

7

Landscape, Lighting, Civil, and Urban Design Drawings

FILE NAME: S:\14_Plan\140517_04_Boulevard_Village\CA\CA000111.DWG
Submission: 30.00 Overall Illustrative Public Realm Plan.dwg
TIME: 10/21/2014 4:03 PM



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



NOT FOR CONSTRUCTION

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

PROJECT

MEDITERRANEAN VILLAGE at Ponce Circle

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

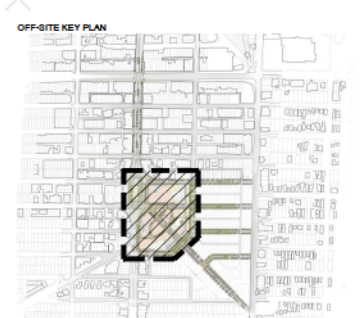
ISSUE DRAWING LOG

5/30/14	BOARD OF ARCHITECTS
7/28/14	BOARD OF ARCHITECTS
9/26/14	PEER REVIEW
10/23/14	BOARD OF ARCHITECTS
10/8/15	PLANNING & ZONING

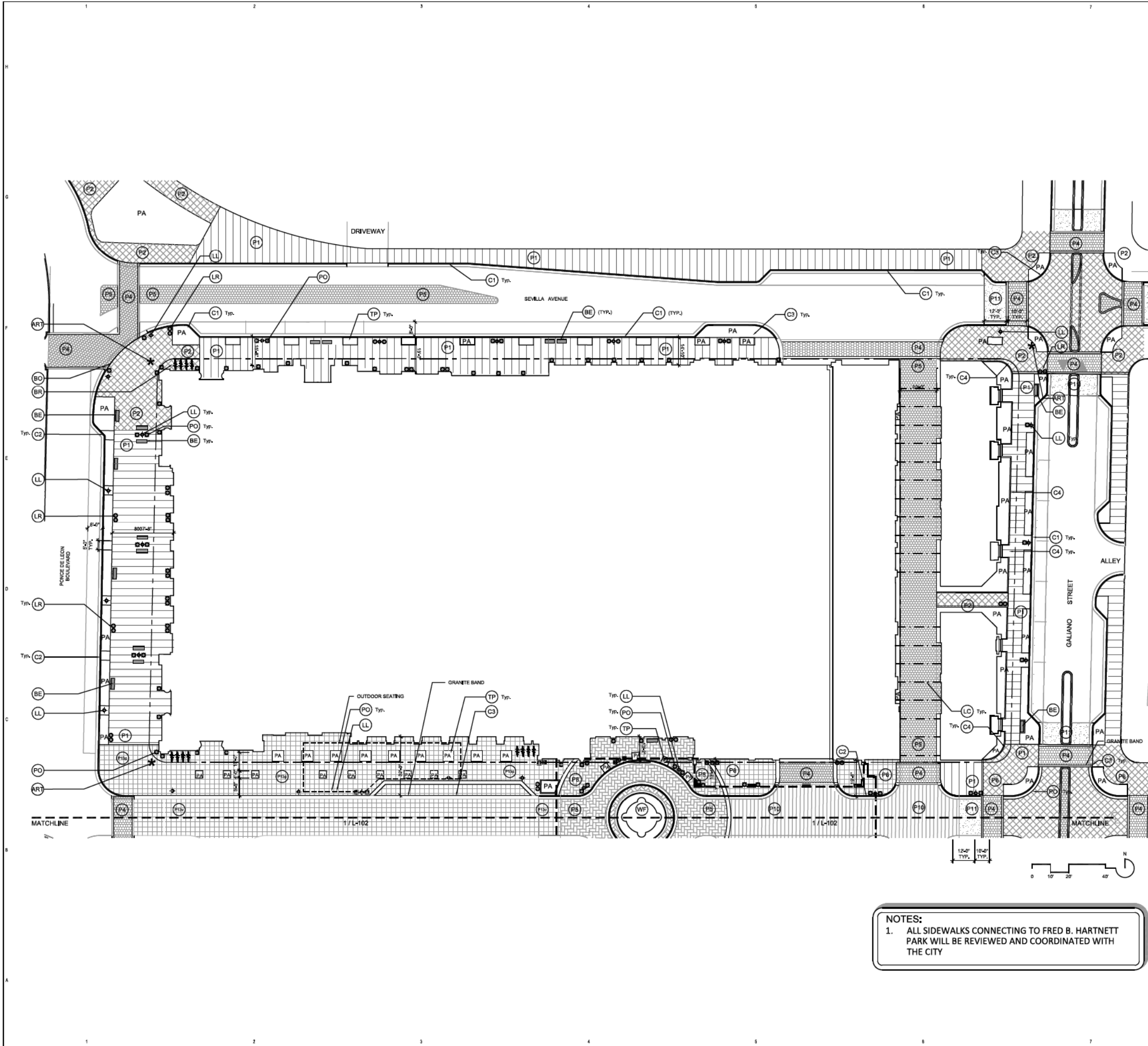
SEAL



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

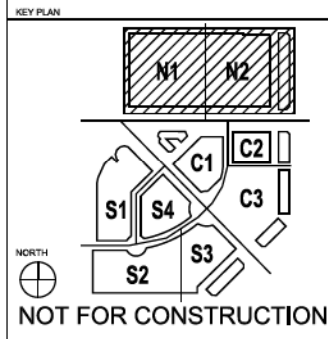


RE: MM2 2514 PROJECT 14317 Old Spanish Village/CADMARK 1 PZ
Submitted to: City of North Miami Public Realm Planning
DATE: 02/02/14 03:04 PM



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/ PLANT JOINTS
 - P9 - PAVEMENT TYPE D - CANTERA
 - P10 - GRANITE PAVEMENT - VEHICULAR
 - P11 - RAMP (COLORED CONCRETE) @ TABLE
 - P12 - SHELL STONE
 - P13 - PINK GRANITE (PEDESTRIAN OR VEHICULAR)
- WALLS/ STAIRS/ CURBS**
- W1 - SEAT WALL
 - C1 - PRECAST CONCRETE CURB
 - C2 - GRANITE CURB & GUTTER
 - C3 - FLUSH GRANITE CURB
 - C4 - PLANTER CURB
- SITE AMENITIES**
- ART - PUBLIC ART
 - BE - BENCH
 - BR - BIKE RACK
 - LC - CATEGORY LIGHT
 - LL - STREET LIGHT
 - LR - LITTER & RECYCLING RECEPTACLES
 - P1 - PLANTER POT
 - TP - TREE PIT
 - WF - WATER FEATURE
 - WR - WATER TUNNEL
 - PA - PLANTING AREA



CONSULTANT

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The Old City Building, 630 Wynton Park Drive, Suite 100, Baltimore, MD 21201 410.689.8001

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MEDITERRANEAN VILLAGE at Ponce Circle

CLIENT

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

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SEAL

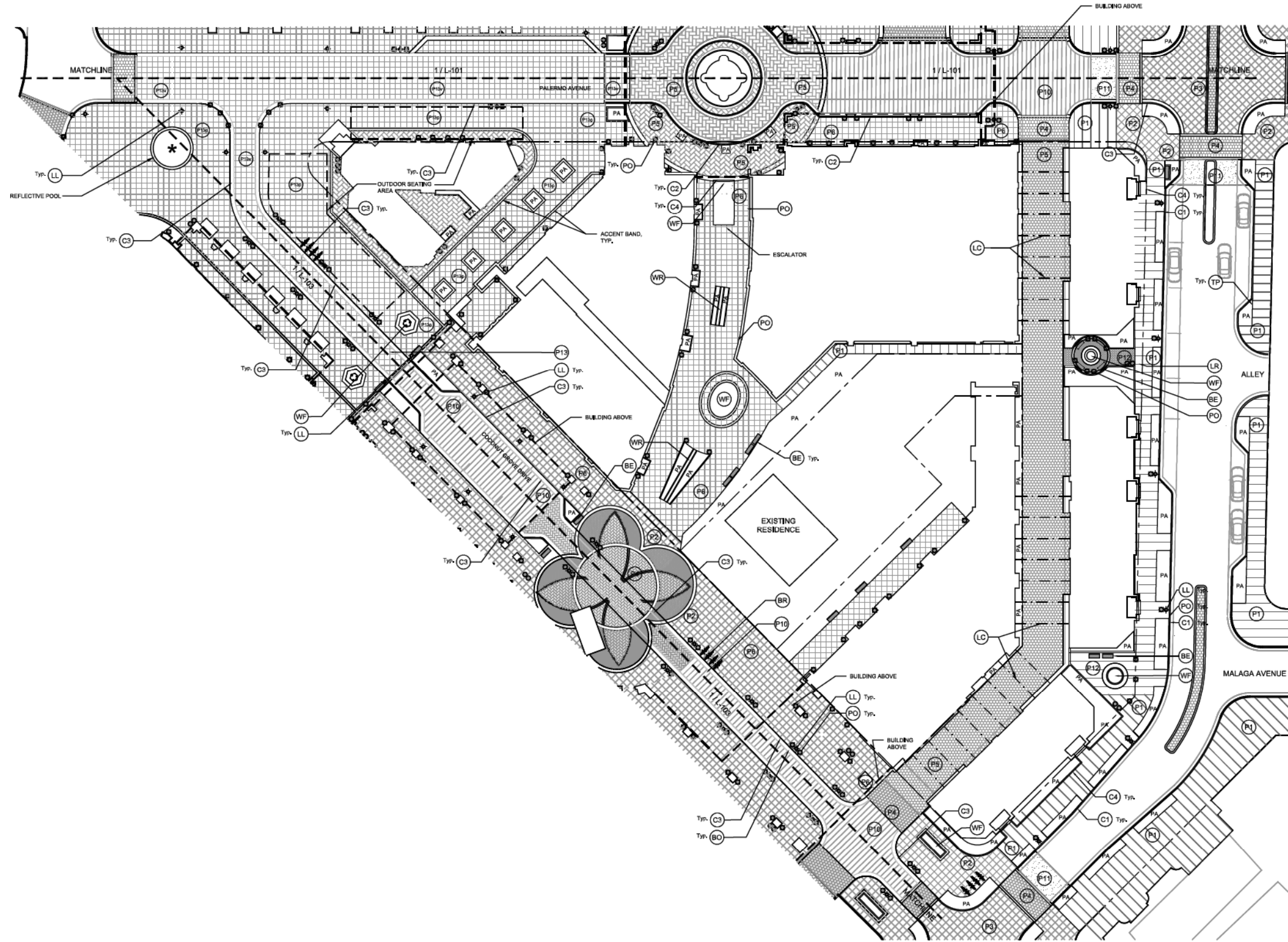
SHEET IDENTIFICATION

TITLE

NORTH PARCEL PUBLIC REALM PLAN

NUMBER

L-101



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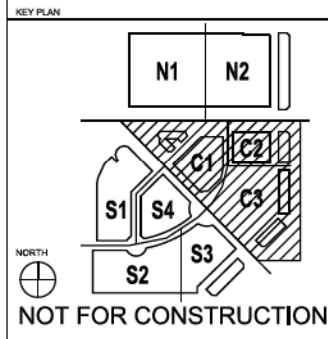
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MAHAN RYKIEL ASSOCIATES INC.
The Office of Urban Design, 600 Wisconsin Park Drive, Suite 100, Baltimore, MD 21211 410.688.2001

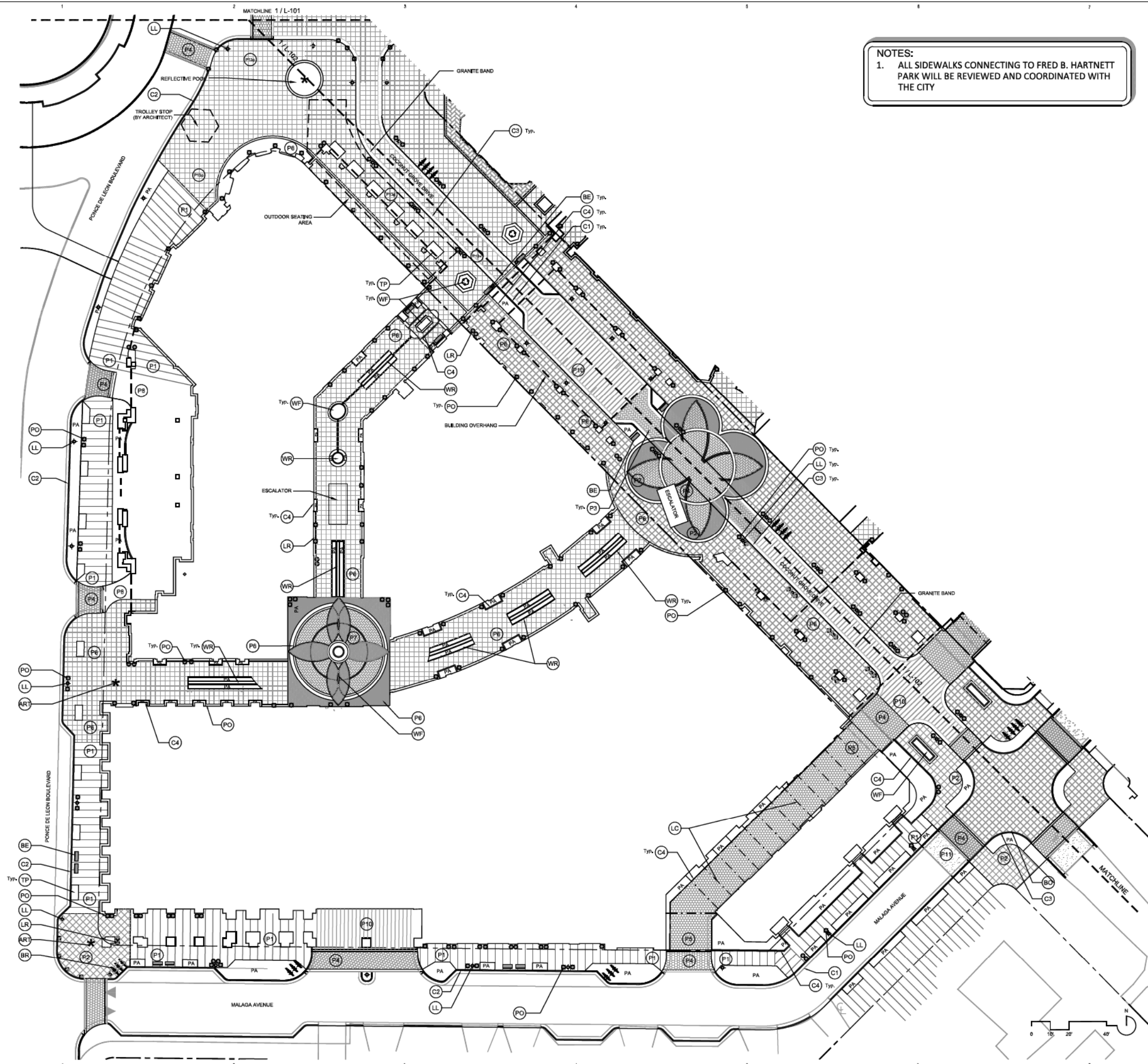
MEDITERRANEAN VILLAGE at Ponce Circle

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

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1/28/15	PLANNING & ZONING



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



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SITE AMENITIES

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

ISSUE DRAWING LOG

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KEY PLAN

SHEET IDENTIFICATION

TITLE

SOUTH PARCEL PUBLIC REALM PLAN

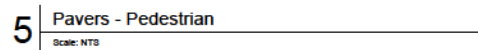
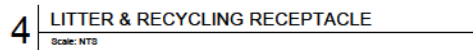
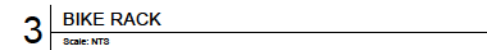
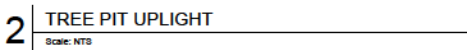
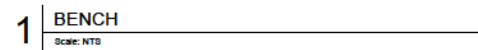
NUMBER

L-103

MAHAN RYKIEL ASSOCIATES INC
The Office Building, 600 Wynton Park Drive
Suite 100, Baltimore, MD 21201 410.689.2001

MEDITERRANEAN VILLAGE at Ponce Circle

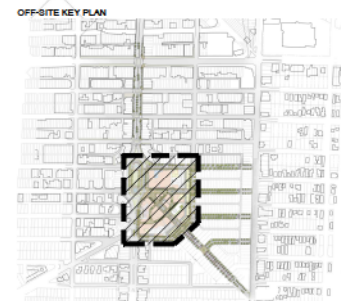
FILE NAME: S014_P00001143172_Old Spanish Village/CAD/ARCH/1_PZ
DATE: 12/23/14 3:04 PM



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

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

L-104



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CONSULTANT

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ASSOCIATES INC
The Shell Silver Building, 800 Wyman Park Drive,
Suite 100, Baltimore, MD 21211 410.336.6001

PROJECT

MEDITERRANEAN VILLAGE
at Ponce Circle

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

ISSUE DRAWING LOG

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SEAL

SHEET IDENTIFICATION

TITLE
OVERALL ILLUSTRATIVE ON-SITE PLANTING PLAN
NUMBER

L-200



QTY.	KEY SHADE TREES	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 Geiger 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

A topographic map of the study area. The map shows a series of elevation contours labeled 0, 10', 20', and 40'. The terrain is relatively flat with some minor depressions. A north arrow is located in the upper right corner of the map.

-
- KEY PLAN
- N1 N2
- C1 C2 C3
- S1 S4 S3 S2
- NORTH
- NOT FOR CONSTRUCTION

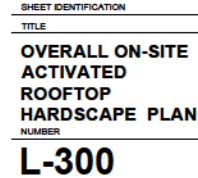
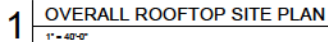
SHEET IDENTIFICATION

TITLE

**NORTH PARCEL
PLANTING PLAN**

NUMBER

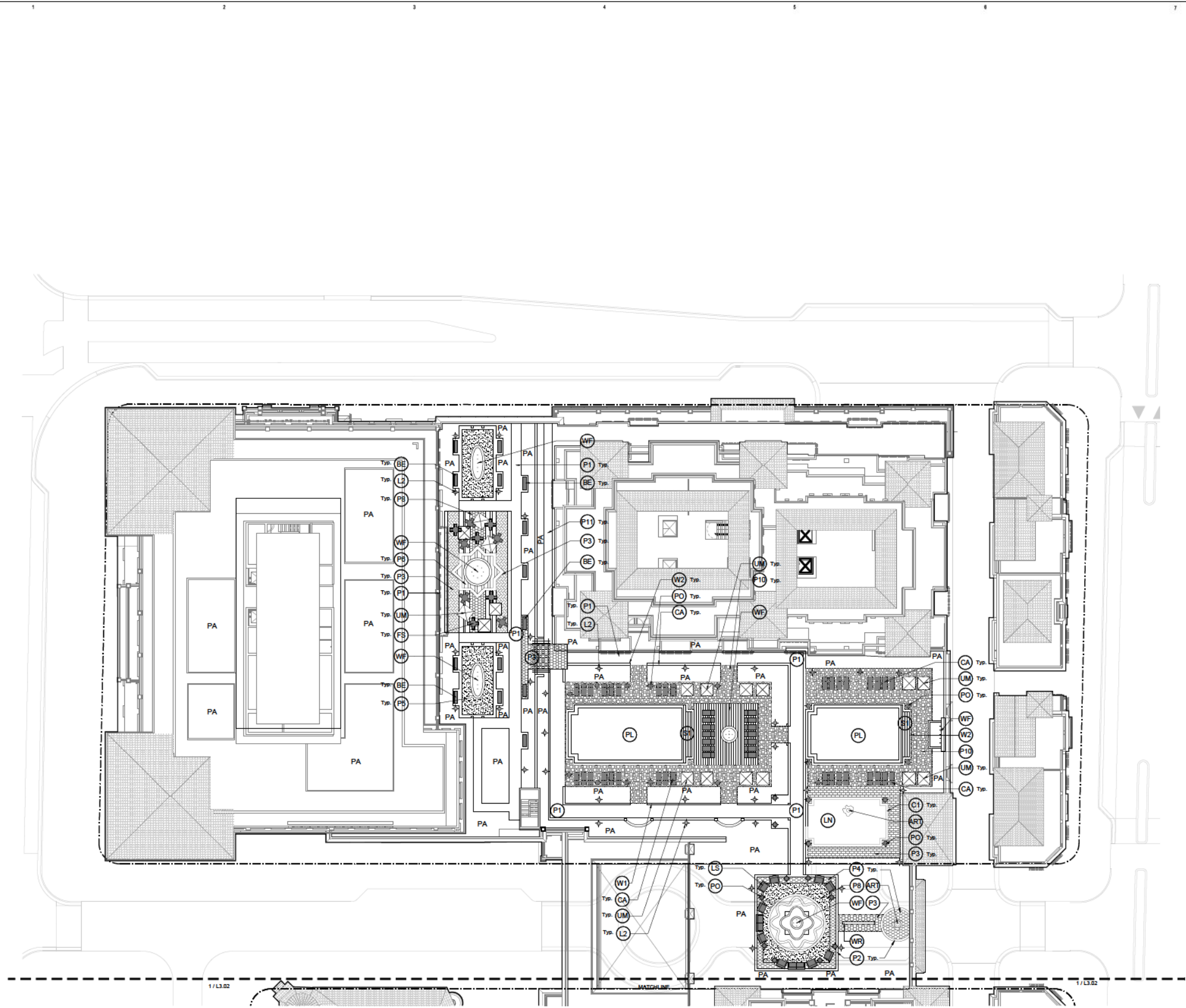
L-201



SEAL

FILE NAME: G-114 Project#14012 Old Spanish Village/CADMPRA111 PZ
Submission 2L3.00 Overall On-site Activated Rooftop

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



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

GENERAL NOTES

HARDSCAPE KEY

PAVING

P1

MARBELLA STONE PAVER - UNFILLED

P2

GRANITE PAVER - PEDESTRIAN LIGHT GREY

P3

PAVER TYPE A ADOLUN - MEDIUM TAN

P4

PAVER TYPE B MARBLE MOSAIC INSET

P5

PAVER TYPE C TRAVERTINE

P6

PAVER TYPE D CANTERA

P7

PAVER TYPE E CANTERA

P8

4" THICK DECORATIVE STONE DUST

P9

1" PE WOOD DECKING, 8 & 8 HIDDEN FASTENERS

P10

SHELL STONE

P11

RECTANGULAR STEPPING STONE PATH

WALLS/ STAIRS/ CURBS

W1

SEAT WALL

W2

STONE POOL COPING

C1

MARBELLA STONE CURB

C2

GRANITE CURB

C3

FLUSH GRANITE CURB

C4

PLANTER CURB

S1

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

S2

POOL STEP LADDER, STAINLESS STEEL, EMBEDDED INTO CONCRETE

SITE AMENITIES

ART

ARTISCUPTURE

BE

BENCH

LS

LOUNGE SEATING

FS

FLEXIBLE SEATING

CA

CABANA SEATING

L1

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

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KEY PLAN

NOT FOR CONSTRUCTION

MAHAN RYKIEL ASSOCIATES INC.

The Shell Silver Building, 800 Wyman Park Drive, Suite 100, Baltimore, MD 21211 410.596.3001

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The Shell Silver Building, 800 Wyman Park Drive, Suite 100, Baltimore, MD 21211 410.596.3001

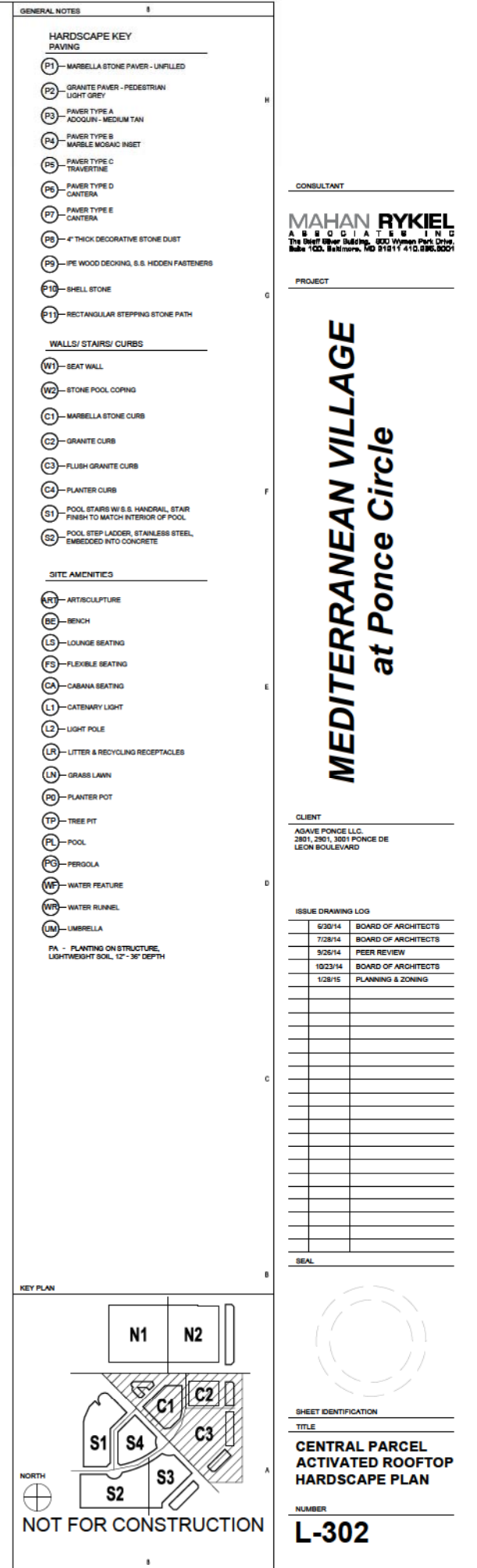
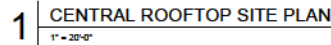
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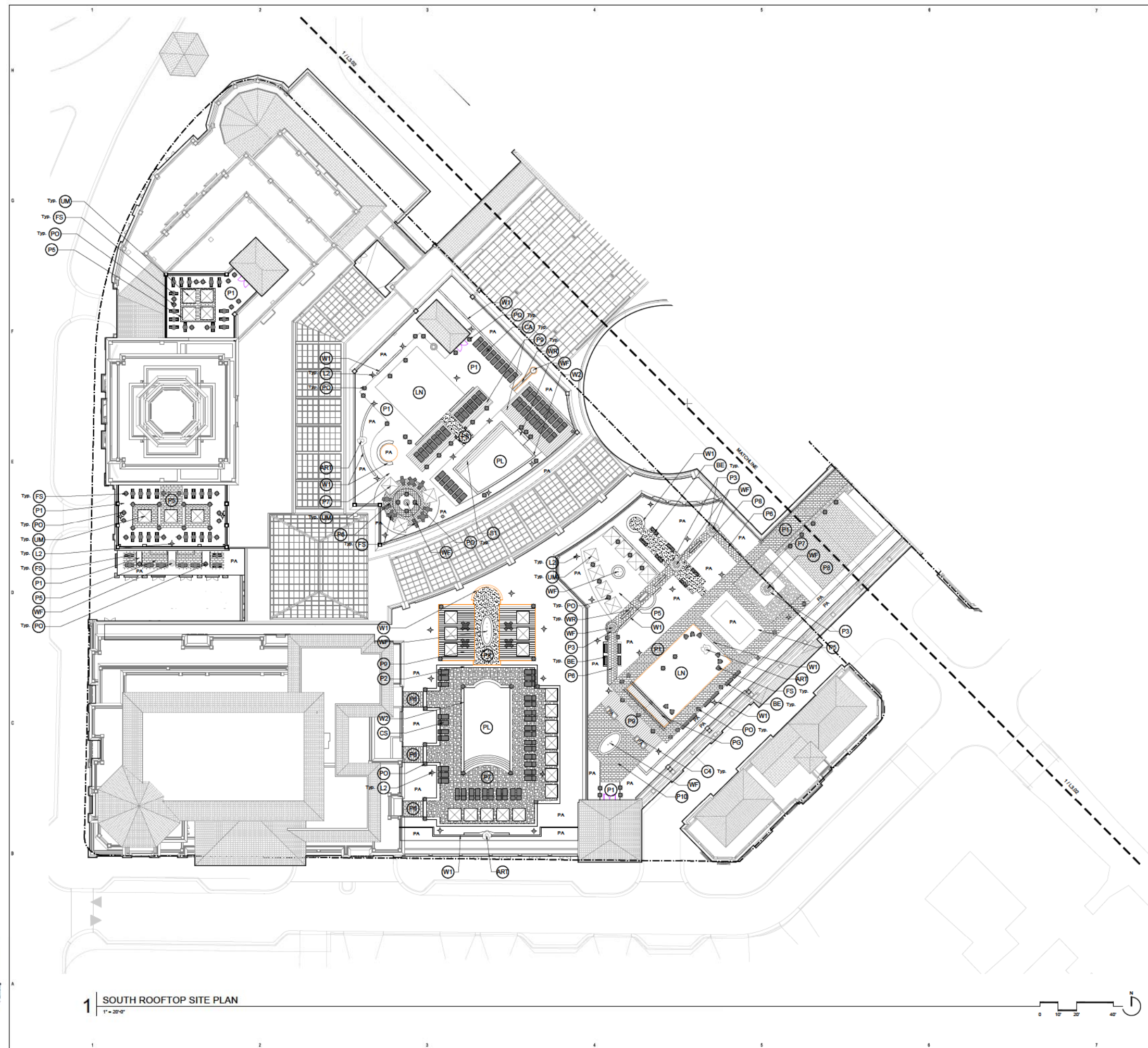
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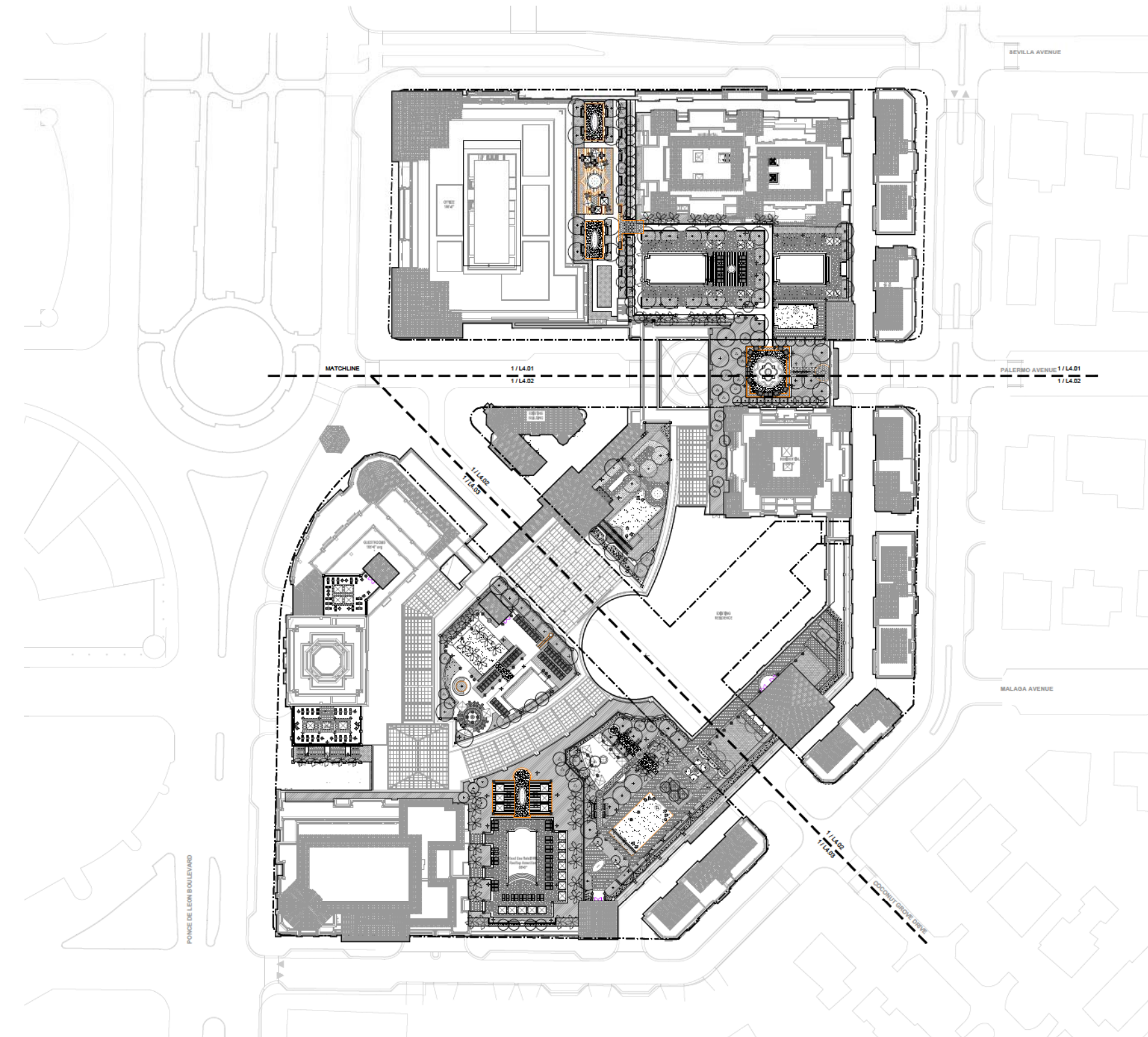
AGAVE PONCE LLC
3501, 2501, 3001 PONCE DE LEON BOULEVARD

ISSUE DRAWING LOG

6/30/14



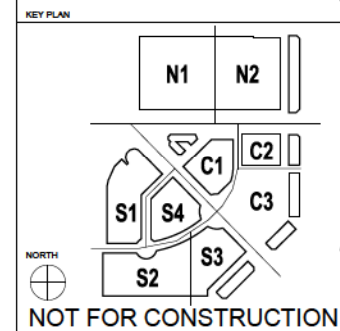
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1 OVERALL ROOFTOP PLANTING PLAN
1" = 40'-0"

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.



SHEET IDENTIFICATION

TITLE

OVERALL ON-SITE ACTIVATED ROOFTOP PLANTING PLAN

L-400a

[illegible]

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

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

PROJECT

MEDITERRANEAN VILLAGE
at Ponce Circle

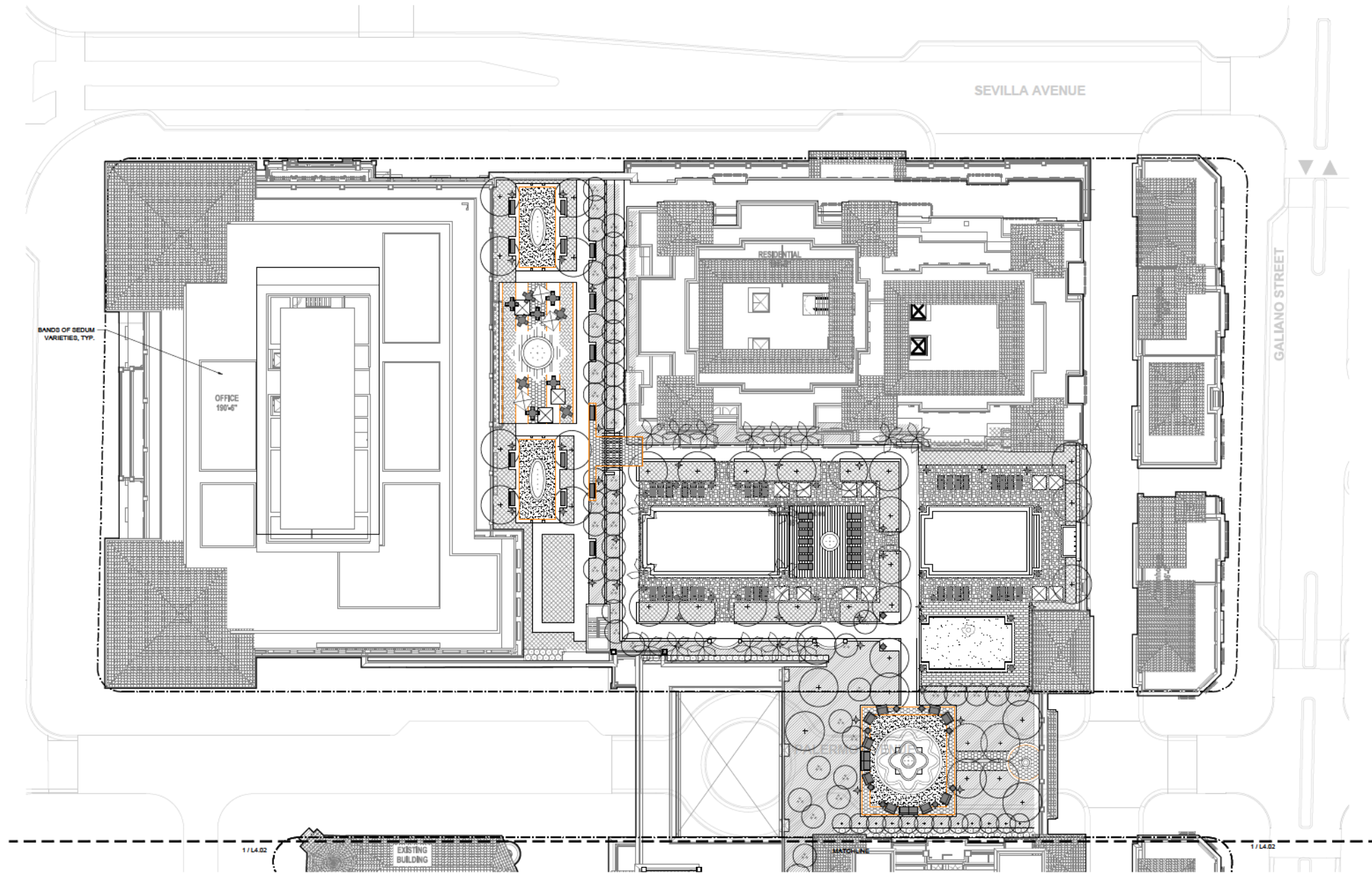
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Submission 2L4.00a Overall On-site Activated Rooftop Planting
Plan.dwg
TUE 6/23/2014 5:04 PM

Plant Schedule - This Sheet Only

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

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

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



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

GENERAL NOTES

CONSULTANT

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

PROJECT

MEDITERRANEAN VILLAGE at Ponce Circle

CLIENT

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

ISSUE DRAWING LOG

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

SEAL

PLANT KEY

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

KEY PLAN

NORTH

NOT FOR CONSTRUCTION

SHEET IDENTIFICATION

TITLE

NORTH PARCEL ACTIVATED ROOFTOP PLANTING PLAN

NUMBER

L-401

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

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.

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		
	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"

MEDITERRANEAN VILLAGE
at Ponce Circle

CONSULTANT
MAHAN RYKIEL
ASSOCIATES INC.
The Shell Tower Building, 800 Wyman Park Drive,
Baltimore, MD 21211 410.596.3001

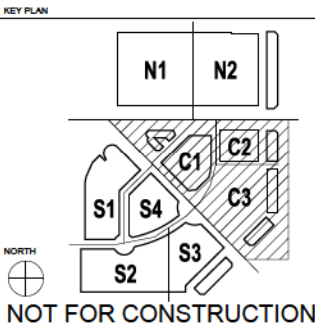
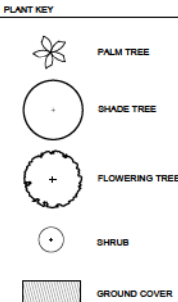
PROJECT

CLIENT
AGAVE PONCE LLC
3801, 2801, 3001 PONCE DE
LEON BOULEVARD

ISSUE DRAWING LOG

6/30/14	BOARD OF ARCHITECTS
7/28/14	BOARD OF ARCHITECTS
5/26/14	PEER REVIEW
10/23/14	BOARD OF ARCHITECTS
1/28/15	PLANNING & ZONING

SEAL

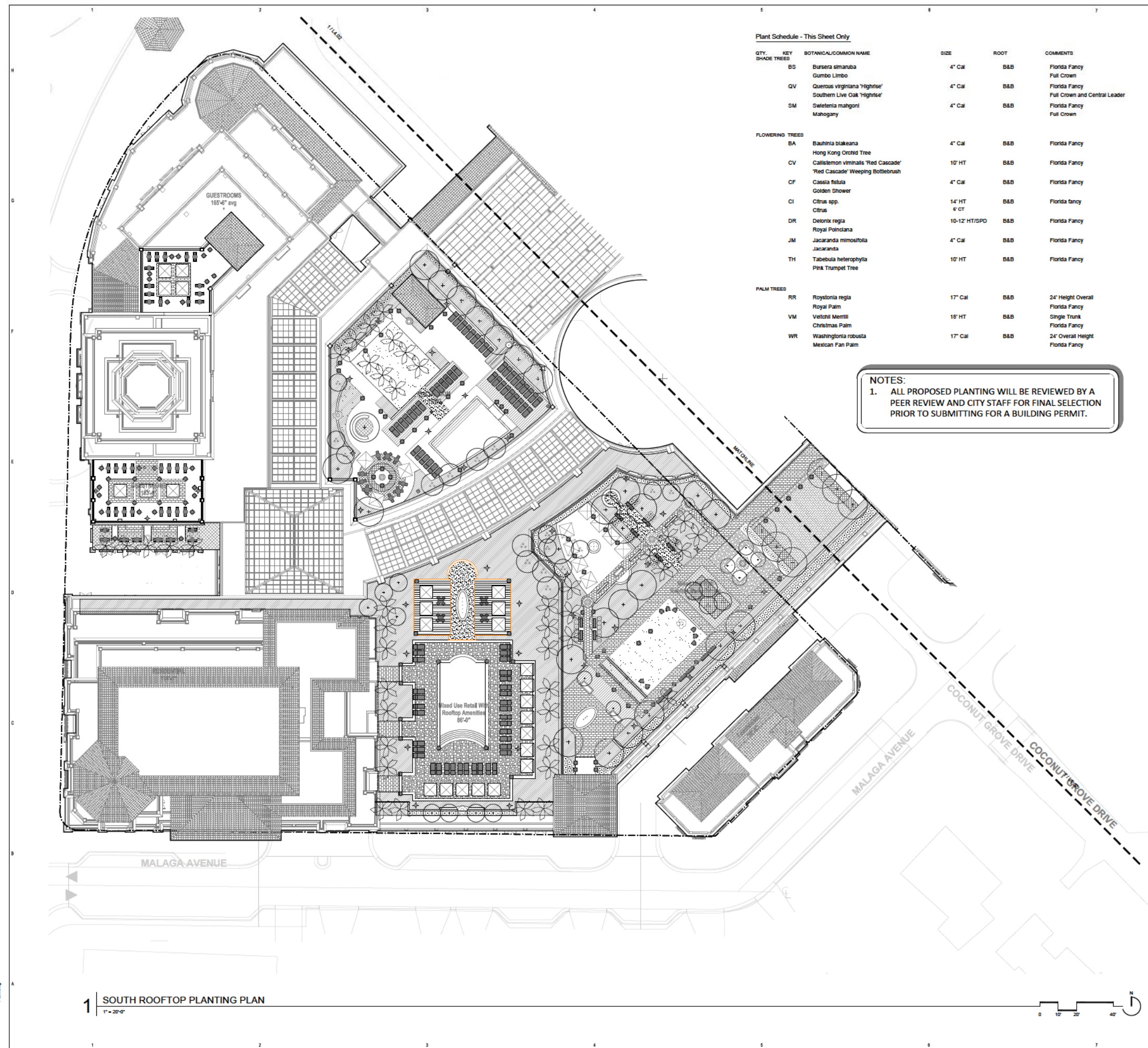


SHEET IDENTIFICATION

TITLE
CENTRAL PARCEL
ACTIVATED ROOFTOP
PLANTING PLAN

NUMBER

L-402

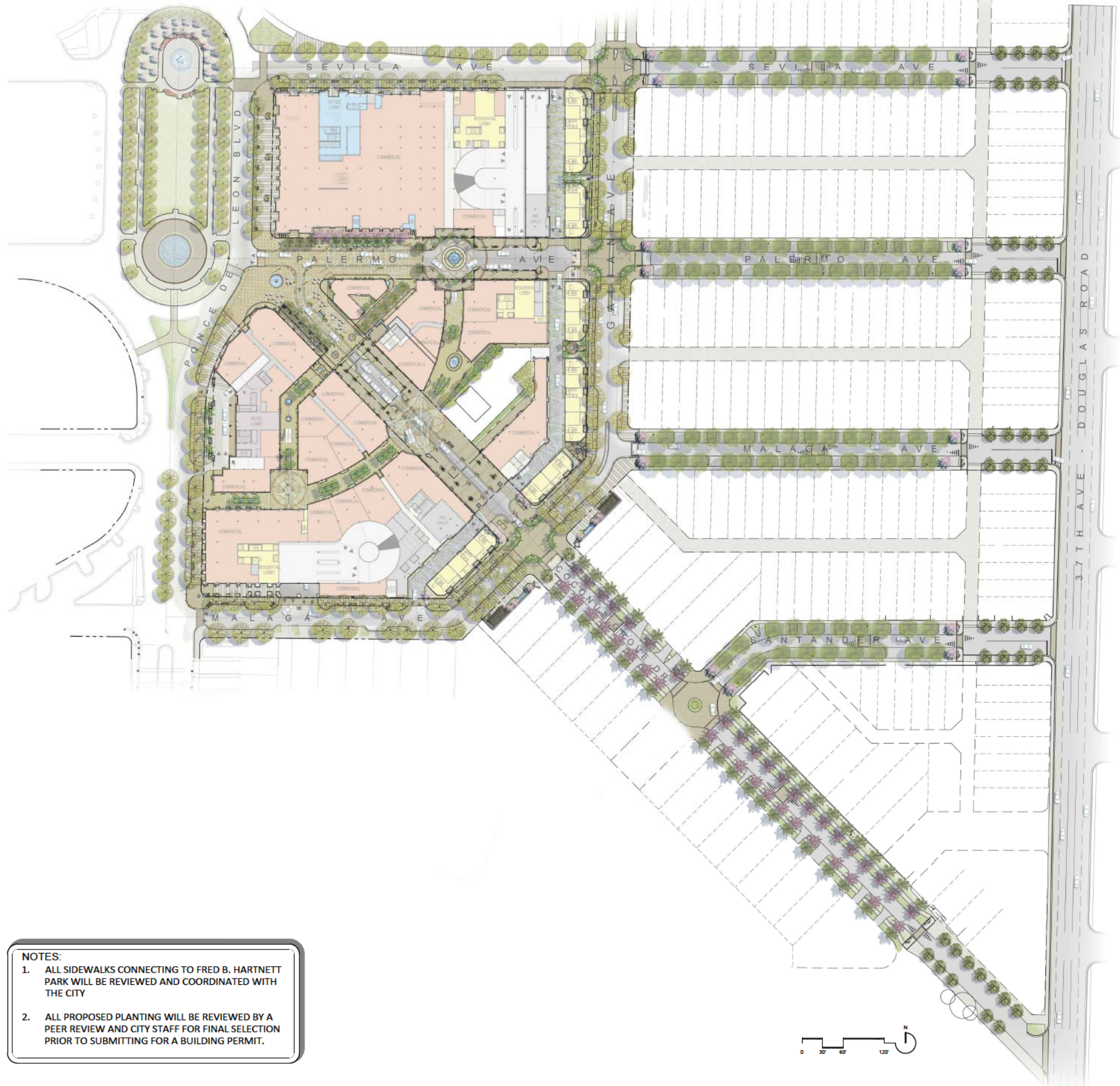


Plant Schedule - This Sheet Only					
QTY.	KEY	BOTANICAL/COMMON NAME	SIZE	ROOT	COMMENTS
		FLOWERING TREES			
	BS	Bursera simaruba	4" Cal	B&B	Florida Fancy
		Gumbo Limbo			Full Crown
	QV	Quercus virginiana 'Hyrhrie'	4" Cal	B&B	Florida Fancy
		Southern Live Oak 'Hyrhrie'			Full Crown and Central Leader
	SM	Sweetenia mahogni	4" Cal	B&B	Florida Fancy
		Mahogany			Full Crown
		BA	Bauhinia blakeana	4" Cal	B&B
		Hong Kong Orchid Tree			Florida Fancy
	CV	Callistemon viminalis 'Red Cascade'	10' HT	B&B	Florida Fancy
		'Red Cascade' Weeping Bottlebrush			
	CF	Cassia 'Stdula	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/SPO	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	Roystonea regia	17" Cal	B&B	24' Height Overall
		Royal Palm			Florida Fancy
	VM	Vettili Merrili	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

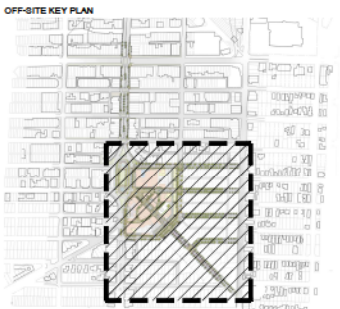
NOTES:

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

[illegible]



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



NOT FOR CONSTRUCTION

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

PROJECT

MEDITERRANEAN VILLAGE at Ponce Circle

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

ISSUE DRAWING LOG

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



SHEET IDENTIFICATION
TITLE

ILLUSTRATIVE OFF-SITE
NEIGHBORHOOD
IMPROVEMENTS PLAN

NUMBER

L-500



CONSULTANT

PROJECT

MEDITERRANEAN VILLAGE
at Ponce Circle

CLIENT

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



AGAVE PONCE LLC

[illegible]

SEAL

SHEET IDENTIFICATION

TITLE

NEIGHBORHOOD

URBAN

DESIGN

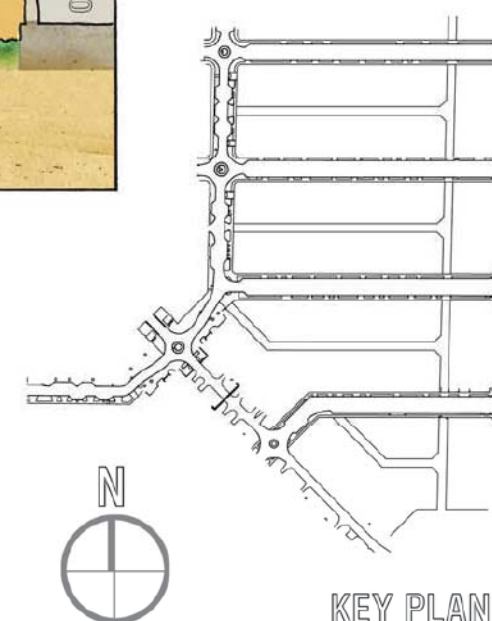
NUMBER

UD - 101

2014 ALPHA PLAN LLC



COCONUT GROVE DRIVE



MEDITERRANEAN VILLAGE
at Ponce Circle

CLIENT

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

AGAVE PONCE_{u.c.}[illegible]

SEAR

SHEET IDENTIFICATION

TITLE _____

NEIGHBORHOOD

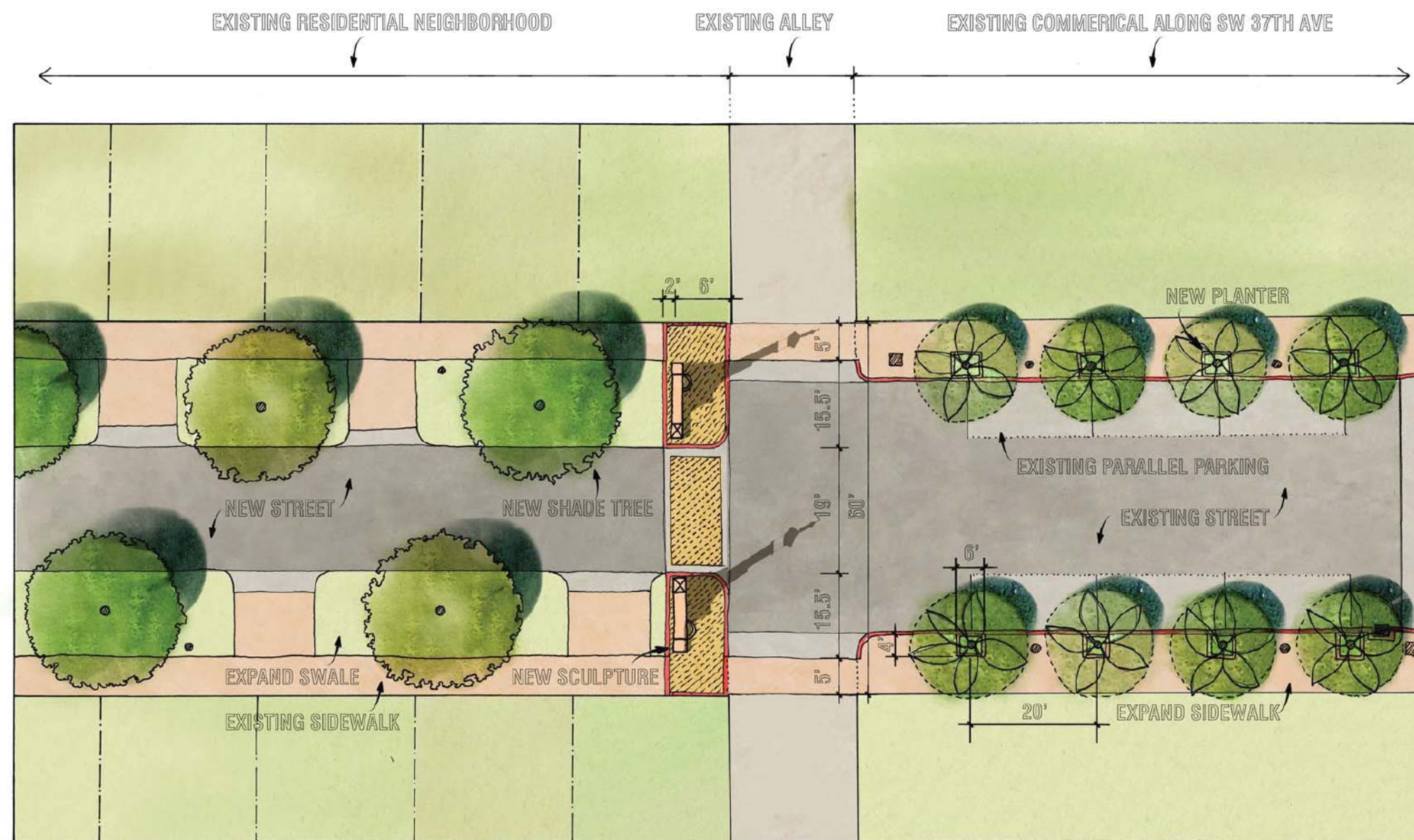
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DESIGN

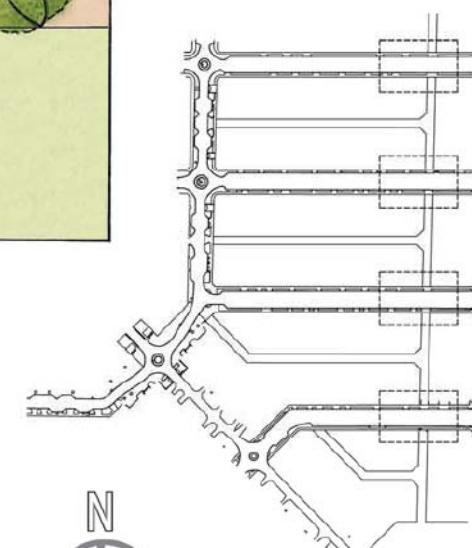
NUMBER

UD - 101

2014 ALPHA PLAN LLC



PROPOSED STREET PLAN VIEW



KEY PLAN





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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SEAR

SHEET IDENTIFICATION

TITLE _____

NEIGHBORHOOD

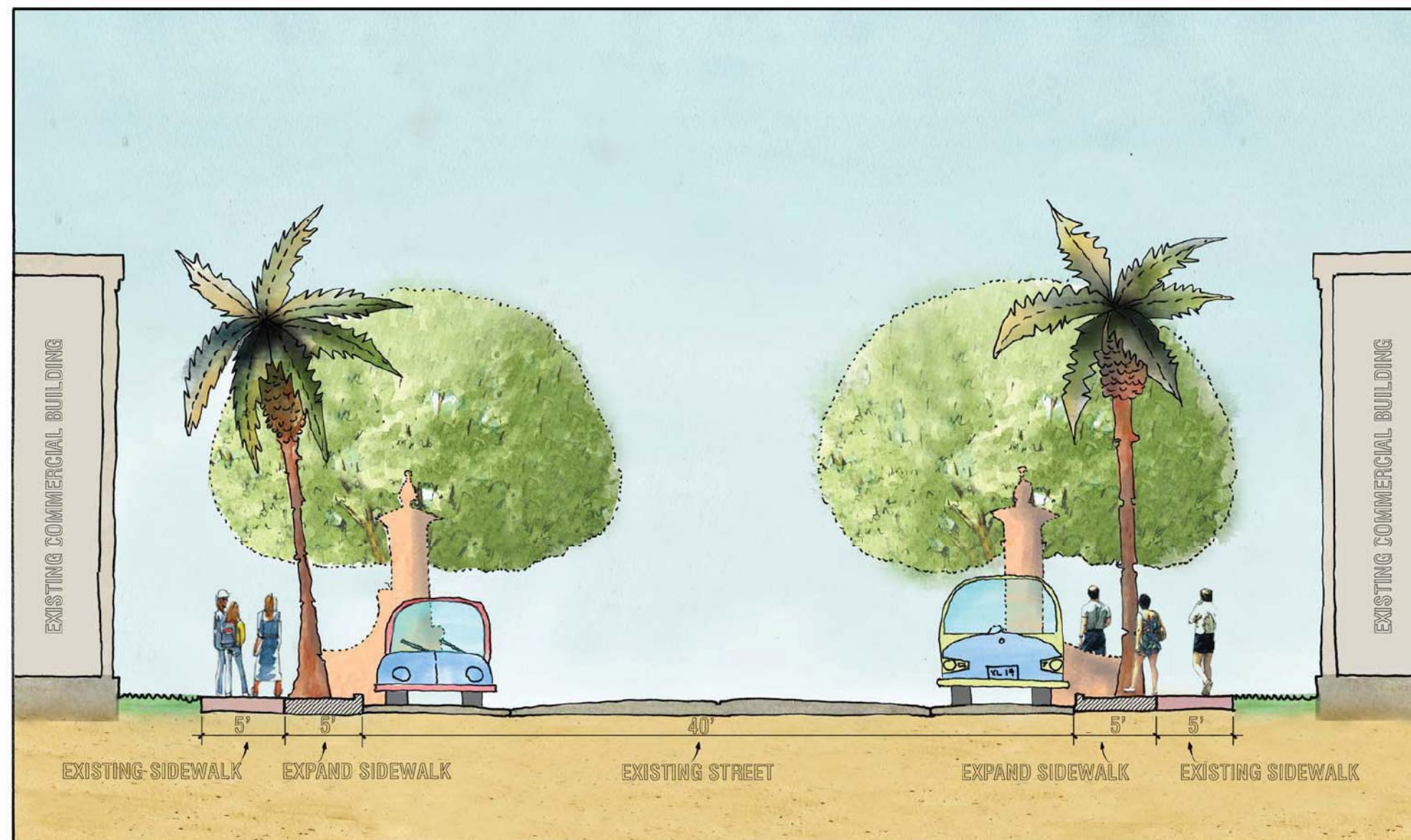
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DESIGN

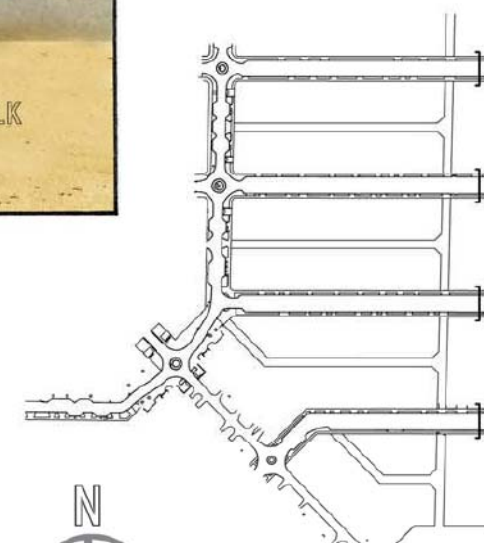
NUMBER

UD - 101

2014 ALPHA PLAN LLC



TYPICAL COMMERCIAL AREA STREET
VIEW FROM SW 37TH AVE





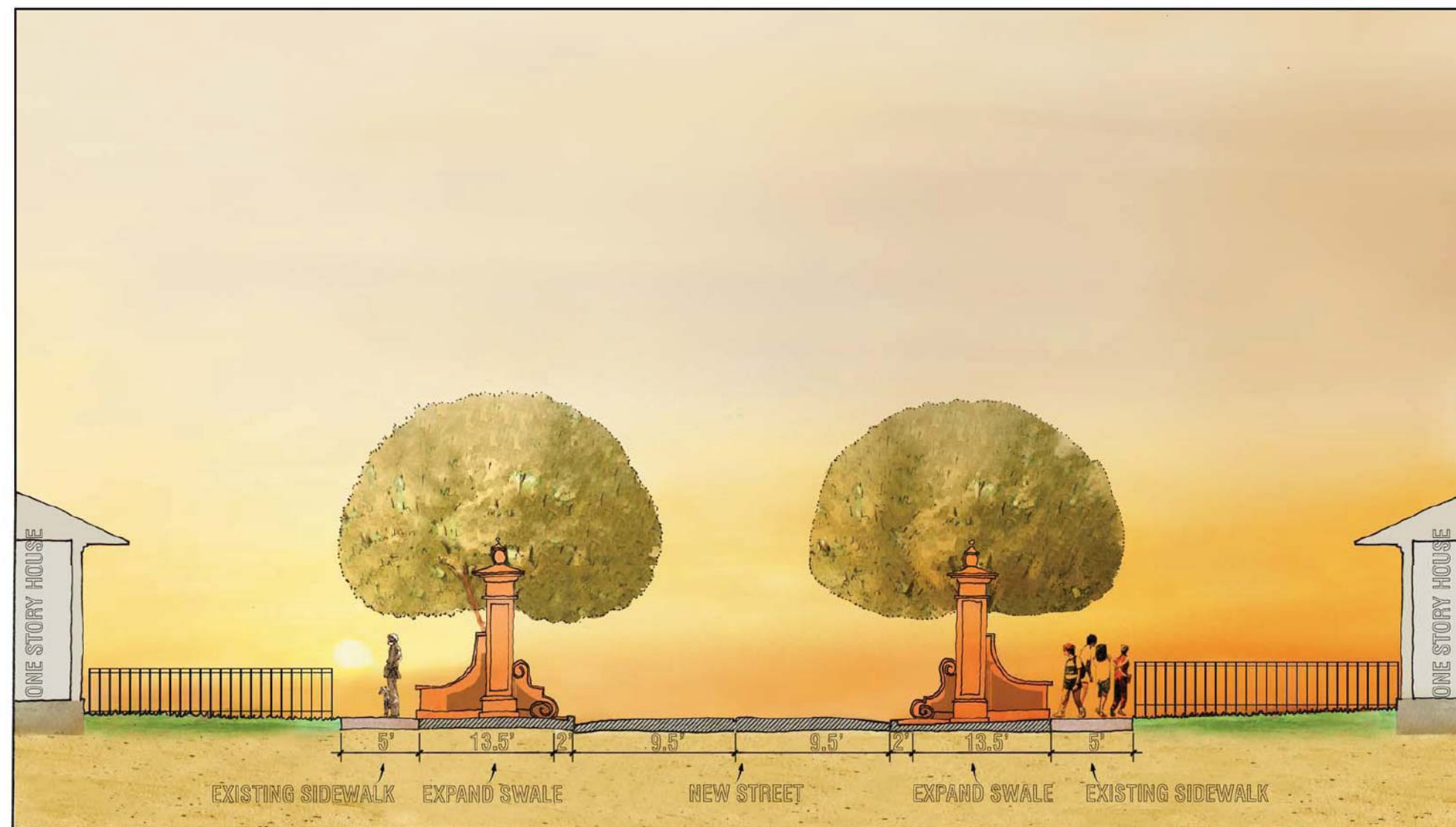
CONSULTANT

PROJECT

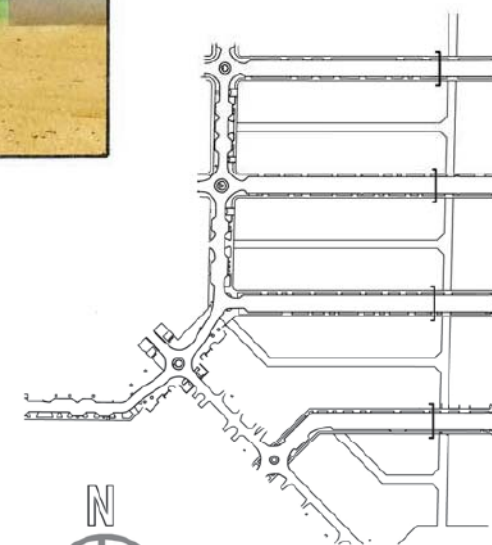
MEDITERRANEAN VILLAGE
at Ponce Circle

CLIENT

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



TYPICAL NEIGHBORHOOD ENTRANCE FEATURE



SEARCH

SHEET IDENTIFICATION

TITL

NEIGHBORHOOD
URBAN
DESIGN

NUMBER

UD - 101

2014 ALPHA PLAN LLC



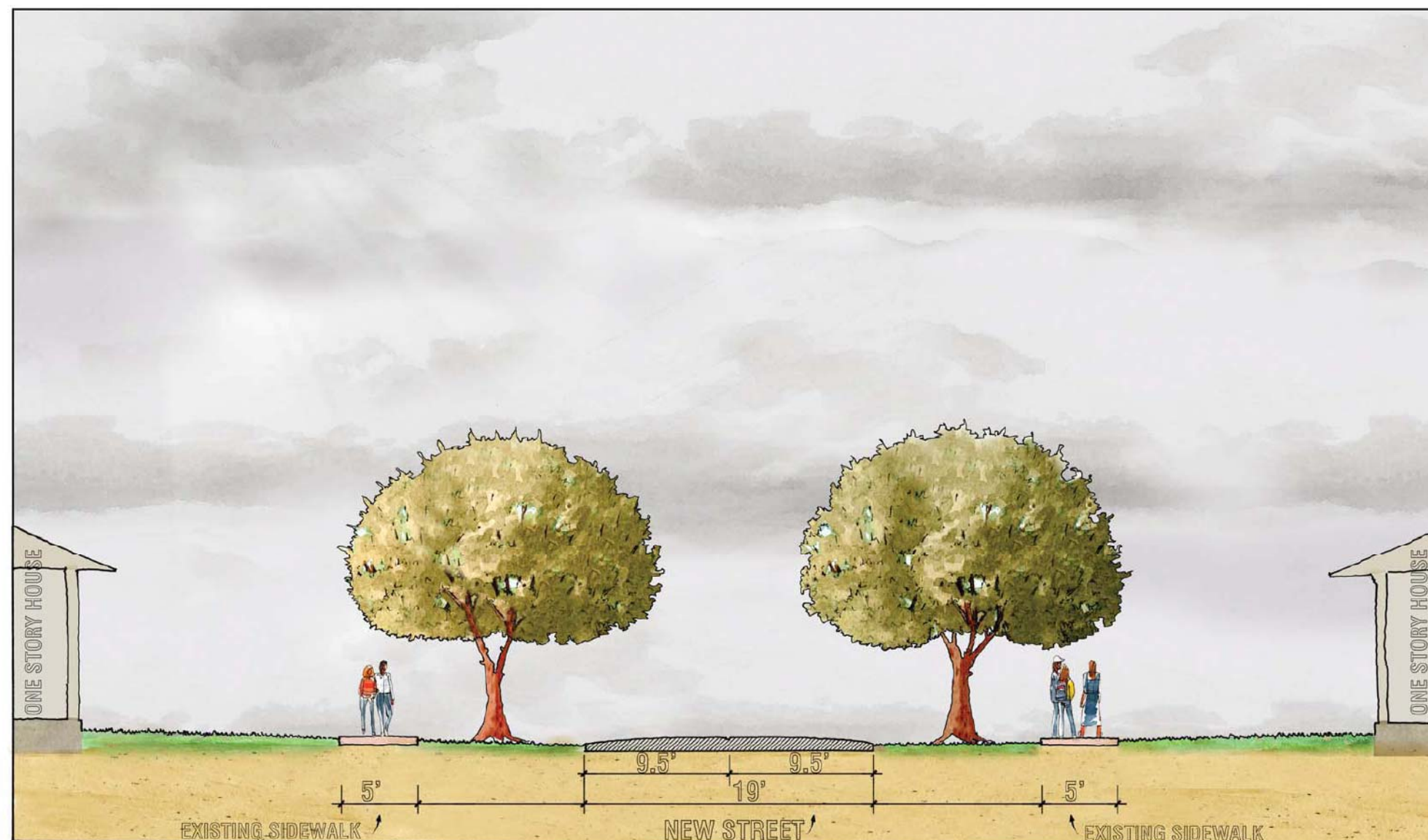
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PROJECT

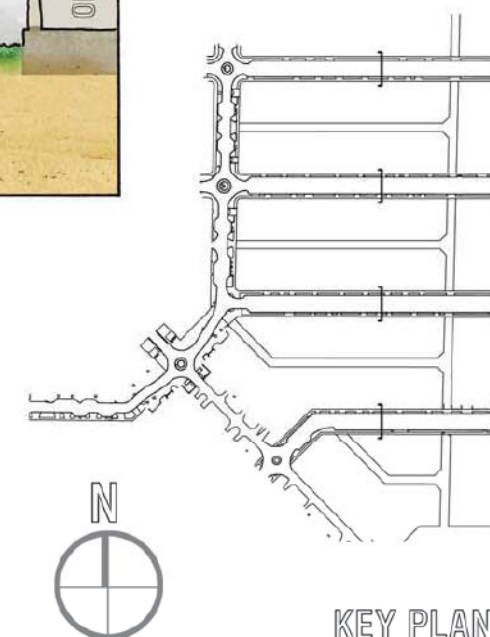
MEDITERRANEAN VILLAGE
at Ponce Circle

CLIENT

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



TYPICAL RESIDENTIAL ROADWAY



SEAR

SHEET IDENTIFICATION

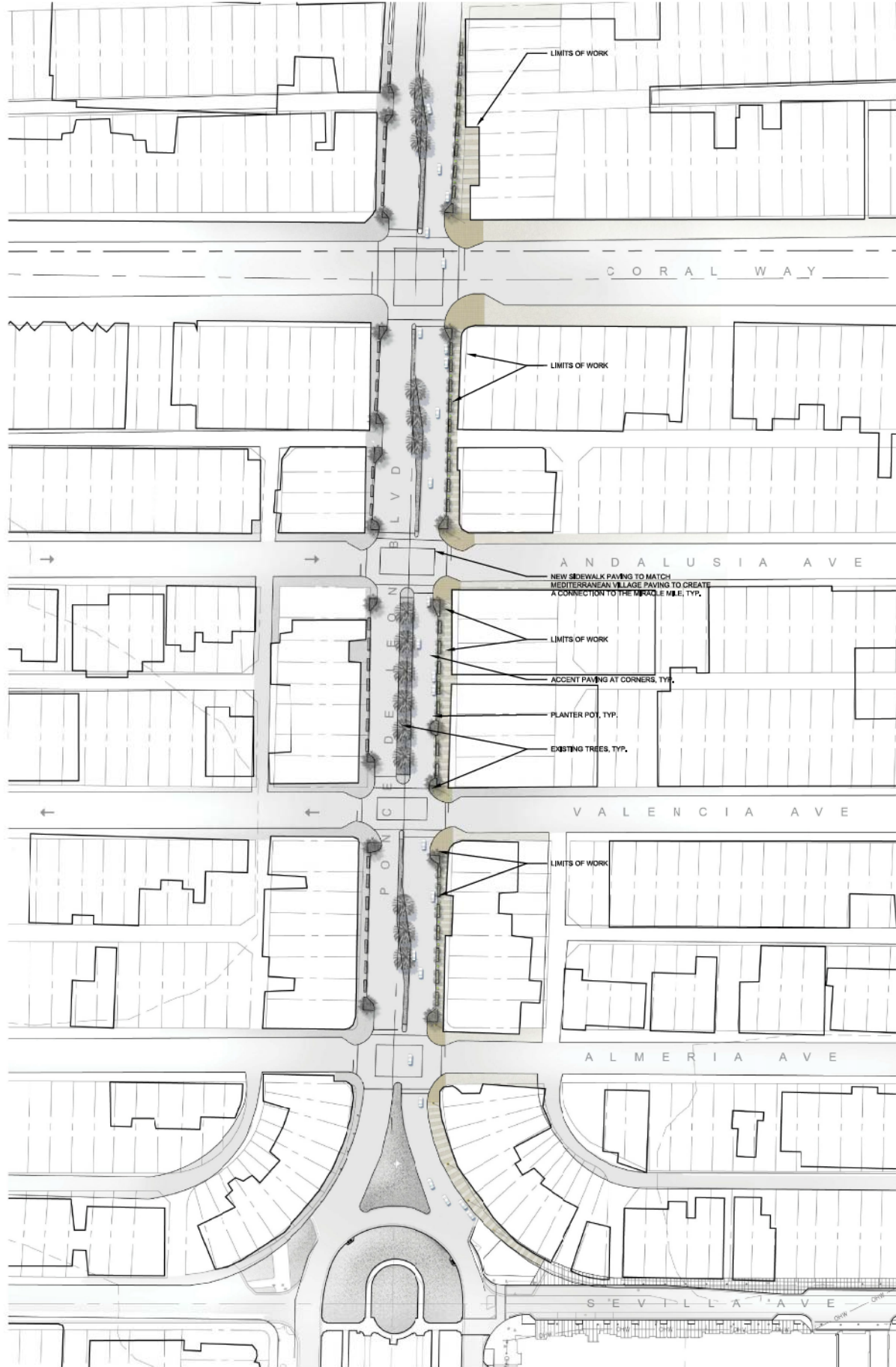
TITLE _____

NEIGHBORHOOD
URBAN
DESIGN

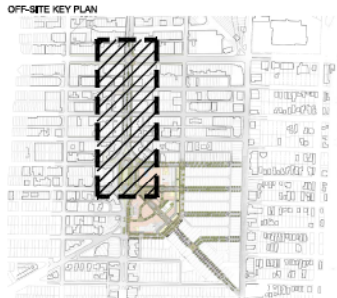
NUMBER

UD - 101

2014 ALPHA PLAN LLC



- 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



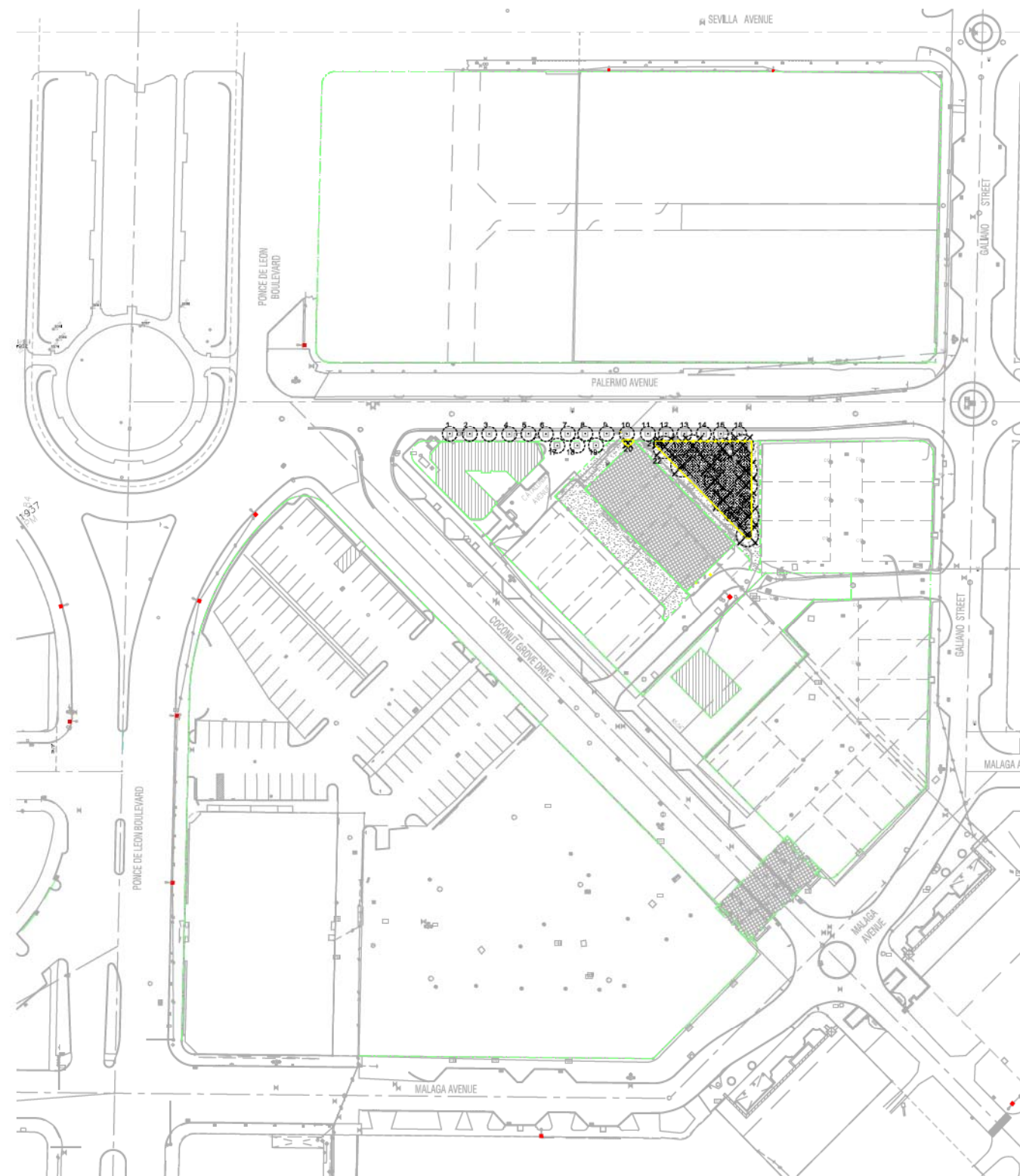
SHEET IDENTIFICATION

TITLE

**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 REMAIN
2	PALM TREE	17	22	8	GOOD	TO REMAIN
3	PALM TREE	16.5	22	8	FAIR	TO REMAIN
4	PALM TREE	16	22	8	GOOD	TO REMAIN
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	20	14	GOOD	TO REMOVE
9	PALM TREE	18	22	12	GOOD	TO REMAIN
10	PALM TREE	18	22	12	GOOD	TO REMAIN
11	PALM TREE	21	20	10	GOOD	TO REMAIN
12	PALM TREE	20	20	10	GOOD	TO REMAIN
13	PALM TREE	20	25	10	GOOD	TO REMAIN
14	PALM TREE	20	22	12	GOOD	TO REMAIN
15	PALM TREE	22	20	12	GOOD	TO REMAIN
16	PALM TREE	22	22	12	GOOD	TO REMAIN
17	PALM TREE	19	24	12	GOOD	TO REMAIN
18	PALM TREE	19.5	24	12	GOOD	TO REMAIN
19	PALM TREE	19	22	8	POOR	TO REMOVE
20	SHADE TREE	16	8	FAIR	POOR	TO REMOVE
21	MULTI-TRUNK	11.2/6.0	11, STAGGERED	10	GOOD	TO REMOVE
22	MULTI-TRUNK PALM	11.5/12.2/5	20	16	GOOD	TO REMOVE
23	SHADE TREE	24	11	14	FAIR	TO REMOVE
24	MULTI-TRUNK PALM	7.5/2.0	17, STAGGERED	18	GOOD	TO REMOVE
25	MULTI-TRUNK	9.9/11.5	11	14	GOOD	TO REMOVE
26	MULTI-TRUNK	2.5/3.6	17	12	FAIR	TO REMOVE
27	MULTI-TRUNK PALM	14/31/5.3	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	2.5/1.5	10	16	GOOD	TO REMOVE
33	SHADE TREE	27	9	14	FAIR	TO REMOVE
A	MULTI-TRUNK	2.5/3.6	8	14	GOOD	TO REMOVE
B	MULTI-TRUNK	12/2.2	12	12	FAIR	TO REMOVE

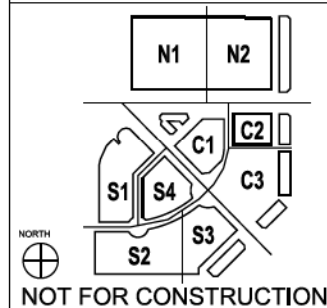
GENERAL NOTES

- A. EXISTING CONSTRUCTION NOTED ARE BASED ON BOUNDARY SURVEY WITH ELEVATIONS DRAWING BY SCHLEISSER BRIDGE 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 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 WORK WITH ALL OTHER CONTRACTORS. ALL ARCHITECTURAL, MECHANICAL, PLUMBING AND ELECTRICAL FOR FURTHER EXISTING OF DEMOLITION.
- C. THE CONTRACTOR SHALL COORDINATE AND COORDINATE WITH OWNER SURVEYOR, 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 AREA DEMAGED AS A RESULT OF DEMOLITION OR NEW WORK.
- G. THE CONTRACTOR SHALL PROVIDE SOLID MANAGEMENT WASTE SYSTEM THAT MEET LEAD NEIGHBORHOOD DEVELOPMENT 2009 SOLID MANAGEMENT WASTE MANAGEMENT REQUIREMENTS. THE CONTRACTOR SHALL PROVIDE WASTE MANAGEMENT MEET AT LEAST FOUR OF THE FOLLOWING FIVE REQUIREMENTS AND MAINTAIN THE SAME AND RECORD THE SAME:
 - 1. INCLUDE AS PART OF THE PROJECT AT LEAST ONE RECYCLING OR REUSE STATION
 - 2. INCLUDE AS PART OF PROJECT AT LEAST ON DROFF-ON POINT FOR POTENTIALLY HAZARDOUS OILS OR HOUSEHOLD WASTES AND ESTABLISH A COLLECTION POINT FOR COLLECTION OF SUCH WASTES
 - 3. INCLUDE AS PART OF PROJECT AT LEAST ONE COMPOST STATION OR LOCATION
 - 4. PROVIDE A WEDGEGE OR NONRESIDENTIAL BLOCK AT LEAST EVERY ONE HUNDRED INCHES OR SHORTAGE, INCLUDING RECYCLING CONTAINERS, A RECYCLE, REUSE, OR SALVAGE AT LEAST SIX OF NONHAZARDOUS, DEMOLITION AND RENOVATION USING.
- H. THE CONTRACTOR SHALL CREATE AND IMPLEMENT AN ENVIRONMENTAL MONITORING PROGRAM THAT MEET LEAD NEIGHBORHOOD DEVELOPMENT 2009 CONSTRUCTION ACTIVITY POLLUTION PREVENTION REQUIREMENTS.
- I. THE CONTRACTOR SHALL PROTECT THE HISTORIC BUILDING ON SITE DURING DEMOLITION AND MEET THE REQUIREMENT OF LEAD NEIGHBORHOOD DEVELOPMENT 2009 HISTORIC RESOURCE PRESERVATION AND ADAPTIVE USE CREDE.
- J. COCONUT GROVE DRIVE STREET SHALL BE CLOSED FOR THE PERIOD OF TIME DURING THE DEMOLITION OF THE ENTRY AND BRIDGE. DUCTOR SHALL COORDINATE THE CLOSURE WITH THE CITY OF PALM BEACH.

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 Shaff Silver Building, 800 Wyman Park Drive,
Suite 100, Baltimore, MD 21211 410.224.8001

PROJECT

MEDITERRANEAN VILLAGE
at Ponce Circle

CLIENT

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

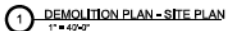
ISSUE DRAWING LOG

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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 OFF-SITE 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	22	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 EXHAUSTIVE DRAWING BY SCHWABE DESIGN AND ASSOCIATES. 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 COORDINATE ALL ARCHITECTURAL, MECHANICAL, PLUMBING, ELECTRICAL, FIRE PROTECTION, AND ALL OTHER SERVICES WITH THE ARCHITECT, MECHANICAL, PLUMBING AND ELECTRICAL FOR FURTHER EXTENT OF DETAILING.
3. THE CONTRACTOR SHALL OBTAIN AND REGISTER WITH 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 FINISHED 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 LEAD LEAD MANAGEMENT MATERIALS RECYCLING REQUIREMENTS. THE CONTRACTOR SHALL INCLUDE AS PART OF THE FOLLOWING FIVE REQUIREMENTS AND SUBMIT THE FOLLOWING AND THE ABOVE REQUIREMENTS SHALL INCLUDE AS PART OF THE PROJECT AT LEAST ONE RECYCLING OR REUSE STRATEGY
8. INCLUDE AS PART OF PROJECT AT LEAST ON DROP-OFF POINT FOR POTENTIALLY HAZARDOUS OR/ OR HOUSEHOLD WASTES AND ESTABLISH A COLLECTION COLLECTOR FOR THE PROJECT
9. INCLUDE AS PART OF THE PROJECT AT LEAST ONE COMPOST STATION OR REUSE STRATEGY
10. A ONE-FOOT WIDE OR NON-EXISTENT BLOCK OR AT LEAST EVERY 100 FEET, WHICHEVER IS SHORTER, INCLUDE RECYCLING CONTAINERS, REUSE, REPAIR, OR SALVAGE AT LEAST SIX OF NON-HAZARDOUS, DISPOSITION, AND REDEMPTION STRATEGIES
11. THE CONTRACTOR SHALL CREATE AND IMPLEMENT AN EROSION AND SEDIMENT CONTROL PLAN THAT MEETS THE REQUIREMENTS OF THE DISTRICT WITHIN THE PROJECT THAT MEET LEED NEIGHBORHOOD DEVELOPMENT LEAD CONSTRUCTION ACTIVITY POLLUTION PREVENTION CONTROL REQUIREMENT.
12. THE CONTRACTOR SHALL PROTECT THE HISTORIC BUILDING ON SITE DURING DEMOLITION AND MEET THE REQUIREMENT OF LEED NEIGHBORHOOD DEVELOPMENT LEAD HISTORIC RESOURCE PRESERVATION AND ADAPTING USE CRITERIA.
13. COCONUT GROVE DRIVE STREET SHALL BE CLOSURE FOR THE PORTION OF THE DURATION OF THE ENTRY AND EGRESS, CONTRACTOR

PROPERTY LINES

EXISTING BUILDINGS TO BE DEMOLISHED

EXISTING SITE TO BE DEMOLISHED

NOT FOR CONSTRUCTION

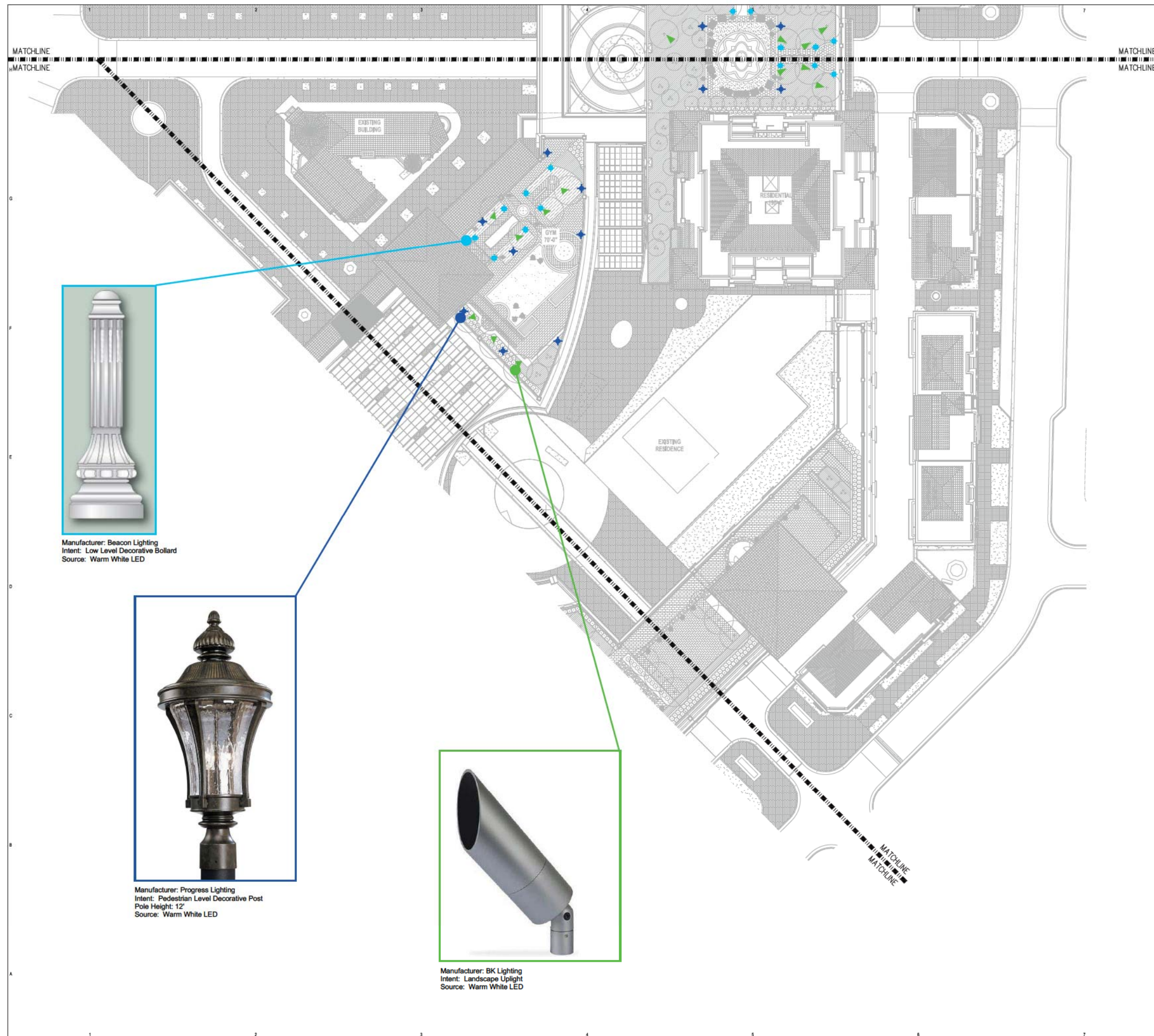
MAHAN RYKIEL
ASSOCIATES INC.
The Bluff Silver Building, 800 Wyman Park Drive
Suite 100, Baltimore, MD 21211 410.258.8000

MEDITERRANEAN VILLAGE
at Ponce Circle

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

[illegible]

TITLE
TREE
DISPOSITION
PLAN
NUMBER
TD-101



Manufacturer: Beacon Lighting
Intent: Low Level Decorative Bollard
Source: Warm White LED

Manufacturer: Progress Lighting
Intent: Pedestrian Level Decorative Post
Pole Height: 12'
Source: Warm White LED

Manufacturer: BK Lighting
Intent: Landscape Uplight
Source: Warm White LED

CONSULTANT
exp U.S. Services Inc.
t: +1.407.593.0068 | f: +1.407.593.1666
2501 Westchase Lane
Melbourne, FL 32751
U.S.A.
www.exp.com



PROJECT

MEDITERRANEAN
VILLAGE at
Ponce Circle

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

ISSUE DRAWING LOG

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SEAL

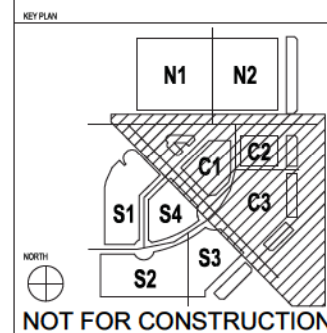


SHEET IDENTIFICATION

TITLE

**CENTRAL PARCEL
LIGHTING
ROOF PLAN**

NUMBER
LD-302





CONSULTANT

LANGAN

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

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ILLINOIS KANSAS OKLAHOMA TEXAS ARKANSAS

PROJEC

MEDITERRANEAN
VILLAGE at
Ponce Circle

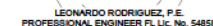
CLIENT

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2801,2901, 3001 PONCE DE
LEON BOULEVARD

ISSUE DRAWING LOG

[illegible]

SE



SHEET IDENTIFICATION

CONCEPTUAL UTILITIES PLAN

NUMBER

EX-1

NOTES:

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

KEY PLAN



**LANFA**

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PROJECT

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VILLAGE at
Ponce Circle

CLIENT

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LEON BOULEVARD

ISSUE DRAWING LOG

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SE



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

SHEET IDENTIFICATION

TITLE

CONCEPTUAL SIGNAGE & MARKING PLAN

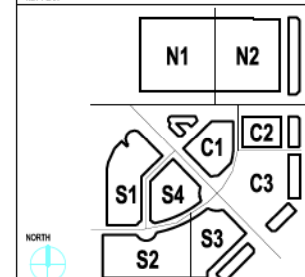
NUMBER

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

**LANGAN**

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

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ILLINOIS KANSAS OKLAHOMA TEXAS ARKANSAS

PROJEC

**MEDITERRANEAN
VILLAGE at
Ponce Circle**

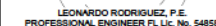
CLIENT

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LEON BOULEVARD

ISSUE DRAWING LOG

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8F



SHEET IDENTIFICATION

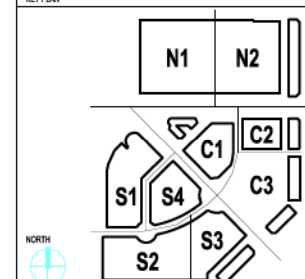
TITLE
CONCEPTUAL
GRADING
PLAN

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