

The Ponce Catalonia Building

Bellin & Pratt
architects, LLC

285 sevilla avenue
coral gables . florida . 33134
tel 305.447.1927 fax 305.443.5986

Marshall Bellin AR-5564
Glenn Pratt, AIA AR-9608

CONSULTANTS:

PROJECT NAME: **THE PONCE
CATALINA BUILDING**

**Catalonia & Ponce de Leon Blvd.
CORAL GABLES, FLORIDA 33134**

EXHIBIT A
SUBMISSION PACKAGE

ALL DRAWINGS AND WRITTEN MATERIALS
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SEAL

SIGNATURE:
MARSHALL BELLIN AR-5564
GLENMILL BRIDGE, MA 02332

SHEET TITLE:

SCALE: **NTS**

SHEET No.:

EX.A-1

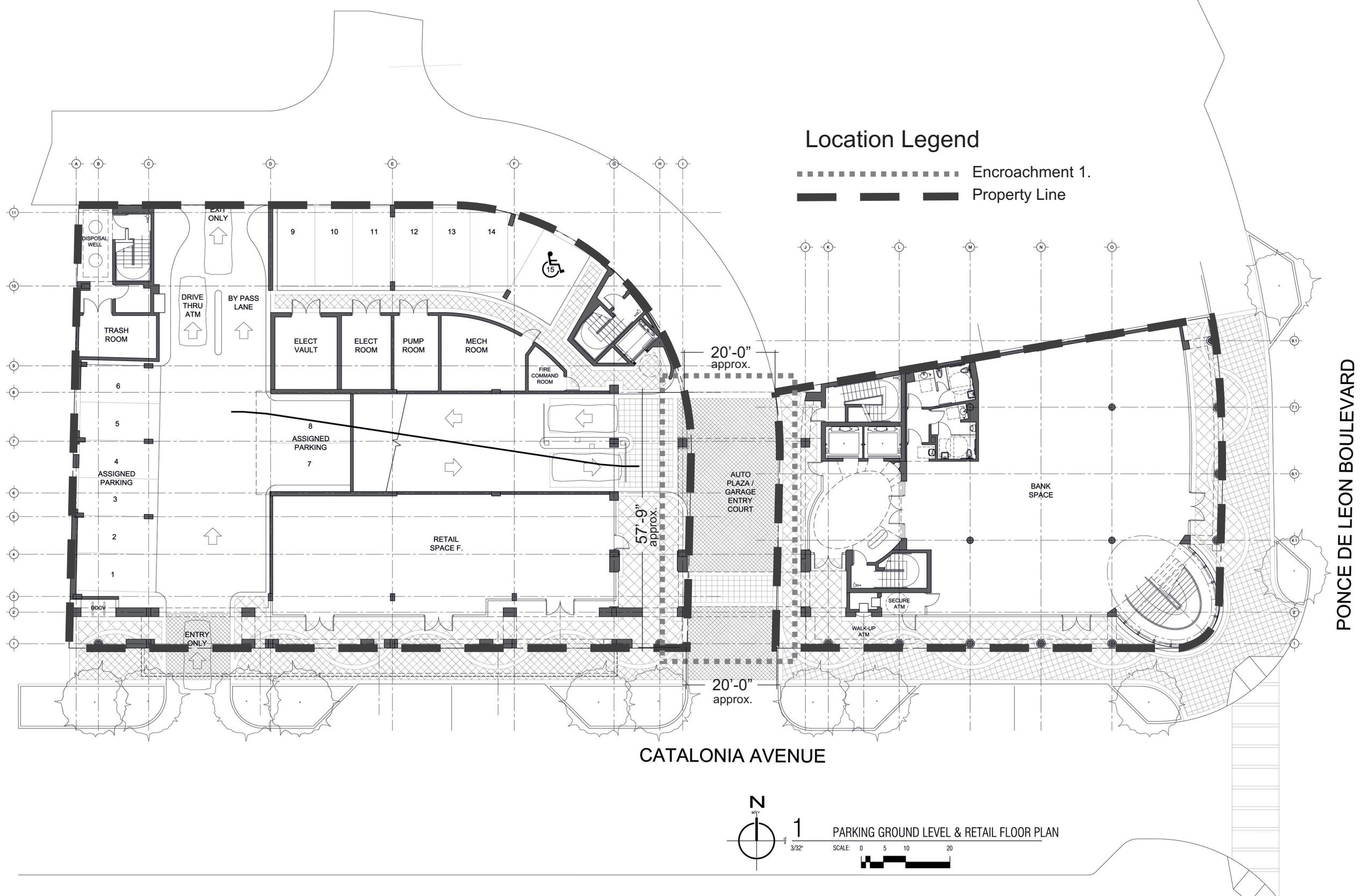


EXHIBIT A-1. Encroach onto north/south alley portion with pavers

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CONSULTANTS:

Location Legend

- Encroachment 2. (dashed line)
- Property Line (solid line)

CATALUNYA AVENUE

PONCE DE LEON BOULEVARD

ENCROACHMENT 2. (Dashed Line)

PROPERTY LINE (Solid Line)

Building Features:

- DISPOSAL WELL
- TRASH ROOM
- DRIVE THRU ATM
- BY PASS LANE
- ELECT VULT
- ELECT ROOM
- PUMP ROOM
- MECH ROOM
- FIRE COMMAND ROOM
- ASSIGNED PARKING
- BBGV
- ENTRY ONLY
- RETAIL SPACE F.
- AUTO PLAZA / GARAGE ENTRY COURT
- SECURE ATM
- WALKUP ATM
- BANK SPACE

Dimensions:

- 157'-0" approx. (Total width)
- 20'-0" approx. (Encroachment 2. dimensions)
- 42'-3" approx. (Building height)

Scale: 1/32" (1:32)

North Arrow: N

Location: PARKING GROUND LEVEL & RETAIL FLOOR PLAN

EXHIBIT A-2. Encroach onto east/west alley portion adjoining subject property with pavers

EX.A-2

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MARSHALL BELLIN AR-5564
GLENN H PRATT AIA AR-9808

SHEET TITLE:

SCALE: **N T S**

SHEET No.:

100

EX.A-3

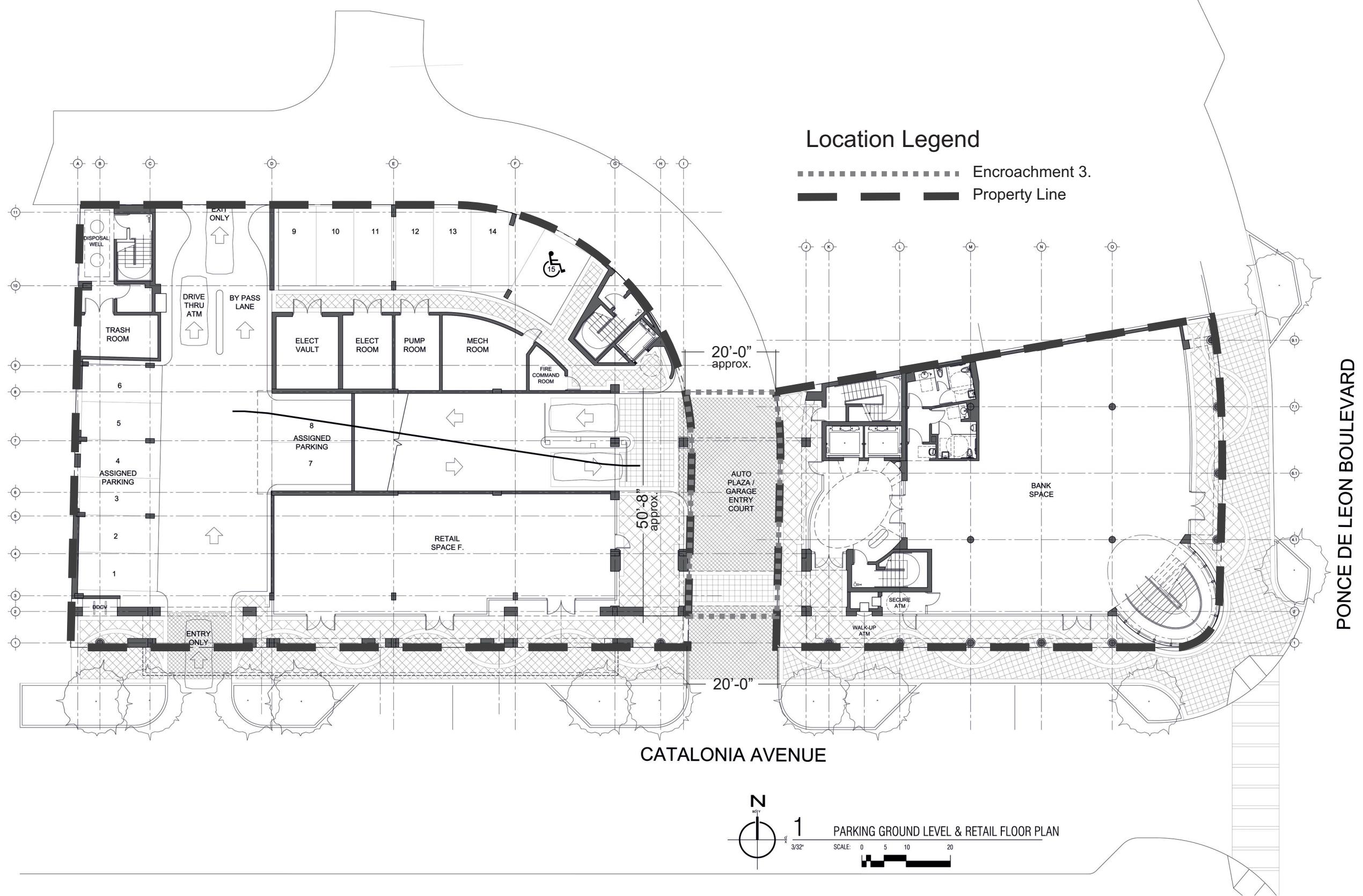


EXHIBIT A-3. Encroach over the north/south alley portion with proposed building, starting at a height of 19'-6"

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Catalonia & Ponce de Leon Blvd.
CORAL GABLES, FLORIDA 33134

ISSUE DATE: 01.06.2011
PROJECT No.: 2010-02
DRAWN BY: G.P.M.B.,D.F.
APPROVED BY: G.P.M.B.

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GLENN H PRATT AIA AR-9608

SCALE:
N.T.S.

EX.A-4

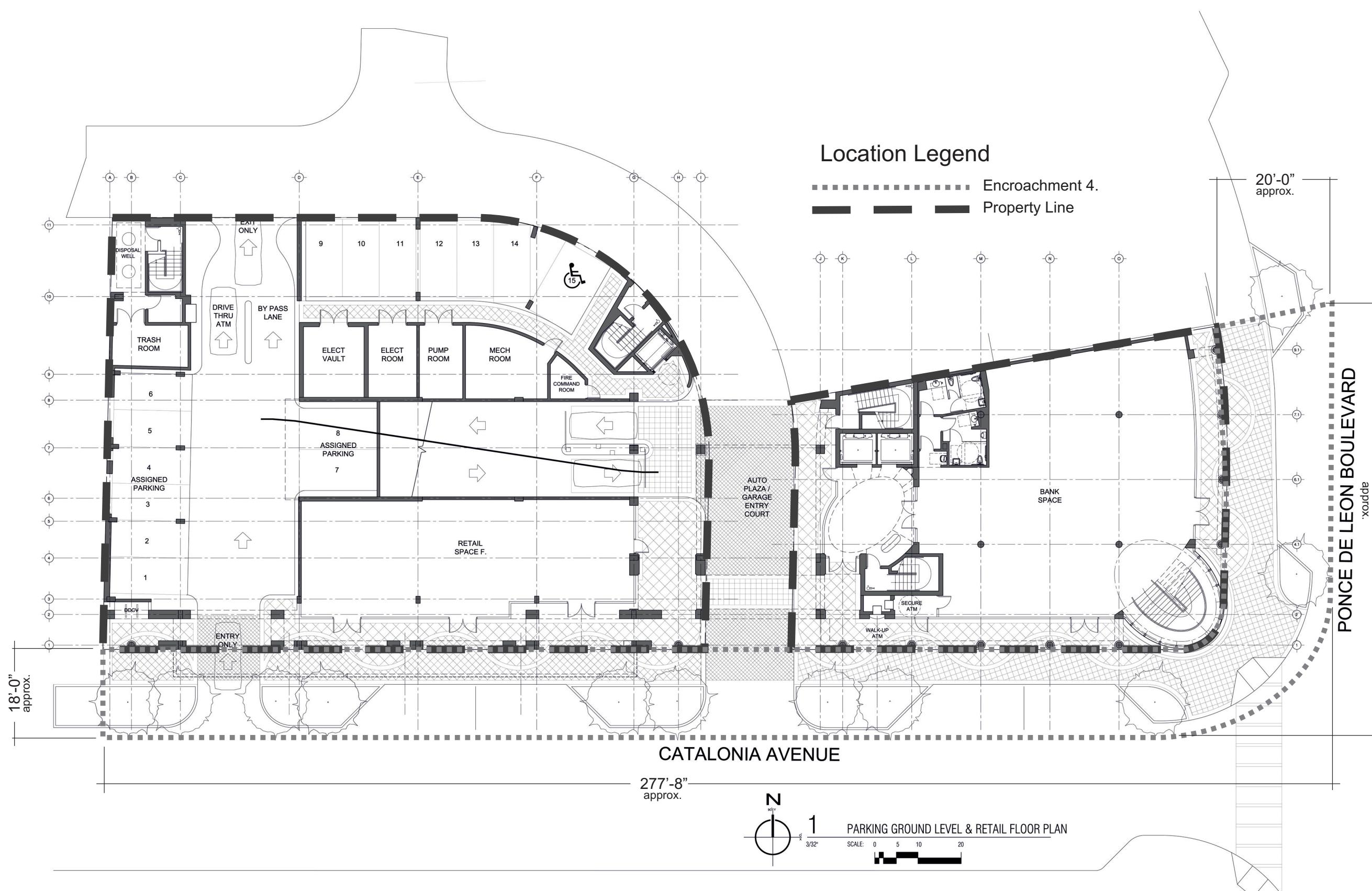


EXHIBIT A-4. Encroach onto rights of way sidewalks with pavers

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SHEET TITLE:
EXHIBIT
SCALE:
N.T.S.
SHEET No.:

EX.A-5

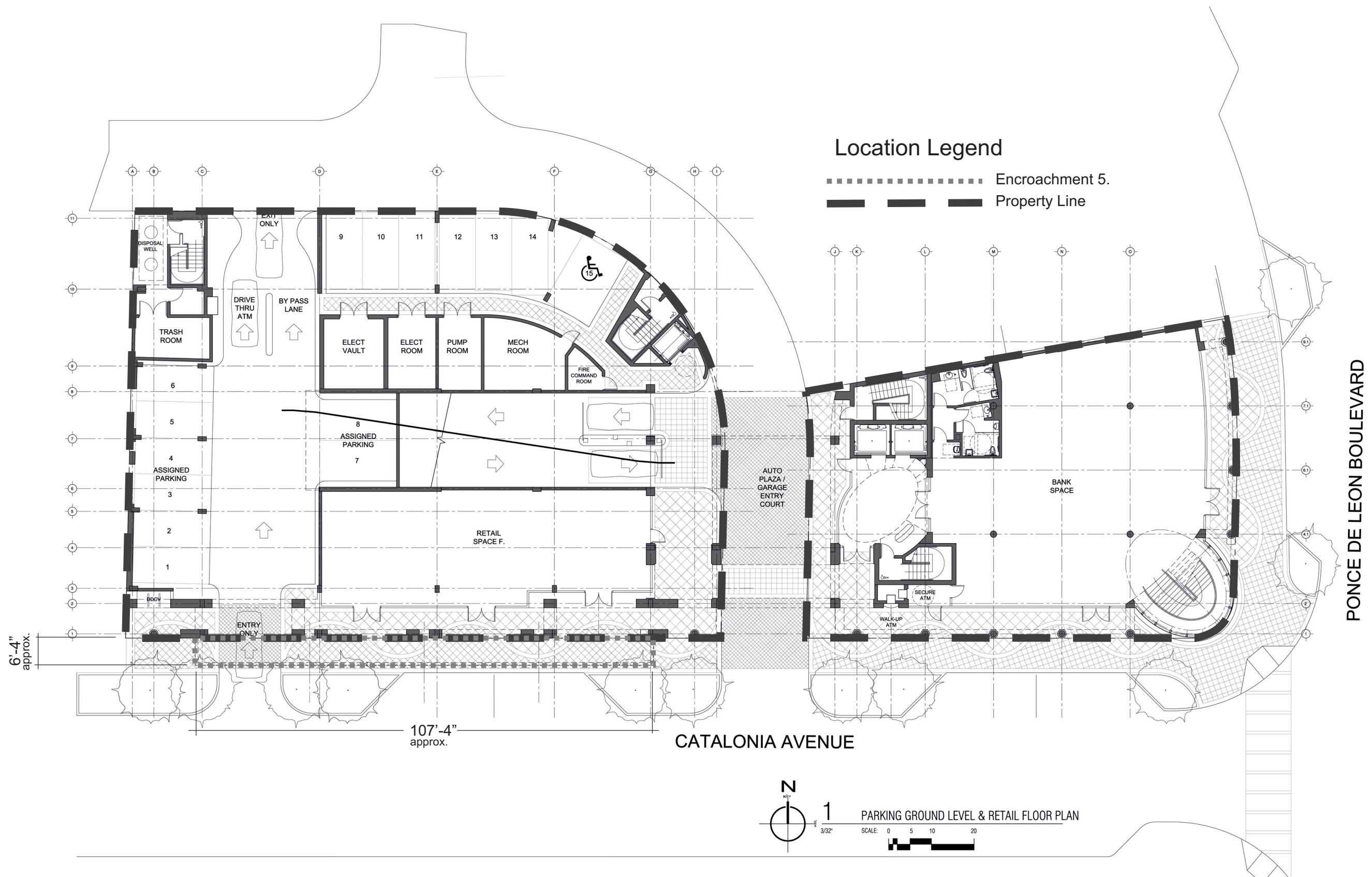


EXHIBIT A-5. Encroach onto right of way with parking slab metal screening at 2nd, 3rd & 4th parking levels of proposed bldg.

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CONSULTANTS:

PROJECT NAME: **THE RONCE**

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MARSHALL BELLIN AR-5564
GLENN H. BELLIN, JR. 10-2022

SHEET TITLE:

EX.A-6

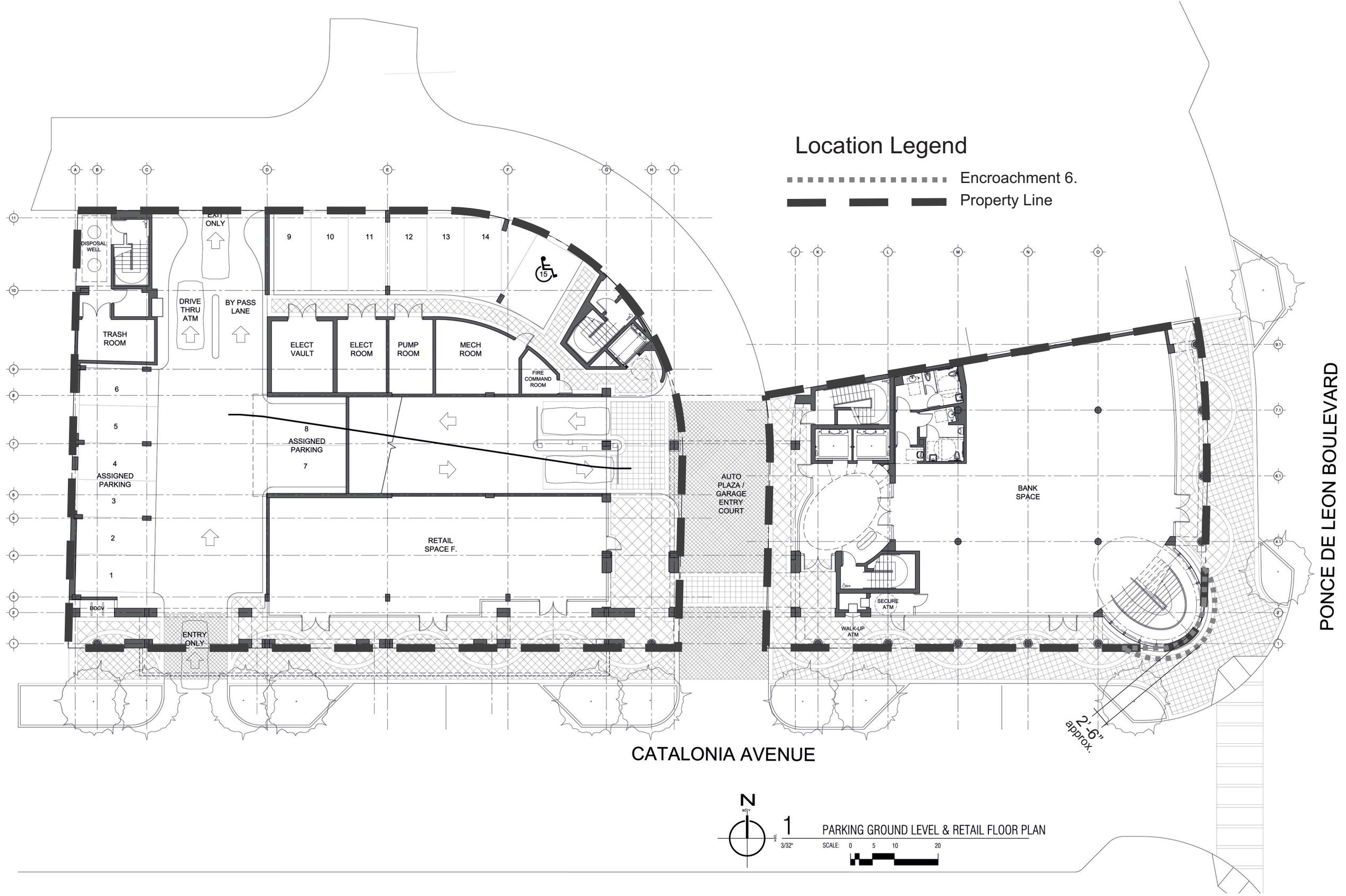


EXHIBIT A-6. Encroach onto rights of way with tower fountain base at reflecting pool and with water return

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SIGNATURE:
MARSHALL BELLIN AR-5564
GLENMILL BRIDGE, MA 01238

SHEET TITLE: **EXHIBIT A**

SCALE: **N T S**

SHEET No.:

EX.A-7

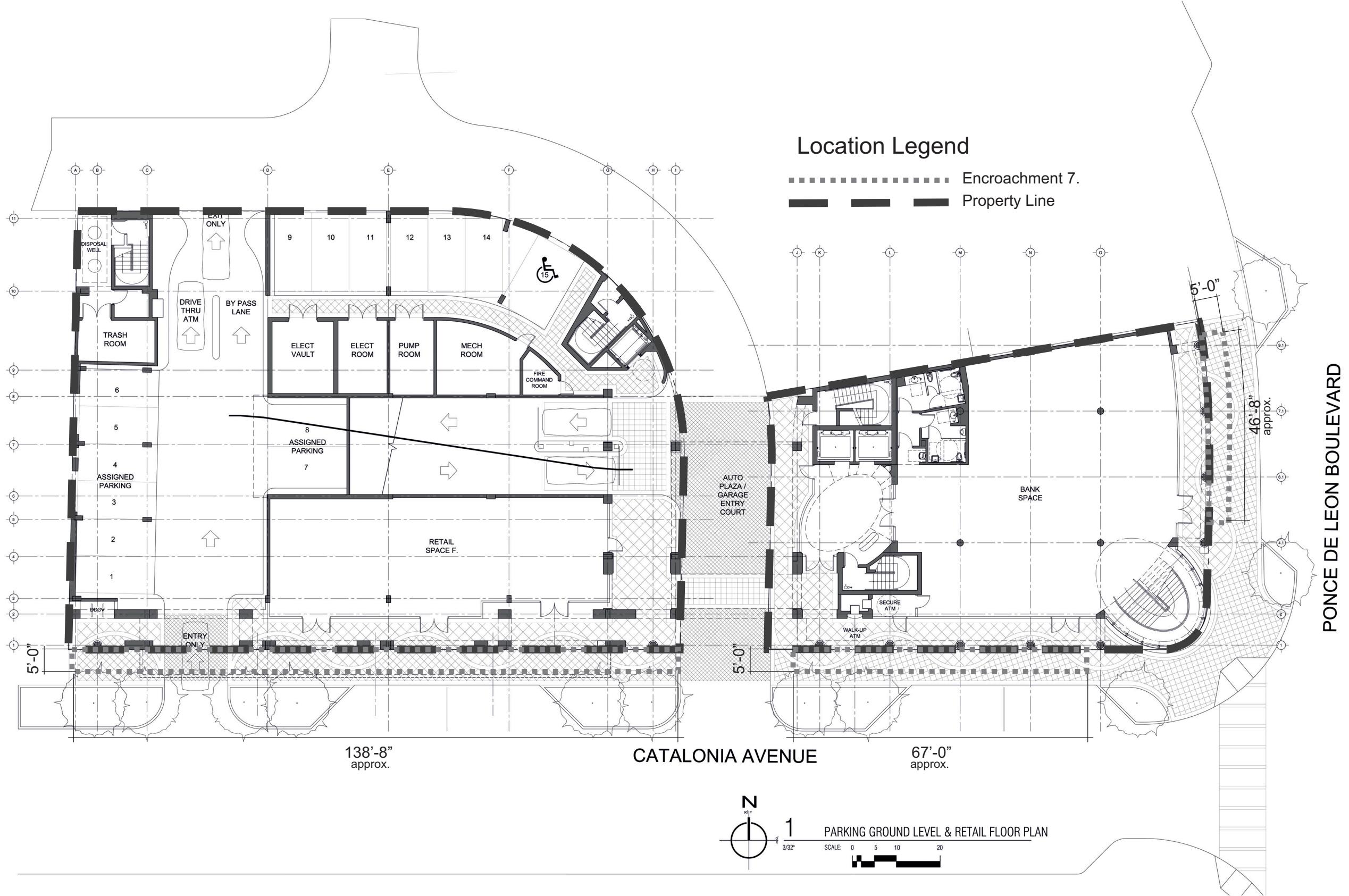


EXHIBIT A-7. 5'-0" Eyebrow projection for shade purpose at 6th floor level roof

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SCALE:
N.T.S.

EX.A-8

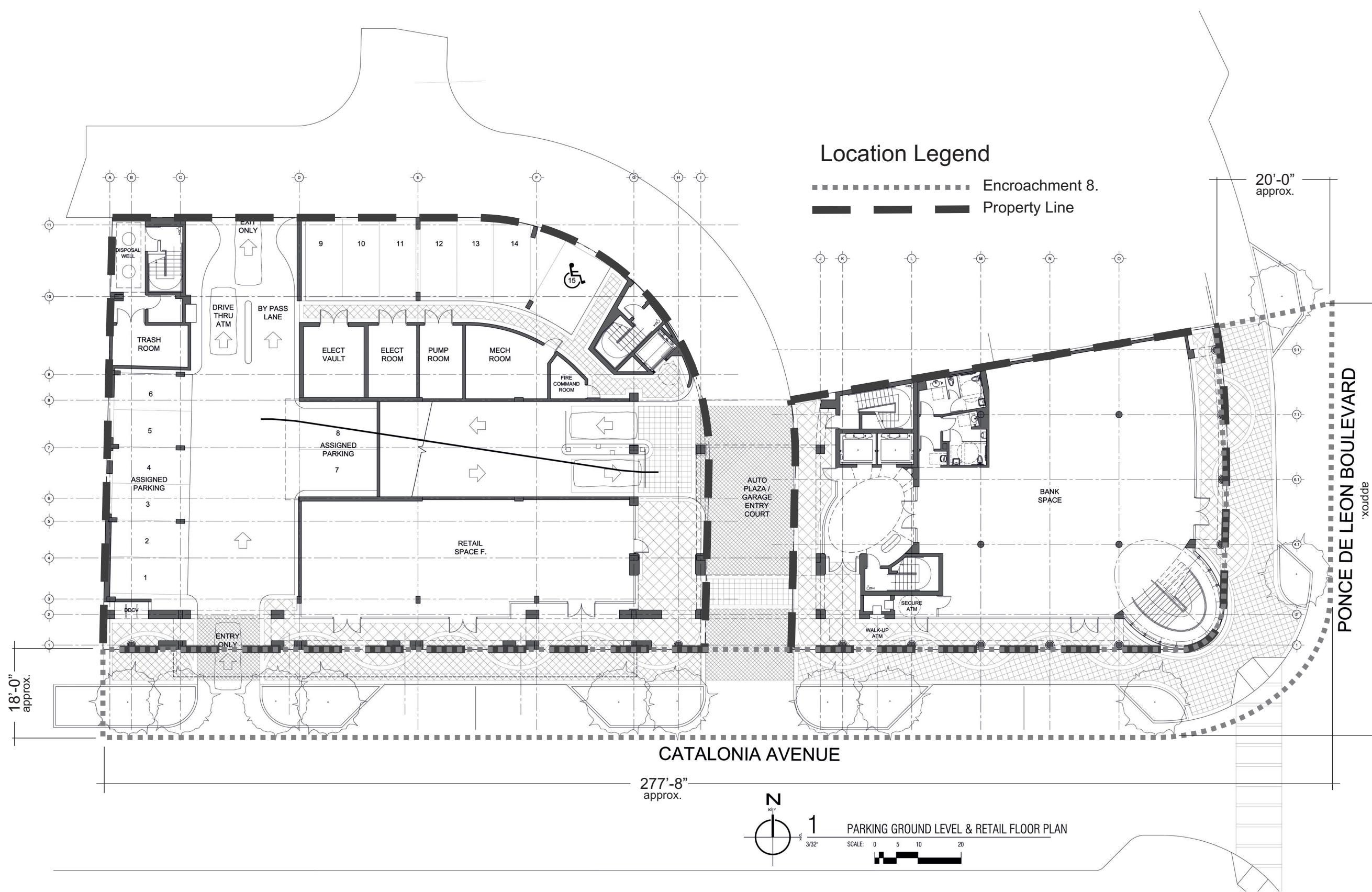


EXHIBIT A-8. Encroach with irrigation and low voltage lighting systems in the street planters adjacent to the property

EX.A-8