

7

Landscape, Lighting, Civil, and Urban Design Drawings

FILE NAME: S:\14_Plan\14-0001_04_Boulevard_Village\CA\CA0001_11_P2.dwg
Submission: 30.00 Overall Illustrative Public Realm Plan.dwg
TIME: 10/21/2014 4:03 PM



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



NOT FOR CONSTRUCTION

CONSULTANT

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

PROJECT

**MEDITERRANEAN VILLAGE
at Ponce Circle**

CLIENT

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

ISSUE DRAWING LOG

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

SEAL

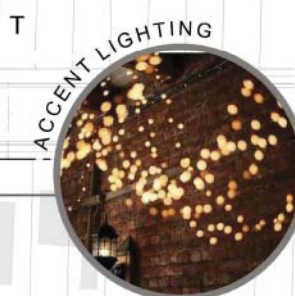
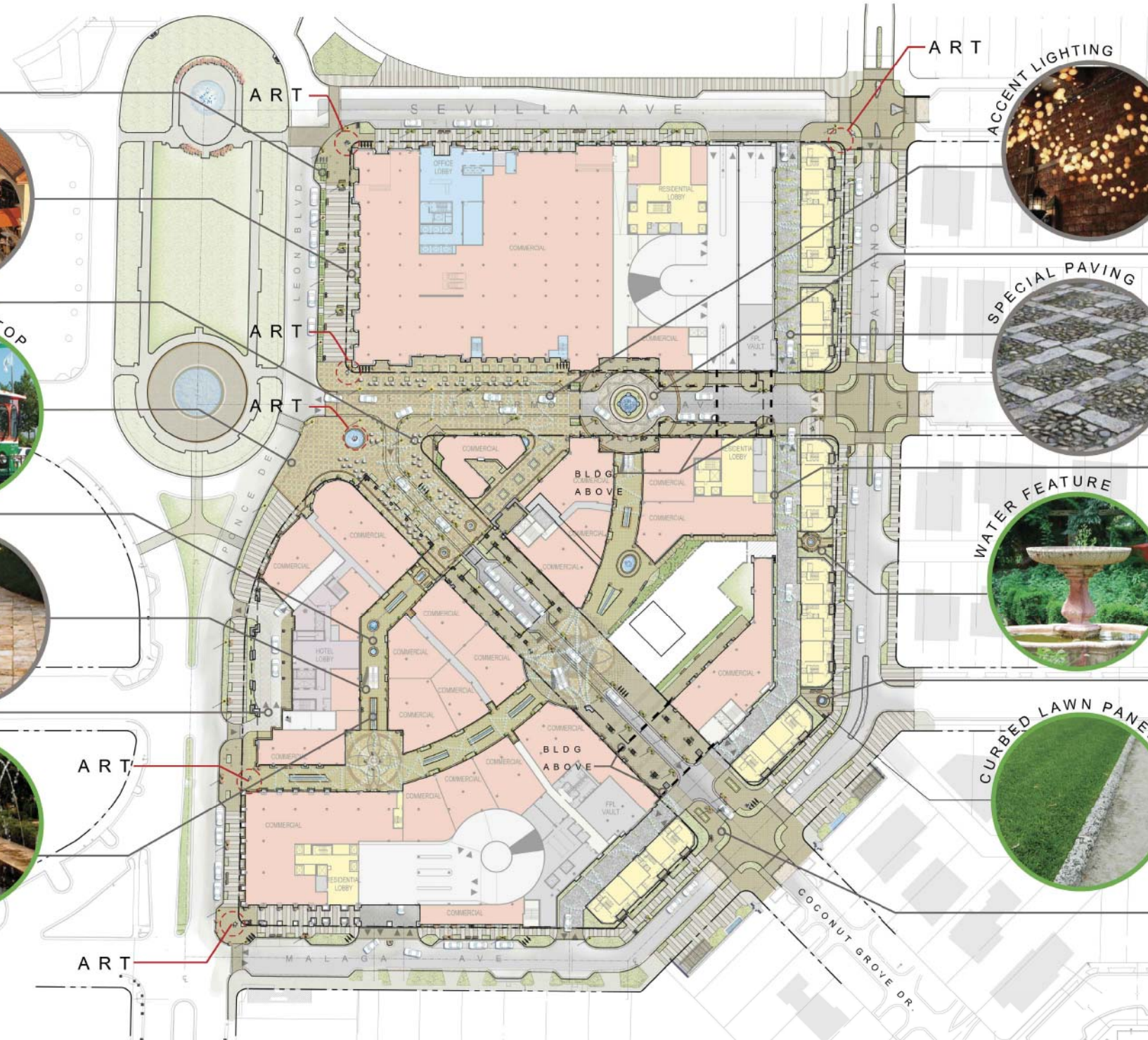
SHEET IDENTIFICATION

TITLE

**OVERALL ILLUSTRATIVE
PUBLIC REALM
PLAN**

NUMBER

L-000



NOTES:

1. ALL SIDEWALKS CONNECTING TO FRED B. HARTNETT PARK WILL BE REVIEWED AND COORDINATED WITH THE CITY
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NOT FOR CONSTRUCTION

MAHAN RYKIEL
ASSOCIATES INC.
The Belfry Tower Building, 800 Wyman Park Drive,
Suite 100, Bethesda, MD 20815, 410.336.8001

PROJECT

MEDITERRANEAN VILLAGE
at Ponce Circle

CLIENT

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

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

SEAL

SHEET IDENTIFICATION

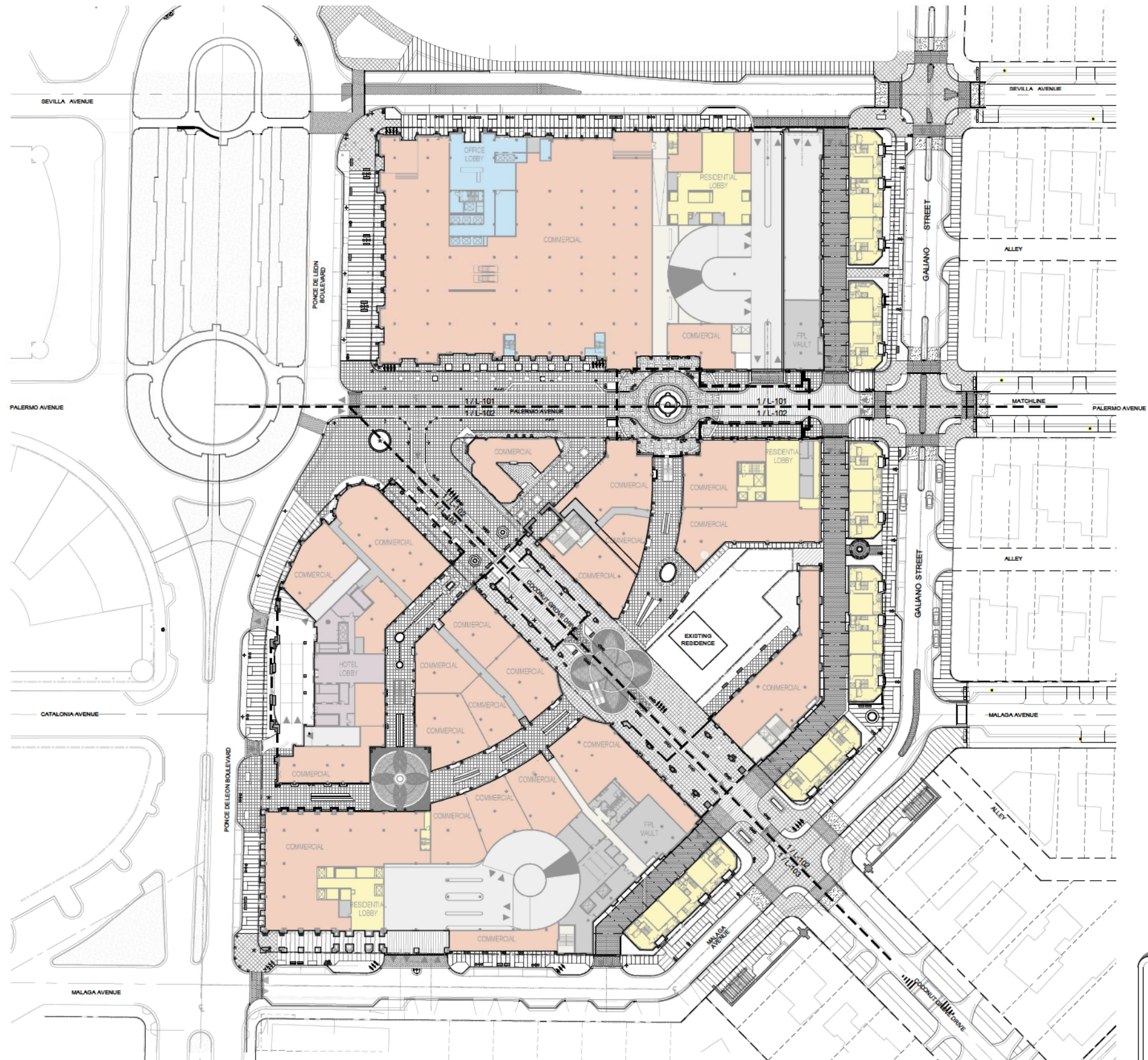
TITLE

**OVERALL
ILLUSTRATIVE
ON-SITE PUBLIC
REALM PLAN**

NUMBER

L-100

FILE NAME: S:\14 Projects\140121 Old Spanish Village\CA\CA001\11 P2
Submission 20.1.2014 Overall On-Site Public Realm Plan.dwg
TIME: 6/23/2014 6:04 PM



- NOTES:
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NOT FOR CONSTRUCTION

CONSULTANT
MAHAN RYKIEL
ASSOCIATES INC.
The Shell Tower Building, 800 Wyman Park Drive,
Suite 100, Baltimore, MD 21211 410.596.8001

PROJECT

MEDITERRANEAN VILLAGE at Ponce Circle

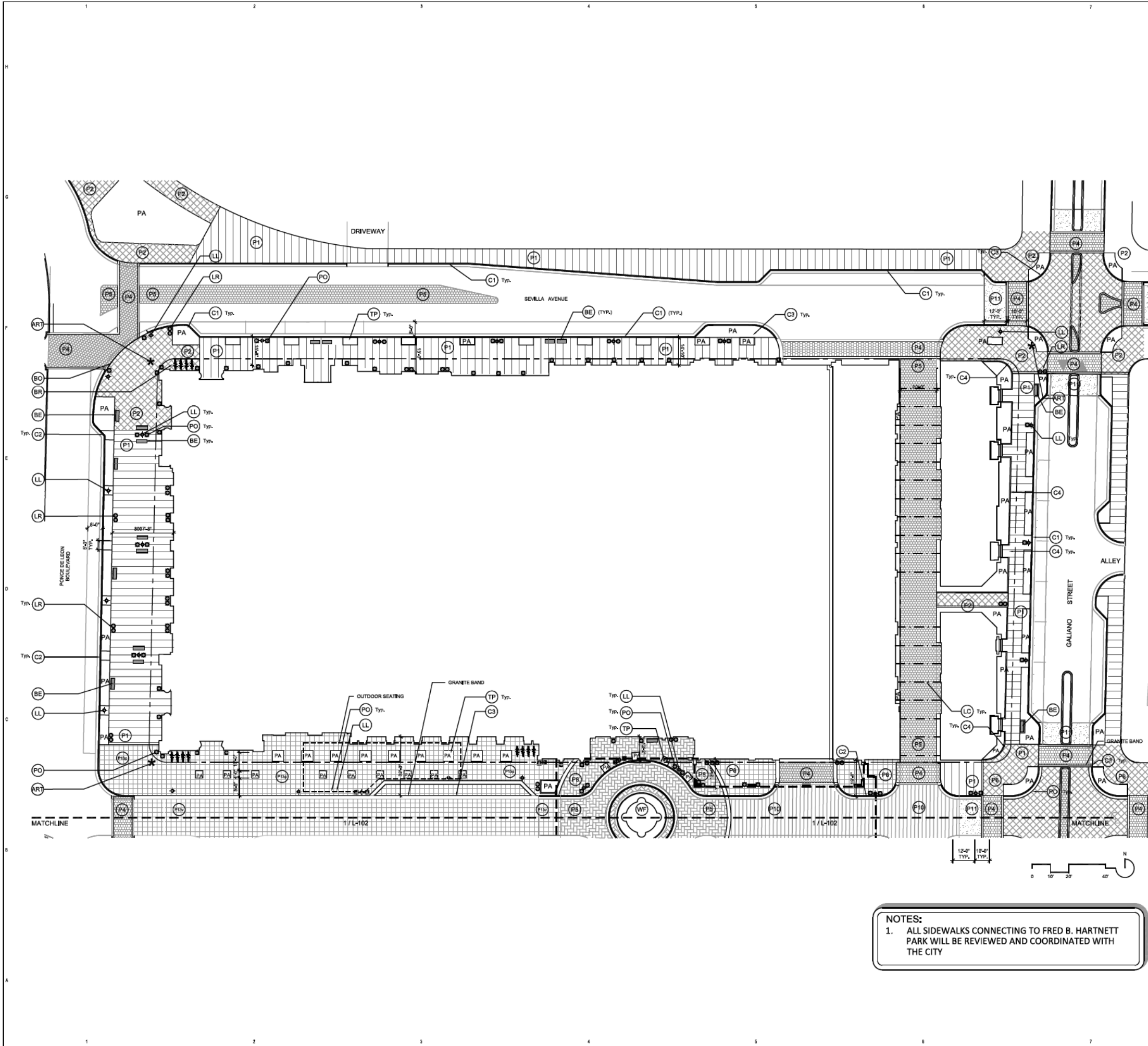
CLIENT
AGAVE PONCE LLC
3501, 3501, 3501 PONCE DE
LEON BOULEVARD

ISSUE DRAWING LOG	
6/30/14	BOARD OF ARCHITECTS
7/28/14	BOARD OF ARCHITECTS
9/26/14	PEER REVIEW
10/23/14	BOARD OF ARCHITECTS
10/8/15	PLANNING & ZONING

SEAL

SHEET IDENTIFICATION
TITLE
**OVERALL ON-SITE
PUBLIC REALM
PLAN**
NUMBER
L-100a

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



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

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

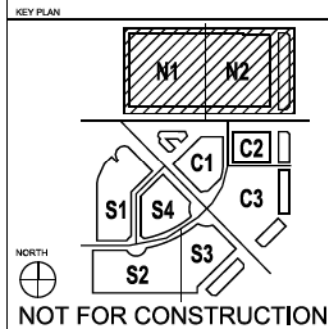
MAHAN RYKIEL ASSOCIATES INC
The Old City Building, 630 Wynton Park Drive, Suite 100, Baltimore, MD 21201 410.689.8001

MEDITERRANEAN VILLAGE at Ponce Circle

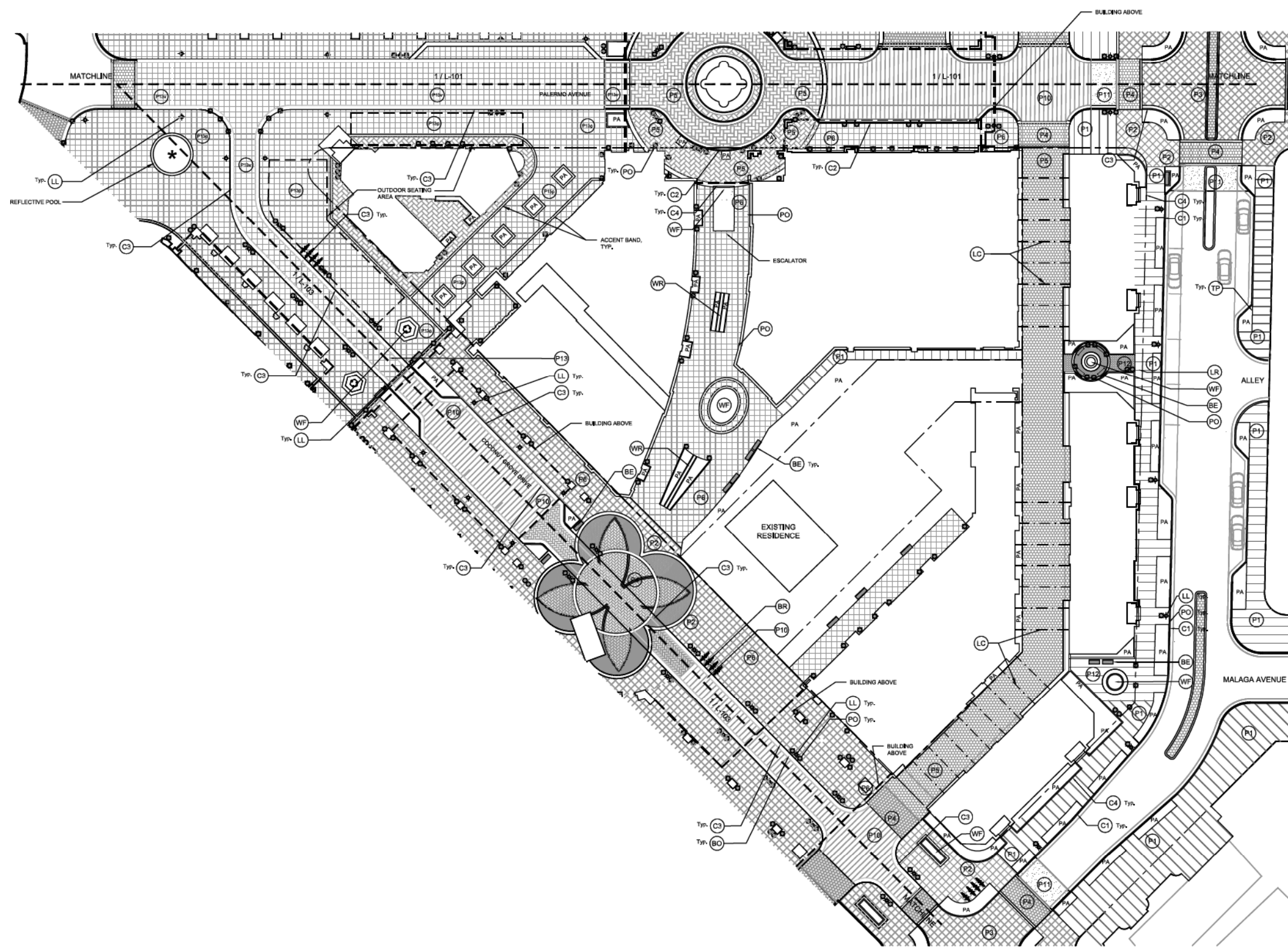
CLIENT
AGAVE PONCE LLC
2831, 2831, 3301 PONCE DE LEON BOULEVARD

ISSUE DRAWING LOG

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



SHEET IDENTIFICATION
TITLE
**NORTH PARCEL
PUBLIC REALM
PLAN**
NUMBER
L-101



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

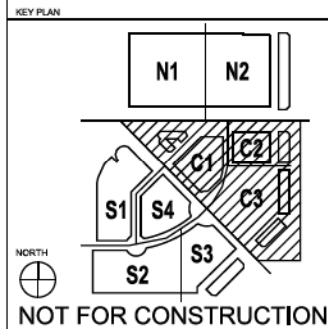
- GENERAL NOTES
- HARDSCAPE KEY**
- PAVING**
- P1 - MARBELLA STONE PAVEMENT - UNFINISHED
 - P2 - GRANITE PAVEMENT - PEDESTRIAN LIGHT GREY
 - P3 - GRANITE PAVEMENT - VEHICULAR LIGHT GREY
 - P4 - GRANITE PAVEMENT - VEHICULAR DARK GREY
 - P5 - CORBEL PAVEMENT - VEHICULAR MEDIUM GREY
 - P6 - PAVEMENT TYPE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

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

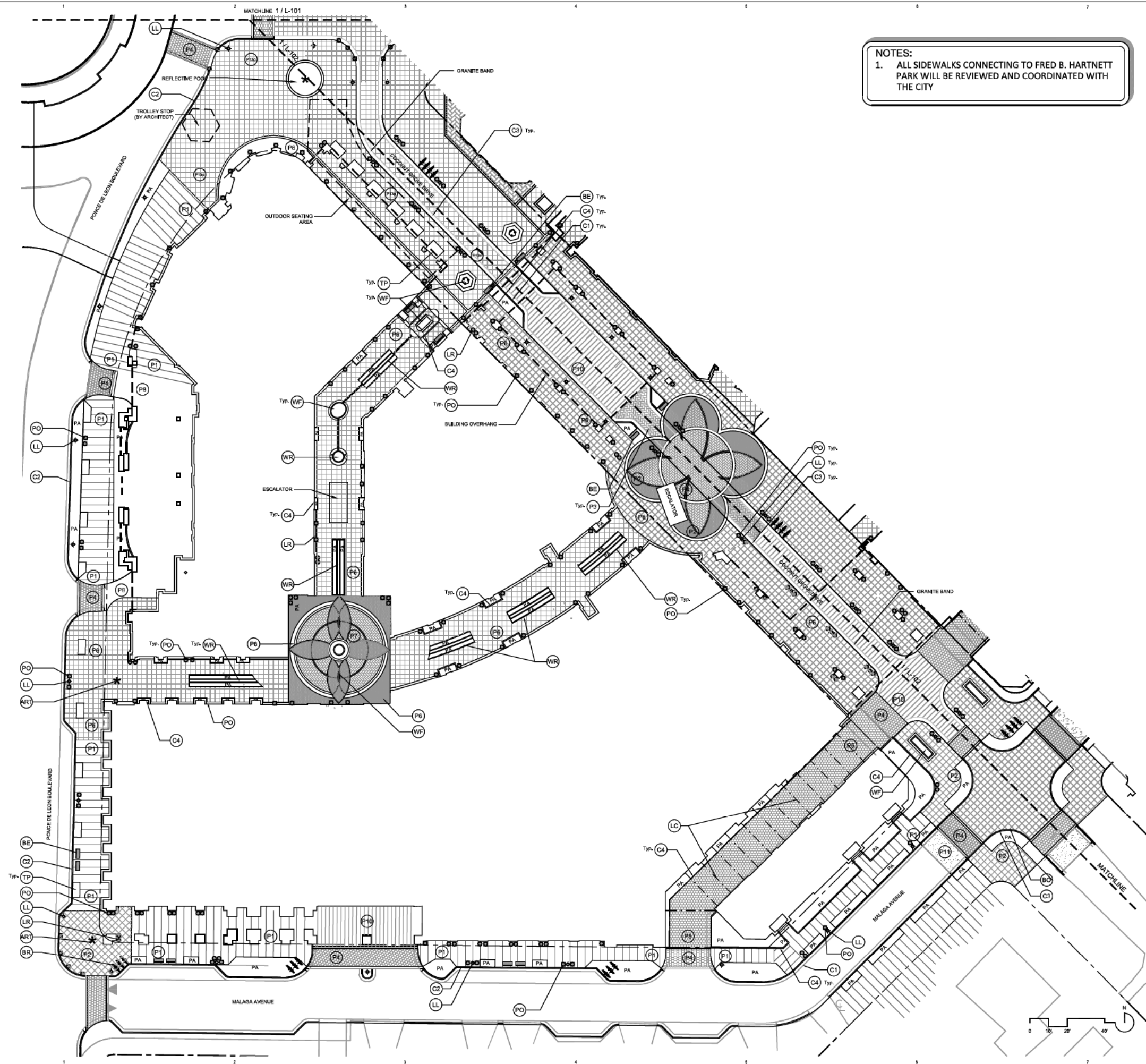
MEDITERRANEAN VILLAGE at Ponce Circle

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

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



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



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

GENERAL NOTES

HARDSCAPE KEY

PAVING

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

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

SITE AMENITIES

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

CLIENT

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

ISSUE DRAWING LOG

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

KEY PLAN

SHEET IDENTIFICATION

TITLE

SOUTH PARCEL PUBLIC REALM PLAN

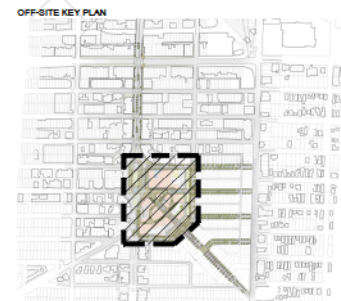
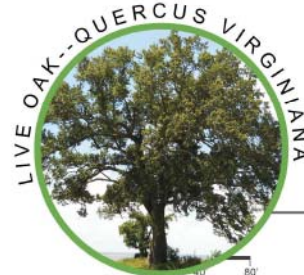
NUMBER

L-103

MAHAN RYKIEL ASSOCIATES INC
The Office Building, 600 Wynton Park Drive
Suite 100, Baltimore, MD 21201 410.688.2001

MEDITERRANEAN VILLAGE at Ponce Circle

FILE NAME: S:\14 Projects\14312 Old Spanish Village\CAMARARI 1 PZ
Drawing Title: South Parcel Public Realm Plan
DATE: 11/23/2014 2:04 PM



NOT FOR CONSTRUCTION

CONSULTANT

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

PROJECT

MEDITERRANEAN VILLAGE
at Ponce Circle

CLIENT

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

ISSUE DRAWING LOG

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

SEAL

SHEET IDENTIFICATION

TITLE
OVERALL ILLUSTRATIVE ON-SITE PLANTING PLAN
NUMBER

L-200

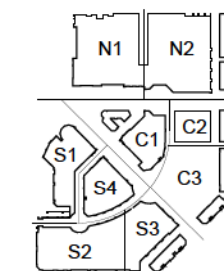
NOTES:

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FILE NAME: S:\14 Projects\14012 Old Spanish Village\CAD\MRA\11 PZ
Submission 20.00 Overall Illustrative On-Site Planting
Plan.dwg
TUE 10/21/2014 5:05 PM



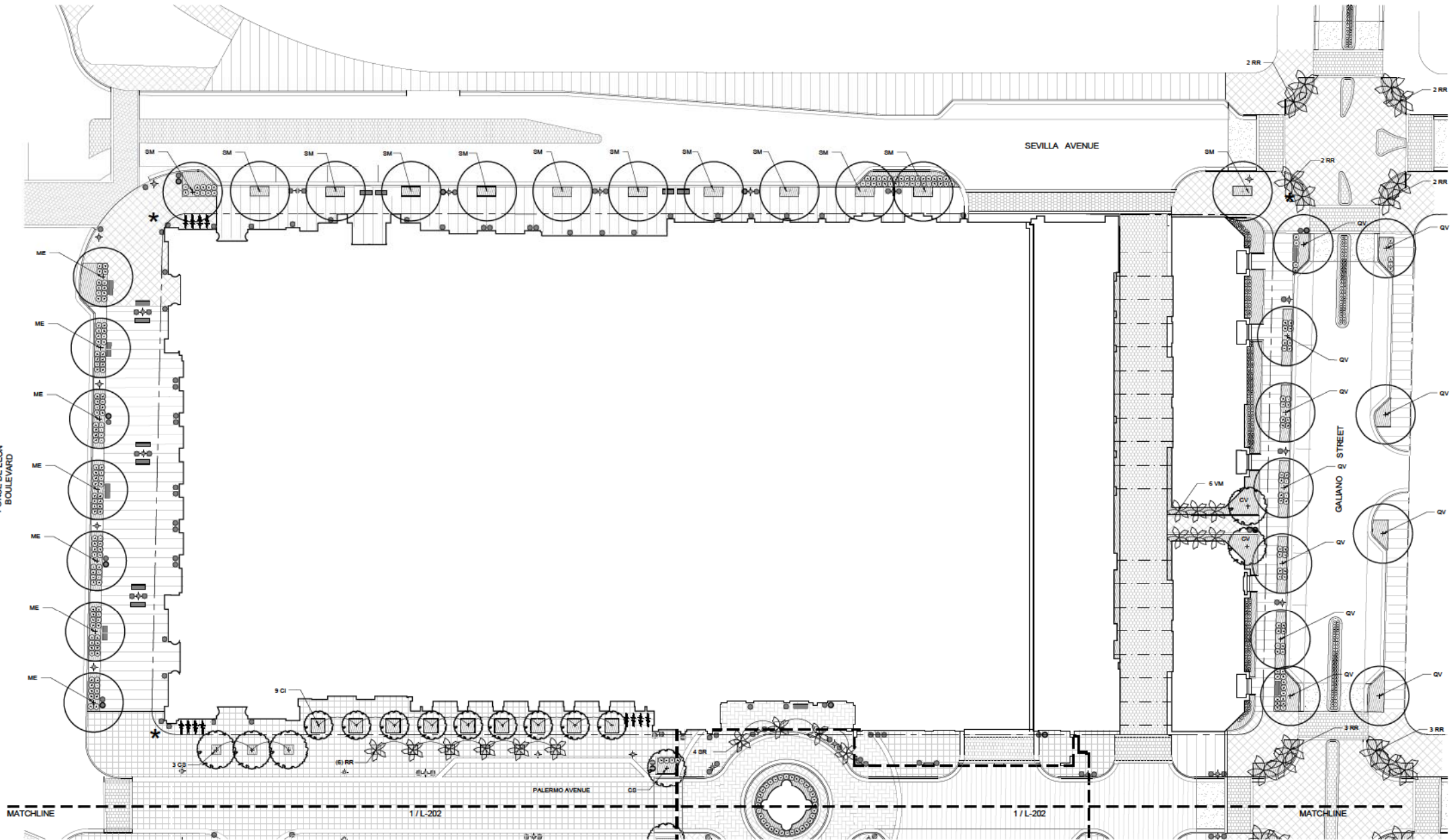
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SHEET IDENTIFICATION
 TITLE
**OVERALL
 PLANTING
 PLAN**
 NUMBER
L-200

SHEET IDENTIFICATION

FILE NAME: S:\14 Projects\140121_04_Boulevard Village\CA\000\11 PZ
Submission: 20.2.21 North Parcel Planting Plan.dwg
TIME: 6/23/2014 6:04 PM



Plant Schedule - This Sheet Only

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

NOTES:

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GENERAL NOTES

CONSULTANT

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

PROJECT

**MEDITERRANEAN VILLAGE
at Ponce Circle**

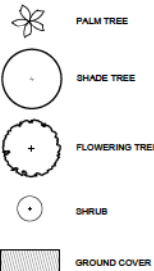
CLIENT

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

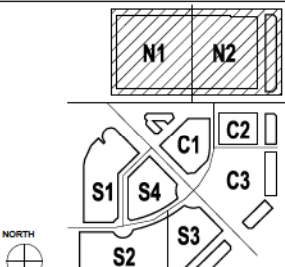
ISSUE DRAWING LOG

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

PLANT KEY



KEY PLAN



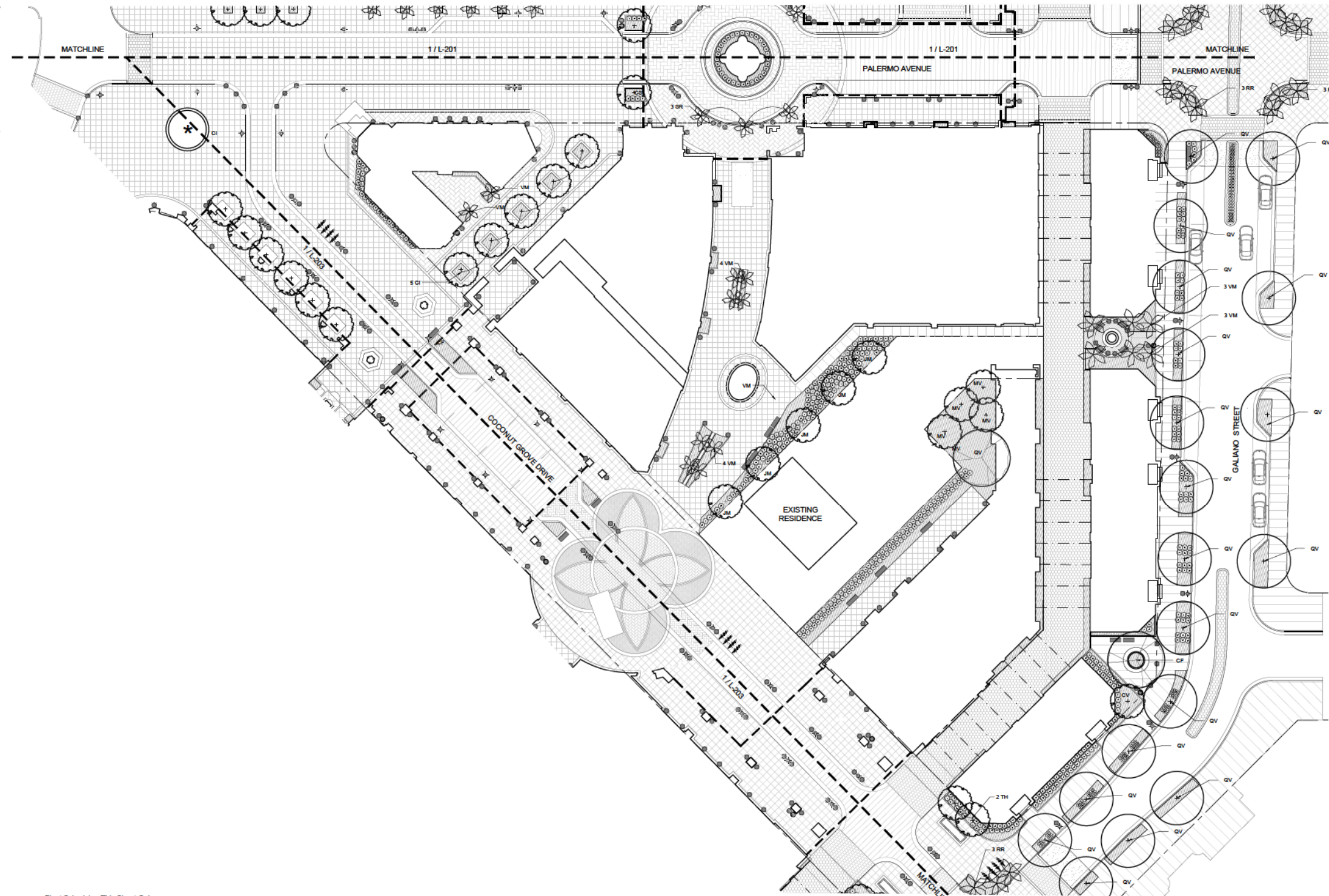
NOT FOR CONSTRUCTION

SHEET IDENTIFICATION

TITLE
**NORTH PARCEL
PLANTING PLAN**

NUMBER

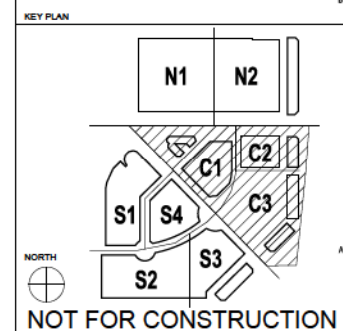
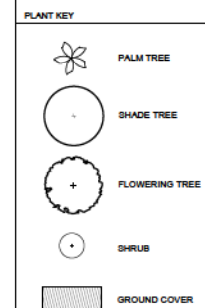
L-201

Plant Schedule - This Sheet Only

QTY.	KEY	BOTANICAL/Common Name	SIZE	ROOT	Comments
	ME	Mimusops elengi Spanish Cherry	4" Cal	B&B	Florida Fancy Full Crown and Central Leader
	QV	Quercus virginiana 'Highrise' Southern Live Oak 'Highrise'	4" Cal	B&B	Florida Fancy Full Crown and Central Leader
	SM	Swietenia mahagoni Mahogany	4" Cal	B&B	Florida Fancy Full Crown
	FLOWERING TREES				
	CS	Cordia sebestena Gelger Tree	4" Cal	B&B	Florida Fancy
	CV	Callistemon viminalis 'Red Cascade' 'Red Cascade' Weeping Bottlebrush	10' HT	B&B	Florida Fancy
	CF	Cassia fistula Golden Shower	4" Cal	B&B	Florida Fancy
	CI	Citrus spp. Citrus	14' HT 6" CT	B&B	Florida Fancy

QTY.	KEY	BOTANICAL/COMMON NAME	SIZE	ROOT	COMMENTS
	MV	Magnolia virginiana Sweetbay Magnolia	10-12' HT/SPD	B&B	Florida Fancy
	JM	Jacaranda mimosifolia Jacaranda	4' Cal	B&B	Florida Fancy
	TH	Tabebuia heterophylla Pink Trumpet Tree	10' HT	B&B	Florida Fancy
PALM TREES					
	RR	Roystonea regia Royal Palm	17' Cal	B&B	24' Height Overall Florida Fancy
	VM	Vetivchil Mientill Christmas Palm	18' HT	B&B	Single Trunk Florida Fancy
	SR	Syagrus romanzoffiana Queen Palm	17' Cal	B&B	24' Overall Height Florida Fancy

- NOTES:**
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MAHAN RYKIEL
ASSOCIATES INC.
The Shell Eiler Building, 800 Wyman Park Drive,
Suite 100, Baltimore, MD 21211 410.236.6001

PROJECT

MEDITERRANEAN VILLAGE
at Ponce Circle

CLIENT

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

ISSUE DRAWING LOG

6/30/14	BOARD OF ARCHITECTS
7/28/14	BOARD OF ARCHITECTS
9/25/14	PEER REVIEW
10/23/14	BOARD OF ARCHITECTS
1/28/15	PLANNING & ZONING

SEAL

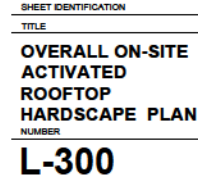
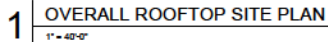
SHEET IDENTIFICATION

TITLE

**CENTRAL PARCEL
PLANTING PLAN**

NUMBER

L-202



SHEET IDENTIFICATION

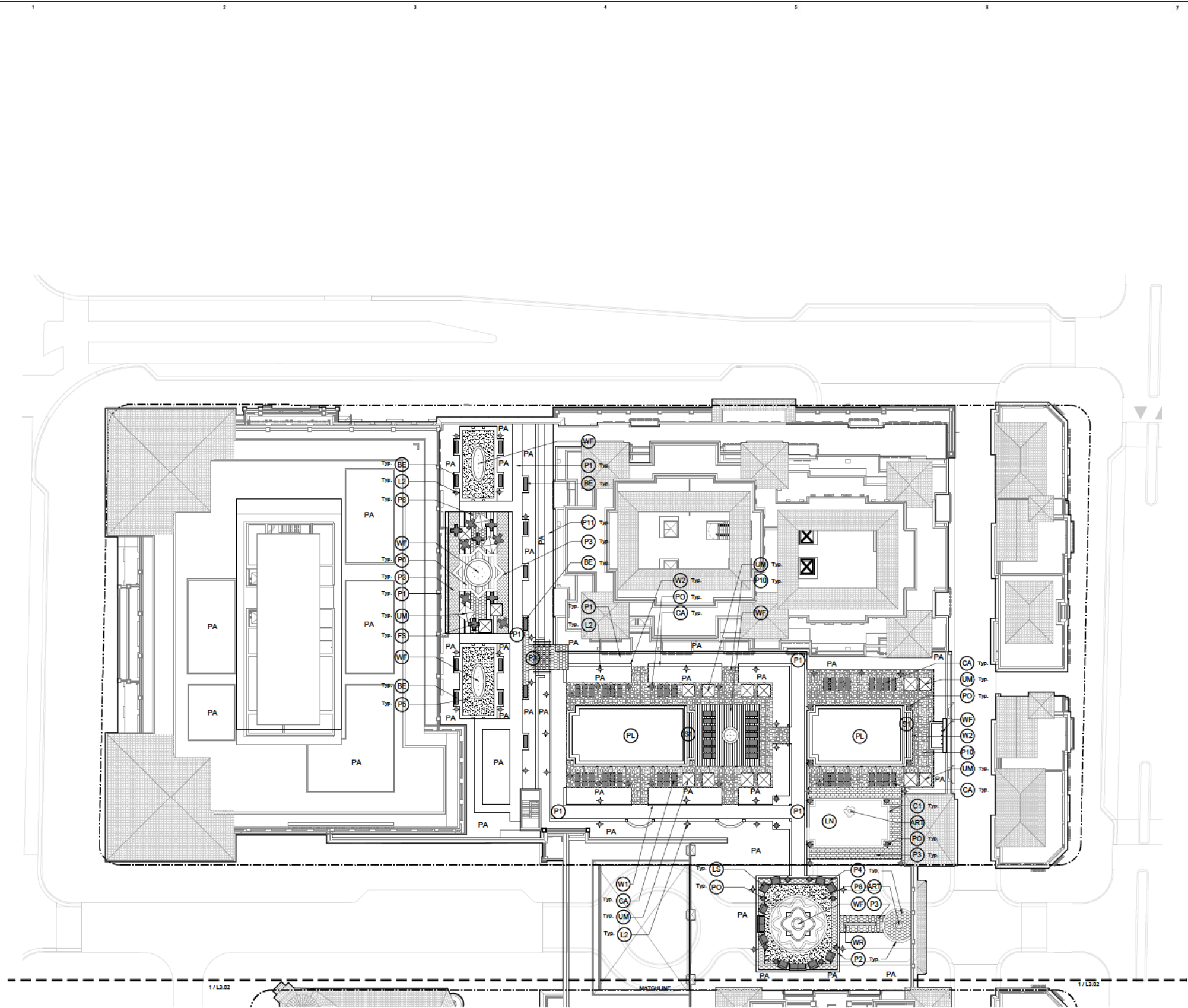
TITLE

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

NUMBER

L-300

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



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

GENERAL NOTES

HARDSCAPE KEY

PAVING

P1

MARBELLA STONE PAVER - UNFILLED

P2

GRANITE PAVER - PEDESTRIAN LIGHT GREY

P3

PAVER TYPE A ADOLUN - MEDIUM TAN

P4

PAVER TYPE B MARBLE MOSAIC INSET

P5

PAVER TYPE C TRAVERTINE

P6

PAVER TYPE D CANTERA

P7

PAVER TYPE E CANTERA

P8

4" THICK DECORATIVE STONE DUST

P9

1" PE WOOD DECKING, 8 & 8 HIDDEN FASTENERS

P10

SHELL STONE

P11

RECTANGULAR STEPPING STONE PATH

WALLS/ STAIRS/ CURBS

W1

SEAT WALL

W2

STONE POOL COPING

C1

MARBELLA STONE CURB

C2

GRANITE CURB

C3

FLUSH GRANITE CURB

C4

PLANTER CURB

S1

POOL STAIRS W/ S.S. HANDRAIL, STAIR FINISH TO MATCH INTERIOR OF POOL

S2

POOL STEP LADDER, STAINLESS STEEL, EMBEDDED INTO CONCRETE

SITE AMENITIES

ART

ARTISCUPTURE

BE

BENCH

LS

LOUNGE SEATING

FS

FLEXIBLE SEATING

CA

CABANA SEATING

L1

CATERNARY LIGHT

L2

LIGHT POLE

LR

LITTER & RECYCLING RECEPTACLES

LN

GRASS LAWN

PO

PLANTER POT

TP

TREE PIT

PL

POOL

PG

PERGOLA

WF

WATER FEATURE

WR

WATER RUNNEL

UM

UMBRELLA

PA

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

CLIENT

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

ISSUE DRAWING LOG

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

KEY PLAN

NOT FOR CONSTRUCTION

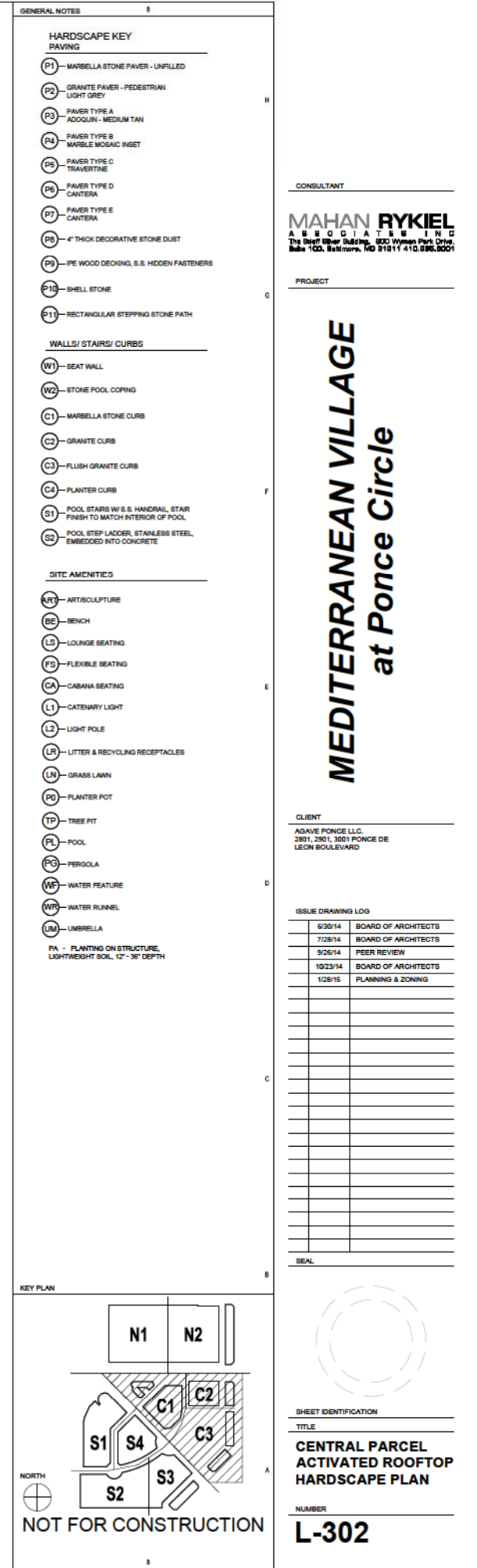
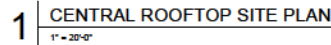
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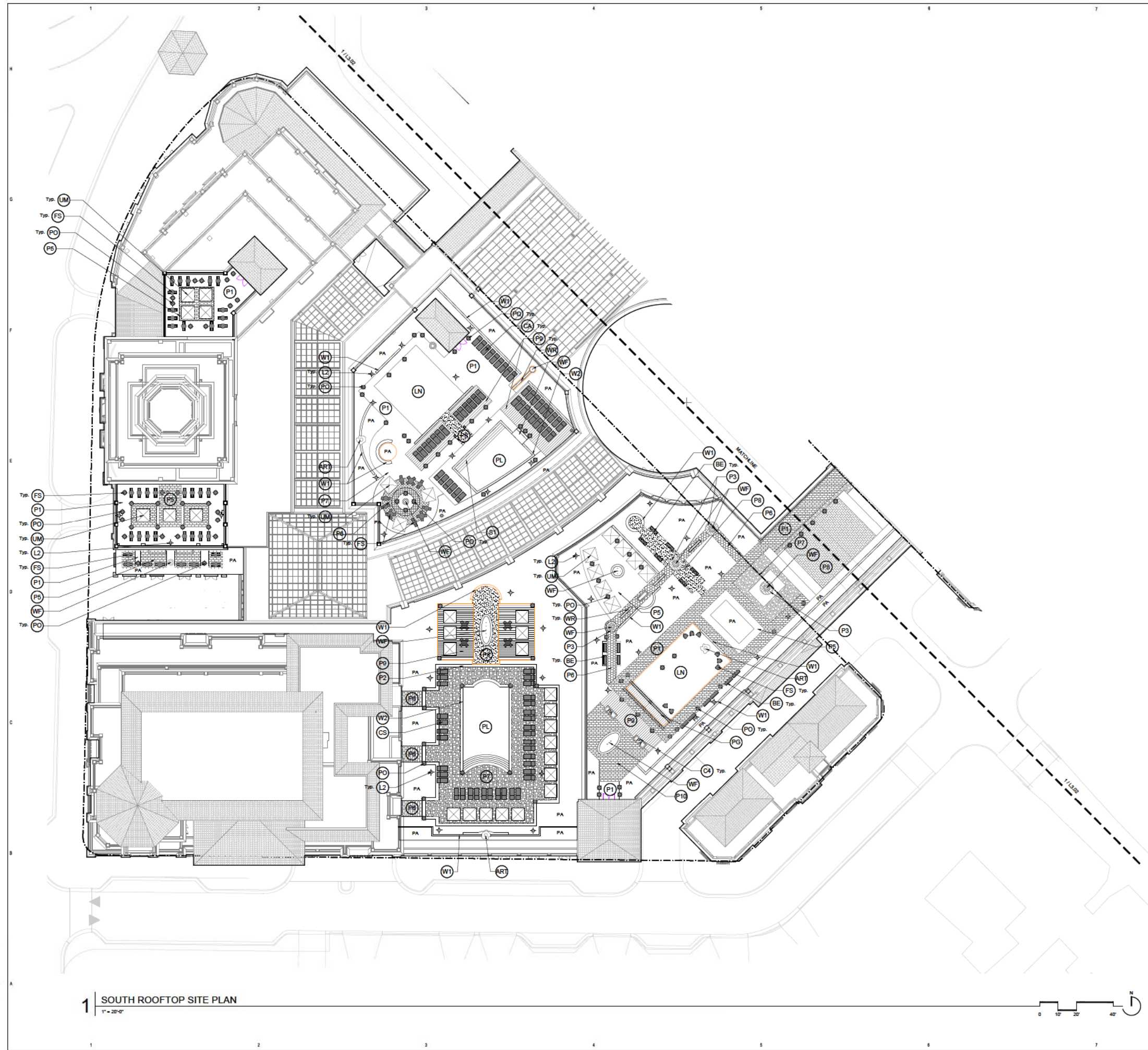
NORTH PARCEL ACTIVATED ROOFTOP HARDSCAPE PLAN

NUMBER

L-301



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DATE: 6/23/2014 5:04 PM
PLT: 14-0101_South Parcel_Hardscape_Plan.dwg



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

GENERAL NOTES

HARDSCAPE KEY

PAVING

- P1 - MARBELLA STONE PAVER - UNFILLED
- P2 - GRANITE PAVER - PEDESTRIAN LIGHT GREY
- P3 - PAVER TYPE A ADOLUN - MEDIUM TAN
- P4 - PAVER TYPE B MARBLE MOSAIC INSET
- P5 - PAVER TYPE C TRAVERTINE
- P6 - PAVER TYPE D CANTERA
- P7 - PAVER TYPE E CANTERA
- P8 - 4" THICK DECORATIVE STONE DUST
- P9 - IPE WOOD DECKING, 8 S. & S. HIDDEN FASTENERS
- P10 - SHELL STONE
- P11 - RECTANGULAR STEPPING STONE PATH

WALLS/ STAIRS/ CURBS

- W1 - SEAT WALL
- W2 - STONE POOL CORING
- C1 - MARBELLA STONE CURB
- C2 - GRANITE CURB
- C3 - FLUSH GRANITE CURB
- C4 - PLANTER CURB
- S1 - POOL STAIRS W/ S.S. HANDRAIL, STAIR FINISH TO MATCH INTERIOR OF POOL
- S2 - POOL STEP LADDER, STAINLESS STEEL, EMBEDDED INTO CONCRETE

SITE AMENITIES

- ART - ARTISCUPTURE
- BE - BENCH
- LS - LOUNGE SEATING
- FS - FLEXIBLE SEATING
- CA - CABANA SEATING
- L1 - CATENARY LIGHT
- L2 - LIGHT POLE
- LR - LITTER & RECYCLING RECEPTACLES
- LN - GRASS LAWN
- PO - PLANTER POT
- TP - TREE PIT
- PL - POOL
- PG - PERGOLA
- WF - WATER FEATURE
- WR - WATER RUNNEL
- UM - UMBRELLA

PA - PLANTING ON STRUCTURE, LIGHTWEIGHT SOIL, 12" - 36" DEPTH

KEY PLAN

NOT FOR CONSTRUCTION

CLIENT

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

ISSUE DRAWING LOG

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

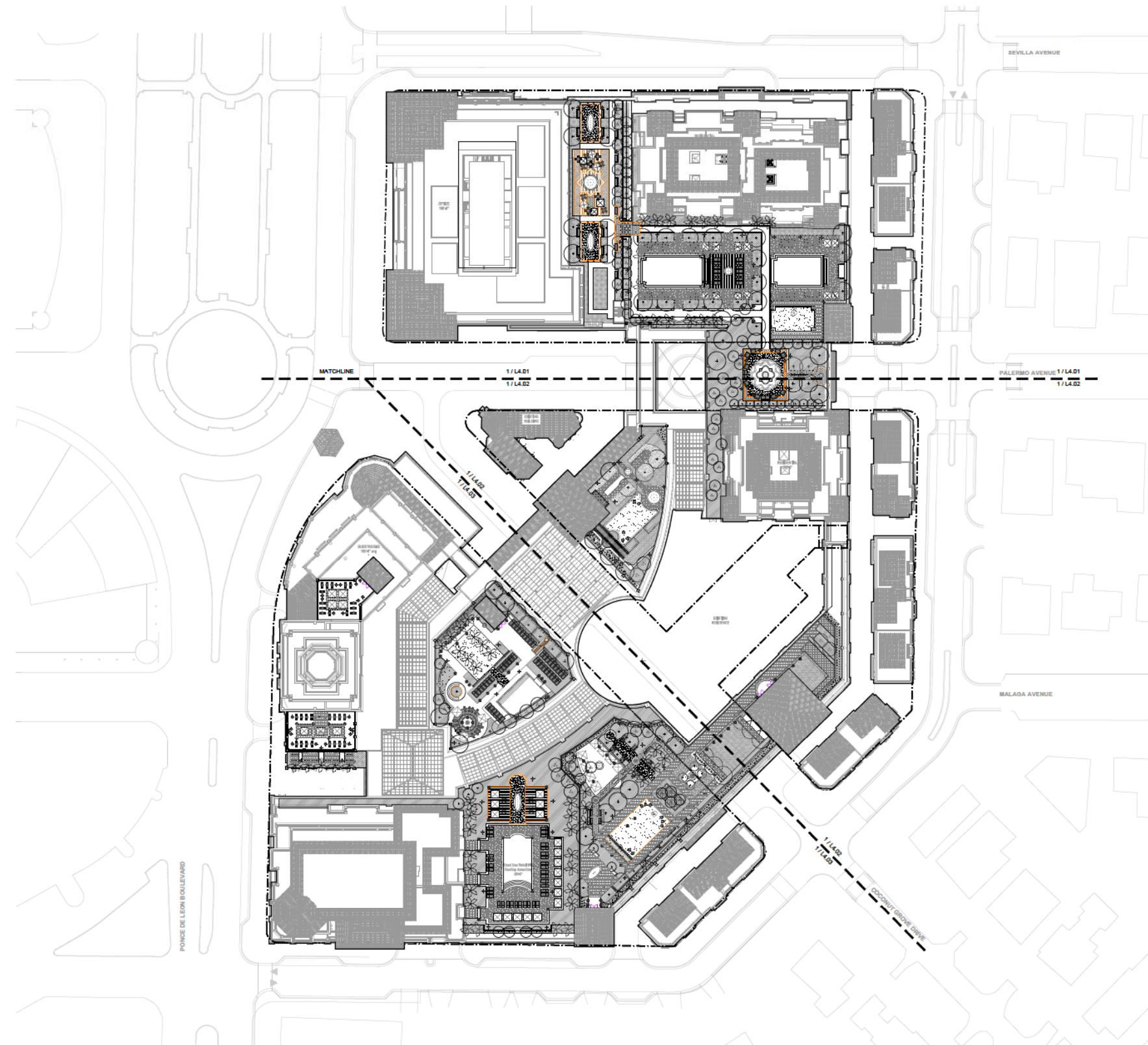
SHEET IDENTIFICATION

TITLE

SOUTH PARCEL ACTIVATED ROOFTOP HARDSCAPE PLAN

NUMBER

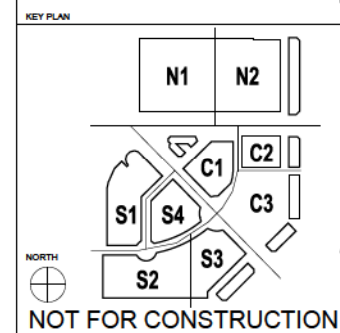
L-303



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

NOTES:

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

[illegible]

SHEET IDENTIFICATION

TITLE

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

NUMBER

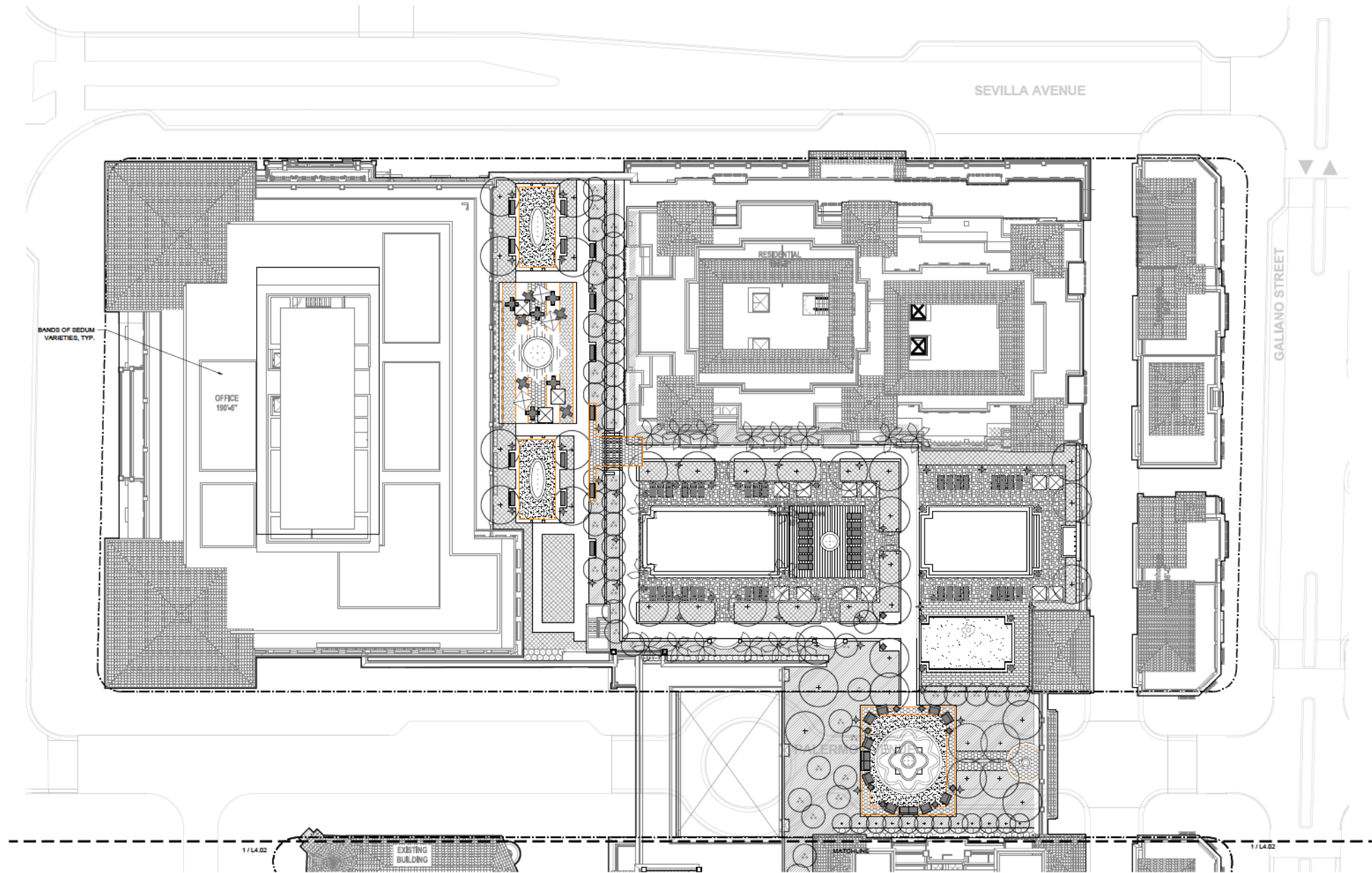
L-400a

Plant Schedule - This Sheet Only

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

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

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



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

GENERAL NOTES

CONSULTANT

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

PROJECT

MEDITERRANEAN VILLAGE
at Ponce Circle

CLIENT

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

ISSUE DRAWING LOG

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

SEAL

PLANT KEY

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

KEY PLAN

NORTH

NOT FOR CONSTRUCTION

SHEET IDENTIFICATION

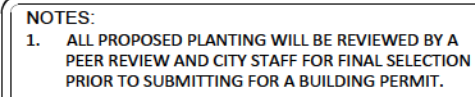
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NORTH PARCEL ACTIVATED ROOFTOP PLANTING PLAN

NUMBER

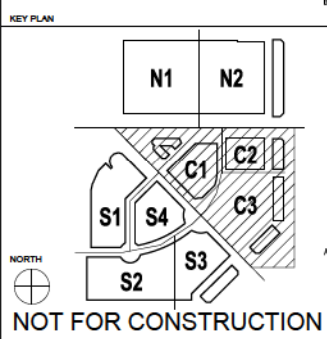
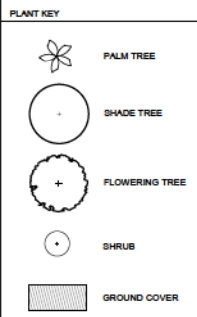
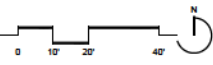
L-401

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Description: 304.121 North Parcel Activated Rooftop Planting Plan.dwg
Plot Date: 06/25/2015 11:54 AM



Plant Schedule - This Sheet Only					
QTY.	KEY	BOTANICAL/COMMON NAME	SIZE	ROOT	COMMENTS
	SHADE TREES				
	BS	Bursera simaruba	4" Cal	B&B	Florida Fancy
		Gumbo Limbo			Full Crown
	QV	Quercus virginiana 'highrise'	4" Cal	B&B	Florida Fancy
		Southern Live Oak 'highrise'			Full Crown and Central Leader
	SM	Swietenia mahoni	4" Cal	B&B	Florida Fancy
		Mahogany			Full Crown
	FLOWERING TREES				
	BA	Bauhinia blakeana	4" Cal	B&B	Florida Fancy
		Hong Kong Orchid Tree			
	CV	Callisemon viminalis 'Red Cascade'	10' HT	B&B	Florida Fancy
		'Red Cascade' Weeping Bottlebrush			
	CF	Cassia fistula	4" Cal	B&B	Florida Fancy
		Golden Shower			
	CI	Citrus spp.	14" HT	B&B	Florida fancy
		Citrus	6" CT		
	DR	Delonix regia	10-12' HT/SPD	B&B	Florida Fancy
		Royal Poinciana			
	JM	Jacaranda mimosifolia	4" Cal	B&B	Florida Fancy
		Jacaranda			
	TH	Tabebuia heterophylla	10' HT	B&B	Florida Fancy
		Pink Trumpet Tree			
	PALM TREES				
	RR	Roystonia regia	17" Cal	B&B	24' Height Overall
		Royal Palm			Florida Fancy
	VM	Veitchii Merrill	18' HT	B&B	Single Trunk
		Christmas Palm			Florida Fancy
	WR	Washingtonia robusta	17" Cal	B&B	24' Overall Height
		Mexican Fan Palm			Florida Fancy

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



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

MEDITERRANEAN VILLAGE
at Ponce Circle

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

ISSUE DRAWING LOG		
	6/30/14	BOARD OF ARCHITECTS
	7/28/14	BOARD OF ARCHITECTS
	9/25/14	PEER REVIEW
	10/23/14	BOARD OF ARCHITECTS
	1/28/15	PLANNING & ZONING

SEAL

SHEET IDENTIFICATION

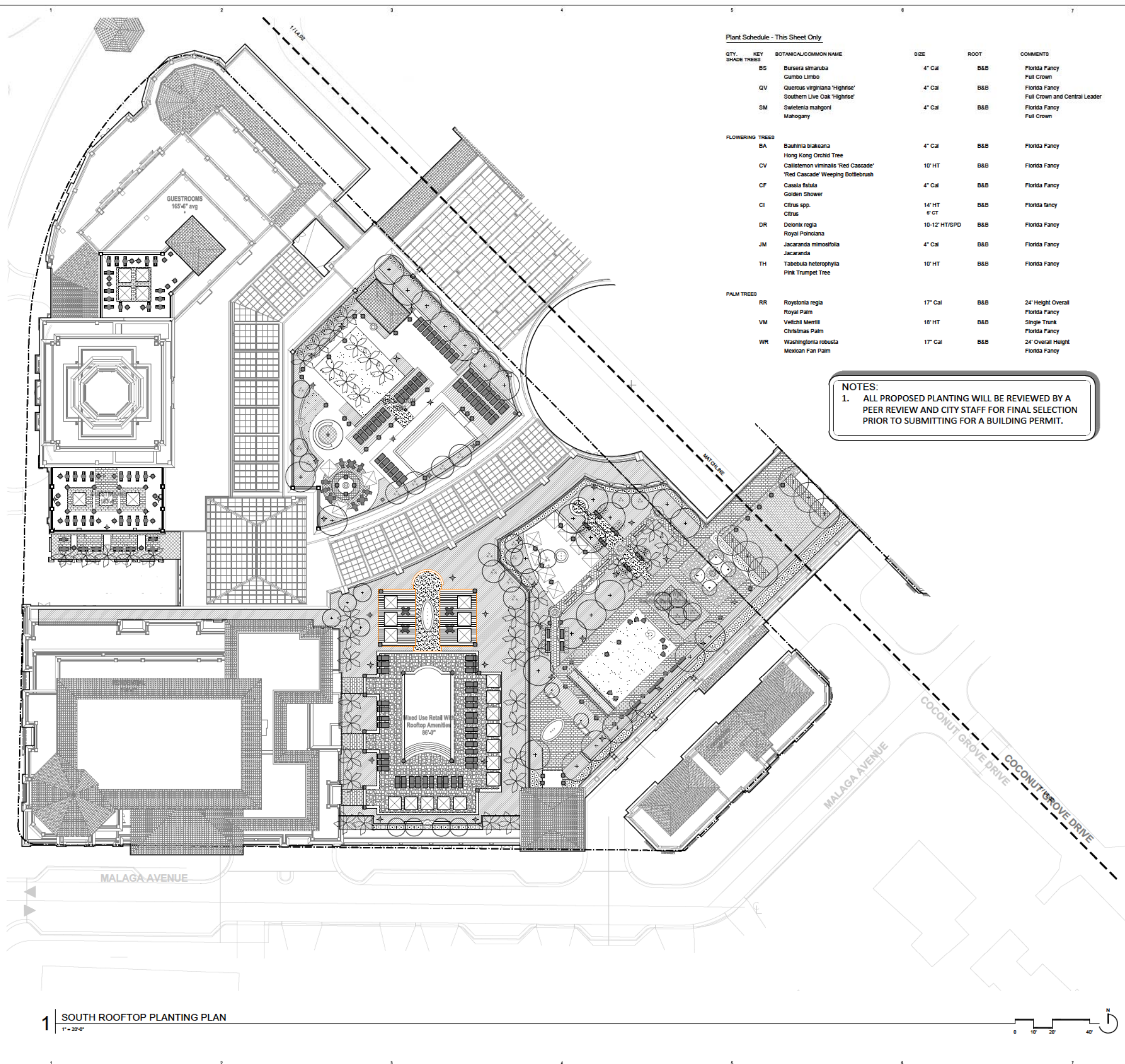
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**CENTRAL PARCEL
ACTIVATED ROOFTOP
PLANTING PLAN**

NUMBER

L-402

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DATE: 6/23/2014 8:54 AM
PLT: 14041501_Plan.dwg



Plant Schedule - This Sheet Only

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

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

GENERAL NOTES

CONSULTANT

MAHAN RYKIEL ASSOCIATES INC.
The Shell Tower Building, 800 Wyman Park Drive, Suite 100, Baltimore, MD 21211 410.596.9001

PROJECT

MEDITERRANEAN VILLAGE
at Ponce Circle

CLIENT

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

ISSUE DRAWING LOG

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

SEAL

PLANT KEY

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

KEY PLAN

NOT FOR CONSTRUCTION

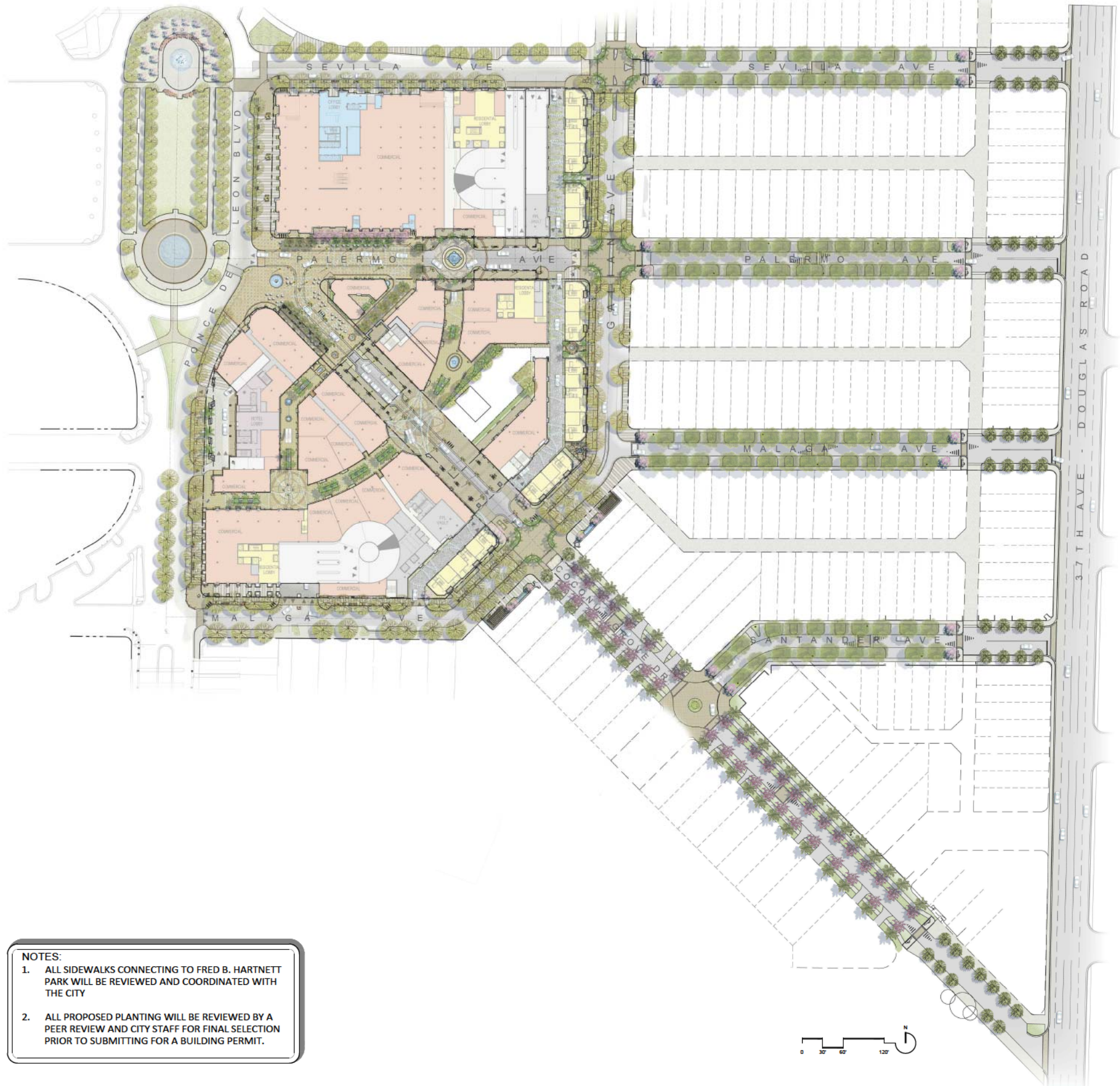
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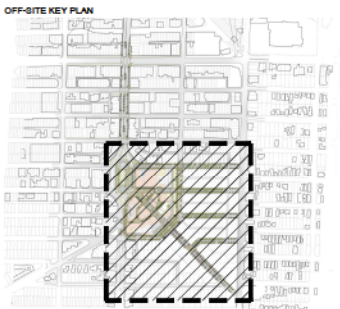
SOUTH PARCEL ACTIVATED ROOFTOP PLANTING PLAN

NUMBER

L-403



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



NOT FOR CONSTRUCTION

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

PROJECT

MEDITERRANEAN VILLAGE at Ponce Circle

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

ISSUE DRAWING LOG

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



SHEET IDENTIFICATION
TITLE

ILLUSTRATIVE OFF-SITE
NEIGHBORHOOD
IMPROVEMENTS PLAN

NUMBER

L-500



CONSULTANT

PROJECT

MEDITERRANEAN VILLAGE
at Ponce Circle

CLIENT

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



AGAVE PONCE LLC

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SEAL

SHEET IDENTIFICATION

TITLE

NEIGHBORHOOD

URBAN

DESIGN

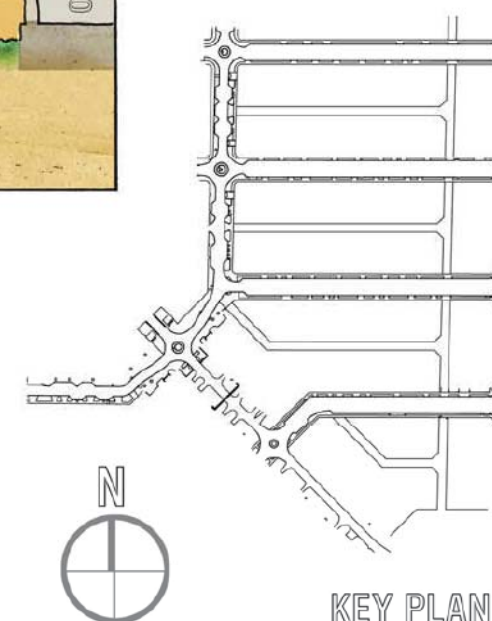
NUMBER

UD - 101

2014 ALPHA PLAN LLC



COCONUT GROVE DRIVE



MEDITERRANEAN VILLAGE
at Ponce Circle

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



AGAVE PONCE LLC

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SEAL

SHEET IDENTIFICATION

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NEIGHBORHOOD

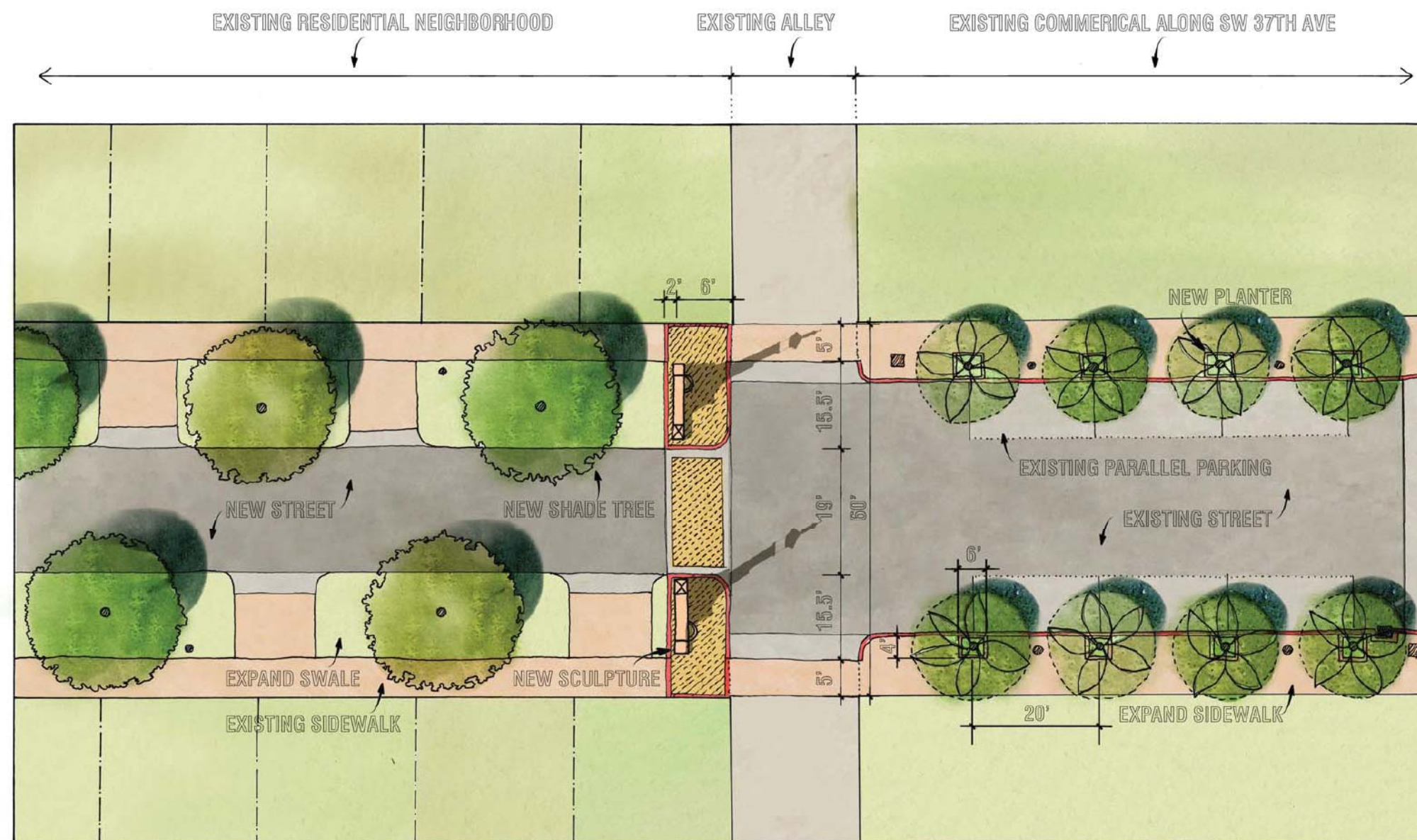
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DESIGN

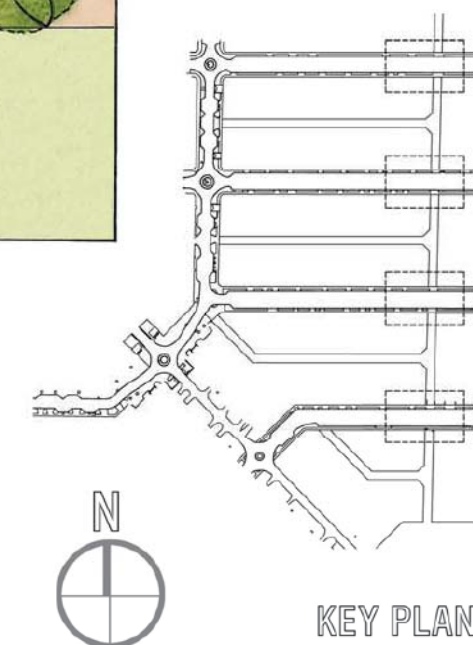
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UD - 101

2014 ALPHA PLAN LLC



PROPOSED STREET PLAN VIEW



KEY PLAN



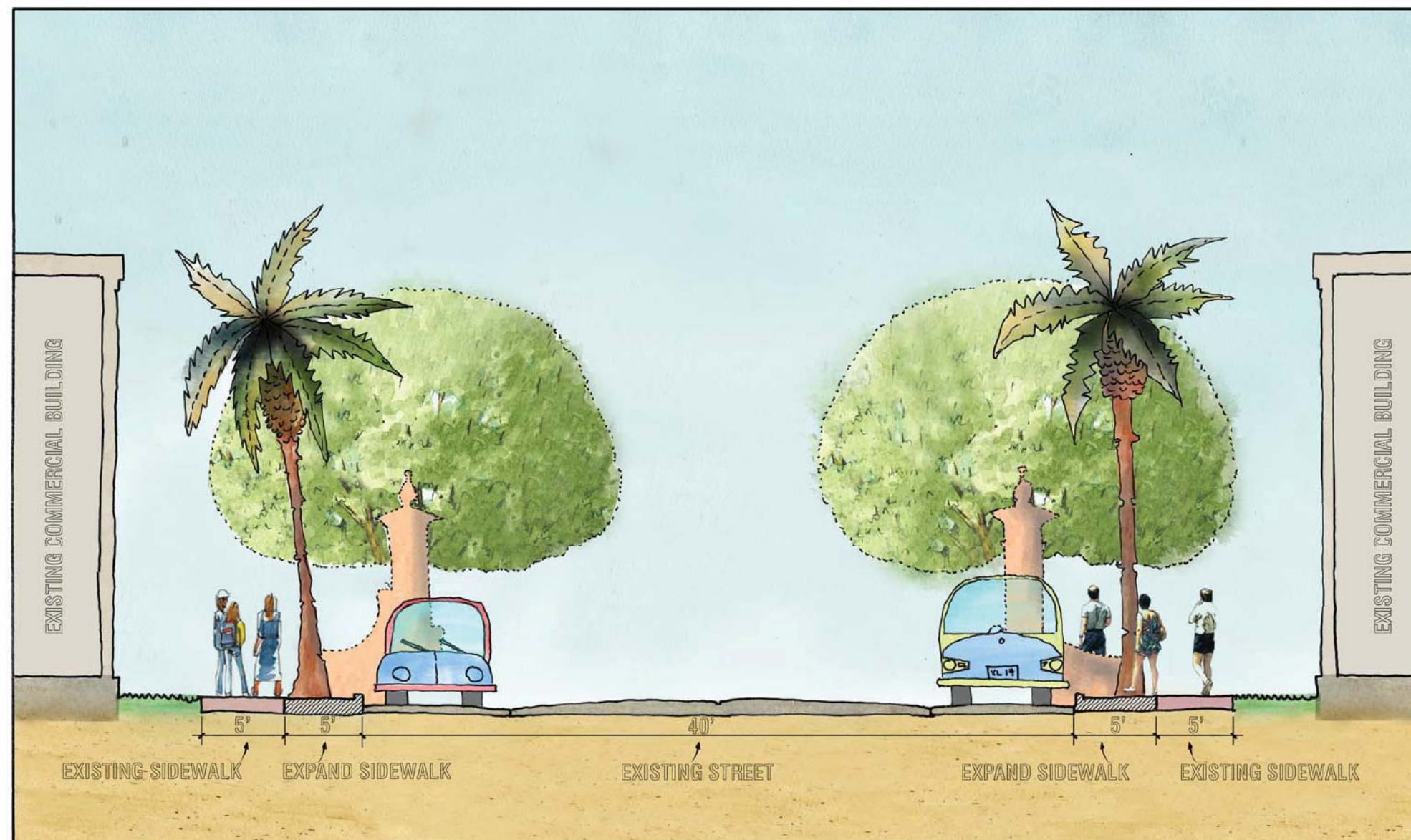
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PROJECT

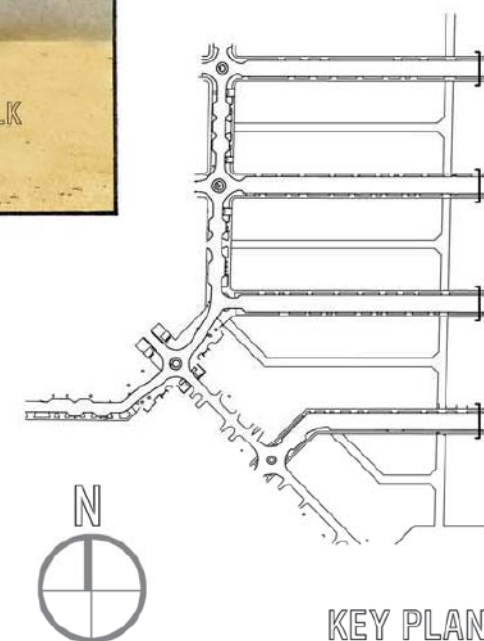
MEDITERRANEAN VILLAGE
at Ponce Circle

CLIENT

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



TYPICAL COMMERCIAL AREA STREET
VIEW FROM SW 37TH AVE



SEAR

SHEET IDENTIFICATION

TITLE
NEIGHBORHOOD
URBAN
DESIGN
NUMBER

UD - 101

2014 ALPHA PLAN LLC



CONSULTANT

PROJECT

MEDITERRANEAN VILLAGE
at Ponce Circle

CLIENT

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



AGAVE PONCE LLC

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SEAL

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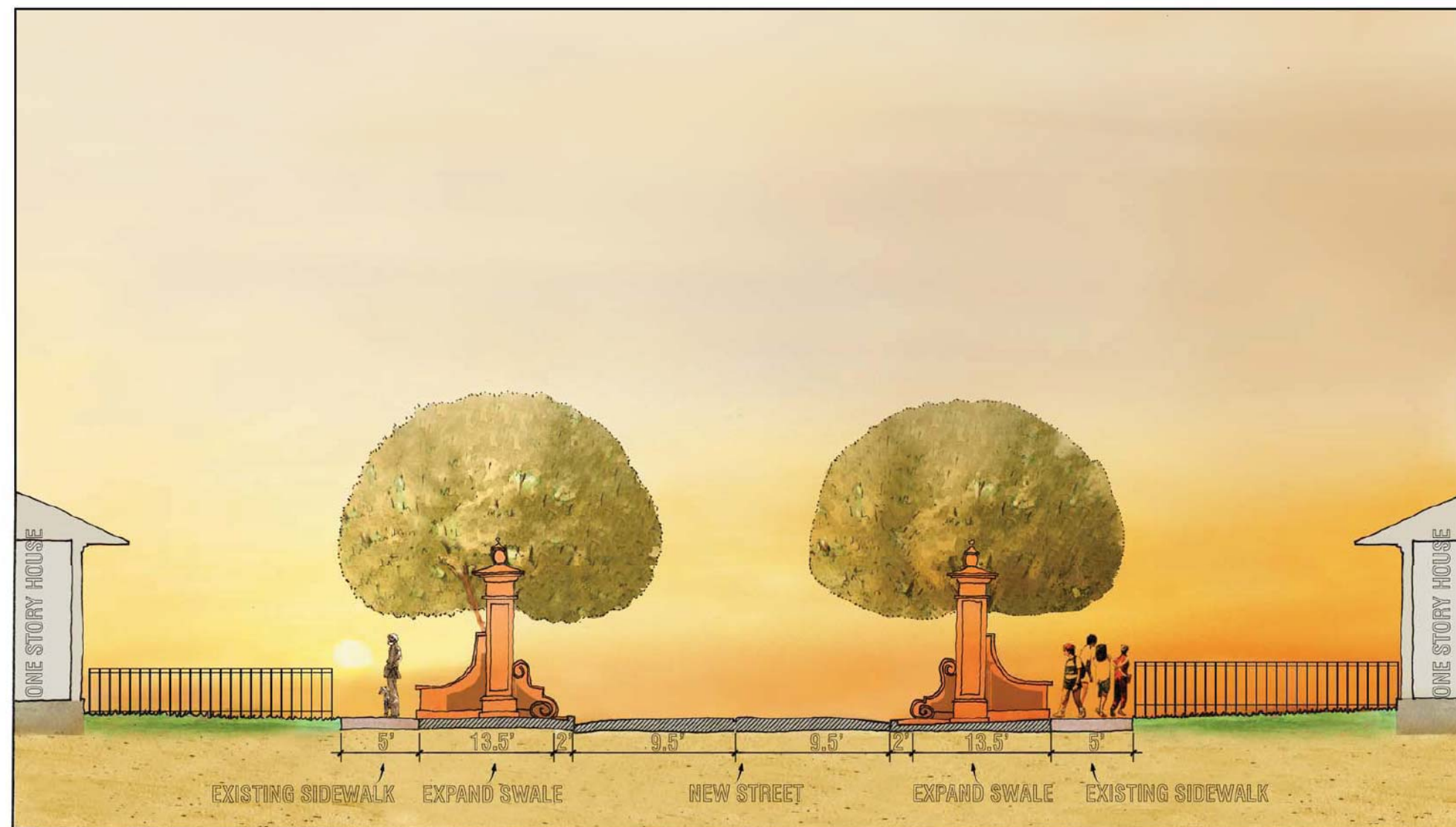
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NEIGHBORHOOD
URBAN
DESIGN

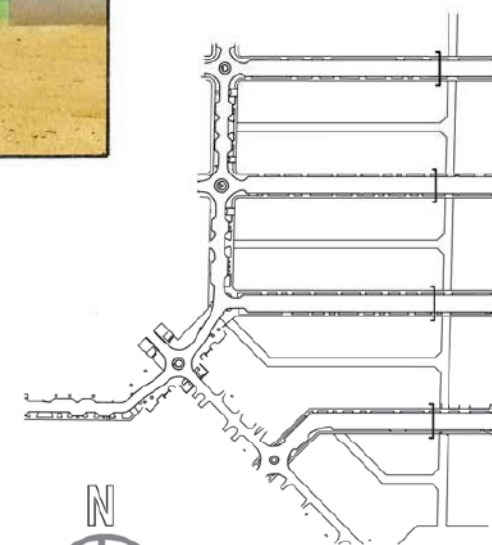
NUMBER

UD - 101

2014 ALPHA PLAN LLC



TYPICAL NEIGHBORHOOD ENTRANCE FEATURE





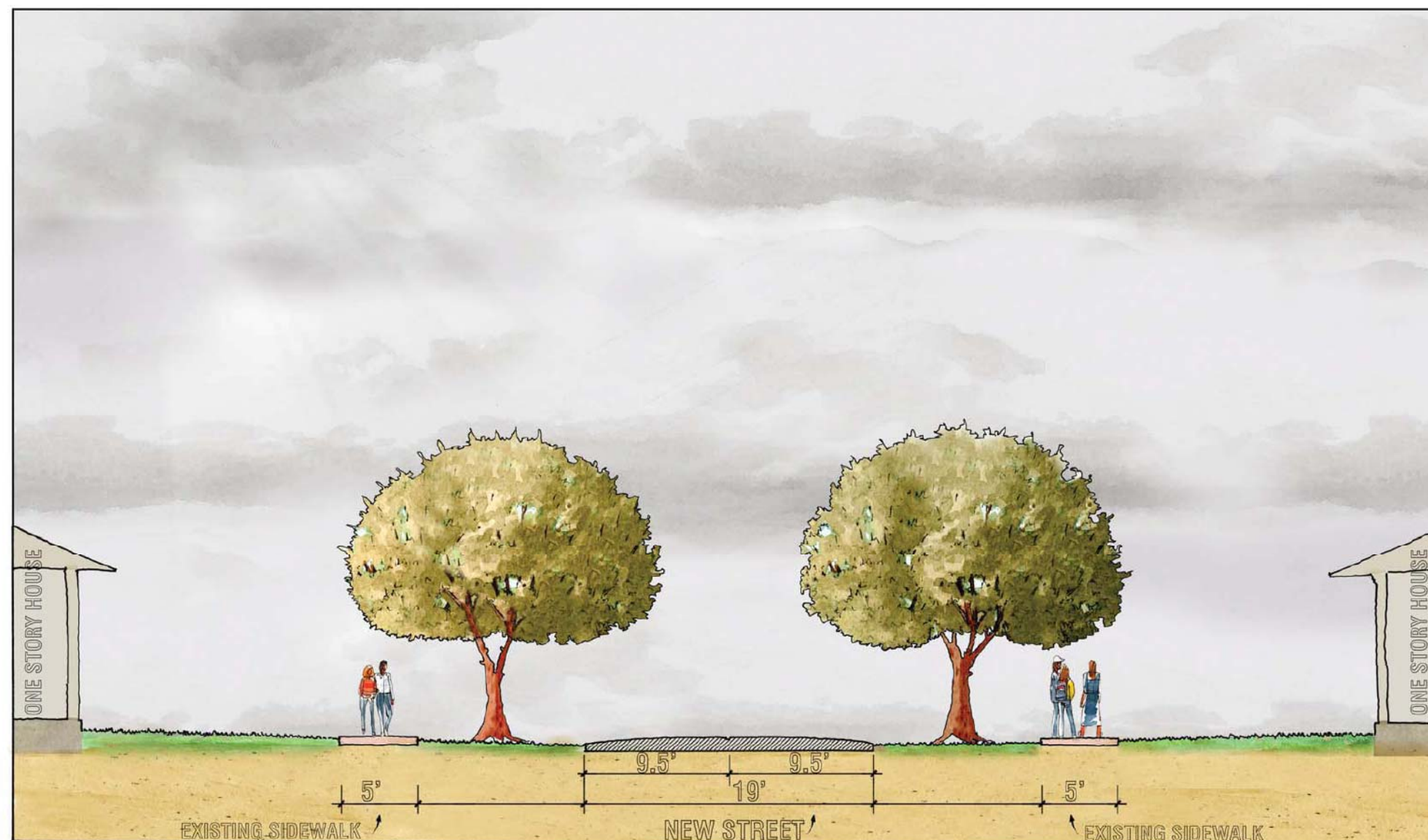
CONSULTANT

PROJECT

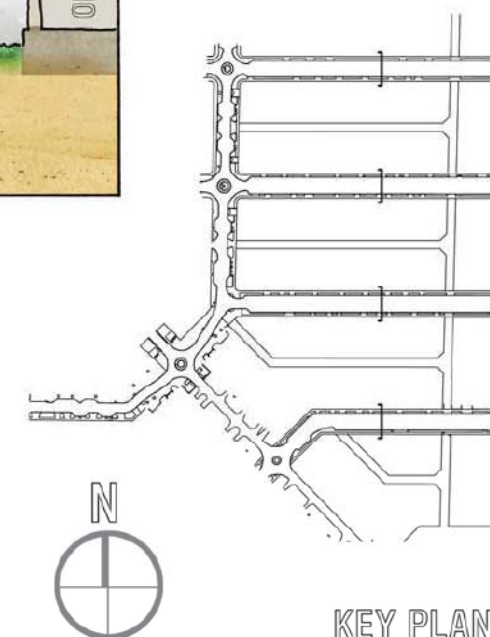
MEDITERRANEAN VILLAGE
at Ponce Circle

CLIENT

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



TYPICAL RESIDENTIAL ROADWAY



SEAR

SHEET IDENTIFICATION

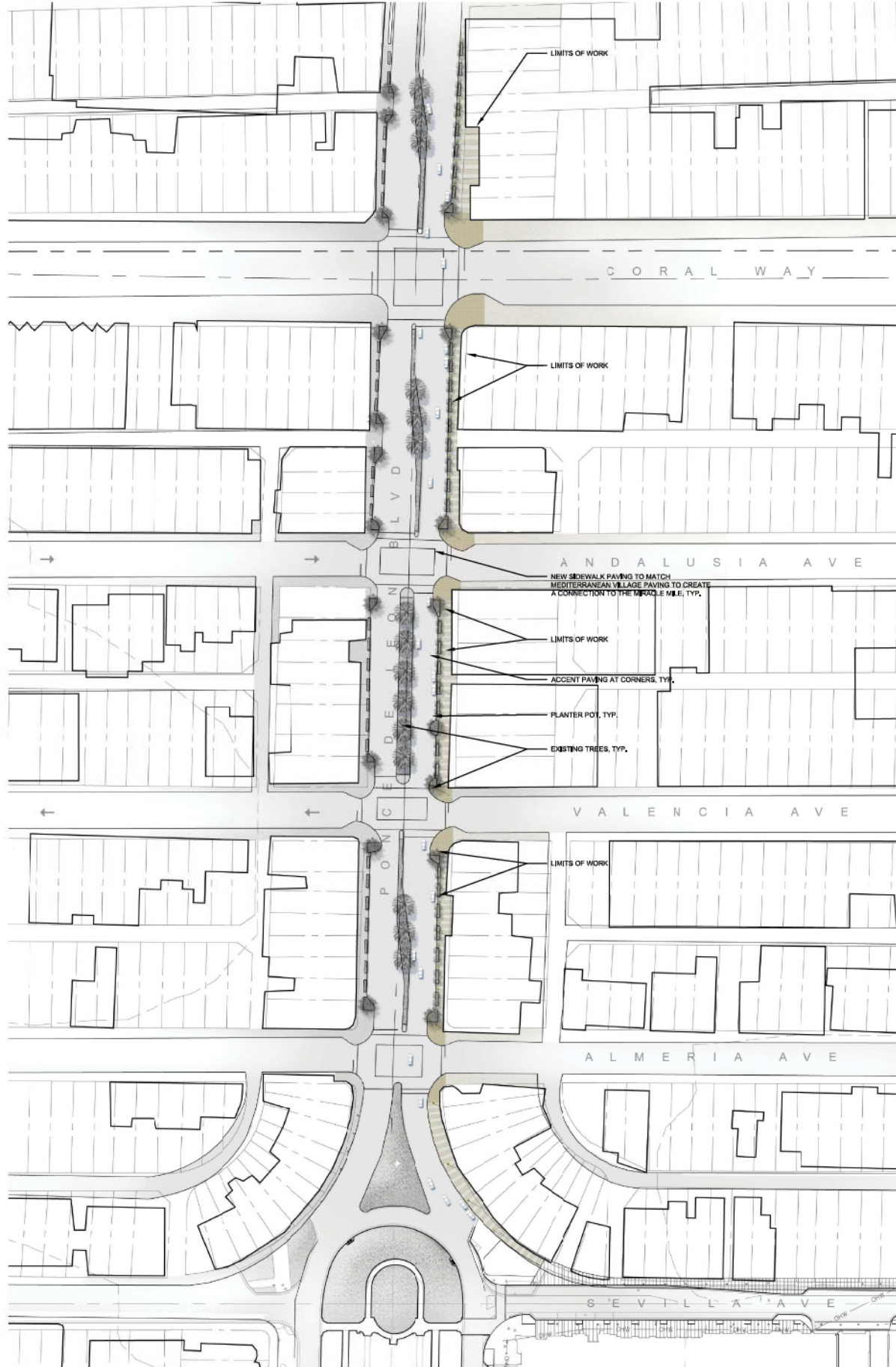
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NEIGHBORHOOD
URBAN
DESIGN

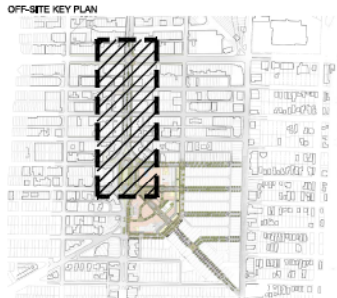
NUMBER

UD - 101

2014 ALPHA PLAN LLC



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



NOT FOR CONSTRUCTION

CONSULTANT

MAHAN RYKIEL
ASSOCIATES INC.
The Great Silver Building, 800 Wyman Park Drive,
Suite 100, Baltimore, MD 21211 410.238.6001

PROJECT

MEDITERRANEAN VILLAGE
at Ponce Circle

CLIENT

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

ISSUE DRAWING LOG

6/30/14	BOARD OF ARCHITECTS
7/28/14	BOARD OF ARCHITECTS
9/25/14	PEER REVIEW
10/23/14	BOARD OF ARCHITECTS
1/28/15	PLANNING & ZONING

SEAI

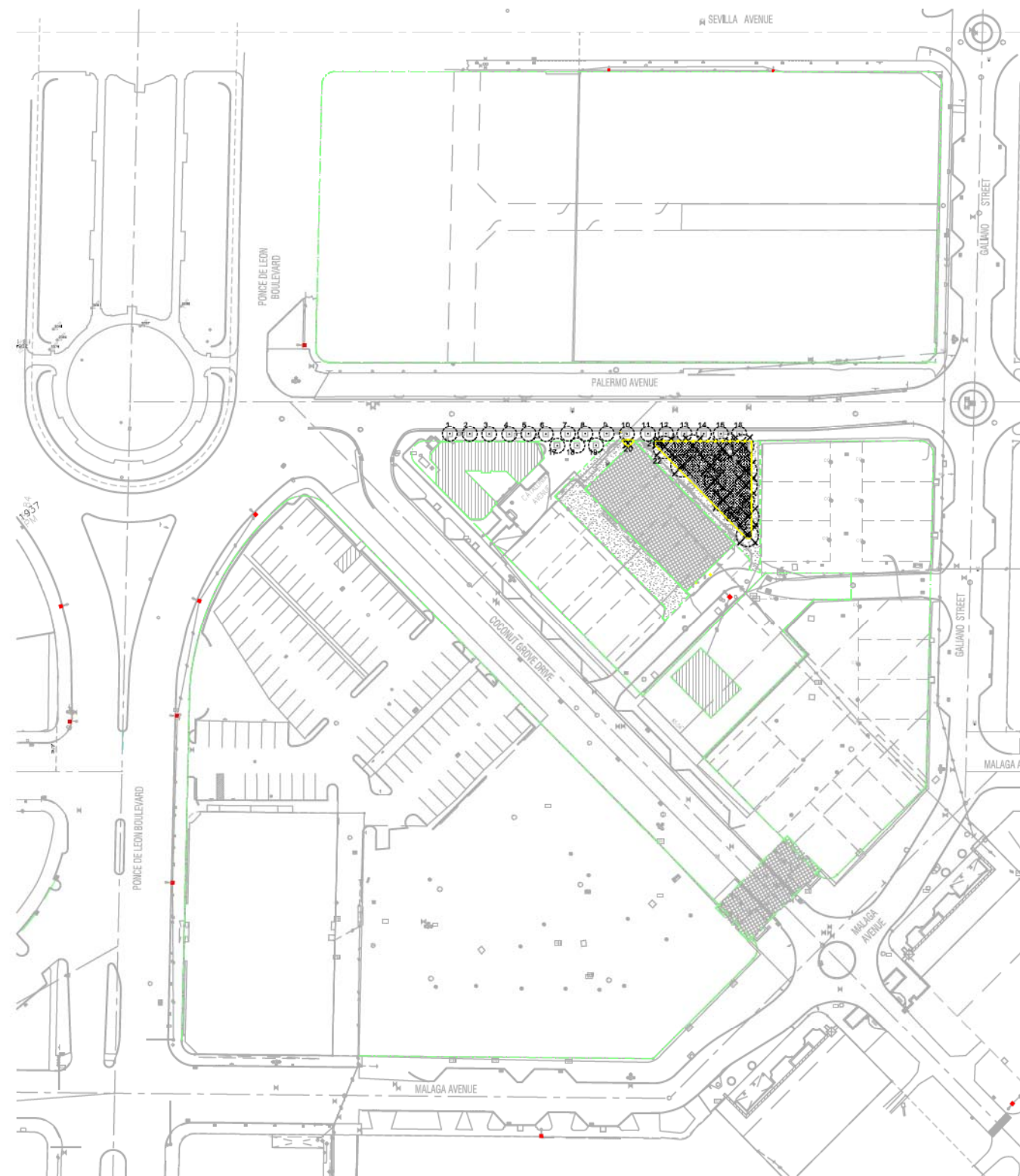


SHEET IDENTIFICATION

**ILLUSTRATIVE OFF-SITE
STREETSCAPE
IMPROVEMENTS PLAN**

NUMBER

L-501



TREE LEGEND & DISPOSITION TABLE:

SYM	TREE TYPE	TRUNK DBH (inches)	HEIGHT (in feet)	CANOPY (in feet)	CONDITION	DISPOSITION
1	PALM TREE	18.5	22	8'GOOD	TO REMOVE	
2	PALM TREE	17	22	8'GOOD	TO REMOVE	
3	PALM TREE	16.5	22	8'FIR	TO REMOVE	
4	PALM TREE	16	22	8'GOOD	TO REMOVE	
5	PALM TREE	20	28	10'POOR	TO REMOVE	
6	PALM TREE	19.5	28	10'POOR	TO REMOVE	
7	PALM TREE	17.5	22	12'GOOD	TO REMOVE	
8	PALM TREE	17.5	26	14'GOOD	TO REMOVE	
9	PALM TREE	18	27	12'GOOD	TO REMOVE	
10	PALM TREE	18	22	12'GOOD	TO REMOVE	
11	PALM TREE	21	20	10'GOOD	TO REMOVE	
12	PALM TREE	20	10	10'GOOD	TO REMOVE	
13	PALM TREE	20	25	15'GOOD	TO REMOVE	
14	PALM TREE	28	27	17'GOOD	TO REMOVE	
15	PALM TREE	22	20	12'GOOD	TO REMOVE	
16	PALM TREE	22	22	12'GOOD	TO REMOVE	
17	PALM TREE	19	24	12'GOOD	TO REMOVE	
18	PALM TREE	19.5	24	12'GOOD	TO REMOVE	
19	PALM TREE	19	22	8'POOR	TO REMOVE	
20	SHADE TREE	16	8	8'FIR	TO REMOVE	
21	MULTI-TRUNK	11.5/6.0	11, STAGGERED	16'GOOD	TO REMOVE	
22	MULTI-TRUNK PALM	11.5/12.25	20	16'GOOD	TO REMOVE	
23	SHADE TREE	24	11	14'FIR	TO REMOVE	
24	MULTI-TRUNK PALM	7.5/9.20	17, STAGGERED	18'GOOD	TO REMOVE	
25	MULTI-TRUNK	9.9/11.5	11	14'GOOD	TO REMOVE	
26	MULTI-TRUNK	2.5/5.6	17	12'FIR	TO REMOVE	
27	MULTI-TRUNK PALM	14/15.5	19, STAGGERED	14'GOOD	TO REMOVE	
28	MULTI-TRUNK PALM	14/17.24	20, STAGGERED	10'GOOD	TO REMOVE	
29	SHADE TREE	11	17	10'POOR	TO REMOVE	
30	SHADE TREE	26.5	10	16'GOOD	TO REMOVE	
31	MULTI-TRUNK PALM	14/20	17, STAGGERED	18'GOOD	TO REMOVE	
32	MULTI-TRUNK	2.5/5.15	10	16'GOOD	TO REMOVE	
33	SHADE TREE	27	9	14'FIR	TO REMOVE	
A	MULTI-TRUNK	2.5/5.6	8	14'GOOD	TO REMOVE	
B	MULTI-TRUNK	12/7.2	12	12'FIR	TO REMOVE	

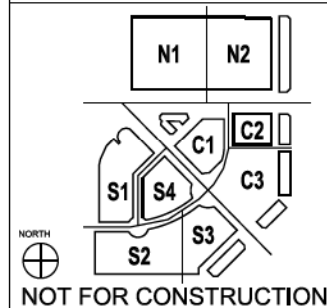
GENERAL NOTES

- A. EXISTING CONDITIONS NOTED ARE BASED ON BOUNDARY SURVEY WITH ELUVIATION DRAWING BY SCHREIBER ENGINEERING AND ASSOCIATES. CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY CURRENT STATUS OF CONDITIONS AT START TO WORK. THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS BEFORE BEGINNING WORK. ANY DISCREPANCY BETWEEN RECORD DRAWINGS AND ACTUAL CONDITIONS SHALL BE COORDINATED AND RESOLVED WITH ARCHITECT AND ENGINEERS.
- B. THE CONTRACTOR SHALL FULLY COORDINATE ALL ARCHITECTURAL, MECHANICAL, PLUMBING, ELECTRICAL, FIRE PROTECTION, STRUCTURAL AND CIVIL DISSECTION WORK WITH ALL CIVIL, STRUCTURAL, MECHANICAL, PLUMBING AND ELECTRICAL FOR FURTHER EXTENT OF DISSECTION.
- C. THE CONTRACTOR SHALL SCHEDULE AND COORDINATE WITH THEIR SUBCONTRACTOR, LOCAL UTILITY COMPANIES AND THE OWNER.
- D. UNLESS OTHERWISE NOTED, ALL DEMOLITION AND EXISTING MATERIALS ARE TO BE DISPOSED OF OFF-SITE BY THE CONTRACTOR
- E. THE CONTRACTOR SHALL PROTECT ALL EXISTING TO REMAIN
- F. THE CONTRACTOR SHALL REPAIR ANY FINISHES, EQUIPMENT ETC. SCHEDULE TO REMAIN WHICH ARE ADDED AS A RESULT OF DEMOLITION OR NEW WORK.
- G. THE CONTRACTOR SHALL PROVIDE SOIL MANAGEMENT WASTE SYSTEM TO MEET NEIGHBORHOOD DEVELOPMENT 2009 AIR QUALITY MANAGEMENT WASTE CRITERIA REQUIREMENTS, THE SOLID WASTE MANAGEMENT SHALL MEET AT LEAST FOUR OF THE FOLLOWING FIVE REQUIREMENTS AND SHALL MEET THE AIR QUALITY MANAGEMENT WASTE CRITERIA.
 - 1. INCLUDE AS PART OF THE PROJECT AT LEAST ONE RECYCLING OR REUSE STATION
 - 2. INCLUDE AS PART OF PROJECT AT LEAST ON DROPOFF POINT FOR POTENTIALLY HAZARDOUS OILS OR HOUSEHOLD WASTES AND ESTABLISH A COLLECTION POINT FOR COLLECTION
 - 3. INCLUDE AS PART OF THE PROJECT AT LEAST ONE COMPOST STATION OR LOCATION.
 - 4. PROVIDE A WASTE OR NONHAZARDOUS BLOCK AT AT LEAST EVERY ONE FEET, WHEREVER IS SHORTER, INCLUDE ONE RECYCLING CONTAINER, ONE COMPOST, OR ONE NONHAZARDOUS WASTE BOX OF NONHAZARDOUS, DEMOLITION AND RENOVATION DEBRIS.
- H. THE CONTRACTOR SHALL CREATE AND IMPLEMENT AN EROSION AND SEDIMENT CONTROL PLAN TO PREVENT EROSION AND SEDIMENTATION ASSOCIATED WITH THE PROJECT THAT MEET LEE NEIGHBORHOOD DEVELOPMENT 2009 CONSTRUCTION ACTIVITY POLLUTION PREVENTION PLAN 4.0 REQUIREMENTS.
- I. THE CONTRACTOR SHALL PROTECT THE HISTORIC BUILDINGS ON SITE DURING DEMOLITION AND MEET THE REQUIREMENT OF LEE NEIGHBORHOOD DEVELOPMENT 2009 2009 HISTORIC RESOURCE PRESERVATION PLAN 3.0 ADAPTIVE USE CRITERIA.
- J. COCONUT GROVE DRIVE STREET SHALL BE CLOSED FOR THE PERIOD OF DURING THE DISSECTION OF THE ENTRY AND HOUSE. CONTRACTOR SHALL COORDINATE THE ROAD CLOSURE WITH THE CITY.

GRAPHIC LEGEND

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

KEY PLAN



CONSULTANT

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

PROJECT

MEDITERRANEAN VILLAGE
at Ponce Circle

CLIENT

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

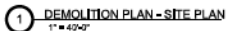
ISSUE DRAWING LOG

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SHEET IDENTIFICATION

TREE DISPOSITION PLAN

TD-100



EXISTING TREE LOCATIONS IDENTIFIED BY SATELLITE IMAGERY, VERBALLY EXISTING CONDITIONS BEFORE BEGINNING WORK.

2. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT AND OWNERS REPRESENTATIVE IMMEDIATELY UPON ENCOUNTERING ANY HAZARDOUS OR REGULATED MATERIALS DURING REMEDIATION ACTIVITIES. THE CONTRACTOR SHALL DOCUMENT SAME TO THE ARCHITECT TO OBTAIN DIRECTION AS TO THE APPROPRIATE ACTIONS TO BE TAKEN.

3. WHERE NEW WORK IS TO BE DONE, CARE SHALL BE TAKEN TO PROTECT ALL EXISTING ADJACENT SURFACES, STRUCTURES, IMPROVEMENTS, AND AREAS FROM DAMAGE. ANY SUCH IMPROVEMENTS DAMAGED DURING CONSTRUCTION OR DEMOLITION SHALL BE RESTORED TO THEIR ORIGINAL CONDITION AT NO EXTRA CHARGE TO THE OWNER.

4. CONTRACTORS SHALL BACKFILL EXCAVATED AREAS WITH ACCEPTABLE MATERIAL, AS SPECIFIED IN THE CONTRACT DOCUMENTS.

5. EXCAVATED EXISTING MATERIALS TO BE REMOVED IMMEDIATELY, TRANSPORTED OFFSITE AND LOADED TO A TRUCK OR STORAGE OF THESE MATERIALS BE REMOVED OF SITE.

6. EXISTING TREES TO REMAIN SHALL BE PROTECTED FROM DAMAGE AS SPECIFIED.

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

	SYM	TREE TYPE	TRUNK DIA. (in inches)	HEIGHT (in feet)	CANOPY (in feet)	CONDITION	DISPOST ON
LD-2	34	MULTI-TRUNK	14/16	8	14	GOOD	TO REMOVE
	35	PALM TREE	24	23	10	GOOD	TO REMOVE
	36	PALM TREE	18	19	10	GOOD	TO REMOVE
	37	PALM TREE	12.5	18	10	GOOD	TO REMOVE
	38	PALM TREE	22	20	10	GOOD	TO REMOVE
	39	PALM TREE	20	22	10	GOOD	TO REMOVE
	40	PALM TREE	14.5	17	8	GOOD	TO REMOVE
	41	PALM TREE	24	28	12	GOOD	TO REMOVE
	42	PALM TREE	22	17	8	FAIR	TO REMOVE
	43	PALM TREE	25	19	10	GOOD	TO REMOVE
	44	PALM TREE	21	21	6	GOOD	TO REMOVE
	45	PALM TREE	23	25	8	GOOD	TO REMOVE
	46	MULTI-TRUNK	47/29	19	26	FAIR	TO REMOVE
	5	PALM TREE	20	24	10	FAIR	TO REMOVE
	7	PALM TREE	20	25	10	FAIR	TO REMOVE
E	PALM TREE	21	23	10	FAIR	TO REMOVE	

1. THE EXISTING CONDITION NOTED ARE BASED ON SURVEY AND VISUAL OBSERVATIONS BY EROSION/SLIDING BY SCHEMATIC DRAWING AND ASSOCIATED DATA. THE CONTRACTOR SHALL VERIFY THE CURRENT STATUS OF CONDITIONS AT START TO WORK, THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS BEFORE BEGINNING WORK. ANY DISCREPANCY BETWEEN DRAWINGS AND ACTUAL CONDITIONS SHALL BE COORDINATED AND RESOLVED WITH ARCHITECT AND ENGINEERS.
2. THE CONTRACTOR SHALL FULLY COMPLETE ALL ARCHITECTURAL, MECHANICAL, PLUMBING, ELECTRICAL, FIRE PROTECTION, AND EROSION AND CONTROL EROSION CONTROL, STRUCTURAL, MECHANICAL, PLUMBING AND ELECTRICAL FOR FURTHER EXTENT OF DEMOLITION.
3. THE CONTRACTOR SHALL OBTAIN AND REGISTER WITH THE OWNER, THE CONTRACTOR, LOCAL UTILITY COMPANIES AND THE OWNER.
4. UNLESS OTHERWISE NOTED, ALL DEMOLITION AND EXISTING MATERIALS ARE TO BE DISPOSED OF OFF-SITE BY THE CONTRACTOR.
5. THE CONTRACTOR SHALL PROTECT ALL EXISTING TO REMAIN
6. THE CONTRACTOR SHALL REPAIR ANY REMAINING EQUIPMENT SCHEDULE TO REMAIN WHICH AREA DAMAGES AS A RESULT OF DEMOLITION OR NEW WORK.
7. THE CONTRACTOR SHALL PROVIDE SOLID WASTE MANAGEMENT WASTE SYSTEM THAT MEET LEED NEIGHBORHOOD DEVELOPMENT PLAN SOLID WASTE MANAGEMENT MATERIALS RECYCLING REQUIREMENTS AND LEED NEIGHBORHOOD DEVELOPMENT PLAN AS PART OF THE FOLLOWING FIVE REQUIREMENTS AND MEET THE LEED NEIGHBORHOOD DEVELOPMENT PLAN SOLID WASTE MANAGEMENT INCLUDE AS PART OF THE PROJECT AT LEAST ONE RECYCLING OR REUSE STATION
8. INCLUDE AS PART OF PROJECT AT LEAST ON DROP-OFF POINT FOR POTENTIALLY HAZARDOUS OR/OR HOUSEHOLD WASTES AND ESTABLISH A COLLECTION AND COLLECTION POINT FOR POTENTIALLY HAZARDOUS WASTE AS PART OF THE PROJECT AT LEAST ONE COMPOST STATION OR REUSE STATION
9. A ONE-FOOT WIDE OR NONEXISTENT BLOCK OR AT LEAST EVERY 80 FEET, WHICHEVER IS SHORTER, INCLUDE RECYCLING CONTAINER, REUSE, REPAIR, OR SALVAGE AT LEAST SIX OF NONHAZARDOUS, DISPOSITION AND REDEMPTIONS.
10. THE CONTRACTOR SHALL CREATE AND IMPLEMENT AN EROSION AND SEDIMENT CONTROL PLAN THAT MEETS ALL APPLICABLE REGULATORY REQUIREMENTS ASSOCIATED WITH THE PROJECT THAT MEET LEED NEIGHBORHOOD DEVELOPMENT PLAN CONSTRUCTION ACTIVITY POLLUTION PREVENTION CONSTRUCTION REQUIREMENT.
11. THE CONTRACTOR SHALL PROTECT THE HISTORIC BUILDING ON SITE DURING DEMOLITION AND MEET THE REQUIREMENT OF LEED NEIGHBORHOOD DEVELOPMENT PLAN HISTORIC RESOURCE PRESERVATION AND ADAPTING USE CRITERIA.
12. COCONUT GROVE DRIVE STREET SHALL BE CLOSED FOR THE PORTION OF THE ROAD TO THE DISPOSITION OF THE EXISTING AND BARGE, CONTRACTOR

PROPERTY LINES

EXISTING BUILDINGS TO BE DEMOLISHED

EXISTING SITE TO BE DEMOLISHED

NOT FOR CONSTRUCTION

MAHAN RYKIEL
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The Bluff Silver Building, 800 Wyman Park Drive
Suite 100, Baltimore, MD 21211 410.258.8000

MEDITERRANEAN VILLAGE
at Ponce Circle

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

[illegible]

TITLE
TREE
DISPOSITION
PLAN
NUMBER
TD-101

**LANFA**

NEW JERSEY NEW YORK CONNECTICUT PENNSYLVANIA
MICHIGAN MINNESOTA DIST. CO. MAINE MARYLAND
MASSACHUSETTS MONTANA NEBRASKA NEVADA
NEW HAMPSHIRE NEW MEXICO NORTH CAROLINA NORTH DAKOTA
OHIO OKLAHOMA OREGON RHODE ISLAND
SOUTH CAROLINA SOUTH DAKOTA TENNESSEE TEXAS
UTAH VERMONT VIRGINIA WASHINGTON WISCONSIN
WYOMING

PROJECT

MEDITERRANEAN
VILLAGE at
Ponce Circle

CLIENT

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

ISSUE DRAWING LOG

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LEONARDO RODRIGUEZ, P.E.
PROFESSIONAL ENGINEER FL Lic. No. 5485

SHEET IDENTIFICATION

TITLE

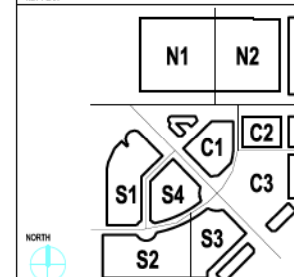
CONCEPTUAL SIGNAGE & MARKING PLAN

NUMBER _____
EX-2

NOTES:

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

KEY PLAN



NOT FOR CONSTRUCTION

**LANGA**

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PROJECT

**MEDITERRANEAN
VILLAGE at
Ponce Circle**

CLIENT

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

ISSUE DRAWING LOG

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SE



LEONARDO RODRIGUEZ, P.E.
PROFESSIONAL ENGINEER FL Lic. No. 5485

SHEET IDENTIFICATION

CONCEPTUAL GRADING PLAN

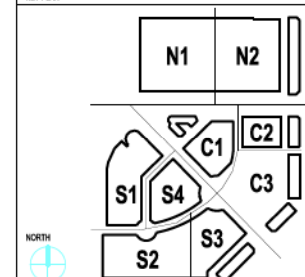
NUMBER

EX-3

NOTES:

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

KEY PLAN



NOT FOR CONSTRUCTION