



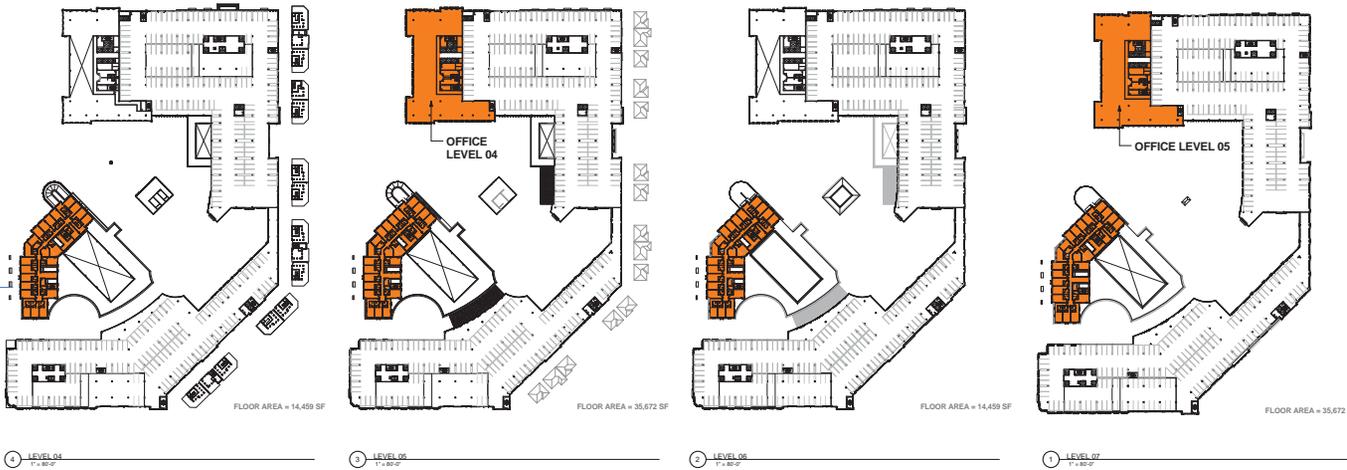
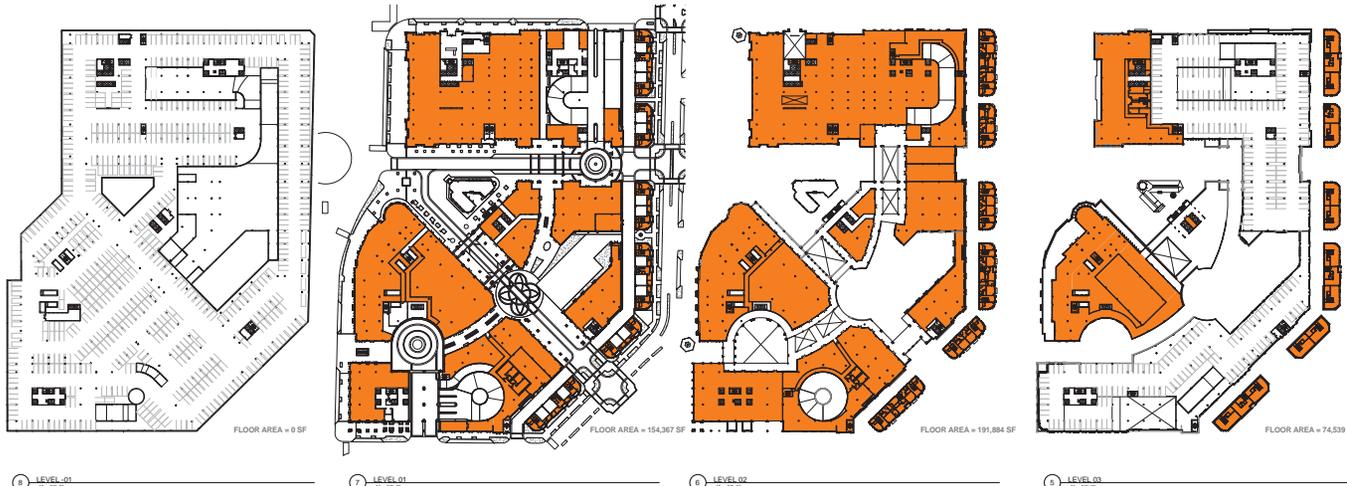
# FAR DIAGRAMS

CITY COMMISSION  
SECOND READING

**MEDITERRANEAN VILLAGE  
AT PONCE CIRCLE**



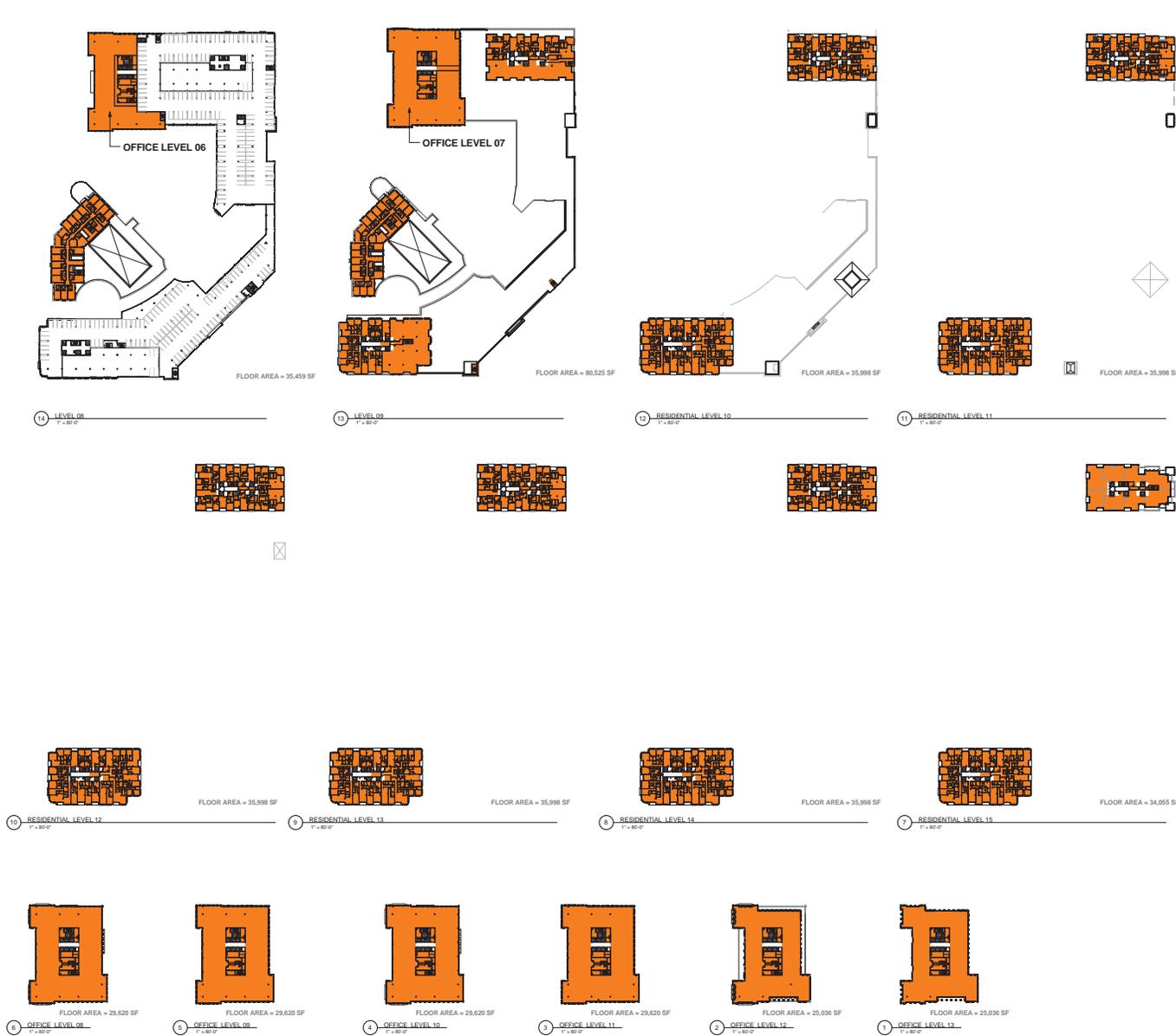
# FAR DIAGRAMS



# FAR DIAGRAMS



# CONSTRUCTION PROTECTION - SECTION



FAR DIAGRAMS

CITY COMMISSION  
SECOND READING

MEDITERRANEAN VILLAGE  
AT PONCE CIRCLE



AN ARCADIS COMPANY



AGAVE FORCE

CITY COMMISSION  
SECOND READING

# MEDITERRANEAN VILLAGE AT PONCE CIRCLE

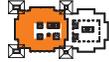


AN AREAS COMPANY



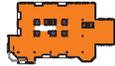
AGAVE PONCE

# FAR DIAGRAMS



FLOOR AREA = 27,366 SF

12 RESIDENTIAL LEVEL 16  
1"=80'-0"



FLOOR AREA = 21,816 SF

11 RESIDENTIAL LEVEL 17  
1"=80'-0"



FLOOR AREA = 14,459 SF

10 HOTEL LEVEL 10  
1"=80'-0"



FLOOR AREA = 13,168 SF

9 HOTEL LEVEL 11  
1"=80'-0"



FLOOR AREA = 12,590 SF

8 HOTEL LEVEL 12  
1"=80'-0"



FLOOR AREA = 10,882 SF

7 HOTEL LEVEL 13  
1"=80'-0"



FLOOR AREA = 10,871 SF

6 HOTEL LEVEL 14  
1"=80'-0"



FLOOR AREA = 10,871 SF

5 HOTEL LEVEL 15  
1"=80'-0"



FLOOR AREA = 9,891 SF

4 HOTEL LEVEL 16  
1"=80'-0"



FLOOR AREA = 10,026 SF

3 HOTEL LEVEL 17  
1"=80'-0"



FLOOR AREA = 4,799 SF

2 HOTEL LEVEL 18  
1"=80'-0"



FLOOR AREA = 4,799 SF

1 HOTEL LEVEL 19  
1"=80'-0"







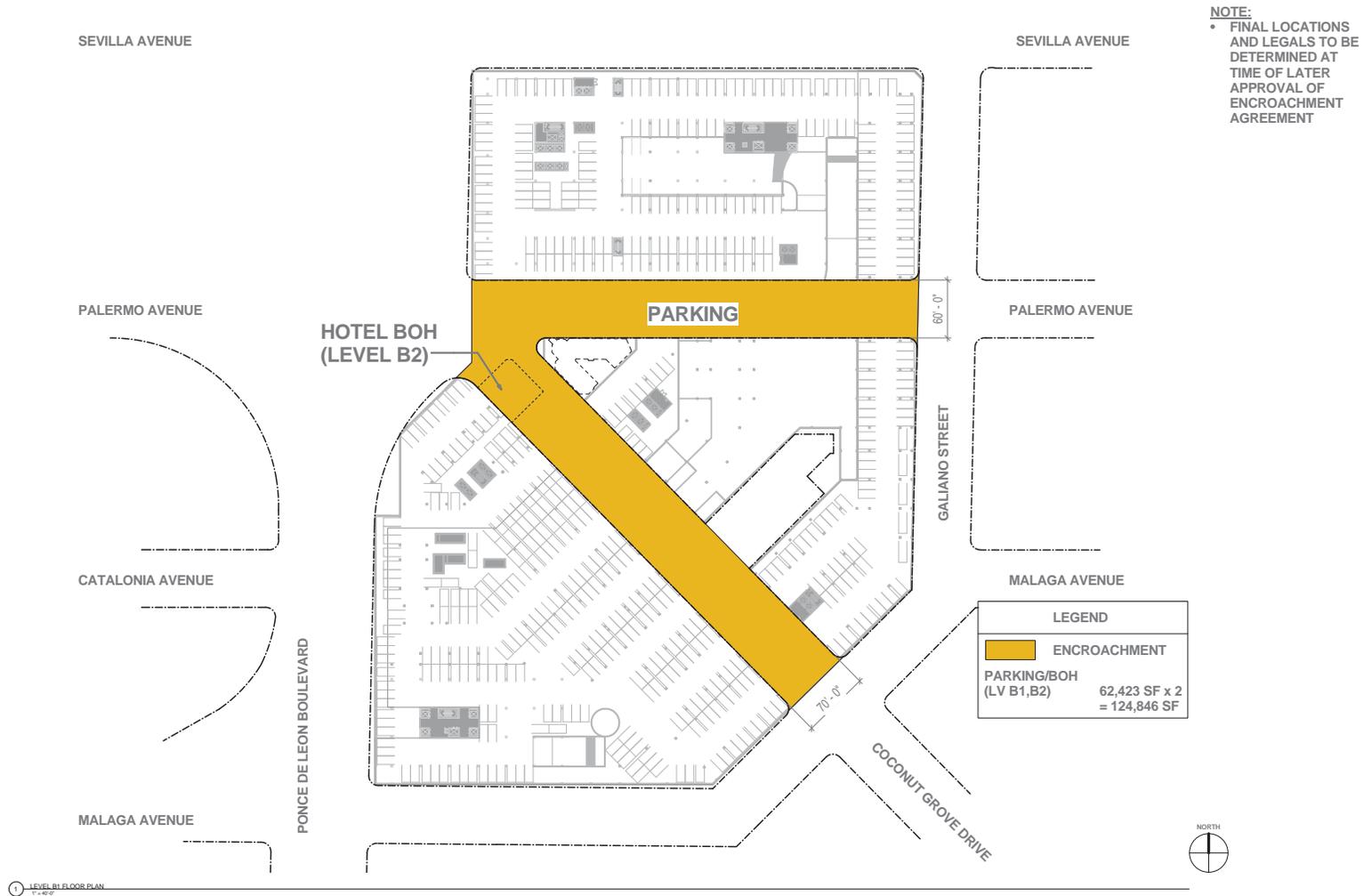
# ADDITIONAL INFORMATION

CITY COMMISSION  
SECOND READING

**MEDITERRANEAN VILLAGE  
AT PONCE CIRCLE**



# ENCROACHMENT DIAGRAM - BASEMENT LEVEL 1/2 PLAN

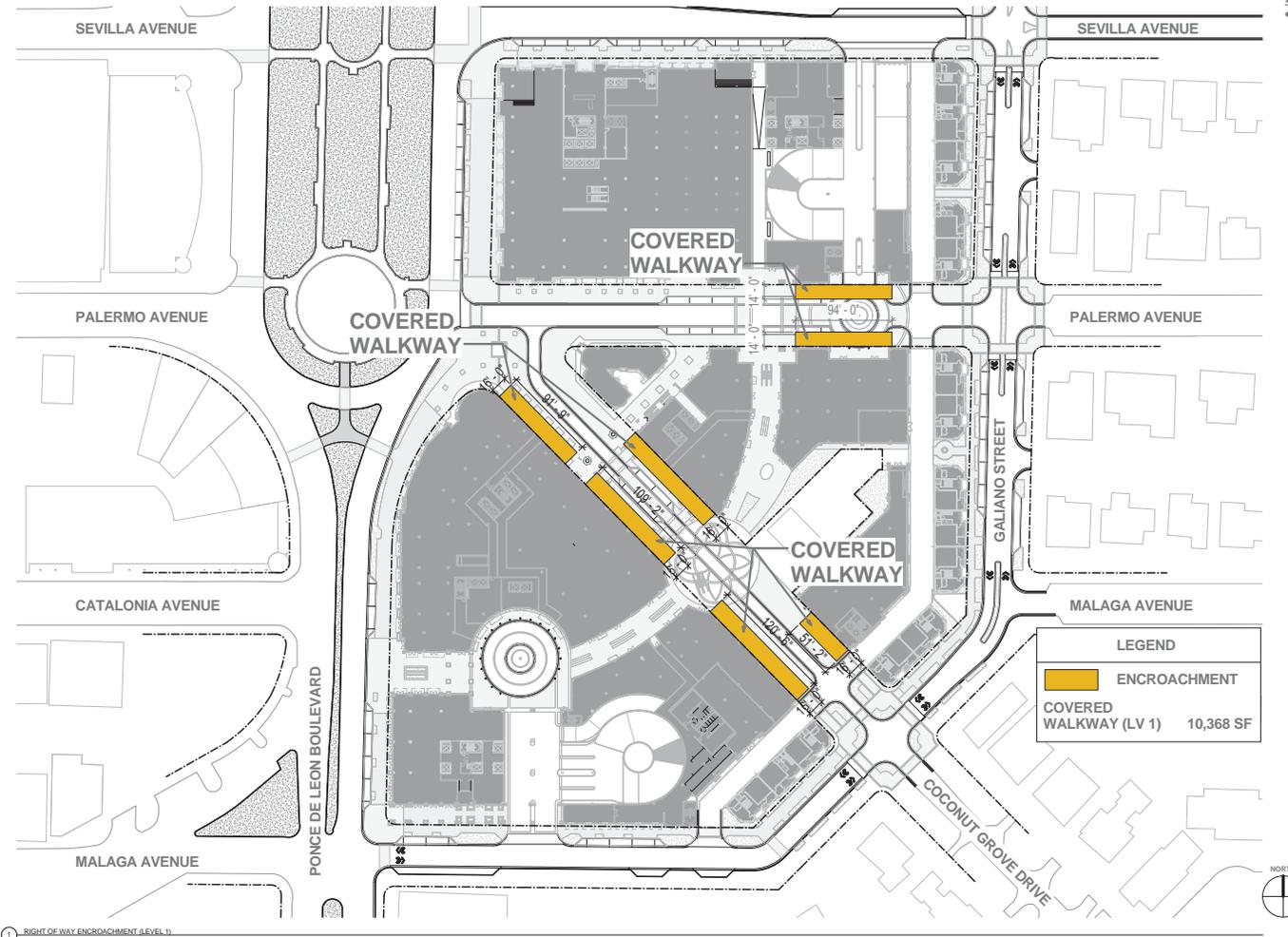


**NOTE:**

- FINAL LOCATIONS AND LEGALS TO BE DETERMINED AT TIME OF LATER APPROVAL OF ENCROACHMENT AGREEMENT



# ENCROACHMENT DIAGRAM - GROUND FLOOR PLAN



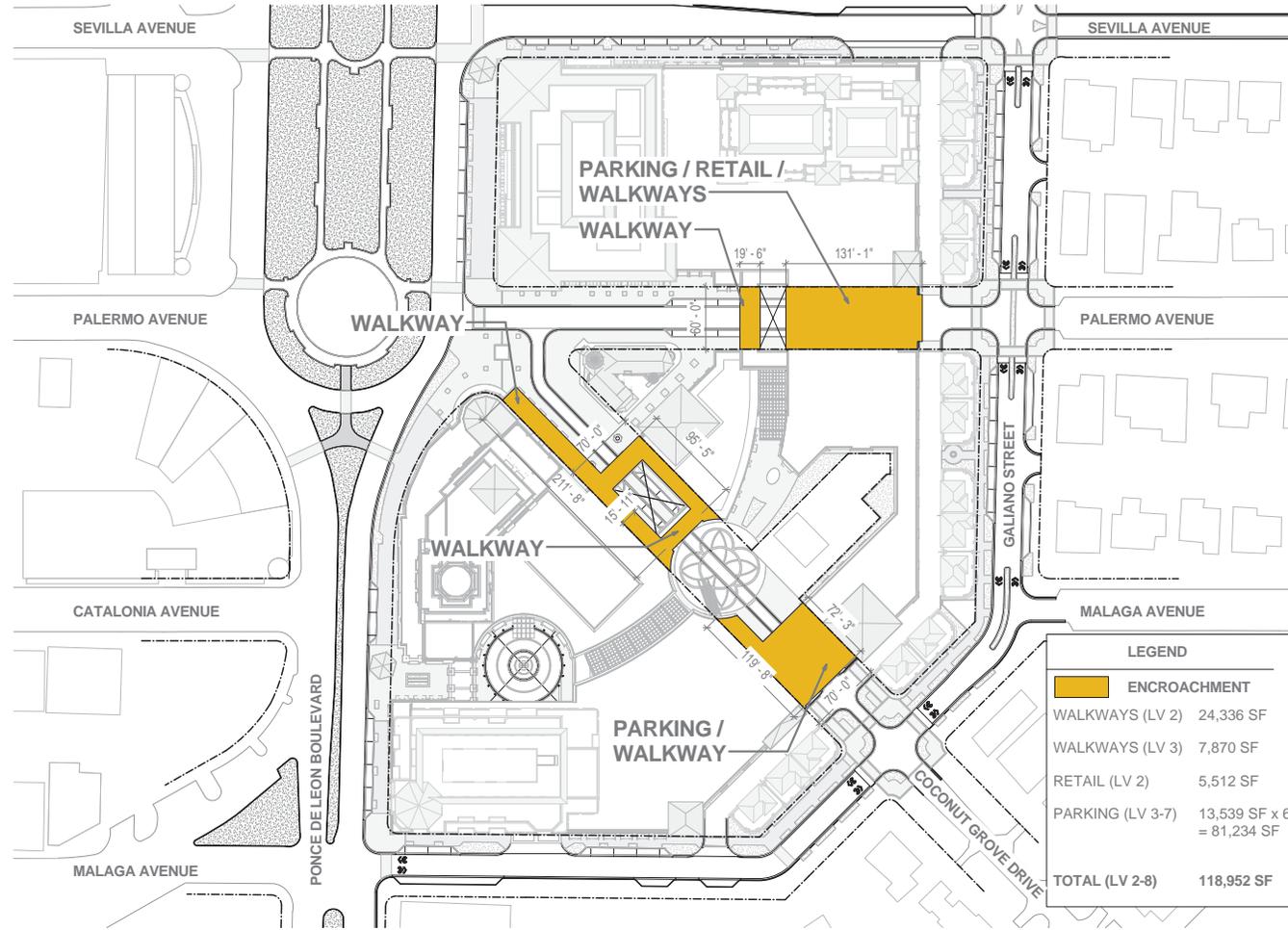
**NOTE:**

- FINAL LOCATIONS AND LEGALS TO BE DETERMINED AT TIME OF LATER APPROVAL OF ENCROACHMENT AGREEMENT

1 SIGHT OF WAY ENCROACHMENT (LEVEL 1)  
11-402



# ENCROACHMENT DIAGRAM - BASEMENT LEVEL 2 PLAN

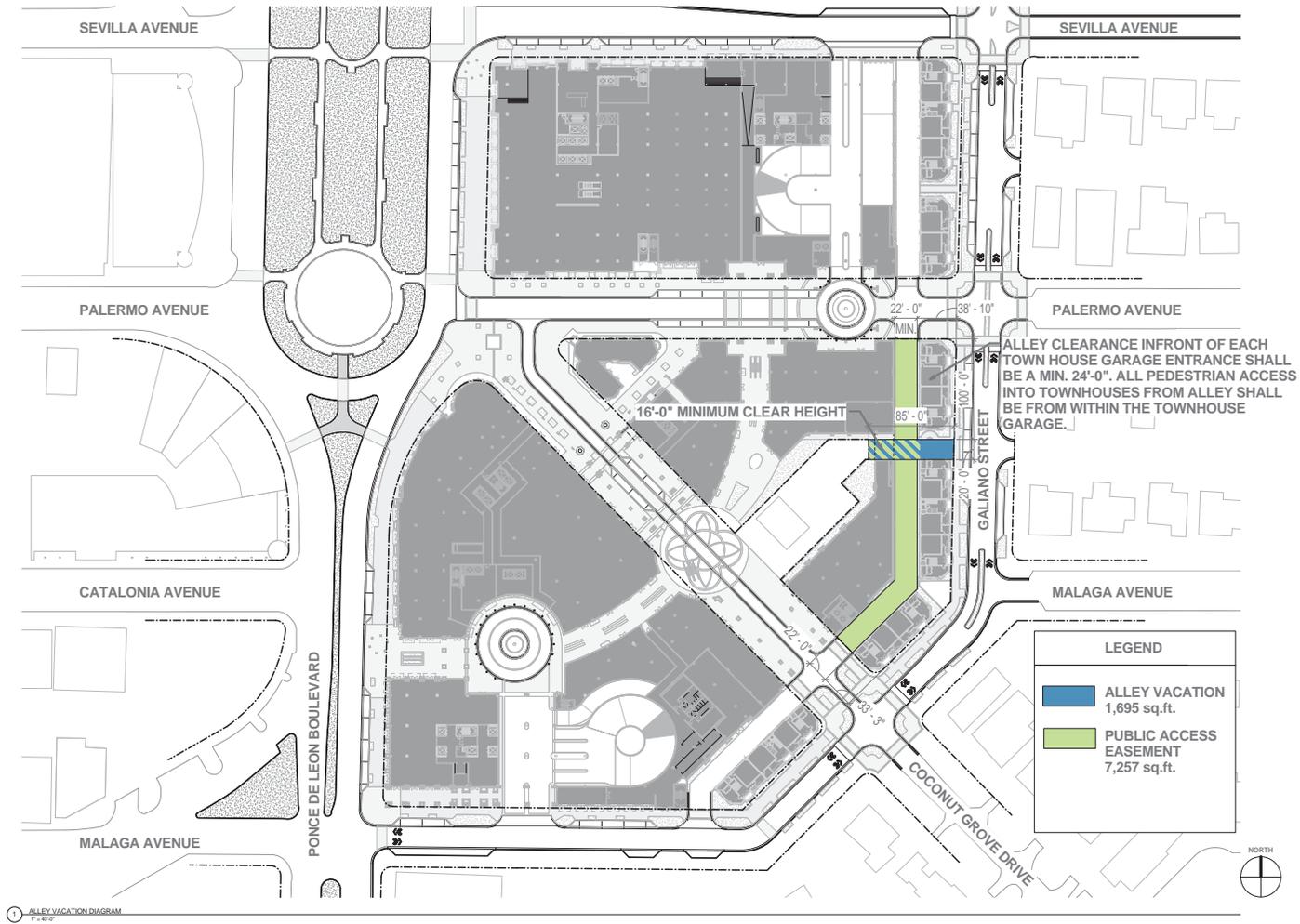


**NOTE:**  
 • FINAL LOCATIONS AND LEGALS TO BE DETERMINED AT TIME OF LATER APPROVAL OF ENCROACHMENT AGREEMENT

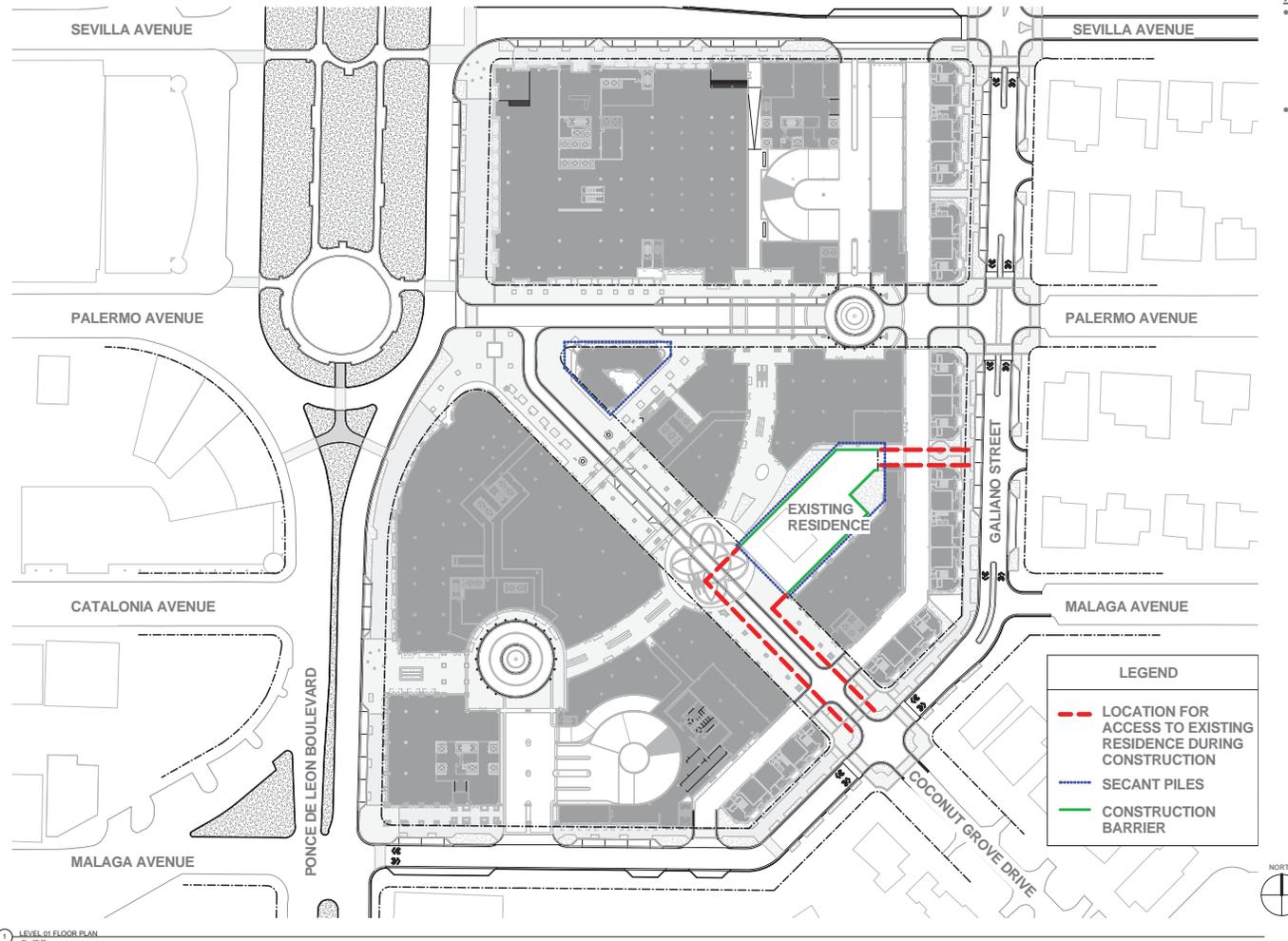
① RIGHT OF WAY ENCROACHMENT (ROOF LEVEL)  
1'-4 1/2"



# ALLEY VACATION - GROUND FLOOR PLAN



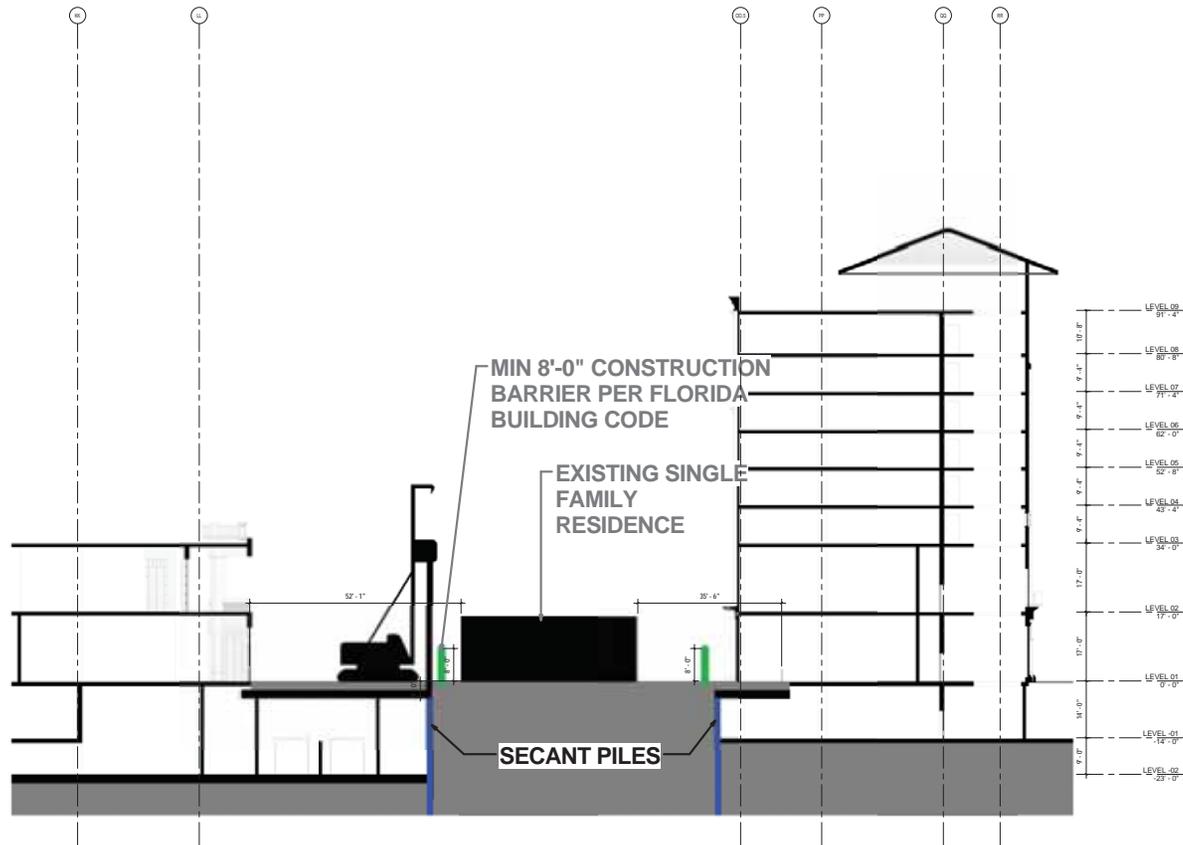
# CONSTRUCTION PROTECTION - GROUND FLOOR PLAN



**NOTE:**

- ACCESS AND PUBLIC UTILITIES TO EXISTING RESIDENCE SHALL BE MAINTAINED DURING CONSTRUCTION OF THE PROJECT.
- A COMPLETE CONSTRUCTION STAGING PLAN WILL BE SUBMITTED PRIOR TO ISSUANCE OF BUILDING PERMIT.

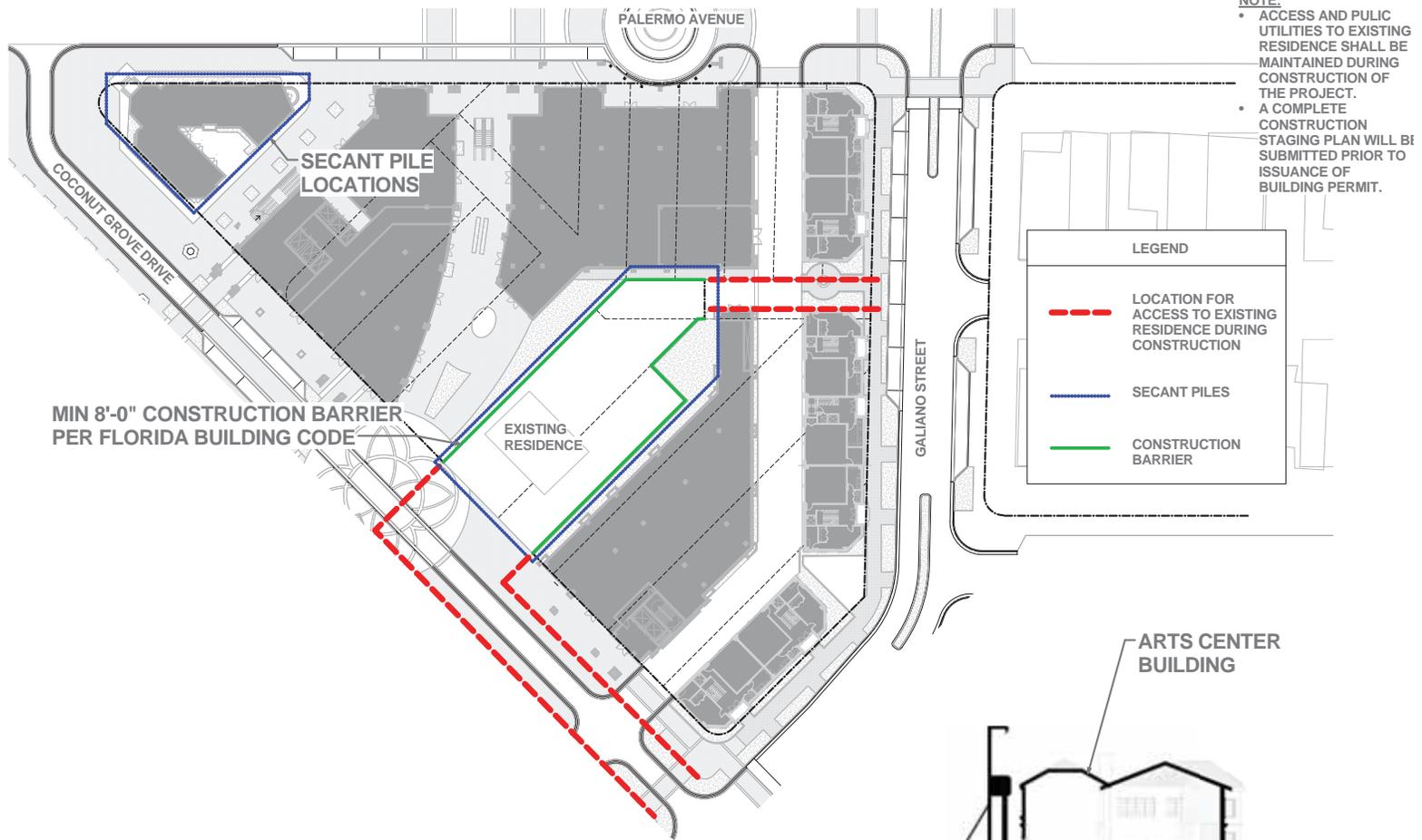
# CONSTRUCTION PROTECTION - SECTION



**NOTE:**

- ACCESS AND PUBLIC UTILITIES TO EXISTING RESIDENCE SHALL BE MAINTAINED DURING CONSTRUCTION OF THE PROJECT.
- A COMPLETE CONSTRUCTION STAGING PLAN WILL BE SUBMITTED PRIOR TO ISSUANCE OF BUILDING PERMIT.

# CONSTRUCTION PROTECTION - CENTRAL PARSEL



MIN 8'-0" CONSTRUCTION BARRIER  
PER FLORIDA BUILDING CODE

SECANT PILE  
LOCATIONS

EXISTING  
RESIDENCE

LEGEND

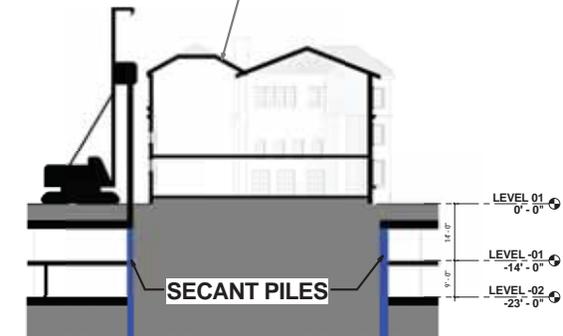
- LOCATION FOR ACCESS TO EXISTING RESIDENCE DURING CONSTRUCTION
- SECANT PILES
- CONSTRUCTION BARRIER

**NOTE:**

- ACCESS AND PUBLIC UTILITIES TO EXISTING RESIDENCE SHALL BE MAINTAINED DURING CONSTRUCTION OF THE PROJECT.
- A COMPLETE CONSTRUCTION STAGING PLAN WILL BE SUBMITTED PRIOR TO ISSUANCE OF BUILDING PERMIT.

ARTS CENTER  
BUILDING

1 LEVEL 01 FLOOR PLAN  
1" = 20'-0"



2 HISTORIC ARTS CENTER SECANT PILES  
3/32" = 1'-0"



# LEED FOR NEIGHBORHOOD DEVELOPMENT ANALYSIS



## NOTE:

- THE PROJECT IS REGISTERED WITH USGBC AND THE DEVELOPER COMMITS TO STAGE 2 & 3 LEED-ND SUBMITTAL

## LEED-ND STAGES

- **STAGE 1 - CONDITIONALLY APPROVED PLAN:** PROVIDES THE CONDITIONAL APPROVAL OF A LEED-ND PLAN AVAILABLE FOR PROJECTS BEFORE THEY HAVE COMPLETED THE ENTITLEMENTS, OR PUBLIC REVIEW, PROCESS. IT IS ENVISIONED THAT COMPLETING STAGE 1 WILL HELP PROJECTS GET SUPPORT FROM THE LOCAL GOVERNMENT AND FROM THE COMMUNITY
- **STAGE 2 - PRE-CERTIFIED PLAN:** PRE-CERTIFIES A LEED-ND PLAN AND IS APPLICABLE FOR FULLY ENTITLED PROJECTS OR PROJECTS UNDER CONSTRUCTION. COMPLETING THIS REVIEW CAN HELP PROJECTS SECURE FINANCING, EXPEDITED PERMITTING OR ATTRACT TENANTS.
- **STAGE 3 - CERTIFIED NEIGHBORHOOD DEVELOPMENT:** COMPLETED PROJECTS FORMALLY APPLY FOR LEED CERTIFICATION TO RECOGNIZE THAT THE PROJECT HAS ACHIEVED ALL OF THE PREREQUISITES AND CREDITS ATTEMPTED.

## LEED-ND ANALYSIS

- **SITE DEVELOPMENT WITH EXISTING NEIGHBORHOOD ASSETS:** THE GOAL FOR THIS PROJECT'S CONCEPT IS TO SITUATE A DEVELOPMENT WITHIN A 1/4 MILE WALK OF AT LEAST 5 DIFFERENT SHOPS, USES AND FACILITIES. IN ADDITION, THE PROJECT'S GEOGRAPHIC CENTER IS LOCATED WITHIN A 1/2 MILE WALK OF 7 DIFFERENT DIVERSE USES.
- **CONSERVATION OF EXISTING SPECIES AND ECOLOGICAL COMMUNITIES:** A STUDY WILL BE COMPLETED TO DETERMINE IF THERE ARE ANY EXISTING OR POSSIBLE FUTURE ENDANGERED SPECIES AND ECOLOGICAL COMMUNITIES THAT MAY AFFECT THE PROJECT'S SITE. IF ANY SPECIES OR ECOLOGICAL COMMUNITIES ARE FOUND OR ARE LIKELY TO OCCUR, THEN THE DEVELOPMENT SHALL COMPLY WITH AN APPROVED HABITAT CONSERVATION PLAN.
- **WETLAND AND WATER BODY CONSERVATION:** WE WILL STRIVE TO PRESERVE WATER QUALITY, NATURAL HYDROLOGY AND HABITATS BY LESSENING THE IMPACT ON WETLANDS AND WATER BODIES. DUE TO THE LOCATION OF THE SITE, NO WETLANDS OR NATURAL BODIES OF WATER WILL BE IMPACTED.
- **AGRICULTURAL AND LAND CONSERVATION:** BY INCORPORATING THIS CONCEPT WE INTEND TO PROTECT VALUABLE FARMLAND AND FORESTS FROM BEING DEVELOPED. DUE TO THE NATURE OF THE SITE, NO VALUABLE FARMLAND OR FORESTS WILL BE AFFECTED.
- **FLOODPLAIN AVOIDANCE:** THE PROPOSED LOCATION OF THE PROJECT IS IN A FEMA DESIGNATED FLOOD ZONE X. THIS TYPE OF ZONE IS NOT PRONE TO A 100 YEAR FLOOD.
- **WALKABLE STREETS:** WE WILL STRIVE TO PROVIDE A MORE LIVABLE AND WALKABLE MICRO ENVIRONMENT WHERE PEOPLE ARE LESS AUTO DEPENDENT.
- **COMPACT DEVELOPMENT:** WE PLAN TO PROVIDE A MORE LIVABLE AND WALKABLE MICRO ENVIRONMENT WHERE PEOPLE ARE LESS AUTO DEPENDANT.
- **CONNECTED AND OPEN COMMUNITY:** THE SITE WAS SELECTED TO MAXIMIZE THE PEDESTRIAN CONNECTIVITY TO OTHER PARTS OF THE COMMUNITY. WE ALSO MEET THE REQUIRED NUMBER OF INTERSECTIONS TO CONNECT THE SITE WITH THE SURROUNDING COMMUNITY THROUGH OTHER TYPES OF TRANSPORTATION.
- **BUILDING ENERGY EFFICIENCY:** IT IS THE GOAL TO PROVIDE AN ENERGY EFFICIENT PROJECT THROUGH THE USE OF PASSIVE AND ACTIVE SYSTEMS.
- **BUILDING WATER EFFICIENCY:** IT IS THE GOAL TO PROVIDE A WATER EFFICIENT PROJECT THROUGH THE USE OF LOW FLOW FIXTURES.



# ARCHITECTURAL STANDARDS



## MEDITERRANEAN VILLAGE ARCHITECTURAL NARRATIVE

Mediterranean Village is a mixed use project that is located on three city blocks within Coral Gables and is composed of a series of different uses, such as retail, office, hotel and residential. The intent is to create a high quality project that will define a memorable place in the city of Coral Gables. Key characteristics that have been paid special attention are the use of Mediterranean style architecture, overall building placement and form, architectural elements and materials.

The use of Mediterranean Style architecture was spurred from the nature of the existing historic building within the site and the influential principles of George Merrick's original vision. Mediterranean Village also takes particular notice to the City of Coral Gables eight signature buildings. It was our intention to create a more formal and symmetrical character along Ponce De Leon Boulevard due to the significance of Ponce De Leon Boulevard within the City of Coral Gables. For instance, the placement of the hotel at the terminus of University Drive warranted signature moves similar to the symmetrical tower and the stepping nature found on the Billmore Hotel. The office building also uses a symmetrical facade along Ponce de Leon Boulevard that creates a formal backdrop to the city's Ponce Circle Park. As a pedestrians move into the project and further east, the project transitions from a more formal Beaux Arts Mediterranean style to a more simplistic Vernacular Mediterranean style that complements the adjacent residential neighborhood. Examples of this within the project can be found in the east podium facade, where the San Sebastian Apartments were examined carefully to help generate the simplistic asymmetrical composition. Also, the street crossing over Coconut Grove Drive was crafted by taking influence from the Douglas entrance. Its asymmetrical composition helps appropriately scale this portion of the project.

In addition to the use of Mediterranean Style Architecture, the Mediterranean Village uses a combination of proportion, massing, vertical hierarchy and the placement of geometric emphasis to create a well formed project. Classic geometry, such as, the golden section, squares and circles were used to articulate the building facades and create well defined spaces within the project. For instance, the majority of the project is divided into a base, middle and top. These divisions help create a vertical hierarchy over the height of the buildings and were determined through the use of classic geometry. To further emphasize the hierarchy of the facades, we incorporated heavier materials, such as natural stone, at the base of the buildings to help ground the project and bring visual support to the overall facades. The tops of the buildings were designed with a city scale articulation to emphasize importance to the city while the middle of the building facades we left plain to further support the importance of the base and the top. Not only is the project using the principles of classic proportion and geometry in elevation, but it is shown in plan at the circle within the square at the terminus of the internal paseo and Palermo Avenue. This particular moment creates a point of reference within the project that allows for a signature fountain.

In crafting the facades of the project, architectural elements, such as windows, columns, piers, and arches, were used to further define the fenestration within the Mediterranean Village. The Colonnade building was carefully looked at to help determine the proportion, spacing, and character of portions of the ground floor retail storefront. It was determined that the proportion of the Colonnade windows were appropriate for high visibility and to allow ample natural light to enter the building. Classic style columns and piers were used throughout the project and placed by the rules of intercolumniation. In efforts to protect and shade the public, like the Colonnade building does, the project incorporated an arcade along the southwest corner and used awnings throughout the ground floor facades.

It is believed that, not only does the project have to follow the rules of geometry, classic proportion, vertical hierarchy, and use of classic architectural elements, but it also must be made from high quality materials that exemplify the essence of the Mediterranean style. The Mediterranean Village project has committed to using natural stone materials for the first two levels of the project to further strengthen the idea of vertical hierarchy and to further carry on the ideas of a quality city. The project is using clay tile for the sloped roofs and copper where we have signature roof top elements. There are multiple accessible roofs which will utilize natural stone materials for the landscape and high-quality landscaping for the rest. Some of the other types of materials that will be incorporated into the project are clear glass, bronze colored steel, rusticated wood, and stucco. By using these criteria, Mediterranean Village will exemplify the essence of the City of Coral Gables and become a high quality memorable place.

CITY COMMISSION  
SECOND READING

MEDITERRANEAN VILLAGE  
AT PONCE CIRCLE

RTKL  
AN ARCADIS COMPANY



ADDITIONAL INFORMATION

167





# ARCHITECTURAL FLOOR PLANS

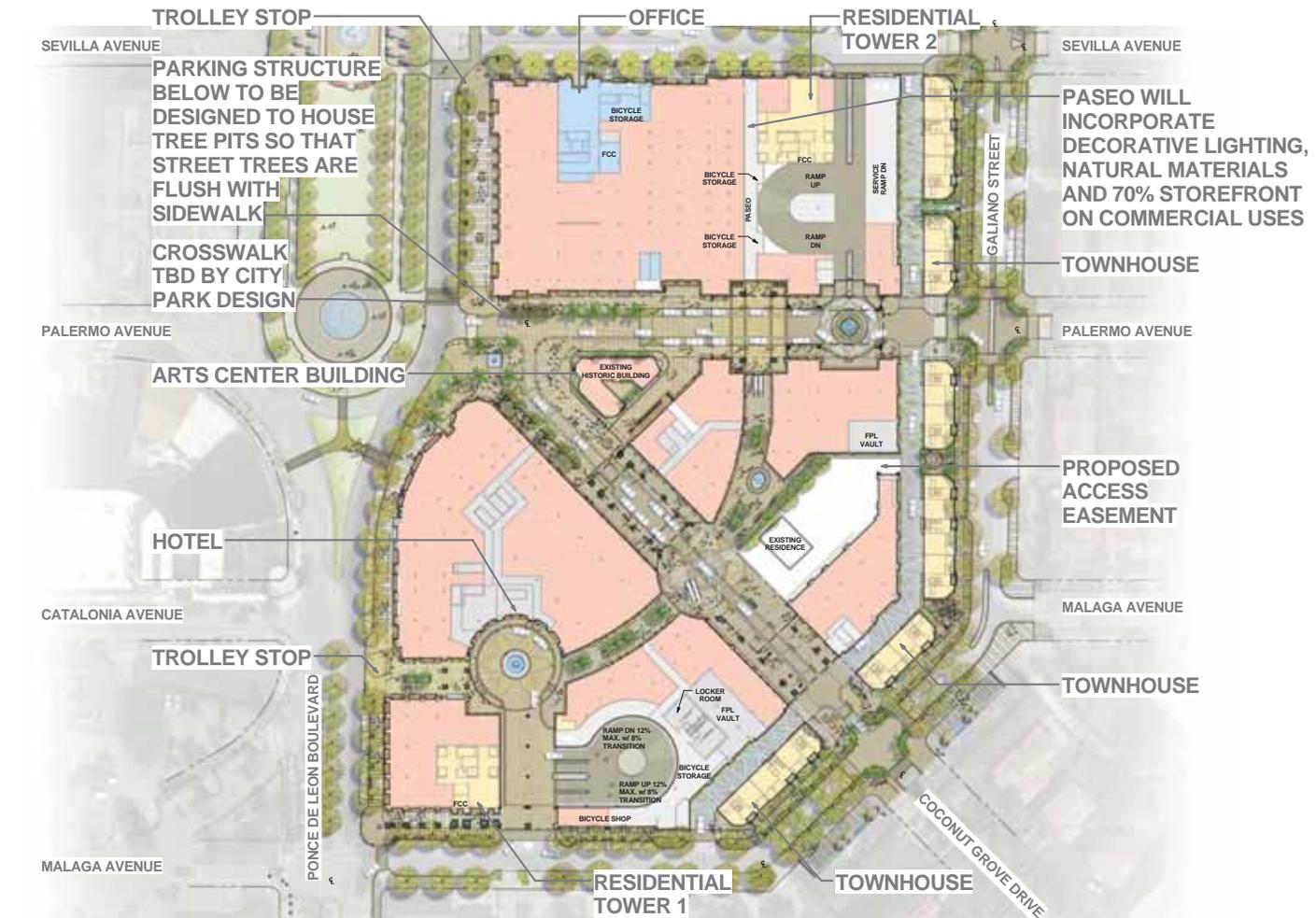
CITY COMMISSION  
SECOND READING

**MEDITERRANEAN VILLAGE  
AT PONCE CIRCLE**





# ILLUSTRATIVE SITE PLAN



- LEED ND
- NATURAL MATERIALS
- PRESERVE HISTORIC ART CENTER BUILDING
- 30% MIN. NATIVE PLANTING
- ART IN PUBLIC PLACES BEYOND CURRENT CODE

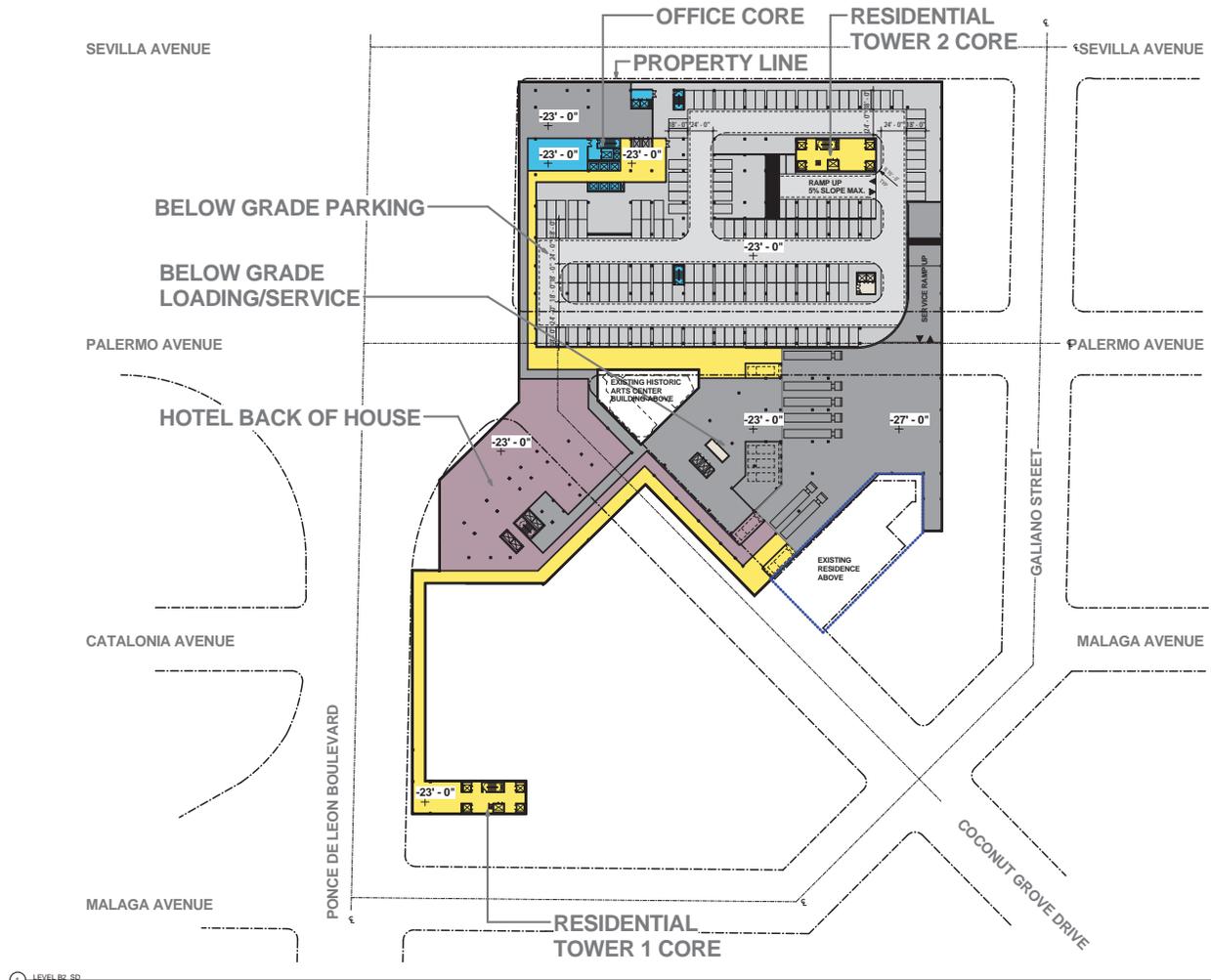
① LEVEL 01 FLOOR PLAN  
1" = 40'

CITY COMMISSION  
SECOND READING

MEDITERRANEAN VILLAGE  
AT PONCE CIRCLE

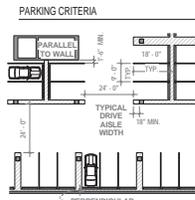


# FLOOR PLAN - BASEMENT LEVEL 2



**NOTE:**

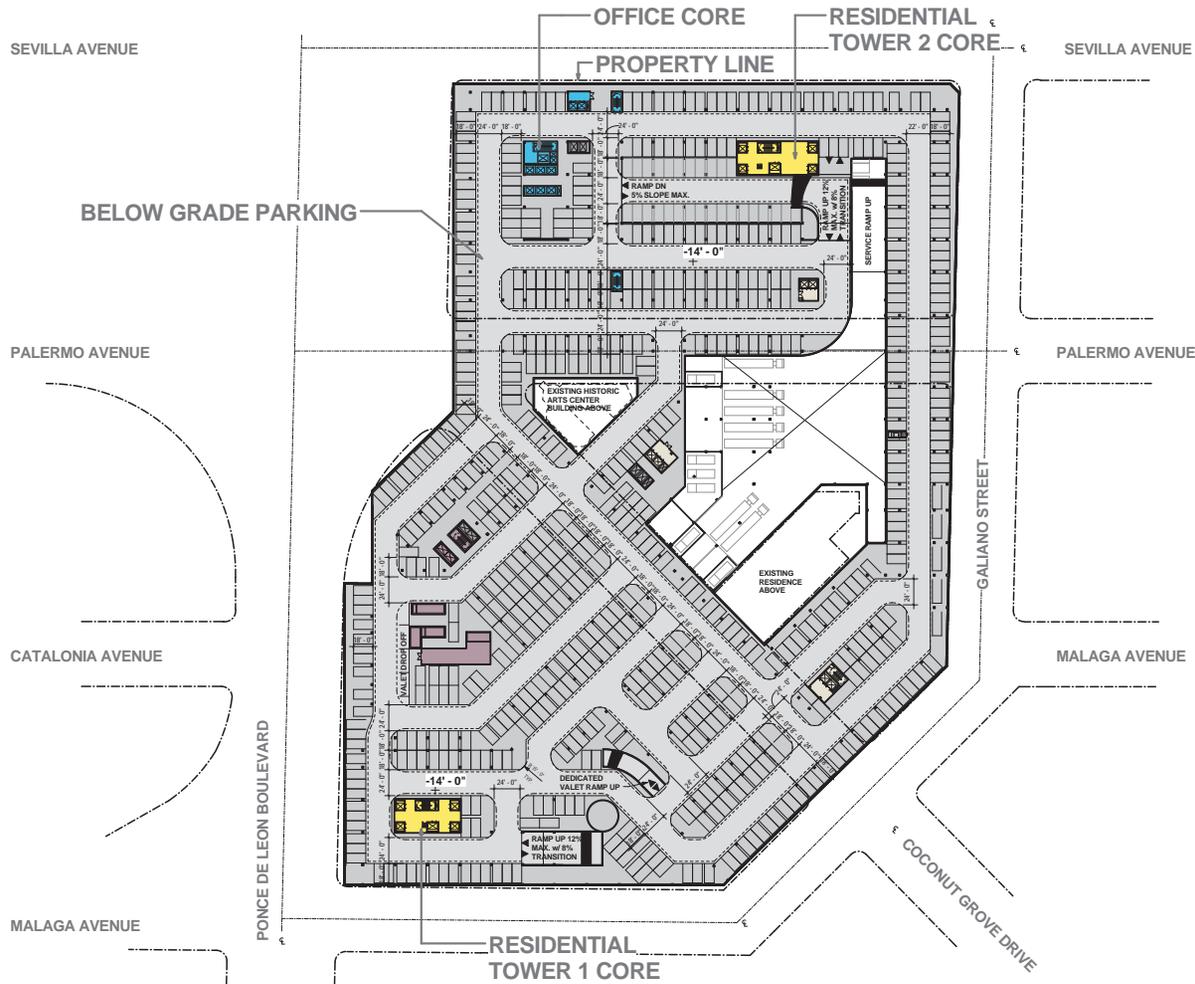
- FINAL PARKING AND LOADING DESIGN TO BE REVIEWED BY CITY PARKING CONSULTANT FOR COMPLIANCE WITH ZONING AND BUILDING CODE REQUIREMENTS PRIOR TO APPLYING FOR A BUILDING PERMIT.
- ALL VEHICULAR RAMPS NOT BEING PARKED ON SHALL BE DESIGNED WITH THE INDUSTRY STANDARD OF A MAXIMUM OF 12% SLOPE. EACH RAMP SHALL INCORPORATE A TRANSITION RAMP AT BOTH TOP AND BOTTOM WITH A MAXIMUM SLOPE OF 8%



1 LEVEL BY SD  
11-2017

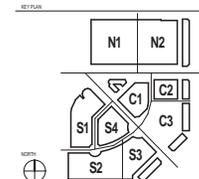
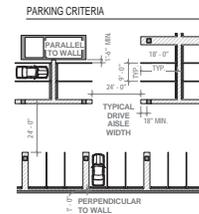


# FLOOR PLAN - BASEMENT LEVEL 1



**NOTE:**

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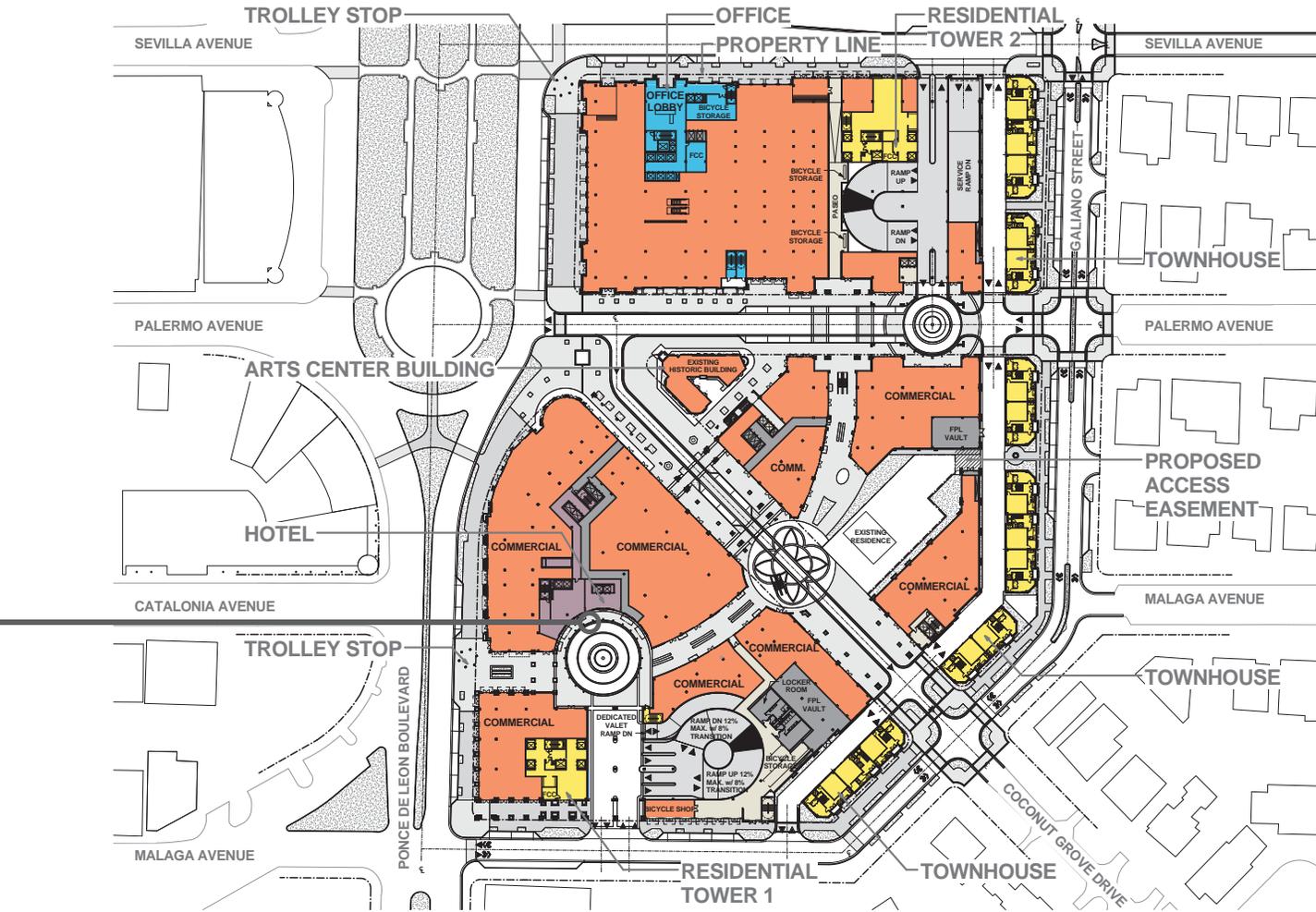


1 LEVEL B1 FLOOR PLAN  
11-14-17

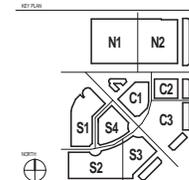
## HOTEL ENTRANCE



# FLOOR PLAN - LEVEL 1



1 LEVEL 01 FLOOR PLAN  
11-14-12



ARCHITECTURAL FLOOR PLANS



AN ARCADIS COMPANY



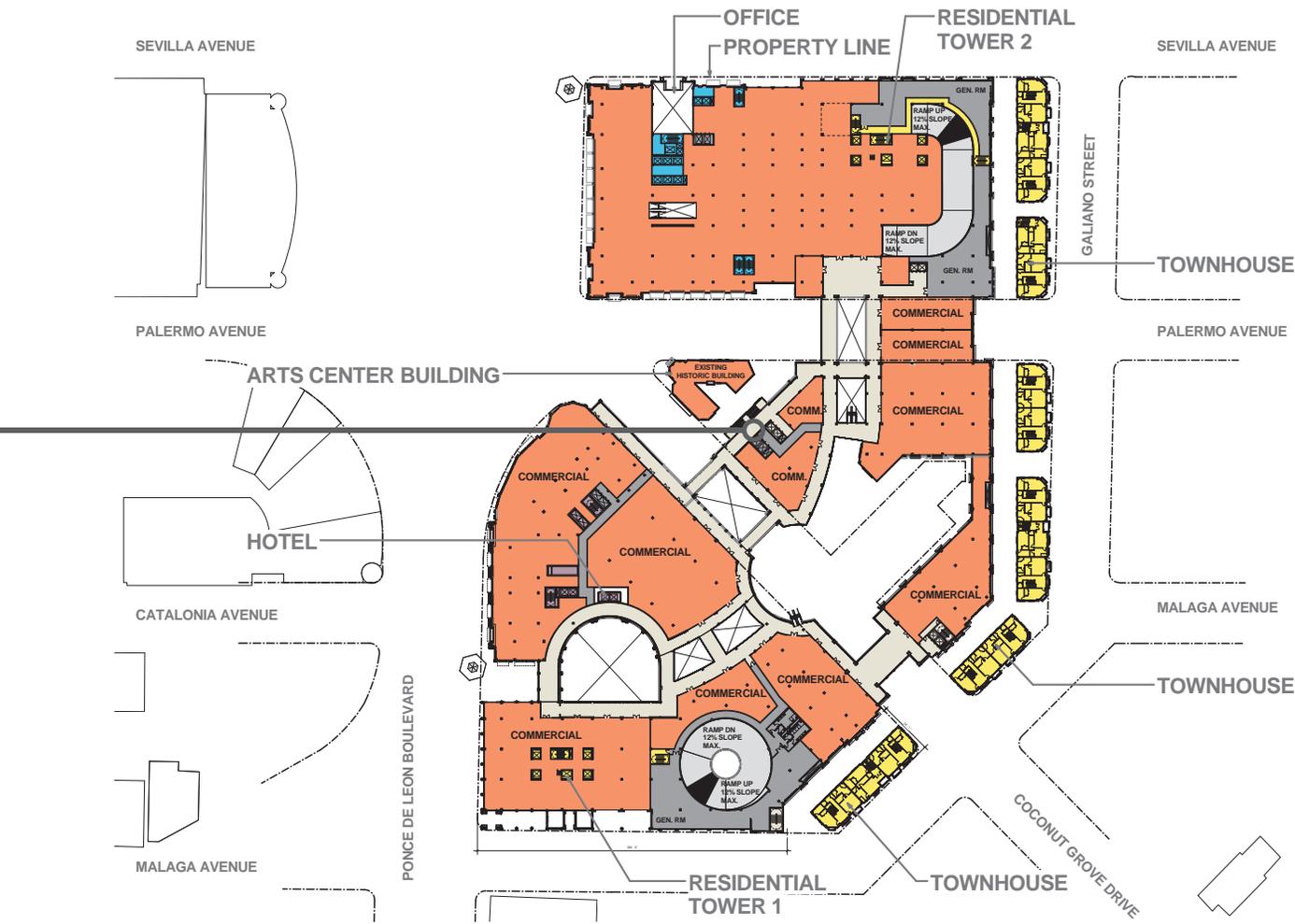
AGAVE PONCE

## FEATURE STAIR

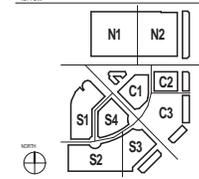


ARCHITECTURAL FLOOR PLANS

# FLOOR PLAN - LEVEL 2



LEVEL 02 FLOOR PLAN  
1" = 40'-0"



ARCHITECTURAL FLOOR PLANS

CITY COMMISSION  
SECOND READING

MEDITERRANEAN VILLAGE  
AT PONCE CIRCLE



## **OFFICE LINER ON PARKING GARAGE**

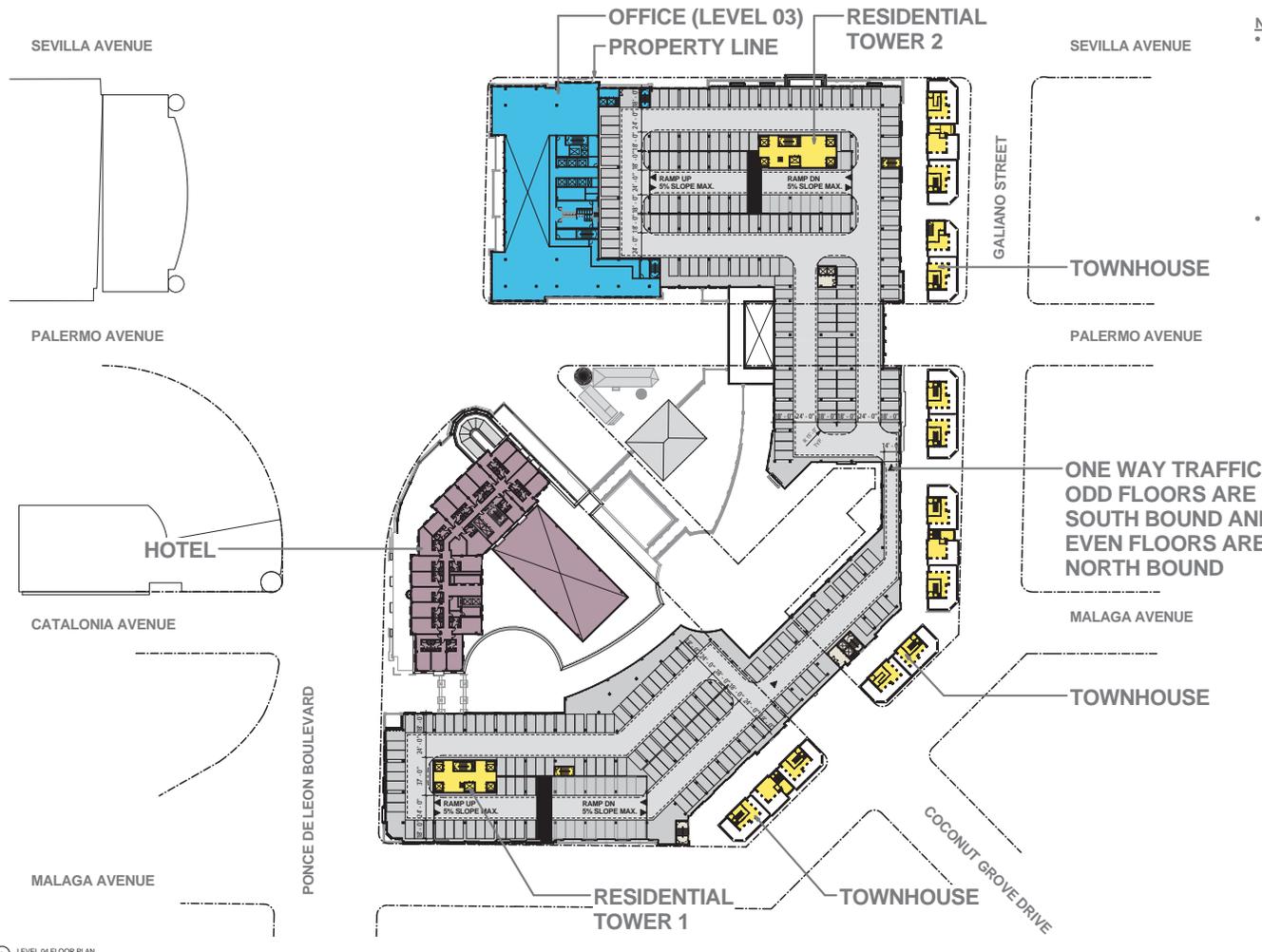


ARCHITECTURAL FLOOR PLANS



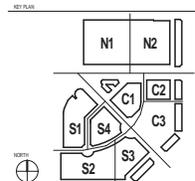
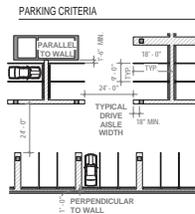


# FLOOR PLAN - LEVEL 4



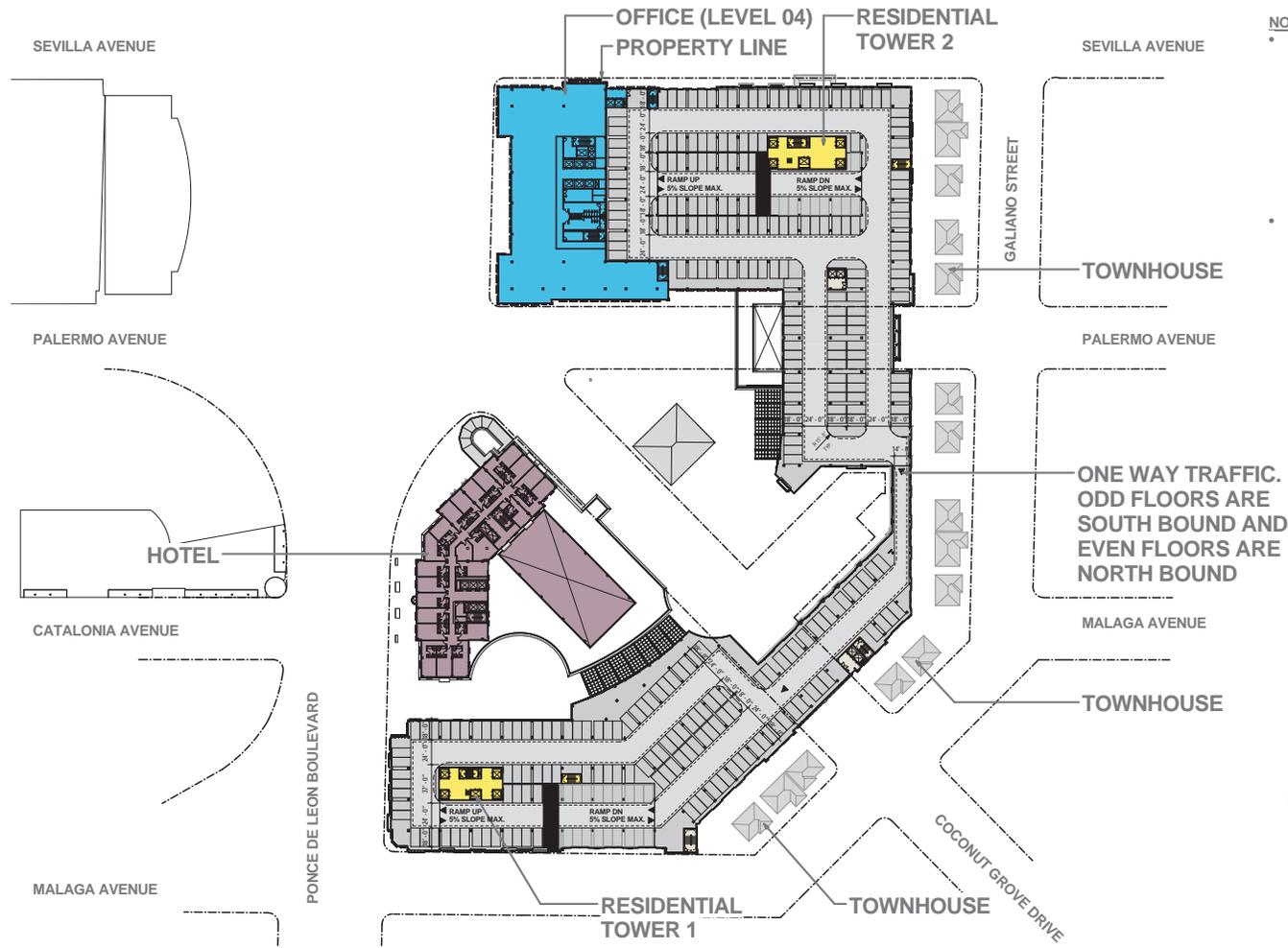
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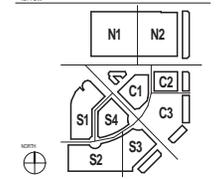
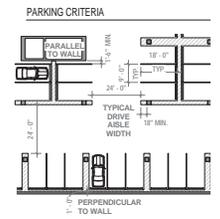


LEVEL 04 FLOOR PLAN

# FLOOR PLAN - LEVEL 5



- NOTE:**
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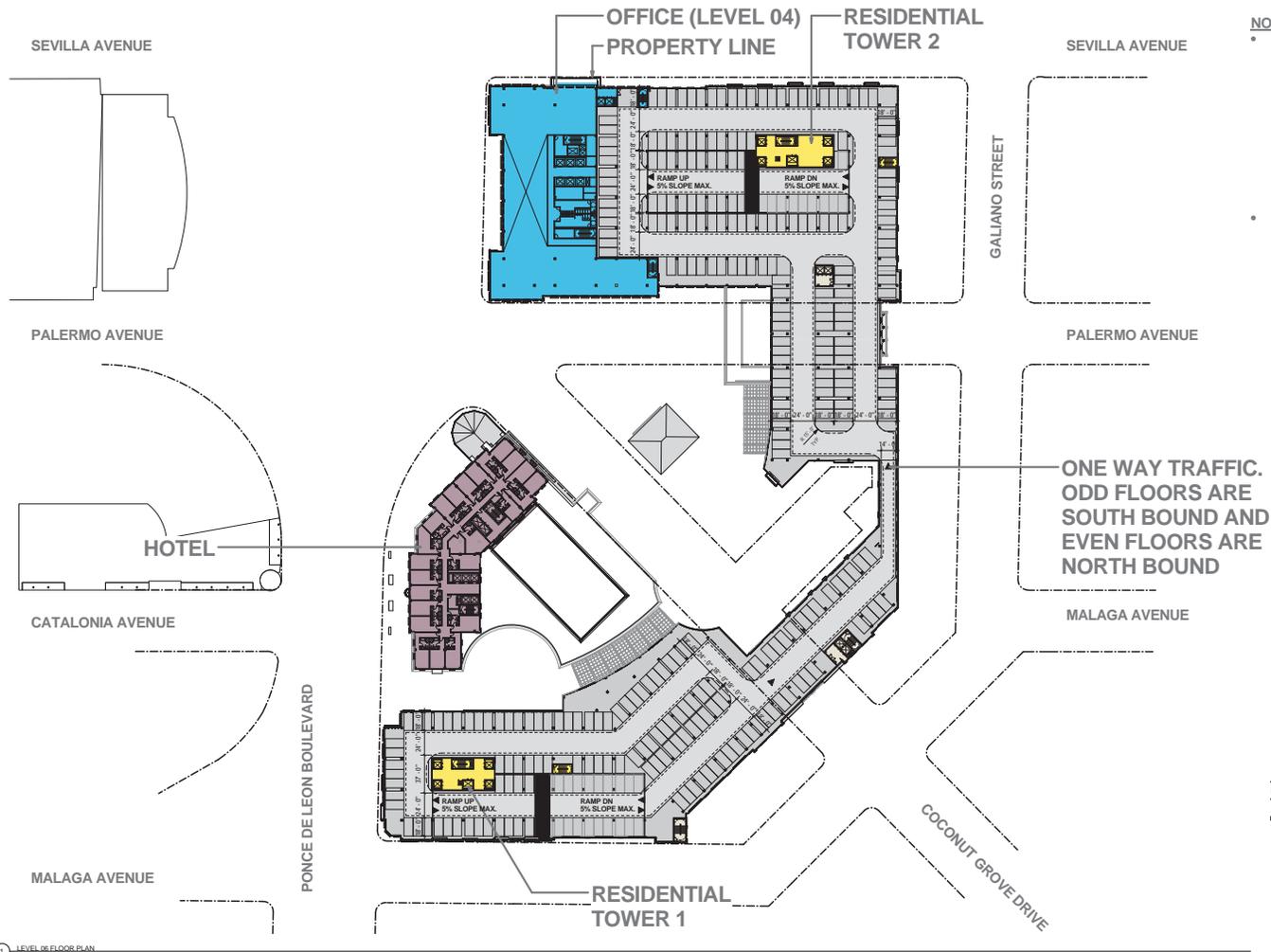


LEVEL 05 FLOOR PLAN  
1" = 40' 0"

# MEDITERRANEAN VILLAGE AT PONCE CIRCLE



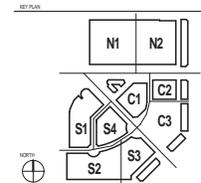
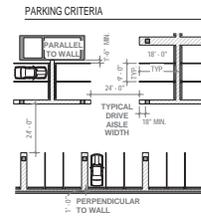
# FLOOR PLAN - LEVEL 6



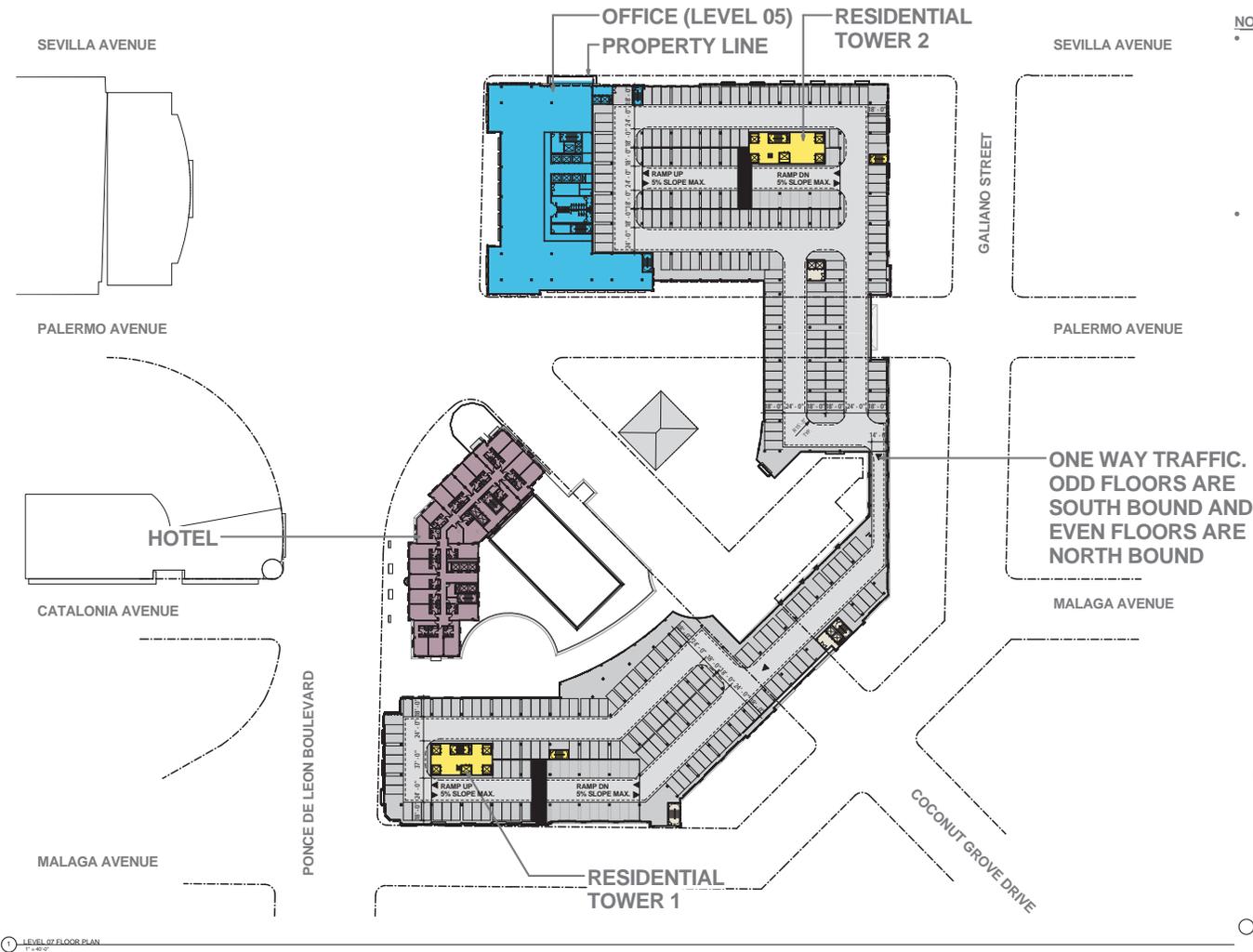
LEVEL OF FLOOR PLAN  
1:1/2" = 1'-0"

**NOTE:**

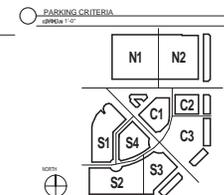
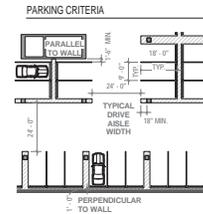
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# FLOOR PLAN - LEVEL 7

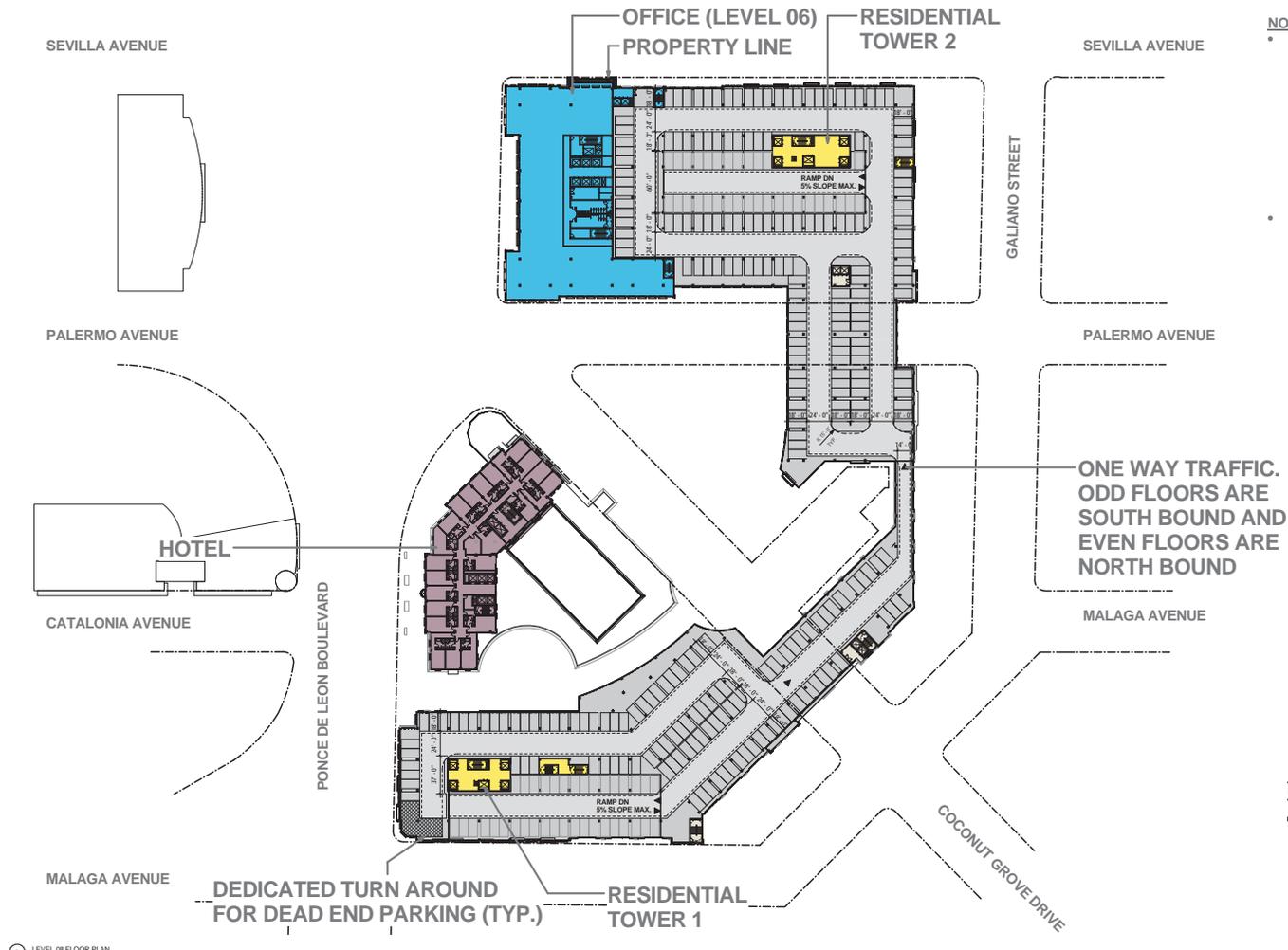


- NOTE:**
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1 LEVEL 07 FLOOR PLAN  
7-402

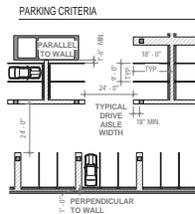
# FLOOR PLAN - LEVEL 8



**NOTE:**

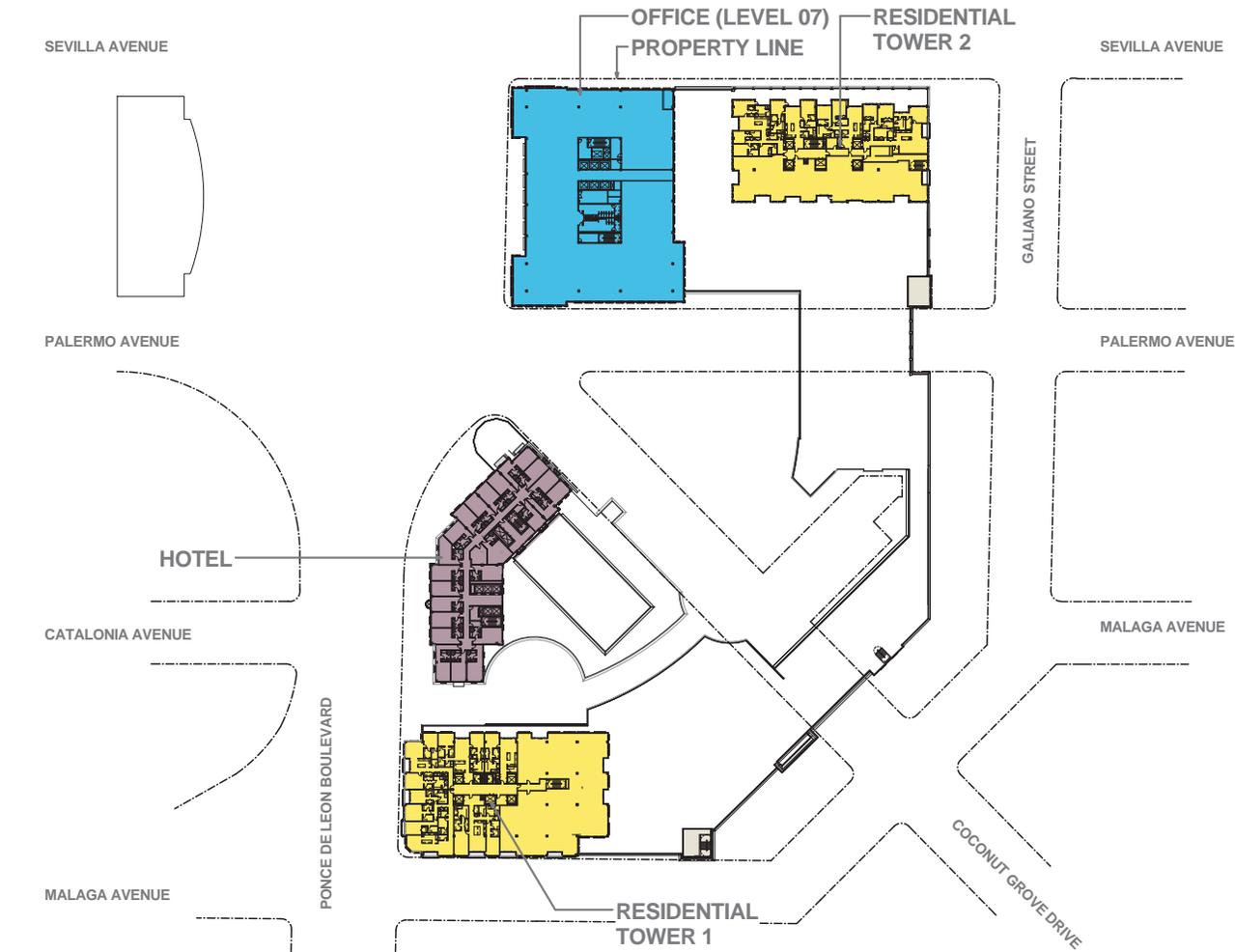
- FINAL PARKING AND LOADING DESIGN TO BE REVIEWED BY CITY PARKING CONSULTANT FOR COMPLIANCE WITH ZONING AND BUILDING CODE REQUIREMENTS PRIOR TO APPLYING FOR A BUILDING PERMIT.
- ALL VEHICULAR RAMPS NOT BEING PARKED ON SHALL BE DESIGNED WITH THE INDUSTRY STANDARD OF A MAXIMUM OF 12% SLOPE. EACH RAMP SHALL INCORPORATE A TRANSITION RAMP AT BOTH TOP AND BOTTOM WITH A MAXIMUM SLOPE OF 8%

**ONE WAY TRAFFIC.  
ODD FLOORS ARE  
SOUTH BOUND AND  
EVEN FLOORS ARE  
NORTH BOUND**

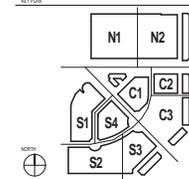


LEVEL 08 FLOOR PLAN  
11/1/2017

# FLOOR PLAN - LEVEL 9



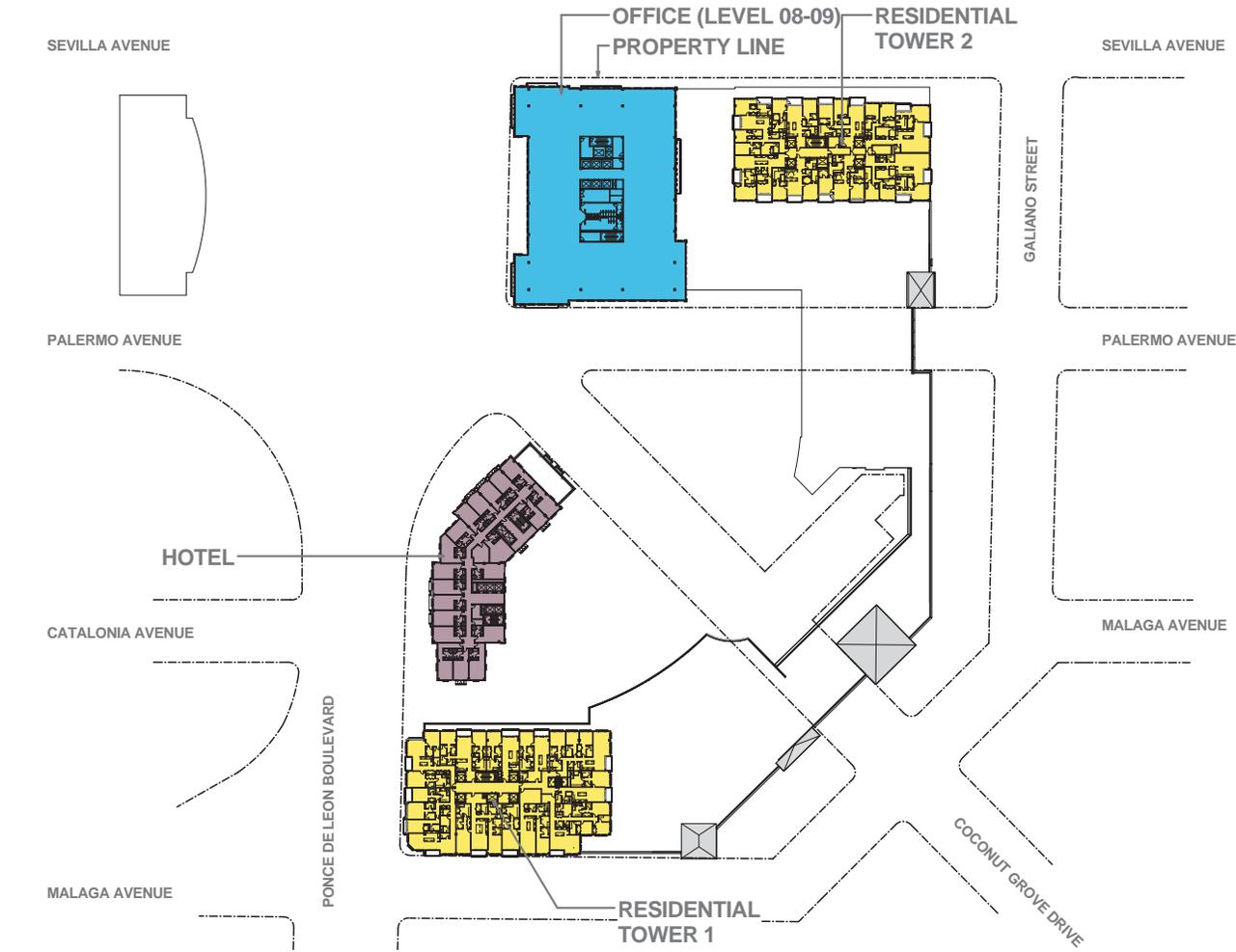
1 LEVEL 09 FLOOR PLAN  
1" = 40'-0"



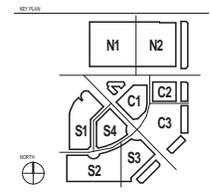
ARCHITECTURAL FLOOR PLANS



# FLOOR PLAN - LEVEL 10-11



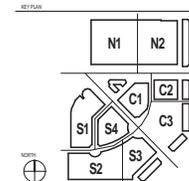
1 LEVEL 10-11 FLOOR PLAN  
11-10-2017



# FLOOR PLAN - LEVEL 12

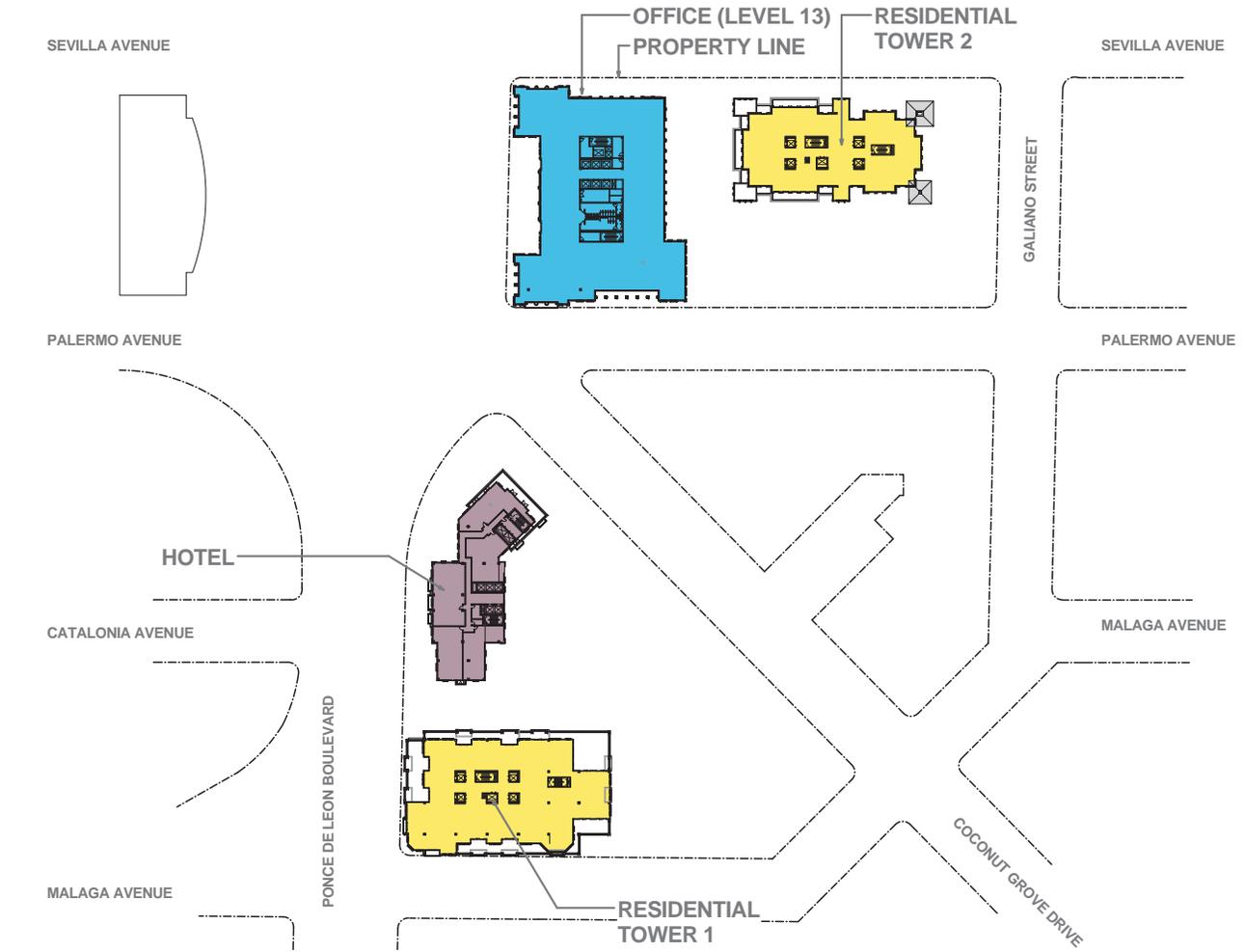


LEVEL 12 FLOOR PLAN  
1" = 40'



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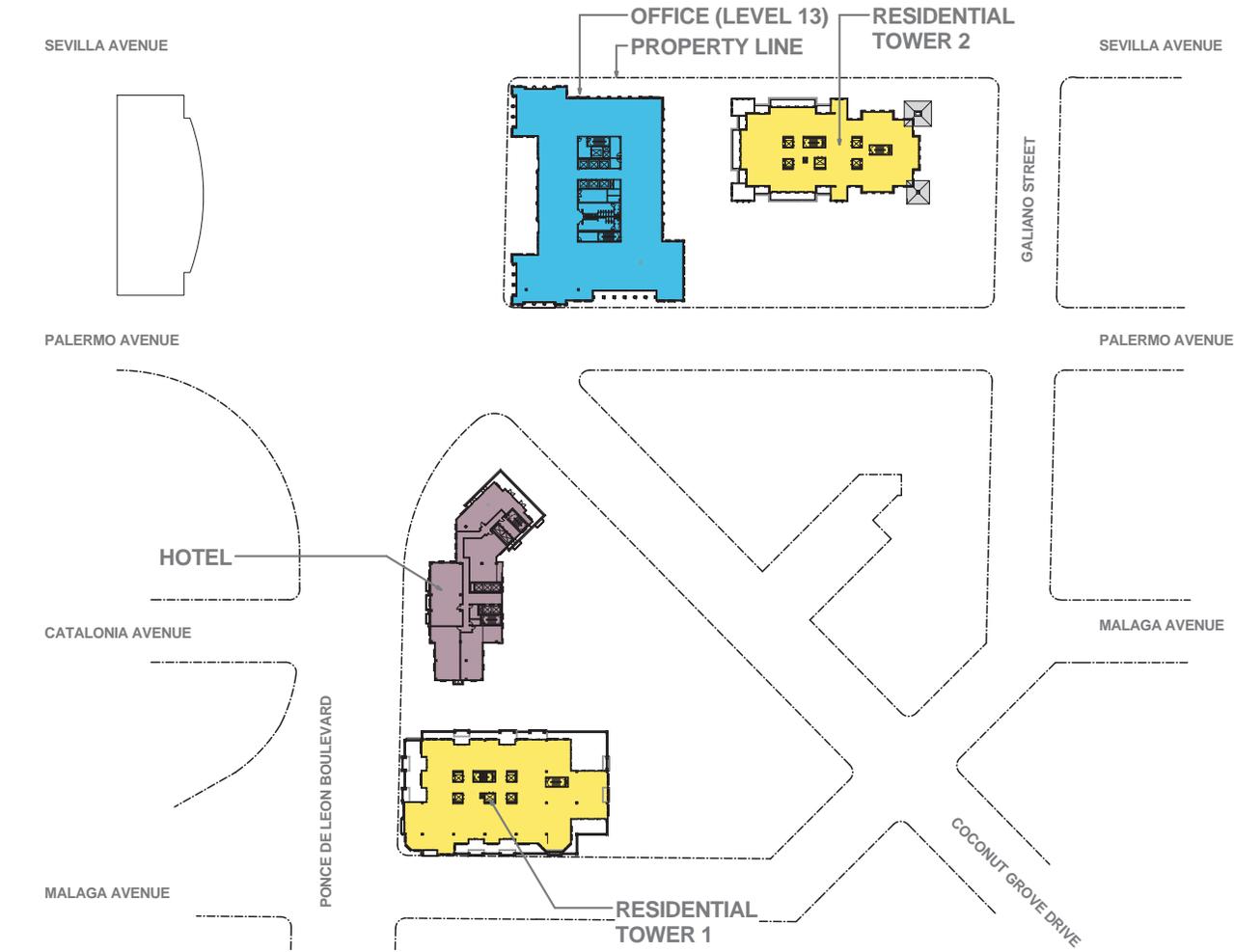
# FLOOR PLAN - LEVEL 13-15



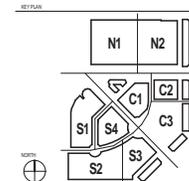
① LEVEL 13-17 FLOOR PLAN  
13-15



# FLOOR PLAN - LEVEL 16-17



① LEVEL 16-17 FLOOR PLAN  
11-1402



ARCHITECTURAL FLOOR PLANS

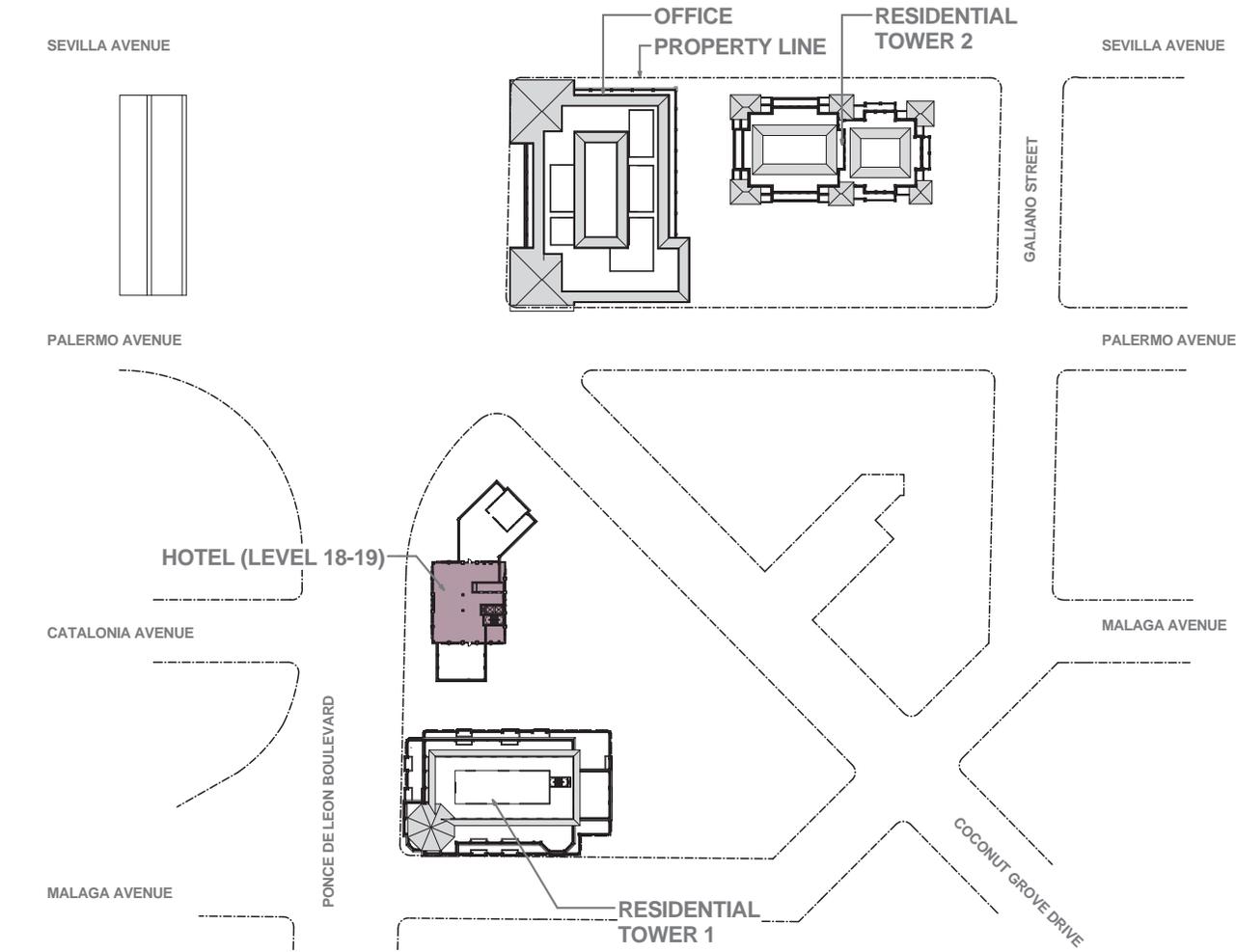


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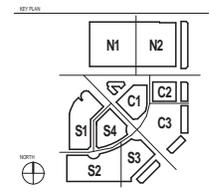


AGAVE PONCE

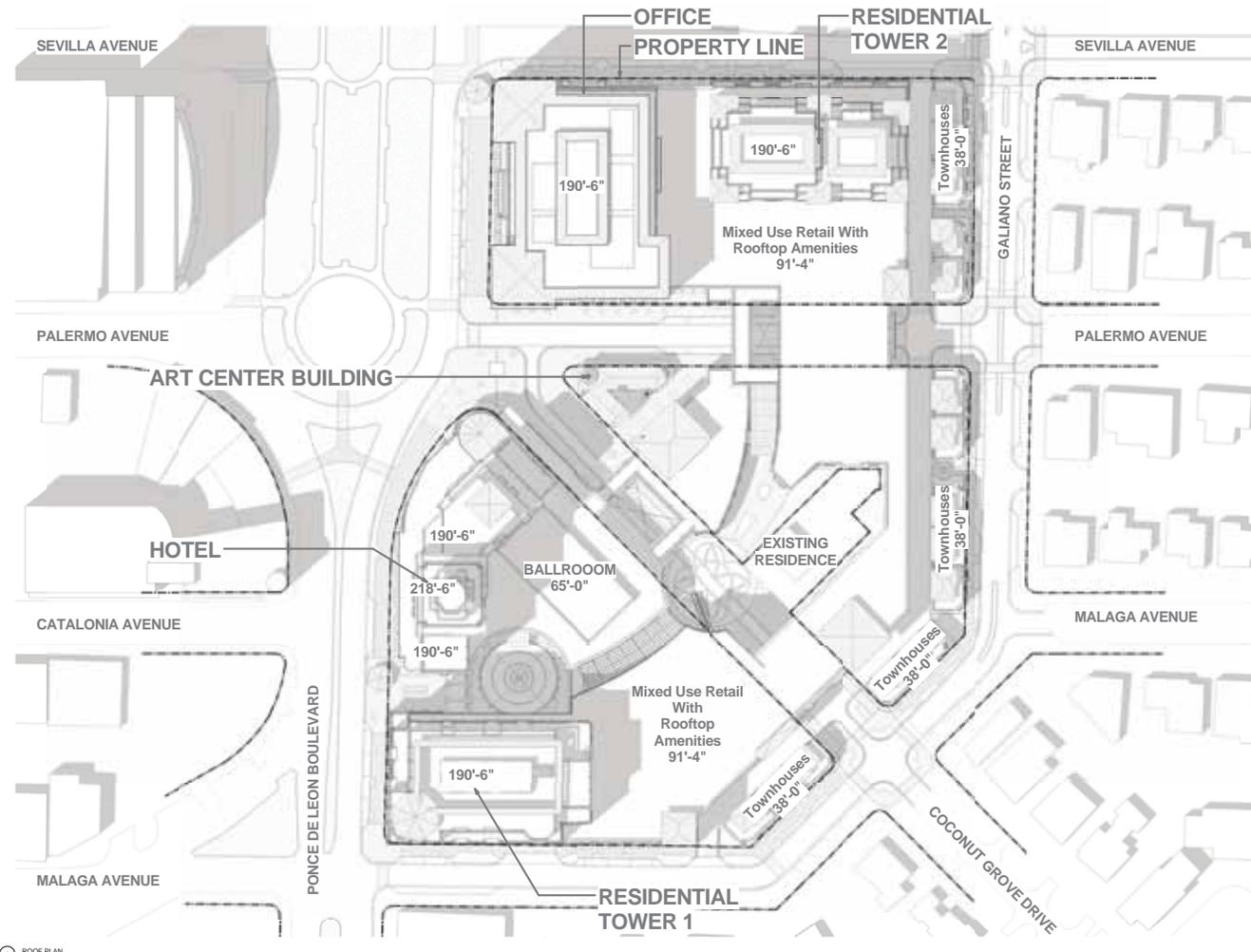
# FLOOR PLAN - LEVEL 18-19



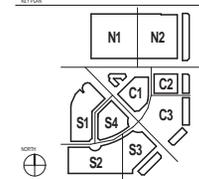
1 LEVEL 18-19 FLOOR PLAN



# ROOF PLAN



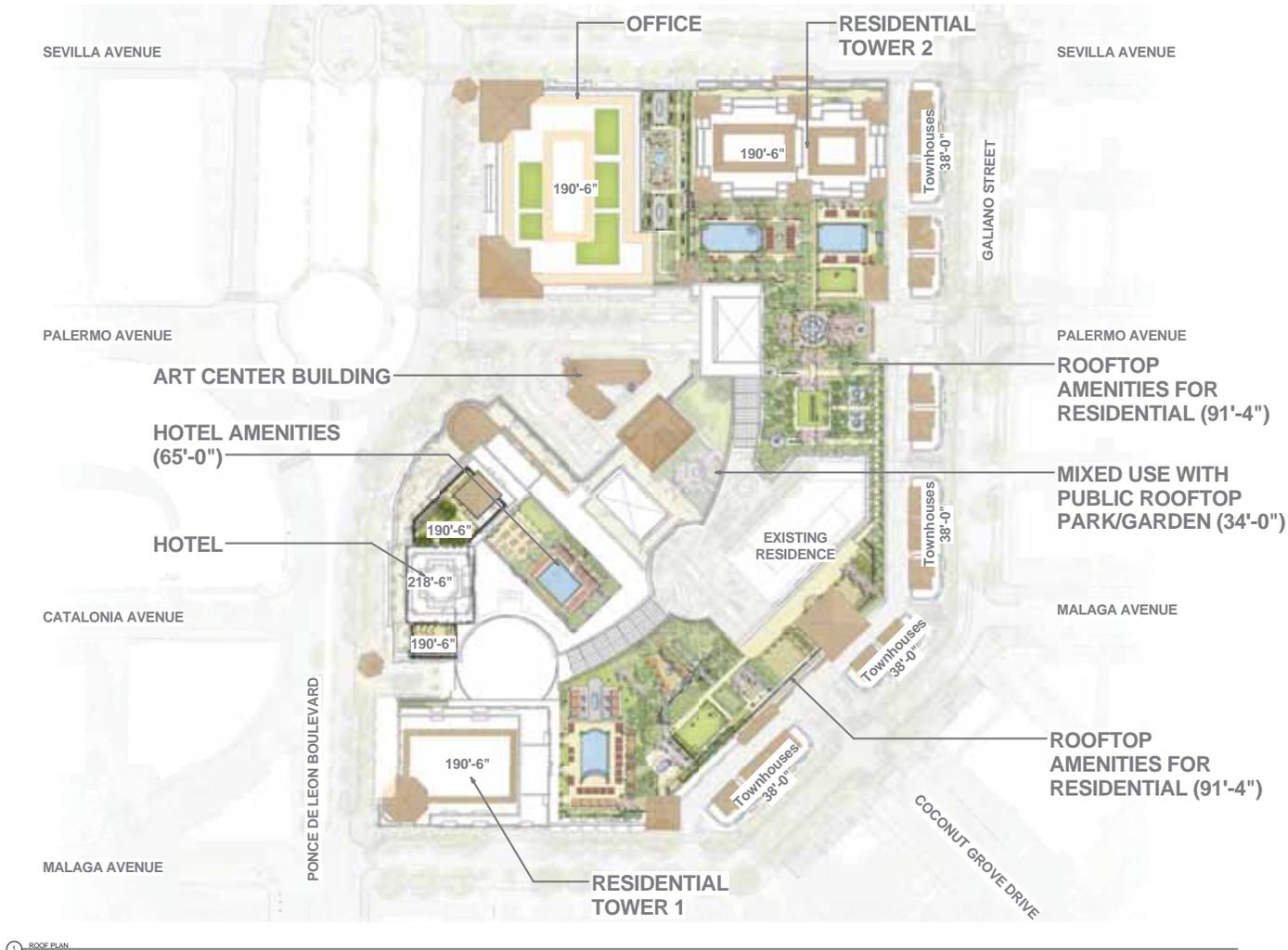
1 ROOF PLAN  
1" = 6'-0"



ARCHITECTURAL FLOOR PLANS



# ILLUSTRATIVE ROOF PLAN



1 ROOF PLAN  
1" = 4'-0"

- EXTENSIVE GREEN ROOF REQUIRED ON ROOFS OVER 1000 S.F.
- HIGH QUALITY NATURAL MATERIALS REQUIRED TO BE USED ON ALL PUBLICLY ACCESSIBLE AREAS

