



ARCHITECTURAL ELEVATIONS

CITY COMMISSION
SECOND READING

MEDITERRANEAN VILLAGE
AT PONCE CIRCLE



CITY COMMISSION
SECOND READING

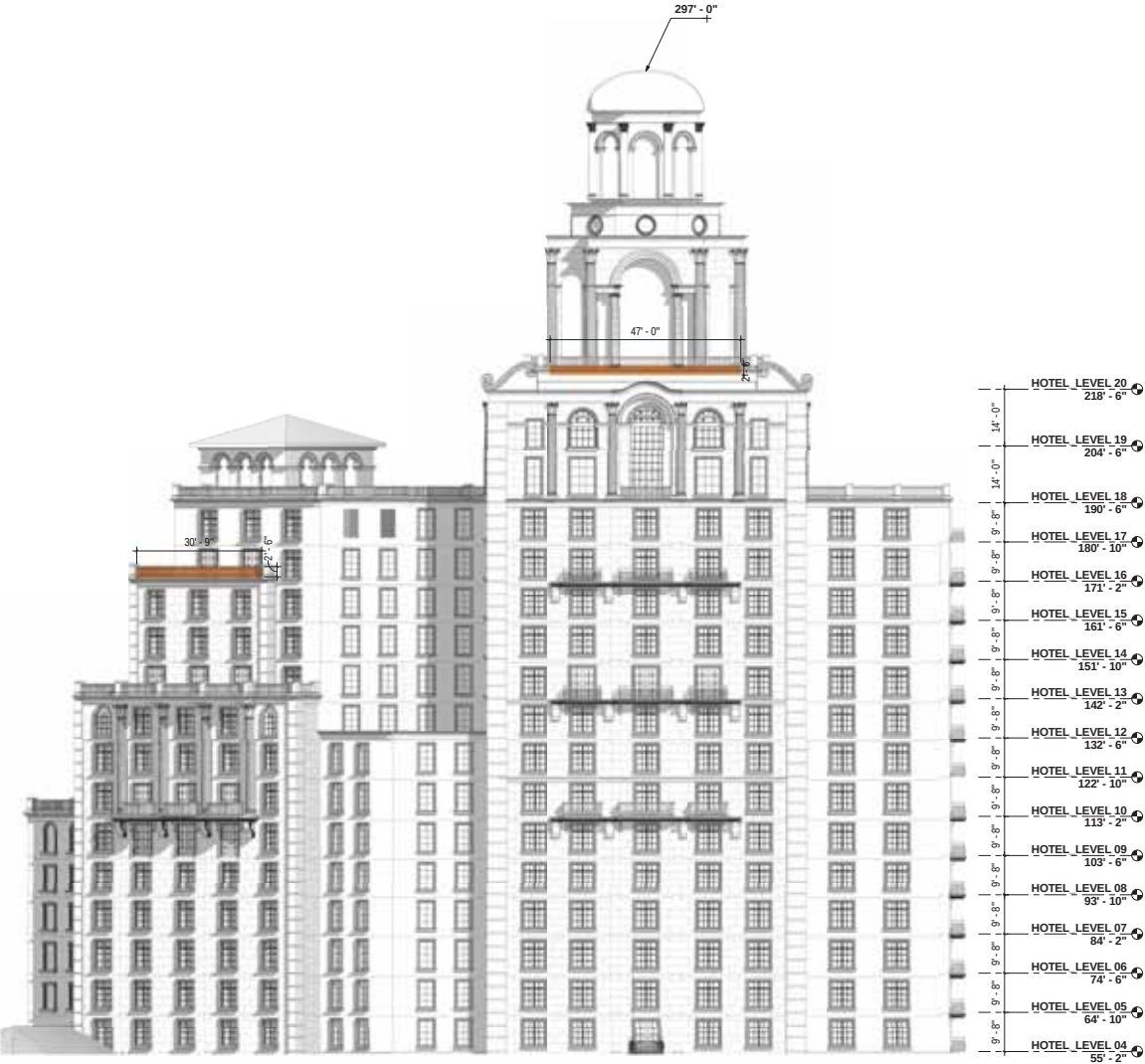
SIGNAGE LEGEND		
TYPE	REQUIREMENTS	
 TENANT SIGNAGE	AREA	18 SQ. FT PER TENANT MAX
	LENGTH	50% OF LINEAL/TENANT FRONTAGE MAX
	LETTERING HEIGHT	18 INCHES MAX
	HEIGHT OF SIGNAGE	18 FEET MAX
 PARKING GARAGE ENTRY/EXIT	AREA	100 SQ. FT MAX
	LENGTH	12 FEET MAX
	LETTERING HEIGHT	10 INCHES MAX
	HEIGHT OF SIGNAGE	WITHIN 10 FEET OF T.O. GARAGE OPENING
 PLAQUES (PEDESTRIAN SIGNAGE)	AREA	4 SQ. FT MAX
	LENGTH	2 FEET MAX
	LETTERING HEIGHT	-
	HEIGHT OF SIGNAGE	8 FEET MAX
 BUILDING SIGNAGE	AREA	- 1 SQ. FT PER LINEAL FOOT OF PRIMARY STREET FRONTAGE - 0.5 SQ. FT PER LINEAL FOOT OF SIDE STREET FRONTAGE OR FACADE FRONTAGE
	LENGTH	50% OF LINEAL BUILDING FRONTAGE
	LETTERING HEIGHT	30 INCHES MAX
	HEIGHT OF SIGNAGE	- 25 FEET MAX ABOVE CEILING OF TOP FLOOR - 97 FEET MINI
 AWNING OR CANOPY	AREA	4 SQ. FT MAX
	LENGTH	50% OF AWNING OR CANOPY
	LETTERING HEIGHT	- 6 INCHES MAX - NOT TO EXCEED 60% OF HEIGHT OF VALENCE
	HEIGHT OF SIGNAGE	12 FEET MAX

ELEVATION - PONCE DE LEON - HOTEL



SIGNAGE LEGEND		
TYPE	REQUIREMENTS	
TENANT SIGNAGE	AREA	18 SQ. FT PER TENANT MAX
	LENGTH	50% OF LINEAL TENANT FRONTAGE MAX
	LETTERING HEIGHT	18 INCHES MAX
	HEIGHT OF SIGNAGE	18 FEET MAX
PARKING GARAGE ENTRY/EXIT	AREA	100 SQ. FT MAX
	LENGTH	12 FEET MAX
	LETTERING HEIGHT	10 INCHES MAX
	HEIGHT OF SIGNAGE	WITHIN 10 FEET OF T.O. GARAGE OPENING
PLAQUES (PEDESTRIAN SIGNAGE)	AREA	4 SQ. FT MAX
	LENGTH	2 FEET MAX
	LETTERING HEIGHT	-
	HEIGHT OF SIGNAGE	8 FEET MAX
BUILDING SIGNAGE	AREA	- 1 SQ. FT PER LINEAL FOOT OF PRIMARY STREET FRONTAGE - 0.5 SQ. FT PER LINEAL FOOT OF SIDE STREET FRONTAGE OR FACADE FRONTAGE
	LENGTH	50% OF LINEAL BUILDING FRONTAGE
	LETTERING HEIGHT	30 INCHES MAX
	HEIGHT OF SIGNAGE	- 25 FEET MAX ABOVE CEILING OF TOP FLOOR - 97 FEET MIN
AWNING OR CANOPY	AREA	4 SQ. FT MAX
	LENGTH	50% OF AWNING OR CANOPY
	LETTERING HEIGHT	- 6 INCHES MAX - NOT TO EXCEED 60% OF HEIGHT OF VALENCE
	HEIGHT OF SIGNAGE	12 FEET MAX

ELEVATION - PONCE DE LEON - HOTEL

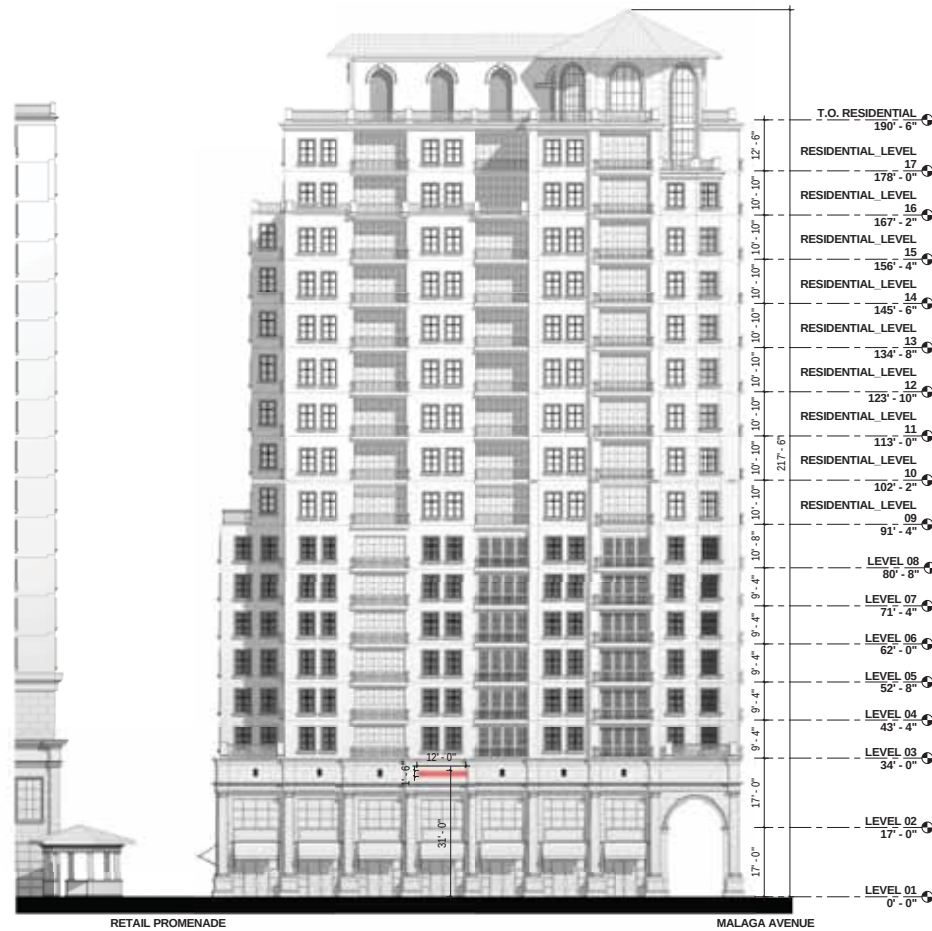


SIGNAGE LEGEND		
TYPE	REQUIREMENTS	
TENANT SIGNAGE	AREA	18 SQ. FT PER TENANT MAX
	LENGTH	50% OF LINEAL TENANT FRONTAGE MAX
	LETTERING HEIGHT	18 INCHES MAX
	HEIGHT OF SIGNAGE	18 FEET MAX
PARKING GARAGE ENTRY/EXIT	AREA	100 SQ. FT MAX
	LENGTH	12 FEET MAX
	LETTERING HEIGHT	10 INCHES MAX
	HEIGHT OF SIGNAGE	WITHIN 10 FEET OF T.O. GARAGE OPENING
PLAQUES (PEDESTRIAN SIGNAGE)	AREA	4 SQ. FT MAX
	LENGTH	2 FEET MAX
	LETTERING HEIGHT	-
	HEIGHT OF SIGNAGE	8 FEET MAX
BUILDING SIGNAGE	AREA	- 1 SQ. FT PER LINEAL FOOT OF PRIMARY STREET FRONTAGE - 0.5 SQ. FT PER LINEAL FOOT OF SIDE STREET FRONTAGE OR FACADE FRONTAGE
	LENGTH	50% OF LINEAL BUILDING FRONTAGE
	LETTERING HEIGHT	30 INCHES MAX
	HEIGHT OF SIGNAGE	- 25 FEET MAX ABOVE CEILING OF TOP FLOOR - 97 FEET MINI
AWNING OR CANOPY	AREA	4 SQ. FT MAX
	LENGTH	50% OF AWNING OR CANOPY
	LETTERING HEIGHT	- 6 INCHES MAX - NOT TO EXCEED 60% OF HEIGHT OF VALENCE
	HEIGHT OF SIGNAGE	12 FEET MAX

MEDITERRANEAN VILLAGE
AT PONCE CIRCLE



ELEVATION - PONCE DE LEON - RESIDENTIAL TOWER 1



SIGNAGE LEGEND		
TYPE	REQUIREMENTS	
TENANT SIGNAGE	AREA	18 SQ. FT PER TENANT MAX
	LENGTH	50% OF LINEAL TENANT FRONTAGE MAX
	LETTERING HEIGHT	18 INCHES MAX
	HEIGHT OF SIGNAGE	18 FEET MAX
PARKING GARAGE ENTRY/EXIT	AREA	100 SQ. FT MAX
	LENGTH	12 FEET MAX
	LETTERING HEIGHT	10 INCHES MAX
	HEIGHT OF SIGNAGE	WITHIN 10 FEET OF T.O. GARAGE OPENING
PLAQUES (PEDESTRIAN SIGNAGE)	AREA	4 SQ. FT MAX
	LENGTH	2 FEET MAX
	LETTERING HEIGHT	-
	HEIGHT OF SIGNAGE	8 FEET MAX
BUILDING SIGNAGE	AREA	- 1 SQ. FT PER LINEAL FOOT OF PRIMARY STREET FRONTAGE. - 0.5 SQ. FT PER LINEAL FOOT OF SIDE STREET FRONTAGE OR FACADE FRONTAGE
	LENGTH	50% OF LINEAL BUILDING FRONTAGE
	LETTERING HEIGHT	30 INCHES MAX
	HEIGHT OF SIGNAGE	- 25 FEET MAX ABOVE CEILING OF TOP FLOOR - 97 FEET MIN
AWNING OR CANOPY	AREA	4 SQ. FT MAX
	LENGTH	50% OF AWNING OR CANOPY
	LETTERING HEIGHT	- 6 INCHES MAX - NOT TO EXCEED 60% OF HEIGHT OF VALENCE
	HEIGHT OF SIGNAGE	12 FEET MAX

ELEVATION - MALAGA - RESIDENTIAL TOWER 1



ARCHITECTURAL ELEVATIONS

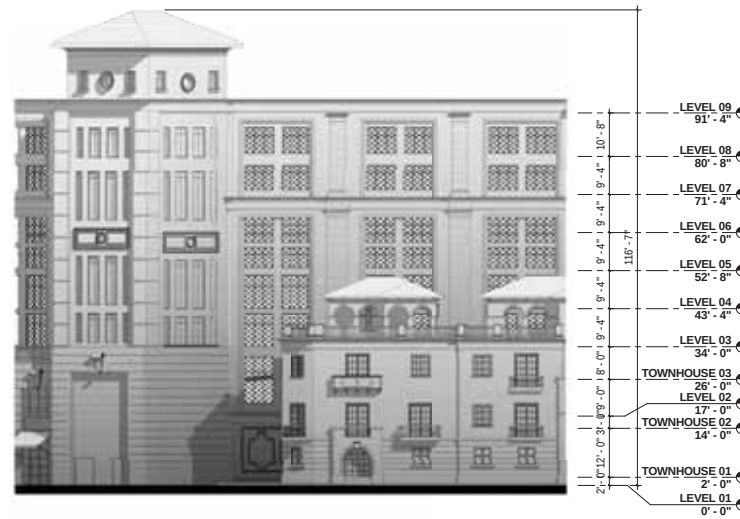
CITY COMMISSION
SECOND READING

MEDITERRANEAN VILLAGE
AT PONCE CIRCLE



ELEVATION - COCONUT GROVE DRIVE ENTRY (SOUTHEAST)

SIGNAGE LEGEND		
TYPE	REQUIREMENTS	
TENANT SIGNAGE	AREA	18 SQ. FT PER TENANT MAX
	LENGTH	50% OF LINEAL TENANT FRONTAGE MAX
	LETTERING HEIGHT	18 INCHES MAX
	HEIGHT OF SIGNAGE	18 FEET MAX
PARKING GARAGE ENTRY/EXIT	AREA	100 SQ. FT MAX
	LENGTH	12 FEET MAX
	LETTERING HEIGHT	10 INCHES MAX
	HEIGHT OF SIGNAGE	WITHIN 10 FEET OF T.O. GARAGE OPENING
PLAQUES (PEDESTRIAN SIGNAGE)	AREA	4 SQ. FT MAX
	LENGTH	2 FEET MAX
	LETTERING HEIGHT	-
	HEIGHT OF SIGNAGE	8 FEET MAX
BUILDING SIGNAGE	AREA	- 1 SQ. FT PER LINEAL FOOT OF PRIMARY STREET FRONTAGE. - 0.5 SQ. FT PER LINEAL FOOT OF SIDE STREET FRONTAGE OR FACADE FRONTAGE
	LENGTH	50% OF LINEAL BUILDING FRONTAGE
	LETTERING HEIGHT	30 INCHES MAX
	HEIGHT OF SIGNAGE	- 25 FEET MAX ABOVE CEILING OF TOP FLOOR - 97 FEET MIN
AWNING OR CANOPY	AREA	4 SQ. FT MAX
	LENGTH	50% OF AWNING OR CANOPY
	LETTERING HEIGHT	- 6 INCHES MAX - NOT TO EXCEED 60% OF HEIGHT OF VALENCE
	HEIGHT OF SIGNAGE	12 FEET MAX



ELEVATION - COCONUT GROVE DRIVE ENTRY (SOUTHEAST)

SIGNAGE LEGEND		
TYPE	REQUIREMENTS	
	AREA	18 SQ. FT PER TENANT MAX
TENANT SIGNAGE	LENGTH	50% OF LINEAL TENANT FRONTAGE MAX
	LETTERING HEIGHT	18 INCHES MAX
	HEIGHT OF SIGNAGE	18 FEET MAX
	AREA	100 SQ. FT MAX
PARKING GARAGE ENTRY/EXIT	LENGTH	12 FEET MAX
	LETTERING HEIGHT	10 INCHES MAX
	HEIGHT OF SIGNAGE	WITHIN 10 FEET OF T.O. GARAGE OPENING
	AREA	4 SQ. FT MAX
PLAQUES (PEDESTRIAN SIGNAGE)	LENGTH	2 FEET MAX
	LETTERING HEIGHT	-
	HEIGHT OF SIGNAGE	8 FEET MAX
	AREA	-
BUILDING SIGNAGE	AREA	- 1 SQ. FT PER LINEAL FOOT OF PRIMARY STREET FRONTAGE. - 0.5 SQ. FT PER LINEAL FOOT OF SIDE STREET FRONTAGE OR FACADE FRONTAGE
	LENGTH	50% OF LINEAL BUILDING FRONTAGE
	LETTERING HEIGHT	30 INCHES MAX
	HEIGHT OF SIGNAGE	- 25 FEET MAX ABOVE CEILING OF TOP FLOOR - 97 FEET MAX
	AREA	4 SQ. FT MAX
	LENGTH	50% OF AWNING OR CANOPY
AWNING OR CANOPY	LETTERING HEIGHT	- 6 INCHES MAX - NOT TO EXCEED 60% OF HEIGHT OF VALENCE
	HEIGHT OF SIGNAGE	12 FEET MAX



ARCHITECTURAL ELEVATIONS

CITY COMMISSION
SECOND READING

MEDITERRANEAN VILLAGE
AT PONCE CIRCLE



ELEVATION - GALIANO - TOWNHOUSES



1 ENLARGED EAST ELEVATION
1/2" = 1' - 0"

SIGNAGE LEGEND		
TYPE	REQUIREMENTS	
	AREA	18 SQ. FT PER TENANT MAX
TENANT SIGNAGE	LENGTH	50% OF LINEAL TENANT FRONTAGE MAX
	LETTERING HEIGHT	18 INCHES MAX
	HEIGHT OF SIGNAGE	18 FEET MAX
	AREA	100 SQ. FT MAX
PARKING GARAGE ENTRY/EXIT	LENGTH	12 FEET MAX
	LETTERING HEIGHT	10 INCHES MAX
	HEIGHT OF SIGNAGE	WITHIN 10 FEET OF T.O. GARAGE OPENING
	AREA	4 SQ. FT MAX
PLAQUES (PEDESTRIAN SIGNAGE)	LENGTH	2 FEET MAX
	LETTERING HEIGHT	-
	HEIGHT OF SIGNAGE	8 FEET MAX
	AREA	- 1 SQ. FT PER LINEAL FOOT OF PRIMARY STREET FRONTAGE - 0.5 SQ. FT PER LINEAL FOOT OF SIDE STREET FRONTAGE OR FACADE FRONTAGE
BUILDING SIGNAGE	LENGTH	50% OF LINEAL BUILDING FRONTAGE
	LETTERING HEIGHT	30 INCHES MAX
	HEIGHT OF SIGNAGE	- 25 FEET MAX ABOVE CEILING OF TOP FLOOR - 97 FEET MIN
	AREA	4 SQ. FT MAX
AWNING OR CANOPY	LENGTH	50% OF AWNING OR CANOPY
	LETTERING HEIGHT	- 6 INCHES MAX - NOT TO EXCEED 60% OF HEIGHT OF VALENCE
	HEIGHT OF SIGNAGE	12 FEET MAX
	AREA	4 SQ. FT MAX

ELEVATION - GALIANO - TOWNHOUSES

CITY COMMISSION
SECOND READING

MEDITERRANEAN VILLAGE
AT PONCE CIRCLE

SIGNAGE LEGEND		
TYPE	REQUIREMENTS	
	AREA	18 SQ. FT PER TENANT MAX
TENANT SIGNAGE	LENGTH	50% OF LINEAL TENANT FRONTAGE MAX
	LETTERING HEIGHT	18 INCHES MAX
	HEIGHT OF SIGNAGE	18 FEET MAX
	AREA	100 SQ. FT MAX
PARKING GARAGE ENTRY/EXIT	LENGTH	12 FEET MAX
	LETTERING HEIGHT	10 INCHES MAX
	HEIGHT OF SIGNAGE	WITHIN 10 FEET OF T.O. GARAGE OPENING
	AREA	4 SQ. FT MAX
PLAQUES (PEDESTRIAN SIGNAGE)	LENGTH	2 FEET MAX
	LETTERING HEIGHT	-
	HEIGHT OF SIGNAGE	8 FEET MAX
	AREA	-
BUILDING SIGNAGE	AREA	- 1 SQ. FT PER LINEAL FOOT OF PRIMARY STREET FRONTAGE - 0.5 SQ. FT PER LINEAL FOOT OF SIDE STREET FRONTAGE OR FACADE FRONTAGE
	LENGTH	50% OF LINEAL BUILDING FRONTAGE
	LETTERING HEIGHT	30 INCHES MAX
	HEIGHT OF SIGNAGE	- 25 FEET MAX ABOVE CEILING OF TOP FLOOR - 97 FEET MINI
AWNING OR CANOPY	AREA	4 SQ. FT MAX
	LENGTH	50% OF AWNING OR CANOPY
	LETTERING HEIGHT	- 6 INCHES MAX - NOT TO EXCEED 60% OF HEIGHT OF VALENCE
	HEIGHT OF SIGNAGE	12 FEET MAX



ARCHITECTURAL ELEVATIONS

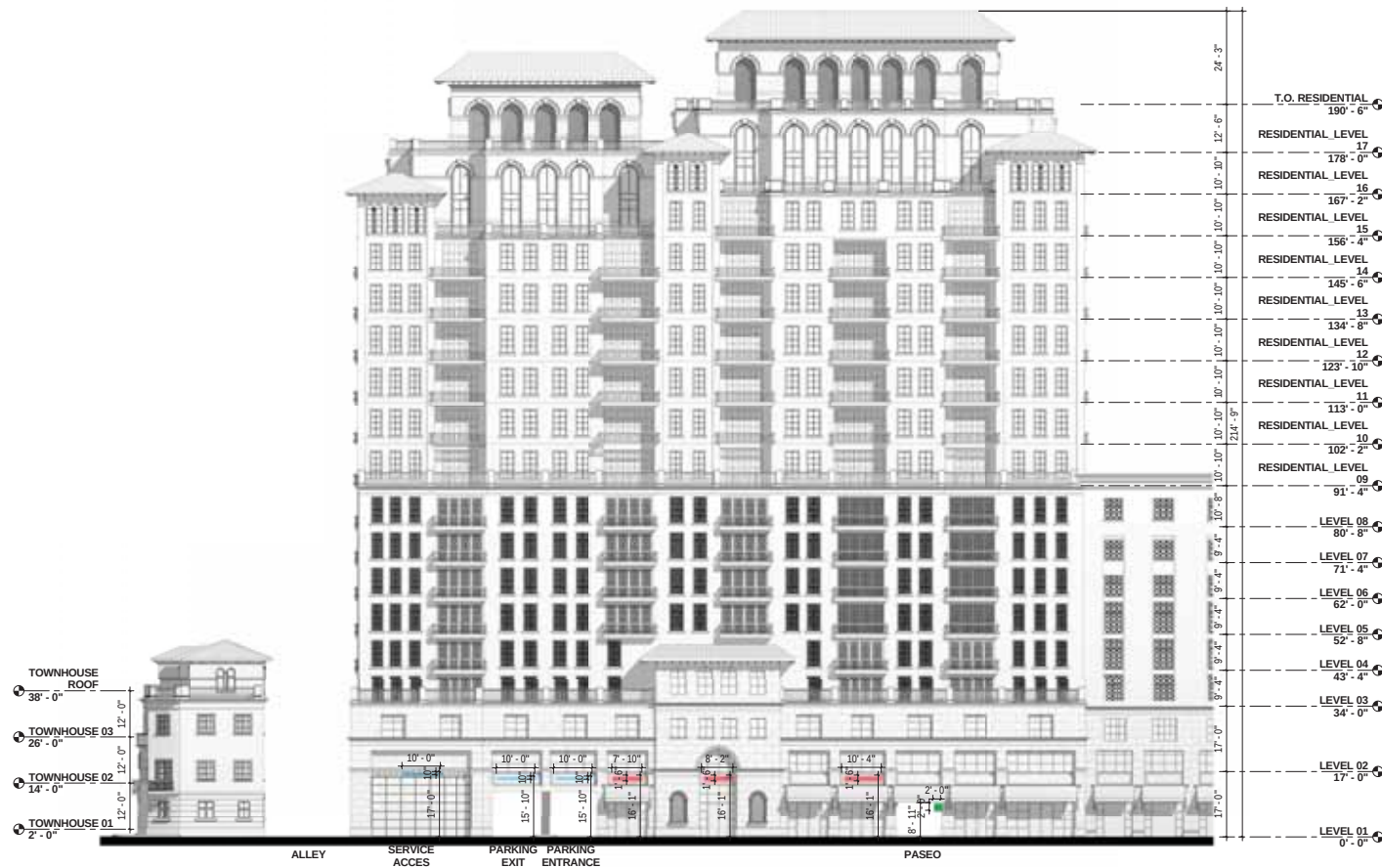


ELEVATION - MALAGA - TOWNHOUSES



SIGNAGE LEGEND		
TYPE	REQUIREMENTS	
TENANT SIGNAGE	AREA	18 SQ. FT PER TENANT MAX
	LENGTH	50% OF LINEAL TENANT FRONTAGE MAX
	LETTERING HEIGHT	18 INCHES MAX
	HEIGHT OF SIGNAGE	18 FEET MAX
PARKING GARAGE ENTRY/EXIT	AREA	100 SQ. FT MAX
	LENGTH	12 FEET MAX
	LETTERING HEIGHT	10 INCHES MAX
	HEIGHT OF SIGNAGE	WITHIN 10 FEET OF T.O. GARAGE OPENING
PLAQUES (PEDESTRIAN SIGNAGE)	AREA	4 SQ. FT MAX
	LENGTH	2 FEET MAX
	LETTERING HEIGHT	-
	HEIGHT OF SIGNAGE	8 FEET MAX
BUILDING SIGNAGE	AREA	- 1 SQ. FT PER LINEAL FOOT OF PRIMARY STREET FRONTAGE. - 0.5 SQ. FT PER LINEAL FOOT OF SIDE STREET FRONTAGE OR FACADE FRONTAGE
	LENGTH	50% OF LINEAL BUILDING FRONTAGE
	LETTERING HEIGHT	30 INCHES MAX
	HEIGHT OF SIGNAGE	- 25 FEET MAX ABOVE CEILING OF TOP FLOOR - 97 FEET MAX
AWNING OR CANOPY	AREA	4 SQ. FT MAX
	LENGTH	50% OF AWNING OR CANOPY
	LETTERING HEIGHT	- 6 INCHES MAX - NOT TO EXCEED 60% OF HEIGHT OF VALENCE
	HEIGHT OF SIGNAGE	12 FEET MAX

ELEVATION - SEVILLA - RESIDENTIAL TOWER 2



SIGNAGE LEGEND			
TYPE	REQUIREMENTS		
TENANT SIGNAGE	AREA	18 SQ. FT PER TENANT MAX	
	LENGTH	50% OF LINEAL TENANT FRONTAGE MAX	
	LETTERING HEIGHT	18 INCHES MAX	
	HEIGHT OF SIGNAGE	18 FEET MAX	
PARKING GARAGE ENTRY/EXIT	AREA	100 SQ. FT MAX	
	LENGTH	12 FEET MAX	
	LETTERING HEIGHT	10 INCHES MAX	
	HEIGHT OF SIGNAGE	WITHIN 10 FEET OF T.O. GARAGE OPENING	
PLAQUES (PEDESTRIAN SIGNAGE)	AREA	4 SQ. FT MAX	
	LENGTH	2 FEET MAX	
	LETTERING HEIGHT	-	
	HEIGHT OF SIGNAGE	8 FEET MAX	
BUILDING SIGNAGE	AREA	- 1 SQ. FT PER LINEAL FOOT OF PRIMARY STREET FRONTAGE. - 0.5 SQ. FT PER LINEAL FOOT OF SIDE STREET FRONTAGE OR FACADE FRONTAGE	
	LENGTH	50% OF LINEAL BUILDING FRONTAGE	
	LETTERING HEIGHT	30 INCHES MAX	
	HEIGHT OF SIGNAGE	- 25 FEET MAX ABOVE CEILING OF TOP FLOOR - 97 FEET MINI	
AWNING OR CANOPY	AREA	4 SQ. FT MAX	
	LENGTH	50% OF AWNING OR CANOPY	
	LETTERING HEIGHT	- 6 INCHES MAX - NOT TO EXCEED 60% OF HEIGHT OF VALENCE	
	HEIGHT OF SIGNAGE	12 FEET MAX	

ELEVATION - SEVILLA - OFFICE



SIGNAGE LEGEND		
TYPE	REQUIREMENTS	
TENANT SIGNAGE	AREA	18 SQ. FT PER TENANT MAX
	LENGTH	50% OF LINEAL TENANT FRONTAGE MAX
	LETTERING HEIGHT	18 INCHES MAX
	HEIGHT OF SIGNAGE	18 FEET MAX
PARKING GARAGE ENTRY/EXIT	AREA	100 SQ. FT MAX
	LENGTH	12 FEET MAX
	LETTERING HEIGHT	10 INCHES MAX
	HEIGHT OF SIGNAGE	WITHIN 10 FEET OF T.O. GARAGE OPENING
PLAQUES (PEDESTRIAN SIGNAGE)	AREA	4 SQ. FT MAX
	LENGTH	2 FEET MAX
	LETTERING HEIGHT	-
	HEIGHT OF SIGNAGE	8 FEET MAX
BUILDING SIGNAGE	AREA	- 1 SQ. FT PER LINEAL FOOT OF PRIMARY STREET FRONTAGE - 0.5 SQ. FT PER LINEAL FOOT OF SIDE STREET FRONTAGE OR FACADE FRONTAGE
	LENGTH	50% OF LINEAL BUILDING FRONTAGE
	LETTERING HEIGHT	30 INCHES MAX
	HEIGHT OF SIGNAGE	- 25 FEET MAX ABOVE CEILING OF TOP FLOOR - 97 FEET MAX
AWNING OR CANOPY	AREA	4 SQ. FT MAX
	LENGTH	50% OF AWNING OR CANOPY
	LETTERING HEIGHT	- 6 INCHES MAX - NOT TO EXCEED 60% OF HEIGHT OF VALENCE
	HEIGHT OF SIGNAGE	12 FEET MAX

MEDITERRANEAN VILLAGE
AT PONCE CIRCLE

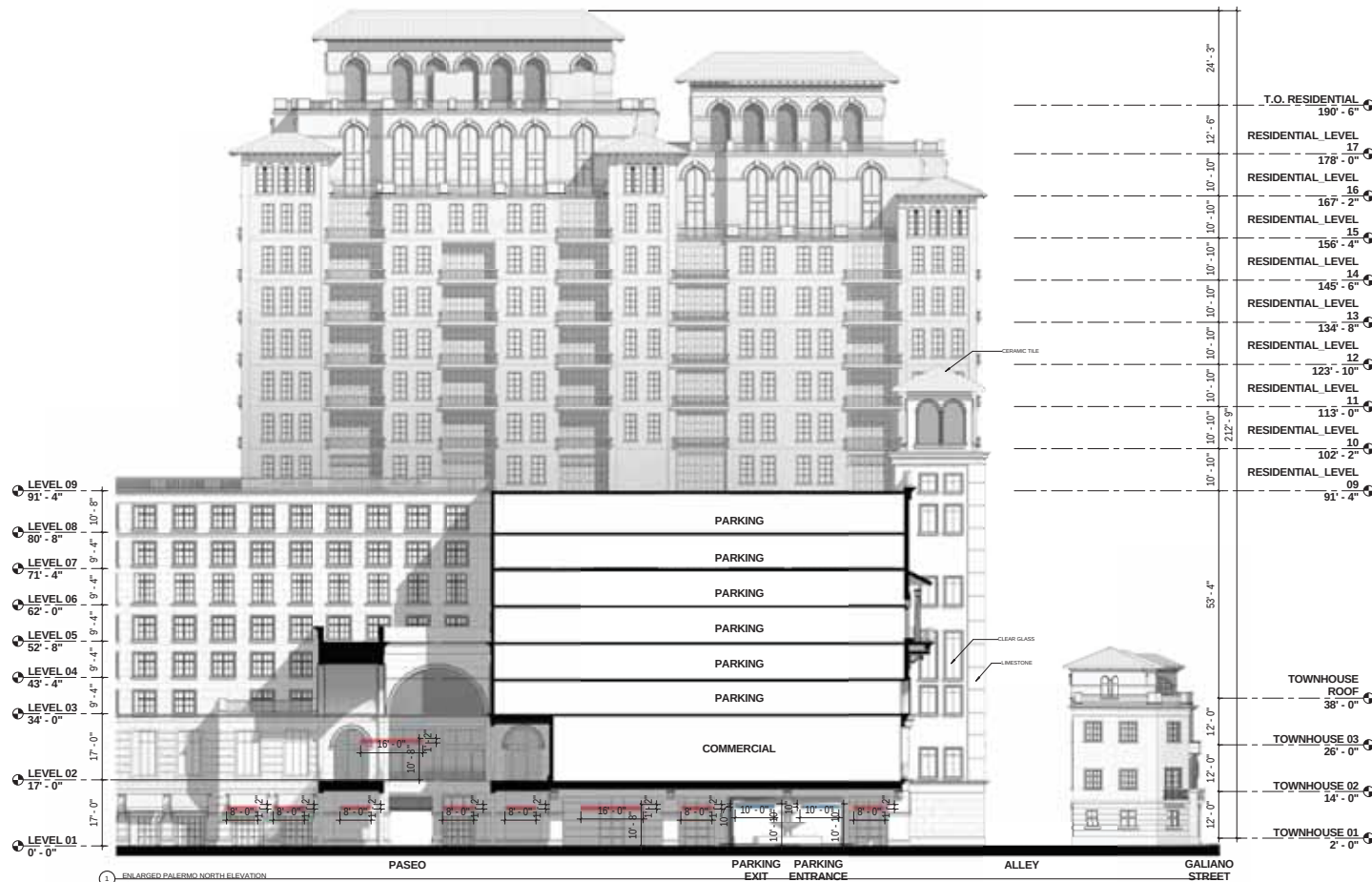


ELEVATION - PALERMO (NORTH) - OFFICE



SIGNAGE LEGEND		
TYPE	REQUIREMENTS	
TENANT SIGNAGE	AREA	18 SQ. FT PER TENANT MAX
	LENGTH	50% OF LINEAL TENANT FRONTAGE MAX
	LETTERING HEIGHT	18 INCHES MAX
	HEIGHT OF SIGNAGE	18 FEET MAX
PARKING GARAGE ENTRY/EXIT	AREA	100 SQ. FT MAX
	LENGTH	12 FEET MAX
	LETTERING HEIGHT	10 INCHES MAX
	HEIGHT OF SIGNAGE	WITHIN 10 FEET OF T.O. GARAGE OPENING
PLAQUES (PEDESTRIAN SIGNAGE)	AREA	4 SQ. FT MAX
	LENGTH	2 FEET MAX
	LETTERING HEIGHT	-
	HEIGHT OF SIGNAGE	8 FEET MAX
BUILDING SIGNAGE	AREA	- 1 SQ. FT PER LINEAL FOOT OF PRIMARY STREET FRONTAGE. - 0.5 SQ. FT PER LINEAL FOOT OF SIDE STREET FRONTAGE OR FACADE FRONTAGE
	LENGTH	50% OF LINEAL BUILDING FRONTAGE
	LETTERING HEIGHT	30 INCHES MAX
	HEIGHT OF SIGNAGE	- 25 FEET MAX ABOVE CEILING OF TOP FLOOR - 97 FEET MIN
AWNING OR CANOPY	AREA	4 SQ. FT MAX
	LENGTH	50% OF AWNING OR CANOPY
	LETTERING HEIGHT	- 6 INCHES MAX - NOT TO EXCEED 60% OF HEIGHT OF VALENCE
	HEIGHT OF SIGNAGE	12 FEET MAX

ELEVATION - PALERMO (NORTH) - RESIDENTIAL TOWER 2



1 - ENLARGED PALERMO NORTH ELEVATION
3/20/17 1:00

ARCHITECTURAL ELEVATIONS

CITY COMMISSION
SECOND READING

MEDITERRANEAN VILLAGE
AT PONCE CIRCLE

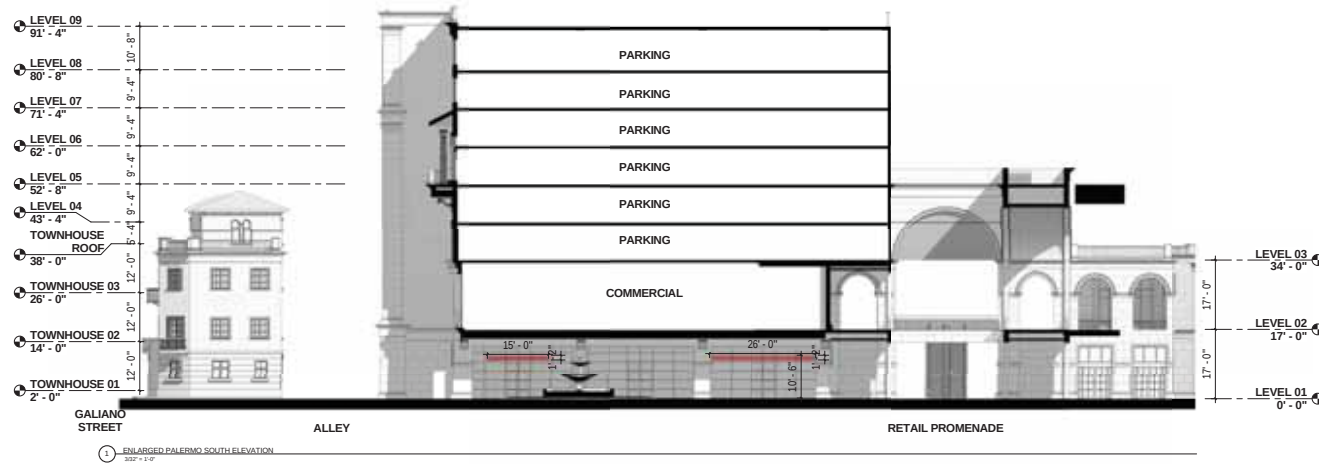


AN ARCADIS COMPANY



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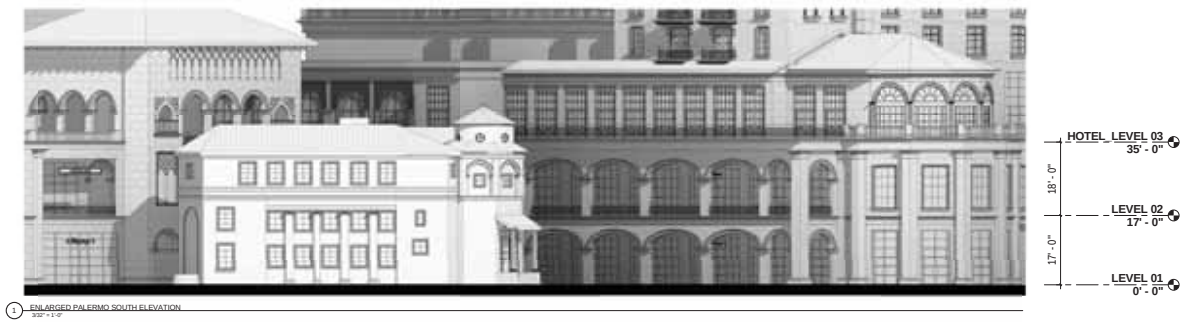
ELEVATION - PALERMO (SOUTH) - RETAIL



SIGNAGE LEGEND			
TYPE	REQUIREMENTS		
TENANT SIGNAGE	AREA	18 SQ. FT PER TENANT MAX	
	LENGTH	50% OF LINEAL TENANT FRONTAGE MAX	
	LETTERING HEIGHT	18 INCHES MAX	
	HEIGHT OF SIGNAGE	18 FEET MAX	
PARKING GARAGE ENTRY/EXIT	AREA	100 SQ. FT MAX	
	LENGTH	12 FEET MAX	
	LETTERING HEIGHT	10 INCHES MAX	
	HEIGHT OF SIGNAGE	WITHIN 10 FEET OF T.O. GARAGE OPENING	
PLAQUES (PEDESTRIAN SIGNAGE)	AREA	4 SQ. FT MAX	
	LENGTH	2 FEET MAX	
	LETTERING HEIGHT	-	
	HEIGHT OF SIGNAGE	8 FEET MAX	
BUILDING SIGNAGE	AREA	- 1 SQ. FT PER LINEAL FOOT OF PRIMARY STREET FRONTAGE. - 0.5 SQ. FT PER LINEAL FOOT OF SIDE STREET FRONTAGE OR FACADE FRONTAGE	
	LENGTH	50% OF LINEAL BUILDING FRONTAGE	
	LETTERING HEIGHT	30 INCHES MAX	
	HEIGHT OF SIGNAGE	- 25 FEET MAX ABOVE CEILING OF TOP FLOOR - 9' FEET MIN	
AWNING OR CANOPY	AREA	4 SQ. FT MAX	
	LENGTH	50% OF AWNING OR CANOPY	
	LETTERING HEIGHT	- 6 INCHES MAX - NOT TO EXCEED 60% OF HEIGHT OF VALENCE	
	HEIGHT OF SIGNAGE	12 FEET MAX	

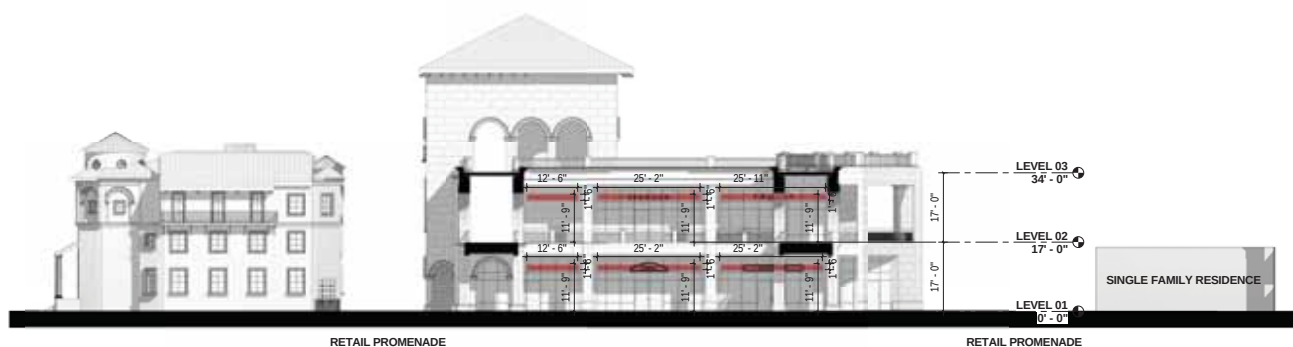
ELEVATION - PALERMO (SOUTH) - HISTORIC ARTS CENTER

SIGNAGE LEGEND		
TYPE	REQUIREMENTS	
	AREA	18 SQ. FT PER TENANT MAX
TENANT SIGNAGE	LENGTH	50% OF LINEAL TENANT FRONTAGE MAX
	LETTERING HEIGHT	18 INCHES MAX
	HEIGHT OF SIGNAGE	18 FEET MAX
	AREA	100 SQ. FT MAX
PARKING GARAGE ENTRY/EXIT	LENGTH	12 FEET MAX
	LETTERING HEIGHT	10 INCHES MAX
	HEIGHT OF SIGNAGE	WITHIN 10 FEET OF T.O. GARAGE OPENING
	AREA	4 SQ. FT MAX
PLAQUES (PEDESTRIAN SIGNAGE)	LENGTH	2 FEET MAX
	LETTERING HEIGHT	-
	HEIGHT OF SIGNAGE	8 FEET MAX
	AREA	- 1 SQ. FT PER LINEAL FOOT OF PRIMARY STREET FRONTAGE - 0.5 SQ. FT PER LINEAL FOOT OF SIDE STREET FRONTAGE OR FACADE FRONTAGE
BUILDING SIGNAGE	LENGTH	50% OF LINEAL BUILDING FRONTAGE
	LETTERING HEIGHT	30 INCHES MAX
	HEIGHT OF SIGNAGE	- 25 FEET MAX ABOVE CEILING OF TOP FLOOR - 97 FEET MINI
	AREA	4 SQ. FT MAX
AWNING OR CANOPY	LENGTH	50% OF AWNING OR CANOPY
	LETTERING HEIGHT	- 6 INCHES MAX - NOT TO EXCEED 60% OF HEIGHT OF VALENCE
	HEIGHT OF SIGNAGE	12 FEET MAX

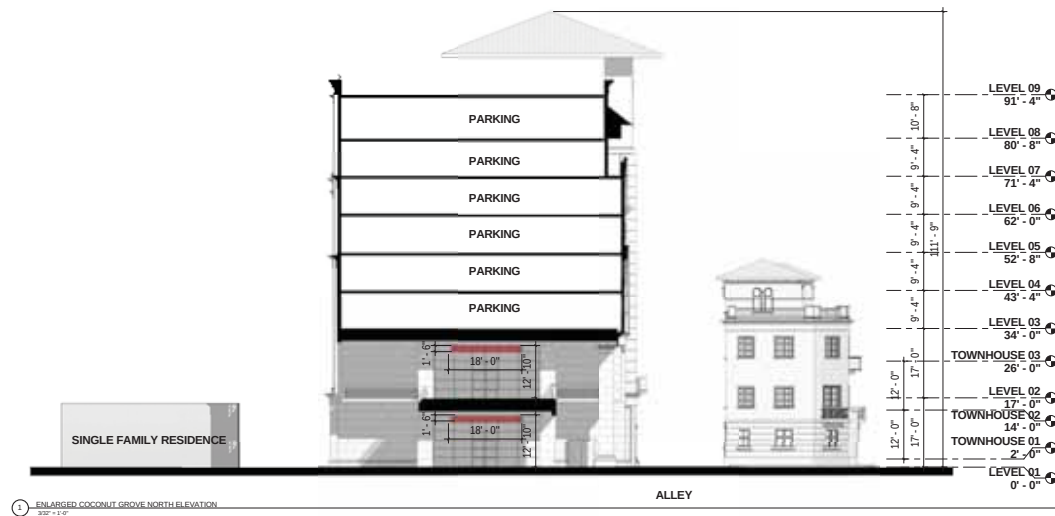


ELEVATION - COCONUT GROVE DRIVE (NORTHEAST) - RETAIL

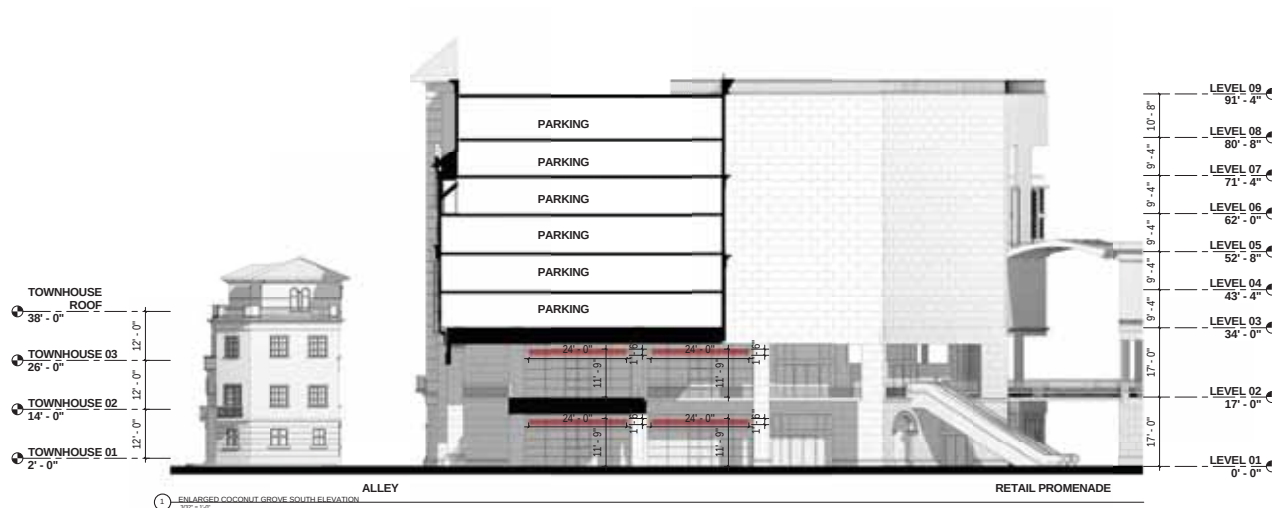
SIGNAGE LEGEND		
TYPE	REQUIREMENTS	
 TENANT SIGNAGE	AREA	18 SQ. FT PER TENANT MAX
	LENGTH	50% OF LINEAL TENANT FRONTAGE MAX
	LETTERING HEIGHT	18 INCHES MAX
	HEIGHT OF SIGNAGE	18 FEET MAX
 PARKING GARAGE ENTRY/EXIT	AREA	100 SQ. FT MAX
	LENGTH	12 FEET MAX
	LETTERING HEIGHT	10 INCHES MAX
	HEIGHT OF SIGNAGE	WITHIN 10 FEET OF T.O. GARAGE OPENING
 PLAQUES (PEDESTRIAN SIGNAGE)	AREA	4 SQ. FT MAX
	LENGTH	2 FEET MAX
	LETTERING HEIGHT	-
	HEIGHT OF SIGNAGE	8 FEET MAX
 BUILDING SIGNAGE	AREA	- 1 SQ. FT PER LINEAL FOOT OF PRIMARY STREET FRONTAGE - 0.5 SQ. FT PER LINEAL FOOT OF SIDE STREET FRONTAGE OR FACADEFRONTAGE
	LENGTH	50% OF LINEAL BUILDING FRONTAGE
	LETTERING HEIGHT	30 INCHES MAX
	HEIGHT OF SIGNAGE	- 25 FEET MAX ABOVE CEILING OF TOP FLOOR - 97 FEET MIN
 AWNING OR CANOPY	AREA	4 SQ. FT MAX
	LENGTH	50% OF AWNING OR CANOPY
	LETTERING HEIGHT	- 6 INCHES MAX - NOT TO EXCEED 80% OF HEIGHT OF VALENCE
	HEIGHT OF SIGNAGE	12 FEET MAX



SIGNAGE LEGEND		
TYPE	REQUIREMENTS	
 TENANT SIGNAGE	AREA	18 SQ. FT PER TENANT MAX
	LENGTH	50% OF LINEAL TENANT FRONTAGE MAX
	LETTERING HEIGHT	18 INCHES MAX
	HEIGHT OF SIGNAGE	18 FEET MAX
 PARKING GARAGE ENTRY/EXIT	AREA	100 SQ. FT MAX
	LENGTH	12 FEET MAX
	LETTERING HEIGHT	10 INCHES MAX
	HEIGHT OF SIGNAGE	WITHIN 10 FEET OF T.O. GARAGE OPENING
 PLAQUES (PEDESTRIAN SIGNAGE)	AREA	4 SQ. FT MAX
	LENGTH	2 FEET MAX
	LETTERING HEIGHT	-
	HEIGHT OF SIGNAGE	8 FEET MAX
 BUILDING SIGNAGE	AREA	- 1 SQ. FT PER LINEAL FOOT OF PRIMARY STREET FRONTAGE - 0.5 SQ. FT PER LINEAL FOOT OF SIDE STREET FRONTAGE OR FACADEFRONTAGE
	LENGTH	50% OF LINEAL BUILDING FRONTAGE
	LETTERING HEIGHT	30 INCHES MAX
	HEIGHT OF SIGNAGE	- 25 FEET MAX ABOVE CEILING OF TOP FLOOR - 97 FEET MIN
 AWNING OR CANOPY	AREA	4 SQ. FT MAX
	LENGTH	50% OF AWNING OR CANOPY
	LETTERING HEIGHT	- 6 INCHES MAX - NOT TO EXCEED 60% OF HEIGHT OF VALENCE
	HEIGHT OF SIGNAGE	12 FEET MAX



ELEVATION - COCONUT GROVE DRIVE (SOUTHWEST) - RETAIL



SIGNAGE LEGEND		
TYPE	REQUIREMENTS	
TENANT SIGNAGE	AREA	18 SQ. FT PER TENANT MAX
	LENGTH	50% OF LINEAL TENANT FRONTAGE MAX
	LETTERING HEIGHT	18 INCHES MAX
	HEIGHT OF SIGNAGE	18 FEET MAX
PARKING GARAGE ENTRY/EXIT	AREA	100 SQ. FT MAX
	LENGTH	12 FEET MAX
	LETTERING HEIGHT	10 INCHES MAX
	HEIGHT OF SIGNAGE	WITHIN 10 FEET OF T.O. GARAGE OPENING
PLAQUES (PEDESTRIAN SIGNAGE)	AREA	4 SQ. FT MAX
	LENGTH	2 FEET MAX
	LETTERING HEIGHT	-
	HEIGHT OF SIGNAGE	8 FEET MAX
BUILDING SIGNAGE	AREA	- 1 SQ. FT PER LINEAL FOOT OF PRIMARY STREET FRONTAGE - 0.5 SQ. FT PER LINEAL FOOT OF SIDE STREET FRONTAGE OR FACADE FRONTAGE
	LENGTH	50% OF LINEAL BUILDING FRONTAGE
	LETTERING HEIGHT	30 INCHES MAX
	HEIGHT OF SIGNAGE	- 25 FEET MAX ABOVE CEILING OF TOP FLOOR - 97 FEET MIN
AWNING OR CANOPY	AREA	4 SQ. FT MAX
	LENGTH	50% OF AWNING OR CANOPY
	LETTERING HEIGHT	- 6 INCHES MAX - NOT TO EXCEED 60% OF HEIGHT OF VALENCE
	HEIGHT OF SIGNAGE	12 FEET MAX

ELEVATION - COCONUT GROVE DRIVE (SOUTHWEST) - RETAIL

CITY COMMISSION
SECOND READING

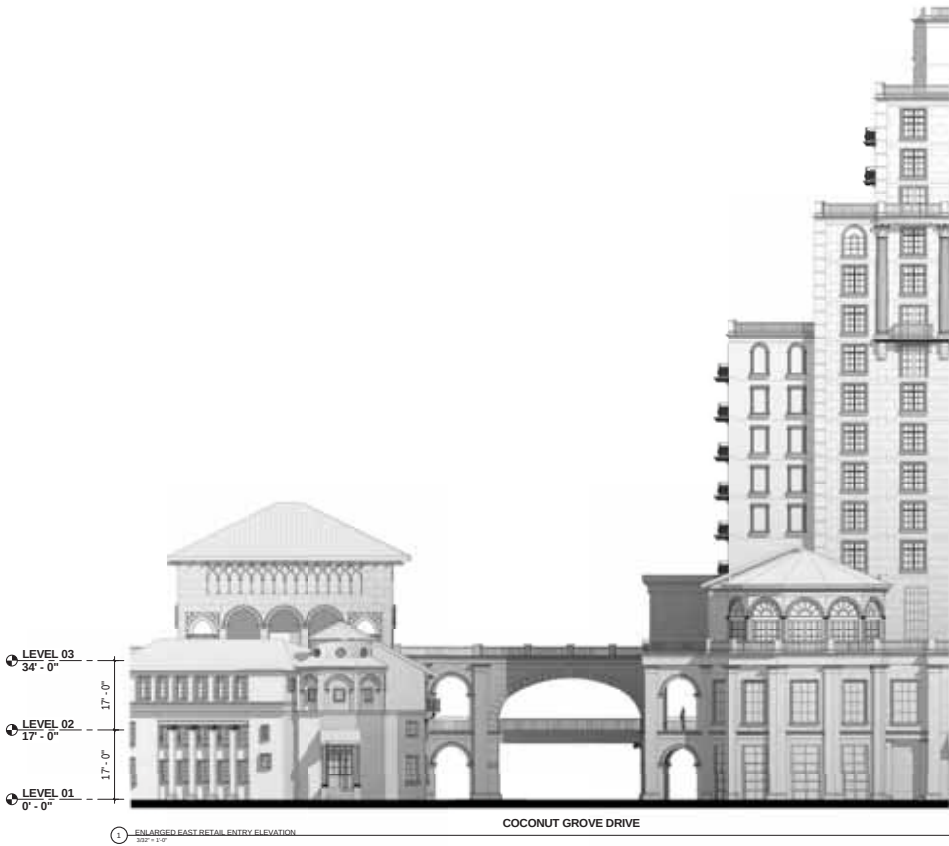
MEDITERRANEAN VILLAGE
AT PONCE CIRCLE

SIGNAGE LEGEND		
TYPE	REQUIREMENTS	
	AREA	18 SQ. FT PER TENANT MAX
TENANT SIGNAGE	LENGTH	50% OF LINEAL TENANT FRONTAGE MAX
	LETTERING HEIGHT	18 INCHES MAX
	HEIGHT OF SIGNAGE	18 FEET MAX
	AREA	100 SQ. FT MAX
PARKING GARAGE ENTRY/EXIT	LENGTH	12 FEET MAX
	LETTERING HEIGHT	10 INCHES MAX
	HEIGHT OF SIGNAGE	WITHIN 10 FEET OF T.O. GARAGE OPENING
	AREA	4 SQ. FT MAX
PLAQUES (PEDESTRIAN SIGNAGE)	LENGTH	2 FEET MAX
	LETTERING HEIGHT	-
	HEIGHT OF SIGNAGE	8 FEET MAX
	AREA	-
BUILDING SIGNAGE	AREA	- 1 SQ. FT PER LINEAL FOOT OF PRIMARY STREET FRONTAGE - 0.5 SQ. FT PER LINEAL FOOT OF SIDE STREET FRONTAGE OR FACADE FRONTAGE
	LENGTH	50% OF LINEAL BUILDING FRONTAGE
	LETTERING HEIGHT	30 INCHES MAX
	HEIGHT OF SIGNAGE	- 25 FEET MAX ABOVE CEILING OF TOP FLOOR - 97 FEET MAX
	HEIGHT OF SIGNAGE	8 FEET MAX
AWNING OR CANOPY	AREA	4 SQ. FT MAX
	LENGTH	50% OF AWNING OR CANOPY
	LETTERING HEIGHT	- 6 INCHES MAX - NOT TO EXCEED 60% OF HEIGHT OF VALENCE
	HEIGHT OF SIGNAGE	12 FEET MAX

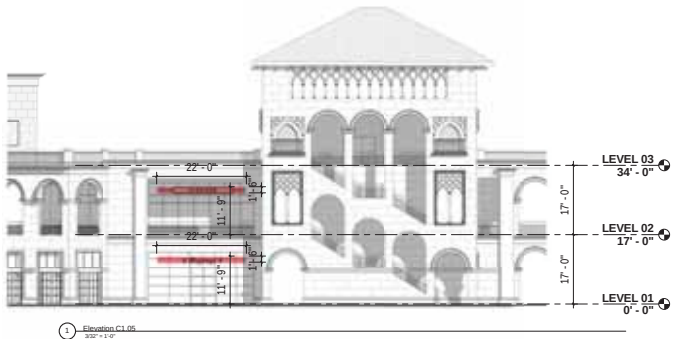


1 ENLARGED COCONUT GROVE SOUTH ELEVATION
3/22/2024

ELEVATION - COCONUT GROVE DRIVE ENTRY (NORTHWEST)



SIGNAGE LEGEND		
TYPE	REQUIREMENTS	
	AREA	18 SQ. FT PER TENANT MAX
TENANT SIGNAGE	LENGTH	50% OF LINEAL TENANT FRONTAGE MAX
	LETTERING HEIGHT	18 INCHES MAX
	HEIGHT OF SIGNAGE	18 FEET MAX
	AREA	100 SQ. FT MAX
PARKING GARAGE ENTRY/EXIT	LENGTH	12 FEET MAX
	LETTERING HEIGHT	10 INCHES MAX
	HEIGHT OF SIGNAGE	WITHIN 10 FEET OF T.O. GARAGE OPENING
	AREA	4 SQ. FT MAX
PLAQUES (PEDESTRIAN SIGNAGE)	LENGTH	2 FEET MAX
	LETTERING HEIGHT	-
	HEIGHT OF SIGNAGE	8 FEET MAX
	AREA	-
BUILDING SIGNAGE	AREA	- 1 SQ. FT PER LINEAL FOOT OF PRIMARY STREET FRONTAGE - 0.5 SQ. FT PER LINEAL FOOT OF SIDE STREET FRONTAGE OR FACADE FRONTAGE
	LENGTH	50% OF LINEAL BUILDING FRONTAGE
	LETTERING HEIGHT	30 INCHES MAX
	HEIGHT OF SIGNAGE	- 25 FEET MAX ABOVE CEILING OF TOP FLOOR - 97 FEET MAX
	AREA	4 SQ. FT MAX
AWNING OR CANOPY	LENGTH	50% OF AWNING OR CANOPY
	LETTERING HEIGHT	- 6 INCHES MAX - NOT TO EXCEED 60% OF HEIGHT OF VALENCE
	HEIGHT OF SIGNAGE	12 FEET MAX
	AREA	-



ARCHITECTURAL ELEVATIONS

CITY COMMISSION
SECOND READING

MEDITERRANEAN VILLAGE
AT PONCE CIRCLE





LANDSCAPE DRAWINGS

CITY COMMISSION
SECOND READING

MEDITERRANEAN VILLAGE
AT PONCE CIRCLE



MEDITERRANEAN VILLAGE AT PONCE CIRCLE



AN AREAS COMPANY



OVERALL ILLUSTRATIVE REALM PLAN



NOTES:
1. ALL SIDEWALKS CONNECTING TO FRED B. HARTNETT PARK WILL BE REVIEWED AND COORDINATED WITH THE CITY



OVERALL ILLUSTRATIVE - ON-SITE PUBLIC REALM PLAN



NOTES:
 1. ALL SIDEWALKS CONNECTING TO FRED B. HARTNETT PARK WILL BE REVIEWED AND COORDINATED WITH THE CITY



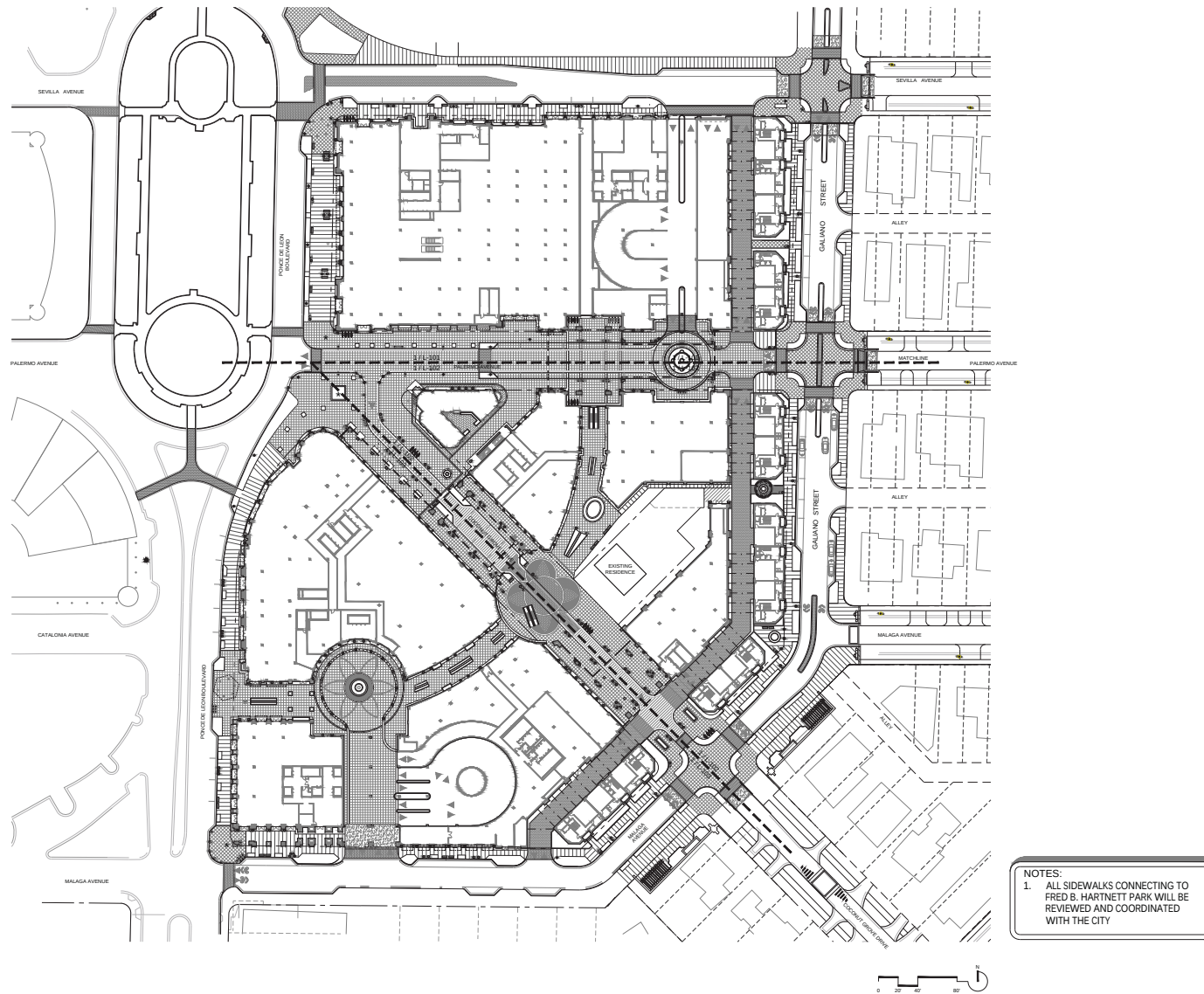
LANDSCAPE DRAWINGS

CITY COMMISSION
 SECOND READING

MEDITERRANEAN VILLAGE AT PONCE CIRCLE



OVERALL ON-SITE PUBLIC REALM PLAN



[illegible]

HARDSCAPE KEY PAING

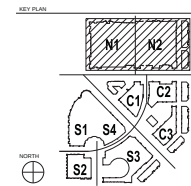
- ① MANILLA STONE PAVING - UNPAVED
- ② GRANITE PAVING - PEDESTRIAN
- ③ LIGHT GREY
- ④ GRANITE PAVING - VEHICULAR
- ⑤ LIGHT GREY
- ⑥ GRANITE PAVING - DARK GREY
- ⑦ CORBEL PAVING - VEHICULAR
- ⑧ MEDIUM GREY
- ⑨ PAVING TYPE A
- ⑩ MEDIUM - MEDIUM TWIN
- ⑪ PAVING TYPE B
- ⑫ MARBLE Mosaic JOIST
- ⑬ PAVING TYPE C
- ⑭ TRANSPARENT STONE PAVING
- ⑮ IMPERMEABLE
- ⑯ PAVING TYPE D
- ⑰ CANTON
- ⑱ GRANITE PAVING - FIVE
- ⑲ RAMP COLOURED CONCRETE TO TABLE
- ⑳ SHELL STONE
- ㉑ PINK GRANITE (BRICKLASH)

WALLS & STAIRS CURBS

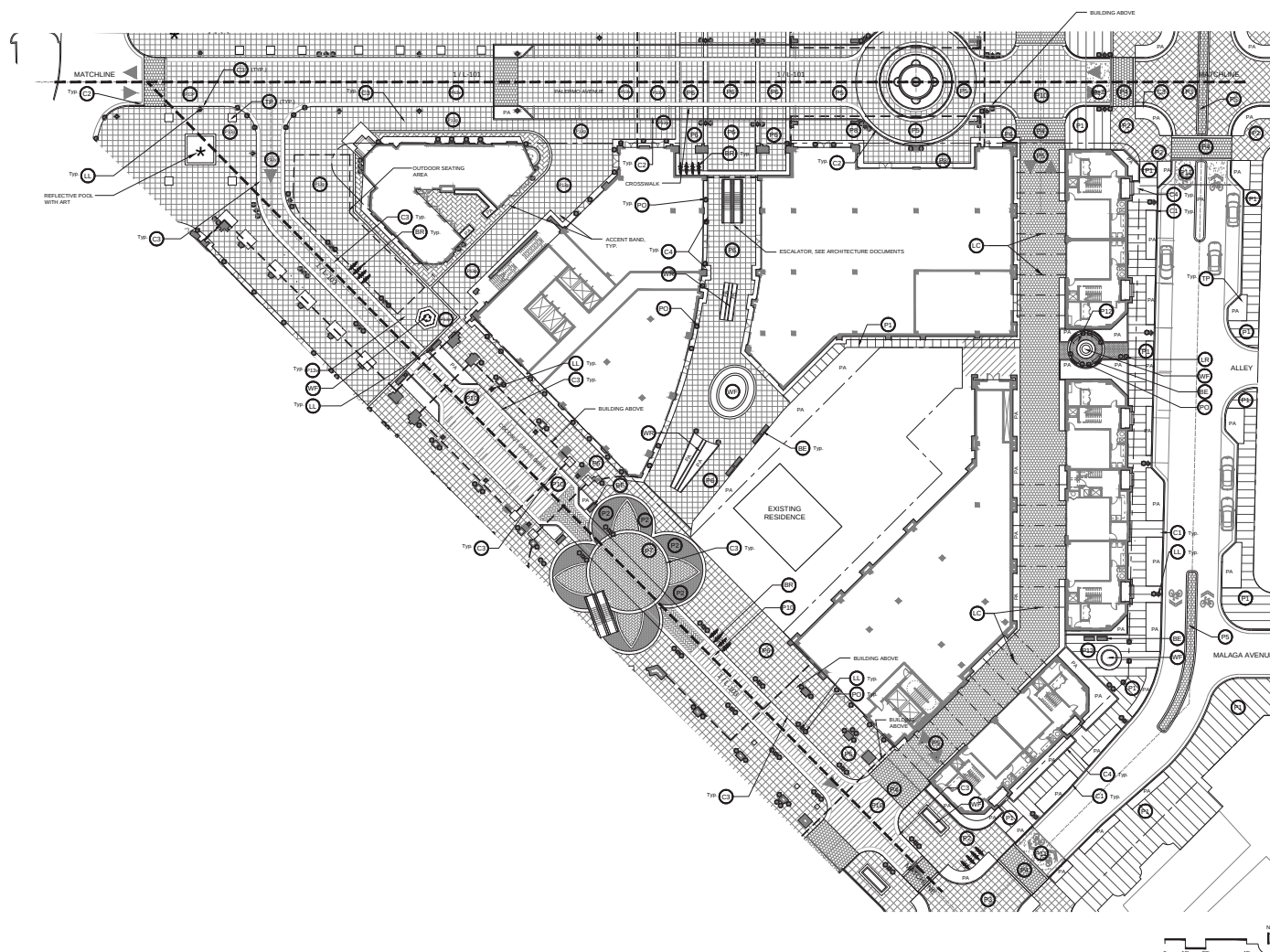
- ㉒ SEAT WALL
- ㉓ PRECAST CONCRETE CURB
- ㉔ GRANITE CURB & CUTTER
- ㉕ FLUSH GRANITE CURB
- ㉖ PLANTED CURB

SITE AMENITIES

- ★ PUBLIC ART
- BENCH
- ||||| BIKE RACKS
- BOLLARD
- ◆ STREETLIGHTS
- CATERINARY LIGHTS
- LITTER & RECYCLING RECEPTACLES
- PLANTER POTS
- TREE PIT
- WATER RUNAL
- WATER FEATURE
- PLANTING AREA
- MATCH LINE
- PROPERTY LINE
- BUILDING OVERLAP



PUBLIC REALM PLAN - CENTRAL PARCEL



- NOTES:
1. ALL SIDEWALKS CONNECTING TO FRED B. HARTNETT PARK WILL BE REVIEWED AND COORDINATED WITH THE CITY

HARDSCAPE KEY
(PAVING)

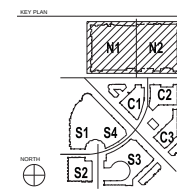
- ① TERRAZZO STONE PAVED - UNFINISHED
- ② GRANITE PAVES - PEDESTAL/PAVING
- ③ GRANITE PAVES - VEHICULAR
- ④ GRANITE PAVES - DRIVEWAY
- ⑤ GRANITE PAVES - WALKWAY
- ⑥ COBBLE PAVES - VEHICULAR
- ⑦ COBBLE PAVES - WALKWAY
- ⑧ POLISHED - MEDIAN T&I
- ⑨ PAVED TYPE B
- ⑩ PAVED TYPE C
- ⑪ PAVED TYPE D
- ⑫ PAVED TYPE E
- ⑬ GRANITE PAVES - VEHICULAR
- ⑭ GRANITE PAVES - DRIVEWAY
- ⑮ GRANITE PAVES - WALKWAY
- ⑯ GRANITE PAVES - DRIVEWAY
- ⑰ GRANITE PAVES - DRIVEWAY
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- ㊿ GRANITE PAVES - DRIVEWAY

VEHICLE STOPS CURBS

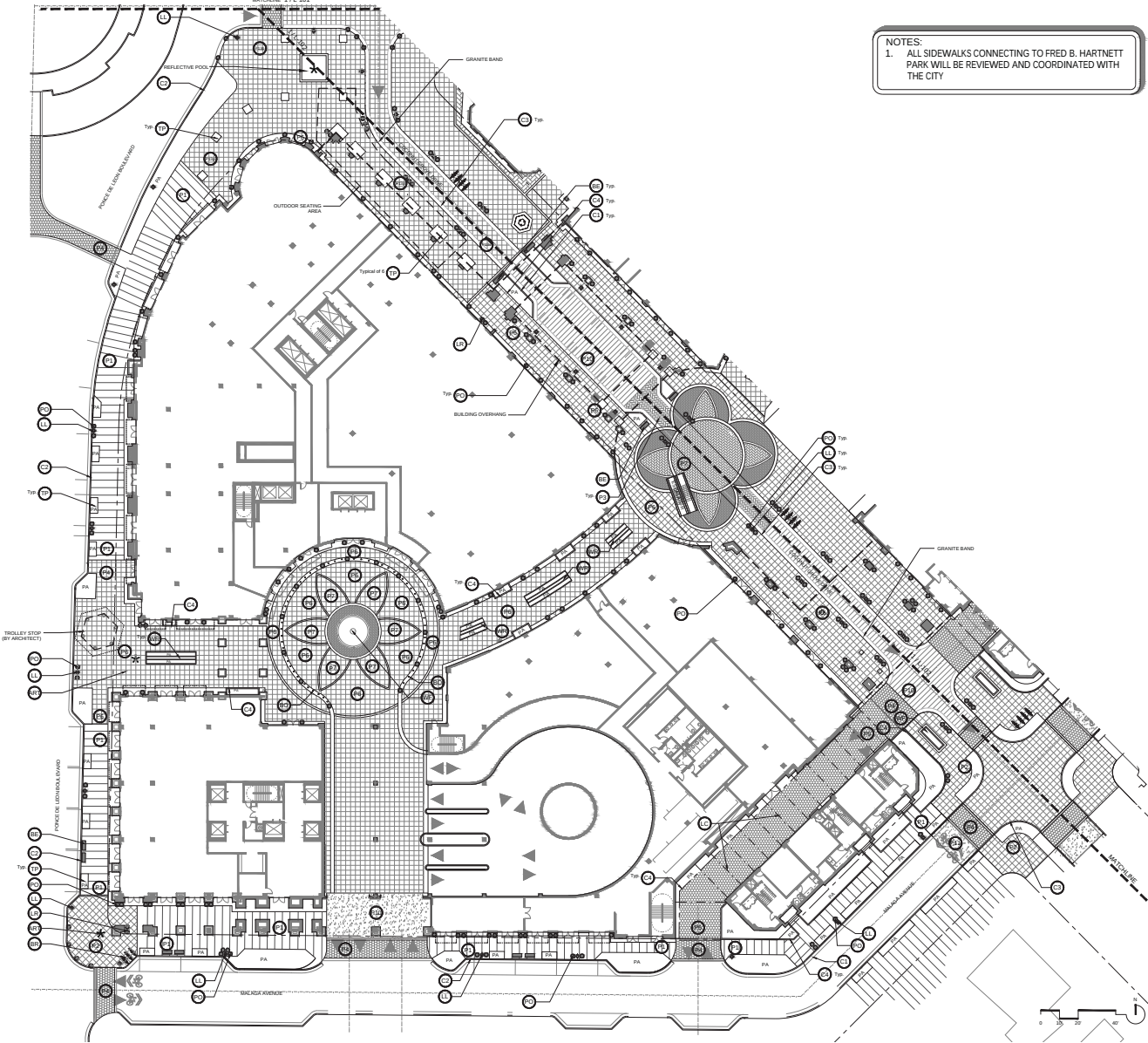
- ① CURB WALL
- ② PRECAST CONCRETE CURB
- ③ GRANITE CURB & GUTTER
- ④ POLISHED GRANITE CURB
- ⑤ PLANTER CURB

SITE AMENITIES

- ★ PUBLIC ART
- ① BENCH
- ② BENCH
- ③ BENCH
- ④ BENCH
- ⑤ BENCH
- ⑥ BENCH
- ⑦ BENCH
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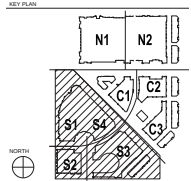


PUBLIC REALM PLAN - SOUTH PARCEL



NOTES:
1. ALL SIDEWALKS CONNECTING TO FRED B. HARTNETT PARK WILL BE REVIEWED AND COORDINATED WITH THE CITY

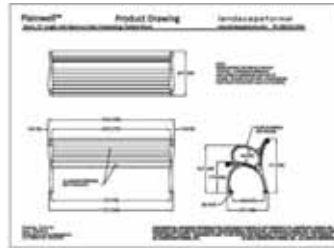
HARDSCAPE KEY	
PAVING	
(Symbol)	MARBLELLA STONE PAVES - UNPAVED
(Symbol)	GRANITE PAVES - PEDESTRIAN LIGHT GREY
(Symbol)	GRANITE PAVES - VEHICULAR LIGHT GREY
(Symbol)	GRANITE PAVES - VEHICULAR MEDIUM GREY
(Symbol)	COBBLE PAVES - VEHICULAR MEDIUM GREY
(Symbol)	PAVER TYPE A - ACCQUY - MEDIUM TALL
(Symbol)	PAVER TYPE B - MARIAGE MARIAGE - VEHICULAR
(Symbol)	PAVER TYPE C - IMPROVED STONE PAVES WITH PLANTING JOISTS
(Symbol)	PAVER TYPE D - CANTERNA
(Symbol)	GRANITE PAVES - VEHICULAR
(Symbol)	BAMP (COLORED CONCRETE) @ TABLE
(Symbol)	SHALL STONE
(Symbol)	PINK GRANITE (VEHICULAR)
WALLS/STAIRS/CURBS	
(Symbol)	SEAT WALL
(Symbol)	FRISCAT CONCRETE CURB
(Symbol)	GRANITE CURB & GUTTER
(Symbol)	FLUSH GRANITE CURB
(Symbol)	PLANTER CURB
SITE AMENITIES	
(Symbol)	PUBLIC ART
(Symbol)	BENCH
(Symbol)	BING BACKS
(Symbol)	RECLAND
(Symbol)	STREETLIGHTS
(Symbol)	CATERNARY LIGHTS
(Symbol)	LITTER & RECYCLING RECEPTACLES
(Symbol)	PLANTER POTS
(Symbol)	TRIE PIT
(Symbol)	WATER FOUNTAIN
(Symbol)	WATER FEATURE
(Symbol)	PLANTING AREA
(Symbol)	MATCH LINE
(Symbol)	PROPERTY LINE
(Symbol)	BUILDING OVERHANG



MEDITERRANEAN VILLAGE
AT PONCE CIRCLE



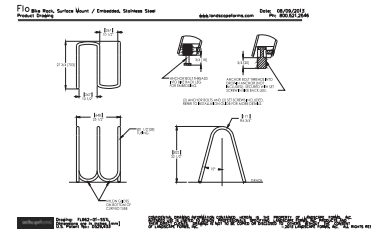
PUBLIC REALM - DETAILS AND CALCS



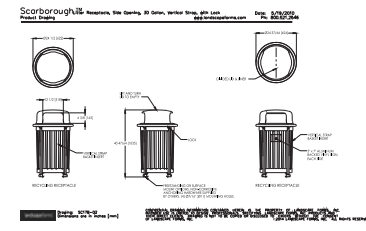
1 BENCH
Scale: NTS



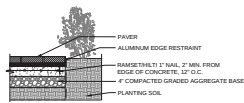
2 TREE PIT UPLIGHT
Scale: NTS



3 BIKE RACK
Scale: NTS



4 LITTER & RECYCLING RECEPTACLE
Scale: NTS



5 Pavers - Pedestrian
Scale: NTS

LANDSCAPE / OPEN SPACE CALCULATIONS

Townhouse/ Apt Street Type	0.48 acres	36,210 sf
All other Street Types	6.32 acres	466,476 sf
TOTAL	6.80 acres	502,686 sf

A. CIVILIAN LANDSCAPE / OPEN SPACE	REQUIRED	PROVIDED
Square foot of open space required by Art 16.6 of Townhouse Code		
Townhouse/ Apt Street Type	26,220 sf x 30%	7,866 sf
All other Street Types	246,576 sf x 30%	73,973 sf
TOTAL	43,188 sf	81,839 sf

B. TOWNHOUSE/ APT STREET TYPE LANDSCAPE / OPEN SPACE

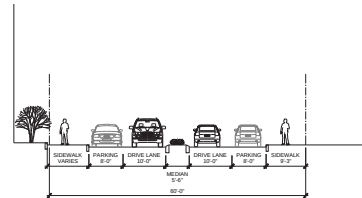
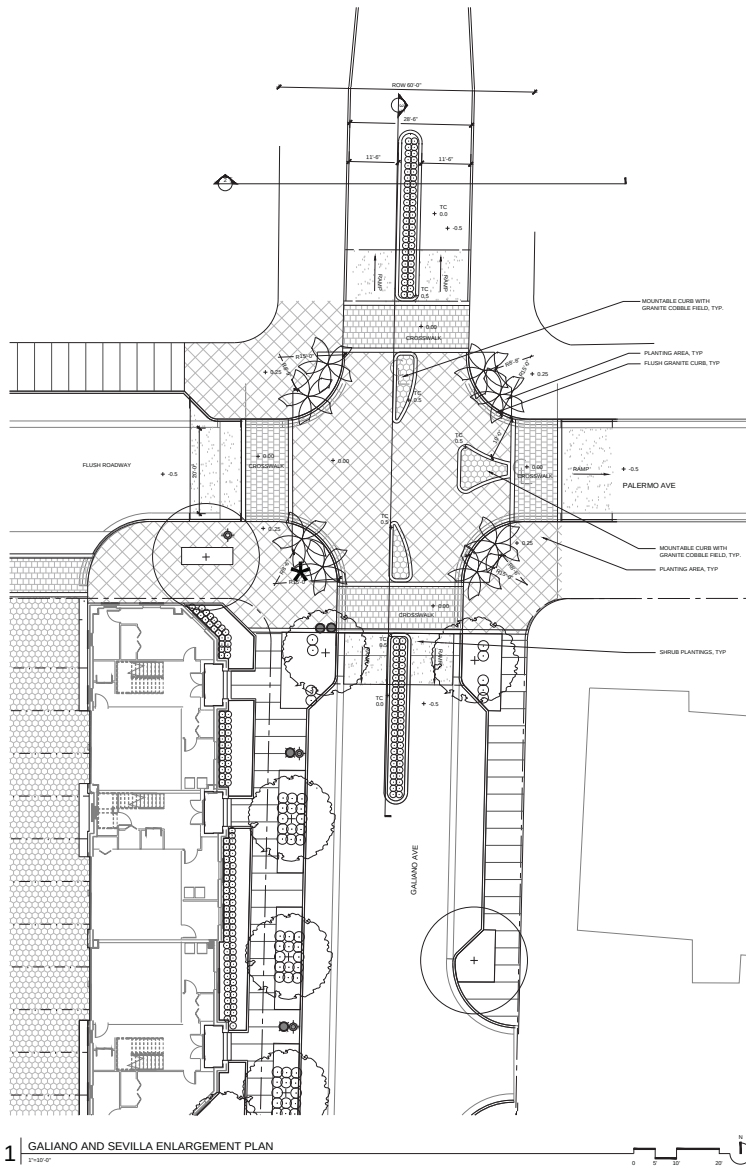
On site	Required	Provided
Landscaping Area at Ground Level	2,827 sf	n/a
Landscaping Area at Rooftop	n/a	n/a
Landscaping Area at Ground Level	1,798 sf	n/a
Landscaping Area at Rooftop	7,270 sf	n/a
Subtotal	11,260 sf	n/a
Off site		
Landscaping Area at Ground Level	4,552 sf	n/a
Landscaping Area at Rooftop	n/a	n/a
Landscaping Area at Ground Level	n/a	n/a
Landscaping Area at Rooftop	4,552 sf	n/a
Subtotal	9,104 sf	n/a
TOTAL	20,364 sf	20,364 sf

C. ALL OTHER STREET TYPE LANDSCAPE / OPEN SPACE

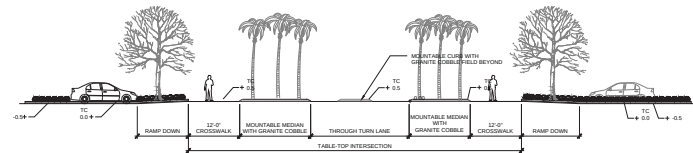
On site	Required	Provided
Landscaping Area at Ground Level	4,900 sf	n/a
Landscaping Area at Rooftop	61,752 sf	n/a
Landscaping Area at Ground Level	0	n/a
Landscaping Area at Rooftop	67,760 sf	n/a
Subtotal	126,652 sf	n/a
Off site		
Landscaping Area at Ground Level	4,492 sf	n/a
Landscaping Area at Rooftop	n/a	n/a
Landscaping Area at Ground Level	71,028 sf	n/a
Landscaping Area at Rooftop	70,548 sf	n/a
Subtotal	146,068 sf	n/a
TOTAL	272,720 sf	272,720 sf

OVERALL TOTAL 61,188 SF 272,720 SF

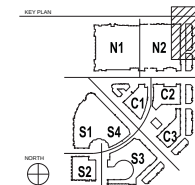
PUBLIC REALM - DETAILS



2 | GALIANO STREET SECTION LOOKING NORTH

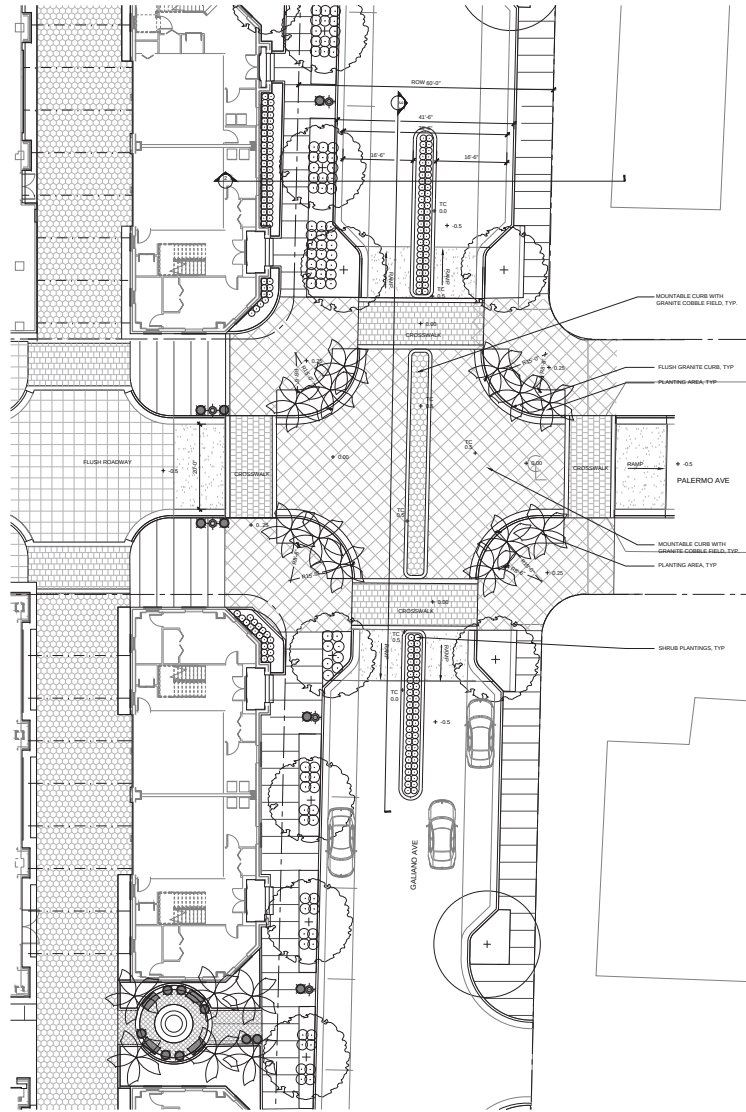


3 GALIANO STREET SECTION LOOKING EAST
1"=10'-0"

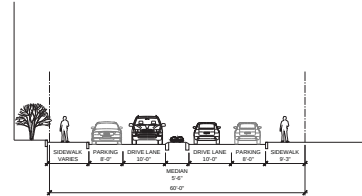


LANDSCAPE DRAWINGS

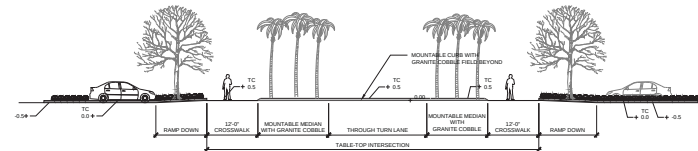
PUBLIC REALM - DETAILS



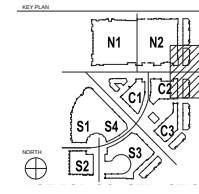
1 GALIANO AND PALERMO ENLARGEMENT PLAN
1"=10'-0"



2 GALIANO STREET SECTION LOOKING NORTH
1"=10'-0"



3 GALIANO STREET SECTION LOOKING EAST
1"=10'-0"



OVERALL ILLUSTRATIVE ON-SITE PLANTING PLAN



- NOTES:
1. ALL SIDEWALKS CONNECTING TO FRED B. HARTNETT PARK WILL BE REVIEWED AND COORDINATED WITH THE CITY
 2. WHERE ON-STREET PARKING OCCURS, STREET TREES SHALL BE LOCATED 3' MIN. FROM THE BACK OF CURB, WHERE POSSIBLE.
 3. ADEQUATE SOIL TYPE AND VOLUME WILL BE PROVIDED FOR ALL STREET TREES AND WILL BE REVIEWED AND COORDINATED WITH PUBLIC SERVICE.

LANDSCAPE DRAWINGS

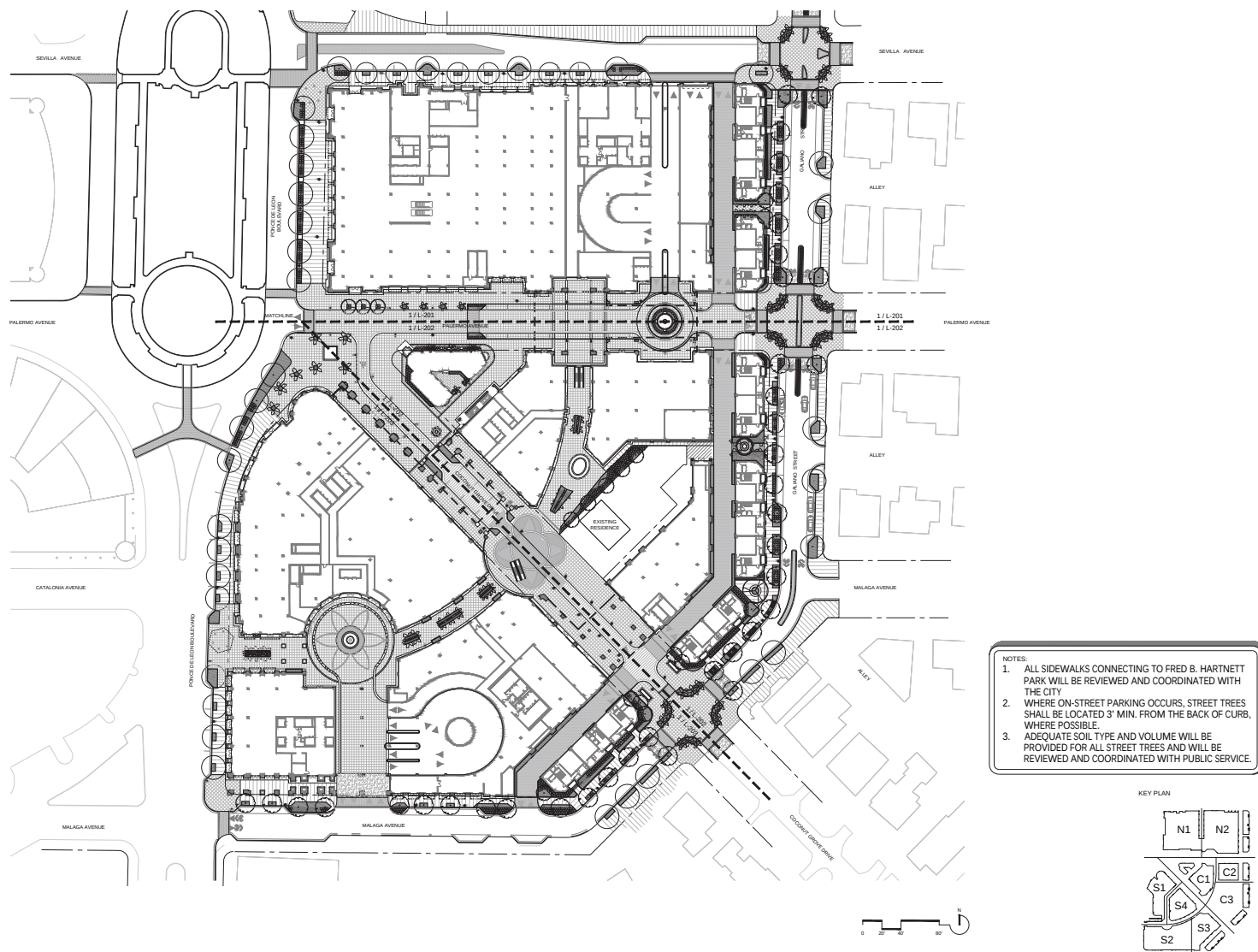
CITY COMMISSION
SECOND READING

MEDITERRANEAN VILLAGE
AT PONCE CIRCLE

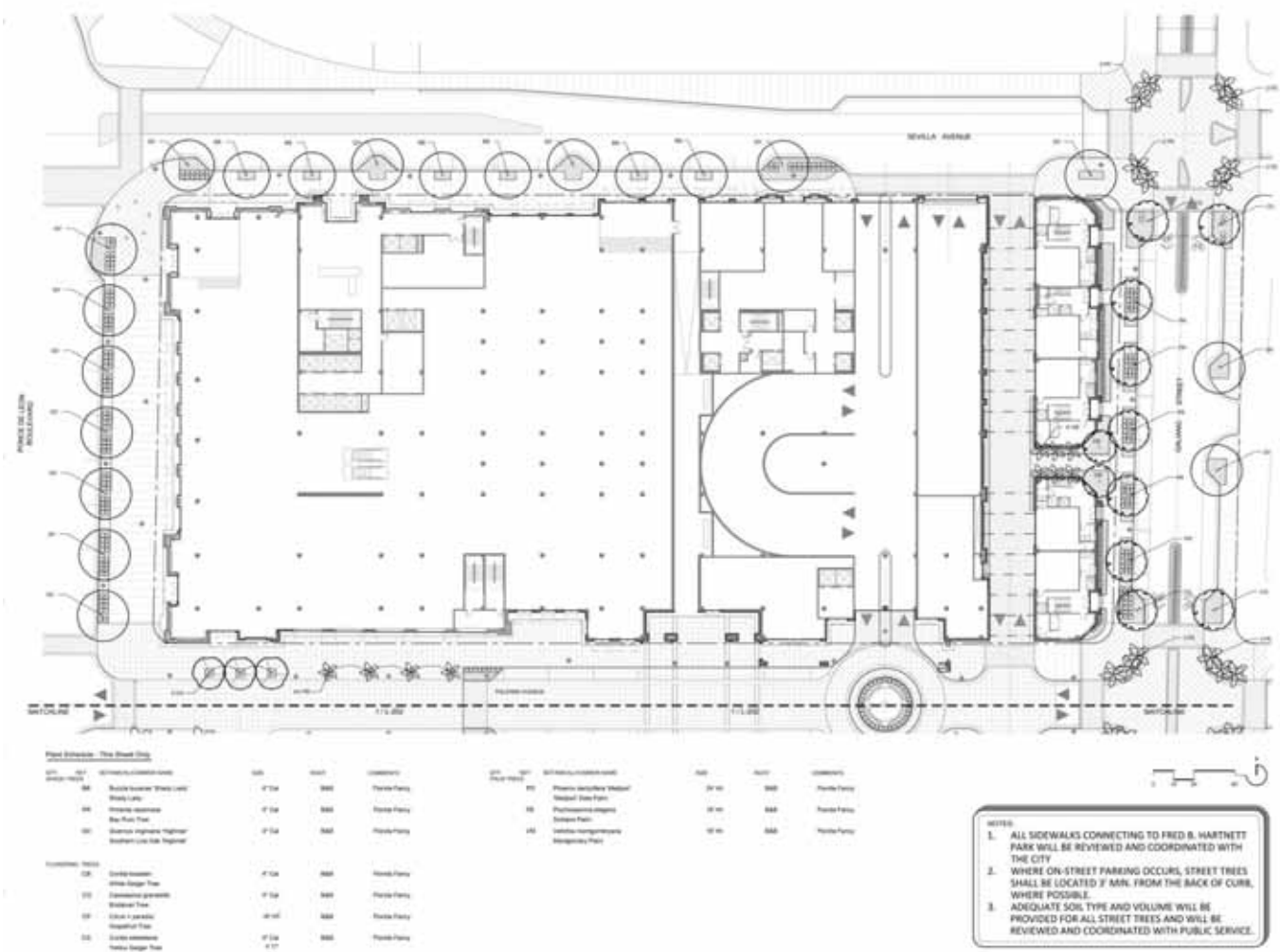


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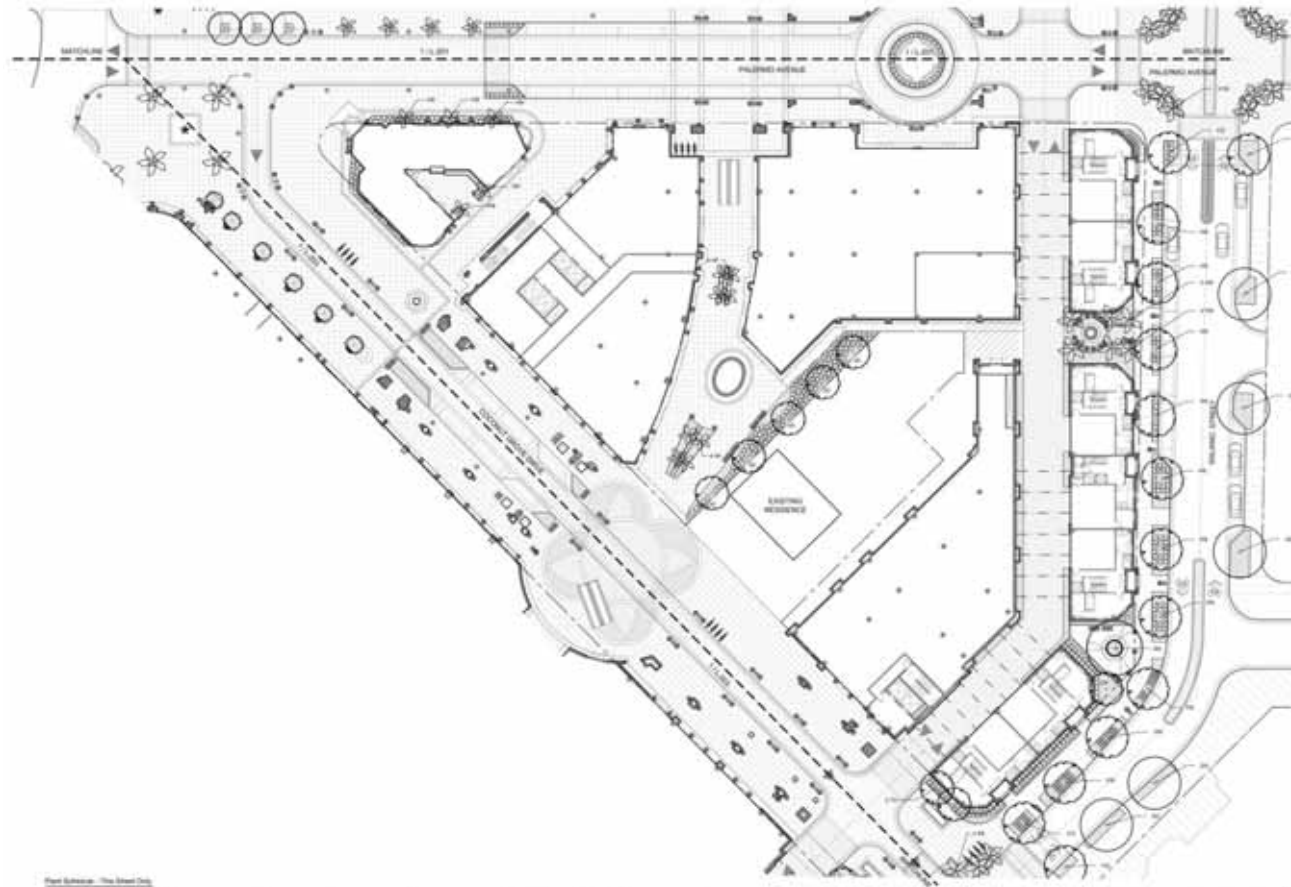
OVERALL ON-SITE PLANTING PLAN



PLANTING PLAN - NORTH PARCEL



PLANTING PLAN - CENTRAL PARCEL



Plant Schedule - This Sheet Only

QTY	QTY	QTY	QTY	QTY
100	100	100	100	100

100	100	100	100	100
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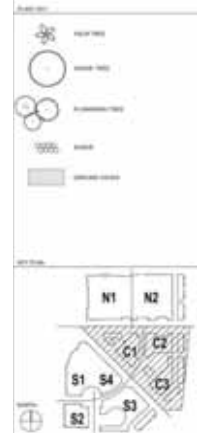
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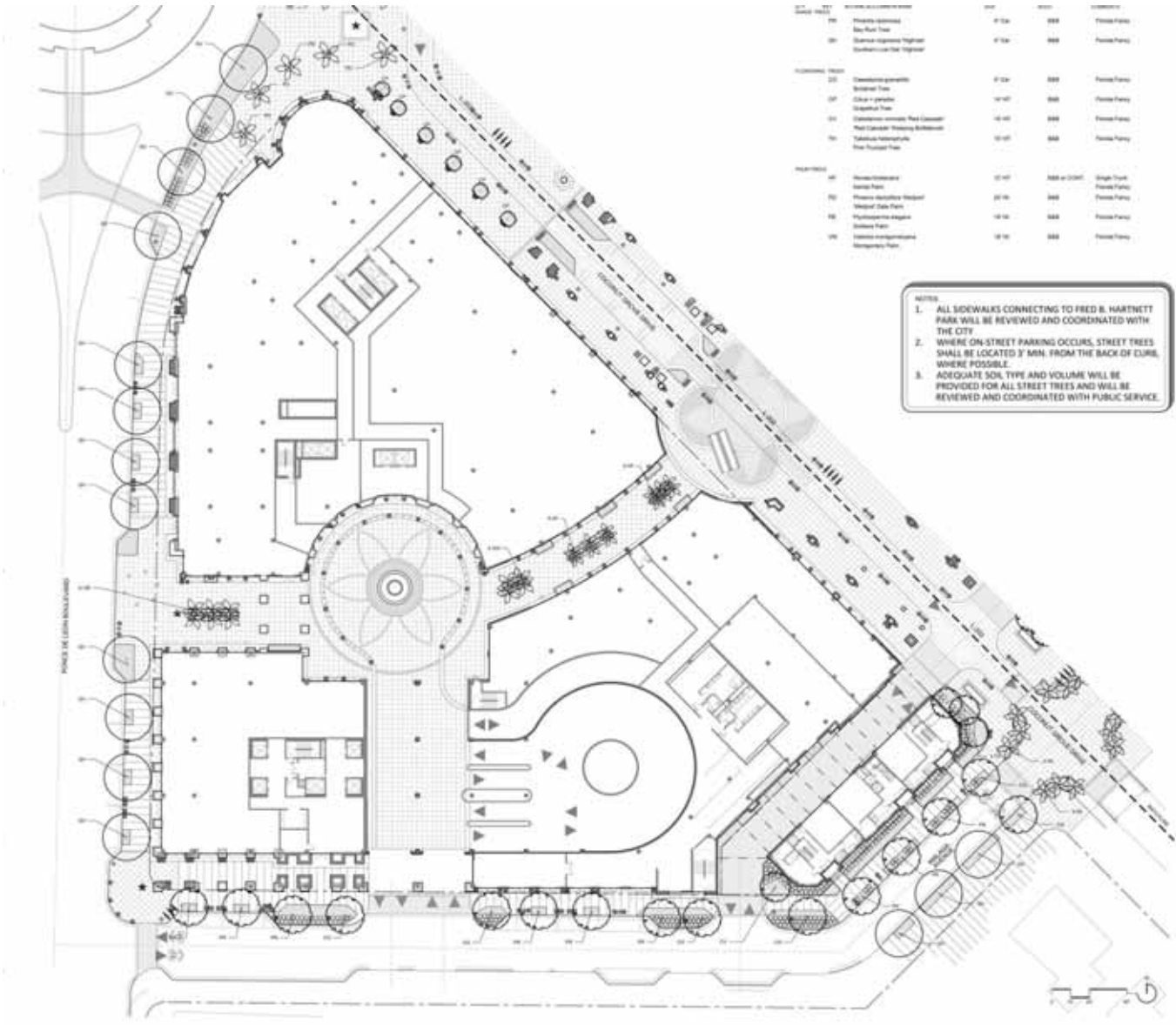
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- NOTES:
1. ALL SIDEWALKS CONNECTING TO FRED B. HARTNETT PARK WILL BE REVIEWED AND COORDINATED WITH THE CITY.
 2. WHERE ON STREET PARKING OCCURS, STREET TREES SHALL BE LOCATED 8' MIN. FROM THE BACK OF CURB, WHERE POSSIBLE.
 3. ADEQUATE SOIL TYPE AND VOLUME WILL BE PROVIDED FOR ALL STREET TREES AND WILL BE REVIEWED AND COORDINATED WITH PUBLIC SERVICE.

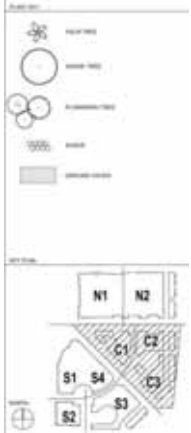


PLANTING PLAN - SOUTH PARCEL



SYMBOL	PLANT SPECIES	SIZE	QUANTITY	NOTES
100	Platanus occidentalis	12" DBH	200	Planting Plan
101	Quercus laevis	12" DBH	200	Planting Plan
102	Quercus laevis	12" DBH	200	Planting Plan
103	Quercus laevis	12" DBH	200	Planting Plan
104	Quercus laevis	12" DBH	200	Planting Plan
105	Quercus laevis	12" DBH	200	Planting Plan
106	Quercus laevis	12" DBH	200	Planting Plan
107	Quercus laevis	12" DBH	200	Planting Plan
108	Quercus laevis	12" DBH	200	Planting Plan
109	Quercus laevis	12" DBH	200	Planting Plan
110	Quercus laevis	12" DBH	200	Planting Plan
111	Quercus laevis	12" DBH	200	Planting Plan
112	Quercus laevis	12" DBH	200	Planting Plan
113	Quercus laevis	12" DBH	200	Planting Plan
114	Quercus laevis	12" DBH	200	Planting Plan
115	Quercus laevis	12" DBH	200	Planting Plan
116	Quercus laevis	12" DBH	200	Planting Plan
117	Quercus laevis	12" DBH	200	Planting Plan
118	Quercus laevis	12" DBH	200	Planting Plan
119	Quercus laevis	12" DBH	200	Planting Plan
120	Quercus laevis	12" DBH	200	Planting Plan

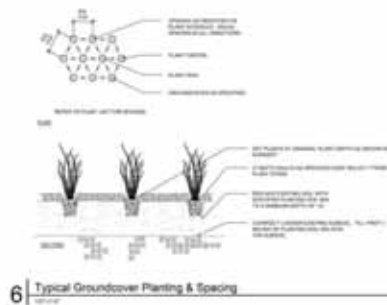
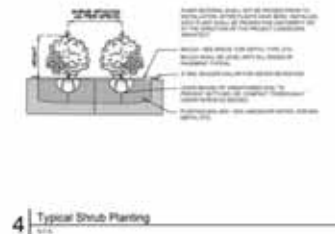
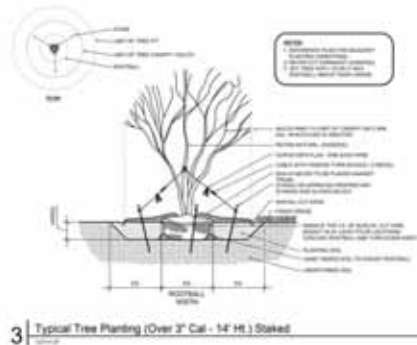
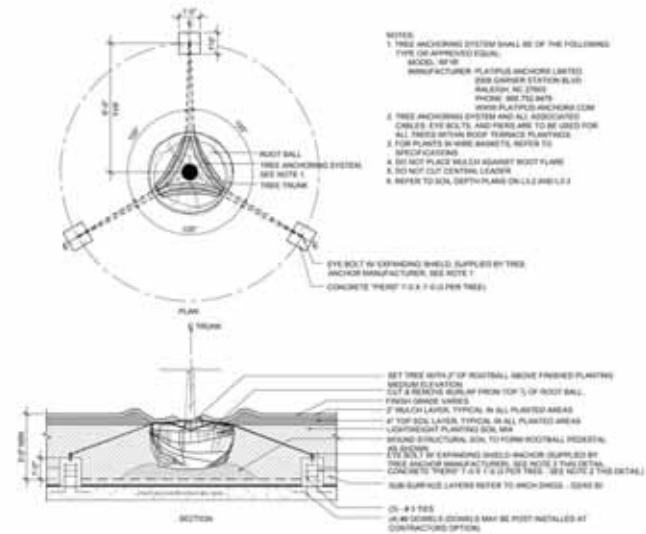
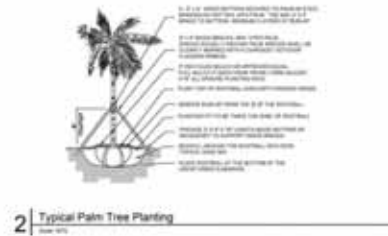
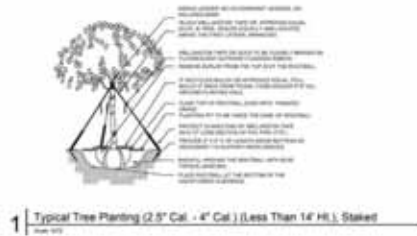
- NOTES:
1. ALL SIDEWALKS CONNECTING TO FRED B. HARTNETT PARK WILL BE REVIEWED AND COORDINATED WITH THE CITY.
 2. WHERE ON-STREET PARKING OCCURS, STREET TREES SHALL BE LOCATED 3' MIN. FROM THE BACK OF CURB, WHERE POSSIBLE.
 3. ADEQUATE SOIL TYPE AND VOLUME WILL BE PROVIDED FOR ALL STREET TREES AND WILL BE REVIEWED AND COORDINATED WITH PUBLIC SERVICE.



MEDITERRANEAN VILLAGE
AT PONCE CIRCLE



PLANTING - DETAILS AND CALCS



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 unutilized and unplanted tree pits are to be properly mulched and flagged during installation.
- All planting plans are issued as directives for site layout. Any deviations, site changes, etc. are to be brought to the attention of the Landscape Architect for confirmation prior to installation.

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 2" layer of Mulchmate mulch. Eucalyptus mulch or equal.
- Planting plans shall show precedence over plant list in case of discrepancies.
- Site 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% cost coverage for all areas specified.
- All landscape areas are to be provided with automatic irrigation system which provide 100% coverage, and 50% watering.
- 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. Directly over road beds are not acceptable.
- Planting soil for topsoil and landfill shall be 50/50 mix, non-saline free. Planting soil for annual beds to be comprised of 50% Canadian peat moss, 20% soil free coarse sand and 30% Florida.
- Tree and shrub pits will be supplemented with "Agilum-Pel" 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.

LANDSCAPE DESIGN

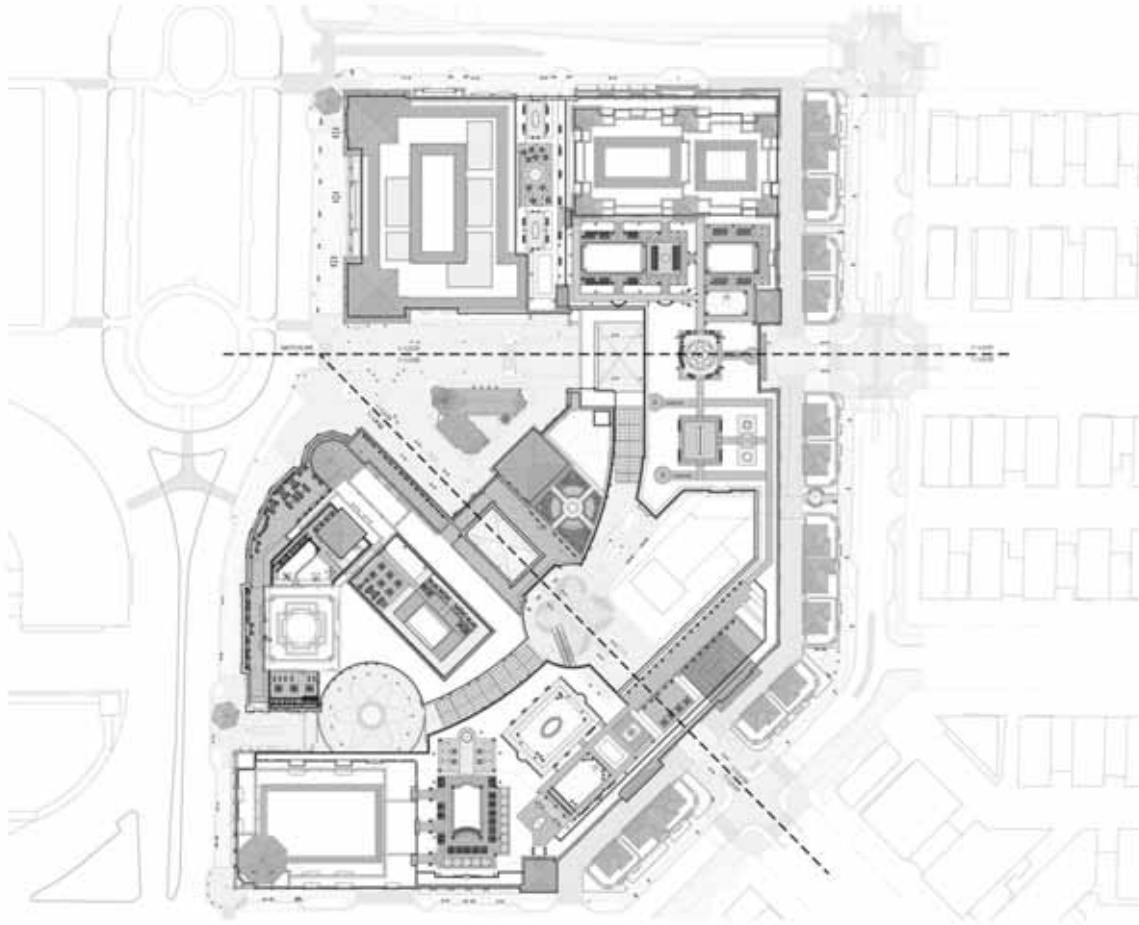
TABLE

Information Required to be Furnished by the Contractor

	NO.	QTY.	UNIT	REMARKS	REMARKS
1. No. of trees required	10	1	10	10	10
2. No. of shrubs required	10	1	10	10	10
3. No. of plants required	10	1	10	10	10

	NO.	QTY.	UNIT	REMARKS	REMARKS
1. No. of trees required	10	1	10	10	10
2. No. of shrubs required	10	1	10	10	10
3. No. of plants required	10	1	10	10	10

OVERALL ON-SITE ACTIVATED ROOFTOP HARDSCAPE PLAN



1 OVERALL ROOFTOP SITE PLAN
1-100

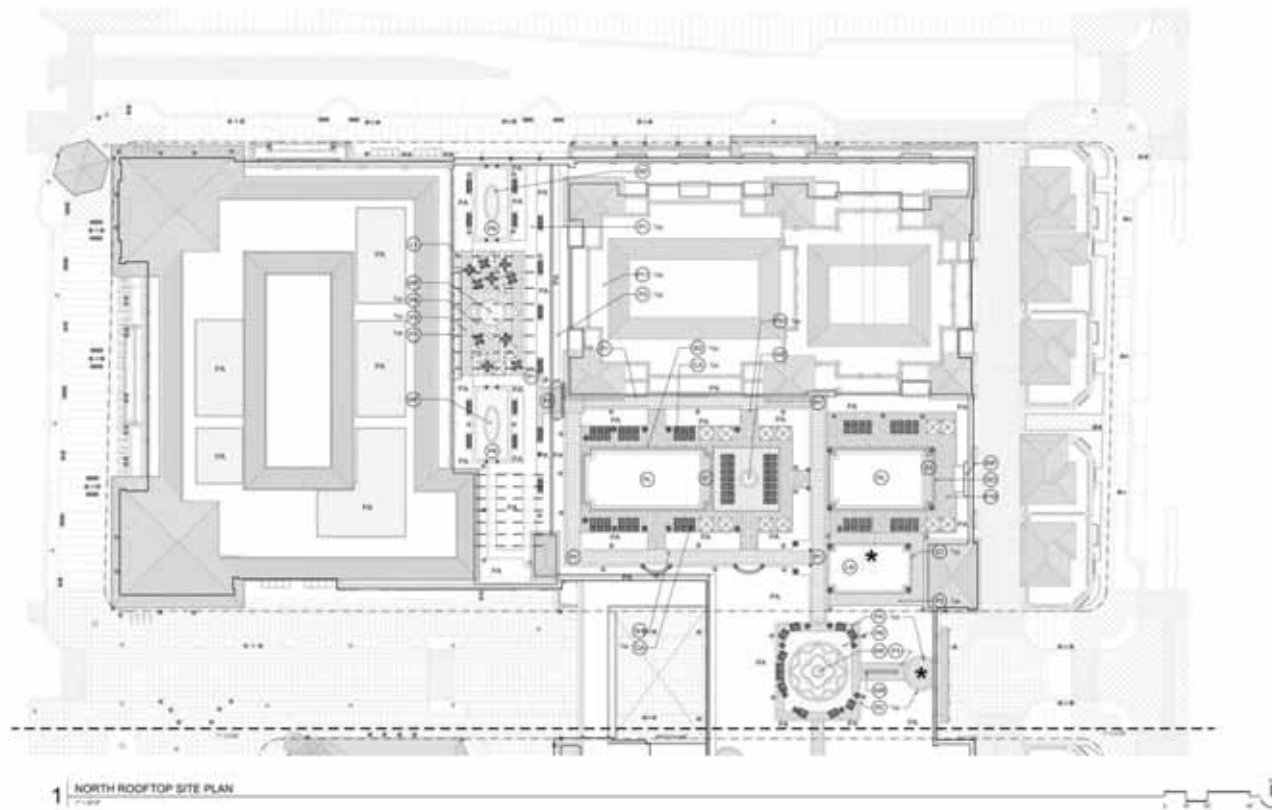


CITY COMMISSION
SECOND READING

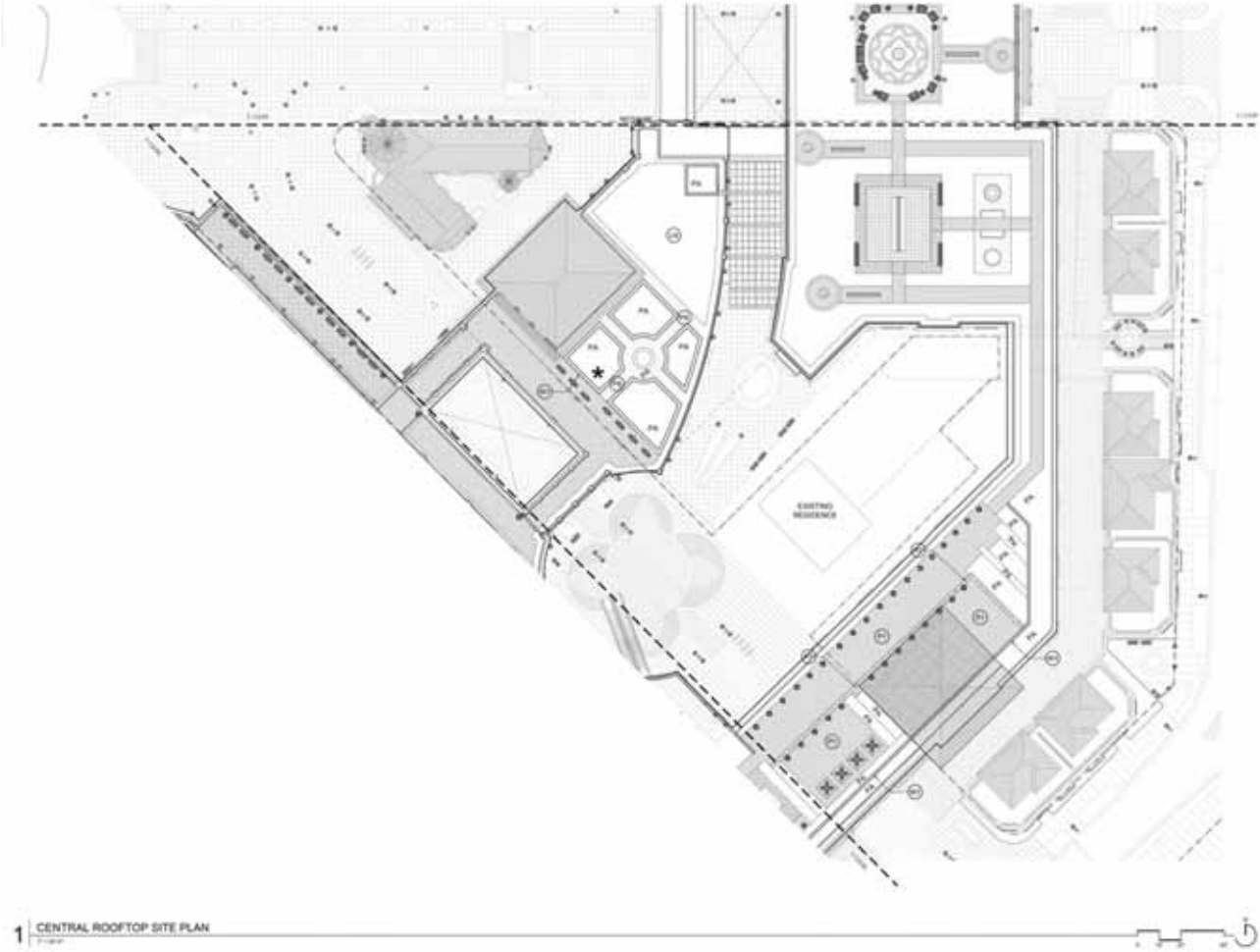
MEDITERRANEAN VILLAGE
AT PONCE CIRCLE



ACTIVATED ROOFTOP HARDSCAPE PLAN - NORTH PARCEL



ACTIVATED ROOFTOP HARDSCAPE PLAN - CENTRAL PARCEL

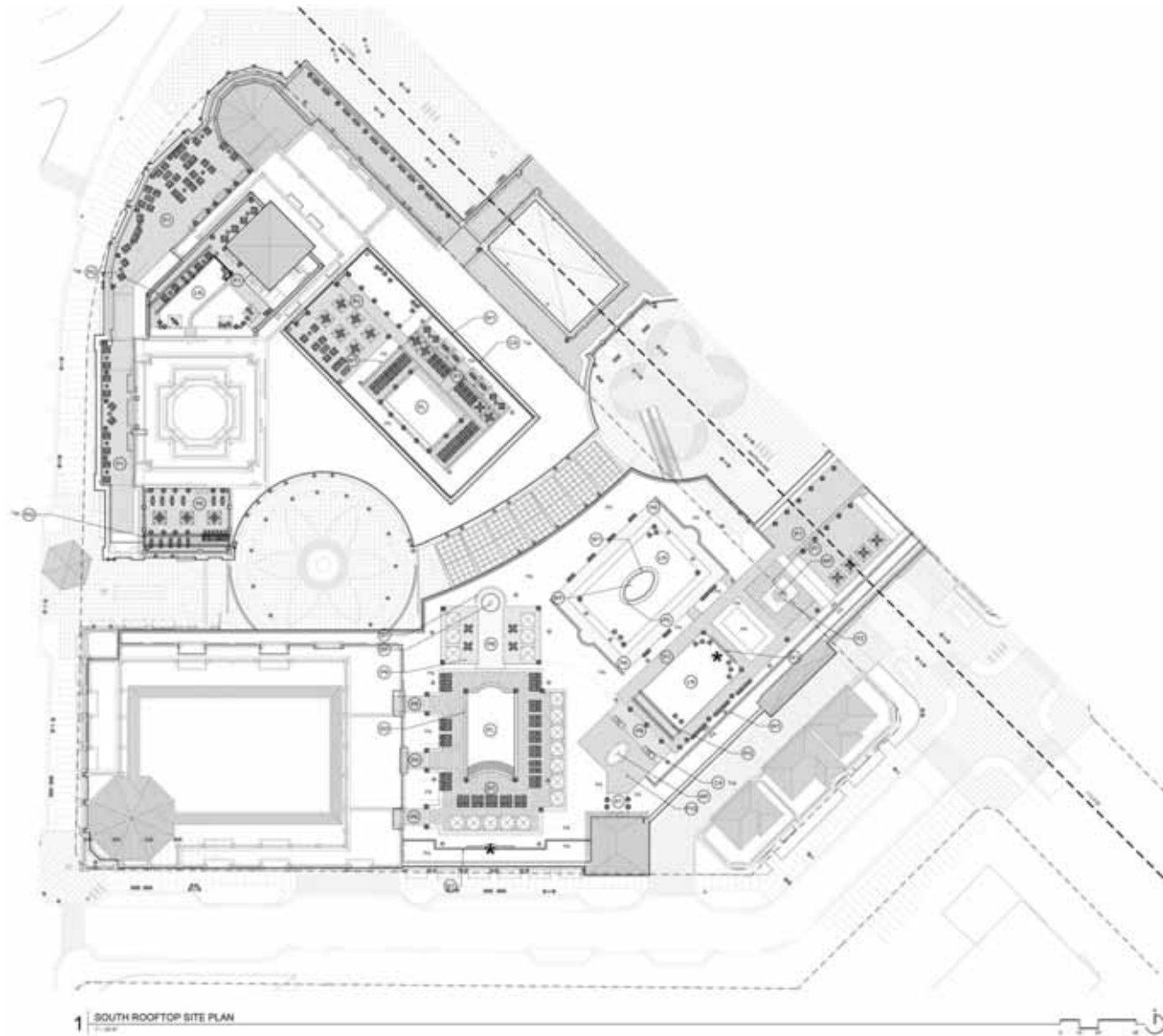


HARDSCAPE KEY

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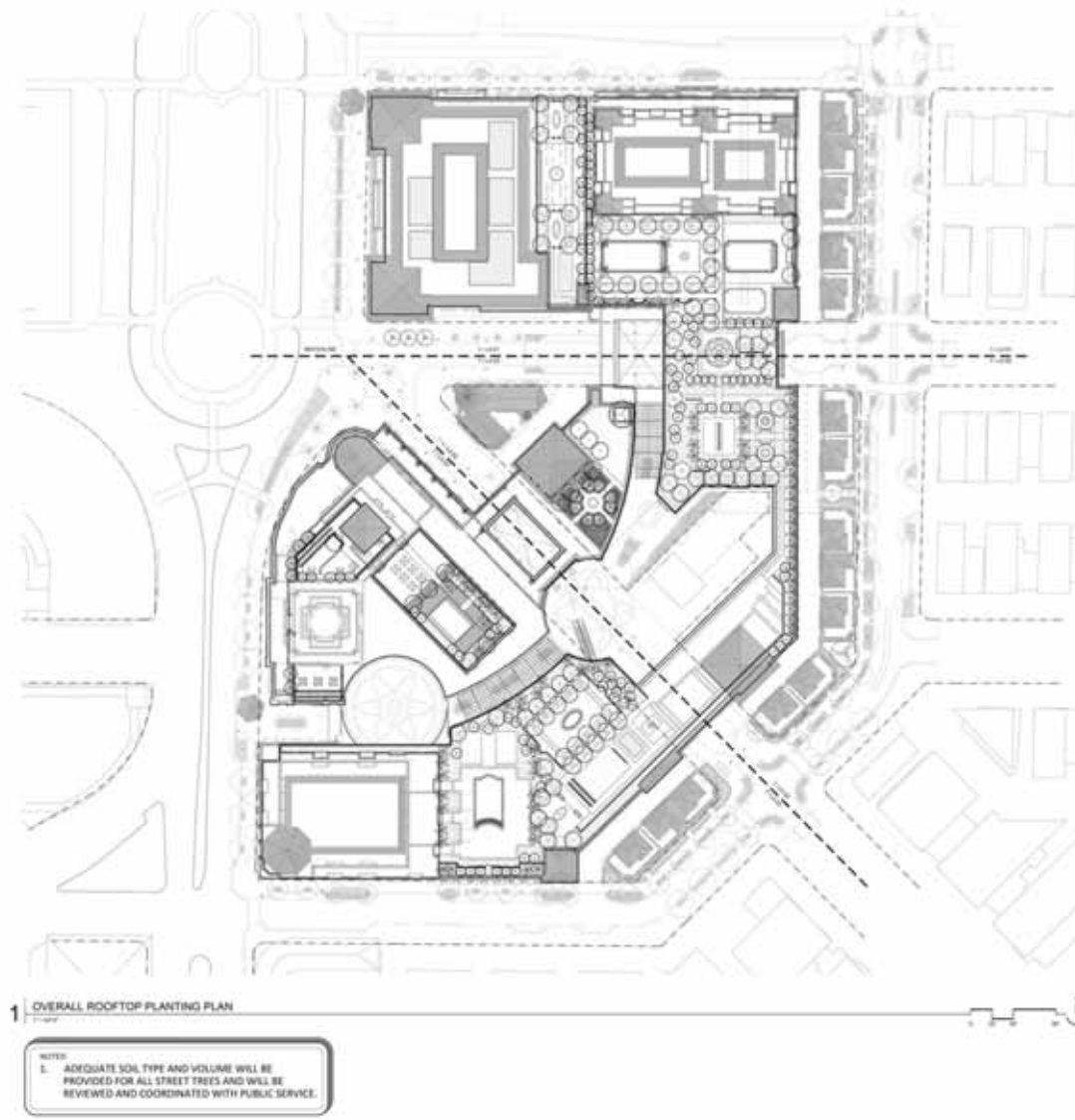


ACTIVATED ROOFTOP HARDSCAPE PLAN - SOUTH PARCEL

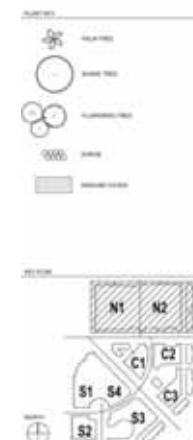
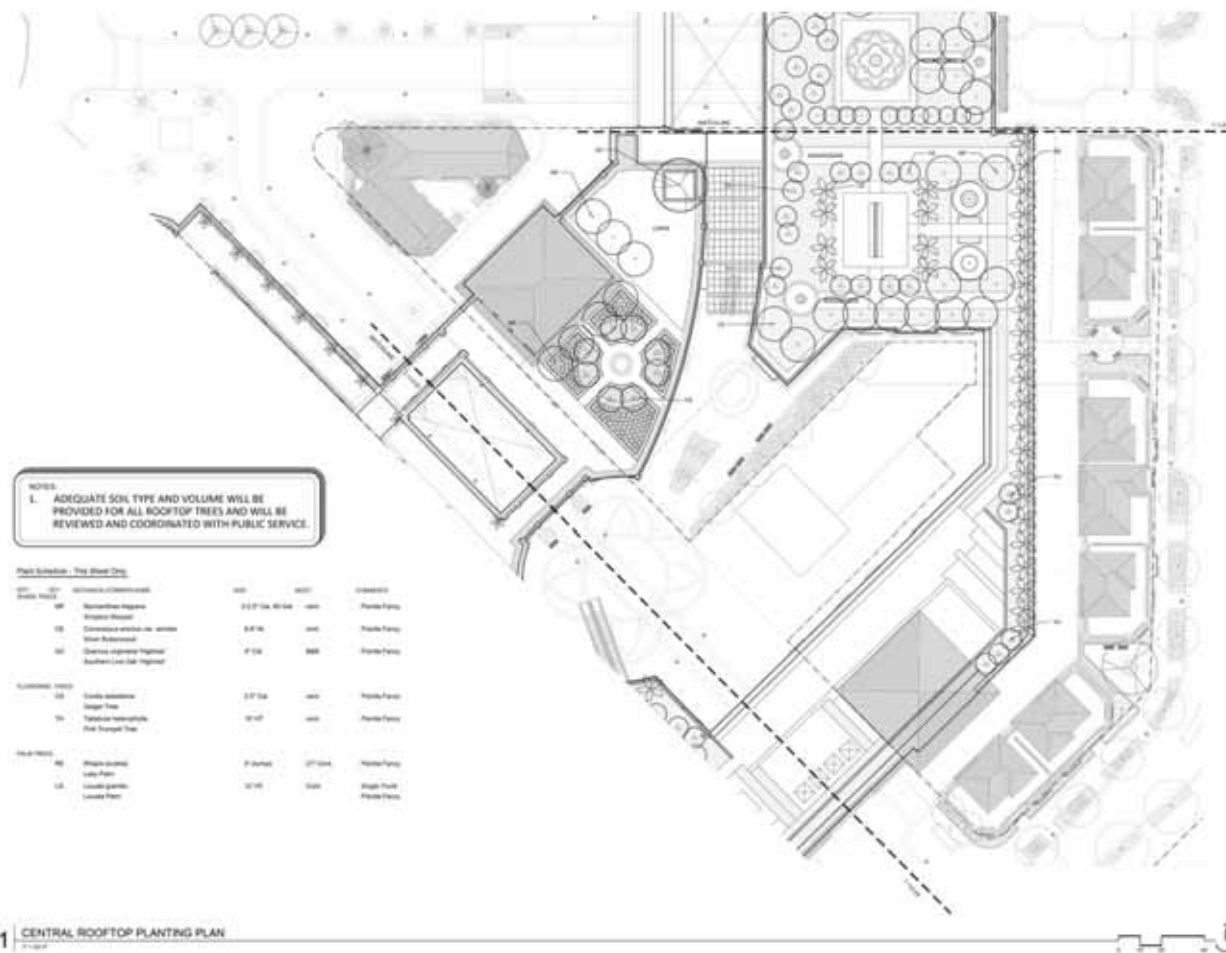


CITY COMMISSION
SECOND READING

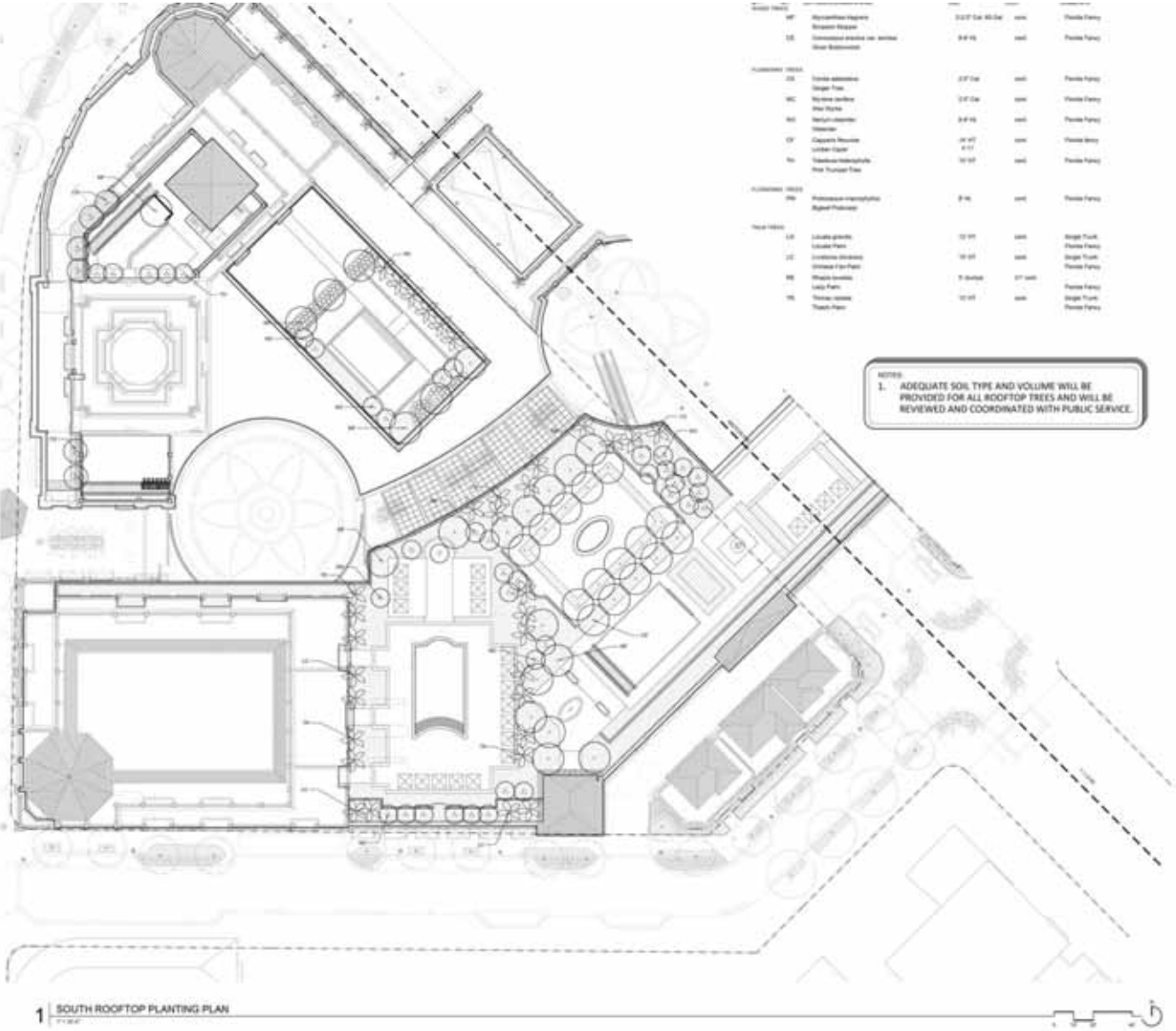
OVERALL ON-SITE ACTIVATED ROOFTOP PLANTING PLAN

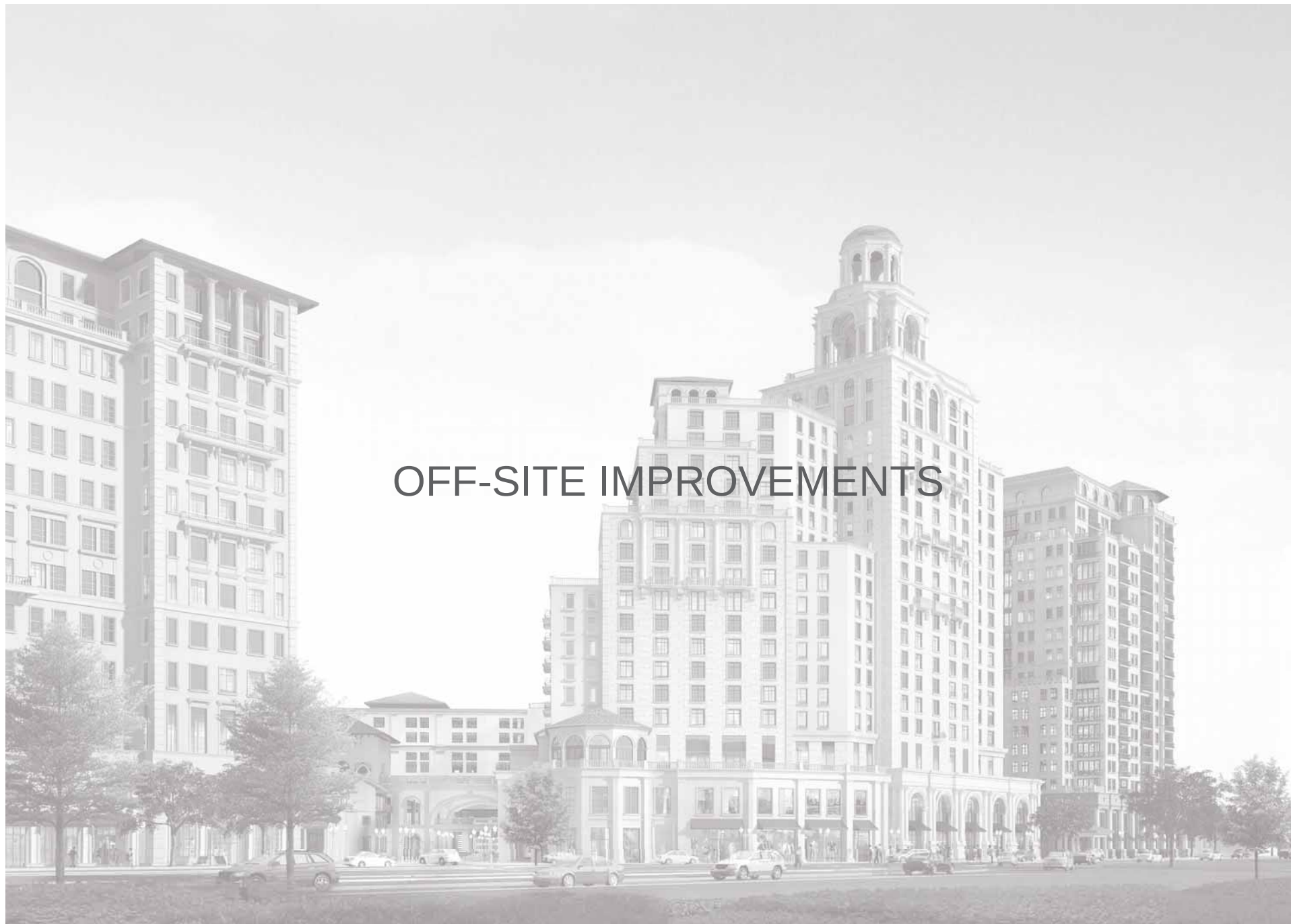


ACTIVATED ROOFTOP PLANTING PLAN - CENTRAL PARCEL



ACTIVATED ROOFTOP PLANTING PLAN - SOUTH PARCEL





OFF-SITE IMPROVEMENTS

CITY COMMISSION
SECOND READING

MEDITERRANEAN VILLAGE
AT PONCE CIRCLE



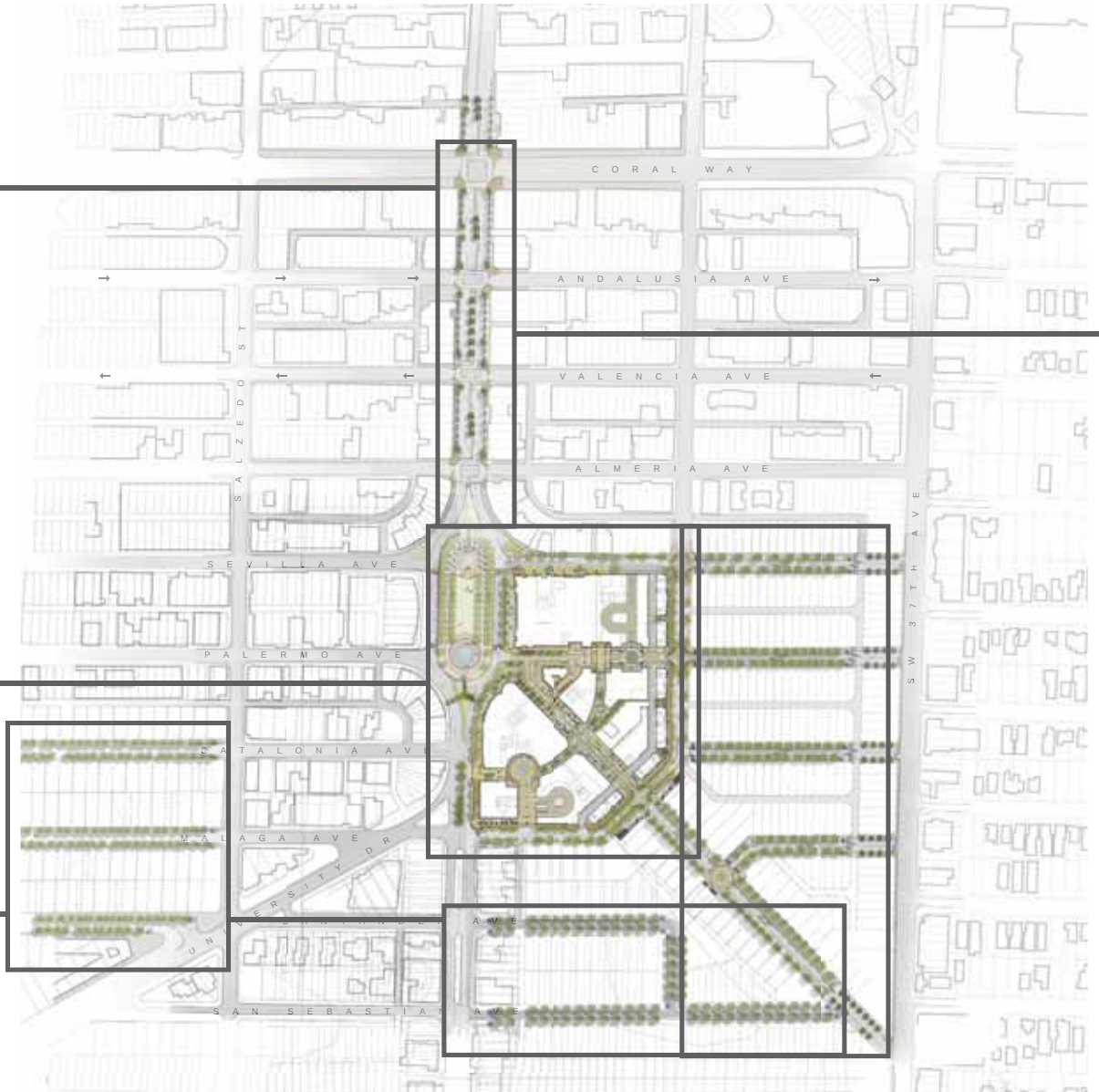
OVERALL NEIGHBORHOOD/STREETSCAPE ENHANCEMENTS

STREETSCAPE
IMPROVEMENTS TO EAST AND
WEST SIDE OF PONCE DE
LEON BLVD

SITE AND SURROUNDING
STREET IMPROVEMENTS

NEIGHBORHOOD
STREETSCAPE
IMPROVEMENTS

OFF-SITE IMPROVEMENTS



PONCE DE LEON STREETSCAPE ENHANCEMENTS

*EAST AND SIDE OF PONCE DE LEON



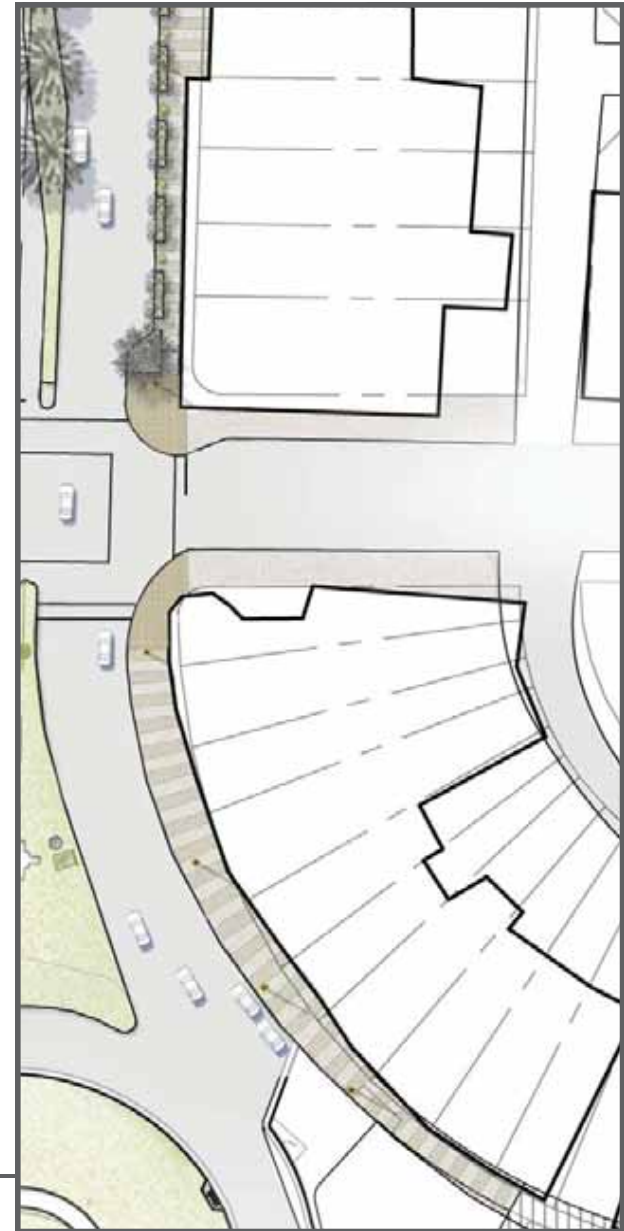
- NOTES:
1. STREETSCAPE IMPROVEMENTS TO BE DESIGNED AND PREPARED BY CITY OF CORAL GABLES CONSULTANT AND PAID FOR BY THE DEVELOPER.
 2. EXISTING BASE INFORMATION WAS PULLED FROM PUBLIC GIS INFORMATION AND AERIAL PHOTOS. ALL EXISTING CONDITIONS SHALL BE VERIFIED IN THE FIELD.



OFF-SITE KEY PLAN



PLEASE REFER
TO DEVELOPMENT
AGREEMENT



OFF-SITE IMPROVEMENTS

CITY COMMISSION
SECOND READING

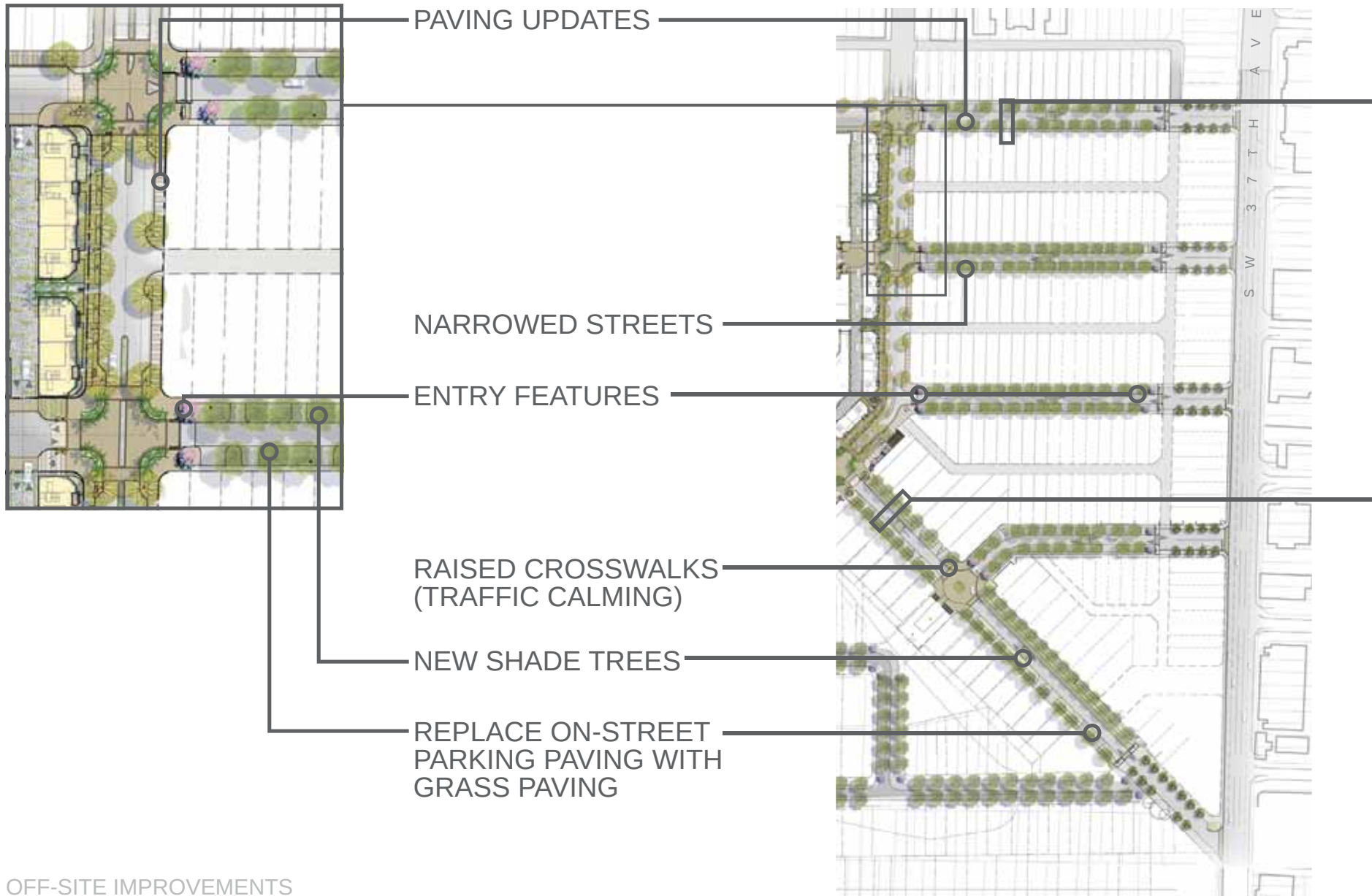
MEDITERRANEAN VILLAGE
AT PONCE CIRCLE

MAHAN RYKIEL
LANDSCAPE ARCHITECTS

RTKL
AN ARCADIS COMPANY

AGAVE PONCE

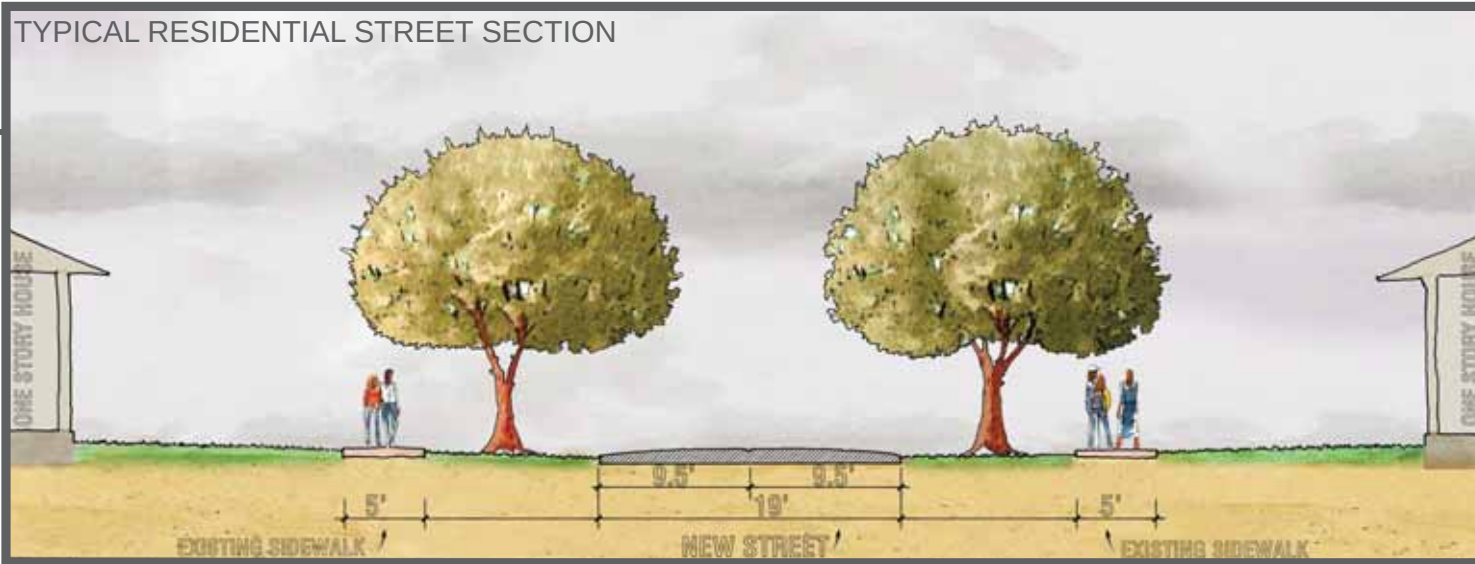
EAST NEIGHBORHOOD ENHANCEMENTS



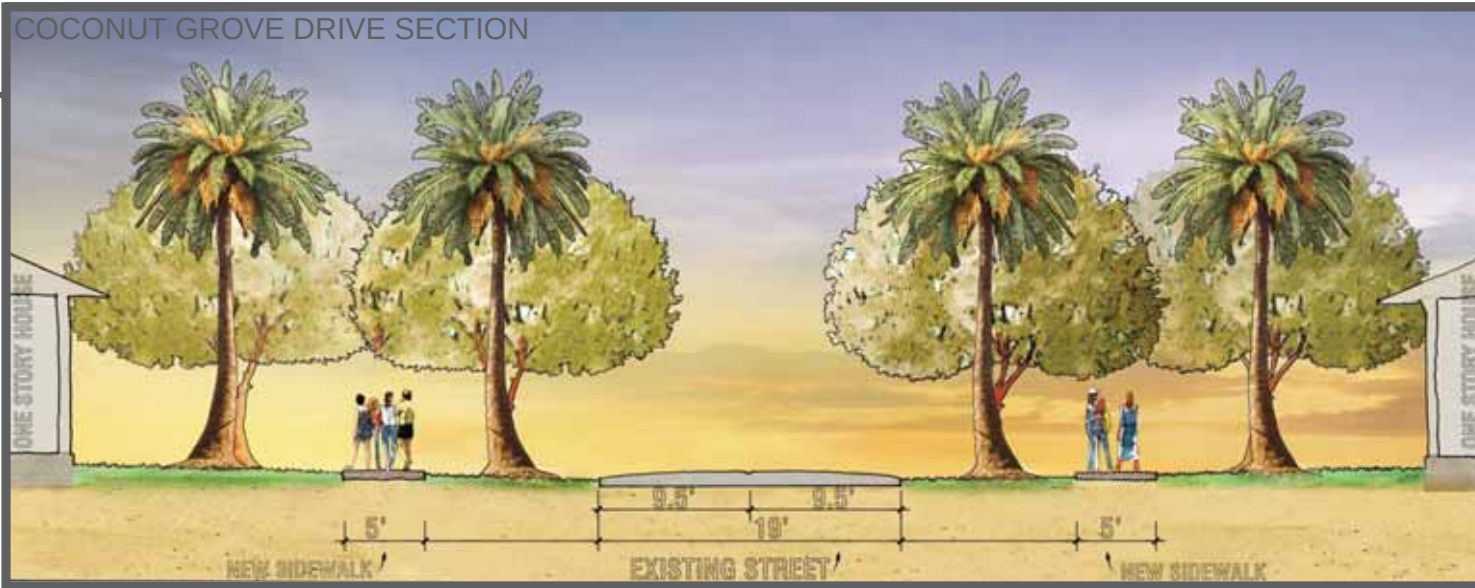
OFF-SITE IMPROVEMENTS

STREET SECTIONS

TYPICAL RESIDENTIAL STREET SECTION



COCONUT GROVE DRIVE SECTION



OFF-SITE IMPROVEMENTS

CITY COMMISSION
SECOND READING

MEDITERRANEAN VILLAGE
AT PONCE CIRCLE

ALPHA

RTKL
AN ARCADIS COMPANY

MAHAN RYKIEL
DESIGN + ARCHITECTURE

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WEST NEIGHBORHOOD ENHANCEMENTS



RAISED
CROSSWALKS
(TRAFFIC CALMING)

NARROWED
STREETS

NEW SHADE
TREES

OFF-SITE IMPROVEMENTS

CITY COMMISSION
SECOND READING

MEDITERRANEAN VILLAGE
AT PONCE CIRCLE



AN ARCADIS COMPANY



AGAVE PONCE



PROJECT RENDERINGS

CITY COMMISSION
SECOND READING

MEDITERRANEAN VILLAGE
AT PONCE CIRCLE



AGAVE PONCE

FRED B. HARTNETT PARK - LOOKING SOUTHEAST



PLAZA AT PONCE AND PALERMO - LOOKING SOUTHEAST

CITY COMMISSION
SECOND READING

**MEDITERRANEAN VILLAGE
AT PONCE CIRCLE**



PROJECT RENDERINGS

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MEDITERRANEAN VILLAGE
AT PONCE CIRCLE

LOOKING SOUTHEAST ON PONCE DE LEON



OFFICE ENTRANCE ON SEVILLA

CITY COMMISSION
SECOND READING

MEDITERRANEAN VILLAGE
AT PONCE CIRCLE

RTKL

AN ARCADIS COMPANY



AGAVE PONCE

PROJECT RENDERINGS

MEDITERRANEAN VILLAGE AT PONCE CIRCLE

AERIAL LOOKING SOUTHWEST



PROJECT RENDERINGS



LOADING ENTRANCE ON SEVILLA

CITY COMMISSION
SECOND READING

MEDITERRANEAN VILLAGE
AT PONCE CIRCLE

RTKL
AN ARCADIS COMPANY



AGAVE PONCE

PROJECT RENDERINGS

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MEDITERRANEAN VILLAGE
AT PONCE CIRCLE



MALAGA AVENUE - LOOKING NORTHEAST AT COCONUT GROVE DRIVE



MALAGA AVENUE AT COCONUT GROVE DRIVE

CITY COMMISSION
SECOND READING

**MEDITERRANEAN VILLAGE
AT PONCE CIRCLE**

RTKL
AN ARCADIS COMPANY



AGAVE PONCE

PROJECT RENDERINGS

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CITY COMMISSION
SECOND READING

MEDITERRANEAN VILLAGE AT PONCE CIRCLE

AERIAL LOOKING SOUTHWEST





CITY COMMISSION
SECOND READING

MEDITERRANEAN VILLAGE AT PONCE CIRCLE



AN ARCADIS COMPANY



AGAVE PONCE

RETAIL ENTRANCE ON PONCE DE LEON

PROJECT RENDERINGS

CITY COMMISSION
SECOND READING

MEDITERRANEAN VILLAGE AT PONCE CIRCLE

AERIAL LOOKING SOUTHEAST



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PROJECT RENDERINGS



AERIAL LOOKING NORTHWEST

CITY COMMISSION
SECOND READING

MEDITERRANEAN VILLAGE
AT PONCE CIRCLE

RTKL
AN ARCADIS COMPANY



PROJECT RENDERINGS

267



CITY COMMISSION
SECOND READING

MEDITERRANEAN VILLAGE AT PONCE CIRCLE

RTKL
AN ARCADIS COMPANY



AGAVE PONCE

PROJECT RENDERINGS

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