

PROFESSIONAL MEDICAL  
OFFICE BUILDING  
760 PONCE  
760 PONCE DE LEON BOULEVARD  
CORAL GABLES, FL 33134

BEHAR · FONT

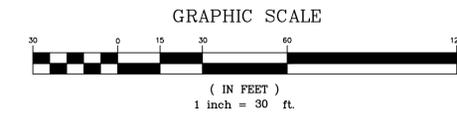
PARTNERS, P. A.  
ARCHITECTURE · PLANNING · INTERIORS

CORAL GABLES · ATLANTA





# SKETCH OF BOUNDARY SURVEY ALTA / NSPS LAND TITLE SURVEY

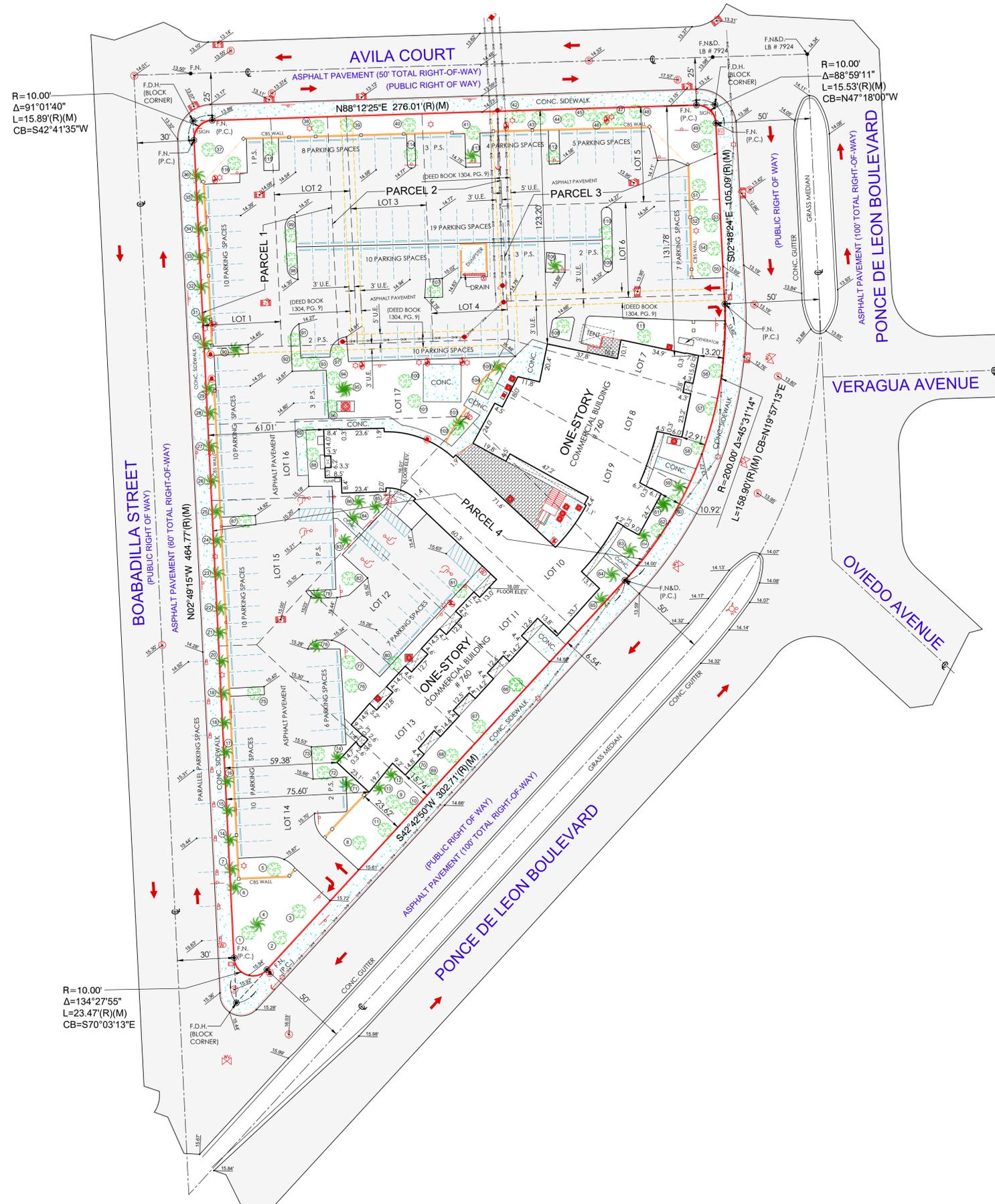


### LEGEND

- (C) = Calculated
- CL = Center Line
- CONC. = Concrete
- CH = Chord Bearing
- CBS. = Concrete Block Stucco
- Δ = Delta
- F.F.E.L. = Finish Floor Elevation
- F.I.P. = Found Iron Pipe
- F.I.R. = Found Iron Rod
- F.N. = Found Nail
- F.N&D. = Found Nail & Disc
- F.D.H. = Found Drill Hole
- I.D. = Identification
- L = Length
- (M) = Measured
- M = Monument Line
- O/L = On Line
- P = Property Line
- (P) = Plat
- P.S. = Parking Space
- P.C. = Point of Curvature
- P.B. = Plat Book
- PG. = Page
- R = Radius
- (R) = Record
- R/W = Right of Way
- U.E. = Utility Easement

### SYMBOLS

- AIR CONDITIONER
- CABLE TV
- CATCH BASIN
- CONCRETE POLE
- ELECTRIC BOX
- MANHOLE
- SIGN
- WATER VALVE
- WATER METER
- WOOD POLE
- ANCHOR
- BOX
- TREE
- PALM
- STORM MANHOLE
- FIRE HYDRANT
- FPL TRANSFORMER
- HANDICAP
- LIGHT POLE
- PARKING METER
- SEWER VALVE
- TELEPHONE BOX
- TRAFFIC FLOW
- EXISTING ELEVATION
- COVERED AREA
- CHAIN LINK FENCE (C.L.F.)
- METAL FENCE (M.F.)
- OVERHEAD LINES
- HAND RAIL
- WOOD FENCE (W.F.)
- WIRE FENCE (WR.F.)
- CBS. WALL



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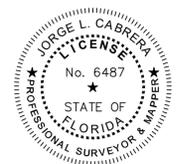
No.	Date	Job No.	Description

Prepared for:  
**SSI, LLC and  
JCKF Investments, LLC**

CHECKED BY:	JLC.
DRAWN BY:	JF / ELF
FIELD DATE:	04/25/2023
DATE:	05/01/2023
SCALE:	1" = 30'
JOB No.	23-7333

SHEET:  
**2** OF 2

JORGE L. CABRERA  
*Jorge L. Cabrera*  
Professional Surveyor & Mapper, # 6487  
State of Florida



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SEAL:  
  
 ROBERT BEHAR AR No. 14339

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760 PONCE  
 760 PONCE DE LEON BOULEVARD  
 CORAL GABLES, FL

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INDEX OF DRAWINGS

DATE: 07-02-2024  
 PROJECT NO: 22-040  
 DRAWING NAME:  
 SHEET NO:  
**CP-0.00**

SEAL:

ROBERT BEHAR AR No. 14339

760 PONCE  
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LEGAL DESCRIPTION  
 PARCEL 1:  
 Lot 1, and the West 30 feet of Lot 2, Block 18, CORAL GABLES FLAGLER STREET SECTION, according to the plat thereof, as recorded in Plat Book 10 at Page 12, of the Public Records of Miami-Dade County, Florida.  
 PARCEL 2:  
 East 10 Feet of Lot 2, and Lots 3 and 4, Block 18, of CORAL GABLES FLAGLER STREET SECTION, according to the Plat thereof, as recorded in Plat Book 10, at Page 12, of the Public Records of Miami-Dade County, Florida.  
 PARCEL 3:  
 Lots 5 and 6, Block 18, of CORAL GABLES FLAGLER STREET SECTION, according to the Plat thereof, as recorded in Plat Book 10, at Page 12, of the Public Records of Miami-Dade County, Florida.  
 PARCEL 4:  
 Lots 7 through 17, in Block 18, of CORAL GABLES FLAGLER STREET SECTION, according to the Plat thereof, as recorded in Plat Book 10, at Page 12, of the Public Records of Miami-Dade County, Florida.

FOLIO No.: 03-4105-050-1830  
 FOLIO No.: 03-4105-050-1840  
 FOLIO No.: 03-4105-050-1850  
 FOLIO No.: 03-4105-050-1860

BUILDING PARKING CALCULATIONS			
	REQUIRED	PROVIDED	SURPLUS
<b>RESIDENTIAL PARKING:</b>			
RESIDENTIAL (TOWNHOMES): 2 PARKING SPACES PER UNIT - 5 UNITS	10	10	
<b>COMMERCIAL PARKING:</b>			
COMMERCIAL: 1 PARKING SPACE / 300 SF - 16,330 SF	54.43	55	
MEDICAL CLINIC OFFICE: 1 PARKING SPACE / 200 SF (INCLUDING FTE) - 87,756 SF	438.78	439	
<b>TOTAL NUMBER OF PARKING SPACES</b>	<b>503.21</b>	<b>504</b>	<b>88</b>
		592	
<b>ACCESSIBLE PARKING SPACES</b>			
	REQUIRED	PROVIDED	
501 - 1,000 SPACES - 2% OF TOTAL VAN ACCESSIBLE (1 PER 6 REQUIRED HC SPACES) = 1.5 REQUIRED	11.84	12	
<b>ELECTRIC VEHICLE PARKING SPACES</b>			
	REQUIRED	PROVIDED	
ELECTRIC VEHICLE 5% OF THE REQUIRED PARKING	5% x 592 = 29.6	30	
ELECTRIC VEHICLE-READY 15% OF THE REQUIRED PARKING	15% x 592 = 88.8	89	
ELECTRIC VEHICLE-CAPABLE 20% OF THE REQUIRED PARKING	20% x 592 = 118.4	119	

PARKING SPACES PROVIDED BY FLOOR					
	PARKING SPACES	HANDICAP	ELECTRIC VEHICLE	E-READY	E-CAPABLE
GROUND FLOOR	44	3	8	6	5
BASEMENT	212	3	8	31	38
2ND FLOOR	161	3	7	26	38
3RD FLOOR	175	3	7	26	38
<b>TOTAL</b>	<b>592</b>	<b>12</b>	<b>30</b>	<b>89</b>	<b>119</b>

F.A.R. PERCENTAGE COMMERCIAL / PROFESSIONAL MEDICAL OFFICE SPACE		
FLOOR	COMMERCIAL	PROFESSIONAL MEDICAL OFFICE
GROUND FLOOR	16,330 SF	0 SF
3RD FLOOR	0 SF	0 SF
4TH FLOOR	0 SF	43,998 SF
5TH FLOOR	0 SF	43,758 SF
<b>TOTAL F.A.R. PROVIDED:</b> 106,615 SF (PROPOSED COMMERCIAL / PROFESSIONAL MEDICAL OFFICE)	<b>16,330 SF</b> (15.68%)	<b>87,756 SF</b> (84 %)
	<b>104,086 SF</b>	

- PROFESSIONAL MEDICAL OFFICE F.A.R.: 85% MAX. (PROVIDED 84.0%)
- PERCENTAGE COMMERCIAL F.A.R.: 8% MIN.(PROVIDED 15.68%)

ZONING INFORMATION	
PROJECT NAME:	760 PONCE DE LEON
PROPERTY ADDRESS:	760 PONCE DE LEON, CORAL GABLES, FL 33134
EXISTING ZONING:	SINGLE-FAMILY RESIDENTIAL (SFR) MIXED USE DISTRICT (MX1)
PROPOSED ZONING APPROVALS:	MIXED USE DISTRICT (MX1)
NET LOT AREA:	TOTAL: 89,142.32 SF (2.05 ACRES)
FEDERAL FLOOD HAZARD:	ZONE "X"

BUILDING HEIGHT			
HEIGHT	ALLOWED	MEDITERRANEAN BONUS 1	PROVIDED
(AS PER 2-200 CITY OF CORAL GABLES ZONING CODE)	45 FT.	63.5 FT. 5 STORIES	5 STORIES / 60'-8"

OPEN SPACE		
	REQUIRED	PROVIDED
(AS PER 2-200 CITY OF CORAL GABLES ZONING CODE)	10% OF 89,142.32 SF @ GROUND LEVEL 89,142.32 x 0.10 = 8,914.23 SF	LANDSCAPE OPEN SPACE = 20,006 SF
	PAD OPEN SPACE REQUIREMENT: 20% OF 89,142.32 SF @ GROUND LEVEL 89,142.32 x 0.20 = 17,828.46 SF	
<b>TOTAL</b>		<b>OPEN SPACE</b> 20,006 SF (22%)

BUILDING SETBACKS				
(AS PER 2-200 CITY OF CORAL GABLES ZONING CODE)	REQUIRED		PROVIDED	
	RESIDENTIAL	COMMERCIAL/MED. OFFICE	RESIDENTIAL	COMMERCIAL/MED. OFFICE
FRONT - EAST (PONCE DE LEON)	N/A	0'-0" UP TO 45'-0" 10'-0" ABOVE 45'-0"	N/A	10'-0" UP TO 32'-8" 13'-6" FROM 32'-8" TO 60'-8" 30'-5" at balcony to 60'-8"
SIDE STREET - WEST (BOABADILLA STREET)	5'-0"	0'-0" UP TO 45'-0" 10'-0" ABOVE 45'-0"	5'-0"	55'-4" FROM 32'-8" TO 60'-8"
SIDE STREET - NORTH (AVILA COURT)	10'-0"	0'-0" UP TO 45'-0" 10'-0" ABOVE 45'-0"	60'-0"	10'-0" UP TO 32'-8" 30'-0" FROM 32'-8" TO 60'-8"

MAXIMUM F.A.R.		
(AS PER 2-200 CITY OF CORAL GABLES ZONING CODE)	ALLOWED	PROVIDED
BASE: 89,142.32 SF x 3.0	267,426.96 SF 3%	113,838 SF. 1.27%
MEDITERRANEAN DESIGN BONUS: 89,142.32 SF x 0.5	45,571.16 SF .5%	
<b>TOTAL AVAILABLE</b>	<b>311,998.12 SF 3.5%</b>	

BUILDING F.A.R. CALCULATIONS			
FLOOR	COMMERCIAL AREA (SF)	RESIDENTIAL AREA (SF)	TOTAL AREAS (SF)
GROUND FLOOR (COMMERCIAL)	16,330 SF.		16,330 SF.
GROUND FLOOR (RESIDENTIAL)	0	4,890 SF.	4,890 SF.
BASEMENT (PARKING)	0		0
2ND FLOOR (PARKING)	0		0
2ND FLOOR (RESIDENTIAL)	0	4,861 SF.	4,861 SF.
3RD FLOOR (PARKING)	0		0
4TH FLOOR (PROFESSIONAL MEDICAL OFFICE)	43,998 SF.		43,998 SF.
5TH FLOOR (PROFESSIONAL MEDICAL OFFICE)	43,758 SF.		43,758 SF.
<b>TOTAL</b>	<b>104,086 SF.</b>	<b>9,751 SF.</b>	<b>113,838 SF.</b>

ZONING INFORMATION

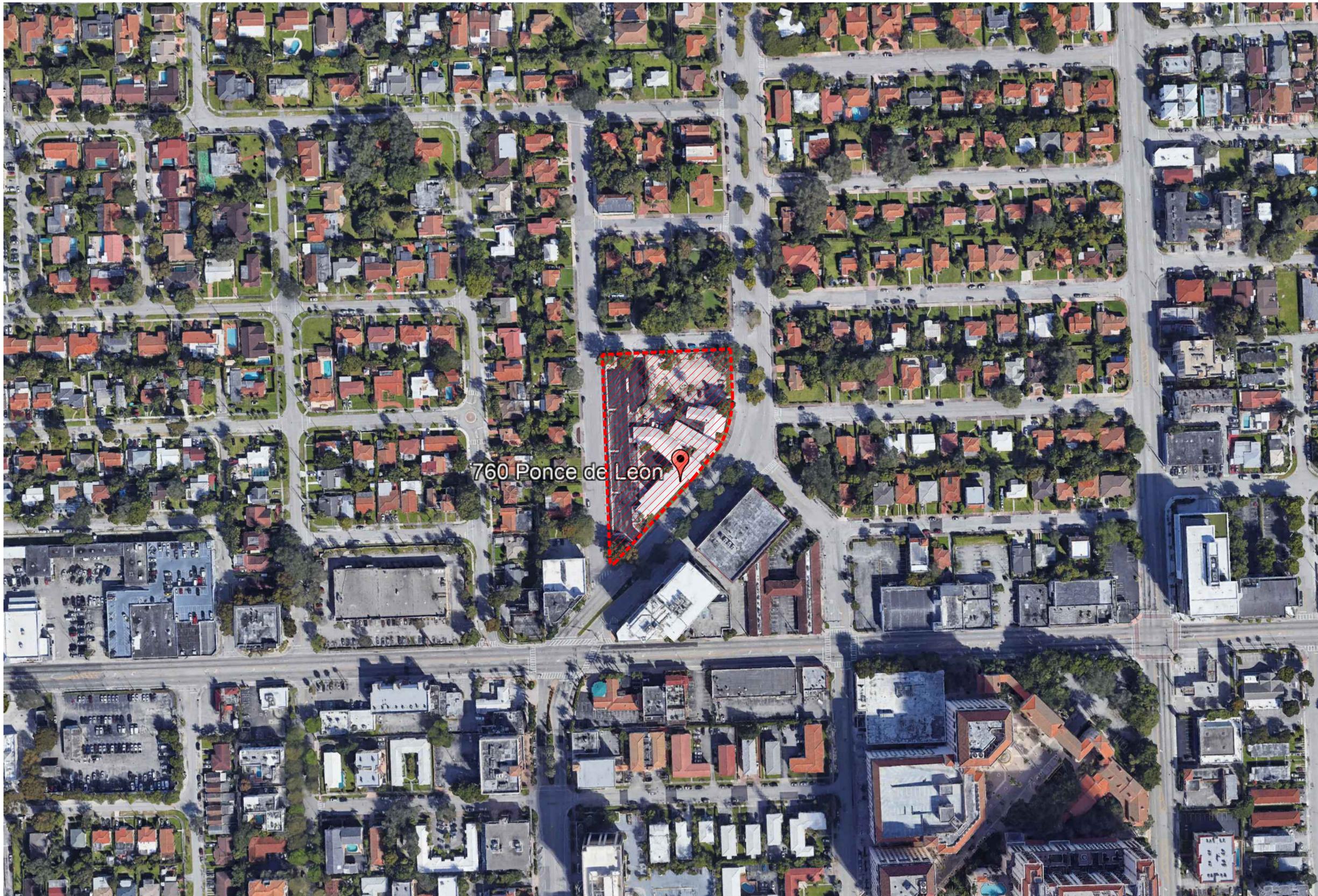
DATE: 07-02-2024

PROJECT NO: 22-040

DRAWING NAME:

SHEET NO:

CP-1.00



760 Ponce de Leon

 SITE

 CONTEXT MAP

SCALE: NTS

SEAL:

ROBERT BEHAR AR No. 14339

760 PONCE  
760 PONCE DE LEON BOULEVARD  
CORAL GABLES, FL

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DATE: 07-02-2024  
PROJECT NO: 22-040  
DRAWING NAME:  
SHEET NO:

CP-1.01

SEAL:  
 ROBERT BEHAR AR No. 14339



1



2



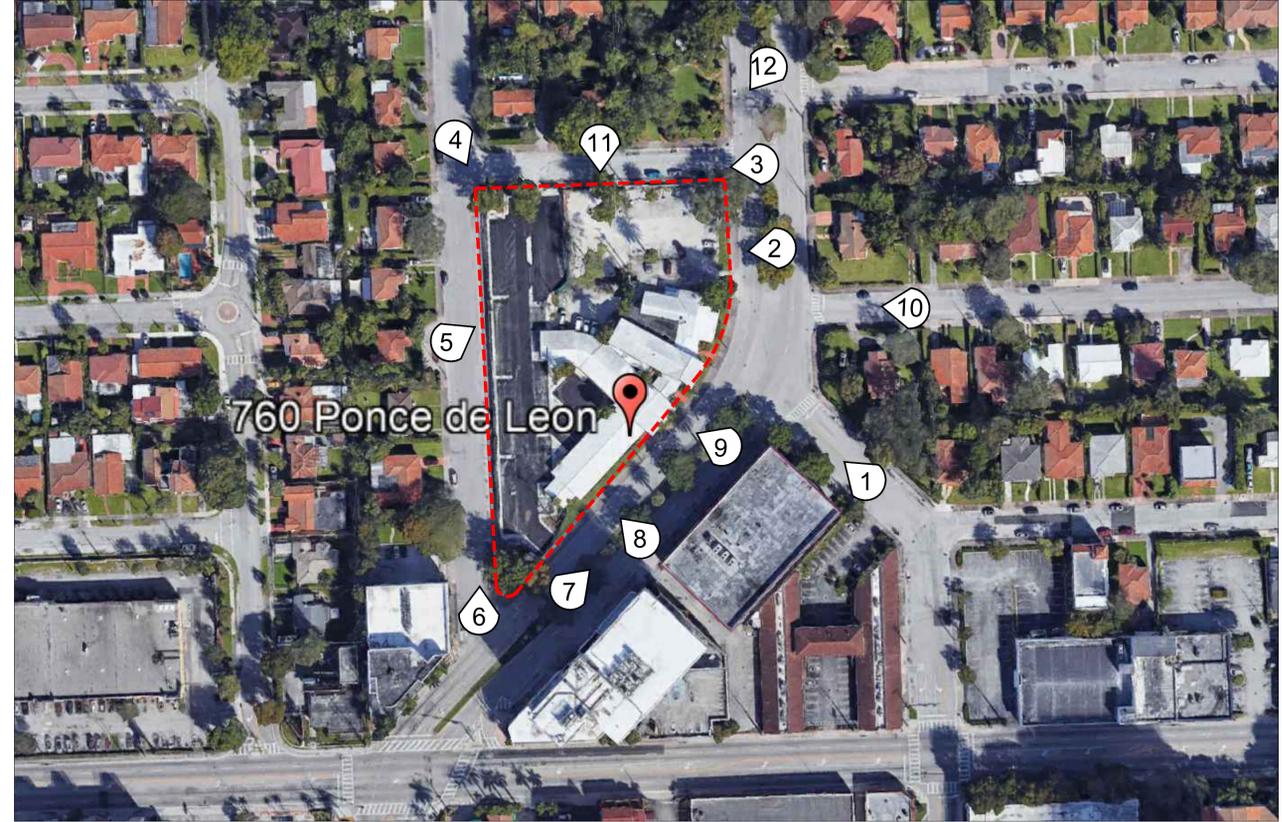
3



4



12



11



5



6



10



9



8



7

 SITE

SITE PHOTOGRAPHS

SCALE: NTS

760 PONCE  
 760 PONCE DE LEON BOULEVARD  
 CORAL GABLES, FL

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DATE: 04-09-24  
 PROJECT NO: 22-040  
 DRAWING NAME:  
 SHEET NO:  
**CP-1.02**

SEAL:

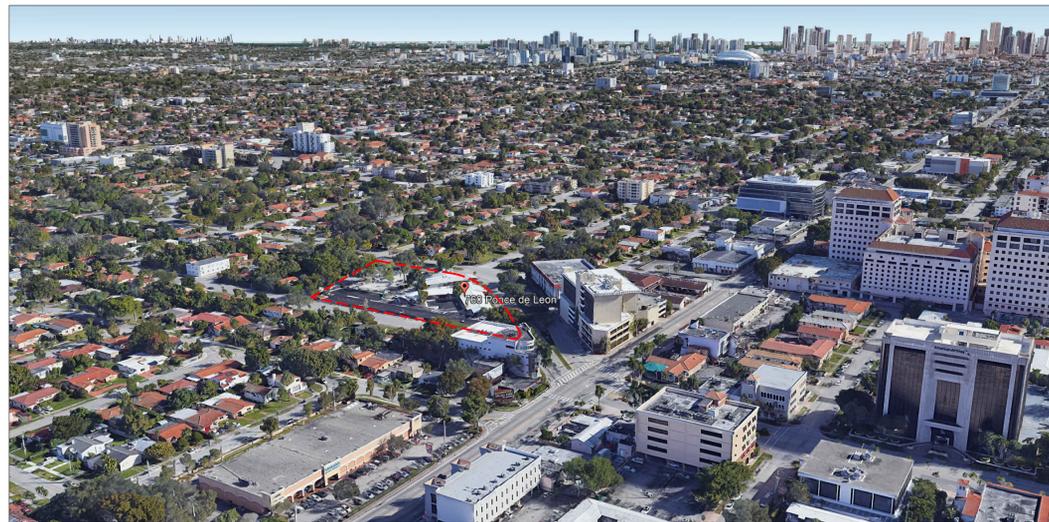
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760 PONCE  
760 PONCE DE LEON BOULEVARD  
CORAL GABLES, FL

DATE: 04-09-24  
PROJECT NO: 22-040  
DRAWING NAME:  
SHEET NO:

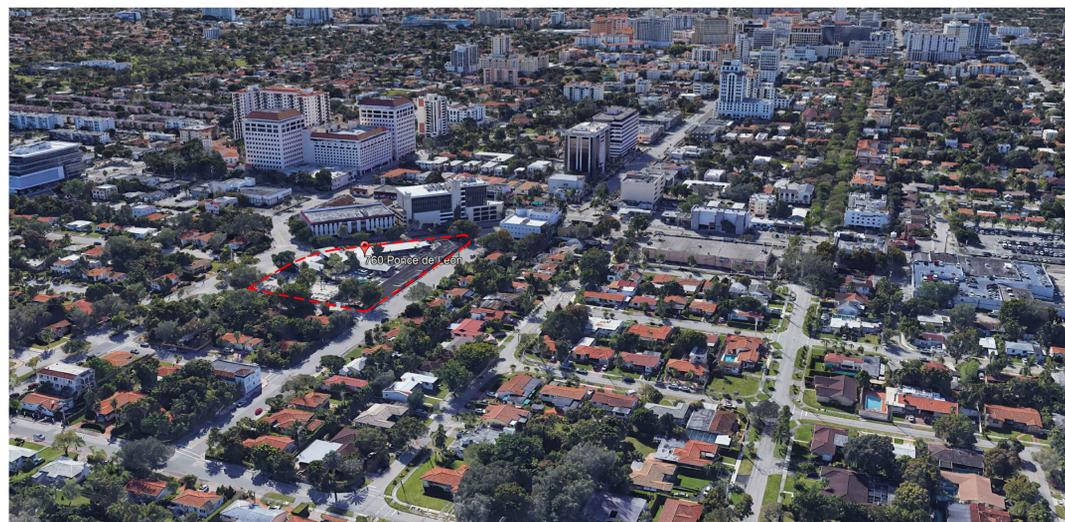
CP-1.03



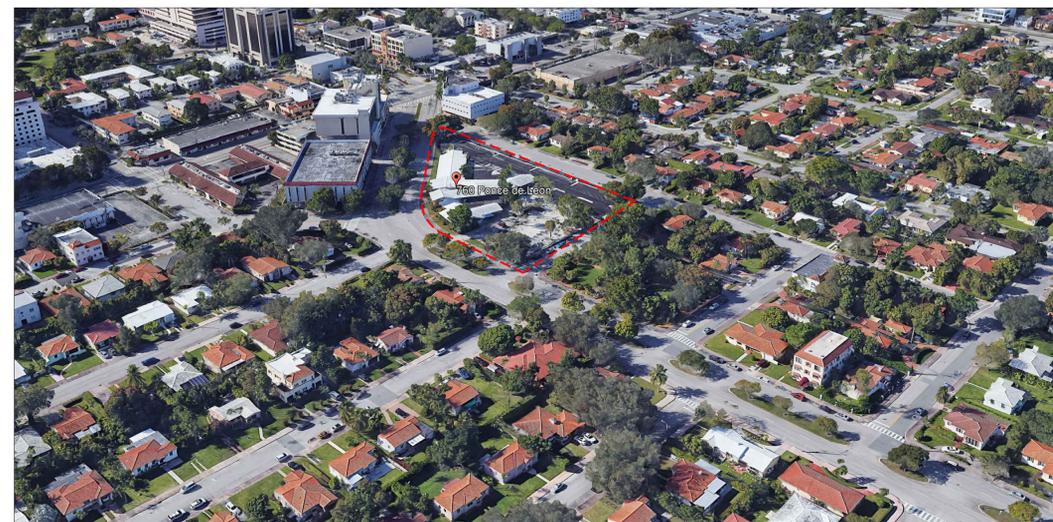
 **VIEW FROM SOUTHWEST**  
SCALE: NTS



 **VIEW FROM SOUTHEAST**  
SCALE: NTS



 **VIEW FROM NORTHWEST**  
SCALE: NTS



 **VIEW FROM NORTHWEST**  
SCALE: NTS

 SITE

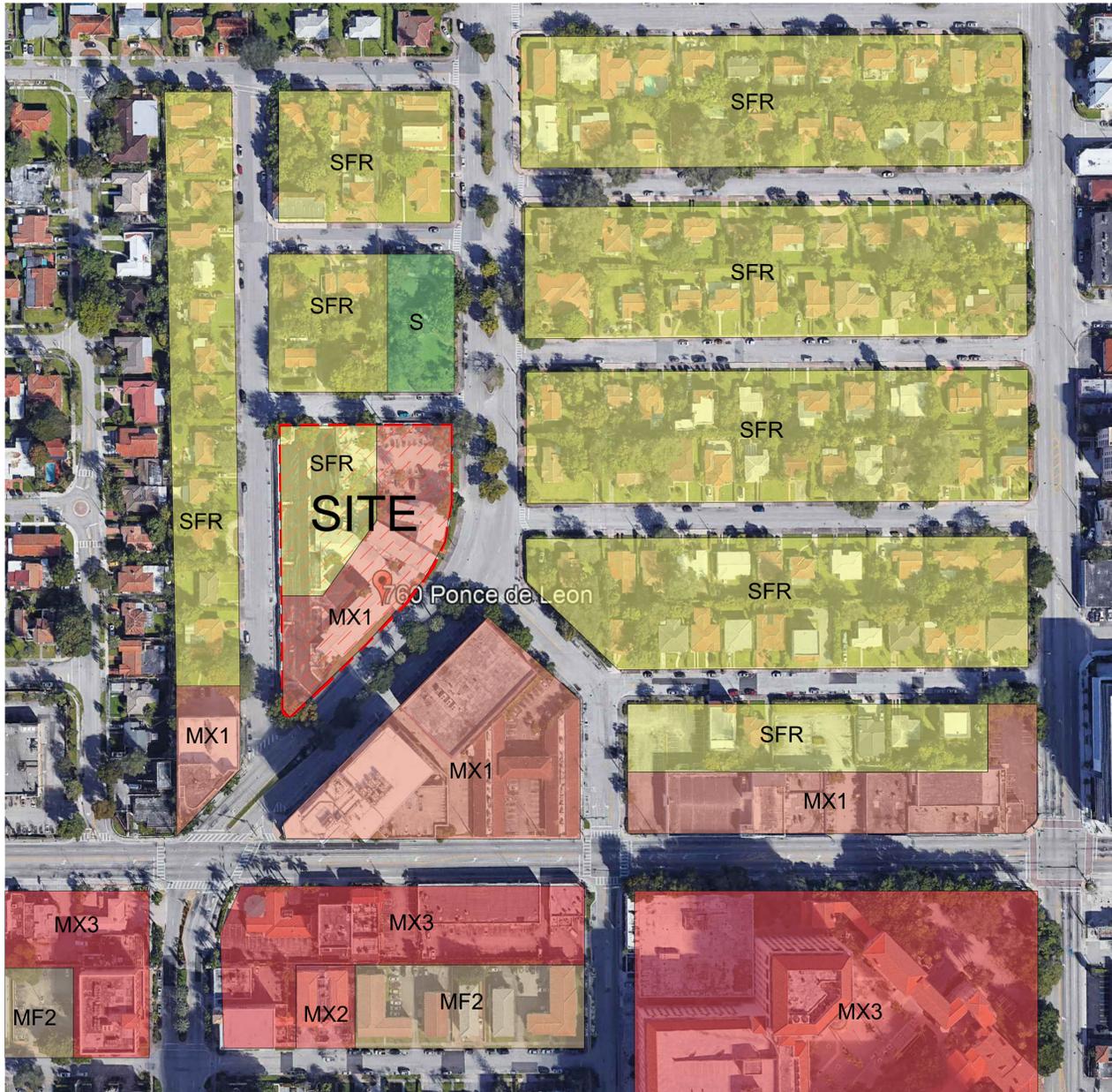
**AERIAL PHOTOGRAPHS**  
SCALE: NTS

SEAL:

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**760 PONCE**  
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 CORAL GABLES, FL



CITY OF CORAL GABLES ZONING:

<span style="display:inline-block; width:15px; height:15px; background-color:yellow; border:1px solid black;"></span> SFR	<span style="display:inline-block; width:15px; height:15px; background-color:lightorange; border:1px solid black;"></span> MX1
<span style="display:inline-block; width:15px; height:15px; background-color:green; border:1px solid black;"></span> S	<span style="display:inline-block; width:15px; height:15px; background-color:pink; border:1px solid black;"></span> MX2
<span style="display:inline-block; width:15px; height:15px; background-color:tan; border:1px solid black;"></span> MF2	<span style="display:inline-block; width:15px; height:15px; background-color:red; border:1px solid black;"></span> MX3



PROPOSED ZONING:

<span style="display:inline-block; width:15px; height:15px; background-color:yellow; border:1px solid black;"></span> SFR	<span style="display:inline-block; width:15px; height:15px; background-color:lightorange; border:1px solid black;"></span> MX1
<span style="display:inline-block; width:15px; height:15px; background-color:green; border:1px solid black;"></span> S	<span style="display:inline-block; width:15px; height:15px; background-color:pink; border:1px solid black;"></span> MX2
<span style="display:inline-block; width:15px; height:15px; background-color:tan; border:1px solid black;"></span> MF2	<span style="display:inline-block; width:15px; height:15px; background-color:red; border:1px solid black;"></span> MX3

ZONING MAP

DATE:04-09-24  
 PROJECT NO: 22-040  
 DRAWING NAME:  
 SHEET NO:

A-0.01



CITY OF CORAL GABLES EXISTING LAND USE:

- SINGLE FAMILY LOW DENSITY
- PARK AND RECREATIONAL USE
- COMMERCIAL LOW-RISE INTENSITY
- COMMERCIAL HIGH RISE INTENSITY
- MULTI FAMILY MEDIUM DENSITY

PROPOSED LAND USE:

- MIXED USE

LAND USE MAP

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SEAL:

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MEDITERRANEAN BONUS TABLE 1 - REQUIRED STANDARDS

REFERENCE NUMBER	TYPE	REQUIREMENTS	REFERENCE NUMBER	TYPE	REQUIREMENTS	REFERENCE NUMBER	TYPE	REQUIREMENTS
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 (I.E., FIRE AND LIFE SAFETY CODE, ETC). PARKING GARAGES SHALL INCLUDE EXTERIOR ARCHITECTURAL TREATMENTS COMPATIBLE WITH BUILDINGS OR STRUCTURES THAT OCCUPY THE SAME PROPERTY AND/OR STREET.	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.	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.
REQUIREMENT SATISFIED		All sides of the building contain similar exterior architectural relief elements. The building does not have any blank facades and the parking garage includes exterior architectural treatment compatible with the building. See adjacent elevations.	REQUIREMENT SATISFIED		613 parking spaces required / 250 = 2.45 (3 bicycle storage spaces required). Bicycle storage has been provided within the ground floor at the plaza and at the North East corner of the building. Total of 24 bicycle spaces provided. See diagram on Sheet A-1.0	REQUIREMENT SATISFIED		Parking is fully concealed within the structure.
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.	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.	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.
REQUIREMENT SATISFIED		All building street level facades fronting Ponce De Leon Blvd. include architectural relief elements thru the articulation of store fronts for retail space, and the use of natural stone at the base of the entire building.	REQUIREMENT SATISFIED		All facades incorporate vertical breaks, stepbacks, with variations using doors and clearstory windows to reference the harmonious rhythm of historical references as 725 Continental Hotel in Buenos Aires. See adjacent diagram.	REQUIREMENT SATISFIED		There are not Porte-Cocheres.
3	ARCHITECTURAL ELEMENTS LOCATED ON THE TOP OF THE BUILDING	EXCLUSION FROM HEIGHT. THE FOLLOWING SHALL BE EXCLUDED FROM COMPUTATION OF BUILDING HEIGHT IN C, A AND M-USE DISTRICTS: A. AIR-CONDITIONING EQUIPMENT ROOM. B. ELEVATOR SHAFTS. C. ELEVATOR MECHANICAL EQUIPMENT ROOMS. D. PARAPETS. ROOF STRUCTURES USED ONLY FOR ORNAMENTAL AND/OR 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.	6	BUILDING LOT COVERAGE	NO MINIMUM OR MAXIMUM BUILDING LOT COVERAGE IS REQUIRED.	12	SIDEWALKS / PEDESTRIAN ACCESS	ALL BUILDINGS, EXCEPT ACCESSORY BUILDINGS, SHALL HAVE THEIR MAIN PEDESTRIAN ENTRANCES ORIENTED TOWARDS ADJOINING STREETS. PEDESTRIAN PATHWAYS AND/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, ETC. WHEREVER POSSIBLE PATHWAYS SHALL BE SEPARATED FROM VEHICULAR TRAFFIC.
REQUIREMENT SATISFIED		Roof structures are designed as parapets roofs with decorative cornice to emphasize the Mediterranean style architecture seen in buildings like the The Federal Court House. These roofs are for aesthetic purposes and do not exceed a combined area of 25% of the floor area immediately below.	REQUIREMENT SATISFIED		Acknowledged.	REQUIREMENT SATISFIED		The building has its main pedestrian entrance oriented towards the east side of the lot on Ponce De Leon Blvd. In addition, it has been added a pathway on the east side of the building towards the north portion of the building connecting Avila St, and the proposed park on the corner of Avila St. and Boabadilla Street.
3	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 (I.E., FIRE AND LIFE SAFETY CODE, ETC). PARKING GARAGES SHALL INCLUDE EXTERIOR ARCHITECTURAL TREATMENTS COMPATIBLE WITH BUILDINGS OR STRUCTURES THAT OCCUPY THE SAME PROPERTY AND/OR STREET.	7	DRIVE THROUGH FACILITIES	DRIVE THROUGH FACILITIES INCLUDING BUT NOT LIMITED TO BANKING FACILITIES, RESTAURANTS, PHARMACIES, DRY CLEANERS, ETC. 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.	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.
REQUIREMENT SATISFIED		All sides of the building contain similar exterior architectural relief elements. The building does not have any blank facades and the parking garage includes exterior architectural treatment compatible with the building. See adjacent elevations.	REQUIREMENT SATISFIED		No drive through facilities are provided.	REQUIREMENT SATISFIED		The project will comply with this requirement.
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 (I.E., FIRE AND LIFE SAFETY CODE, ETC). PARKING GARAGES SHALL INCLUDE EXTERIOR ARCHITECTURAL TREATMENTS COMPATIBLE WITH BUILDINGS OR STRUCTURES THAT OCCUPY THE SAME PROPERTY AND/OR STREET.	8	LANDSCAPE OPEN SPACE AREA	EACH PROPERTY SHALL PROVIDE THE FOLLOWING MINIMUM 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, ELEVATED AREAS, PLANTER BOXES, PLANTERS, ETC.	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.
REQUIREMENT SATISFIED		All building street level facades fronting Ponce De Leon Blvd. include architectural relief elements thru the articulation of store fronts for retail space, and the use of natural stone at the base of the entire building.	REQUIREMENT SATISFIED		As per MXD Landscape open space required spice is 10% .01 x 89,142.32 = 8,914.23 SF min. Landscape open space provided - 20,006 SF ( 22%)	REQUIREMENT SATISFIED		Window casing is being provided in all four building facades with a minimum casing depth of 4 inches or more measured from the face of the building.
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 (I.E., FIRE AND LIFE SAFETY CODE, ETC). PARKING GARAGES SHALL INCLUDE EXTERIOR ARCHITECTURAL TREATMENTS COMPATIBLE WITH BUILDINGS OR STRUCTURES THAT OCCUPY THE SAME PROPERTY AND/OR STREET.	9	STREET LIGHTING	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 AND LOCATION/SPACING, ETC. SHALL BE THE SUBJECT TO REVIEW AND APPROVAL BY THE DEPARTMENT OF PUBLIC WORKS.			
REQUIREMENT SATISFIED		All sides of the building contain similar exterior architectural relief elements. The building does not have any blank facades and the parking garage includes exterior architectural treatment compatible with the building. See adjacent elevations.	REQUIREMENT SATISFIED		Lighting will be provided as required by the City of Coral Gables.			

760 PONCE  
 760 PONCE DE LEON BOULEVARD  
 CORAL GABLES, FL

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DATE: 07-02-2024

PROJECT NO: 22-040

DRAWING NAME:

SHEET NO:

A-0.03.1

SEAL :

ROBERT BEHAR AR No. 14339



MEDITERRANEAN BONUS TABLE 1 - REQUIRED STANDARDS

REFERENCE NUMBER	TYPE	REQUIREMENTS	REFERENCE NUMBER	TYPE	REQUIREMENTS	REFERENCE NUMBER	TYPE	REQUIREMENTS
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 (I.E., FIRE AND LIFE SAFETY CODE, ETC). PARKING GARAGES SHALL INCLUDE EXTERIOR ARCHITECTURAL TREATMENTS COMPATIBLE WITH BUILDINGS OR STRUCTURES THAT OCCUPY THE SAME PROPERTY AND/OR STREET.	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.	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.
REQUIREMENT SATISFIED		All sides of the building contain similar exterior architectural relief elements. The building does not have any blank facades and the parking garage includes exterior architectural treatment compatible with the building. See adjacent elevations.	REQUIREMENT SATISFIED		613 parking spaces required / 250 = 2.45 (3 bicycle storage spaces required). Bicycle storage has been provided within the ground floor at the plaza and at the North East corner of the building. Total of 24 bicycle spaces provided. See diagram on Sheet A-1.0	REQUIREMENT SATISFIED		Parking is fully concealed within the structure.
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.	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.	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.
REQUIREMENT SATISFIED		All building street level facades fronting Ponce De Leon Blvd. include architectural relief elements thru the articulation of store fronts for retail space, and the use of natural stone at the base of the entire building.	REQUIREMENT SATISFIED		All facades incorporate vertical breaks, stepbacks, with variations using doors and clearstory windows to reference the harmonious rhythm of historical references as 725 Continental Hotel in Buenos Aires. See adjacent diagram.	REQUIREMENT SATISFIED		There are not Porte-Cocheres.
3	ARCHITECTURAL ELEMENTS LOCATED ON THE TOP OF THE BUILDING	EXCLUSION FROM HEIGHT. THE FOLLOWING SHALL BE EXCLUDED FROM COMPUTATION OF BUILDING HEIGHT IN C, A AND M-USE DISTRICTS: A. AIR-CONDITIONING EQUIPMENT ROOM. B. ELEVATOR SHAFTS. C. ELEVATOR MECHANICAL EQUIPMENT ROOMS. D. PARAPETS. ROOF STRUCTURES USED ONLY FOR ORNAMENTAL AND/OR 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.	6	BUILDING LOT COVERAGE	NO MINIMUM OR MAXIMUM BUILDING LOT COVERAGE IS REQUIRED.	12	SIDEWALKS / PEDESTRIAN ACCESS	ALL BUILDINGS, EXCEPT ACCESSORY BUILDINGS, SHALL HAVE THEIR MAIN PEDESTRIAN ENTRANCES ORIENTED TOWARDS ADJOINING STREETS. PEDESTRIAN PATHWAYS AND/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, ETC. WHEREVER POSSIBLE PATHWAYS SHALL BE SEPARATED FROM VEHICULAR TRAFFIC.
REQUIREMENT SATISFIED		Roof structures are designed as parapets roofs with decorative cornice to emphasize the Mediterranean style architecture seen in buildings like the The Federal Court House. These roofs are for aesthetic purposes and do not exceed a combined area of 25% of the floor area immediately below.	REQUIREMENT SATISFIED		Acknowledged.	REQUIREMENT SATISFIED		The building has its main pedestrian entrance oriented towards the east side of the lot on Ponce De Leon Blvd. In addition, it has been added a pathway on the east side of the building towards the north portion of the building connecting Avila St. and the proposed park on the corner of Avila St. and Boabadilla Street.
4	LANDSCAPE OPEN SPACE AREA	EACH PROPERTY SHALL PROVIDE THE FOLLOWING MINIMUM 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, ELEVATED AREAS, PLANTER BOXES, PLANTERS, ETC.	7	DRIVE THROUGH FACILITIES	DRIVE THROUGH FACILITIES INCLUDING BUT NOT LIMITED TO BANKING FACILITIES, RESTAURANTS, PHARMACIES, DRY CLEANERS, ETC. 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.	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.
REQUIREMENT SATISFIED		As per MXD Landscape open space required spice is 10% .01 x 89,142.32 = 8,914.23 SF min. Landscape open space provided - 20,006 SF ( 22%)	REQUIREMENT SATISFIED		No drive through facilities are provided.	REQUIREMENT SATISFIED		The project will comply with this requirement.
5	STREET LIGHTING	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 AND LOCATION/SPACING, ETC. SHALL BE THE SUBJECT TO REVIEW AND APPROVAL BY THE DEPARTMENT OF PUBLIC WORKS.	8	LANDSCAPE OPEN SPACE AREA	EACH PROPERTY SHALL PROVIDE THE FOLLOWING MINIMUM 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, ELEVATED AREAS, PLANTER BOXES, PLANTERS, ETC.	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.
REQUIREMENT SATISFIED		Lighting will be provided as required by the City of Coral Gables.	REQUIREMENT SATISFIED		Lighting will be provided as required by the City of Coral Gables.	REQUIREMENT SATISFIED		Window casing is being provided in all four building facades with a minimum casing depth of 4 inches or more measured from the face of the building.

760 PONCE  
 760 PONCE DE LEON BOULEVARD  
 CORAL GABLES, FL

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DATE: 07-02-2024

PROJECT NO: 22-040

DRAWING NAME:

SHEET NO:

A-0.03.2

SEAL:

ROBERT BEHAR AR No. 14339



MEDITERRANEAN BONUS TABLE 1 - REQUIRED STANDARDS

REFERENCE NUMBER	TYPE	REQUIREMENTS	REFERENCE NUMBER	TYPE	REQUIREMENTS	REFERENCE NUMBER	TYPE	REQUIREMENTS
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 (I.E., FIRE AND LIFE SAFETY CODE, ETC). PARKING GARAGES SHALL INCLUDE EXTERIOR ARCHITECTURAL TREATMENTS COMPATIBLE WITH BUILDINGS OR STRUCTURES THAT OCCUPY THE SAME PROPERTY AND/OR STREET.	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.	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.
REQUIREMENT SATISFIED		All sides of the building contain similar exterior architectural relief elements. The building does not have any blank facades and the parking garage includes exterior architectural treatment compatible with the building. See adjacent elevations.	REQUIREMENT SATISFIED		613 parking spaces required / 250 = 2.45 (3 bicycle storage spaces required). Bicycle storage has been provided within the ground floor at the plaza and at the North East corner of the building. Total of 24 bicycle spaces provided. See diagram on Sheet A-1.0	REQUIREMENT SATISFIED		Parking is fully concealed within the structure.
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REQUIREMENT SATISFIED		All building street level facades fronting Ponce De Leon Blvd. include architectural relief elements thru the articulation of store fronts for retail space, and the use of natural stone at the base of the entire building.	REQUIREMENT SATISFIED		All facades incorporate vertical breaks, stepbacks, with variations using doors and clearstory windows to reference the harmonious rhythm of historical references as 725 Continental Hotel in Buenos Aires. See adjacent diagram.	REQUIREMENT SATISFIED		There are not Porte-Cocheres.
3	ARCHITECTURAL ELEMENTS LOCATED ON THE TOP OF THE BUILDING	EXCLUSION FROM HEIGHT. THE FOLLOWING SHALL BE EXCLUDED FROM COMPUTATION OF BUILDING HEIGHT IN C, A AND M-USE DISTRICTS: A. AIR-CONDITIONING EQUIPMENT ROOM. B. ELEVATOR SHAFTS. C. ELEVATOR MECHANICAL EQUIPMENT ROOMS. D. PARAPETS. ROOF STRUCTURES USED ONLY FOR ORNAMENTAL AND/OR 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.	6	BUILDING LOT COVERAGE	NO MINIMUM OR MAXIMUM BUILDING LOT COVERAGE IS REQUIRED.	12	SIDEWALKS / PEDESTRIAN ACCESS	ALL BUILDINGS, EXCEPT ACCESSORY BUILDINGS, SHALL HAVE THEIR MAIN PEDESTRIAN ENTRANCES ORIENTED TOWARDS ADJOINING STREETS. PEDESTRIAN PATHWAYS AND/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, ETC. WHEREVER POSSIBLE PATHWAYS SHALL BE SEPARATED FROM VEHICULAR TRAFFIC.
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REQUIREMENT SATISFIED		As per MXD Landscape open space required spice is 10% .01 x 89,142.32 = 8,914.23 SF min. Landscape open space provided - 20,006 SF ( 22%)	REQUIREMENT SATISFIED		No drive through facilities are provided.	REQUIREMENT SATISFIED		The project will comply with this requirement.
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REQUIREMENT SATISFIED		Lighting will be provided as required by the City of Coral Gables.	REQUIREMENT SATISFIED		As per MXD Landscape open space required spice is 10% .01 x 89,142.32 = 8,914.23 SF min. Landscape open space provided - 20,006 SF ( 22%)	REQUIREMENT SATISFIED		Window casing is being provided in all four building facades with a minimum casing depth of 4 inches or more measured from the face of the building.

760 PONCE  
 760 PONCE DE LEON BOULEVARD  
 CORAL GABLES, FL

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DATE: 07-02-2024

PROJECT NO: 22-040

DRAWING NAME:

SHEET NO:

A-0.03.3

SEAL:

ROBERT BEHAR AR No. 14339



MEDITERRANEAN BONUS TABLE 1 - REQUIRED STANDARDS

REFERENCE NUMBER	TYPE	REQUIREMENTS	REFERENCE NUMBER	TYPE	REQUIREMENTS	REFERENCE NUMBER	TYPE	REQUIREMENTS
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 (I.E., FIRE AND LIFE SAFETY CODE, ETC). PARKING GARAGES SHALL INCLUDE EXTERIOR ARCHITECTURAL TREATMENTS COMPATIBLE WITH BUILDINGS OR STRUCTURES THAT OCCUPY THE SAME PROPERTY AND/OR STREET.	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.	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.
REQUIREMENT SATISFIED		All sides of the building contain similar exterior architectural relief elements. The building does not have any blank facades and the parking garage includes exterior architectural treatment compatible with the building. See adjacent elevations.	REQUIREMENT SATISFIED		613 parking spaces required / 250 = 2.45 (3 bicycle storage spaces required). Bicycle storage has been provided within the ground floor at the plaza and at the North East corner of the building. Total of 24 bicycle spaces provided. See diagram on Sheet A-1.0	REQUIREMENT SATISFIED		Parking is fully concealed within the structure.
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.	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.	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.
REQUIREMENT SATISFIED		All building street level facades fronting Ponce De Leon Blvd. include architectural relief elements thru the articulation of store fronts for retail space, and the use of natural stone at the base of the entire building.	REQUIREMENT SATISFIED		All facades incorporate vertical breaks, stepbacks, with variations using doors and clearstory windows to reference the harmonious rhythm of historical references as 725 Continental Hotel in Buenos Aires. See adjacent diagram.	REQUIREMENT SATISFIED		There are not Porte-Cocheres.
3	ARCHITECTURAL ELEMENTS LOCATED ON THE TOP OF THE BUILDING	EXCLUSION FROM HEIGHT. THE FOLLOWING SHALL BE EXCLUDED FROM COMPUTATION OF BUILDING HEIGHT IN C, A AND M-USE DISTRICTS: A. AIR-CONDITIONING EQUIPMENT ROOM. B. ELEVATOR SHAFTS. C. ELEVATOR MECHANICAL EQUIPMENT ROOMS. D. PARAPETS. ROOF STRUCTURES USED ONLY FOR ORNAMENTAL AND/OR 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.	6	BUILDING LOT COVERAGE	NO MINIMUM OR MAXIMUM BUILDING LOT COVERAGE IS REQUIRED.	12	SIDEWALKS / PEDESTRIAN ACCESS	ALL BUILDINGS, EXCEPT ACCESSORY BUILDINGS, SHALL HAVE THEIR MAIN PEDESTRIAN ENTRANCES ORIENTED TOWARDS ADJOINING STREETS. PEDESTRIAN PATHWAYS AND/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, ETC. WHEREVER POSSIBLE PATHWAYS SHALL BE SEPARATED FROM VEHICULAR TRAFFIC.
REQUIREMENT SATISFIED		Roof structures are designed as parapets roofs with decorative cornice to emphasize the Mediterranean style architecture seen in buildings like the The Federal Court House. These roofs are for aesthetic purposes and do not exceed a combined area of 25% of the floor area immediately below.	REQUIREMENT SATISFIED		Acknowledged.	REQUIREMENT SATISFIED		The building has its main pedestrian entrance oriented towards the east side of the lot on Ponce De Leon Blvd. In addition, it has been added a pathway on the east side of the building towards the north portion of the building connecting Avila St, and the proposed park on the corner of Avila St. and Boabadilla Street.
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.	7	DRIVE THROUGH FACILITIES	DRIVE THROUGH FACILITIES INCLUDING BUT NOT LIMITED TO BANKING FACILITIES, RESTAURANTS, PHARMACIES, DRY CLEANERS, ETC. 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.	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.
REQUIREMENT SATISFIED		613 parking spaces required / 250 = 2.45 (3 bicycle storage spaces required). Bicycle storage has been provided within the ground floor at the plaza and at the North East corner of the building. Total of 24 bicycle spaces provided. See diagram on Sheet A-1.0	REQUIREMENT SATISFIED		No drive through facilities are provided.	REQUIREMENT SATISFIED		The project will comply with this requirement.
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.	8	LANDSCAPE OPEN SPACE AREA	EACH PROPERTY SHALL PROVIDE THE FOLLOWING MINIMUM 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, ELEVATED AREAS, PLANTER BOXES, PLANTERS, ETC.	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.
REQUIREMENT SATISFIED		All facades incorporate vertical breaks, stepbacks, with variations using doors and clearstory windows to reference the harmonious rhythm of historical references as 725 Continental Hotel in Buenos Aires. See adjacent diagram.	REQUIREMENT SATISFIED		As per MXD Landscape open space required spice is 10% .01 x 89,142.32 = 8,914.23 SF min. Landscape open space provided - 20,006 SF ( 22%)	REQUIREMENT SATISFIED		Lighting will be provided as required by the City of Coral Gables.

760 PONCE  
 760 PONCE DE LEON BOULEVARD  
 CORAL GABLES, FL

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# HISTORICAL REFERENCE

The proposed "760 Ponce" project incorporates influences from buildings within the city of Coral Gables, as well as other significant examples of traditional architecture. The proposed design references the proportion, massing and incorporates a variety architectural features and elements that characterize this project as traditional and Neoclassical Architecture, which relates to the Mediterranean style of architecture not only of the City of Coral Gables landmarks buildings, but that of many European Cities.

The project incorporates multiple breaks along its facade, including changes in height and step backs to achieve the massing of traditional Neoclassical and Mediterranean architecture. In addition, the design incorporates deep masonry fenestrations and large cornices to achieve recesses and movement within the façade. Stone cladding will highlight and serve as a distinctive base to the building representative of traditional Neoclassical and Mediterranean architecture.

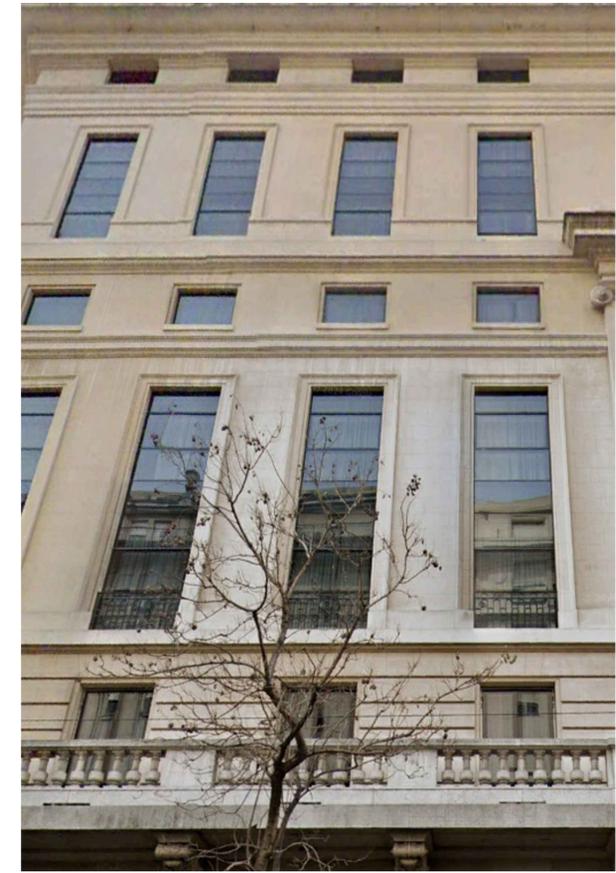
Even though it is a five-story building, the design achieved the perception of only a four-story building through a combination of design elements and features like the modulation of the fenestration, articulation of the massing and the proportion of its base. The primary element is emphasized by vertical columns that follow the scale and proportion of the City Hall's facade



**Coral Gables City Hall**  
North Elevation (partial) - Coral Gables



**Boston National Bank**  
Buenos Aires Argentina



121 Ahambra

725 Continental Hotel  
Buenos Aires Argentina

SEAL:

ROBERT BEHAR AR No. 14339

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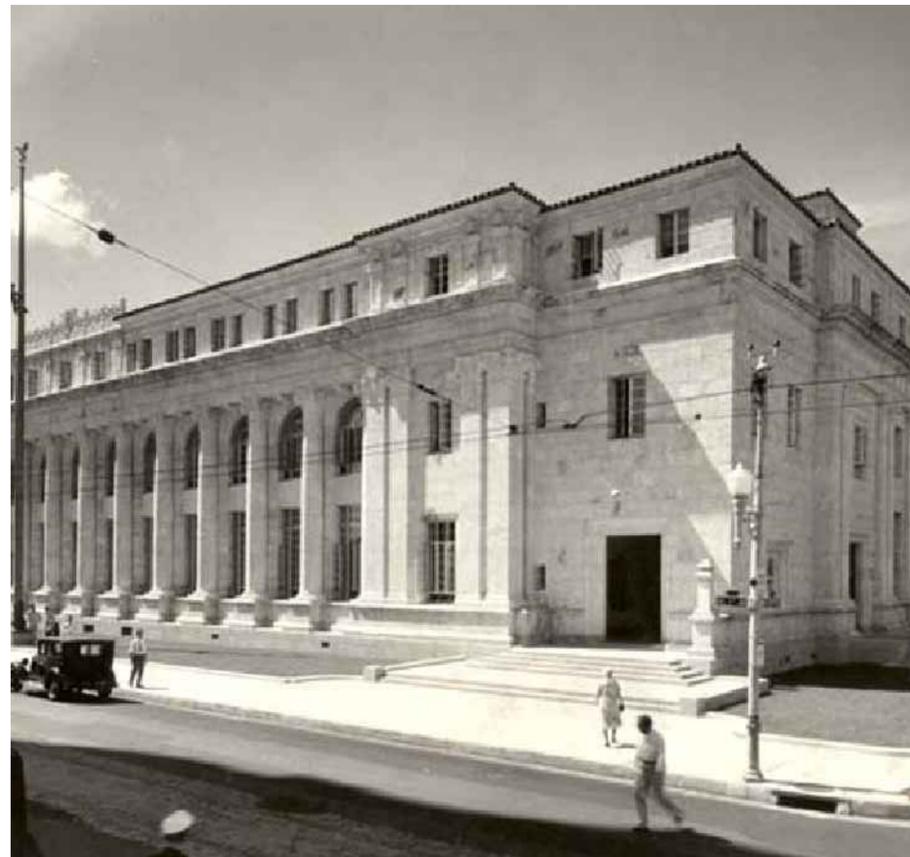
760 PONCE  
760 PONCE DE LEON BOULEVARD  
CORAL GABLES, FL

DATE: 07-02-2024  
PROJECT NO: 22-040  
DRAWING NAME:  
SHEET NO:

A-0.03.6



The Colonnade Hotel  
Miracle Mile (partial) Elevation- Coral Gables



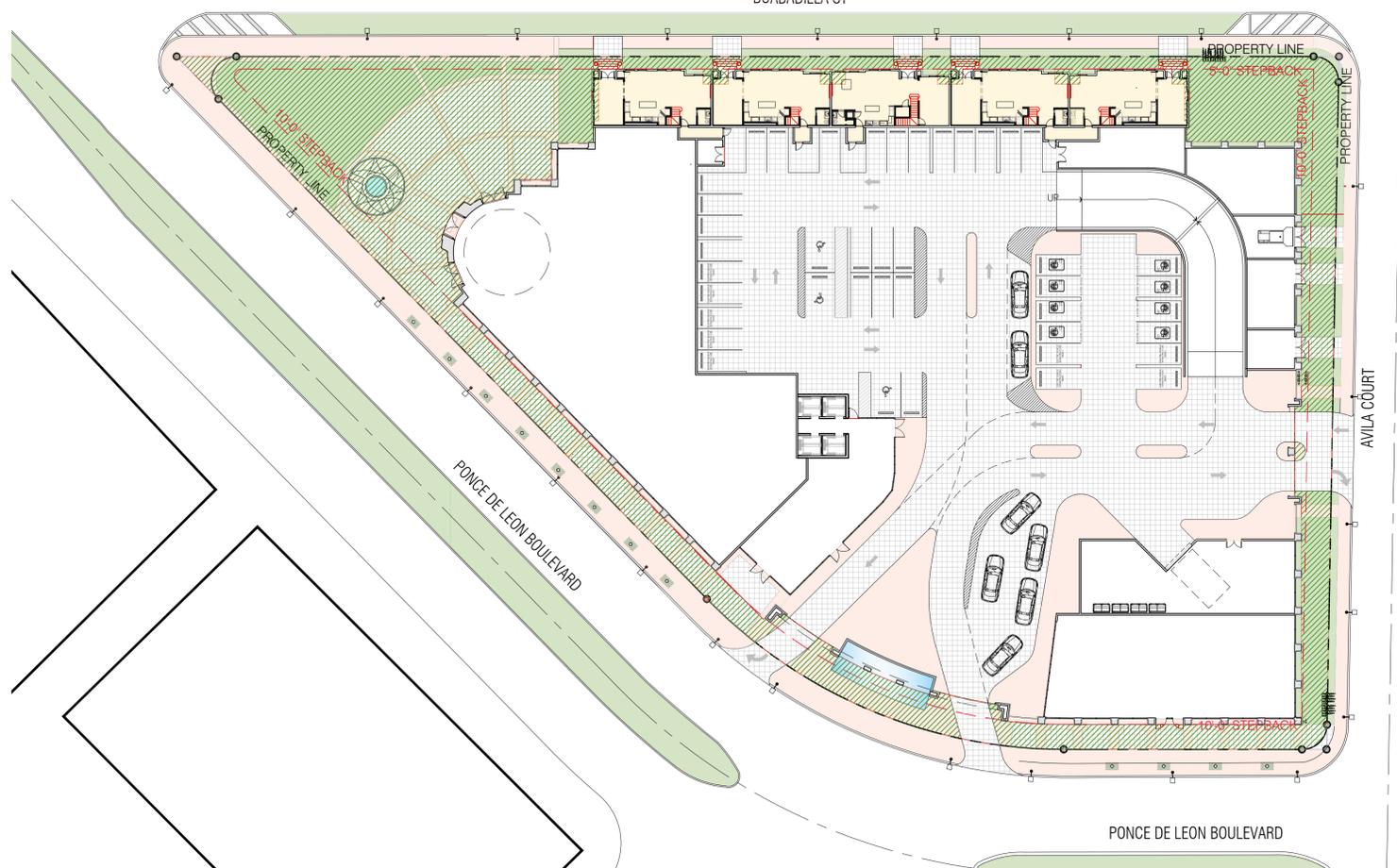
Federal Court House  
300 NE 1st Ave.



725 Continental Hotel  
Buenos Aires Argentina

SEAL:

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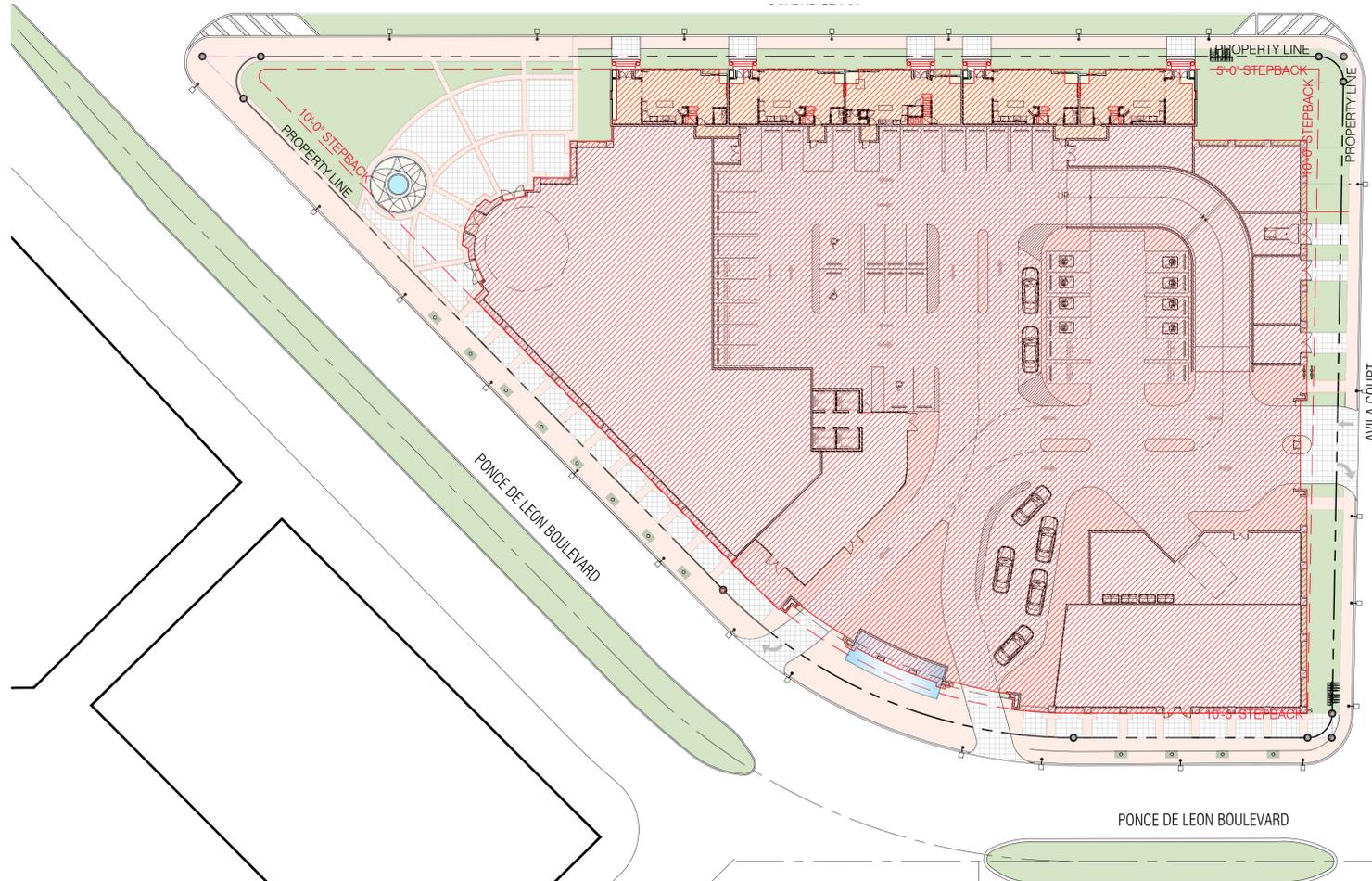
OPEN SPACE LEGEND:

- - - LOT AREA: 89,142.32 SF
- ▨ NON-ARCADE LANDSCAPE OPEN SPACE: 19,064 SF

AS PER MXD LANDSCAPE OPEN SPACE REQUIRED 10%  
 0.10 x 89,142.32 = 8,914.23 SF (MIN.)  
 LANDSCAPE OPEN SPACE PROVIDED:  
 19,064 SF (21.00%)

OPEN SPACE DIAGRAM

SCALE: 1/32"=1'-0"



LOT COVERAGE LEGEND:

- - - LOT AREA: 89,142.32 SF
- ▨ LOT COVERAGE PERCENTAGE: 89,142.32 SF / 69,250 SF = 77%
- ▨ LOT COVERAGE : 69,250 SF

LOT COVERAGE DIAGRAM

SCALE: 1/32"=1'-0"

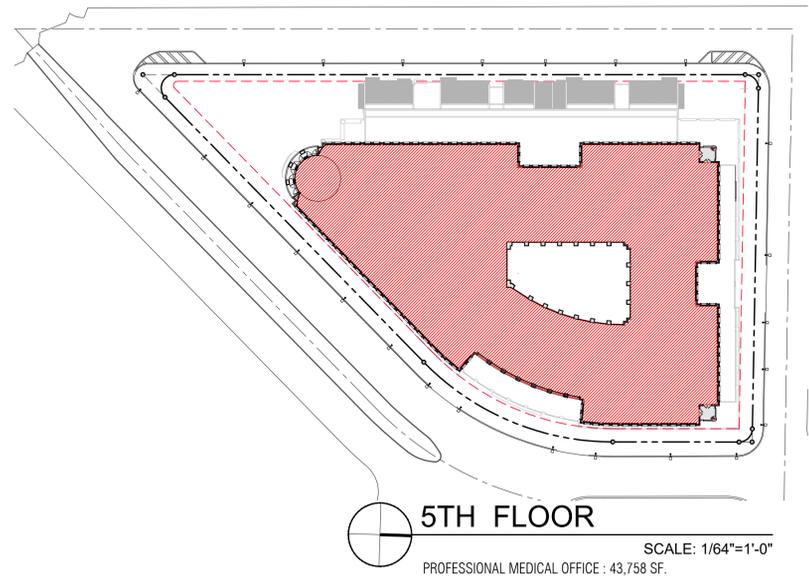
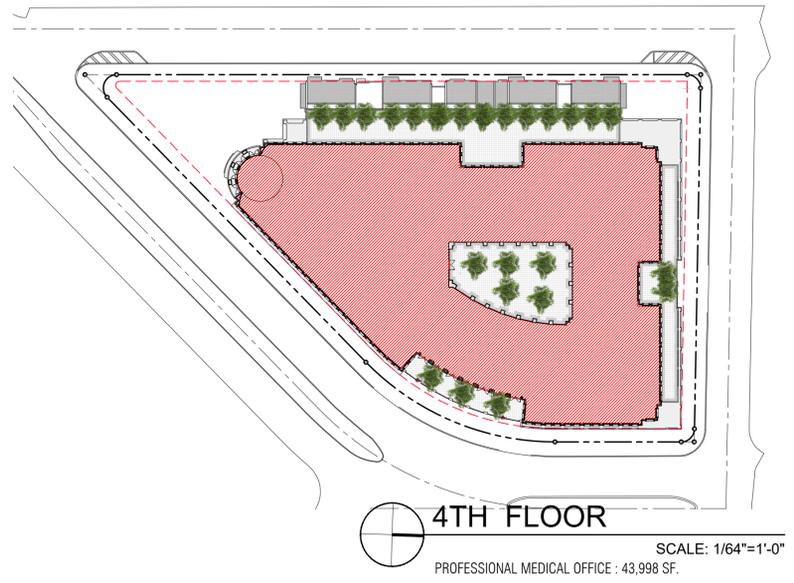
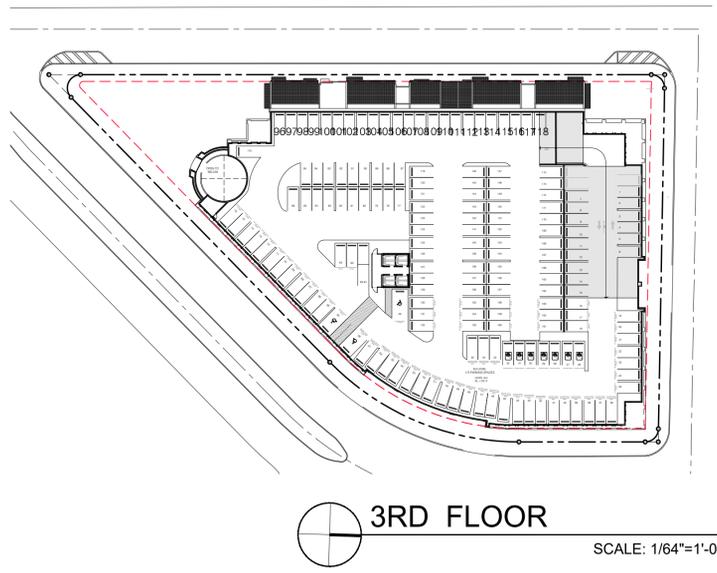
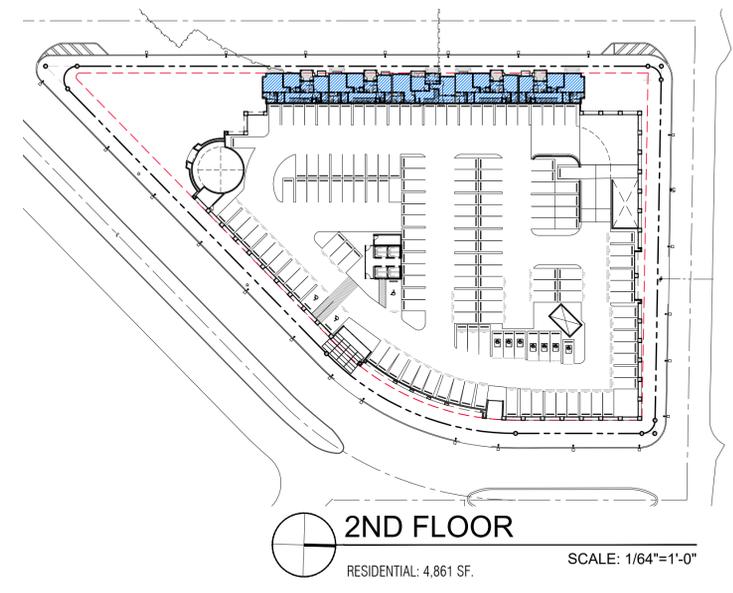
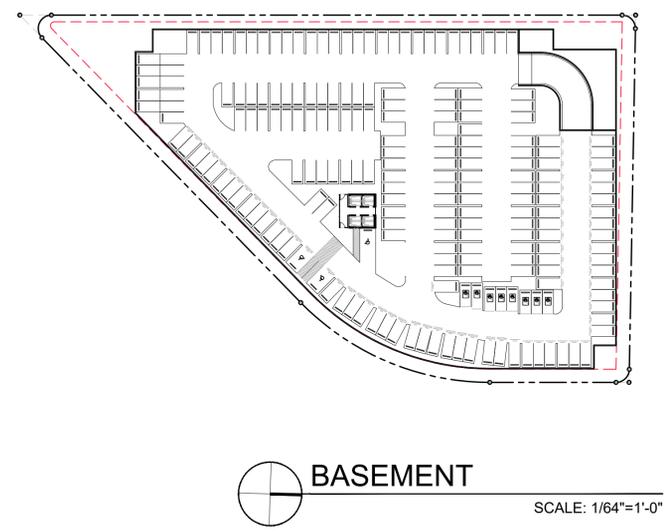
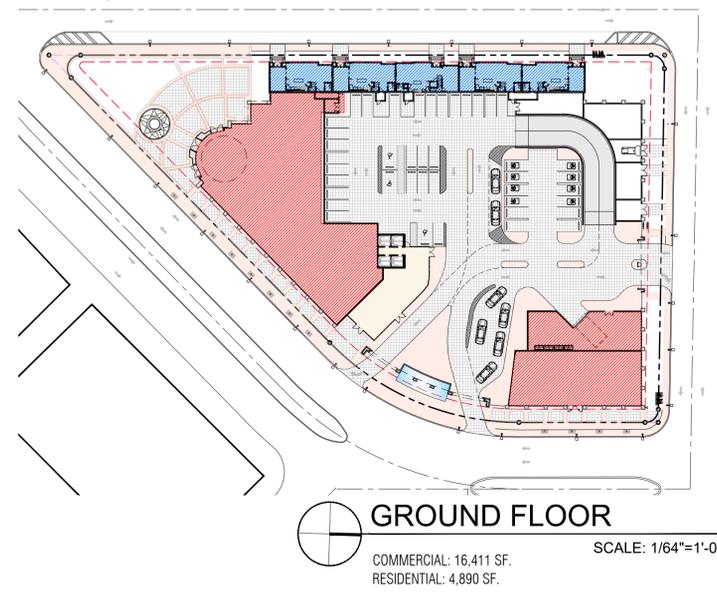
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760 PONCE  
 760 PONCE DE LEON BOULEVARD  
 CORAL GABLES, FL

DATE: 04-09-24  
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A-0.04

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F.A.R. PERCENTAGE COMMERCIAL / PROFESSIONAL MEDICAL OFFICE SPACE		
FLOOR	COMMERCIAL	PROFESSIONAL MEDICAL OFFICE
GROUND FLOOR	16,411 SF	0 SF
FOURTH FLOOR	0 SF	43,998 SF
FIFTH FLOOR	0 SF	43,758 SF
<b>TOTAL F.A.R. PROVIDED:</b> 106,615 SF (PROPOSED COMMERCIAL / PROFESSIONAL MEDICAL OFFICE)	16,411 SF (15.7%)	87,756 SF (84%)

- PROFESSIONAL MEDICAL OFFICE F.A.R.: 85% MAX. (PROVIDED 82.5%)
- PERCENTAGE COMMERCIAL F.A.R.: 8% MIN. (PROVIDED 17.5%)

BUILDING F.A.R. CALCULATIONS	
FLOOR	AREA
GROUND FL. - COMMERCIAL	16,411 SF.
GROUND FL. - RESIDENTIAL	4,890 SF.
BASEMENT - PARKING	0 SF.
2ND FLOOR - RESIDENTIAL	4,861 SF.
3RD FLOOR - PARKING	0 SF.
4TH FLOOR - PROFESSIONAL MEDICAL OFFICE	43,998 SF.
5TH FLOOR - PROFESSIONAL MEDICAL OFFICE	43,758 SF.
<b>TOTAL</b>	<b>113,918 SF.</b>

**F.A.R. DIAGRAMS**

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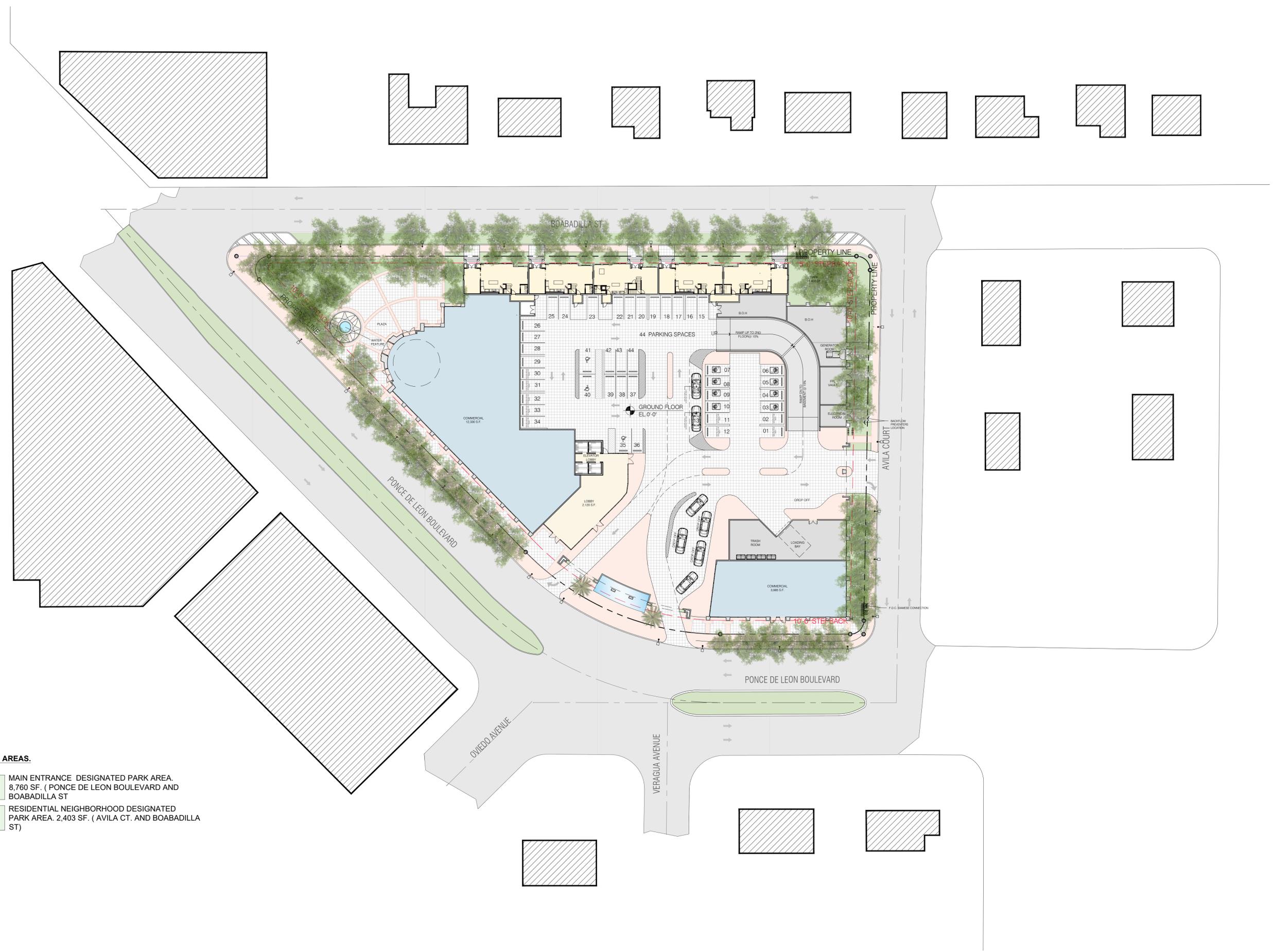
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**760 PONCE**  
 760 PONCE DE LEON BOULEVARD  
 CORAL GABLES, FL

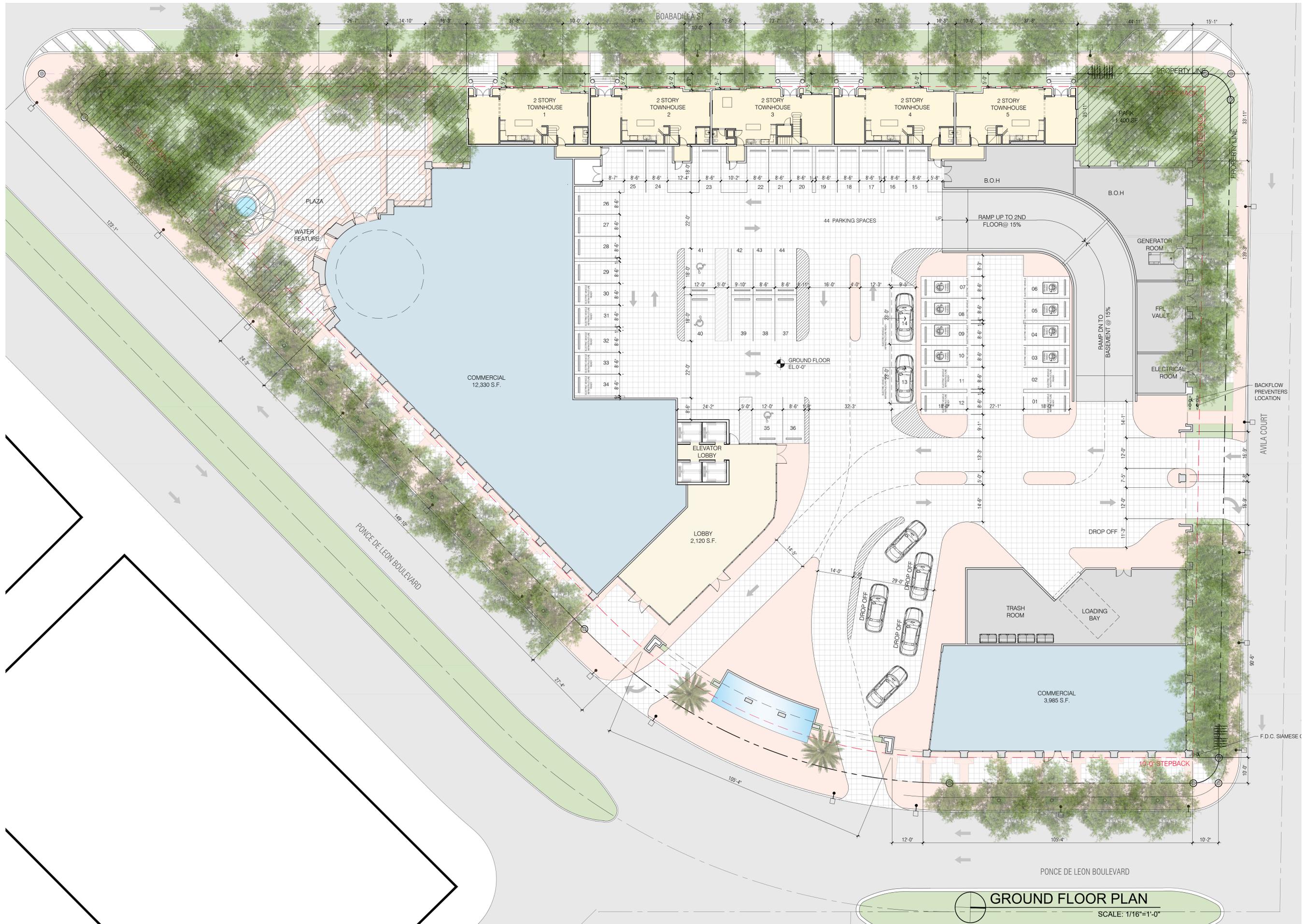
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**A - 1.00**

- PARKS AREAS.**
- MAIN ENTRANCE DESIGNATED PARK AREA. 8,760 SF. ( PONCE DE LEON BOULEVARD AND BOABADILLA ST)
  - RESIDENTIAL NEIGHBORHOOD DESIGNATED PARK AREA. 2,403 SF. ( AVILA CT. AND BOABADILLA ST)



**SITE PLAN**  
 SCALE: 1/32"=1'-0"



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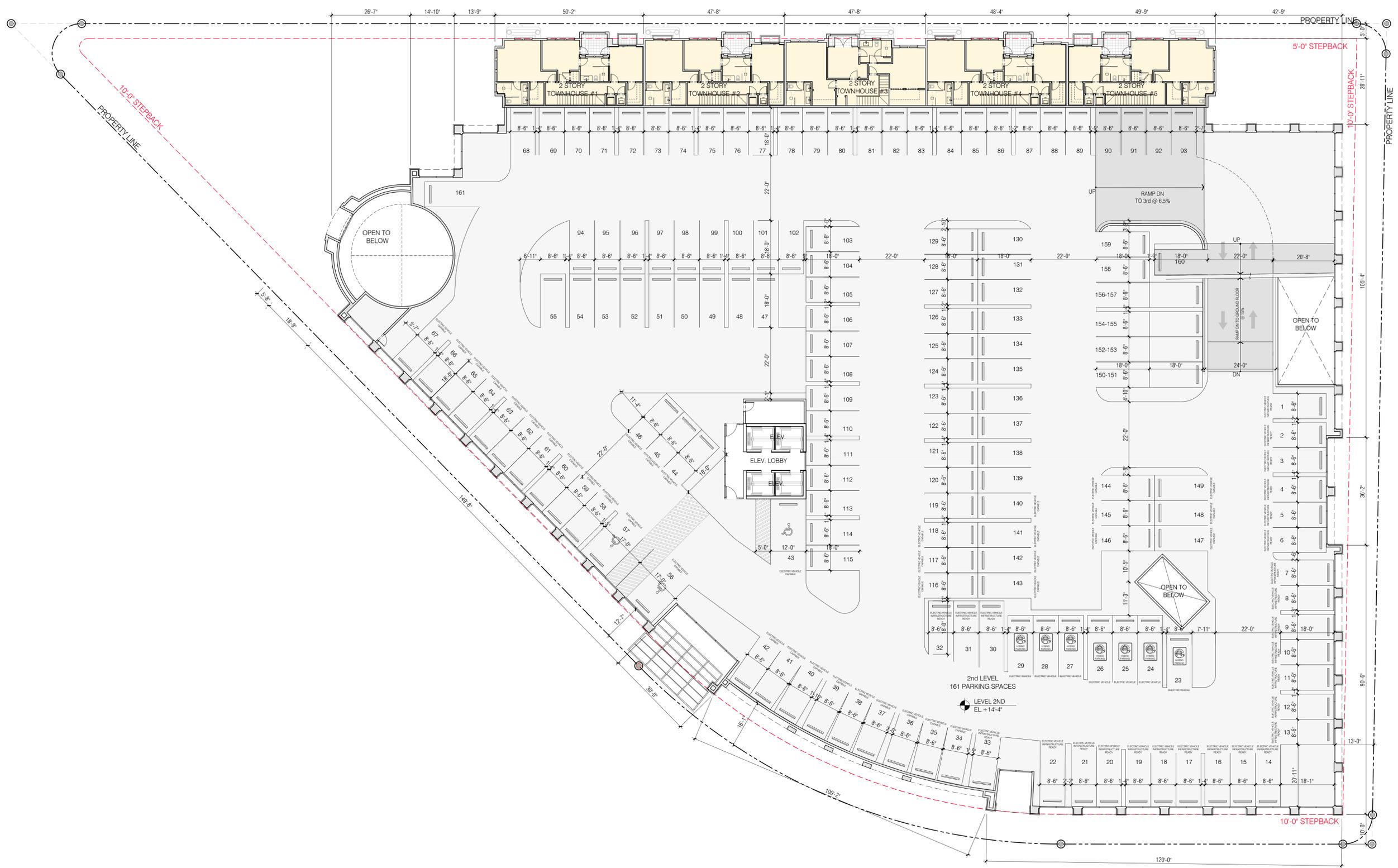
DATE: 07-02-2024  
 PROJECT NO: 22-040  
 DRAWING NAME:  
 SHEET NO:  
**A - 1.01**

**GROUND FLOOR PLAN**

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



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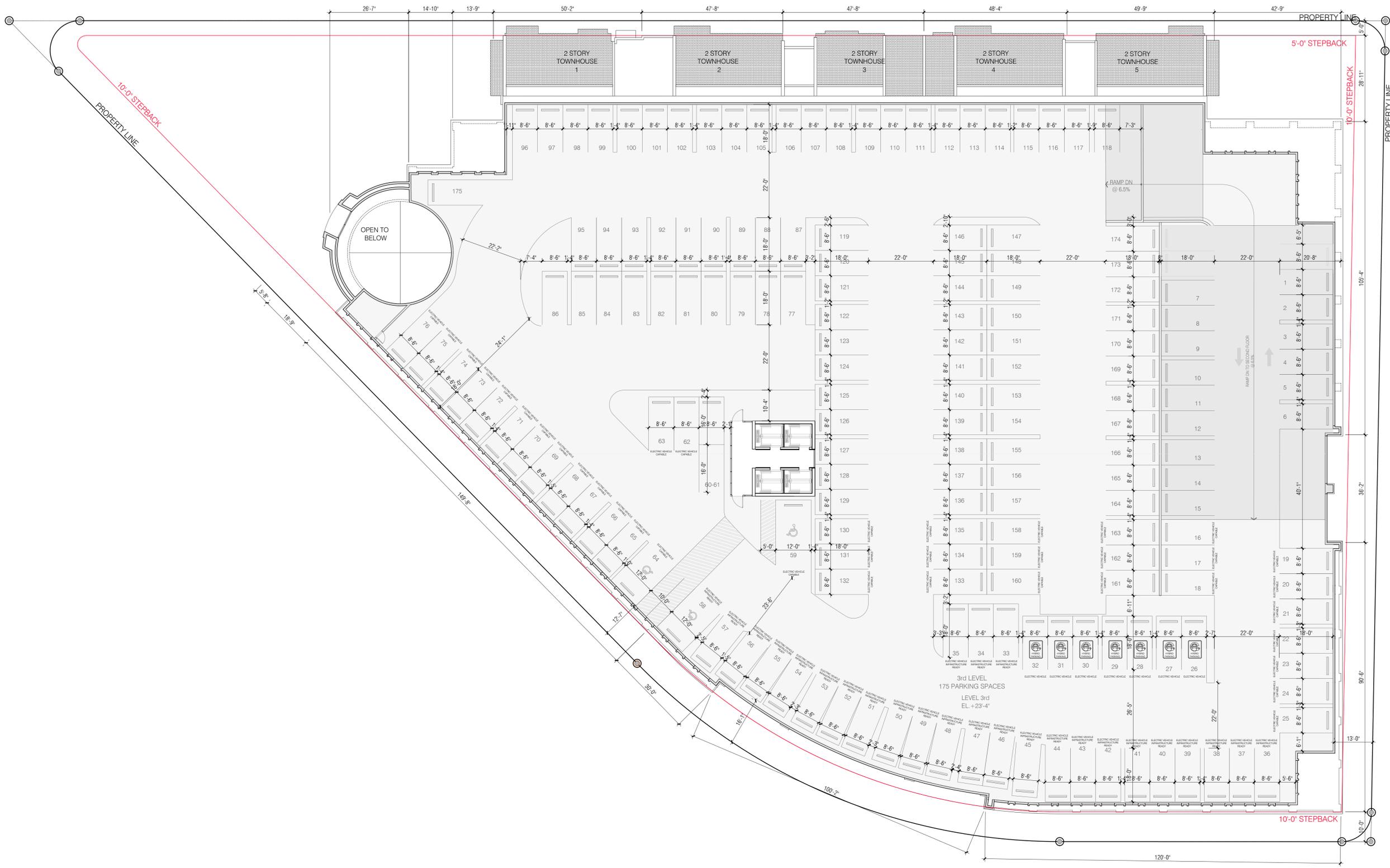


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**2ND FLOOR PLAN**  
 SCALE: 1/16"=1'-0"

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**3RD FLOOR PLAN**  
 SCALE: 1/16"=1'-0"

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DATE: 07-02-2024  
 PROJECT NO: 22-040  
 DRAWING NAME:  
 SHEET NO:  
**A-1.05**



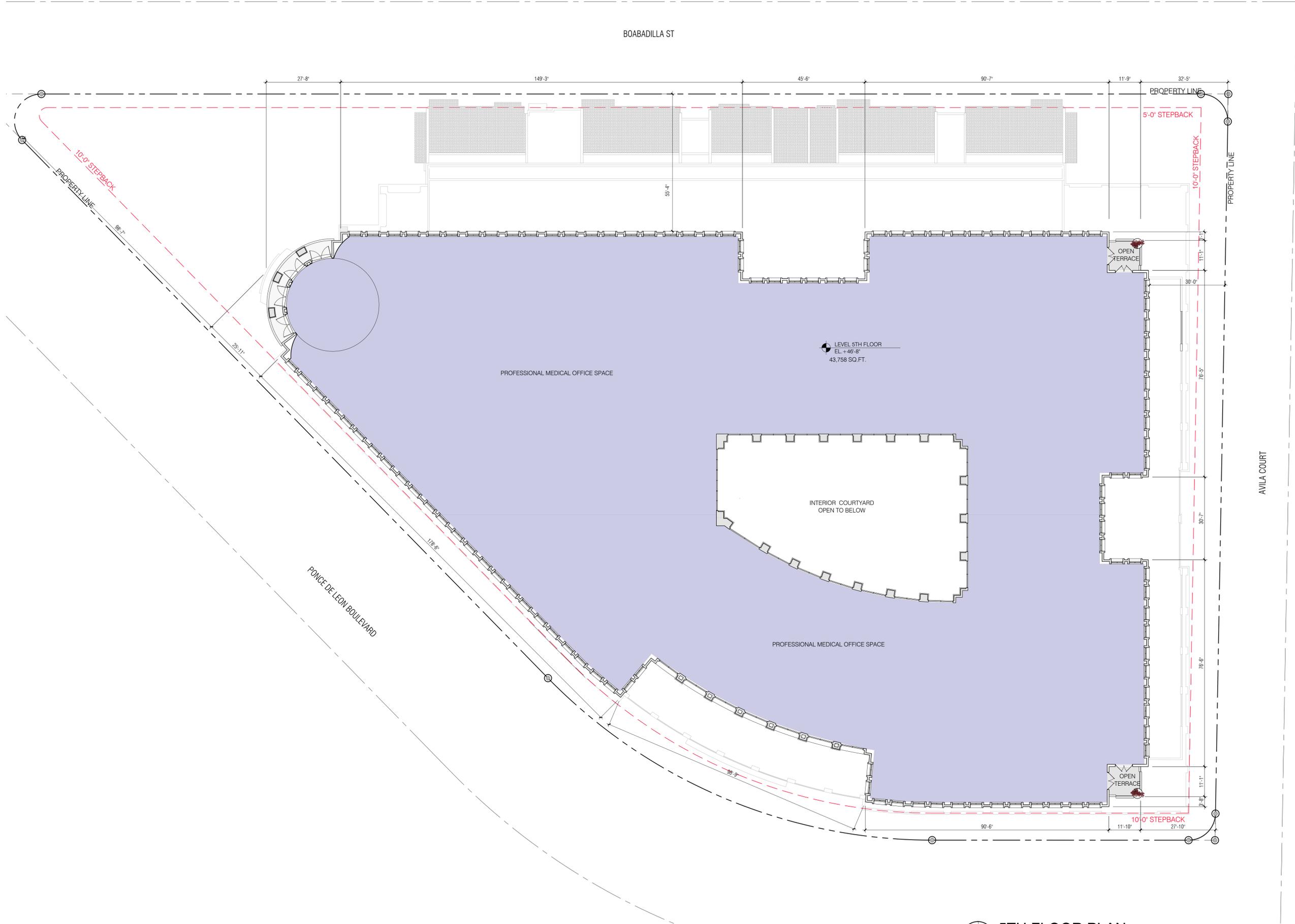
**4TH FLOOR PLAN**  
 SCALE: 1/16"=1'-0"

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DATE: 07-02-2024  
 PROJECT NO: 22-040  
 DRAWING NAME:  
 SHEET NO:  
**A-1.06**



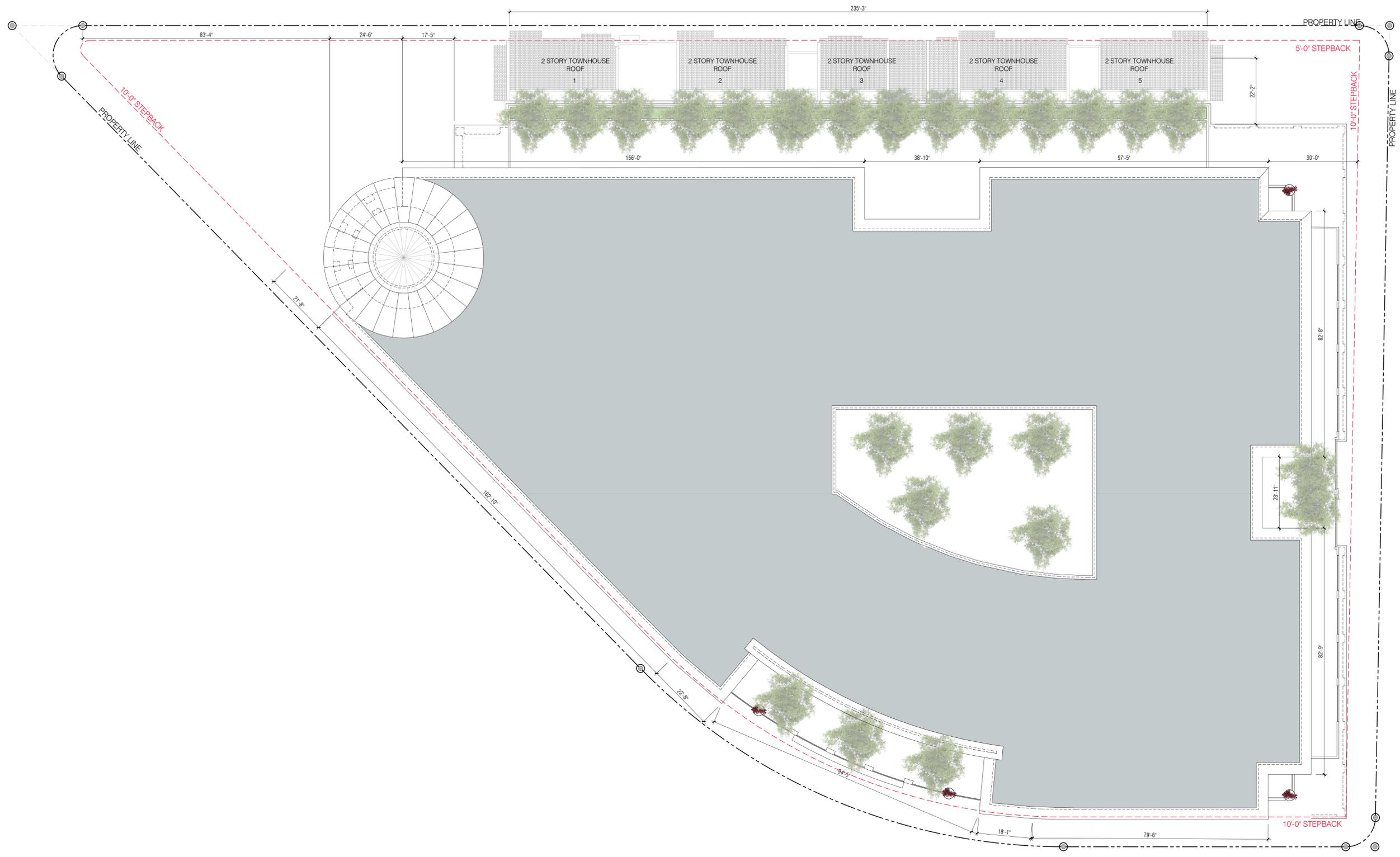
5TH FLOOR PLAN  
 SCALE: 1/16"=1'-0"

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DATE: 07-02-2024  
 PROJECT NO: 22-040  
 DRAWING NAME:  
 SHEET NO:  
**A-1.07**



**ROOF PLAN**  
 SCALE: 1/16"=1'-0"

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RENDERING

SCALE: N.T.S

DATE: 04-09-24

PROJECT NO: 22-040

DRAWING NAME:

SHEET NO:

R-1.00

SEAL:

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RENDERING

SCALE: N.T.S

DATE: 04-09-24  
PROJECT NO: 22-040  
DRAWING NAME:  
SHEET NO:

R-1.01

SEAL:

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RENDERING

SCALE: N.T.S

DATE: 04-09-24  
PROJECT NO: 22-040  
DRAWING NAME:  
SHEET NO:

R-1.02

SEAL:

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RENDERING

SCALE: N.T.S

DATE: 04-09-24  
PROJECT NO: 22-040  
DRAWING NAME:  
SHEET NO:

R-1.03

SEAL:

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CORAL GABLES, FL

RENDERING

SCALE: N.T.S

DATE: 04-09-24  
PROJECT NO: 22-040  
DRAWING NAME:  
SHEET NO:

R-1.04

SEAL:

ROBERT BEHAR AR No. 14339



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SCALE: N.T.S

DATE: 04-09-24  
PROJECT NO: 22-040  
DRAWING NAME:  
SHEET NO:

R-1.05

SEAL:

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SCALE: N.T.S

DATE: 04-09-24  
PROJECT NO: 22-040  
DRAWING NAME:  
SHEET NO:

R-1.06

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**760 PONCE**  
760 PONCE DE LEON BOULEVARD  
CORAL GABLES, FL

**RENDERING**

SCALE: N.T.S

DATE: 04-09-24  
PROJECT NO: 22-040  
DRAWING NAME:  
SHEET NO:

**R-1.07**

SEAL:

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**760 PONCE**  
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CORAL GABLES, FL

RENDERING

SCALE: N.T.S

DATE: 04-09-24  
PROJECT NO: 22-040  
DRAWING NAME:  
SHEET NO:

**R-1.08**

SEAL:

ROBERT BEHAR AR No. 14339



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**760 PONCE**  
760 PONCE DE LEON BOULEVARD  
CORAL GABLES, FL

RENDERING

SCALE: N.T.S

DATE: 04-09-24  
PROJECT NO: 22-040  
DRAWING NAME:  
SHEET NO:

**R-1.09**

SEAL:

ROBERT BEHAR AR No. 14339



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760 PONCE  
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CORAL GABLES, FL

RENDERING

SCALE: N.T.S

DATE: 04-09-24  
PROJECT NO: 22-040  
DRAWING NAME:  
SHEET NO:

R-1.10

SEAL:

ROBERT BEHAR AR No. 14339



760 PONCE  
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CORAL GABLES, FL

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RENDERING

SCALE: N.T.S

DATE: 04-09-24  
PROJECT NO: 22-040  
DRAWING NAME:  
SHEET NO:

R-1.11

SEAL:

ROBERT BEHAR AR No. 14339



760 PONCE  
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CORAL GABLES, FL

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RENDERING

SCALE: N.T.S

DATE: 04-09-24  
PROJECT NO: 22-040  
DRAWING NAME:  
SHEET NO:

R-1.12

SEAL:

ROBERT BEHAR AR No. 14339



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CORAL GABLES, FL

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RENDERING

SCALE: N.T.S

DATE: 04-09-24  
PROJECT NO: 22-040  
DRAWING NAME:  
SHEET NO:

R-1.13

SEAL:

ROBERT BEHAR AR No. 14339



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**760 PONCE**  
760 PONCE DE LEON BOULEVARD  
CORAL GABLES, FL

**RENDERING**

SCALE: N.T.S

DATE: 04-09-24  
PROJECT NO: 22-040  
DRAWING NAME:  
SHEET NO:

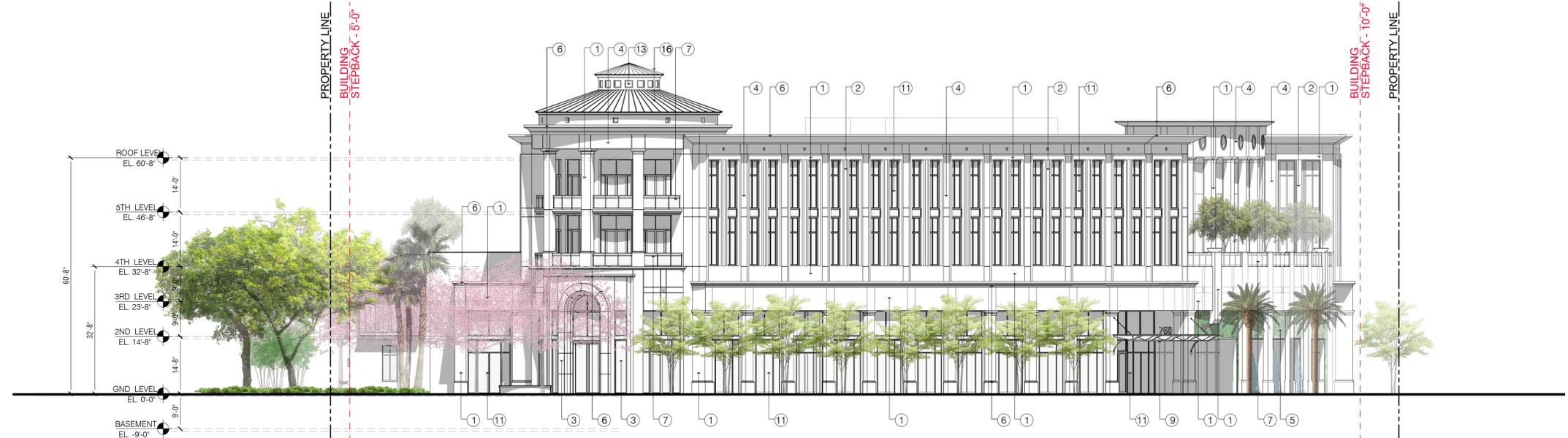
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SEAL:

ROBERT BEHAR AR No. 14339

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760 PONCE  
760 PONCE DE LEON BOULEVARD  
CORAL GABLES, FL



SOUTH ELEVATION

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



EAST ELEVATION

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

**ELEVATION MATERIAL LEGEND:**

- |   |   |                                   |  |                          |  |
|---|---|-----------------------------------|--|--------------------------|--|
| ① PRECAST CONCRETE PANELS SMOOTH FINISH.  | ④ PRIMED PAINTED STUCCO FINISH.                       | ⑦ 42" HIGH A.F.F. GLASS RAILING.  | ⑩ LIGHT GRAY FABRIC CANVAS CANOPY.   | ⑬ ALUMINUM FIXED WINDOW. | ⑯ STANDING SEAM COPPER ROOF.           |
| ② PRECAST CONCRETE PANELS TEXTURE FINISH. | ⑤ LIVE GREEN WALL.                                    | ⑧ 42" HIGH A.F.F. PICKET RAILING. | ⑪ STOREFRONT SYSTEM WITH LIGHT GRAY LAMINATED GLASS AND SPANDREL GLASS BETWEEN FLOORS. | ⑭ EXTERIOR WOOD DOOR.    | ⑰ ARCHITECTURAL WALL MOUNTED LIGHTING. |
| ③ NATURAL STONE VENEER.                   | ⑥ PRECAST CONCRETE DECORATIVE MOULDING SMOOTH FINISH. | ⑨ GLASS AND ALUMINUM CANOPY.      | ⑫ ALUMINUM WINDOW.   | ⑮ BARREL CLAY TILE ROOF. |  |



DATE: 07-02-2024  
PROJECT NO: 22-040  
DRAWING NAME:  
SHEET NO:

A-2.00

SEAL:

ROBERT BEHAR AR No. 14339

**760 PONCE**  
 760 PONCE DE LEON BOULEVARD  
 CORAL GABLES, FL

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**NORTH ELEVATION**  
 SCALE: 1/16"=1'-0"



**WEST ELEVATION**  
 SCALE: 1/16"=1'-0"

**ELEVATION MATERIAL LEGEND:**

- |   |   |                                   |  |                          |  |
|---|---|-----------------------------------|--|--------------------------|--|
| ① PRECAST CONCRETE PANELS SMOOTH FINISH.  | ④ PRIMED PAINTED STUCCO FINISH.                       | ⑦ 42" HIGH A.F.F. GLASS RAILING.  | ⑩ LIGHT GRAY FABRIC CANVAS CANOPY.   | ⑬ ALUMINUM FIXED WINDOW. | ⑯ STANDING SEAM COPPER ROOF.           |
| ② PRECAST CONCRETE PANELS TEXTURE FINISH. | ⑤ LIVE GREEN WALL.                                    | ⑧ 42" HIGH A.F.F. PICKET RAILING. | ⑪ STOREFRONT SYSTEM WITH LIGHT GRAY LAMINATED GLASS AND SPANDREL GLASS BETWEEN FLOORS. | ⑭ EXTERIOR WOOD DOOR.    | ⑰ ARCHITECTURAL WALL MOUNTED LIGHTING. |
| ③ NATURAL STONE VENEER.                   | ⑥ PRECAST CONCRETE DECORATIVE MOULDING SMOOTH FINISH. | ⑨ GLASS AND ALUMINUM CANOPY.      | ⑫ ALUMINUM WINDOW.   | ⑮ BARREL CLAY TILE ROOF. |  |

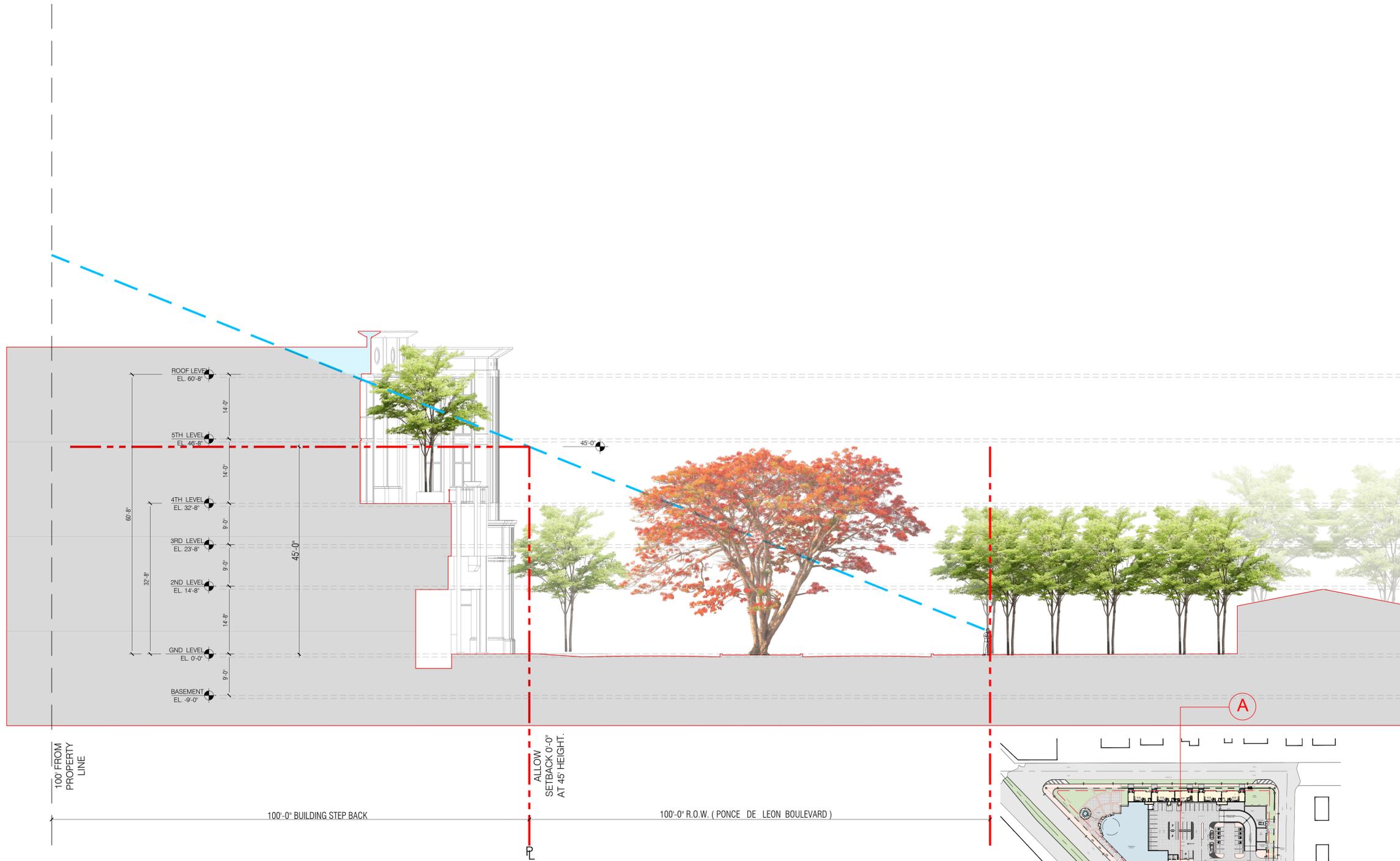


DATE: 07-02-2024  
 PROJECT NO: 22-040  
 DRAWING NAME:  
 SHEET NO:

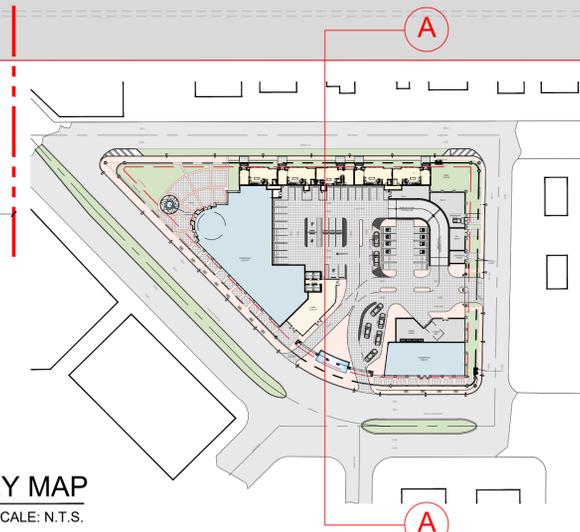
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SEAL:

ROBERT BEHAR AR No. 14339



KEY MAP  
SCALE: N.T.S.



**A** LINE OF SIGHT ( PONCE DE LEON )  
SCALE: 1/32"=1'-0"

760 PONCE  
760 PONCE DE LEON BOULEVARD  
CORAL GABLES, FL

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DATE: 04-09-24

PROJECT NO: 22-040

DRAWING NAME:

SHEET NO:

A-0.07.1

SEAL:

ROBERT BEHAR AR No. 14339

760 PONCE  
760 PONCE DE LEON BOULEVARD  
CORAL GABLES, FL

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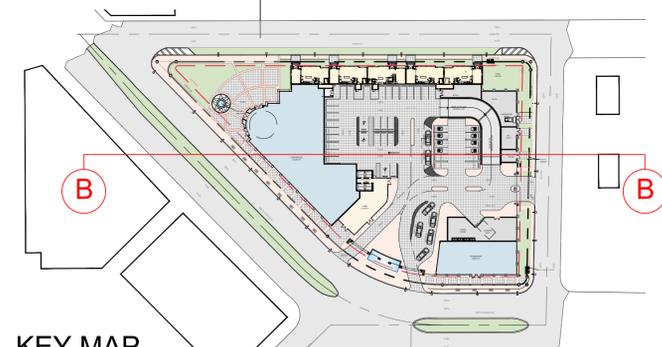
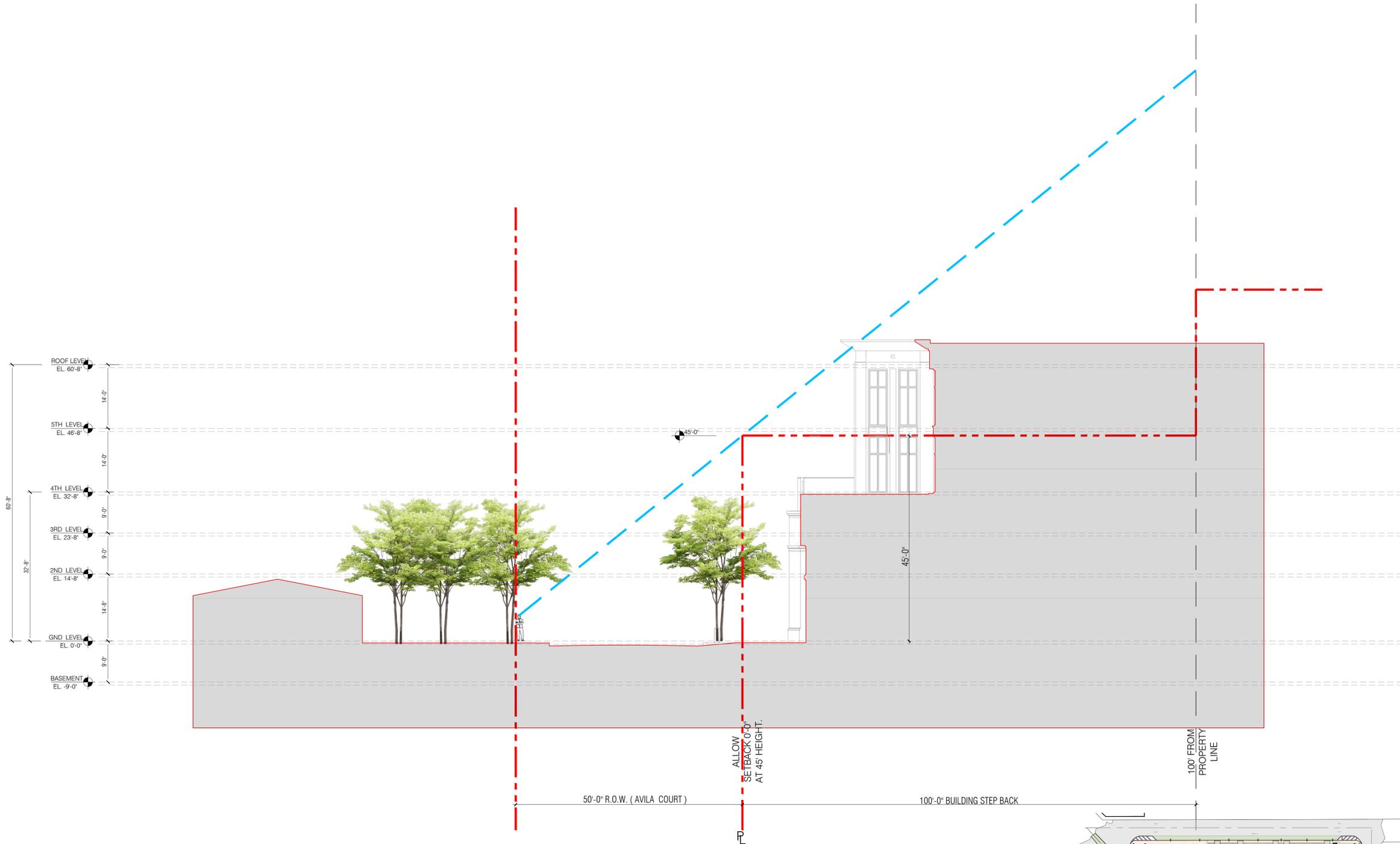
DATE: 04-09-24

PROJECT NO: 22-040

DRAWING NAME:

SHEET NO:

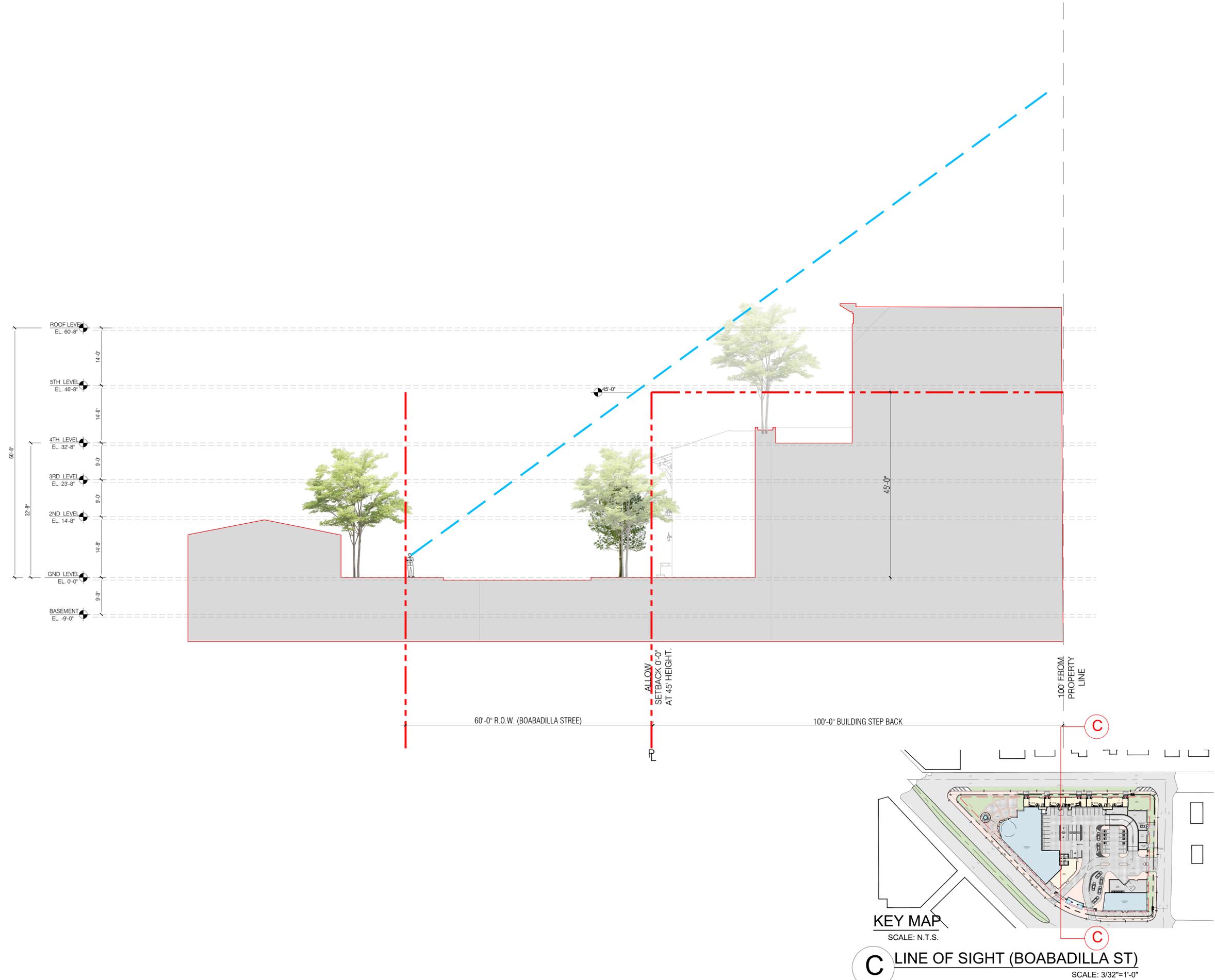
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**B** LINE OF SIGHT (AVILA COURT)  
SCALE: 3/32"=1'-0"

SEAL:

ROBERT BEHAR AR No. 14339

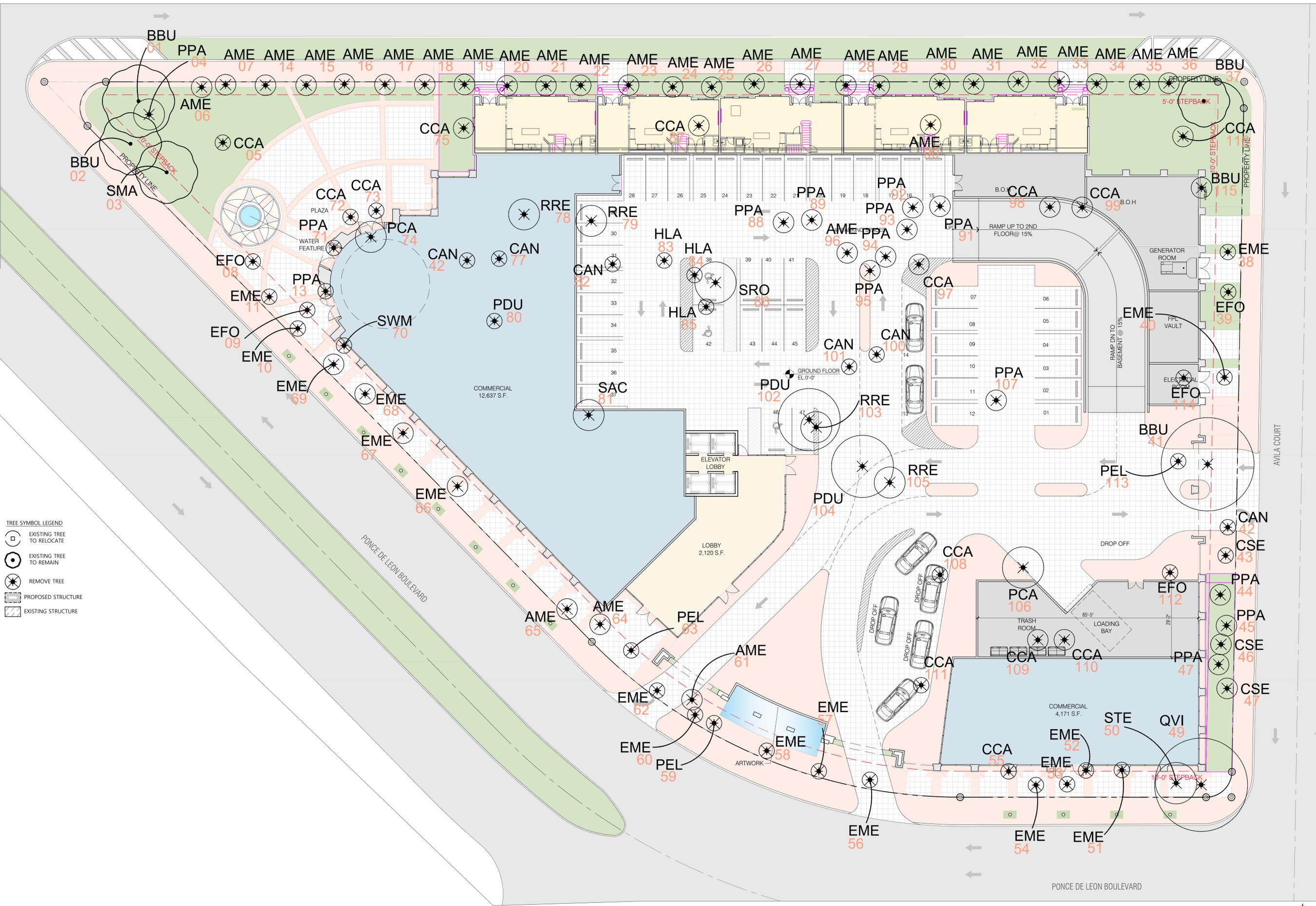


760 PONCE  
 760 PONCE DE LEON BOULEVARD  
 CORAL GABLES, FL

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DATE: 04-09-24  
 PROJECT NO: 22-040  
 DRAWING NAME:  
 SHEET NO:

A-0.09



- TREE SYMBOL LEGEND**
- EXISTING TREE TO RELOCATE
  - EXISTING TREE TO REMAIN
  - REMOVE TREE
  - PROPOSED STRUCTURE
  - EXISTING STRUCTURE

**LANDSCAPE DISPOSITION PLAN**  
 Scale: 1/16" = 1'  
 NORTH

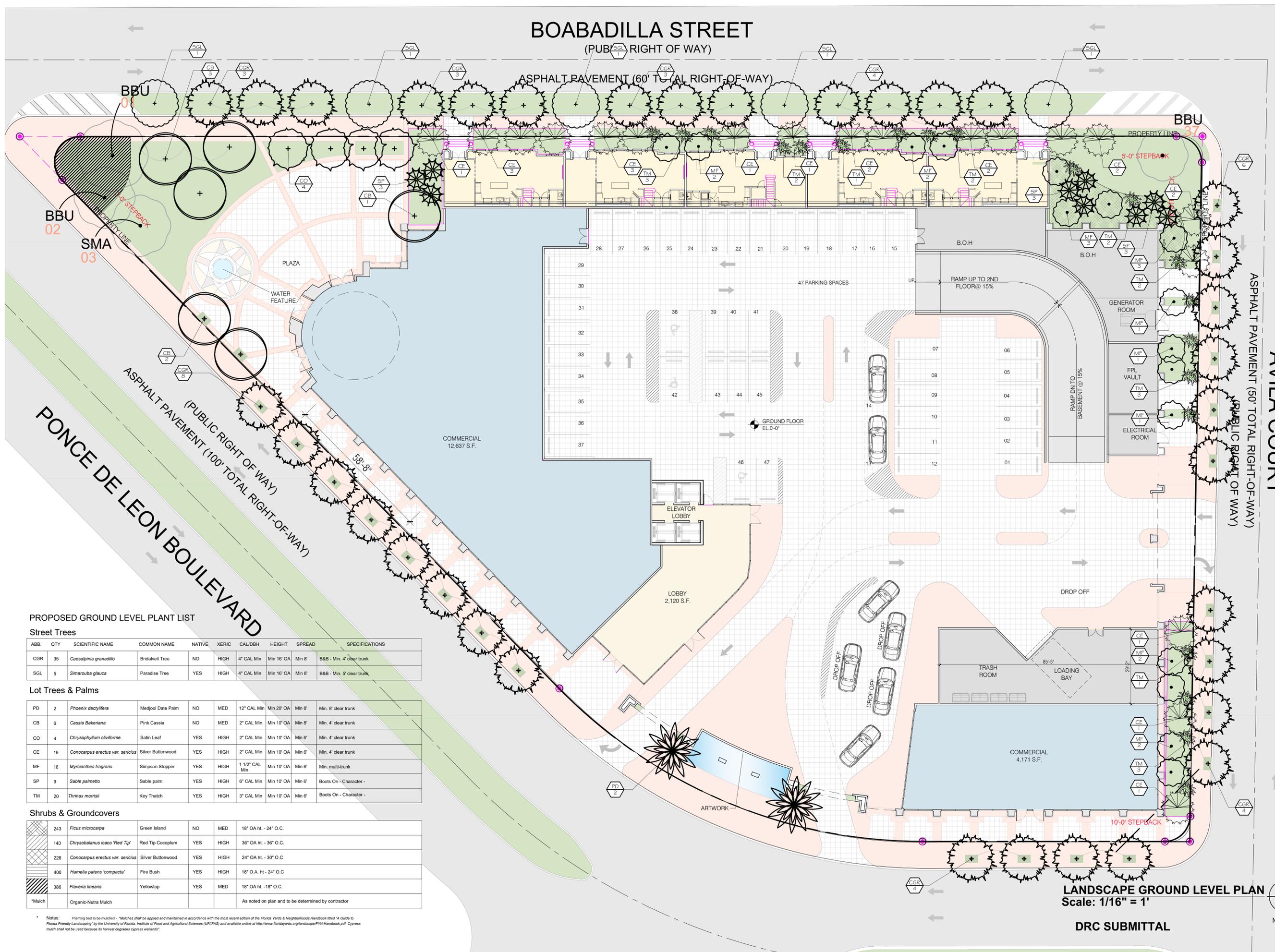
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# BOABADILLA STREET

(PUBLIC RIGHT OF WAY)

ASPHALT PAVEMENT (60' TOTAL RIGHT-OF-WAY)



## PROPOSED GROUND LEVEL PLANT LIST

### Street Trees

ABB.	QTY	SCIENTIFIC NAME	COMMON NAME	NATIVE	XERIC	CAL/DBH	HEIGHT	SPREAD	SPECIFICATIONS
CGR	35	<i>Caesalpinia granadillo</i>	Bridalveil Tree	NO	HIGH	4" CAL Min	Min 16' OA	Min 8'	B&B - Min. 4" clear trunk
SGL	5	<i>Simarouba glauca</i>	Paradise Tree	YES	HIGH	4" CAL Min	Min 16' OA	Min 8'	B&B - Min. 5" clear trunk

### Lot Trees & Palms

PD	2	<i>Phoenix dactylifera</i>	Medjool Date Palm	NO	MED	12" CAL Min	Min 20' OA	Min 8'	Min. 8" clear trunk
CB	6	<i>Cassia Bakeriana</i>	Pink Cassia	NO	MED	2" CAL Min	Min 10' OA	Min 8'	Min. 4" clear trunk
CO	4	<i>Chrysophyllum oliviforme</i>	Satin Leaf	YES	HIGH	2" CAL Min	Min 10' OA	Min 6'	Min. 4" clear trunk
CE	19	<i>Conocarpus erectus var. sericeus</i>	Silver Buttonwood	YES	HIGH	2" CAL Min	Min 10' OA	Min 6'	Min. 4" clear trunk
MF	16	<i>Myrcianthes fragrans</i>	Simpson Stopper	YES	HIGH	1 1/2" CAL Min	Min 10' OA	Min 6'	Min. multi-trunk
SP	9	<i>Sable palmetto</i>	Sable palm	YES	HIGH	6" CAL Min	Min 10' OA	Min 6'	Boots On - Character -
TM	20	<i>Thrinax morrisii</i>	Key Thatch	YES	HIGH	3" CAL Min	Min 10' OA	Min 6'	Boots On - Character -

### Shrubs & Groundcovers

243	<i>Ficus microcarpa</i>	Green Island	NO	MED	18" OA ht. - 24" O.C.
140	<i>Chrysobalanus icaco 'Red Tip'</i>	Red Tip Cocoplum	YES	HIGH	36" OA ht. - 36" O.C.
228	<i>Conocarpus erectus var. sericeus</i>	Silver Buttonwood	YES	HIGH	24" OA ht. - 30" O.C.
400	<i>Hamelia patens 'compacta'</i>	Fire Bush	YES	HIGH	18" O.A. ht - 24" O.C.
386	<i>Flaveria linearis</i>	Yellowtop	YES	MED	18" OA ht. -18" O.C.
*Mulch	Organic-Nutra Mulch				As noted on plan and to be determined by contractor

\*Notes: Planting bed to be mulched. \*Mulches shall be applied and maintained in accordance with the most recent edition of the Florida Yards & Neighborhoods Handbook titled "A Guide to Florida Friendly Landscaping" by the University of Florida, Institute of Food and Agricultural Sciences (UF/IFAS) and available online at <http://www.floridayards.org/landscape/FYNH-Handbook.pdf>. Cypress mulch shall not be used because its harvest degrades cypress wetlands.

LANDSCAPE GROUND LEVEL PLAN  
Scale: 1/16" = 1'

DRC SUBMITTAL



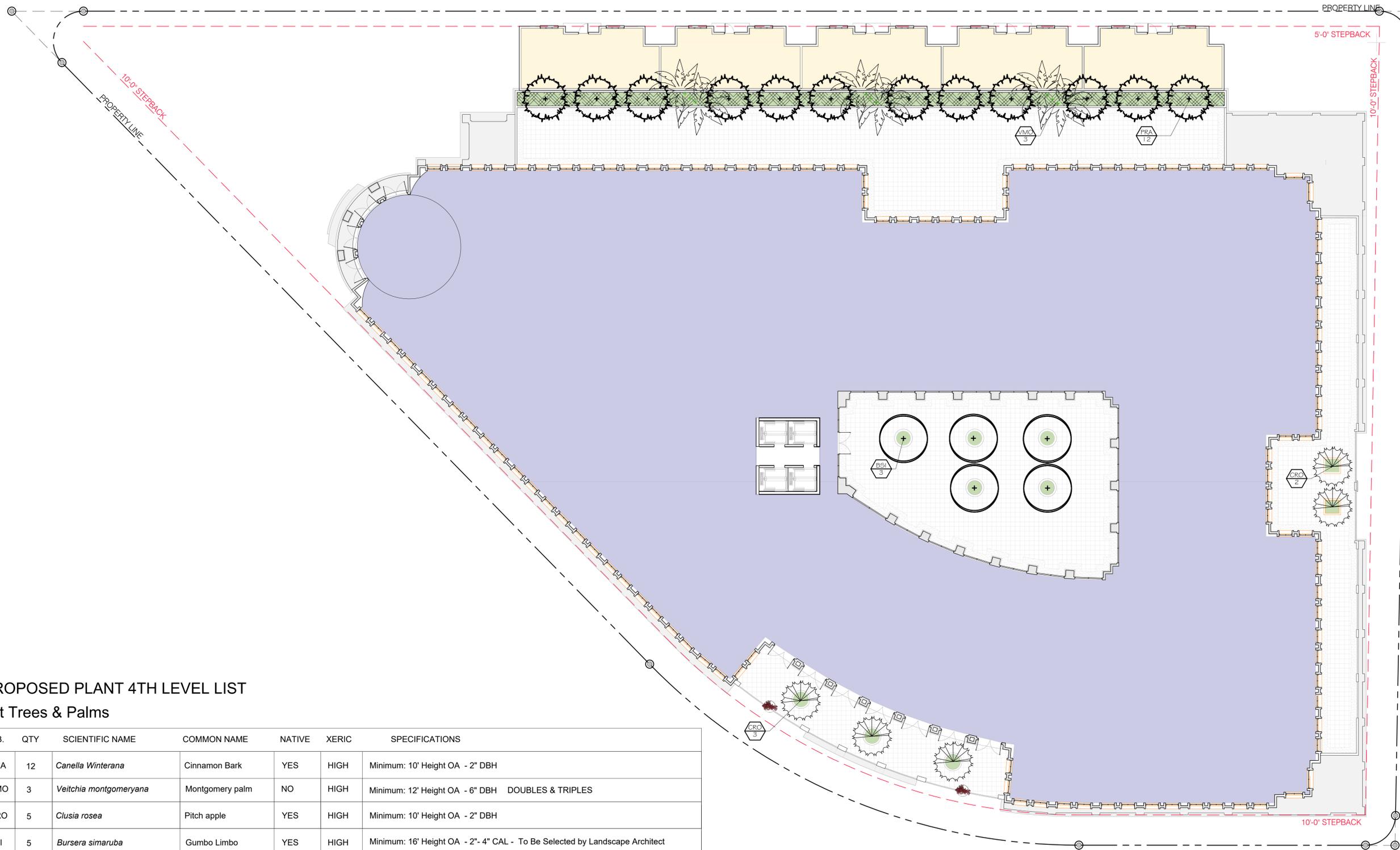
CONSULTANT:  
**walk**  
 Landscape + Urban Design  
 Planning | Consulting  
 6915 SW 57th Avenue  
 2nd Floor | Suite #203  
 Coral Gables, FL 33143  
 786.536.2088

**760 PONCE**  
 760 PONCE DE LEON  
 CORAL GABLES, FL

**BOA SUBMITTAL**

DATE: 05-24-2024  
 PROJECT NO: 22-040  
 DRAWING NAME:  
 SHEET NO:

**L-04**



**PROPOSED PLANT 4TH LEVEL LIST**

**Lot Trees & Palms**

ABB.	QTY	SCIENTIFIC NAME	COMMON NAME	NATIVE	XERIC	SPECIFICATIONS
PRA	12	<i>Canella Winterana</i>	Cinnamon Bark	YES	HIGH	Minimum: 10' Height OA - 2" DBH
VMO	3	<i>Veitchia montgomeryana</i>	Montgomery palm	NO	HIGH	Minimum: 12' Height OA - 6" DBH DOUBLES & TRIPLES
CRO	5	<i>Clusia rosea</i>	Pitch apple	YES	HIGH	Minimum: 10' Height OA - 2" DBH
BSI	5	<i>Bursera simaruba</i>	Gumbo Limbo	YES	HIGH	Minimum: 16' Height OA - 2"- 4" CAL - To Be Selected by Landscape Architect

**Shrubs & Groundcovers**

	600	<i>Ernodea littoralis</i>	Golden Creeper	YES	MED	18" OA ht. - 24" O.C.
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**LANDSCAPE 4TH LEVEL PLAN**  
 Scale: 1/16" = 1'



