



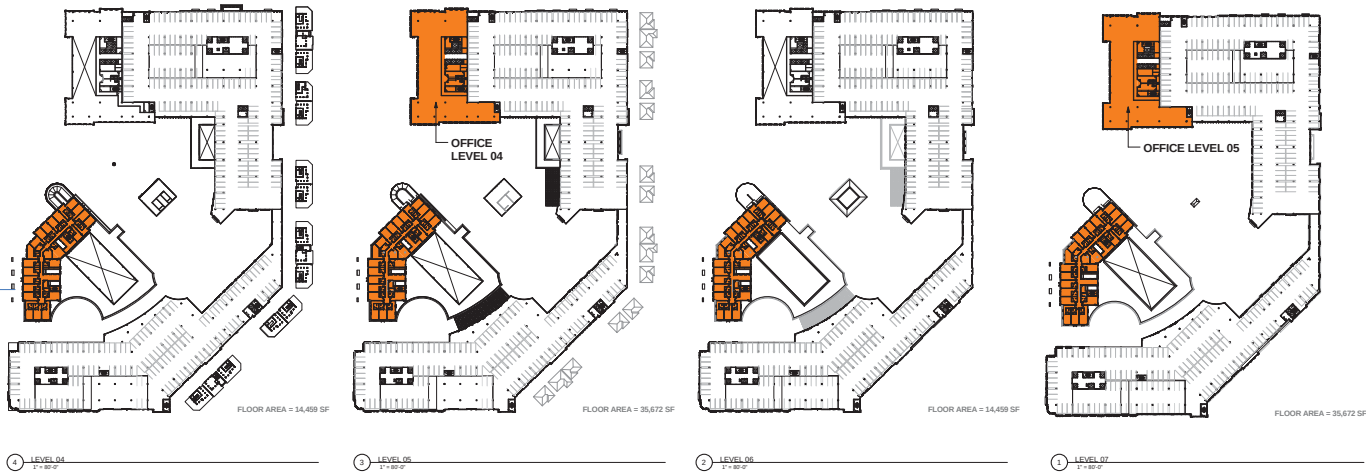
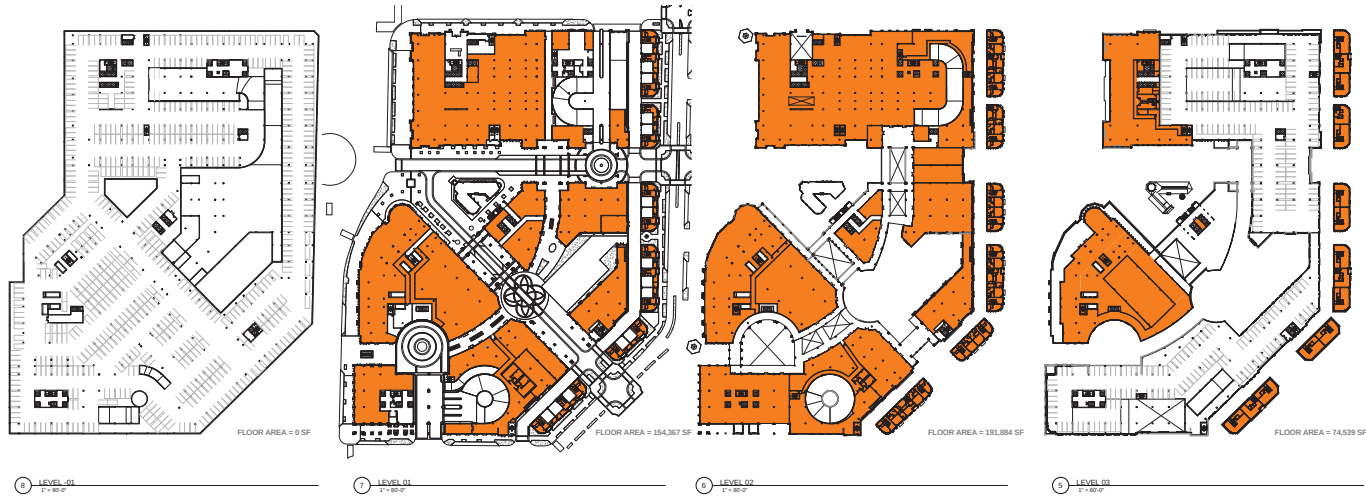
FAR DIAGRAMS

CITY COMMISSION
SECOND READING

MEDITERRANEAN VILLAGE AT PONCE CIRCLE

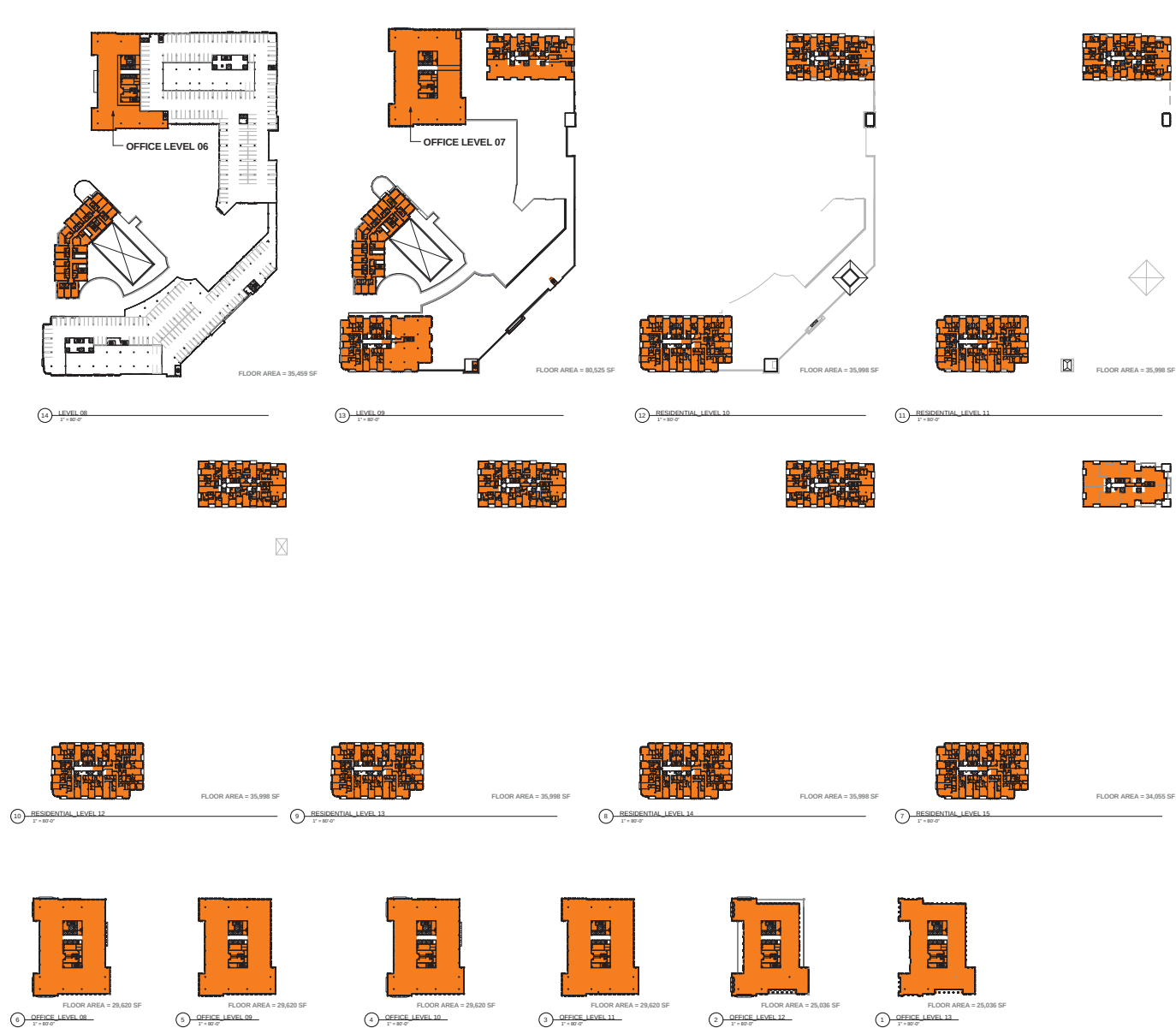


FAR DIAGRAMS



FAR DIAGRAMS

CONSTRUCTION PROTECTION - SECTION



FAR DIAGRAMS

CITY COMMISSION
SECOND READING

MEDITERRANEAN VILLAGE
AT PONCE CIRCLE

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MEDITERRANEAN VILLAGE AT PONCE CIRCLE

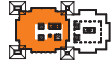


AN AREADIS COMPANY



AGAVE PONCE

FAR DIAGRAMS



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

FLOOR AREA = 27,366 SF



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

FLOOR AREA = 21,835 SF



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

FLOOR AREA = 14,499 SF



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

FLOOR AREA = 13,168 SF



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

FLOOR AREA = 12,690 SF



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

FLOOR AREA = 10,882 SF



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

FLOOR AREA = 10,871 SF



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

FLOOR AREA = 10,871 SF



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

FLOOR AREA = 9,881 SF



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

FLOOR AREA = 10,026 SF



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

FLOOR AREA = 4,799 SF



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

FLOOR AREA = 4,799 SF



ADDITIONAL INFORMATION

CITY COMMISSION
SECOND READING

MEDITERRANEAN VILLAGE
AT PONCE CIRCLE



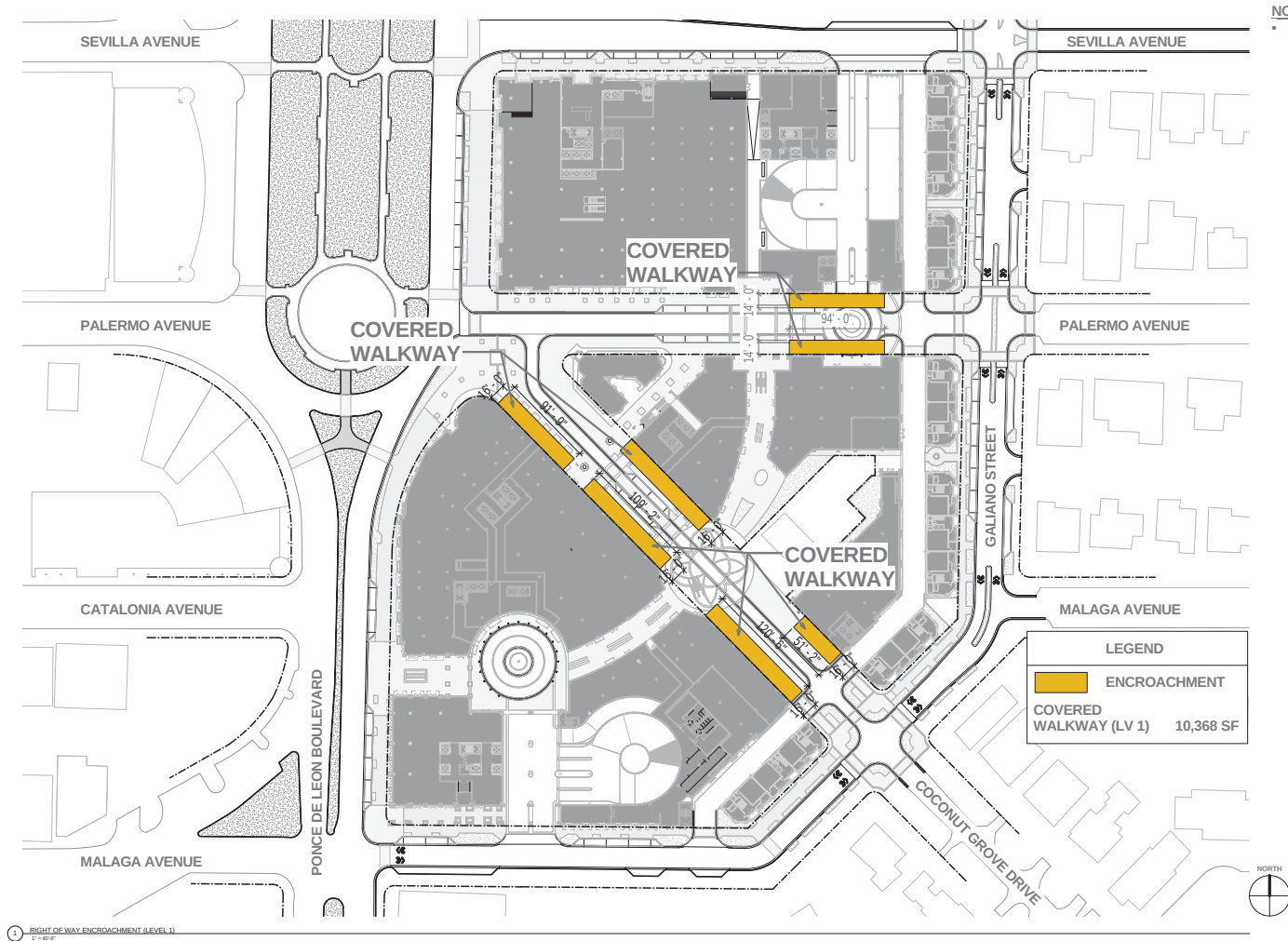
AGAVE PONCE

ENCROACHMENT DIAGRAM - BASEMENT LEVEL 1/2 PLAN



ADDITIONAL INFORMATION

ENCROACHMENT DIAGRAM - GROUND FLOOR PLAN



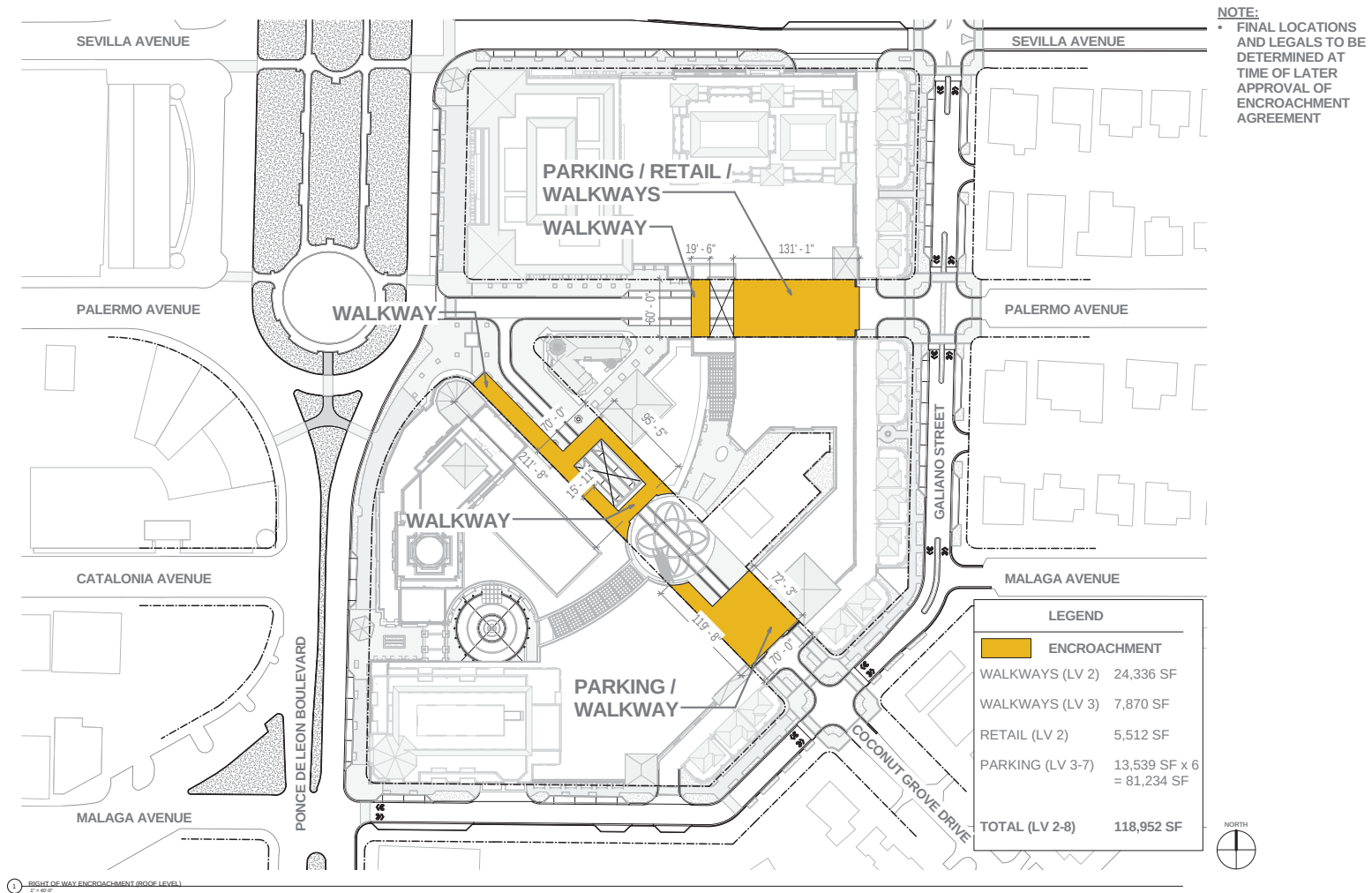
CITY COMMISSION
SECOND READING

MEDITERRANEAN VILLAGE
AT PONCE CIRCLE



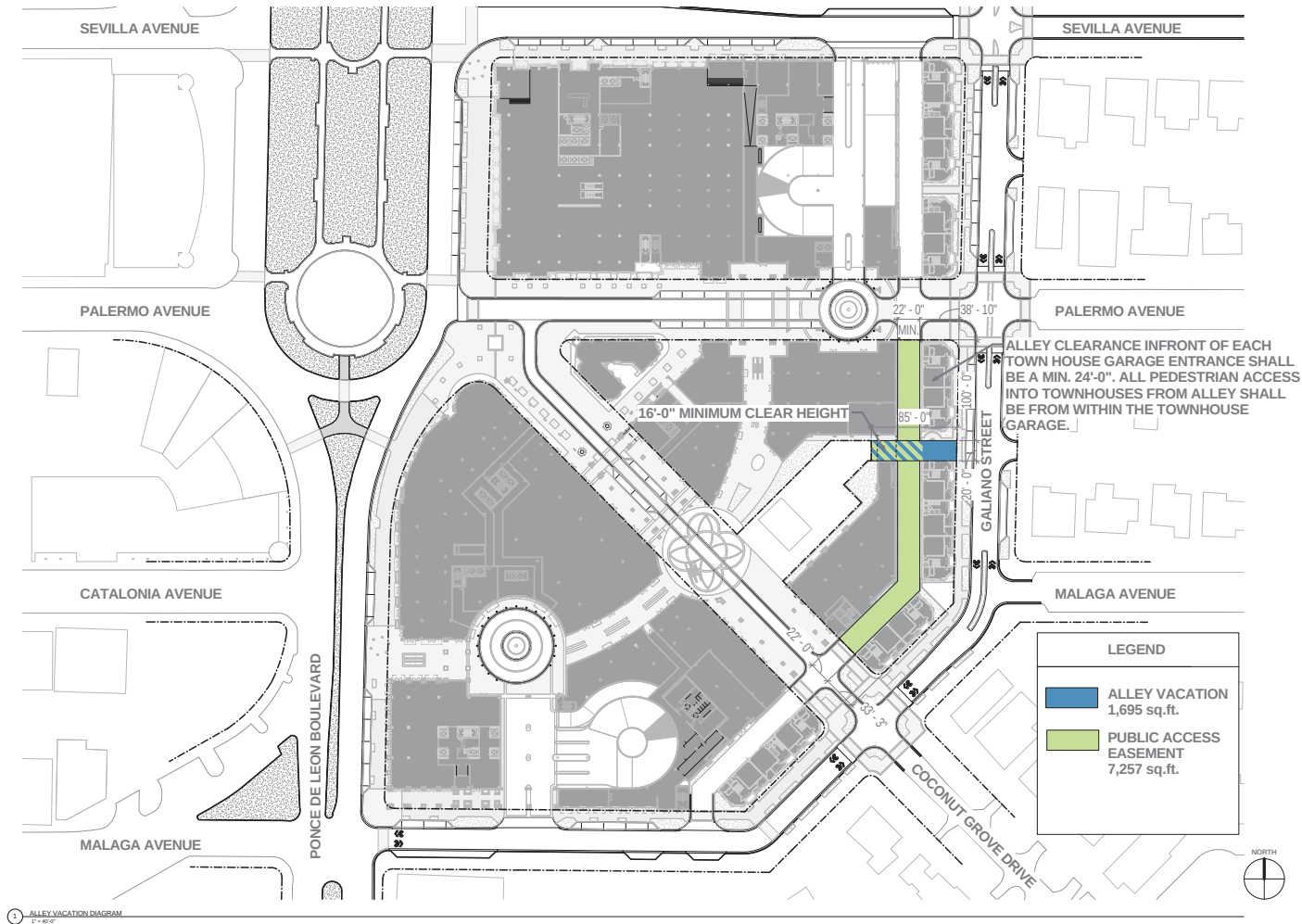
ADDITIONAL INFORMATION

ENCROACHMENT DIAGRAM - BASEMENT LEVEL 2 PLAN



ADDITIONAL INFORMATION

ALLEY VACATION - GROUND FLOOR PLAN



1 ALLEY VACATION DIAGRAM
11-14-17

CITY COMMISSION
SECOND READING

MEDITERRANEAN VILLAGE
AT PONCE CIRCLE

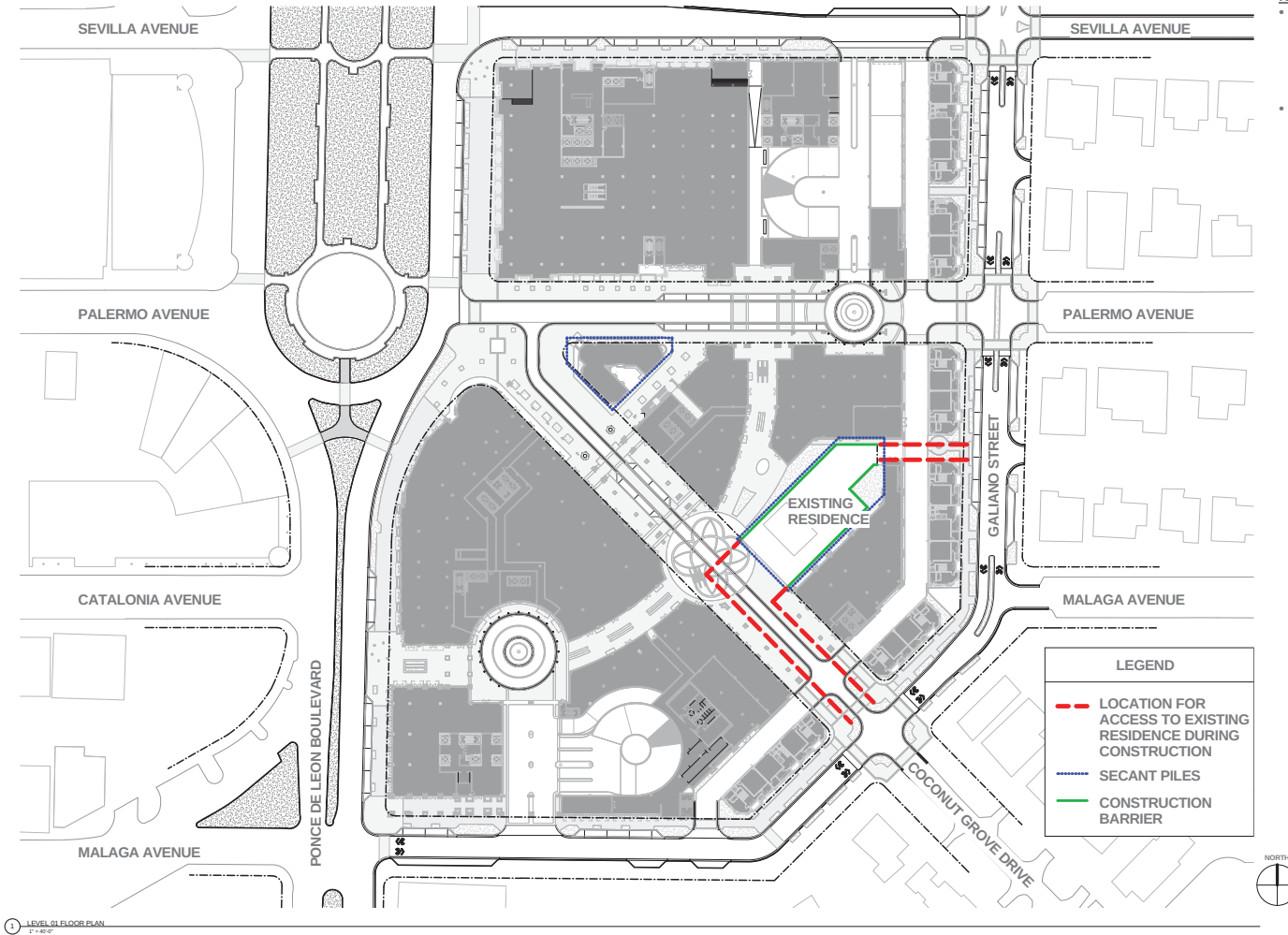
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ADDITIONAL INFORMATION

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CONSTRUCTION PROTECTION - GROUND FLOOR PLAN

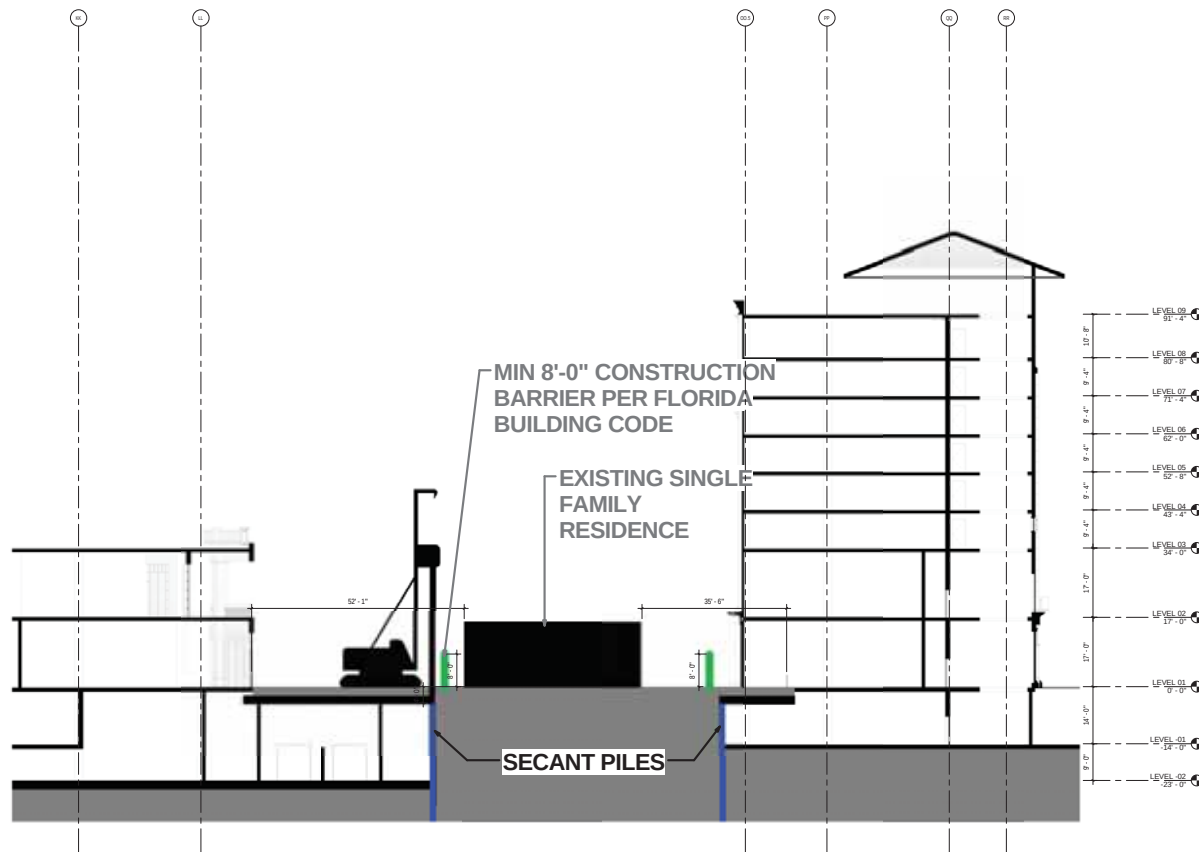


NOTE:

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

ADDITIONAL INFORMATION

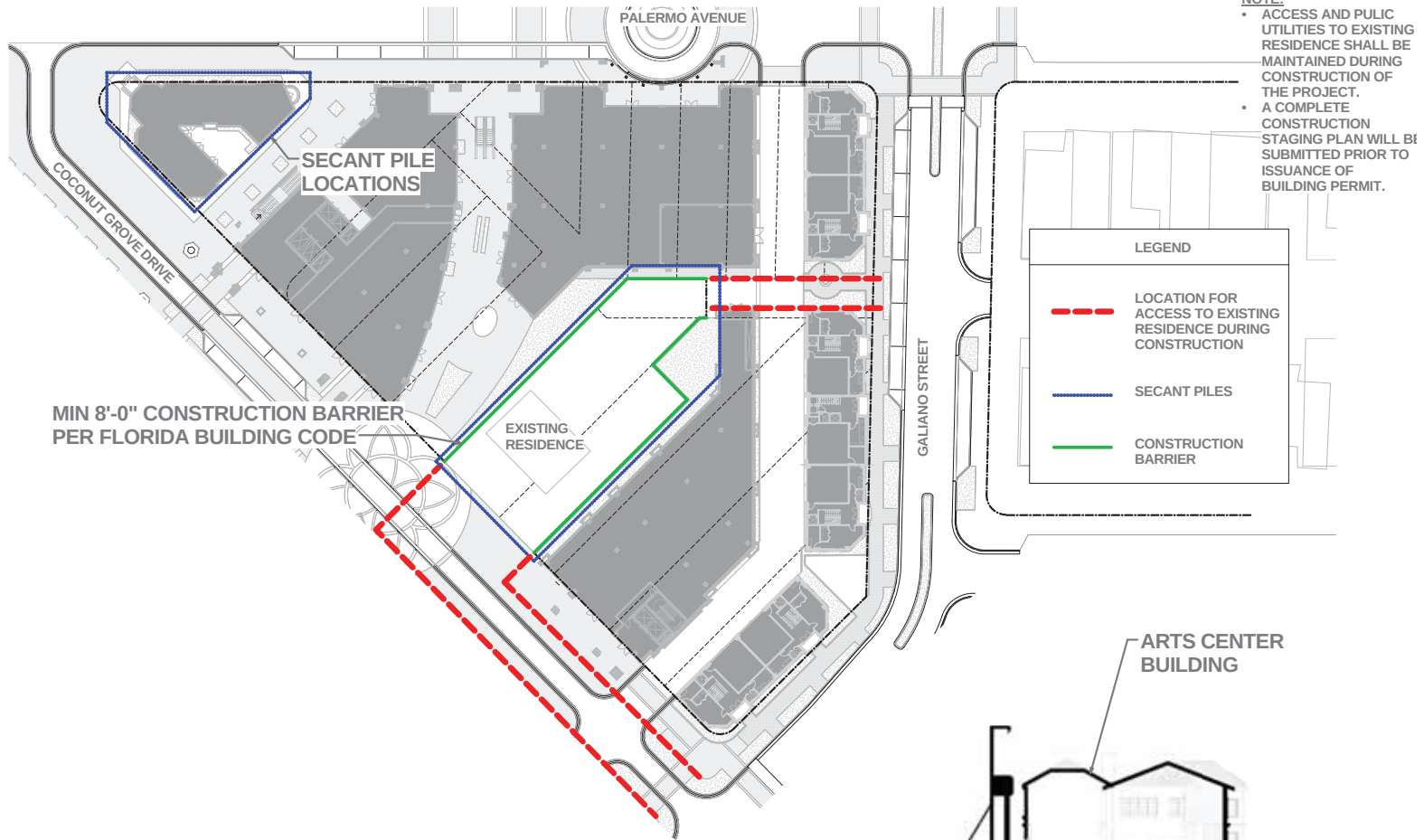
CONSTRUCTION PROTECTION - SECTION



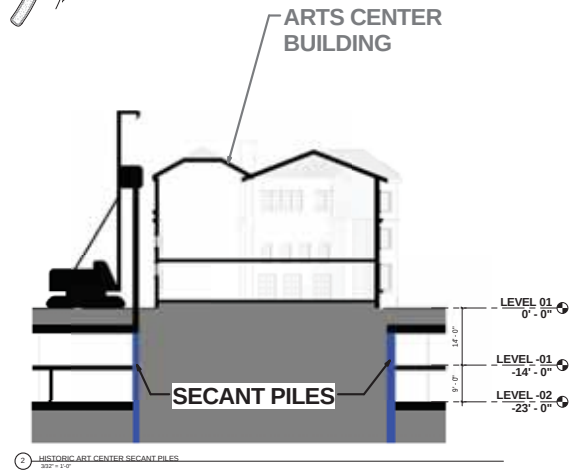
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CONSTRUCTION PROTECTION - CENTRAL PARSEL



1 LEVEL 01 FLOOR PLAN
2" = 20'-0"



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

LEED FOR NEIGHBORHOOD DEVELOPMENT ANALYSIS



NOTE:

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

LEED-ND STAGES

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

LEED-ND ANALYSIS

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

ARCHITECTURAL STANDARDS



MEDITERRANEAN VILLAGE ARCHITECTURAL NARRATIVE

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

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

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

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

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

CITY COMMISSION
SECOND READING

MEDITERRANEAN VILLAGE
AT PONCE CIRCLE



ADDITIONAL INFORMATION

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ARCHITECTURAL FLOOR PLANS

CITY COMMISSION
SECOND READING

MEDITERRANEAN VILLAGE
AT PONCE CIRCLE



ILLUSTRATIVE SITE PLAN



1 LEVEL 01 FLOOR PLAN
1" = 40'-0"

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

CITY COMMISSION
SECOND READING

MEDITERRANEAN VILLAGE
AT PONCE CIRCLE

MAHAN RYKIEL
ARCHITECTS

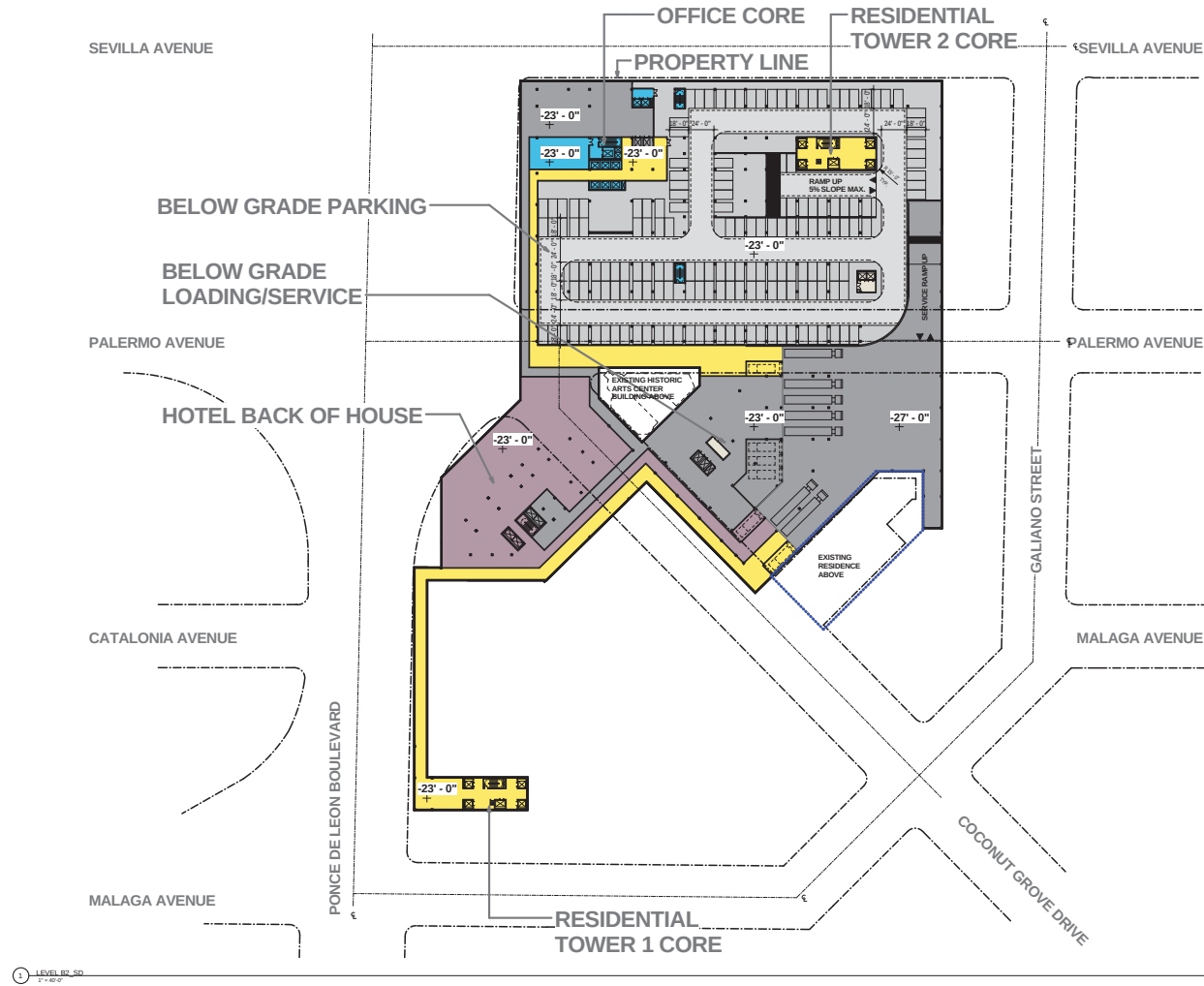
RTKL
AN ARCADIS COMPANY

AGAVE PONCE

ARCHITECTURAL FLOOR PLANS

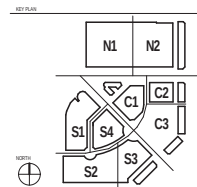
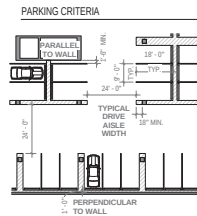
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FLOOR PLAN - BASEMENT LEVEL 2

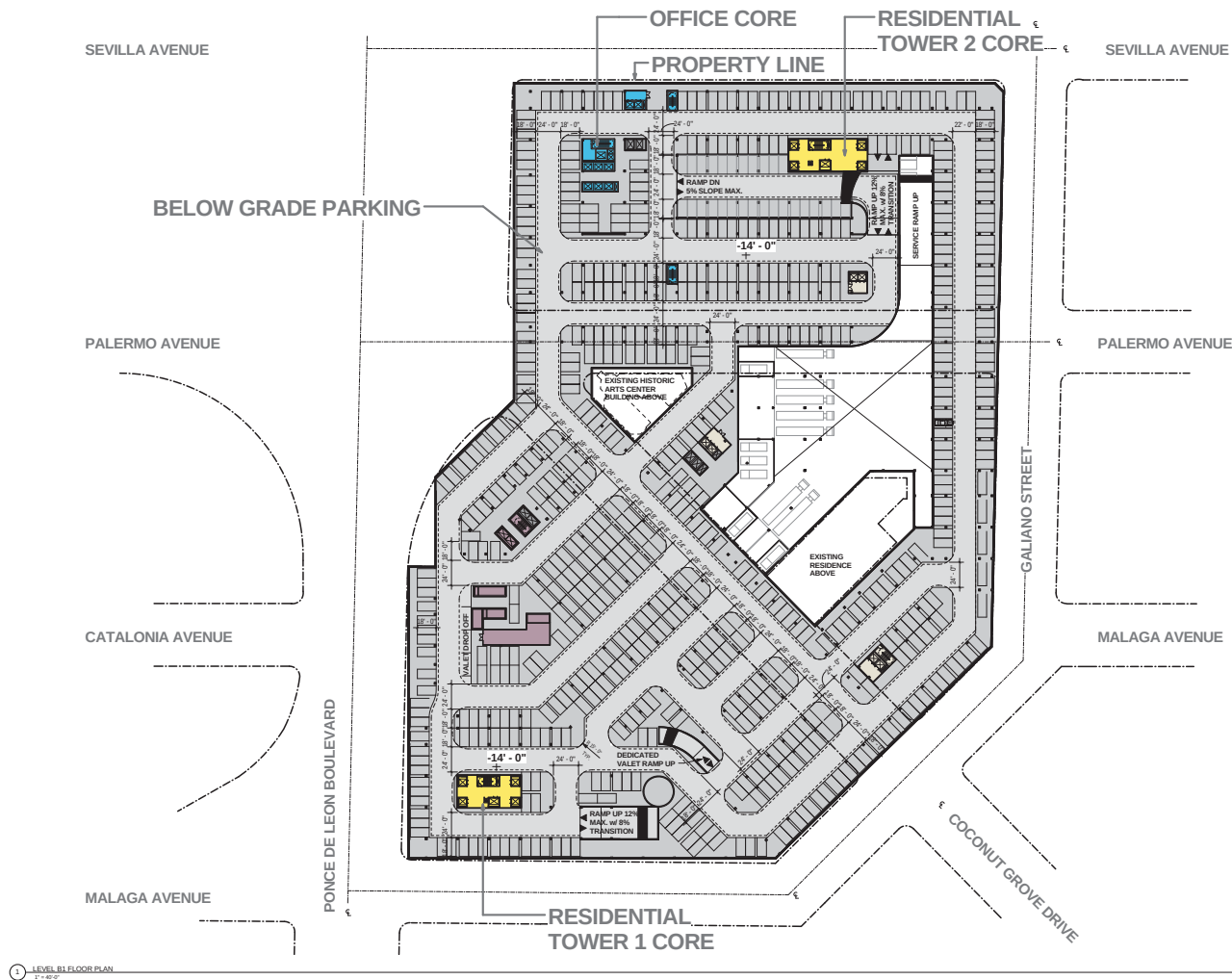


NOTE:

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- ALL VEHICULAR RAMPS NOT BEING PARKED ON SHALL BE DESIGNED WITH THE INDUSTRY STANDARD OF A MAXIMUM OF 12% SLOPE. EACH RAMP SHALL INCORPORATE A TRANSITION RAMP AT BOTH TOP AND BOTTOM WITH A MAXIMUM SLOPE OF 8%.

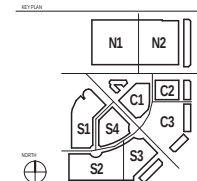
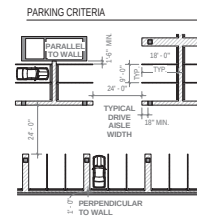


FLOOR PLAN - BASEMENT LEVEL 1



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ARCHITECTURAL FLOOR PLANS

CITY COMMISSION
SECOND READING

MEDITERRANEAN VILLAGE
AT PONCE CIRCLE

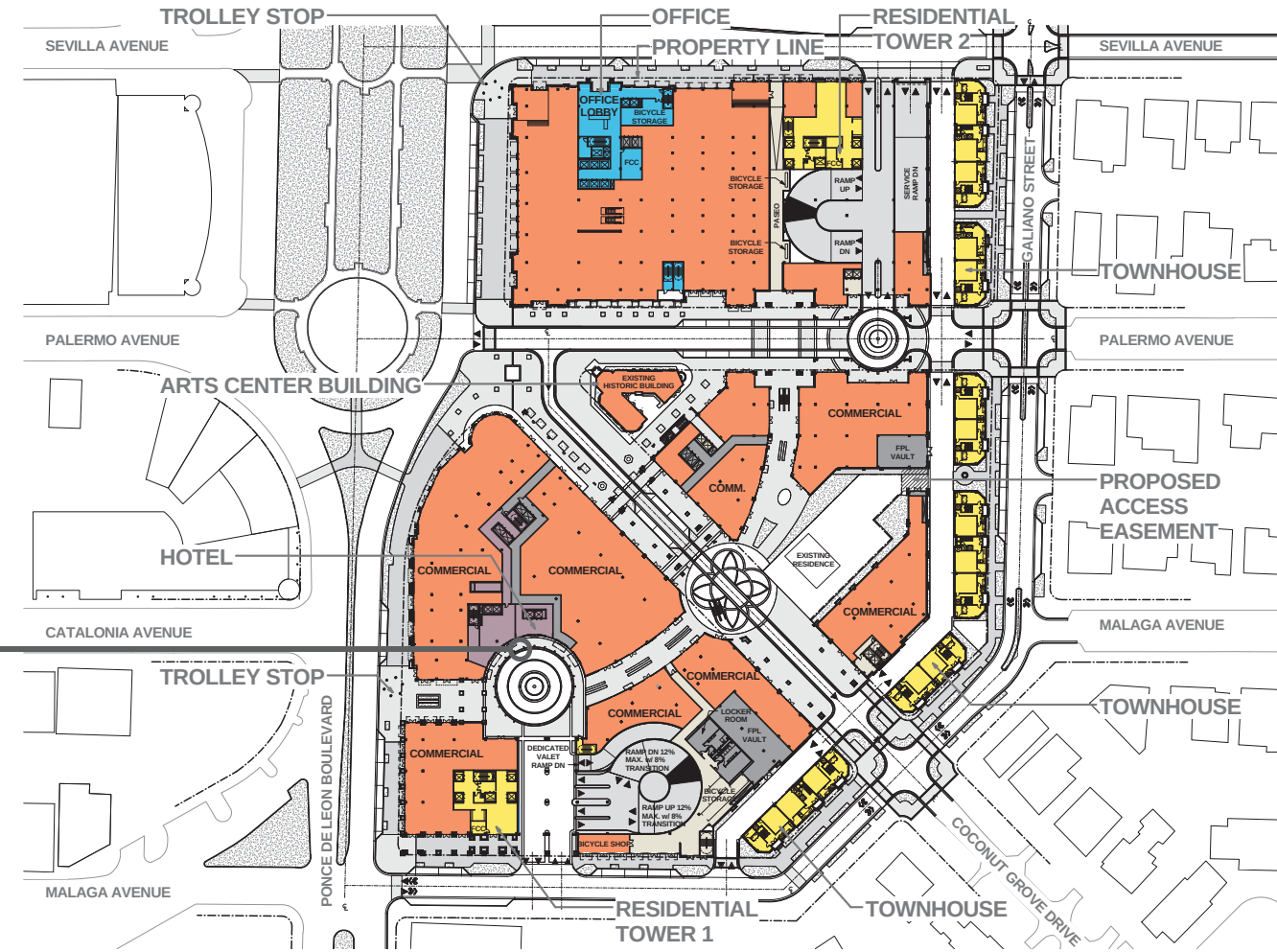


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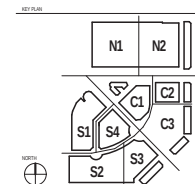


ARCHITECTURAL FLOOR PLANS

FLOOR PLAN - LEVEL 1



1 LEVEL 01 FLOOR PLAN
1"=40'-0"



ARCHITECTURAL FLOOR PLANS

CITY COMMISSION
SECOND READING

MEDITERRANEAN VILLAGE
AT PONCE CIRCLE

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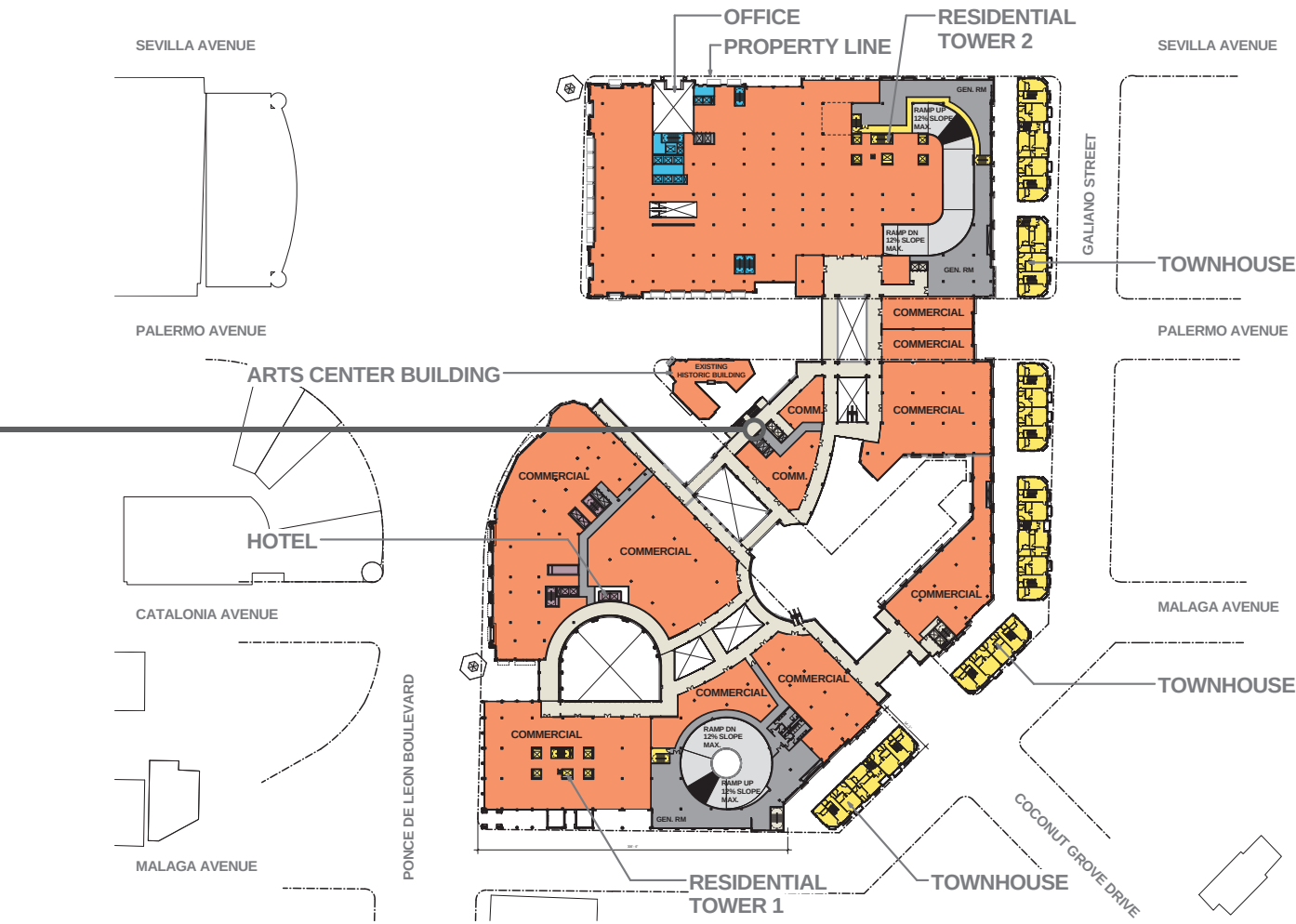
AGAVE PONCE

FEATURE STAIR

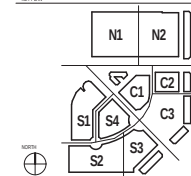


ARCHITECTURAL FLOOR PLANS

FLOOR PLAN - LEVEL 2



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



ARCHITECTURAL FLOOR PLANS

CITY COMMISSION
SECOND READING

MEDITERRANEAN VILLAGE
AT PONCE CIRCLE

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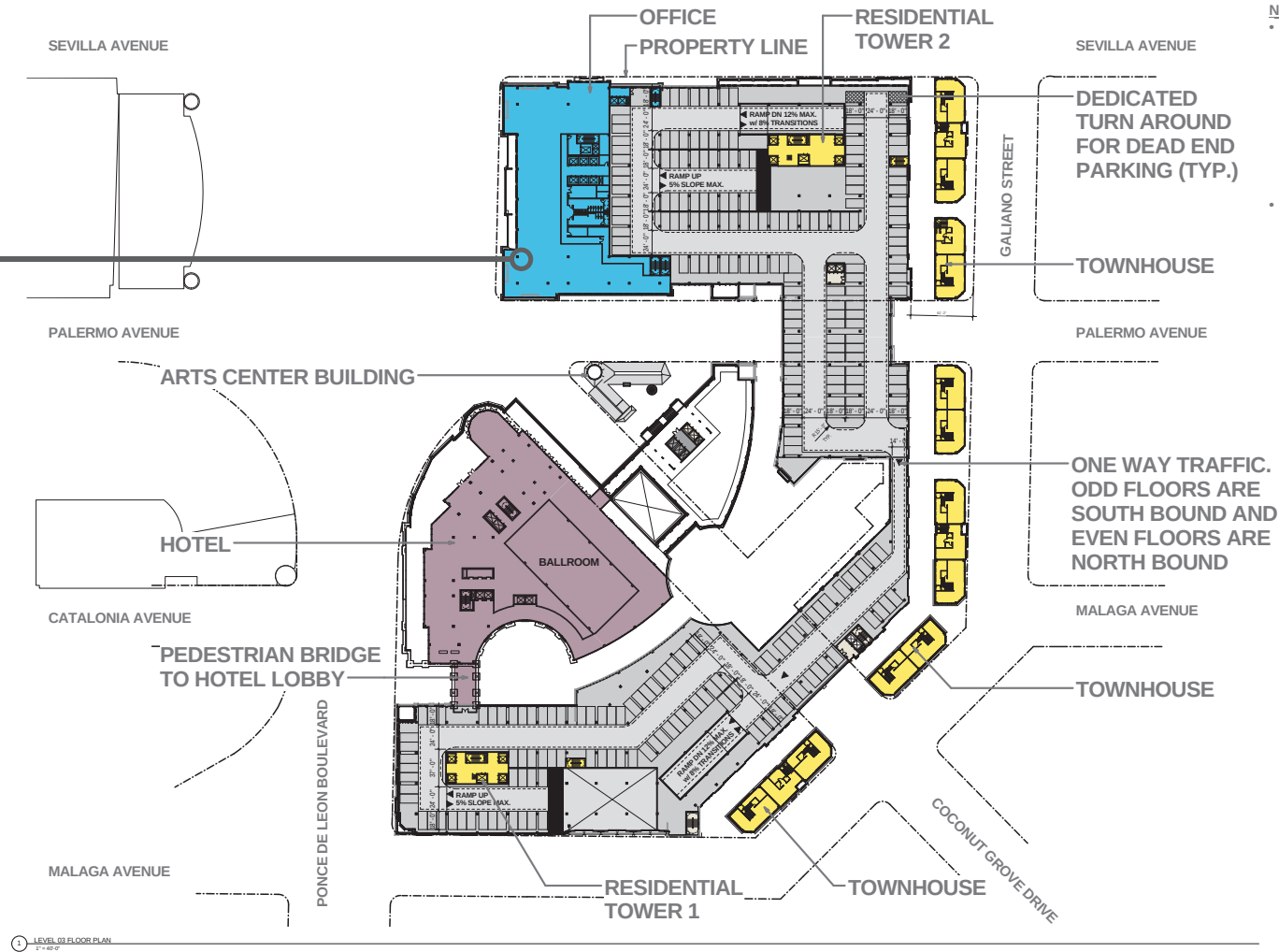


OFFICE LINER ON PARKING GARAGE



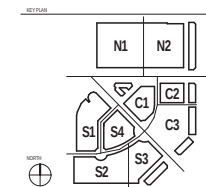
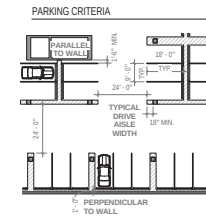
ARCHITECTURAL FLOOR PLANS

FLOOR PLAN - LEVEL 3



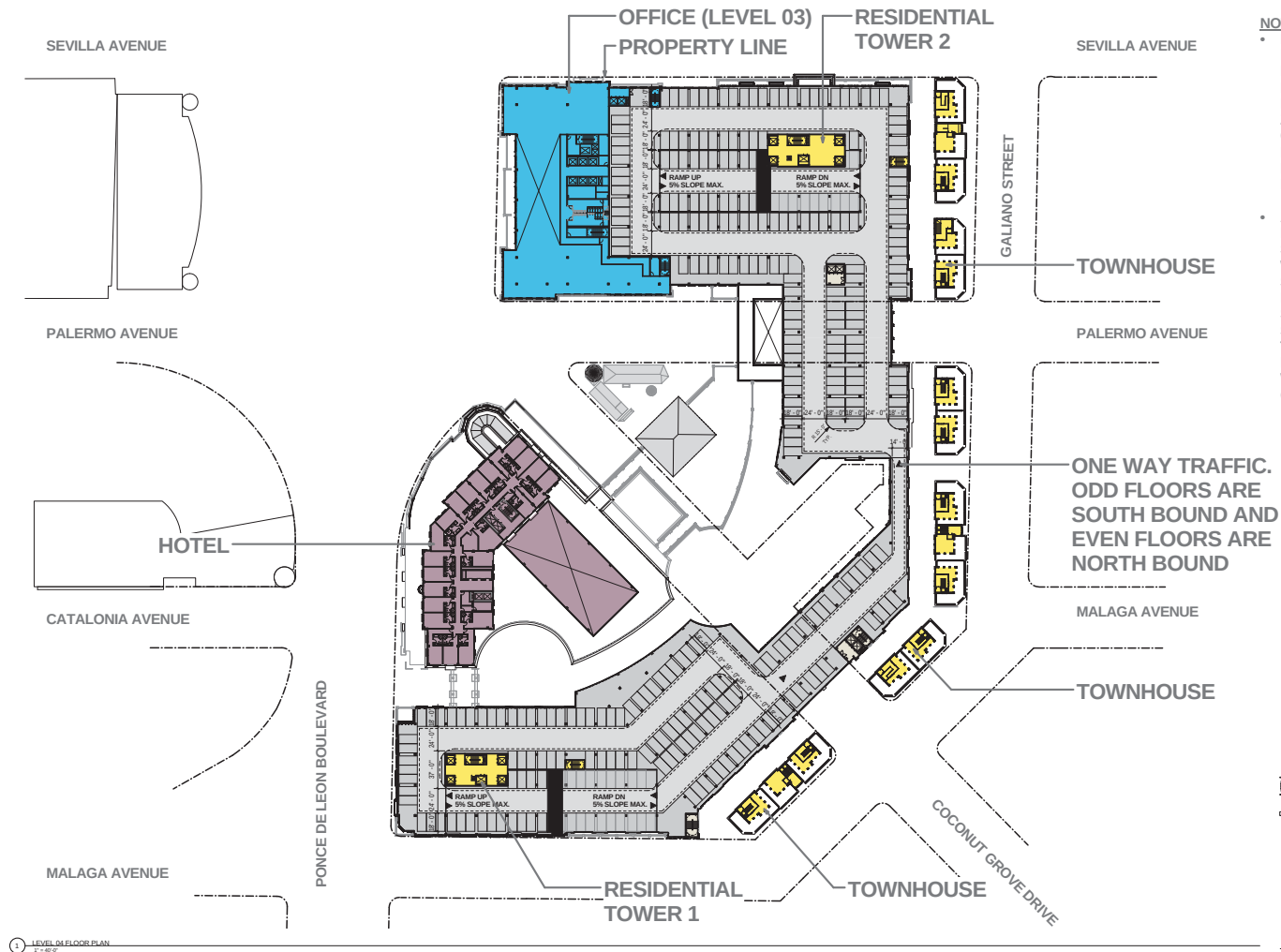
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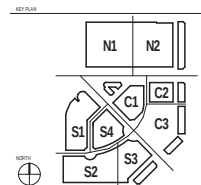
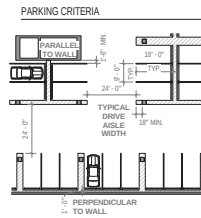
ARCHITECTURAL FLOOR PLANS

FLOOR PLAN - LEVEL 4

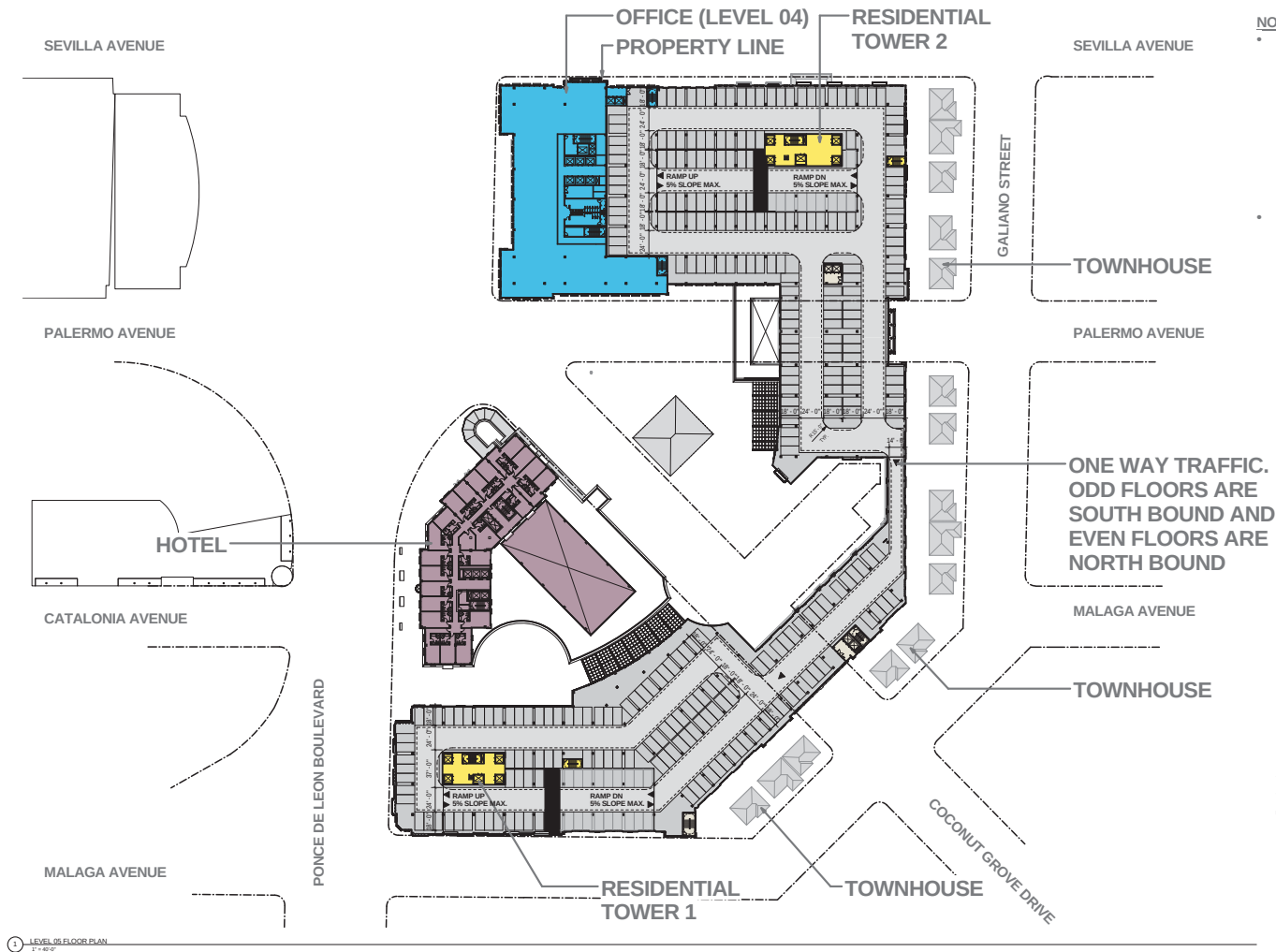


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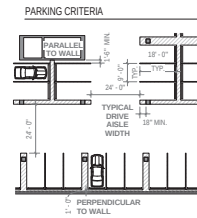


FLOOR PLAN - LEVEL 5



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LEVEL 05 FLOOR PLAN
1" = 40'-0"

ARCHITECTURAL FLOOR PLANS

CITY COMMISSION
SECOND READING

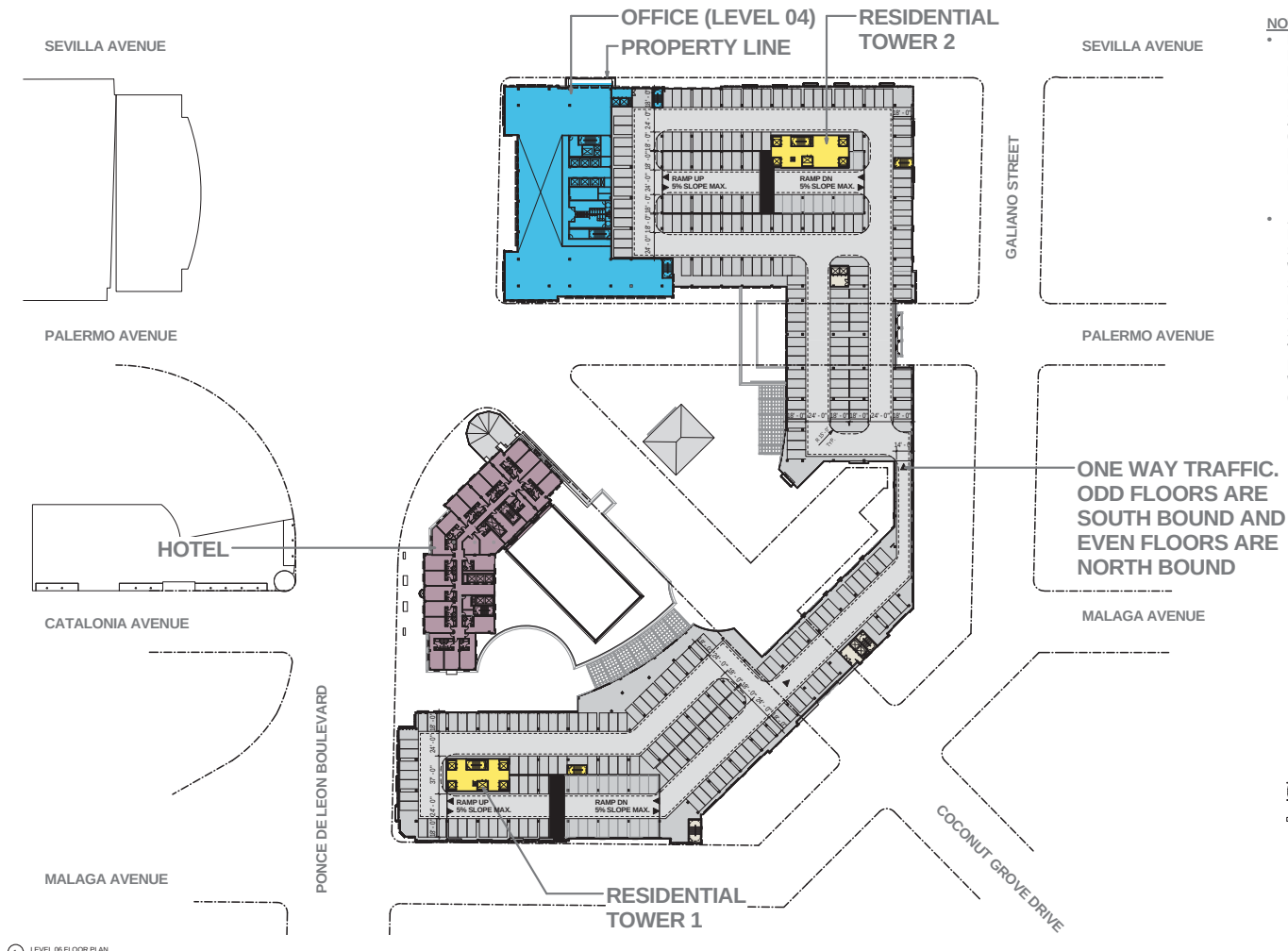
MEDITERRANEAN VILLAGE
AT PONCE CIRCLE

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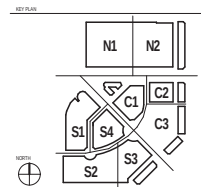
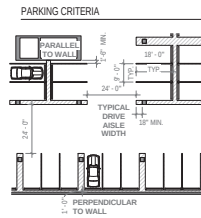
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FLOOR PLAN - LEVEL 6

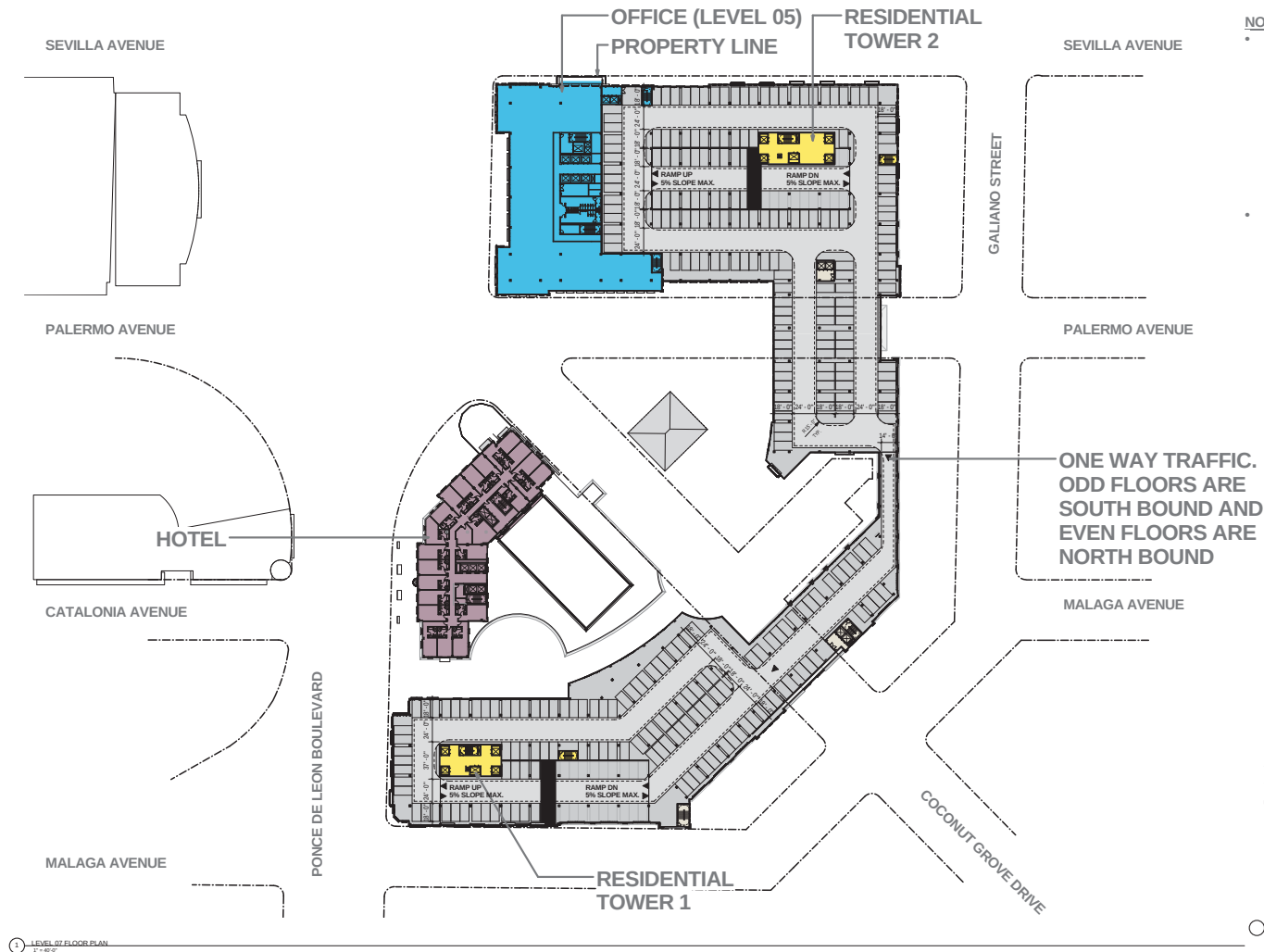


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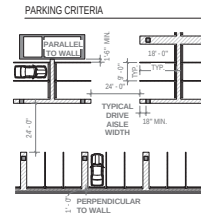


FLOOR PLAN - LEVEL 7

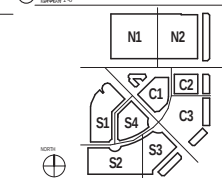


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PARKING CRITERIA



1 LEVEL 07 FLOOR PLAN

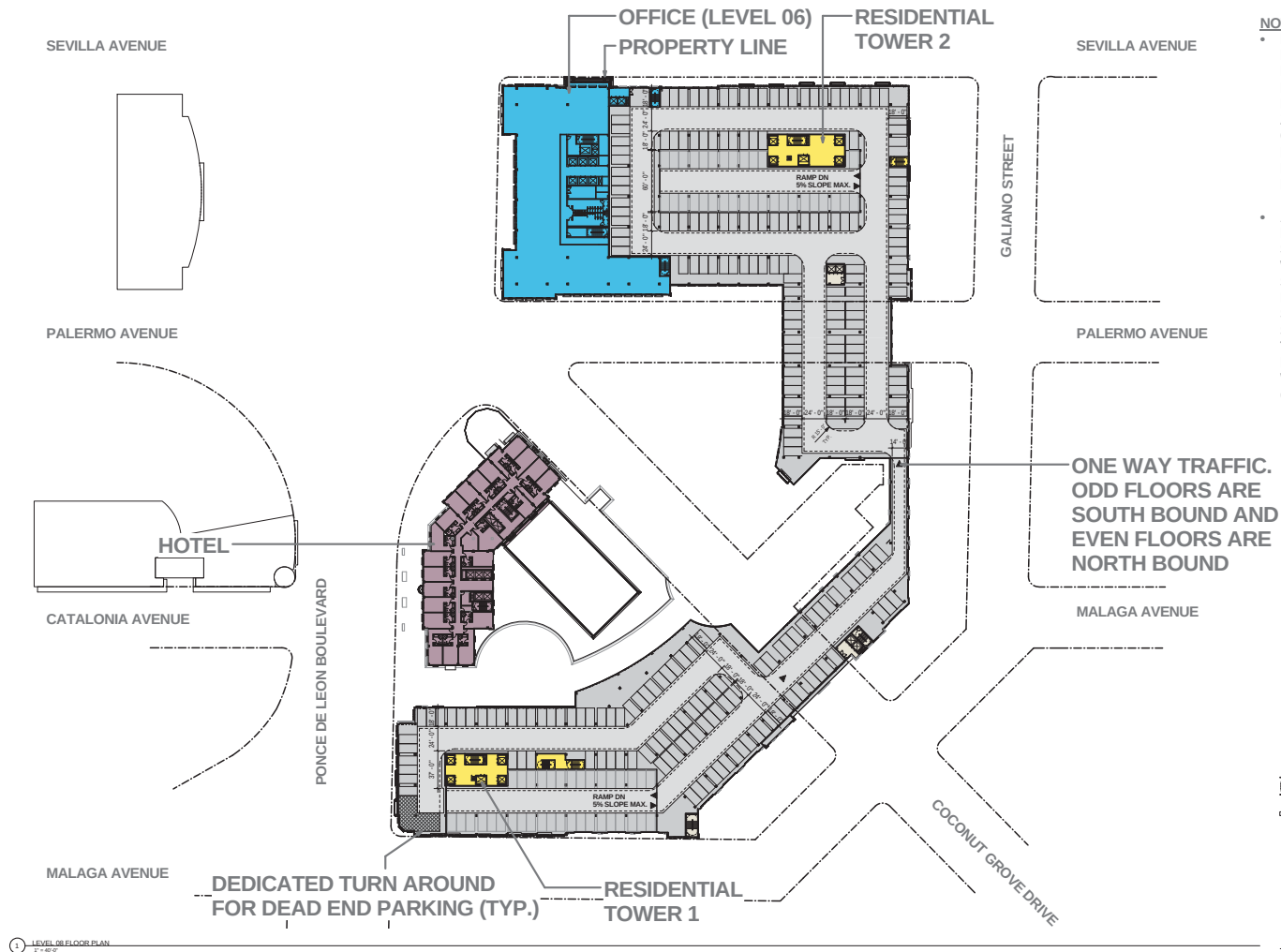
ARCHITECTURAL FLOOR PLANS

CITY COMMISSION
SECOND READING

MEDITERRANEAN VILLAGE
AT PONCE CIRCLE

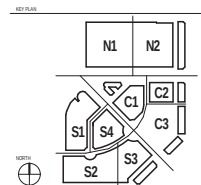
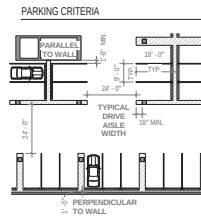


FLOOR PLAN - LEVEL 8

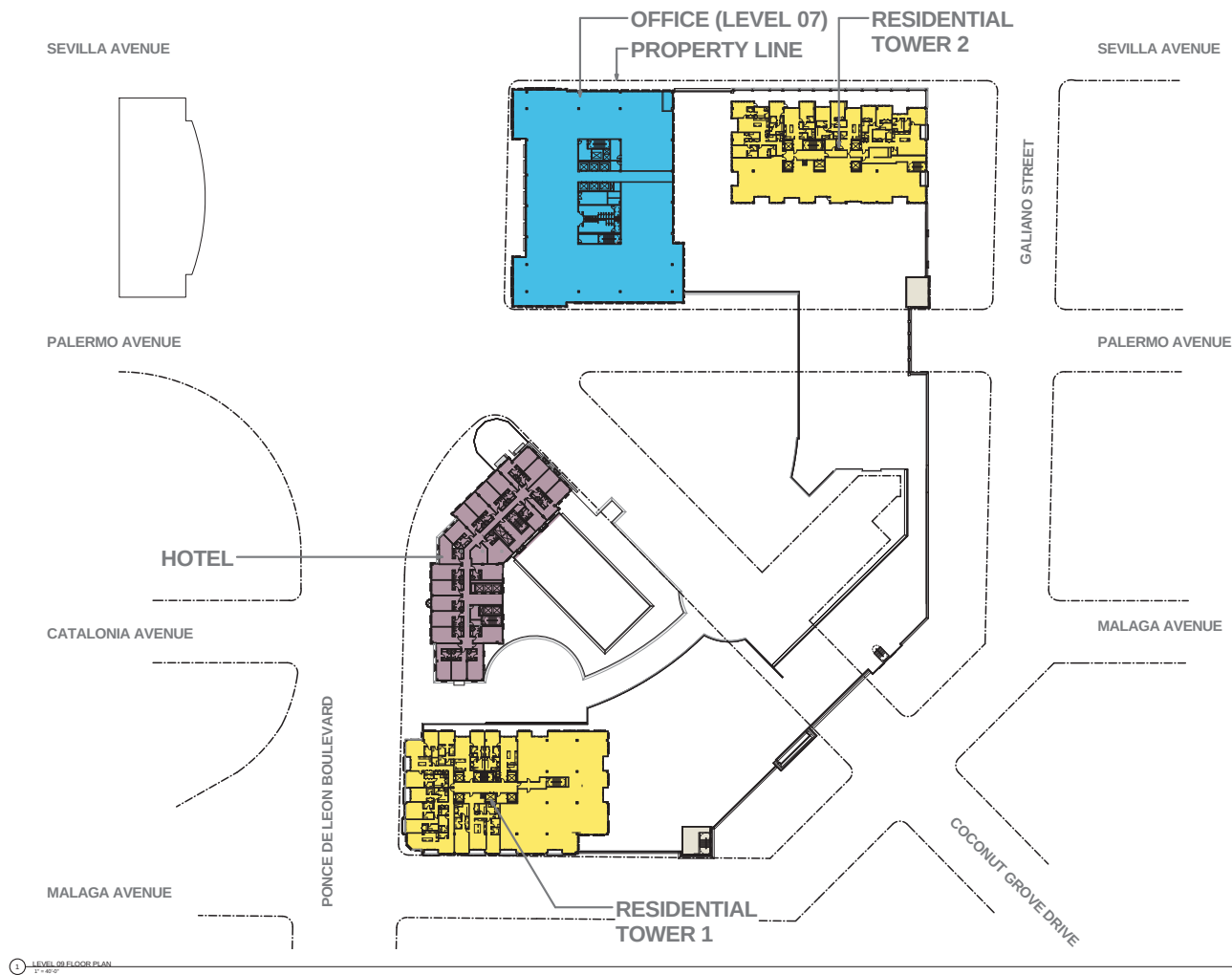


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FLOOR PLAN - LEVEL 9



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



ARCHITECTURAL FLOOR PLANS

CITY COMMISSION
SECOND READING

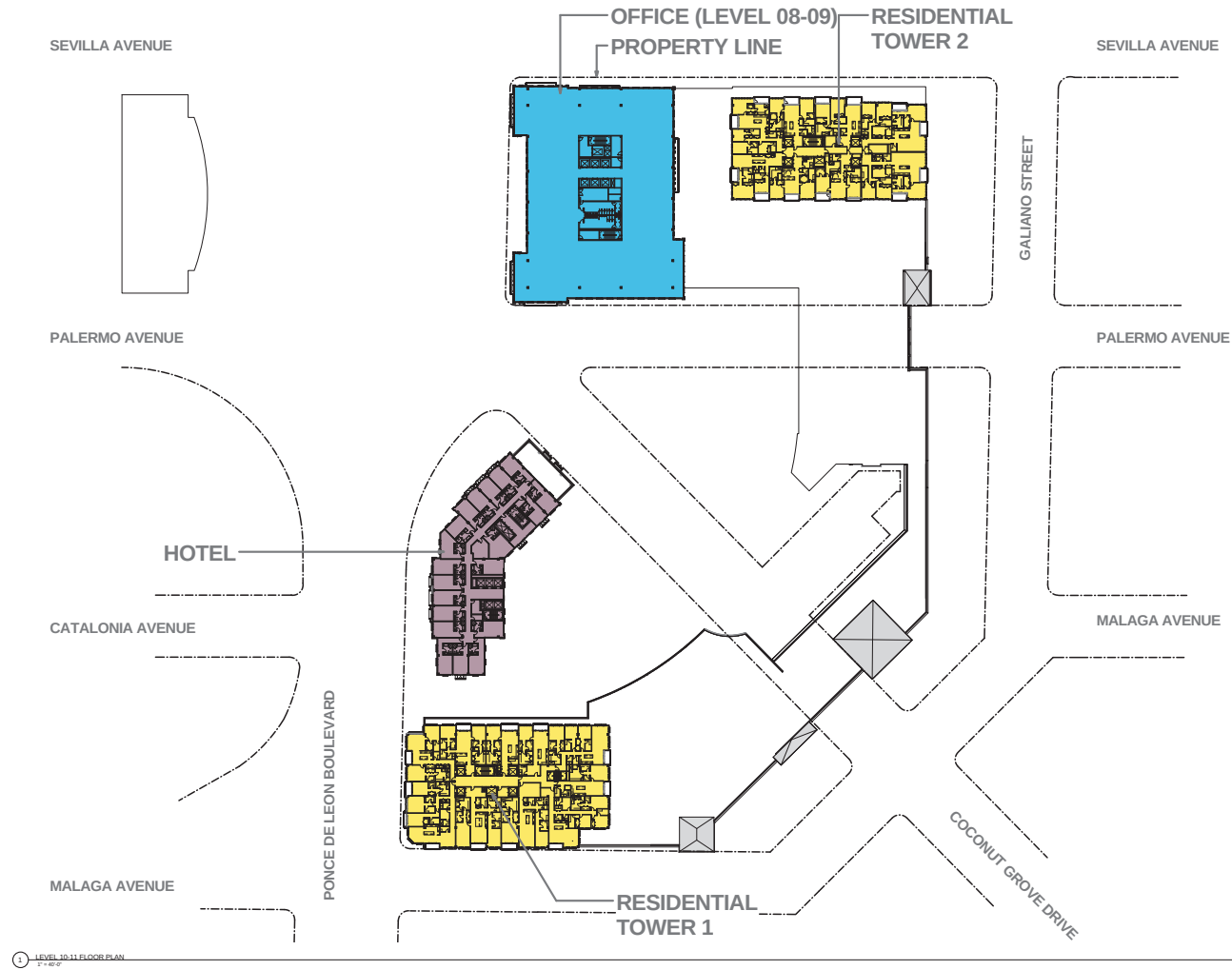
MEDITERRANEAN VILLAGE
AT PONCE CIRCLE

RTKL
AN ARCADIS COMPANY



AGAVE PONCE

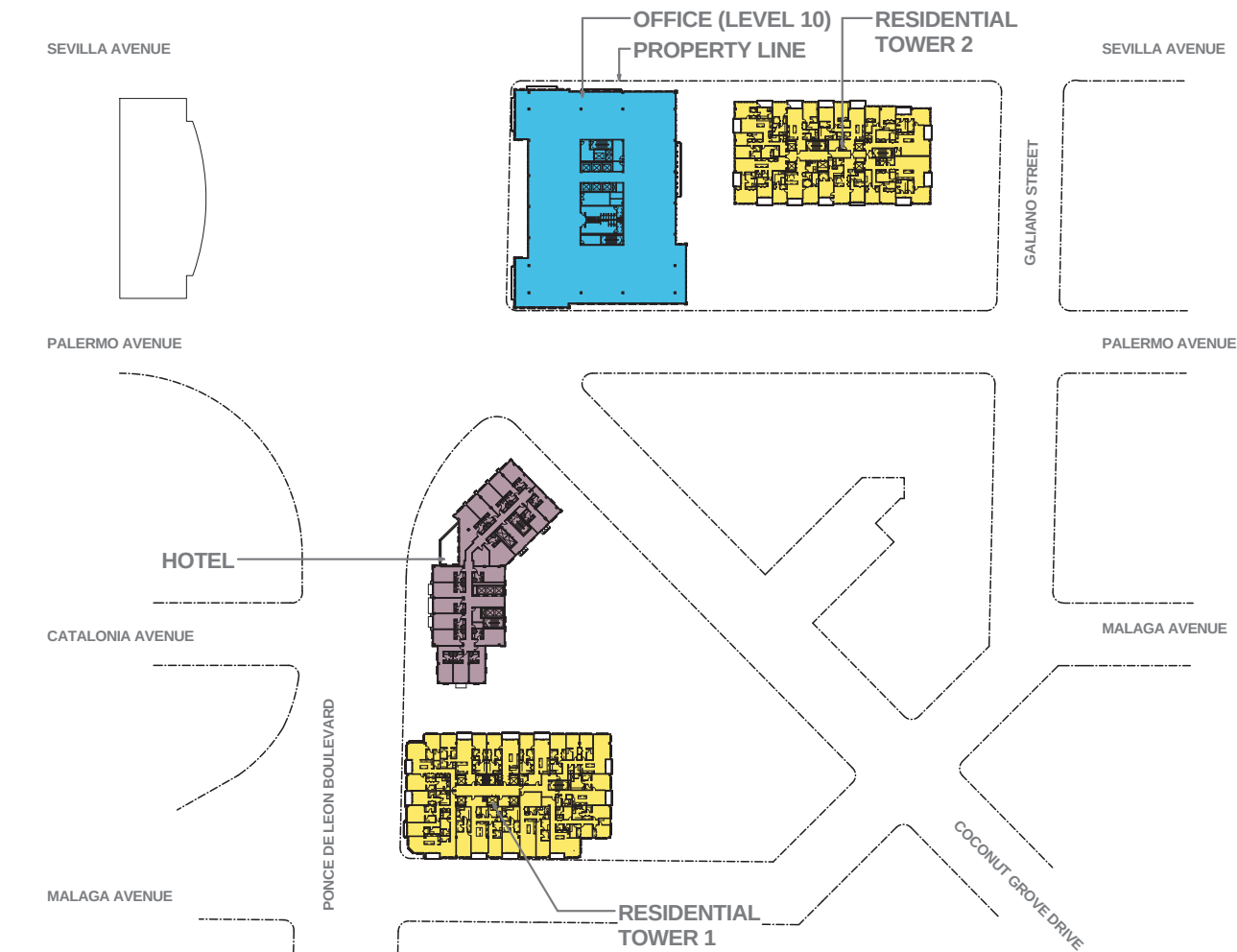
FLOOR PLAN - LEVEL 10-11



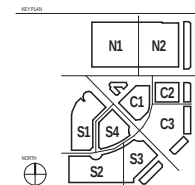
1 LEVEL 10-11 FLOOR PLAN
1"=40'



FLOOR PLAN - LEVEL 12



1 LEVEL 12 FLOOR PLAN
1" = 40'-0"



ARCHITECTURAL FLOOR PLANS

CITY COMMISSION
SECOND READING

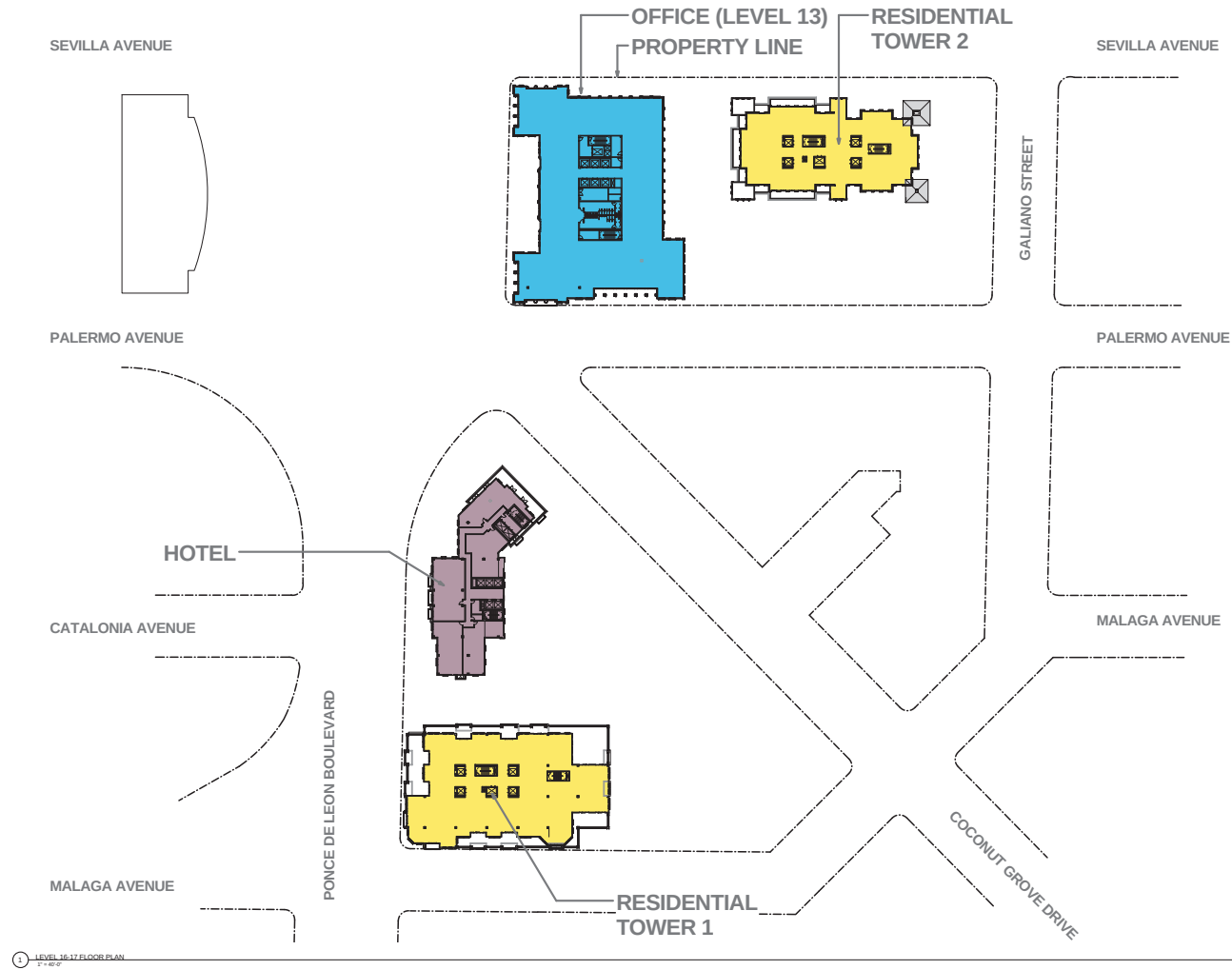
MEDITERRANEAN VILLAGE
AT PONCE CIRCLE

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AGAVE PONCE

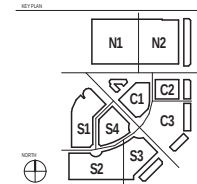
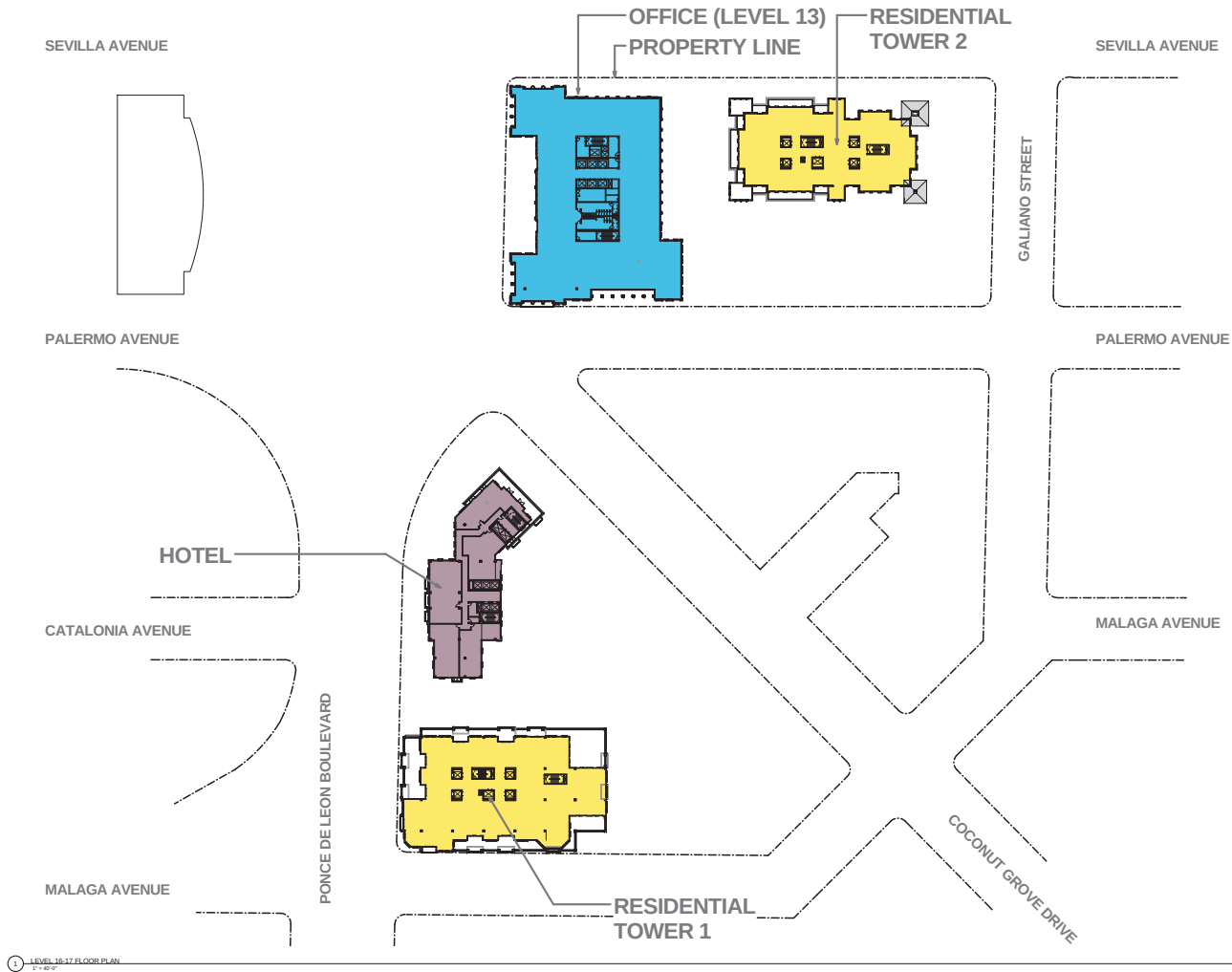
FLOOR PLAN - LEVEL 13-15



1 LEVEL 13-15 FLOOR PLAN
1"=40'

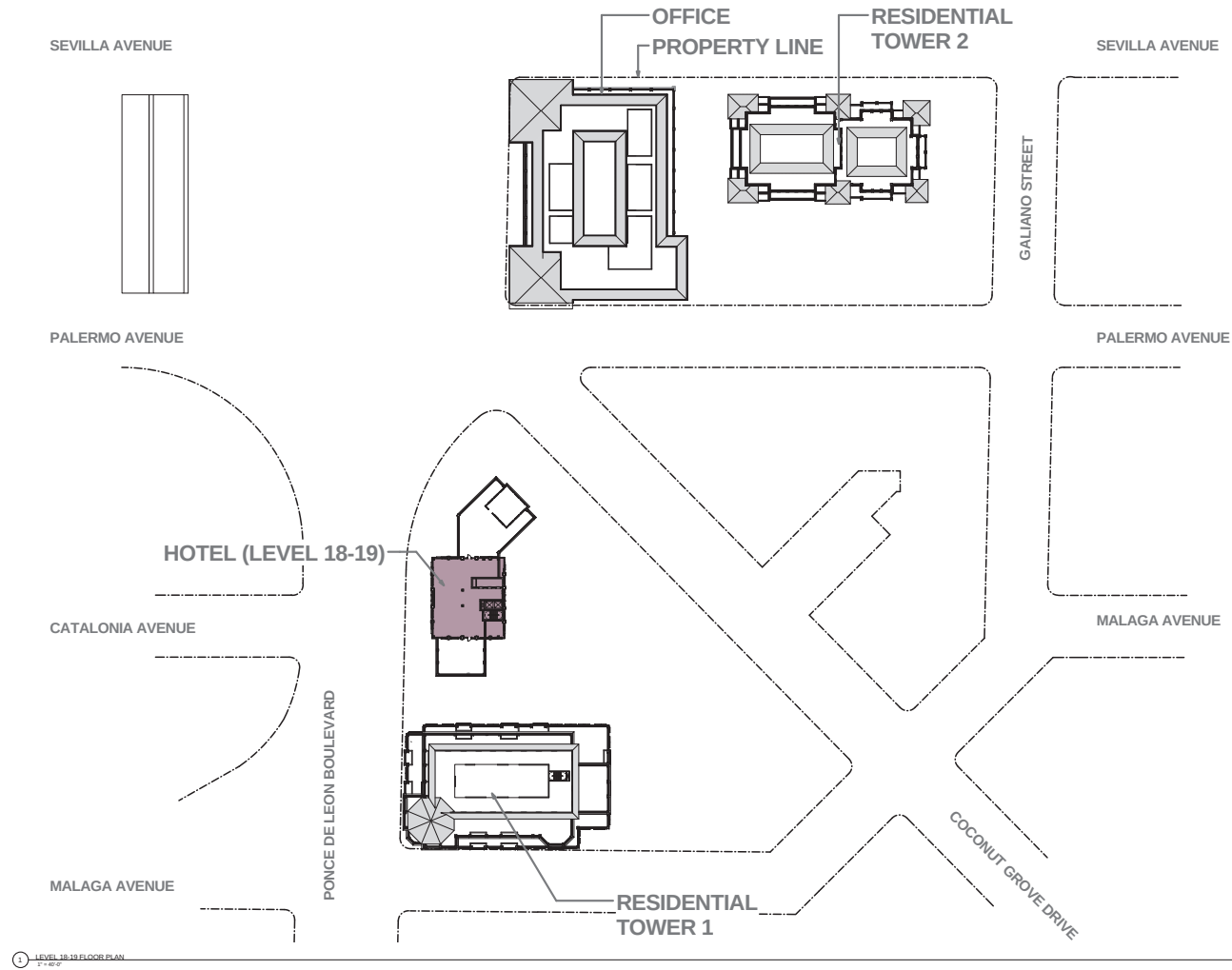


FLOOR PLAN - LEVEL 16-17



ARCHITECTURAL FLOOR PLANS

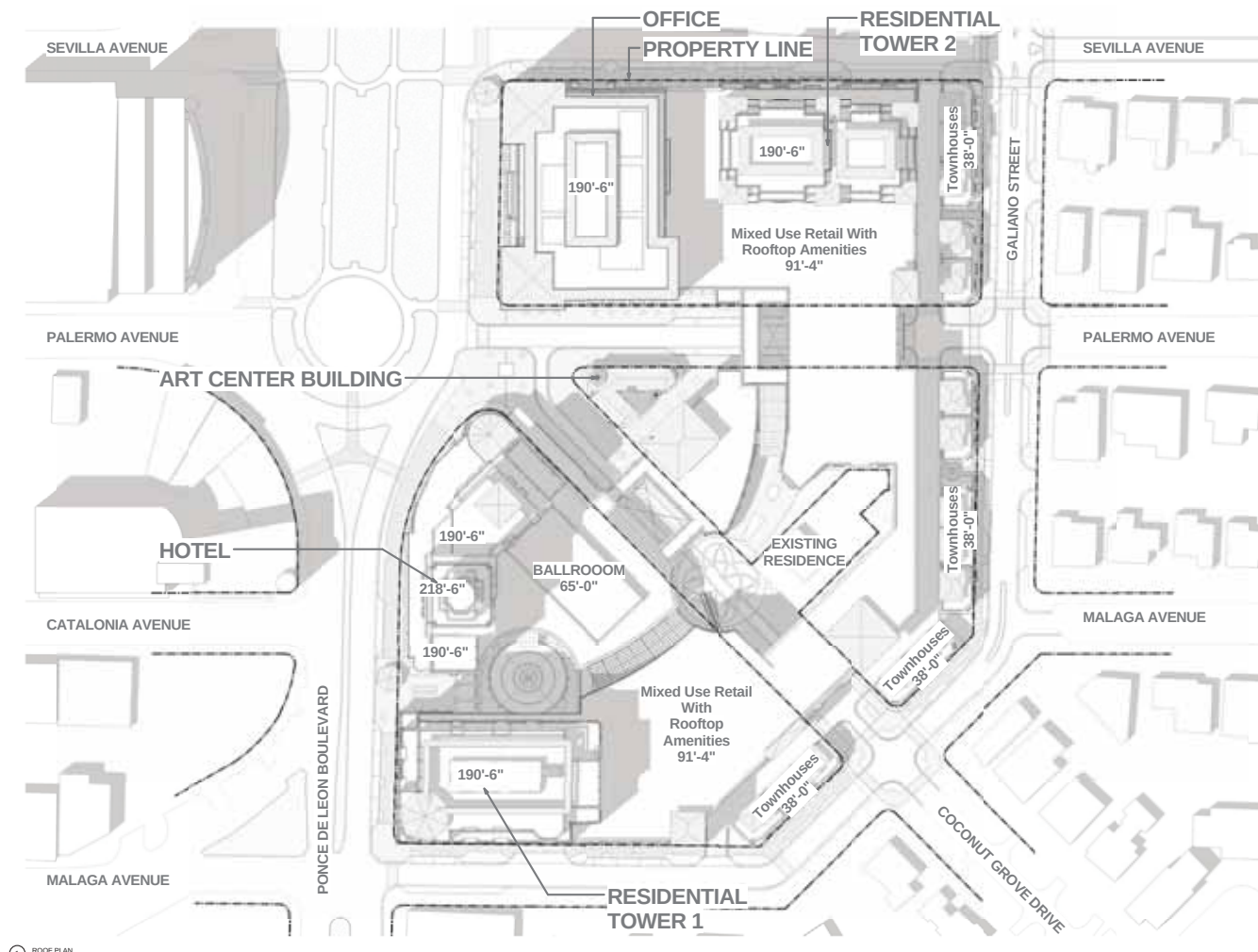
FLOOR PLAN - LEVEL 18-19



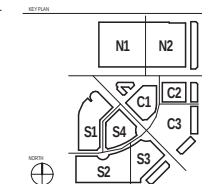
1 LEVEL 18-19 FLOOR PLAN
1"=40'



ROOF PLAN



1 ROOF PLAN
1" = 40'-0"



ARCHITECTURAL FLOOR PLANS

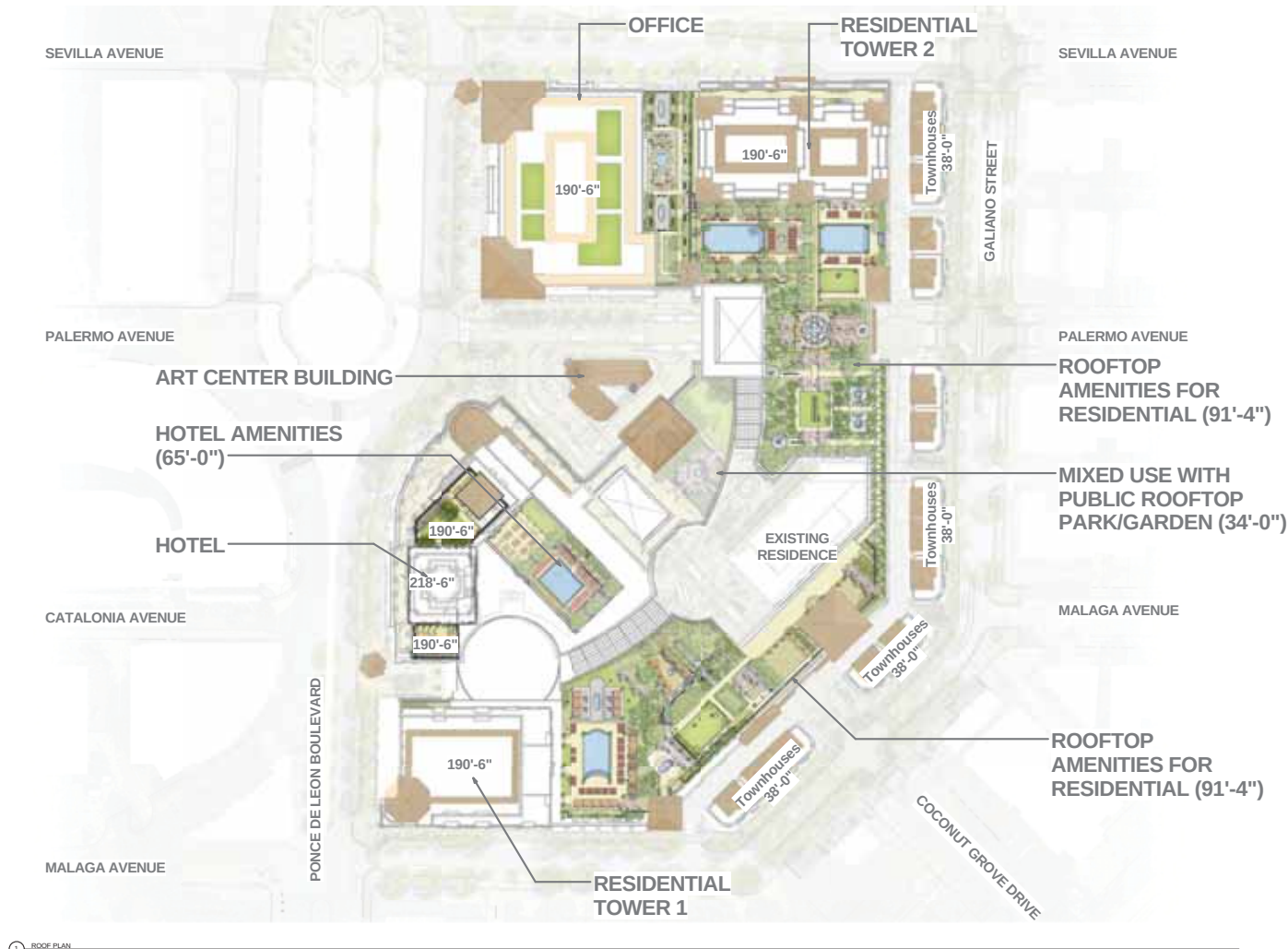
CITY COMMISSION
SECOND READING

MEDITERRANEAN VILLAGE
AT PONCE CIRCLE



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ILLUSTRATIVE ROOF PLAN



1 ROOF PLAN
1" = 40'-0"

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

CITY COMMISSION
SECOND READING

MEDITERRANEAN VILLAGE
AT PONCE CIRCLE

MAHAN RYKIEL
ARCHITECTS

RTKL
AN ARCADIS COMPANY

AGAVE PONCE

ARCHITECTURAL FLOOR PLANS

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