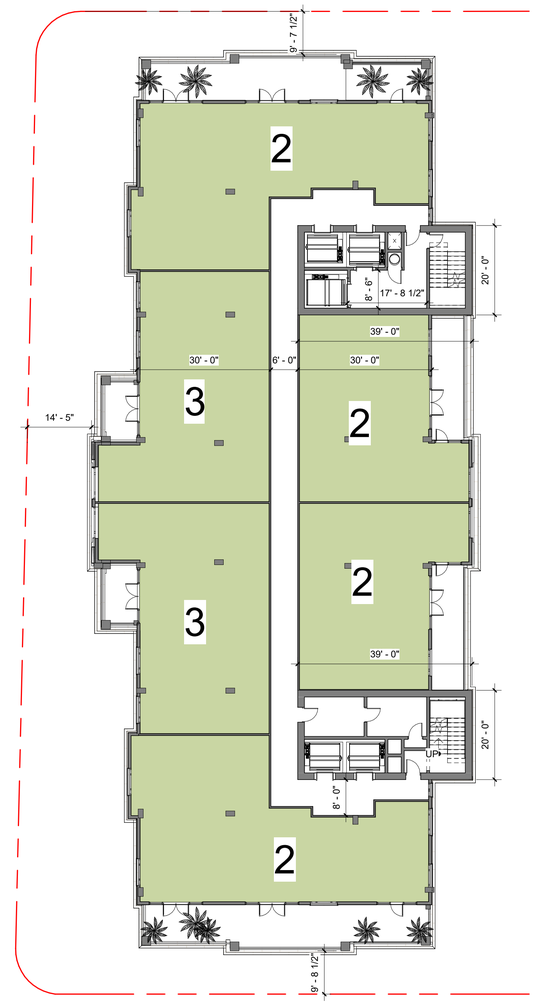
A9

8-12 LEVELS TOWER

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



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



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

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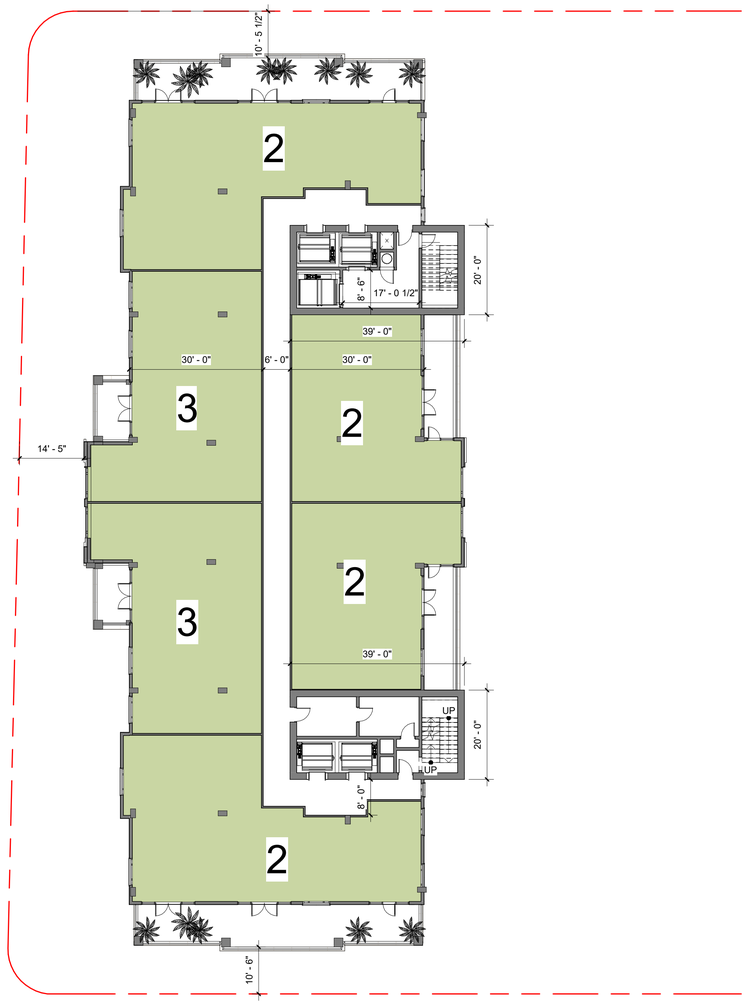
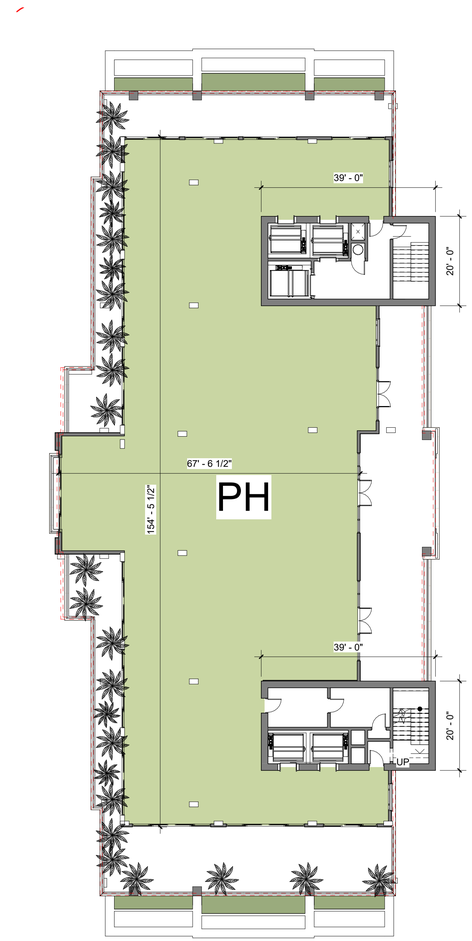
A10

13, 14-15, 16 LEVELS TOWER



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



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

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A11

17, 18 LEVELS TOWER

1
A12.1
AXO - SW

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AXO

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A12.2

GROUND PERSPECTIVE SW

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ANDREW JAMES
AR 91411, ARCHITECT

A12.3

GROUND PERSPECTIVE SE

KEYNOTE LEGEND

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

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

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AR 91411, ARCHITECT

A13.1

WEST

2 3D - WEST ENTRY

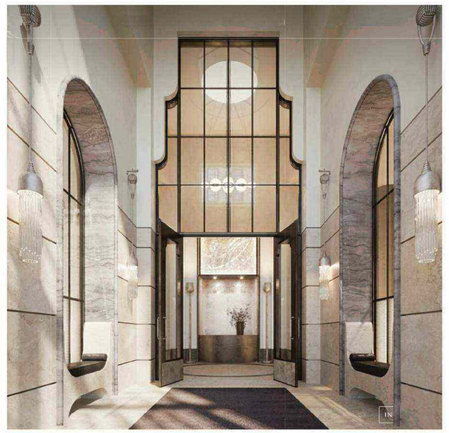
1 West - ENTRY (ENLARGED)
3/16" = 1'-0"

KEYNOTE LEGEND

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

KEYNOTE LEGEND

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



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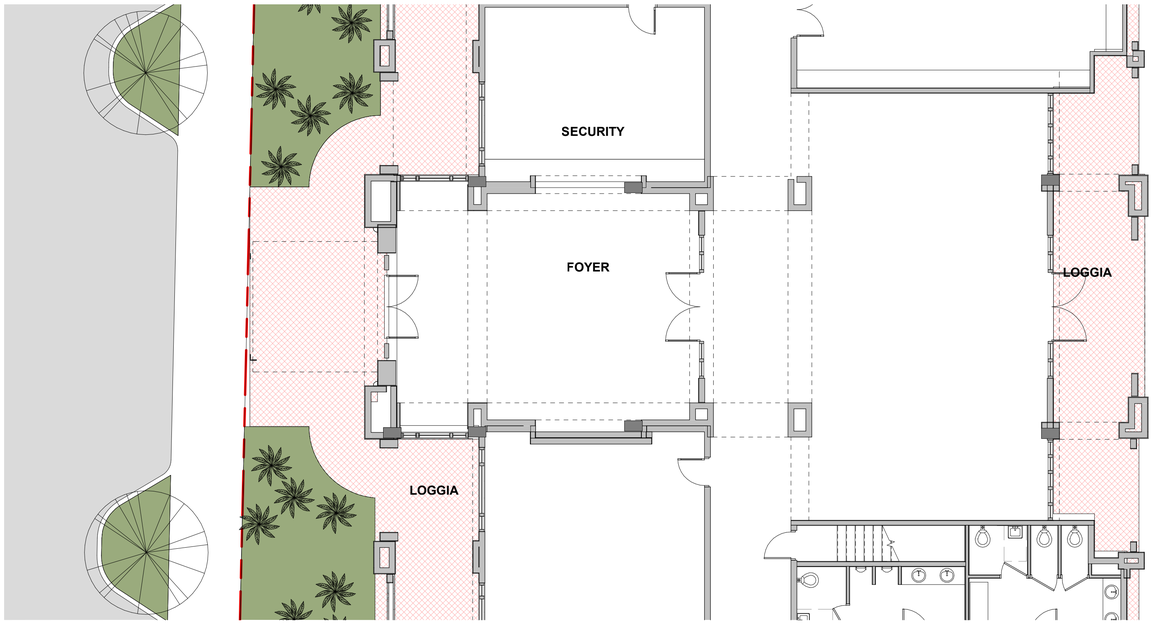
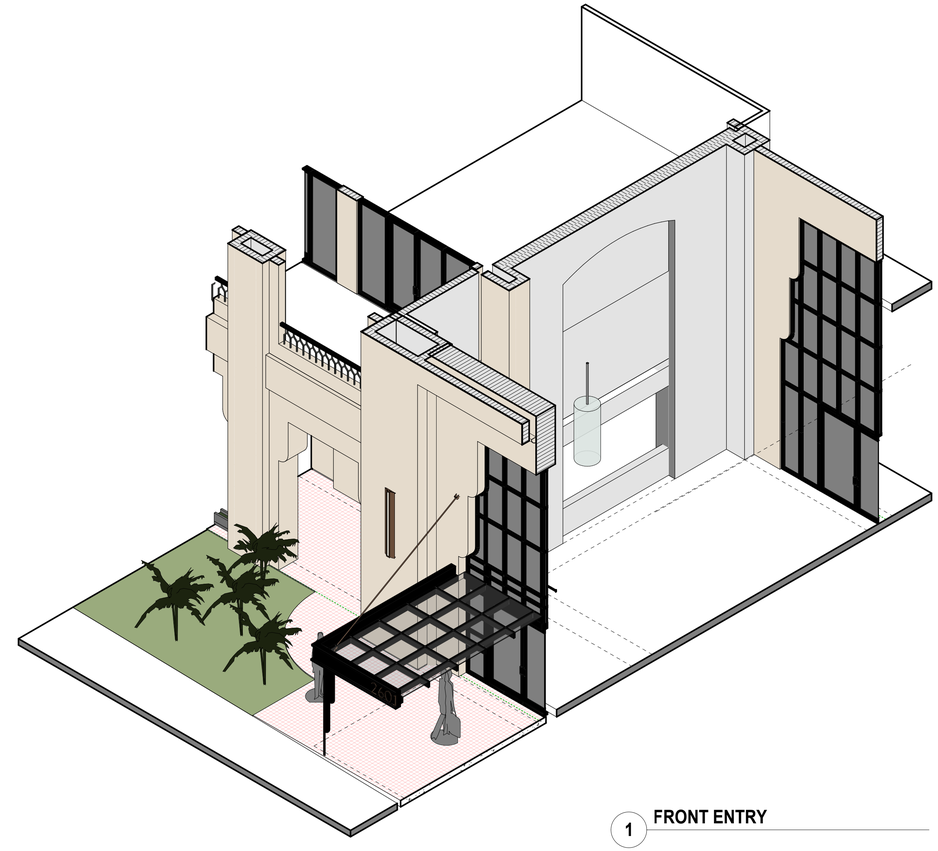
ENLARGED WEST



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



1 **FRONT ENTRY**

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

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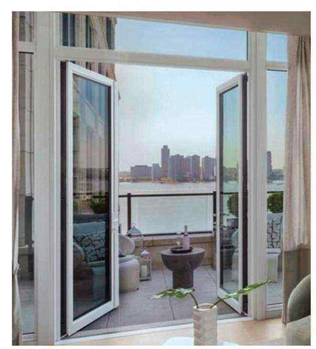
WEST 3D ENTRY & LOGGIA

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

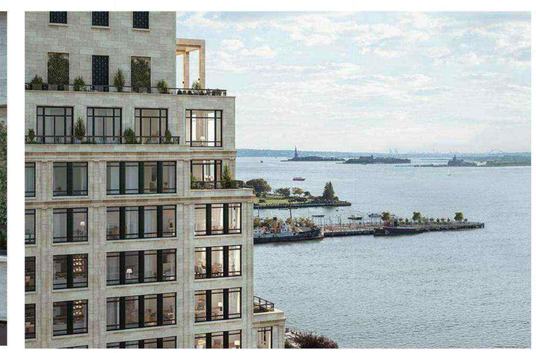
2 **SW TERRACING - AXO**

INDIANA LIMESTONE COLOR SAMPLE & RUNNING BOND PATTERN



BALCONY WITH REVEAL RAILING

BALCONY WITH REVEAL RAILING



BALCONY WITH REVEAL RAILING

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DETAILS 1

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

KEYNOTE LEGEND

#	DESCRIPTION
01	ARCHITECURAL COLUMN, SMOOTH STUCCO FINISH (WHITE).
02	ARCHITECTURAL BEAM, SMOOTH STUCCO FINISH (WHITE).
03	ARCHITECTURAL COLUMN, NATURAL STONE CLADDING ON MASONRY.
04	ARCHITECTURAL BEAM, NATURAL STONE CLADDING ON MASONRY.
05	PAINTED SMOOTH STUCCO FINISH ON MASONRY (WHITE).
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15	ALUMINUM SLIDING/FOLDING ALUMINIUM AND GLASS DOOR SYSTEM.
16	ALUMINUM SPANDREL PANEL - BRONZE COLOR FINISH.

BALCONY WITH REVEAL RAILING

BALCONY WITH REVEAL RAILING

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

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SEAL & SIGNATURE

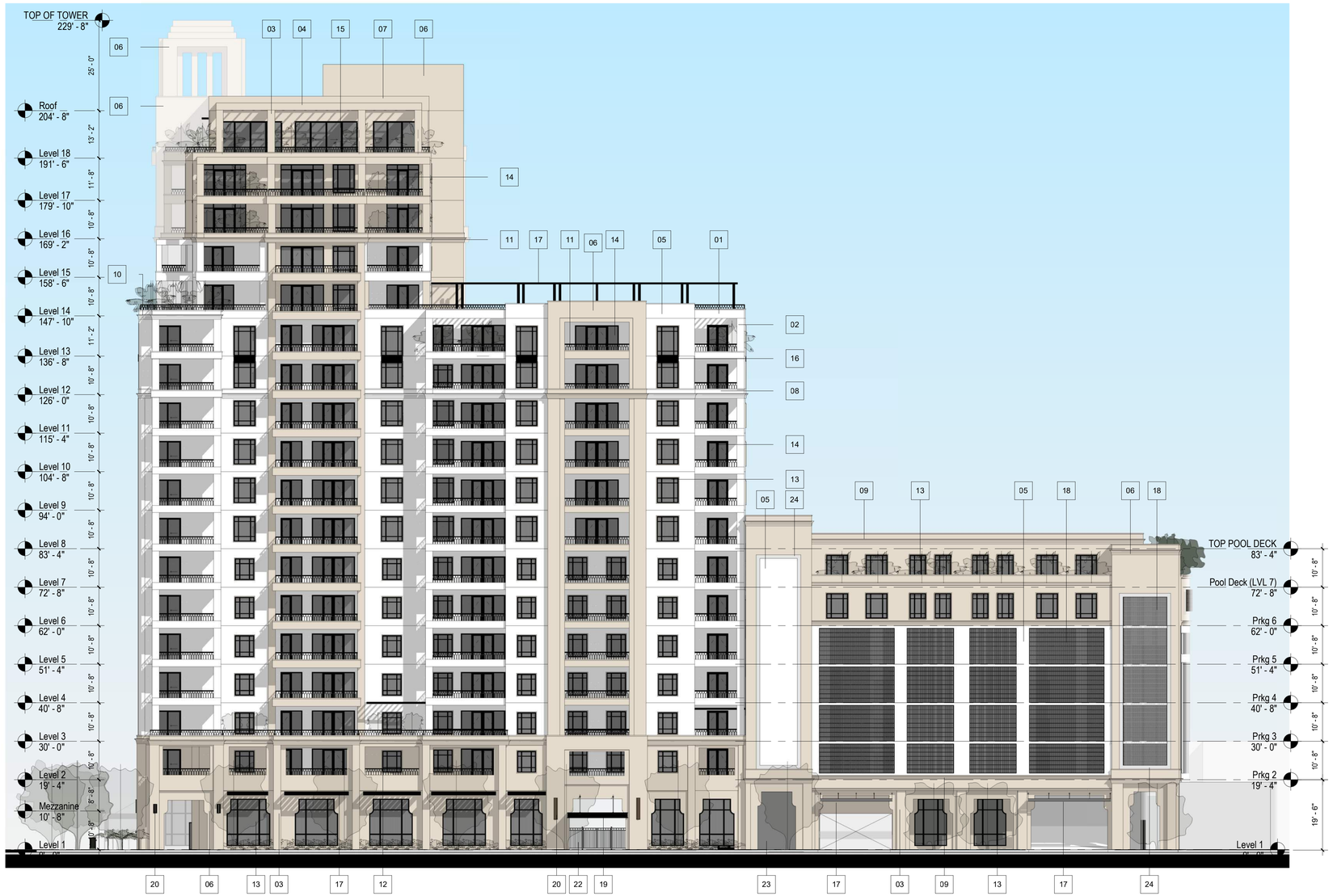
ANDREW JAMES
AR 91411, ARCHITECT

A13.5

WEST TOP ENLARGED

KEYNOTE LEGEND

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



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

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AR 91411, ARCHITECT

A14.1

SOUTH

1 **South - BASE ENLARGED**

1/8" = 1'-0"

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

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

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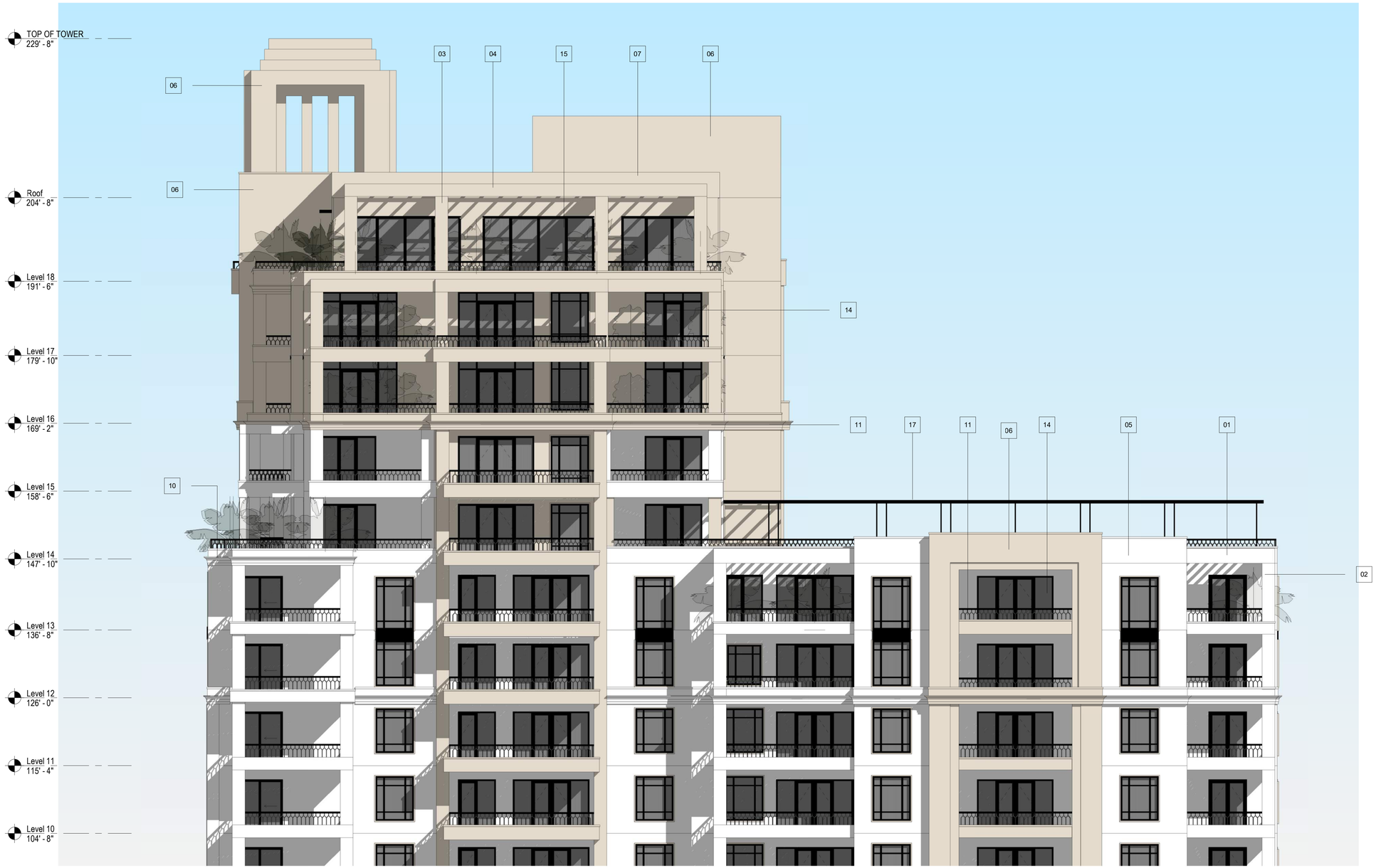
A14.2

SOUTH BASE ENLARGED



1 **South - TOP ENLARGED**

1/8" = 1'-0"

KEYNOTE LEGEND	
#	DESCRIPTION
01	ARCHITECURAL COLUMN, SMOOTH STUCCO FINISH (WHITE).
02	ARCHITECTURAL BEAM, SMOOTH STUCCO FINISH (WHITE).
03	ARCHITECTURAL COLUMN, NATURAL STONE CLADDING ON MASONRY.
04	ARCHITECTURAL BEAM, NATURAL STONE CLADDING ON MASONRY.
05	PAINTED SMOOTH STUCCO FINISH ON MASONRY (WHITE).
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KEYNOTE LEGEND	
#	DESCRIPTION
10	42" A.F.F. BALCONY WITH 16" A.F.F. MASONRY KNEE WALL FINISHED WITH SMOOTH STUCCO FINISH (WHITE) AND 26" DECORATIVE HANDRAIL - BRONZE COLOR FINISH.
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14	ALUMINUM GLASS DOOR ASSEMBLY WITH DARK BRONZE MULLIONS.
15	ALUMINUM SLIDING/FOLDING ALUMINIUM AND GLASS DOOR SYSTEM.
17	ALUMINUM OPEN TRELLIS - BRONZE COLOR FINISH.

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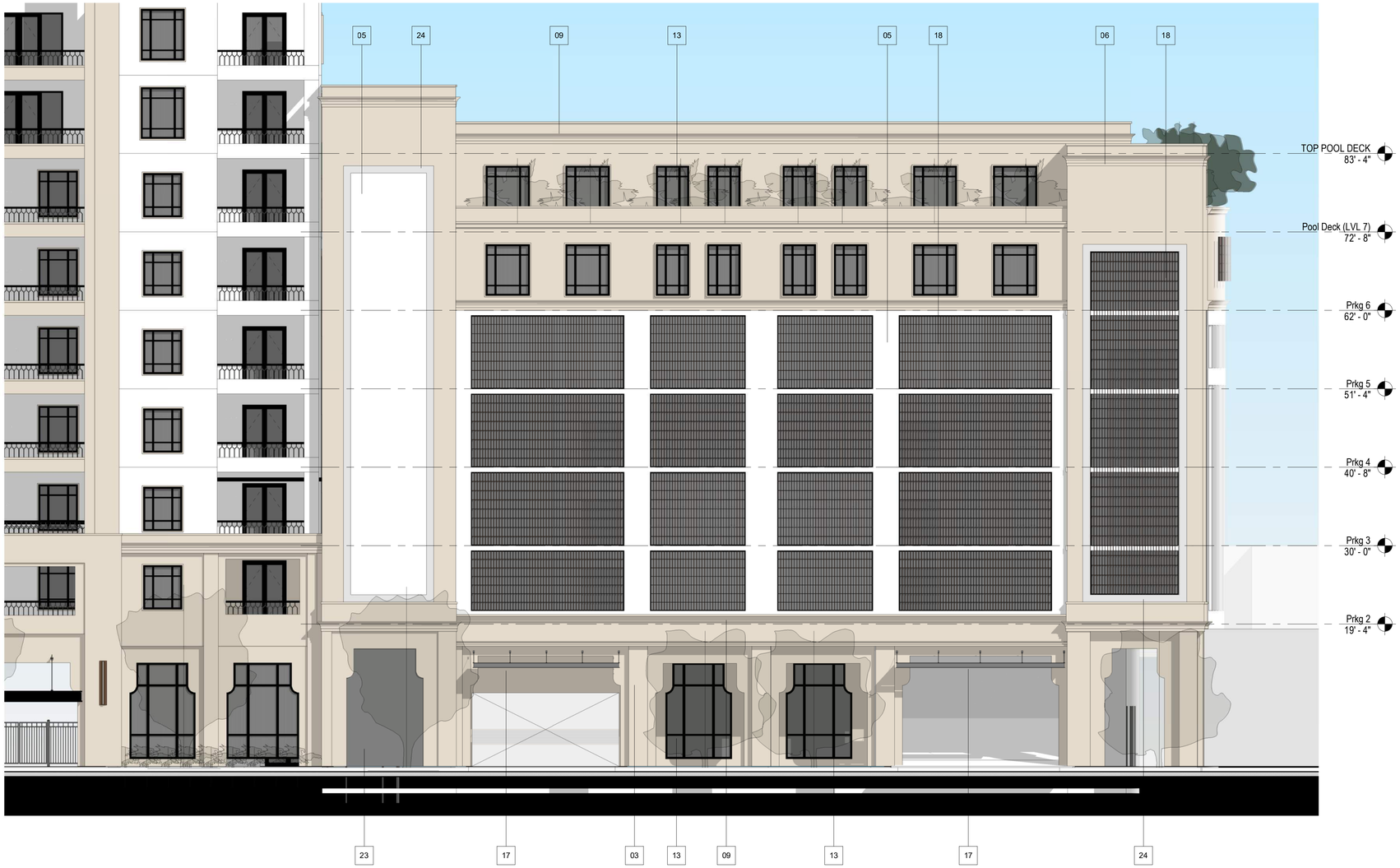
A14.3

SOUTH TOP ENLARGED

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



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

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SOUTH GARAGE ENLARGED

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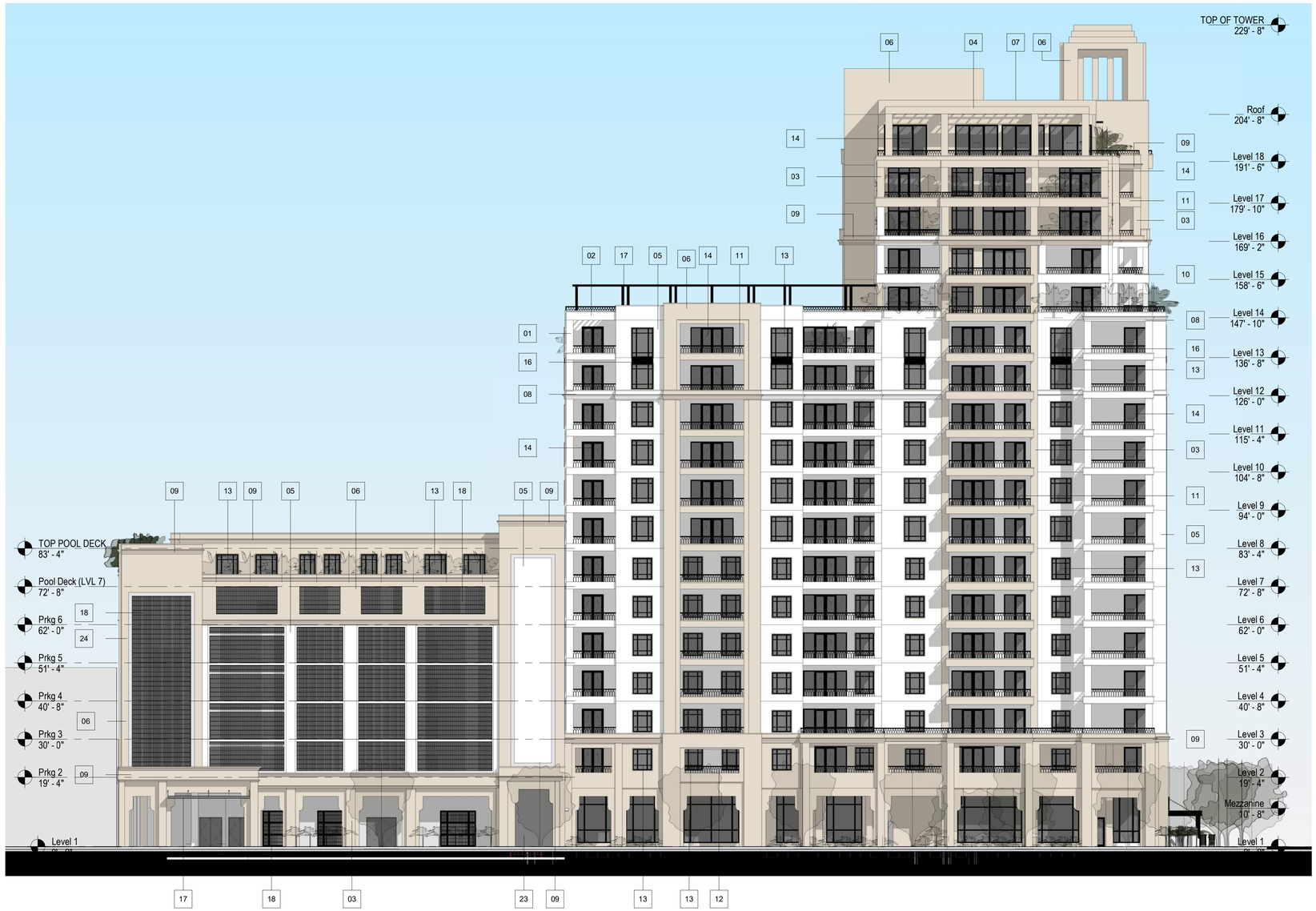
11	42" A.F.F. BALCONY WITH 16" A.F.F. MASONRY KNEE WALL FINISHED WITH STONE CLADDING AND 26" DECORATIVE HANDRIAL - BRONZE COLOR FINISH.
12	42" A.F.F. ALUMINUM RAILINGS - BRONZE COLOR FINISH.
13	ALUMINUM WINDOW ASSEMBLY WITH DARK BRONZE MULLIONS AND STONE 2" SILL SURROUND.
14	ALUMINUM GLASS DOOR ASSEMBLY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



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

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A15.1

NORTH

KEYNOTE LEGEND	
#	DESCRIPTION
03	ARCHITECTURAL COLUMN, NATURAL STONE CLADDING ON MASONRY.
05	PAINTED SMOOTH STUCCO FINISH ON MASONRY (WHITE).
06	NATURAL STONE CLADDING ON MASONRY.
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14	ALUMINUM GLASS DOOR ASSEMBLY WITH DARK BRONZE MULLIONS.

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

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AR 91411, ARCHITECT

A15.2

NORTH BASE ENLARGED

KEYNOTE LEGEND

#	DESCRIPTION
01	ARCHITECURAL COLUMN, SMOOTH STUCCO FINISH (WHITE).
02	ARCHITECTURAL BEAM, SMOOTH STUCCO FINISH (WHITE).
03	ARCHITECTURAL COLUMN, NATURAL STONE CLADDING ON MASONRY.
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11	42" A.F.F. BALCONY WITH 16" A.F.F. MASONRY KNEE WALL FINISHED WITH STONE CLADDING AND 26" DECORATIVE HANDRIAL - BRONZE COLOR FINISH.
13	ALUMINUM WINDOW ASSEMBLY WITH DARK BRONZE MULLIONS AND STONE 2" SILL SURROUND.
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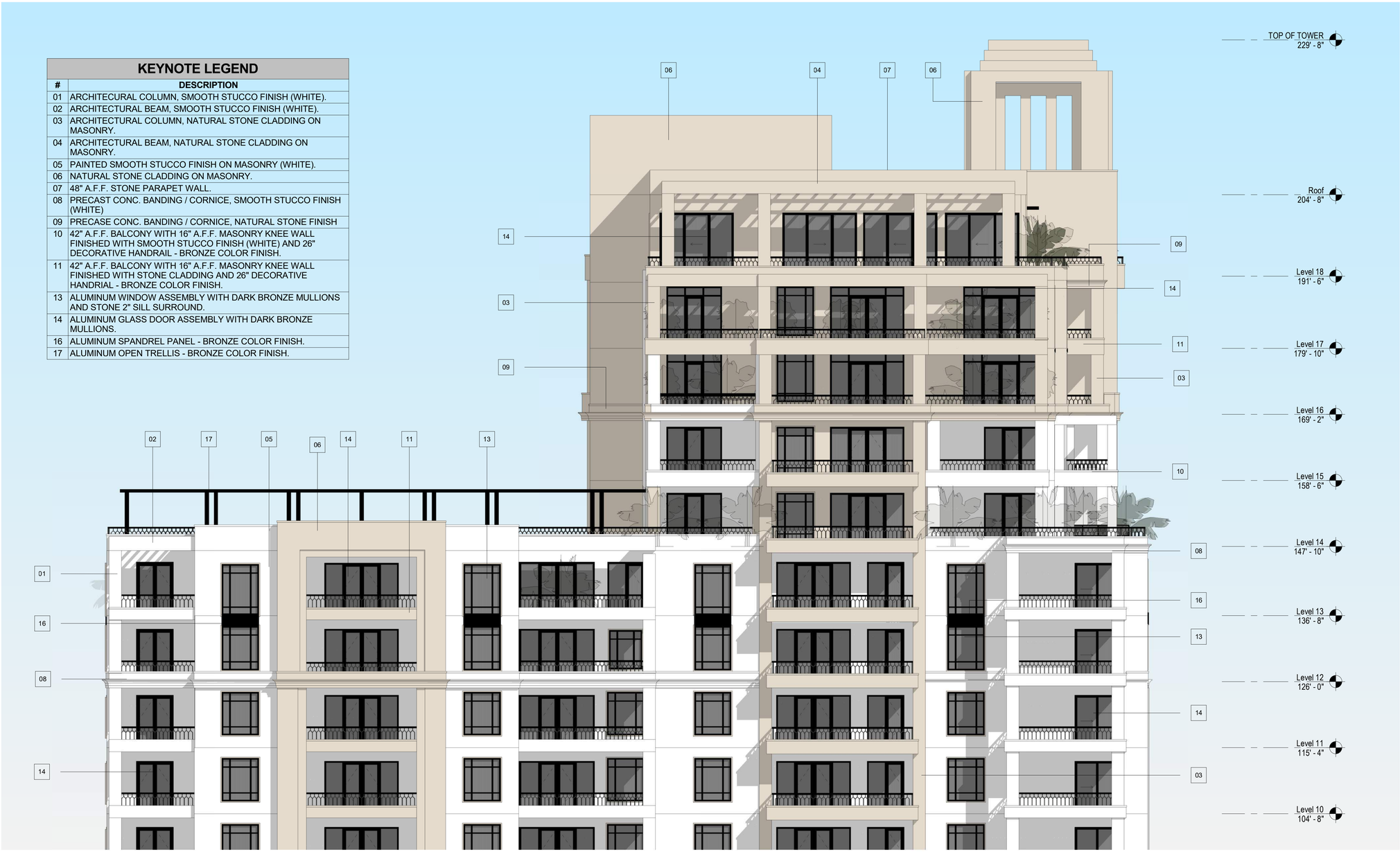

1 **North - TOP ENLARGED**
1/8" = 1'-0"

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ANDREW JAMES
AR 91411, ARCHITECT

A15.3

NORTH TOP ENLARGED

KEYNOTE LEGEND	
#	DESCRIPTION
03	ARCHITECTURAL COLUMN, NATURAL STONE CLADDING ON MASONRY.
05	PAINTED SMOOTH STUCCO FINISH ON MASONRY (WHITE).
06	NATURAL STONE CLADDING ON MASONRY.
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23	ART WALL.
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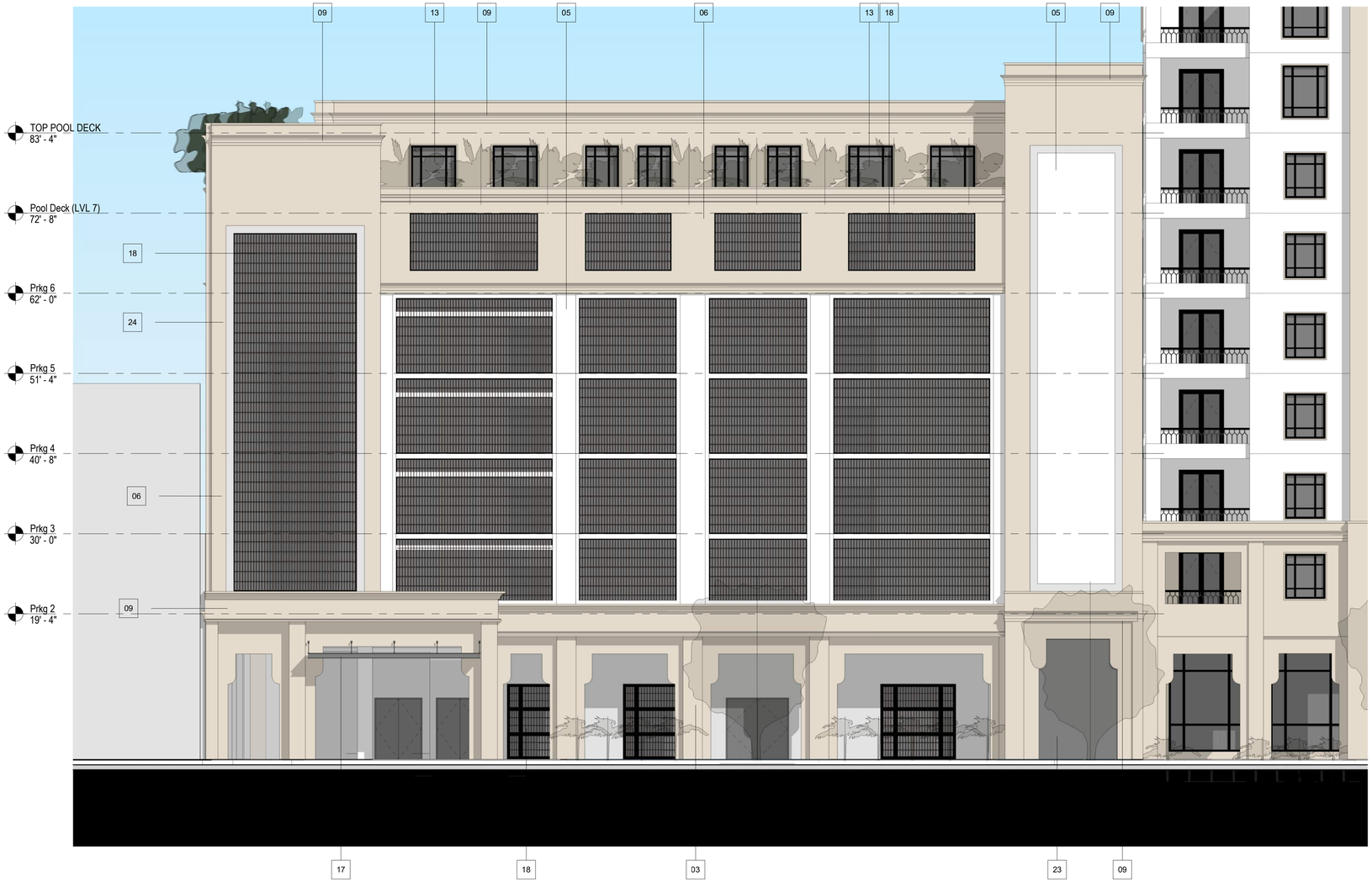

1 **NORTH GARAGE ELEVATION**
1/8" = 1'-0"

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A15.4

NORTH GARAGE ENLARGED

KEYNOTE LEGEND	
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03	ARCHITECTURAL COLUMN, NATURAL STONE CLADDING ON MASONRY.
04	ARCHITECTURAL BEAM, NATURAL STONE CLADDING ON MASONRY.
05	PAINTED SMOOTH STUCCO FINISH ON MASONRY (WHITE).
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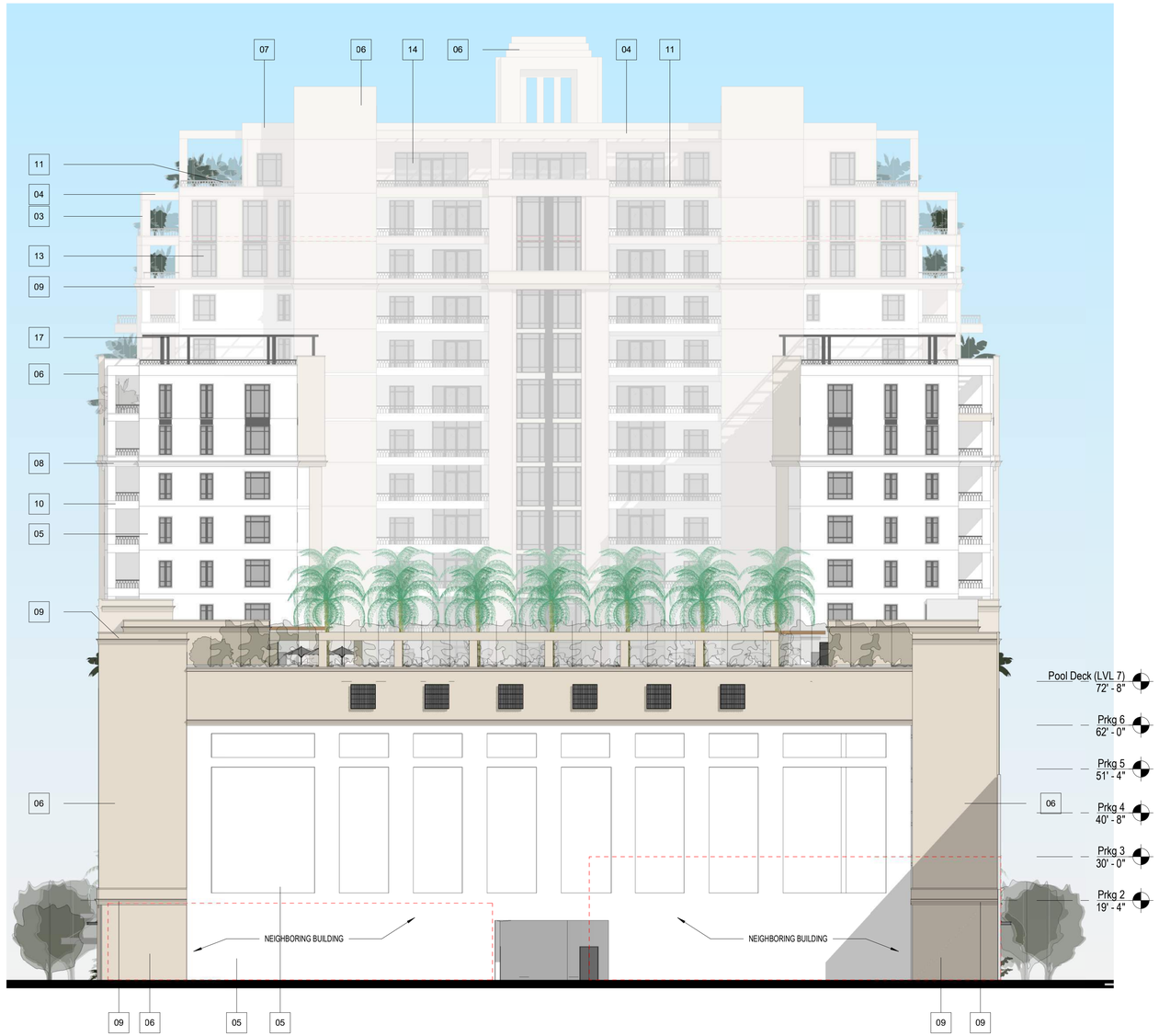

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A16.1

OVERALL EAST ELEVATION

1/16" = 1'-0"

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CORAL GABLES, FL | 33134
305.443.5206
AAC 000680

STRUCTURAL ENGINEER
CONSULTANT NAME
ADDRESS
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MEP & FP ENGINEER
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CIVIL ENGINEER
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LANDSCAPE ARCHITECT
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INTERIOR DESIGNER
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REVISIONS

NO.	DATE	ISSUE

DATE OF ISSUE

Issue Date

PROJECT STATUS

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PROJECT NO.

20006

SEAL & SIGNATURE

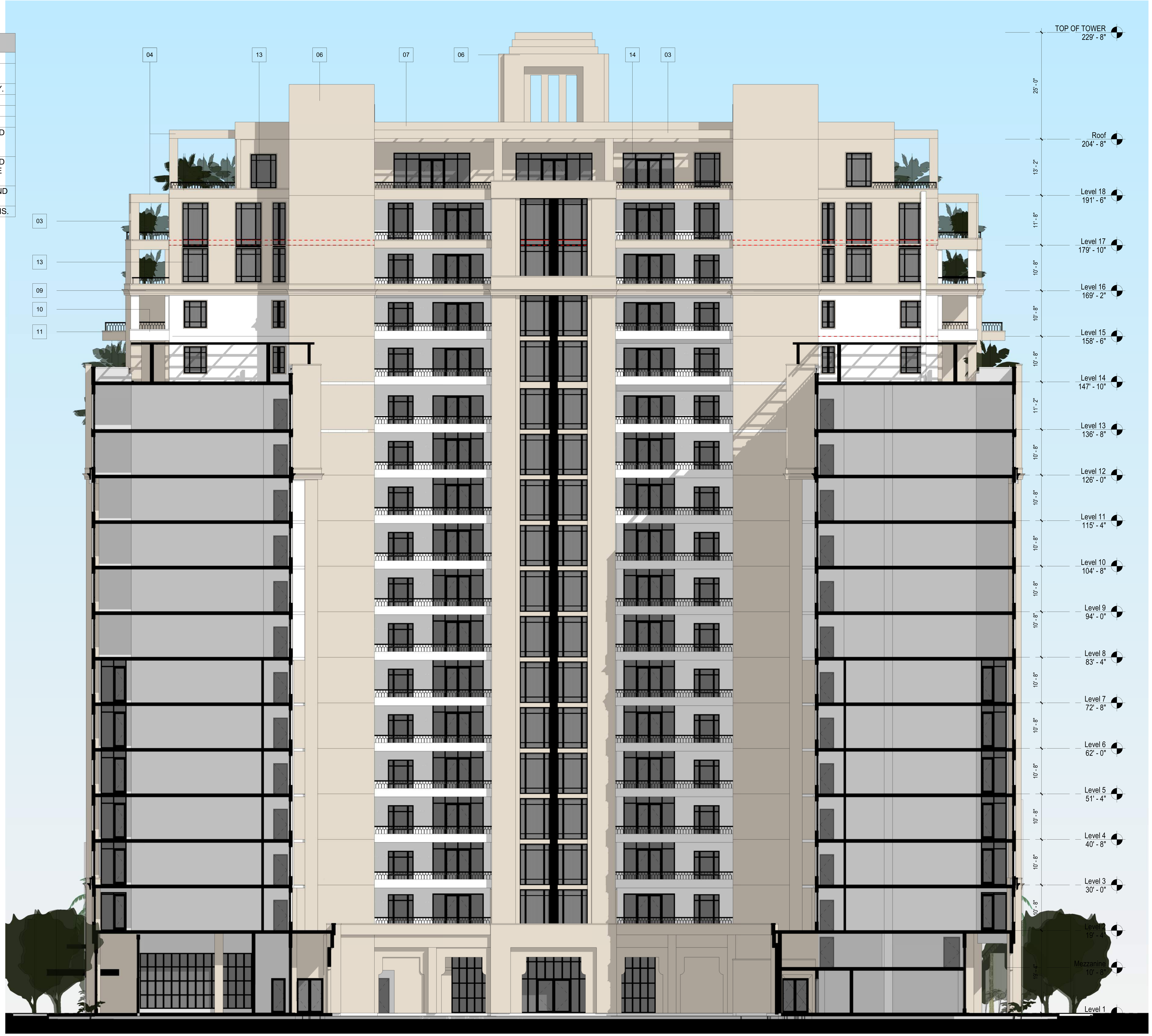
ANDREW JAMES
AR 91411, ARCHITECT

A16.1

EAST ELEVATION - OVERALL

KEYNOTE LEGEND

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



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

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

PROJECT

Regency Residences

City of Coral Gables, Florida

OWNER

CONSULTANTS

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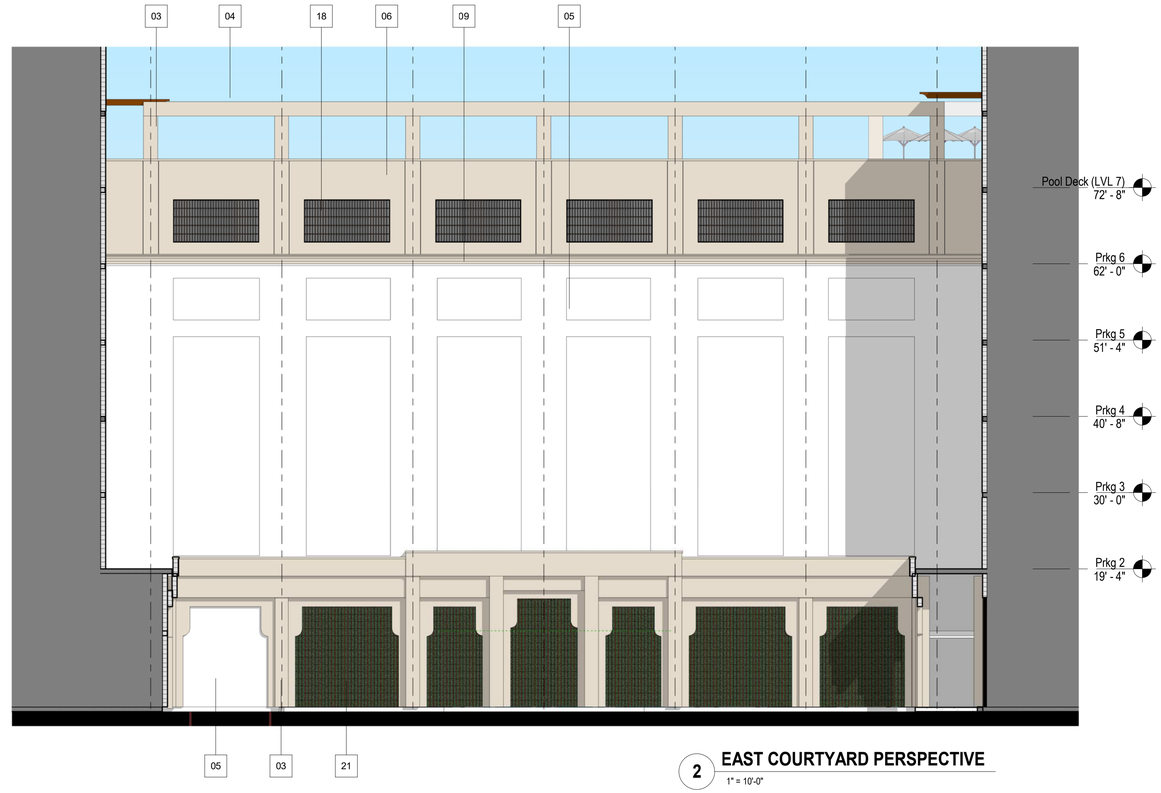
AR 91411, ARCHITECT

A17.1

EAST COURTYARD

3 **EAST COURTYARD PERSPECTIVE**

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



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

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ANDREW JAMES
AR 91411, ARCHITECT

A17.2

WEST COURTYARD

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

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

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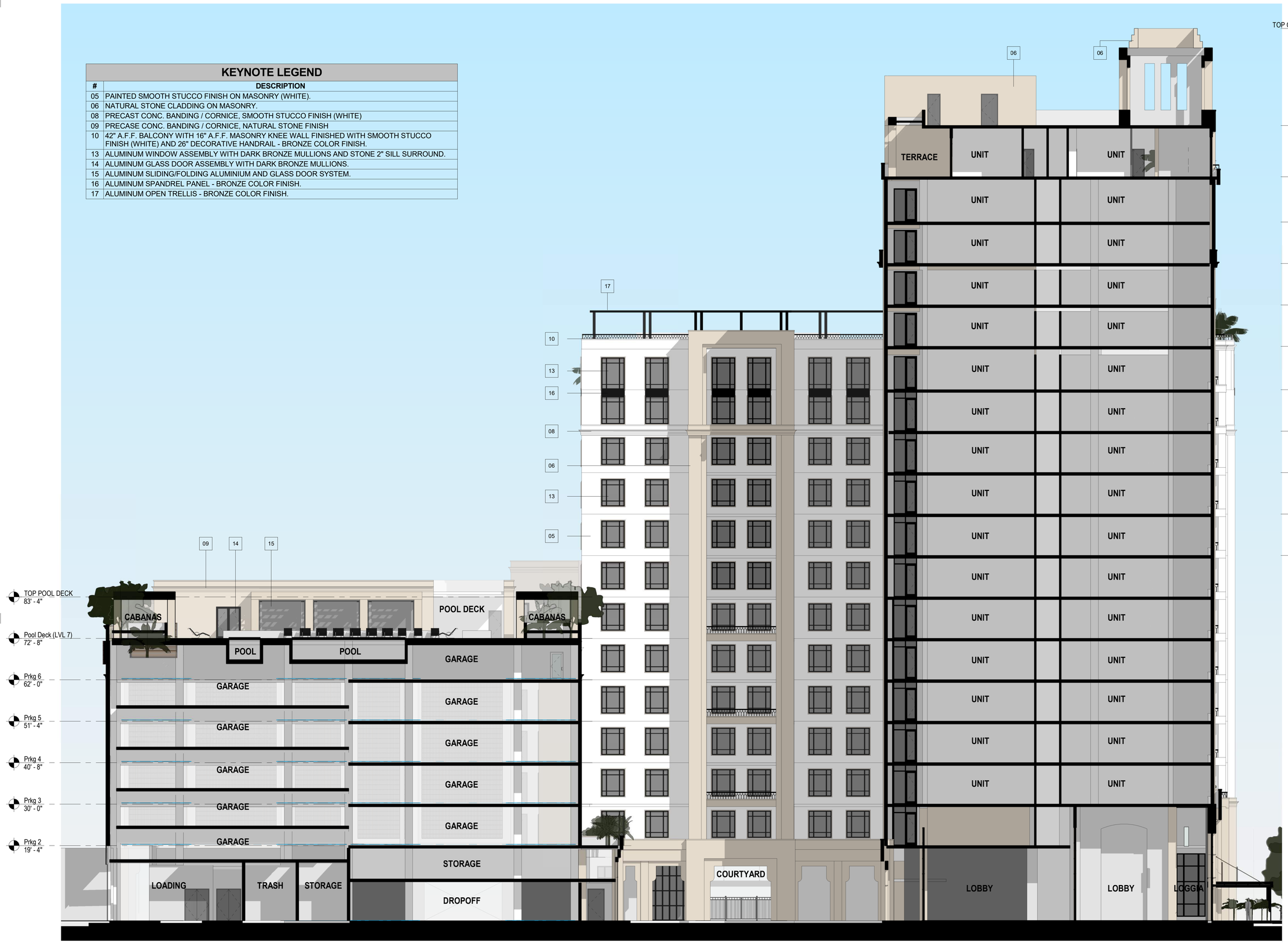
ANDREW JAMES
AR 91411, ARCHITECT

A17.3

NORTH / SOUTH COURTYARD

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



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

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CIVIL ENGINEER
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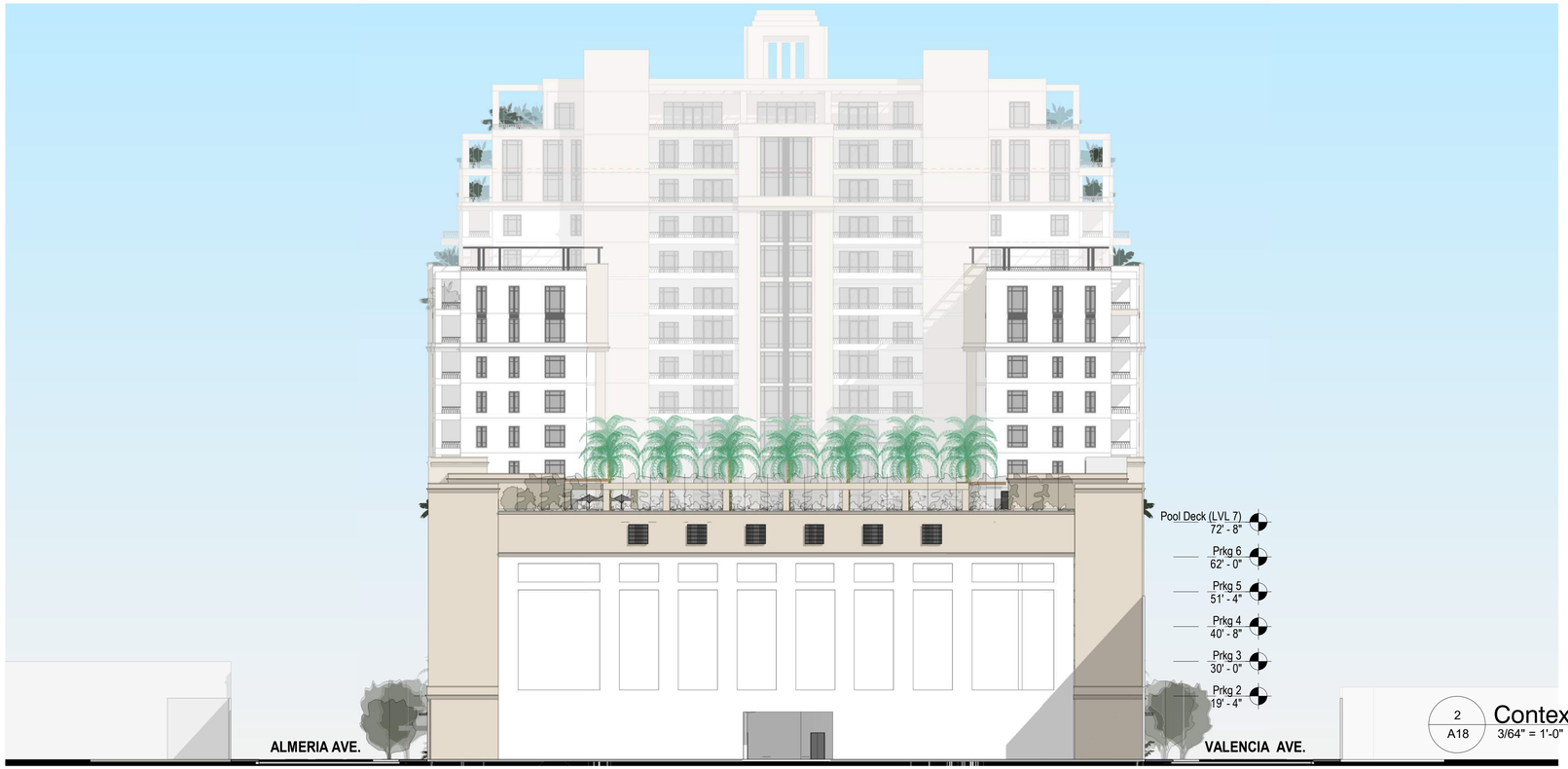
A17.4

SECTION - SOUTH

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



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

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Architecture & Planning

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ANDREW JAMES
AR 91411, ARCHITECT

A18

CONTEXT ELEVATIONS

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

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

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

PROJECT

Regency Residences

City of Coral Gables, Florida

OWNER

CONSULTANTS

ARCHITECT
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CIVIL ENGINEER
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LANDSCAPE ARCHITECT
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ANDREW JAMES
AR 91411, ARCHITECT

A19

CONTEXT ELEVATIONS

Professional (Individual or Corporation)

PROFESSIONAL PREPARER'S STATEMENT OF LANDSCAPING COMPLIANCE

PROCESS NUMBER:

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

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

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

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

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

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

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

REGISTERED LANDSCAPE ARCHITECT
ANDREW M. WITKIN
LA0000889
STATE OF FLORIDA

STATE OF FLORIDA
COUNTY OF BROWARD

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

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

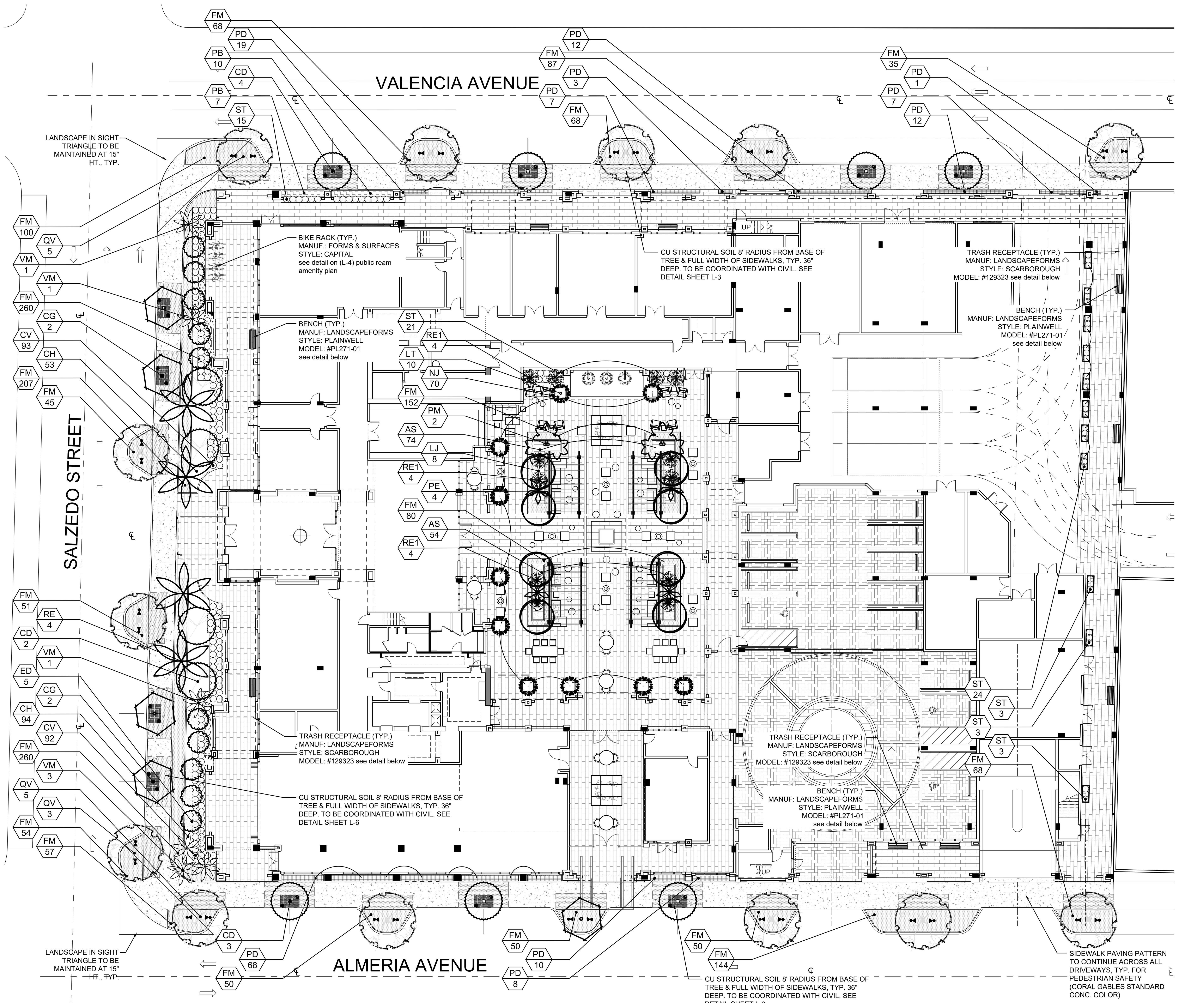
My commission expires: July 26, 2024

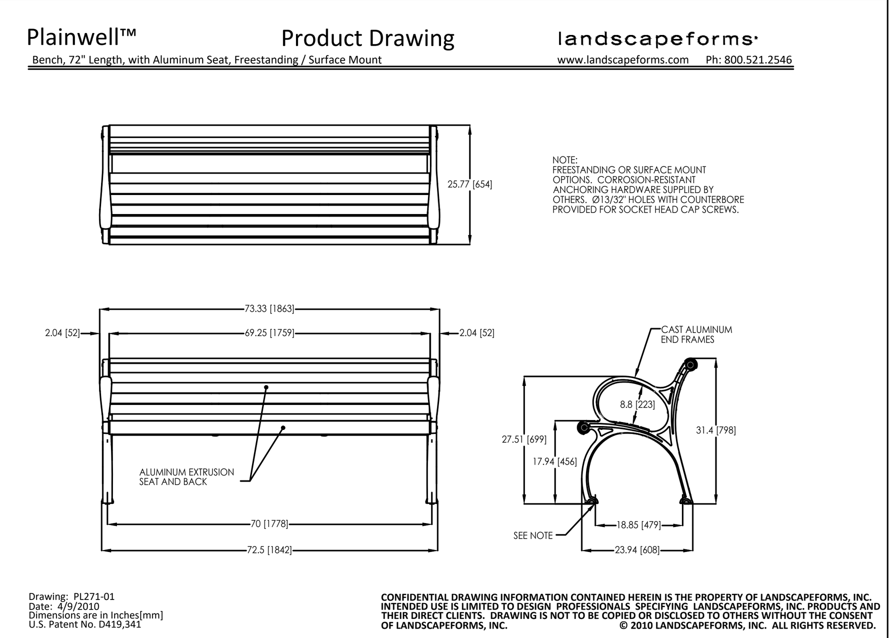
_____
Valeria S. Soto
Notary Public Signature

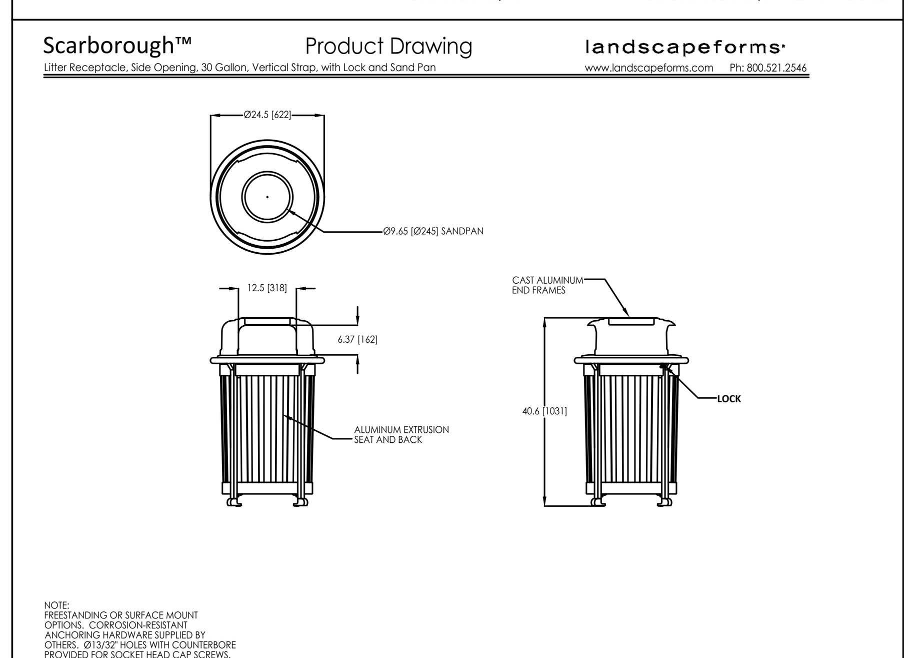
VALERIA SOTO
Notary Public - State of Florida
Commission # HH 3014
My Comm. Expires Jul 26, 2024
Bonded through National Notary Assn.

SHEET INDEX:

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







SIGHT TRIANGLE NOTE:

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

LANDSCAPE PLAN

NORTH

Scale: 1" = 20'-0"

LANDSCAPE LIST

TREES/PALMS

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

SHRUBS AND GROUNDCOVERS

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

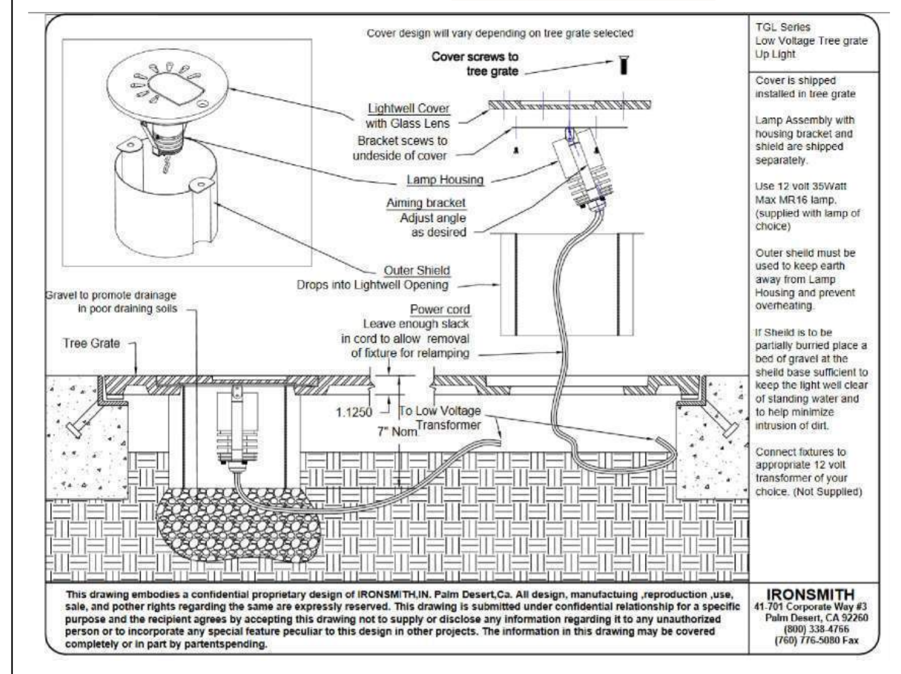
* DENOTES NATIVE SPECIES

TGL Series Up Light by Ironsmith **IRONSMITH**

MR16 LED lamp 6 watt (20watt eq.)

LIGHTING SYMBOL ON PLAN

SEE ELECTRICAL PLANS FOR ACTUAL SPECIFICATIONS OF ALL LANDSCAPE LIGHTING

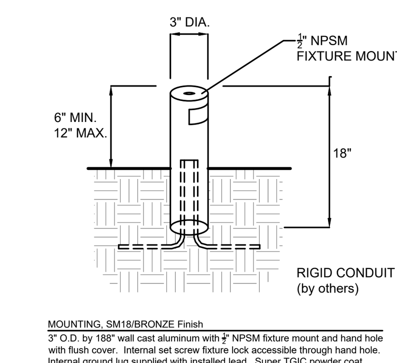


KICHLER™ **15753** **KICHLER LIGHTING**

12.4 W 60° Wide Flood LED Accent Light Low Voltage Lighting from the Landscape LED Collection

LIGHTING SYMBOL ON PLAN

Finish: Textured Architectural Bronze

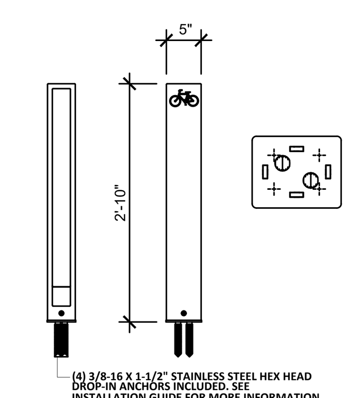


MOUNTING, SM18/BRONZE Finish

3" O.D. by 188" wall cast aluminum with 1/2" NPSM fixture mount and hand hole with flush cover. Internal set screw fixture lock accessible through hand hole. Internal ground lug supplied with installed lead. Super TGIC powder coat paint over clear anodizing and titanated zirconium conversion coating.

NOTE: May also be used to hard mount low voltage fixtures.

SEE ELECTRICAL PLANS FOR ACTUAL SPECIFICATIONS OF ALL LANDSCAPE LIGHTING



BIKE RACK

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

LANDSCAPE LEGEND Information Required to be Permanently Affixed to Plan

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

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

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

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Project:
MERCEDES LUXURY RESIDENCES
CORAL GABLES, FLORIDA
LANDSCAPE PLAN

Revisions:	Date:	By:

Seal:

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

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

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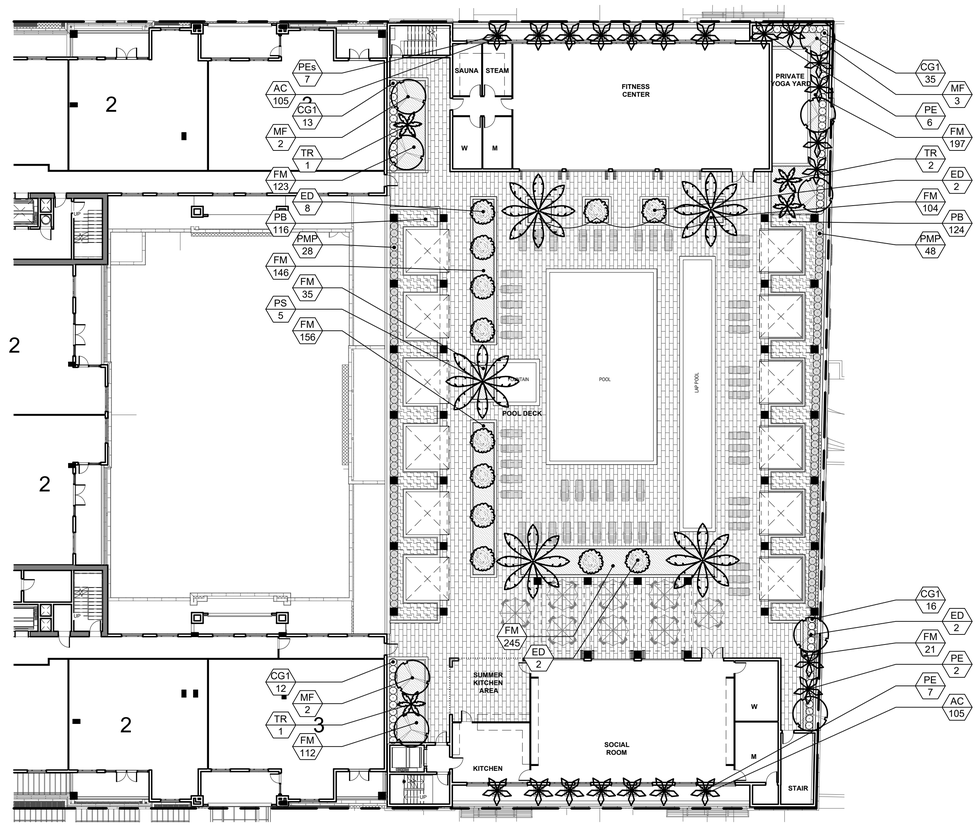

LANDSCAPE PLAN

NORTH

Scale: 1" = 20'-0"

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

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Project:

MERCEDES LUXURY RESIDENCES

CORAL GABLES, FLORIDA

POOL DECK LANDSCAPE PLAN

Revisions:	Date:	By:

Seal:

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

Drawing: Pool Deck Landscape Plan

Date: 05/03/2021

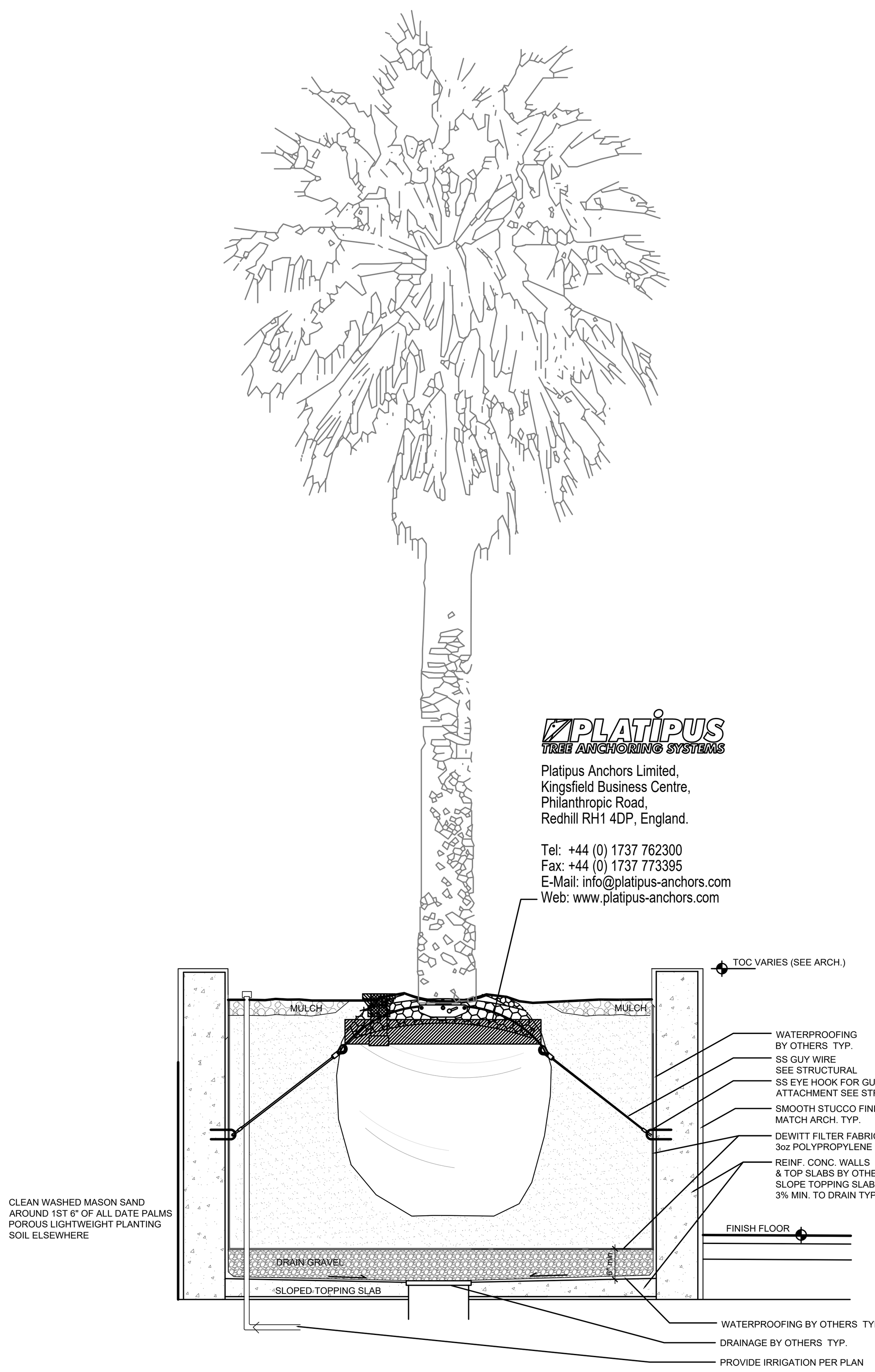
Scale: See Left

Drawn by: ES

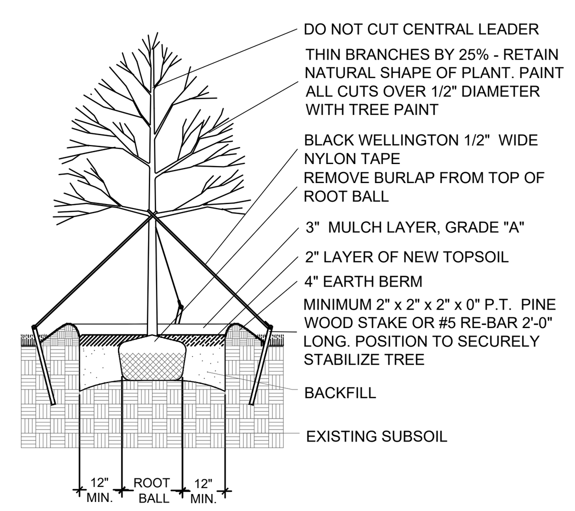
Sheet No.:

L-2

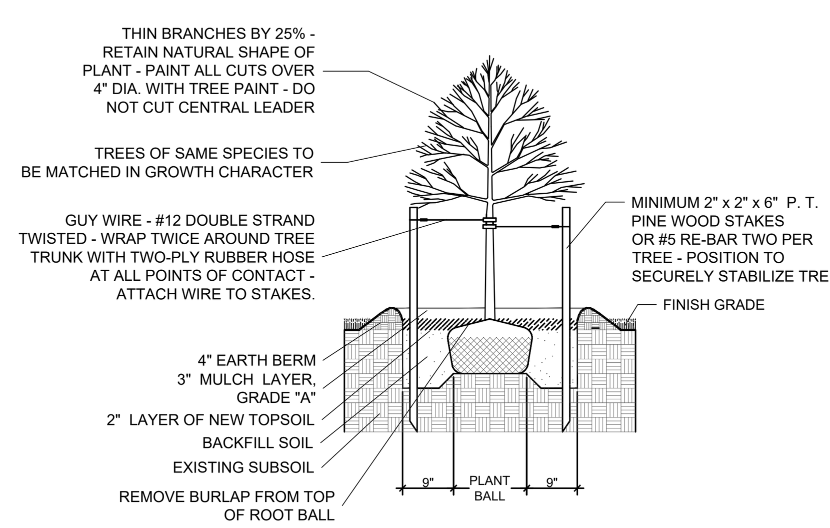
Cad Id.: 2021-024



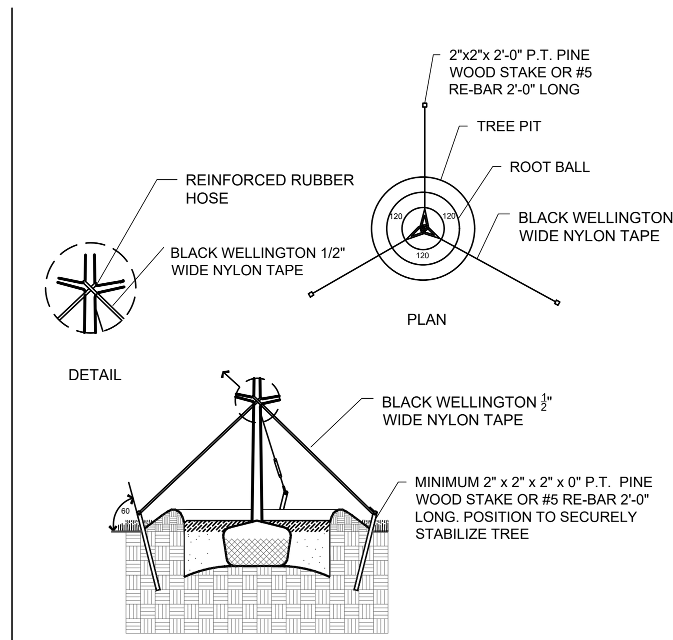
UPPER FLOOR RAISED PLANTER GUYING DETAIL
SCALE: Not to Scale



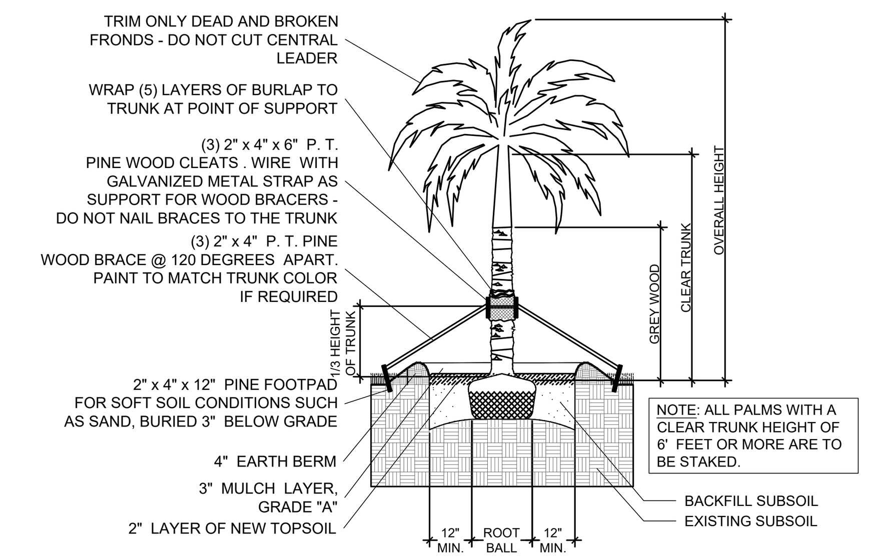
LARGE TREE PLANTING DETAIL



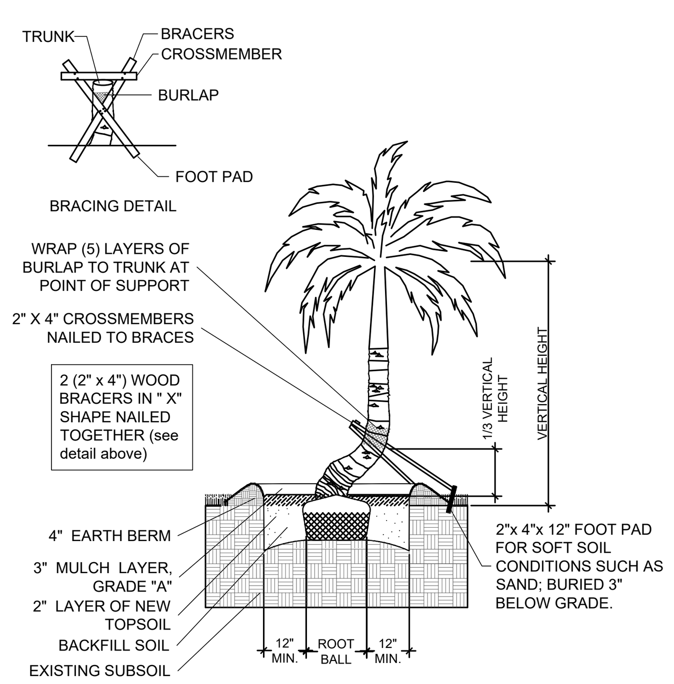
SMALL TREE PLANTING DETAIL



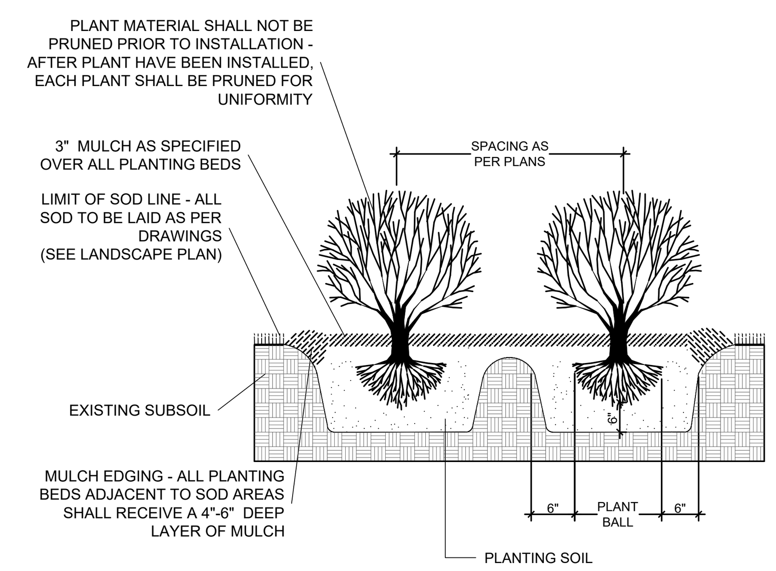
TYPICAL TREE GUYING DETAIL



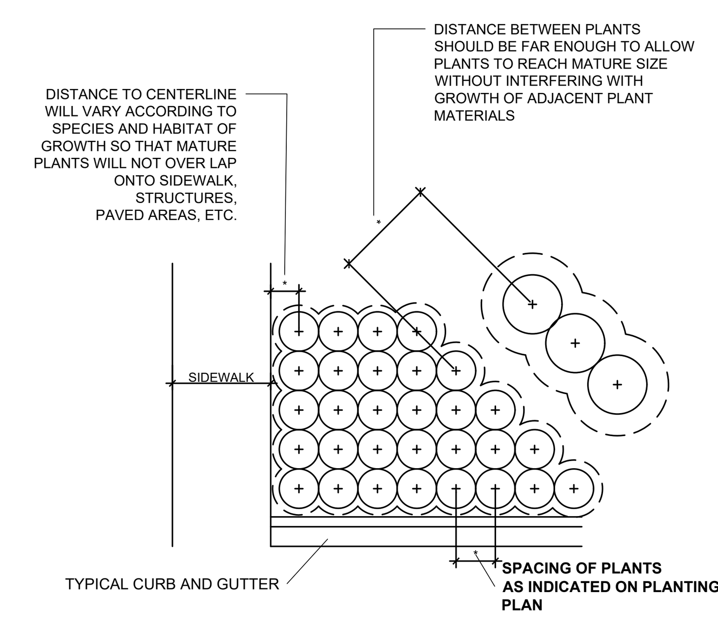
STRAIGHT TRUNK PALM PLANTING DETAIL



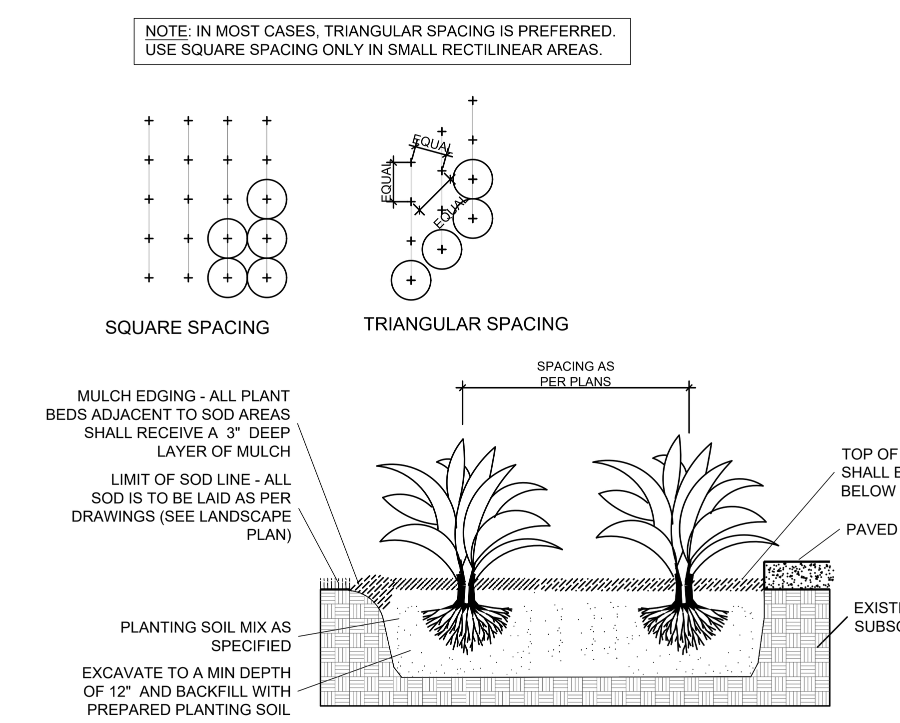
CURVED TRUNK PALM PLANTING DETAIL



TYPICAL SHRUB PLANTING DETAIL



TYPICAL CONTAINER SPACING DETAIL



TYPICAL GROUNDCOVER PLANTING DETAIL

Linear Style Planting with DeepRoot Barriers

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

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

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

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

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

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

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

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

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

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

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

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

For One Side of Tree

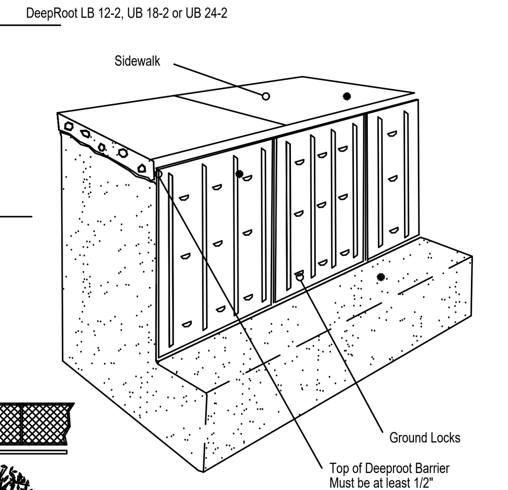
Expected Tree Canopy at Maturity	Feet of Barrier	Number of Panels
12' (3.6m) Dia. +2' (61cm)	= 14' (4.2m)	7 Panels
18' (5.5m) Dia. +2' (61cm)	= 20' (6.1m)	10 Panels
24' (7.3m) Dia. +2' (61cm)	= 26' (7.9m)	13 Panels

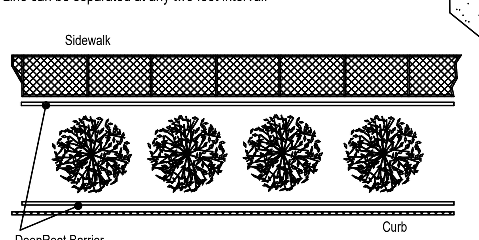
Packaging:

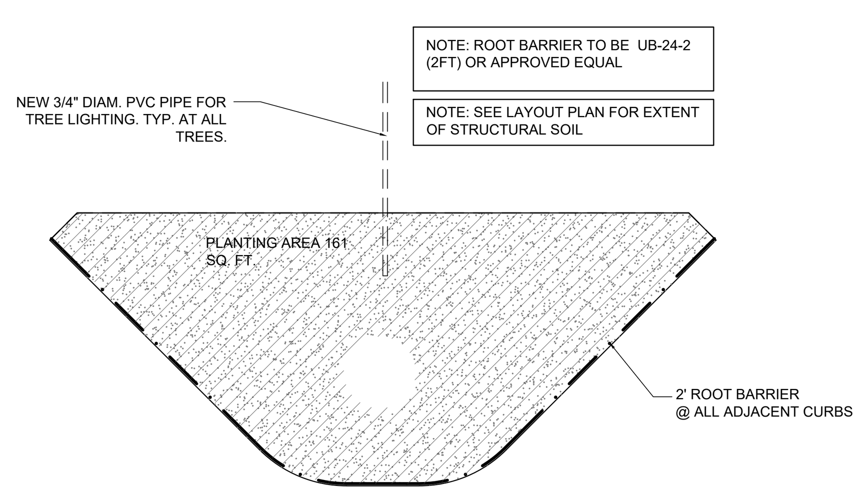
LB 12-2	40 panels (80' linear ft)/ Carton
UB 18-2	26 panels (52' linear ft)/ Carton
UB 24-2	20 panels (40' linear ft)/ Carton

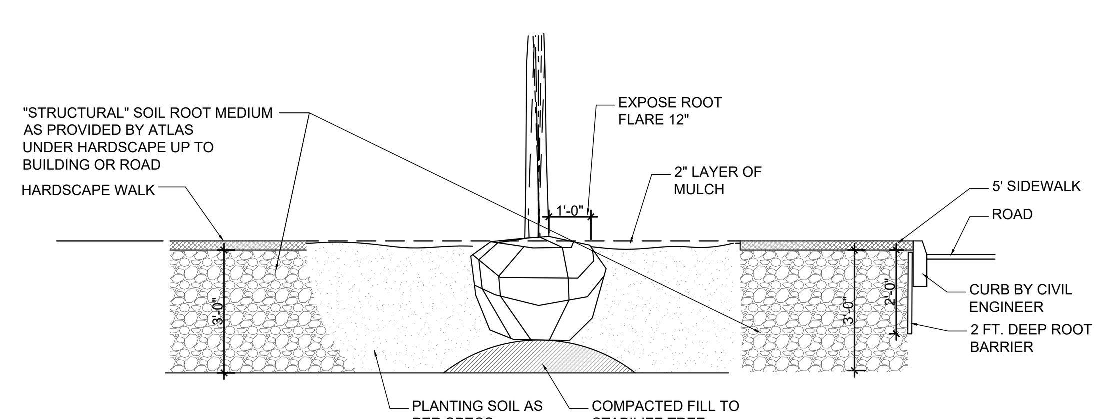
Line can be separated at any two foot interval.

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









NOTE: ROOT BARRIER TO BE UB-24-2 (2FT) OR APPROVED EQUAL

NOTE: SEE LAYOUT PLAN FOR EXTENT OF STRUCTURAL SOIL

PLANTING NOTES:

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

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

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

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

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

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

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

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

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

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

SOD NOTES:

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

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

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

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

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

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

GENERAL NOTES:

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

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

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

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

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

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Project:
MERCEDES LUXURY RESIDENCES
CORAL GABLES, FLORIDA
LANDSCAPE DETAILS

Revisions:	Date:	By:

Seal:

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

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

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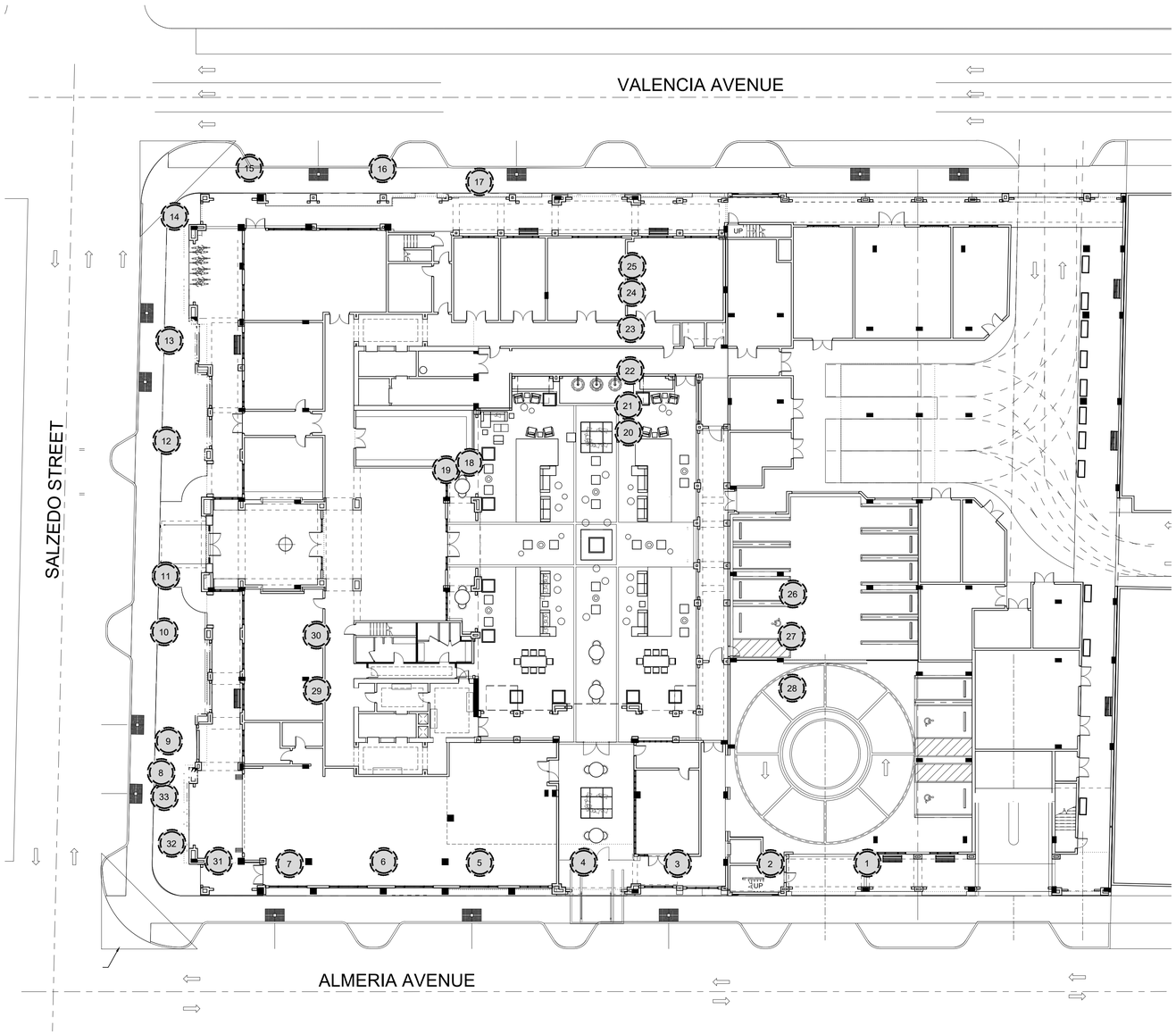

MERCEDES LUXURY RESIDENCES

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

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

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

SYMBOL LEGEND

(#x) Tree to Remove

TREE DISPOSITION PLAN

Scale: 1" = 20'-0"

NORTH

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Project: MERCEDES LUXURY RESIDENCES

CORAL GABLES, FLORIDA

TREE DISPOSITION PLAN

Revisions:	Date:	By:

Seal:

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

Drawing: Tree Disposition Plan

Date: 05/04/2021

Scale: See Left

Drawn by: JV

Sheet No.:

TD-1

Cad Id.: 2021-024