



ARCHITECTURAL ELEVATIONS

CITY COMMISSION
SECOND READING

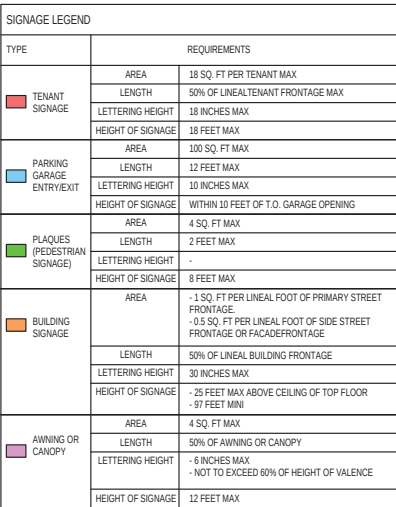
MEDITERRANEAN VILLAGE
AT PONCE CIRCLE



AN ARCADIS COMPANY



AGAVE PONCE

CITY COMMISSION
SECOND READING

MEDITERRANEAN VILLAGE
AT PONCE CIRCLE

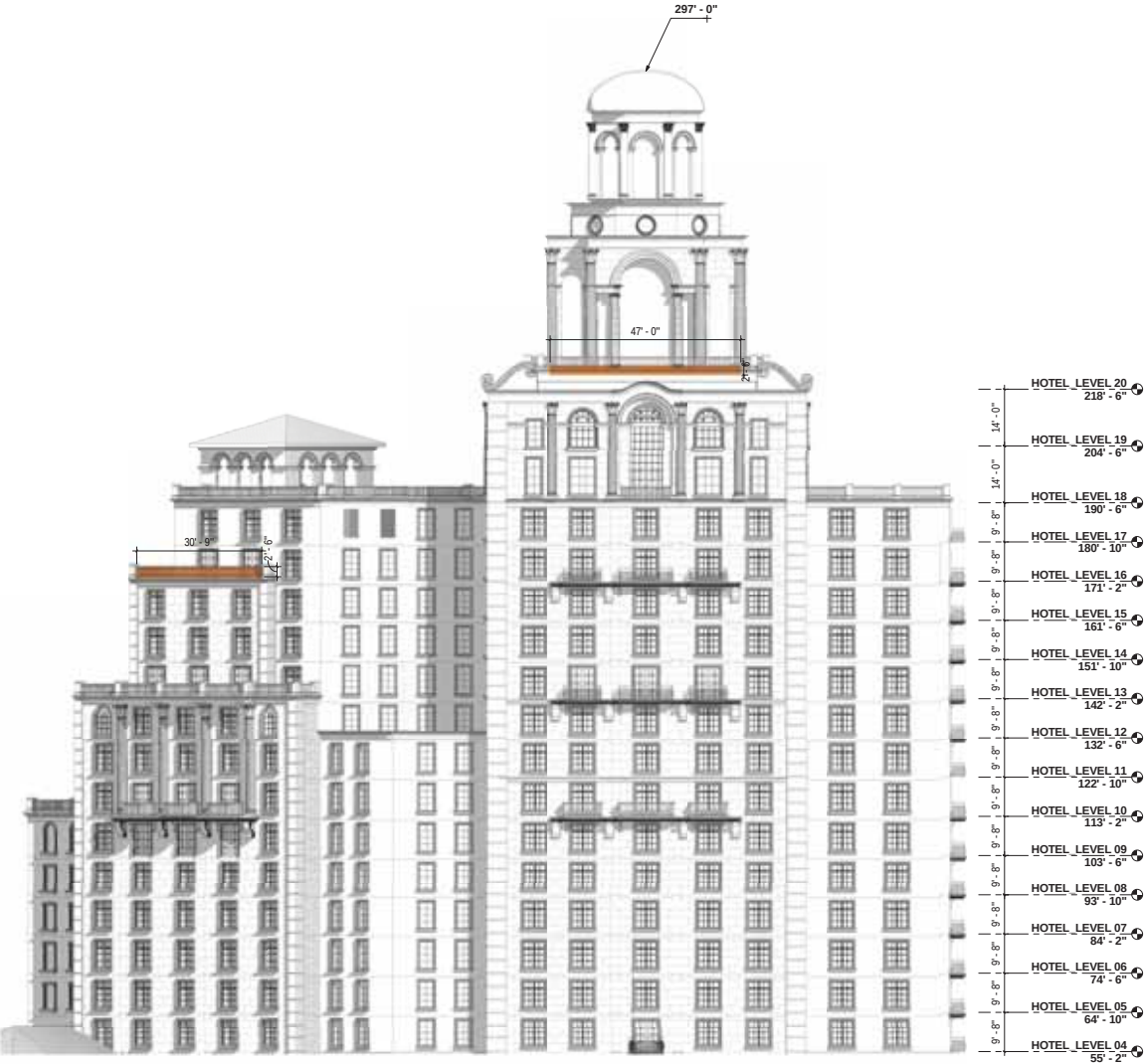


ELEVATION - PONCE DE LEON - HOTEL



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

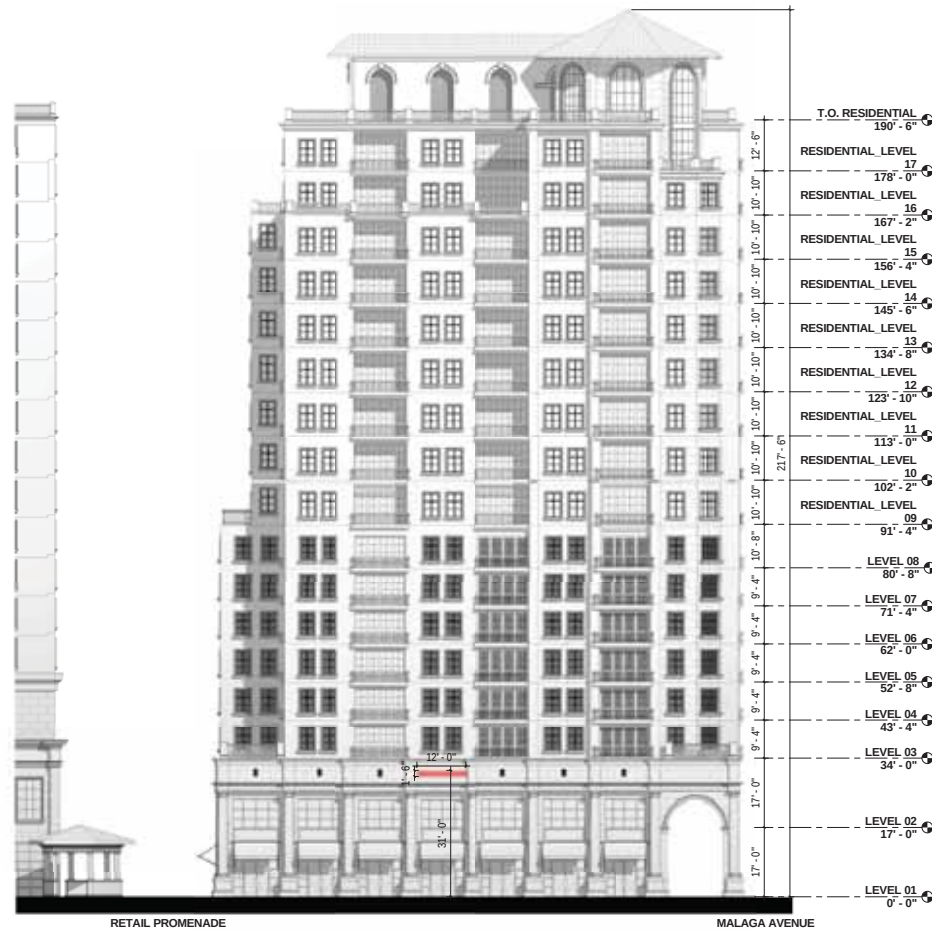


SIGNAGE LEGEND		
TYPE	REQUIREMENTS	
TENANT SIGNAGE	AREA	18 SQ. FT PER TENANT MAX
	LENGTH	50% OF LINEAL TENANT FRONTAGE MAX
	LETTERING HEIGHT	18 INCHES MAX
	HEIGHT OF SIGNAGE	18 FEET MAX
PARKING GARAGE ENTRY/EXIT	AREA	100 SQ. FT MAX
	LENGTH	12 FEET MAX
	LETTERING HEIGHT	10 INCHES MAX
	HEIGHT OF SIGNAGE	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	
	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	18 SQ. FT PER TENANT MAX

ELEVATION - MALAGA - RESIDENTIAL TOWER 1



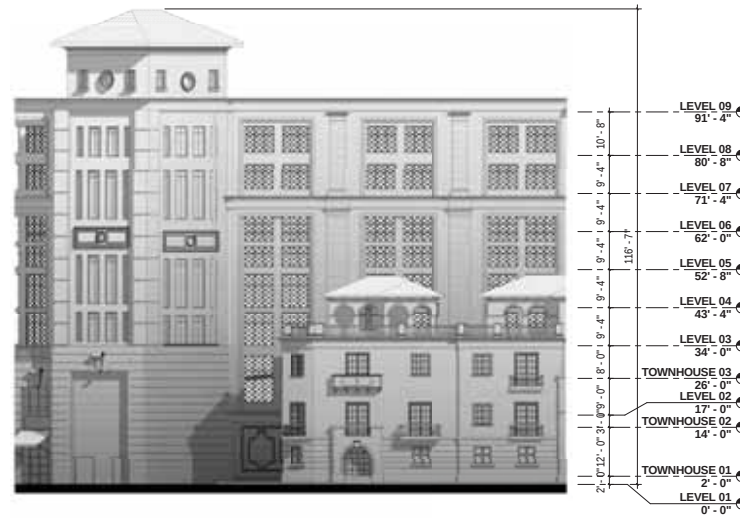
SIGNAGE LEGEND		
TYPE	REQUIREMENTS	
	AREA	18 SQ. FT PER TENANT MAX
TENANT SIGNAGE	LENGTH	50% OF LINEAL TENANT FRONTAGE MAX
	LETTERING HEIGHT	18 INCHES MAX
	HEIGHT OF SIGNAGE	18 FEET MAX
	AREA	100 SQ. FT MAX
PARKING GARAGE ENTRY/EXIT	LENGTH	12 FEET MAX
	LETTERING HEIGHT	10 INCHES MAX
	HEIGHT OF SIGNAGE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

MEDITERRANEAN VILLAGE
AT PONCE CIRCLE



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	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	- 1 SQ. FT PER LINEAL FOOT OF PRIMARY STREET FRONTAGE - 0.5 SQ. FT PER LINEAL FOOT OF SIDE STREET FRONTAGE OR FACADE FRONTAGE
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 - 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



ELEVATION - GALIANO - TOWNHOUSES



1 ENLARGED EAST ELEVATION
1/8" = 1' - 0"

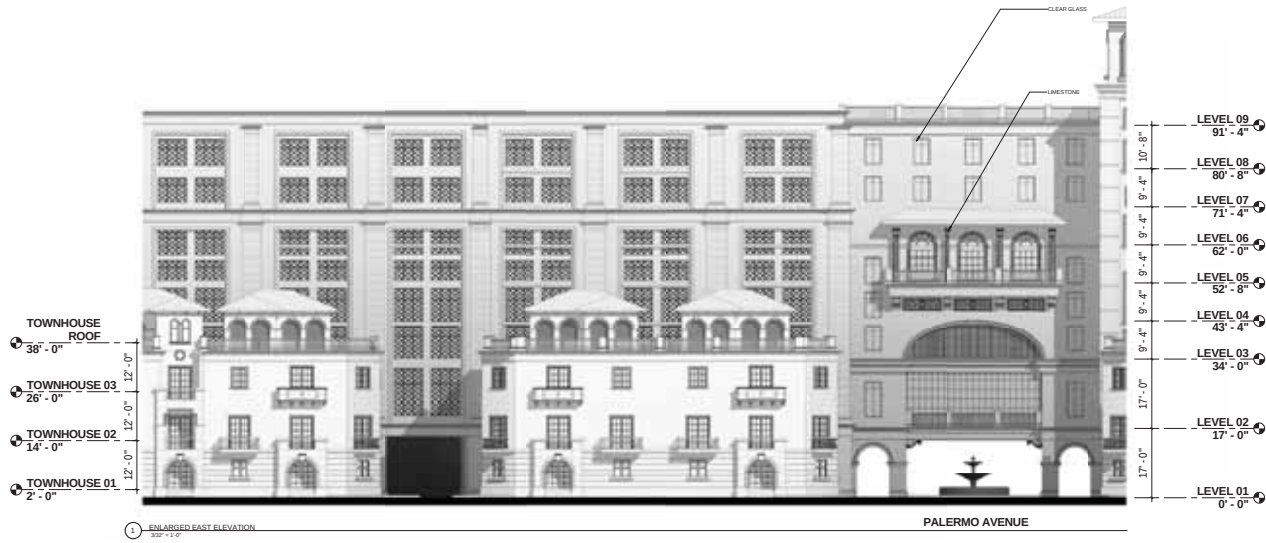
SIGNAGE LEGEND		
TYPE	REQUIREMENTS	
	AREA	18 SQ. FT PER TENANT MAX
TENANT SIGNAGE	LENGTH	50% OF LINEAL TENANT FRONTAGE MAX
	LETTERING HEIGHT	18 INCHES MAX
	HEIGHT OF SIGNAGE	18 FEET MAX
	AREA	100 SQ. FT MAX
PARKING GARAGE ENTRY/EXIT	LENGTH	12 FEET MAX
	LETTERING HEIGHT	10 INCHES MAX
	HEIGHT OF SIGNAGE	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

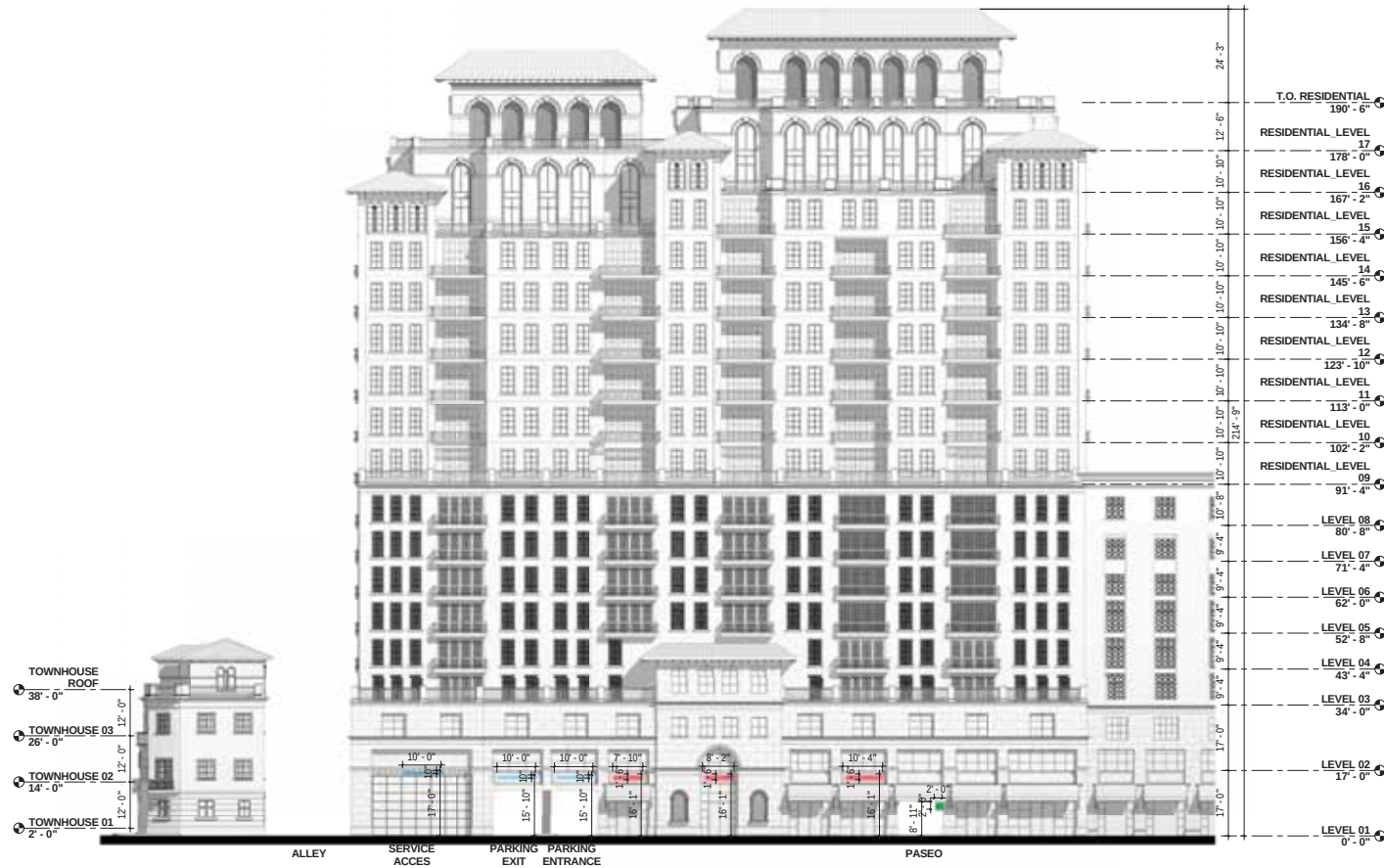


ELEVATION - MALAGA - TOWNHOUSES



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 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	

ARCHITECTURAL ELEVATIONS

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

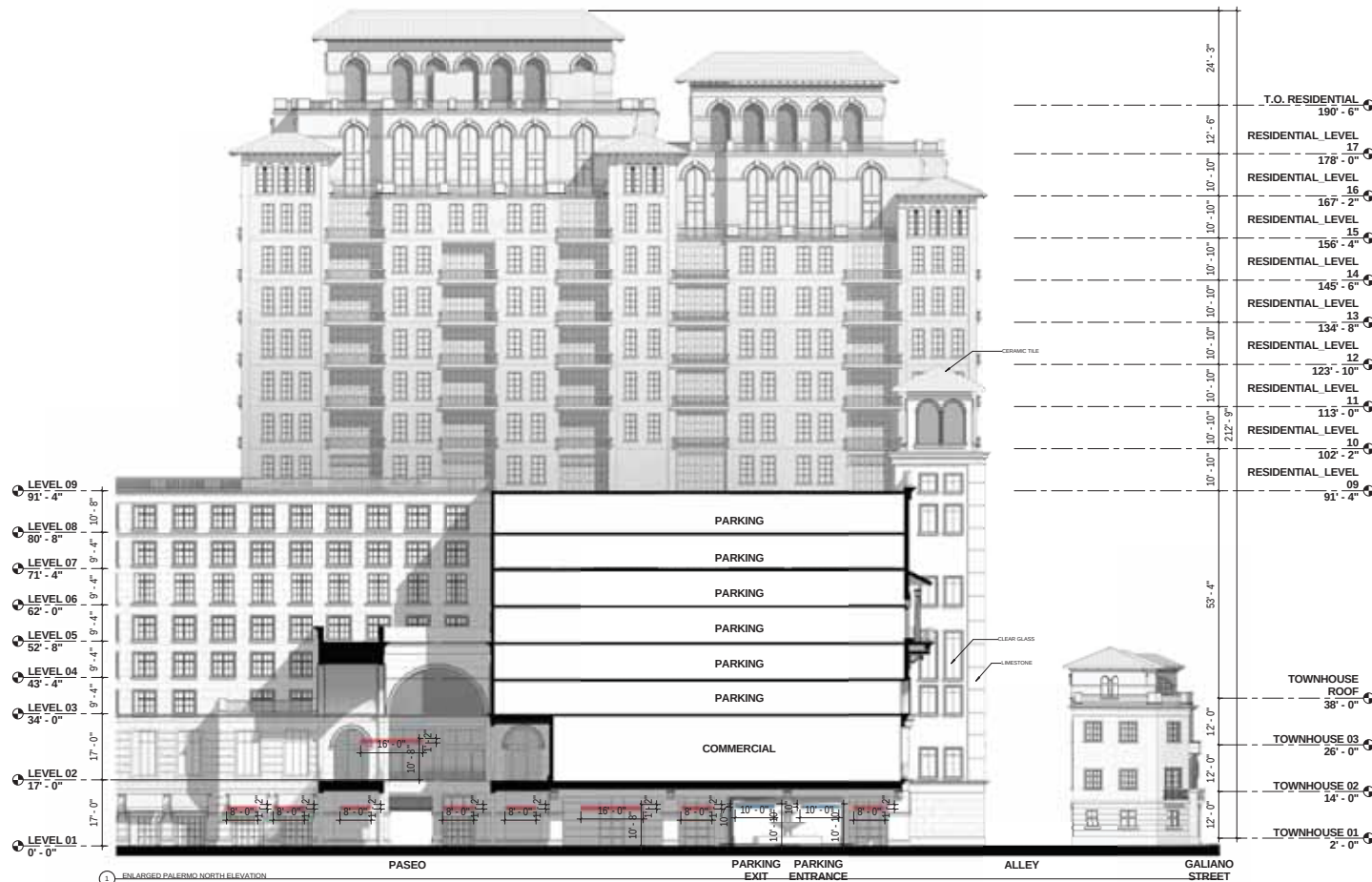


ELEVATION - PALERMO (NORTH) - OFFICE



SIGNAGE LEGEND		
TYPE	REQUIREMENTS	
	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 - PALERMO (NORTH) - RESIDENTIAL TOWER 2



1 - ENLARGED PALERMO NORTH ELEVATION
3/20" = 1'-0"

ARCHITECTURAL ELEVATIONS

CITY COMMISSION
SECOND READING

MEDITERRANEAN VILLAGE
AT PONCE CIRCLE

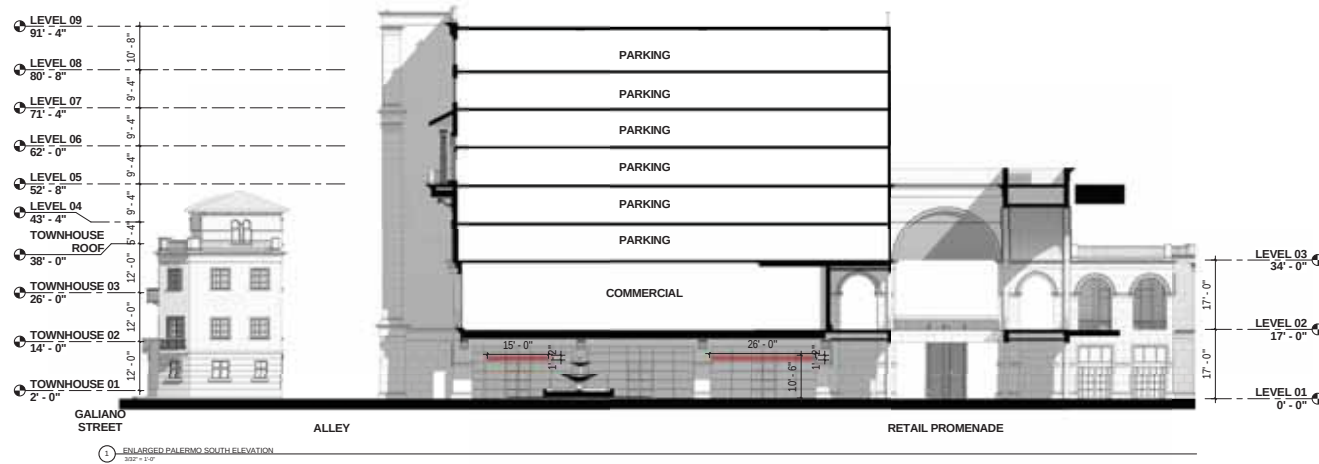


AN ARCADIS COMPANY



AGAVE PENCE

ELEVATION - PALERMO (SOUTH) - RETAIL



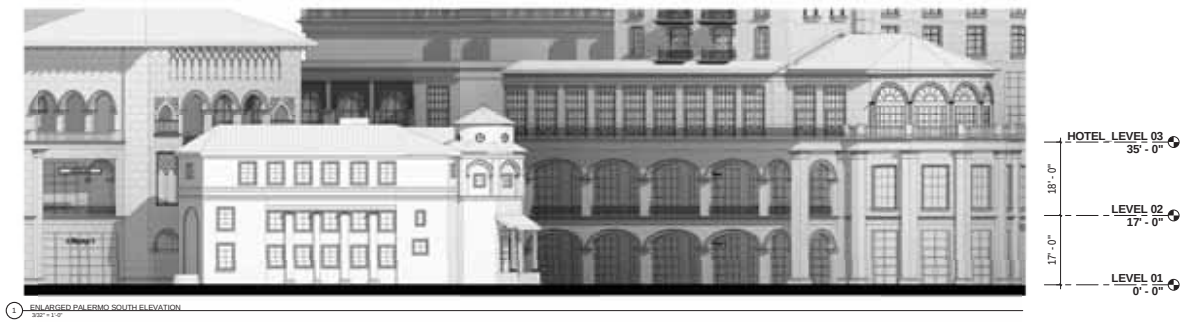
SIGNAGE LEGEND			
TYPE	REQUIREMENTS		
TENANT SIGNAGE	AREA	18 SQ. FT PER TENANT MAX	
	LENGTH	50% OF LINEAL TENANT FRONTAGE MAX	
	LETTERING HEIGHT	18 INCHES MAX	
	HEIGHT OF SIGNAGE	18 FEET MAX	
PARKING GARAGE ENTRY/EXIT	AREA	100 SQ. FT MAX	
	LENGTH	12 FEET MAX	
	LETTERING HEIGHT	10 INCHES MAX	
	HEIGHT 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

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	- 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
	AREA	4 SQ. FT MAX

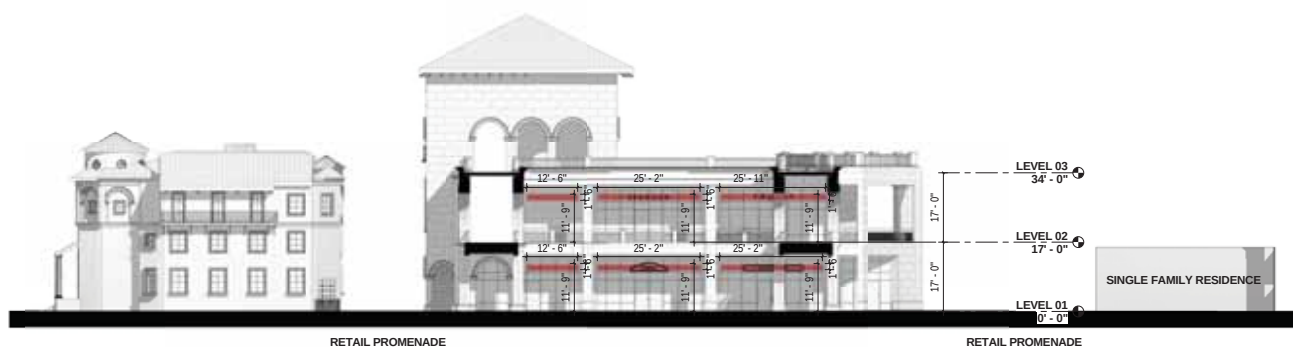


ARCHITECTURAL ELEVATIONS



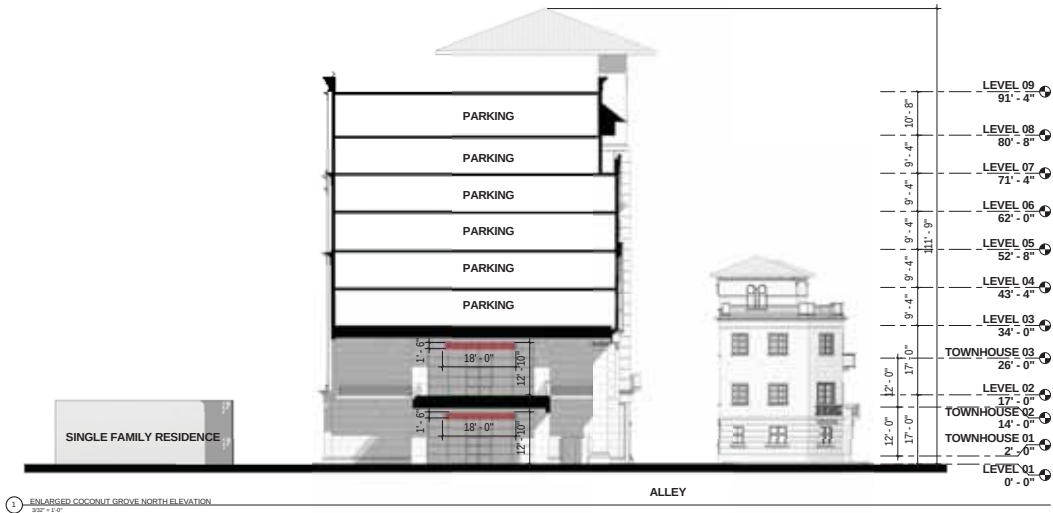
ELEVATION - COCONUT GROVE DRIVE (NORTHEAST) - RETAIL

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



ELEVATION - COCONUT GROVE DRIVE (NORTHEAST) - RETAIL

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	-
	LENGTH	-
	LETTERING HEIGHT	-
	HEIGHT OF SIGNAGE	-
AWNING OR CANOPY	AREA	-
	LENGTH	-
	LETTERING HEIGHT	-
	HEIGHT OF SIGNAGE	-

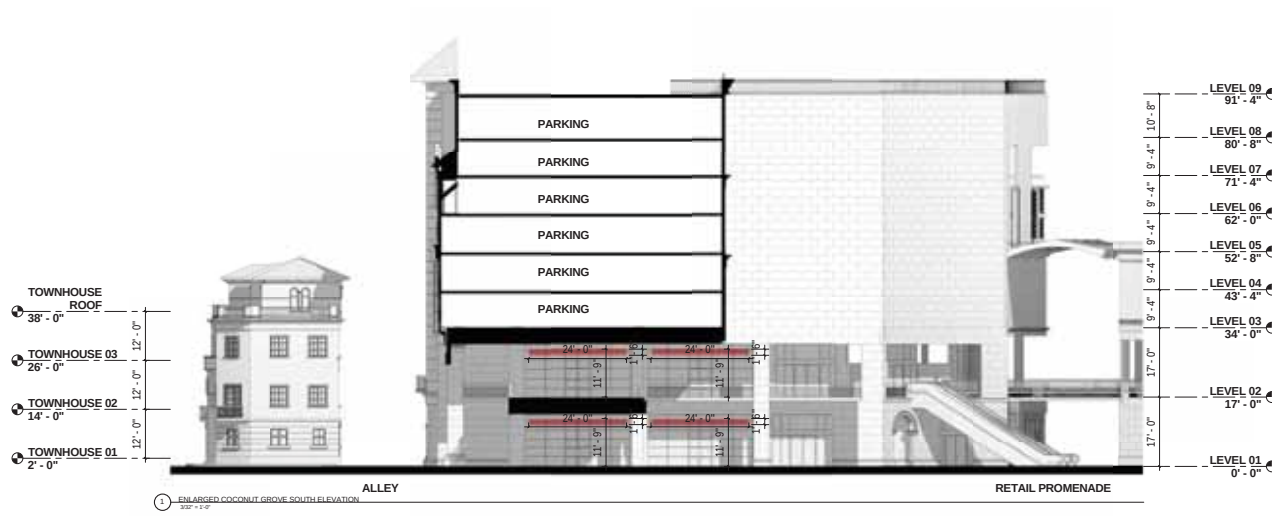


ARCHITECTURAL ELEVATIONS

MEDITERRANEAN VILLAGE
AT PONCE CIRCLE



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

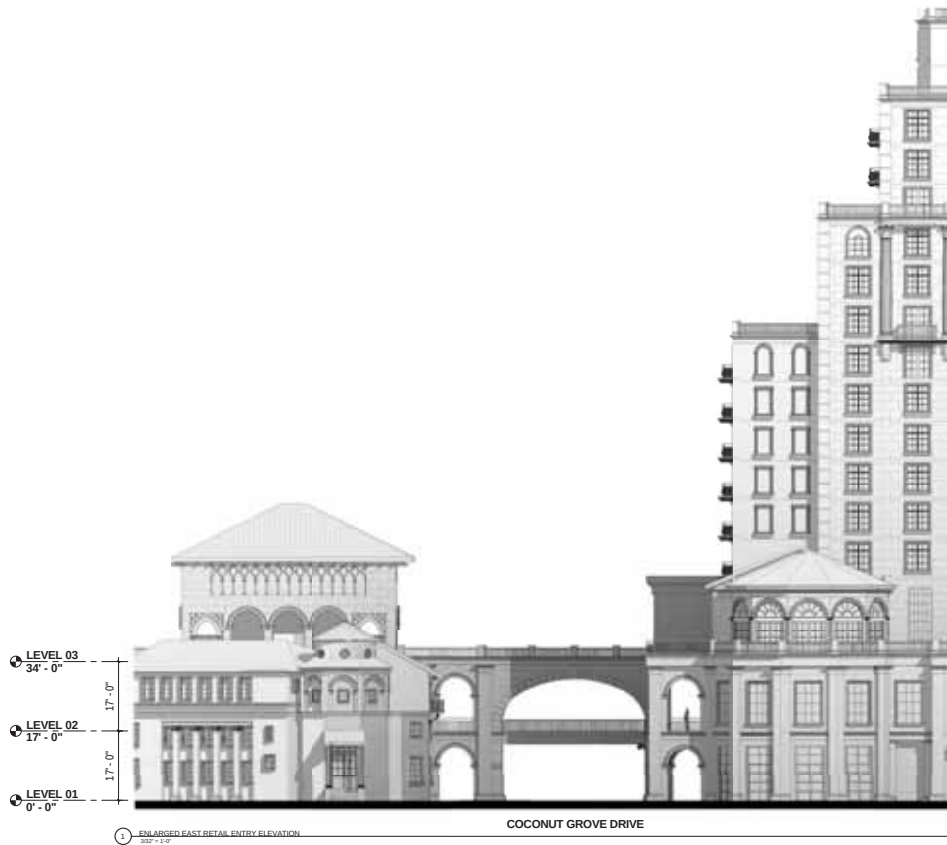
MEDITERRANEAN VILLAGE
AT PONCE CIRCLE

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	12 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

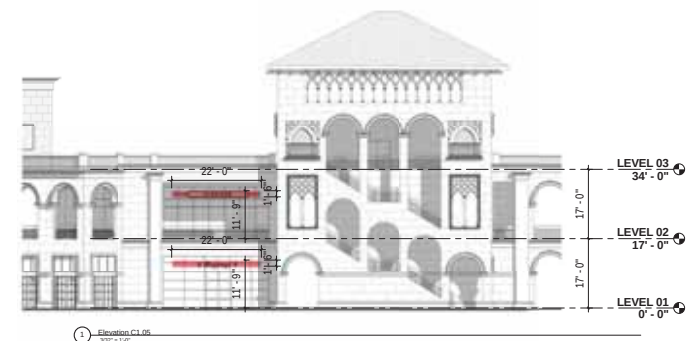


1 ENLARGED COCONUT GROVE SOUTH ELEVATION
3/22/2024

ELEVATION - COCONUT GROVE DRIVE ENTRY (NORTHWEST)



SIGNAGE LEGEND		
TYPE	REQUIREMENTS	
 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 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



LANDSCAPE DRAWINGS

CITY COMMISSION
SECOND READING

MEDITERRANEAN VILLAGE
AT PONCE CIRCLE



OVERALL ILLUSTRATIVE REALM PLAN

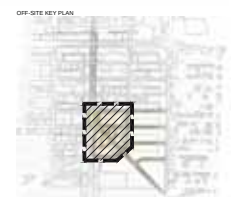


LANDSCAPE DRAWINGS

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



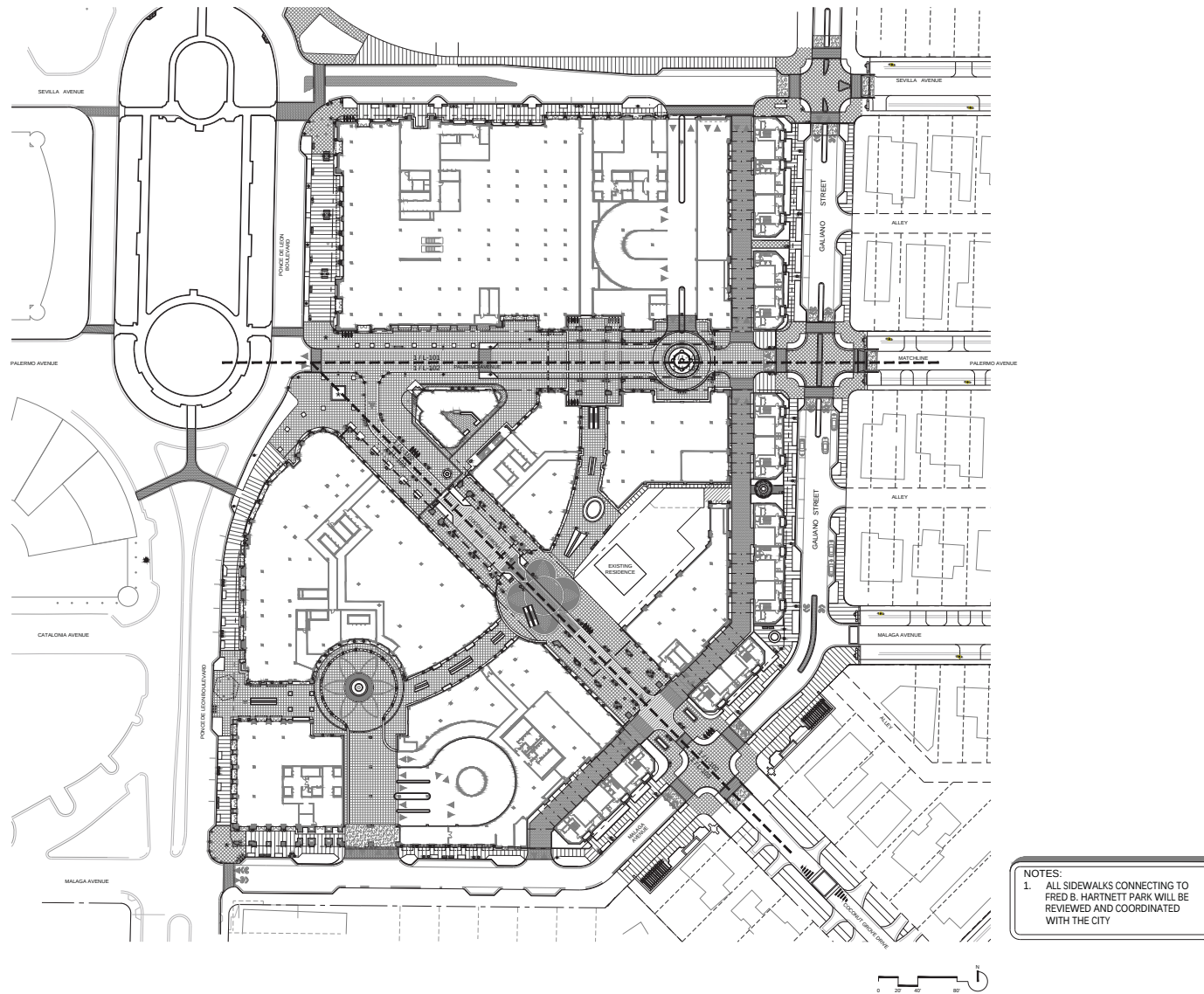
LANDSCAPE DRAWINGS

CITY COMMISSION
SECOND READING

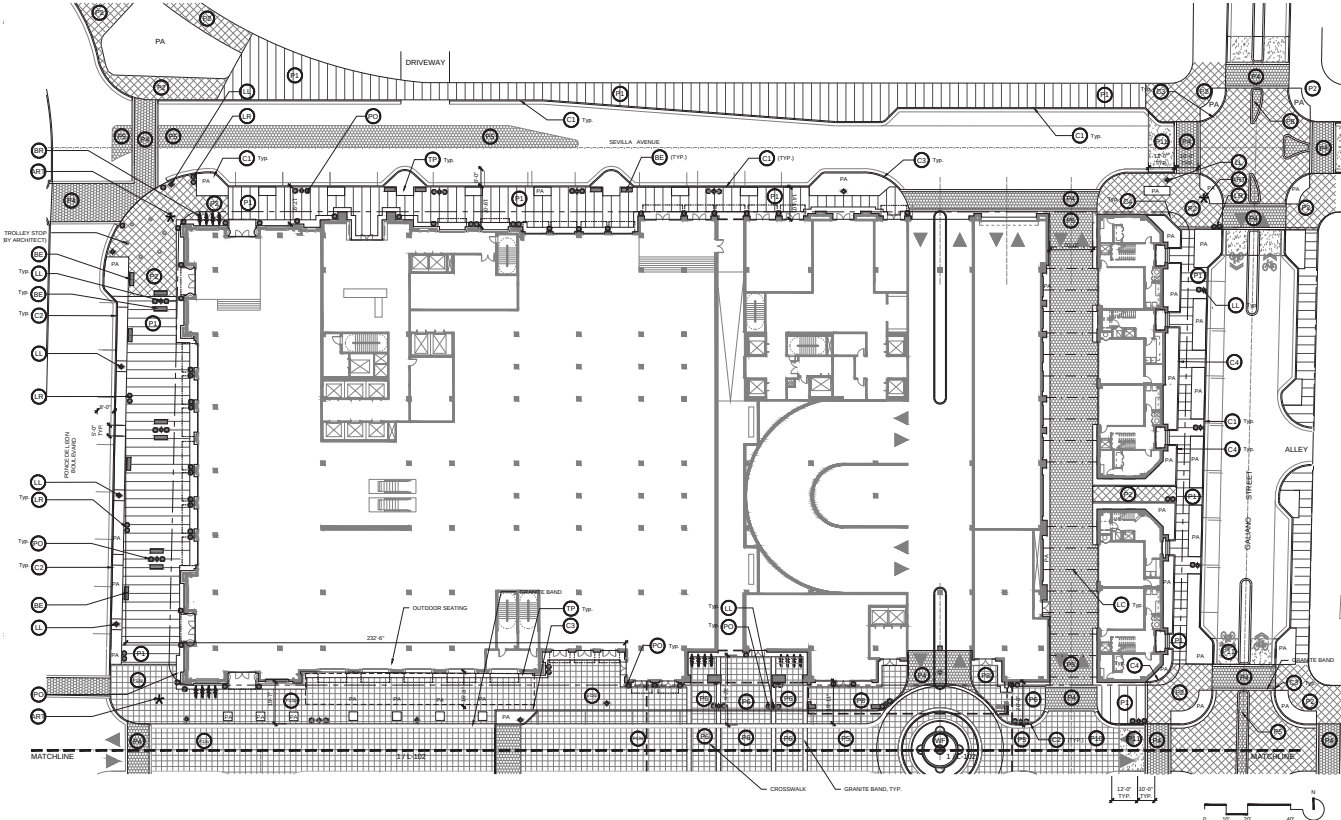
MEDITERRANEAN VILLAGE AT PONCE CIRCLE



OVERALL ON-SITE PUBLIC REALM PLAN

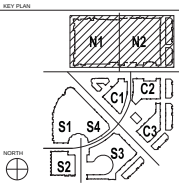


PUBLIC REALM PLAN - NORTH PARCEL



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

HARDSCAPE KEY	
PAVING	
1	MANHOLE STONE PAVING - UNPAVED
2	GRANITE PAVING - PAVEMENT - UNPAVED
3	GRANITE PAVING - PAVEMENT - UNPAVED
4	GRANITE PAVING - VEHICULAR
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SITE AMENITIES	
1	PLANTING AREA
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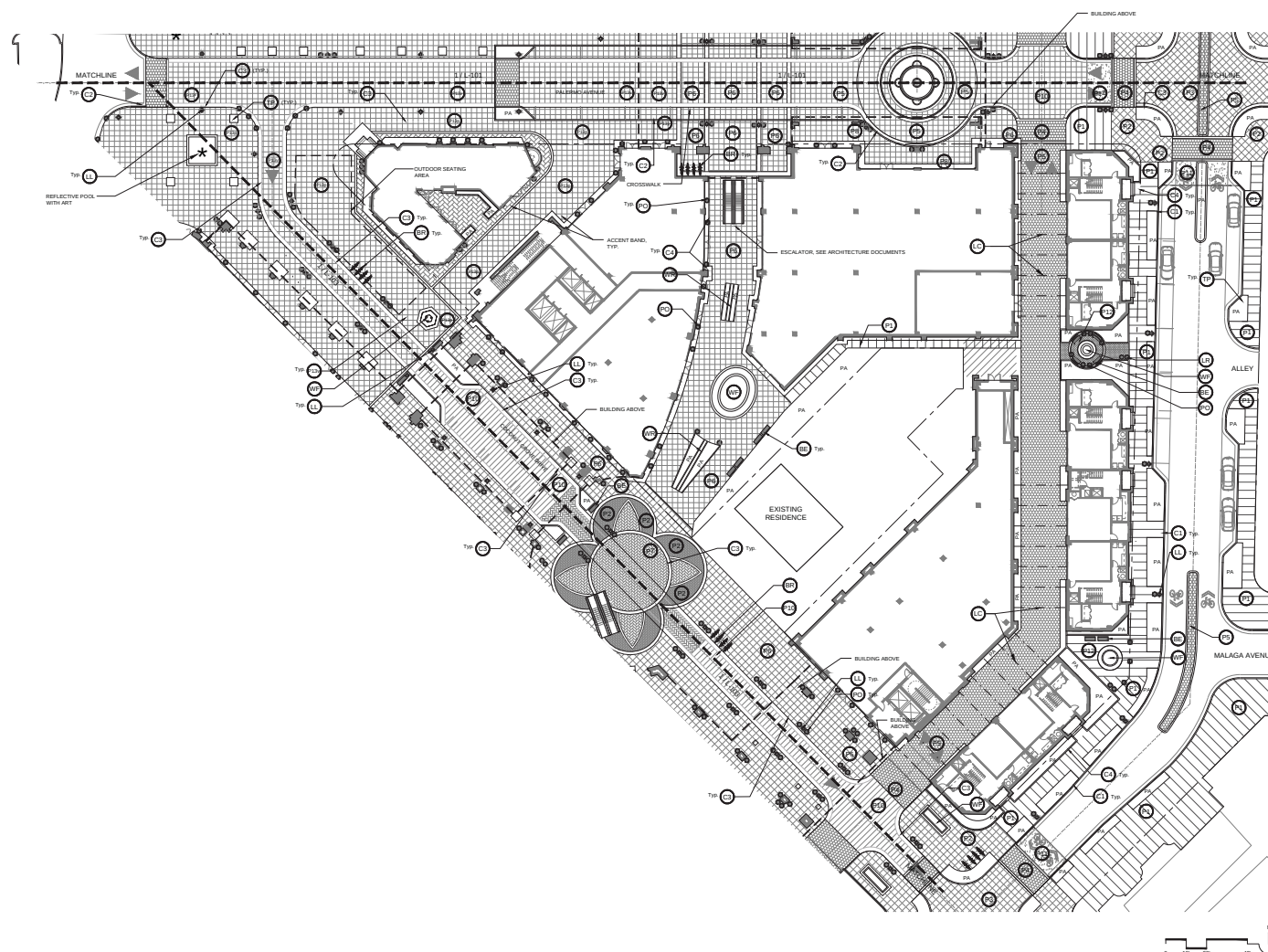
LANDSCAPE DRAWINGS

CITY COMMISSION
SECOND READING

MEDITERRANEAN VILLAGE
AT PONCE CIRCLE

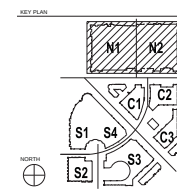


PUBLIC REALM PLAN - CENTRAL PARCEL

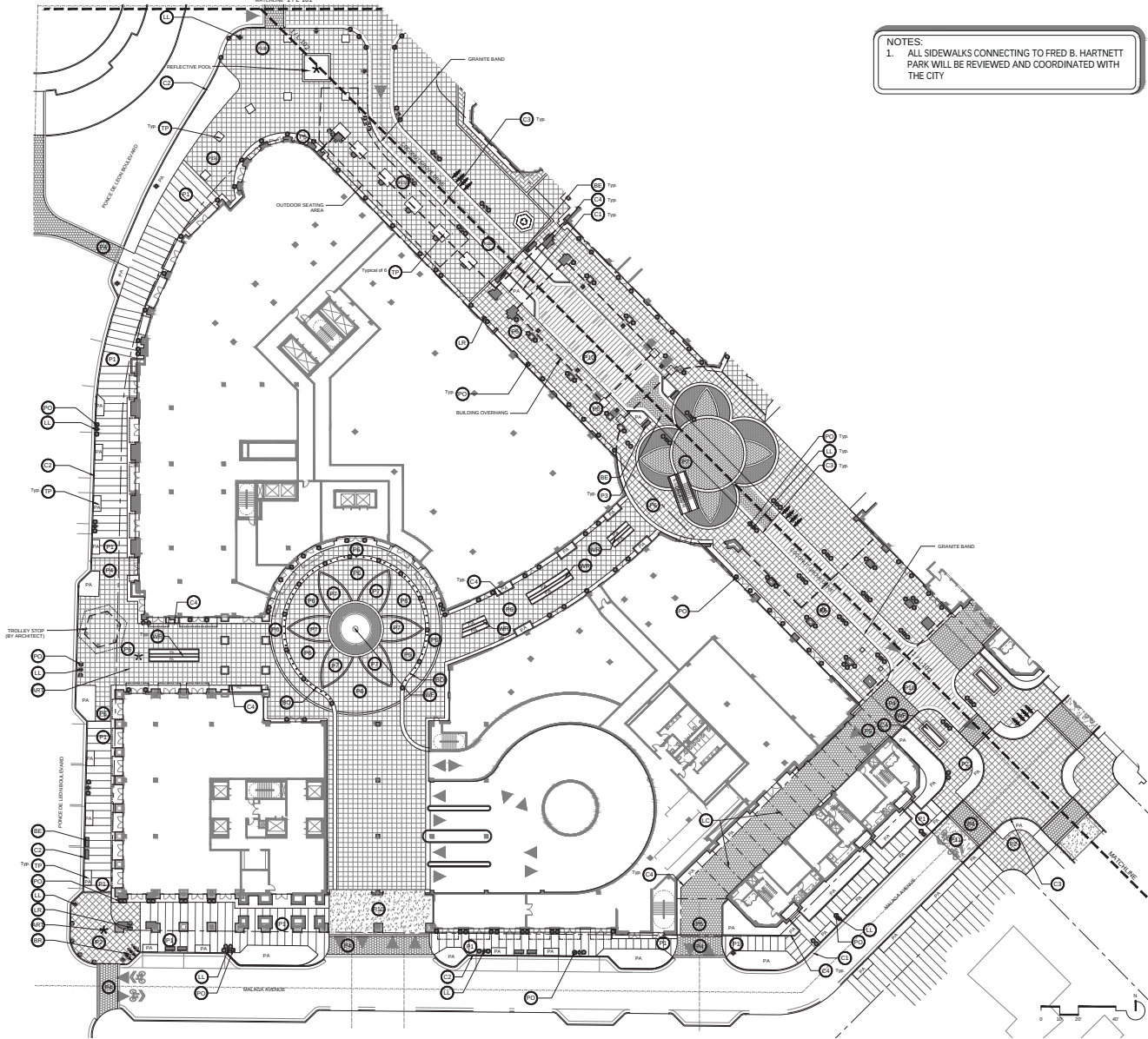


NOTES:

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

[illegible]

PUBLIC REALM PLAN - SOUTH PARCEL



HARDSCAPE KEY (PAVINGS)

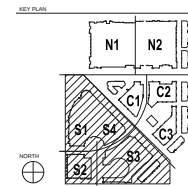
- ① - GRANITE TYPE PAVING - UNPAVED
- ② - GRANITE PAVING - PEDESTRIAN LIGHT GREY
- ③ - GRANITE PAVING - VEHICULAR LIGHT GREY
- ④ - GRANITE PAVING - VEHICULAR DARK GREY
- ⑤ - COBBLE PAVING - VEHICULAR DARK GREY
- ⑥ - PAVED TYPE A - GRASS/GRASS/WOODEN TANK
- ⑦ - PAVED TYPE B - IMPERMEABLE CONC. INSET - VEHICULAR
- ⑧ - PAVED TYPE C - IMPERMEABLE STONE PAVING - PLANTED CURBS
- ⑨ - PAVED TYPE D - COTTEDEN
- ⑩ - GRANITE PAVING - VEHICULAR
- ⑪ - STAMP COLOURED CONCRETE @ TABLE
- ⑫ - SHELL STONE
- ⑬ - TYPE GRANITE (VEHICULAR)
- ⑭ - SEAT WALL
- ⑮ - FRECAST CONCRETE CURB
- ⑯ - GRANITE CURB & GUTTER
- ⑰ - FLUSH GRANITE CURB
- ⑱ - PAVING CURB

SITE AMENITIES

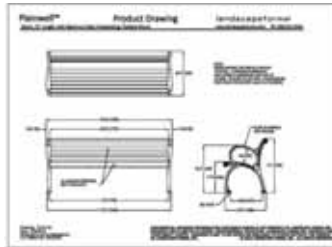
- ★ - PUBLIC ART
- - BENCH
- - BINE RACKS
- - BOLLARD
- - BICYCLE RACKS
- - STREET LIGHTS
- - CANTENARY LIGHTS
- - LITTER & RECYCLING RECEPTACLES
- - PLANTER POTS
- - TREE TR
- - WATER FOUNTAIN
- - WATER FEATURE
- - PLANTED AREA

LEGEND

- MATCH LINE
- PROPERTY LINE
- BUILDING OVERLAPPING



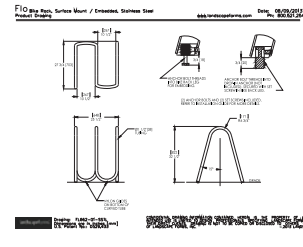
PUBLIC REALM - DETAILS AND CALCS



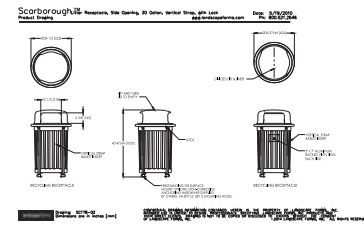
1 BENCH
Scale: NTS



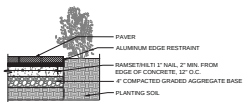
2 TREE PIT UPLIGHT
Scale: NTS



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	6.82 acres	502,686 sf

A. CIVILIAN LANDSCAPE/ OPEN SPACE	REQUIRED	PROVIDED
Square foot of open space required by Art c/c of Townhouse Code		
Townhouse/ Apt Street Type	26,220 sf x 20%	7,866 sf
All other Street Types	246,576 sf x 20%	53,315 sf
TOTAL		61,181 sf

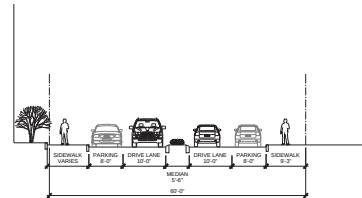
B. TOWNHOUSE/ APT STREET TYPE LANDSCAPE/ OPEN SPACE	Required	Provided
On site		
Landscape Area at Ground Level	2,827 sf	
Landscape Area at Rooftop	n/a	
Off site		
Landscape Area at Ground Level	1,718 sf	
Landscape Area at Rooftop	7,270 sf	
Subtotal	11,260 sf	

C. ALL OTHER STREET TYPE LANDSCAPE/ OPEN SPACE	Required	Provided
On site		
Landscape Area at Ground Level	4,900 sf	
Landscape Area at Rooftop	61,752 sf	
Off site		
Landscape Area at Ground Level	0	
Landscape Area at Rooftop	67,760 sf	
Subtotal	176,680 sf	

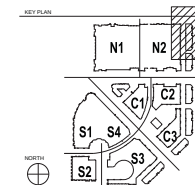
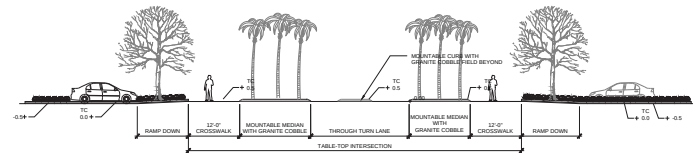
D. ALL OTHER STREET TYPE LANDSCAPE/ OPEN SPACE	Required	Provided
On site		
Landscape Area at Ground Level	4,492 sf	
Landscape Area at Rooftop	n/a	
Off site		
Landscape Area at Ground Level	71,680 sf	
Landscape Area at Rooftop	n/a	
Subtotal	76,172 sf	

TOTAL	53,315 sf	217,870 sf
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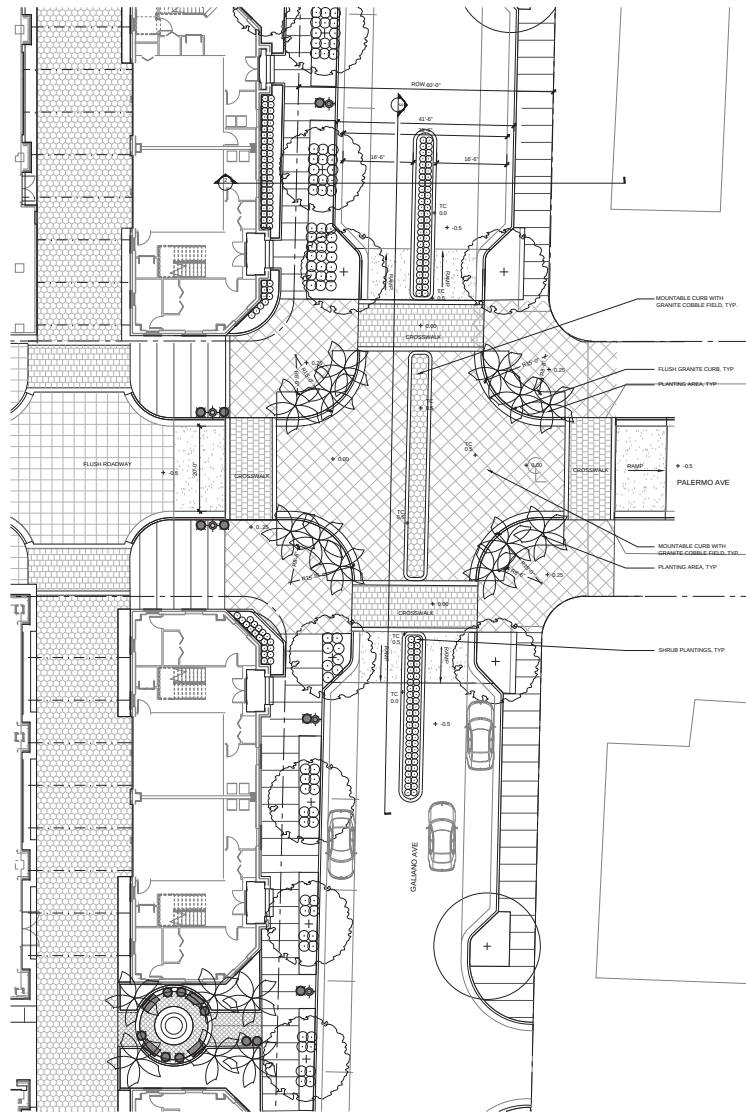
OVERALL TOTAL 61,181 SF 271,682 SF

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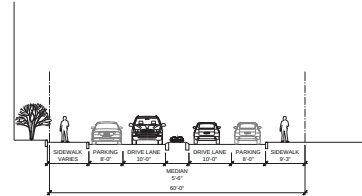
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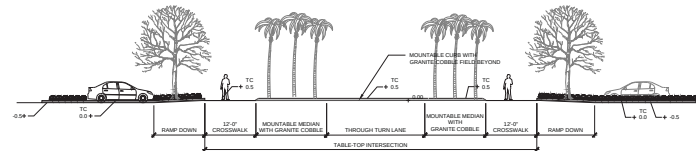
PUBLIC REALM - DETAILS



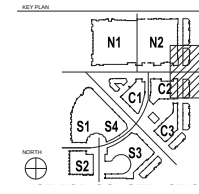
1 GALIANO AND PALERMO ENLARGEMENT PLAN
1"=10'-0"



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.



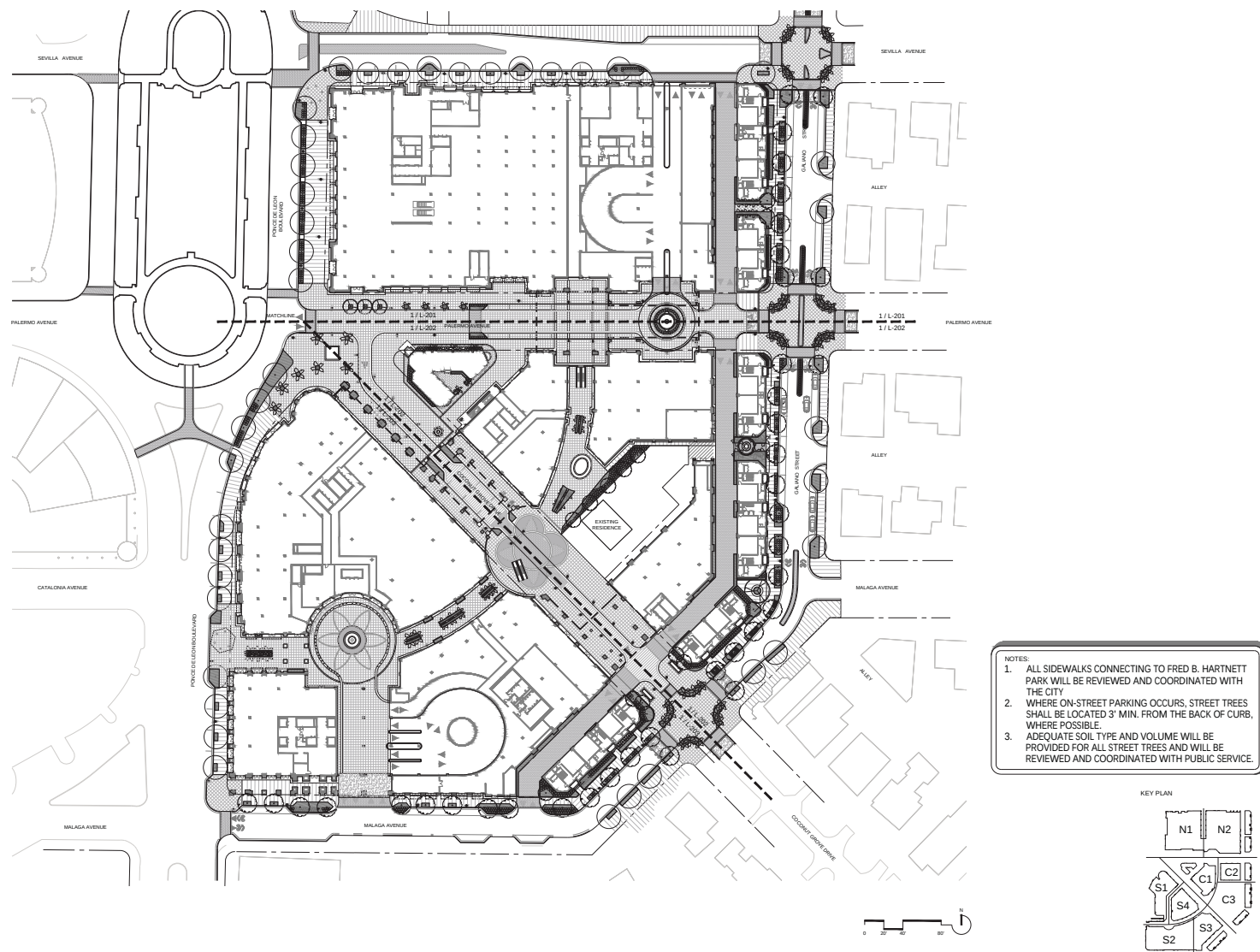
LANDSCAPE DRAWINGS

CITY COMMISSION
SECOND READING

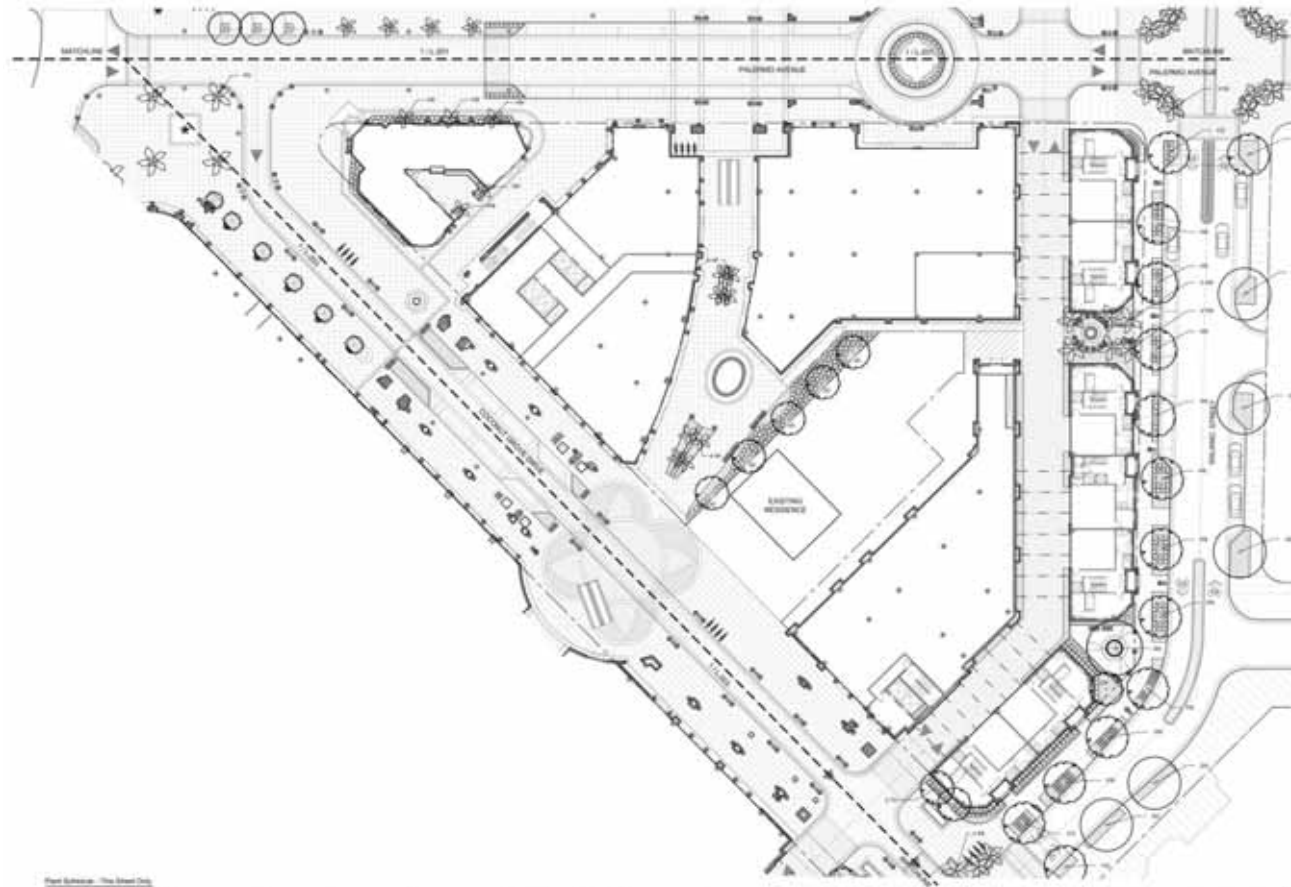
MEDITERRANEAN VILLAGE
AT PONCE CIRCLE



OVERALL ON-SITE PLANTING PLAN



PLANTING PLAN - CENTRAL PARCEL



Plant Schedule - This Sheet Only

QTY	QTY	QTY	QTY
100	100	100	100

Plant Schedule - This Sheet Only

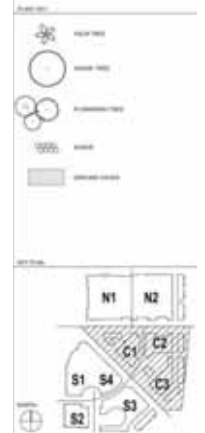
QTY	QTY	QTY	QTY
100	100	100	100

QTY	QTY	QTY	QTY
100	100	100	100

Plant Schedule - This Sheet Only

QTY	QTY	QTY	QTY
100	100	100	100

- 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.



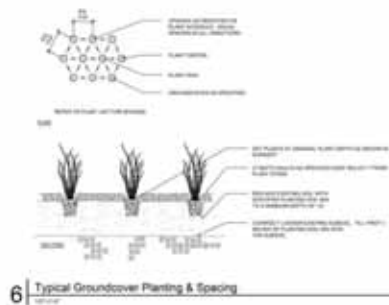
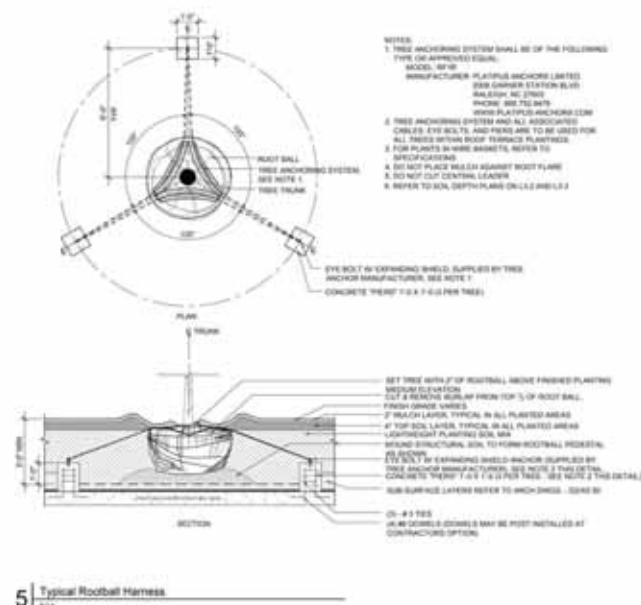
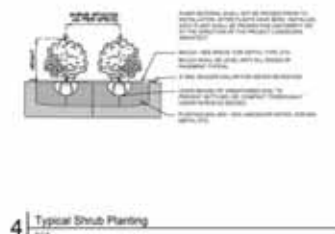
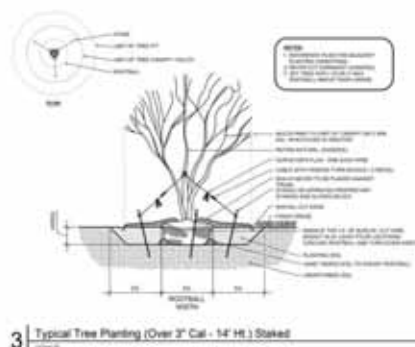
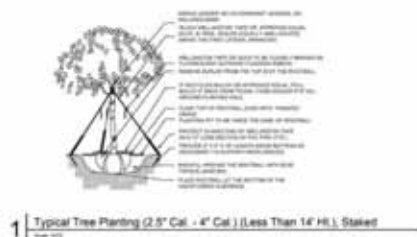
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Source	Year	Project Name	Year	Value	Comments
FEDERAL GOVT	199	Priority-2 (General)	0-12	000	Priority-2 (General)
	201	General-2 (General)	0-12	000	General-2 (General)
	202	General-3 (General)	0-12	000	General-3 (General)
	203	General-4 (General)	0-12	000	General-4 (General)
	204	General-5 (General)	0-12	000	General-5 (General)
STATE GOVT	205	General-6 (General)	0-12	000	General-6 (General)
	206	General-7 (General)	0-12	000	General-7 (General)
	207	General-8 (General)	0-12	000	General-8 (General)
	208	General-9 (General)	0-12	000	General-9 (General)
	209	General-10 (General)	0-12	000	General-10 (General)
LOCAL GOVT	210	General-11 (General)	0-12	000	General-11 (General)
	211	General-12 (General)	0-12	000	General-12 (General)
	212	General-13 (General)	0-12	000	General-13 (General)
	213	General-14 (General)	0-12	000	General-14 (General)
	214	General-15 (General)	0-12	000	General-15 (General)

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.



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 Roadside Plans for more utility details).

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 unharmed and unsparked tree pits are to be properly harvested and tagged during construction

All planting plans are issued as directions for site layout. Any deviations, site changes, omissions are to be brought to the attention of the Landscape Architect for clarification 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 Mulch or mulch. Eucalyptus mulch is equal.

Planting plans shall take precedence over plant list in case of discrepancy.

No changes are to be made without the prior consent of the Landscape Architect and Owner. Additions and/or

Landscape Contractor is responsible for providing their own square footage takeoffs and bid verification for 100% bid coverage for all areas specified.

-All landscape areas are to be provided with automatic irrigation system which provide 100% coverage, and 50% overlap.

* All trees in test areas are to receive a 24" diameter mulched canopy at the base of the trunk.

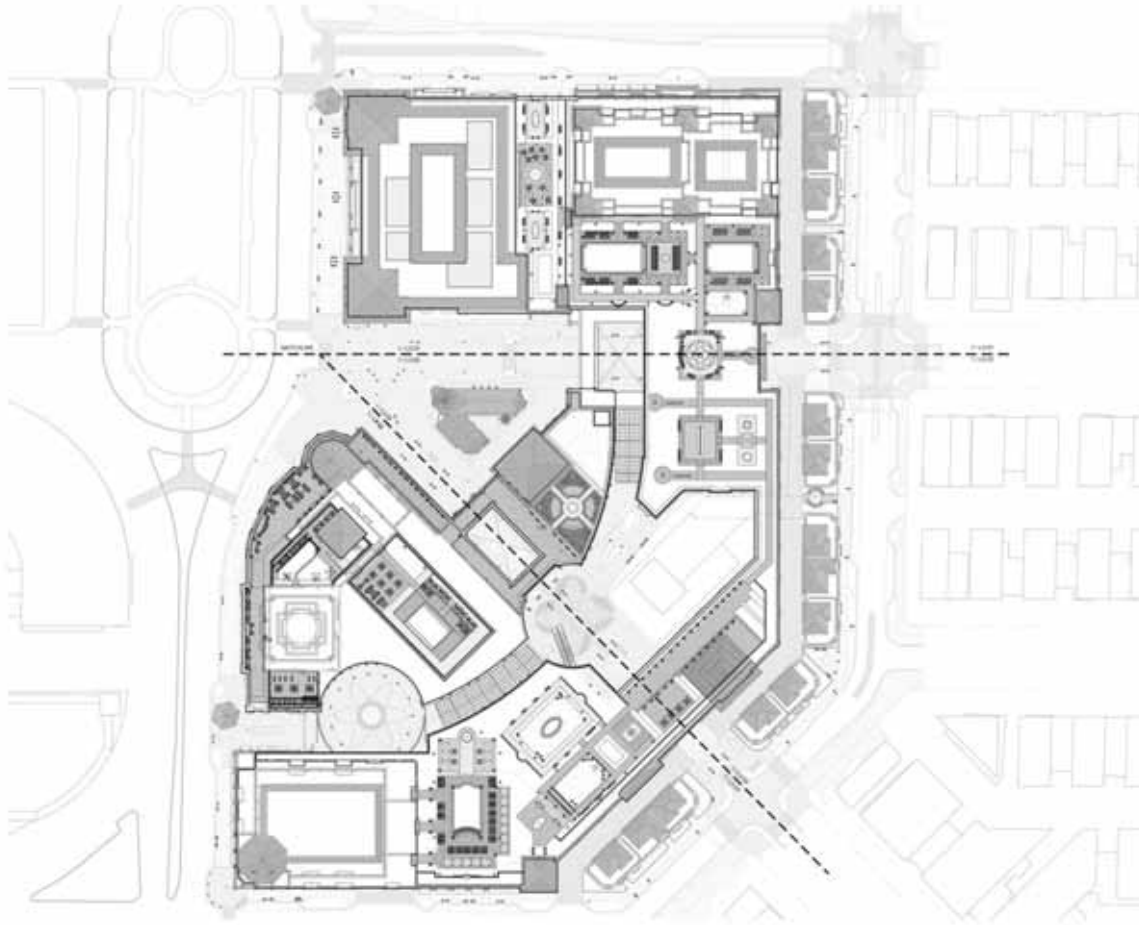
- Trees are to be planted within parking islands after wet is brought up to grade. Simply wet is acceptable.

*Planting soil for liquid and hydro soil to be 2000 ml, vermiculite free. Planting soil for annual beds to be composed of 50% Canadian peat moss, 20% soil free coarse sand and 30% perlite.

† Tree and shrub pits will be supplemented with "Aggri-Pak-Pots", (21 gallon size) with a 20-10-0 analysis, or substitute equivalent as accepted by Landscape Architect. Deliver in manufacturer's standard containers showing weight, analysis and name of manufacturer.

LANDSCAPE DESIGN		Information Support in the Formative Effort in the Field	
NO.		NO.	
1.	1. No. of respondents	10	10
2.	2. No. of respondents in the field	10	10
3.	3. No. of respondents in the field	10	10
		TOTAL	30
GROUPS			
	Group Size		
1.	1. Group size (No. of respondents)	10	10
2.	2. Group size (No. of respondents)	10	10
3.	3. Group size (No. of respondents)	10	10
4.	4. Group size (No. of respondents)	10	10
5.	5. Group size (No. of respondents)	10	10
6.	6. Group size (No. of respondents)	10	10
7.	7. Group size (No. of respondents)	10	10
8.	8. Group size (No. of respondents)	10	10
9.	9. Group size (No. of respondents)	10	10
10.	10. Group size (No. of respondents)	10	10
		TOTAL	100

OVERALL ON-SITE ACTIVATED ROOFTOP HARDSCAPE PLAN



1 OVERALL ROOFTOP SITE PLAN
1/1/20



CITY COMMISSION
SECOND READING

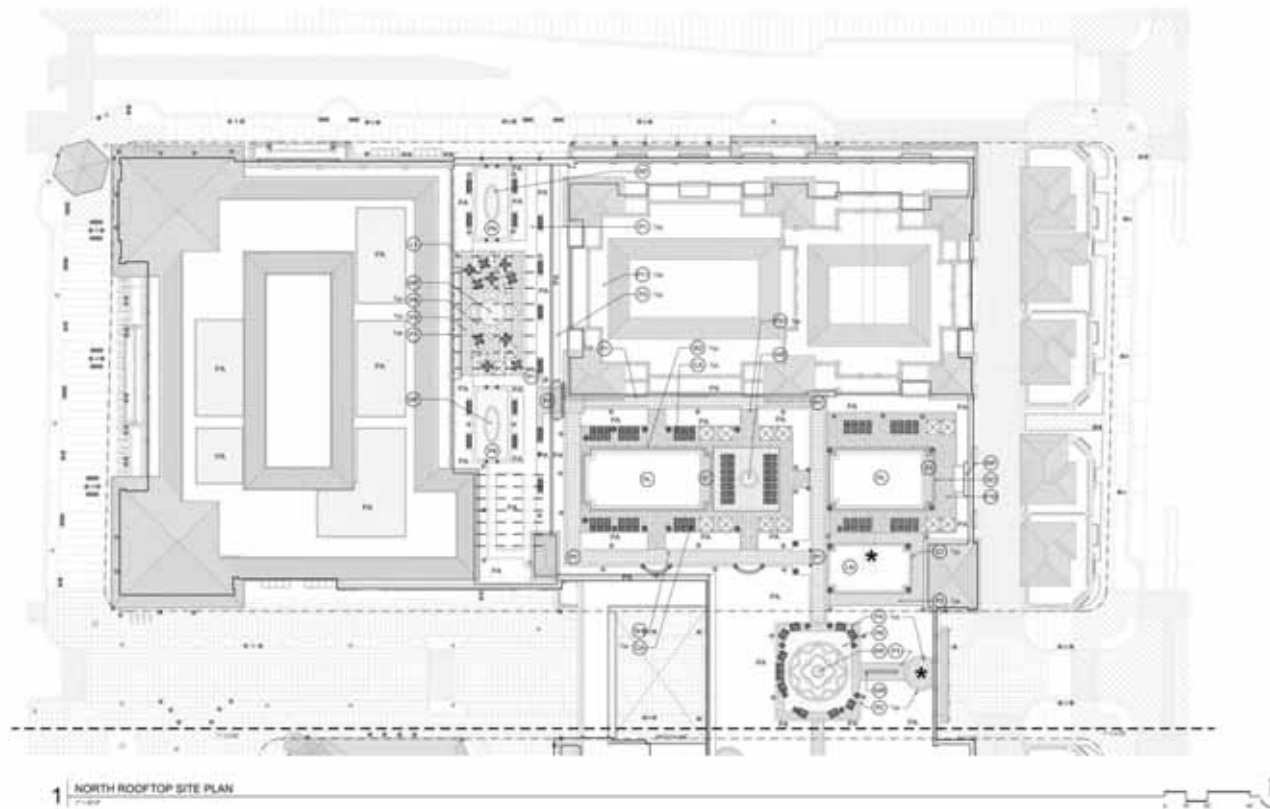
MEDITERRANEAN VILLAGE
AT PONCE CIRCLE



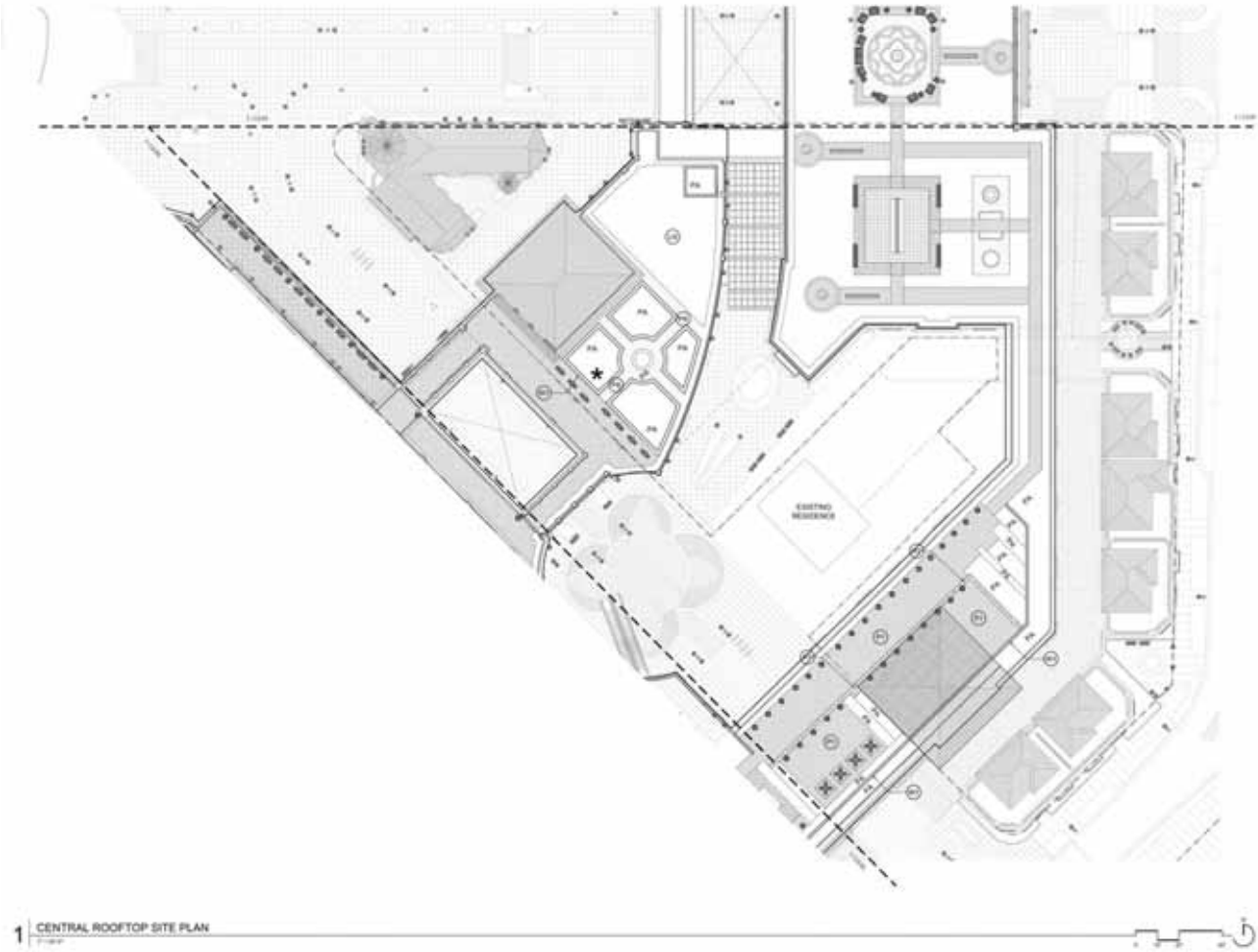
LANDSCAPE DRAWINGS

237

ACTIVATED ROOFTOP HARDSCAPE PLAN - NORTH PARCEL



ACTIVATED ROOFTOP HARDSCAPE PLAN - CENTRAL PARCEL



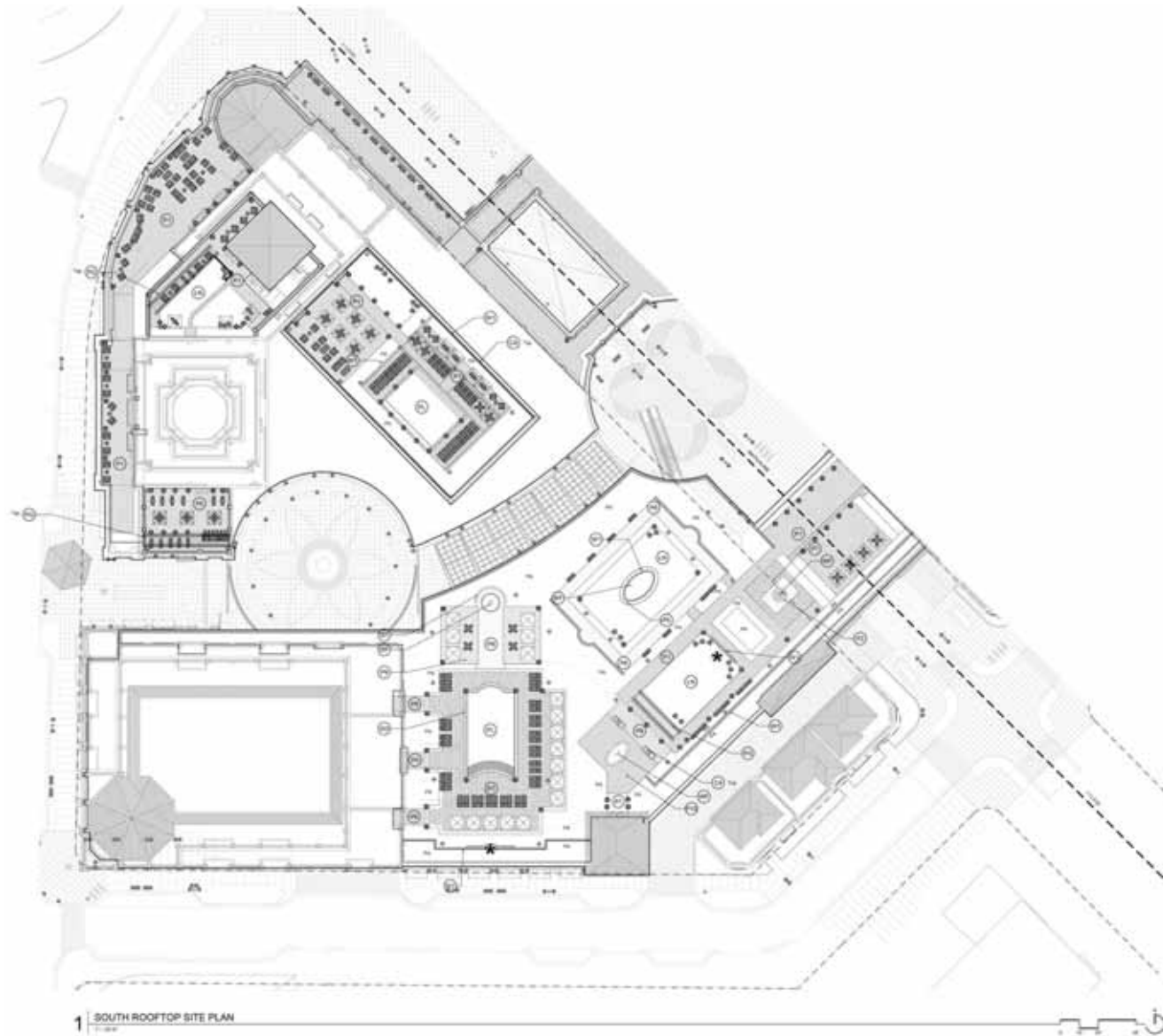
HARDSCAPE KEY

1	PERFORATED METAL SCREEN
2	PERFORATED METAL SCREEN - ALUMINUM
3	PERFORATED METAL SCREEN - BRASS
4	PERFORATED METAL SCREEN - CUPRUM
5	PERFORATED METAL SCREEN - ZINC
6	PERFORATED METAL SCREEN - STAINLESS STEEL
7	PERFORATED METAL SCREEN - POLYCARBONATE
8	PERFORATED METAL SCREEN - GLASS
9	PERFORATED METAL SCREEN - PLEXIGLAS
10	PERFORATED METAL SCREEN - ACRYLIC
11	PERFORATED METAL SCREEN - POLYESTER
12	PERFORATED METAL SCREEN - POLYPROPYLENE
13	PERFORATED METAL SCREEN - POLYETHYLENE
14	PERFORATED METAL SCREEN - POLYVINYL CHLORIDE
15	PERFORATED METAL SCREEN - POLYURETHANE
16	PERFORATED METAL SCREEN - POLYIMIDE
17	PERFORATED METAL SCREEN - POLYETHER ETHER KETONE
18	PERFORATED METAL SCREEN - POLYAMIDE
19	PERFORATED METAL SCREEN - POLYBENZOTRIAZOLE
20	PERFORATED METAL SCREEN - POLYBENZOXAZINE
21	PERFORATED METAL SCREEN - POLYBENZOTRIAZOLONE
22	PERFORATED METAL SCREEN - POLYBENZOXAZINONE
23	PERFORATED METAL SCREEN - POLYBENZOTRIAZOLONE
24	PERFORATED METAL SCREEN - POLYBENZOXAZINONE
25	PERFORATED METAL SCREEN - POLYBENZOTRIAZOLONE
26	PERFORATED METAL SCREEN - POLYBENZOXAZINONE
27	PERFORATED METAL SCREEN - POLYBENZOTRIAZOLONE
28	PERFORATED METAL SCREEN - POLYBENZOXAZINONE
29	PERFORATED METAL SCREEN - POLYBENZOTRIAZOLONE
30	PERFORATED METAL SCREEN - POLYBENZOXAZINONE
31	PERFORATED METAL SCREEN - POLYBENZOTRIAZOLONE
32	PERFORATED METAL SCREEN - POLYBENZOXAZINONE
33	PERFORATED METAL SCREEN - POLYBENZOTRIAZOLONE
34	PERFORATED METAL SCREEN - POLYBENZOXAZINONE
35	PERFORATED METAL SCREEN - POLYBENZOTRIAZOLONE
36	PERFORATED METAL SCREEN - POLYBENZOXAZINONE
37	PERFORATED METAL SCREEN - POLYBENZOTRIAZOLONE
38	PERFORATED METAL SCREEN - POLYBENZOXAZINONE
39	PERFORATED METAL SCREEN - POLYBENZOTRIAZOLONE
40	PERFORATED METAL SCREEN - POLYBENZOXAZINONE
41	PERFORATED METAL SCREEN - POLYBENZOTRIAZOLONE
42	PERFORATED METAL SCREEN - POLYBENZOXAZINONE
43	PERFORATED METAL SCREEN - POLYBENZOTRIAZOLONE
44	PERFORATED METAL SCREEN - POLYBENZOXAZINONE
45	PERFORATED METAL SCREEN - POLYBENZOTRIAZOLONE
46	PERFORATED METAL SCREEN - POLYBENZOXAZINONE
47	PERFORATED METAL SCREEN - POLYBENZOTRIAZOLONE
48	PERFORATED METAL SCREEN - POLYBENZOXAZINONE
49	PERFORATED METAL SCREEN - POLYBENZOTRIAZOLONE
50	PERFORATED METAL SCREEN - POLYBENZOXAZINONE

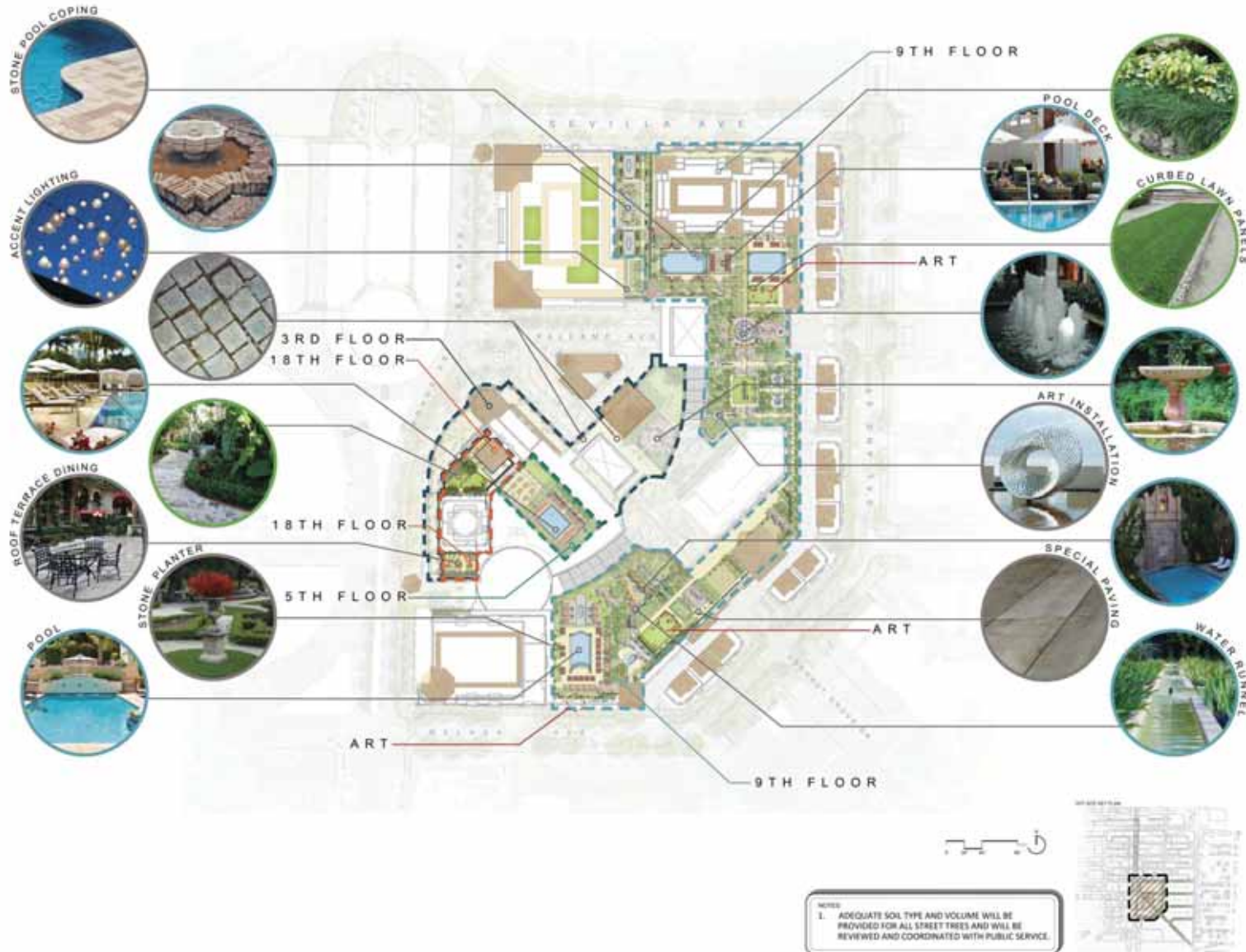
NOTE: ALL PERFORATED METAL SCREENS ARE 1/8" THICK.



ACTIVATED ROOFTOP HARDSCAPE PLAN - SOUTH PARCEL



OVERALL ILLUSTRATIVE ON-SITE ACTIVATED ROOFTOP PLANTING PLAN



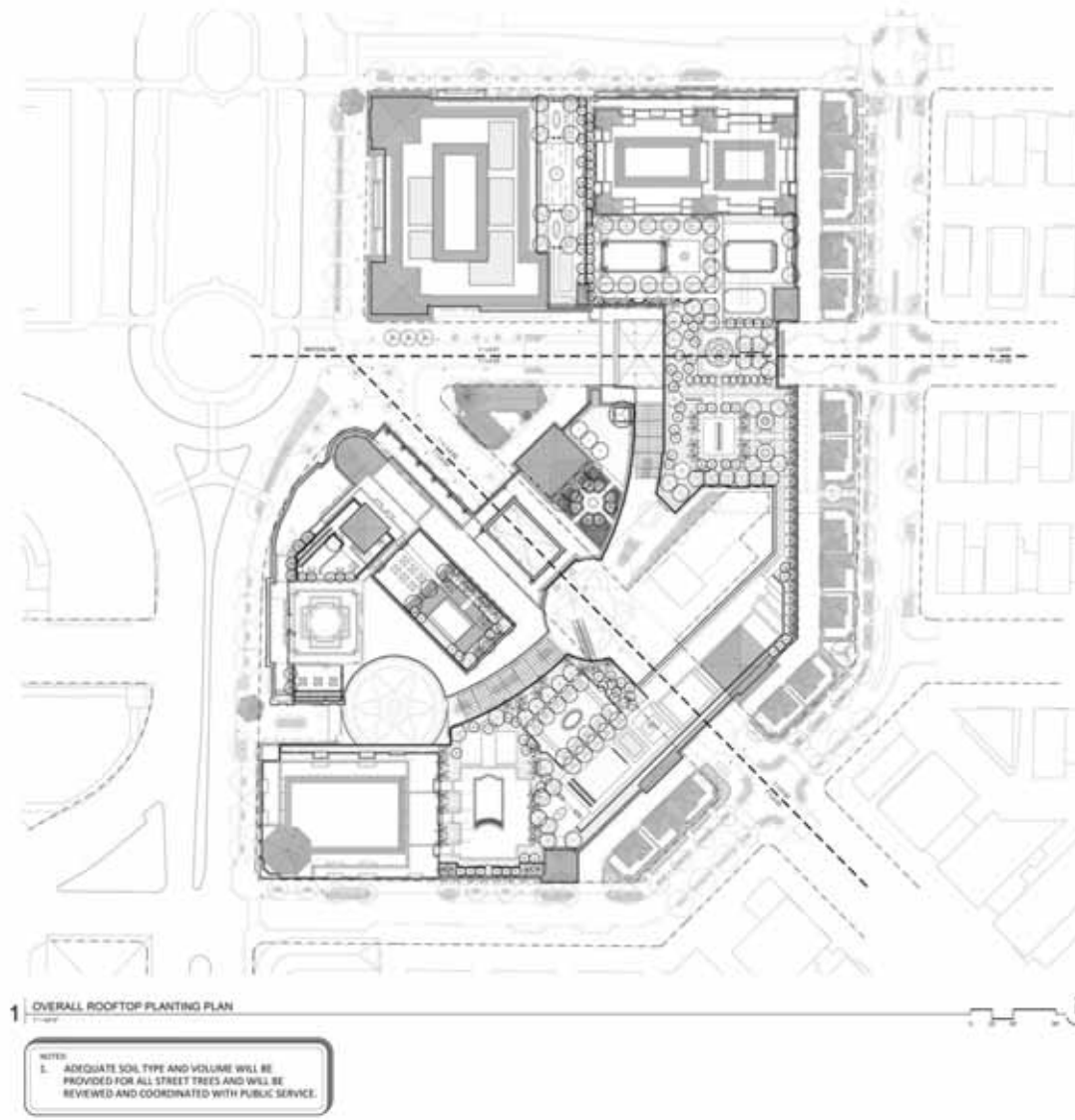
LANDSCAPE DRAWINGS

CITY COMMISSION
SECOND READING

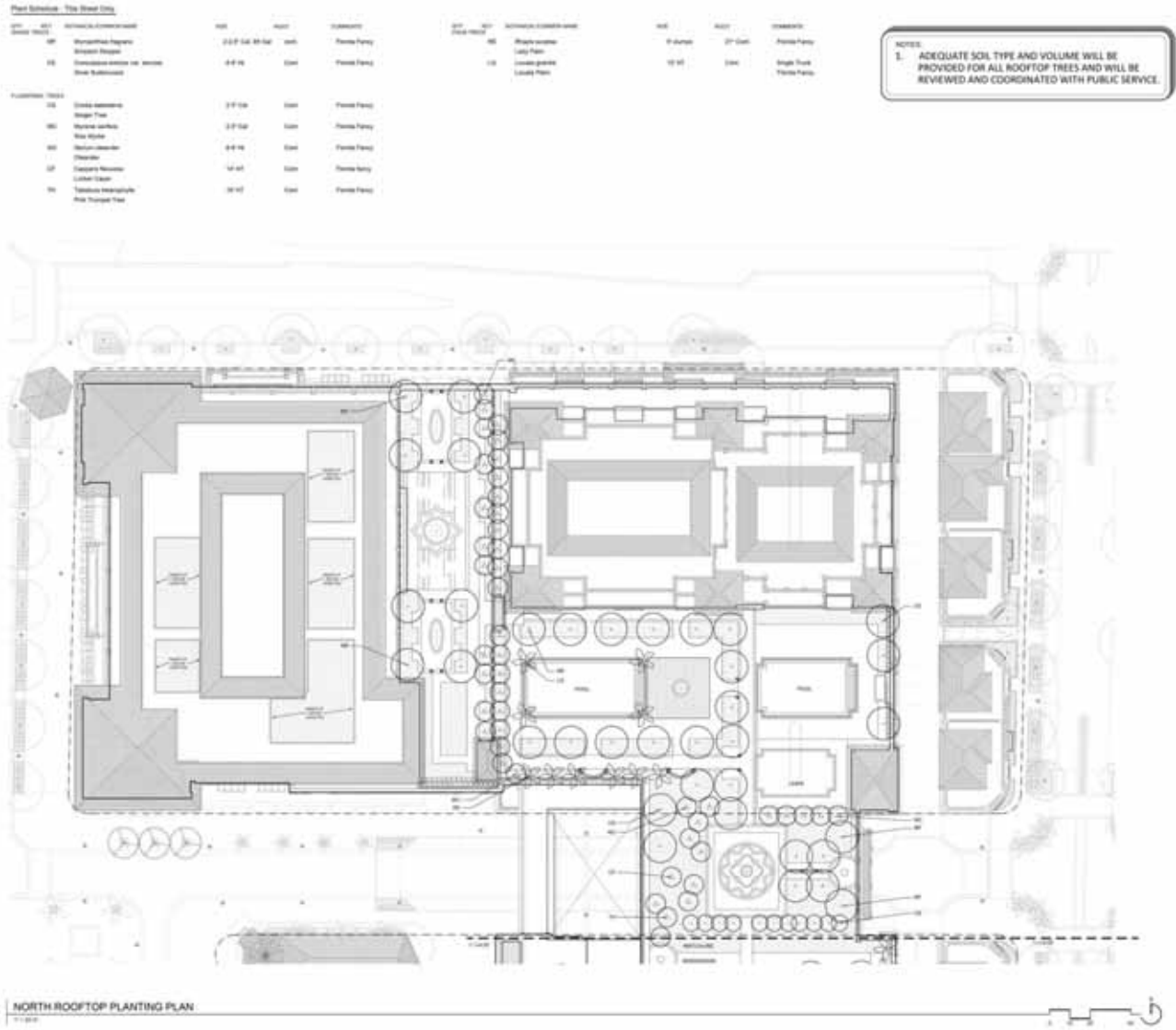
MEDITERRANEAN VILLAGE
AT PONCE CIRCLE



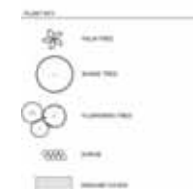
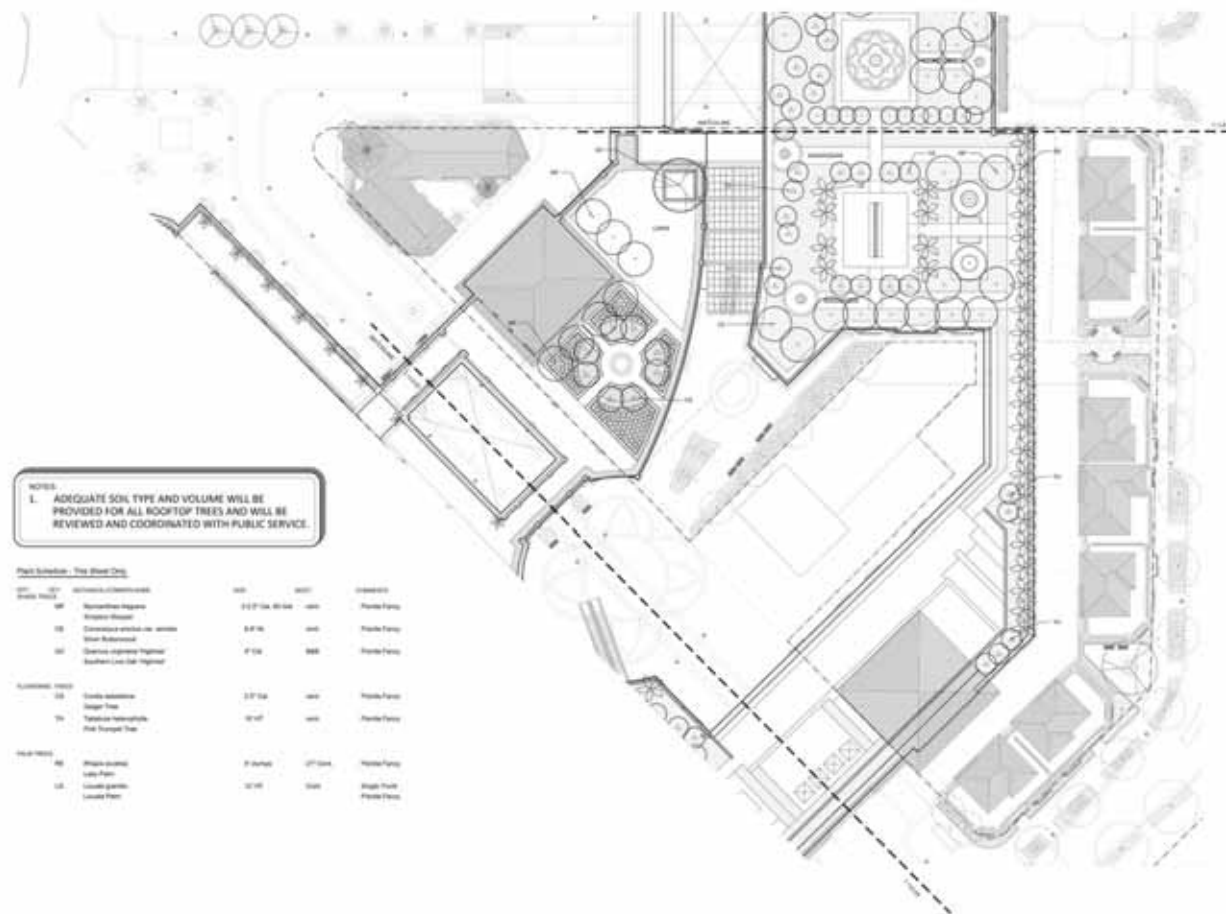
OVERALL ON-SITE ACTIVATED ROOFTOP PLANTING PLAN



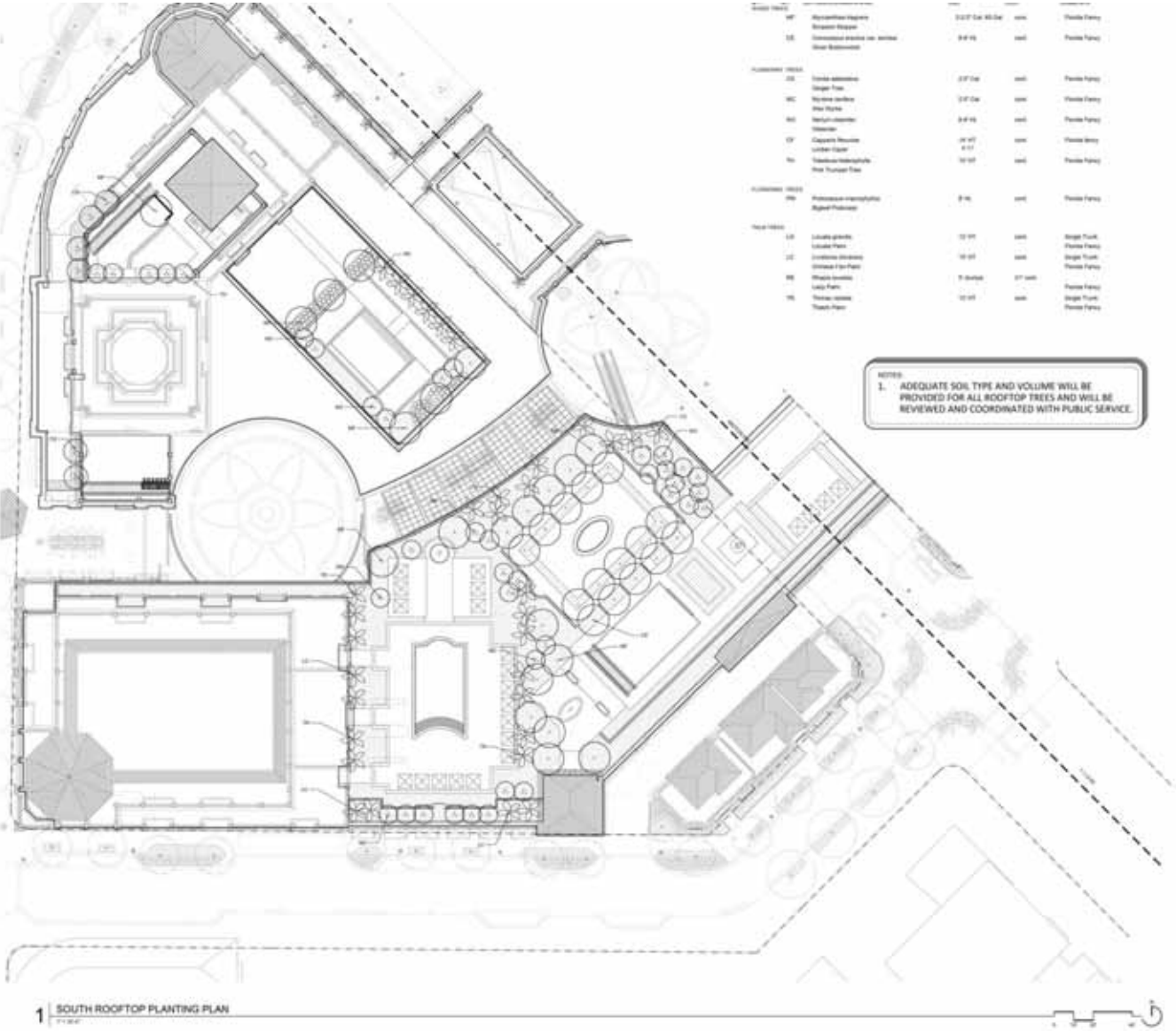
ACTIVATED ROOFTOP PLANTING PLAN - NORTH PARCEL

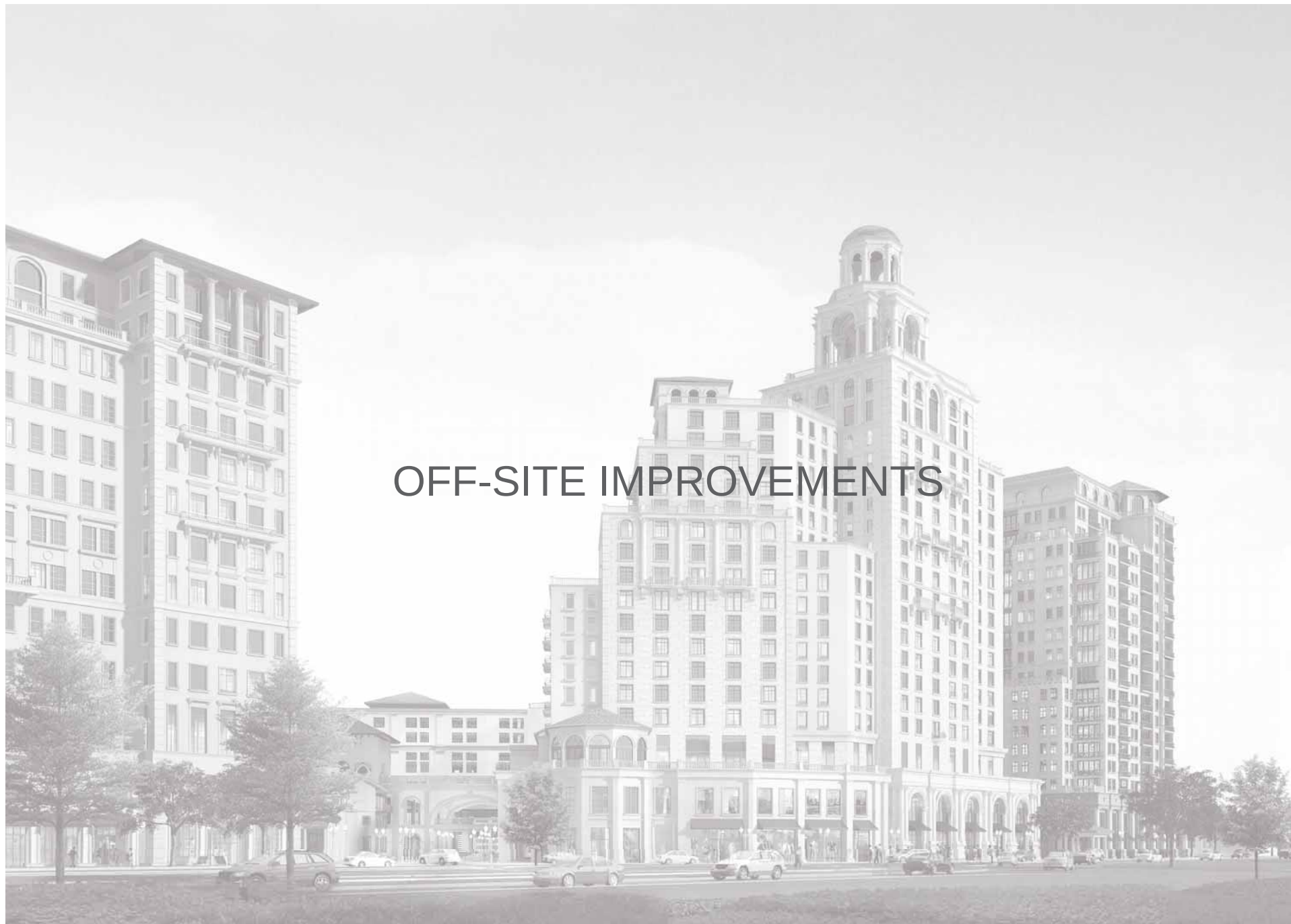


ACTIVATED ROOFTOP PLANTING PLAN - CENTRAL PARCEL



ACTIVATED ROOFTOP PLANTING PLAN - SOUTH PARCEL





OFF-SITE IMPROVEMENTS

CITY COMMISSION
SECOND READING

MEDITERRANEAN VILLAGE
AT PONCE CIRCLE



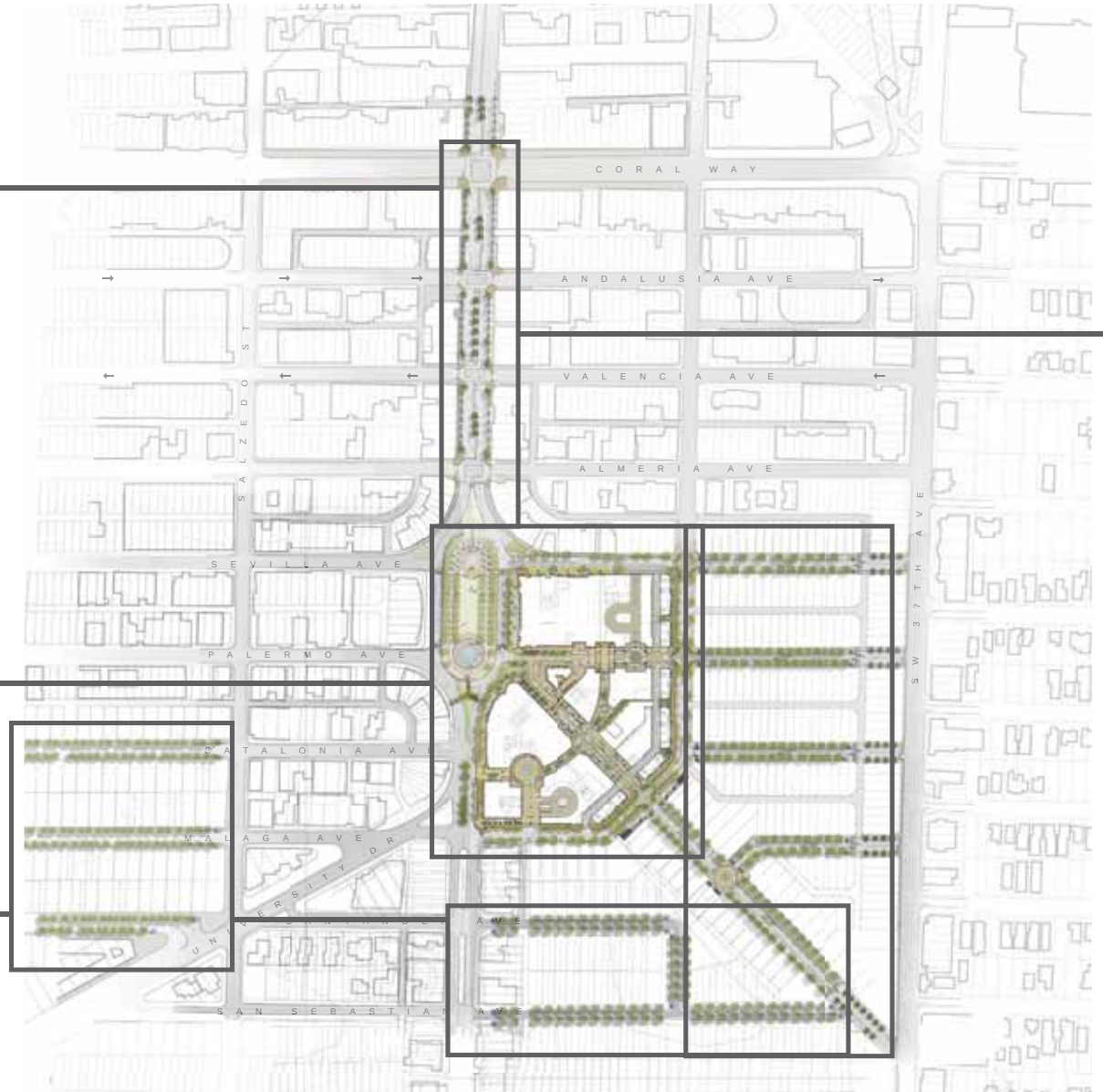
OVERALL NEIGHBORHOOD/STREETSCAPE ENHANCEMENTS

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



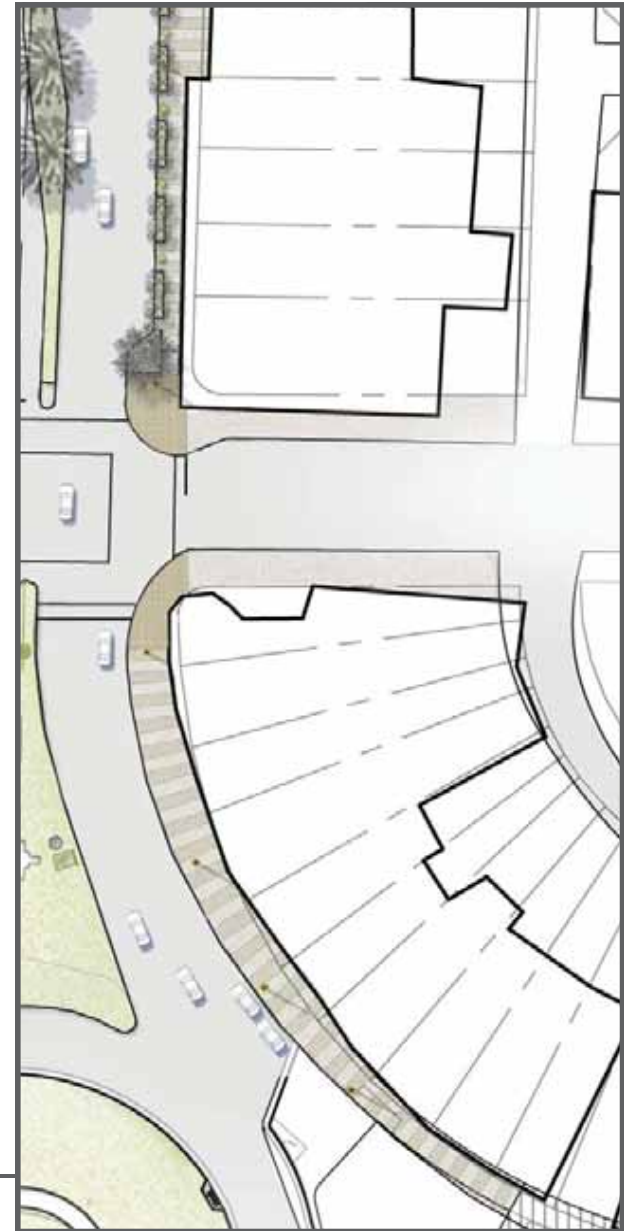
- NOTES:
1. STREETSCAPE IMPROVEMENTS TO BE DESIGNED AND PREPARED BY CITY OF CORAL GABLES CONSULTANT AND PAID FOR BY THE DEVELOPER.
 2. EXISTING BASE INFORMATION WAS PULLED FROM PUBLIC GIS INFORMATION AND AERIAL PHOTOS. ALL EXISTING CONDITIONS SHALL BE VERIFIED IN THE FIELD.



OFF-SITE KEY PLAN



PLEASE REFER TO DEVELOPMENT AGREEMENT



OFF-SITE IMPROVEMENTS

CITY COMMISSION
SECOND READING

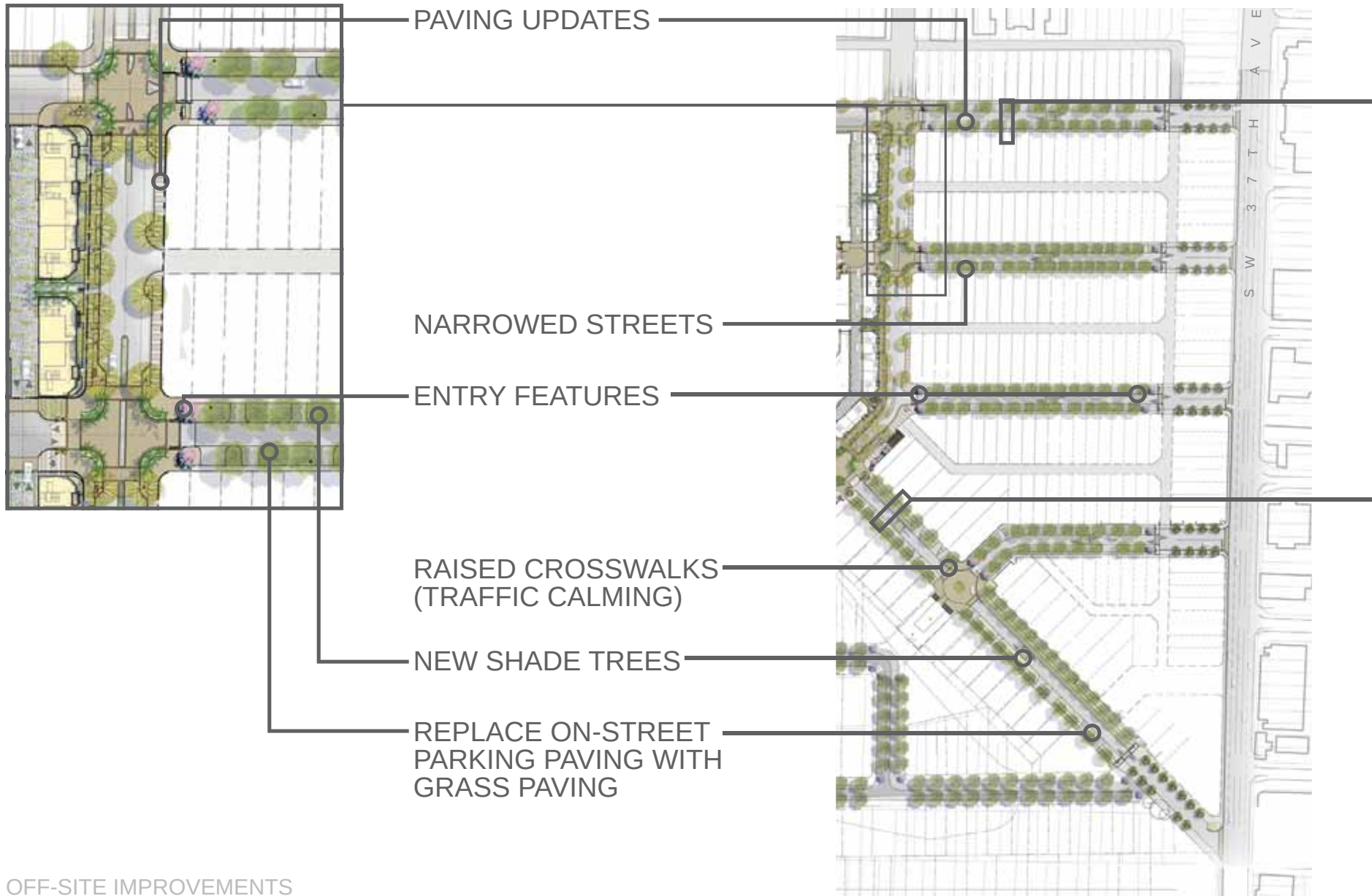
MEDITERRANEAN VILLAGE
AT PONCE CIRCLE

MAHAN RYKIEL
LANDSCAPE ARCHITECTS

RTKL
AN ARCADIS COMPANY

AGAVE PONCE

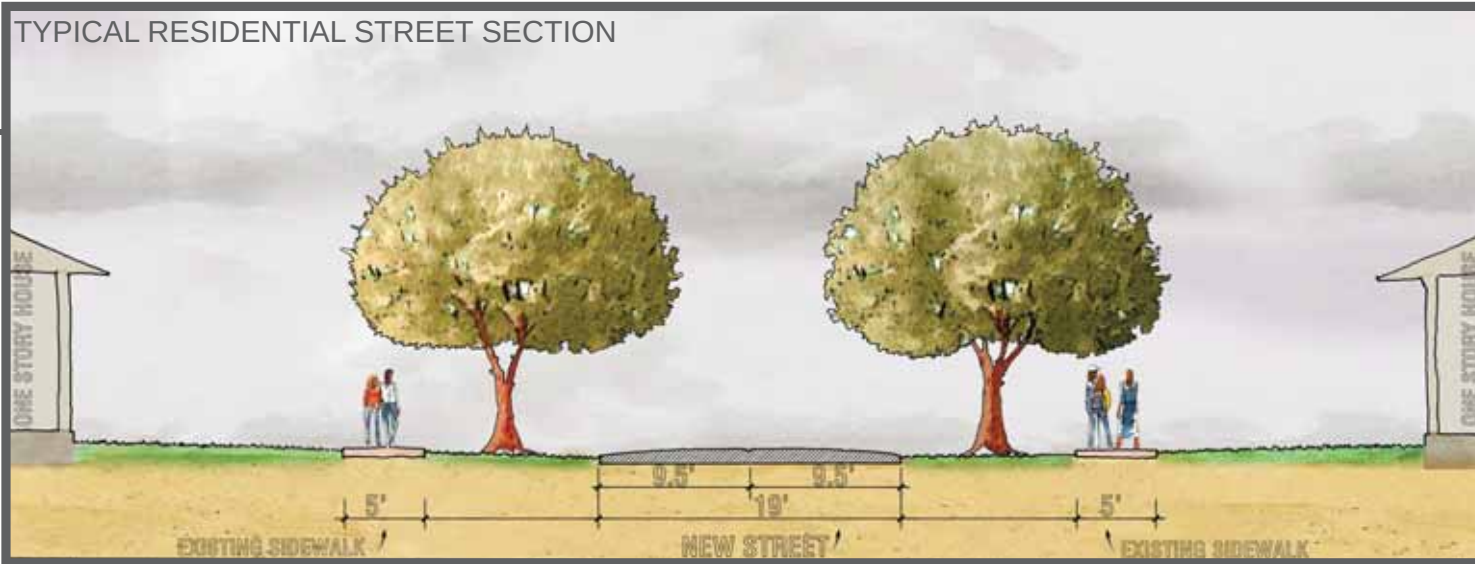
EAST NEIGHBORHOOD ENHANCEMENTS



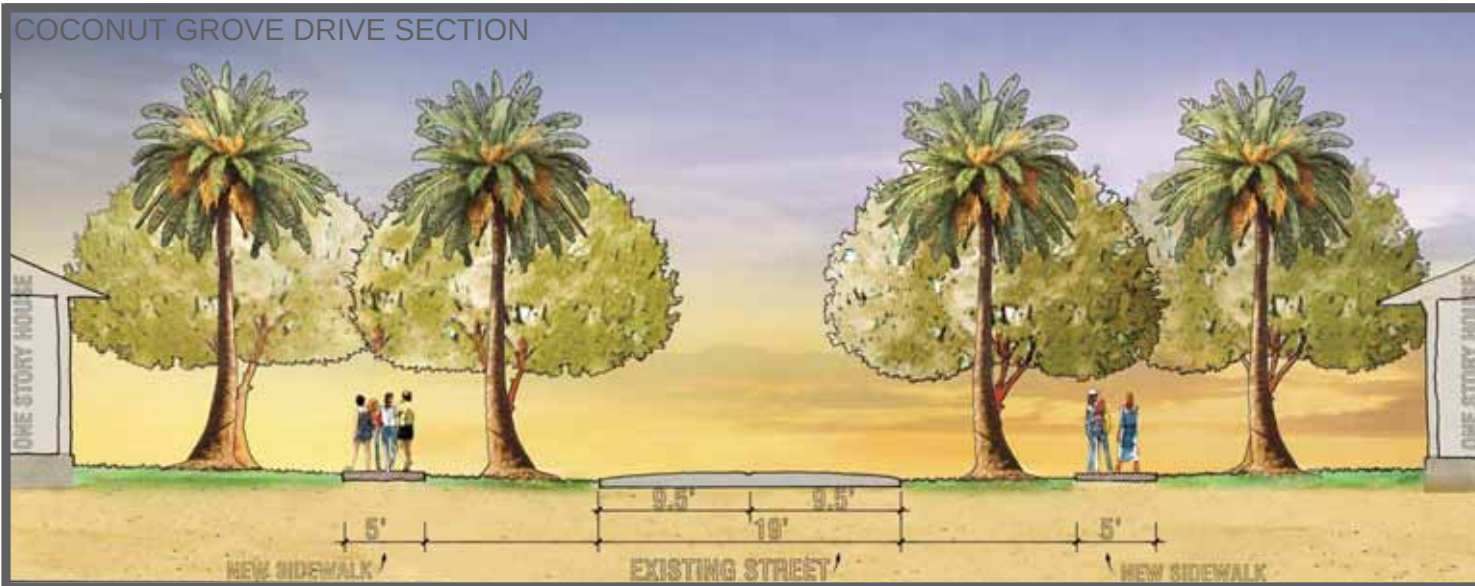
OFF-SITE IMPROVEMENTS

STREET SECTIONS

TYPICAL RESIDENTIAL STREET SECTION



COCONUT GROVE DRIVE SECTION



WEST NEIGHBORHOOD ENHANCEMENTS



RAISED
CROSSWALKS
(TRAFFIC CALMING)

NARROWED
STREETS

NEW SHADE
TREES

OFF-SITE IMPROVEMENTS

CITY COMMISSION
SECOND READING

MEDITERRANEAN VILLAGE
AT PONCE CIRCLE





PROJECT RENDERINGS

CITY COMMISSION
SECOND READING

MEDITERRANEAN VILLAGE
AT PONCE CIRCLE



FRED B. HARTNETT PARK - LOOKING SOUTHEAST



PLAZA AT PONCE AND PALERMO - LOOKING SOUTHEAST

CITY COMMISSION
SECOND READING

**MEDITERRANEAN VILLAGE
AT PONCE CIRCLE**



PROJECT RENDERINGS

257

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

261

MEDITERRANEAN VILLAGE AT PONCE CIRCLE

RTKL
AN ARCADIS COMPANY



MALAGA AVENUE - LOOKING NORTHEAST AT COCONUT GROVE DRIVE



PROJECT RENDERINGS

MALAGA AVENUE AT COCONUT GROVE DRIVE

CITY COMMISSION
SECOND READING

**MEDITERRANEAN VILLAGE
AT PONCE CIRCLE**

RTKL
AN ARCADIS COMPANY



AGAVE PONCE

PROJECT RENDERINGS

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



AERIAL LOOKING NORTHWEST

CITY COMMISSION
SECOND READING

MEDITERRANEAN VILLAGE
AT PONCE CIRCLE



PROJECT RENDERINGS

267



CITY COMMISSION
SECOND READING

MEDITERRANEAN VILLAGE AT PONCE CIRCLE



AGAVE PONCE

PROJECT RENDERINGS