



Ponce Park Residences

Planning and Zoning



December 5, 2023



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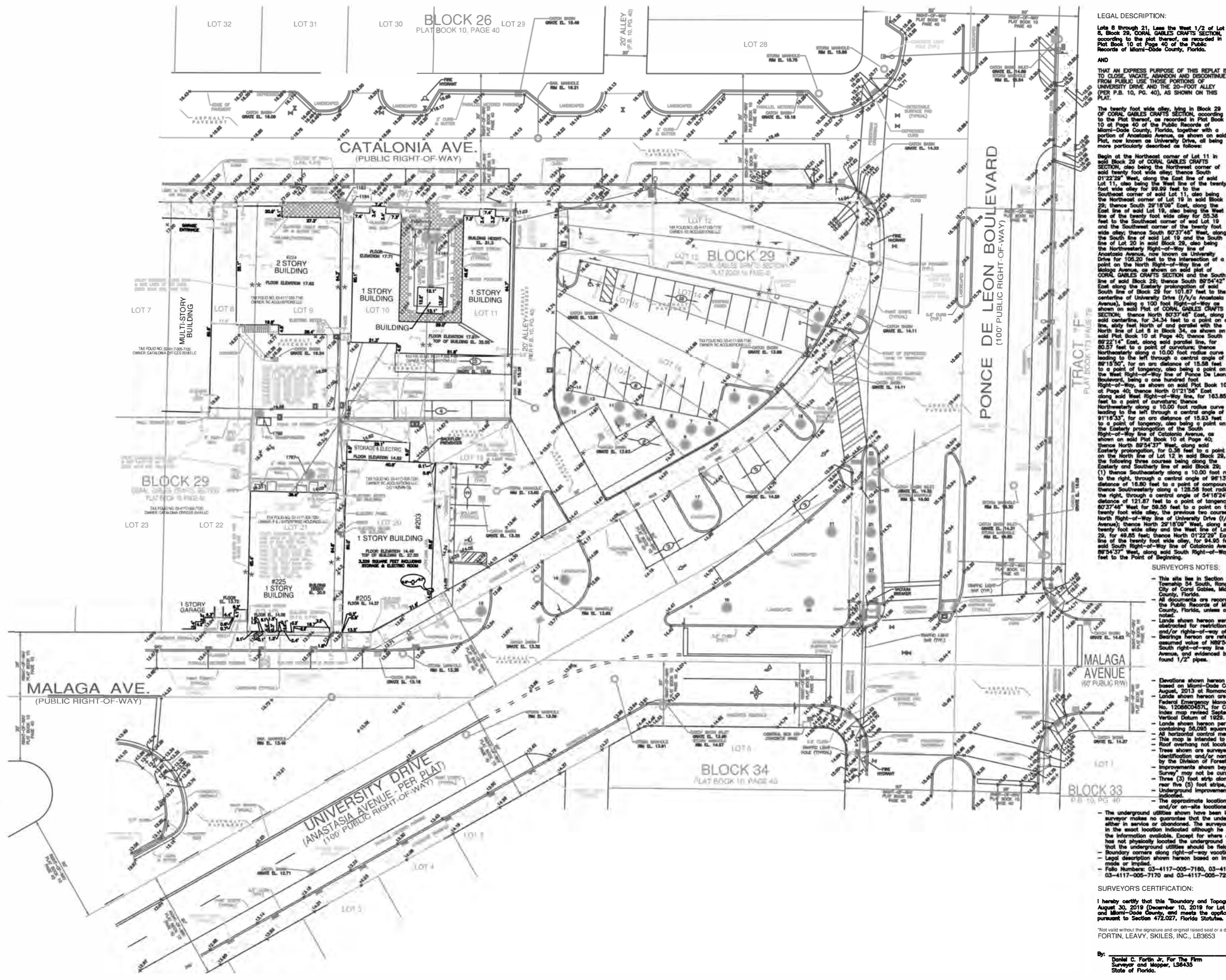
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LEGAL DESCRIPTION:
Lots 8 through 21, Less the West 1/2 of Lot 8, Block 29, CORAL GABLES CRAFTS SECTION, according to the plat thereof, as recorded in Plat Book 10 at Page 40 of the Public Records of Miami-Dade County, Florida.
AND
THAT AN EXPRESS PURPOSE OF THIS REPLAT IS TO CLARIFY AND DISCONTINUE FROM PUBLIC USE THOSE PORTIONS OF UNIVERSITY DRIVE AND THE 20'-FOOT ALLEY P.L. 10, PG. 40), AS SHOWN ON THIS PLAT.
The twenty foot wide alley, lying in Block 29 OF CORAL GABLES CRAFTS SECTION, according to the Plat thereof, as recorded in Plat Book 10 at Page 40 of the Public Records of Miami-Dade County, Florida, together with a portion of Anastasia Avenue, as shown on said Plat, now known as University Drive, all being more particularly described as follows:
Begin at the Northeast corner of Lot 11 in said Block 29 of CORAL GABLES CRAFTS SECTION, also being the Northwest corner of said twenty foot wide alley, thence South 01°22'29" West, along the East line of said Lot 11, also being the West line of the twenty foot wide alley, for 20.00 feet to the Southeast corner of said Lot 11, also being the Northeast corner of Lot 19 in said Block 29, also being the Northwest corner of said twenty foot wide alley, thence South 89°54'37" West, along the South line of said Lot 19 and the South line of said Lot 20 in said Block 29, also being the Northwest Right-of-Way line of Anastasia Avenue, now known as University Drive for the intersection of a point on the North Right-of-Way line of Malaga Avenue, as shown on said Plat of CORAL GABLES CRAFTS SECTION and the South line of said Block 29; thence South 89°54'42" East along the Eastern prolongation of said South line of Block 29 for 101.87 feet to the centerline of University Drive (1/2 of Anastasia Avenue), being 100 feet Right-of-Way of CORAL GABLES CRAFTS SECTION; thence North 89°37'46" East, along said centerline, for 34.34 feet to a point on a line, sixty feet North of and parallel with the North line of Lot 6 in Block 34, as shown on said Plat Book 10 at Page 40; thence South 89°22'14" East, along said parallel line, for 82.27 feet to a point of tangency, thence Northwesterly along a 10.00 foot radius curve leading to the left through a central angle of 89°15'37" for an arc distance of 15.58 feet to a point of tangency, also being a point on the West Right-of-Way line of Ponce de Leon Boulevard, as shown on said Plat Book 10 at Page 40; thence North 01°21'30" East, along the West Right-of-Way line, for 183.85 feet to a point of tangency; thence Northwesterly along a 10.00 foot radius curve leading to the left through a central angle of 91°16'33", for an arc distance of 15.83 feet to a point of tangency, also being a point on the Eastern prolongation of the South Right-of-Way line of Catalonia Avenue, as shown on said Plat Book 10 at Page 40; thence North 89°54'37" West, along said Eastern prolongation, for 0.38 feet to a point on the North line of Lot 12 in said Block 29, the following three courses being along the Eastern and Southern line of said Block 29: (1) thence Southwesterly along a 10.00 foot radius curve, leading to the right, through a central angle of 89°13'59" for an arc distance of 16.80 feet to a point of tangency; (2) thence Southwesterly along a 128.56 foot radius curve, leading to the right, through a central angle of 54°18'24" for an arc distance of 121.87 feet to a point of tangency; (3) thence South 89°37'46" West for 59.55 feet to a point on the East line of said twenty foot wide alley, the previous two courses being along said North Right-of-Way line of University Drive (1/2 of Anastasia Avenue); thence North 29°18'06" West, along said East line of the twenty foot wide alley, for 94.95 feet to a point on said South Right-of-Way line of Catalonia Avenue; thence North 89°54'37" West, along said South Right-of-Way line for 20.00 feet to the Point of Beginning.



TREE TABLE

SP.	ALY.	SUBS.	COL.	HT.	PR.
1	1.12	61	13	12	F
2	1.12	61	13	12	F
3	1.12	61	13	12	F
4	1.12	61	13	12	F
5	1.12	61	13	12	F
6	1.12	61	13	12	F
7	1.12	61	13	12	F
8	1.12	61	13	12	F
9	1.12	61	13	12	F
10	1.12	61	13	12	F
11	1.12	61	13	12	F
12	1.12	61	13	12	F
13	1.12	61	13	12	F
14	1.12	61	13	12	F
15	1.12	61	13	12	F
16	1.12	61	13	12	F
17	1.12	61	13	12	F
18	1.12	61	13	12	F
19	1.12	61	13	12	F
20	1.12	61	13	12	F
21	1.12	61	13	12	F

TRACT TABLE

TRACT	ACRES	FRONT	DEPT.	FRONT
1	0.31	61	13	12
2	0.31	61	13	12
3	0.31	61	13	12
4	0.31	61	13	12
5	0.31	61	13	12
6	0.31	61	13	12
7	0.31	61	13	12
8	0.31	61	13	12
9	0.31	61	13	12
10	0.31	61	13	12
11	0.31	61	13	12
12	0.31	61	13	12
13	0.31	61	13	12
14	0.31	61	13	12
15	0.31	61	13	12
16	0.31	61	13	12
17	0.31	61	13	12
18	0.31	61	13	12
19	0.31	61	13	12
20	0.31	61	13	12
21	0.31	61	13	12

SURVEYOR'S NOTES:
- This site lies in Section 17, Township 54 South, Range 41 East, City of Coral Gables, Miami-Dade County, Florida.
- All documents are recorded in the Public Records of Miami-Dade County, Florida, unless otherwise noted.
- Lands shown hereon were NOT abstracted for restrictions, easements and/or rights-of-way of records.
- Bearings hereon are referred to assumed values of NAD83/2011 for the South right-of-way line of Catalonia Avenue, and evidenced by (2) two found 1/2" pipes.
- Deviations shown hereon are relative to the National Geodetic Vertical Datum of 1929, based on Miami-Dade County Benchmark No. 87-111, Elevation +13.62 Located in August, 2013 at Romano Avenue and Ponce de Leon Boulevard.
- Lands shown hereon are located within an area having a Zone Designation X by the Federal Emergency Management Agency (FEMA), on Flood Insurance Rate Map No. 120860457L for Community No. 120836, dated September 11, 2009, and later map revised September 11, 2009, and is relative to the National Geodetic Vertical Datum of 1929.
- Lands shown hereon per legal description (within limits of proposed plot) containing 50,000 square feet, or 1.138 acres, more or less.
- All horizontal control measurements are within a precision of 1:10,000. This may be displayed at the graphic scale shown hereon or smaller.
- Roof overhang not located unless otherwise shown.
- Trees shown are surveyed for their horizontal location and/or size.
- Horizontal location and/or name verification of all trees should be confirmed by the Division of Forestry County Forester or a professional in that field.
- Improvements shown beyond the scope and limits of this "Boundary and Topographic Survey" may not be curved or located.
- Three (3) foot strip along side lines when necessary to gain access to the rear five (5) foot strips, per Deed Book 538, Page 106.
- Underlaid improvements and/or underground encroachments not shown unless otherwise indicated.
- The approximate location of all utilities shown hereon were determined from As-Built plans and/or on-site locations and should be verified before construction.
- The underground utilities shown hereon have been located from field survey information and existing drawings. The surveyor makes no warranty as to the accuracy of the underground utilities shown hereon, except for those utilities shown on the information provided. Except for those utilities shown on the information provided, the surveyor has not physically located the underground utilities. Note: Prior to any new construction, this firm recommends that the underground utilities should be field verified.
- Boundary corners along right-of-way vocations of University Drive were set on January 20, 2019.
- Legal description shown hereon based on information furnished by client and no claims as to ownership are made or implied.
- File Numbers: 03-4117-005-7160, 03-4117-005-7140, 03-4117-005-7230, 03-4117-005-7180, 03-4117-005-7170 and 03-4117-005-7250, per Miami-Dade County Property Appraiser's Website.

TRACT TABLE

TRACT	ACRES	FRONT	DEPT.	FRONT
1	0.31	61	13	12
2	0.31	61	13	12
3	0.31	61	13	12
4	0.31	61	13	12
5	0.31	61	13	12
6	0.31	61	13	12
7	0.31	61	13	12
8	0.31	61	13	12
9	0.31	61	13	12
10	0.31	61	13	12
11	0.31	61	13	12
12	0.31	61	13	12
13	0.31	61	13	12
14	0.31	61	13	12
15	0.31	61	13	12
16	0.31	61	13	12
17	0.31	61	13	12
18	0.31	61	13	12
19	0.31	61	13	12
20	0.31	61	13	12
21	0.31	61	13	12

SURVEYOR'S CERTIFICATION:
I hereby certify that this "Boundary and Topographic Survey" was made under my responsible charge on August 30, 2019 (December 10, 2019 for Lot 21 only), and as a "Tentative Plat" for the City of Coral Gables and Miami-Dade County, Florida, and meets the applicable codes as set forth in the Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

Not valid without the signature and original raised seal or a digital signature of the Florida Licensed Surveyor and Mapper shown below
FORTIN, LEAVY, SKILES, INC., LB3653
By: Daniel C. Fortin Jr., For The Firm
Surveyor and Mapper, LB3653

Ponce Park Residences

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Site Survey 3/64" = 1'-0" December 5, 2023

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Site Location Map

December 5, 2023



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01



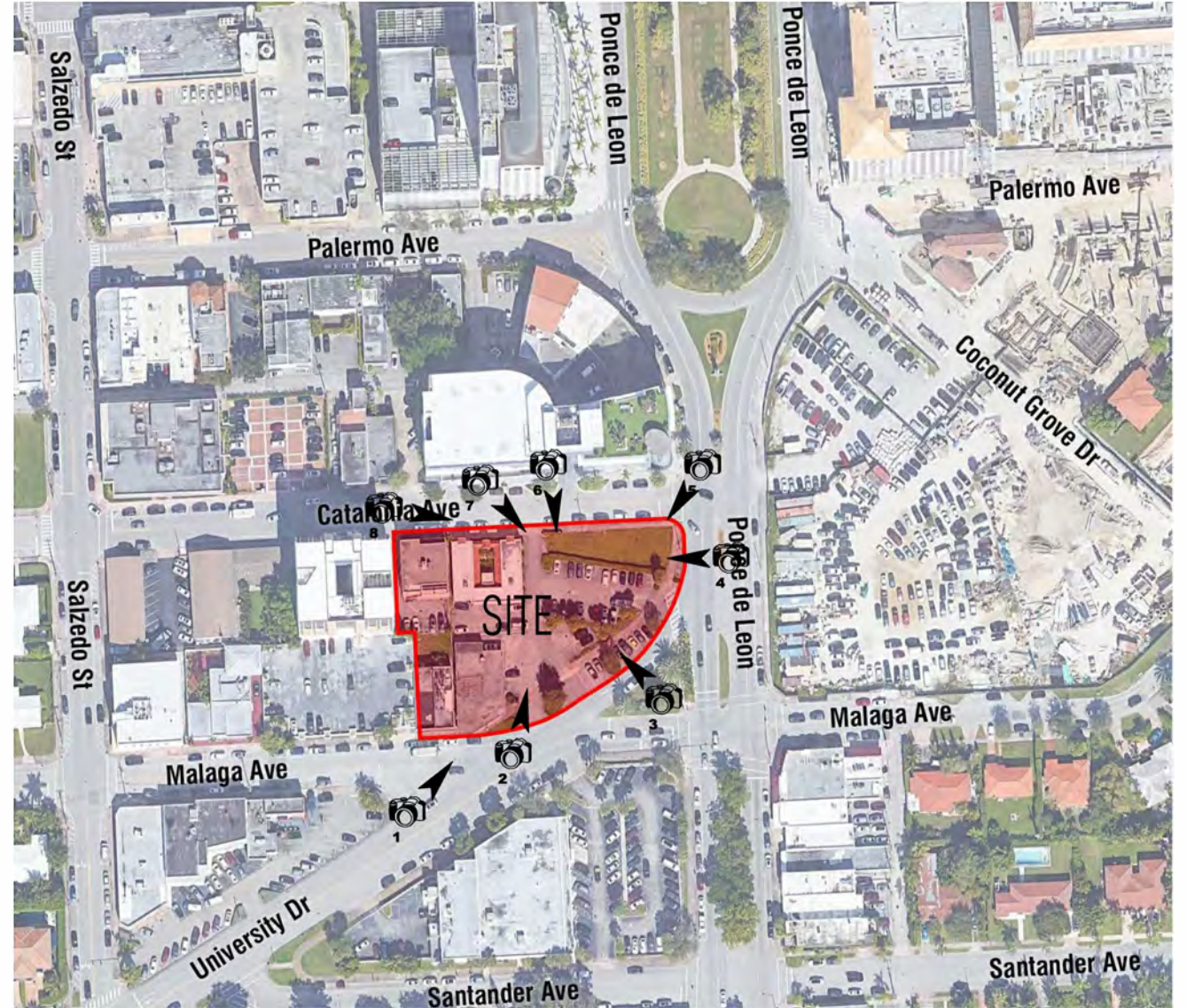
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02



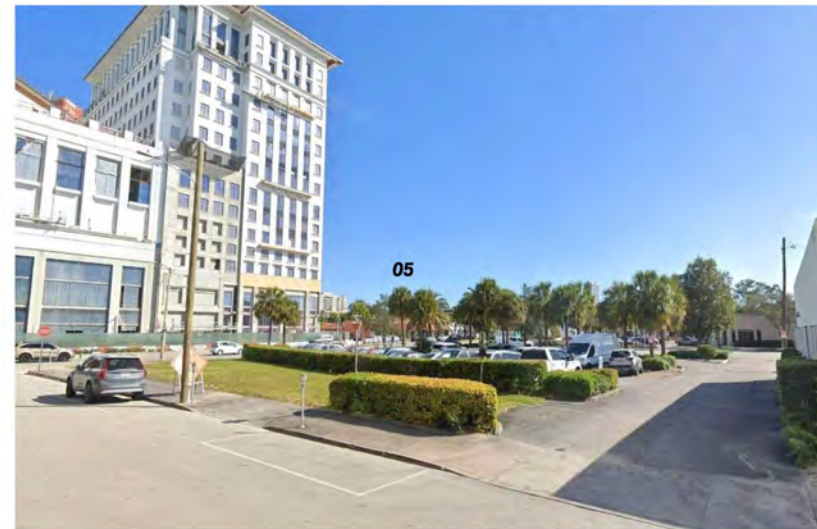
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06



07



08

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Site Photos

12" = 1'-0"

December 5, 2023



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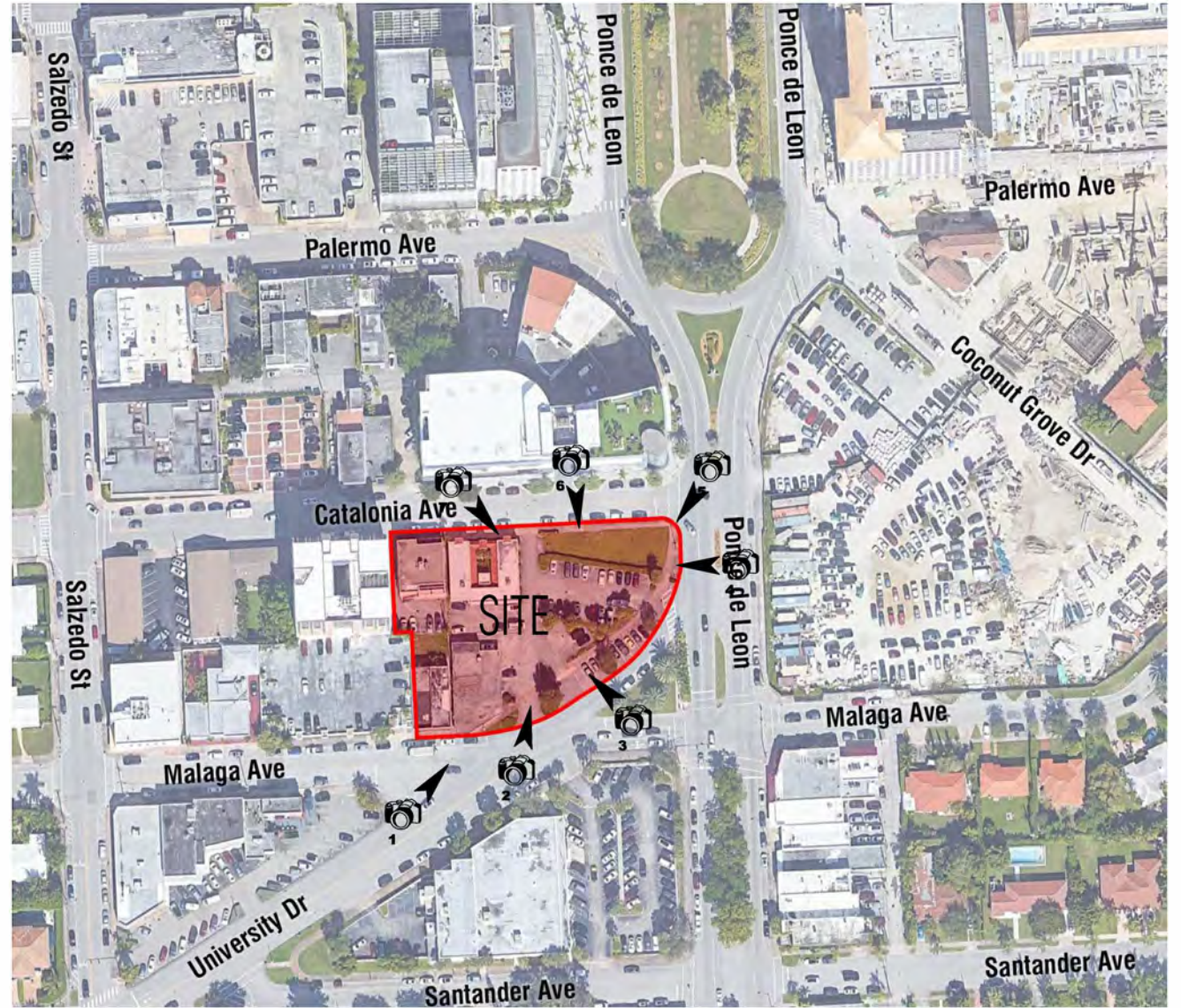
04



02



05



03



06



07

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Site Aerial Photos

12" = 1'-0"

December 5, 2023



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Zoning Data

PROJECT INFORMATION			
PROJECT NAME	CURRENT ZONING & LAND USE	PROPOSED ZONING & LAND USE	FEDERAL FLOOD HAZARD ZONE
Ponce Park Residences	MXD-1, Commercial Low-Rise Intensity	MXD-3, Commercial High-Rise Intensity	Zone X

FLOOR AREA RATIO & BUILDING HEIGHT							
ZONING DESIGNATION	PROPOSED BUILDING SITE AREA	F.A.R. WITH LEVEL 2 BONUS ALLOWABLE	PROPOSED	F.A.R. LEVEL 2 BONUS	PROPOSED	HEIGHT	NOTES
Commercial Med Bonus with TDRs	42,542 sqft	4.375	4.05	186,121 sf	172,352 sf	190'-6"	115'-8" Roof 186'-6" Arch Section 5-604 Table 2

TRANSFERABLE DEVELOPMENT RIGHTS
23,455 sqft of TDRs are proposed to be transferred to this building site to achieve a 4.05 FAR of 172,352 sqft.

FLOOR AREA RATIO						
	EXISTING LOT AREA	PROPOSED ALLEY VACATION	ROW VACATION	ROW DEDICATION	TOTAL	NOTES
PRE-DEDICATION AREA	39,948 sf	3,002 sf			42,950 sf	
POST-DEDICATION AREA	39,948 sf	3,002 sf	1,318 sf	1,725 sf	42,542 sf	

DENSITY						
MIXED-USE DISTRICT SITE PLAN	PROPOSED BUILDING SITE AREA	ALLOWED WITH MXD	DENSITY ALLOWED WITH MXD	PROPOSED	NOTES	
Commercial Med Bonus with TDRs	42,542 sf	0.99 ac	125 units/ac	125 units 57 units	Section 4-201 Table 1	

F.A.R. CALCULATIONS			DENSITY CALCULATIONS				
FLOOR/LEVEL	TYPE	AREA	UNIT MATRIX				
			1 BDRM	2 BDRM	3 BDRM	MULTI-FAMILY	TOTAL
Underground Parking							
Level 1 Ground Floor	Retail	14,187 SF					
Level 1 Mezzanine	Amenity	3,858 SF					
Level 1 Mezzanine	Retail	5,955 SF					
Level 2	Amenity	2,627 SF					
Level 2	Residential	15,809 SF	2	4	2		8
Level 3	Residential	19,583 SF	2	4	3		9
Level 4	Residential	18,427 SF		4	4		8
Level 5	Residential	18,427 SF		4	4		8
Level 6	Residential	18,427 SF		4	3	1	8
Level 7	Residential	18,427 SF		4	3		7
Level 8	Residential	17,236 SF			1	7	8
Level 9	Residential	16,939 SF			1		1
Pool Level	Amenity	2,450 SF					
TOTALS		172,352 SF	4	24	21	8	57

CORAL GABLES SHARED PARKING MATRIX - ASSUMING RETAIL										
USE	TYPE	AREA /UNITS	REQUIRED /UNSHARED	SHARED PARKING						
				WEEKDAY			WEEKEND			
				DAY 70%	EVENING 90%	NIGHT 5%	DAY 100%	EVENING 70%	NIGHT 5%	
Retail	1.0 Space per 300 sf.	20,142 sf	67.2 spaces	47.0	60.4	3.4	67.1	47.0	3.4	
Residential	1-BDRM = 1.0 Space/unit 2-BDRM = 1.75 Spaces/unit 3-BDRM = 2.25 Spaces/unit	57 units	111.3 spaces	DAY 60%	3.6	4.0	3.2	3.6	4.0	
				1BD	2.4					
				2BD	25.2	37.8	42.0	33.6	37.8	42.0
				3BD	28.4	42.5	47.3	37.8	42.5	47.3
				2MF	10.8	16.2	18.0	14.4	16.2	18.0
					66.8	100.1	111.3	89.0	100.1	111.3
TOTAL REQ.			178.5 spaces	113.8	160.5	114.7	156.1	147.1	114.7	

ACCESSIBLE PARKING REQUIREMENTS			LOADING REQUIREMENTS		
TOTAL SPACES REQUIRED	REQUIRED ACCESSIBLE SPACES	NOTES	TOTAL BLDG AREA	REQ. LOADING SPACES	NOTES
161 SPACES	5 SPACES	FBC Section 11-4.1	199,189 sf	2 SPACES	Section 5-1409 D

ELECTRIC VEHICLE CHARGING REQUIREMENTS			
Min 5% shall be reserved for EV parking with charging station 9 SPACES	Min 15% shall be infrastructure EV ready for future charging station 25 SPACES	Min 20% shall be EV capable, all conduits and subpanel ready. 33 SPACES	NOTES Ordinance No.2019-19, 22-4013

LANDSCAPE OPEN SPACE FOR LEVEL 2 MED BONUS		
MINIMUM LANDSCAPE OPEN SPACE REQUIRED.	TOTAL LANDSCAPED OPEN SPACE PROVIDED	NOTES
10%	4,254 SF	13,154 SF Med Style Design Standards Table 1-8

SETBACK & STEPBACK TABLE					
SIDE	LOCATION	SETBACKS		STEPBACKS	
		MIN. ALLOWABLE	PROVIDED	MIN. ALLOWABLE	PROVIDED
Front	Ponce De Leon Blvd	0 ft	0 ft	10 ft	12 ft
Side Street	Catalonia	0 ft	0 ft	10 ft	10 ft
Interior Side	West Side	0 ft	0 ft	15 ft	16 ft
Rear	West Side	10 ft	10 ft	10 ft	10 ft

F.A.R. SUMMARY		
TYPE	AREA	% of F.A.R.
Amenities	8,934 sf	5.2%
Residential	143,276 sf	83.1%
Retail	20,142 sf	11.7%
TOTALS	172,352 SF	

Residential Count and Parking

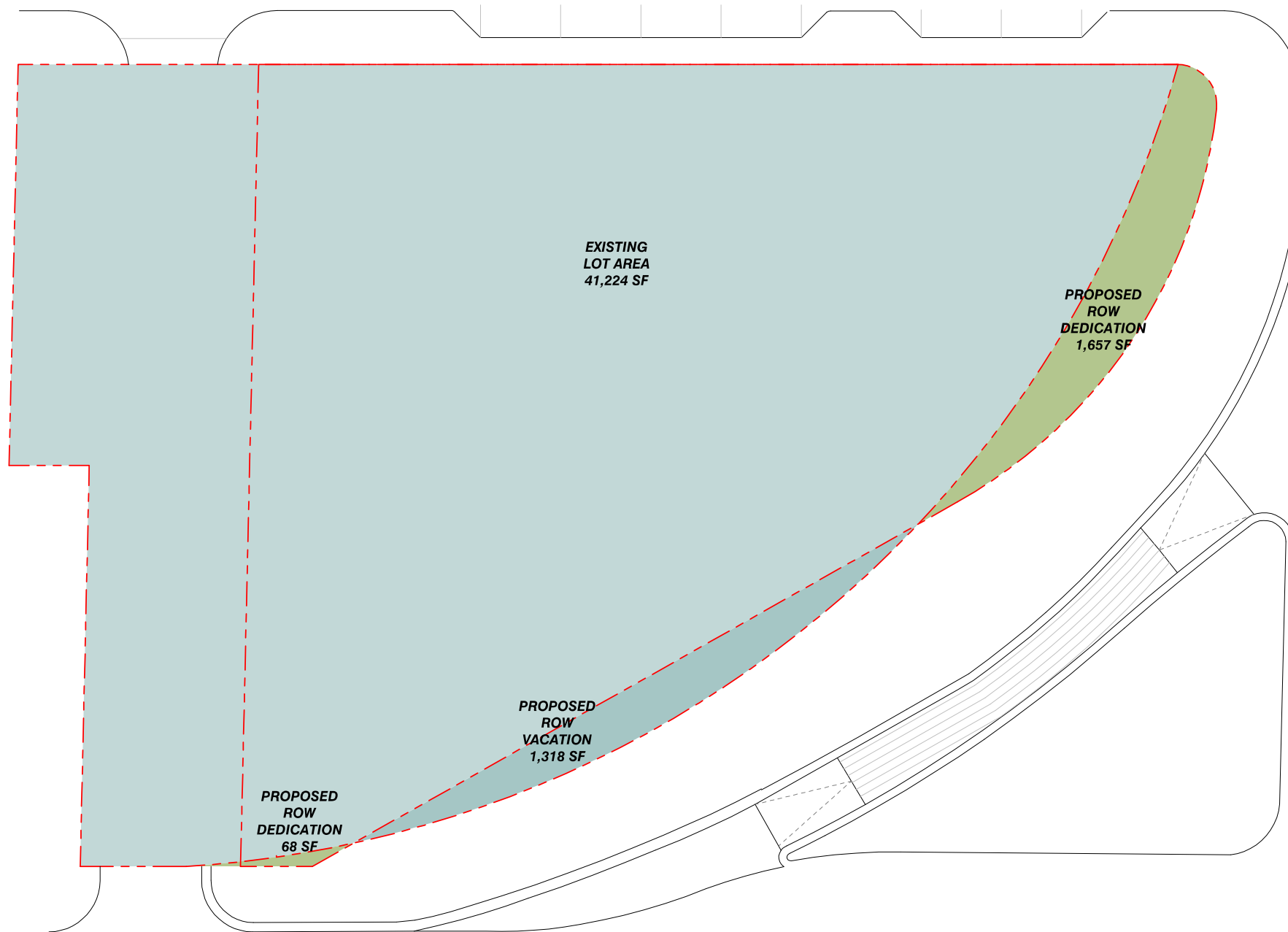
Type	# Units	Total Area	Parking Req. *	Type	Total Units
Level 2					
1-BR	2	1,797 SF	2		
2-BR	4	8,743 SF	7		
3-BR	2	5,270 SF	4.5		
	8	15,809 SF	13.5		
Level 3					
1-BR	2	1,797 SF	2		
2-BR	4	8,743 SF	7	1-BR	4
3-BR	3	9,043 SF	6.75	2-BR	24
	9	19,583 SF	15.75	3-BR	21
Level 4				2-Story Multi-Family Unit	8
2-BR	4	7,263 SF	7		57
3-BR	4	11,165 SF	9		
	8	18,427 SF	16		
Level 5					
2-BR	4	7,262 SF	7		
3-BR	4	11,164 SF	9		
	8	18,427 SF	16		
Level 6					
2-BR	4	7,262 SF	7		
3-BR	3	8,247 SF	6.75		
2-Story Multi-Family Unit	1	2,918 SF	2.25		
	8	18,427 SF	16		
Level 7					
2-BR	4	7,262 SF	7		
3-BR	3	8,247 SF	6.75		
2-Story Multi-Family Unit Upper	0	2,918 SF	0		
	7	18,427 SF	13.75		
Level 8					
3-BR	1	2,917 SF	2.25		
2-Story Multi-Family Unit	7	14,320 SF	15.75		
	8	17,236 SF	18		
Level 9					
3-BR	1	2,918 SF	2.25		
2-Story Multi-Family Unit Upper	0	14,021 SF	0		
	1	16,939 SF	2.25		
	57	143,276 SF	111.25		

Shared Parking

	Weekday		Weekend				
	Total Parking Required	Day 60%	Evening 90%	Night 100%	Day 80%	Evening 90%	Night 100%
1-BR	4.0	2.4	3.6	4.0	3.2	3.6	4.0
2-BR	42.0	25.2	37.8	42.0	33.6	37.8	42.0
3-BR	47.3	28.4	42.5	47.3	37.8	42.5	47.3
2-Story Multi-Family Unit	18.0	10.8	16.2	18.0	14.4	16.2	18.0
	111.3	66.8	100.1	111.3	89.0	100.1	111.3
	Total Parking Required	Day 70%	Evening 90%	Night 5%	Day 100%	Evening 70%	Night 5%
Retail	67.2	47.0	60.4	3.4	67.1	47.0	3.4
	178.5	113.8	160.5	114.7	156.1	147.1	114.7

Retail Parking

Area	Parking Req.
Retail	20,142 SF 67.2 SF



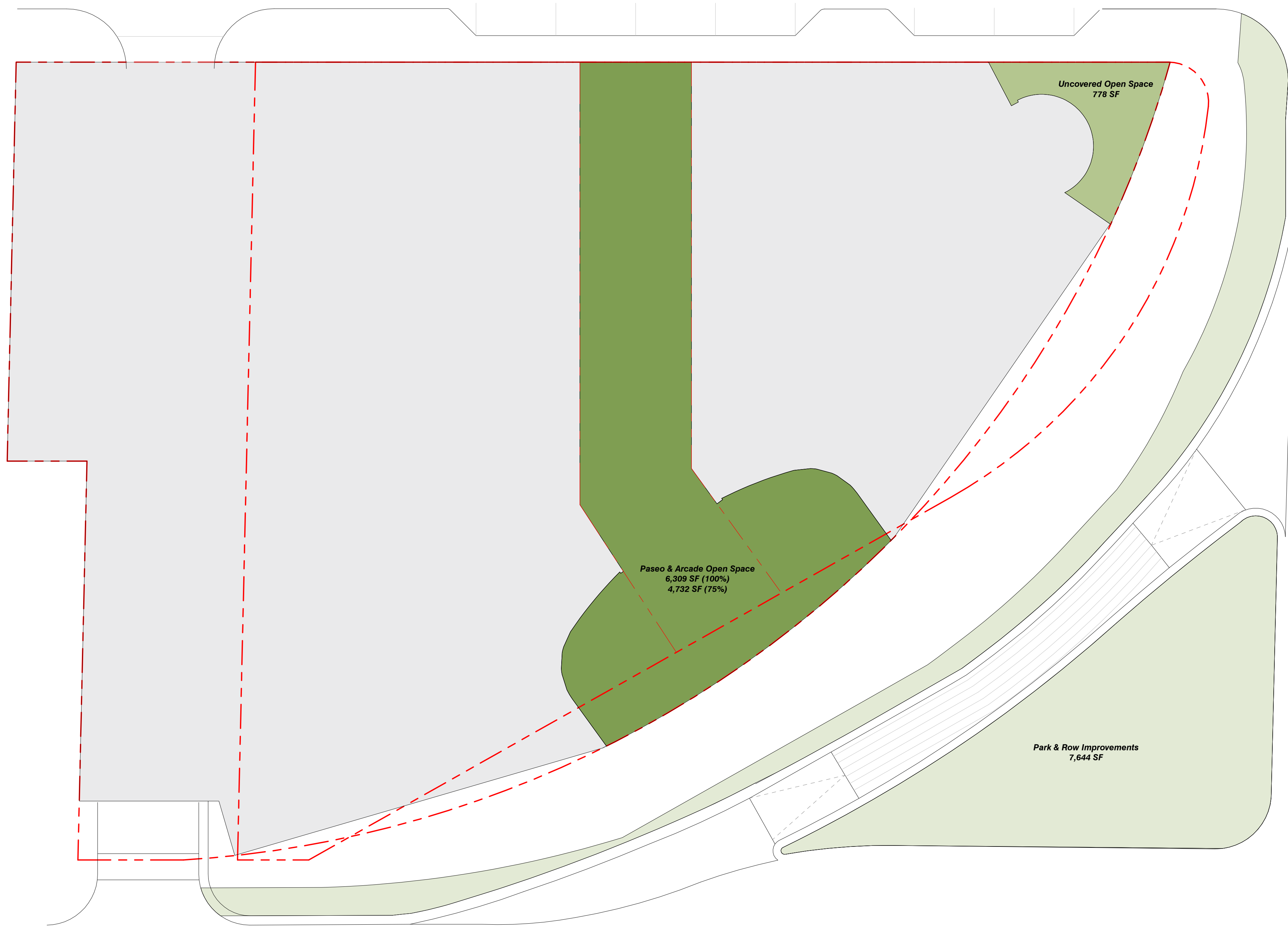
PROPOSED ROW DEDICATION	
AREA TYPE	AREA
ROW DEDICATION 1	68 SF
ROW DEDICATION 2	1657 SF
Total = 1,725 SF	

PROPOSED SITE AREA	
AREA TYPE	AREA
EXISTING LOT AREA	41,224 SF
PROPOSED VACATION	1,318 SF
Total = 42,542 SF	

TOTAL SITE AREA 44,267 SF
 - ROW DEDICATION 1,725 SF
 = AREA TOTAL 42,542 SF

FAR SITE
 Scale: 1/16" = 1'-0"





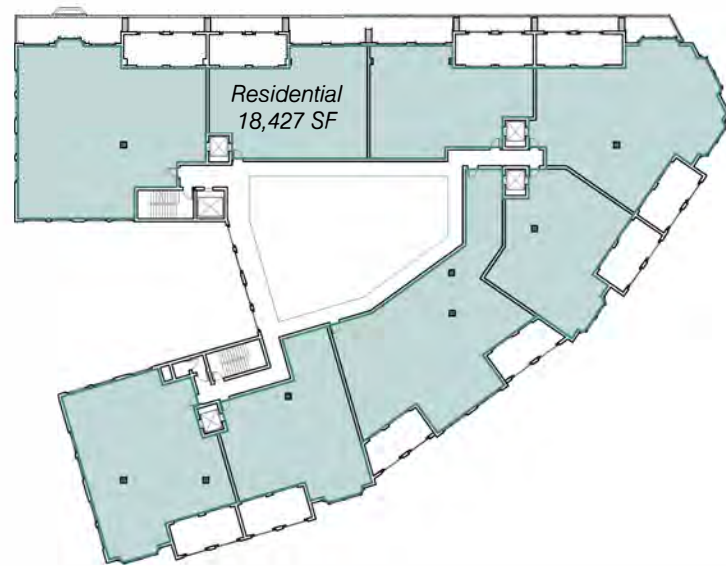
Key			
4,732 SF	On-site Covered 75%	7,644 SF	Off-Site Uncovered
778 SF	On-site Uncovered		

LEVEL 2 MED BONUS: LANDSCAPE OPEN SPACE PLAN		
Minimum Landscape Open Space Area Required	TOTAL LANDSCAPED OPEN SPACE PROVIDED	
10%	4,254 SF	13,154 SF

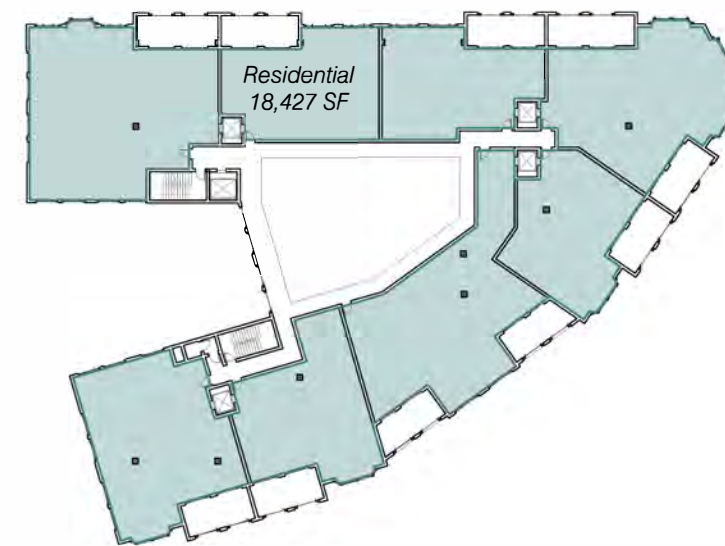
FAR SITE/L2 Land Diagram
Scale: 1/16" = 1'-0"



Level 3



Level 4



Level 5

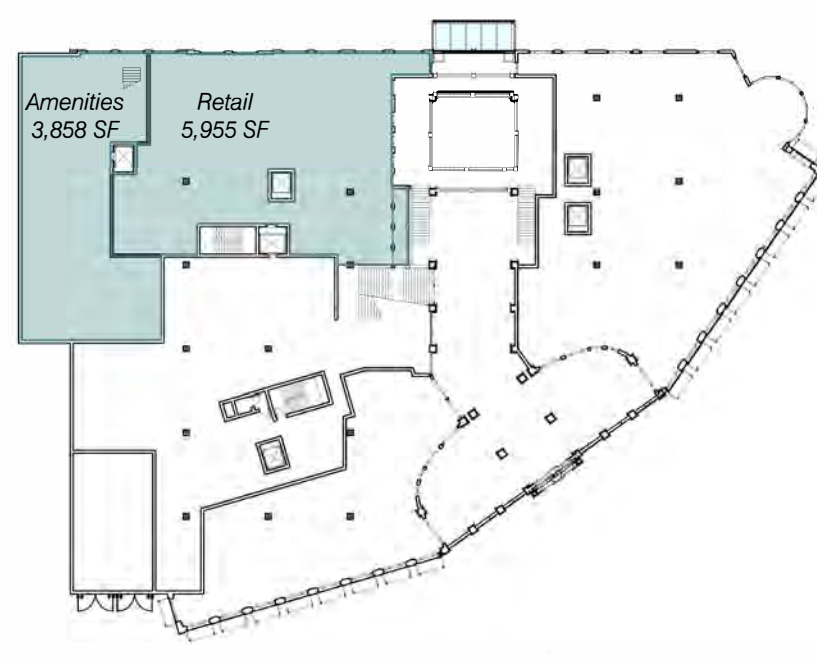
Type	Total Area	% of FAR
Amenities	8,934 SF	5.2%
Residential	143,276 SF	83.1%
Retail	20,142 SF	11.7%
	172,352 SF	

Level	Type	Area
Level 1	Retail	14,187 SF
Level 1M	Amenities	3,858 SF
Level 1M	Retail	5,955 SF
Level 2	Amenities	2,627 SF
Level 2	Residential	15,809 SF
Level 3	Residential	19,583 SF
Level 4	Residential	18,427 SF
Level 5	Residential	18,427 SF
Level 6	Residential	18,427 SF
Level 7	Residential	18,427 SF
Level 8	Residential	17,236 SF
Level 9	Residential	16,939 SF
Pool	Amenities	2,449 SF
		172,352 SF

Max. Allowable FAR: 186,121 SF



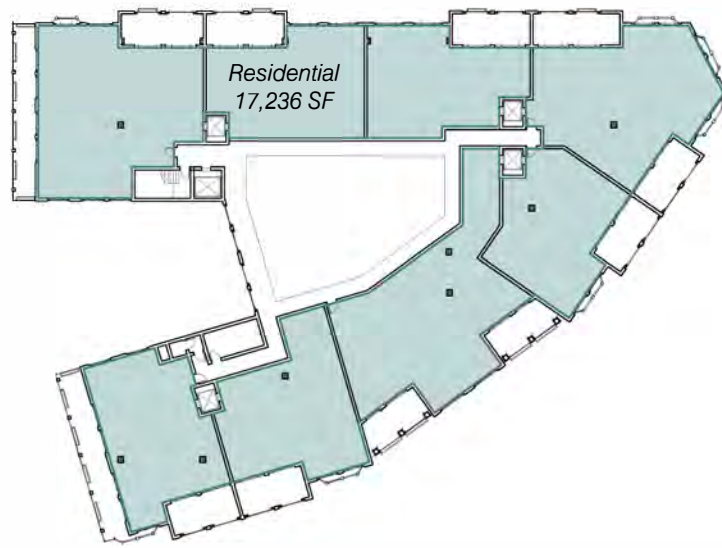
Level 1



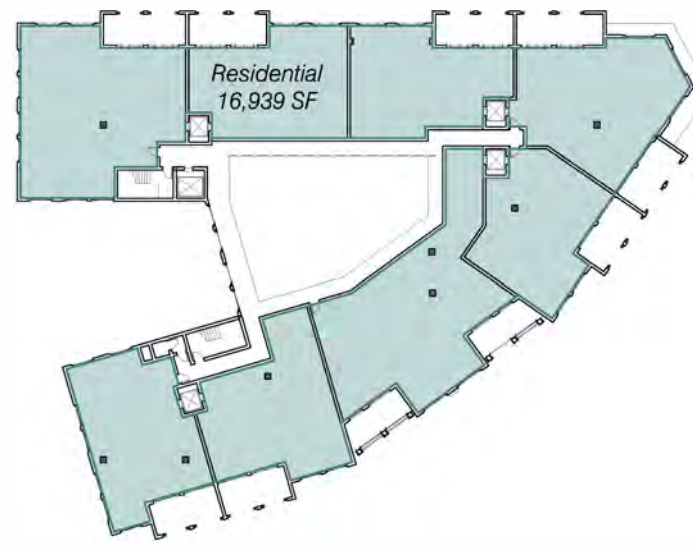
Level 1M



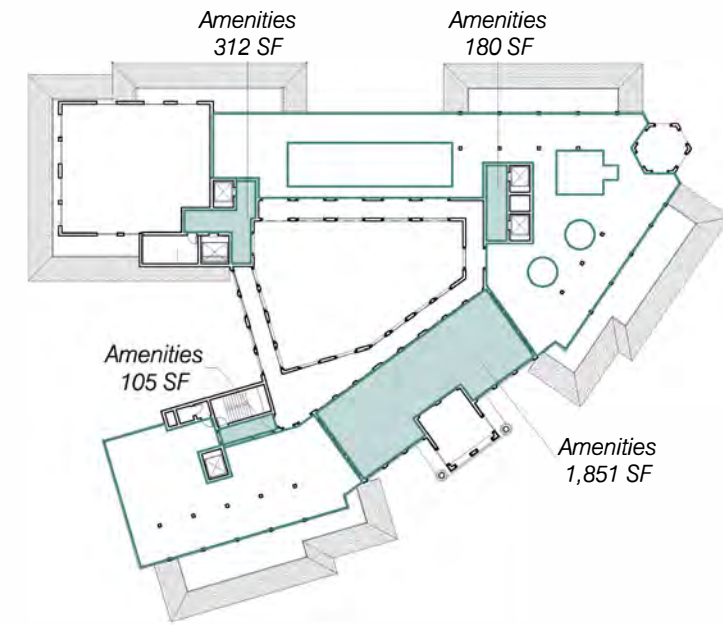
Level 2



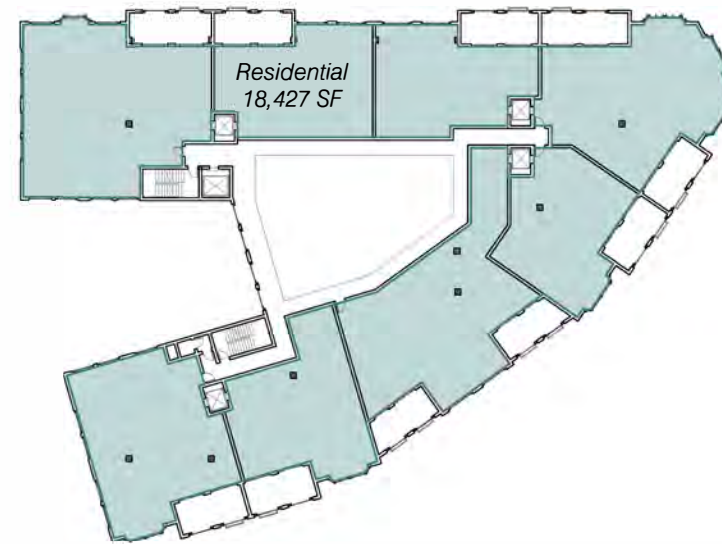
Level 8



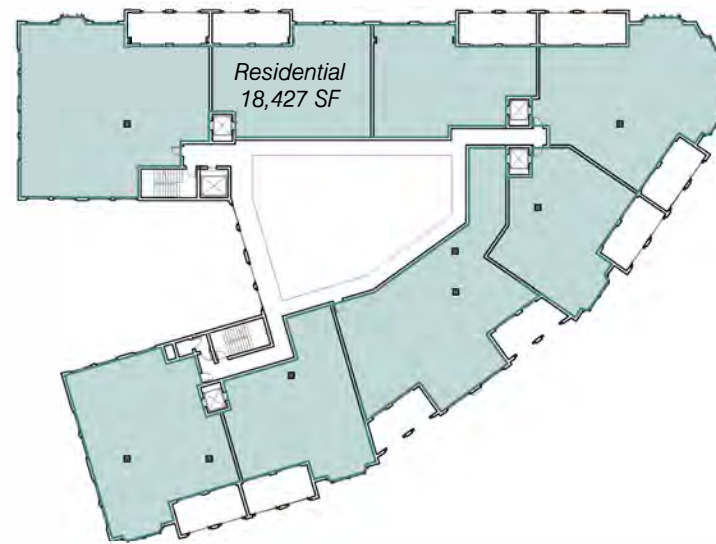
Level 9



Pool Deck



Level 6



Level 7

Type	Total Area	% of FAR
Amenities	8,934 SF	5.2%
Residential	143,276 SF	83.1%
Retail	20,142 SF	11.7%
	172,352 SF	

Level	Type	Area
Level 1	Retail	14,187 SF
Level 1M	Amenities	3,858 SF
Level 1M	Retail	5,955 SF
Level 2	Amenities	2,627 SF
Level 2	Residential	15,809 SF
Level 3	Residential	19,583 SF
Level 4	Residential	18,427 SF
Level 5	Residential	18,427 SF
Level 6	Residential	18,427 SF
Level 7	Residential	18,427 SF
Level 8	Residential	17,236 SF
Level 9	Residential	16,939 SF
Pool	Amenities	2,449 SF
		172,352 SF

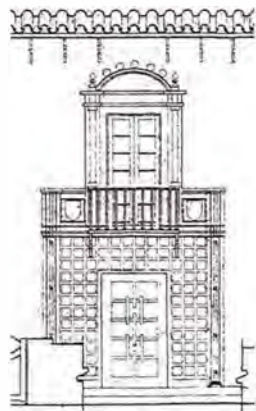
Max. Allowable FAR: 186,121 SF



Coral Gables City Hall



Biltmore Hotel



H. George Fink Office, 1925

H. George Fink Office - Entry



The Colonnade - Main Entry

Ponce Park Residences

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MEDITERRANEAN DESIGN STYLE TABLE 01: REQUIRED STANDARDS (ALL REQUIRED)				
REF. #	TYPE	REQUIREMENTS SUMMARIZED	PROVIDED	COMMENTS
1.	Arch elements on building facades	Similar exterior architectural relief elements to be provided on all sides. No blank walls permitted unless code required. Parking Garages shall include exterior architectural treatments.	YES	Arch elements provided on building facades.
2.	Arch relief elements at street level	Street fronts shall include (1) or more of the following: display windows or retail display area, landscaping, or architectural relief elements/ornaments.	YES	Arch relief elements provided at street level.
3.	Arch elements located on top of buildings	Ornamental roof structures shall not exceed a height of more than 25 feet above the roof, and be limited to 25% of the floor area immediately below.	YES	
4.	Bicycle Storage	Bicycle storage facilities (racks) shall be provided. A minimum of five (5) bicycle storage spaces shall be provided for each two hundred and fifty (250) parking spaces or fraction thereof.	YES	
5.	Building Facades	Facades in excess of 150 feet in length shall incorporate vertical breaks, step backs or variations in bulk/massing at a minimum of 100 foot intervals.	YES	Bay windows create vertical breaks. Facade steps back at Level 2 (+22'-0"), Level 8 (+91'-0"), Level 9 (+103'-4"), and Roof Level (+115'-8"). Cornice trim at Level 4 (+45'-0").
6.	Building Lot Coverage	No minimum or maximum building lot coverage is required.	YES	No minimum or maximum coverage is required.
7.	Drive Through Facilities	Drive through facilities are prohibited access to/from Ponce de Leon Boulevard.	YES	There are no drive through facilities provided.
8.	Landscape Open Space Area	Provide a min of 10% landscape open space for mixed use properties.	YES	10% provided
9.	Lighting, Street	Street lighting shall be provided and located on all streets/rights of way, meet City of Coral Gables standards and be subject to review and approval by the Dept of Public Works.	YES	Street lighting provided by civil engineer and lighting consultant
10.	Parking Garages	Ground floor parking as a part of a multi-use building shall not front on a primary street.	YES	
11.	Porte-Cocheres	Porte-Cocheres are prohibited access to/from Ponce De Leon Boulevard.	YES	
12.	Sidewalks/Pedestrian Access	Main Pedestrian entrances oriented towards adjoining streets. Pedestrian pathways provided from all pedestrian access points and create a continuous pedestrian network.	YES	
13.	Soil, Structural	Structural soil shall be utilized within all rights-of-way for all street level planting areas with root barriers approved by the Public Service Department.	YES	
14.	Windows	Mediterranean buildings shall provide a minimum window casing depth of four (4) inches as measured from the face of the building.	YES	

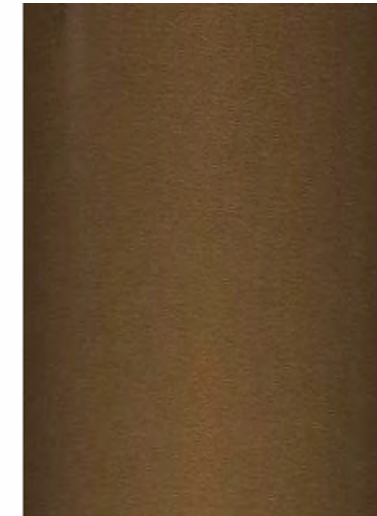
MEDITERRANEAN DESIGN STYLE TABLE 02 : ARCHITECTURAL AND PUBLIC REALM STANDARDS (8/12 REQUIRED - 10/12 PROVIDED)				
REF. #	TYPE	REQUIREMENTS SUMMARIZED	PROVIDED	COMMENTS
1.	Arcades and/or Loggias	Arcades, loggias, or covered areas constructed to provide cover and protection from the elements for pedestrian passageways, sidewalks, etc.	YES	Arcade provided
2.	Building Rooflines	Incorporation of horizontal and vertical changes in the building roofline.	YES	See elevations
3.	Building Stepbacks	Stepbacks on building facades of the building base, middle, and/or top facade to further reduce the potential impacts of the building bulk and mass.	YES	Steps backs at base, Level 2 (+22'-0"), Level 8 (+91'-0"), Level 9 (+103'-4"), and Roof Level (+115'-8")
4.	Building Towers	The use of towers or similar masses to reduce the mass and bulk of buildings.	YES	Towers at Roof Level
5.	Driveways	Consolidation of vehicular entrances into one (1) curb cut per street to reduce the amount of vehicular penetration into pedestrian sidewalks and adjoining rights-of-way.	YES	See floor plans.
6.	Lighting of Landscaping	Uplighting of landscaping within and/or adjacent to pedestrian areas (sidewalks, plazas, open spaces, etc.)	YES	
7.	Materials on Exterior Building Facades	Natural materials shall be incorporated into the base of the building on exterior surfaces. This includes, but not limited to the following: marble, granite, keystone, etc.	YES	Natural stone sample provided
8.	Overhead Doors	If overhead doors are utilized, the doors are not directed towards residentially zoned properties.	YES	Located on SW edge of the loading zone.
9.	Paver Treatments	Min 10% pavers on drives and 25% on sidewalks. Provide approved pavers, poured concrete shall be Coral Gables Beige.	YES	
10.	Pedestrian Amenities	Provide a minimum of 4 of the following: Benches, expanded sidewalk widths beyond the property line, freestanding info kiosk, planter boxes, refuse containers, public art, water features.	YES	Expanded sidewalk widths, planter boxes, refuse containers, and water features provided.
11.	Pedestrian Passthroughs/Paseos	Pedestrian pass-throughs provided for each 250 linear feet or fraction thereof, must be minimum 10 feet in width and provide pedestrian amenities.	YES	Paseo is 28' in width.
12.	Underground Parking	The use of underground parking, equal in floor area of a minimum of 75% of the total surface lot area.	YES	
MEDITERRANEAN DESIGN STYLE TABLE 03 : BONUS TABLE (OTHER DEVELOPMENT OPTIONS)				
REF. #	TYPE	COMMENTS		
1.	Building Setbacks	N/A		
2.	R.O.W. Encroachments	N/A		
3.	Parking Requirement Exemptions	N/A		
4.	Multi-Family Density	N/A		

Mediterranean Design Style Table

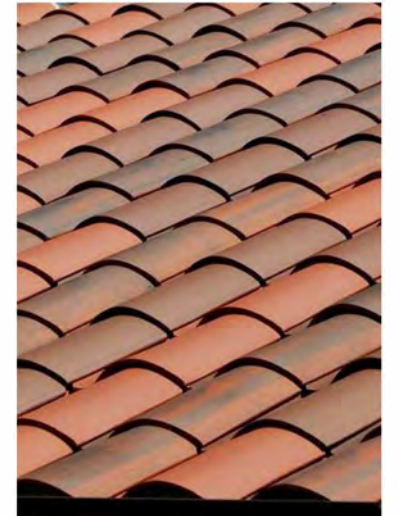




NE RENDERING



AWNINGS: MEDIUM BRONZE - YB1N



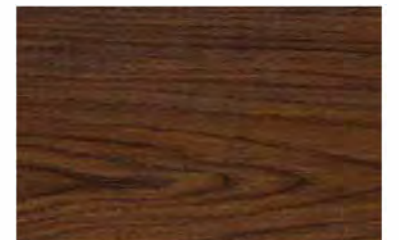
ROOF TILES



STOREFRONTS: CHAMPAGNE - YH3N



PAINTED VENETIAN PLASTER



BRACKETS & SOFFITS: STAINED CYPRESS WOOD



STONE



STONE

MATERIALS

Ponce Park Residences

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Textures & Materials
Inspiration

12" = 1'-0"

December 5, 2023



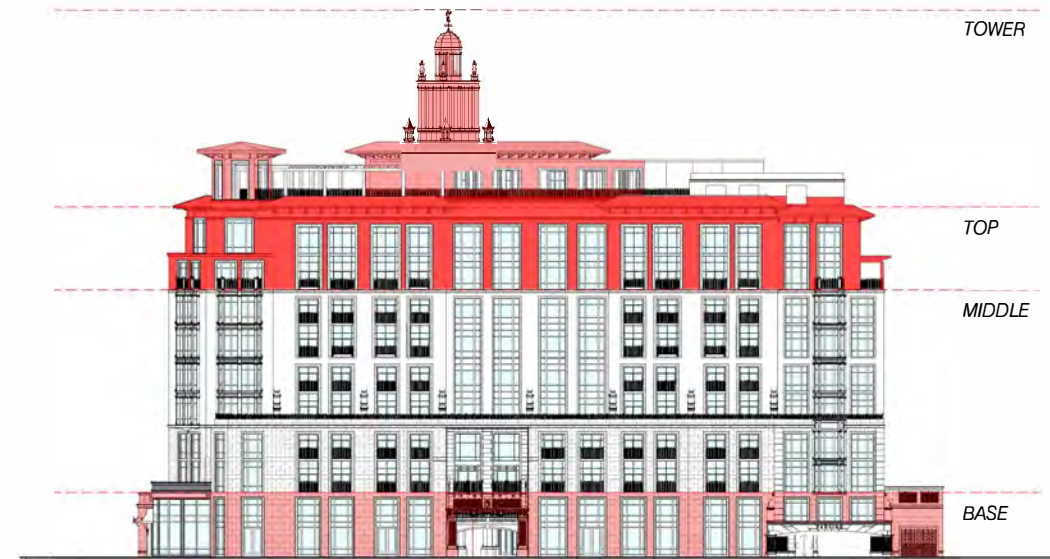
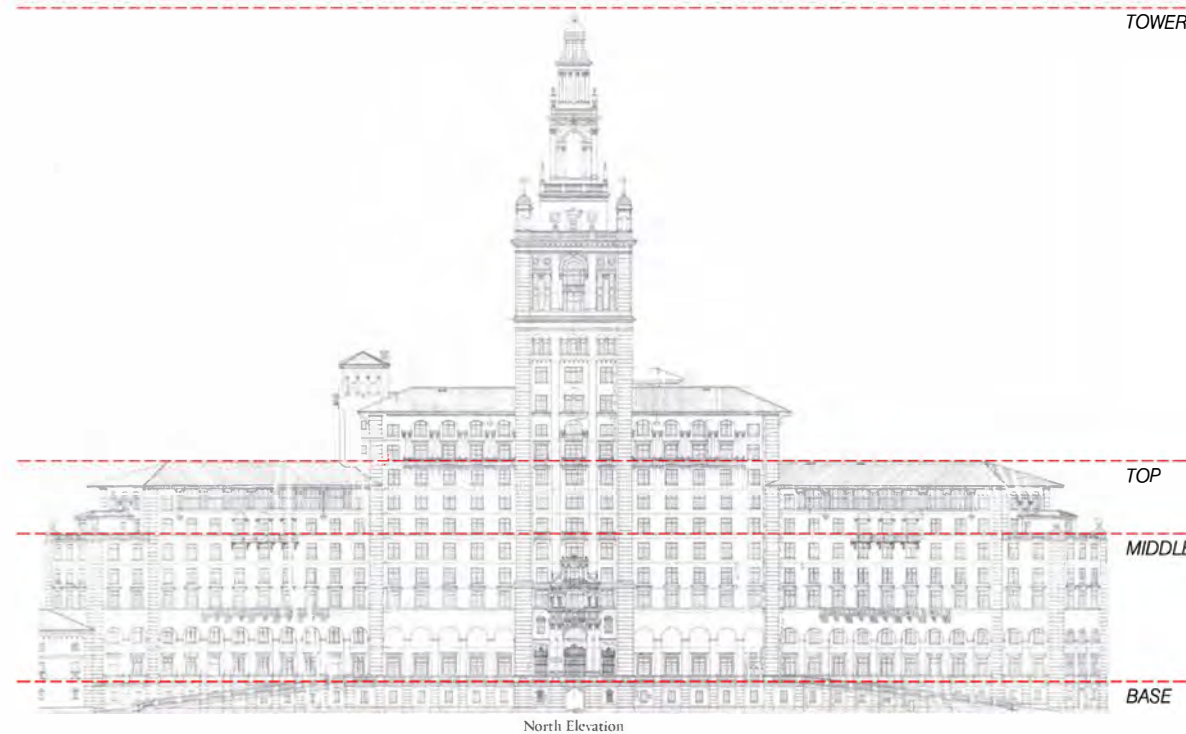
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1-407-574-1199

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Alley/Paseo Location
Scale: 1/16" = 1'-0"



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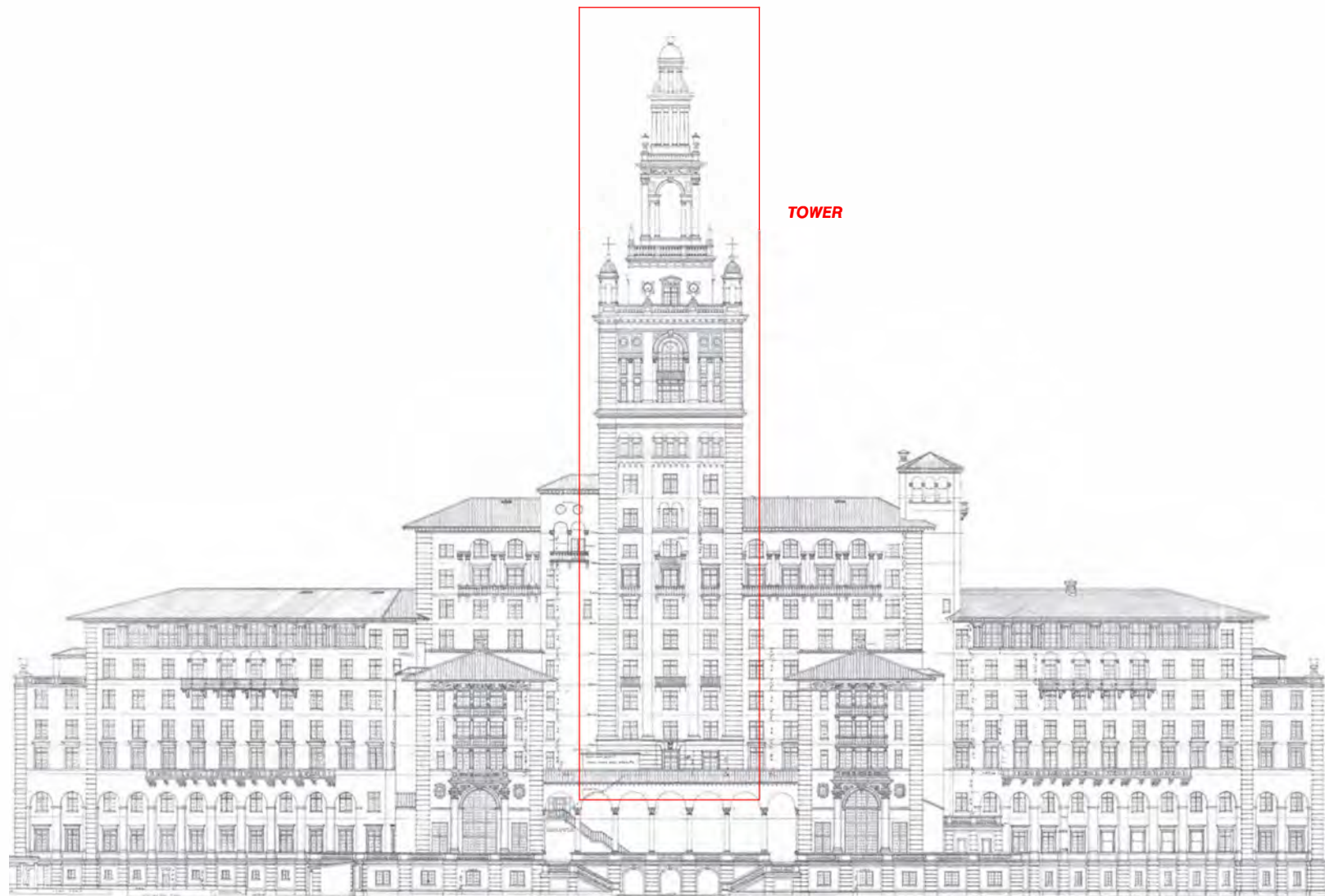
Precedent Proportion Comparison As indicated December 5, 2023



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Biltmore Hotel: South Elevation





June 21 - 10:00 hrs



June 21 - 13:00 hrs



June 21 - 16:00 hrs



September 21 - 10:00 hrs



September 21 - 13:00 hrs



September 21 - 16:00 hrs



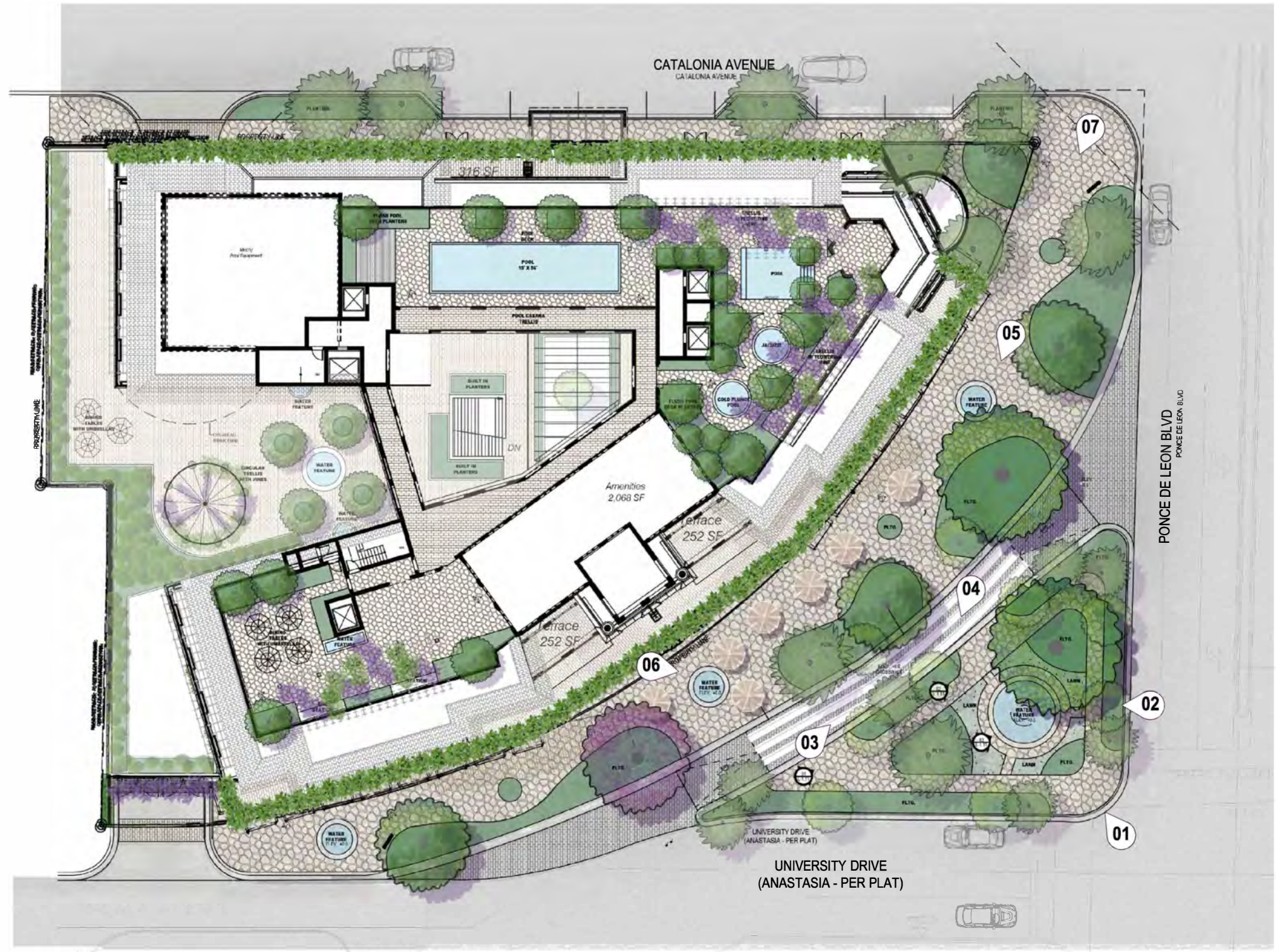
December 21 - 10:00 hrs



December 21 - 13:00 hrs



December 21 - 16:00 hrs



ILLUSTRATIVE SITE PLAN
SCALE: 1/16"=1'-0"

SEE SHEET L-0.00C AND L-0.00D FOR RENDERINGS



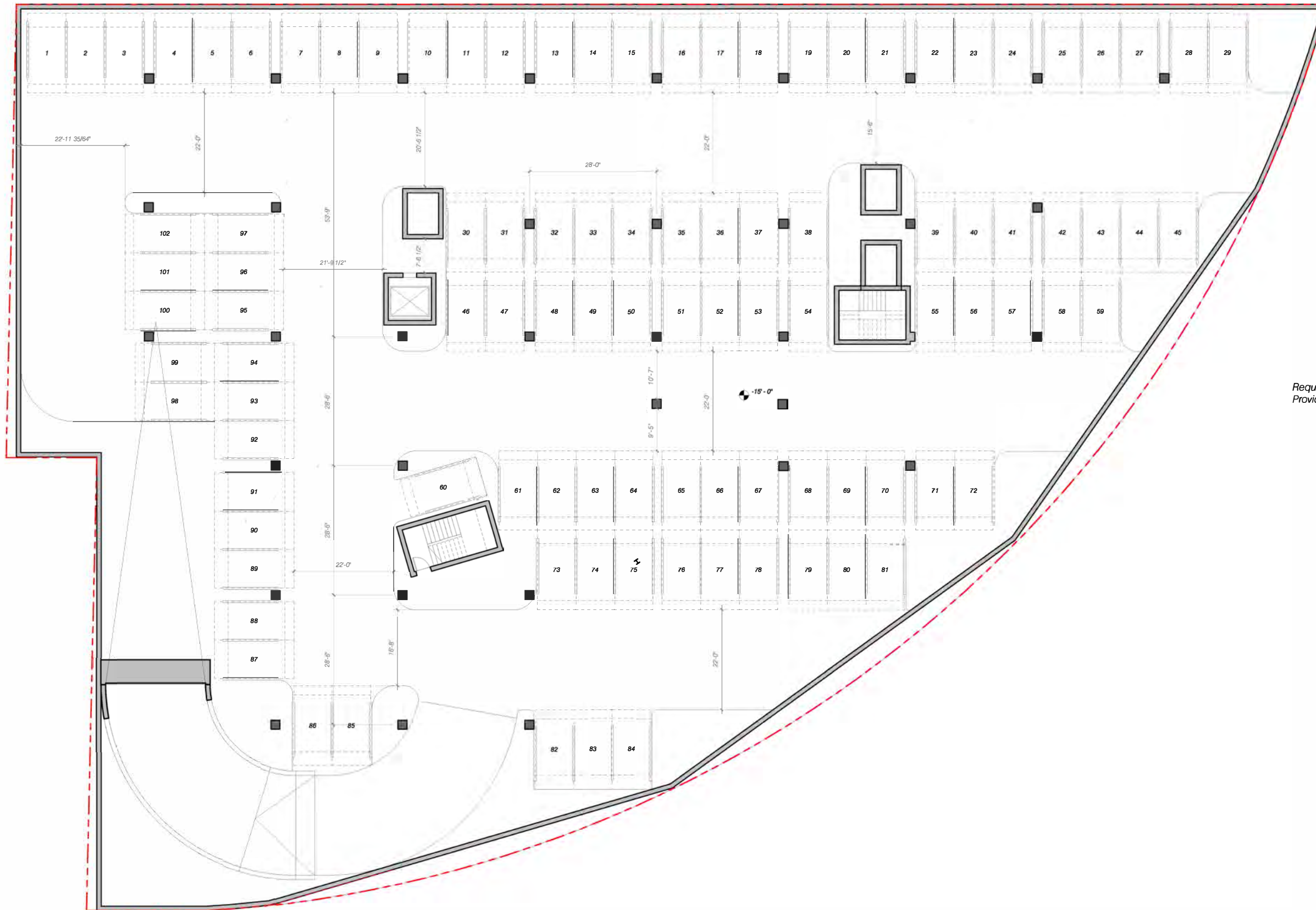
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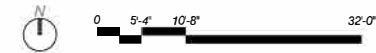
Rendered Site Plan NOT TO SCALE December 5, 2023

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Parking

Required Parking: 165 spaces
 Provided Parking: 102 Stackers - 204 spaces





Ponce de Leon Blvd.

Ponce Park Residences

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Level 1 3/32" = 1'-0" December 5, 2023

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2-03





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Level 1M 3/32" = 1'-0" December 5, 2023

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Type	# Units	Total Area	Parking Req. *
Level 2			
1-BR	2	1,797 SF	2
2-BR	4	8,743 SF	7
3-BR	2	5,270 SF	4.5
	8	15,809 SF	13.5
Level 3			
1-BR	2	1,797 SF	2
2-BR	4	8,743 SF	7
3-BR	3	9,043 SF	6.75
	9	19,583 SF	15.75
Level 4			
2-BR	4	7,263 SF	7
3-BR	4	11,165 SF	9
	8	18,427 SF	16
Level 5			
2-BR	4	7,262 SF	7
3-BR	4	11,164 SF	9
	8	18,427 SF	16
Level 6			
2-BR	4	7,262 SF	7
3-BR	3	8,247 SF	6.75
2-Story Multi-Family Unit	1	2,918 SF	2.25
	8	18,427 SF	16
Level 7			
2-BR	4	7,262 SF	7
3-BR	3	8,247 SF	6.75
2-Story Multi-Family Unit Upper	0	2,918 SF	0
	7	18,427 SF	13.75
Level 8			
3-BR	1	2,917 SF	2.25
2-Story Multi-Family Unit	7	14,320 SF	15.75
	8	17,236 SF	18
Level 9			
3-BR	1	2,918 SF	2.25
2-Story Multi-Family Unit Upper	0	14,021 SF	0
	1	16,939 SF	2.25
	57	143,276 SF	111.25

*1 BR: 1 space 2 BR: 1.75 spaces 3 BR: 2.25 spaces

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Level 2 3/32" = 1'-0" December 5, 2023



Type	#	Total Area	Parking Req. *
Level 2			
1-BR	2	1,797 SF	2
2-BR	4	8,743 SF	7
3-BR	2	5,270 SF	4.5
	8	15,809 SF	13.5
Level 3			
1-BR	2	1,797 SF	2
2-BR	4	8,743 SF	7
3-BR	3	9,043 SF	6.75
	9	19,583 SF	15.75
Level 4			
2-BR	4	7,263 SF	7
3-BR	4	11,165 SF	9
	8	18,427 SF	16
Level 5			
2-BR	4	7,262 SF	7
3-BR	4	11,164 SF	9
	8	18,427 SF	16
Level 6			
2-BR	4	7,262 SF	7
3-BR	3	8,247 SF	6.75
2-Story Multi-Family Unit	1	2,918 SF	2.25
	8	18,427 SF	16
Level 7			
2-BR	4	7,262 SF	7
3-BR	3	8,247 SF	6.75
2-Story Multi-Family Unit Upper	0	2,918 SF	0
	7	18,427 SF	13.75
Level 8			
3-BR	1	2,917 SF	2.25
2-Story Multi-Family Unit	7	14,320 SF	15.75
	8	17,236 SF	18
Level 9			
3-BR	1	2,918 SF	2.25
2-Story Multi-Family Unit Upper	0	14,021 SF	0
	1	16,939 SF	2.25
	57	143,276 SF	111.25

*1 BR: 1 space 2 BR: 1.75 spaces 3 BR 2.25 spaces

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Level 3 3/32" = 1'-0" December 5, 2023



Type	#	Total Area	Parking Req. *
Level 2			
1-BR	2	1,797 SF	2
2-BR	4	8,743 SF	7
3-BR	2	5,270 SF	4.5
	8	15,809 SF	13.5
Level 3			
1-BR	2	1,797 SF	2
2-BR	4	8,743 SF	7
3-BR	3	9,043 SF	6.75
	9	19,583 SF	15.75
Level 4			
2-BR	4	7,263 SF	7
3-BR	4	11,165 SF	9
	8	18,427 SF	16
Level 5			
2-BR	4	7,262 SF	7
3-BR	4	11,164 SF	9
	8	18,427 SF	16
Level 6			
2-BR	4	7,262 SF	7
3-BR	3	8,247 SF	6.75
2-Story Multi-Family Unit	1	2,918 SF	2.25
	8	18,427 SF	16
Level 7			
2-BR	4	7,262 SF	7
3-BR	3	8,247 SF	6.75
2-Story Multi-Family Unit Upper	0	2,918 SF	0
	7	18,427 SF	13.75
Level 8			
3-BR	1	2,917 SF	2.25
2-Story Multi-Family Unit	7	14,320 SF	15.75
	8	17,236 SF	18
Level 9			
3-BR	1	2,918 SF	2.25
2-Story Multi-Family Unit Upper	0	14,021 SF	0
	1	16,939 SF	2.25
	57	143,276 SF	111.25

*1 BR: 1 space 2 BR: 1.75 spaces 3 BR: 2.25 spaces

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Level 4 3/32" = 1'-0" December 5, 2023



Type	#	Total Area	Parking Req. *
Level 2			
1-BR	2	1,797 SF	2
2-BR	4	8,743 SF	7
3-BR	2	5,270 SF	4.5
	8	15,809 SF	13.5
Level 3			
1-BR	2	1,797 SF	2
2-BR	4	8,743 SF	7
3-BR	3	9,043 SF	6.75
	9	19,583 SF	15.75
Level 4			
2-BR	4	7,263 SF	7
3-BR	4	11,165 SF	9
	8	18,427 SF	16
Level 5			
2-BR	4	7,262 SF	7
3-BR	4	11,164 SF	9
	8	18,427 SF	16
Level 6			
2-BR	4	7,262 SF	7
3-BR	3	8,247 SF	6.75
2-Story Multi-Family Unit	1	2,918 SF	2.25
	8	18,427 SF	16
Level 7			
2-BR	4	7,262 SF	7
3-BR	3	8,247 SF	6.75
2-Story Multi-Family Unit Upper	0	2,918 SF	0
	7	18,427 SF	13.75
Level 8			
3-BR	1	2,917 SF	2.25
2-Story Multi-Family Unit	7	14,320 SF	15.75
	8	17,236 SF	18
Level 9			
3-BR	1	2,918 SF	2.25
2-Story Multi-Family Unit Upper	0	14,021 SF	0
	1	16,939 SF	2.25
	57	143,276 SF	111.25

* 1 BR: 1 space 2 BR: 1.75 spaces 3 BR: 2.25 spaces



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Type	# Units	Total Area	Parking Req. *
Level 2			
1-BR	2	1,797 SF	2
2-BR	4	8,743 SF	7
3-BR	2	5,270 SF	4.5
	8	15,809 SF	13.5
Level 3			
1-BR	2	1,797 SF	2
2-BR	4	8,743 SF	7
3-BR	3	9,043 SF	6.75
	9	19,583 SF	15.75
Level 4			
2-BR	4	7,263 SF	7
3-BR	4	11,165 SF	9
	8	18,427 SF	16
Level 5			
2-BR	4	7,262 SF	7
3-BR	4	11,164 SF	9
	8	18,427 SF	16
Level 6			
2-BR	4	7,262 SF	7
3-BR	3	8,247 SF	6.75
2-Story Multi-Family Unit	1	2,918 SF	2.25
	8	18,427 SF	16
Level 7			
2-BR	4	7,262 SF	7
3-BR	3	8,247 SF	6.75
2-Story Multi-Family Unit Upper	0	2,918 SF	0
	7	18,427 SF	13.75
Level 8			
3-BR	1	2,917 SF	2.25
2-Story Multi-Family Unit	7	14,320 SF	15.75
	8	17,236 SF	18
Level 9			
3-BR	1	2,918 SF	2.25
2-Story Multi-Family Unit Upper	0	14,021 SF	0
	1	16,939 SF	2.25
	57	143,276 SF	111.25

* 1 BR: 1 space 2 BR: 1.75 spaces 3 BR: 2.25 spaces

Ponce Park Residences

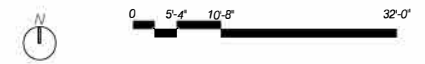
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Level 6 3/32" = 1'-0" December 5, 2023



Type	# Units	Total Area	Parking Req. *
Level 2			
1-BR	2	1,797 SF	2
2-BR	4	8,743 SF	7
3-BR	2	5,270 SF	4.5
	8	15,809 SF	13.5
Level 3			
1-BR	2	1,797 SF	2
2-BR	4	8,743 SF	7
3-BR	3	9,043 SF	6.75
	9	19,583 SF	15.75
Level 4			
2-BR	4	7,263 SF	7
3-BR	4	11,165 SF	9
	8	18,427 SF	16
Level 5			
2-BR	4	7,262 SF	7
3-BR	4	11,164 SF	9
	8	18,427 SF	16
Level 6			
2-BR	4	7,262 SF	7
3-BR	3	8,247 SF	6.75
2-Story Multi-Family Unit	1	2,918 SF	2.25
	8	18,427 SF	16
Level 7			
2-BR	4	7,262 SF	7
3-BR	3	8,247 SF	6.75
2-Story Multi-Family Unit Upper	0	2,918 SF	0
	7	18,427 SF	13.75
Level 8			
3-BR	1	2,917 SF	2.25
2-Story Multi-Family Unit	7	14,320 SF	15.75
	8	17,236 SF	18
Level 9			
3-BR	1	2,918 SF	2.25
2-Story Multi-Family Unit Upper	0	14,021 SF	0
	1	16,939 SF	2.25
	57	143,276 SF	111.25

* 1 BR: 1 space 2 BR: 1.75 spaces 3 BR: 2.25 spaces



Ponce Park Residences

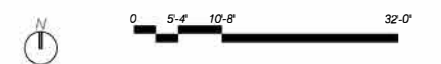
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Level 7 3/32" = 1'-0" December 5, 2023



Level	Type	# Units	Total Area	Parking Req. *
Level 2	1-BR	2	1,797 SF	2
	2-BR	4	8,743 SF	7
	3-BR	2	5,270 SF	4.5
		8	15,809 SF	13.5
Level 3	1-BR	2	1,797 SF	2
	2-BR	4	8,743 SF	7
	3-BR	3	9,043 SF	6.75
		9	19,583 SF	15.75
Level 4	2-BR	4	7,263 SF	7
	3-BR	4	11,165 SF	9
		8	18,427 SF	16
Level 5	2-BR	4	7,262 SF	7
	3-BR	4	11,164 SF	9
		8	18,427 SF	16
Level 6	2-BR	4	7,262 SF	7
	3-BR	3	8,247 SF	6.75
	2-Story Multi-Family Unit	1	2,918 SF	2.25
		8	18,427 SF	16
Level 7	2-BR	4	7,262 SF	7
	3-BR	3	8,247 SF	6.75
	2-Story Multi-Family Unit Upper	0	2,918 SF	0
		7	18,427 SF	13.75
Level 8	3-BR	1	2,917 SF	2.25
	2-Story Multi-Family Unit	7	14,320 SF	15.75
		8	17,236 SF	18
Level 9	3-BR	1	2,918 SF	2.25
	2-Story Multi-Family Unit Upper	0	14,021 SF	0
		1	16,939 SF	2.25
		57	143,276 SF	111.25

*1 BR: 1 space 2 BR: 1.75 spaces 3 BR 2.25 spaces



Ponce Park Residences

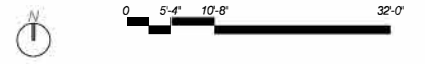
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Level 8 3/32" = 1'-0" December 5, 2023



Level	Type	# Units	Total Area	Parking Req. *
Level 2	1-BR	2	1,797 SF	2
	2-BR	4	8,743 SF	7
	3-BR	2	5,270 SF	4.5
		8	15,809 SF	13.5
Level 3	1-BR	2	1,797 SF	2
	2-BR	4	8,743 SF	7
	3-BR	3	9,043 SF	6.75
		9	19,583 SF	15.75
Level 4	2-BR	4	7,263 SF	7
	3-BR	4	11,165 SF	9
		8	18,427 SF	16
	Level 5	2-BR	4	7,262 SF
3-BR		4	11,164 SF	9
		8	18,427 SF	16
Level 6		2-BR	4	7,262 SF
	3-BR	3	8,247 SF	6.75
	2-Story Multi-Family Unit	1	2,918 SF	2.25
		8	18,427 SF	16
Level 7	2-BR	4	7,262 SF	7
	3-BR	3	8,247 SF	6.75
	2-Story Multi-Family Unit Upper	0	2,918 SF	0
		7	18,427 SF	13.75
Level 8	3-BR	1	2,917 SF	2.25
	2-Story Multi-Family Unit	7	14,320 SF	15.75
		8	17,236 SF	18
Level 9	3-BR	1	2,918 SF	2.25
	2-Story Multi-Family Unit Upper	0	14,021 SF	0
		1	16,939 SF	2.25
		57	143,276 SF	111.25

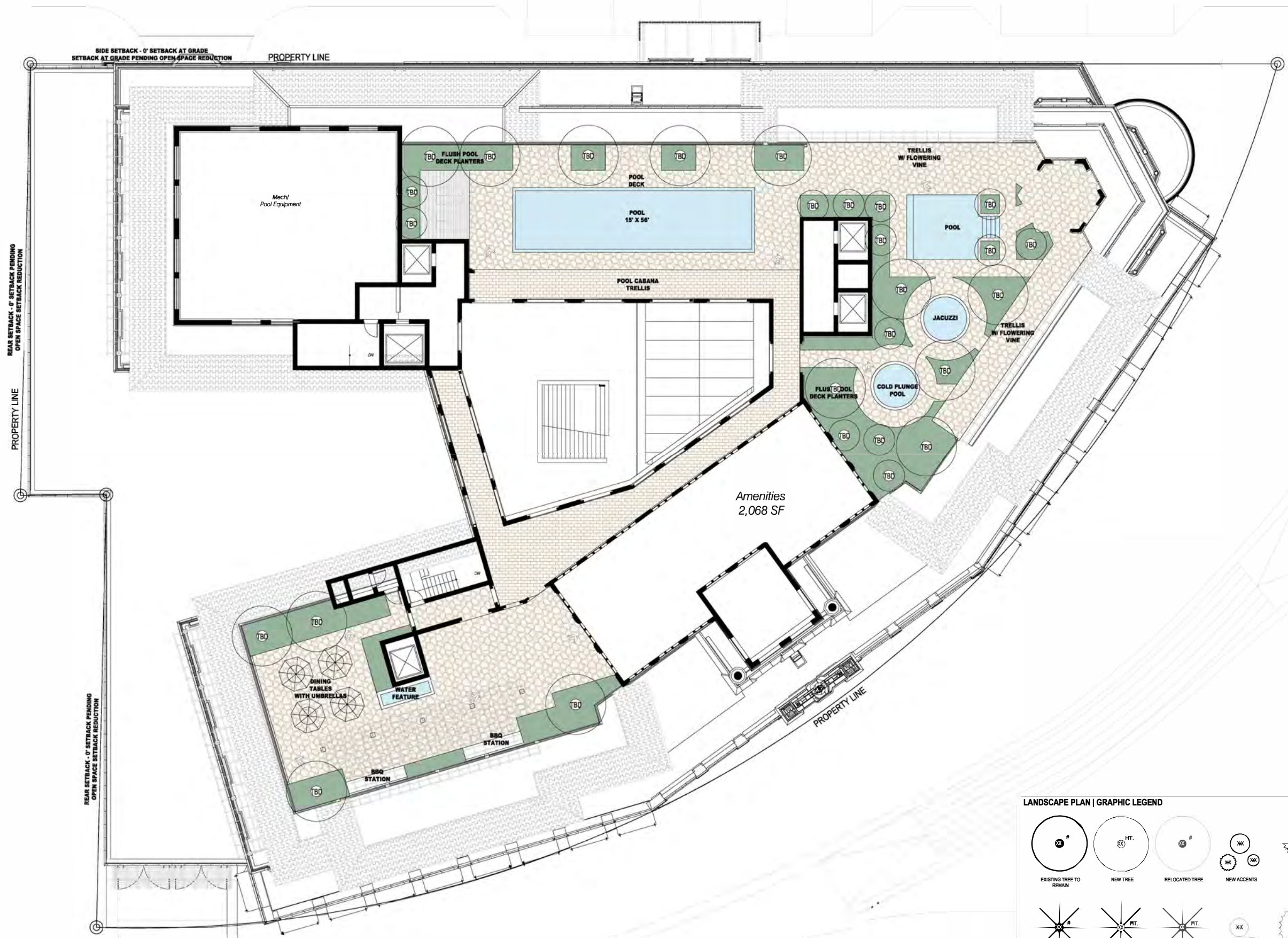
*1 BR: 1 space 2 BR: 1.75 spaces 3 BR 2.25 spaces



Ponce Park Residences

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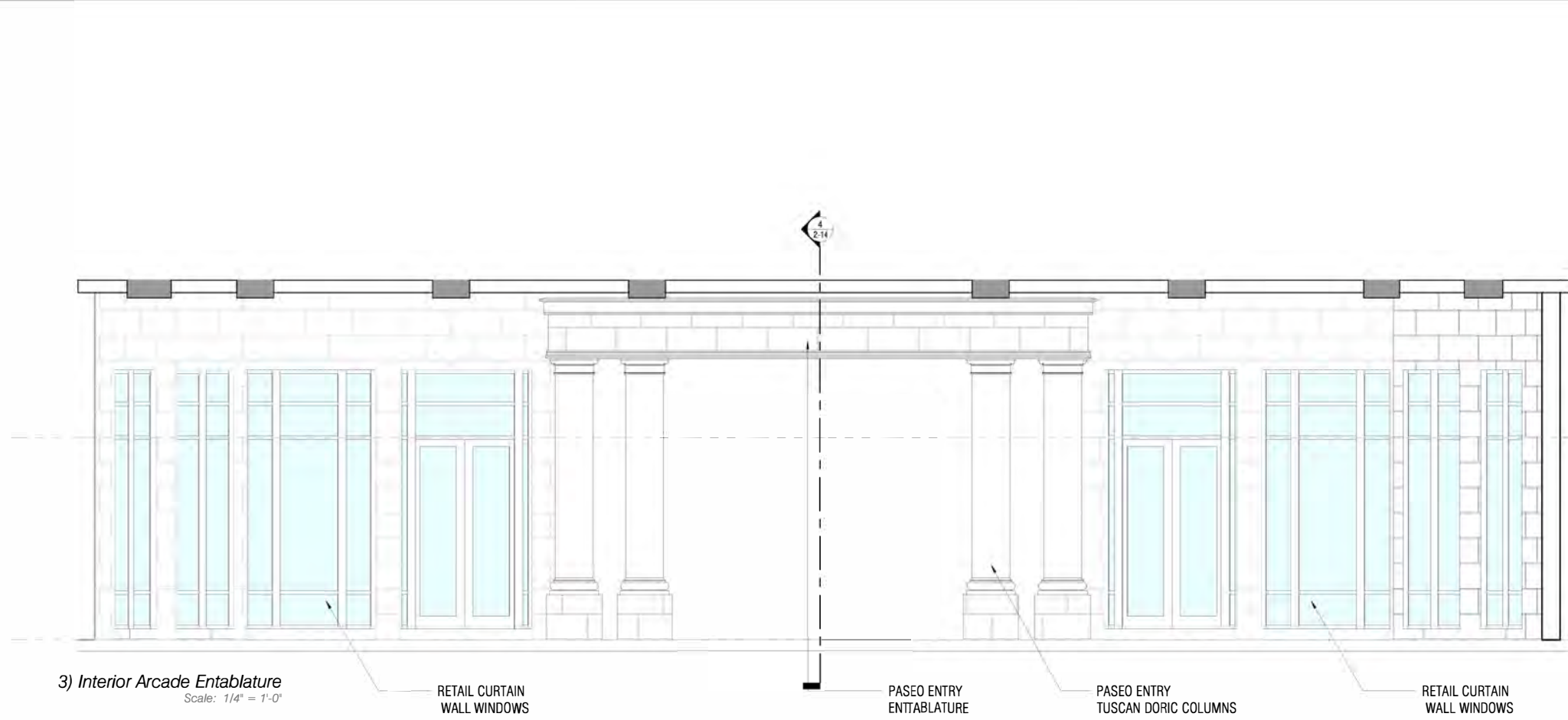
Level 9 3/32" = 1'-0" December 5, 2023



ROOF LEVEL LANDSCAPE PLAN
SCALE: 3/32" = 1'-0"

LANDSCAPE PLAN | GRAPHIC LEGEND

EXISTING TREE TO REMAIN	NEW TREE	RELOCATED TREE	NEW ACCENTS	NEW VINE	NEW GROUND COVER TYPE AND COUNT
EXISTING PALM TO REMAIN	NEW PALM	RELOCATED PALM	NEW SHRUBS	NEW CYCAD	NEW BAMBOO



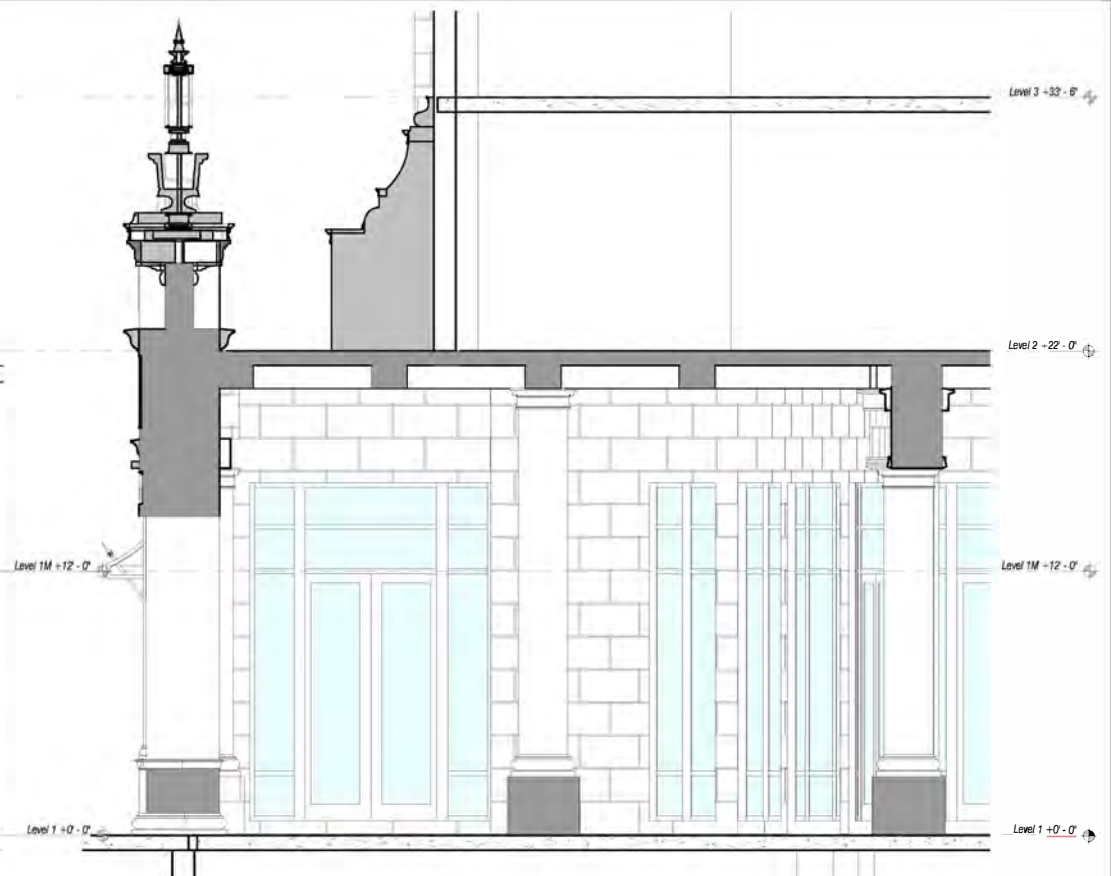
3) Interior Arcade Entablature
Scale: 1/4" = 1'-0"

RETAIL CURTAIN WALL WINDOWS

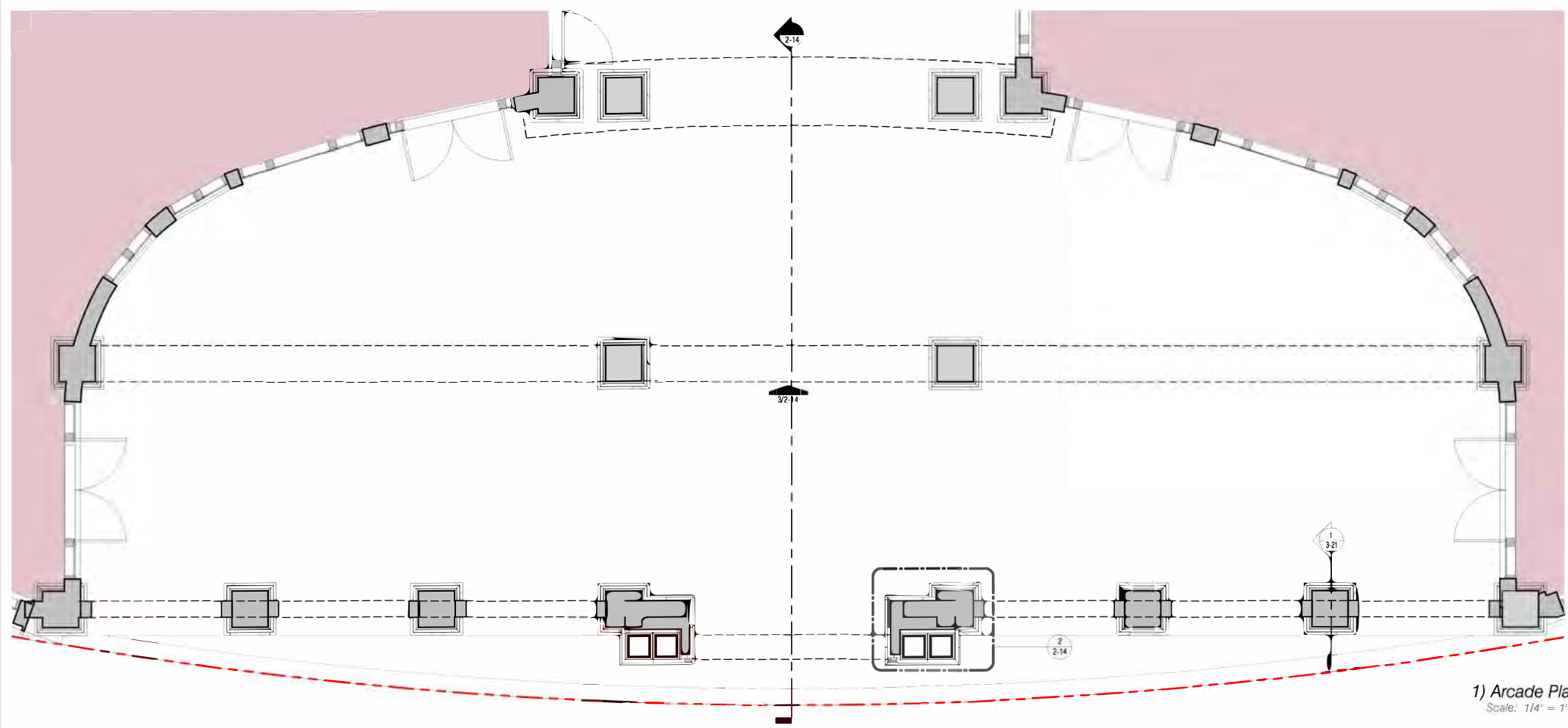
PASEO ENTRY ENTABLATURE

PASEO ENTRY TUSCAN DORIC COLUMNS

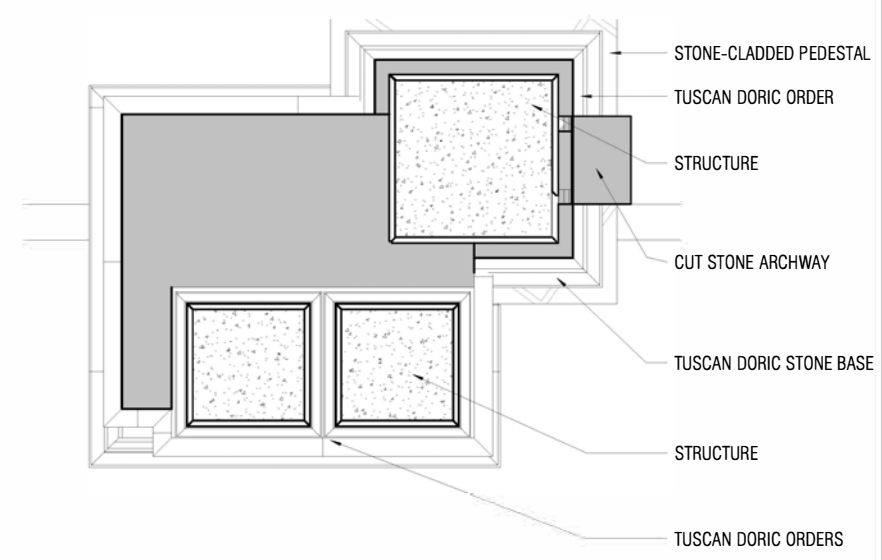
RETAIL CURTAIN WALL WINDOWS



4) Arcade Cross Section
Scale: 1/4" = 1'-0"



1) Arcade Plan
Scale: 1/4" = 1'-0"



Paseo Entryway Plan Detail
Scale: 1" = 1'-0"

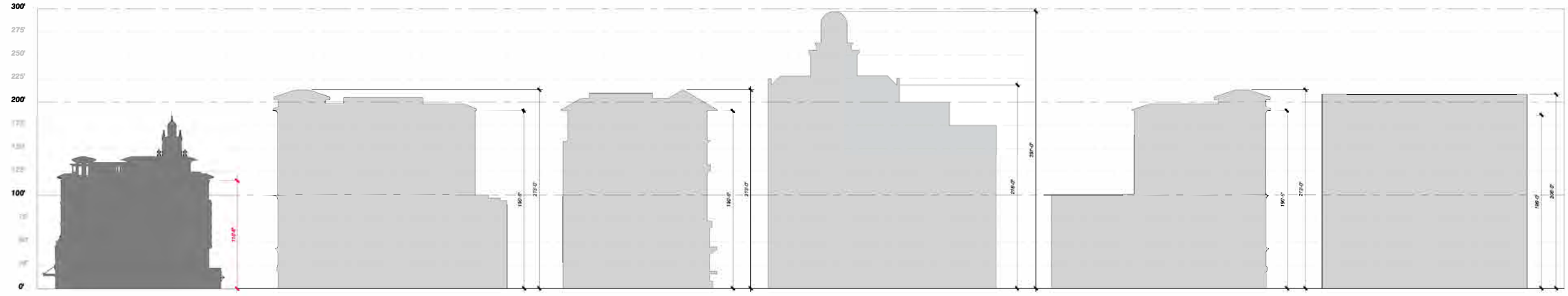


250 CATALONIA
80'

PONCE PARK RESIDENCES
115'-8" ROOF HEIGHT
178'-10" DOME HEIGHT
186'-6" ARCH (STATUE) HEIGHT

THE PLAZA
218'-0" ROOF HEIGHT
297'-0" ARCH HEIGHT

EAST/WEST CONTEXT SECTION



PONCE PARK RESIDENCES
115'-8" ROOF HEIGHT
178'-10" DOME HEIGHT
186'-6" ARCH (STATUE) HEIGHT

THE PLAZA - TOWER 1
190'-6" ROOF HEIGHT
213'-0" ARCH HEIGHT

THE PLAZA - TOWER 2
190'-6" ROOF HEIGHT
213'-0" ARCH HEIGHT

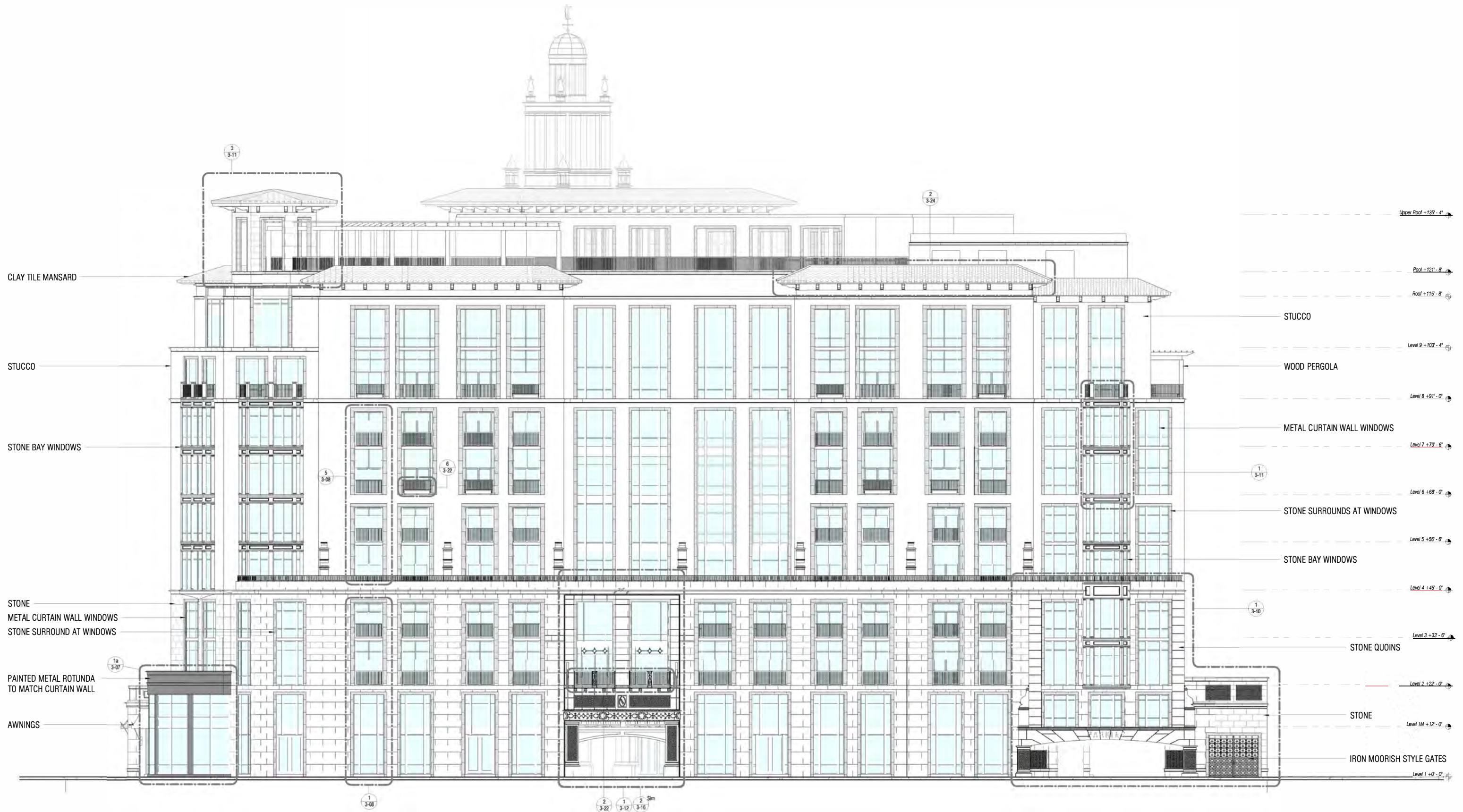
THE PLAZA - TOWER 3
218'-0" ROOF HEIGHT
297'-0" ARCH HEIGHT

THE PLAZA - TOWER 4
190'-6" ROOF HEIGHT
213'-0" ARCH HEIGHT

2800 PONCE DE LEON
186'-0" ROOF HEIGHT
206'-0" ARCH HEIGHT

ADJACENT PROJECTS HEIGHT COMPARISON

Height Comparison
Scale: 1" = 60'-0"



North Elevation
Scale: 1" = 10'-0"

Ponce Park Residences

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North Elevation 1" = 10'-0" December 5, 2023



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STONE FINIALS

STONE FINIALS

CLAY TILE MANSARD ROOF

WOOD BRACKETS AND CLOSURE BOARDS

CLAY TILE MANSARD ROOF

STUCCO

STONE

Upper Roof +135'-4"

Pool +121'-8"

Roof +115'-8"

Level 9 +103'-4"

Level 8 +91'-0"

Level 7 +79'-6"

Level 6 +68'-0"

Level 5 +56'-6"

Level 4 +46'-0"

Level 3 +33'-6"

Level 2 +22'-0"

Level 1M +12'-0"

Level 1 +0'-0"

Basement -15'-0"

2
3-07

3
3-11

Northeast Elevation
Scale: 1" = 10'-0"

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Northeast Elevation

1" = 10'-0"

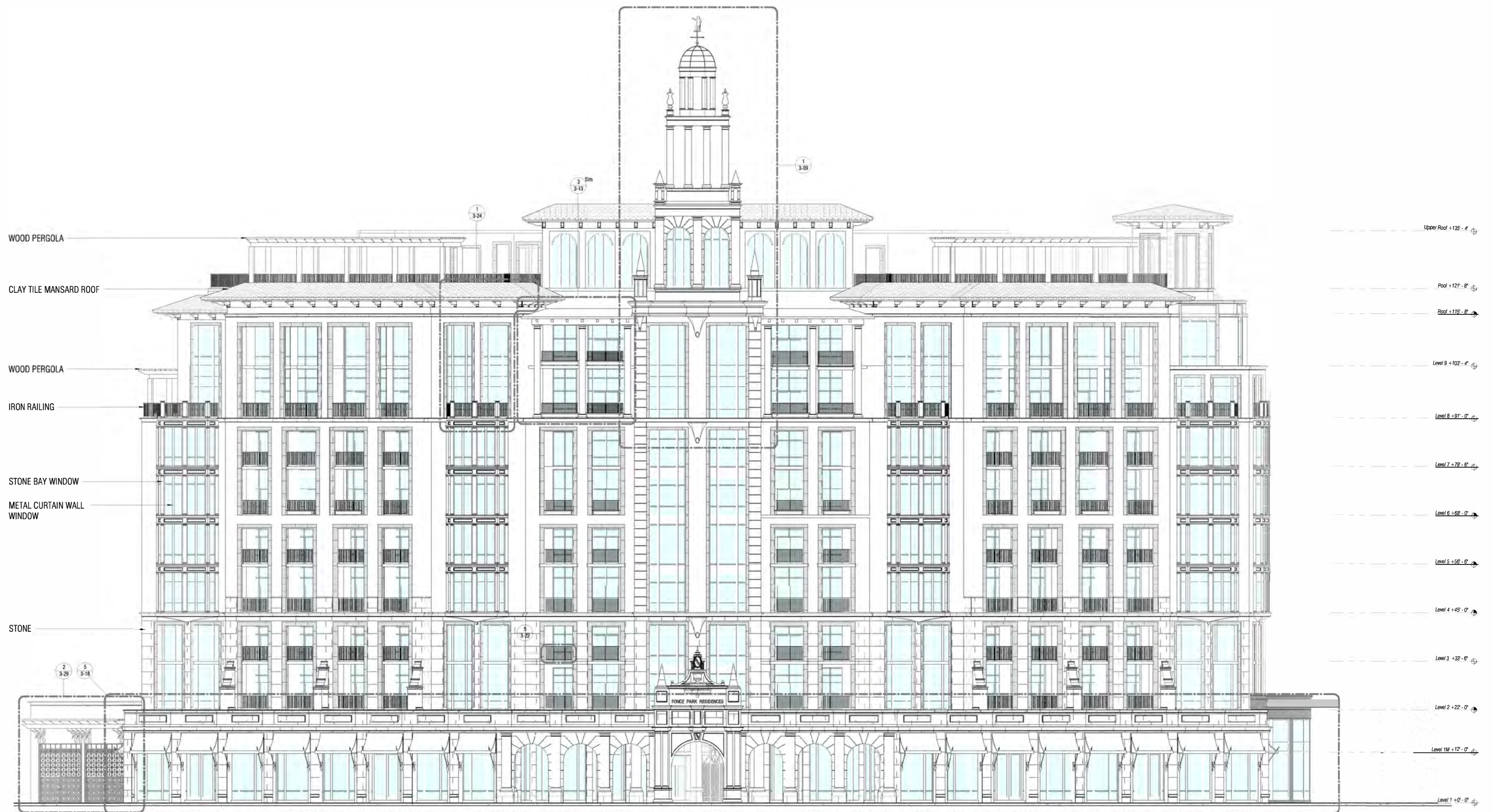
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Southeast Elevation
Scale: 1" = 10'-0"

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Southeast Elevation

1" = 10'-0"

December 5, 2023



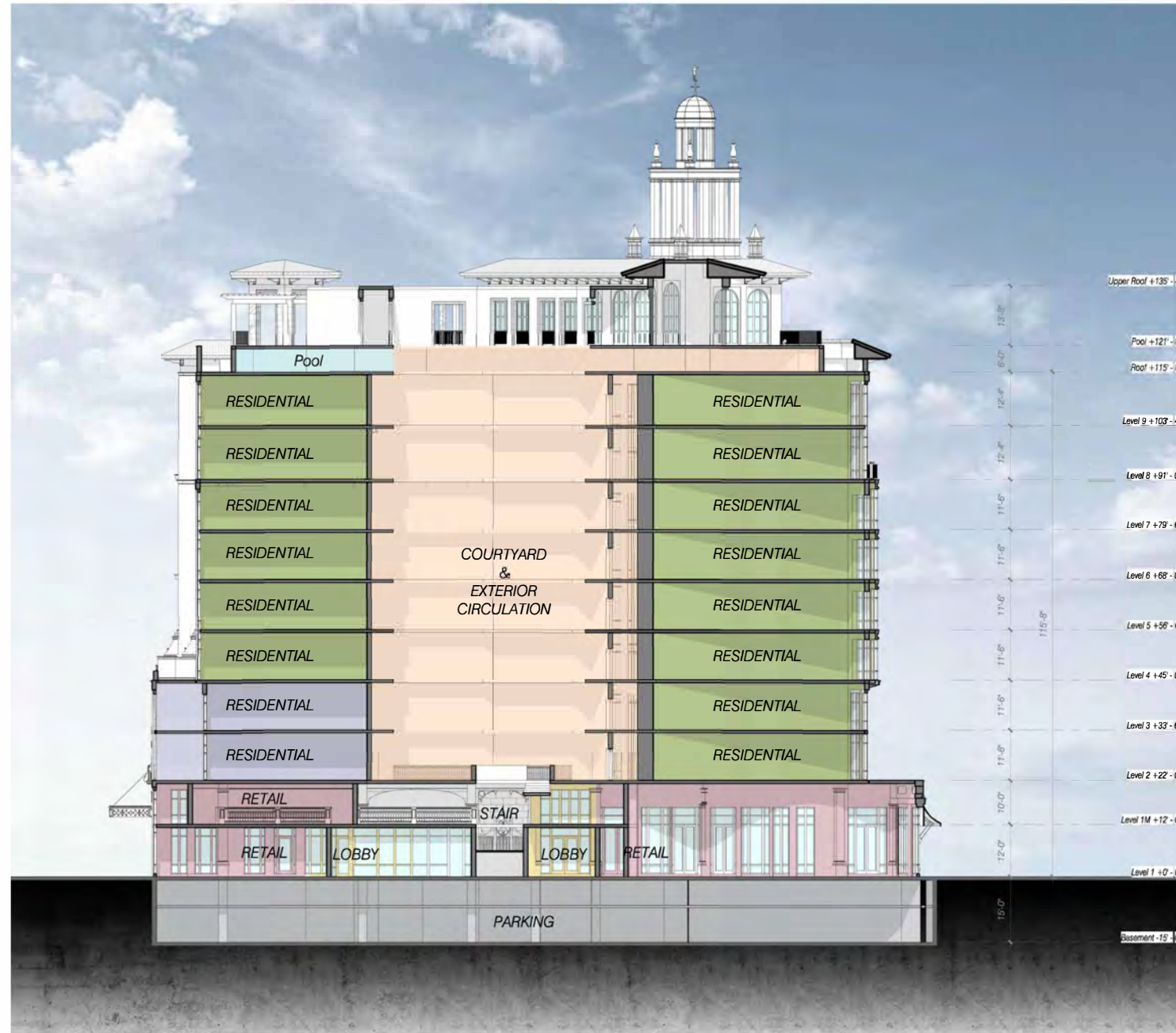
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West Elevation
Scale: 1" = 10'-0"



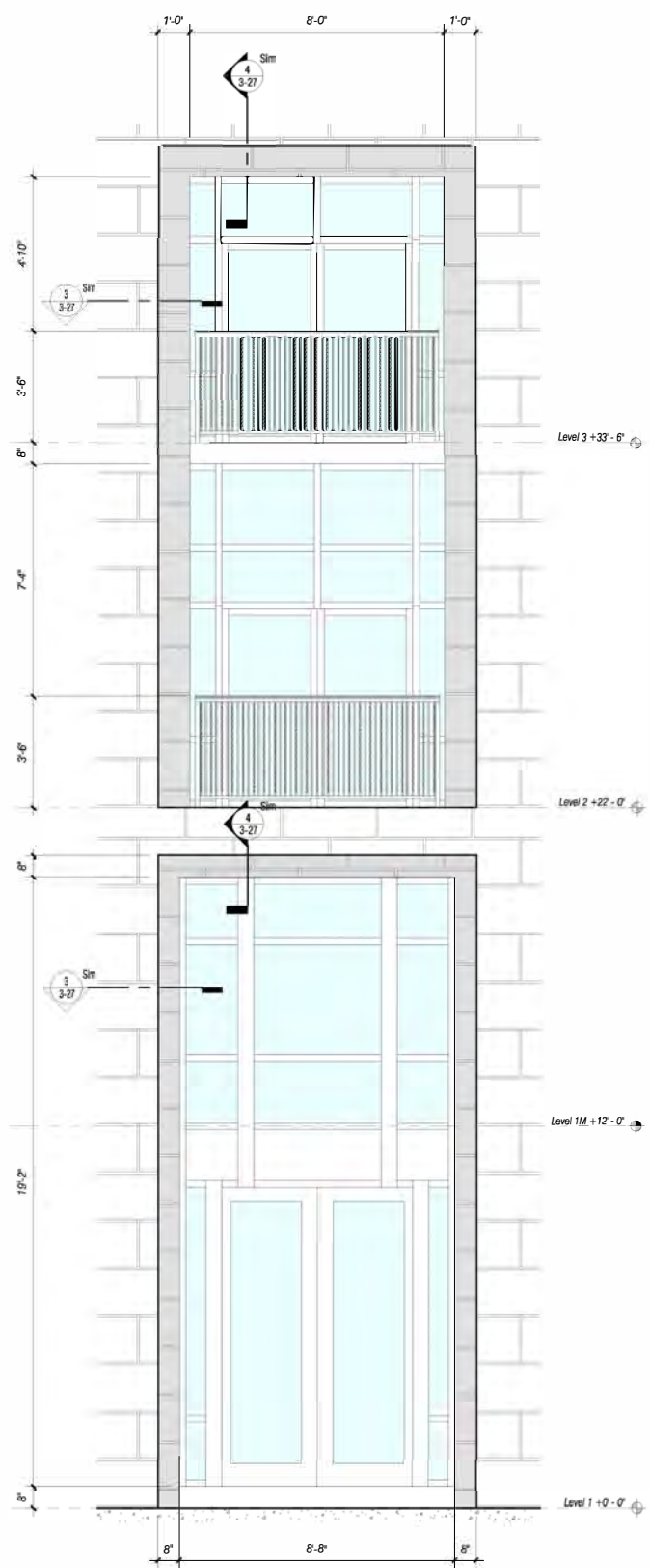
N/S SECTION
Scale: 1/16" = 1'-0"



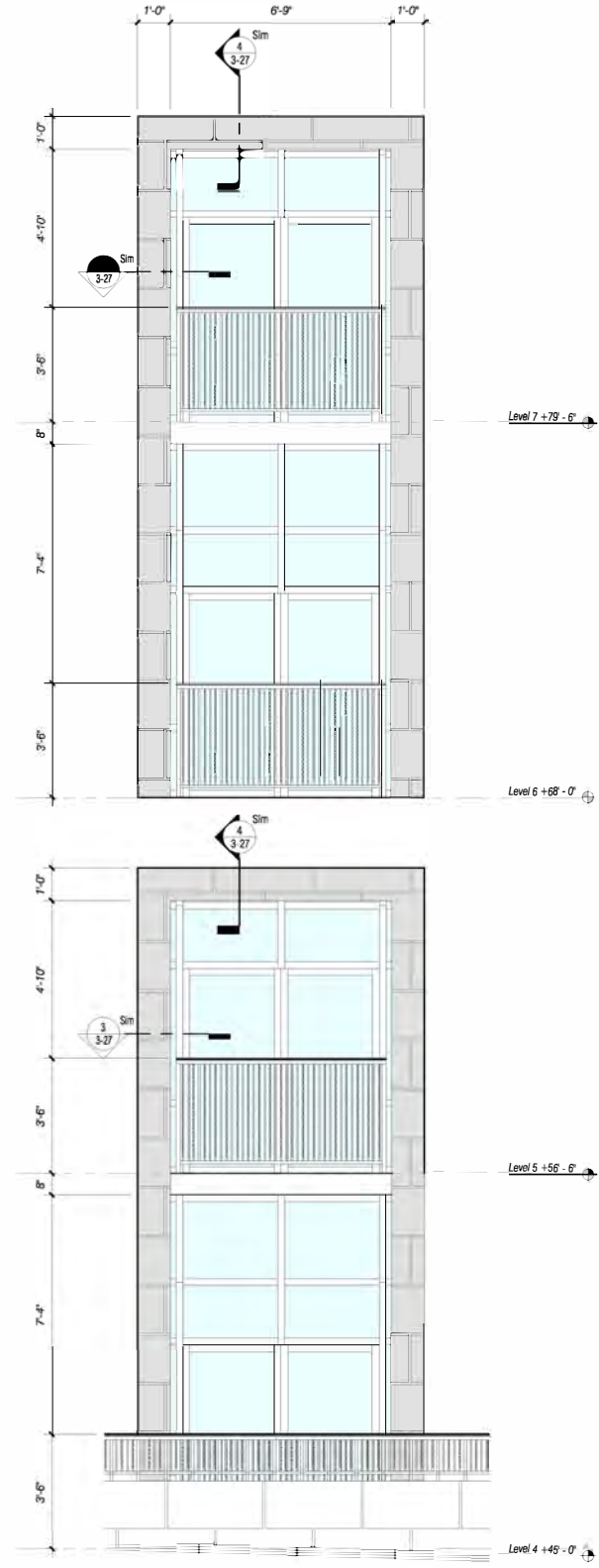
1) Enlarged Rotunda
Scale: 1/2" = 1'-0"



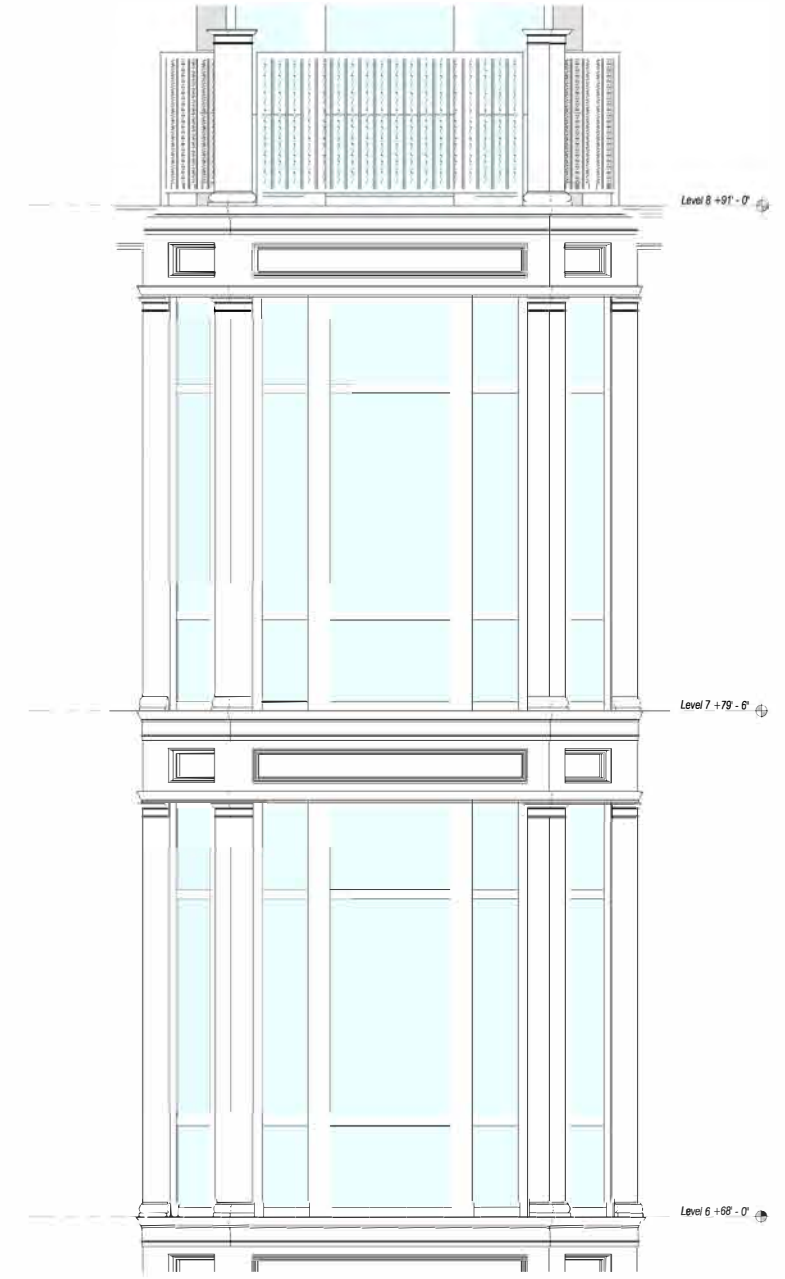
2) Enlarged Rotunda
Scale: 1/2" = 1'-0"



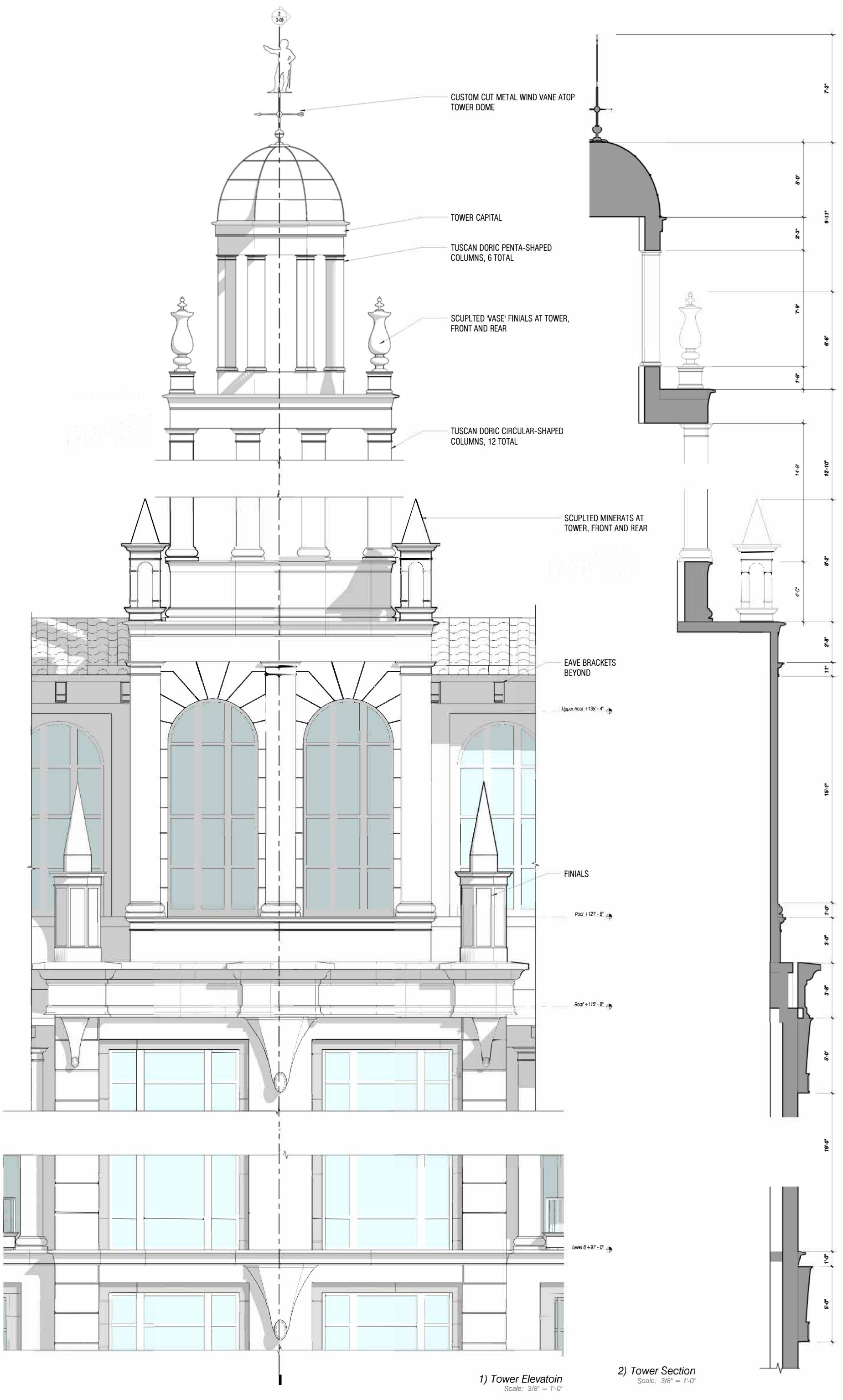
1) Enlarged North Block
Scale: 3/8" = 1'-0"

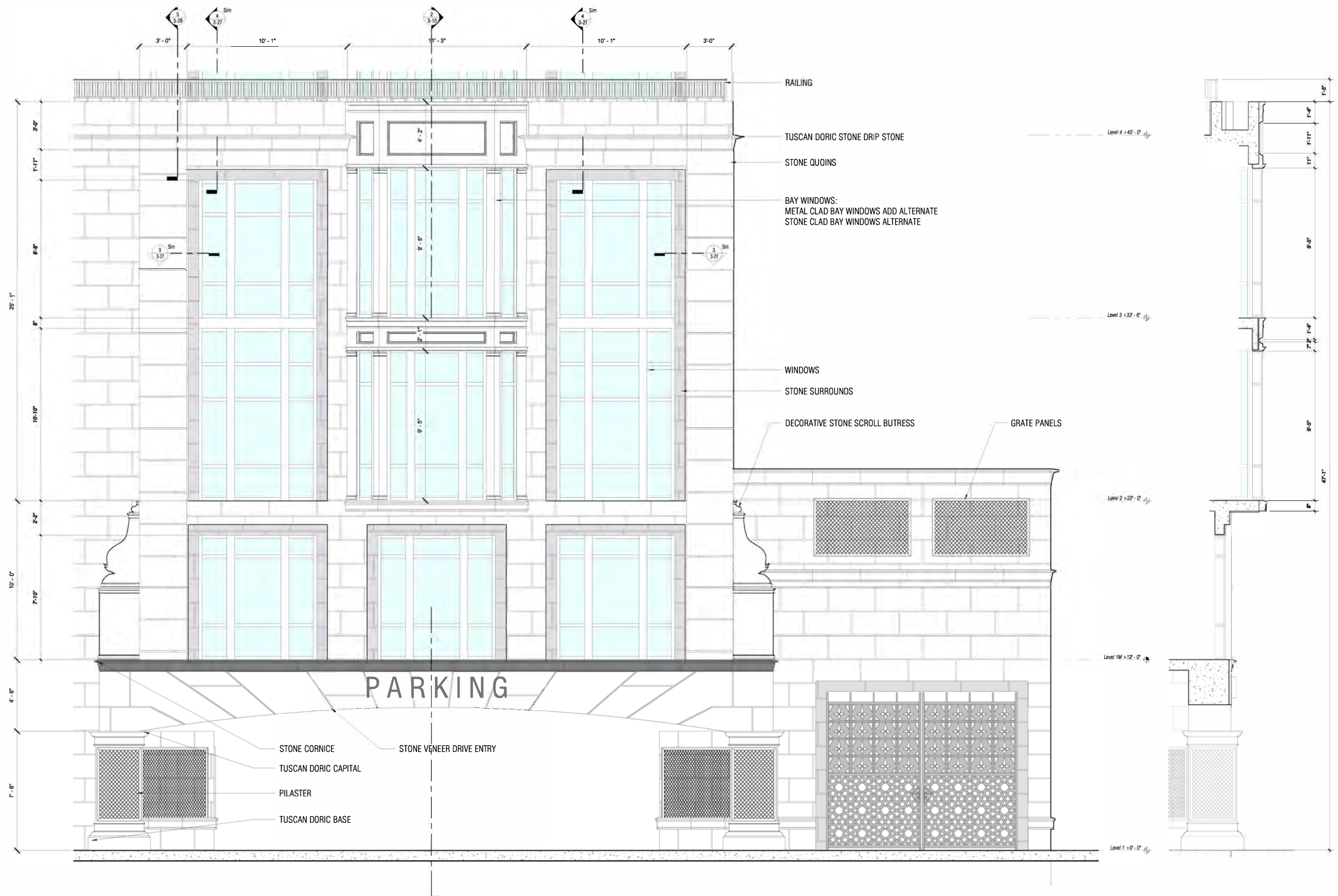


2) Enlarged North Block
Scale: 3/8" = 1'-0"



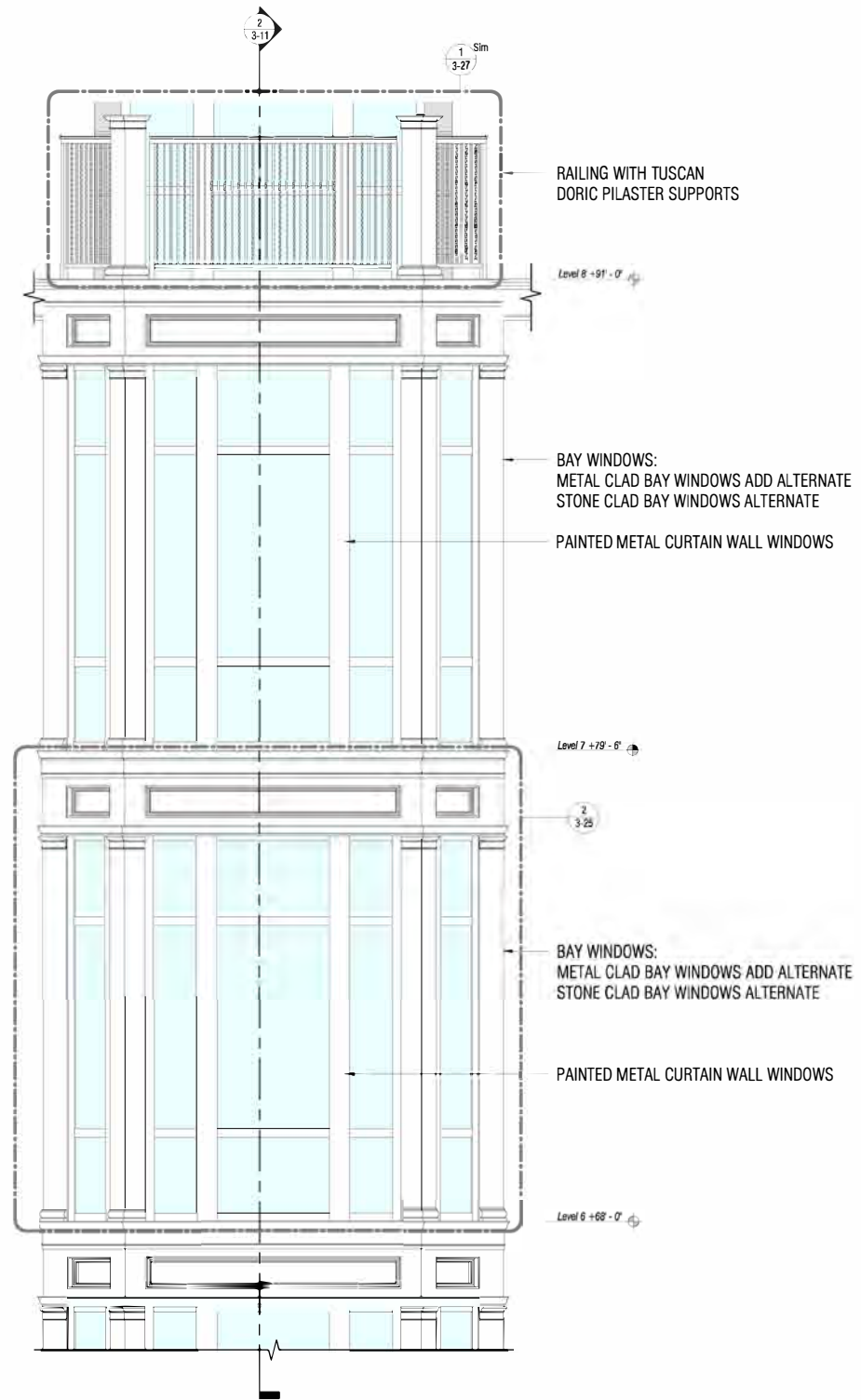
3) Enlarged North Block
Scale: 1/2" = 1'-0"



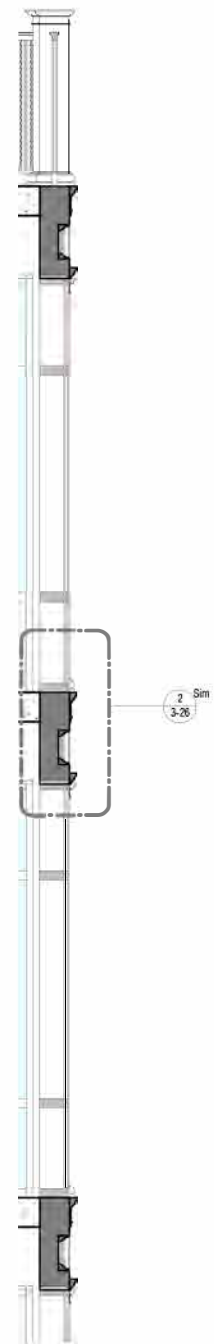


Parking Drive-In & Loading
Scale: 3/8" = 1'-0"

Drive-In & Bay Window Section
Scale: 3/8" = 1'-0"



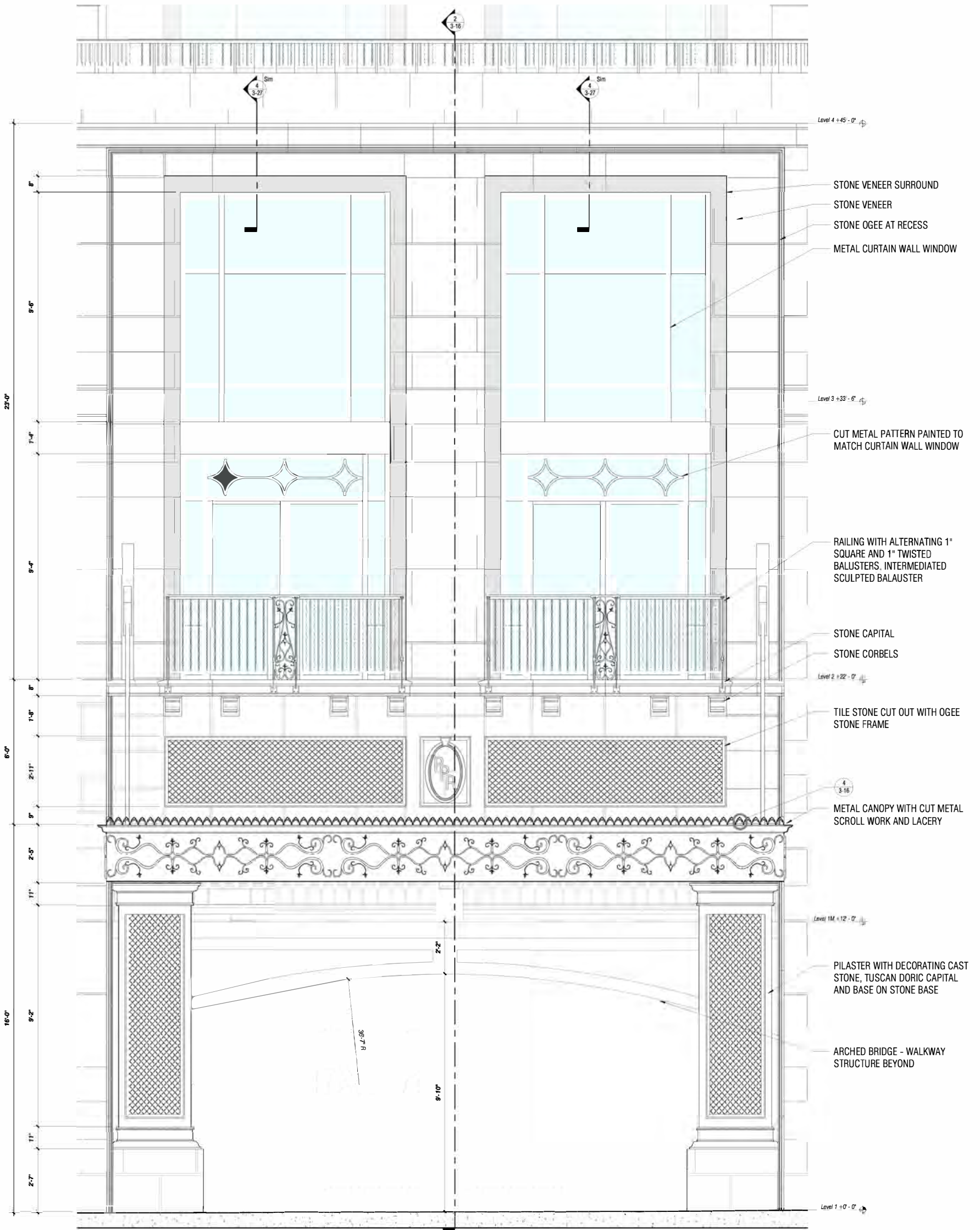
1) Bay Window Elevation
Scale: 1/2" = 1'-0"



2) Upper Bay Window Section
Scale: 1/2" = 1'-0"



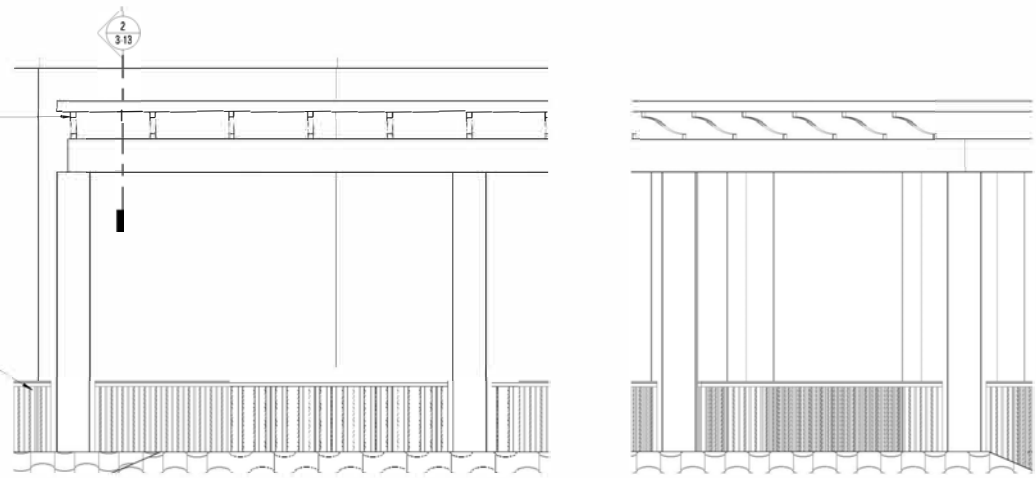
3) Enlarged North Block
Scale: 1/2" = 1'-0"



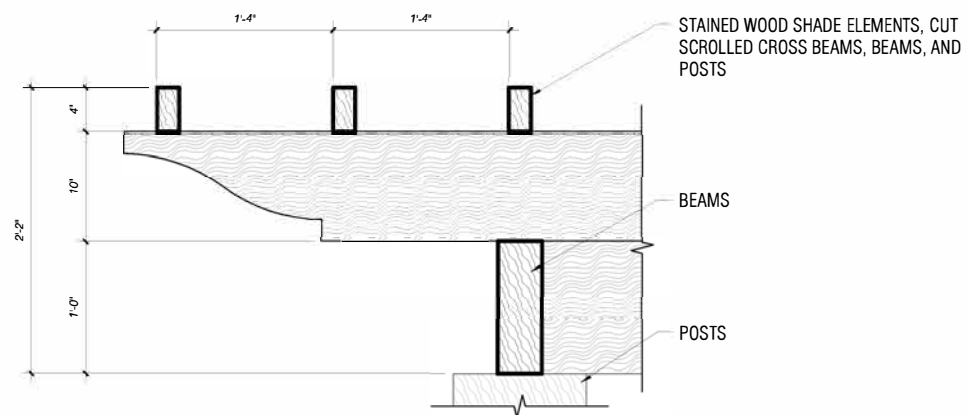
Paseo Elevation
Scale: 1/2" = 1'-0"

WOOD PERGOLA AT ROOF TOP AMENINTY AREAS

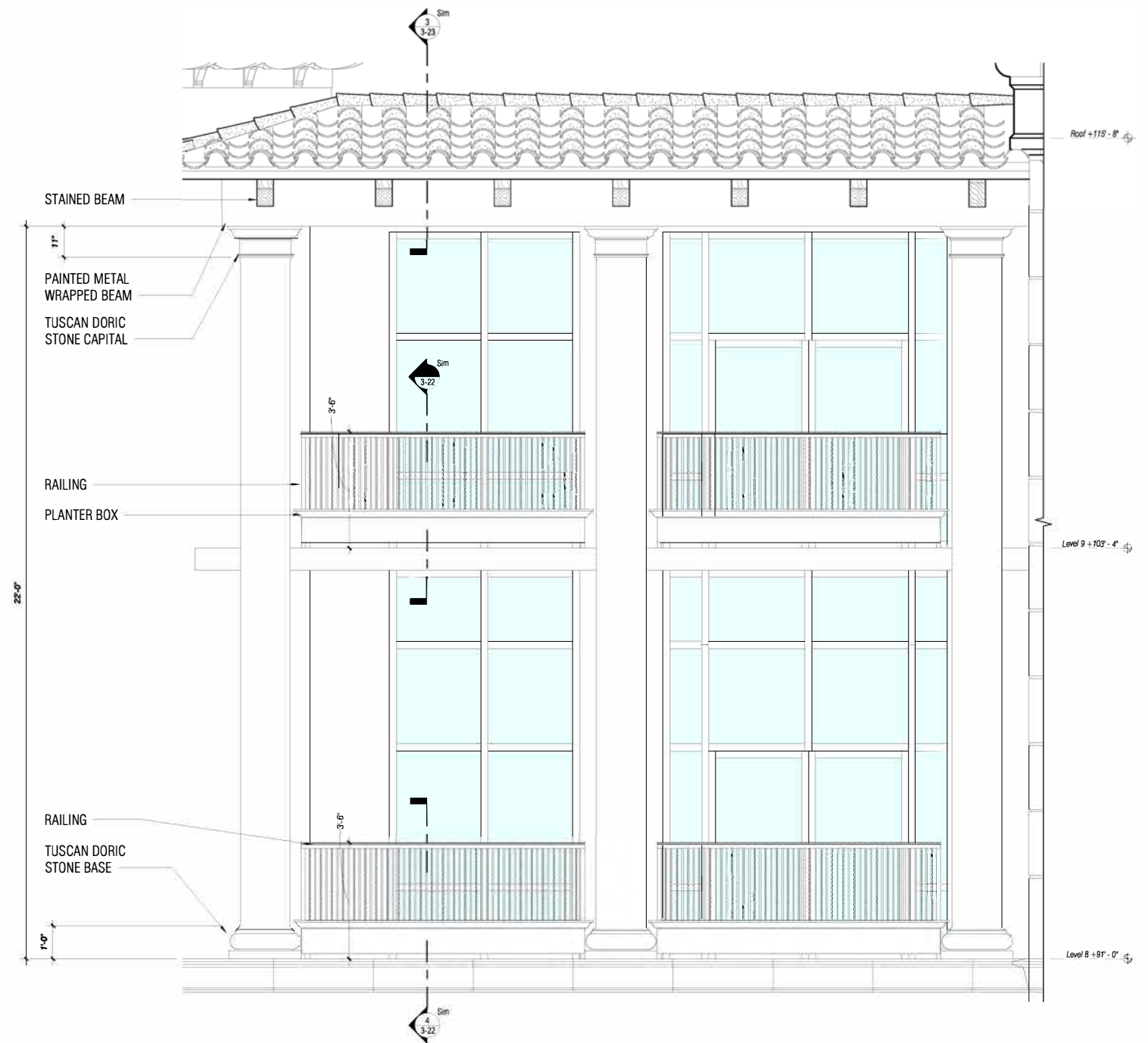
RAILING



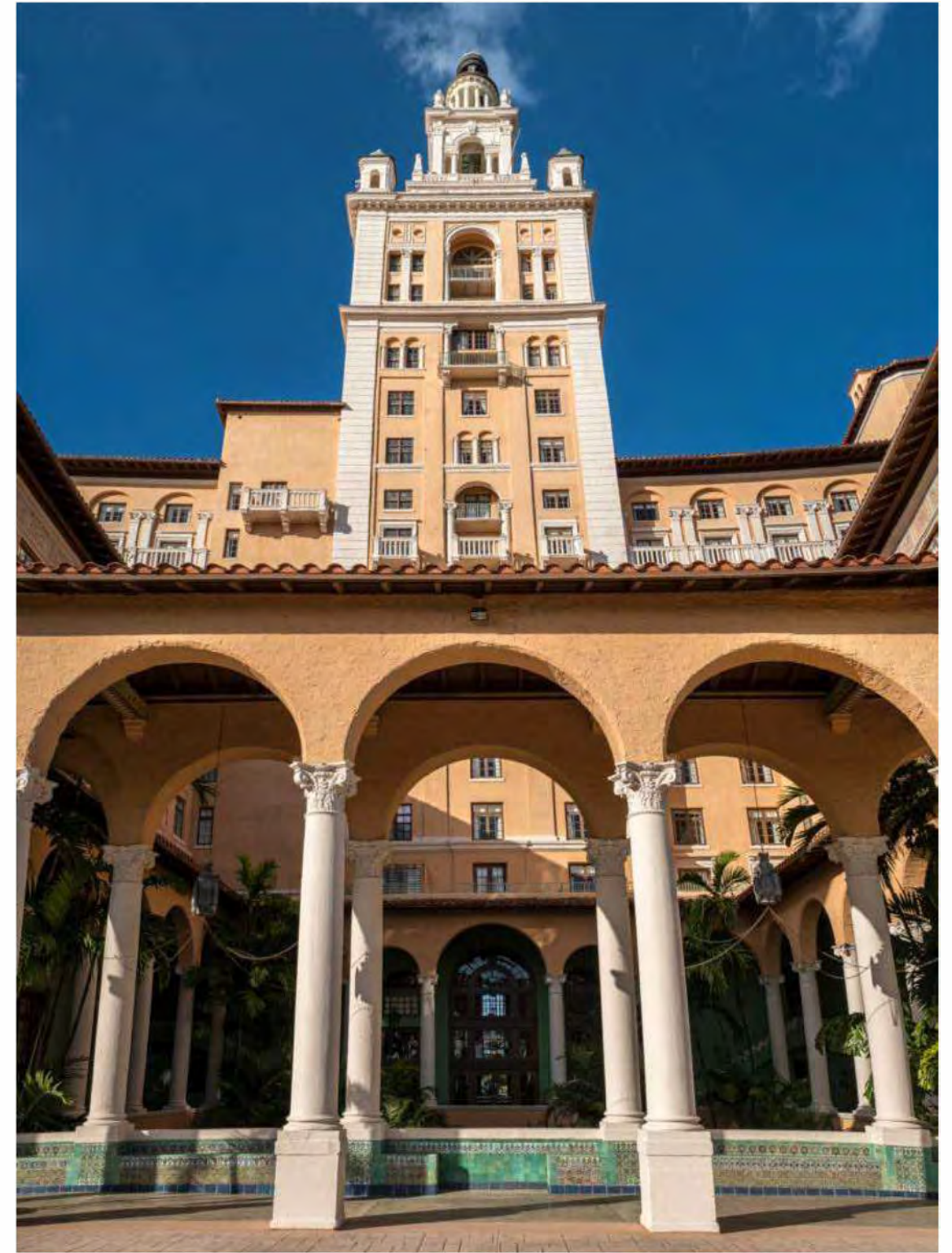
1) Enlarged Pergola
Scale: 3/8" = 1'-0"



2) Wood Pergola and Rafter Detail
Scale: 1 1/2" = 1'-0"



3) Double Height Balconies
Scale: 1/2" = 1'-0"



Arcade Inspiration

Ponce Park Residences

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Arcade Inspirational Images

12" = 1'-0"

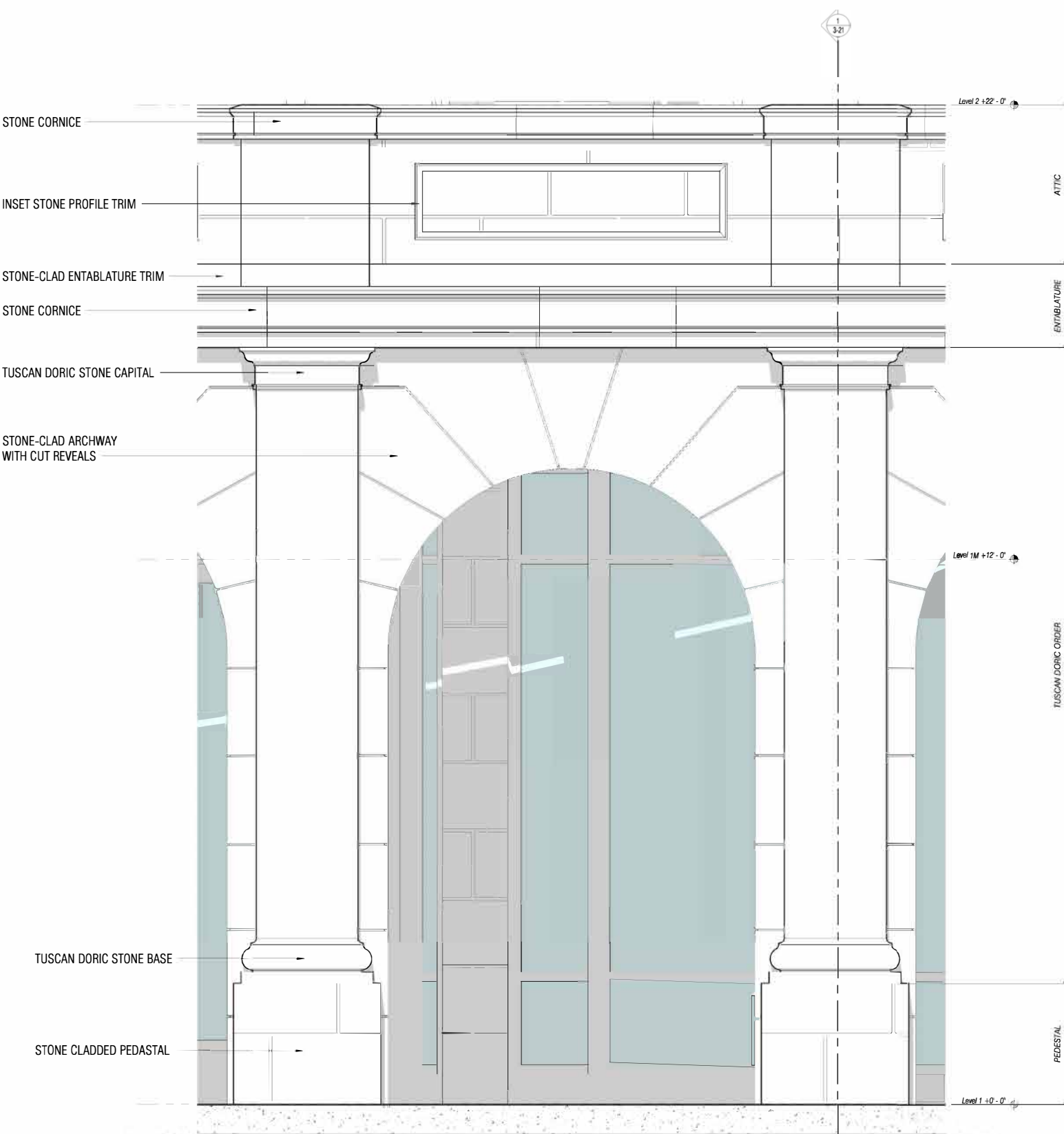
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Enlarged South Paseo Arcade to Attic
Scale: 3/4" = 1'-0"



Interior Arcade Rendering

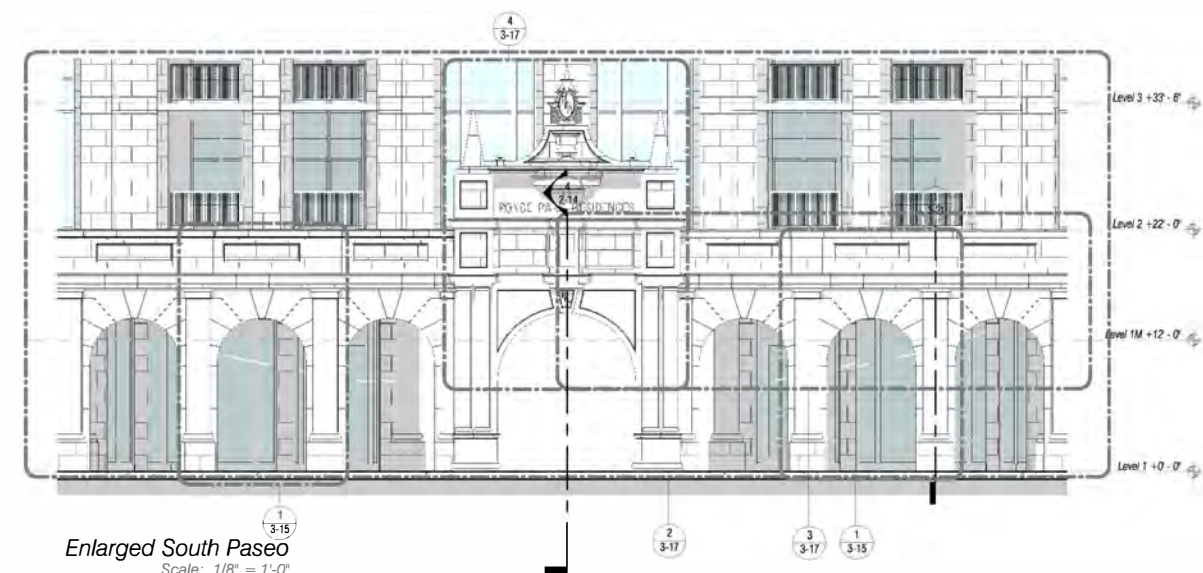


Exterior Arcade Rendering



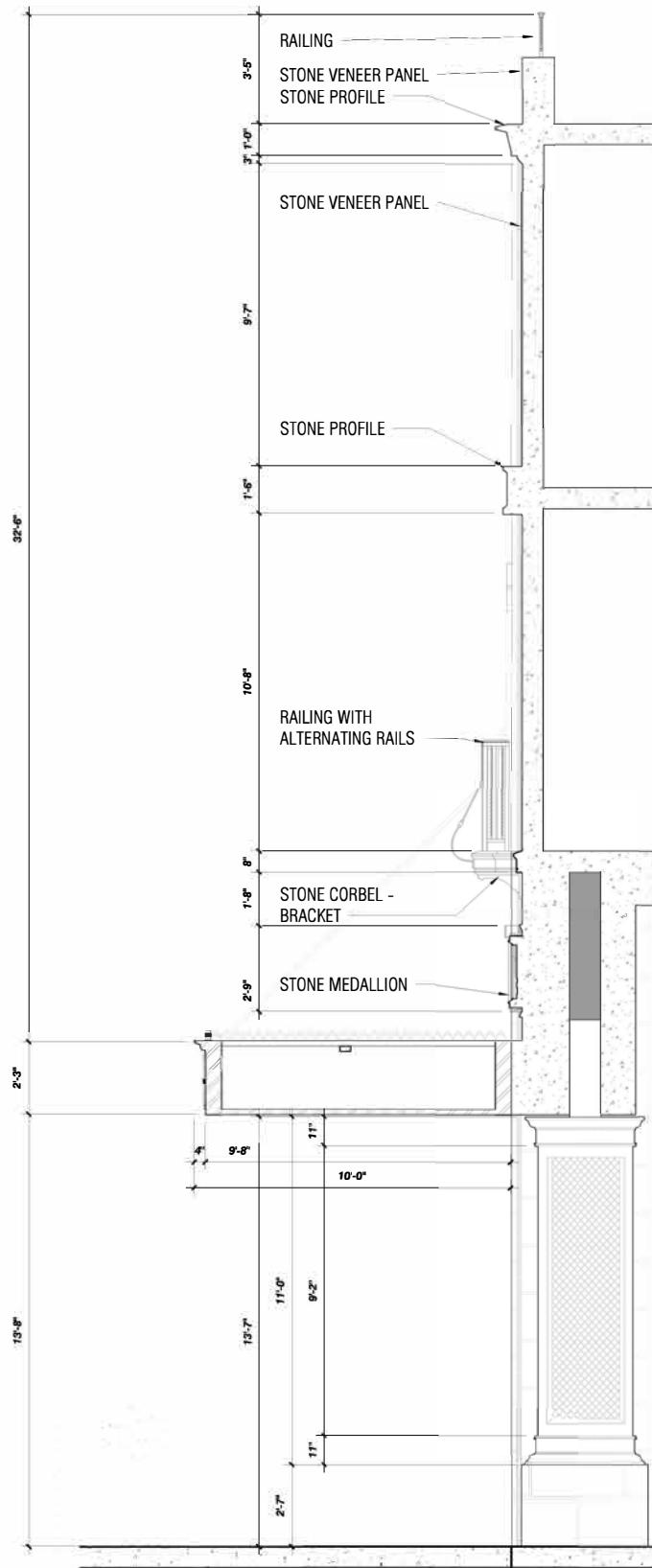
Miracle Mile Elevation

Arcade Inspiration

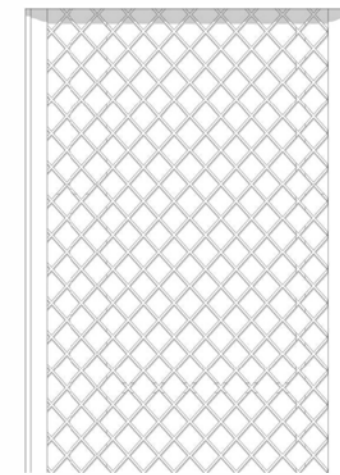




1) North Paseo Elevation
Scale: 3/8" = 1'-0"



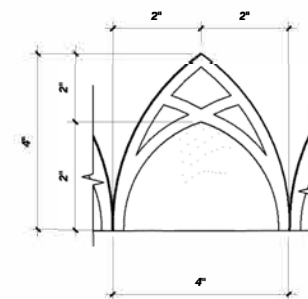
2) North Paseo Section
Scale: 3/8" = 1'-0"



3) Enlarged Pilaster Casting Detail
Scale: 1 1/2" = 1'-0"



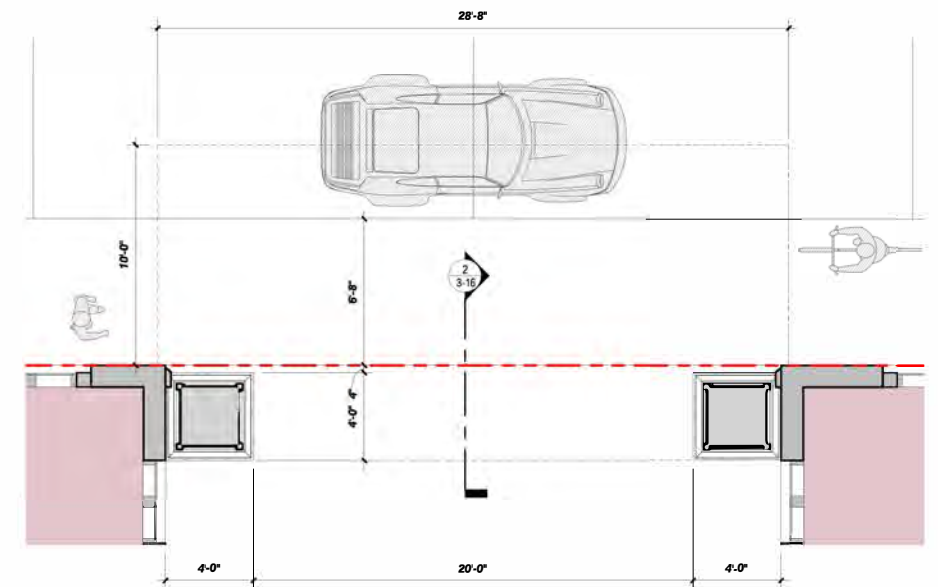
Casting Reference Photo 2



4) Canopy Spikes
Scale: 6" = 1'-0"

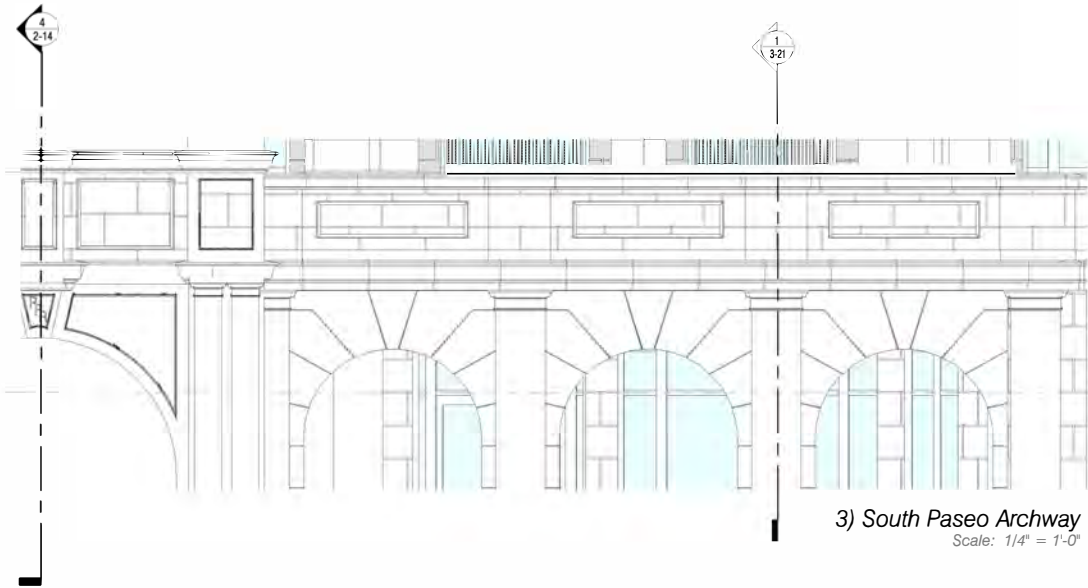


Casting Reference Photo 1

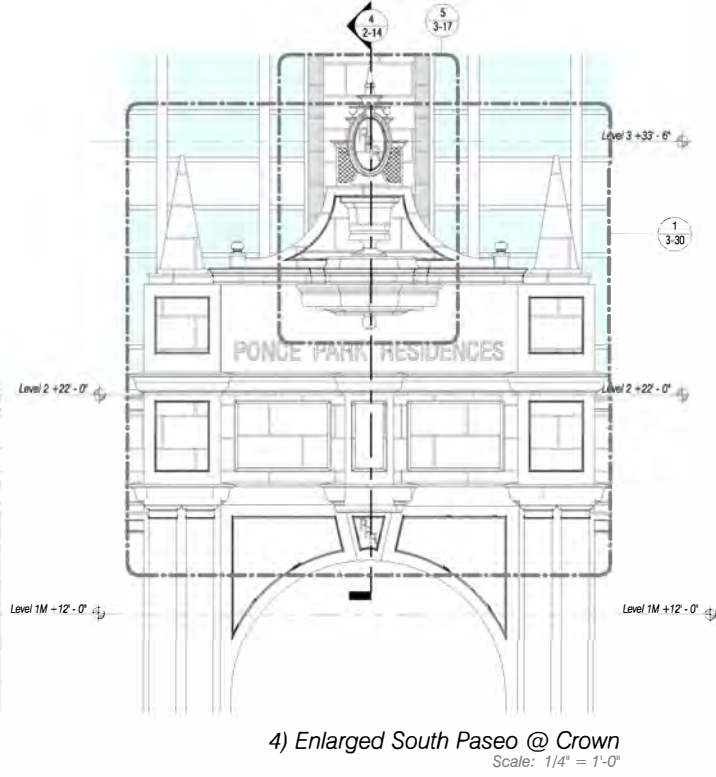


5) North Paseo Entry Plan
Scale: 1/4" = 1'-0"



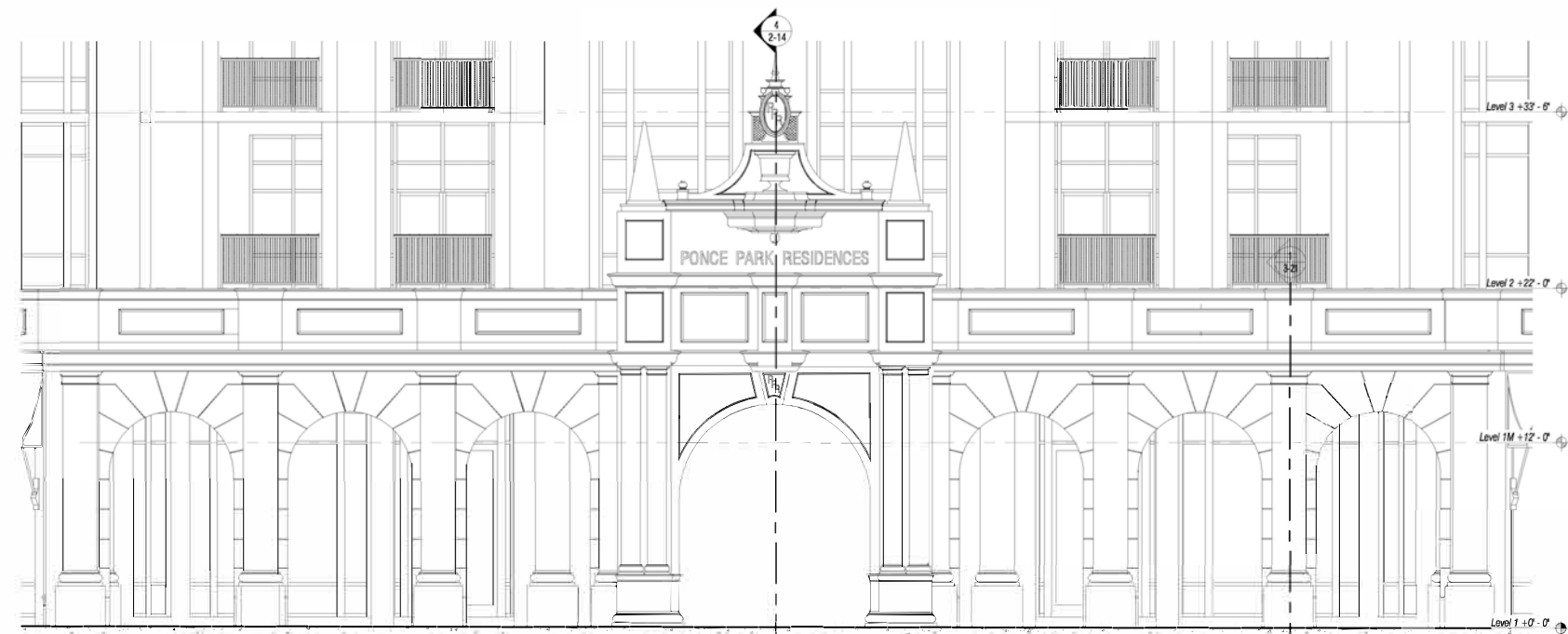


3) South Paseo Archway
Scale: 1/4" = 1'-0"

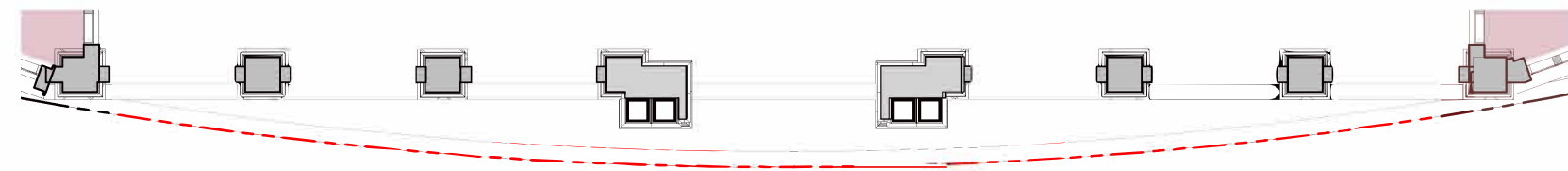


4) Enlarged South Paseo @ Crown
Scale: 1/4" = 1'-0"

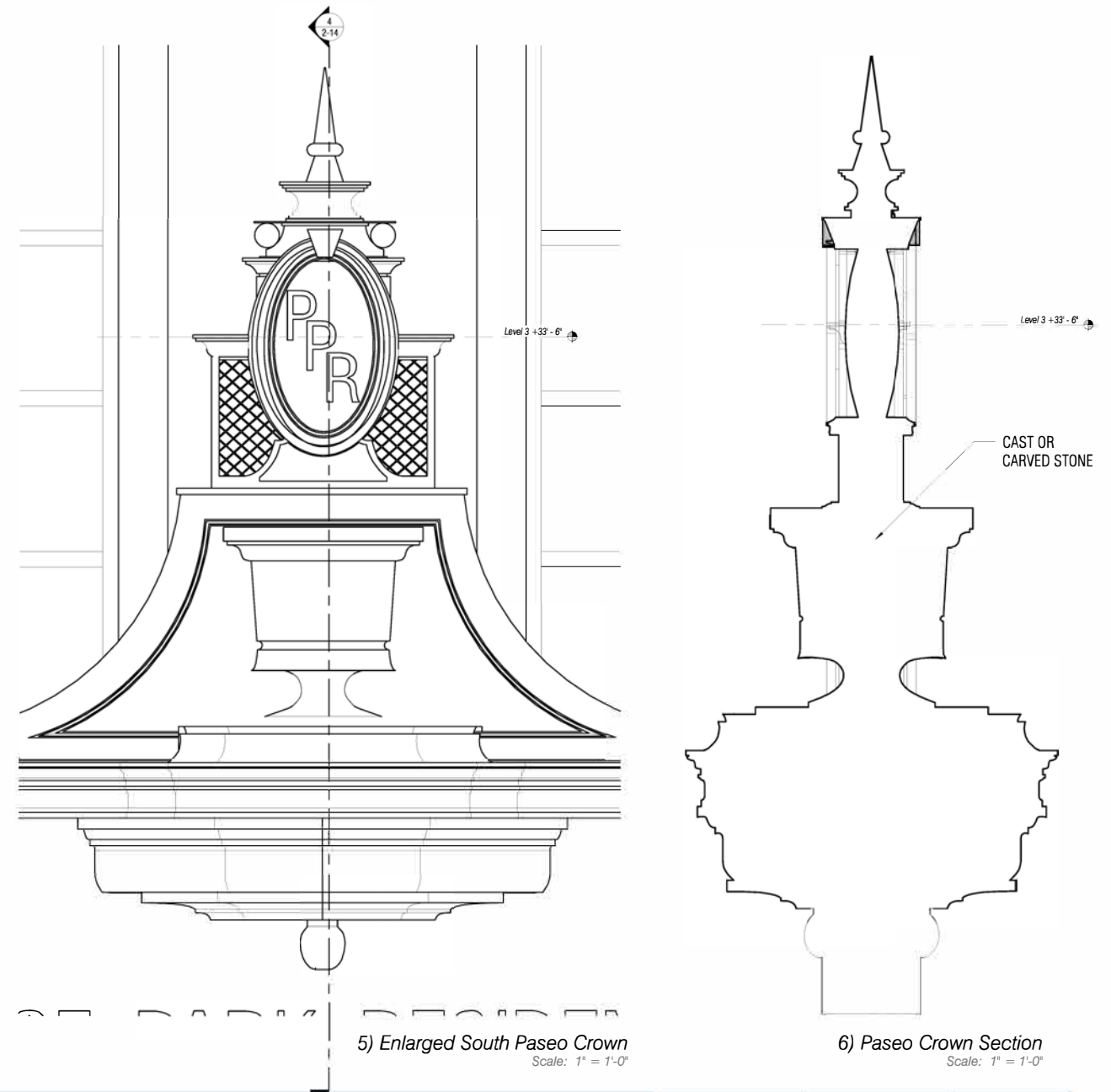
PROJECT NAME SUBJECT TO CHANGE;
USED AS PLACEHOLDER ONLY.
FINAL NAME TO BE DETERMINED.



2) South Paseo Elevation
Scale: 3/16" = 1'-0"

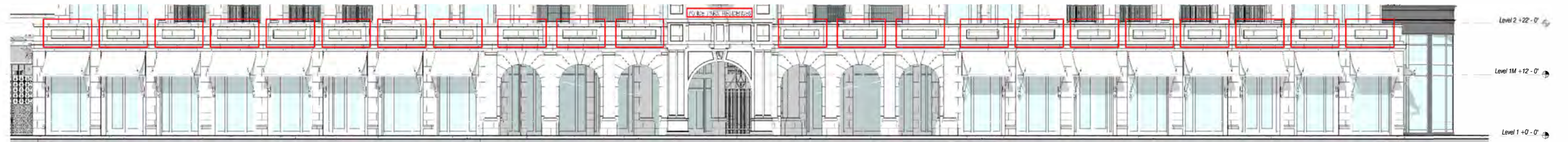


1) South Paseo Entry Plan
Scale: 3/16" = 1'-0"

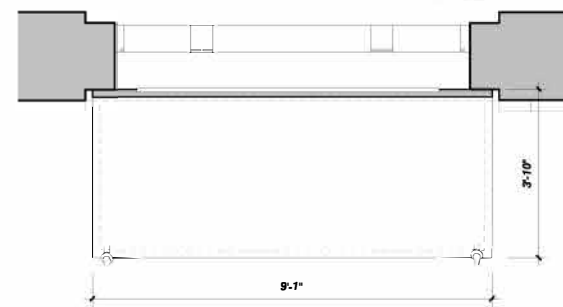


5) Enlarged South Paseo Crown
Scale: 1" = 1'-0"

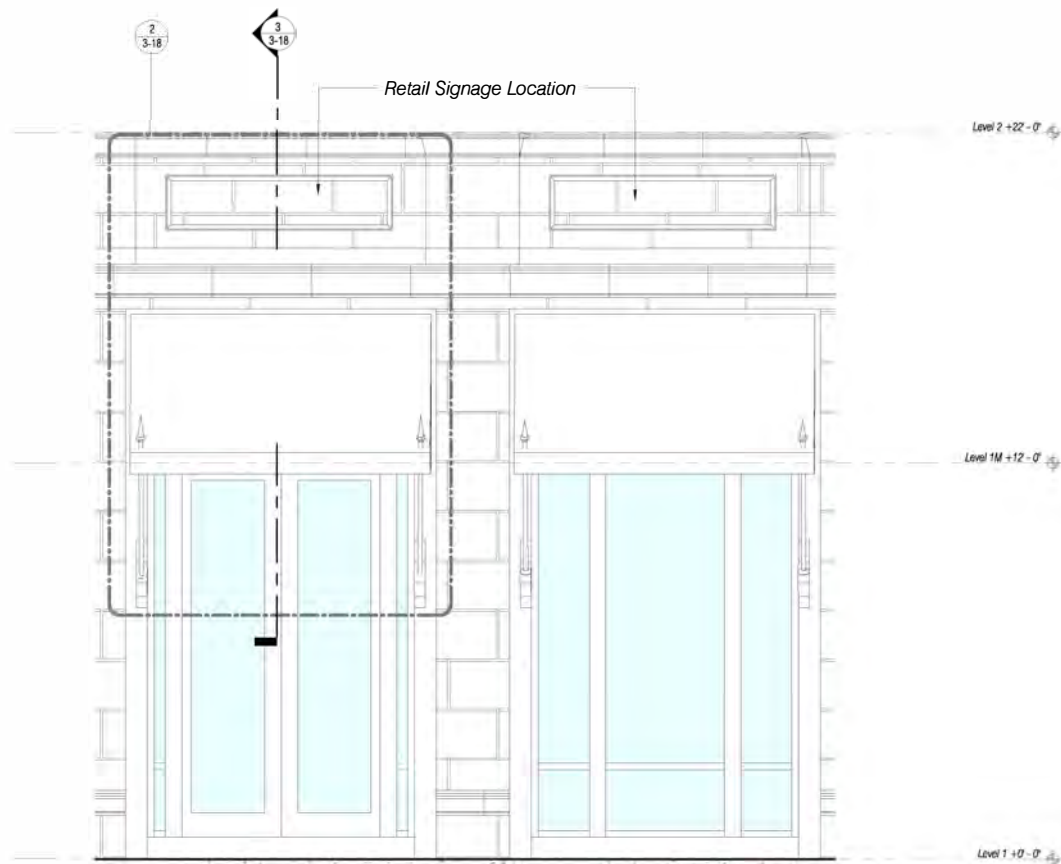
6) Paseo Crown Section
Scale: 1" = 1'-0"



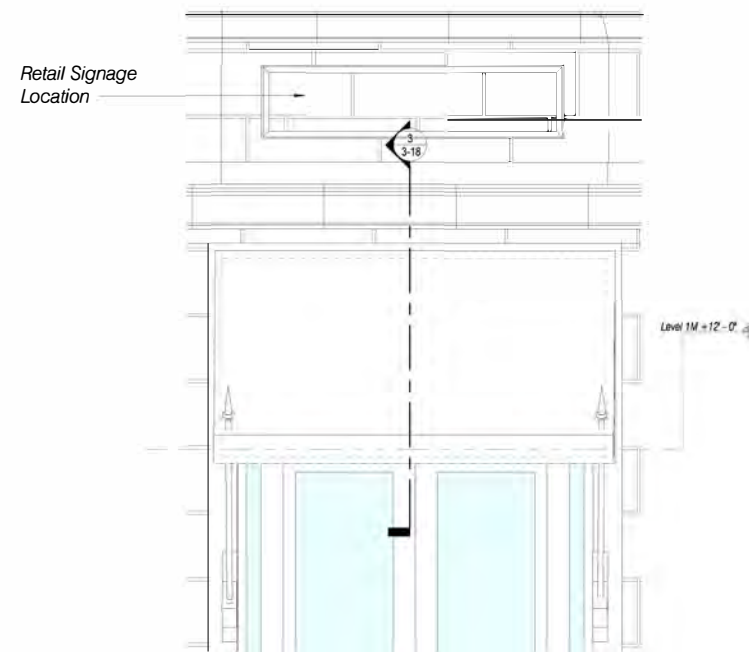
5) SE Retail Signage Location Diagram
Scale: 1" = 10'-0"



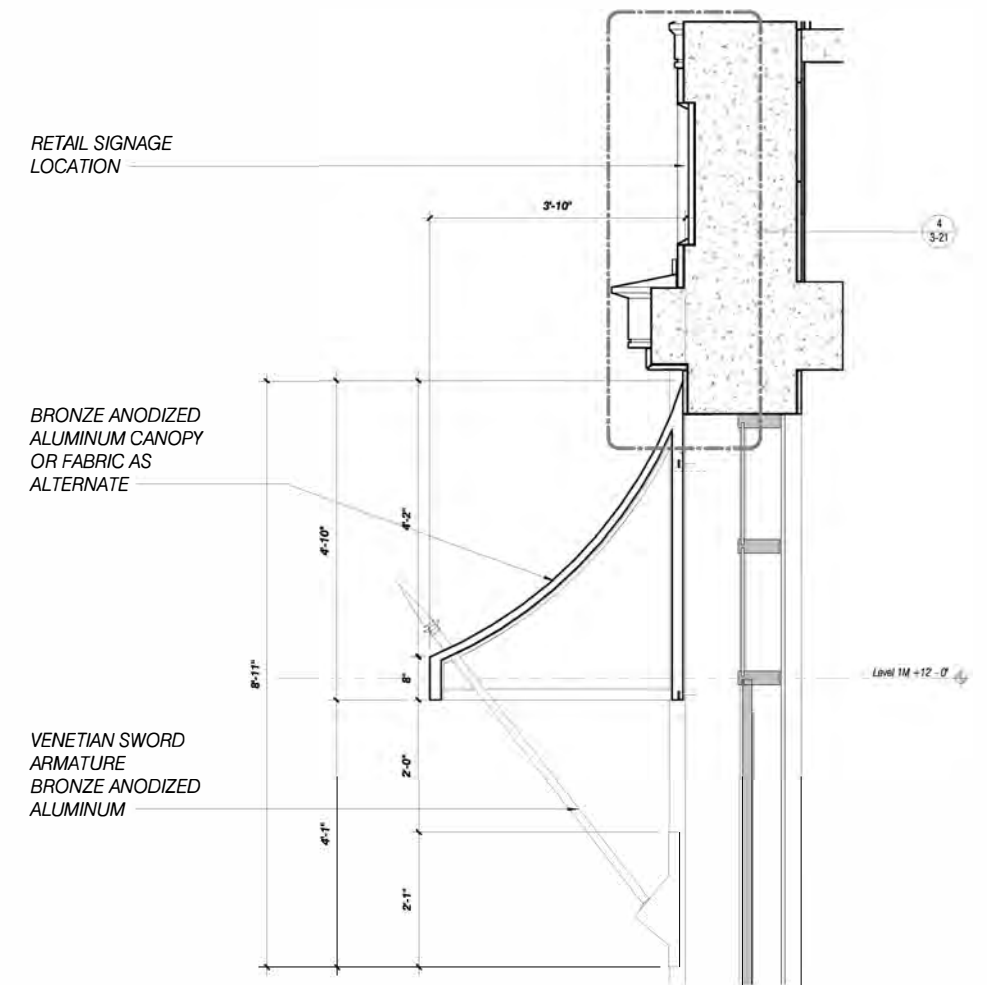
4) Enlarged Awning Plan
Scale: 1/2" = 1'-0"



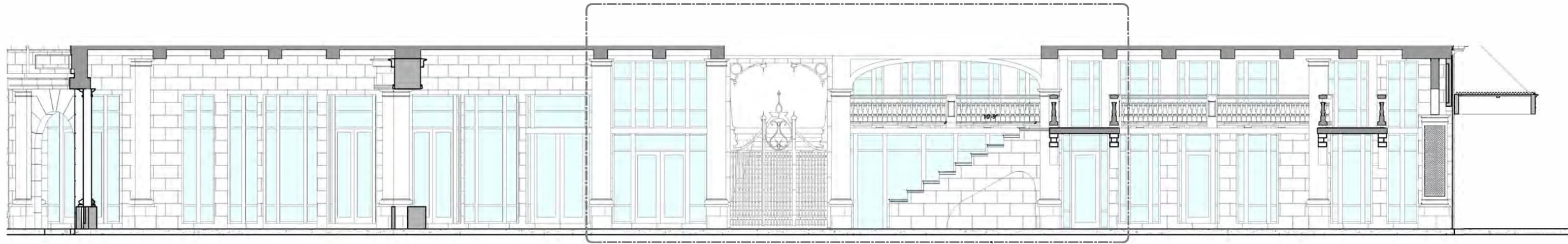
1) Southwest Retail Awnings
Scale: 3/8" = 1'-0"



2) Enlarged Retail Awning
Scale: 1/2" = 1'-0"

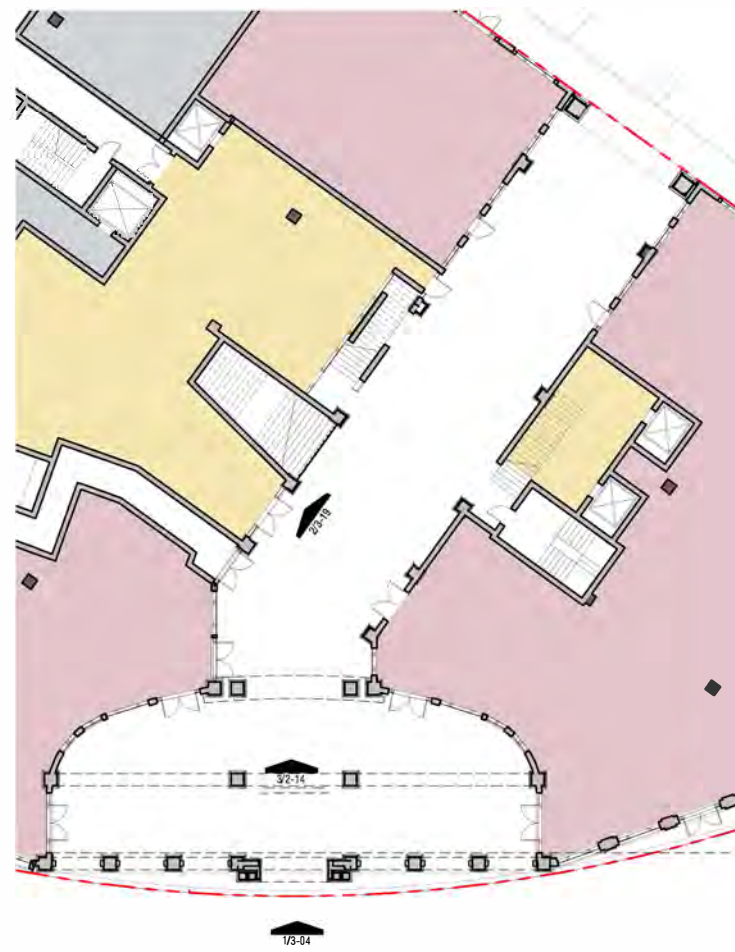


3) Retail Awning Section
Scale: 3/4" = 1'-0"

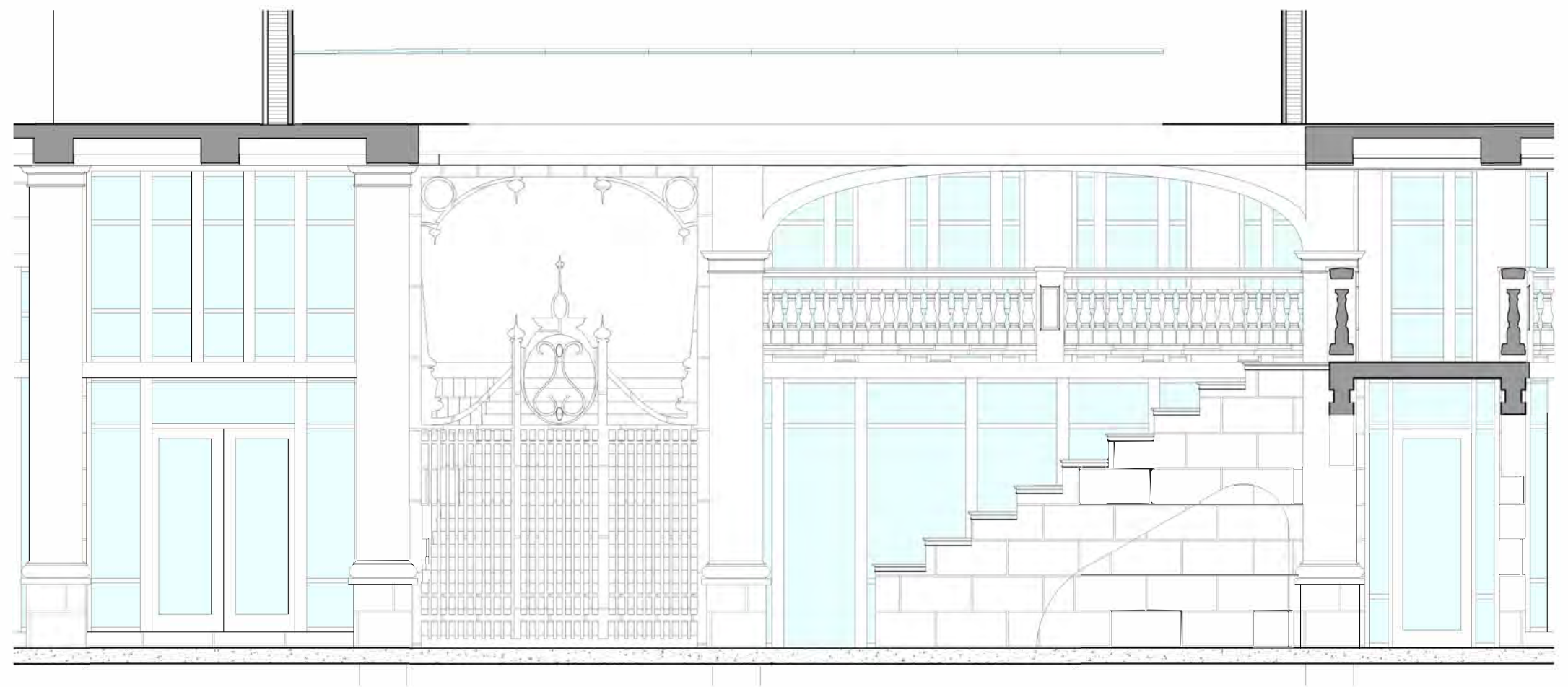


2) Interior Paseo Elevation
Scale: 3/16" = 1'-0"

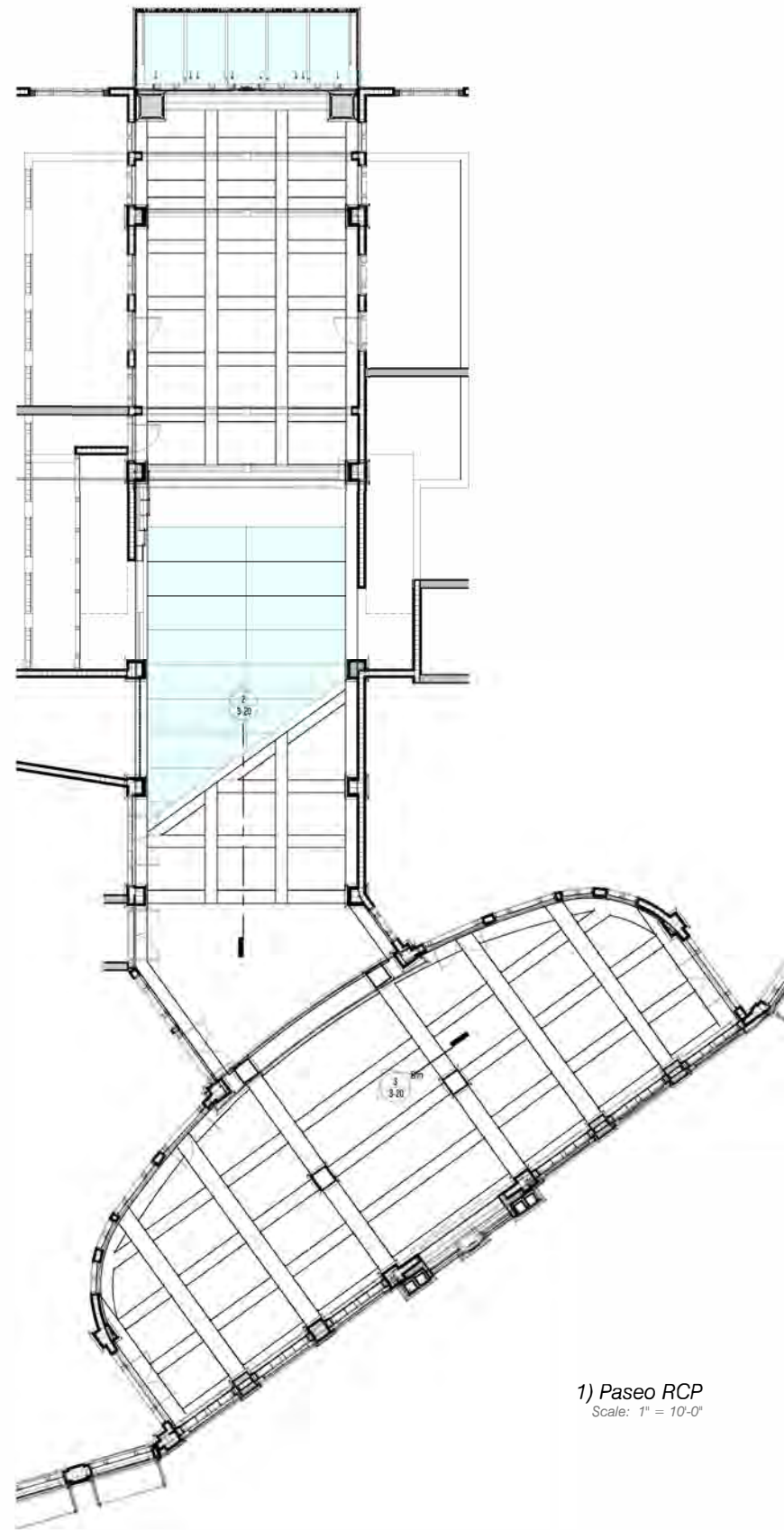
3
3-19



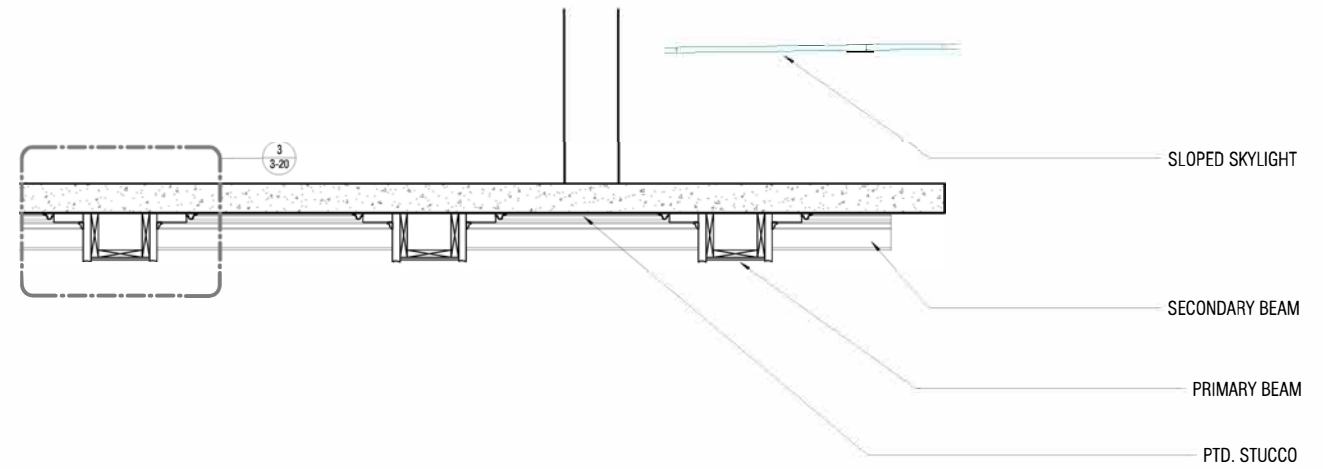
1) Arcade & Paseo Plan
Scale: 1/16" = 1'-0"



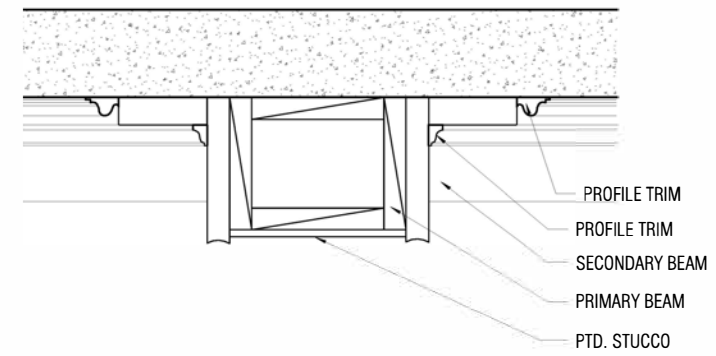
3) Interior Paseo Elevation - Stair and Skylight
Scale: 3/8" = 1'-0"



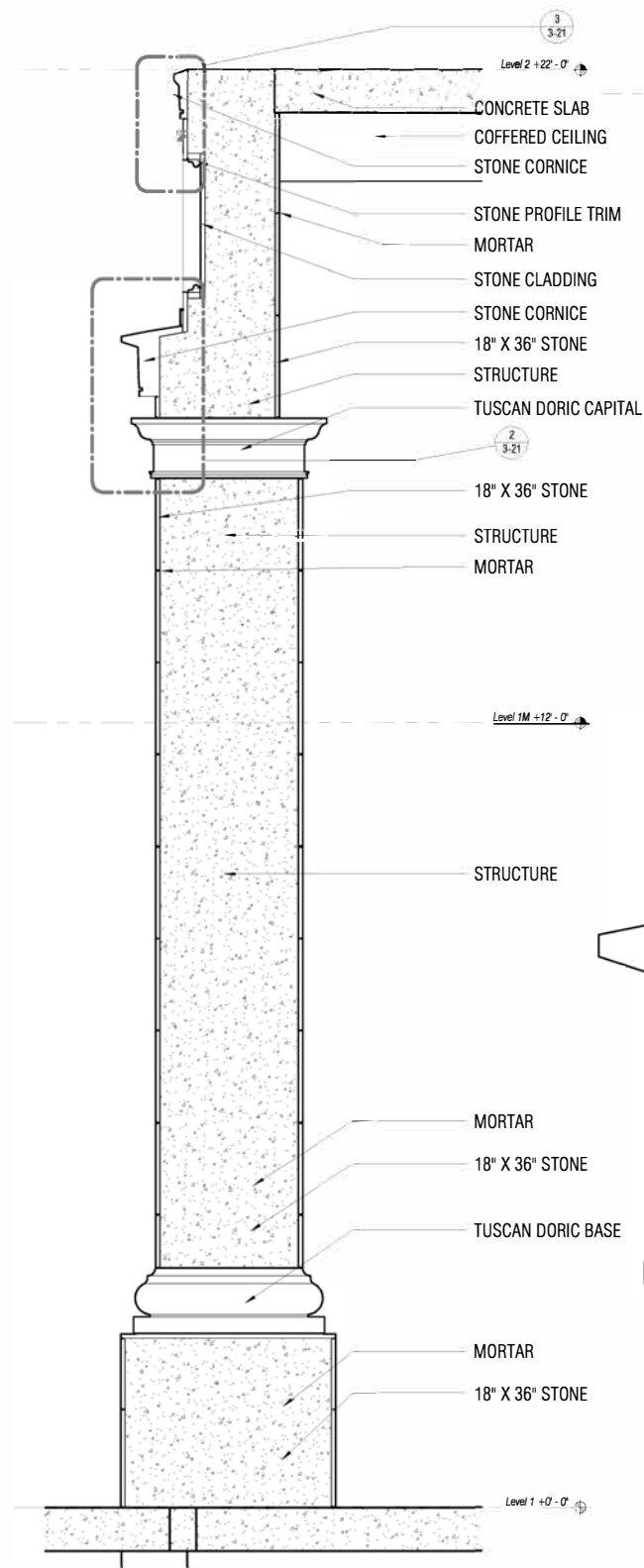
1) Paseo RCP
Scale: 1" = 10'-0"



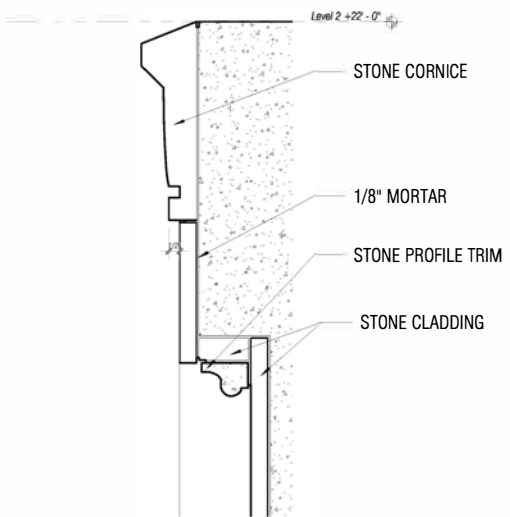
2) Section Through Paseo
Scale: 1/2" = 1'-0"



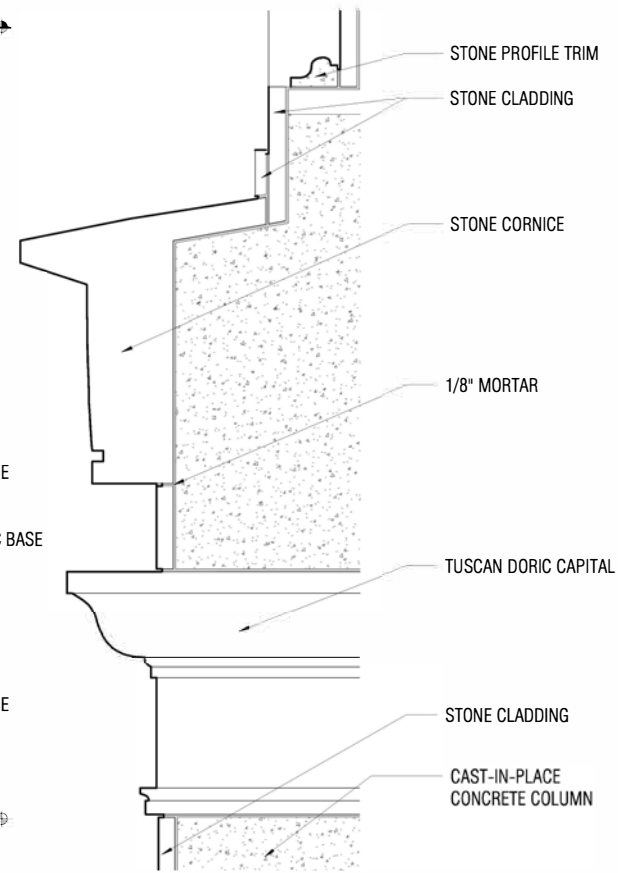
3) Detail Through Ceilings
Scale: 1 1/2" = 1'-0"



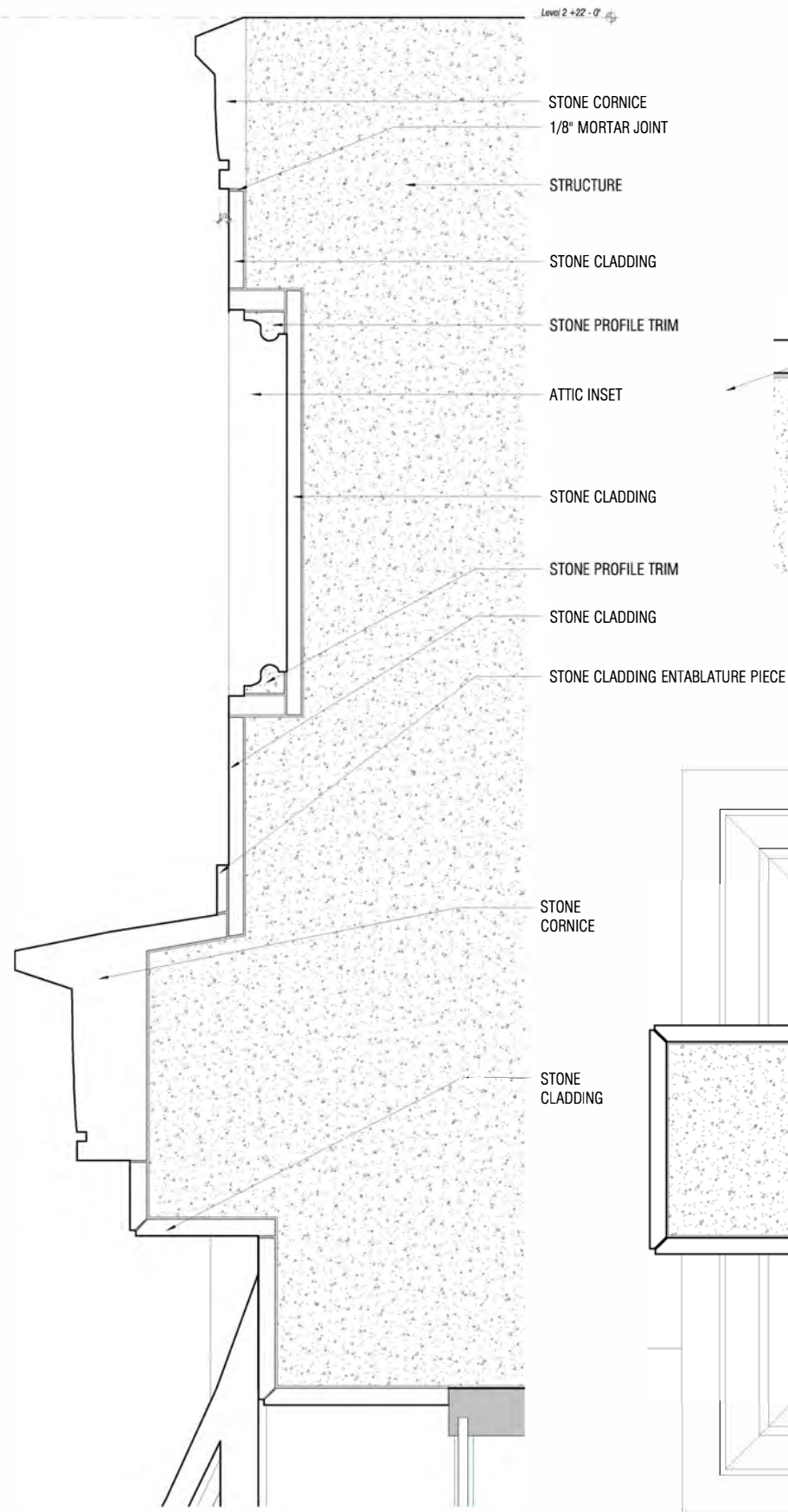
1) Arcade Pilaster to Attic Section
Scale: 3/4" = 1'-0"



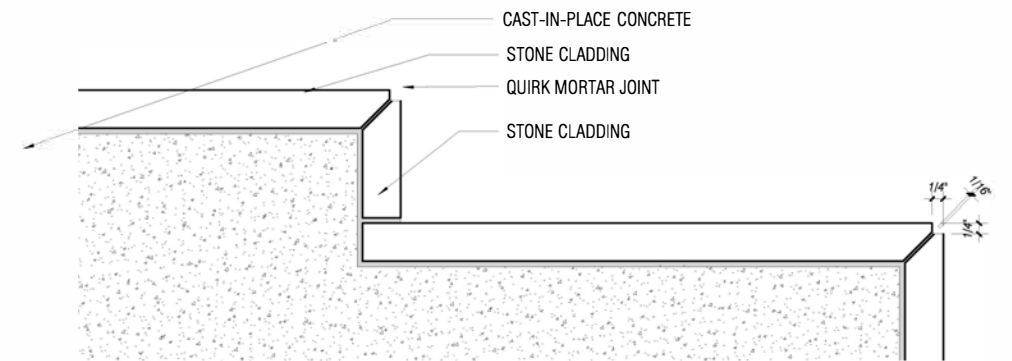
3) Cornice and Attic Detail
Scale: 3" = 1'-0"



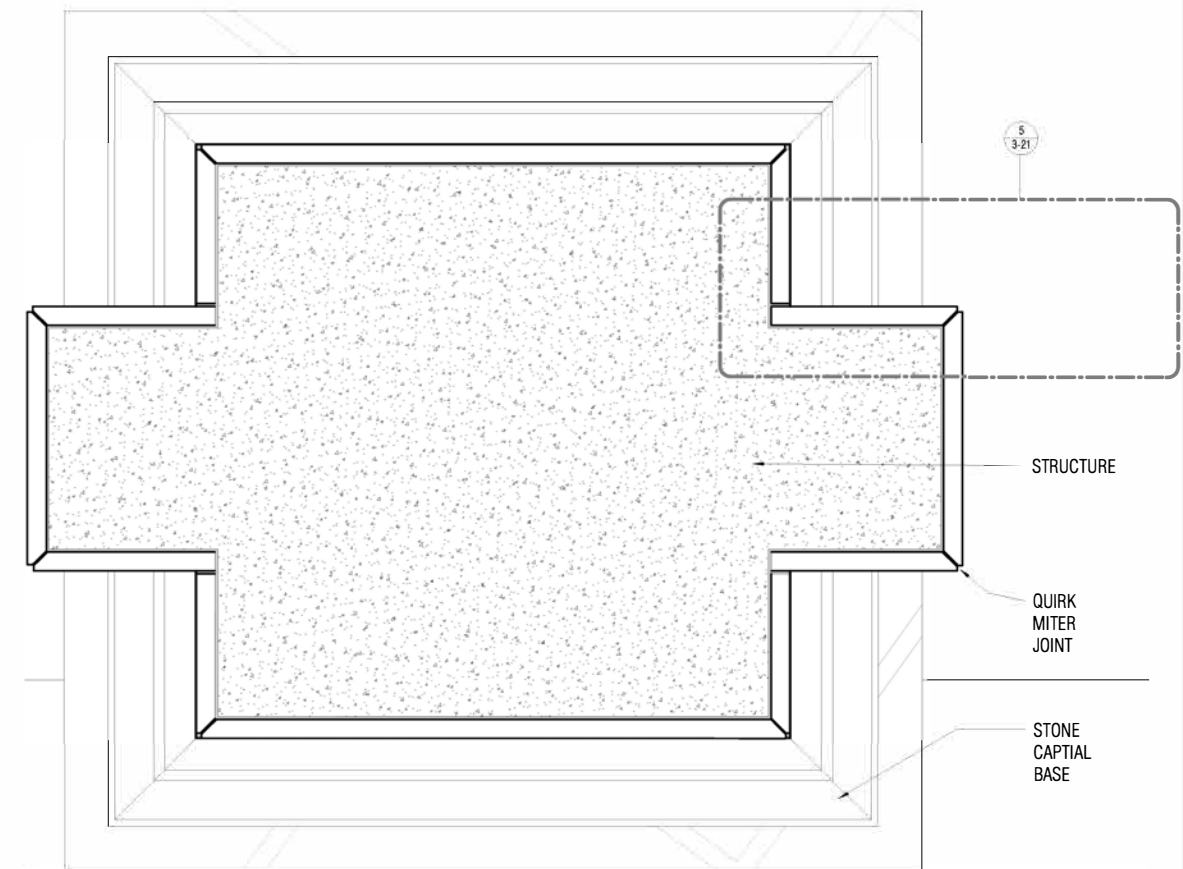
2) Cornice and Capital Detail
Scale: 3" = 1'-0"



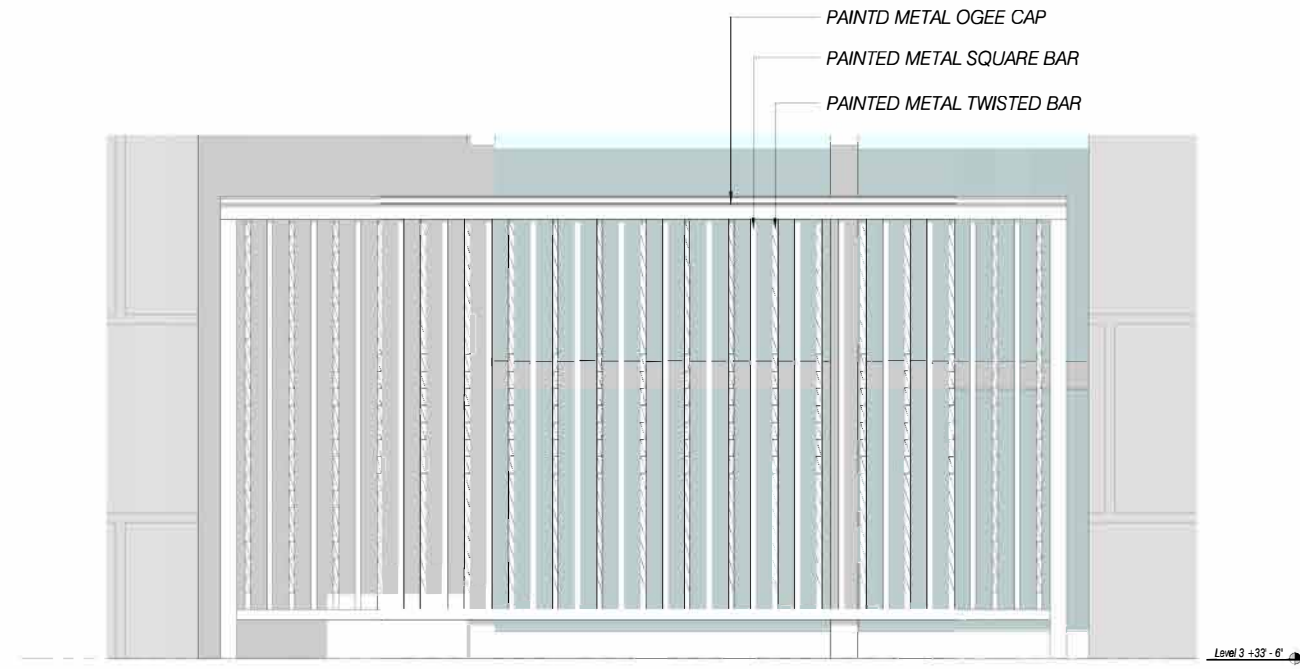
4) Retail Canopy Cornice and Attic Detail
Scale: 3" = 1'-0"



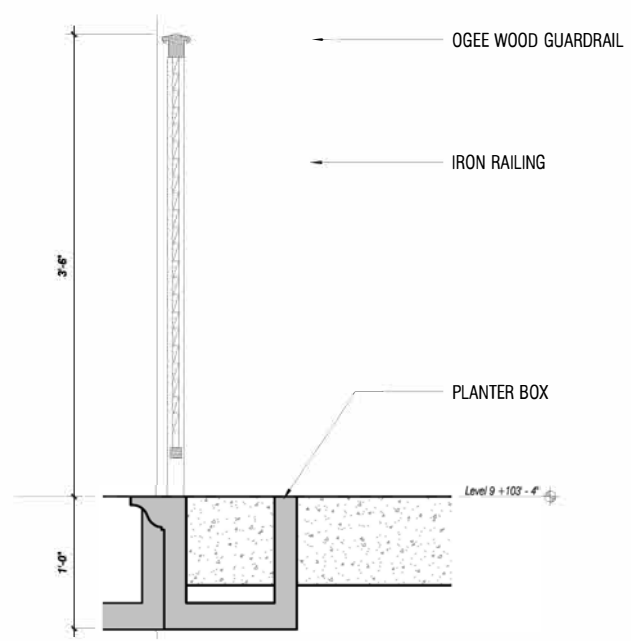
5) Quirk Miter Joint Detail
Scale: 6" = 1'-0"



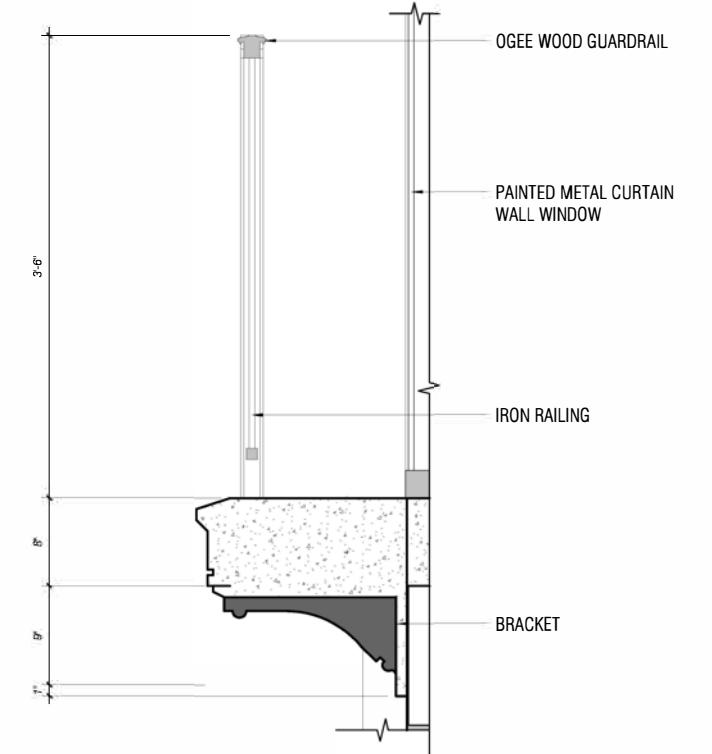
6) Stone Clad Order and Archway
Scale: 3" = 1'-0"



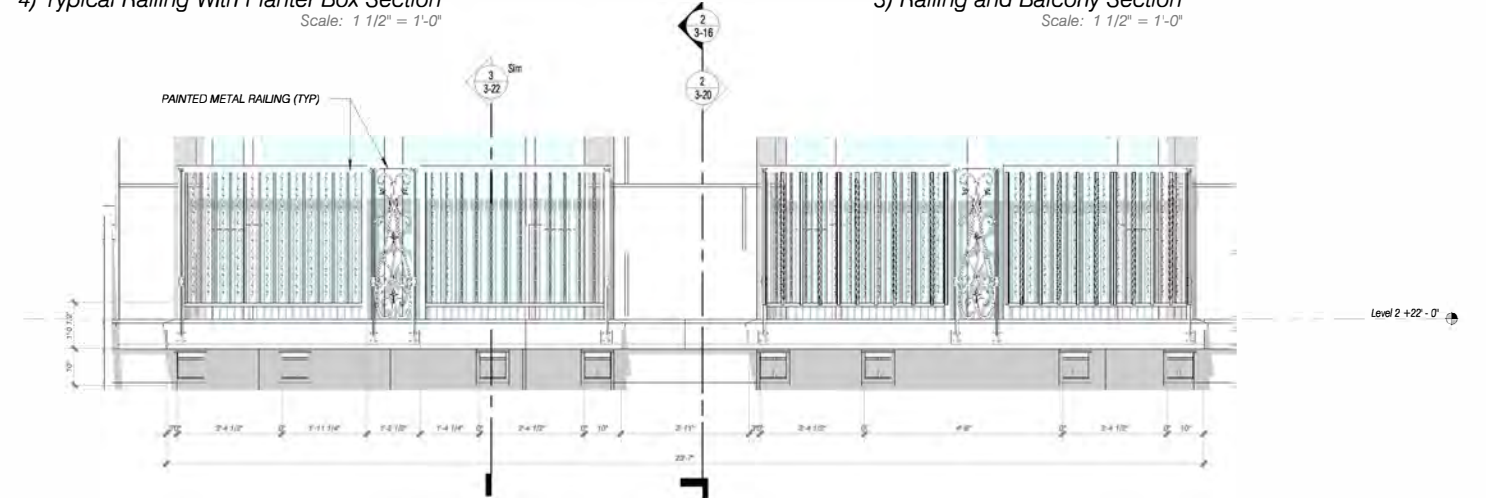
5) Typical Balcony Elevation
Scale: 1 1/2" = 1'-0"



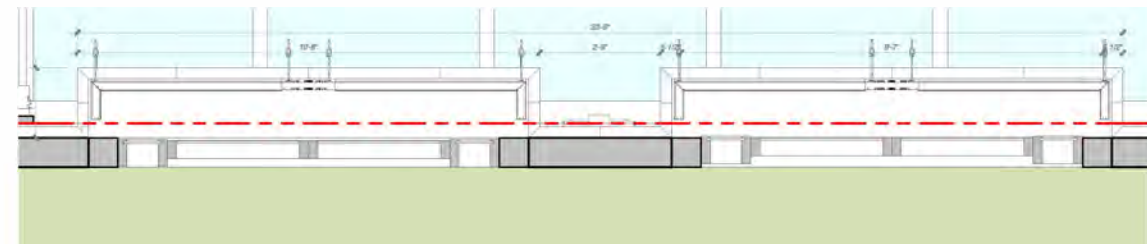
4) Typical Railing With Planter Box Section
Scale: 1 1/2" = 1'-0"



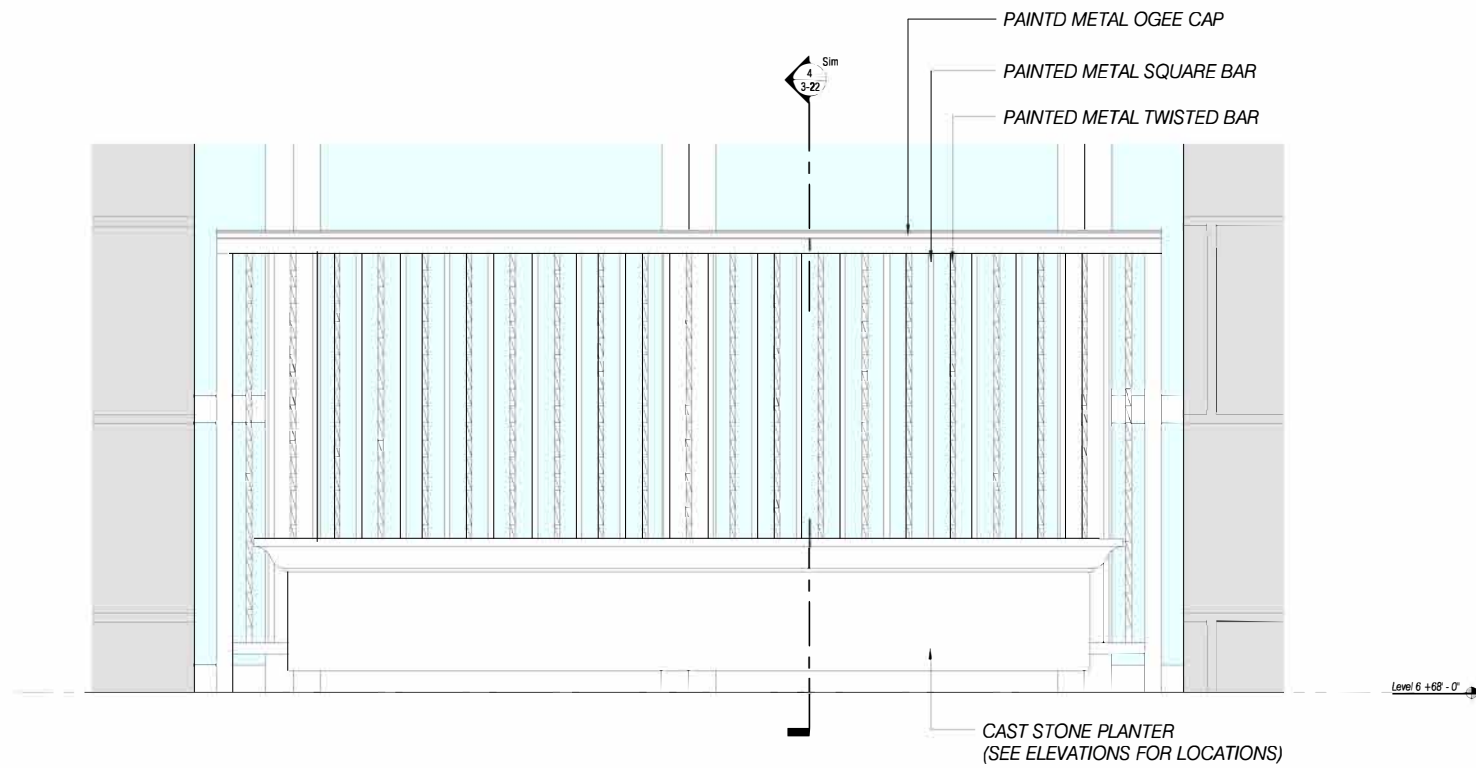
3) Railing and Balcony Section
Scale: 1 1/2" = 1'-0"



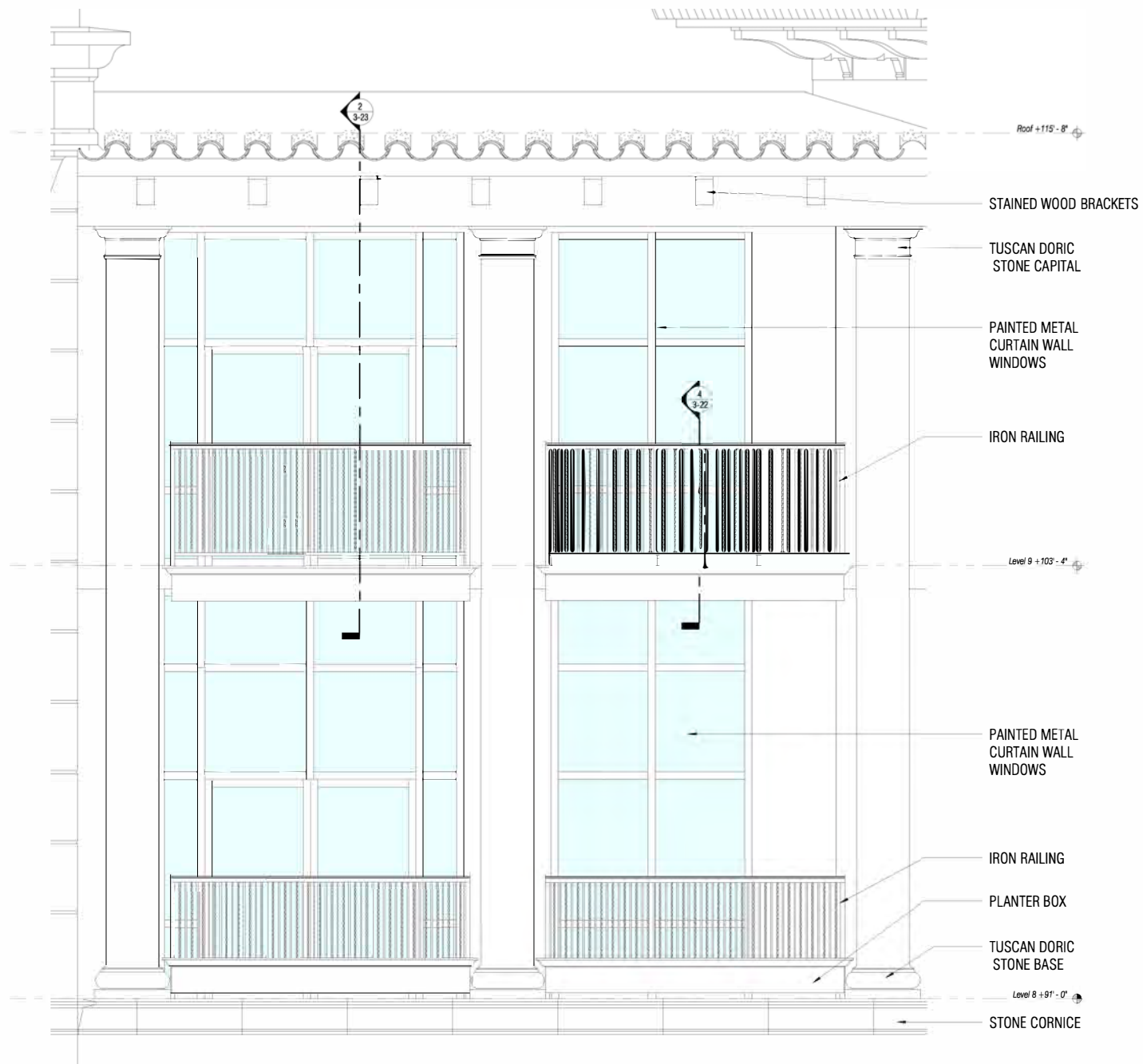
2) North Paseo - Balcony Elevation
Scale: 1/2" = 1'-0"



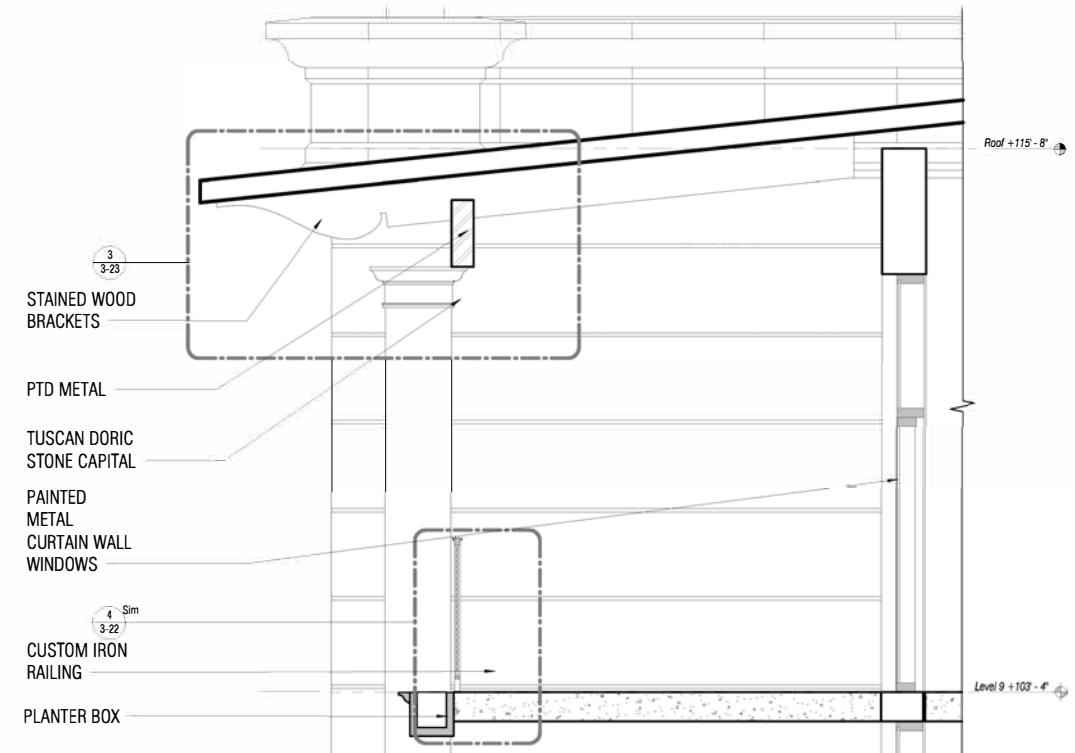
1) North Paseo - Balcony Plan
Scale: 1/2" = 1'-0"



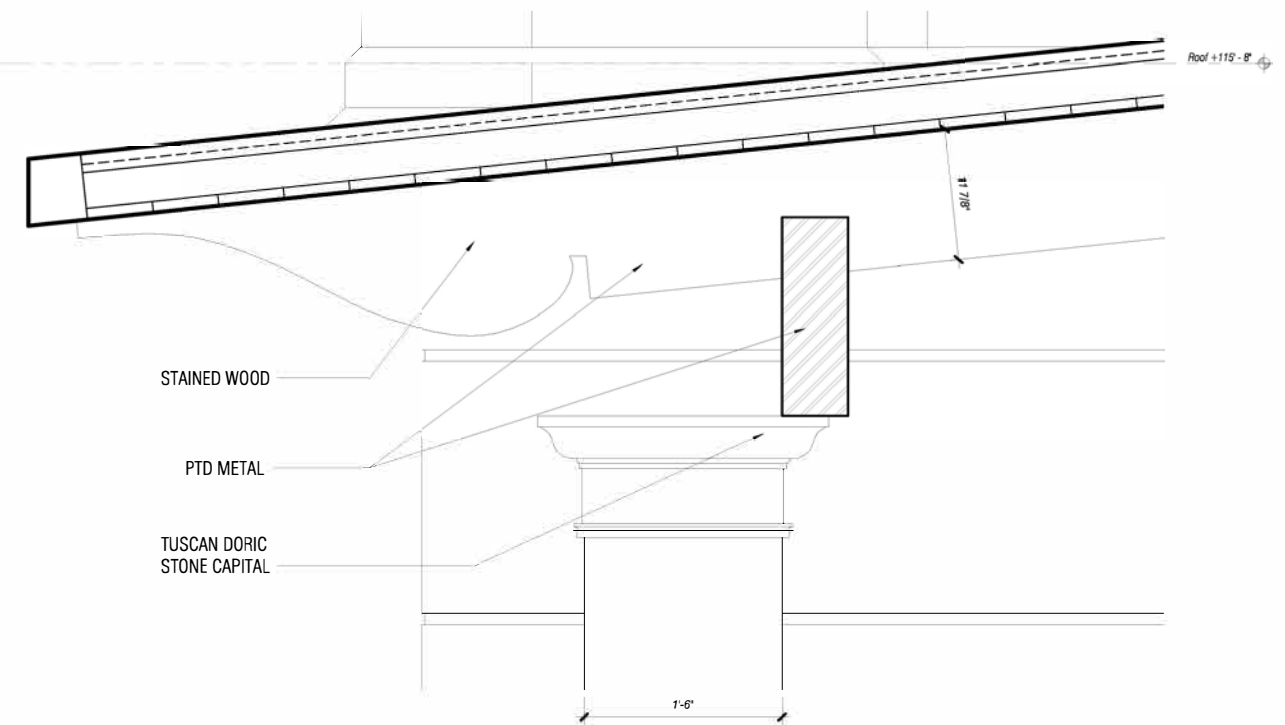
6) Balcony with Planter Box Elevation
Scale: 1 1/2" = 1'-0"



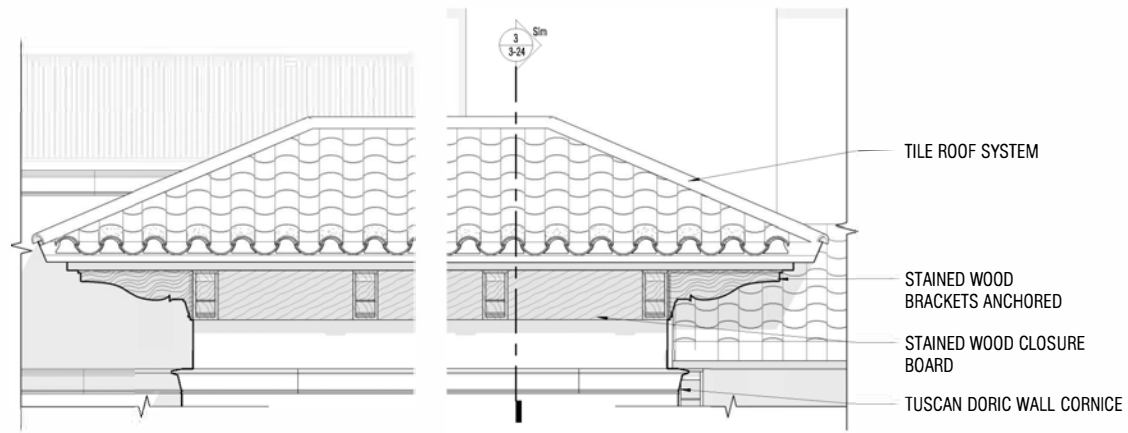
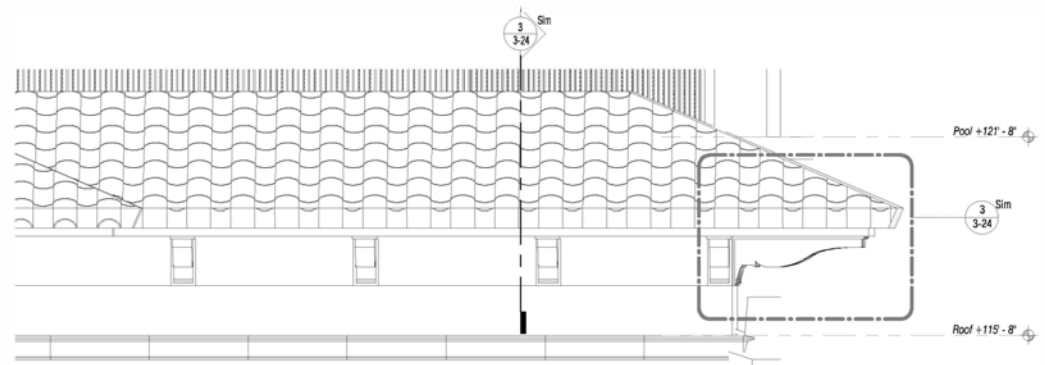
1) Enlarged Balcony @ Order
Scale: 1/2" = 1'-0"



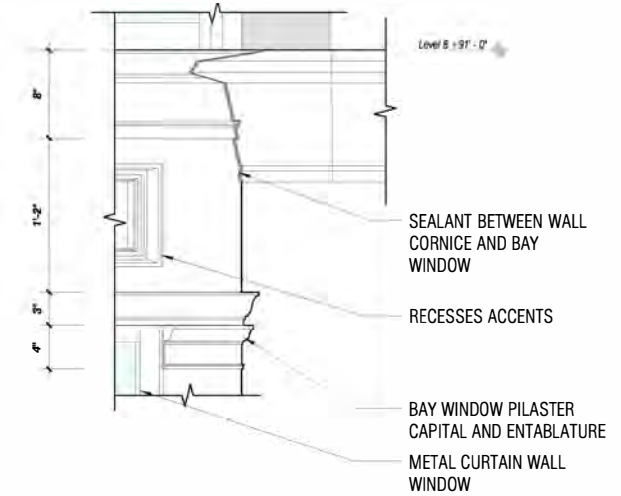
2) 3BDRM Terrace Section
Scale: 1/2" = 1'-0"



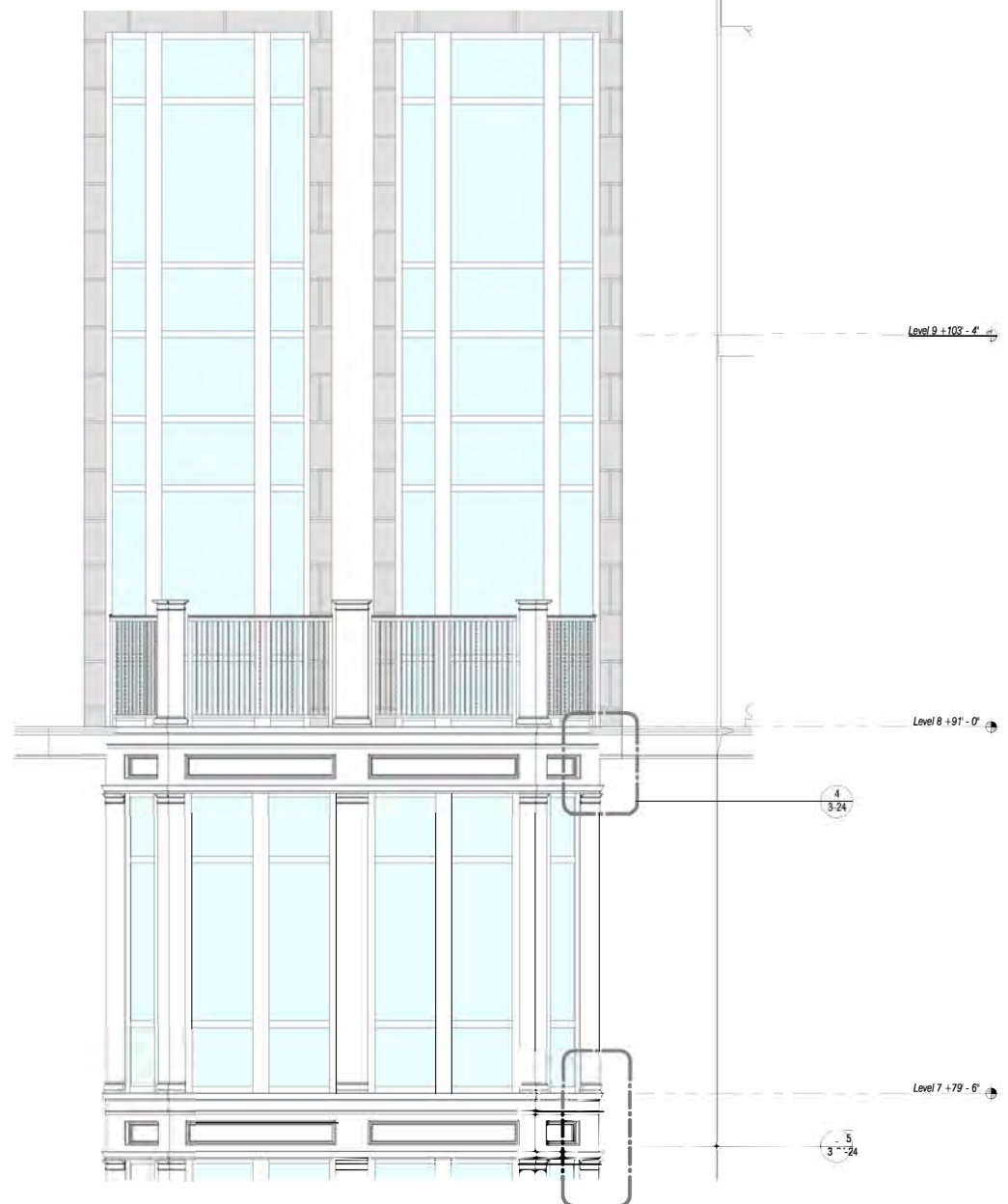
3) Outrigger at Beam and Pilaster Detail
Scale: 1 1/2" = 1'-0"



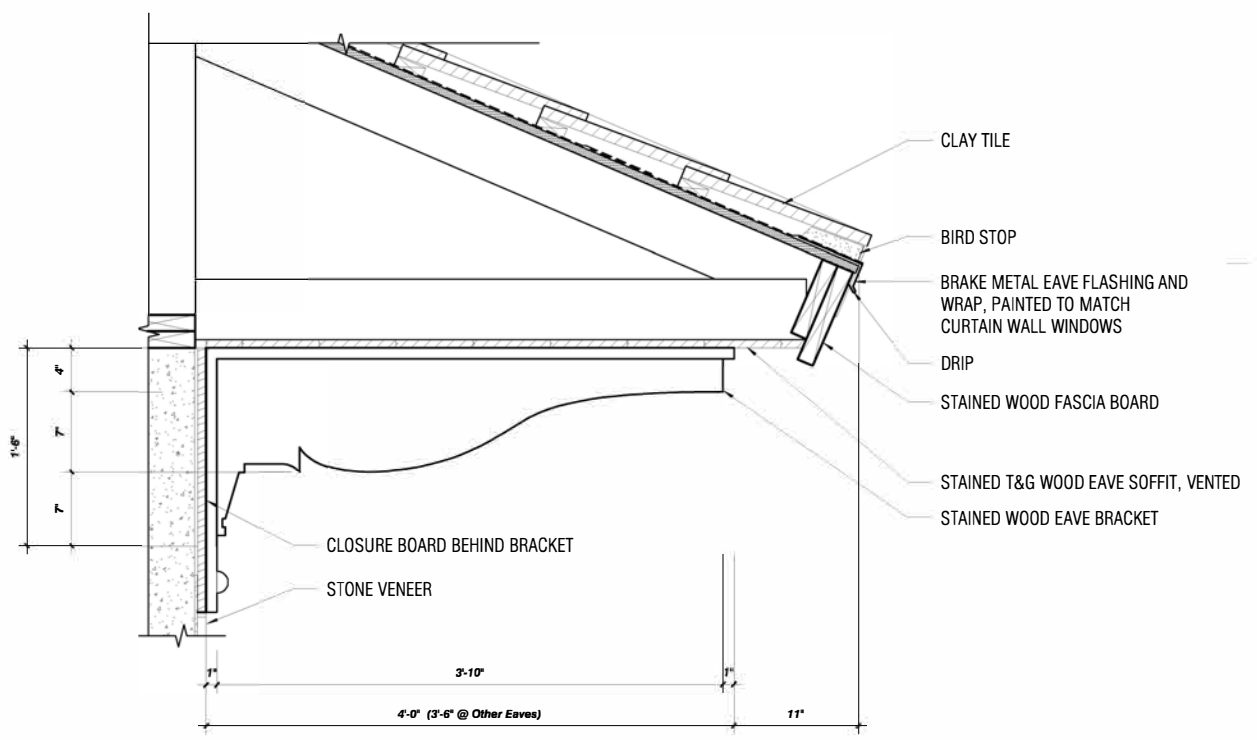
2) Enlarged Mansard Roof
Scale: 3/8" = 1'-0"



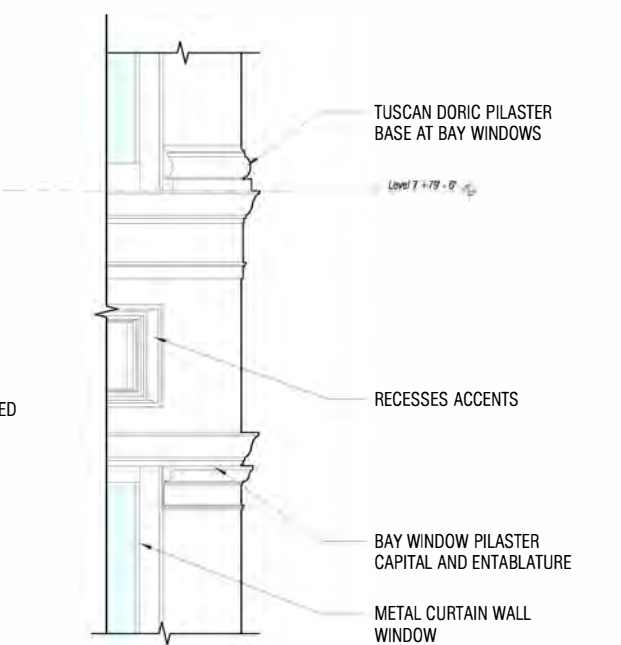
4) Enlarged Bay Window Trim 01
Scale: 1 1/2" = 1'-0"



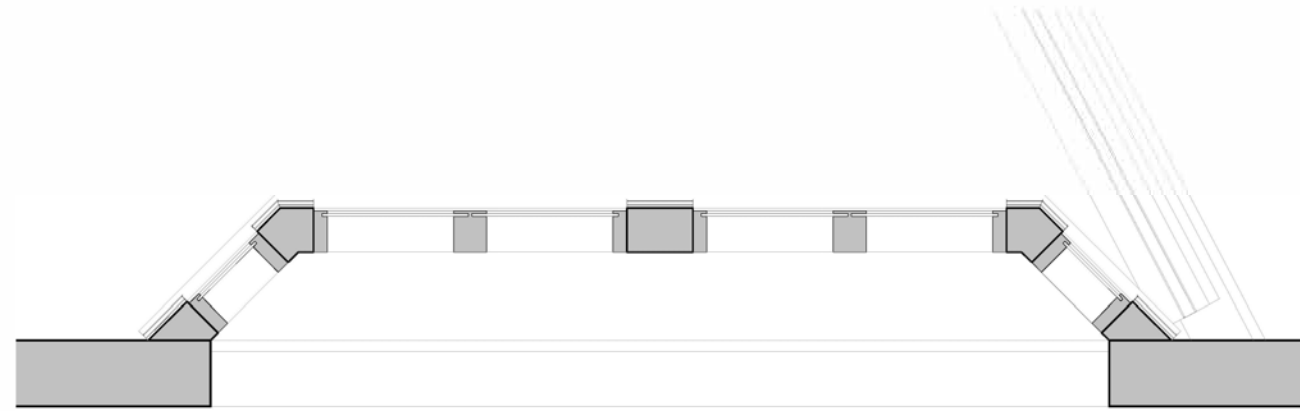
1) South West Enlarged Elev @ Bay Window
Scale: 3/8" = 1'-0"



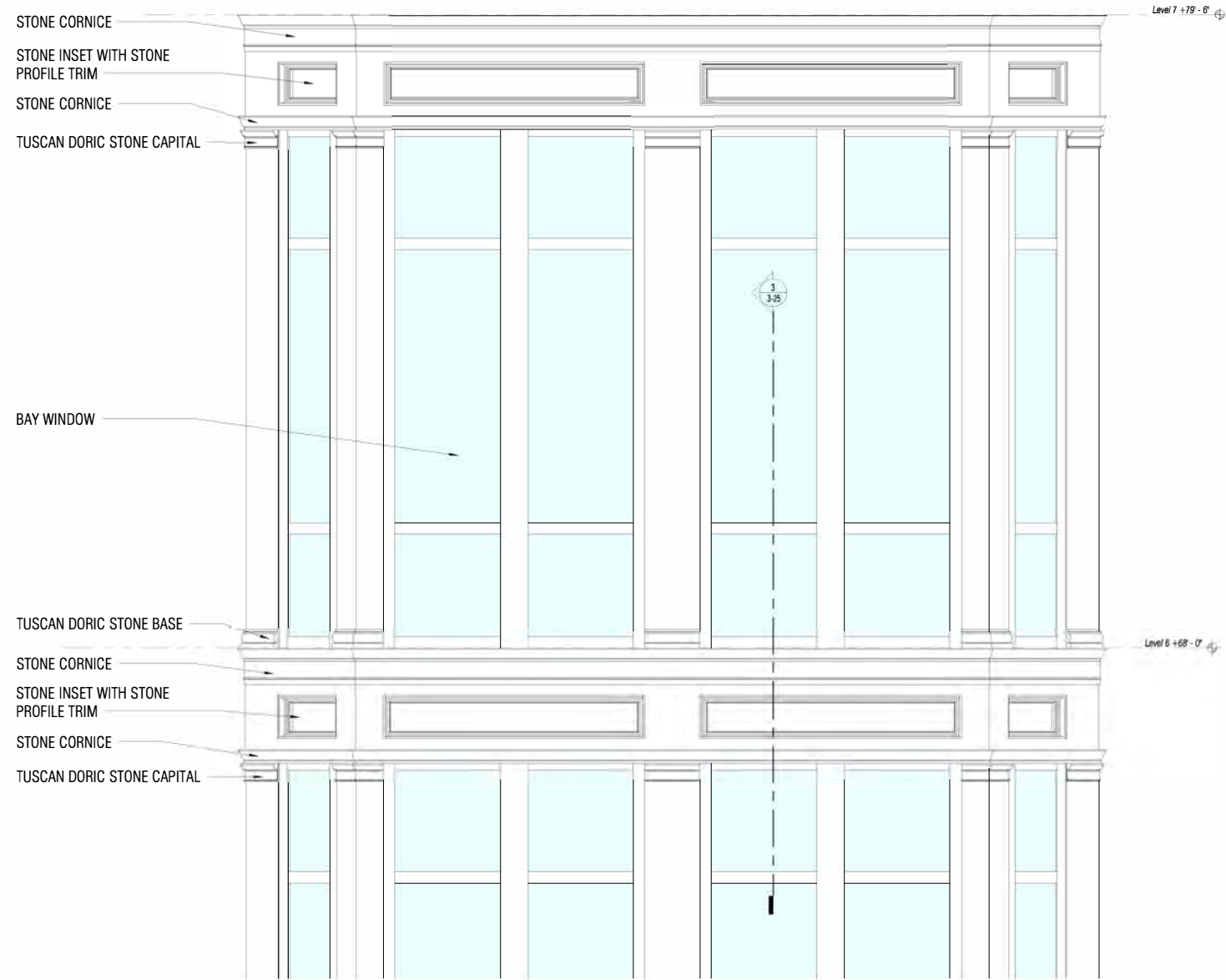
3) Clay Tile and Eave Bracket
Scale: 1 1/2" = 1'-0"



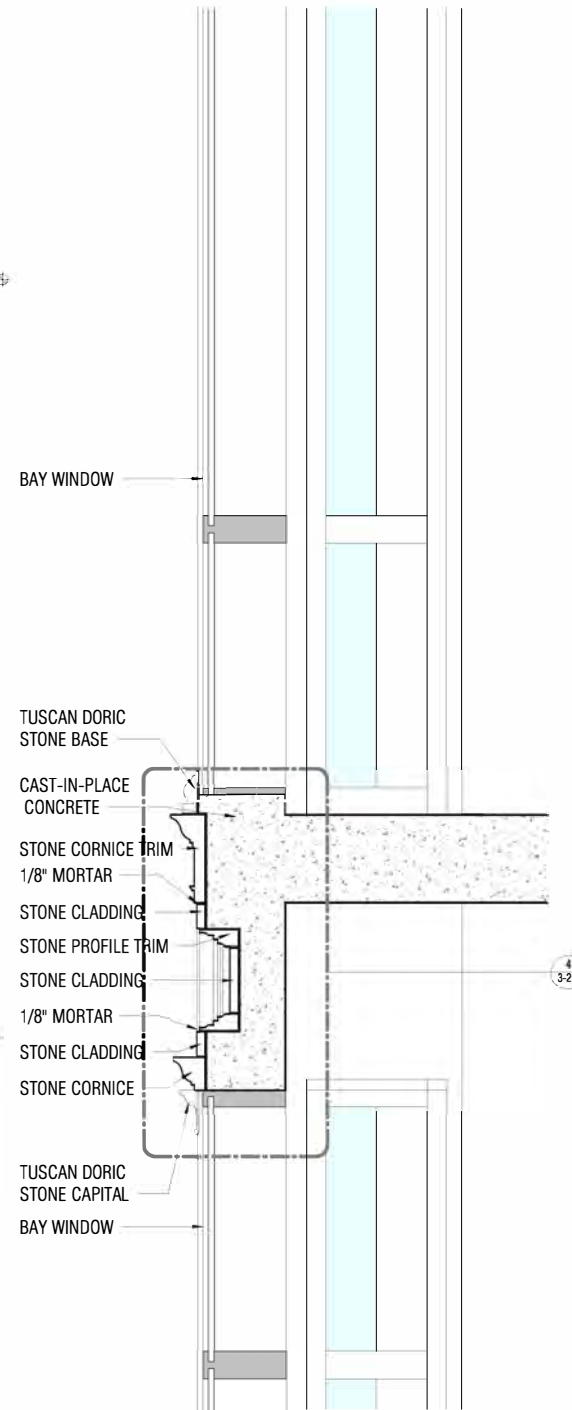
5) Enlarged Bay Window Trim 02
Scale: 1 1/2" = 1'-0"



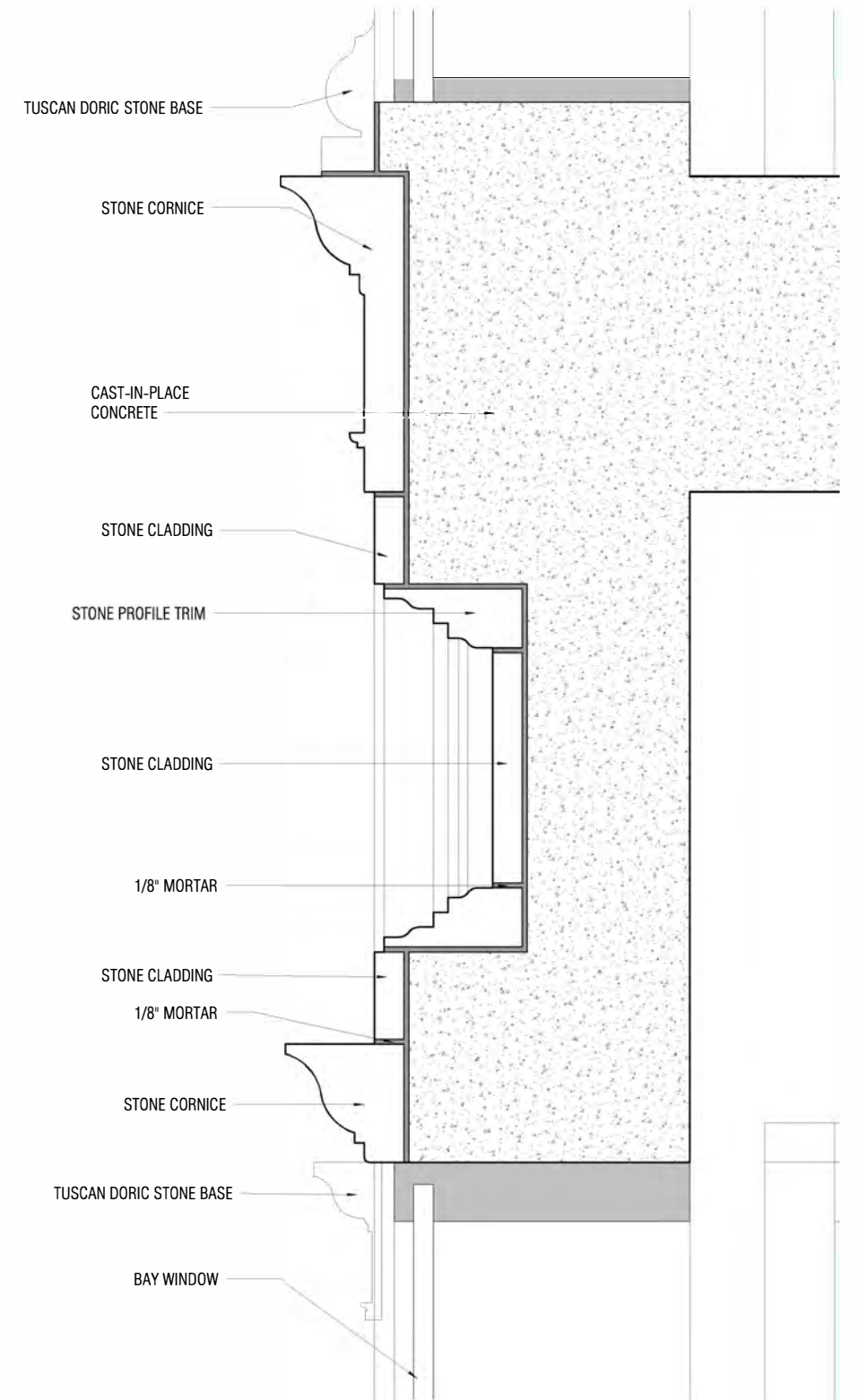
1) Bay Window Plan
Scale: 3/4" = 1'-0"



2) Bay Window Elevation
Scale: 3/4" = 1'-0"



3) Bay Window Section
Scale: 1 1/2" = 1'-0"



4) Bay Window Profile
Scale: 6" = 1'-0"



STONE CORNICE

STONE VENEER AT
PAINTED METAL
CURTAIN WALL
WINDOWS

PAINTED METAL
CURTAIN WALL
WINDOWS

TUSCAN DORIC
STONE CAPITAL

CUSTOM IRON RAILING

TUSCAN DORIC
STONE BASE

STONE CORNICE

STONE TRIM
PROFILE INSET

STONE CORNICE

TUSCAN DORIC
STONE CAPITAL

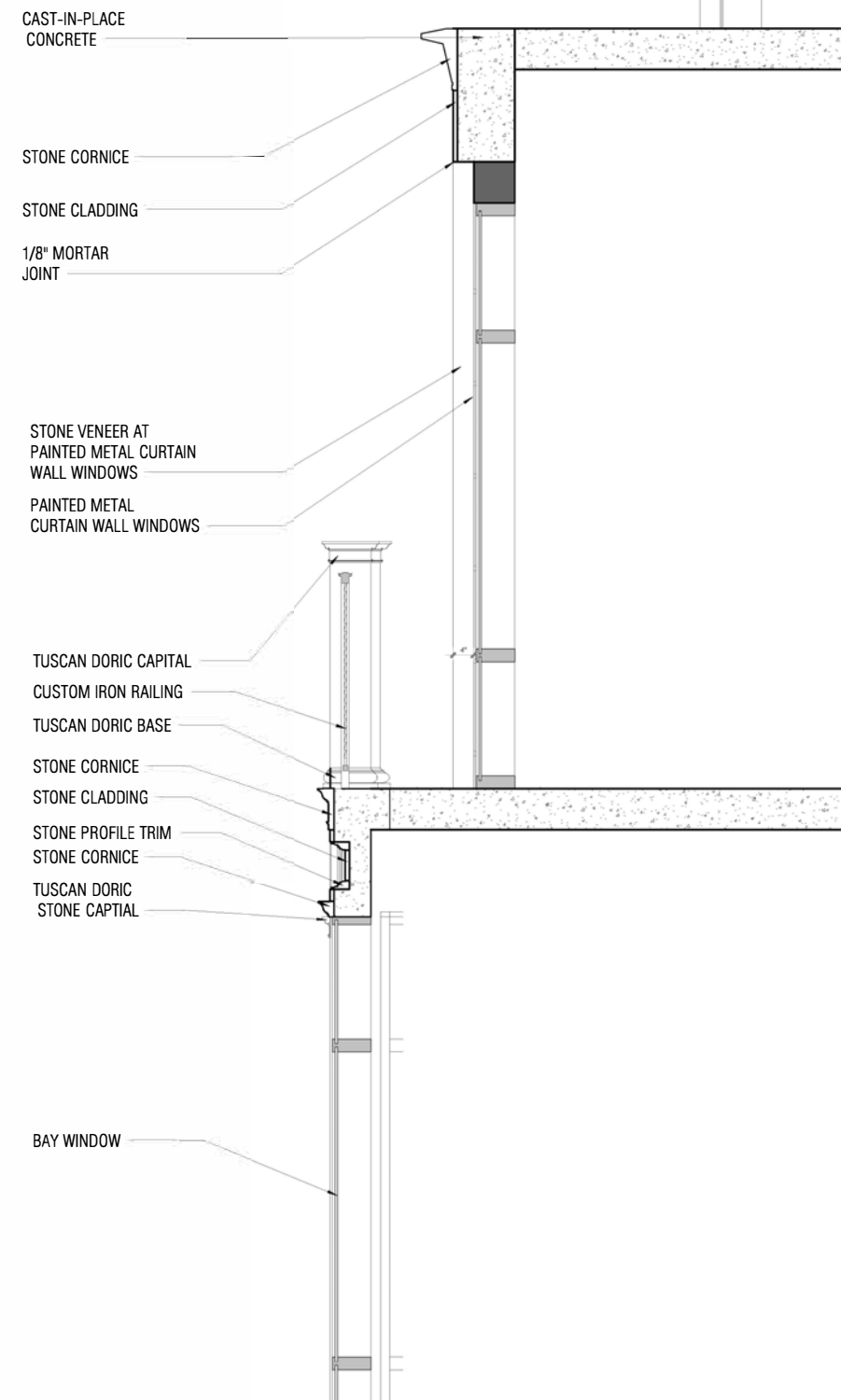
BAY WINDOW

Level 9 +103'-0"

Level 8 +91'-0"

1) Bay Window to Storefront Elevation

Scale: 3/4" = 1'-0"



CAST-IN-PLACE
CONCRETE

STONE CORNICE

STONE CLADDING

1/8" MORTAR
JOINT

STONE VENEER AT
PAINTED METAL CURTAIN
WALL WINDOWS

PAINTED METAL
CURTAIN WALL
WINDOWS

TUSCAN DORIC CAPITAL

CUSTOM IRON RAILING

TUSCAN DORIC BASE

STONE CORNICE

STONE CLADDING

STONE PROFILE TRIM

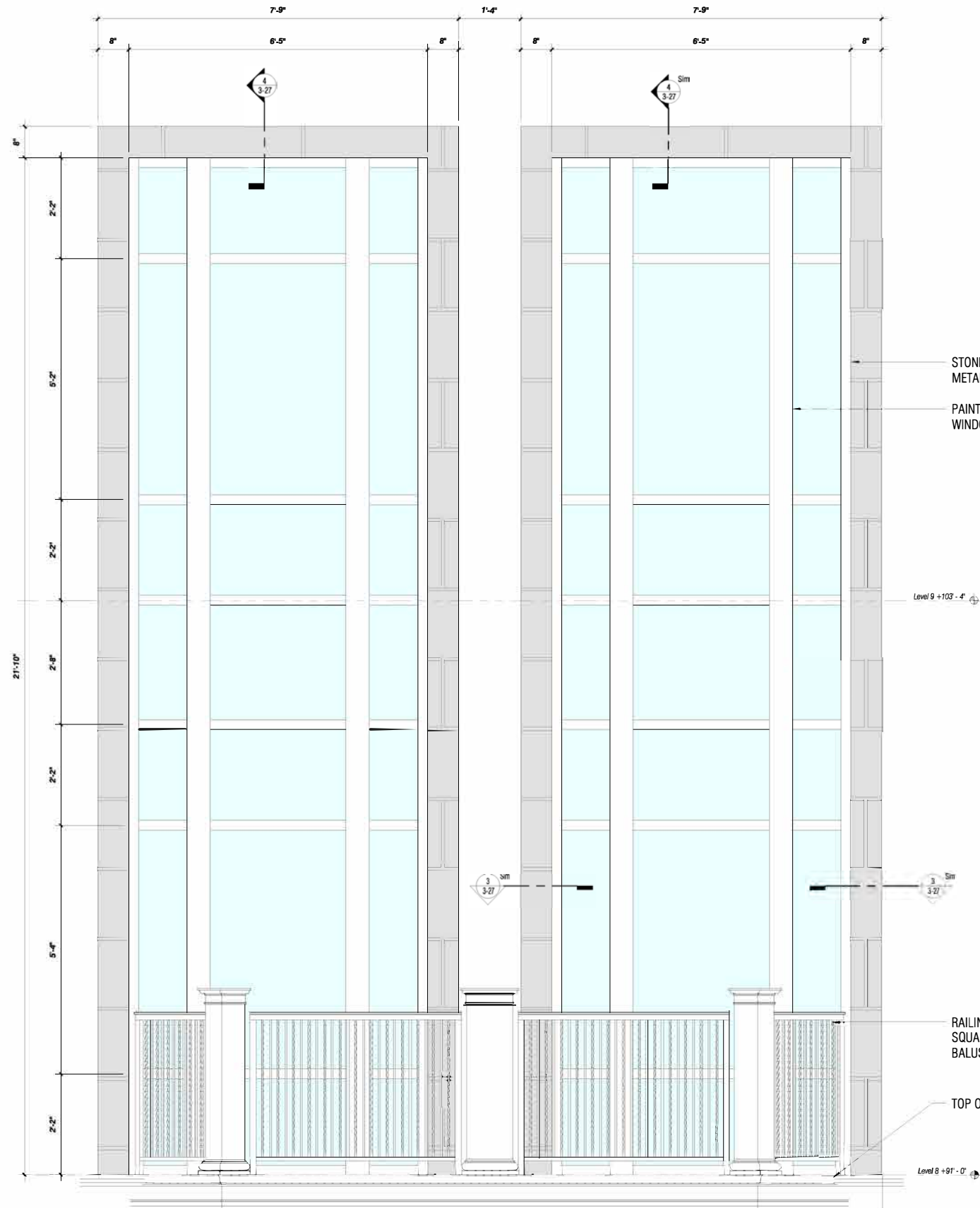
STONE CORNICE

TUSCAN DORIC
STONE CAPITAL

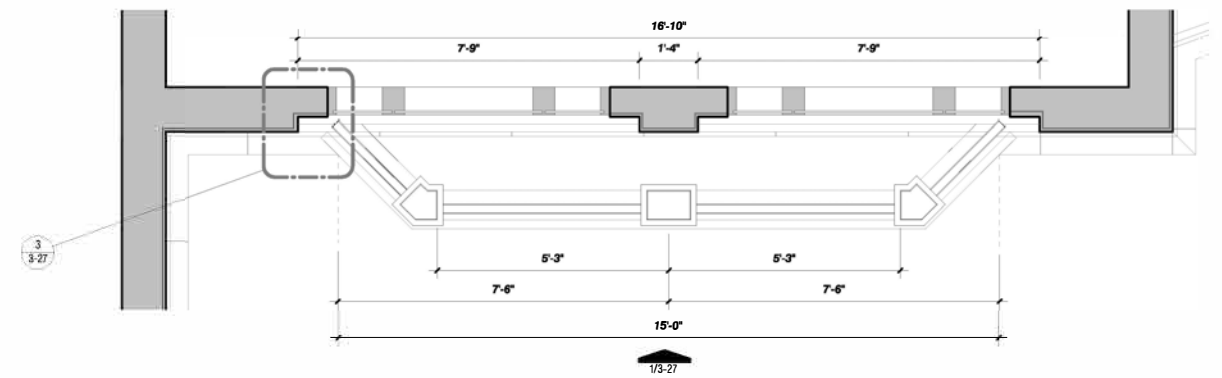
BAY WINDOW

2) Bay Window to Storefront Section

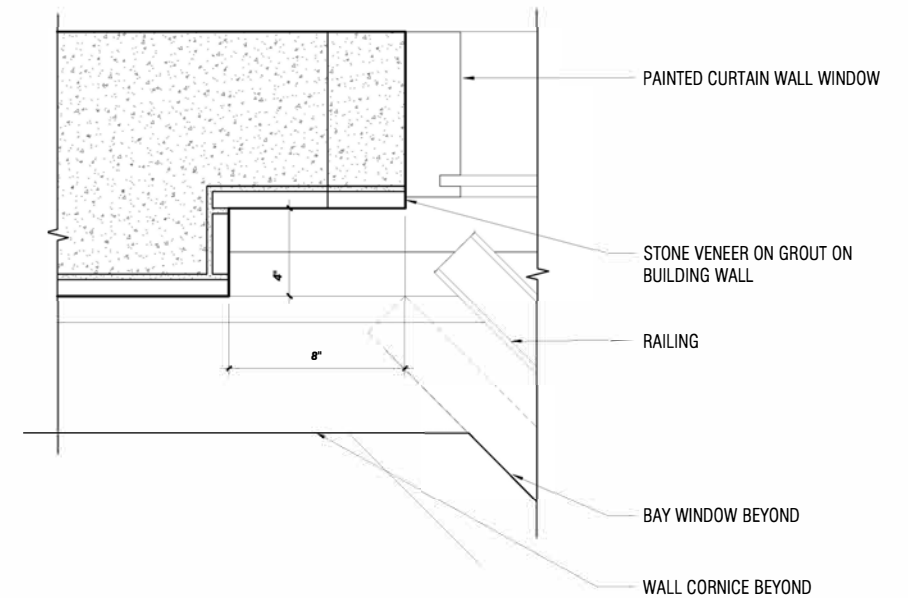
Scale: 3/4" = 1'-0"



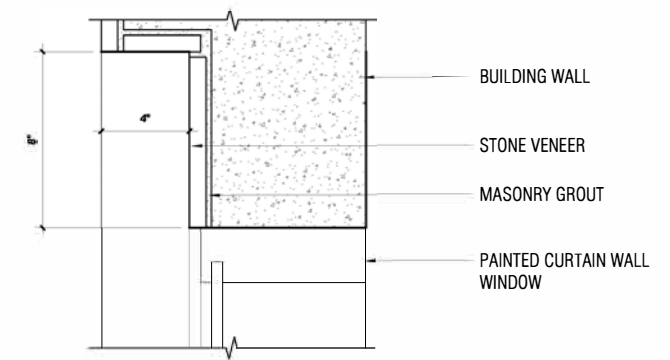
1) Balcony with Railing
Scale: 3/4" = 1'-0"



2) Enlarged Plan @ Window Bay
Scale: 1/2" = 1'-0"



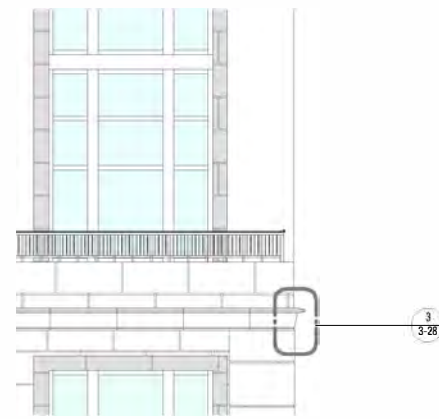
3) Window Jamb
Scale: 3" = 1'-0"



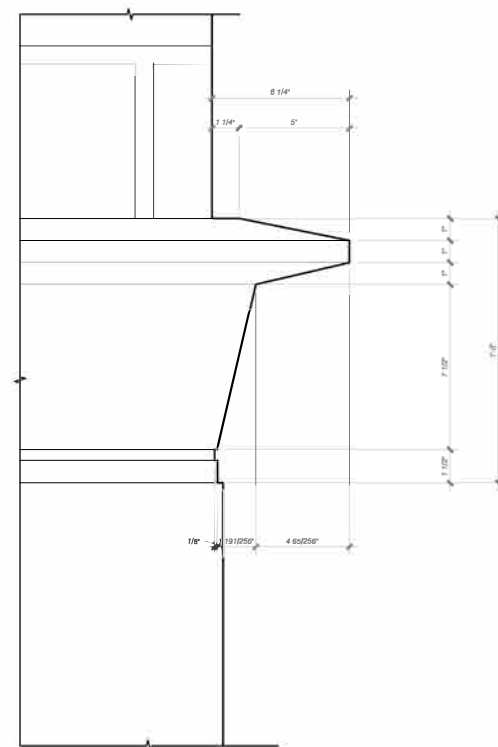
4) Window Head
Scale: 3" = 1'-0"



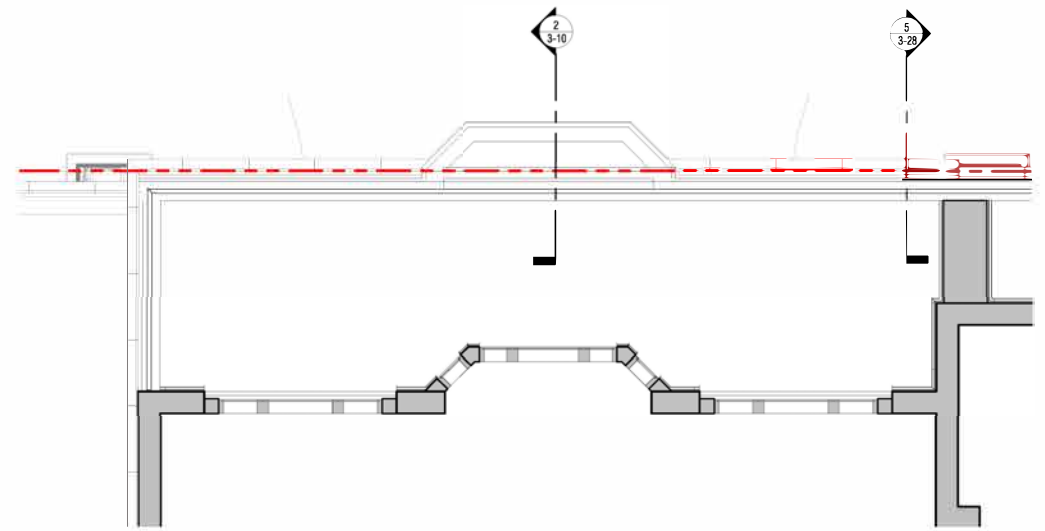
1) West Terrace elevation
Scale: 3/8" = 1'-0"



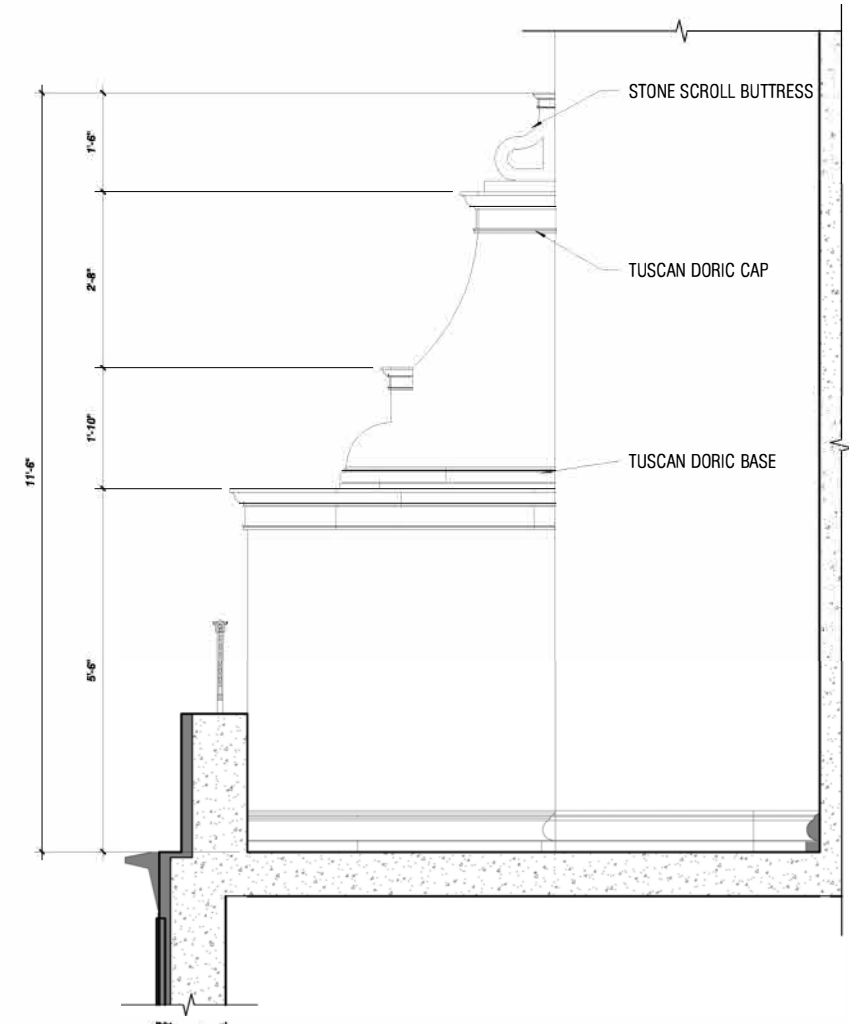
2) North Terrace
Scale: 1/4" = 1'-0"



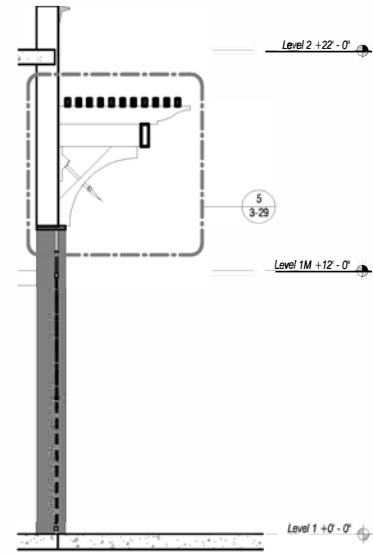
3) Enlarged Cornice Detail
Scale: 3" = 1'-0"



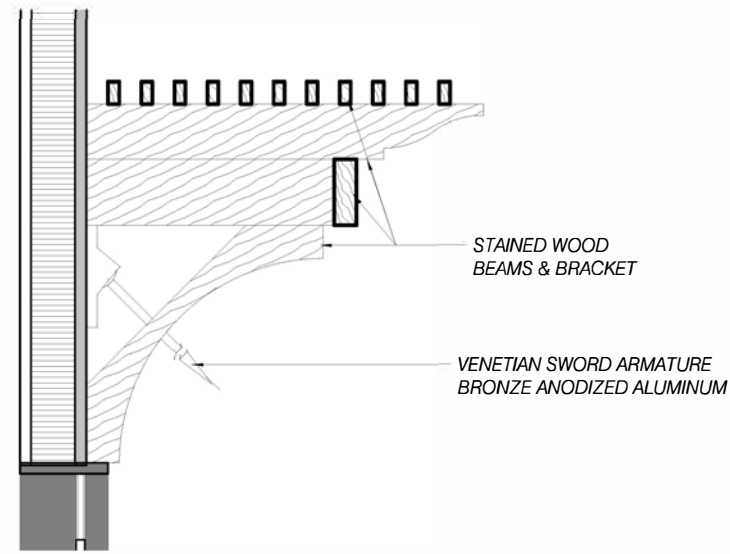
4) North West Terrace Plan
Scale: 1/4" = 1'-0"



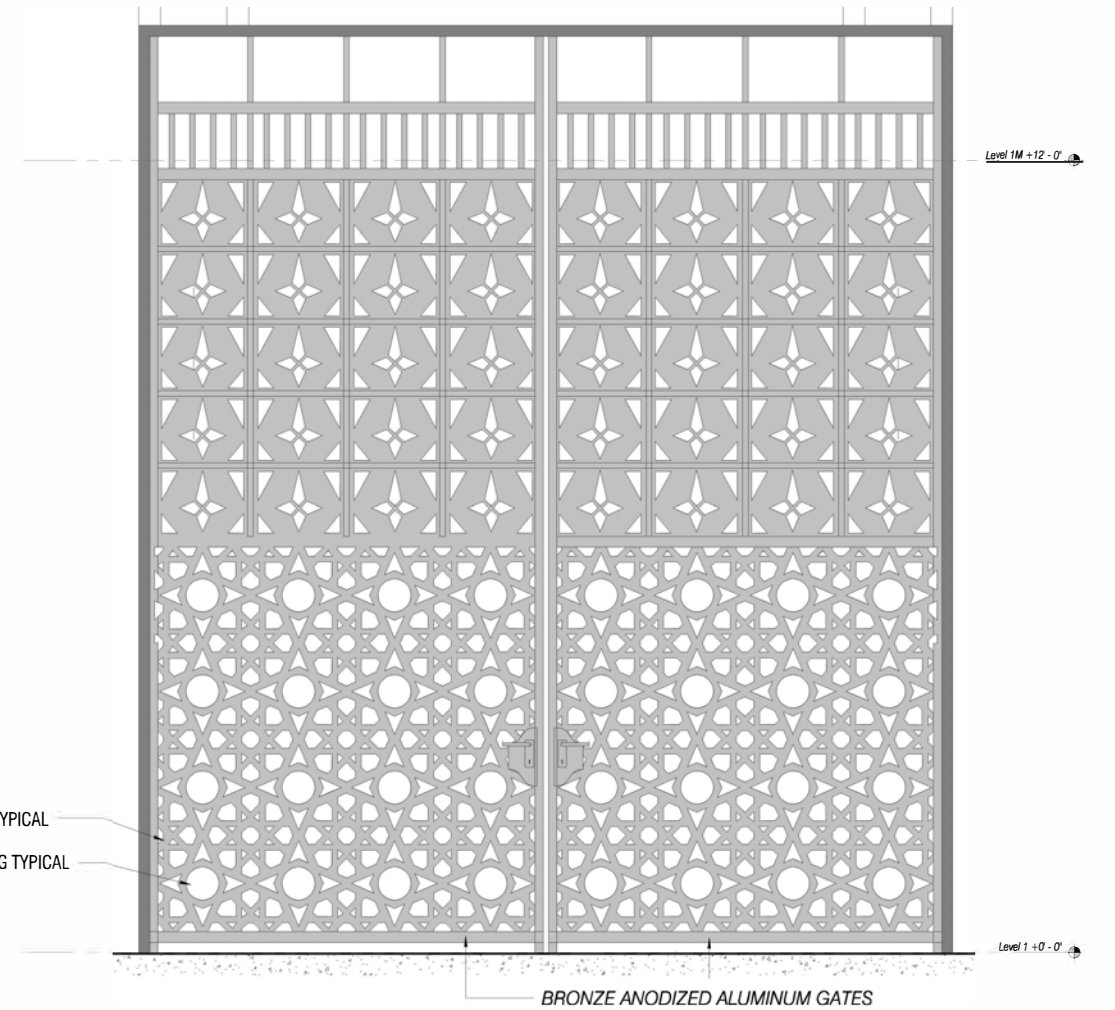
5) North West Terrace Section
Scale: 3/4" = 1'-0"



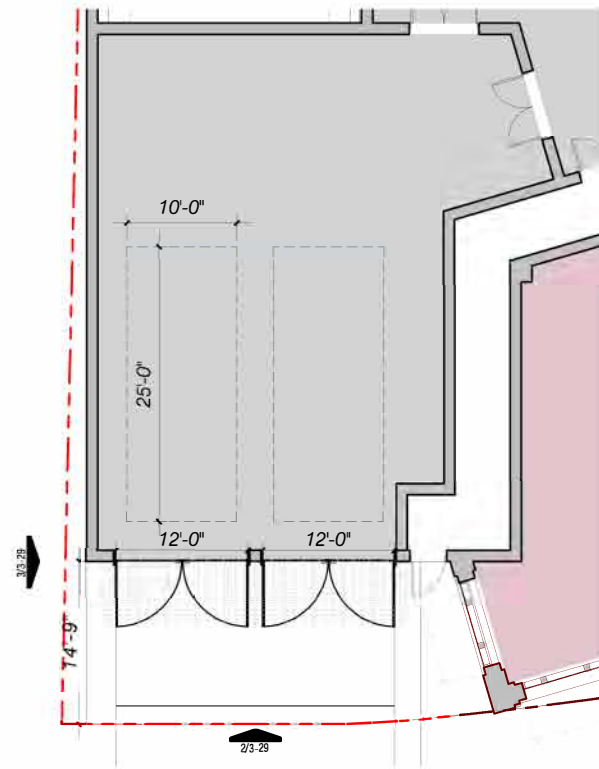
4) Loading Zone - Wall Section
Scale: 1/4" = 1'-0"



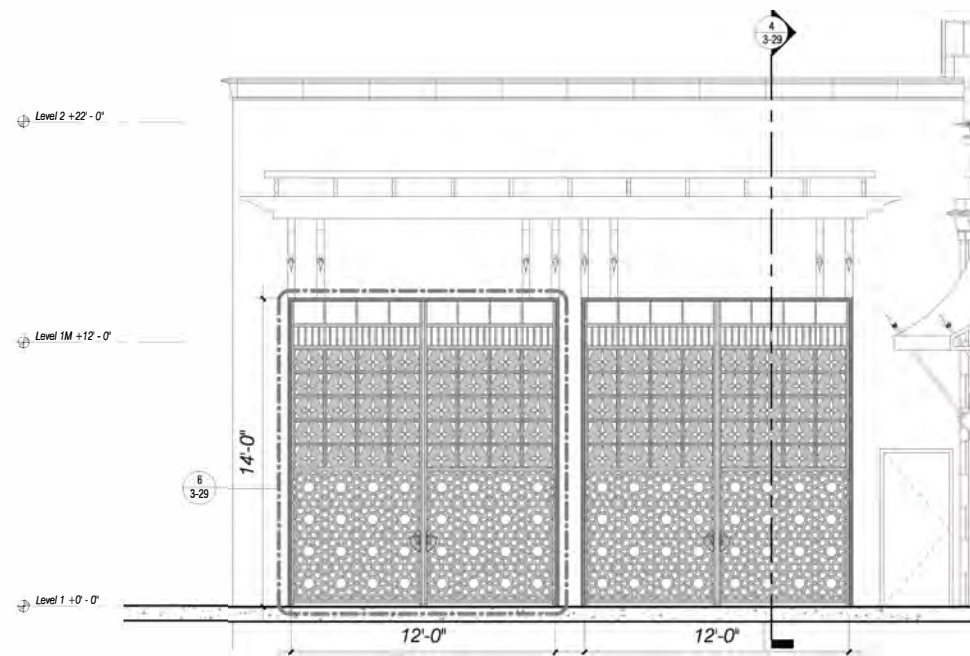
5) Enlarged Trellis Canopy Section
Scale: 3/4" = 1'-0"



6) Enlarged Loading Gates Elevation
Scale: 3/4" = 1'-0"



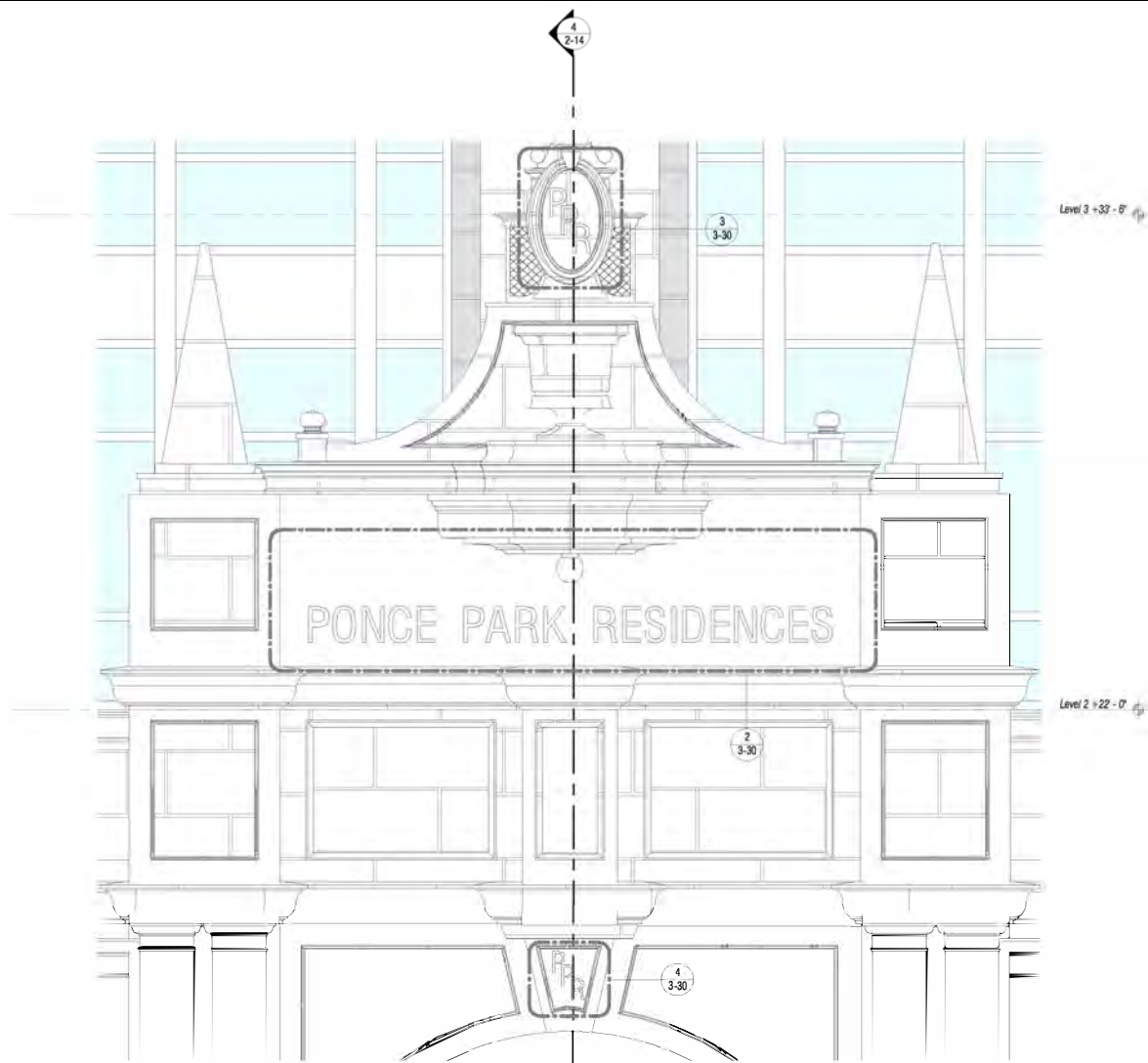
1) Enlarged Loading Zone Plan
Scale: 1/8" = 1'-0"



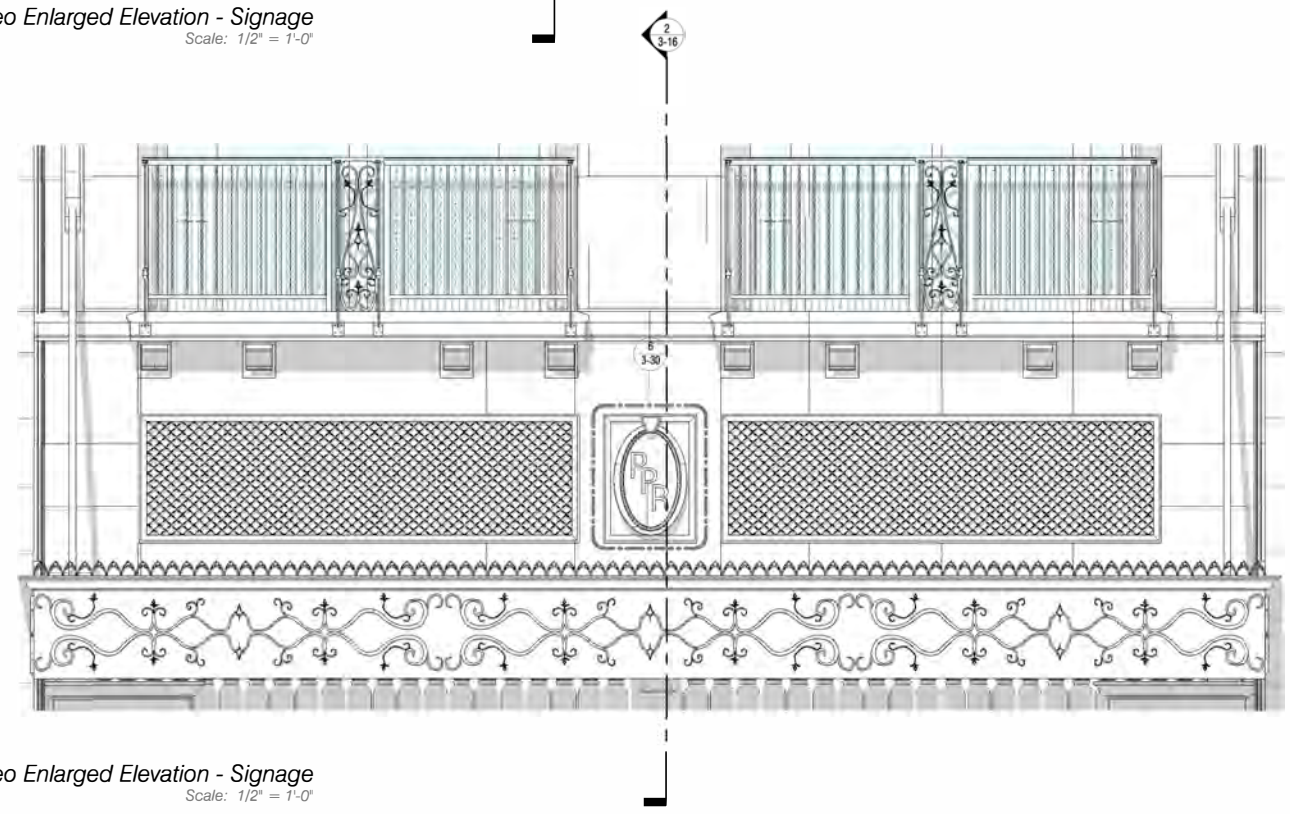
2) Loading Zone - South Entry Elevation
Scale: 1/4" = 1'-0"



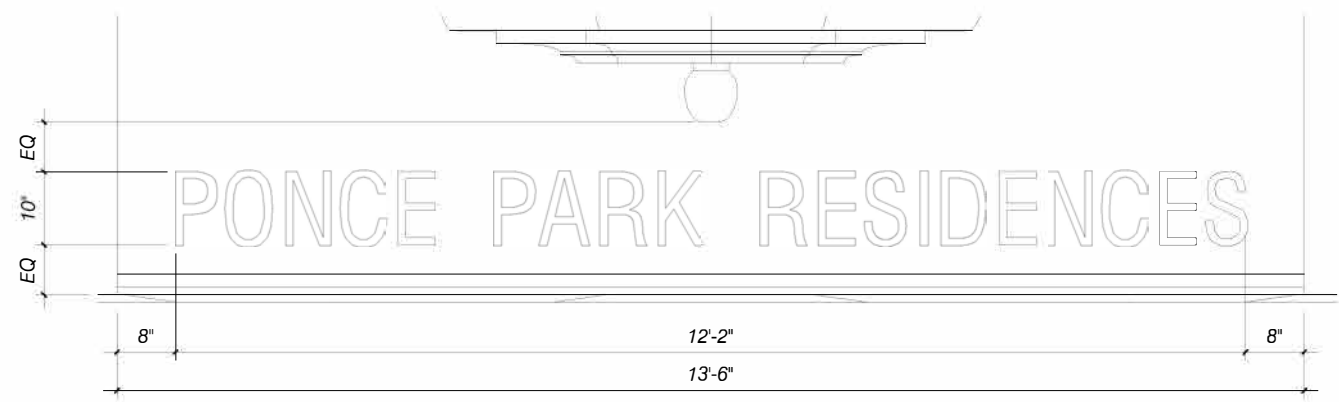
3) Loading Zone - West Entry Elevation
Scale: 1/4" = 1'-0"



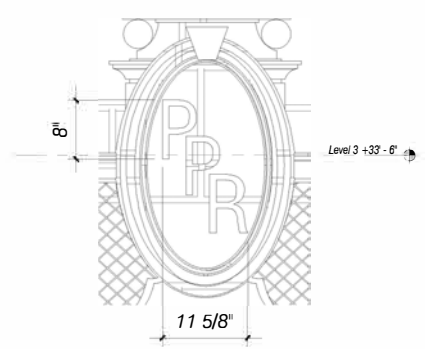
South Paseo Enlarged Elevation - Signage
Scale: 1/2" = 1'-0"



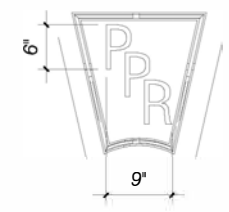
North Paseo Enlarged Elevation - Signage
Scale: 1/2" = 1'-0"



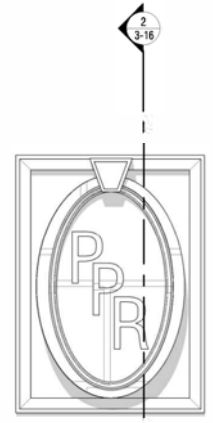
Enlarged South Paseo Signage Elevation
Scale: 1" = 1'-0"



Enlarged South Paseo Signage Elevation @ Crown
Scale: 1" = 1'-0"



Enlarged South Paseo Signage Elevation @ Keystone
Scale: 1" = 1'-0"



Enlarged North Paseo Signage Elevation @ Keystone
Scale: 1" = 1'-0"



LANDSCAPE LIGHTING FIXTURE SCHEDULE | GROUND FLOOR

QTY	SYMBOL	REF	APPLICATION	MANUFACTURER	MODEL NUMBER	DESCRIPTION	NOTES
85		L1	DIRECTIONAL LIGHT	AURORA LIGHT	TELLURIDE HSL16-S	MATERIAL: BRASS; SHROUD: T80; LIGHT SOURCE: LED; (7) 7.5W (270) 2700K; ACCESSORIES: T80; AMS MOUNT; T80; FINISH: (BLP) BRONZE LIVING PATINA	U.L. LISTED FOR WET LOCATION
38		L3	PATHLIGHT	AURORA LIGHT	LPL-EXT 18" 30"	WATTAGE: (8W) 8W; SHADE: (7) 7" LED (270) 2700K; LENS: (3) CLEAR PLMOUNT; T80; FINISH: (BLP) BRONZE LIVING PATINA	U.L. LISTED FOR WET LOCATION

- LIGHTING SPECIFICATION GENERAL NOTES**
- GENERAL REQUIREMENTS
 - FOR ALL WIRING, ELECTRICAL CONNECTIONS AND POWER SUPPLY FOR LANDSCAPE LIGHT FIXTURES, SEE ELECTRICAL ENGINEERING DRAWINGS.
 - LANDSCAPE LIGHTING AND OTHER LIGHTING MATERIAL SHALL BE LOCATED AS INDICATED ON DRAWINGS AND AS FURTHER SPECIFIED. ALL MATERIAL SHALL BE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT & MEP E.O.R. FIXTURE PARTS AND COMPONENTS SHALL BE MADE OF MATERIALS APPROPRIATE TO THEIR FUNCTION AND AS SUCH SHALL BE RESISTANT TO CORROSION AND THERMAL AND MECHANICAL STRESSES ENCOUNTERED IN THE NORMAL APPLICATION AND FUNCTIONING OF THE FIXTURES. THE ELECTRICAL CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING FIXTURES WITH PROPER VENTILATION TO EXCEED THE TEMPERATURE RATING OF THE LIGHTING FIXTURES OR LAMPS.
 - LOCATIONS OF FIXTURES ARE SHOWN DIAGRAMMATICALLY. FINAL LOCATIONS TO BE DETERMINED BY THE LANDSCAPE ARCHITECT ON SITE AFTER THE INSTALLATION OF THE TREES.
 - NOTIFY THE LANDSCAPE ARCHITECT ABOUT FIELD CONDITIONS AT VARIANCE WITH PLANS AND/OR SPECIFICATIONS BEFORE COMMENCING INSTALLATION
 - COORDINATE CONDITIONS AT VARIANCE WITH OTHER TRADES BEFORE INSTALLATION OF FIXTURES.
 - LUMINAIRES SHALL BE DELIVERED TO THE PREMISE COMPLETE (EXCEPT AS NOTED OR SPECIFIED), INCLUDING MOUNTING DEVICES AND COMPONENTS NECESSARY FOR THE PROPER INSTALLATION AND OPERATION OF THE EQUIPMENT. LUMINAIRES SHALL INCLUDE LAMPS.
 - ELEMISHED, DAMAGED, OR UNSATISFACTORY FIXTURES SHALL BE REPLACED IN A MANNER SATISFACTORY TO LANDSCAPE ARCHITECT AT NO COST TO THE PROJECT OWNER.
 - ELECTRICAL CONTRACTOR TO INSTALL LOUVERS, SPREAD LENSES, AND COLOR FILTERS AS SPECIFIED AND PROVIDE LABOR TO FOCUS ALL ADJUSTABLE FIXTURES. ADDITIONALLY, ELECTRICAL CONTRACTORS SHALL PROVIDE FOR FOUR (4) NON-CONSECUTIVE DAYS TO ADJUST AIMING, LAMPING, AND COLORING OF LIGHTING FIXTURES WITH THE DIRECTION OF THE LANDSCAPE ARCHITECT. THIS MAY INCLUDE RELAMPING FIXTURES WITH DIFFERENT WATTAGES OR BEAM SPREADS AS DIRECTED BY THE LANDSCAPE DESIGNER. ELECTRICAL CONTRACTOR TO PROVIDE LADDERS AND LIFTS AS NECESSARY.
 - TRANSFORMERS SHOULD HAVE THE CAPACITY FOR FUTURE ADDITION OF LIGHTING.
 - LANDSCAPE LIGHTING AND PLANTING AREAS SHALL BE COMPOSED OF GROUND BURIAL CABLES FOR FLEXIBILITY OF ON-SITE ADJUSTMENT OF FIXTURE LOCATION
 - WARRANTY
 - ALL LIGHTING FIXTURES SHALL BE COVERED BY A MINIMUM ONE YEAR WARRANTY COVERING WORKMANSHIP AND MATERIAL. IF THE FIXTURES ARE SUPPLIED BY THE INSTALLING CONTRACTOR THE GUARANTEE SHALL INCLUDE THE LABOR TO REPLACE DEFECTIVE DEVICES.

GROUND LEVEL LANDSCAPE LIGHTING PLAN
SCALE: 1/16" = 1'-0"



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3,000 - 3,500 DEGREE KELVIN





3,000 - 3,500 DEGREE KELVIN

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Preliminary Conceptual
Lighting Study Rendering



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250 S. Park Avenue Ste. 510
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1-407-874-1199

December 5, 2023

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Rendering - View 1

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Rendering - View 2

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Rendering - View 3

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Rendering - View 4

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Rendering - View 5

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Rendering - View 6

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Rendering - View 7

December 5, 2023



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PONCE PARK RESIDENCES		
Miami-Dade County Landscape Legend		2022.08.19
Zoning District: Coral Gables - Commercial "C"	Net Lot Area: 56,138 s.f.	Net Lot Acre: 1.29
LANDSCAPE REQUIREMENTS WITHIN PROPERTY		
Open Space	Required / Allowed	Provided
A. Square feet of landscape open space Net Lot Area = 56,138 s.f. x 25% minimum = 14,035 s.f.	14,035	33,297
B. Square feet of parking lot open space required. "See Architect's Drawings" Number of parking spaces: 0 spaces x 10 s.f. per parking space =	0	0
C. Total square feet of landscaped open space required:	14,035	33,297
Trees	Required / Allowed	Provided
A. Number of trees required per net lot acre, less existing number of trees meeting minimum requirements. Palms to count as a required tree on the basis of three (3:1) palms per tree. *NOTE: Exceptions to number or trees required may be granted based on exceptional plant material provided and subject to Public Service Department review and approval. 28 trees x 1.29 net lot acre - 0 (existing) =	36	10 (7 Trees + 6 Palms)
B. % Palms allowed: 36 trees x 25% allowed = (9) x 3 =	27	3 (6 Palms)
C. % Natives required: (36) x 30% required = 11	11	0
D. Street trees (maximum average spacing of 35' l.f.): (717) linear feet not including drive in aisles and visibility triangles / 35 =	20	17 (11 Trees & 13 Palms)
Palms as street trees to count as a required tree on the basis of three (3:1) palms per tree. (717) linear feet / 35 =	15	6 (13 Palms)
E. street trees located directly underneath power lines: (maximum average spacing of __ o.c.): linear feet along street / 25 =	N/A	N/A
F. Total number of trees provided:	56	27
Shrubs	Required / Allowed	Provided
A. Number of shrubs required: (224 per acre) x 1.29 =	289	322
B. % Native shrubs required: (number of shrubs provided) 289 x 30% =	87	0
C. % Drought tolerance and low maintenance required: (number of shrubs provided) 289 x 50% =	87	322
Irrigation Plan: Required to comply with Chapter 33 of the Miami-Dade County Code of Ordinances:	Auto irrigation _X_ or hose bib provided.	

SHEET INDEX

SHEET #	SHEET TITLE	2023.12.05 - PZ SUBMITTAL
L-0.00A	COVER SHEET + SITE LOCATION	●
L-0.00B	ILLUSTRATIVE SITE PLAN	●
L-0.00BA	ILLUSTRATIVE SITE PLAN - HARDSCAPE	●
L-0.00C	RENDERINGS	●
L-0.00D	RENDERINGS	●
L-0.01	SITE SURVEY	●
L-1.10	GROUND LEVEL HARDSCAPE PLAN	●
L-1.10A	HARDSCAPE REFERENCE IMAGES + SITE DIAGRAMS	●
L-1.11	HARDSCAPE SECTIONS	●
L-1.12	LEVEL 02 HARDSCAPE PLAN	●
L-1.13	ROOF LEVEL HARDSCAPE PLAN	●
L-3.00	TREE DISPOSITION PLAN	●
L-3.10	OVERALL GROUND LEVEL LANDSCAPE PLAN	●
L-3.11	LEVEL 02 LANDSCAPE PLAN	●
L-3.12	ROOF LEVEL LANDSCAPE PLAN	●
L-3.13	PLANTING REFERENCE IMAGES	●
L-3.20	GENERAL PLANTING NOTES AND DETAILS	●
L-4.10	GROUND LEVEL LANDSCAPE LIGHTING PLAN	●

GENERAL ABBREVIATIONS

AFF	ABOVE FINISH FLOOR	OA	OVERALL PLAN
ARCH	ARCHITECT	PLNT	PLANTING
CONC	CONCRETE	P.L.	PROPERTY LINE
DWGS	DRAWINGS	STRUCT	STRUCTURE / STRUCTURAL
EL	ENLARGED PLAN	TB	TOP OF BENCH
ENG	ENGINEER	TG	TOP OF GRADE
EXST	EXISTING	TPW	TOP OF PLANTER WALL
FFE	FINISH FLOOR ELEVATION	TYP	TYPICAL
HSCP	HARDSCAPE	TW	TOP OF WALL
LA	LANDSCAPE ARCHITECT	CL	CENTER LINE
LSCP	LANDSCAPE	ML	MONUMENT LINE
ML	MATCH LINE		

SCOPE OF WORK

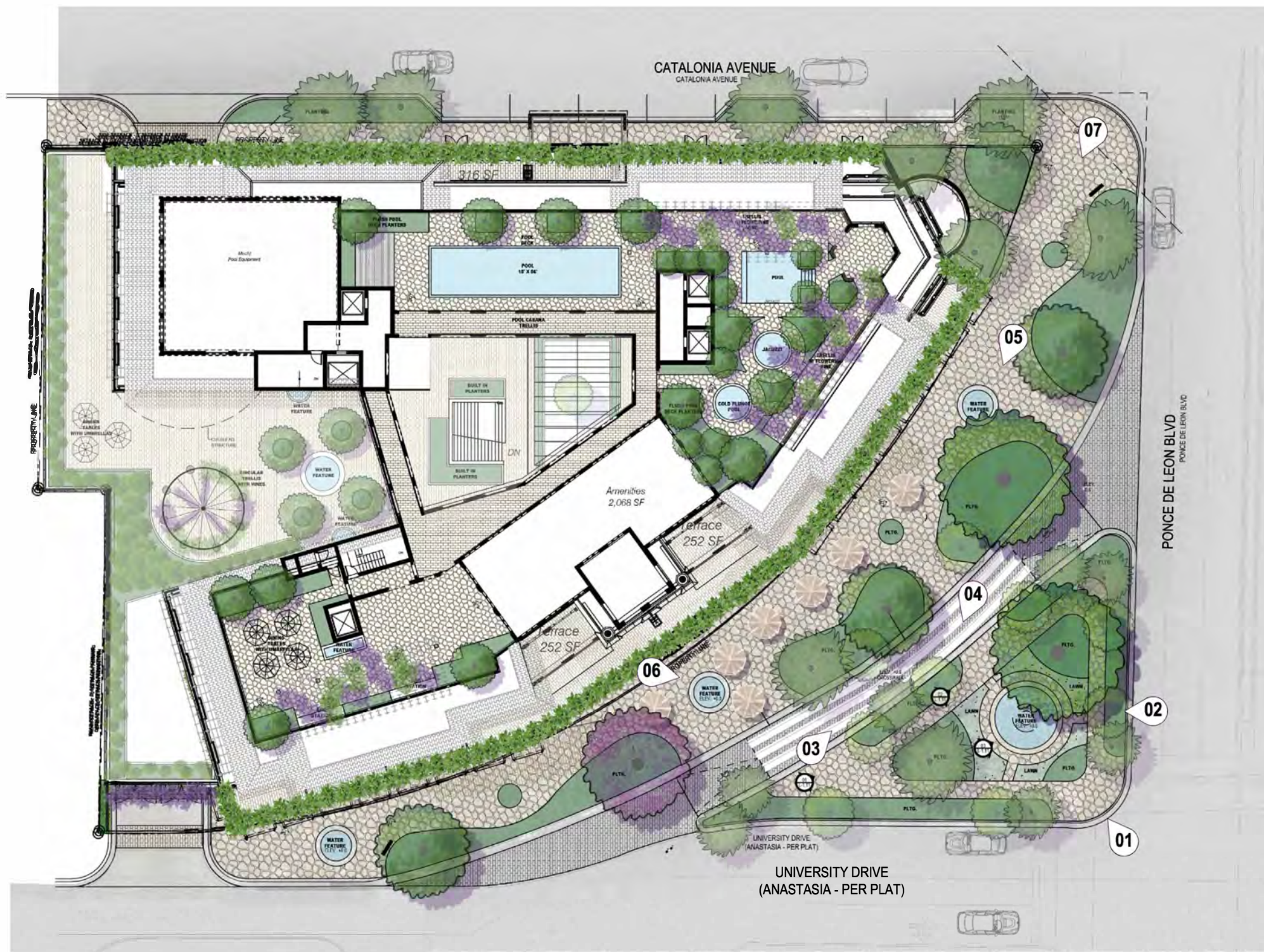
HARDSCAPE, LANDSCAPE, AND LANDSCAPE LIGHTING FOR AREAS NOTED IN LIMITS OF SCOPE OF WORK.

GENERAL SITE NOTES

- GENERAL CONTRACTOR, SUBCONTRACTORS, AND INSTALLERS SHALL CROSS REFERENCE ARCH. DWGS., ENGINEERING DWGS., AND LANDSCAPE DWGS., THROUGHOUT THE IMPLEMENTATION TO ENSURE THE DESIGN INTENT IS MET. ANY DISCREPANCIES SHALL BE NOTED AND BROUGHT TO THE GENERAL CONTRACTOR'S ATTENTION.
- SEE CIVIL AND ARCHITECTURE DRAWINGS FOR F.F.E & SURFACE DRAINAGE
- SEE MEP ENG. DRAWINGS FOR IRRIGATION CONNECTIONS.
- SEE STRUCT. ENG. DRAWINGS FOR STRUCTURAL COMPONENTS.
- SEE ELECTRICAL ENG. DRAWINGS FOR LANDSCAPE LIGHTING WIRING.
- ALL WORK, MATERIALS, AND EQUIPMENT UTILIZED IN THIS PROJECT SHALL BE INSTALLED IN STRICT ACCORDANCE WITH THE GOVERNING ZONING & BUILDING CODE, MANUFACTURER'S RECOMMENDATIONS, AND SPECIFICATIONS. CONTRACTOR SHALL BE RESPONSIBLE FOR VISITING SITE PRIOR TO BIDDING IN ORDER TO FAMILIARIZE THEMSELVES WITH ALL EXISTING CONDITIONS AFFECTING THE WORK, INCLUDING BUT NOT LIMITED TO PRIVATE AND PUBLIC UTILITIES, ON AND OFF SITE, ACCESS ROADS, AND OTHER SUPPORT FACILITIES.
- CONTRACTOR MUST NOTIFY LANDSCAPE ARCHITECT IMMEDIATELY OF ANY UNEXPECTED OR UNKNOWN CONDITIONS OR DISCREPANCIES IN THE DRAWINGS AND CONTRACT DOCUMENTS, AS WELL AS ANY ERRORS OR OMISSIONS ON THE DRAWINGS PRIOR TO PROCEEDING WITH THE WORK OR SHOP FABRICATION.
- CONTRACTOR SHALL PREPARE AND MAINTAIN ALL CONSTRUCTION AREAS, AS WELL AS SURROUNDING AREAS FREE OF DEBRIS OR HAZARDOUS EQUIPMENT AT ALL TIMES.

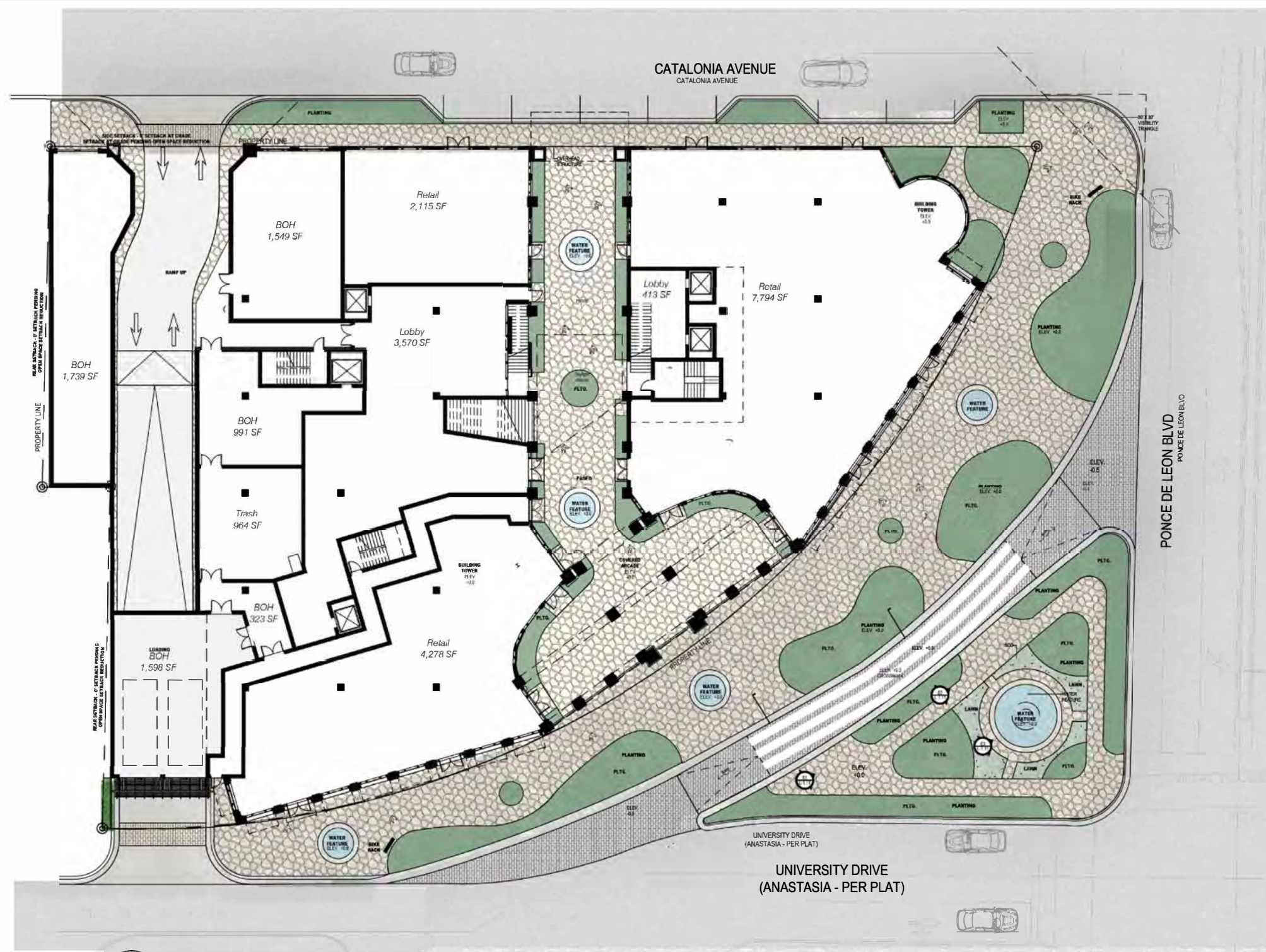


SITE LOCATION MAP



ILLUSTRATIVE SITE PLAN
SCALE: 1/16"=1'-0"

SEE SHEET L-0.00C AND L-0.00D FOR RENDERINGS



ILLUSTRATIVE SITE PLAN
SCALE: 1/16"=1'-0"



01 RENDERING



02 RENDERING



03 RENDERING

NOTE:
RENDERINGS ARE FOR CONCEPTUAL DESIGN
PURPOSES ONLY.



04 RENDERING



05 RENDERING

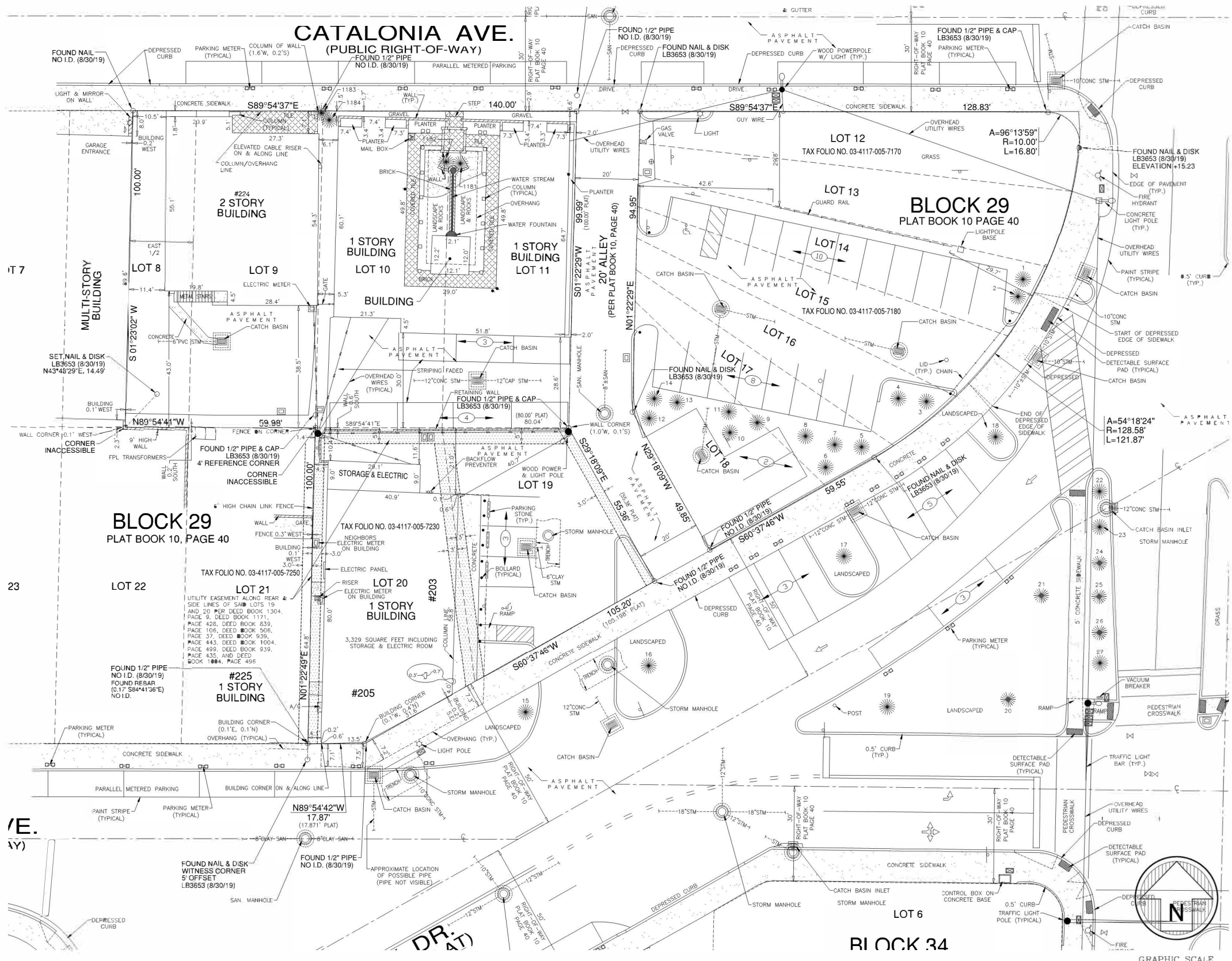


06 RENDERING



07 RENDERING

NOTE:
RENDERINGS ARE FOR CONCEPTUAL DESIGN
PURPOSES ONLY.



TREE TABLE (PROVIDED BY CLIENT)

NATURALFICIAL, INC. | PONCE PARK TOWER | TREE DISPOSITION LIST: 2019.09.03

KEY #	ABRV.	BOTANICAL NAME	COMMON NAME	SIZE		
				DBH. (IN.)	HT. (FT.)	SPD. (FT.)
1	SPB	<i>Sabal palmetto</i>	Sabal Palm	16"	15'	8'
2	SPB	<i>Sabal palmetto</i>	Sabal Palm	16"	12'	8'
3	SPB	<i>Sabal palmetto</i>	Sabal Palm	16"	20'	8'
4	SPB	<i>Sabal palmetto</i>	Sabal Palm	16"	15'	8'
5	SPB	<i>Sabal palmetto</i>	Sabal Palm	16"	15'	8'
6	SPB	<i>Sabal palmetto</i>	Sabal Palm	16"	15'	8'
7	SPB	<i>Sabal palmetto</i>	Sabal Palm	16"	20'	8'
8	SPB	<i>Sabal palmetto</i>	Sabal Palm	16"	15'	8'
9	SPB	<i>Sabal palmetto</i>	Sabal Palm	16"	15'	8'
10	SPB	<i>Sabal palmetto</i>	Sabal Palm	16"	15'	8'
11	SPB	<i>Sabal palmetto</i>	Sabal Palm	16"	12'	8'
12	SPB	<i>Sabal palmetto</i>	Sabal Palm	16"	15'	8'
13	SPB	<i>Sabal palmetto</i>	Sabal Palm	16"	12'	8'
14	SPB	<i>Sabal palmetto</i>	Sabal Palm	16"	15'	8'
15	PEL	<i>elegans</i>	Soitaire Palm	3"	20'	8'
16	TIM	<i>impetiginosa</i>	Tree	2'	25'	15'
17	QUV	<i>virginiana</i>	Live Oak	8"	15'	12'
18	QUV	<i>virginiana</i>	Live Oak	8"	15'	12'
19	PCA	<i>canariensis</i>	Date Palm	2'	20'	20'
20	PCA	<i>canariensis</i>	Date Palm	2'	20'	20'
21	PCA	<i>canariensis</i>	Date Palm	2'	20'	20'
22	PMA	<i>macarthurii</i>	Macarthur palm	trunk	15'	8'
23	PMA	<i>macarthurii</i>	Macarthur palm	trunk	15'	8'
24	PMA	<i>macarthurii</i>	Macarthur palm	trunk	15'	8'
25	PMA	<i>macarthurii</i>	Macarthur palm	trunk	15'	8'
26	PMA	<i>macarthurii</i>	Macarthur palm	trunk	15'	8'
27	PMA	<i>macarthurii</i>	Macarthur palm	trunk	15'	8'

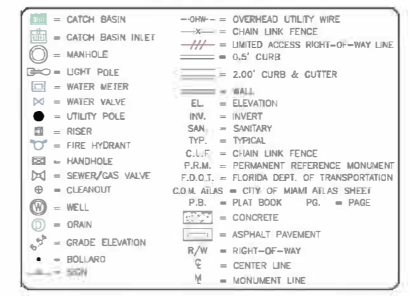
This tree table was provided by client on 9/11/19 and was prepared by Naturalficial, Inc.

TREE TABLE

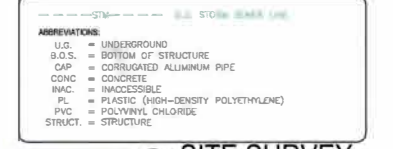
TREE NUMBER	COMMON NAME	D.B.H. (INCHES)	HEIGHT (FEET)	SPREAD (FEET)
1181	Robellini	4	10	12
1182	Robellini	4	10	12
1183	Alexander Palm	6	10	12
1184	Alexander Palm	6	21	10

This tree table was prepared by Fortin, Leavy, Skiles, Inc.

LEGEND



UNDERGROUND UTILITIES LEGEND



SITE SURVEY

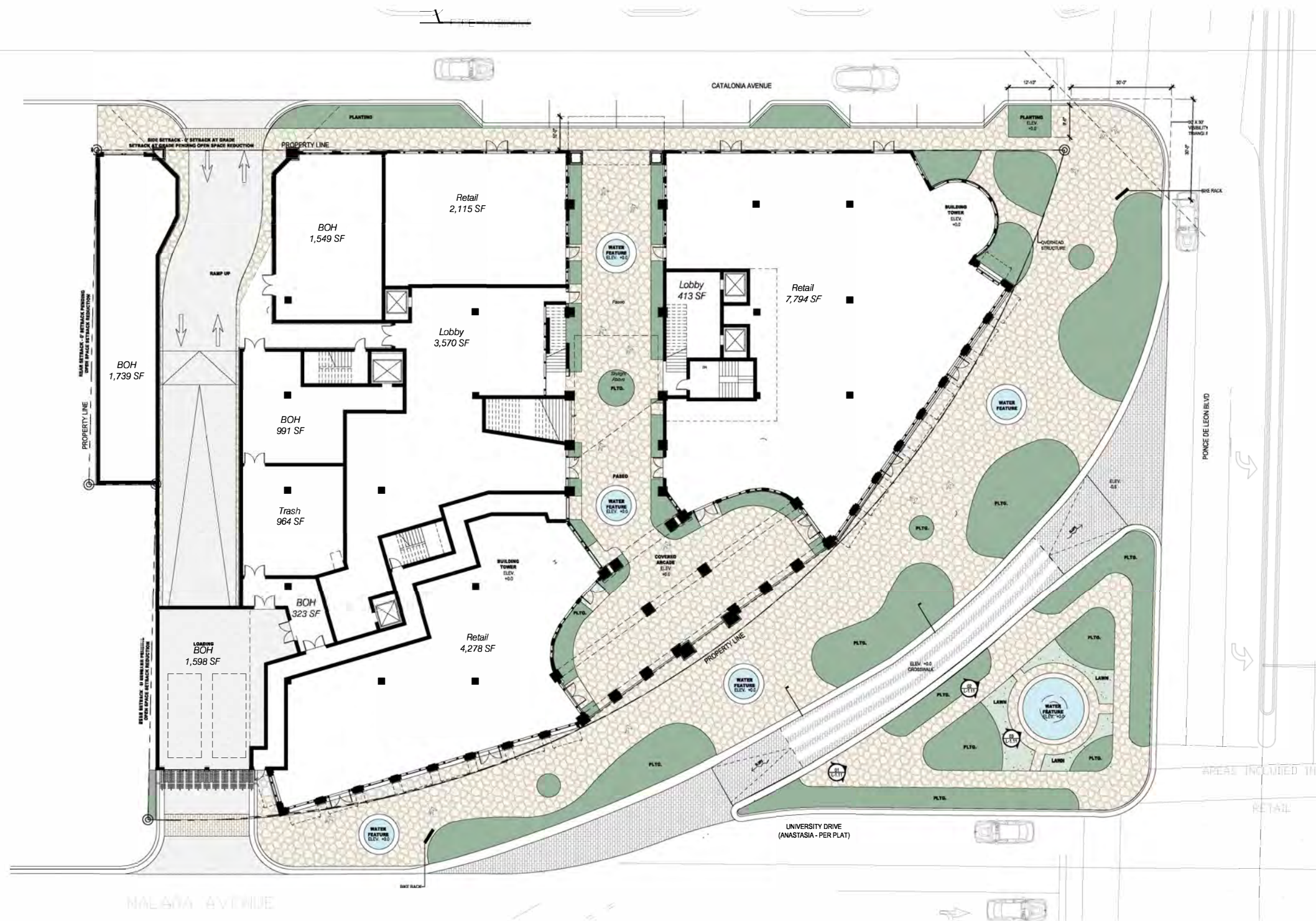
SCALE: 1/16" = 1'-0"

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NOTE: SURVEY PERFORMED BY OTHERS. NFI NOT RESPONSIBLE FOR INACCURATE INFORMATION ON THIS PLAN OR SUBSEQUENT CORRESPONDING PLANS

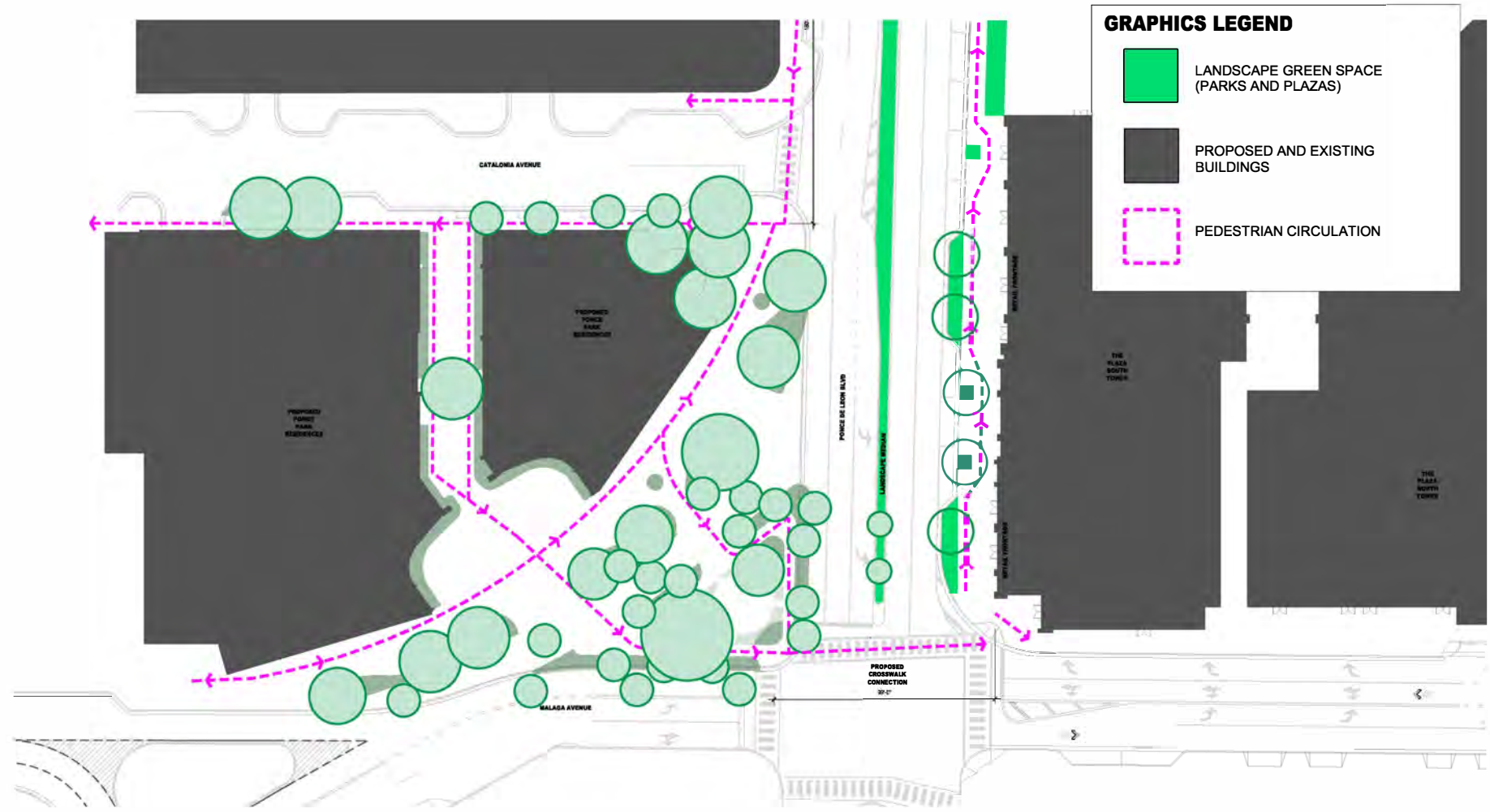


GROUND LEVEL HARDSCAPE PLAN
SCALE: 1/32" = 1'-0"

NOTE: SEE SHEET L-0.00A FOR GENERAL ABBREVIATIONS.

GRAPHIC LEGEND









- 
 PLANTING
- 
 PAVER
- 
 WATER FEATURE
- 
 LAWN

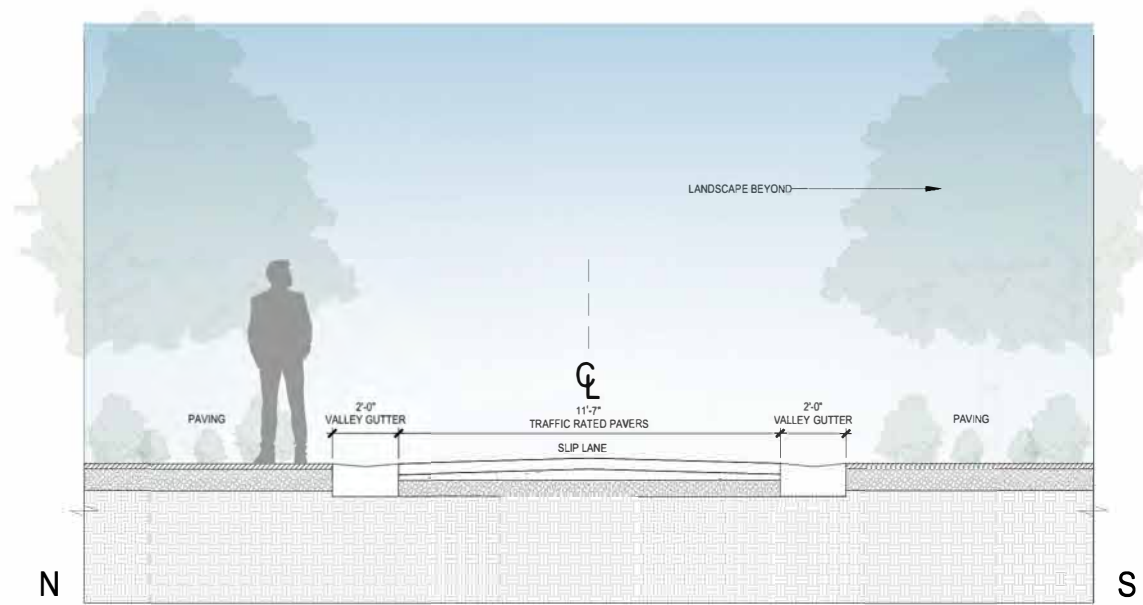


GRAPHICS LEGEND

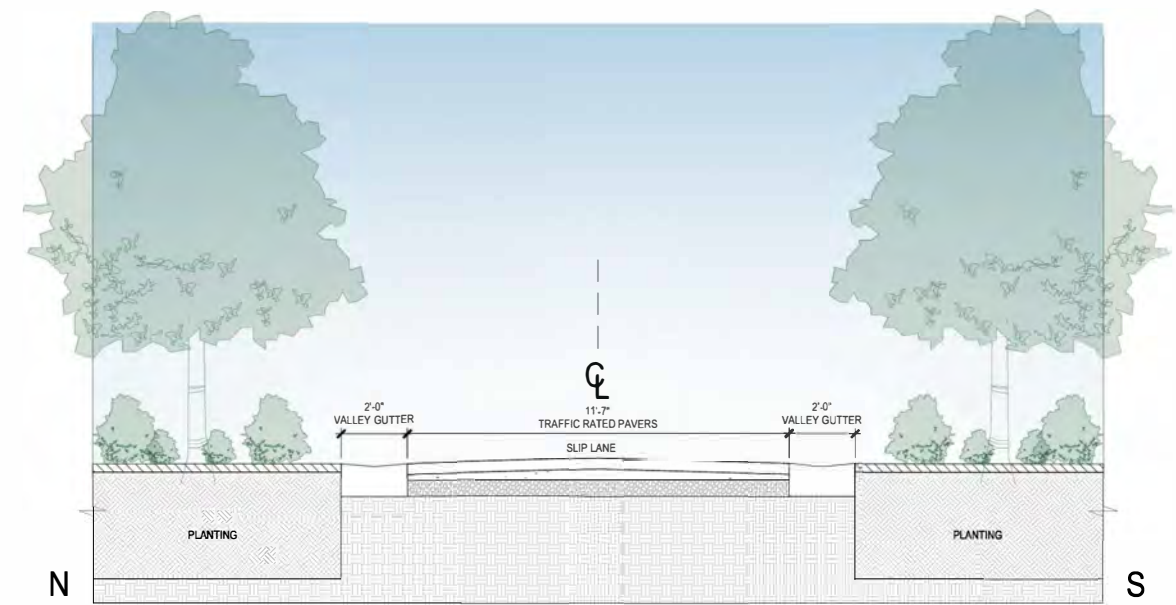
- LANDSCAPE GREEN SPACE (PARKS AND PLAZAS)
- PROPOSED AND EXISTING BUILDINGS
- PEDESTRIAN CIRCULATION

SITE DIAGRAMS - PEDESTRIAN CIRCULATION
SCALE: 1/32" = 1'-0"

WATER GARDENS				
	FAIRCHILD	FAIRCHILD	KAMPONG	FLORIDA WATER GARDEN
MATERIALS				
	KEYSTONE	OOLITE	CONCRETE WITH EXPOSED COQUINA SHELL AGGREGATE	CONCRETE PAVING



01 SLIP LANE SECTION 01
SCALE: 3/8" = 1'-0"







02 SLIP LANE SECTION 02
SCALE: 3/8" = 1'-0"

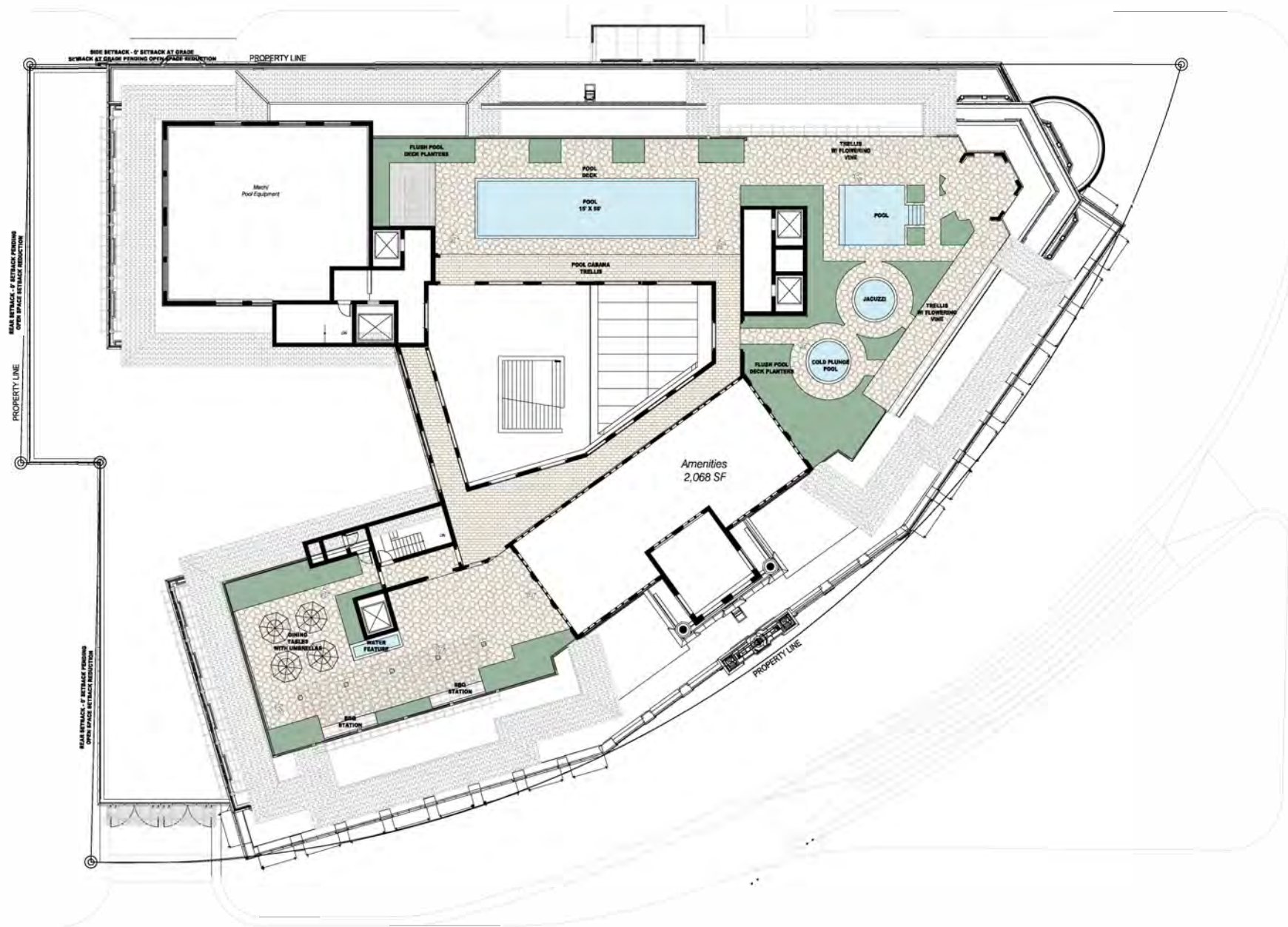


LEVEL 02 HARDSCAPE PLAN
SCALE: 1/16" = 1'-0"

NOTE: SEE SHEET L-0.00A FOR GENERAL ABBREVIATIONS.

GRAPHIC LEGEND





			
PLANTING	PAVER	WATER FEATURE	LAWN



ROOF LEVEL HARDSCAPE PLAN
SCALE: 1/16" = 1'-0"

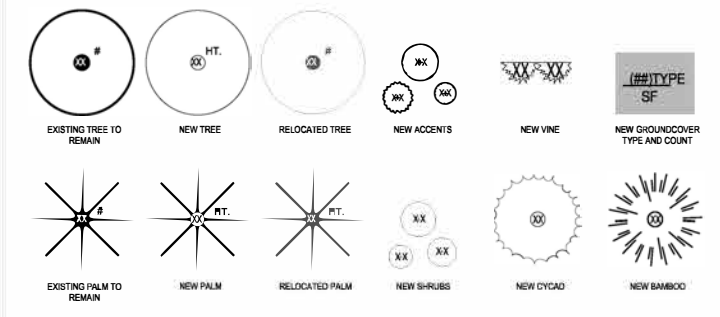
NOTE: SEE SHEET L-0.00A FOR GENERAL ABBREVIATIONS.

GRAPHIC LEGEND

			
PLANTING	POOL DECK PAVER	POOL DECK PAVER	POOL



LANDSCAPE PLAN | GRAPHIC LEGEND



OVERALL GROUND LEVEL LANDSCAPE PLAN
SCALE: 1/16" = 1'-0"

NATURALFICIAL, INC. | PONCE PARK RESIDENCES | PLANT LIST: 2023.12.01

QTY	ABRV.	BOTANICAL NAME	COMMON NAME	SPECIFICATIONS	FL. NATIVE		DROUGHT TOLERANT	
					YES	NO	YES	NO
11	CGR	Caesalpinia granadillo	Bridalveil Tree	15' HT., 200 Gal.		X	X	
1	CPE	Ceciba pentandra	Kapok Tree	40 HT. Collected Specimen	X	X	X	X
1	CSP	Ceciba speciosa	Silk Floss Tree	30' HT., Collected Specimen	X	X	X	X
1	FBE	Ficus benghalensis	Banyan Tree	40 HT. Collected Specimen	X	X	X	X
1	FMA	Ficus macleodii	Ficus 'Ali'	15' H., 10' Spr., 8' C.T. FG		X	X	
1	PAQ	Fachra aquatica	Water Chestnut	25' H., Specimen		X	X	
3	QVI	Quercus virginiana	Live Oak	Multi-Trunk, Ranch Style, 25' H., FG	X		X	

PALMS

QTY	ABRV.	BOTANICAL NAME	COMMON NAME	HT.	FL. NATIVE	DROUGHT TOLERANT
2	CBA	Copernicia bairyanana	Bailey Palm	20' Ht.		X X
1	PCA	Phoenix canariensis	Canary Date Palm	25' Ht.		X X
3	PDA	Phoenix dactylifera	Medjool Date Palm	35' Ht.		X X
4	PSY	Phoenix sylvestris	Wild Date Palm	25' Ht.		X X
9	SPA	Sabal palmetto	Character Sabal Palm	30' - 35' Ht.	X	X

Ponce Park Residences



Overall Ground Level Landscape Plan 1/16" = 1'-0"





LEVEL 02 LANDSCAPE PLAN
SCALE: 1/16" = 1'-0"

LANDSCAPE PLAN | GRAPHIC LEGEND

EXISTING TREE TO REMAIN	NEW TREE	RELOCATED TREE	NEW ACCENTS	NEW VINE	NEW GROUNDCOVER TYPE AND COUNT
EXISTING PALM TO REMAIN	NEW PALM	RELOCATED PALM	NEW SHRUBS	NEW CYCAD	NEW BAMBOO



ROOF LEVEL LANDSCAPE PLAN
SCALE 3/32" = 1'-0"

LANDSCAPE PLAN | GRAPHIC LEGEND

EXISTING TREE TO REMAIN	NEW TREE	RELOCATED TREE	NEW ACCENTS	NEW VINE	NEW GROUNDCOVER TYPE AND COUNT
EXISTING PALM TO REMAIN	NEW PALM	RELOCATED PALM	NEW SHRUBS	NEW CYCAD	NEW BAMBOO

TREES



(CGR) *Caesalpinia granadillo*
Bridalveil Tree



(CPE) *Ceiba pentandra*
Kapok Tree



(CSP) *Ceiba speciosa*
Silk Floss Tree



(FBE) *Ficus benghalensis*
Banyan Tree



(FMA) *Ficus maclellandii*
Ficus 'Alli'



(QVI) *Quercus virginiana*
Live Oak

TREES



(PAQ) *Pachira aquatica*
Water Chestnut

PALMS



(CBA) *Copernicia baileyana*
Bailey Palm



(PCA) *Phoenix canariensis*
Canary Island Date Palm



(PDA) *Phoenix dactylifera*
Medjool Date Palm



(PSY) *Phoenix sylvestris*
Wild Date Palm



(SPA) *Sabal palmetto*
Sabal Palm

GENERAL PLANTING NOTES AND SPECIFICATIONS:

GENERAL
 1. EXISTING TREES DESIGNATED TO REMAIN SHALL BE PROTECTED DURING ALL CONSTRUCTION PHASES. ANY TREES OR SHRUBS SCARRED OR DESTROYED DESIGNATED TO REMAIN WILL BE REPLACED AT THE CONTRACTOR'S EXPENSE, WITH SIMILAR SPECIES, SIZE AND QUALITY.
 2. EXISTING TREES DESIGNATED TO BE STORED OFF-SITE, SHALL BE PROTECTED AND CARED FOR ACCORDINGLY TO INDUSTRY STANDARDS. ANY TREES OR SHRUBS SCARRED OR DESTROYED WILL BE REPLACED AT THE CONTRACTOR'S EXPENSE, WITH SIMILAR SPECIES, SIZE AND QUALITY.
 3. LANDSCAPE CONTRACTOR SHALL BECOME FAMILIAR WITH ALL UNDERGROUND UTILITIES OR STRUCTURES PRIOR TO DIGGING. LANDSCAPE CONTRACTOR SHALL REPAIR ALL DAMAGE TO UNDERGROUND UTILITIES AND/OR CONSTRUCTION CAUSED BY UTILITY DAMAGE, AT NO COST TO THE OWNER.
 4. ALL PLANT MATERIAL SHALL BE GUARANTEED FOR A PERIOD OF 12 MONTHS AFTER DATE OF SUBSTANTIAL COMPLETION.
 5. LANDSCAPE CONTRACTOR SHALL VERIFY ALL ESTIMATED QUANTITIES OF MATERIAL SHOWN ON THE DRAWINGS PRIOR TO SUBMITTING HIS BID. PLANTING PLANT TO TAKE PRECEDENCE OVER PLANT LIST.
 6. EXISTING PLANT MATERIAL, NOT SHOWN ON THE PLAN AND IN CONFLICT WITH NEW PLANTING SHALL BE EVALUATED AT THE TIME OF NEW PLANTING INSTALLATION BY THE LANDSCAPE ARCHITECT.
 7. ALL BUILDING CONSTRUCTION MATERIAL AND FOREIGN MATERIAL SHALL BE REMOVED FROM PLANTING AREAS AND REPLACED WITH 60% FILL SOIL OR AS PER SPECIFICATIONS ALL ISLANDS IN PARKING LOTS AND AROUND BUILDINGS SHALL BE EXCAVATED TO A DEPTH OF 3" MIN. AND REPLACED WITH 60% FILL MIX OR AS PER SPECIFICATIONS.
 8. ALL PLANT MATERIAL SYMBOLS SHOWN ON LANDSCAPE PLAN SHALL BE CONSIDERED DIAGNOSTIC AND SHOULD BE ADJUSTED IN THE FIELD BY CONTRACTOR TO AVOID ALL UTILITIES AND ALL OTHER OBSTRUCTIONS AFTER CONSULTING THE LANDSCAPE ARCHITECT.
 9. ALL SIZES SHOWN FOR PLANT MATERIAL ON THE PLAN ARE TO BE CONSIDERED MINIMUM. ALL PLANT MATERIAL MUST MEET OR EXCEED THESE MINIMUM REQUIREMENTS FOR BOTH HEIGHT AND SPREAD. ANY OTHER REQUIREMENTS FOR SPECIES SHAPE OR EFFECT AS NOTED ON THE PLAN SHALL ALSO BE REQUIRED FOR ACCEPTANCE. ALL TREES TO HAVE SINGLE TRUNK, UNLESS OTHERWISE NOTED ON THE PLANS OR PLANT LIST.
 10. SITE PREPARATION SHALL INCLUDE: THE EXCAVATION AND REMOVAL OF ANY WEEDS, GRASS, AND ALL CLEAR-UP OF ANY DEAD MATERIAL AND FINISH GRADING AS PER TYPICALS.
 11. THE LANDSCAPE CONTRACTOR SHALL AT ALL TIMES KEEP THE JOB SITE CLEAN AND FREE FROM ACCUMULATION OF WASTE MATERIAL, DEBRIS, AND RUBBISH.
 12. THE LANDSCAPE CONTRACTOR SHALL EXERCISE CAUTION TO PROTECT ANY NEW HARDSCAPE CONSTRUCTION OR IRRIGATION. ANY DAMAGE SHALL BE REPLACED OR REPAIRED TO THE ORIGINAL STATE BY THE LANDSCAPE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
 13. ALL PLANT MATERIAL TO BE FLORIDA #1 OR BETTER, AS DEFINED BY THE FLORIDA DEPARTMENT OF AGRICULTURE'S CODES AND STANDARDS FOR NURSERY PLANTS PART 1 AND 2.
 14. MULCH ALL PLANTING AREAS WITH SHREDED ORGANIC MULCH TO A MINIMUM DEPTH OF 2" WITH RECEPTION OF EACH PLANTING.
 15. ALL PLANTING AREAS WITHIN LIMIT OF WORK SHALL BE 100% FULLY IRRIGATED. THE IRRIGATION CONTRACTOR AWARD THE BID SHALL COMPLY WITH THE PROPOSED IRRIGATION DESIGN.
 16. ON-SITE LAYOUT OF PLANT MATERIAL MUST BE COORDINATED WITH THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
 17. LANDSCAPE CONTRACTOR TO INCLUDE REMOVAL, CORRECTIVE PRUNING AND OR REPLACEMENT. ANY CORRECTIVE ACTIONS REQUIRED SHALL BE PERFORMED IN ACCORDANCE WITH THE STANDARDS OF THE GOVERNING COUNTY AND/OR AN ISSUED ERM TREE OR ENVIRONMENTAL PERMIT.
 18. TREE PROTECTION BARRIERS MUST BE INSTALLED AT THE DPL LINE OF ALL TREES AND PALMS TO REMAIN OR BE RELOCATED PRIOR TO THE START OF CONSTRUCTION ACTIVITIES ON-SITE AND SHALL REMAIN IN PLACE UNTIL CONSTRUCTION HAS COMPLETED.
 19. MULCH SHALL NOT BE APPLIED WITHIN 6" OF ANY TREE OR PALM TRUNKS THAT ARE INSTALLED OR INCORPORATED INTO THE PROJECT FOR ROW TREES/PALMS. PLEASE UTILIZE AMERIGROW (PREMIUM PINEBARK BROWN) SHREDED MULCH OR A CITY APPROVED ALTERNATIVE.
 20. SHOULD ANY CORRECTIVE STRUCTURAL PRUNING BE NECESSARY FOR TREES PROPOSED TO REMAIN ON-SITE, DUE TO CLEARANCE, SAFETY OR FOR CONSTRUCTION RELATED REASONS THE PRUNING SHALL BE DIRECTED OR PERFORMED BY AN ISA OR ASCA CERTIFIED ARBORIST IN ACCORDANCE WITH THE LATEST VERSION OF THE ANSI A300 PRUNING STANDARDS AND PROVIDED HORTICULTURAL PRACTICES. THE CITY URBAN FORESTER SHALL BE PROVIDED WITH A WRITTEN COPY OF THE PROPOSED PRUNING PLAN INCLUDING THE REASONS WHY PRUNING IS NECESSARY, PRIOR TO THE PRUNING ACTIVITIES TAKING PLACE.
 21. CARE SHALL BE TAKEN TO AVOID UTILITY OR CONSTRUCTION TRENCHING THROUGH EXISTING TREE OR PALM DRUMLINES OR STRESSED TO REMAIN IN PLACE OR BE RELOCATED IF CONSTRUCTION REQUIRES THE CUTTING OF ANY ROOTS WITH A DIAMETER OF 2" OR GREATER. ROOTS SHALL BE CLEANLY CUT WITH A SHARP TOOL, AS DIRECTED BY AN ISA OR ASCA CERTIFIED ARBORIST, AND IN ACCORDANCE WITH THE ANSI A300 STANDARDS. CUT ROOTS SHOULD BE IMMEDIATELY COVERED WITH SOIL TO PREVENT DRYING. ROOTS SHOULD NOT BE TORN OR BROKEN BY HEAVY EQUIPMENT, AND BROKEN, BRANCHED OR BROKEN ROOTS ENDS SHOULD BE NOTED AND REVIEWED WITH THE LANDSCAPE ARCHITECT PRIOR TO ANY ROOT PRUNING/TAKING PLACE.

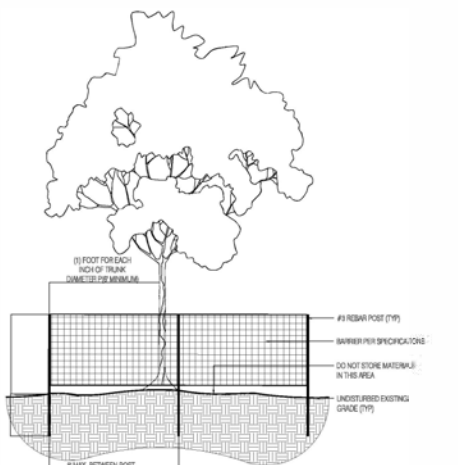
WARRANTY
 1. LANDSCAPE CONTRACTOR SHALL PROVIDE A MINIMUM OF ONE (1) YEAR GUARANTEE FOR ALL RELOCATED TREES/PALMS AFTER FINAL ACCEPTANCE BY LANDSCAPE ARCHITECT AND/OR CLIENT.
 2. LANDSCAPE CONTRACTOR SHALL REMOVE COMPLETELY AND DISPOSE OF OR OFF-SITE, ANY RELOCATED TREE/PALM THAT FAILS TO THRIVE AS DETERMINED BY THE LANDSCAPE ARCHITECT.
 3. FOR ANY RELOCATED TREE/PALM REMOVED DUE TO ITS FAILURE TO THRIVE, LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR REPLACING AND INSTALLING WITH A SPECIMEN OF EQUAL OR GREATER SPECIFICATION OF ORIGINAL REPLACEMENT MATERIAL SHALL BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO PROCUREMENT, PREPARATION OR INSTALLATION.

TREE / PALM RELOCATION NOTES
 1. VERIFY AND INSURE ALL TREES/PALMS IDENTIFIED ON THE CONSTRUCTION DRAWINGS AND THOSE TAGGED IN THE FIELD CORRESPOND AS TO NUMBER AND DESCRIPTION. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT IMMEDIATELY, PRIOR TO RELOCATION.
 2. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR TREE/PALM PROTECTION OF ALL VERIFIED MATERIAL. INSTALL BARRIAGE OF GALVANIZED WELDED WIRE FABRIC OR PLASTIC MESH TO ENCOMPASS THE CIRCULE OF THE TREE/PALM BARRIAGE TO BE REMOVED UPON COMPLETION OF BACKFILLING.
 3. TREE ROOT BALL SHALL BE ROOT PRUNED 50% (EQUALLY AROUND TREE) 60 DAYS PRIOR TO TRANSPORT. THE REMAINING 50% TO BE PRUNED 30 DAYS PRIOR TO TRANSPORTING.
 4. PALMS MUST BE RELOCATED MAY BE REMOVED BY RELOCATED AFTER DETERMINING 5. ROOTS TO BE PRUNED WITH CLEAN, SHARP TOOLS. ROOTS ONE (1) INCH AND LARGER IN DIAMETER SHALL BE NEATLY AND CLEANLY CUT WITH A HAND SAW OR OTHER APPROVED CUTTING IMPLEMENT.
 6. LANDSCAPE CONTRACTOR TO APPLY MICRODRAIN APPLICATION TO DURING ROOT PRUNING AND DIGGING OPERATIONS. ALL PLUNING TO BE REVIEWED AND APPROVED BY LANDSCAPE ARCHITECT PRIOR TO PRUNING.
 7. DEAD WOOD, CROSSING BRANCHES, AND GENERAL CANOPY PRUNING SHALL BE PERFORMED OR DIRECTED BY AN ISA OR ASCA CERTIFIED ARBORIST IN ACCORDANCE WITH THE LATEST VERSION OF THE ANSI A300 PRUNING STANDARDS AND GOOD HORTICULTURAL PRACTICES IMMEDIATELY AFTER COMPLETION OF ROOT PRUNING OF EACH SPECIMEN TO BE RELOCATED. ALL PRUNING TO BE REVIEWED AND APPROVED BY LANDSCAPE ARCHITECT PRIOR TO PRUNING.
 8. HANDWORK ONLY WITH TREE BARRIAGES.
 9. TREE BARRIAGE APPROVAL, OR WRITTEN APPROVAL OF TREE BARRIAGES BEFORE BEGINNING CLEARING OPERATIONS OR ANY SITE DEVELOPMENT.

TREE/PALM CALIPER **MINIMUM ROOT BALL DIAMETER**
 1" - 1 1/2" 18"
 1 1/2" - 1 3/4" 20"
 1 3/4" - 2" 24"
 2" - 2 1/4" 28"
 2 1/4" - 3" 32"
 3" - 4" 36"
 4" - 4 1/2" 40"
 4 1/2" - 5" 44"
 5" - 6" 48"

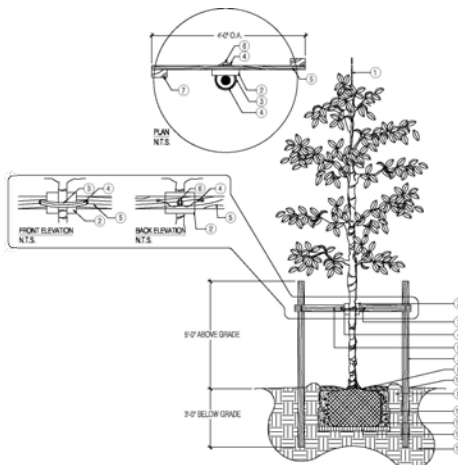
INSTALLATION
 1. VERIFY ALL UNDERGROUND CONSTRUCTIONS OR OBSTRUCTION UTILITIES, SEPTIC SYSTEMS, ETC.) ARE IDENTIFIED, LOCATED AND CLEARLY MARKED AS APPROPRIATE PRIOR TO SITUATION OF PLANTING PIT FOR RELOCATED TREES AND PALMS. ANY UNKNOWN OBJECTS SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT IMMEDIATELY, PRIOR TO INSTALLING AND BACKFILLING.
 2. LANDSCAPE CONTRACTOR TO FLAG ALL PROPOSED PLANT LOCATIONS FOR LANDSCAPE ARCHITECT'S APPROVAL PRIOR TO INSTALLATION.
 3. PLANTING PIT SHALL BE A MINIMUM OF TWO (2) TIMES LARGER IN DIAMETER AND ONE AND A HALF (1-1/2) TIMES LARGER IN DEPTH THAN THE ROOT BALL, ROUGHEN SIDES AND BOTTOM OFF.
 4. AFTER EACH PLANTING PIT IS EXCAVATED, PLACE SUFFICIENT PLANTING MIX IN BOTTOM OF EXCAVATION, AND SEAT PLANT, INSURING TOP OF ROOT BALL IS FLUSH WITH IMMEDIATELY ADJACENT FINAL OR PROPOSED GRADE.
 5. LANDSCAPE CONTRACTOR TO INSURE ALL PLANT MATERIAL IS INSTALLED AT THE CORRECT ELEVATION REFER TO HARDSCAPE PLANS AND CIVIL ENGINEERS GROUND PLANS OR PROPOSED ELEVATIONS.
 6. LANDSCAPE CONTRACTOR TO INSURE ALL ROOT FILLS ARE EXPOSED.
 7. CENTER EACH RELOCATED TREE/PALM IN ITS PLANTING PIT AND BACKFILL WITH SPECIFIED PLANTING MIX.
 8. PLACE PLANTING MIX IN 12 INCH LIFTS LAYERS AROUND ROOT BALL AND COMPACT UNTIL ALL VOID SPACES FILLED WITH COMPACTED PLANTING MIX.
 9. BUILD SOIL SAUCER OF MOULDED EXCAVATED SOIL AROUND PERIMETER OF EACH PLANTING PIT TO FORM WATERING BASIN. MULCH TO A DEPTH OF 2" FROM PLANTING PIT TO DRAINAGE DITCH.

TREE PROTECTION MATERIALS
 1. POSTS 2X2" WOOD
 2. ACCESS PROVIDING HEDGE, LADING GATE
 3. AERATION PIPE: RIGID PVC PERFORATED DRAINPIPE, 3 INCH DIAMETER X 4 FEET LONG, WITH PERFORATED CAP, FILL WITH WASHED PEA GRAVEL.



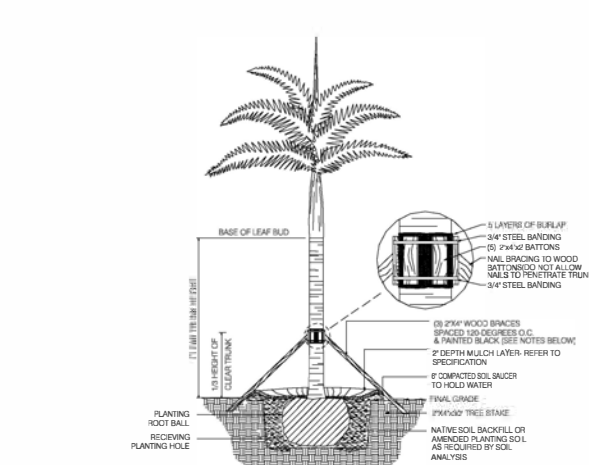
- NOTES**
 1) THE TREE PROTECTION BARRIAGE SHALL BE AT LEAST FOUR (4) FEET HIGH. THE BARRIER SHALL CONSIST OF EITHER A WOOD FENCE WITH 2X4 POSTS PLACED A MINIMUM OF EIGHT (8) FEET APART, WITH A 2X4 MINIMUM TOP RAIL, OR A TEMPORARY WOOD FENCE OR OTHER SIMILAR BARRIER WHICH WILL LIMIT ACCESS TO THE PROTECTED AREA. THE BARRIAGE SHALL BE AT LEAST ONE (1) FOOT INDIAMETER FOR EACH INCH OF TRUNK DIAMETER FOR 2) TREES LESS THAN 12" DBH: THE MINIMUM BARRIAGE SHALL BE PLACED AT LEAST SIX (6) FEET AWAY FROM THE BASE OF THE TREE.
 3) HANDWORK ONLY WITH TREE BARRIAGES.
 4) TREE BARRIAGE APPROVAL, OR WRITTEN APPROVAL OF TREE BARRIAGES BEFORE BEGINNING CLEARING OPERATIONS OR ANY SITE DEVELOPMENT.

1 TREE PROTECTION DETAIL
 SCALE: N.T.S.



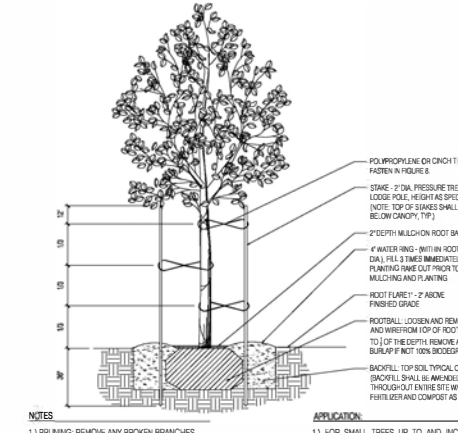
- NOTES**
 1) SET TREE PLUMB IN PLANTING PIT.
 2) PROTECT TREE TRUNK WITH 1/2\"/>

2 MEDIUM TREE PLANTING & STAKING DETAIL
 SCALE: N.T.S.



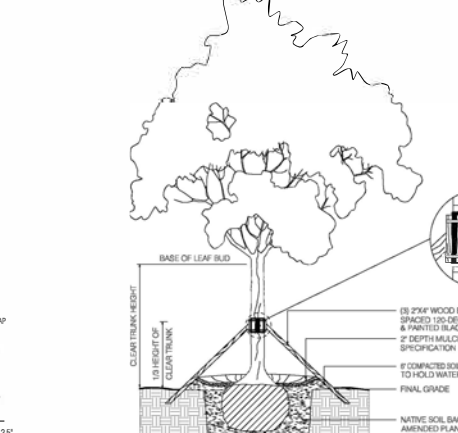
- NOTES**
 1) PALMS OVER 30\"/>

3 PALM PLANTING AND STAKING DETAIL
 SCALE: N.T.S.



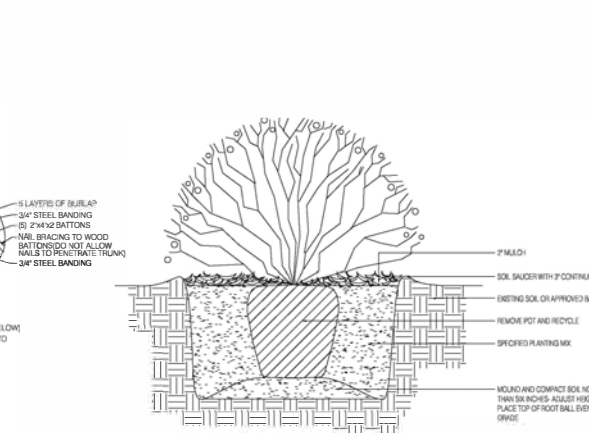
- NOTES**
 1) PRUNING: REMOVE ANY BROKEN BRANCHES.
 2) NO MULCH WITHIN 6\"/>

4 SMALL TREE PLANTING AND STAKING DETAIL
 SCALE: N.T.S.



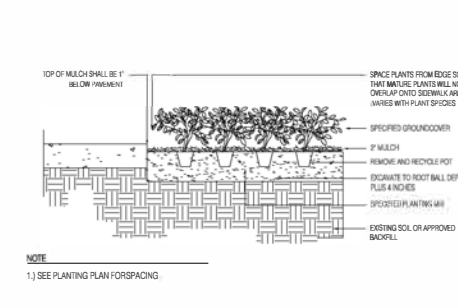
- NOTES**
 1) PRUNING: REMOVE ANY BROKEN BRANCHES.
 2) NO MULCH WITHIN 6\"/>

5 LARGE TREE PLANTING AND STAKING DETAIL
 SCALE: N.T.S.



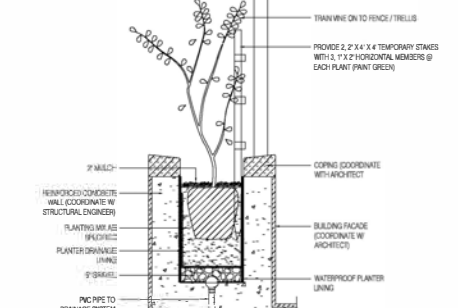
- NOTES**
 1) PRUNING: REMOVE ANY BROKEN BRANCHES.
 2) NO MULCH WITHIN 6\"/>

6 SHRUB PLANTING DETAIL
 SCALE: N.T.S.



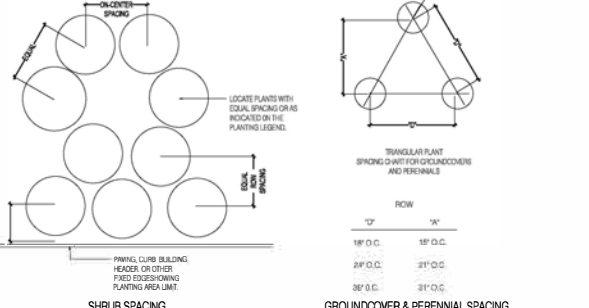
- NOTE**
 1) SEE PLANTING PLAN FOR SPACING.

7 GROUNDCOVER PLANTING DETAIL
 SCALE: N.T.S.



- NOTES**
 1) PRUNING: REMOVE ANY BROKEN BRANCHES.
 2) NO MULCH WITHIN 6\"/>

8 VINE PLANTING DETAIL
 SCALE: N.T.S.



- NOTES**
 1) PRUNING: REMOVE ANY BROKEN BRANCHES.
 2) NO MULCH WITHIN 6\"/>

9 PLANT SPACING DETAIL
 SCALE: N.T.S.



LANDSCAPE LIGHTING FIXTURE SCHEDULE GROUND FLOOR							
QTY.	SYMBOL	REF.	APPLICATION	MANUFACTURER	MODEL NUMBER	DESCRIPTION	NOTES
85	▲	L1	DIRECTIONAL LIGHT	AURORALIGHT	TELLURIDE HSL19-6	MATERIAL: BRASS SHROUD; TBD; LIGHT SOURCE: LED; [7] 7.5W; [270] 2700K; ACCESSORIES: TBD; MMS MOUNT: TBD; FINISH: [BL] BRONZE LIVING PATINA	U.L. LISTED FOR WET LOCATION
86	●	L3	PATHLIGHT	AURORALIGHT	LPL-EXT 18" 30"	WATTAGE: 8W SHADE [77] 7" LED; [270] 2700K; LENS: [C] CLEAR; PLMOUNT: TBD; FINISH: [BL] BRONZE LIVING PATINA	U.L. LISTED FOR WET LOCATION

- LIGHTING SPECIFICATION GENERAL NOTES**
- GENERAL REQUIREMENTS
 - FOR ALL WIRING, ELECTRICAL CONNECTIONS AND POWER SUPPLY FOR LANDSCAPE LIGHT FIXTURES, SEE ELECTRICAL ENGINEERING DRAWINGS.
 - LIGHTING FIXTURES AND OTHER LIGHTING MATERIAL SHALL BE LOCATED AS INDICATED ON DRAWINGS AND AS FURTHER SPECIFIED. ALL MATERIAL SHALL BE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT & MEP E.O.R. FIXTURE PARTS AND COMPONENTS SHALL BE MADE OF MATERIALS APPROPRIATE TO THEIR FUNCTION AND AS SUCH SHALL BE RESISTANT TO CORROSION AND THERMAL AND MECHANICAL STRESSES ENCOUNTERED IN THE NORMAL APPLICATION AND FUNCTIONING OF THE FIXTURES. THE ELECTRICAL CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING FIXTURES WITH PROPER VENTS AS NOT TO EXCEED THE TEMPERATURE RATING OF THE LIGHTING FIXTURES OR LAMPS.
 - LOCATIONS OF FIXTURES ARE SHOWN DIAGRAMMATICALLY. FINAL LOCATIONS TO BE DETERMINED BY THE LANDSCAPE ARCHITECT ON-SITE AFTER THE INSTALLATION OF THE TREES
 - NOTIFY THE LANDSCAPE ARCHITECT ABOUT FIELD CONDITIONS AT VARIANCE WITH PLANS AND/OR SPECIFICATIONS BEFORE COMMENCING INSTALLATION
 - COORDINATE CONDITIONS AT VARIANCE WITH OTHER TRADES BEFORE INSTALLATION OF FIXTURES.
 - LUMINAIRES SHALL BE DELIVERED TO THE PREMISE COMPLETE (EXCEPT AS NOTED OR SPECIFIED), INCLUDING MOUNTING DEVICES AND COMPONENTS NECESSARY FOR THE PROPER INSTALLATION AND OPERATION OF THE EQUIPMENT. LUMINAIRES SHALL INCLUDE LAMPS.
 - BLEMISHED, DAMAGED, OR UNSATISFACTORY FIXTURES SHALL BE REPLACED IN A MANNER SATISFACTORY TO LANDSCAPE ARCHITECT AT NO COST TO THE PROJECT OWNER.
 - ELECTRICAL CONTRACTOR TO INSTALL LOUVERS, SPREAD LENSES, AND COLOR FILTERS AS SPECIFIED AND PROVIDE LABOR TO FOCUS ALL ADJUSTABLE FIXTURES. ADDITIONALLY, ELECTRICAL CONTRACTORS SHALL PROVIDE FOR FOUR (4) NON-CONSECUTIVE DAYS TO ADJUST AIMING, LAMPING, AND COLORING OF LIGHTING FIXTURES WITH THE DIRECTION OF THE LANDSCAPE ARCHITECT. THIS MAY INCLUDE RELAMPING FIXTURES WITH DIFFERENT WATTAGES OR BEAM SPREADS AS DIRECTED BY THE LANDSCAPE DESIGNER. ELECTRICAL CONTRACTOR TO PROVIDE LADDERS AND LIFTS AS NECESSARY.
 - TRANSFORMERS SHOULD HAVE THE CAPACITY FOR FUTURE ADDITION OF LIGHTING.
 - LANDSCAPE LIGHTING AND PLANTING AREAS SHALL BE COMPOSED OF GROUND BURIAL CABLES FOR FLEXIBILITY OF ON-SITE ADJUSTMENT OF FIXTURE LOCATION.
 - WARRANTY
 - ALL LIGHTING FIXTURES SHALL BE COVERED BY A MINIMUM ONE YEAR WARRANTY COVERING WORKMANSHIP AND MATERIAL. IF THE FIXTURES ARE SUPPLIED BY THE INSTALLING CONTRACTOR THE WARRANTY SHALL INCLUDE THE LABOR TO REPLACE DEFECTIVE DEVICES.

MALAGA AVENUE
GROUND LEVEL LANDSCAPE LIGHTING PLAN
 SCALE: 1/16" = 1'-0"