

7

Landscape, Lighting, Civil, and Urban Design Drawings

FILE NAME: S:\14_Plan\14-000_Overall Illustrative Public Realm Plan.dwg
Submission: 30.00 Overall Illustrative Public Realm Plan.dwg
TIME: 10/21/2014 4:03 PM



- NOTES:
1. ALL SIDEWALKS CONNECTING TO FRED B. HARTNETT PARK WILL BE REVIEWED AND COORDINATED WITH THE CITY
 2. ALL PROPOSED PLANTING WILL BE REVIEWED BY A PEER REVIEW AND CITY STAFF FOR FINAL SELECTION PRIOR TO SUBMITTING FOR A BUILDING PERMIT.



NOT FOR CONSTRUCTION

CONSULTANT
MAHAN RYKIEL ASSOCIATES INC.
The Shell Tower Building, 800 Wyman Park Drive,
Suite 1100, Baltimore, MD 21211 410.596.8001

PROJECT

MEDITERRANEAN VILLAGE at Ponce Circle

CLIENT
AGAVE PONCE LLC
3501, 3501, 3501 PONCE DE
LEON BOULEVARD

ISSUE DRAWING LOG

5/30/14	BOARD OF ARCHITECTS
7/28/14	BOARD OF ARCHITECTS
9/26/14	PEER REVIEW
10/23/14	BOARD OF ARCHITECTS
10/28/15	PLANNING & ZONING

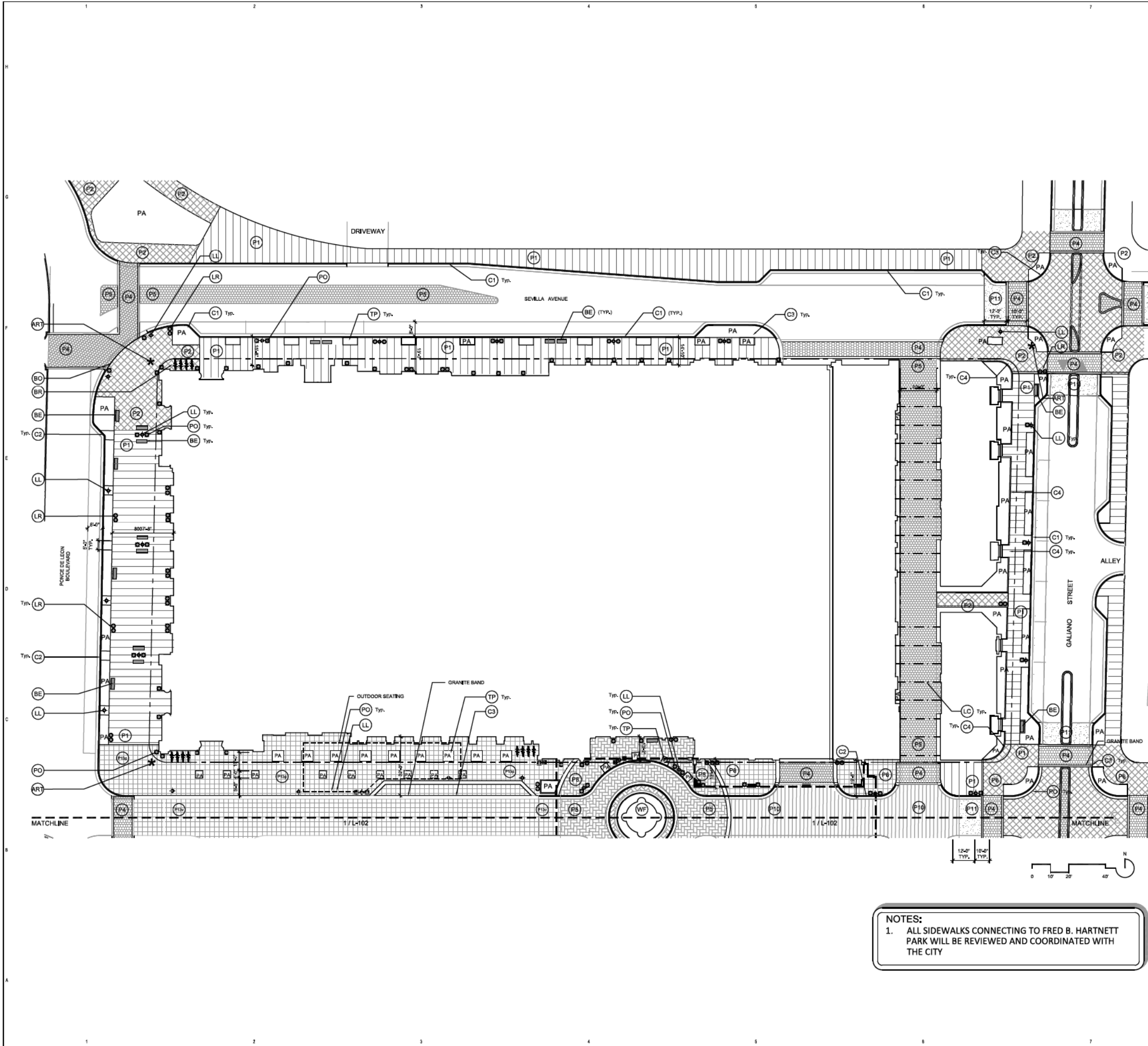
SEAL

SHEET IDENTIFICATION
TITLE
**OVERALL ILLUSTRATIVE
PUBLIC REALM
PLAN**
NUMBER
L-000



NOT FOR CONSTRUCTION

RE: MM2 2514 PROJECT 14317 Old Spanish Village/CADMARK 1 PZ
Submitted to: City of North Miami Public Realm Planning
DATE: 02/02/14 03:04 PM



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

- GENERAL NOTES
- HARDSCAPE KEY**
- PAVING**
- P1 - MARBELLA STONE PAVEMENT - UNFILLED
 - P2 - GRANITE PAVEMENT - PEDESTRIAN LIGHT GREY
 - P3 - GRANITE PAVEMENT - VEHICULAR LIGHT GREY
 - P4 - GRANITE PAVEMENT - VEHICULAR DARK GREY
 - P5 - COBBLE PAVEMENT - VEHICULAR MEDIUM GREY
 - P6 - PAVEMENT TYPE A - ADQUIN - MEDIUM TAN
 - P7 - PAVEMENT TYPE B - MARBLE MOSAIC INSET - VEHICULAR
 - P8 - PAVEMENT TYPE C - TRAVERTINE STONE PAVERS W/ PLANTING JOINTS
 - P9 - PAVEMENT TYPE D - CANTERA
 - P10 - GRANITE PAVEMENT - VEHICULAR
 - P11 - RAMP (COLORED CONCRETE) @ TABLE
 - P12 - SHELL STONE
 - P13 - PINK GRANITE (PEDESTRIAN OR VEHICULAR)
- WALLS/ STAIRS/ CURBS**
- W1 - SEAT WALL
 - C1 - PRECAST CONCRETE CURB
 - C2 - GRANITE CURB & GUTTER
 - C3 - FLUSH GRANITE CURB
 - C4 - PLANTER CURB
- SITE AMENITIES**
- ART - PUBLIC ART
 - BE - BENCH
 - BR - BIKE RACK
 - LC - CATEGORY LIGHT
 - LL - STREET LIGHT
 - LR - LITTER & RECYCLING RECEPTACLES
 - P1 - PLANTER POT
 - TP - TREE PIT
 - WF - WATER FEATURE
 - WR - WATER RUNNEL
 - PA - PLANTING AREA

CONSULTANT

MAHAN RYKIEL ASSOCIATES INC.
The Old City Building, 630 Wynton Park Drive, Suite 100, Baltimore, MD 21201 410.688.8001

PROJECT

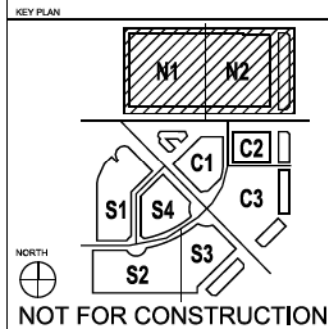
MEDITERRANEAN VILLAGE at Ponce Circle

CLIENT

AGAVE POND LLC
2831, 2831, 3301 PONCE DE LEON BOULEVARD

ISSUE DRAWING LOG

6/30/14	BOARD OF ARCHITECTS
7/28/14	BOARD OF ARCHITECTS
8/26/14	PEER REVIEW
10/23/14	BOARD OF ARCHITECTS
1/28/15	PLANNING & ZONING



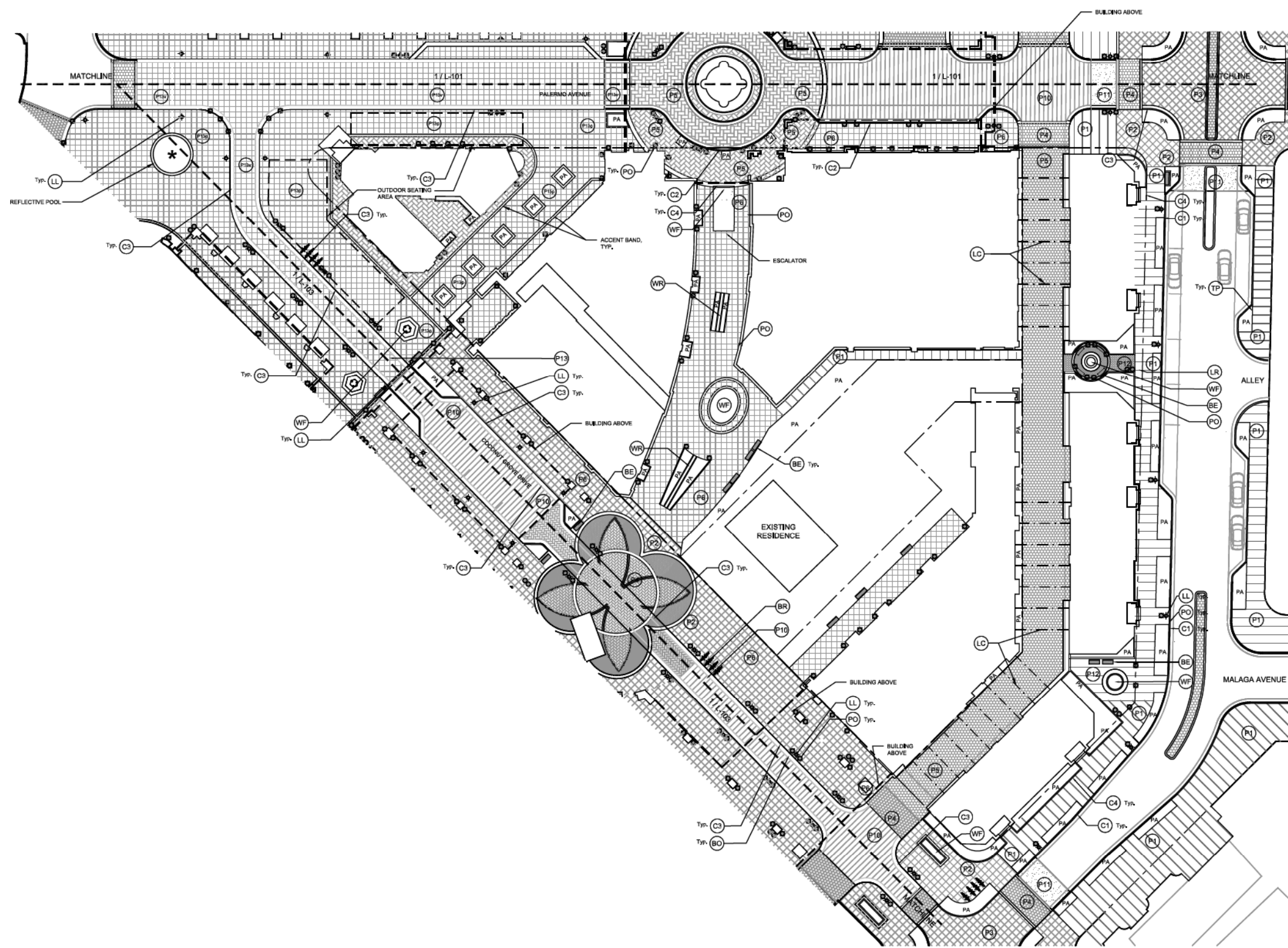
SHEET IDENTIFICATION

TITLE

**NORTH PARCEL
PUBLIC REALM
PLAN**

NUMBER

L-101



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

- GENERAL NOTES
- HARDSCAPE KEY**
- PAVING**
- P1 - MARBELLA STONE PAVEMENT - UNFINISHED
 - P2 - GRANITE PAVEMENT - PEDESTRIAN LIGHT GREY
 - P3 - GRANITE PAVEMENT - VEHICULAR LIGHT GREY
 - P4 - GRANITE PAVEMENT - VEHICULAR DARK GREY
 - P5 - CORBEL PAVEMENT - VEHICULAR MEDIUM GREY
 - P6 - PAVEMENT TYPE A - ACCOQUIN - MEDIUM TAN
 - P7 - PAVEMENT TYPE B - MARBLE MOSAIC INSET - VEHICULAR
 - P8 - PAVEMENT TYPE C - TRAVERTINE STONE PAVEMENT WITH PLANT JOINTS
 - P9 - PAVEMENT TYPE D - CANTERA
 - P10 - GRANITE PAVEMENT - VEHICULAR
 - P11 - RAMP (COLORED CONCRETE) @ TABLE
 - P12 - SHELL STONE
 - P13 - PINK GRANITE (PEDESTRIAN OR VEHICULAR)
- WALLS/ STAIRS/ CURBS**
- W1 - SEAT WALL
 - C1 - PRECAST CONCRETE CURB
 - C2 - GRANITE CURB & GUTTER
 - C3 - FLUSH GRANITE CURB
 - C4 - PLANTER CURB
- SITE AMENITIES**
- AR1 - PUBLIC ART
 - BE - BENCH
 - BR - BIKE RACK
 - LC - GATEWAY LIGHT
 - LL - STREET LIGHT
 - LR - LITTER & RECYCLING RECEPTACLES
 - P1 - PLANTER POT
 - TP - TREE PIT
 - WF - WATER FEATURE
 - WR - WATER RUNNEL
 - PA - PLANTING AREA

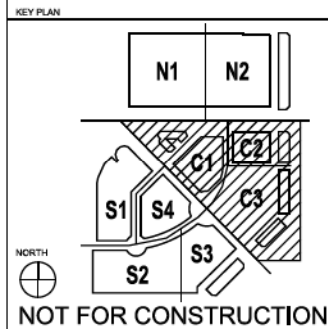
MAHAN RYKIEL ASSOCIATES INC.
The Office of Urban Design, 600 Wisconsin Park Drive, Suite 100, Baltimore, MD 21211 410.688.8001

MEDITERRANEAN VILLAGE at Ponce Circle

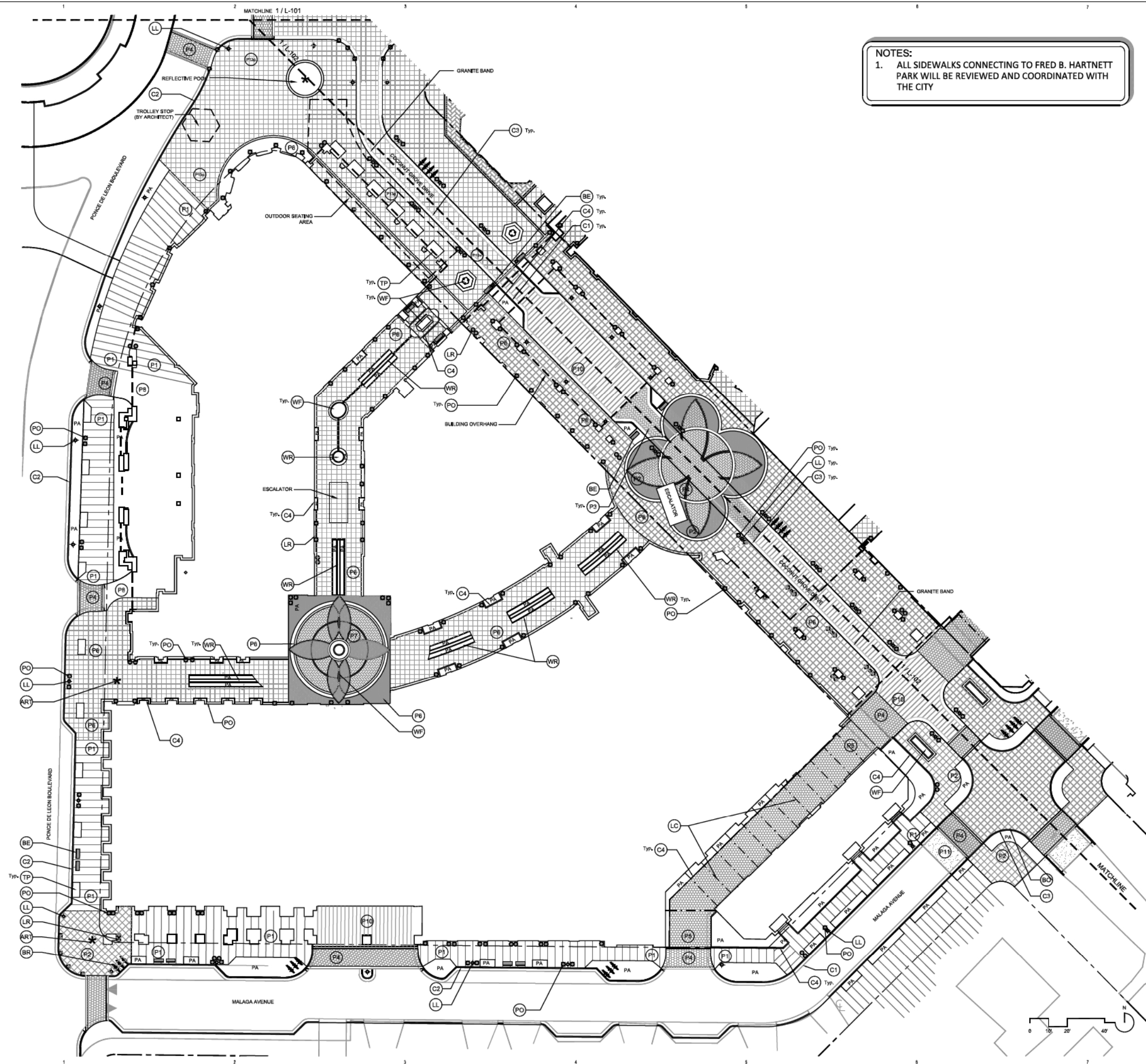
CLIENT
AGAVE POND LLC
2831, 2831, 3301 PONCE DE LEON BOULEVARD

ISSUE DRAWING LOG

6/30/14	BOARD OF ARCHITECTS
7/28/14	BOARD OF ARCHITECTS
9/26/14	PEER REVIEW
10/23/14	BOARD OF ARCHITECTS
1/28/15	PLANNING & ZONING



SHEET IDENTIFICATION
TITLE
**CENTRAL PARCEL
PUBLIC REALM
PLAN**
NUMBER
L-102



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

GENERAL NOTES

HARDSCAPE KEY

PAVING

- P1 - MARBELLA STONE PAVEMENT - UNFILLED
- P2 - GRANITE PAVEMENT - PEDESTRIAN LIGHT GREY
- P3 - GRANITE PAVEMENT - VEHICULAR LIGHT GREY
- P4 - GRANITE PAVEMENT - VEHICULAR DARK GREY
- P5 - COBBLE PAVEMENT - VEHICULAR MEDIUM GREY
- P6 - PAVEMENT TYPE A - ADQUIN - MEDIUM TAN
- P7 - PAVEMENT TYPE B - MARBLE MOSAIC INSET - VEHICULAR
- P8 - PAVEMENT TYPE C - TRAVERTINE STONE PAVEMENTS WITH PLANT JOINTS
- P9 - PAVEMENT TYPE D - CANTERA
- P10 - GRANITE PAVEMENT - VEHICULAR
- P11 - RAMP (COLORED CONCRETE) @ TABLE
- P12 - SHELL STONE
- P13 - PINK GRANITE (PEDESTRIAN OR VEHICULAR)

WALLS/ STAIRS/ CURBS

- W1 - SEAT WALL
- C1 - PRECAST CONCRETE CURB
- C2 - GRANITE CURB & GUTTER
- C3 - FLUSH GRANITE CURB
- C4 - PLANTER CURB

SITE AMENITIES

- ART - PUBLIC ART
- BE - BENCH
- BR - BIKE RACK
- LC - GATEWAY LIGHT
- LL - STREET LIGHT
- LR - LITTER & RECYCLING RECEPTACLES
- P1 - PLANTER POT
- TP - TREE PIT
- WF - WATER FEATURE
- WR - WATER RUNNEL
- PA - PLANTING AREA

CLIENT

AGAVE POND LLC
2831, 2831, 3301 PONCE DE LEON BOULEVARD

ISSUE DRAWING LOG

DATE	REVISION	BY	FOR
6/25/14	BOARD OF ARCHITECTS		
7/28/14	BOARD OF ARCHITECTS		
8/26/14	PEER REVIEW		
12/23/14	BOARD OF ARCHITECTS		
1/28/15	PLANNING & ZONING		

SEAL

KEY PLAN

SOUTH PARCEL PUBLIC REALM PLAN

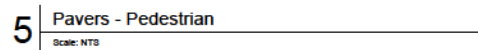
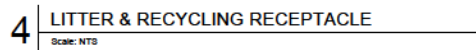
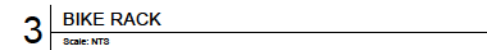
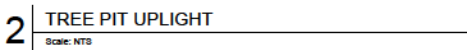
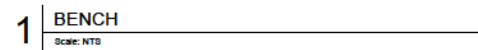
NUMBER

L-103

MAHAN RYKIEL ASSOCIATES INC
The Office Building, 600 Wynton Park Drive, Suite 100, Baltimore, MD 21211 410.689.2001

MEDITERRANEAN VILLAGE at Ponce Circle

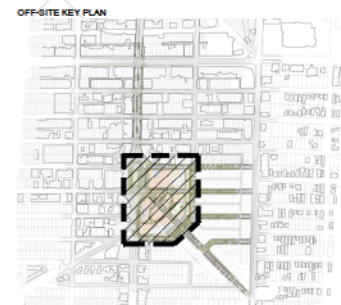
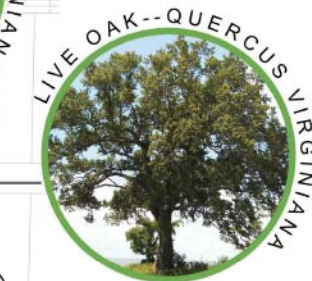
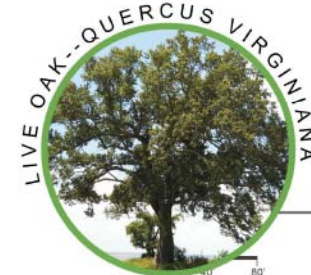
RE: MMS 2514, Project 14317, Old Spanish Village/CADREAR 1 PZ, South Parcel Public Realm Plan, Drawing



OPEN SPACE					REQUIRED	PROVIDED
A. Square feet of open space required by Article 4 of Form Based Code						
Townhouse/ Apt Street Type	26,219 sf	x	30%	=	7,866 sf	48,613.7 sf 1*
All other Street Types	266,575 sf	x	20%	=	53,315 sf	153,943.5 sf 1*
TOTAL	292,794 sf				61,181 sf	202,557 sf
HARDSCAPE CALCULATIONS						
On-site Hardscape Area	71,295 sf					
Off-site Hardscape Area	74,692 sf					
TOTAL	145,986 sf					
Roadways (Interior and Alleys)	48,135 sf					
ROOFTOP CALCULATIONS						
Landscape Area	47,478 sf					
Hardscape Area	53,263 sf					
TOTAL	100,741 sf					

1* A maximum of 75% of the total area of plazas, courtyards, arcades, loggions, and rooftop gardens are counted towards the open space requirement.

L-104



NOT FOR CONSTRUCTION

- NOTES:**
1. ALL SIDEWALKS CONNECTING TO FRED B. HARTNETT PARK WILL BE REVIEWED AND COORDINATED WITH THE CITY
 2. ALL PROPOSED PLANTING WILL BE REVIEWED BY A PEER REVIEW AND CITY STAFF FOR FINAL SELECTION PRIOR TO SUBMITTING FOR A BUILDING PERMIT.

CONSULTANT

MAHAN RYKIEL
ASSOCIATES INC.
The Belfry Silver Building, 800 Wyman Park Drive,
Suite 100, Baltimore, MD 21211 410.336.8001

PROJECT

MEDITERRANEAN VILLAGE
at Ponce Circle

CLIENT

AGAVE PONCE LLC.
2801, 2901, 3001 PONCE DE
LEON BOULEVARD

ISSUE DRAWING LOG	
5/30/14	BOARD OF ARCHITECTS
7/28/14	BOARD OF ARCHITECTS
9/26/14	PEER REVIEW
10/23/14	BOARD OF ARCHITECTS
1/28/15	PLANNING & ZONING

SEAL

SHEET IDENTIFICATION

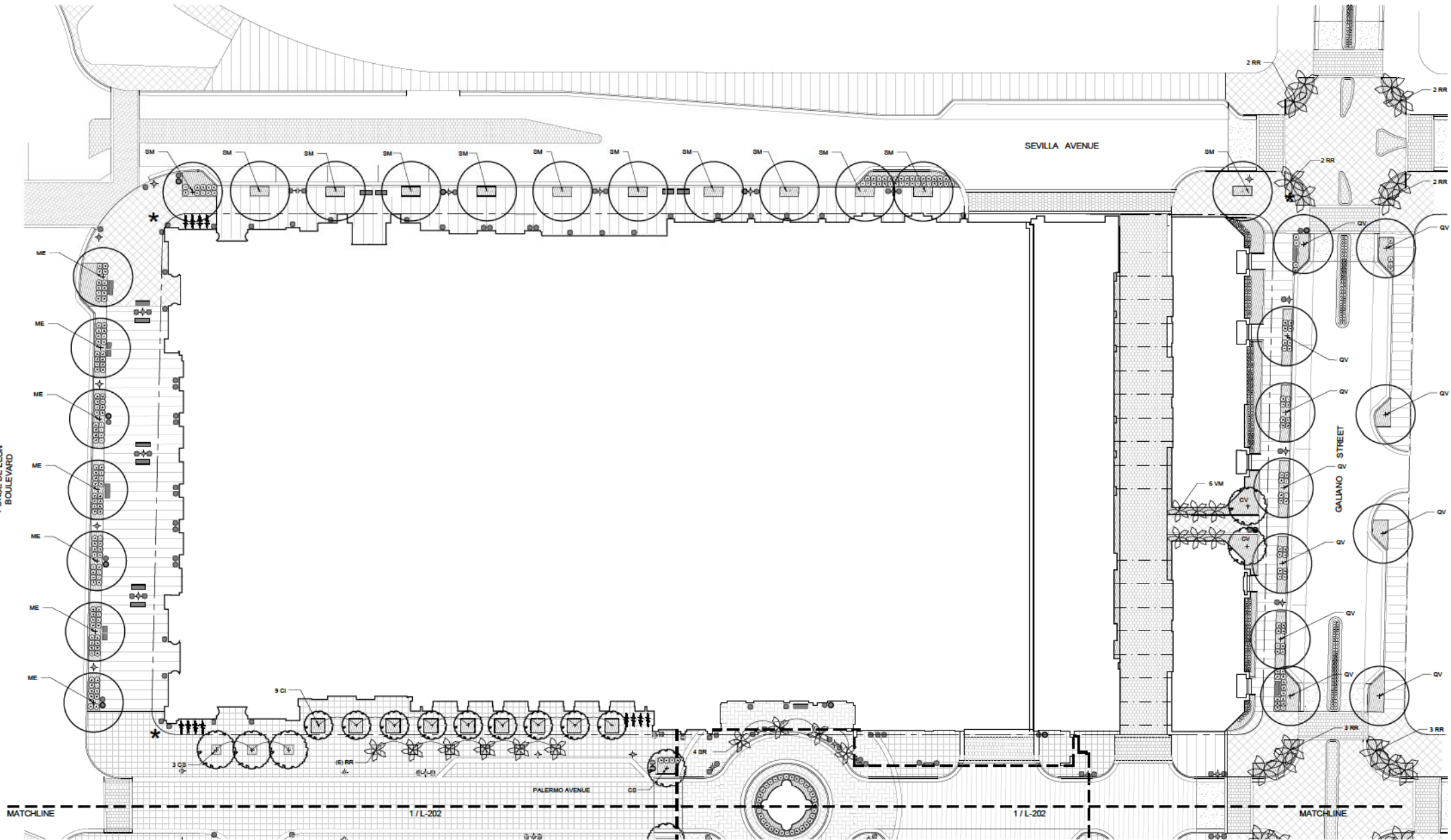
TITLE

**OVERALL
ILLUSTRATIVE
ON-SITE PLANTING
PLAN**

NUMBER

L-200

FILE NAME: S:\14 Projects\14012 Oak Branch Village\CA\000\11 PZ Submission 10.2.17 North Parcel Planting Plan.dwg
TIME: 6/23/2014 6:04 PM



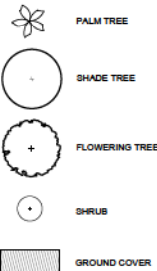
Plant Schedule - This Sheet Only

QTY.	KEY	BOTANICAL/COMMON NAME	SIZE	ROOT	COMMENTS	QTY.	KEY	BOTANICAL/COMMON NAME	SIZE	ROOT	COMMENTS
SHADE TREES						PALM TREES					
	ME	Mimusops elengi	4" Cal	B&B	Florida Fancy		MV	Magnolia virginiana	10-12' HT/SPD	B&B	Florida Fancy
		Spanish Cherry			Full Crown and Central Leader		JM	Jacaranda mimosifolia	4" Cal	B&B	Florida Fancy
	QV	Quercus virginiana 'Highrise'	4" Cal	B&B	Florida Fancy		TH	Tabebuia heterophylla	10' HT	B&B	Florida Fancy
		Southern Live Oak 'Highrise'			Full Crown and Central Leader			Pink Trumpet Tree			
	SM	Swietenia mahagoni	4" Cal	B&B	Florida Fancy						
		Manogany			Full Crown						
FLOWERING TREES											
	CS	Cordia sebestena	4" Cal	B&B	Florida Fancy		RR	Roystonea regia	17" Cal	B&B	24' Height Overall
		Geiger Tree						Royal Palm			Florida Fancy
	CV	Callistemon viminalis 'Red Cascade'	10' HT	B&B	Florida Fancy		VM	Vetivert Merrill	18' HT	B&B	Single Trunk
		'Red Cascade' Weeping Bottlebrush						Christmas Palm			Florida Fancy
	CF	Cassia fistula	4" Cal	B&B	Florida Fancy		SR	Syagrus romanzoffiana	17" Cal	B&B	24' Overall Height
		Golden Shower						Queen Palm			Florida Fancy
	CI	Citrus spp.	14" HT	B&B	Florida fancy						
		Citrus	6' CT								

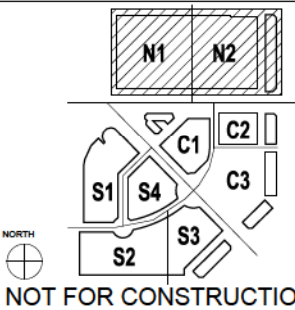
NOTES:

- ALL SIDEWALKS CONNECTING TO FRED B. HARTNETT PARK WILL BE REVIEWED AND COORDINATED WITH THE CITY
- ALL PROPOSED PLANTING WILL BE REVIEWED BY A PEER REVIEW AND CITY STAFF FOR FINAL SELECTION PRIOR TO SUBMITTING FOR A BUILDING PERMIT.

PLANT KEY



KEY PLAN



CONSULTANT

MAHAN RYKIEL
ASSOCIATES INC.
The Shell Tower Building, 800 Wyman Park Drive,
Baltimore, MD 21211 410.596.8001

PROJECT

MEDITERRANEAN VILLAGE at Ponce Circle

CLIENT

AGAVE PONCE LLC
3501, 3501, 3501 PONCE DE
LEON BOULEVARD

ISSUE DRAWING LOG

6/30/14	BOARD OF ARCHITECTS
7/28/14	BOARD OF ARCHITECTS
9/26/14	PEER REVIEW
10/23/14	BOARD OF ARCHITECTS
10/28/15	PLANNING & ZONING

SEAL

SHEET IDENTIFICATION

TITLE
**NORTH PARCEL
PLANTING PLAN**

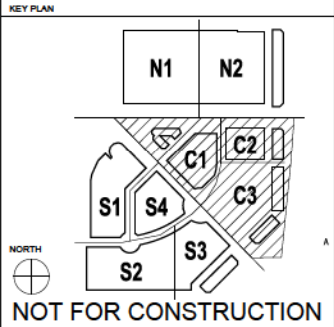
NUMBER

L-201



QTY.	KEY	BOTANICAL/COMMON NAME	SIZE	ROOT	COMMENTS
	MV	Magnolia virginiana Sweetbay Magnolia	10-12' HT/SPD	B&B	Florida Fancy
	JM	Jacaranda mimosifolia Jacaranda	4' Cal	B&B	Florida Fancy
	TH	Tabebuia heterophylla Pink Trumpet Tree	10' HT	B&B	Florida Fancy
PALM TREES					
	RR	Roystonea regia Royal Palm	17' Cal	B&B	24' Height Overall Florida Fancy
	VM	Veitchii Merrill Christmas Palm	16' HT	B&B	Single Trunk Florida Fancy
	SR	Syagrus romanzoffiana Queen Palm	17' Cal	B&B	24' Overall Height Florida Fancy

- NOTES:**
1. ALL SIDEWALKS CONNECTING TO FRED B. HARTNETT PARK WILL BE REVIEWED AND COORDINATED WITH THE CITY
 2. ALL PROPOSED PLANTING WILL BE REVIEWED BY A PEER REVIEW AND CITY STAFF FOR FINAL SELECTION PRIOR TO SUBMITTING FOR A BUILDING PERMIT.



MAHAN RYKIEL
ASSOCIATES INC.
The Bielef Silver Building, 800 Wyman Park Drive,
Suite 100, Baltimore, MD 21211 410.836.6001

PROJECT

MEDITERRANEAN VILLAGE
at Ponce Circle

CLIENT

AGAVE PONCE LLC.
2801, 2901, 3001 PONCE DE
LEON BOULEVARD

ISSUE DRAWING LOG		
	6/30/14	BOARD OF ARCHITECTS
	7/28/14	BOARD OF ARCHITECTS
	9/26/14	PEER REVIEW
	10/23/14	BOARD OF ARCHITECTS
	1/28/15	PLANNING & ZONING

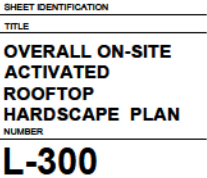
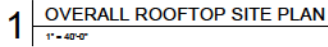
SEAL

SHEET IDENTIFICATION

TITLE

**CENTRAL PARCEL
PLANTING PLAN**

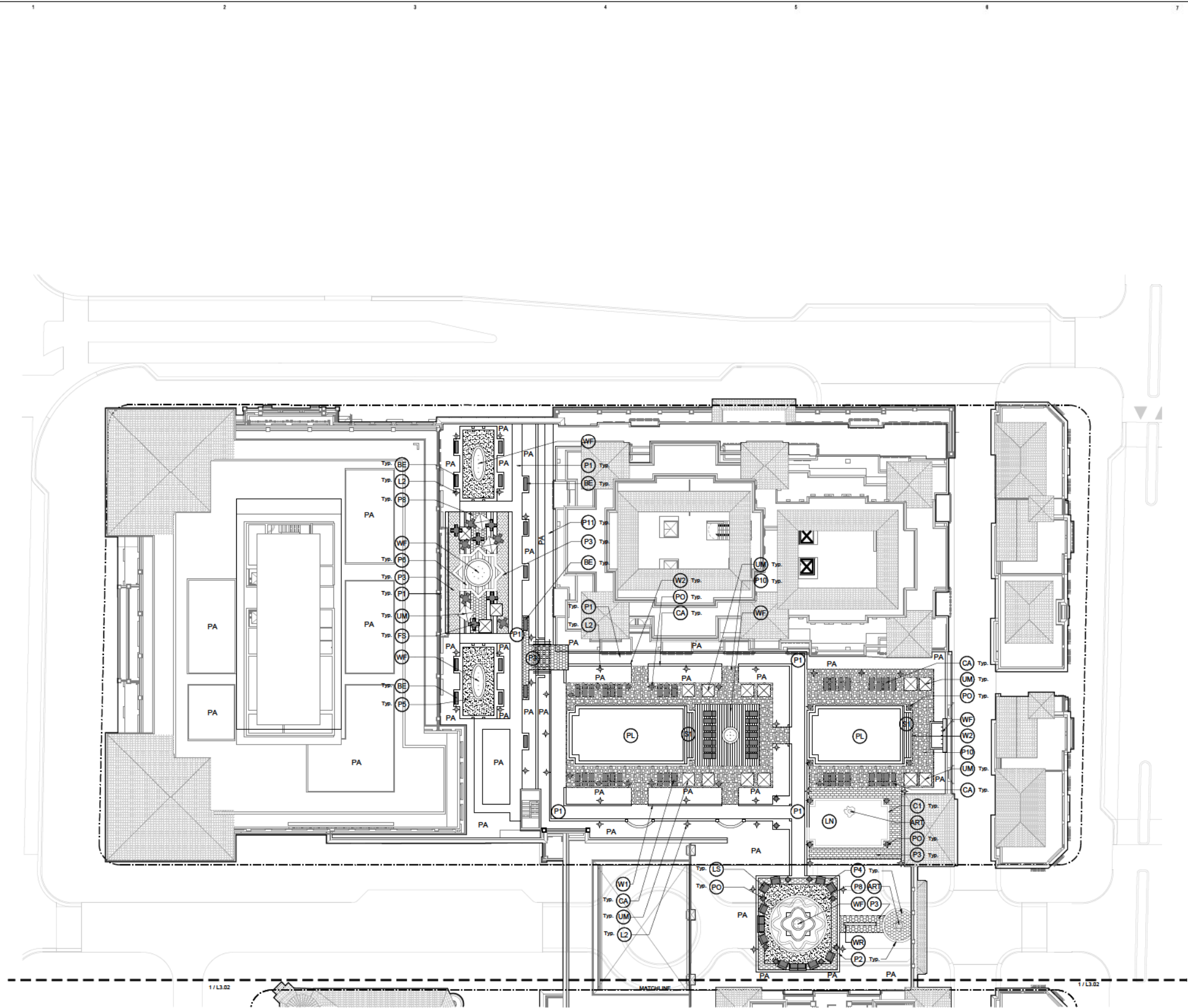
NUMBER
L-202



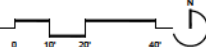
SEAL _____

FILE NAME: 0:14 Project141012 Old Spanish Village\CA\MPRA11 PZ
Submission 2L3.00 Overall On-Site Activated Rooftop
Hardscape Plan.dwg
TUE 6/23/2014 5:04 PM

FILE NAME: L-301 North Parcel Activated Rooftop Hardscape Plan.dwg
DATE: 10/23/2014 5:04 PM
SUBMISSION: 2014.01.21 North Parcel Activated Rooftop Hardscape Plan.dwg



1 NORTH ROOFTOP SITE PLAN
1" = 20'-0"



GENERAL NOTES

HARDSCAPE KEY

PAVING

P1

MARBELLA STONE PAVER - UNFILLED

P2

GRANITE PAVER - PEDESTRIAN LIGHT GREY

P3

PAVER TYPE A ADOLUN - MEDIUM TAN

P4

PAVER TYPE B MARBLE MOSAIC INSET

P5

PAVER TYPE C TRAVERTINE

P6

PAVER TYPE D CANTERA

P7

PAVER TYPE E CANTERA

P8

4" THICK DECORATIVE STONE DUST

P9

1" PE WOOD DECKING, 8 & 8 HIDDEN FASTENERS

P10

SHELL STONE

P11

RECTANGULAR STEPPING STONE PATH

WALLS/ STAIRS/ CURBS

W1

SEAT WALL

W2

STONE POOL COPING

C1

MARBELLA STONE CURB

C2

GRANITE CURB

C3

FLUSH GRANITE CURB

C4

PLANTER CURB

S1

POOL STAIRS W/ 8 & 8 HANDRAIL, STAIR FINISH TO MATCH INTERIOR OF POOL

S2

POOL STEP LADDER, STAINLESS STEEL, EMBEDDED INTO CONCRETE

SITE AMENITIES

ART

ARTISCUPTURE

BE

BENCH

LS

LOUNGE SEATING

FS

FLEXIBLE SEATING

CA

CABANA SEATING

L1

CATERVARY LIGHT

L2

LIGHT POLE

LR

LITTER & RECYCLING RECEPTACLES

LN

GRASS LAWN

PO

PLANTER POT

TP

TREE PIT

PL

POOL

PG

PERGOLA

WF

WATER FEATURE

WR

WATER RUNNEL

UM

UMBRELLA

PA

PLANTING ON STRUCTURE, LIGHTWEIGHT SOIL, 12" - 30" DEPTH

CLIENT

AGAVE PONCE LLC
3501, 2501, 3001 PONCE DE LEON BOULEVARD

ISSUE DRAWING LOG

5/30/14

BOARD OF ARCHITECTS

7/28/14

BOARD OF ARCHITECTS

5/25/14

PEER REVIEW

10/23/14

BOARD OF ARCHITECTS

1/28/15

PLANNING & ZONING

KEY PLAN

N1

N2

S1

S2

S3

S4

C1

C2

C3

NORTH

NOT FOR CONSTRUCTION

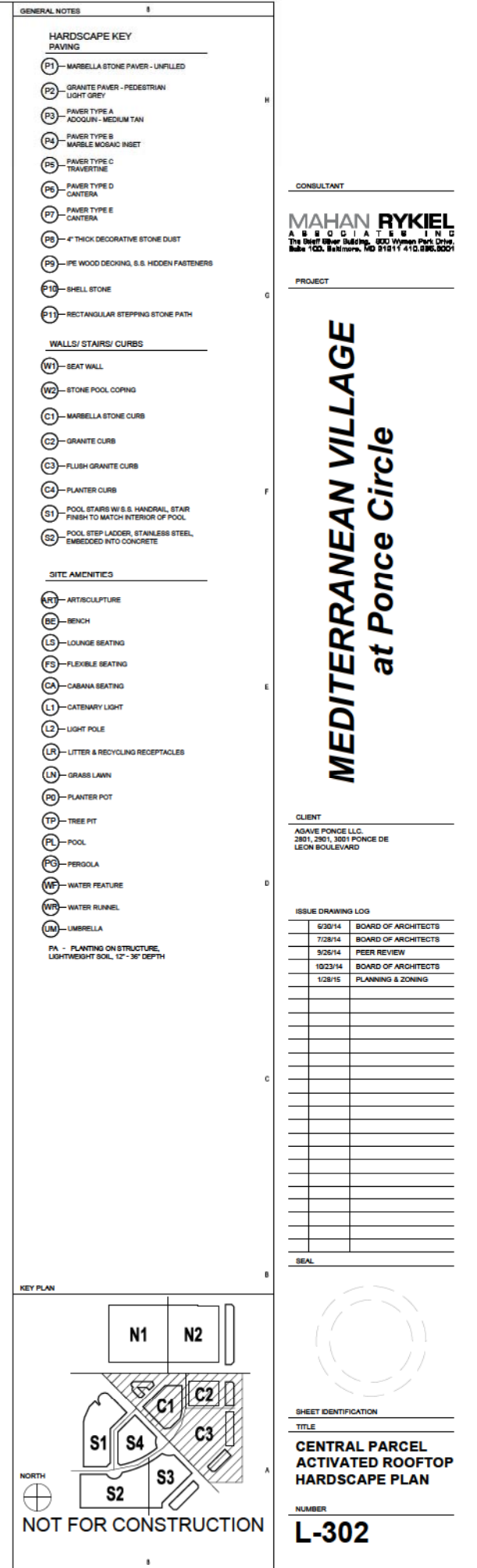
SHEET IDENTIFICATION

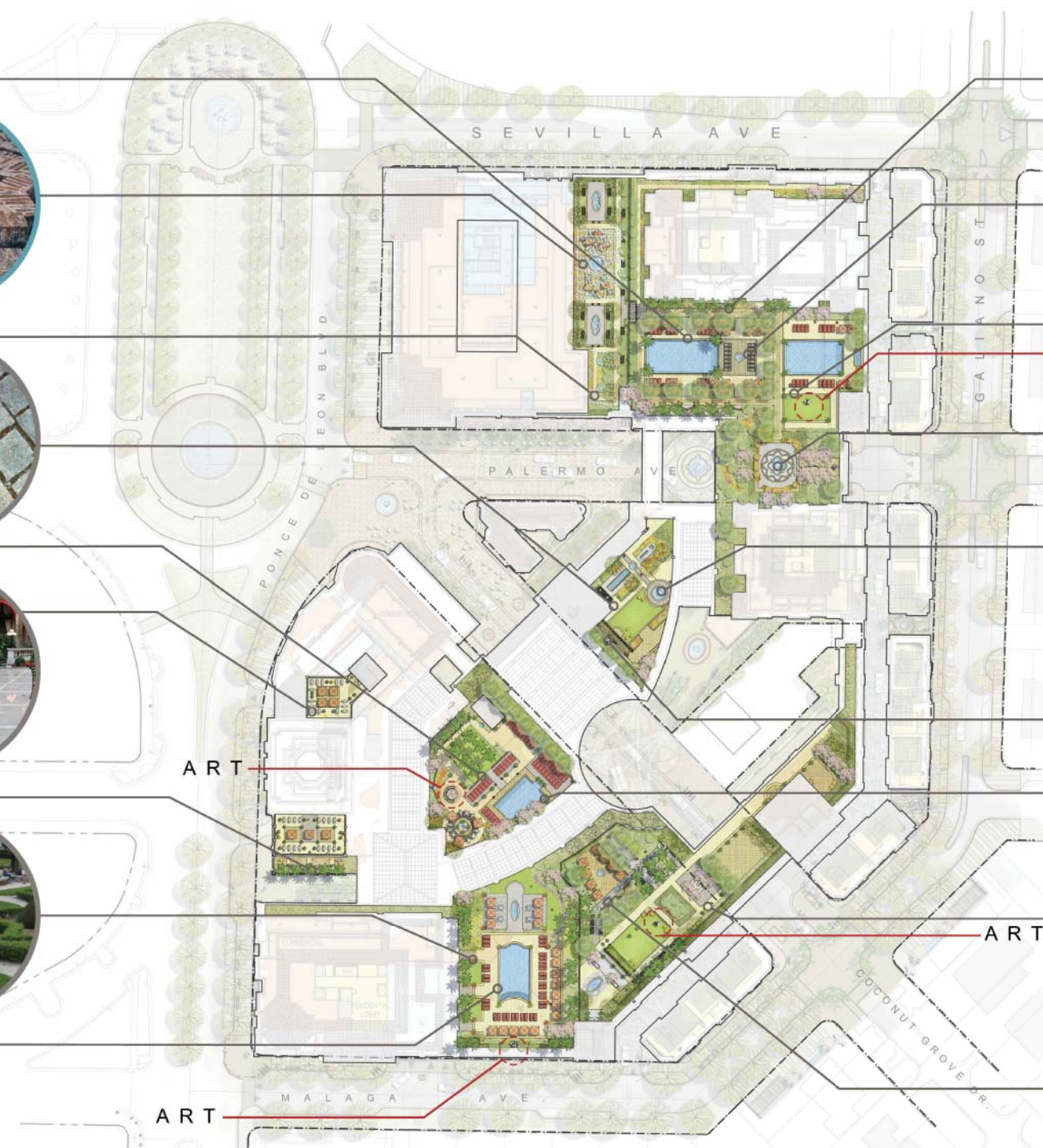
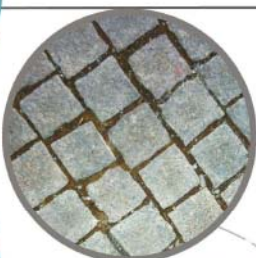
TITLE

NORTH PARCEL ACTIVATED ROOFTOP HARDSCAPE PLAN

NUMBER

L-301





ART

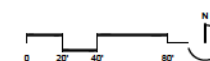
ART

ART

ART

NOTES:

1. ALL PROPOSED PLANTING WILL BE REVIEWED BY A PEER REVIEW AND CITY STAFF FOR FINAL SELECTION PRIOR TO SUBMITTING FOR A BUILDING PERMIT.



NOT FOR CONSTRUCTION

CONSULTANT

MAHAN RYKIEL
ASSOCIATES INC.
The Baffin Silver Building, 800 Wymen Park Drive
Suite 100, Baltimore, MD 21211 410.336.8000

PROJECT

MEDITERRANEAN VILLAGE
at Ponce Circle

CLIENT
AGAVE PONCE LLC.
2801, 2901, 3001 PONCE DE
LEON BOULEVARD

5/30/14	BOARD OF ARCHITECTS
7/28/14	BOARD OF ARCHITECTS
9/26/14	PEER REVIEW
10/23/14	BOARD OF ARCHITECTS
1/28/15	PLANNING & ZONING

[illegible]

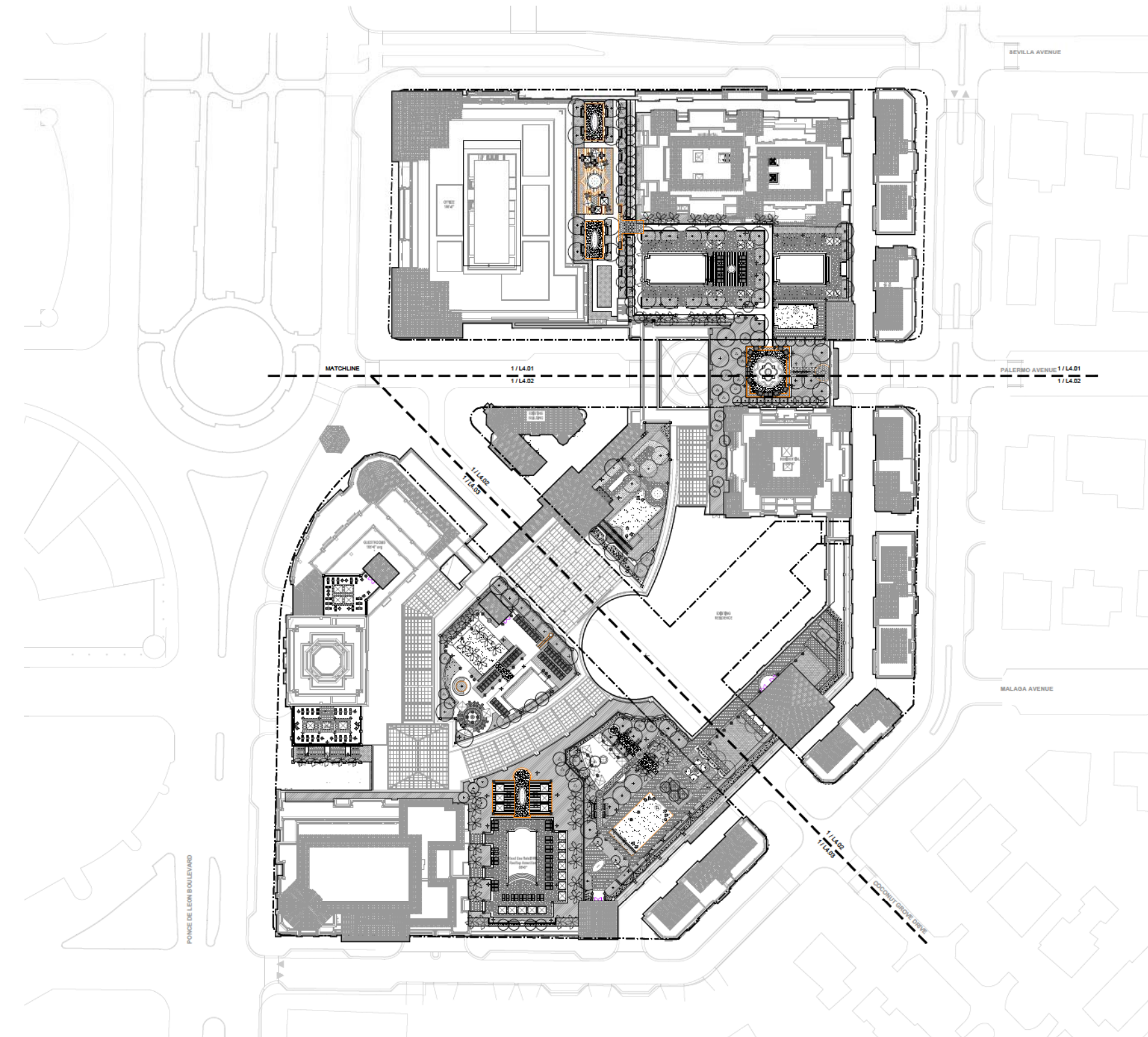
SHEET IDENTIFICATION

TITLE

**OVERALL
ILLUSTRATIVE ON-SITE
ACTIVATED ROOFTOP
PLANTING PLAN**

NUMBER

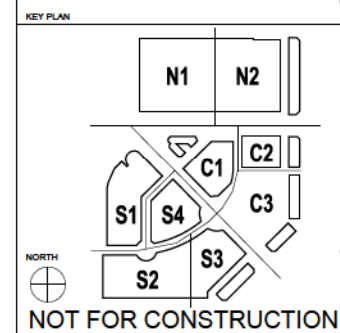
L-400



1 OVERALL ROOFTOP PLANTING PLAN
1" = 40'-0"

NOTES:

1. ALL PROPOSED PLANTING WILL BE REVIEWED BY A PEER REVIEW AND CITY STAFF FOR FINAL SELECTION PRIOR TO SUBMITTING FOR A BUILDING PERMIT.



MAHAN RYKIEL
ASSOCIATES INC.
The Bieff Silver Building, 800 Wyman Park Drive,
Suite 100, Baltimore, MD 21211 410.286.8001

PROJECT

MEDITERRANEAN VILLAGE
at Ponce Circle

CLIENT

AGAVE PONCE LLC.
2801, 2901, 3001 PONCE DE
LEON BOULEVARD

[illegible]

SEAL

SHEET IDENTIFICATION

TITLE

**OVERALL ON-SITE
ACTIVATED
ROOFTOP PLANTING
PLAN**

NUMBER

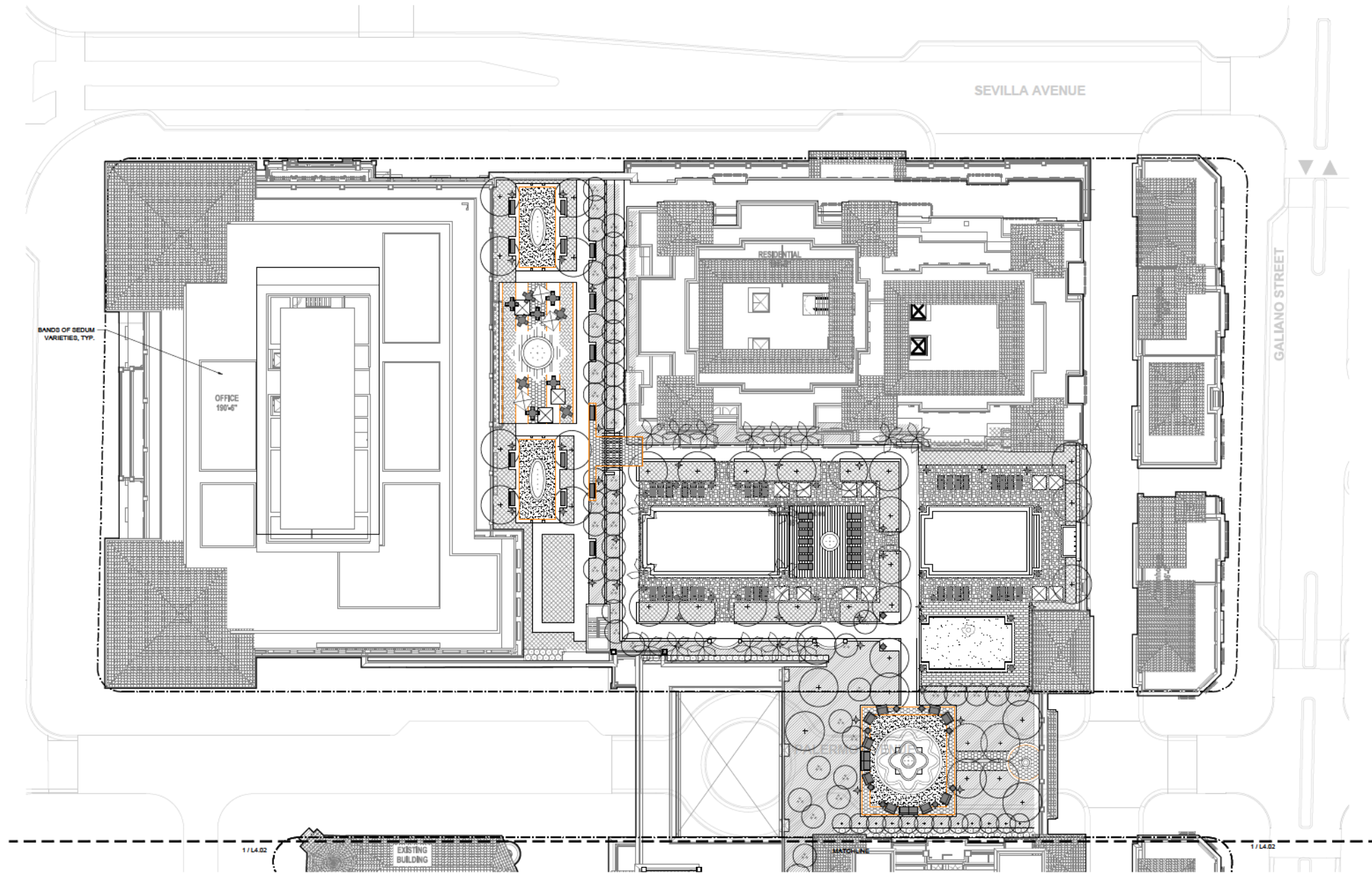
L-400a

Plant Schedule - This Sheet Only

QTY.	KEY	BOTANICAL/COMMON NAME	SIZE	ROOT	COMMENTS
SHADE TREES					
BS		Bursera simaruba	4" Cal	B&B	Florida Fancy
		Gumbo Limbo			Full Crown
QV		Quercus virginiana 'Highrise'	4" Cal	B&B	Florida Fancy
		Southern Live Oak 'Highrise'			Full Crown and Central Leader
SM		Swietenia mahagoni	4" Cal	B&B	Florida Fancy
		Mahogany			Full Crown
FLOWERING TREES					
BA		Bauhinia blakeana	4" Cal	B&B	Florida Fancy
		Hong Kong Orchid Tree			
CV		Callistemon viminalis 'Red Cascade'	10' HT	B&B	Florida Fancy
		'Red Cascade' Weeping Bottlebrush			
CF		Cassia fistula	4" Cal	B&B	Florida Fancy
		Golden Shower			
CI		Citrus spp.	14' HT	B&B	Florida fancy
		Citrus	6' CT		

QTY.	KEY	BOTANICAL/COMMON NAME	SIZE	ROOT	COMMENTS
PALM TREES					
DR		Delonix regia	10-12' HT/SPD	B&B	Florida Fancy
		Royal Poinciana			
JM		Jacaranda mimosifolia	4" Cal	B&B	Florida Fancy
		Jacaranda			
TH		Tabebuia heterophylla	10' HT	B&B	Florida Fancy
		Pink Trumpet Tree			
RR		Roystonia regia	17" Cal	B&B	24' Height Overall
		Royal Palm			Florida Fancy
VM		Veitchii Merrill	18' HT	B&B	Single Trunk
		Christmas Palm			Florida Fancy
WR		Washingtonia robusta	17" Cal	B&B	24' Overall Height
		Mexican Fan Palm			Florida Fancy

NOTES:
1. ALL PROPOSED PLANTING WILL BE REVIEWED BY A PEER REVIEW AND CITY STAFF FOR FINAL SELECTION PRIOR TO SUBMITTING FOR A BUILDING PERMIT.



1 NORTH ROOFTOP PLANTING PLAN
1" = 20'-0"

GENERAL NOTES

CONSULTANT

MAHAN RYKIEL ASSOCIATES INC.
The Shell Tower Building, 800 Wyman Park Drive, Suite 100, Baltimore, MD 21211 410.596.9201

PROJECT

MEDITERRANEAN VILLAGE
at Ponce Circle

CLIENT

AGAVE PONCE LLC
3501, 2501, 3001 PONCE DE LEON BOULEVARD

ISSUE DRAWING LOG

6/30/14	BOARD OF ARCHITECTS
7/28/14	BOARD OF ARCHITECTS
5/25/14	PEER REVIEW
10/23/14	BOARD OF ARCHITECTS
1/28/15	PLANNING & ZONING

SEAL

PLANT KEY

- PALM TREE
- SHADE TREE
- FLOWERING TREE
- SHRUB
- GROUND COVER

KEY PLAN

NORTH

NOT FOR CONSTRUCTION

SHEET IDENTIFICATION

TITLE

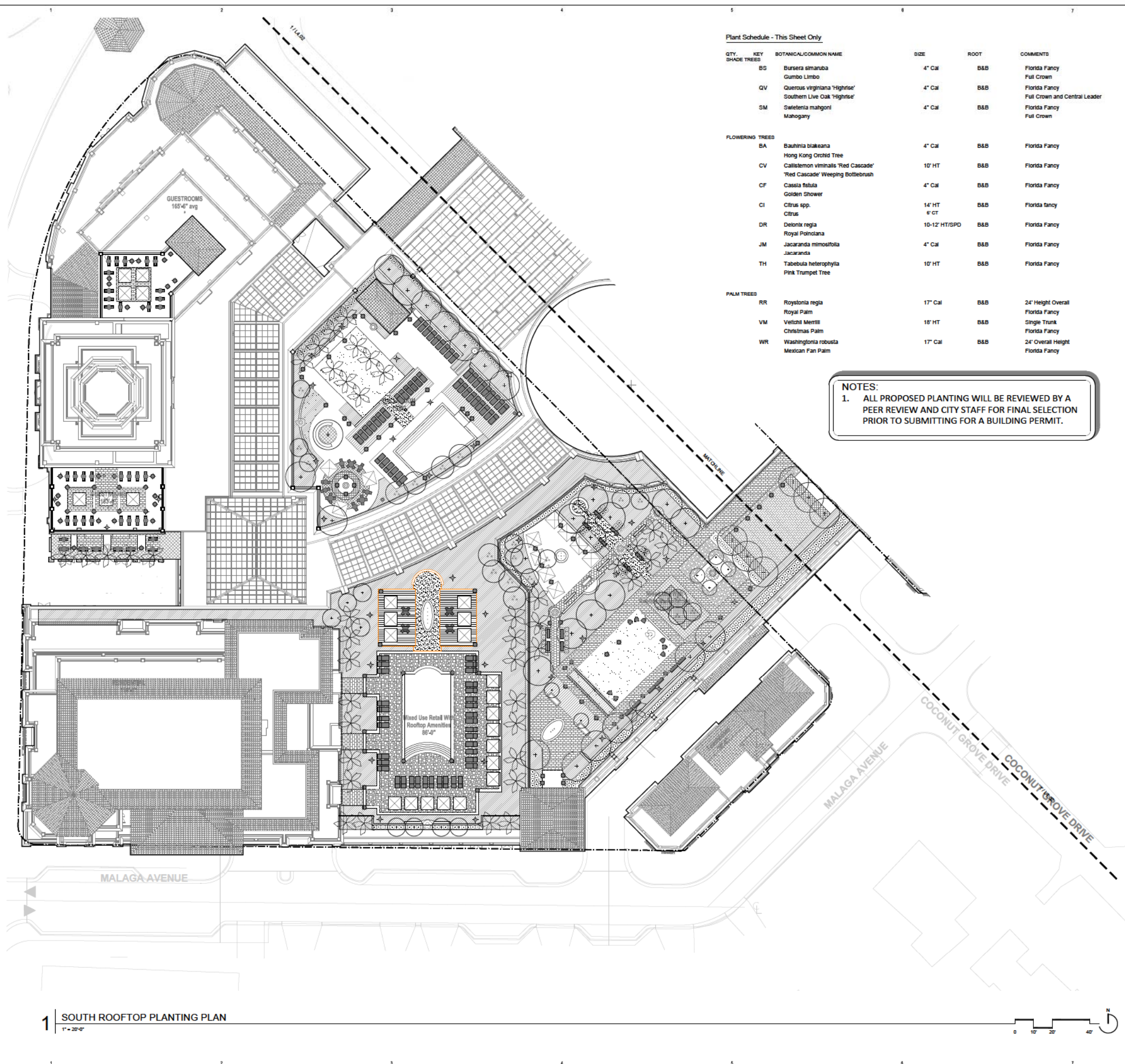
NORTH PARCEL ACTIVATED ROOFTOP PLANTING PLAN

NUMBER

L-401

FILE NAME: L-401 - Mediterranean Village at Ponce Circle - North Parcel Activated Rooftop Planting Plan.dwg
DATE: 05/23/2014 5:04 PM
PLN: [signature]

FILE NAME: S:\14 Projects\14041501_04_Ponce Village\14041501_Plan.dwg
DATE: 6/23/2014 8:54 AM
PLN: JWG



Plant Schedule - This Sheet Only

QTY.	KEY	BOTANICAL/COMMON NAME	SIZE	ROOT	COMMENTS
SHADE TREES					
BS		Bursera simaruba	4" Cal	B&B	Florida Fancy Full Crown
QV		Quercus virginiana 'Highrise'	4" Cal	B&B	Florida Fancy Full Crown and Central Leader
SM		Swietenia mahagoni	4" Cal	B&B	Florida Fancy Full Crown
FLOWERING TREES					
BA		Bauhinia blakeana	4" Cal	B&B	Florida Fancy
CV		Callistemon viminalis 'Red Cascade'	10' HT	B&B	Florida Fancy
CF		Cassia fistula Golden Shower	4" Cal	B&B	Florida Fancy
CI		Citrus spp. Citrus	14' HT 6" CT	B&B	Florida fancy
DR		Delonix regia Royal Poinciana	10-12' HT/SPD	B&B	Florida Fancy
JM		Jacaranda mimosifolia Jacaranda	4" Cal	B&B	Florida Fancy
TH		Tabeaia heterophylla Pink Trumpet Tree	10' HT	B&B	Florida Fancy
PALM TREES					
RR		Roystonea regia Royal Palm	17" Cal	B&B	24' Height Overall Florida Fancy
VM		Vectchi Merrill Christmas Palm	18' HT	B&B	Single Trunk Florida Fancy
WR		Washingtonia robusta Mexican Fan Palm	17" Cal	B&B	24' Overall Height Florida Fancy

NOTES:
1. ALL PROPOSED PLANTING WILL BE REVIEWED BY A PEER REVIEW AND CITY STAFF FOR FINAL SELECTION PRIOR TO SUBMITTING FOR A BUILDING PERMIT.

GENERAL NOTES

CONSULTANT

MAHAN RYKIEL ASSOCIATES INC.
The Shell Tower Building, 800 Wyman Park Drive, Suite 100, Baltimore, MD 21211 410.596.9201

PROJECT

MEDITERRANEAN VILLAGE at Ponce Circle

CLIENT

AGAVE PONCE LLC
3801, 2501, 3001 PONCE DE LEON BOULEVARD

ISSUE DRAWING LOG

6/30/14	BOARD OF ARCHITECTS
7/28/14	BOARD OF ARCHITECTS
5/25/14	PEER REVIEW
10/23/14	BOARD OF ARCHITECTS
1/28/15	PLANNING & ZONING

PLANT KEY

- PALM TREE
- SHADE TREE
- FLOWERING TREE
- SHRUB
- GROUND COVER

KEY PLAN

NORTH

NOT FOR CONSTRUCTION

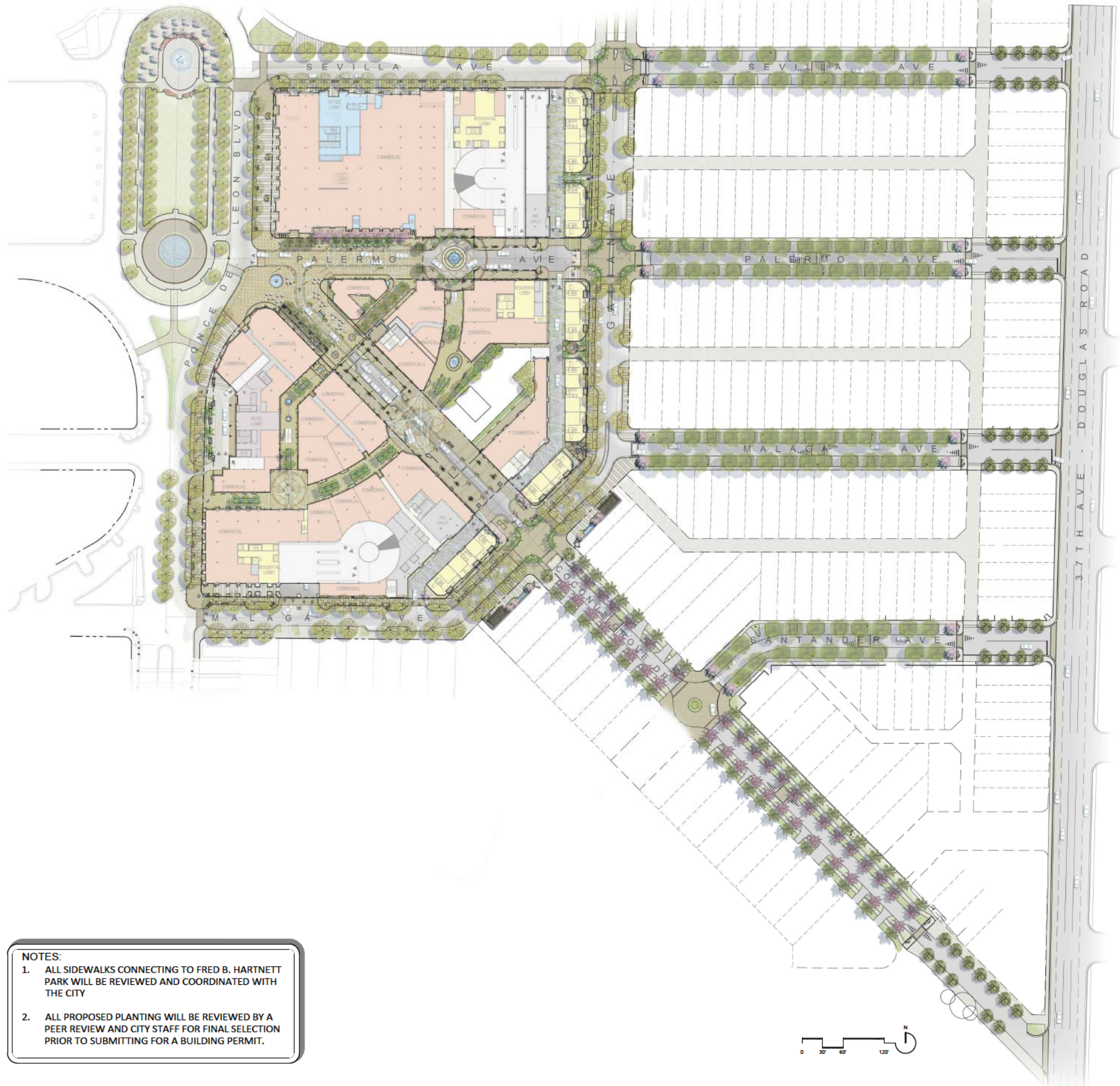
SHEET IDENTIFICATION

TITLE

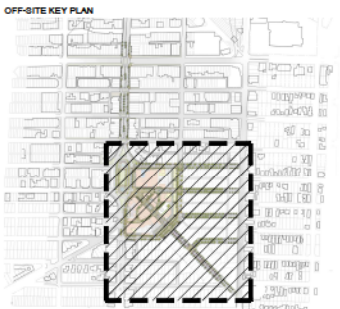
SOUTH PARCEL ACTIVATED ROOFTOP PLANTING PLAN

NUMBER

L-403



- NOTES:
1. ALL SIDEWALKS CONNECTING TO FRED B. HARTNETT PARK WILL BE REVIEWED AND COORDINATED WITH THE CITY
 2. ALL PROPOSED PLANTING WILL BE REVIEWED BY A PEER REVIEW AND CITY STAFF FOR FINAL SELECTION PRIOR TO SUBMITTING FOR A BUILDING PERMIT.



NOT FOR CONSTRUCTION

CONSULTANT
MAHAN RYKIEL ASSOCIATES INC.
The Shell Tower Building, 800 Wyman Park Drive,
Baltimore, MD 21211 410.596.8001

PROJECT

MEDITERRANEAN VILLAGE at Ponce Circle

CLIENT
AGAVE PONCE LLC
3501, 3501, 3501 PONCE DE
LEON BOULEVARD

ISSUE DRAWING LOG

5/30/14	BOARD OF ARCHITECTS
7/28/14	BOARD OF ARCHITECTS
9/26/14	PEER REVIEW
10/23/14	BOARD OF ARCHITECTS
1/28/15	PLANNING & ZONING



SHEET IDENTIFICATION
TITLE

ILLUSTRATIVE OFF-SITE
NEIGHBORHOOD
IMPROVEMENTS PLAN

NUMBER

L-500



CONSULTANT

PROJECT

MEDITERRANEAN VILLAGE
at Ponce Circle

CLIENT

AGAVE PONCE LLC.
2801, 2901, 3001 PONCE DE
LEON BOULEVARD



AGAVE PONCE LLC

[illegible]

SEAL

SHEET IDENTIFICATION

TITLE _____

NEIGHBORHOOD

URBAN

DESIGN

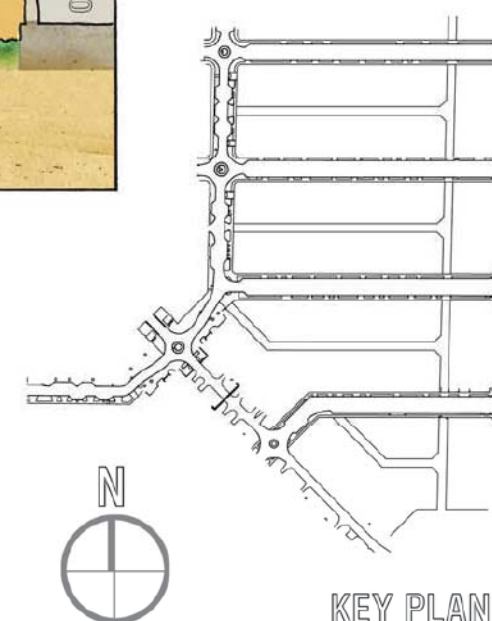
NUMBER

UD - 101

2014 ALPHA PLAN LLC



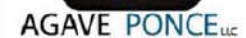
COCONUT GROVE DRIVE



MEDITERRANEAN VILLAGE
at Ponce Circle

CLIENT

AGAVE PONCE LLC.
2801, 2901, 3001 PONCE DE
LEON BOULEVARD

[illegible]

SEAR

SHEET IDENTIFICATION

TITLE _____

NEIGHBORHOOD

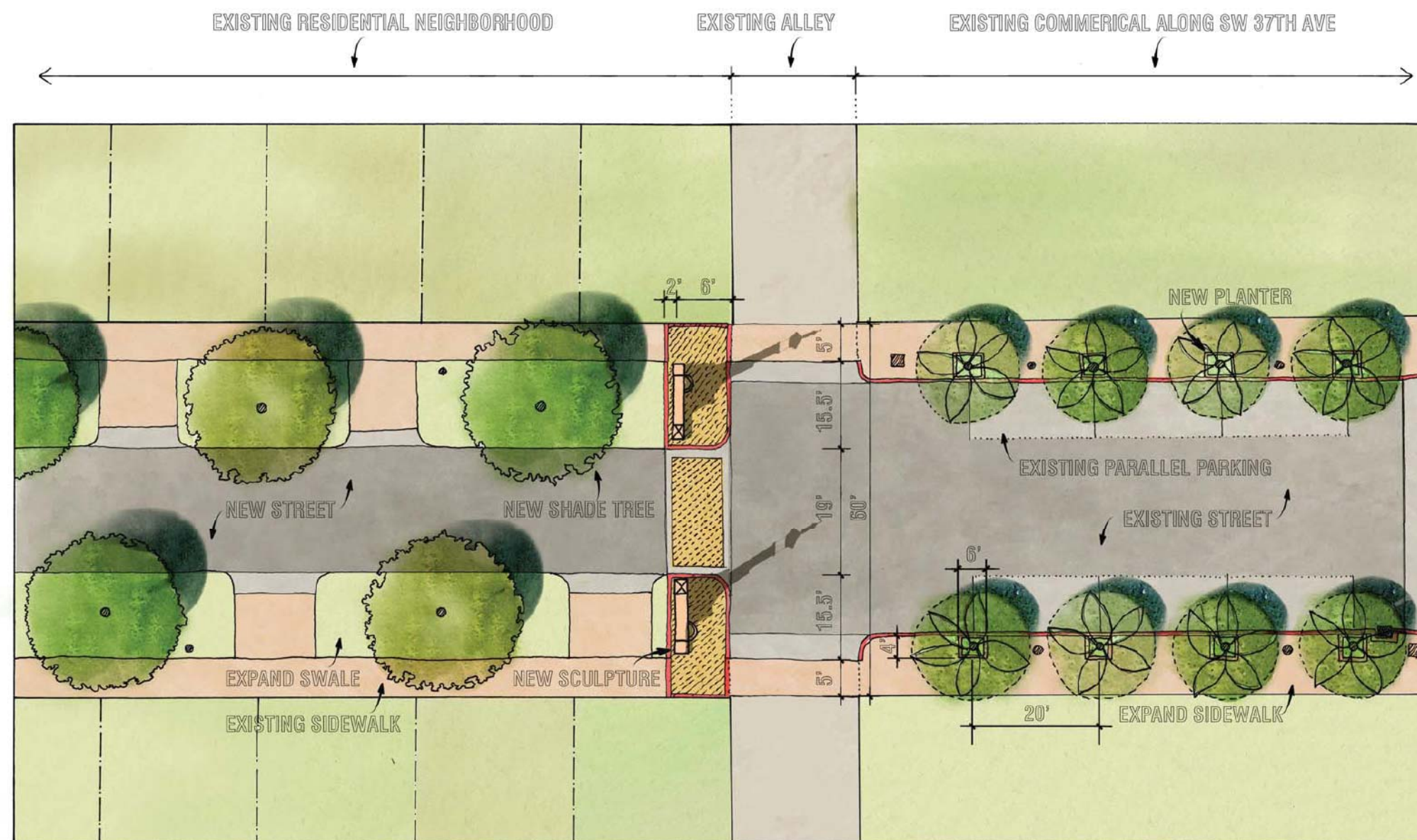
URBAN

DESIGN

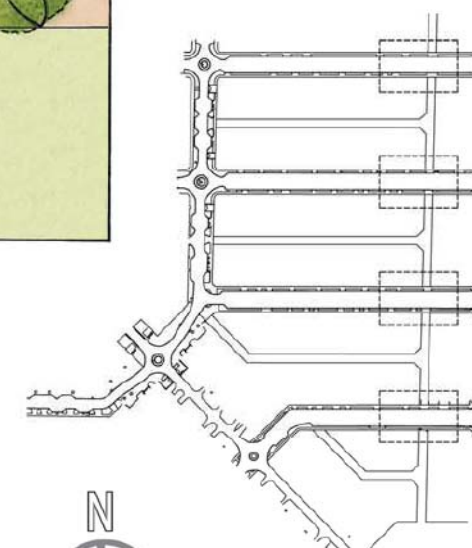
NUMBER

UD - 101

2014 ALPHA PLAN LLC



PROPOSED STREET PLAN VIEW



KEY PLAN

**MEDITERRANEAN VILLAGE
at Ponce Circle**

CLIENT
AGAVE PONCE LLC.
2801, 2901, 3001 PONCE DE
LEON BOULEVARD



AGAVE PONCE LLC

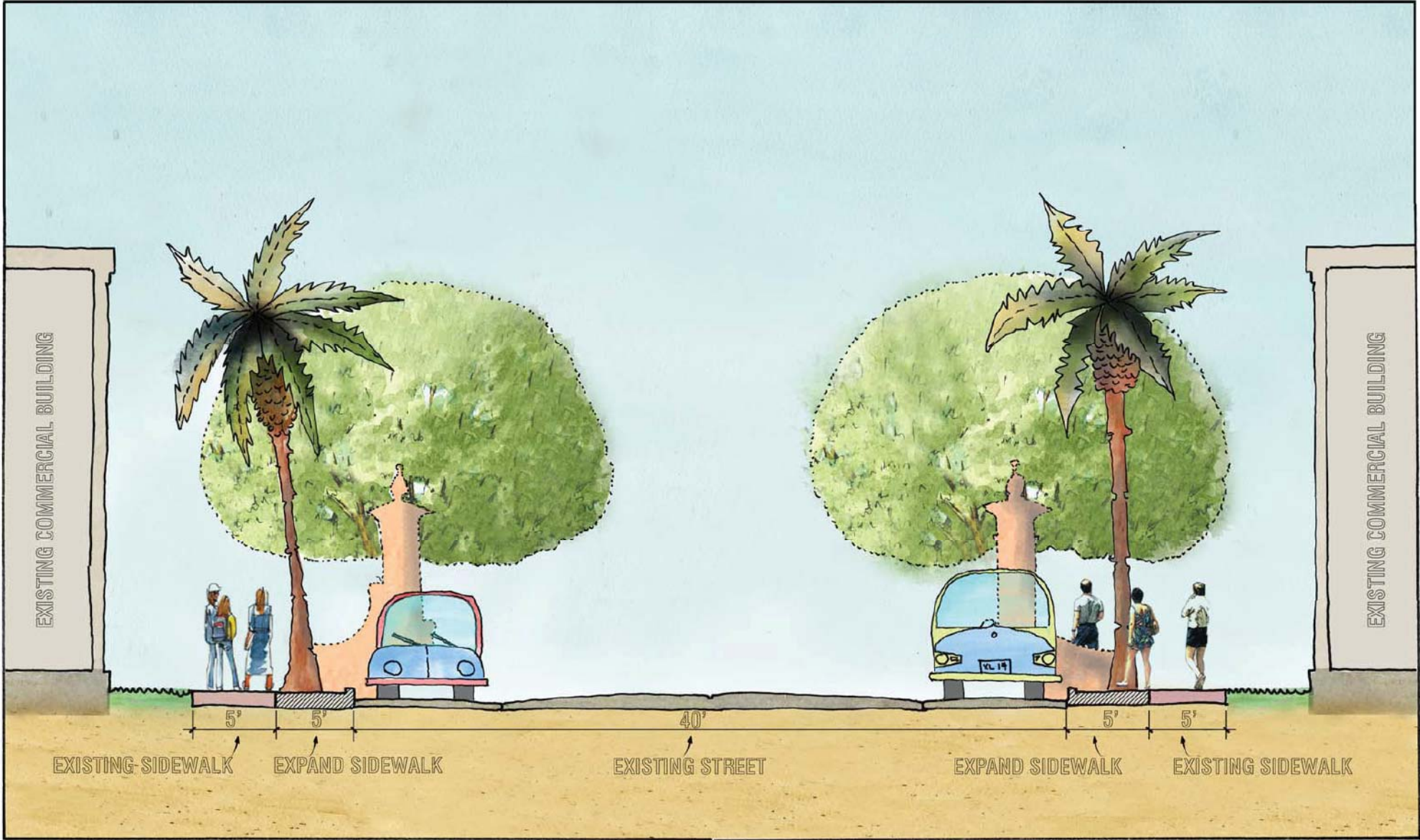
SEAL

SHEET IDENTIFICATION

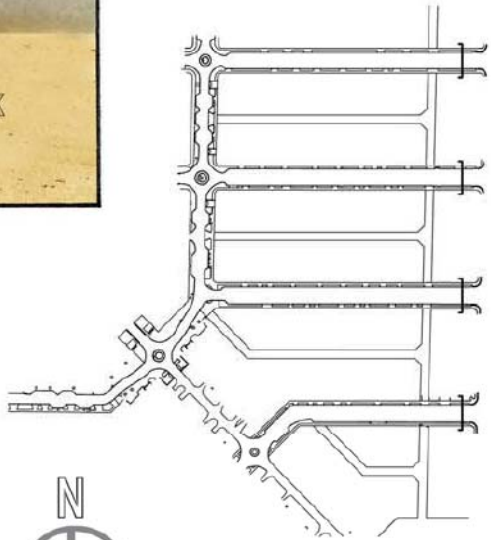
TITLE
**NEIGHBORHOOD
URBAN
DESIGN**
NUMBER

UD - 101

2014 ALPHA PLAN LLC



TYPICAL COMMERCIAL AREA STREET
VIEW FROM SW 37TH AVE



KEY PLAN



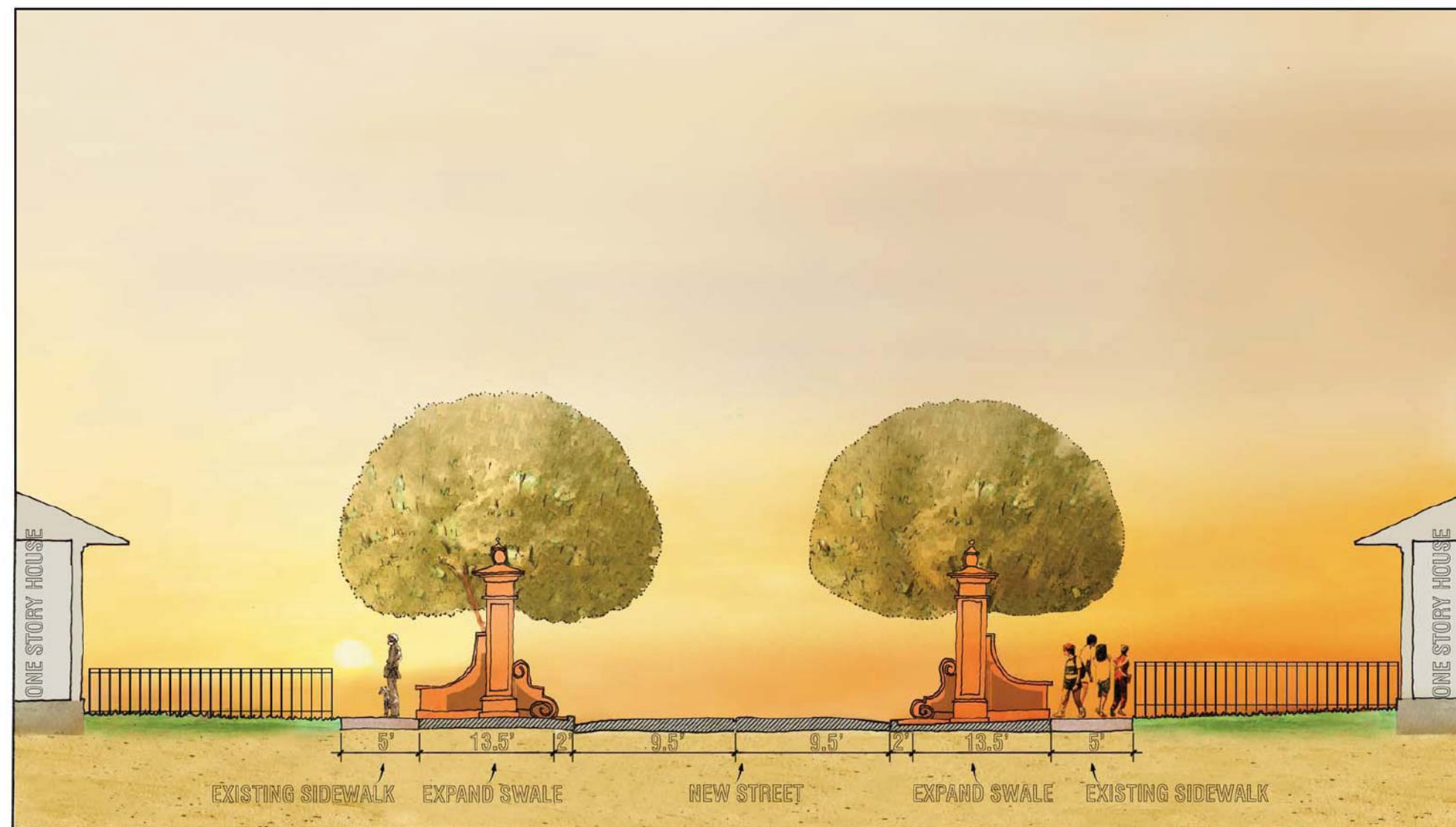
CONSULTANT

PROJECT

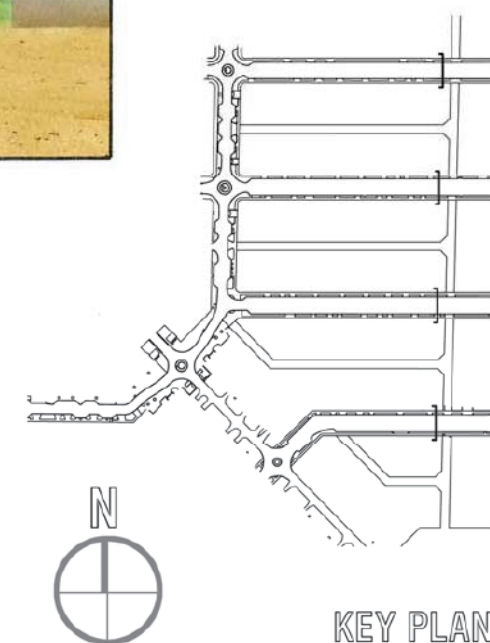
MEDITERRANEAN VILLAGE
at Ponce Circle

CLIENT

AGAVE PONCE LLC.
2801, 2901, 3001 PONCE DE
LEON BOULEVARD



TYPICAL NEIGHBORHOOD ENTRANCE FEATURE

[illegible]

SEAL

SHEET IDENTIFICATION

TITLE

NEIGHBORHOOD
URBAN
DESIGN

NUMBER

UD - 101

2014 ALPHA PLAN LLC



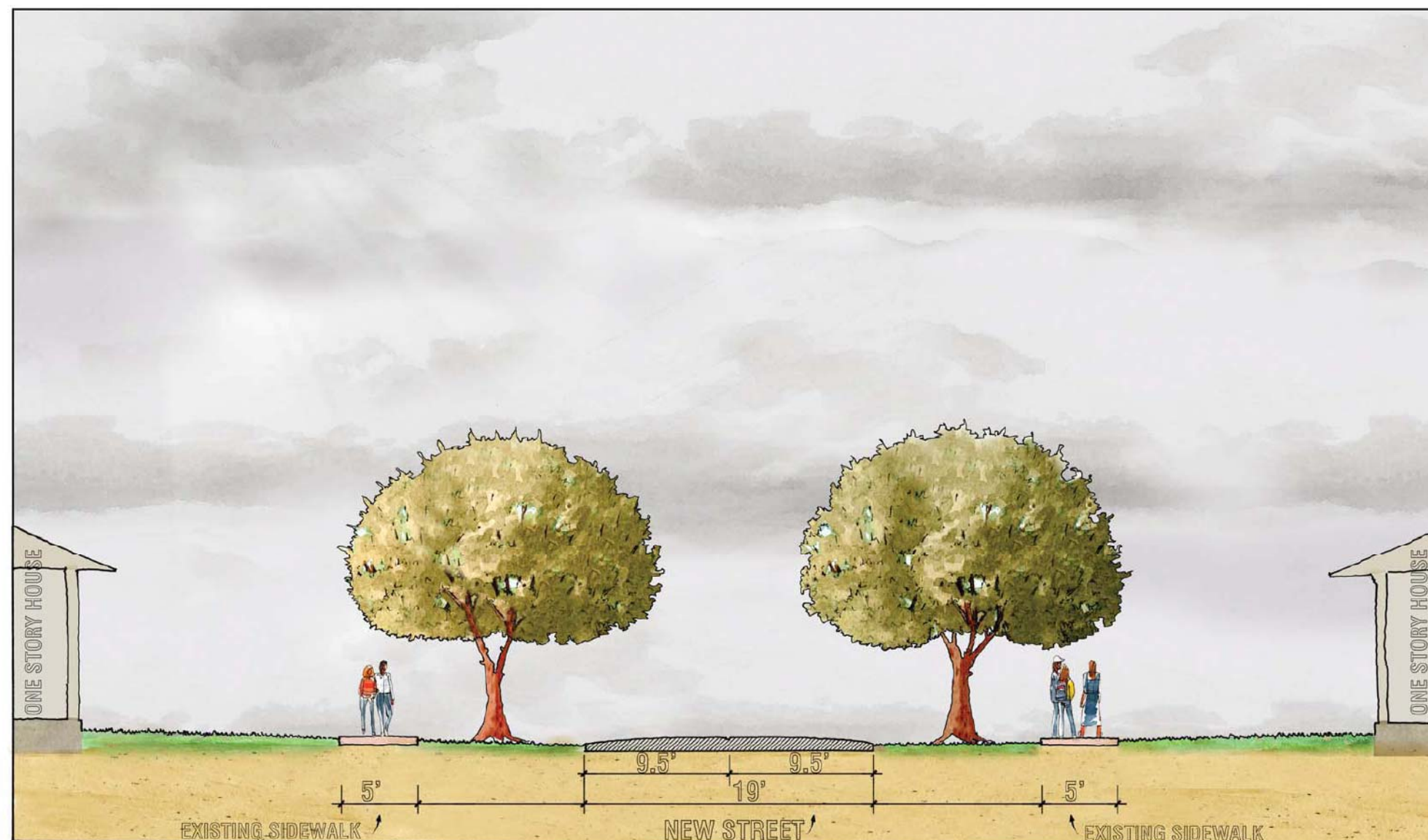
CONSULTANT

PROJECT

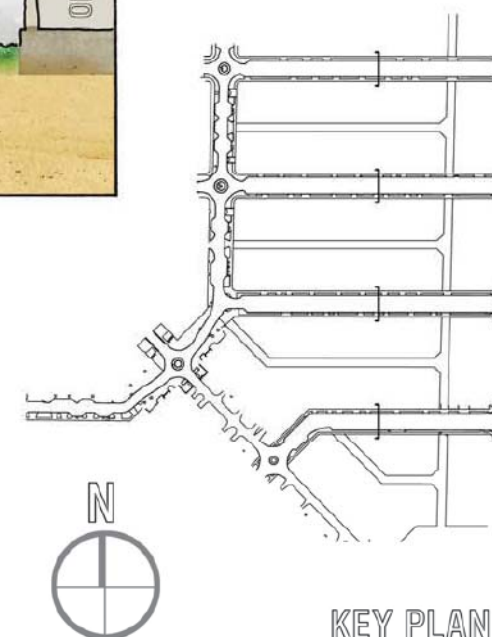
MEDITERRANEAN VILLAGE
at Ponce Circle

CLIENT

AGAVE PONCE LLC.
2801, 2901, 3001 PONCE DE
LEON BOULEVARD



TYPICAL RESIDENTIAL ROADWAY



SEAR

SHEET IDENTIFICATION

TITLE _____

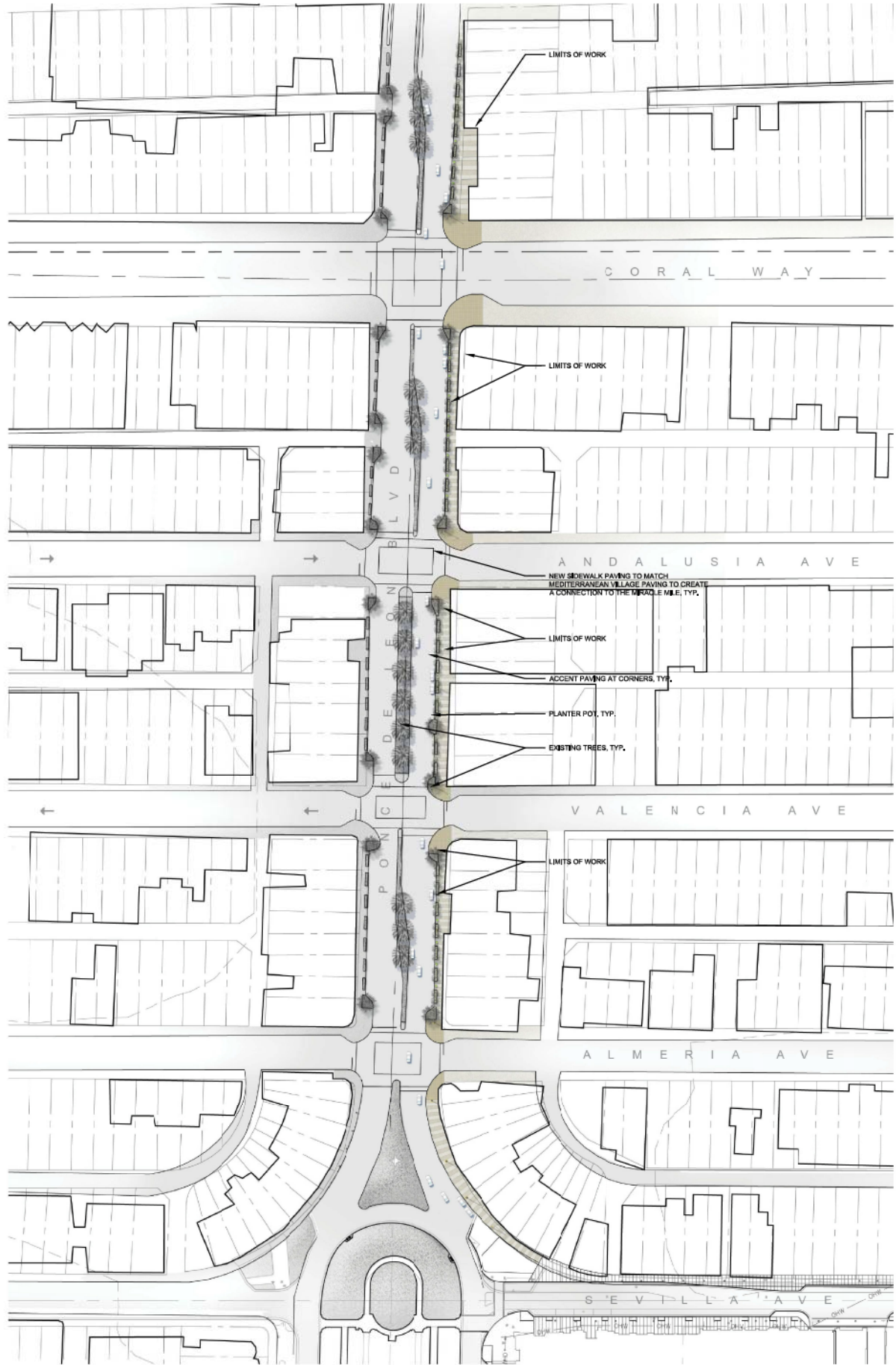
NEIGHBORHOOD
URBAN
DESIGN

NUMBER

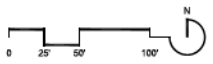
UD - 101

2014 ALPHA PLAN LLC

RE: (MS) 2514 PROJECT 14317 Old Spanish Village/CADRAH 1 PZ
Improvements Plan - 2014
1/16/2015 10:31 PM



- NOTES:**
1. OFF-SITE IMPROVEMENTS SHOWN CONSIST OF NEW PAVING AND PLANTER POTS
 2. EXISTING BASE INFORMATION WAS PULLED FROM PUBLIC GIS INFORMATION AND AERIAL PHOTOS. ALL EXISTING CONDITIONS SHALL BE VERIFIED IN THE FIELD.
 3. ALL SIDEWALKS CONNECTING TO FRED B. HARTNETT PARK WILL BE REVIEWED AND COORDINATED WITH THE CITY
 4. ALL PROPOSED PLANTING WILL BE REVIEWED BY A PEER REVIEW AND CITY STAFF FOR FINAL SELECTION PRIOR TO SUBMITTING FOR A BUILDING PERMIT.



NOT FOR CONSTRUCTION

CONSULTANT
MAHAN RYKIEL ASSOCIATES INC
The Old Blue Building, 632 Wyman Park Drive, Suite 100, Baltimore, MD 21211 410.689.2001

PROJECT

MEDITERRANEAN VILLAGE at Ponce Circle

CLIENT
AGAVE PONCE LLC
2831, 2831, 3301 PONCE DE LEON BOULEVARD

ISSUE DRAWING LOG

6/30/14	BOARD OF ARCHITECTS
7/28/14	BOARD OF ARCHITECTS
9/26/14	PEER REVIEW
12/23/14	BOARD OF ARCHITECTS
1/28/15	PLANNING & ZONING

SEAL



SHEET IDENTIFICATION
TITLE
ILLUSTRATIVE OFF-SITE
STREETSCAPE
IMPROVEMENTS PLAN

NUMBER
L-501

1 DEMOLITION PLAN - SITE PLAN
1" = 40'-0"

LANDSCAPE DEMOLITION NOTES:

1. EXISTING TREE LOCATIONS IDENTIFIED BY SATELLITE IMAGERY, VERIFY EXISTING CONDITIONS BEFORE BEGINNING WORK.
2. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT AND OWNERS REPRESENTATIVE IMMEDIATELY UPON ENCOUNTERING ANY HAZARDOUS OR REGULATED MATERIALS DURING DEMOLITION ACTIVITIES. THE CONTRACTOR SHALL DOCUMENT SAME TO THE ARCHITECT TO OBTAIN DIRECTION AS TO THE APPROPRIATE ACTION.
3. WHERE NEW WORK IS TO BE DONE, CARE SHALL BE TAKEN TO PROTECT ALL EXISTING ADJACENT SURFACES, STRUCTURES, IMPROVEMENTS, AND AREAS FROM DAMAGE. ANY SUCH IMPROVEMENTS DAMAGED DURING CONSTRUCTION OR DEMOLITION SHALL BE RESTORED TO THEIR ORIGINAL CONDITION AT NO EXTRA COST TO THE CONTRACTOR.
4. CONTRACTORS SHALL BACKFILL EXCAVATED AREAS WITH ACCEPTABLE MATERIAL AS SPECIFIED IN THE CONTRACT DOCUMENTS.
5. EXCAVATED MATERIALS TO BE REMOVED IMMEDIATELY, TRANSPORTED OFFSITE AND LEGALLY DISPOSED OF. NO STORAGE OF THESE MATERIALS IS PERMITTED ON SITE.
6. EXISTING TREES TO REMAIN SHALL BE PROTECTED FROM DAMAGE AS SPECIFIED.

DEMOLITION LEGEND:

- | | |
|---|--|
|  | EXISTING TREE TO BE REMOVED (TYP. 14 THIS SHEET) |
|  | EXISTING TREE TO REMAIN |
|  | CLEAR AND GRUB EXISTING SHRUB / LAWN AREAS |
|  | LIMIT OF DISTURBANCE |

TREE LEGEND & DISPOSITION TABLE:

SYM	TREE TYPE	TRUNK DBH (in inches)	HEIGHT (in feet)	CANOPY (in feet)	CONDITION	DISPOSITION
1	PALM TREE	18.5	22	8'GOOD	TO REMAIN	
2	PALM TREE	17	22	8'GOOD	TO REMAIN	
3	PALM TREE	16.5	22	8'FIR	TO REMAIN	
4	PALM TREE	16	22	8'GOOD	TO REMAIN	
5	PALM TREE	20	26	10'POOR	TO REMAIN	
6	PALM TREE	18.5	22	10'POOR	TO REMAIN	
7	PALM TREE	17.5	22	12'GOOD	TO REMAIN	
8	PALM TREE	17.5	26	14'GOOD	TO REMAIN	
9	PALM TREE	18	27	17'GOOD	TO REMAIN	
10	PALM TREE	21	22	12'GOOD	TO REMAIN	
11	PALM TREE	18	20	10'GOOD	TO REMAIN	
12	PALM TREE	20	22	10'GOOD	TO REMAIN	
13	PALM TREE	20	20	10'GOOD	TO REMAIN	
14	PALM TREE	22	22	12'GOOD	TO REMAIN	
15	PALM TREE	20	20	12'GOOD	TO REMAIN	
16	PALM TREE	22	22	12'GOOD	TO REMAIN	
17	PALM TREE	19	24	12'GOOD	TO REMAIN	
18	PALM TREE	19.5	24	17'GOOD	TO REMAIN	
19	PALM TREE	19	22	8'POOR	TO REMAIN	
20	SHADE TREE	16	9	8'FIR	TO REMOVE	
21	MULTI-TRUNK	11.5/76.5	11.5'AGGERED	16'GOOD	TO REMOVE	
22	MULTI-TRUNK PALM	11.5/21/22.5	20	16'GOOD	TO REMOVE	
23	SHADE TREE	24	11	14'FIR	TO REMOVE	
24	MULTI-TRUNK PALM	17.5/20	17.5'AGGERED	18'GOOD	TO REMOVE	
25	MULTI-TRUNK	9.2/15.1	11	14'GOOD	TO REMOVE	
26	MULTI-TRUNK	15.1/6	17	12'FIR	TO REMOVE	
27	MULTI-TRUNK PALM	14/17/18.5	19.5'AGGERED	14'GOOD	TO REMOVE	
28	MULTI-TRUNK PALM	14/17/24	20.5'AGGERED	12'GOOD	TO REMOVE	
29	SHADE TREE	11	17	10'POOR	TO REMOVE	
30	SHADE TREE	26.5	10	16'GOOD	TO REMOVE	
31	MULTI-TRUNK PALM	14/20	17.5'AGGERED	18'GOOD	TO REMOVE	
32	MULTI-TRUNK	15.5/15	10	16'GOOD	TO REMOVE	
33	SHADE TREE	27	9	14'FIR	TO REMOVE	
A	MULTI-TRUNK	15.5/16	9	14'GOOD	TO REMOVE	
B	MULTI-TRUNK	23/22.5	9	12'FIR		

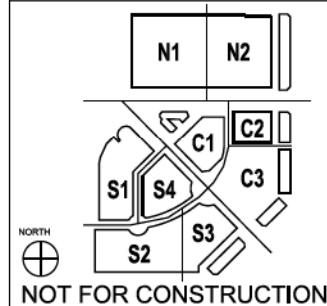
GENERAL NOTES

- A. EXISTING CONDITIONS NOTED ARE BASED ON BOUNDARY SURVEY WITH ELUVATIONS DRAWING BY SCHREIBER ENGINEERING AND ASSOCIATES. CONTRACTOR SHALL CONDUCT SURVEY TO VERIFY CURRENT STATUS OF CONDITIONS AT START TO WORK. THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS BEFORE BEGINNING WORK. ANY DISCREPANCY BETWEEN RECORD DRAWINGS AND ACTUAL CONDITIONS SHALL BE COORDINATED AND RESOLVED WITH ARCHITECT AND ENGINEERS.
- B. THE CONTRACTOR SHALL FULLY COORDINATE ALL ARCHITECTURAL, MECHANICAL, PLUMBING, ELECTRICAL, FIRE PROTECTION, STRUCTURAL AND CIVIL DISSECTION WORK WITH ALL CIVIL, STRUCTURAL, MECHANICAL, PLUMBING AND ELECTRICAL FOR FURTHER EXTENT OF DISSECTION.
- C. THE CONTRACTOR SHALL SCHEDULE AND COORDINATE WITH THEIR SUBCONTRACTOR, LOCAL UTILITY COMPANIES AND THE OWNER.
- D. UNLESS OTHERWISE NOTED, ALL DEMOLITION AND EXISTING MATERIALS ARE TO BE DISPOSED OF OFF-SITE BY THE CONTRACTOR
- E. THE CONTRACTOR SHALL PROTECT ALL EXISTING TO REMAIN
- F. THE CONTRACTOR SHALL REPAIR ANY FINISHES, EQUIPMENT ETC. SCHEDULE TO REMAIN WHICH ARE ADDED AS A RESULT OF DEMOLITION OR NEW WORK.
- G. THE CONTRACTOR SHALL PROVIDE SOIL MANAGEMENT WASTE SYSTEM TO MEET NEIGHBORHOOD DEVELOPMENT 2009 AIR QUALITY MANAGEMENT WASTE CRITERIA REQUIREMENTS, THE SOLID WASTE MANAGEMENT SHALL MEET AT LEAST FOUR OF THE FOLLOWING FIVE REQUIREMENTS AND SHALL MEET THE AIR QUALITY MANAGEMENT WASTE CRITERIA.
 - 1. INCLUDE AS PART OF THE PROJECT AT LEAST ONE RECYCLING OR REUSE STATION
 - 2. INCLUDE AS PART OF PROJECT AT LEAST ON DROPOFF POINT FOR POTENTIALLY HAZARDOUS OILS OR HOUSEHOLD WASTES AND ESTABLISH A COLLECTION POINT FOR COLLECTION OF SUCH WASTES
 - 3. INCLUDE AS PART OF THE PROJECT AT LEAST ONE COMPOST STATION OR LOCATION.
 - 4. PROVIDE A RECYCLING OR NONHazardous BULKY WASTE AT LEAST EVERY 800 FEET, WHEREVER IS SHORTER, INCLUDE ONE RECYCLING CONTAINERS, AND ONE RECYCLING OR NONHazardous BULKY WASTE CONTAINER.
 - 5. DEMOLITION AND RENOVATION CERBER.
- H. THE CONTRACTOR SHALL CREATE AND IMPLEMENT AN EROSION AND SEDIMENT CONTROL PLAN TO PREVENT EROSION AND SEDIMENTATION ASSOCIATED WITH THE PROJECT THAT MEET LEE NEIGHBORHOOD DEVELOPMENT 2009 CONSTRUCTION ACTIVITY POLLUTION PREVENTION PLAN 4.0 REQUIREMENT.
- I. THE CONTRACTOR SHALL PROTECT THE HISTORIC BUILDINGS ON SITE DURING DEMOLITION AND MEET THE REQUIREMENT OF LEE NEIGHBORHOOD DEVELOPMENT 2009 2009 HISTORIC RESOURCE PRESERVATION PLAN 4.0 REQUIREMENT.
- J. COCONUT GROVE DRIVE STREET SHALL BE CLOSED FOR THE PERIOD OF DURING THE DISSECTION OF THE ENTRY AND HOUSE. CONTRACTOR SHALL COORDINATE THE ROAD CLOSURE WITH THE CITY.

GRAPHIC LEGEND

- PROPERTY LINES
- EXISTING BUILDING TO BE DEMOLISHED
- EXISTING SITE TO BE DEMOLISHED
- EXISTING BUILDING STRUCTURE TO REMAIN

KEY PLAN



CONSULTANT

MAHAN RYKIEL
ASSOCIATES INC.
The Skiff Silver Building, 800 Wyman Park Drive,
Suite 100, Bethesda, MD 20811 410.225.8001

PROJECT

MEDITERRANEAN VILLAGE
at Ponce Circle

CLIENT

AGAVE PONCE LLC,
2801, 2901, 3001 PONCE DE
LEON BOULEVARD

ISSUE DRAWING LOG

[illegible]

SEAL

SHEET IDENTIFICATION

TREE DISPOSITION PLAN

TD-100



1. EXISTING TREE LOCATIONS IDENTIFIED BY SATELLITE IMAGERY, VERIFY EXISTING CONDITIONS BEFORE BEGINNING WORK.
2. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT AND OWNERS REPRESENTATIVE IMMEDIATELY UPON ENCOUNTERING ANY HAZARDOUS OR REGULATED MATERIALS DURING DEMOLITION ACTIVITIES. THE CONTRACTOR SHALL DOCUMENT SAME TO THE ARCHITECT TO OBTAIN FURTHER DIRECTION AS TO THE APPROPRIATE ACTION TO BE TAKEN.
3. WHERE NEW WORK IS TO BE DONE, CARE SHALL BE TAKEN TO PROTECT ALL EXISTING ADJACENT SURFACES, STRUCTURES, IMPROVEMENTS, AND AREAS FROM DAMAGE. ANY SUCH IMPROVEMENTS DAMAGED BY THE CONTRACTOR OR DEMOLITION SHALL BE RESTORED TO THEIR ORIGINAL CONDITION AT NO EXTRA COST TO THE OWNER.
4. CONTRACTORS SHALL BACKFILL EXCAVATED AREAS WITH ACCEPTABLE MATERIAL AS SPECIFIED IN THE CONTRACT DOCUMENTS.
5. EXCAVATED DEMOLISHED MATERIALS TO BE REMOVED IMMEDIATELY, TRANSPORTED OFFSITE AND LEGALLY DISPOSED OF, NO STORAGE OF DEMOLISHED MATERIALS IS PERMITTED ON SITE.
6. EXISTING TREES TO REMAIN SHALL BE PROTECTED FROM DAMAGE AS SPECIFIED.

EXISTING TREE TO BE REMOVED (TYP. 12 THIS SHEET)
EXISTING TREE TO REMAIN
CLEAR AND GRUB EXISTING SHRUB / LAWN AREAS
LIMIT OF DISTURBANCE

	SYM	TREE TYPE	TRUNK DIA. (in inches)	HEIGHT (in feet)	CANOPY (in feet)	CONDITION	DISPOST ON
U-2	14	MULTI-TRUNK	16/16	8	14/60CD		TO REMOVE
	15	PALM TREE	24	23	10/60CD		TO REMOVE
	16	PALM TREE	18	19	10/60CD		TO REMOVE
	17	PALM TREE	12.5	18	10/60CD		TO REMOVE
	18	PALM TREE	22	20	10/60CD		TO REMOVE
	19	PALM TREE	28	22	10/60CD		TO REMOVE
	40	PALM TREE	14.5	17	8/60CD		TO REMOVE
	41	PALM TREE	24	28	12/60CD		TO REMOVE
	42	PALM TREE	22	17	8/FAIR		TO REMOVE
	43	PALM TREE	25	19	10/60CD		TO REMOVE
	44	PALM TREE	21	21	6/60CD		TO REMOVE
	45	PALM TREE	23	25	8/60CD		TO REMOVE
	46	MULTI-TRUNK	47/79	19	26/FAIR		TO REMOVE
	C	PALM TREE	26	24	10/FAIR		
	D	PALM TREE	21	25	10/FAIR		
E	PALM TREE	21	23	10/FAIR			

- A. EXISTING CONDITIONS NOTED AS BASE ON BOUNDARY SURVEY WITH ELEVATIONS DRAINED BY SCHRIERLE DRAINAGE AND ASSOCIATED DRAINAGE CONTRACTOR TO PROVIDE THE VERY CURRENT STATUS OF CONDITIONS AT START TO WORK, THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS BEFORE BEGINNING WORK. ANY DISCREPANCIES BETWEEN DRAWINGS AND FIELD CONDITIONS SHALL BE COORDINATED AND RESOLVED WITH THE ARCHITECT AND ENGINEERS.
- B. THE CONTRACTOR SHALL FULLY COORDINATE ALL ARCHITECTURAL, MECHANICAL, PLUMBING, ELECTRICAL, FIRE PROTECTION, STRUCTURAL, AND CIVIL CONSTRUCTION WORK WITH THE ARCHITECT, MECHANICAL, PLUMBING AND ELECTRICAL, FOR FURTHER EXTENT OF DESIGN DEVELOPMENT.
- C. THE CONTRACTOR SHALL SCHEDULE AND COORDINATE WITH ALL SUBCONTRACTOR, LOCAL UTILITY COMPANIES AND THE OWNER.
- D. UNLESS OTHERWISE NOTED, ALL DEMOLITION AND EXISTING MATERIALS ARE TO BE DISPOSED OF OFF-SITE BY THE CONTRACTOR.
- E. THE CONTRACTOR SHALL PROTECT ALL EXISTING TO REMAIN.
- F. THE CONTRACTOR SHALL REPAIR ANY FINISHED EQUIPMENT SCHEDULE TO REMAIN WHICH AREA DAMAGED AS A RESULT OF DEMOLITION OR NEW WORK.
- G. THE CONTRACTOR SHALL PROVIDE SOIL MANAGEMENT WASTE SYSTEM WITH THE NEIGHBORHOOD OF THE EXISTING AND NEW CONSTRUCTION WASTE CREDIT REQUIREMENTS. THE SOIL WASTE MANAGEMENT SHALL MEET AT LEAST FOUR OF THE FOLLOWING FIVE REQUIREMENTS AND SHALL BE THE AVOID, MINIMIZE, OR TREATMENT OF WASTE. THIS INCLUDES AT LEAST PART OF THE PROJECT AT LEAST ONE RECYCLING OR REUSE STRATEGY.
- H. THE CONTRACTOR SHALL PROVIDE AS PART OF PROJECT AT LEAST ON DROPOFF POINT FOR POTENTIALLY HAZARDOUS OFF-OR HOUSEHOLD WASTES AND ESTABLISH A COLLECTION POINT FOR COLLECTION OF WASTES. THIS INCLUDES AS PART OF THE PROJECT AT LEAST ONE COMPOST STATION OR LANDFILL.
- I. A ONE-STOP REUSE-OR NONRESIDENTIAL BLOCK OR AT LEAST EVERY 10 FEET, WHEREVER A SHORTER, INCLUDE RECYCLING CONTAINERS, REUSE, OR SALE OF MATERIALS, 95% OF NONHAZARDOUS, DEMOLITION, AND RENOVATION FEES.
- J. THE CONTRACTOR SHALL CREATE AND IMPLEMENT AN EROSION AND SEDIMENT CONTROL PLAN FOR ALL CONSTRUCTION ACTIVITIES ASSOCIATED WITH THE PROJECT THAT MEET LEED NEIGHBORHOOD DEVELOPMENT 200+ CONSTRUCTION ACTIVITY POLLUTION PREVENTION CREDIT REQUIREMENT.
- K. THE CONTRACTOR SHALL PROTECT THE HISTORIC BUILDING OR SITE DURING DEMOLITION AND MEET THE REQUIREMENT OF LEED NEIGHBORHOOD DEVELOPMENT 200+ HISTORIC RESOURCE PRESERVATION CREDIT REQUIREMENT.
- L. COCONUT GROVE DRIVE STREET SHALL BE CLOSED FOR THE PERIOD OF DEMOLITION THE DEMOLITION OF THE EXISTING AND NEW. CONTRACTOR SHALL COORDINATE THE ROAD CLOSURE WITH THE CITY.

PROPERTY LINES

EXISTING BUILDINGS TO BE DEMOLISHED

EXISTING SITE TO BE DEMOLISHED

NOT FOR CONSTRUCTION

MAHAN RYKIEL
ASSOCIATES INC.
The Skiff Silver Building, 800 Wyman Park Drive,
Suite 100, Baltimore, MD 21211 410.288.8001

MEDITERRANEAN VILLAGE
at Ponce Circle

AGAVE PONCE LLC,
2801, 2901, 3001 PONCE DE
LEON BOULEVARD

[illegible]

**TREE
DISPOSITION
PLAN**
NUMBER
TD-101



CONSULTANT

LANGAN

10100 W 79th Court, Suite 200, Miami Lakes, FL 33078
T: 786.284.7300 F: 786.284.7301 www.bigner.com

NEW JERSEY NEW YORK CONNECTICUT PENNSYLVANIA OHIO
INDIANA MICHIGAN ILLINOIS FLORIDA NORTH CAROLINA CALIFORNIA
NEVADA ARIZONA IDAHO UTAH ALABAMA MISSISSIPPI
LOUISIANA ARKANSAS MISSOURI KANSAS OKLAHOMA TEXAS
ALASKA HAWAII

Learn More, Research, Invest with Bigner & Partners, LLC
800-800-8100 • 800-800-8100 • 800-800-8100
Learn More
Join Bigner & Partners
Click here to learn more

PROJECT

MEDITERRANEAN
VILLAGE at
Ponce Circle

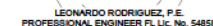
CLIENT

AGAVE PONCE LLC,
2801,2901, 3001 PONCE DE
LEON BOULEVARD

ISSUE DRAWING LOG

[illegible]

8F



SHEET IDENTIFICATION

CONCEPTUAL UTILITIES PLAN

NUMBER

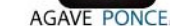
EX-1

NOTES:

1. THIS IS A PRELIMINARY DRAWING SUBJECT TO CHANGE, DEPENDING ON FURTHER DEVELOPMENT OF ARCHITECTURAL AND MEP PLANS, AND FUTURE COORDINATION WITH AUTHORITIES HAVING JURISDICTION AND UTILITY OWNERS.

KEY PLAN





CONSULTANT

LANGA

10100 N.W. 79th Court, Suite 200, Miami Lakes, FL 33057
 T: 781.284.7320 F: 781.284.7301 www.lengron.com
 NEW JERSEY NEW YORK CONNECTICUT PENNSYLVANIA
 WISCONSIN WASHINGTON DC FLORIDA NORTH CAROLINA CALIFORNIA
 ALABAMA ARIZONA IDAHO ILLINOIS INDIANA
 Low Budget, Superior Service, Affordable Rates
 800-874-4477 813-284-7300 ext. 0
 Jon Lengron
 Director of Sales

PROJEC

**MEDITERRANEAN
VILLAGE at
Ponce Circle**

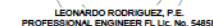
CLIENT

AGAVE PONCE LLC,
2801, 2901, 3001 PONCE DE
LEON BOULEVARD

ISSUE DRAWING LOG

[illegible]

8F



SHEET IDENTIFICATION

CONCEPTUAL GRADING PLAN

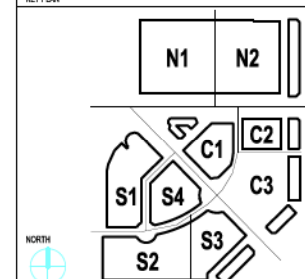
NUMBER

EX-3

NOTES:

1. THIS IS A PRELIMINARY DRAWING SUBJECT TO CHANGE, DEPENDING ON FURTHER DEVELOPMENT OF ARCHITECTURAL PLANS AND COORDINATION WITH CITY OF CORAL GABLES FLOOD PLAIN MANAGER.

KEY PLAN



NOT FOR CONSTRUCTION