Ponce Park Residences

Planning and Zoning

December 5, 2023

ZYSCOVICH ARCHITECTS

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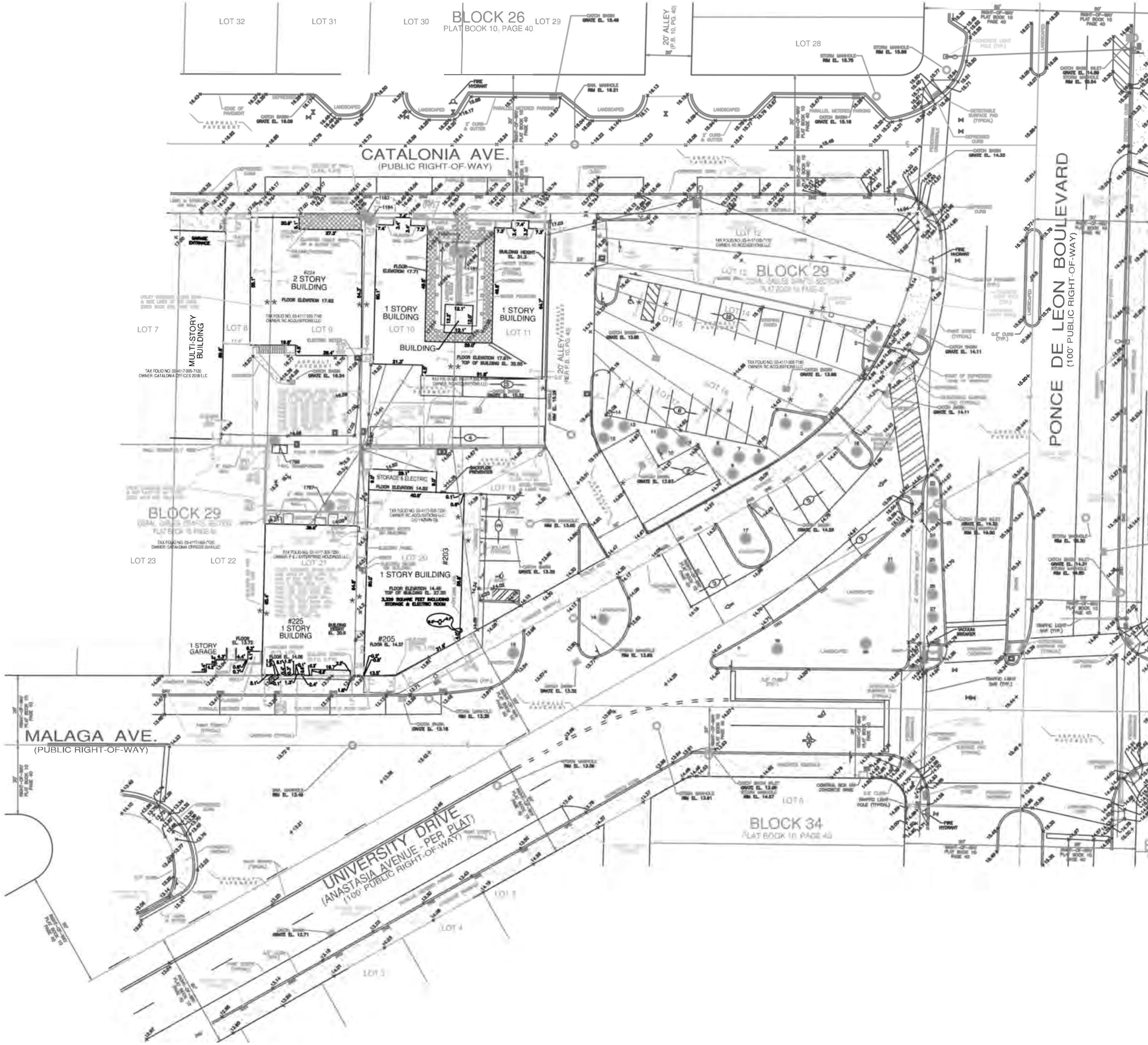

LEGAL DESCRIPTION:

Lots 8 through 21, Less the West 1/2 of Lot 8, Block 29, CORAL GABLES CRAFTS SECTION, according to the plat thereof, as recorded in Plat Book 10 at Page 40 of the Public Records of Miami-Dade County, Florida.

AND

THAT AN EXPRESS PURPOSE OF THIS REPLAT IS TO CLOSE, VACATE, ABANDON AND DISCONTINUE FROM PUBLIC USE THOSE PORTIONS OF UNIVERSITY DRIVE AND THE 20-FOOT ALLEY (PER P.B. 10, PG. 40), AS SHOWN ON THIS PLAT.

The twenty foot wide alley, lying in Block 29 OF CORAL GABLES CRAFTS SECTION, according to the Plat thereof, as recorded in Plat Book 10 at Page 40 of the Public Records of Miami-Dade County, Florida, together with a portion of Anastasia Avenue, as shown on said Plat, now known as University Drive, all being more particularly described as follows:

Begin at the Northeast corner of Lot 11 in said Block 29 of CORAL GABLES CRAFTS SECTION, also being the Northwest corner of said twenty foot wide alley; thence South 01°22'29" West, along the East line of said Lot 11, also being the West line of the twenty foot wide alley for 99.99 feet to the Southeast corner of said Lot 11, also being the Northeast corner of Lot 19 in said Block 29; thence South 29°18'09" East, along the East line of said Lot 19, also being the West line of the twenty foot wide alley for 55.36 feet to the Southeast corner of sad Lot 19 and the Southwest corner of the twenty foot wide alley; thence South 60°37'46" West, along the South line of said Lot 19 and the South line of Lot 20 in said Block 29, also being the Northwesterly Right-of-Way line of Anastasia Avenue, now known as University Drive for 105.20 feet to the intersection of a point on the North Right-of-Way line of Malaga Avenue, as shown on said plat of CORAL GABLES CRAFTS SECTION and the South line of said Block 29; thence South 89°54'42" East along the Easterly prolongation of said South line of Block 29 for 101.67 feet to the centerline of University Drive (f/k/a Anastasia Avenue), being a 100 foot Right-of-Way as shown on said Plat of CORAL GABLES CRAFTS SECTION; thence North 60°37'46" East, along said centerline, for 34.34 feet to a point on a line, sixty feet North of and parallel with the North line of Lot 8 in Block 34, as shown on said Plat Book 10 at Page 40; thence South 89°22'14" East, along said parallel line, for 80.57 feet to a point of curvature; thence Northeasterly along a 10.00 foot radius curve leading to the left through a central angle of 89°15'50", for an arc distance of 15.58 feet to a point of tangency, also being a point on the West Right-of-Way line of Ponce De Leon Boulevard, being a one hundred foot Right-of-Way, as shown on said Plat Book 10 at Page 40; thence North 01°21'56" East along said West Right-of-Way line, for 163.85 feet to a point of curvature; thence Northwesterly along a 10.00 foot radius curve leading to the left through a central angle of 91°16'33", for an arc distance of 15.93 feet to a point of tangency, also being a point on the Easterly prolongation of the South Right-of-Way line of Catalonia Avenue, as shown on said Plat Book 10 at Page 40; thence North 89°54'37" West, along said Easterly prolongation, for 0.36 feet to a point on the North line of Lot 12 in said Block 29, the following three courses being along the Easterly and Southerly line of said Block 29; (1) thence Southeasterly along a 10.00 foot radius curve, leading to the right, through a central angle of 96°13'59" for an arc distance of 16.80 feet to a point of compound curvature; (2) thence Southwesterly along a 128.58 foot radius curve, leading to the right, through a central angle of 54°18'24" for an arc distance of 121.87 feet to a point of tangency; (3) thence South 60°37'46" West for 59.55 feet to a point on the East line of said twenty foot wide alley, the previous two courses being along said North Right-of-Way line of University Drive (f/k/a Anastasia Avenue); thence North 29°18'09" West, along said East line of the twenty foot wide alley and the West line of Lot 18 in said Block 29, for 49.85 feet; thence North 01°22'29" East, along said East line of the twenty foot wide alley, for 94.95 feet to a point on said South Right-of-Way line of Catalonia Avenue; thence North 89°54'37" West, along said South Right-of-Way line for 20.00 feet to the Point of Beginning.

LOCATION SKETCH
SCALE: 1" = 300'

TREE TABLE (PROVIDED BY CLIENT)

NATURALFICIAL, INC. (PONCE PARK TOWER) TREE DISPOSITION LIST. 2019.06.05

KEY #	ABRV.	BOTANICAL NAME	COMMON NAME	SIZE DBH (IN.)	SIZE HT (FT.)	SIZE SPD (FT.)
1	SPB	Sabal palmetto	Sabal Palm	[illegible]	[illegible]	[illegible]
2	SPB	Sabal palmetto	Sabal Palm	[illegible]	[illegible]	[illegible]
3	SPB	Sabal palmetto	Sabal Palm	[illegible]	[illegible]	[illegible]
4	SPB	Sabal palmetto	Sabal Palm	[illegible]	[illegible]	[illegible]
5	SPB	Sabal palmetto	Sabal Palm	[illegible]	[illegible]	[illegible]
6	SPB	Sabal palmetto	Sabal Palm	[illegible]	[illegible]	[illegible]
7	SPB	Sabal palmetto	Sabal Palm	[illegible]	[illegible]	[illegible]
8	SPB	Sabal palmetto	Sabal Palm	[illegible]	[illegible]	[illegible]
9	SPB	Sabal palmetto	Sabal Palm	[illegible]	[illegible]	[illegible]
10	SPB	Sabal palmetto	Sabal Palm	[illegible]	[illegible]	[illegible]
11	SPB	Sabal palmetto	Sabal Palm	[illegible]	[illegible]	[illegible]
12	SPB	Sabal palmetto	Sabal Palm	[illegible]	[illegible]	[illegible]
13	SPB	Sabal palmetto	Sabal Palm	[illegible]	[illegible]	[illegible]
14	SPB	Sabal palmetto	Sabal Palm	[illegible]	[illegible]	[illegible]
15	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
16	[illegible]	[illegible]	Tree	[illegible]	[illegible]	[illegible]
17	[illegible]	[illegible]	Live Oak	[illegible]	[illegible]	[illegible]
18	[illegible]	[illegible]	Live Oak	[illegible]	[illegible]	[illegible]
19	[illegible]	[illegible]	Date Palm	[illegible]	[illegible]	[illegible]
20	[illegible]	[illegible]	Date Palm	[illegible]	[illegible]	[illegible]
21	[illegible]	[illegible]	Date Palm	[illegible]	[illegible]	[illegible]
22	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
23	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
24	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
25	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
26	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
27	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]

TREE TABLE

TREE NUMBER	COMMON NAME	D.B.H. (INCHES)	HEIGHT (FEET)	SPREAD (FEET)
1181	Robellini	4	10	12
1182	Robellini	4	10	12
1183	Alexander Palm	8	10	12
1184	Alexander Palm	6	21	10
1780	Ficus	6	13	12
1787	Avocado	6	7	13

SURVEYOR'S NOTES:

- This site lies in Section 17, Township 54 South, Range 41 East, City of Coral Gables, Miami-Dade County, Florida.
- All documents are recorded in the Public Records of Miami-Dade County, Florida, unless otherwise noted.
- Lands shown hereon were NOT abstracted for restrictions, easements and/or rights-of-way of records.
- Bearings hereon are referred to an assumed value of N89°54'37"W for the South right-of-way line of Catalonia Avenue, and evidenced by (2) two found 1/2" pipes.
- Elevations shown hereon are relative to the National Geodetic Vertical Datum of 1929, based on Miami-Dade County Benchmark No. P-711, Elevation +13.62 Located in August, 2013 at Romano Avenue and Ponce De Leon Boulevard.
- Lands shown hereon are located within an area having a Zone Designation X by the Federal Emergency Management Agency (FEMA), on Flood Insurance Rate Map No. 12086C0457L, for Community No. 120639, dated September 11, 2009, and index map revised September 11, 2009, and is relative to the National Geodetic Vertical Datum of 1929.
- Lands shown hereon per legal description (within limits of proposed plat) containing 56,095 square feet, or 1.288 acres, more or less.
- All horizontal control measurements are within a precision of 1:10,000.
- This map is intended to be displayed at the graphic scale shown hereon or smaller.
- Roof overhang not located unless otherwise shown.
- Trees shown are surveyed for their horizontal location and/or size. Identification and/or name verification of all trees should be confirmed by the Division of Forestry County Forester or a professional in that field.
- Improvements shown beyond the scope and limits of this "Boundary and Topographic Survey" may not be current or located.
- Three (3) foot strip along side lines when necessary to gain access to the rear five (5) foot strips, per Deed Book 539, Page 106.
- Underground improvements and/or underground encroachments not shown unless otherwise indicated.
- The approximate location of all utilities shown hereon were determined from As-Built plans and/or on-site locations and should be verified before construction.
- The underground utilities shown have been located from field survey information and existing drawings. The surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated although he does certify that they are located as accurately as possible from the information available. Except for where accessible at sanitary and/or storm sewer structures, the surveyor has not physically located the underground utilities. Note: Prior to any new construction, this firm recommends that the underground utilities should be field verified.
- Boundary corners along right-of-way vacation of University Drive were set on January 20, 2019.
- Legal description shown hereon based on information furnished by client and no claims as to ownership are made or implied.
- Folio Numbers: 03-4117-005-7160, 03-4117-005-7140, 03-4117-005-7230, 03-4117-005-7180, 03-4117-005-7170 and 03-4117-005-7250, per Miami-Dade County Property Appraiser's Website.

SURVEYOR'S CERTIFICATION:

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

"Not valid without the signature and original raised seal or a digital signature of the Florida Licensed Surveyor and Mapper shown below"

FORTIN, LEAVY, SKILES, INC., LB3653

By: ______________________________
Daniel C. Fortin Jr., For The Firm
Surveyor and Mapper, LS6435
State of Florida.

N

Ponce Park Residences

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

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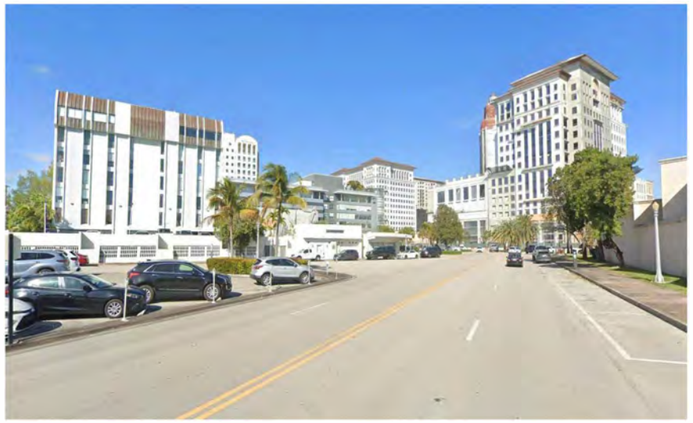

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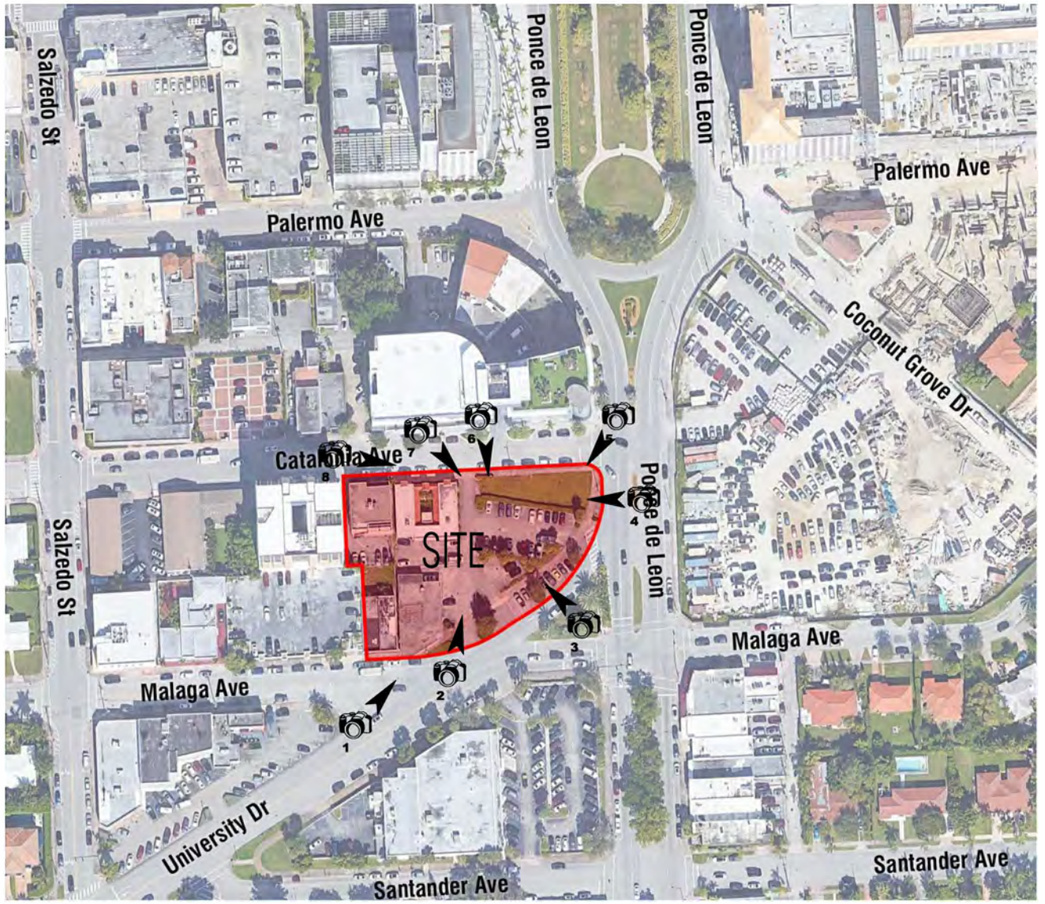

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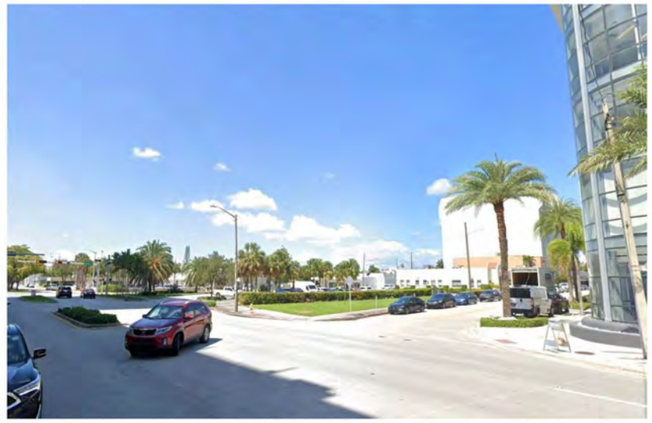

05

03

06

07

08

Ponce Park Residences | Site Photos | 12" = 1'-0" | December 5, 2023

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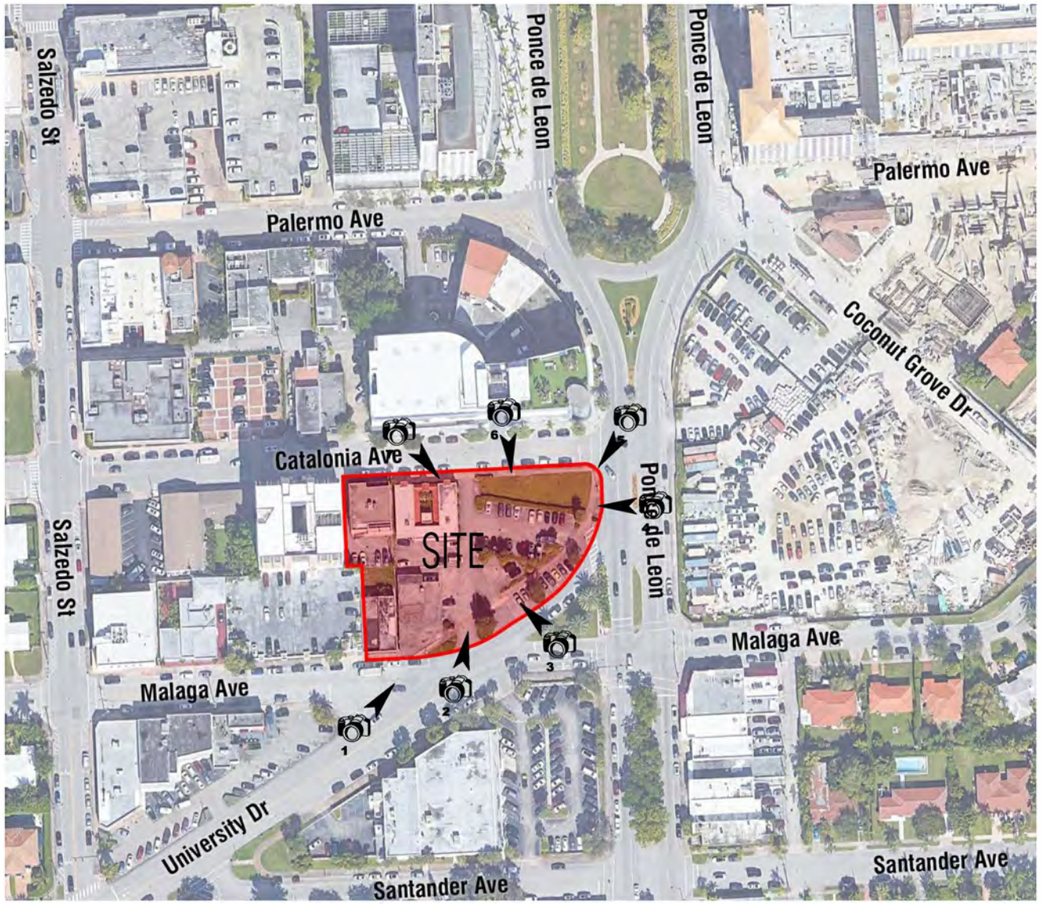

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Ponce Park Residences | Site Aerial Photos | 12" = 1'-0" | December 5, 2023

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Zoning Data

PROJECT INFORMATION

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

FLOOR AREA RATIO & BUILDING HEIGHT

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

TRANSFERABLE DEVELOPMENT RIGHTS

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

FLOOR AREA RATIO

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

DENSITY

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

F.A.R. CALCULATIONS

FLOOR/LEVEL	TYPE	AREA
Underground Parking		
Level 1 Ground Floor	Retail	14,187 SF
Level 1 Mezzanine	Amenity	3,858 SF
Level 1 Mezzanine	Retail	5,955 SF
Level 2	Amenity	2,627 SF
Level 2	Residential	15,809 SF
Level 3	Residential	19,583 SF
Level 4	Residential	18,427 SF
Level 5	Residential	18,427 SF
Level 6	Residential	18,427 SF
Level 7	Residential	18,427 SF
Level 8	Residential	17,236 SF
Level 9	Residential	16,939 SF
Pool Level	Amenity	2,450 SF
TOTALS		172,352 SF

DENSITY CALCULATIONS

UNIT MATRIX					
1 BDRM	2 BDRM	3 BDRM	MULTI-FAMILY	TOTAL
2	4	2		8
2	4	3		9
	4	4		8
	4	4		8
	4	3	1	8
	4	3		7
		1	7	8
		1		1
4	24	21	8	57

CORAL GABLES SHARED PARKING MATRIX - ASSUMING RETAIL

USE	TYPE	AREA /UNITS	REQUIRED /UNSHARED	SHARED PARKING					
				WEEKDAY			WEEKEND		
				DAY 70%	EVENING 90%	NIGHT 5%	DAY 100%	EVENING 70%	NIGHT 5%
Retail	1.0 Space per 300 sf.	20,142 sf	67.2 spaces	47.0	60.4	3.4	67.1	47.0	3.4
				DAY 60%	EVENING 90%	NIGHT 100%	DAY 80%	EVENING 90%	NIGHT 100%
Residential	1-BDRM = 1.0 Space/unit 2-BDRM = 1.75 Spaces/unit 3-BDRM = 2.25 Spaces/unit	57 units	111.3 spaces	1BD 2.4	3.6	4.0	3.2	3.6	4.0
				2BD 25.2	37.8	42.0	33.6	37.8	42.0
				3BD 28.4	42.5	47.3	37.8	42.5	47.3
				2MF 10.8	16.2	18.0	14.4	16.2	18.0
				66.8	100.1	111.3	89.0	100.1	111.3
TOTAL REQ.			178.5 spaces	113.8	160.5	114.7	156.1	147.1	114.7

ACCESSIBLE PARKING REQUIREMENTS

TOTAL SPACES REQUIRED		REQUIRED ACCESSIBLE SPACES	NOTES
REQUIRED	PROVIDED		
161 SPACES	204 SPACES	5 SPACES	FBC Section 11-4.1

LOADING REQUIREMENTS

TOTAL BLDG AREA	REQ. LOADING SPACES	NOTES
199,189 sf	2 SPACES	Section 5-1409 D

ELECTRIC VEHICLE CHARGING REQUIREMENTS

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

LANDSCAPE OPEN SPACE FOR LEVEL 2 MED BONUS

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

SETBACK & STEPBACK TABLE

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

F.A.R. SUMMARY

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

Residential Count and Parking

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

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

Type	Total Units
1-BR	*4*
2-BR	*24*
3-BR	*21*
2-Story Multi-Family Unit	*8*
	57

Average unit size: 2,560 SF

Shared Parking

	Total Parking Required	Weekday Day 60%	Weekday Evening 90%	Weekday Night 100%	Weekend Day 80%	Weekend Evening 90%	Weekend Night 100%
1-BR	*4.0*	*2.4*	*3.6*	*4.0*	*3.2*	*3.6*	*4.0*
2-BR	*42.0*	*25.2*	*37.8*	*42.0*	*33.6*	*37.8*	*42.0*
3-BR	*47.3*	*28.4*	*42.5*	*47.3*	*37.8*	*42.5*	*47.3*
2-Story Multi-Family Unit	*18.0*	*10.8*	*16.2*	*18.0*	*14.4*	*16.2*	*18.0*
	111.3	*66.8*	*100.1*	*111.3*	*89.0*	*100.1*	*111.3*

	Total Parking Required	Weekday Day 70%	Weekday Evening 90%	Weekday Night 5%	Weekend Day 100%	Weekend Evening 70%	Weekend Night 5%
Retail	*67.2*	*47.0*	*60.4*	*3.4*	*67.1*	*47.0*	*3.4*
	178.5	***113.8***	***160.5***	***114.7***	***156.1***	***147.1***	***114.7***

Retail Parking

	Area	Parking Req.
Retail	*20,142 SF*	*67.2 SF*

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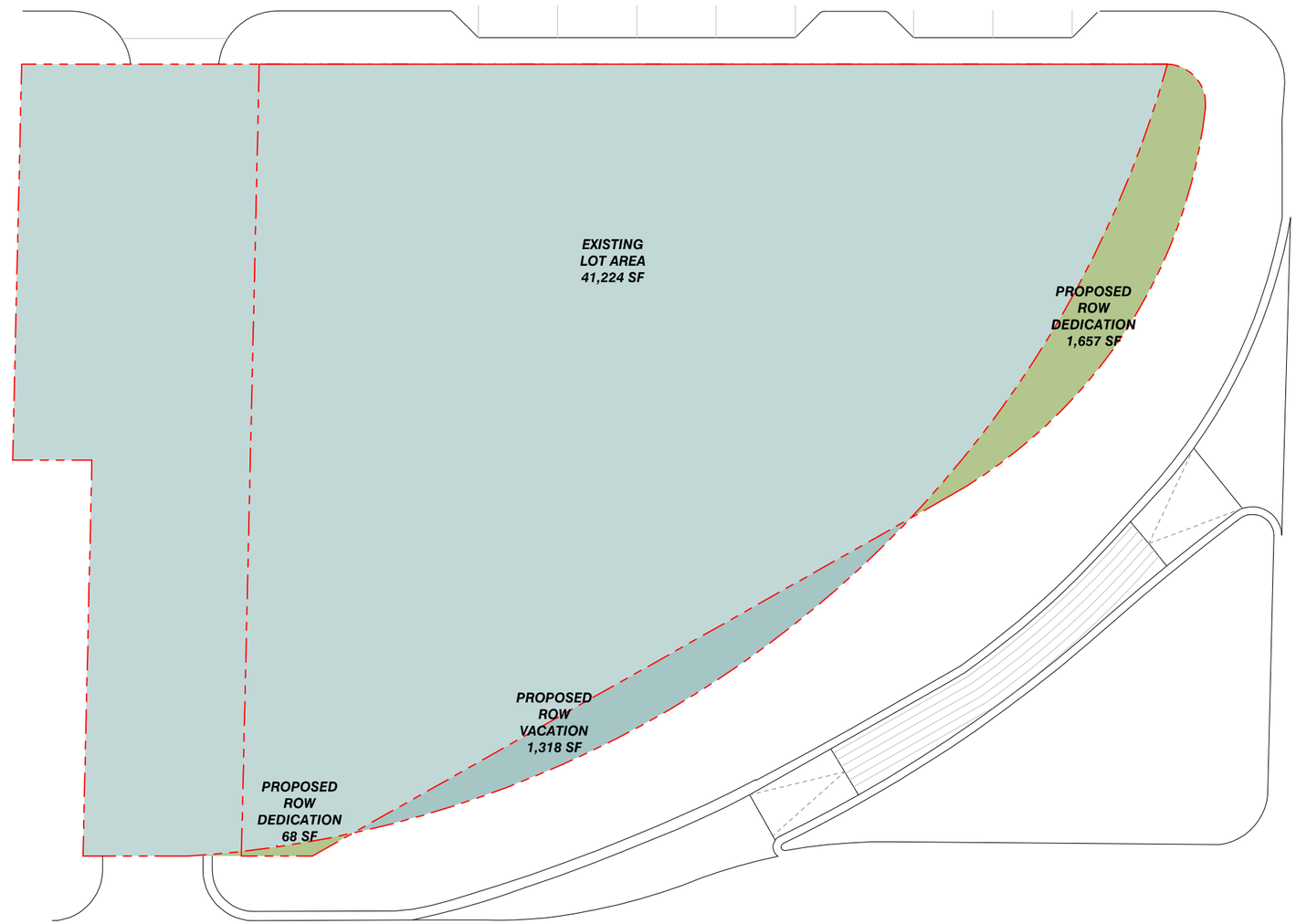

PROPOSED ROW DEDICATION	
AREA TYPE	**AREA**
ROW DEDICATION 1	68 SF
ROW DEDICATION 2	1657 SF

Total = 1,725 SF

PROPOSED SITE AREA	
AREA TYPE	**AREA**
EXISTING LOT AREA	41,224 SF
PROPOSED VACATION	1,318 SF

Total = 42,542 SF

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

FAR SITE

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

N

Ponce Park Residences | FAR Site Diagram | 1/16" = 1'-0" | December 5, 2023

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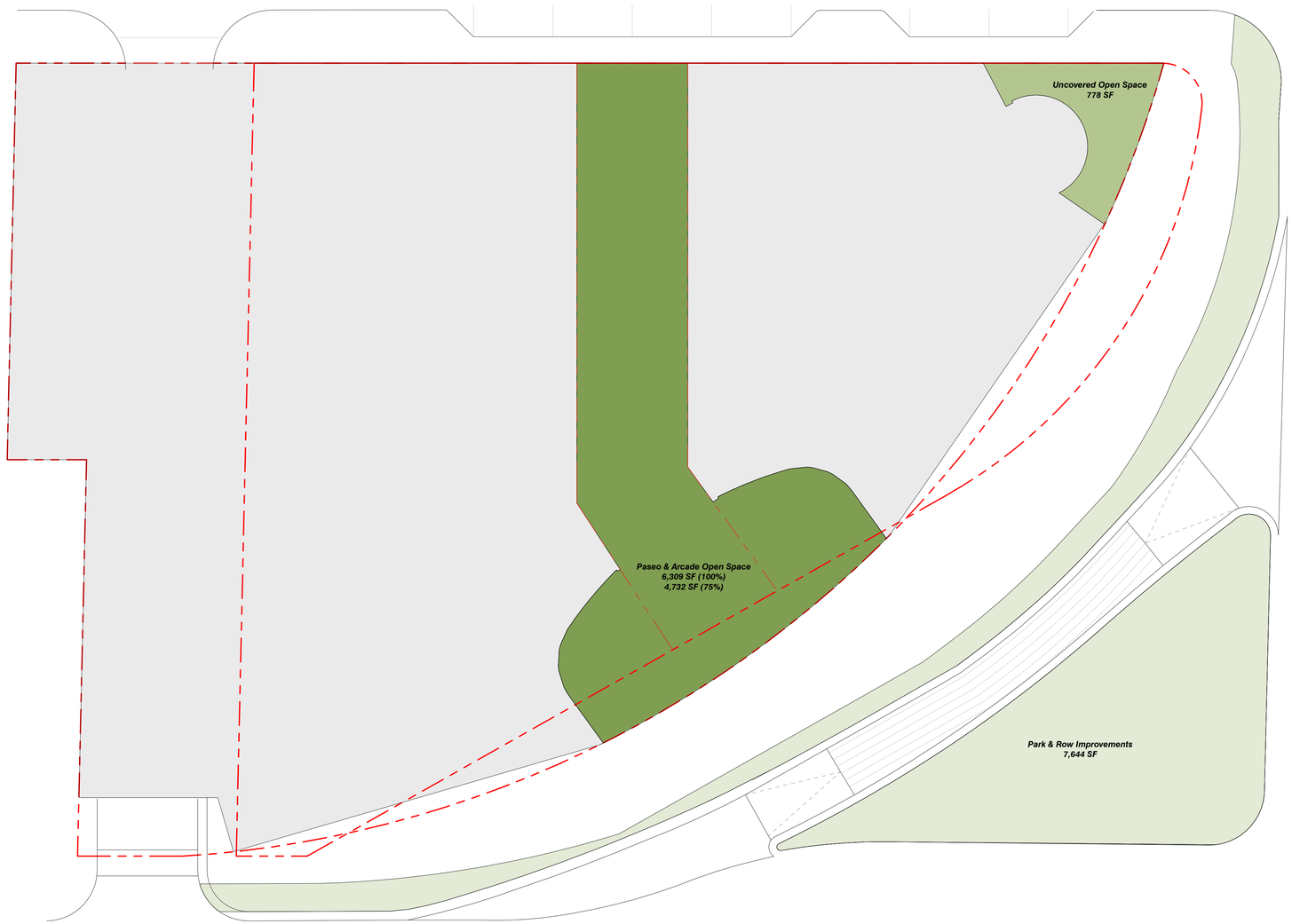

Key			
4,732 SF	On-site Covered 75%	7,644 SF	Off-Site Uncovered
778 SF	On-site Uncovered		

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

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

N

Ponce Park Residences

Landscape Open Space for Level 2 Med Bonus	1/16" = 1'-0"	December 5, 2023

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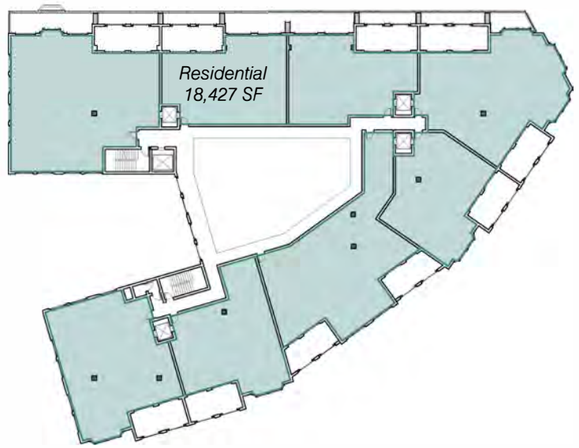
Level 3



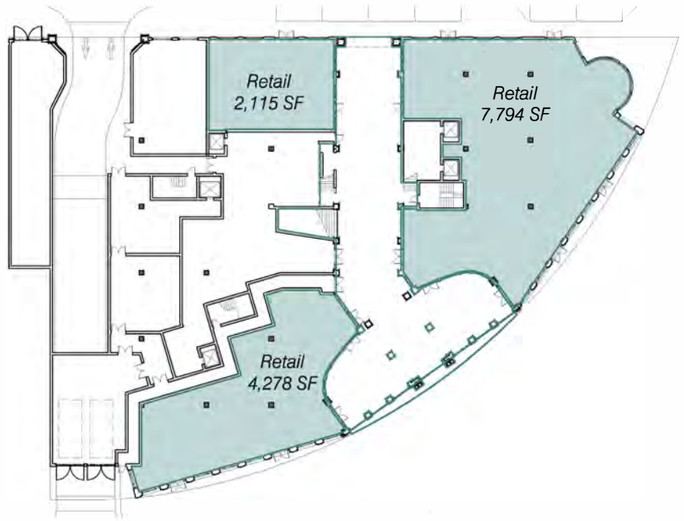
Level 4

Level 5

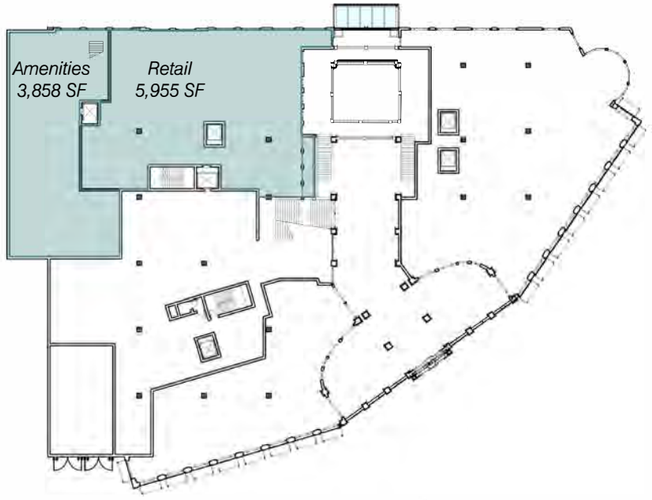
Type	Total Area	% of FAR
Amenities	8,934 SF	5.2%
Residential	143,276 SF	83.1%
Retail	20,142 SF	11.7%
	172,352 SF	

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

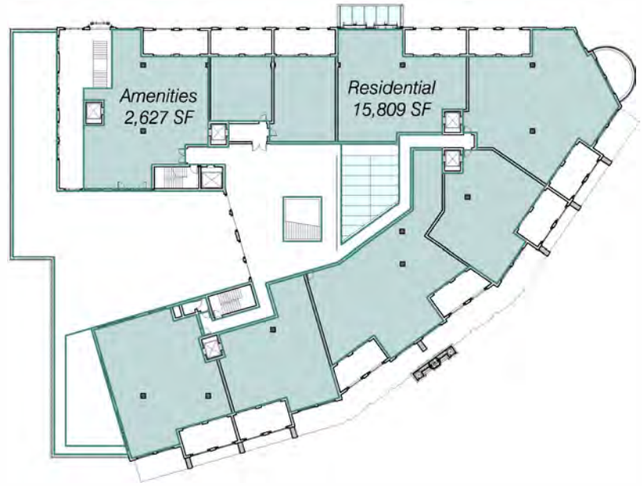
Max. Allowable FAR: 186,121 SF



Level 1



Level 1M



Level 2

Ponce Park Residences | FAR Diagrams | 1" = 30'-0" | December 5, 2023

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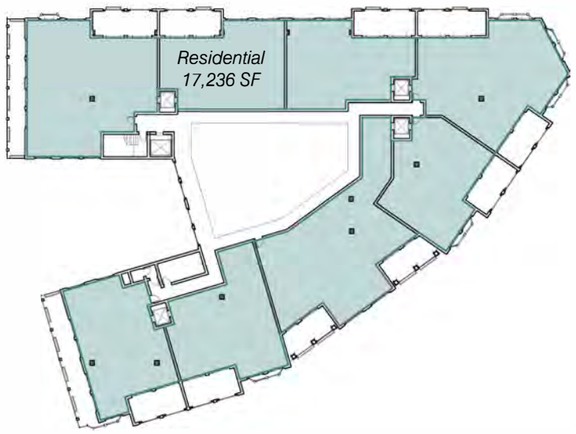
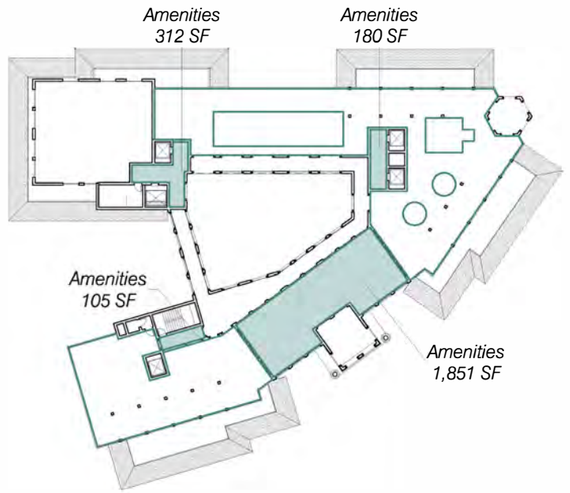
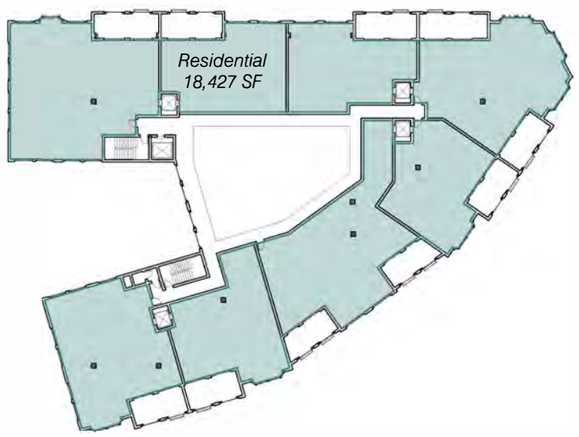


Level 8

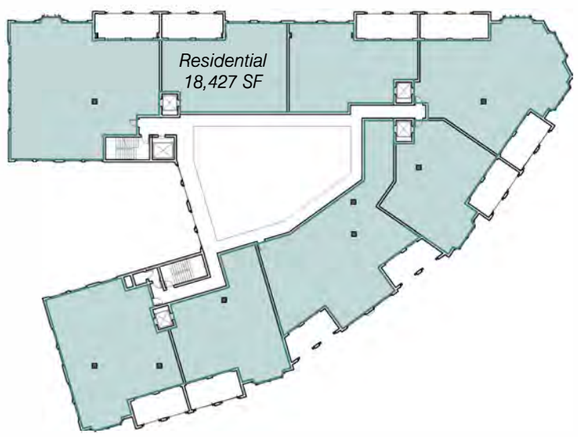
Level 9



Pool Deck



Level 6



Level 7

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

Level	Type	Area
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Level 8	Residential	17,236 SF
Level 9	Residential	16,939 SF
Pool	Amenities	2,449 SF
		172,352 SF

Max. Allowable FAR: 186,121 SF

N

Ponce Park Residences | FAR Diagrams | 1" = 30'-0" | December 5, 2023

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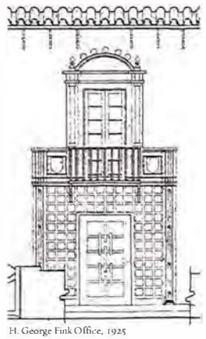
Coral Gabels City Hall

Biltmore Hotel



H. George Fink Office, 1925

H. George Fink Office - Entry

The Colonnade - Main Entry

MEDITERRANEAN DESIGN STYLE TABLE 01: REQUIRED STANDARDS (ALL REQUIRED)

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

MEDITERRANEAN DESIGN STYLE TABLE 02 : ARCHITECTURAL AND PUBLIC REALM STANDARDS (8/12 REQUIRED - 10/12 PROVIDED)

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

MEDITERRANEAN DESIGN STYLE TABLE 03 : BONUS TABLE (OTHER DEVELOPMENT OPTIONS)

REF. #	TYPE	COMMENTS
1.	Building Setbacks	N/A
2.	R.O.W. Encroachments	N/A
3.	Parking Requirement Exemptions	N/A
4.	Multi-Family Density	N/A

Mediterranean Design Style Table

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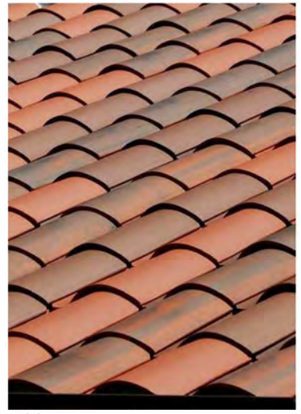
NE RENDERING

AWNINGS: MEDIUM BRONZE - YB1N



ROOF TILES

STOREFRONTS: CHAMPAGNE - YH3N

PAINTED VENETIAN PLASTER

BRACKETS & SOFFITS: STAINED CYPRESS WOOD

STONE

STONE

MATERIALS

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

Ponce Park Residences

Alley/Paseo Location Diagram	1/16" = 1'-0"	December 5, 2023

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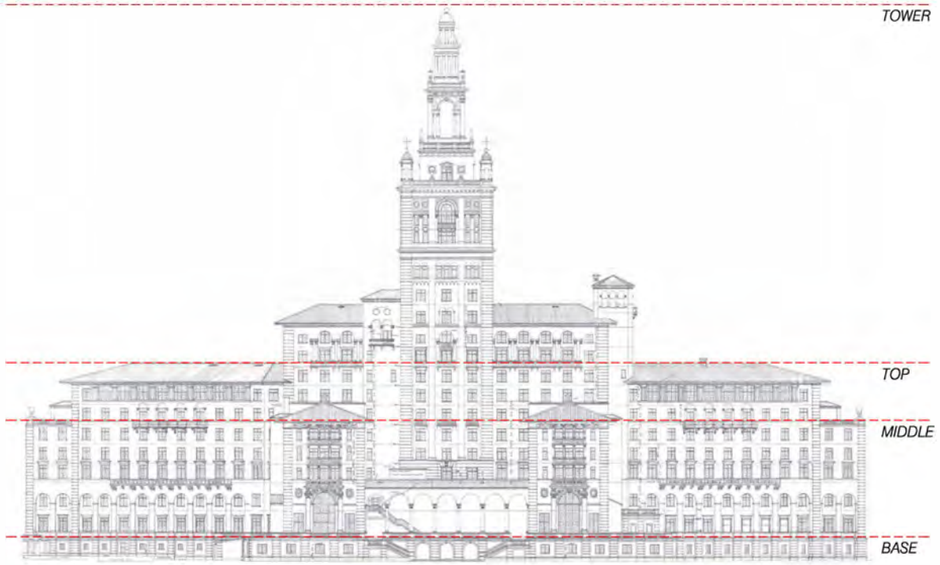
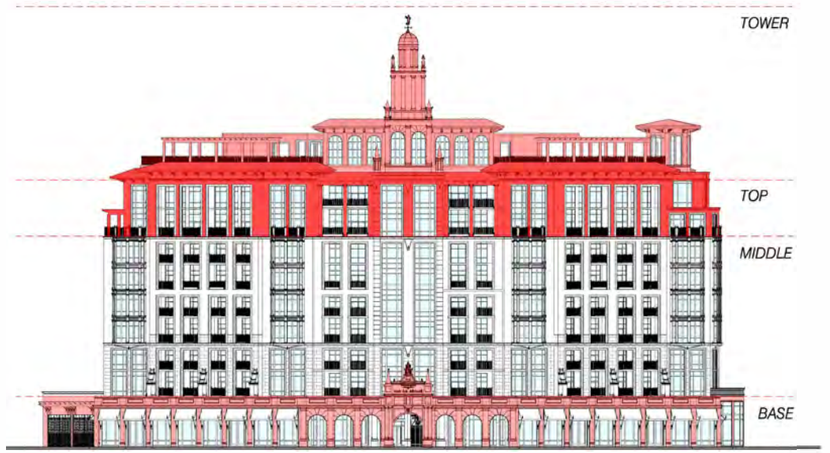
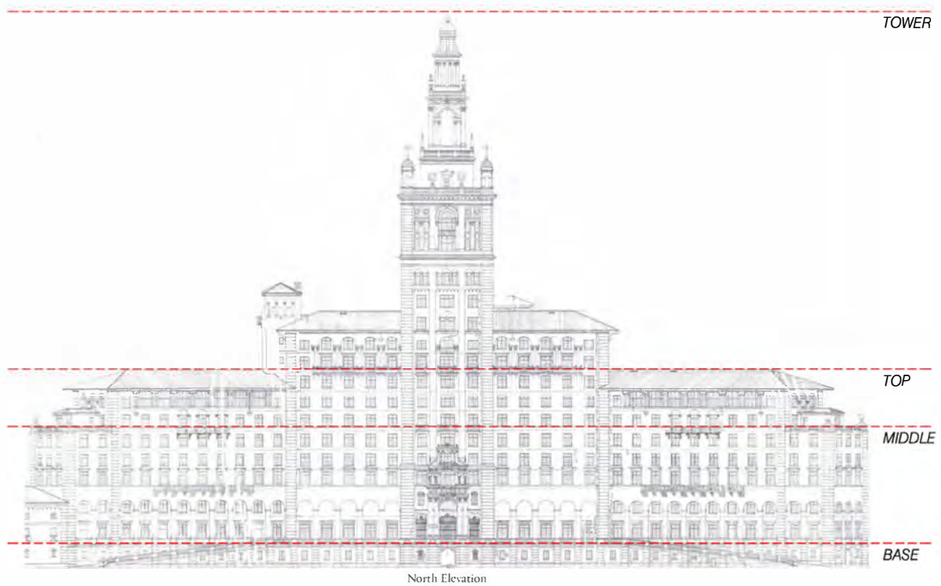


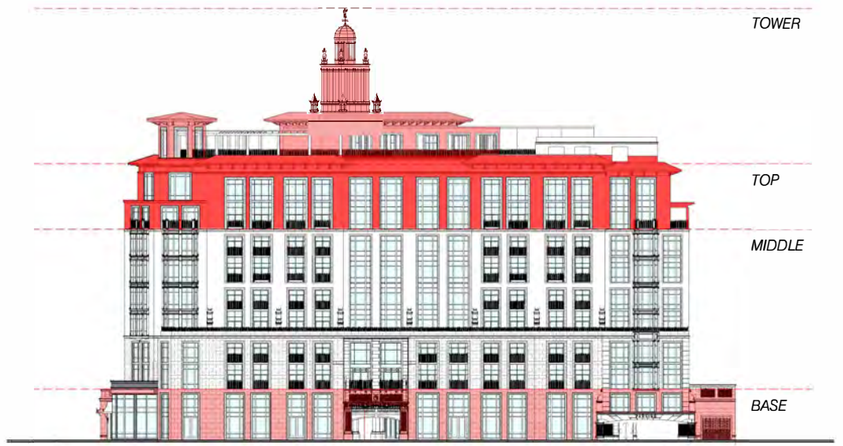
Biltmore Hotel: South Elevation



Southeast Elevation
Scale: 1" = 30'-0"



North Elevation



North Elevation
Scale: 1" = 30'-0"

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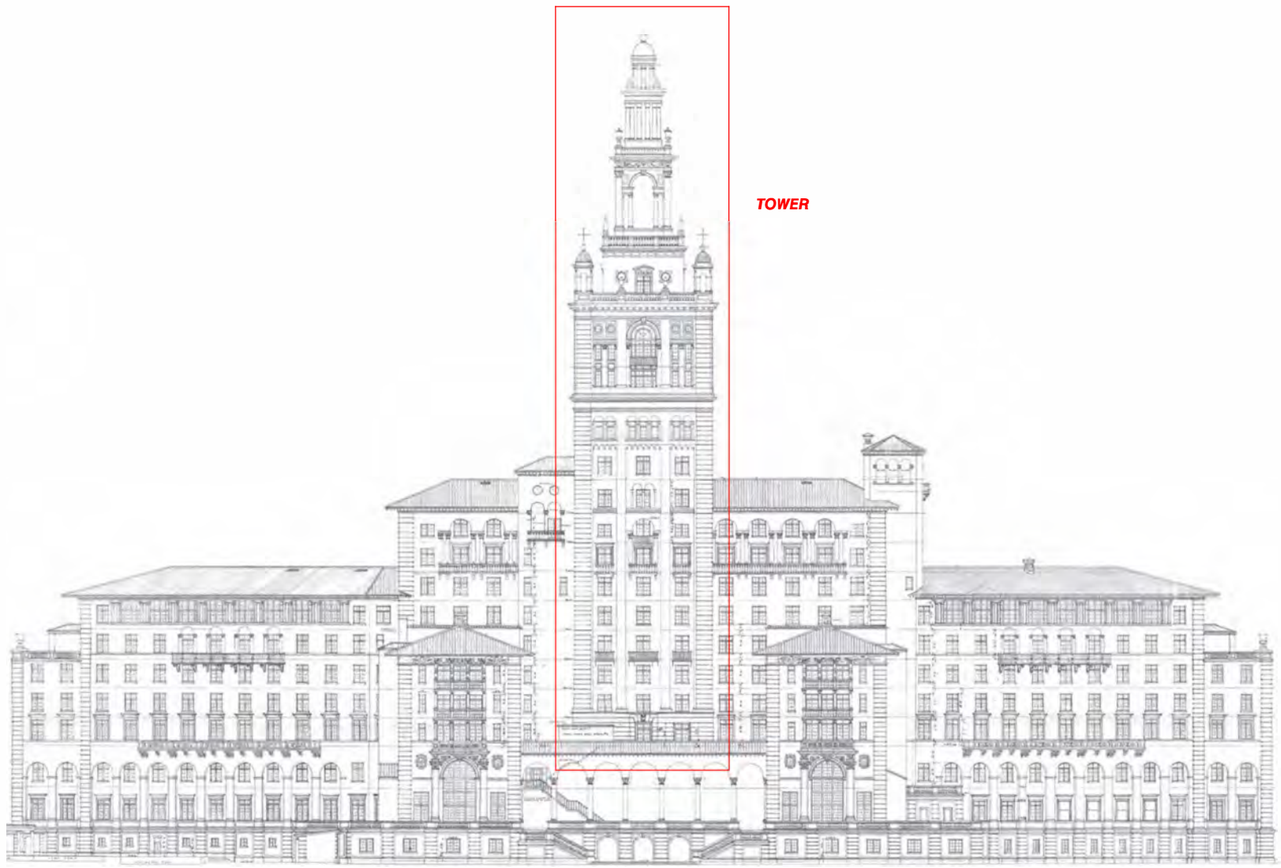

Biltmore Hotel: South Elevation

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June 21 - 10:00 hrs

June 21 - 13:00 hrs

June 21 - 16:00 hrs

September 21 - 10:00 hrs

September 21 - 13:00 hrs

September 21 - 16:00 hrs

December 21 - 10:00 hrs

December 21 - 13:00 hrs

December 21 - 16:00 hrs

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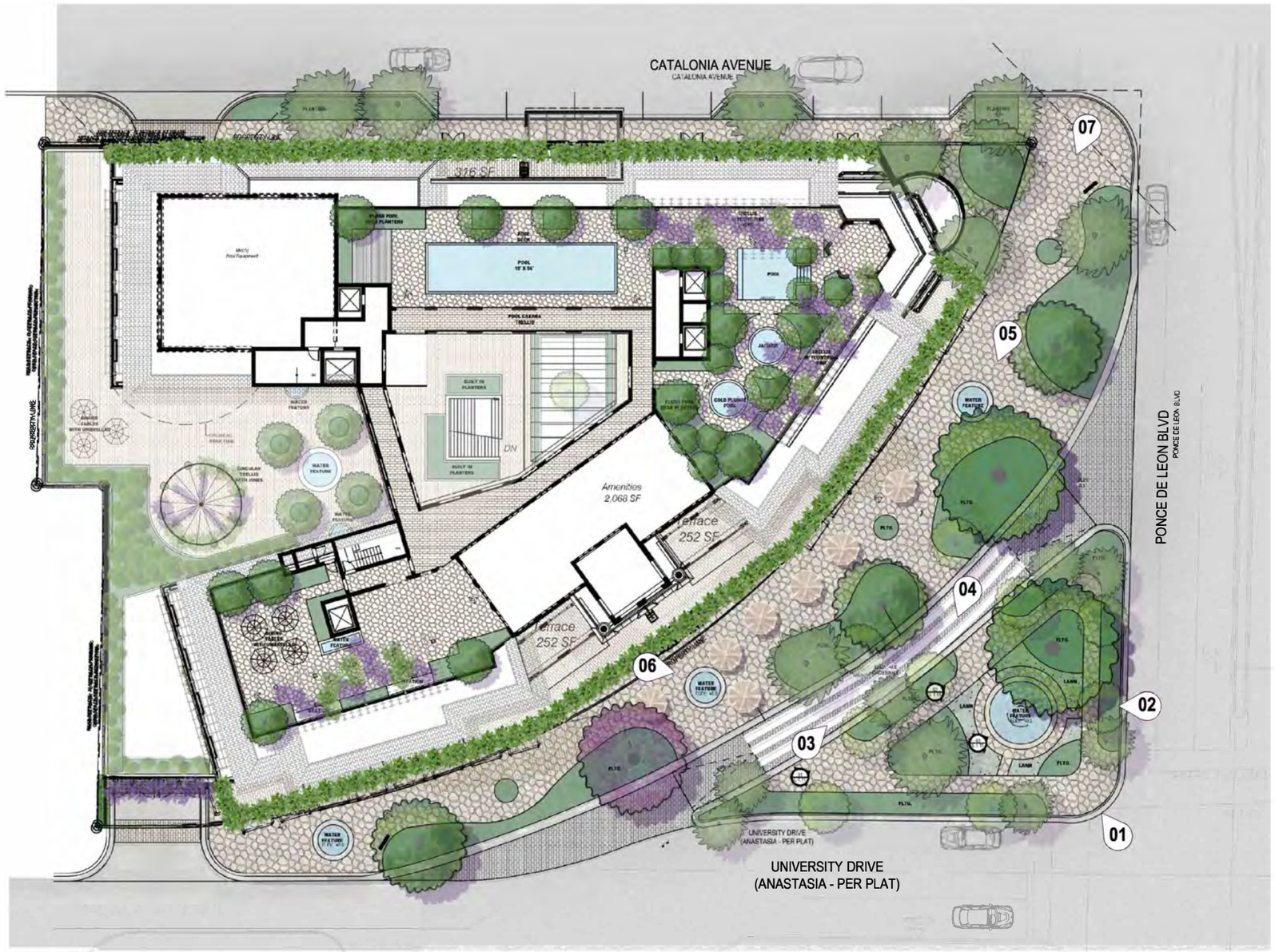

ILLUSTRATIVE SITE PLAN
SCALE: 1/16"=1'-0"

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

NATURALFICIAL
LANDSCAPE ARCHITECTURE + DESIGN
6915 Red Road, Suite 224
Coral Gables, FL 33143
O: 786.717.8054 | M: 305.321.2341

Ponce Park Residences

Rendered Site Plan	NOT TO SCALE	December 5, 2023

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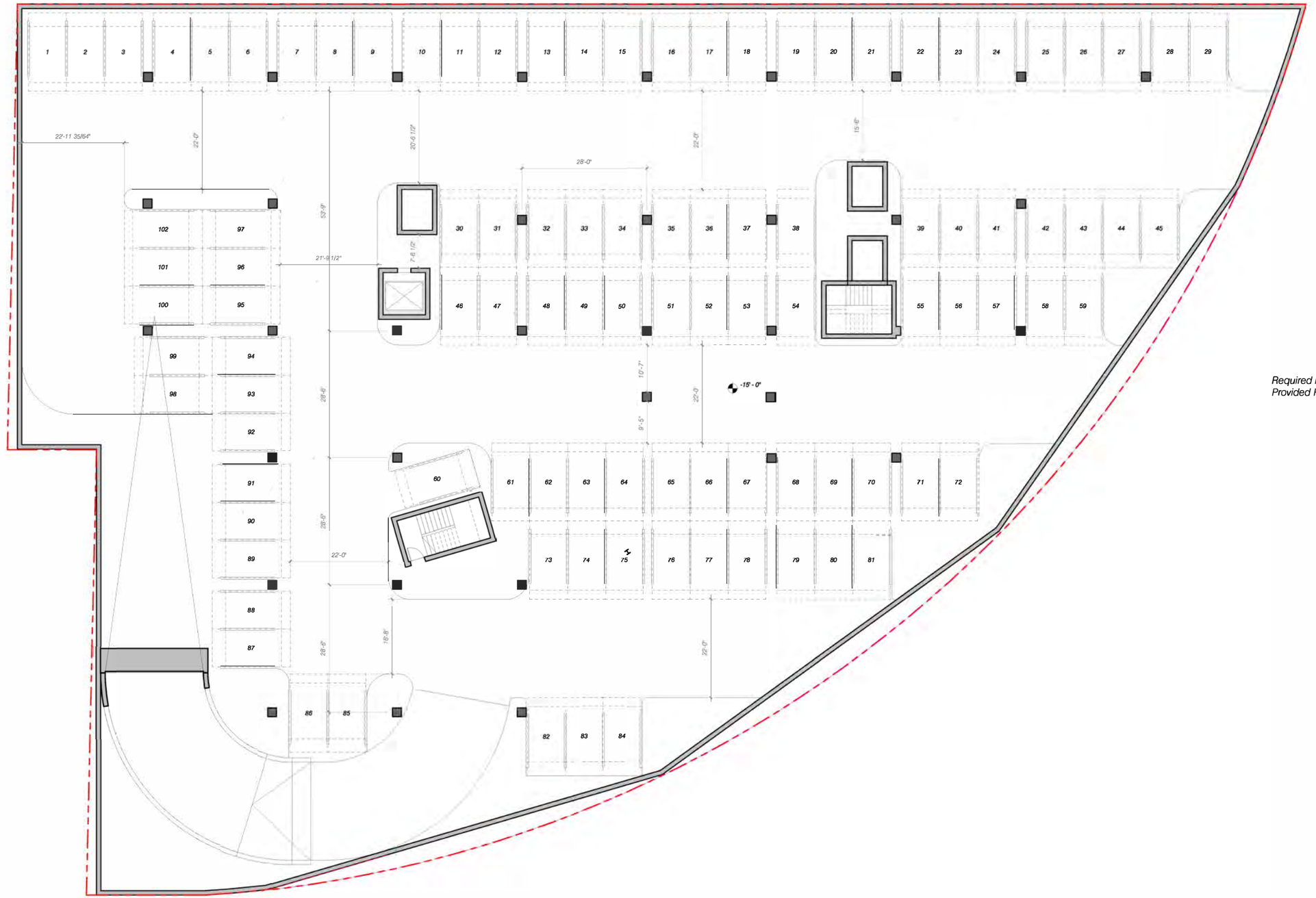

Parking

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

N

0 5'-4" 10'-8" 32'-0"

Ponce Park Residences | Basement | 3/32" = 1'-0" | December 5, 2023

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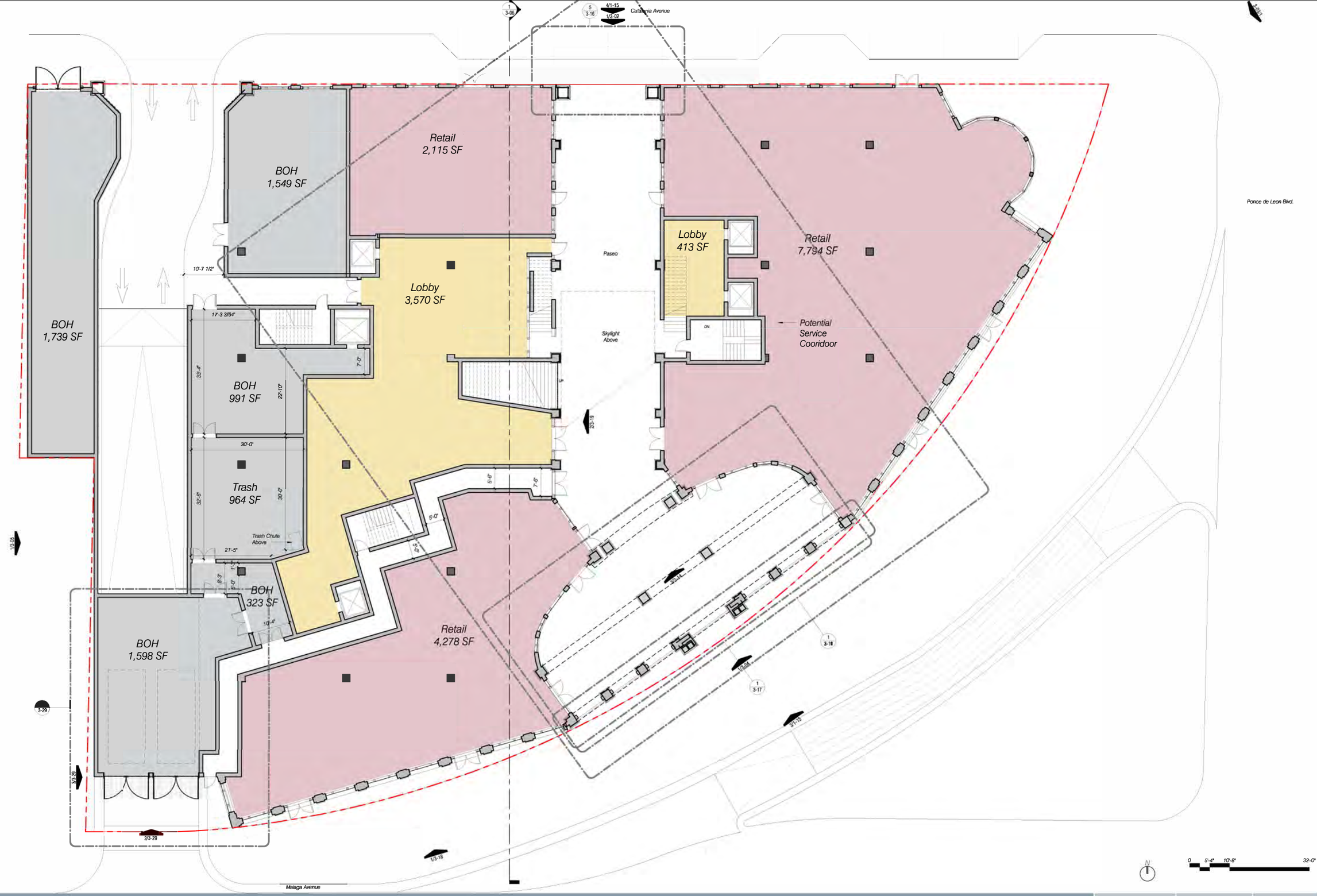

Ponce Park Residences | Level 1 | 3/32" = 1'-0" | December 5, 2023

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Ponce Park Residences | Level 1M | 3/32" = 1'-0" | December 5, 2023

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

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

N

0 5'-4" 10'-8" 32'-0"

Ponce Park Residences | Level 2 | 3/32" = 1'-0" | December 5, 2023

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

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

0 5'-4" 10'-8" 32'-0"

Ponce Park Residences | Level 3 | 3/32" = 1'-0" | December 5, 2023

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

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

0 5'-4" 10'-8" 32'-0"

Ponder Park Residences | Level 4 | 3/32" = 1'-0" | December 5, 2023

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

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

0 5'-4" 10'-8" 32'-0"

Ponce Park Residences | Level 5 | 3/32" = 1'-0" | December 5, 2023

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

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

N

0 5'-4" 10'-8" 32'-0"

Ponce Park Residences | Level 6 | 3/32" = 1'-0" | December 5, 2023

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

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

N

0 5'-4" 10'-8" 32'-0"

Ponce Park Residences | Level 7 | 3/32" = 1'-0" | December 5, 2023

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

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

N

0 5'-4" 10'-8" 32'-0"

Ponce Park Residences | Level 8 | 3/32" = 1'-0" | December 5, 2023

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

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

0 5'-4" 10'-8" 32'-0"

Ponce Park Residences | Level 9 | 3/32" = 1'-0" | December 5, 2023

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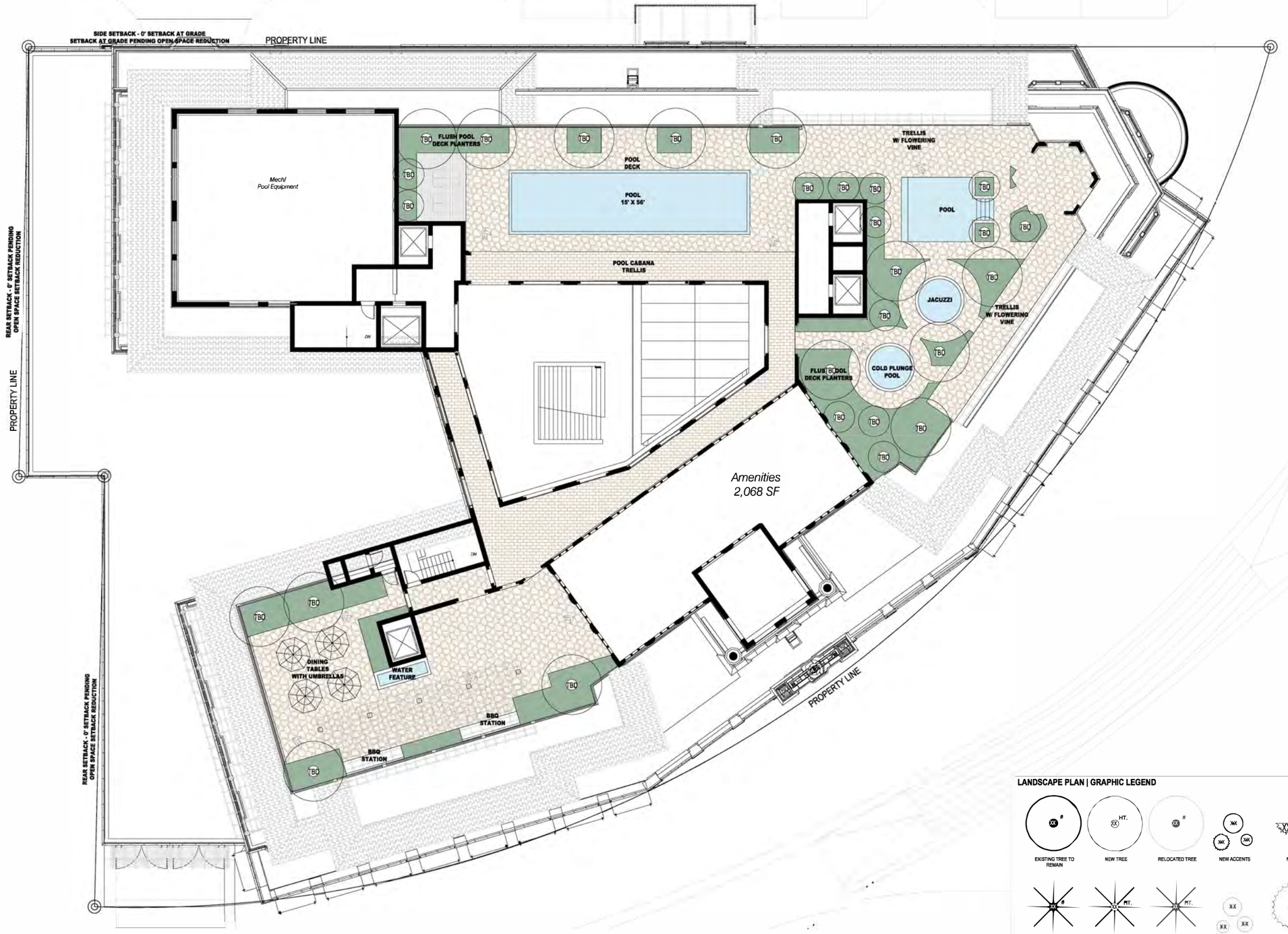
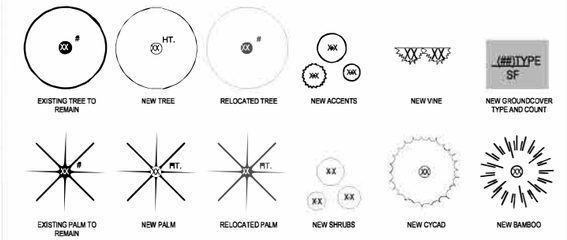


ROOF LEVEL LANDSCAPE PLAN

SCALE: 3/32" = 1'-0"

LANDSCAPE PLAN | GRAPHIC LEGEND



NATURALFICIAL
LANDSCAPE ARCHITECTURE + DESIGN
5913 Red Road, Suite 23
South Miami, FL 33143
O. 786.717.6554 / M. 305.321.2341

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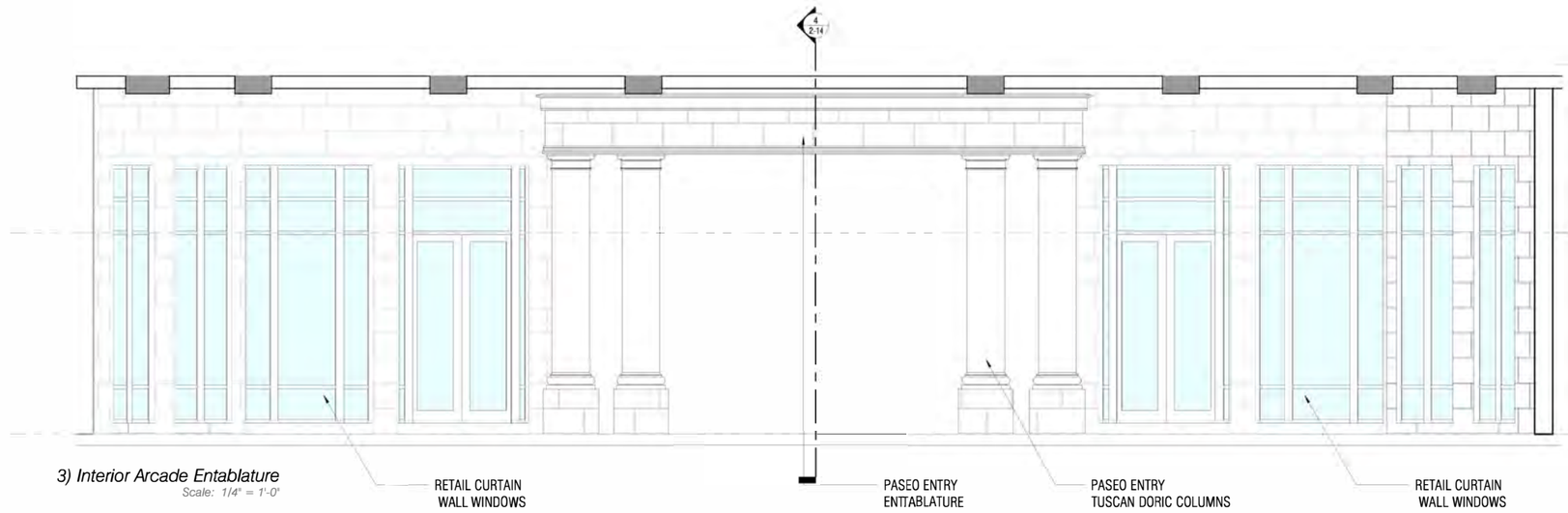
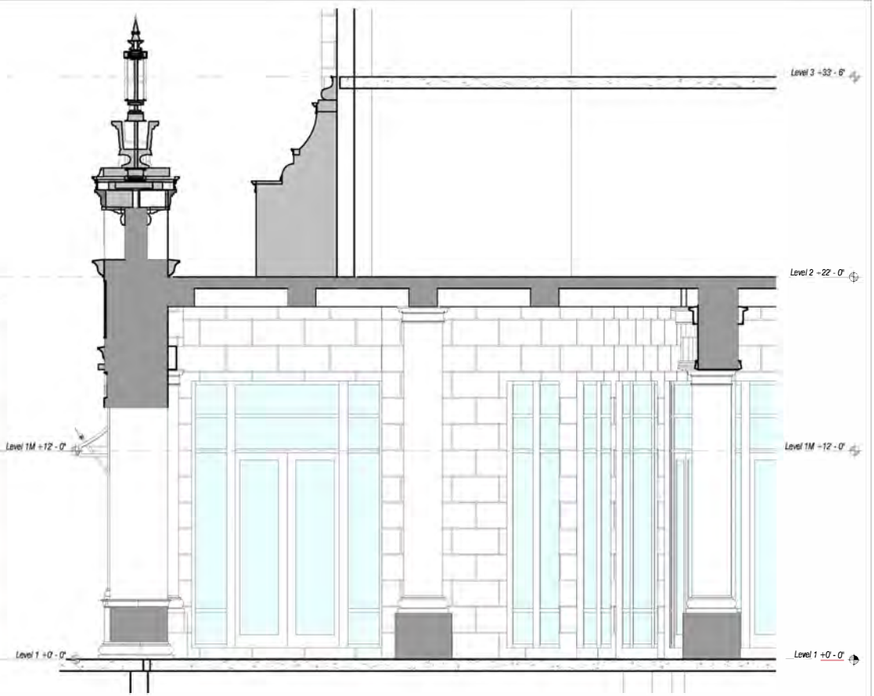
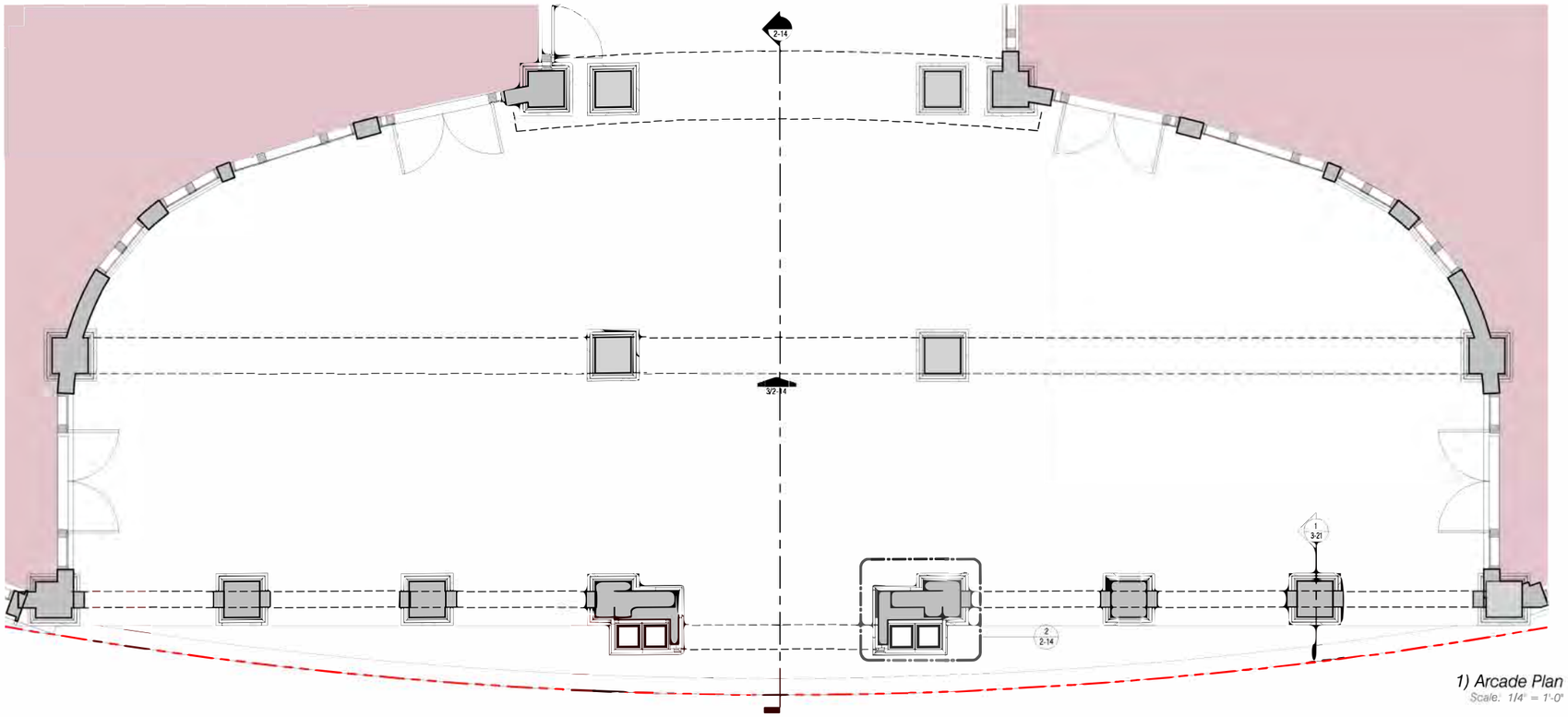


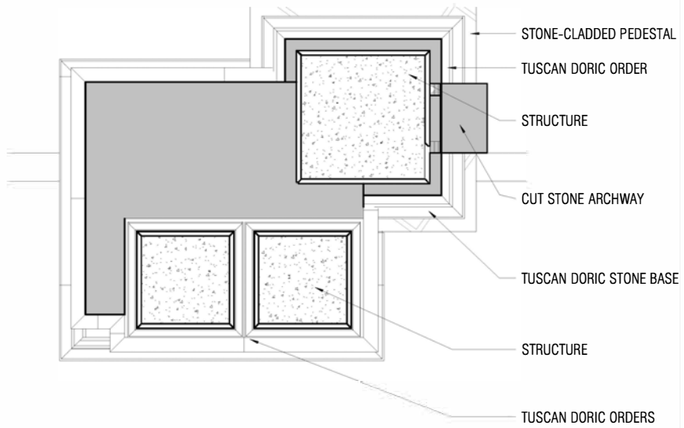
3) Interior Arcade Entablature
Scale: 1/4" = 1'-0"



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



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



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

Ponce Park Residences

Aracde Plan Enlarged	As indicated	December 5, 2023

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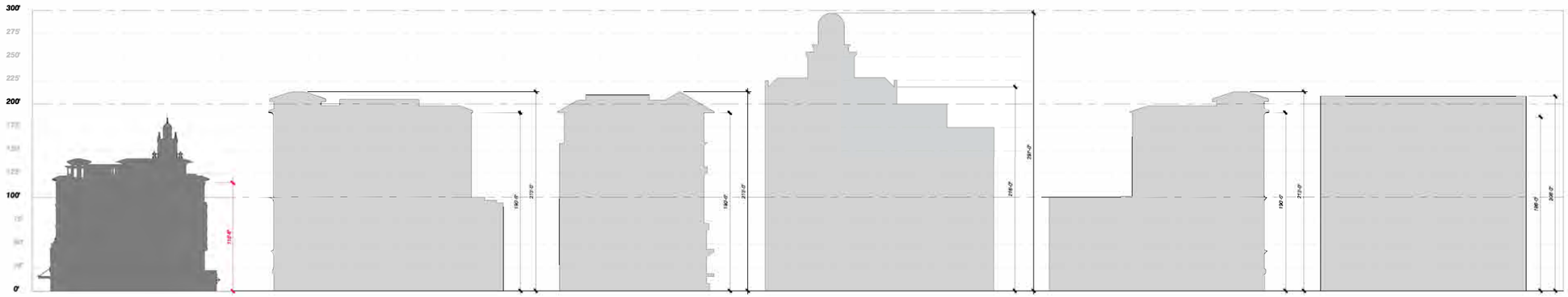
250 CATALONIA
80'

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

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

EAST/WEST CONTEXT SECTION



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

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

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

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

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

2800 PONCE DE LEON
186'-0" ROOF HEIGHT
208'-0" ARCH HEIGHT

ADJACENT PROJECTS HEIGHT COMPARISON

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

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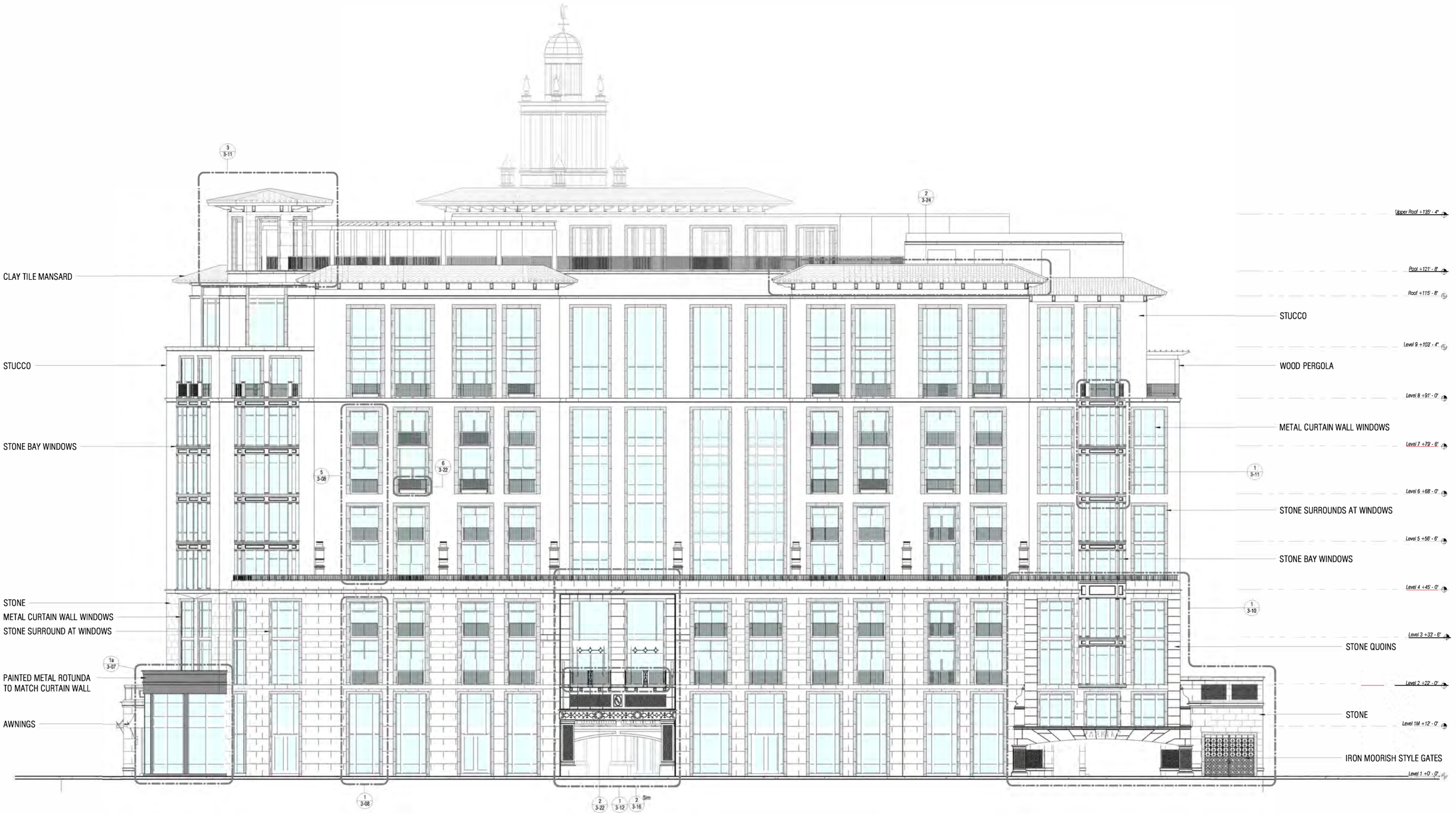

North Elevation
Scale: 1" = 10'-0"

Ponce Park Residences

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

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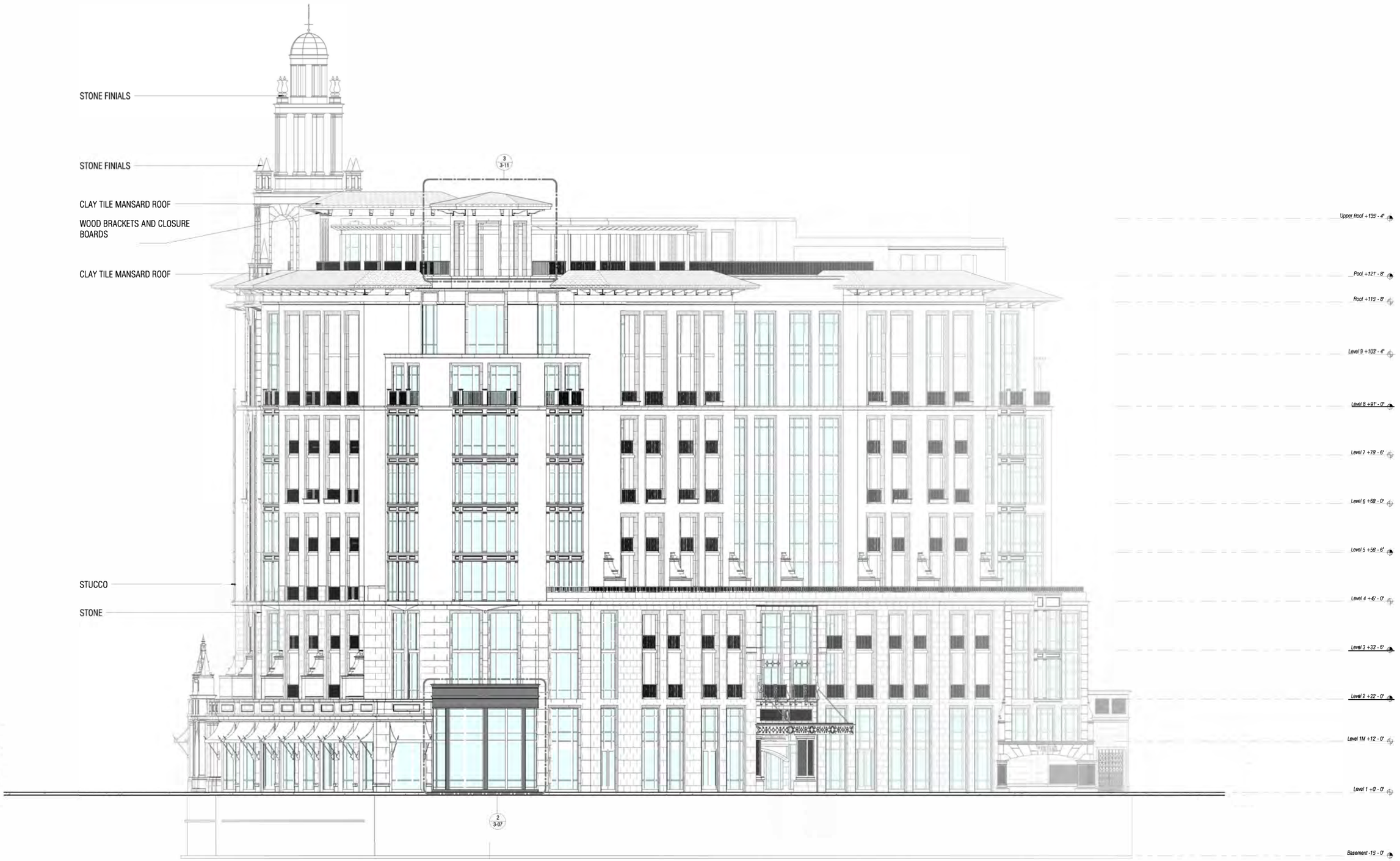

Northeast Elevation
Scale: 1" = 10'-0"

Ponce Park Residences

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

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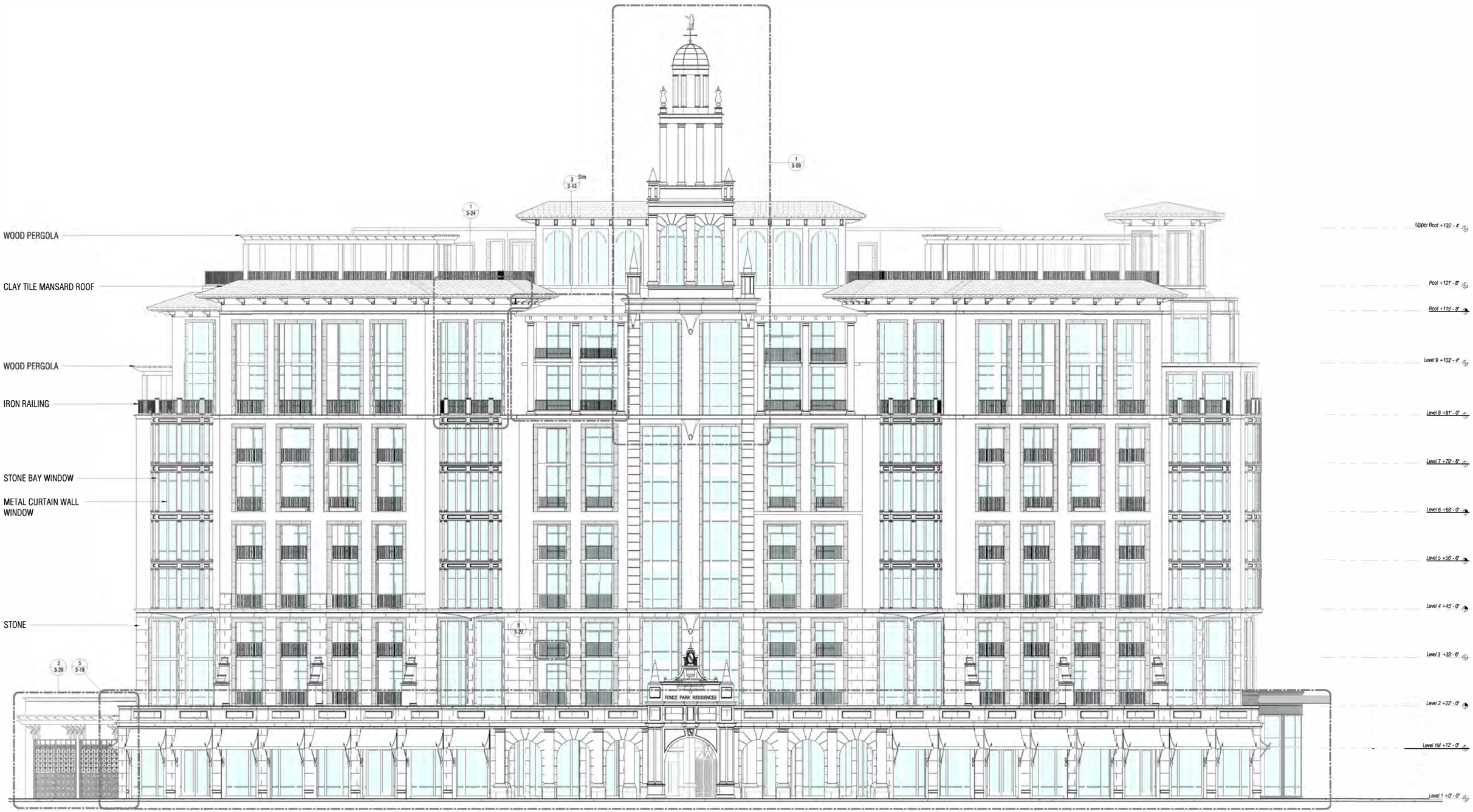

Southeast Elevation
Scale: 1" = 10'-0"

Ponce Park Residences | Southeast Elevation | 1" = 10'-0" | December 5, 2023

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

Ponce Park Residences | West Elevation | 1" = 10'-0" | December 5, 2023

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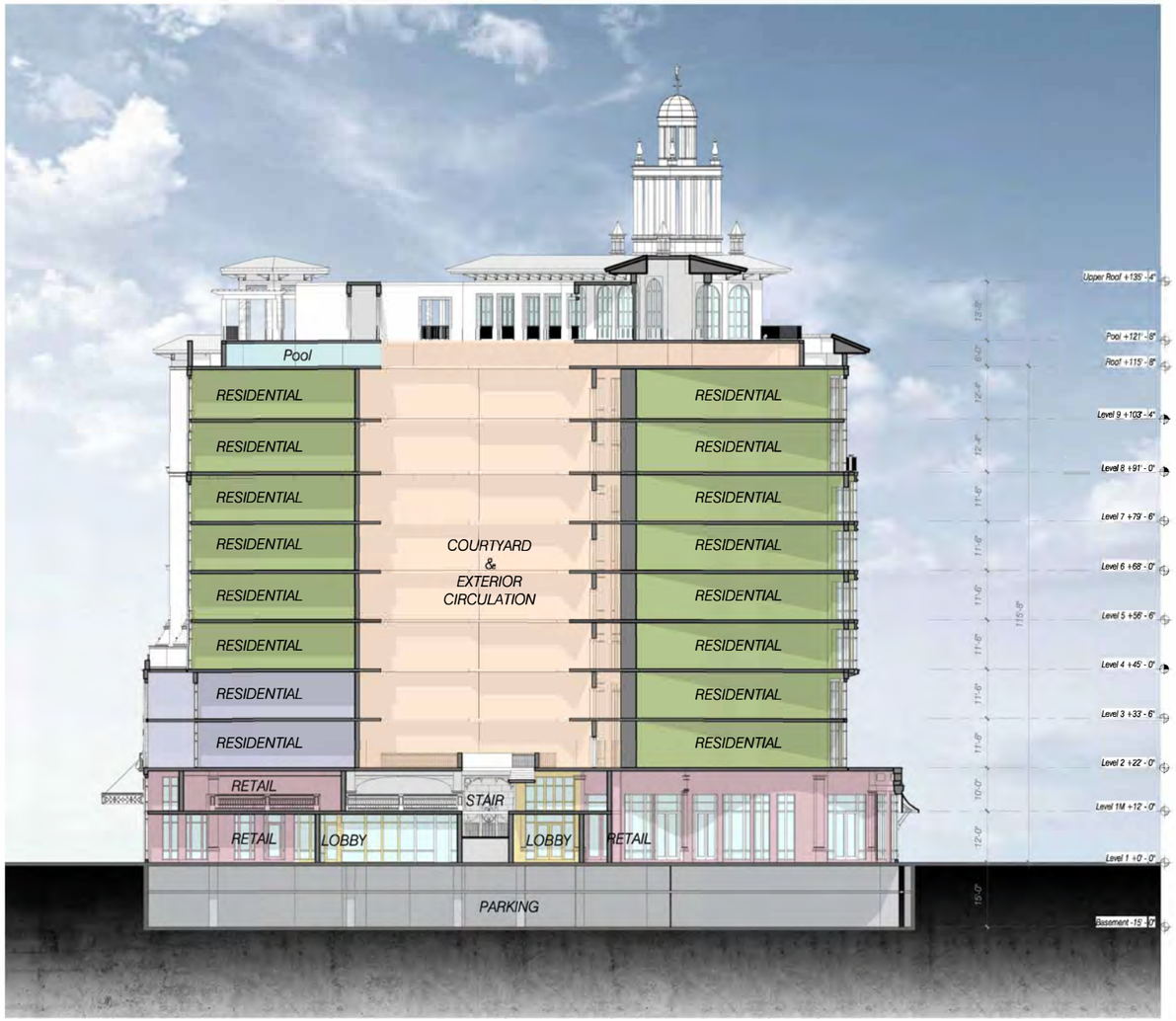

N/S SECTION
Scale: 1/16" = 1'-0"

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

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

Ponce Park Residences

Enlarged Details	1/2" = 1'-0"	December 5, 2023

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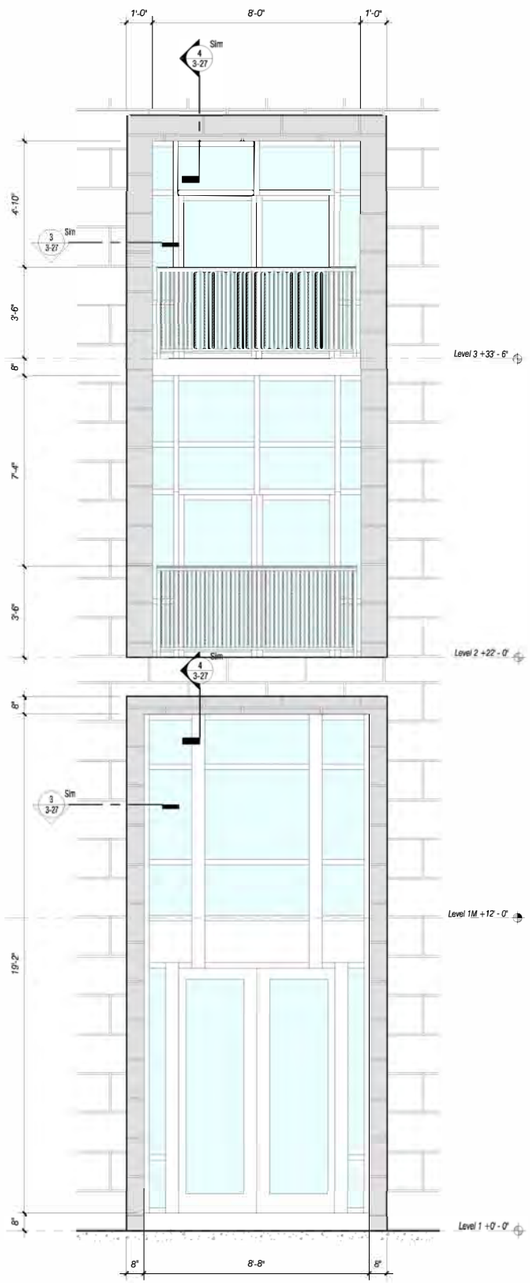
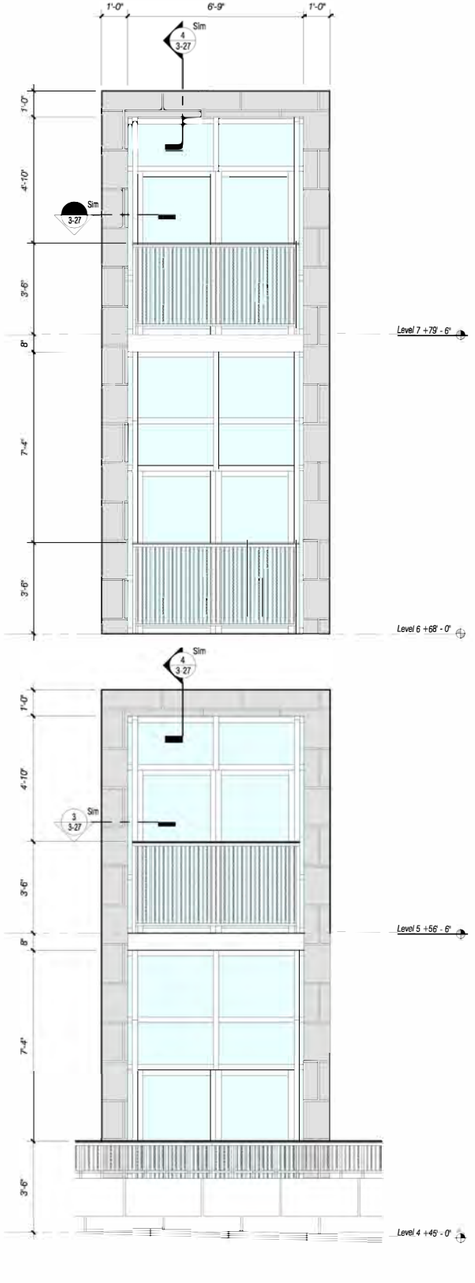


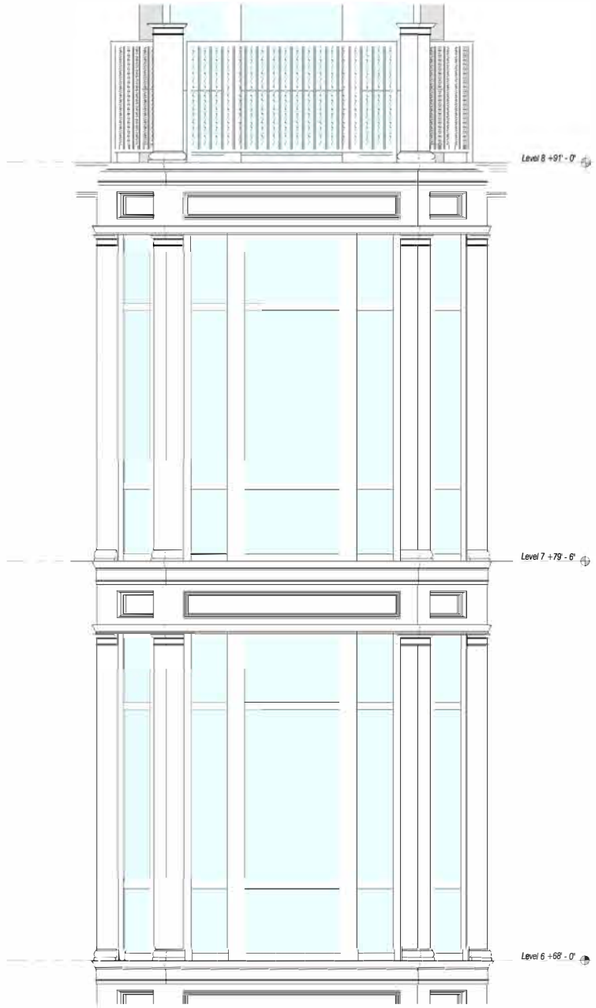
1) Enlarged North Block

Scale: 3/8" = 1'-0"



2) Enlarged North Block

Scale: 3/8" = 1'-0"



3) Enlarged North Block

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

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Ponce Park Residences

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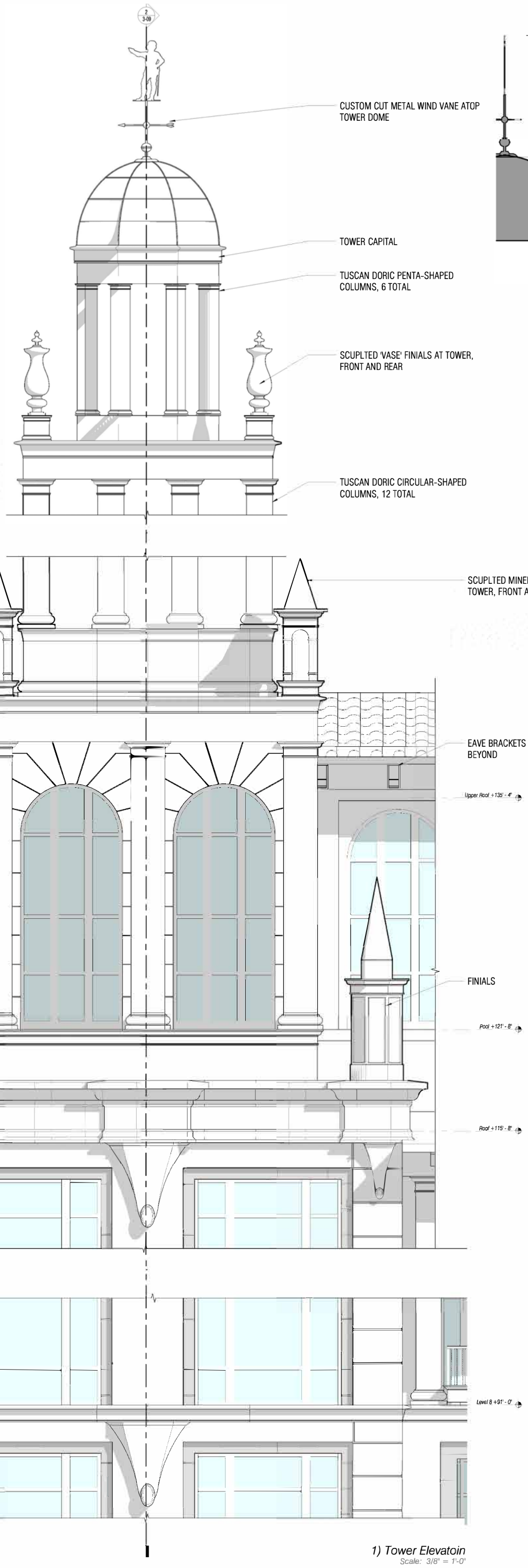
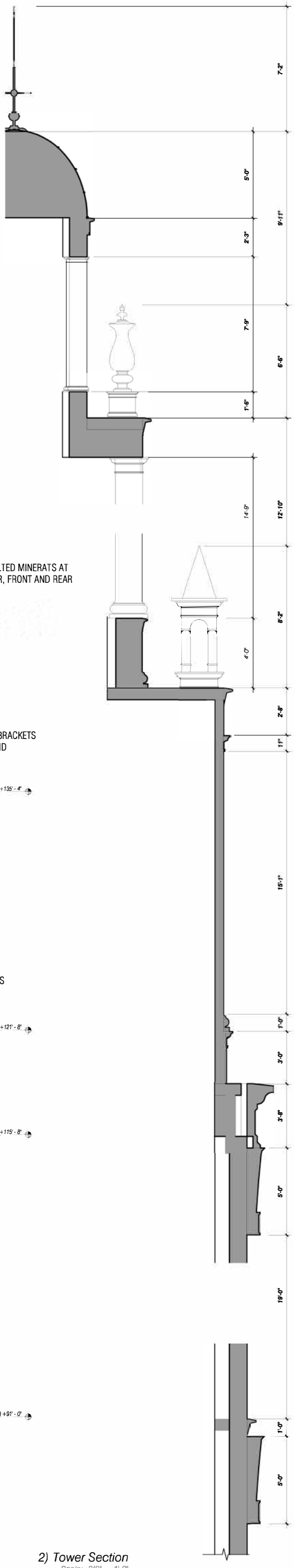


1) Tower Elevatoin
Scale: 3/8" = 1'-0"



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

Enlarged Details

3/8" = 1'-0"

December 5, 2023

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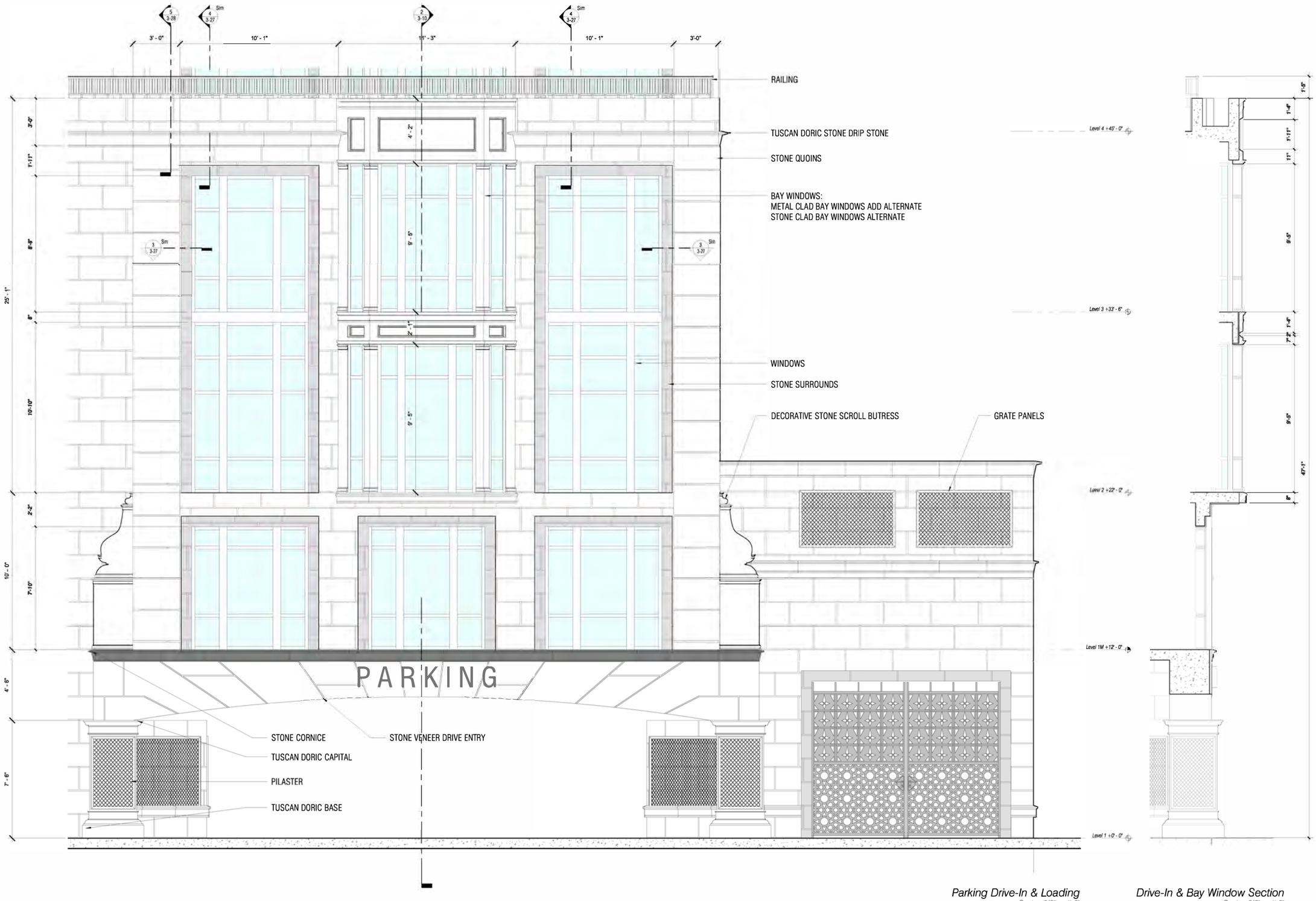
3-09



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

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

Ponce Park Residences | Enlarged Details | 3/8" = 1'-0" | December 5, 2023

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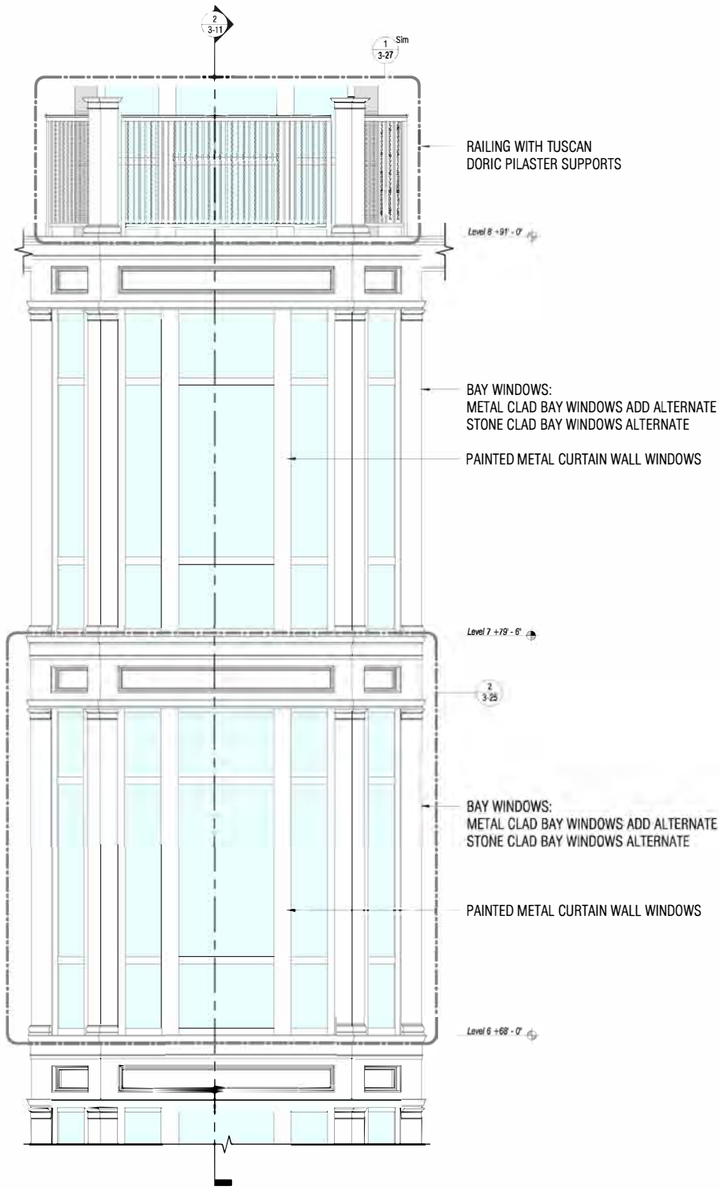
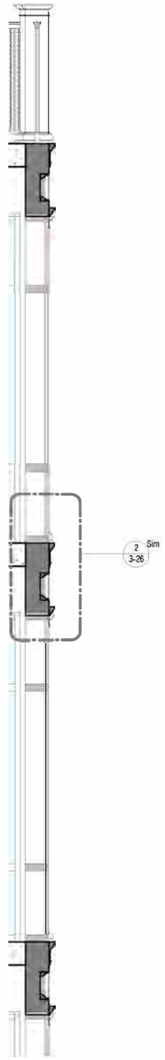


1) Bay Window Elevation

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



2) Upper Bay Window Section

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

3) Enlarged North Block

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

Ponce Park Residences | Enlarged Details | 1/2" = 1'-0" | December 5, 2023

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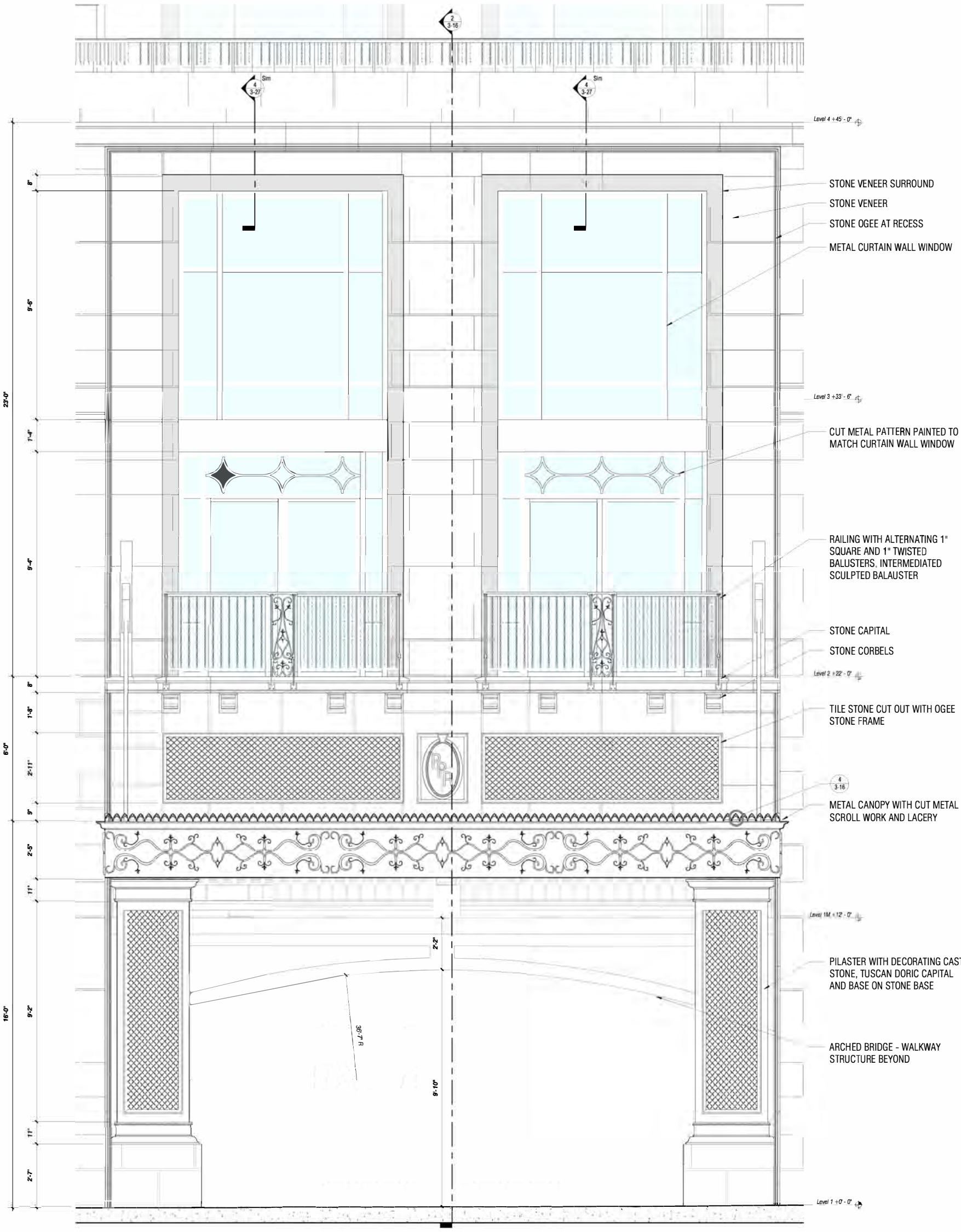

Paseo Elevation

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

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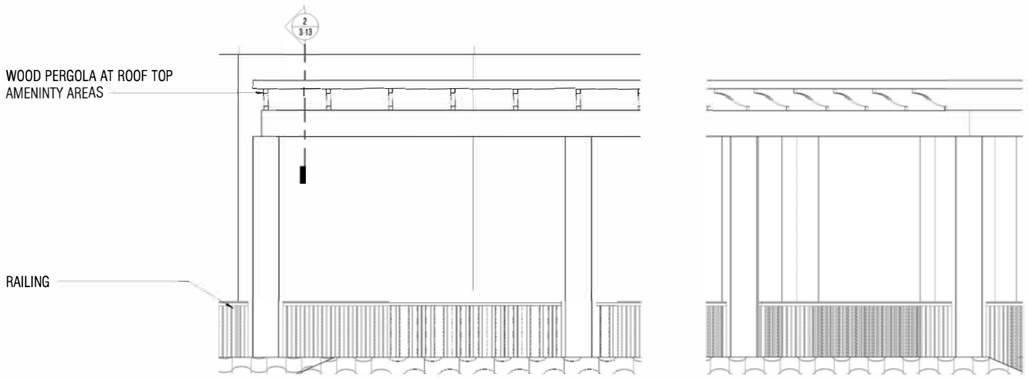
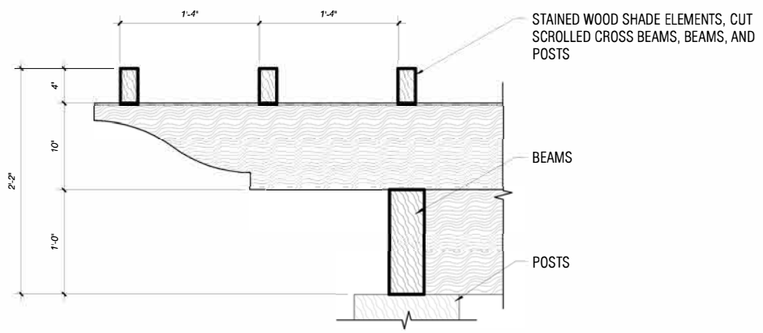
Enlarged Details

1/2" = 1'-0"

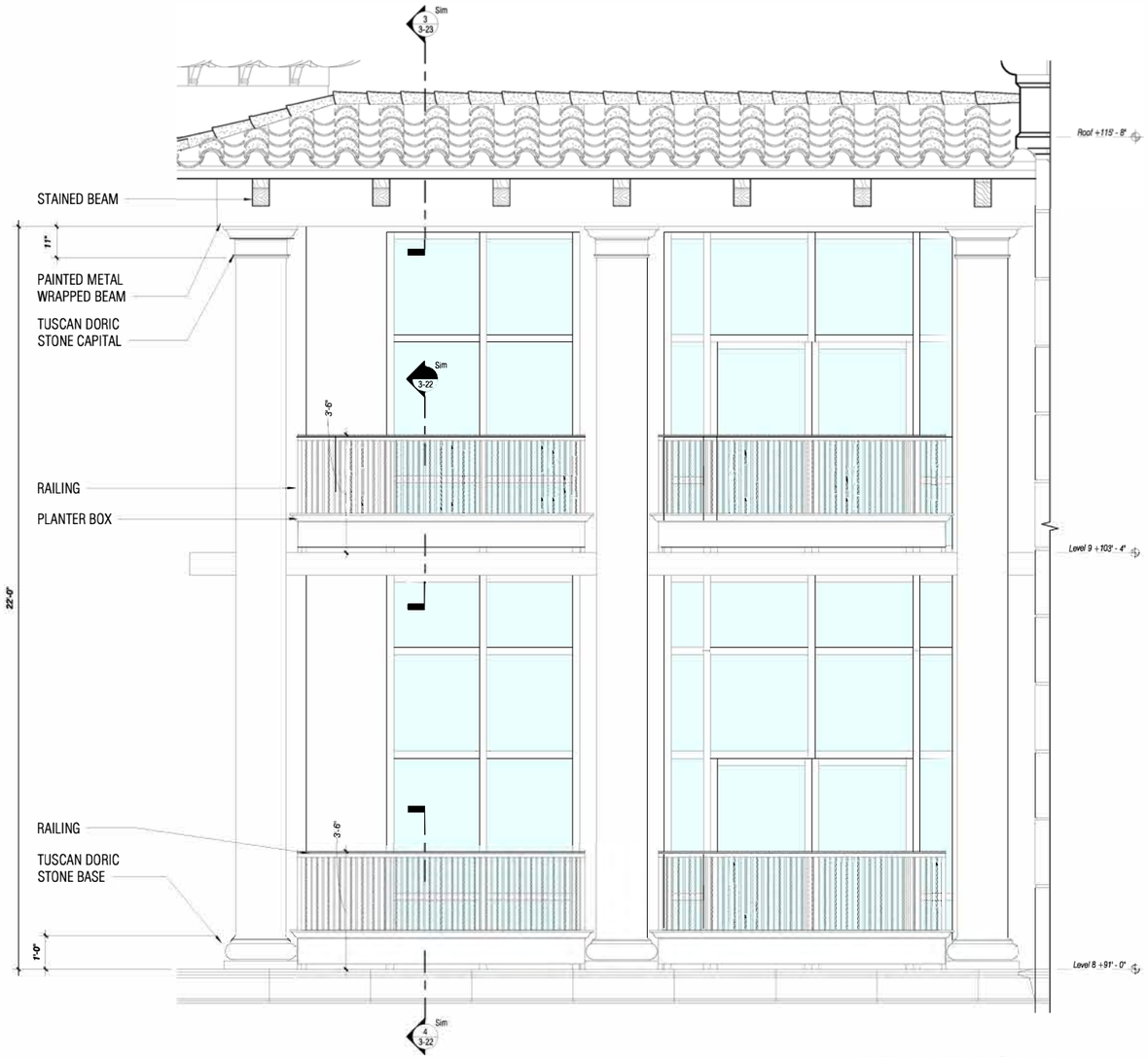
December 5, 2023



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



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



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

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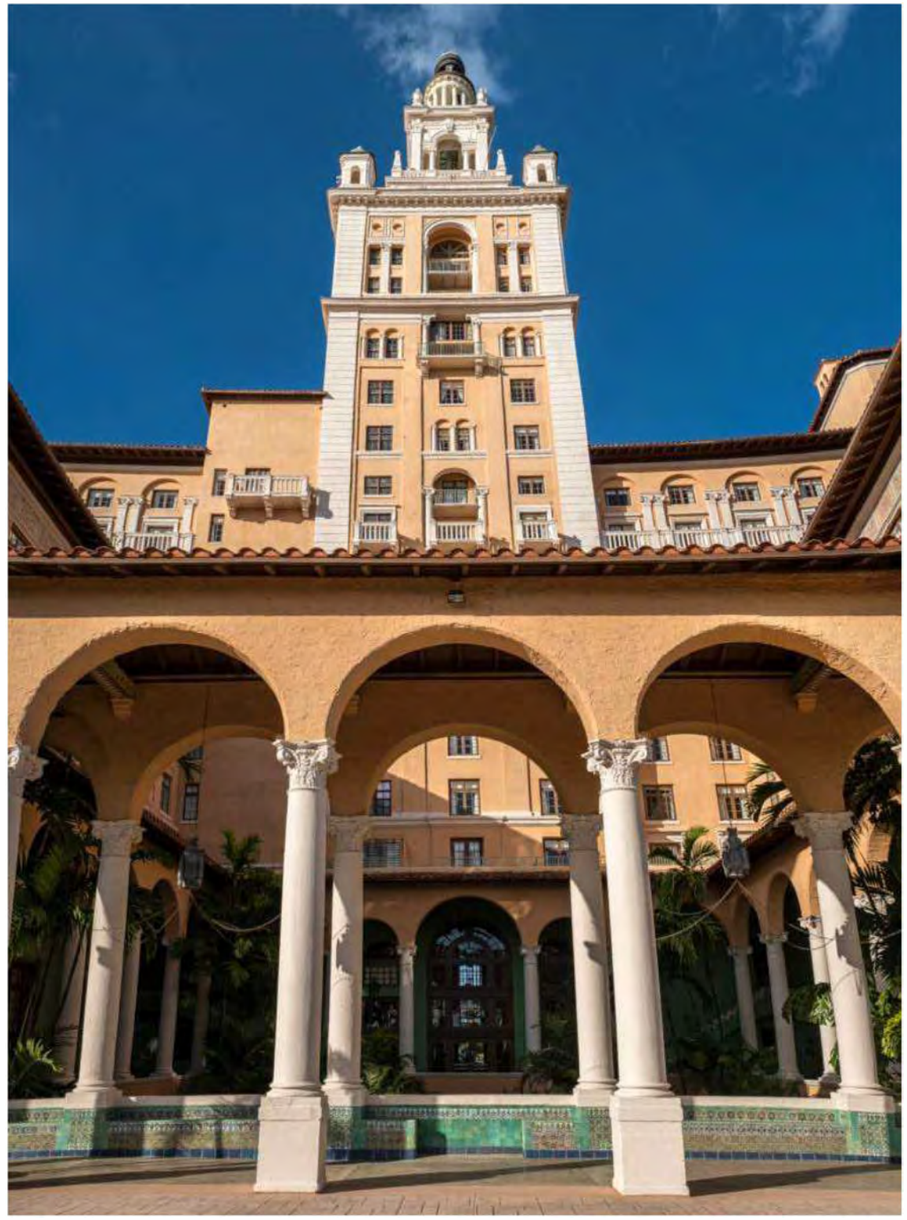

Arcade Inspiration

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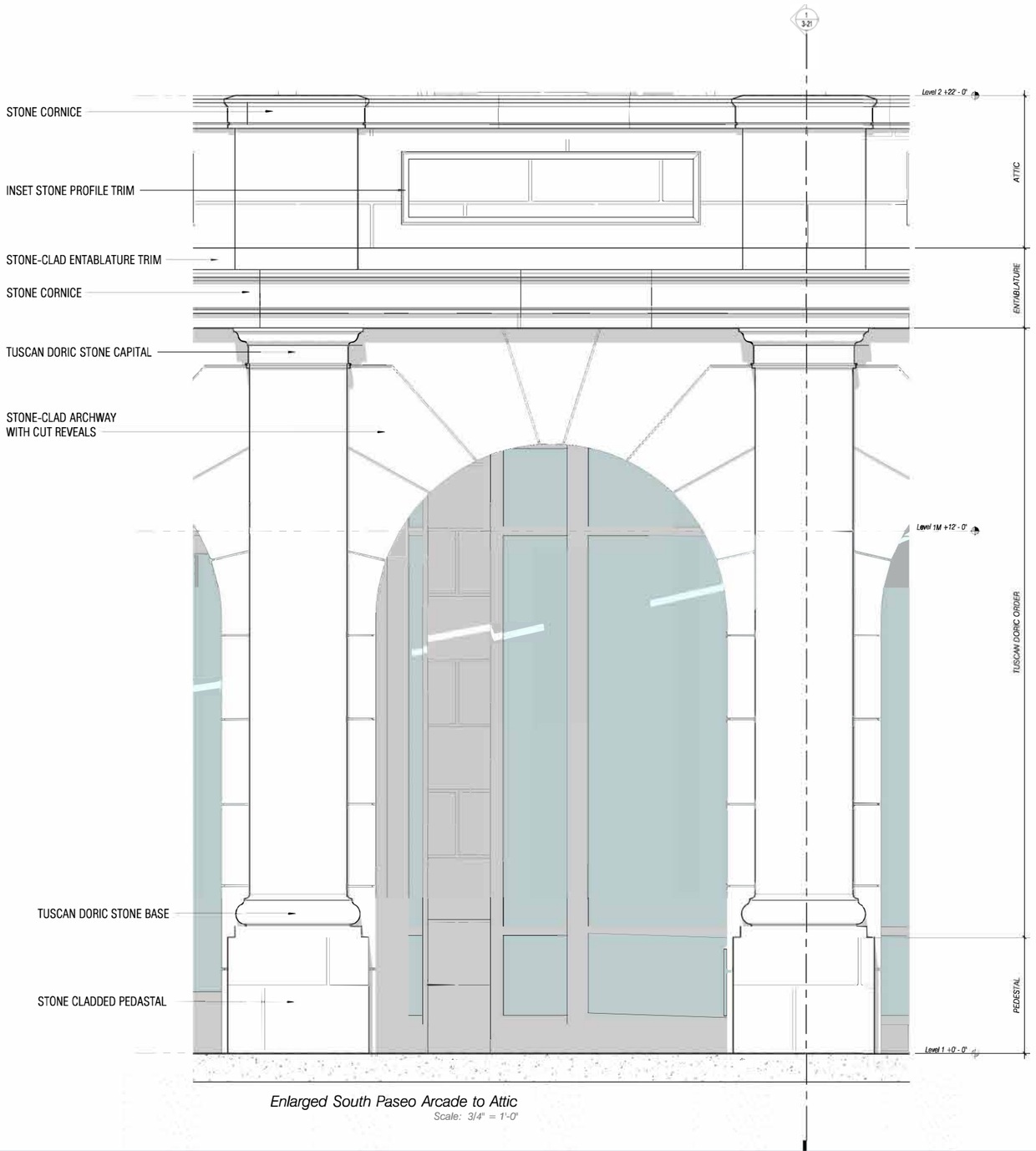


Enlarged South Paseo Arcade to Attic

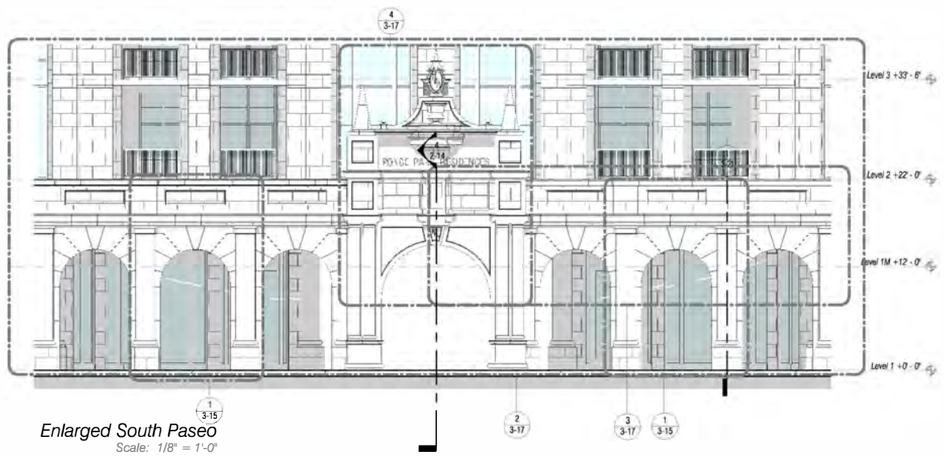
Scale: 3/4" = 1'-0"

Interior Arcade Rendering

Exterior Arcade Rendering

Miracle Mile Elevation

Arcade Inspiration



Enlarged South Paseo

Scale: 1/8" = 1'-0"

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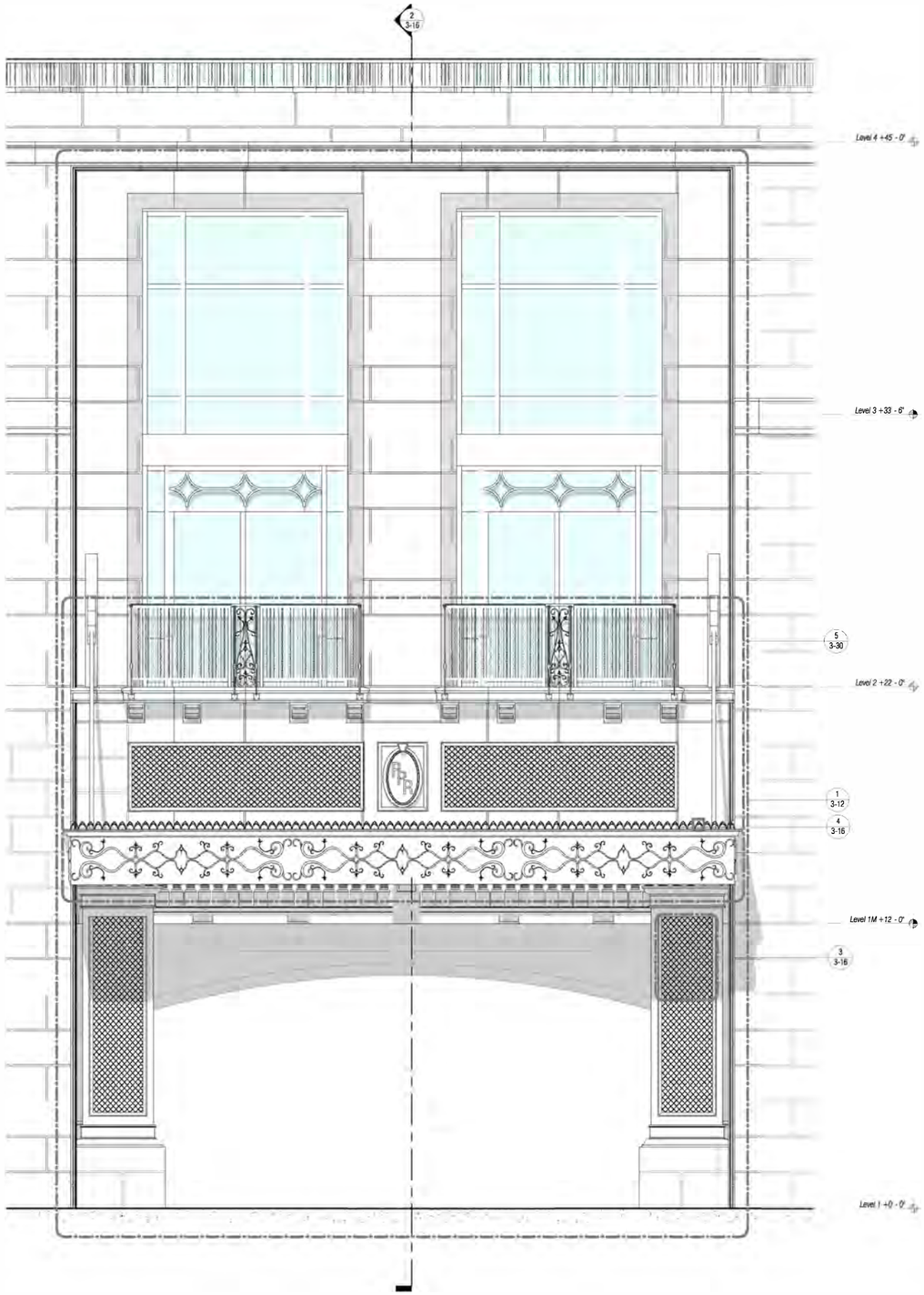
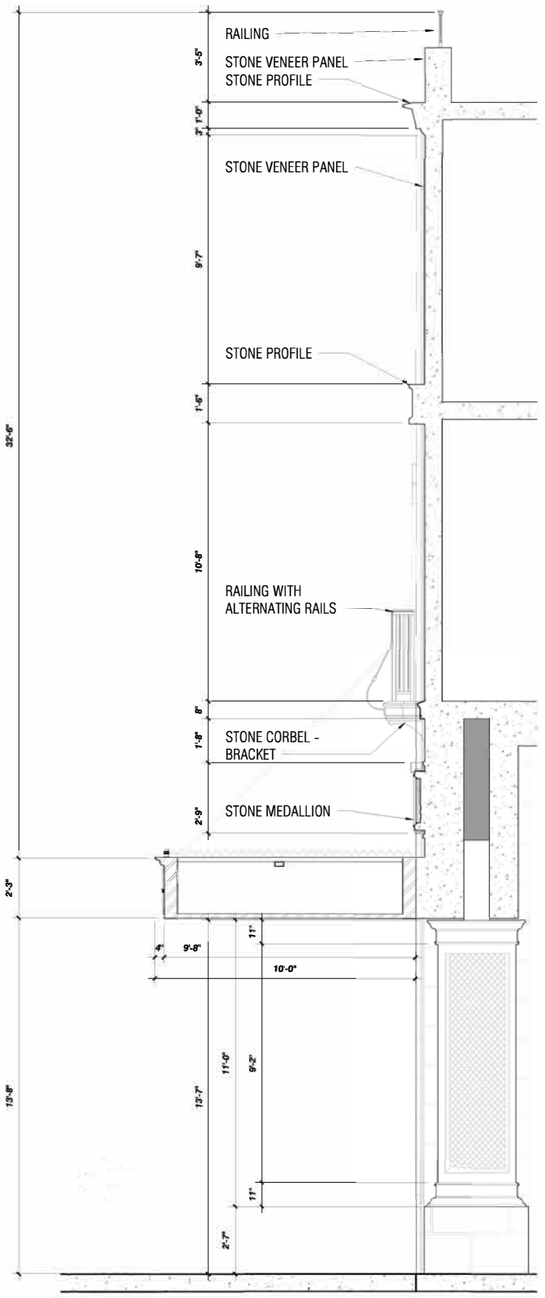
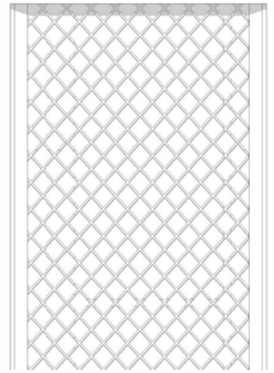


1) North Paseo Elevation
Scale: 3/8" = 1'-0"

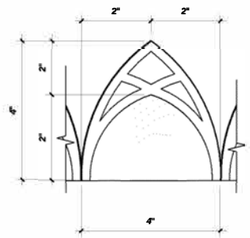


2) North Paseo Section
Scale: 3/8" = 1'-0"



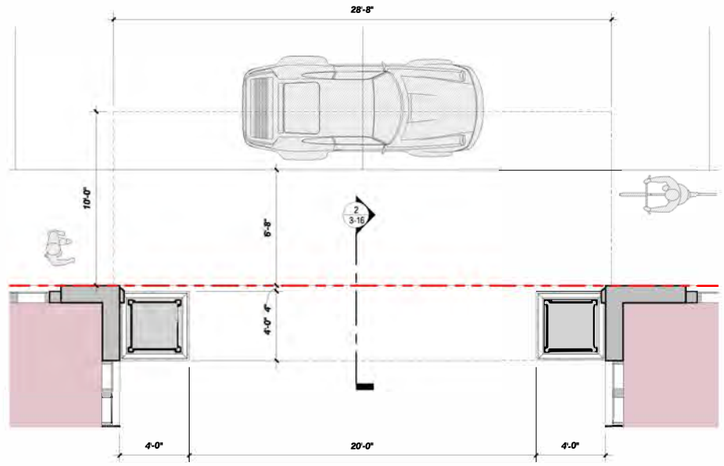
3) Enlarged Pilaster Casting Detail
Scale: 1 1/2" = 1'-0"

Casting Reference Photo 2



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

Casting Reference Photo 1



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

Ponce Park Residences | North Paseo Details | As indicated | December 5, 2023

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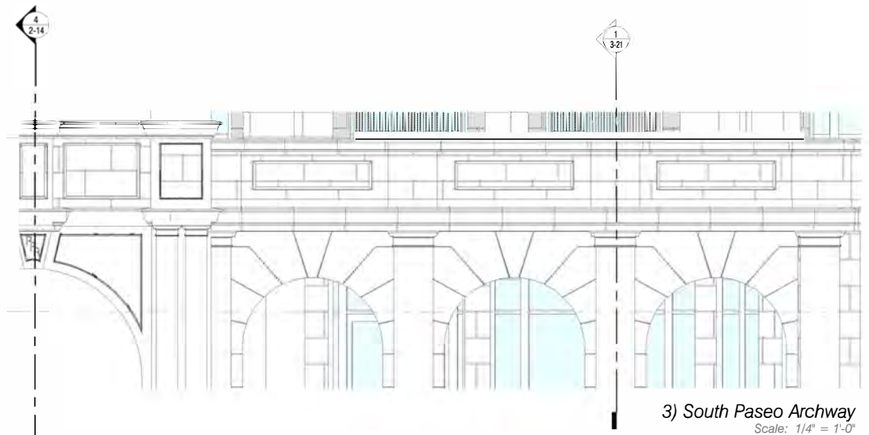
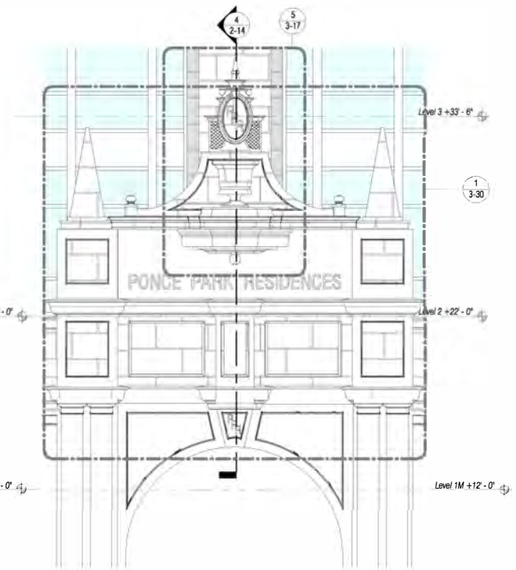
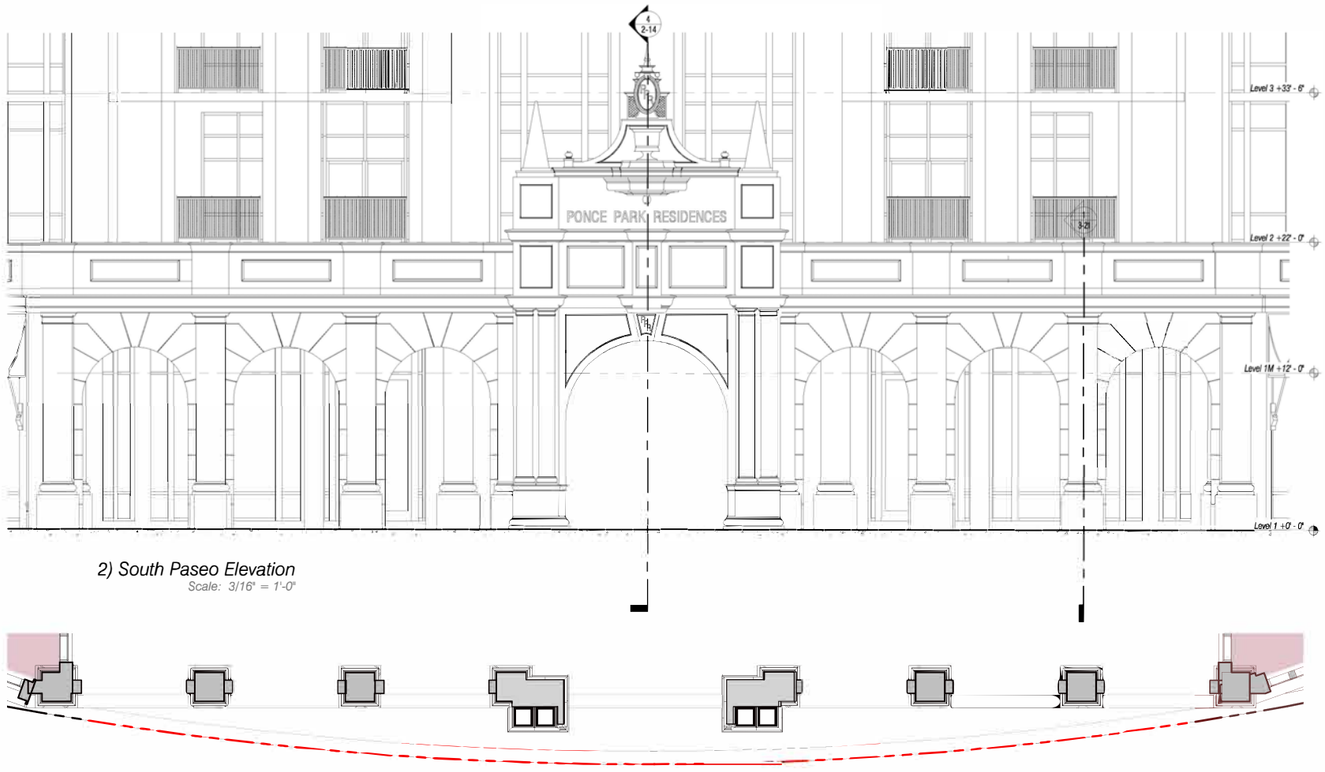


3) South Paseo Archway
Scale: 1/4" = 1'-0"



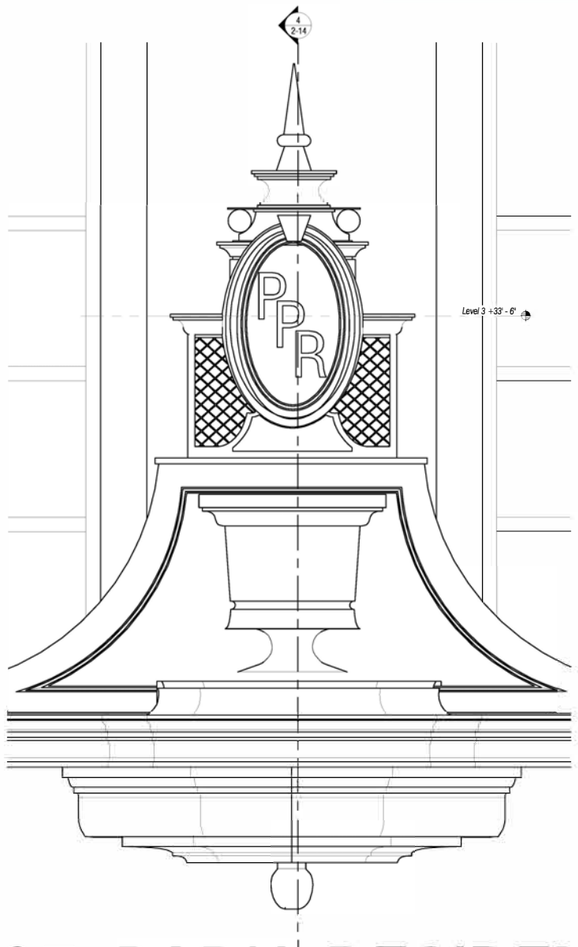
4) Enlarged South Paseo @ Crown
Scale: 1/4" = 1'-0"



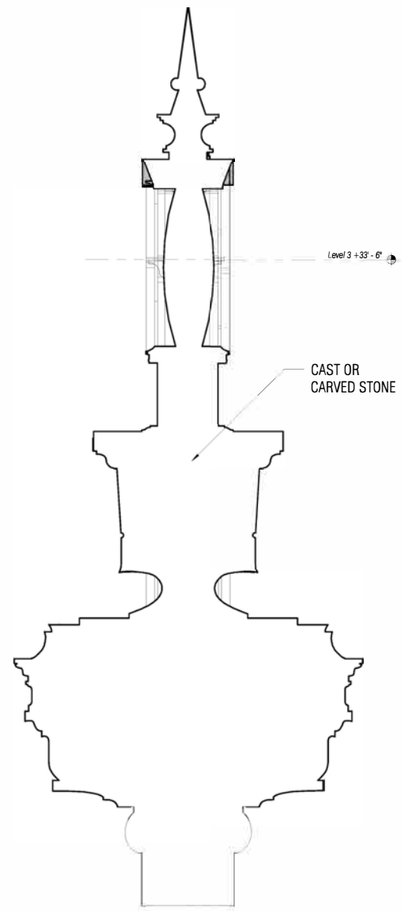
2) South Paseo Elevation
Scale: 3/16" = 1'-0"

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

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



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



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

Ponce Park Residences

South Paseo & Arcade Details Enlarged	As indicated	December 5, 2023

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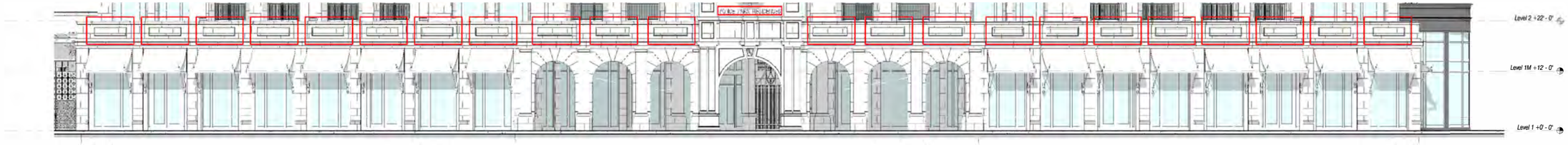
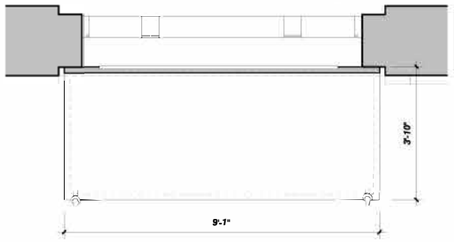
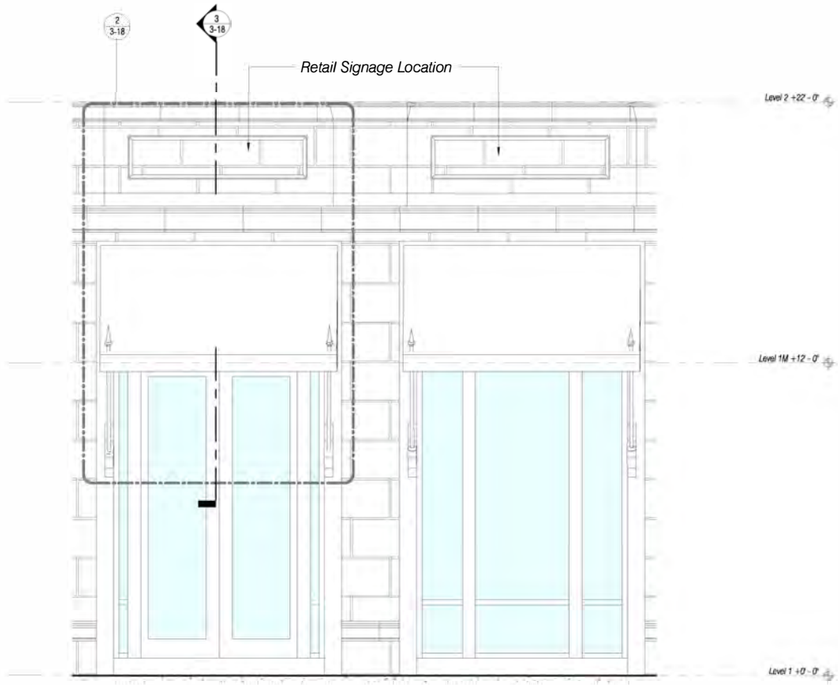


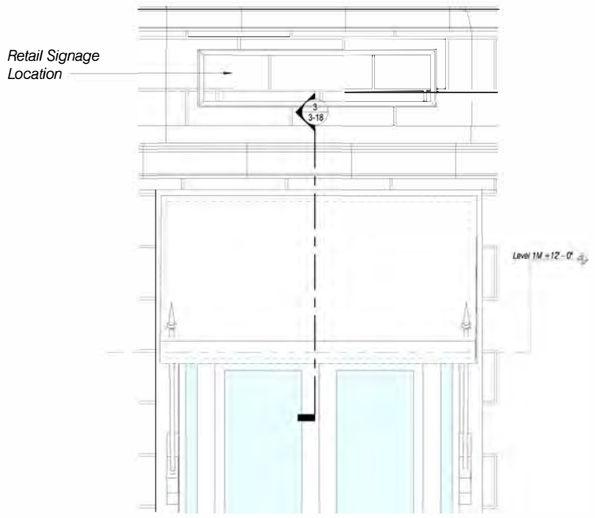
5) SE Retail Signage Location Diagram
Scale: 1" = 10'-0"



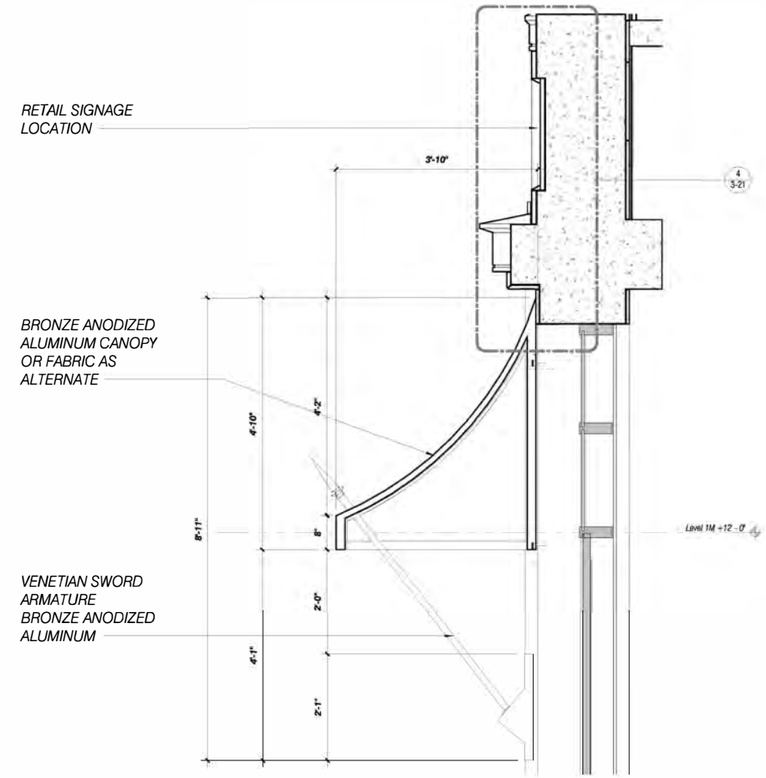
4) Enlarged Awning Plan
Scale: 1/2" = 1'-0"



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



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



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

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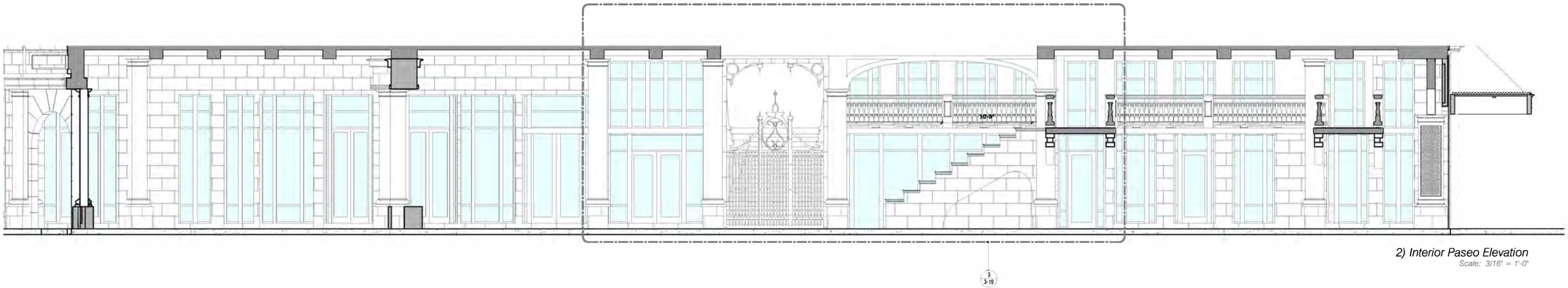
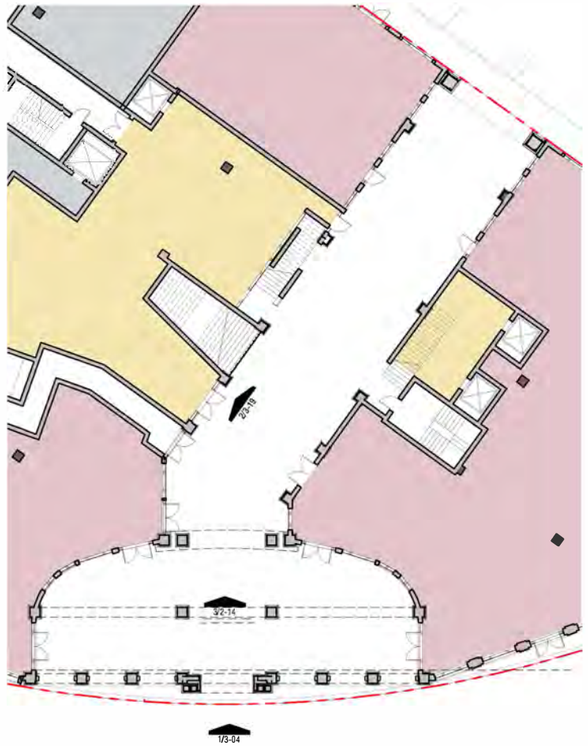
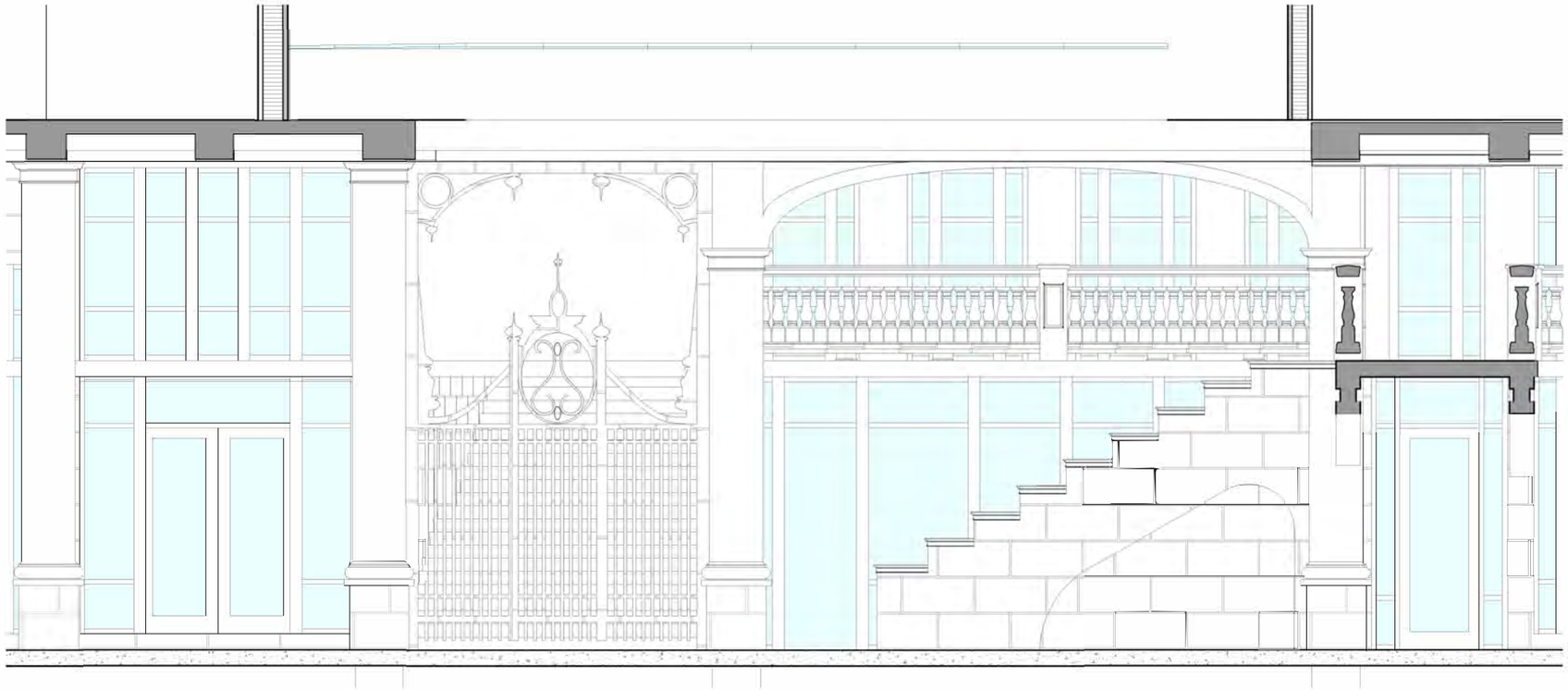


2) Interior Paseo Elevation
Scale: 3/16" = 1'-0"



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



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

Ponce Park Residences | Paseo Cross-Elevation | As indicated | December 5, 2023

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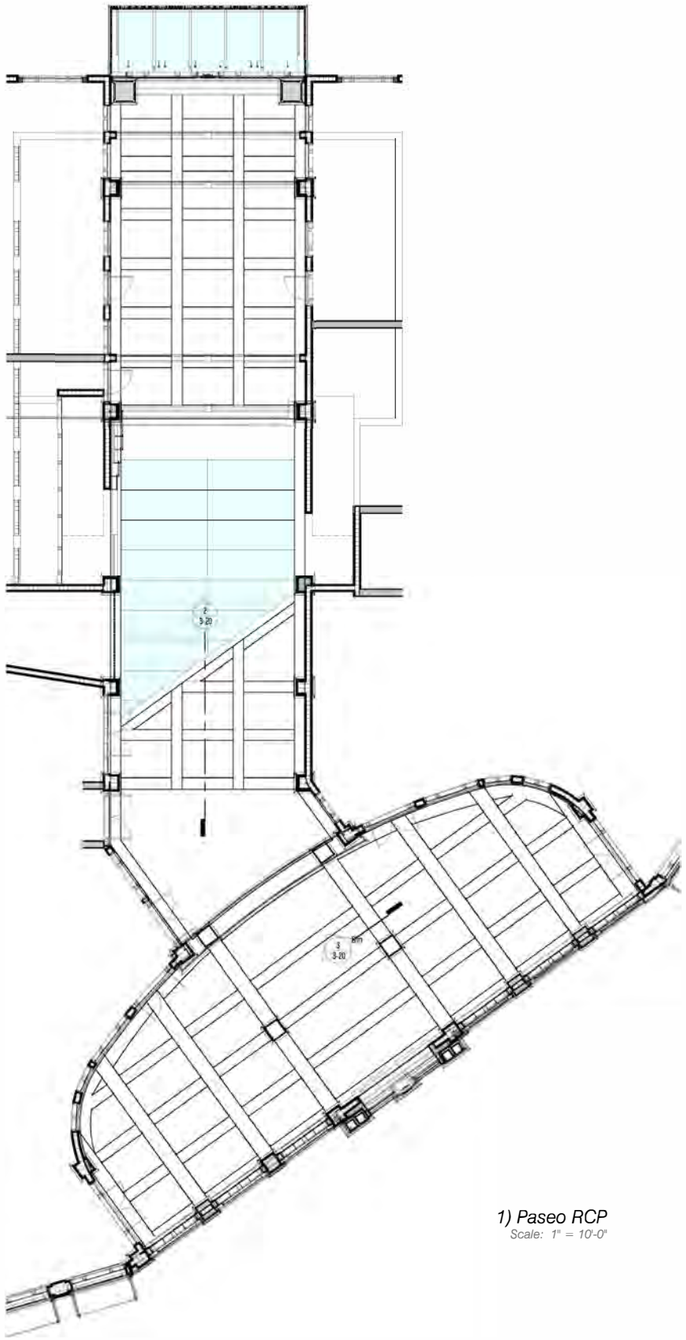
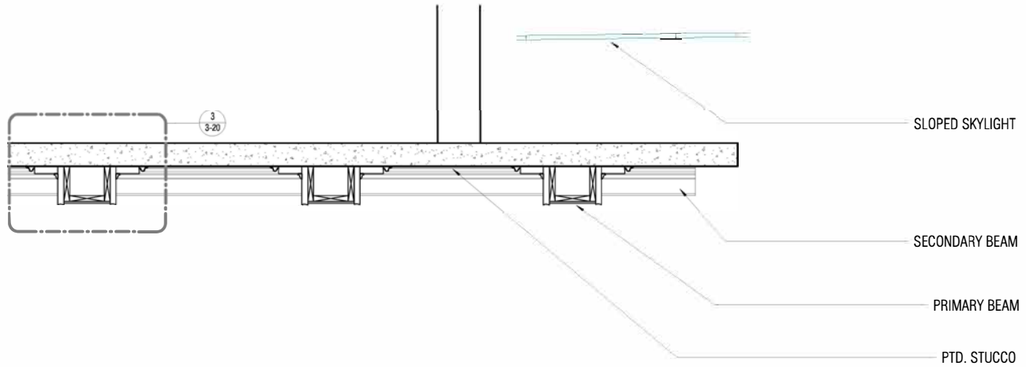
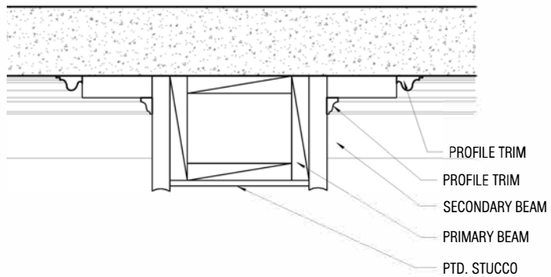


1) Paseo RCP
Scale: 1" = 10'-0"



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



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

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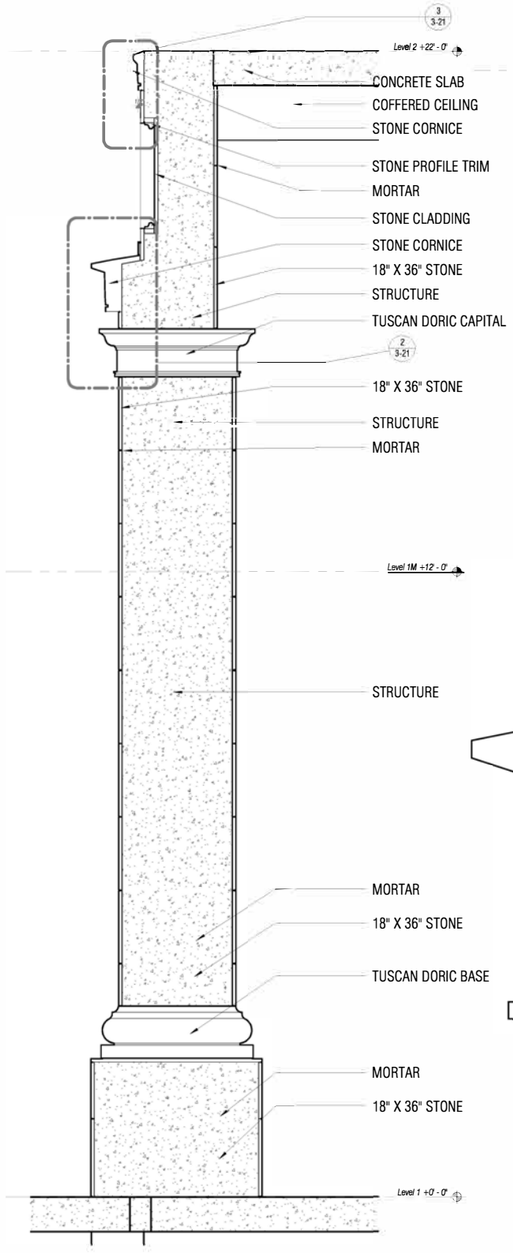
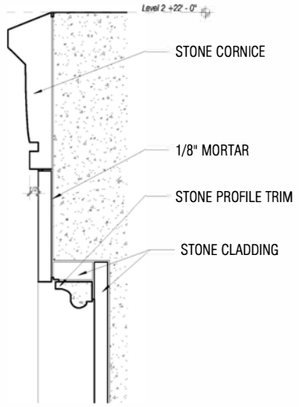
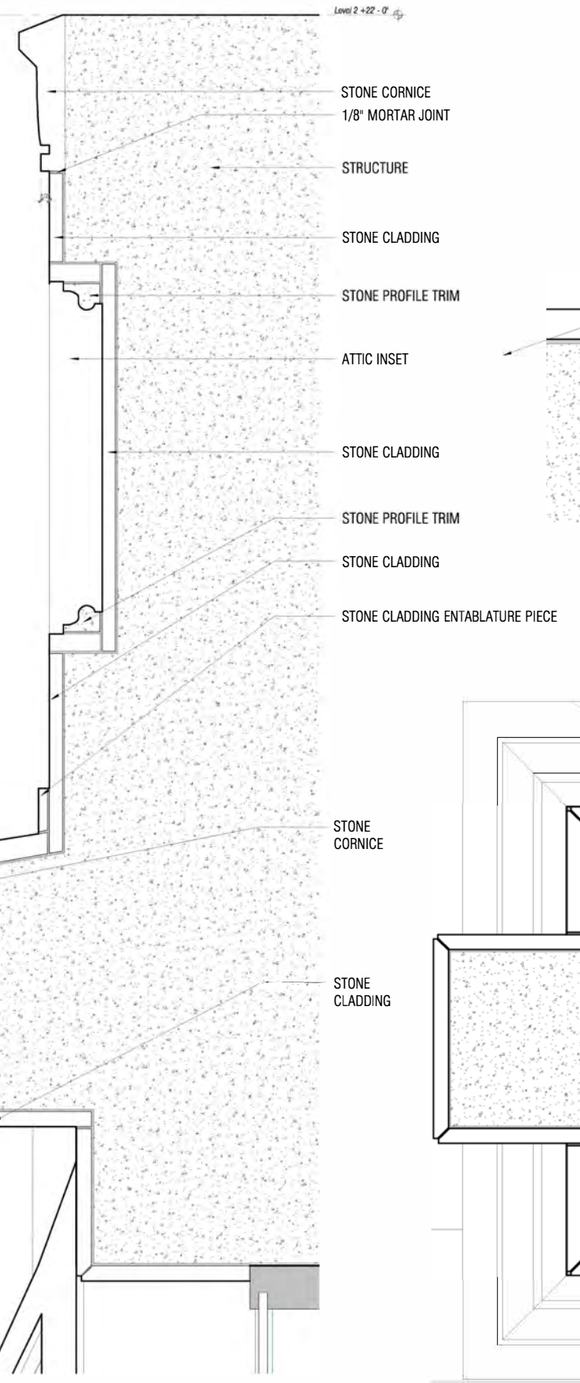


1) Arcade Pilaster to Attic Section
Scale: 3/4" = 1'-0"

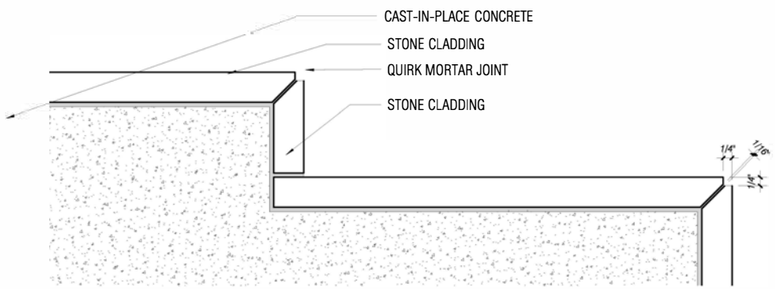


3) Cornice and Attic Detail
Scale: 3" = 1'-0"

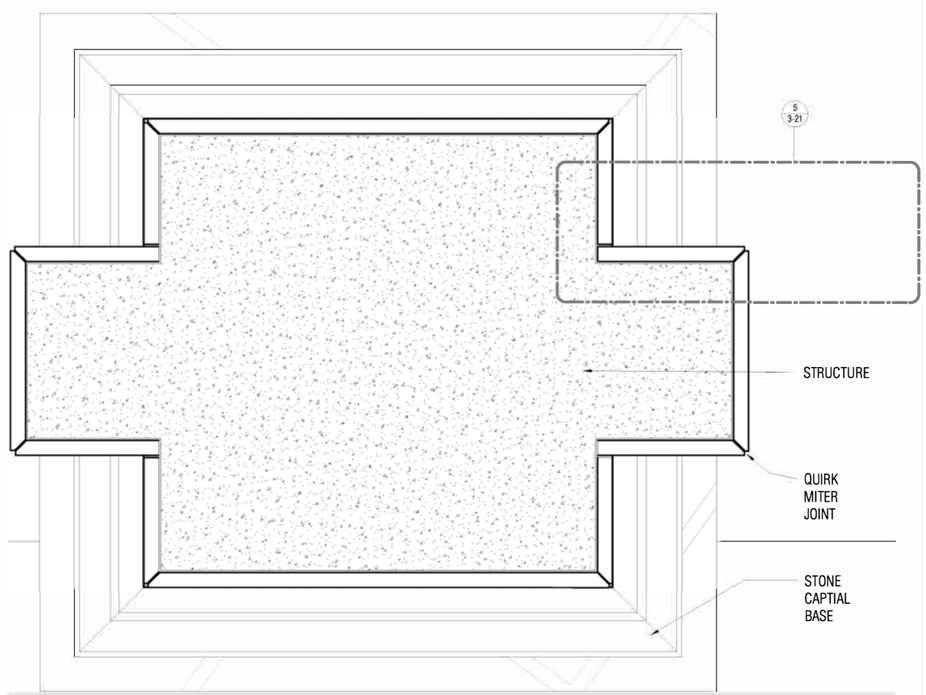
2) Cornice and Capital Detail
Scale: 3" = 1'-0"



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



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



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

Ponce Park Residences

Profiles and Materials and Methods	As indicated	December 5, 2023

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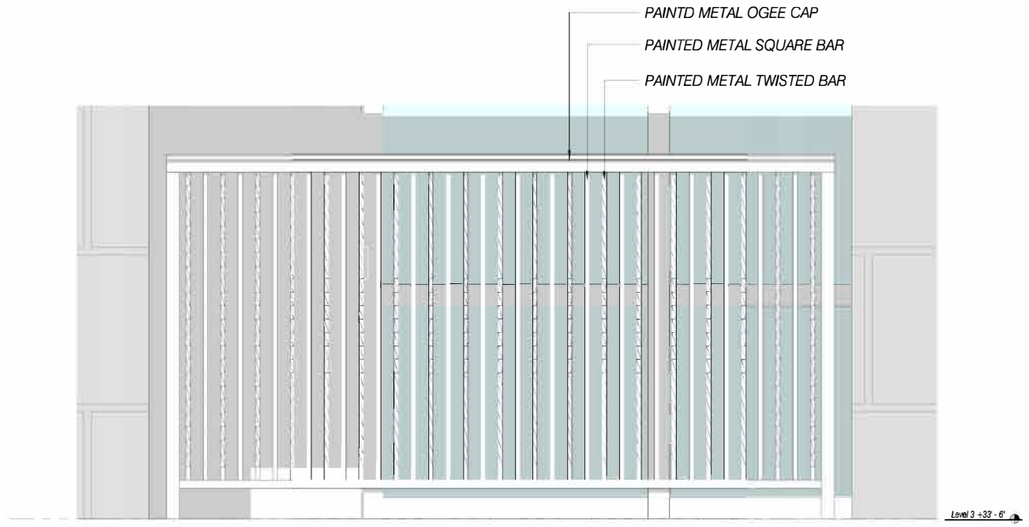
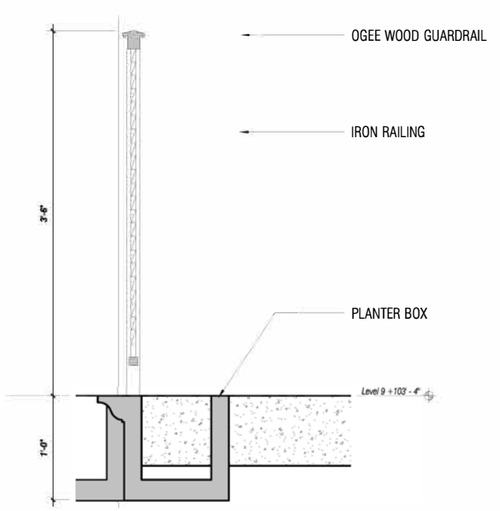
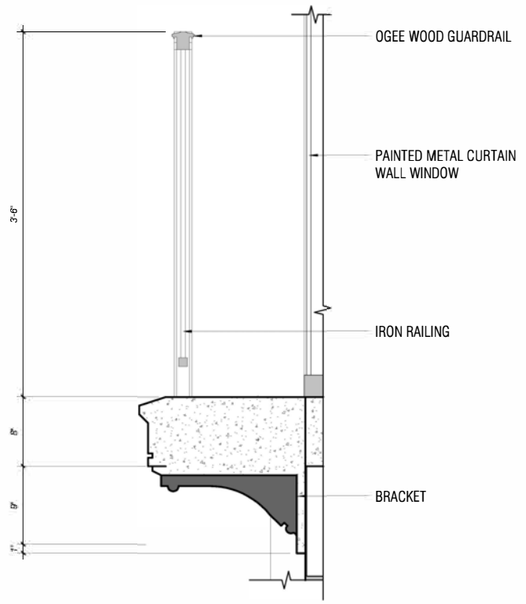


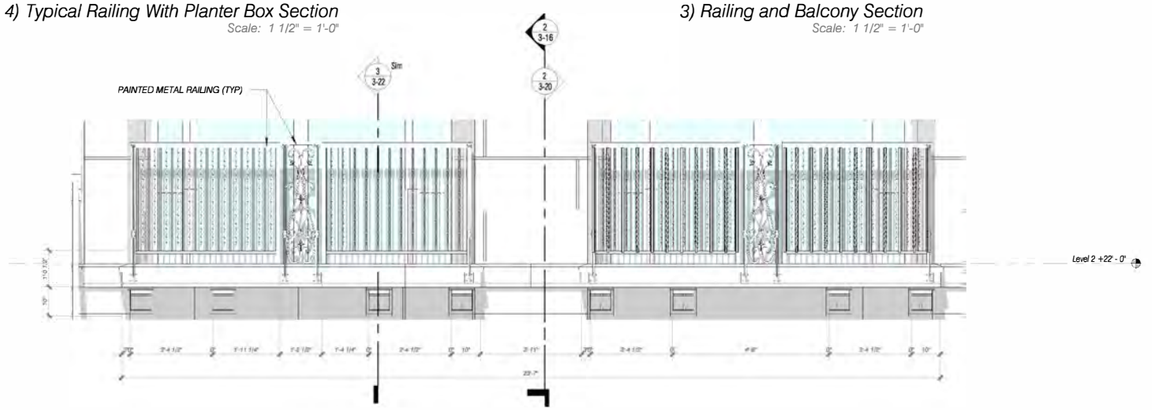
5) Typical Balcony Elevation
Scale: 1 1/2" = 1'-0"



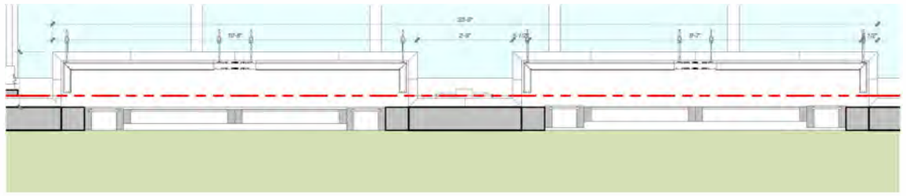
4) Typical Railing With Planter Box Section
Scale: 1 1/2" = 1'-0"



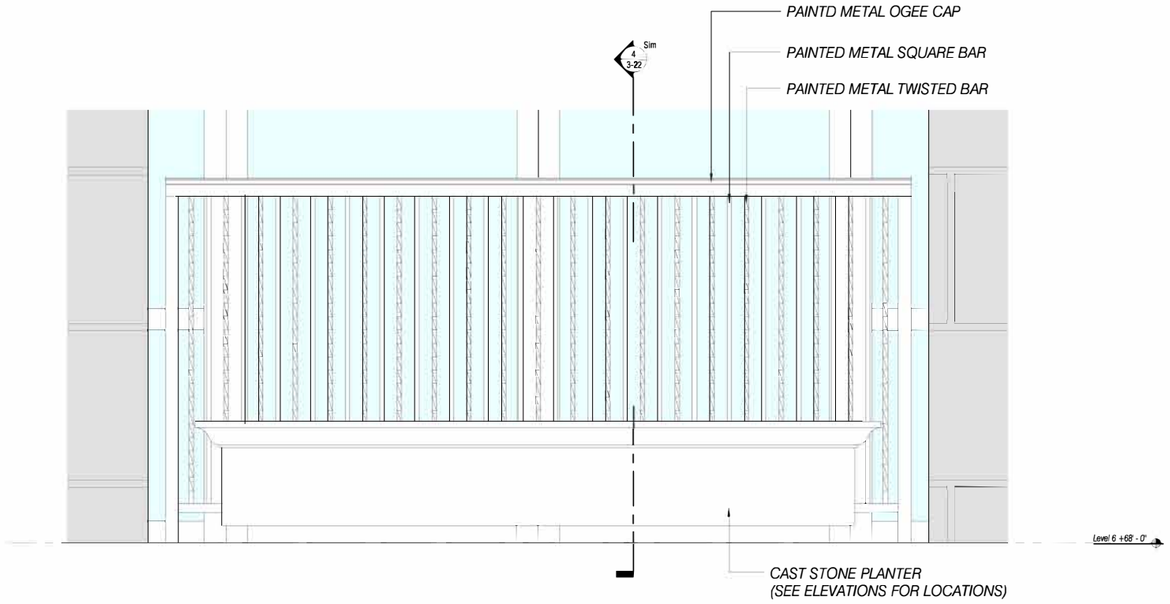
3) Railing and Balcony Section
Scale: 1 1/2" = 1'-0"



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



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



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

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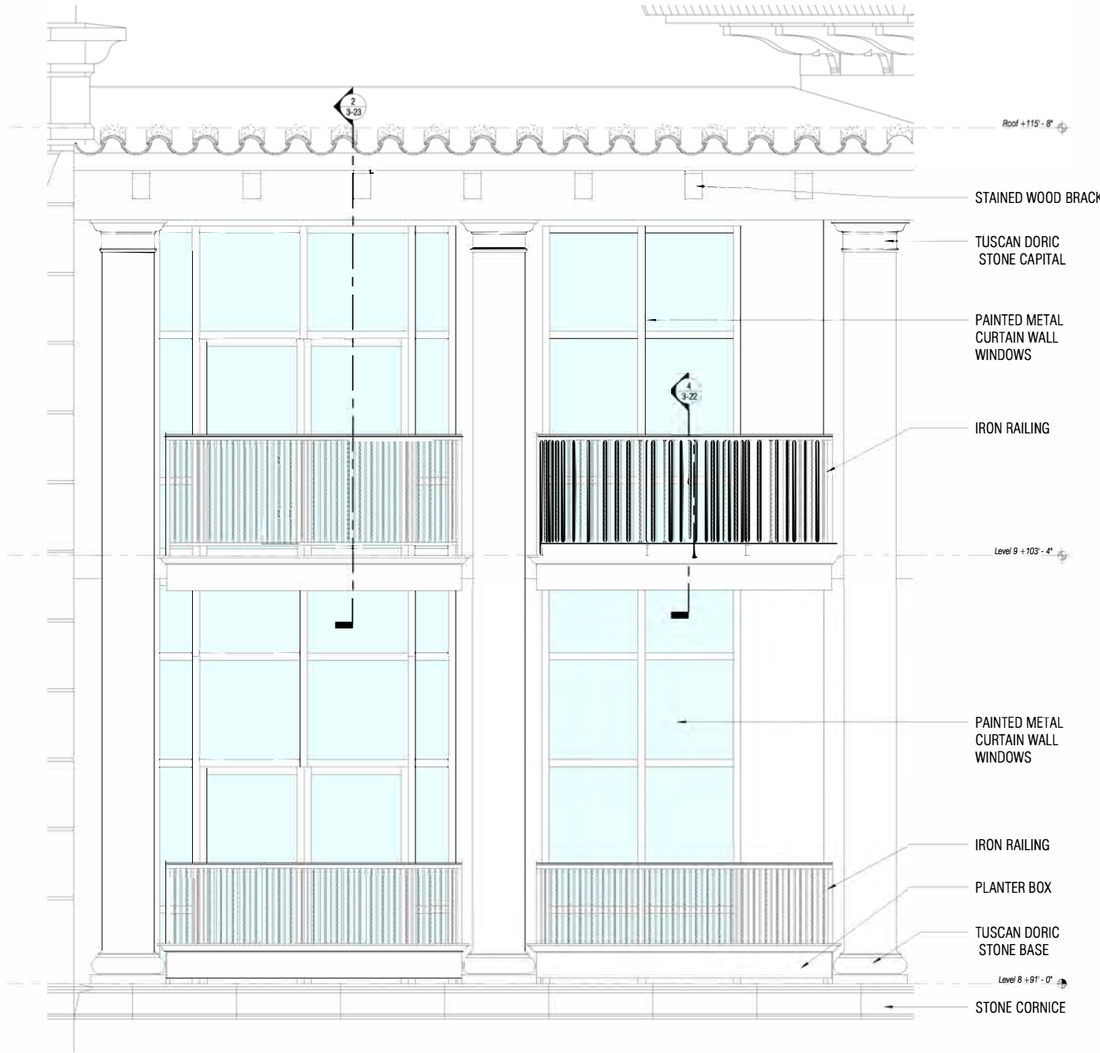
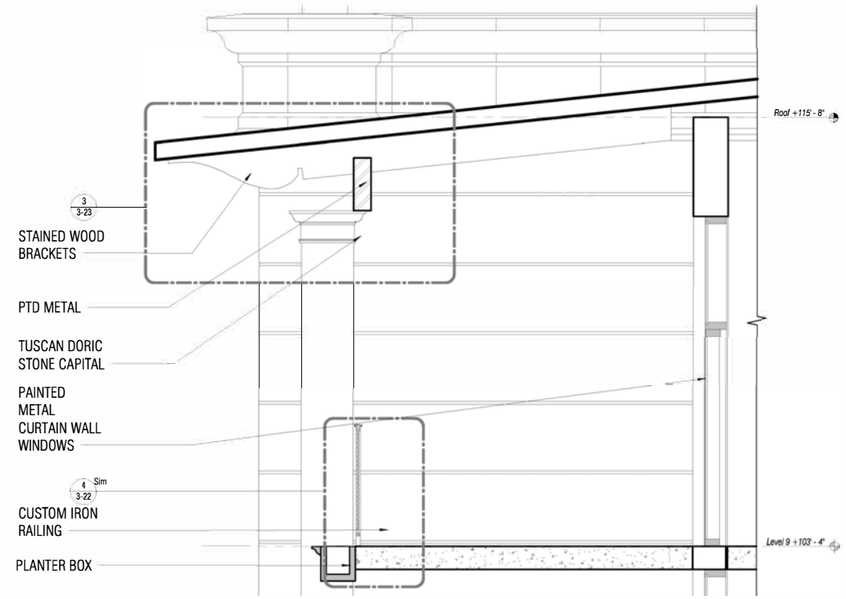
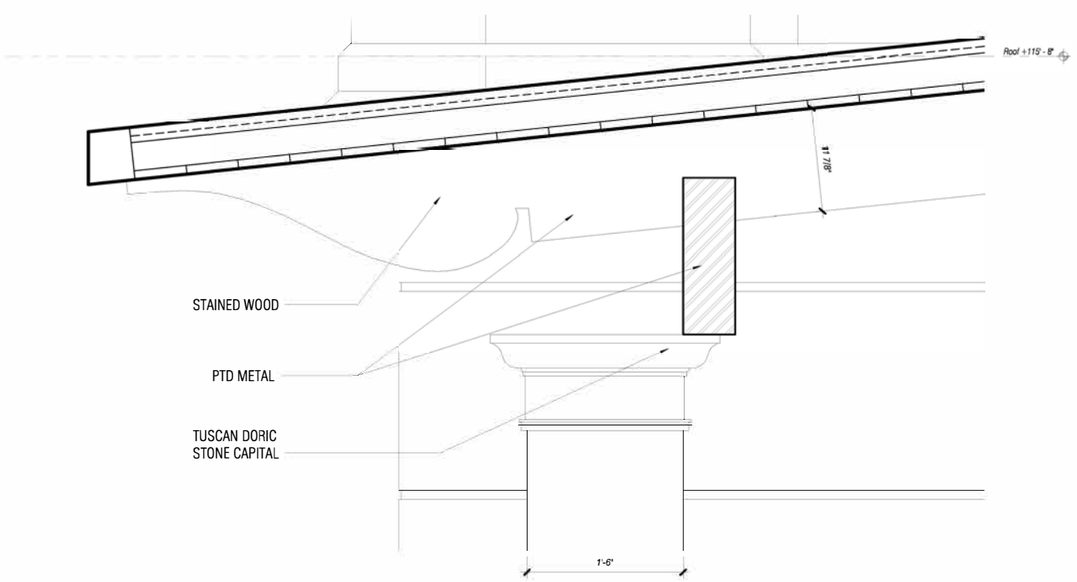


1) Enlarged Balcony @ Order
Scale: 1/2" = 1'-0"



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



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

Ponce Park Residences

Balconies	As indicated	December 5, 2023

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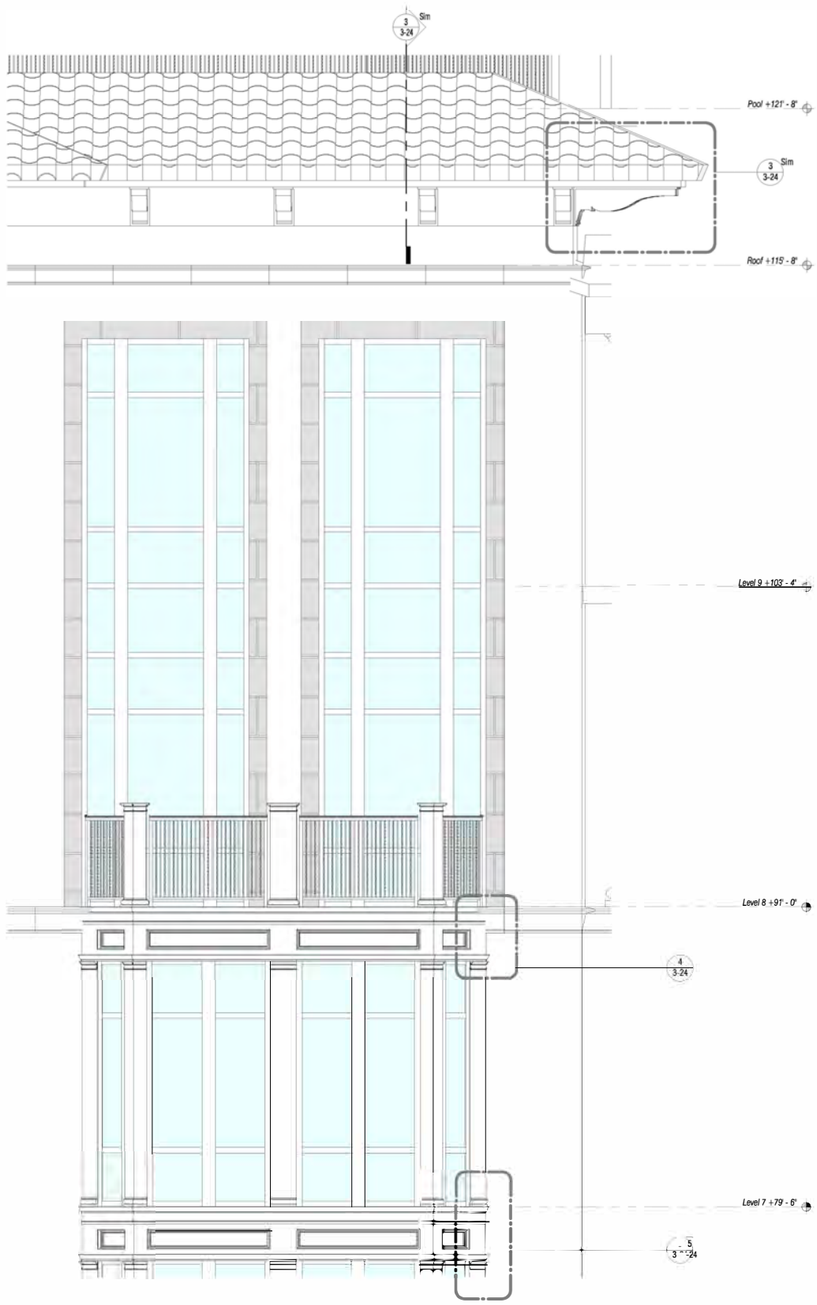
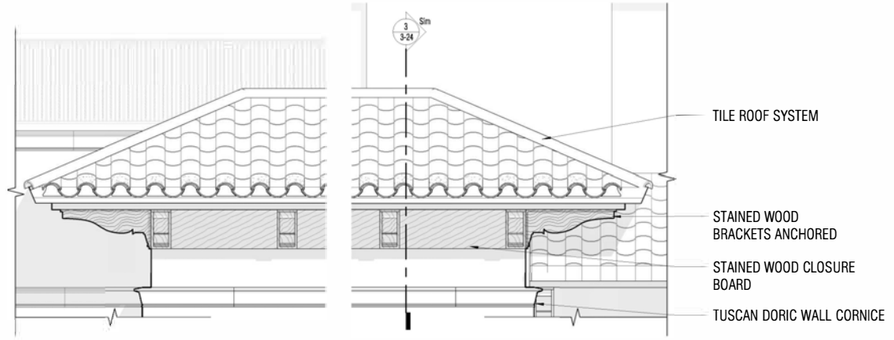
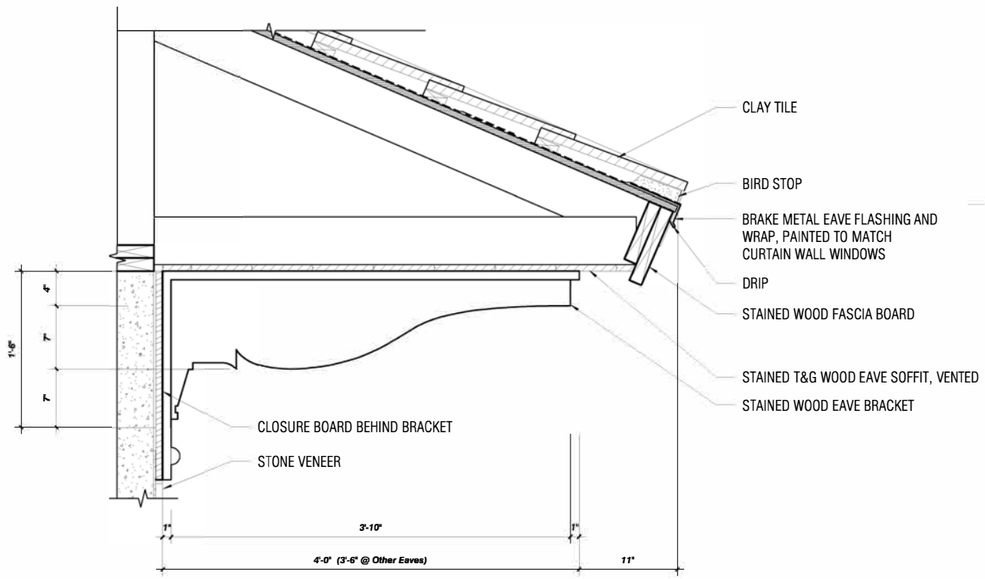


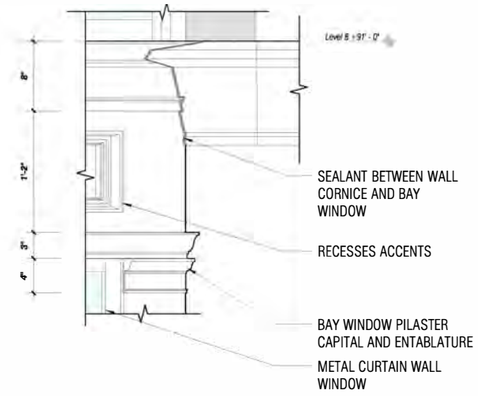
1) South West Enlarged Elev @ Bay Window
Scale: 3/8" = 1'-0"



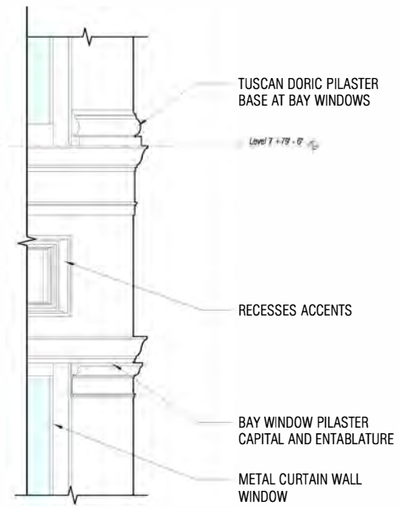
2) Enlarged Mansard Roof
Scale: 3/8" = 1'-0"



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



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



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

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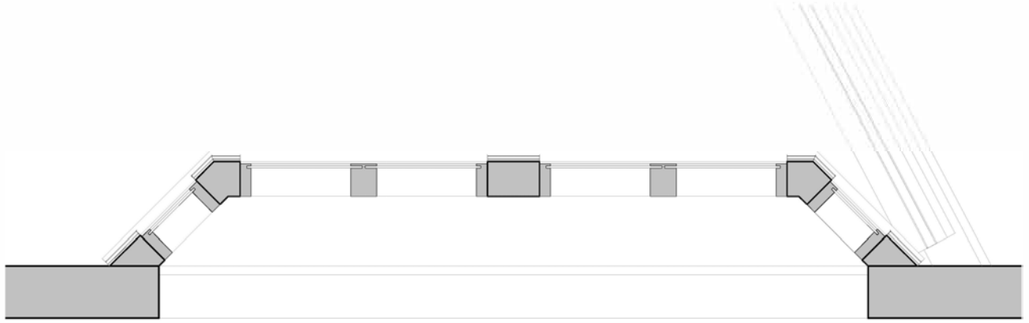
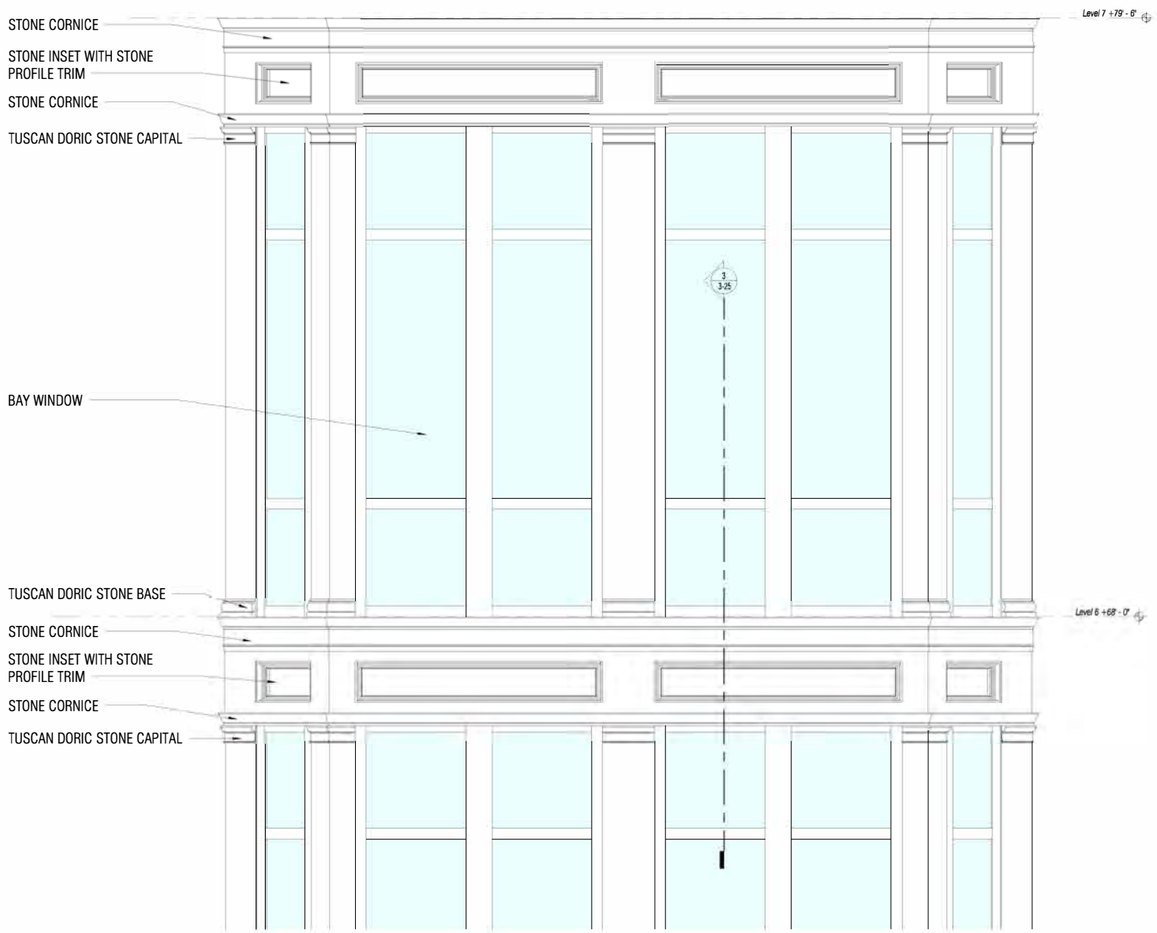
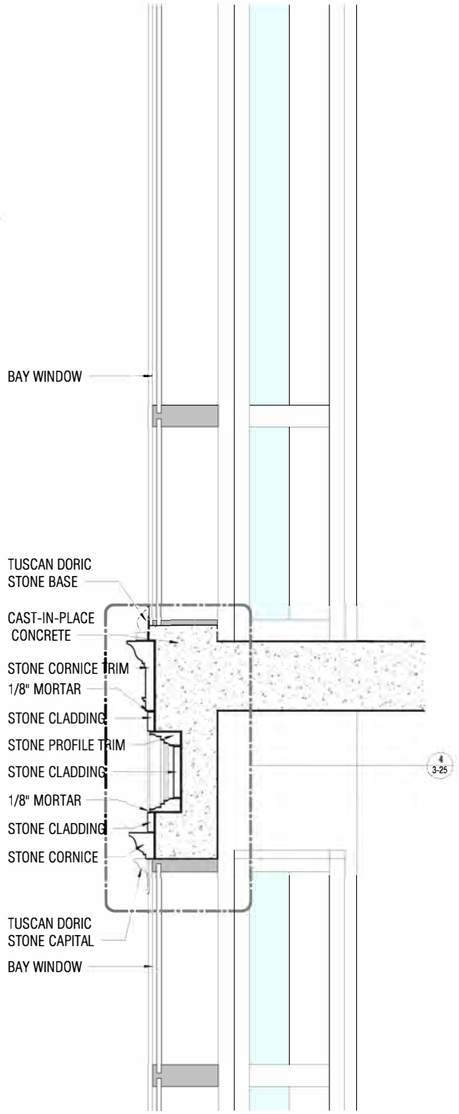


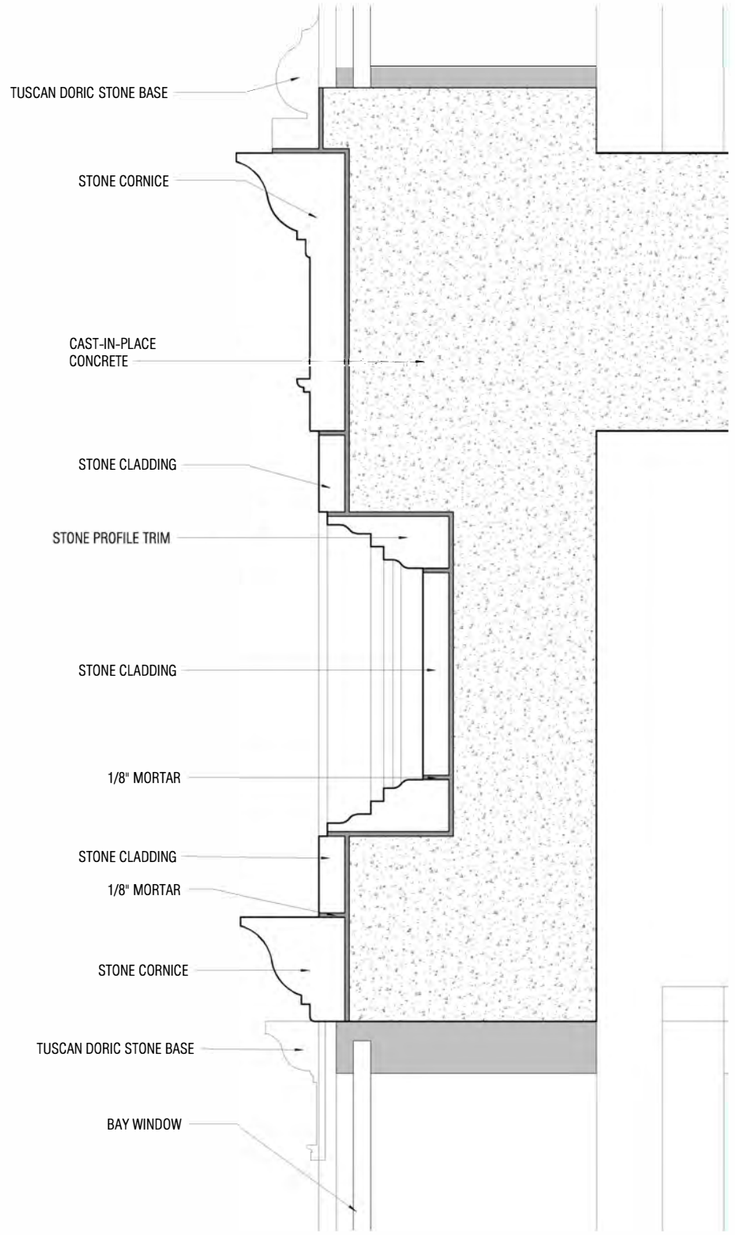
1) Bay Window Plan
Scale: 3/4" = 1'-0"



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



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



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

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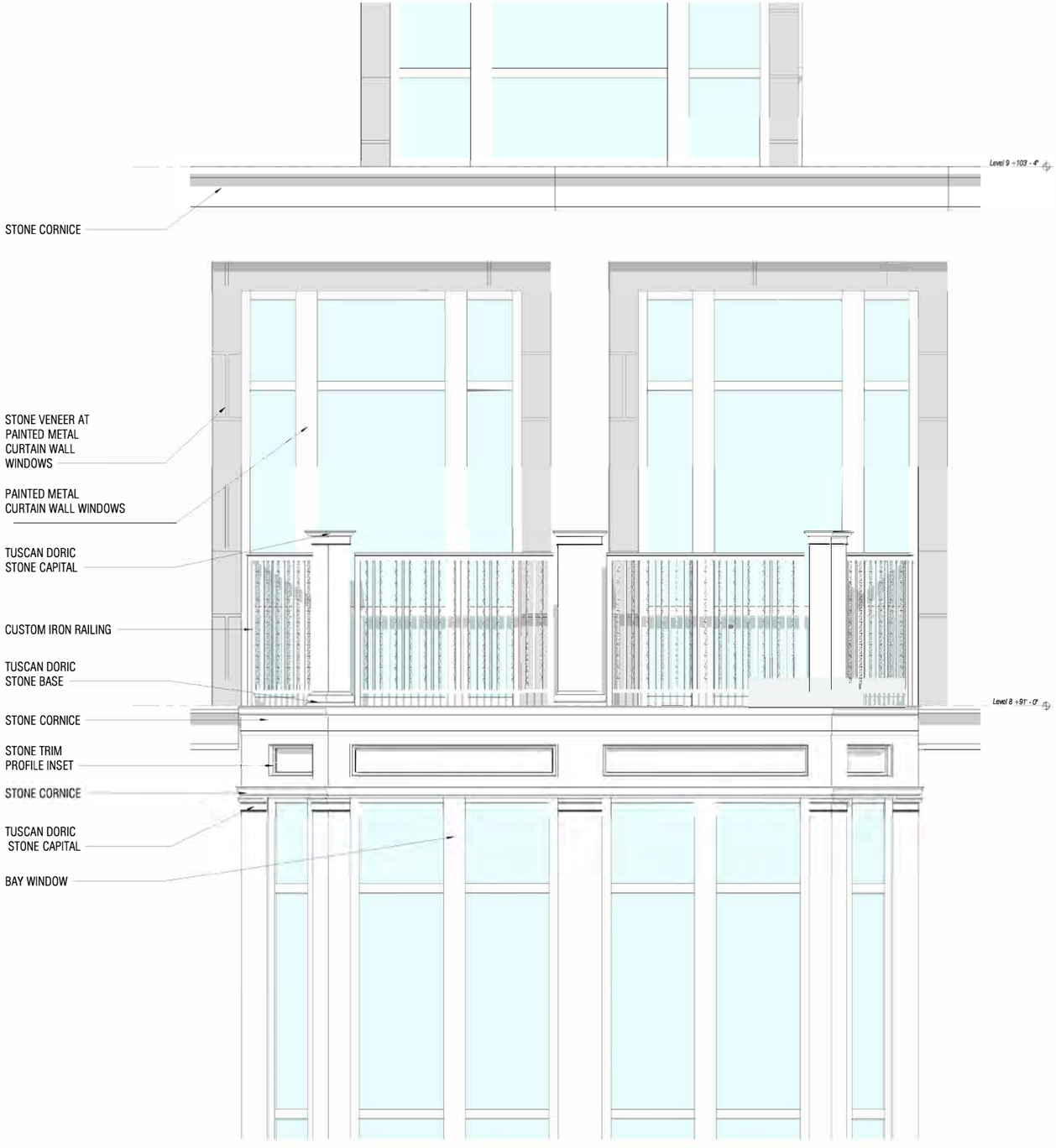
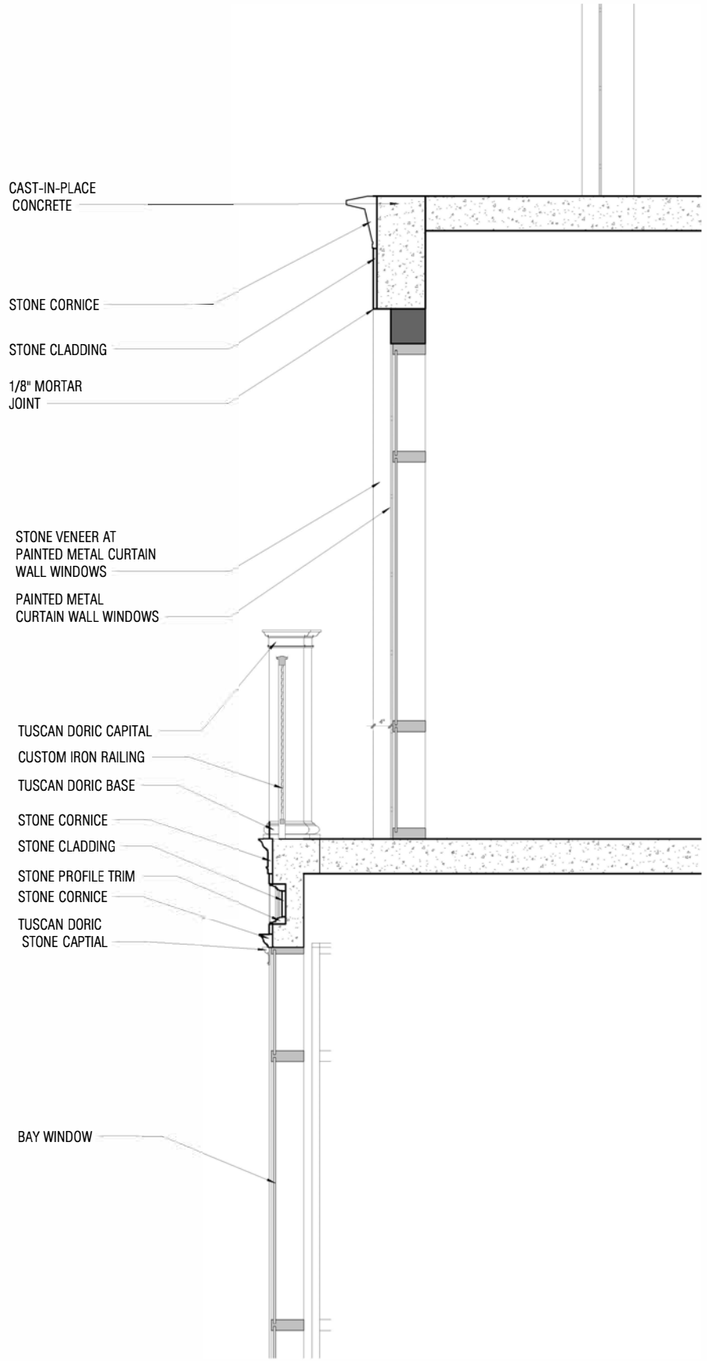


1) Bay Window to Storefront Elevation

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



2) Bay Window to Storefront Section

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

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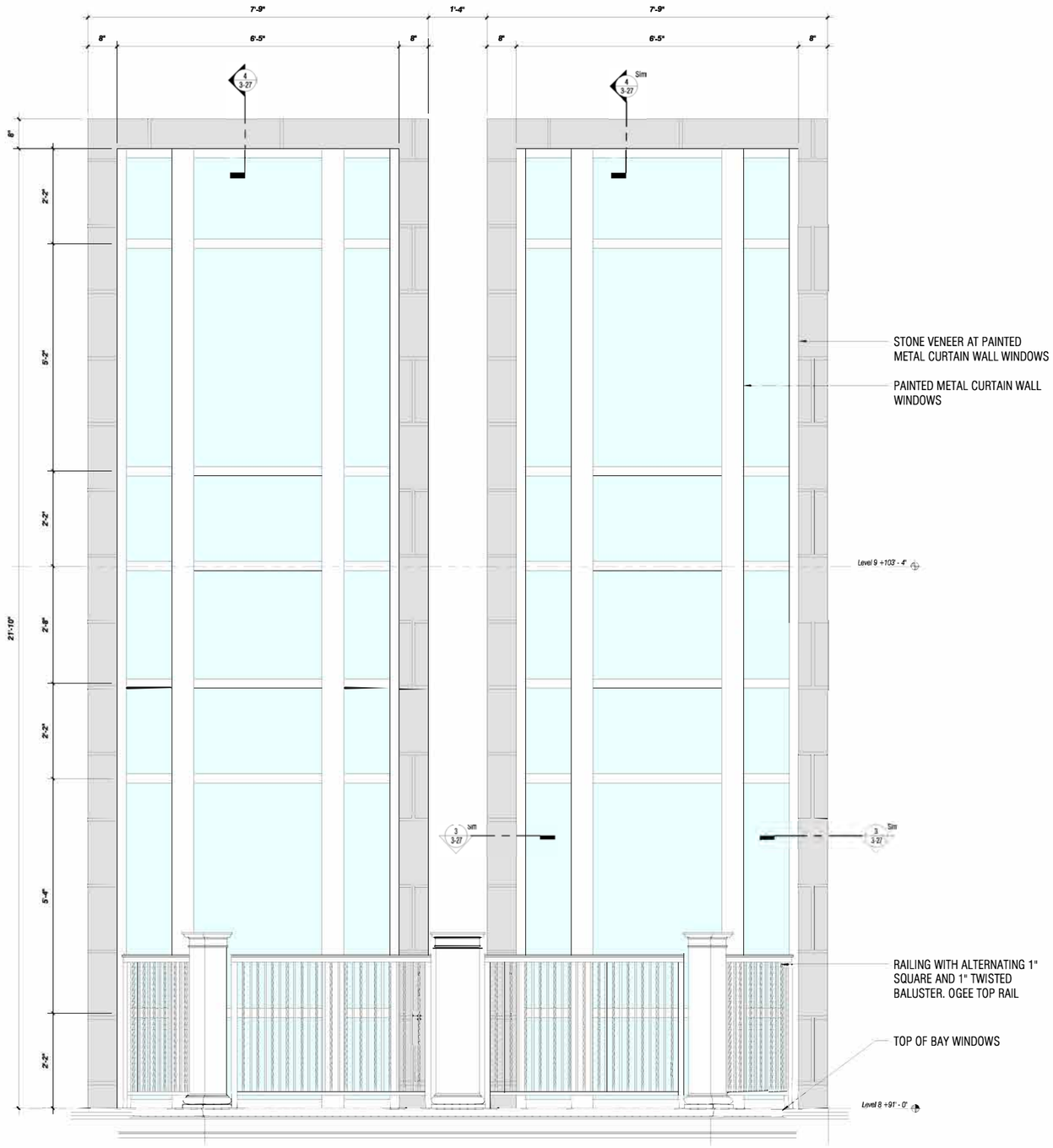

1) Balcony with Railing
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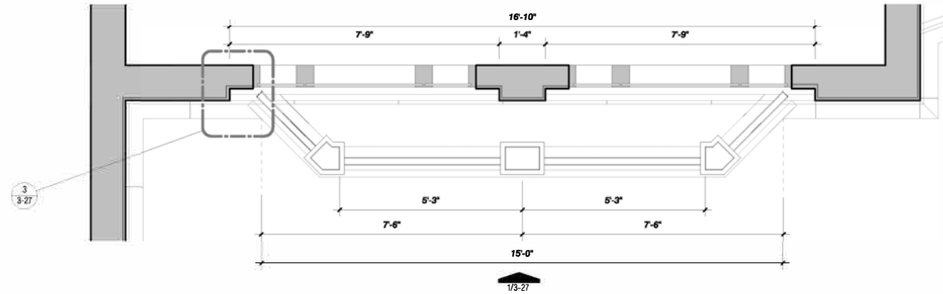
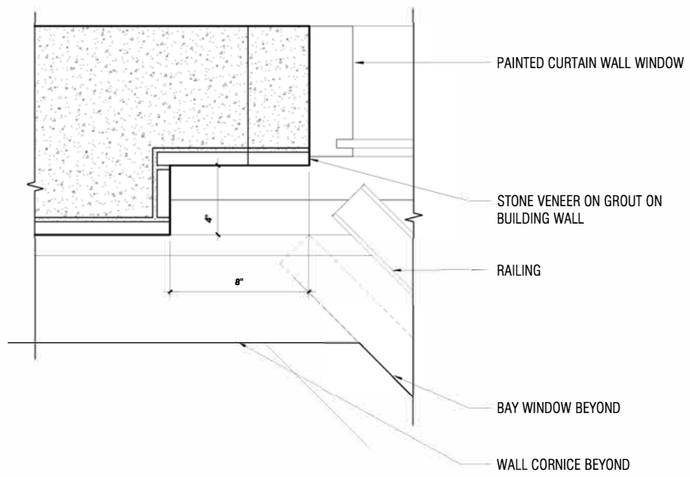
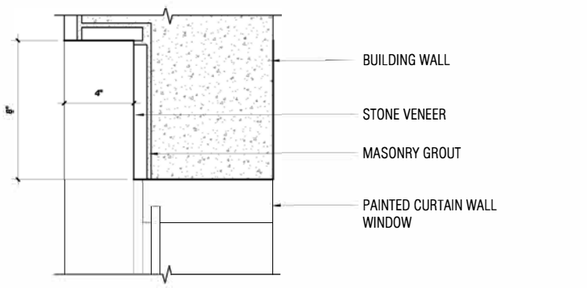


2) Enlarged Plan @ Window Bay
Scale: 1/2" = 1'-0"



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



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

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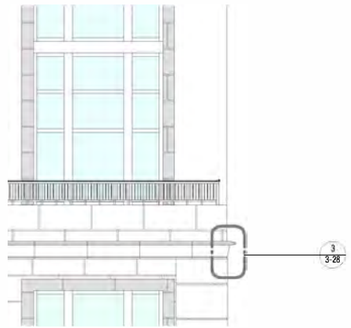
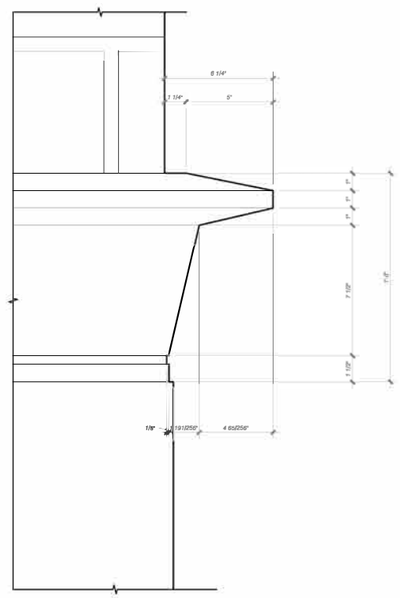
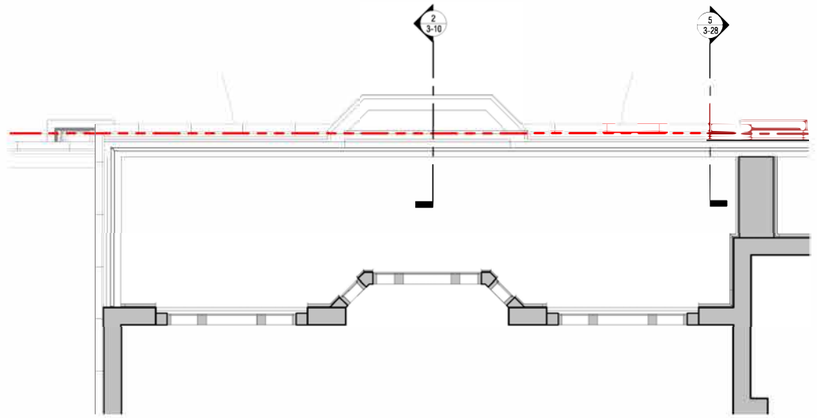
1) West Terrace elevation
Scale: 3/8" = 1'-0"



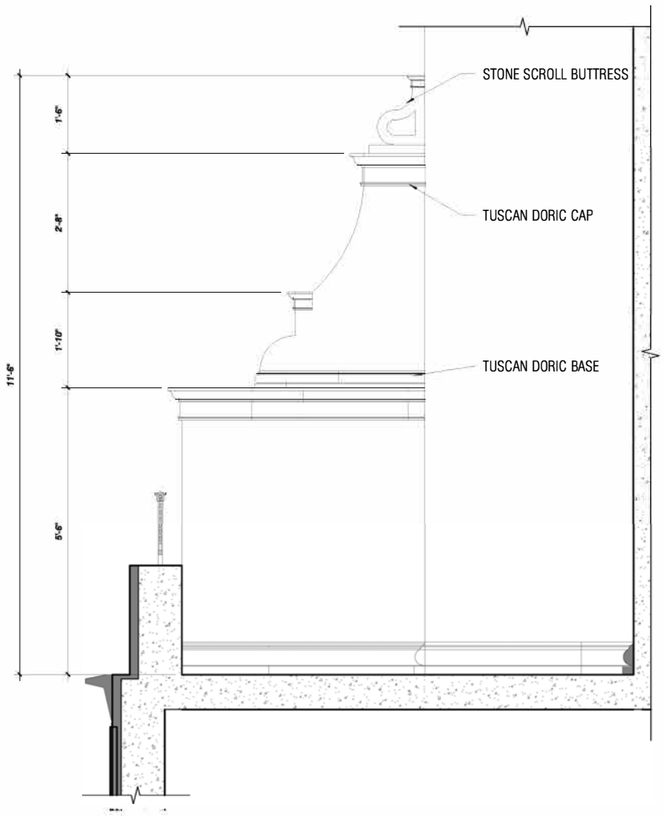
2) North Terrace
Scale: 1/4" = 1'-0"



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



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



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

Ponce Park Residences | Northwest Planted Terrace | As indicated | December 5, 2023

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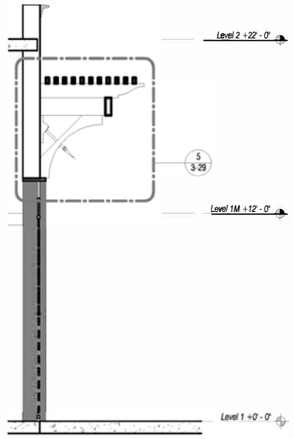
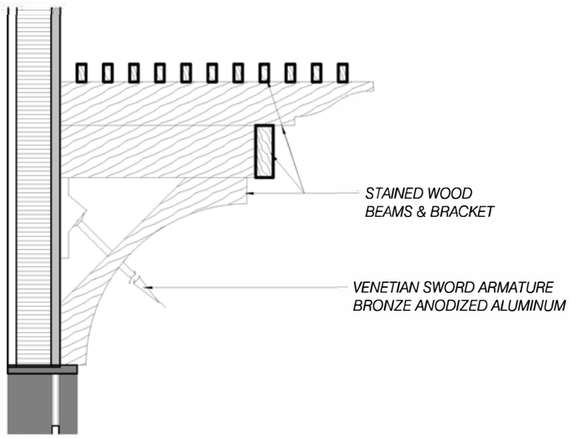


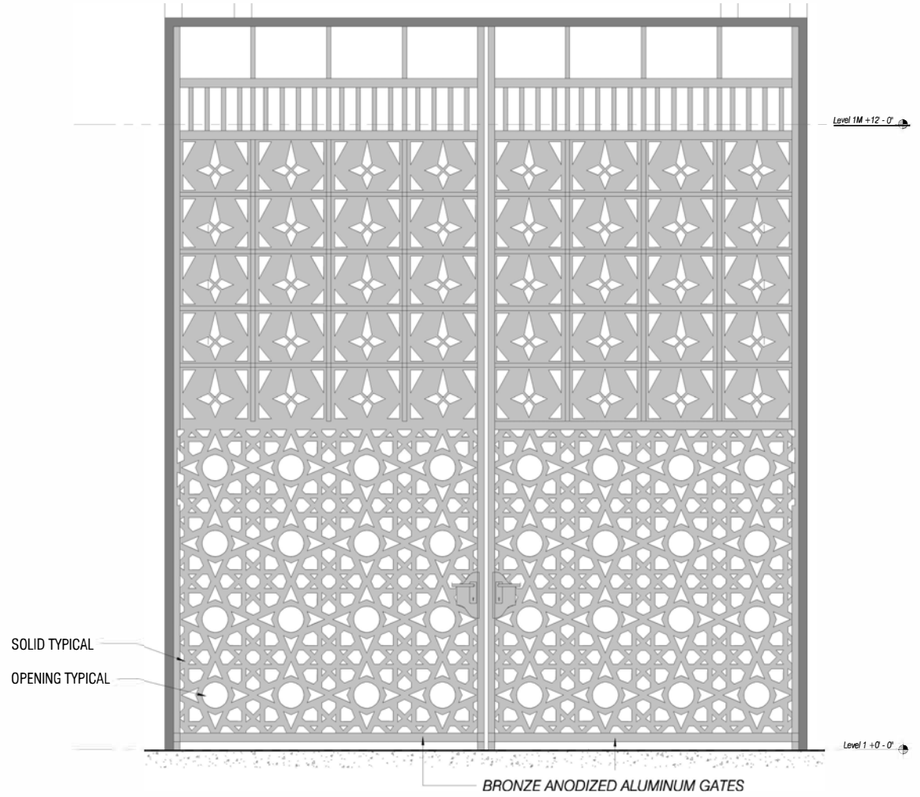
4) Loading Zone - Wall Section

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



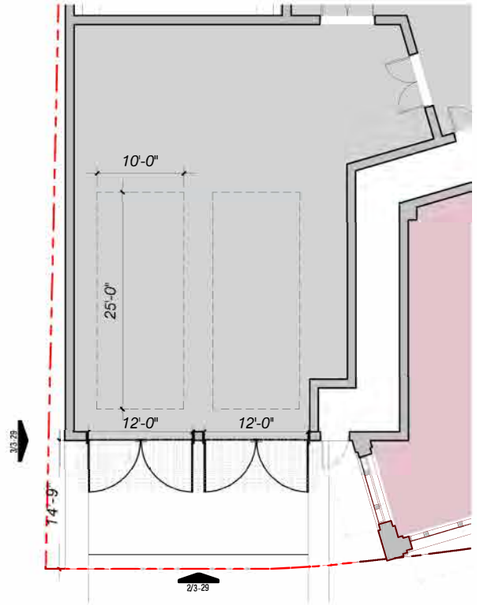
5) Enlarged Trellis Canopy Section

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



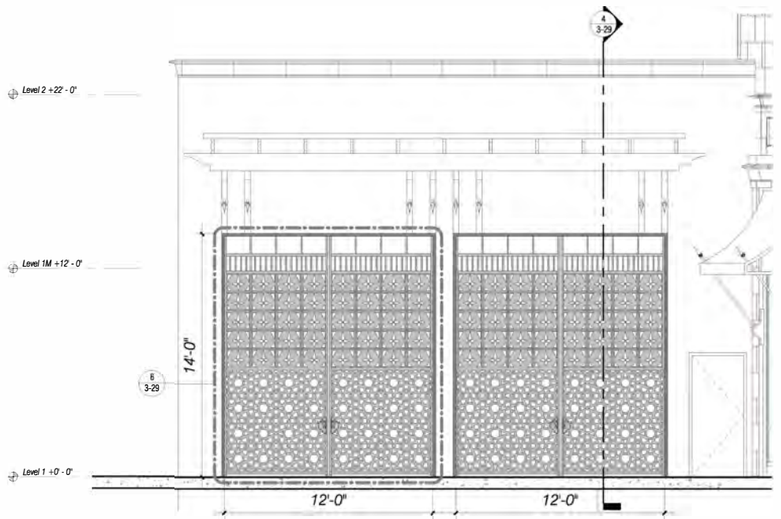
6) Enlarged Loading Gates Elevation

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



1) Enlarged Loading Zone Plan

Scale: 1/8" = 1'-0"



2) Loading Zone - South Entry Elevation

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

3) Loading Zone - West Entry Elevation

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

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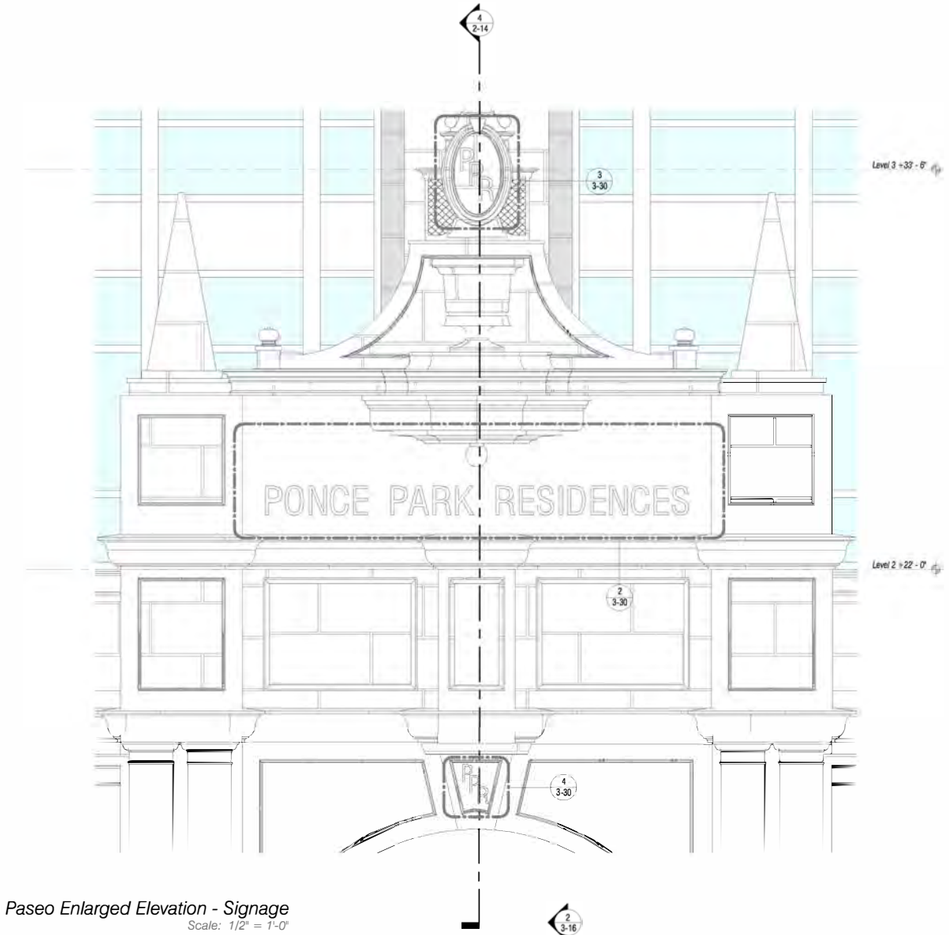
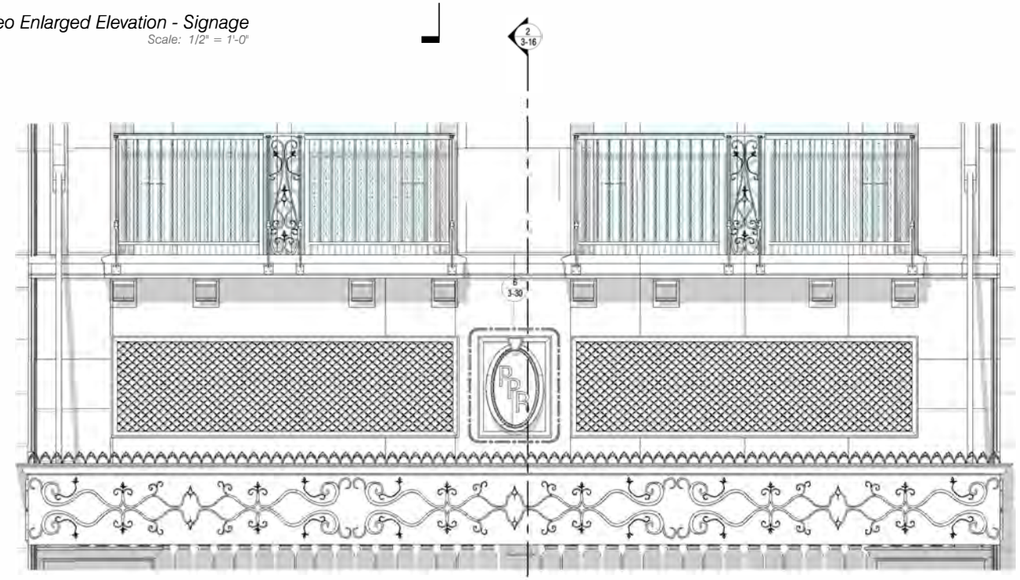
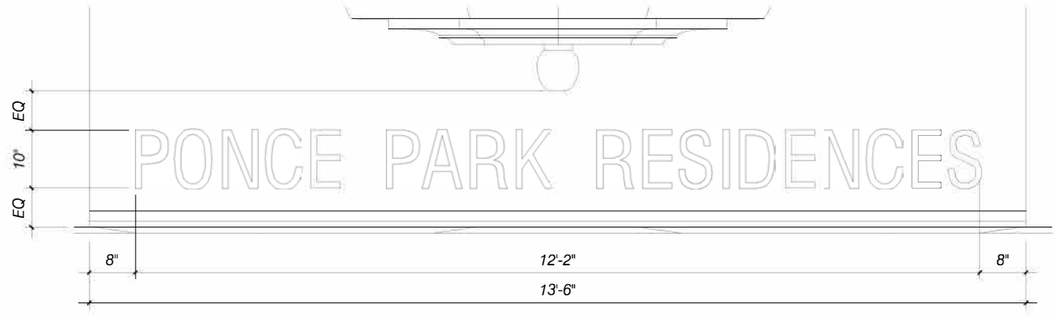


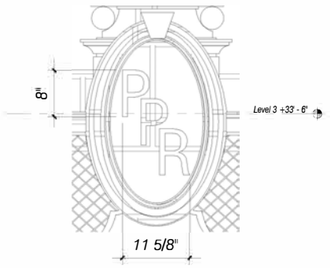
South Paseo Enlarged Elevation - Signage
Scale: 1/2" = 1'-0"



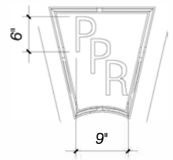
North Paseo Enlarged Elevation - Signage
Scale: 1/2" = 1'-0"



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



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



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

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

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LANDSCAPE LIGHTING FIXTURE SCHEDULE | GROUND FLOOR

QTY.	SYMBOL	REF	APPLICATION	MANUFACTURER	MODEL NUMBER	DESCRIPTION	NOTES
65	▲ DIRECT	L1	DIRECTIONAL LIGHT	AURORA LIGHT	TELLURIDE HSL16-S	MATERIAL: BRASS; SHROUD: TBD ; LIGHT SOURCE: LED; [7] 7.5W; [27Q] 2700K, ACCESSORIES: TBD; AMS MOUNT: TBD; FINISH: [BLP] BRONZE LIVING PATINA	U.L.LISTED FOR WET LOCATION
38	●	L3	PATHLIGHT	AURORA LIGHT	LPL-EXT 16"- 36"	WATTAGE:[8] 6W; SHADE: [7] 7"; LED: [27Q] 2700K, LENS: [C] CLEAR, PLMOUNT: TBD; FINISH: [BLP] BRONZE LIVING PATINA	U.L. LISTED FOR WET LOCATION

LIGHTING SPECIFICATION GENERAL NOTES

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

GROUND LEVEL LANDSCAPE LIGHITNG PLAN

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

3,000 - 3,500 DEGREE KELVIN

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O 786.717.8004 | M 305.321.2341

Ponce Park Residences

Preliminary Conceptual Lighting Study | NOT TO SCALE | December 5, 2023

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3,000 - 3,500 DEGREE KELVIN

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Ponce Park Residences | Rendering - View 1 | December 5, 2023

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

SITE LOCATION MAP

SHEET INDEX

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

GENERAL ABBREVIATIONS

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

SCOPE OF WORK

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

GENERAL SITE NOTES

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

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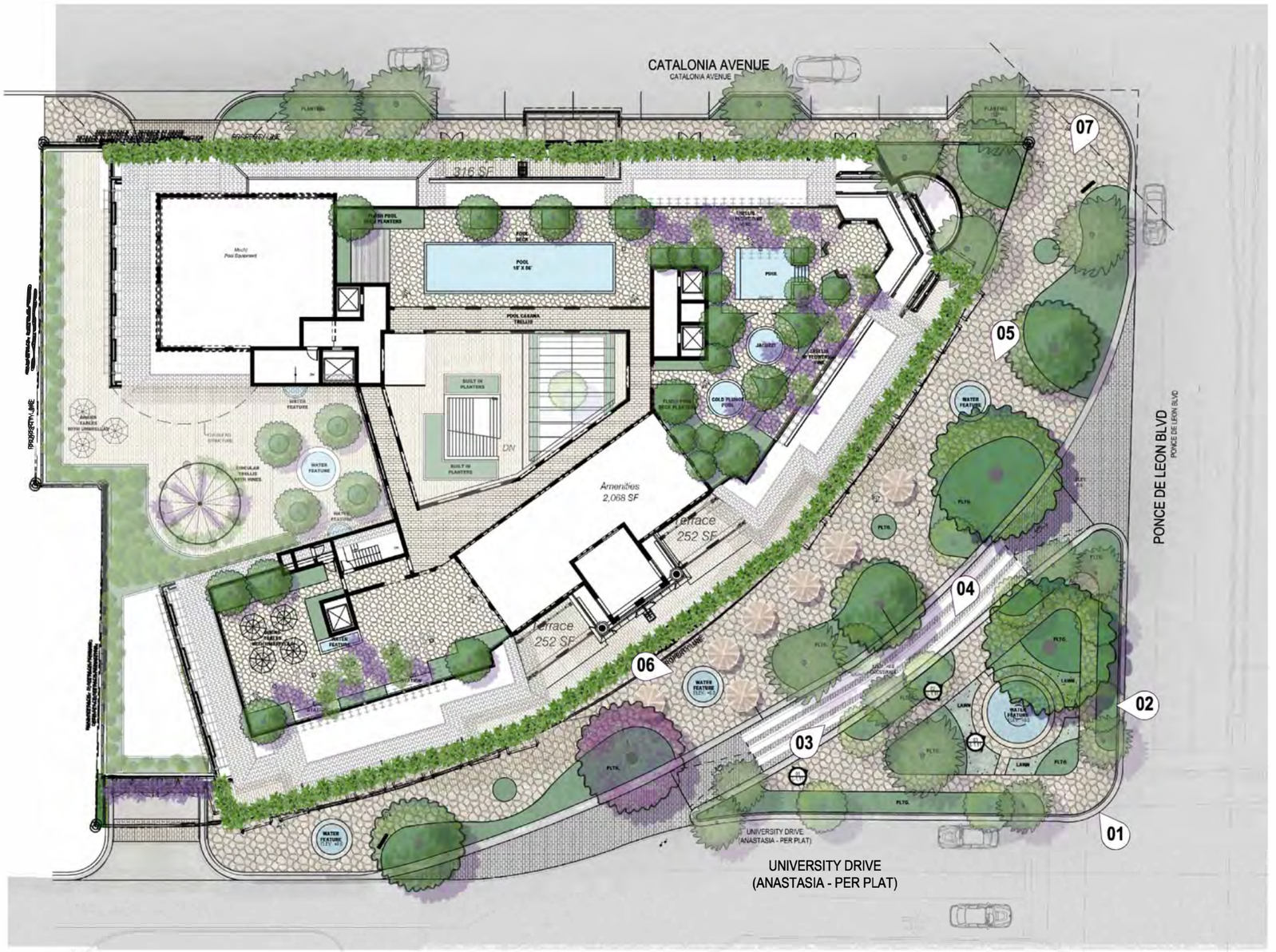
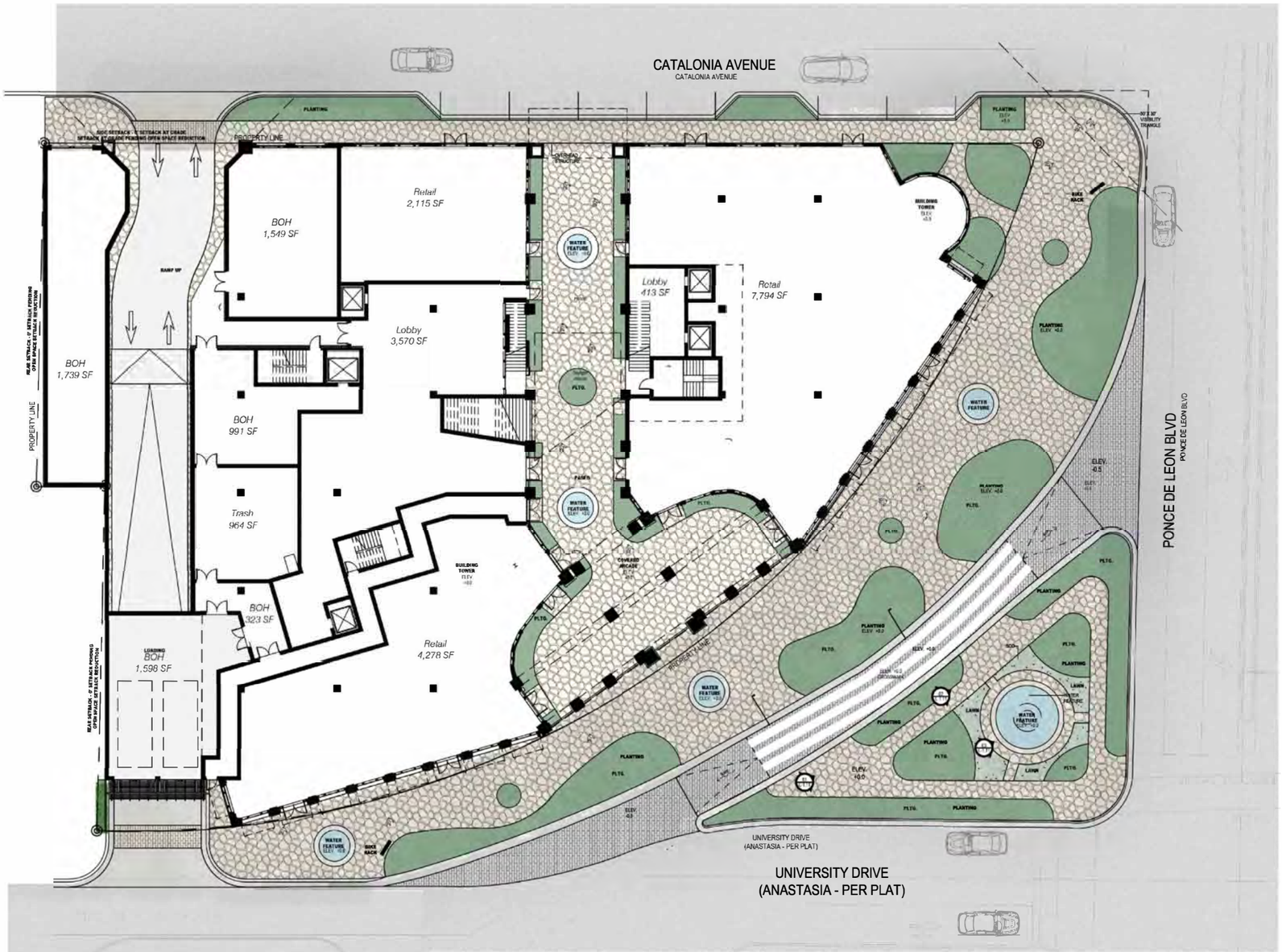


ILLUSTRATIVE SITE PLAN
SCALE: 1/16"=1'-0"

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



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

Ponce Park Residences

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Illustrative Site Plan - Hardscape | 1/16"=1'-0"

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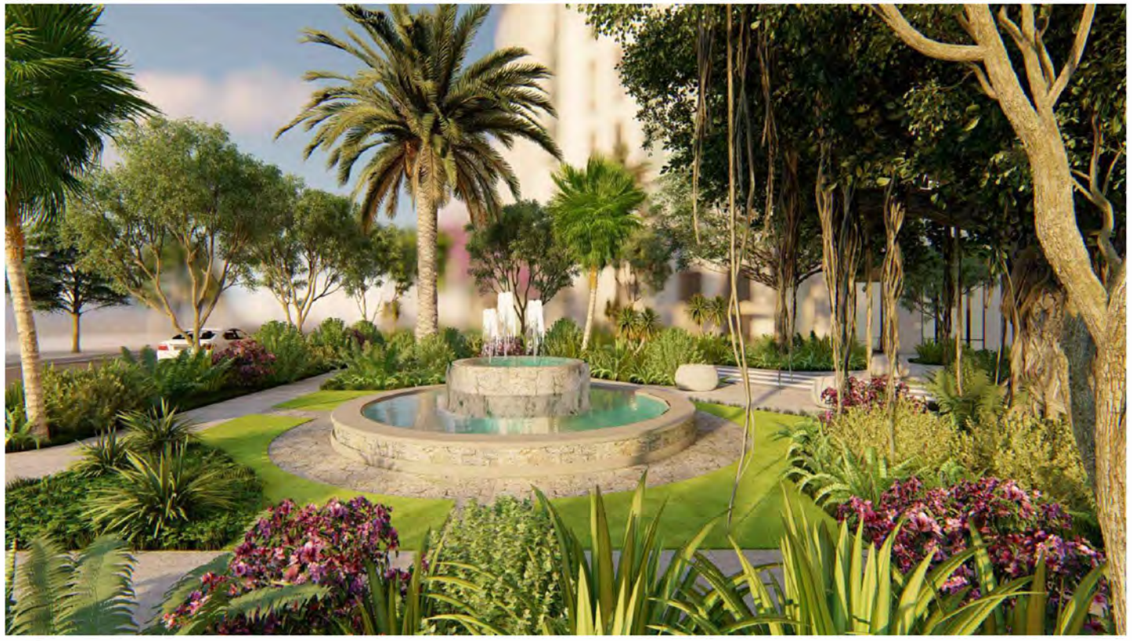
L-0.00BA

01 RENDERING



02 RENDERING

03 RENDERING

NOTE:
RENDERINGS ARE FOR CONCEPTUAL DESIGN PURPOSES ONLY.

04 RENDERING

05 RENDERING

06 RENDERING

07 RENDERING

NOTE:
RENDERINGS ARE FOR CONCEPTUAL DESIGN PURPOSES ONLY.

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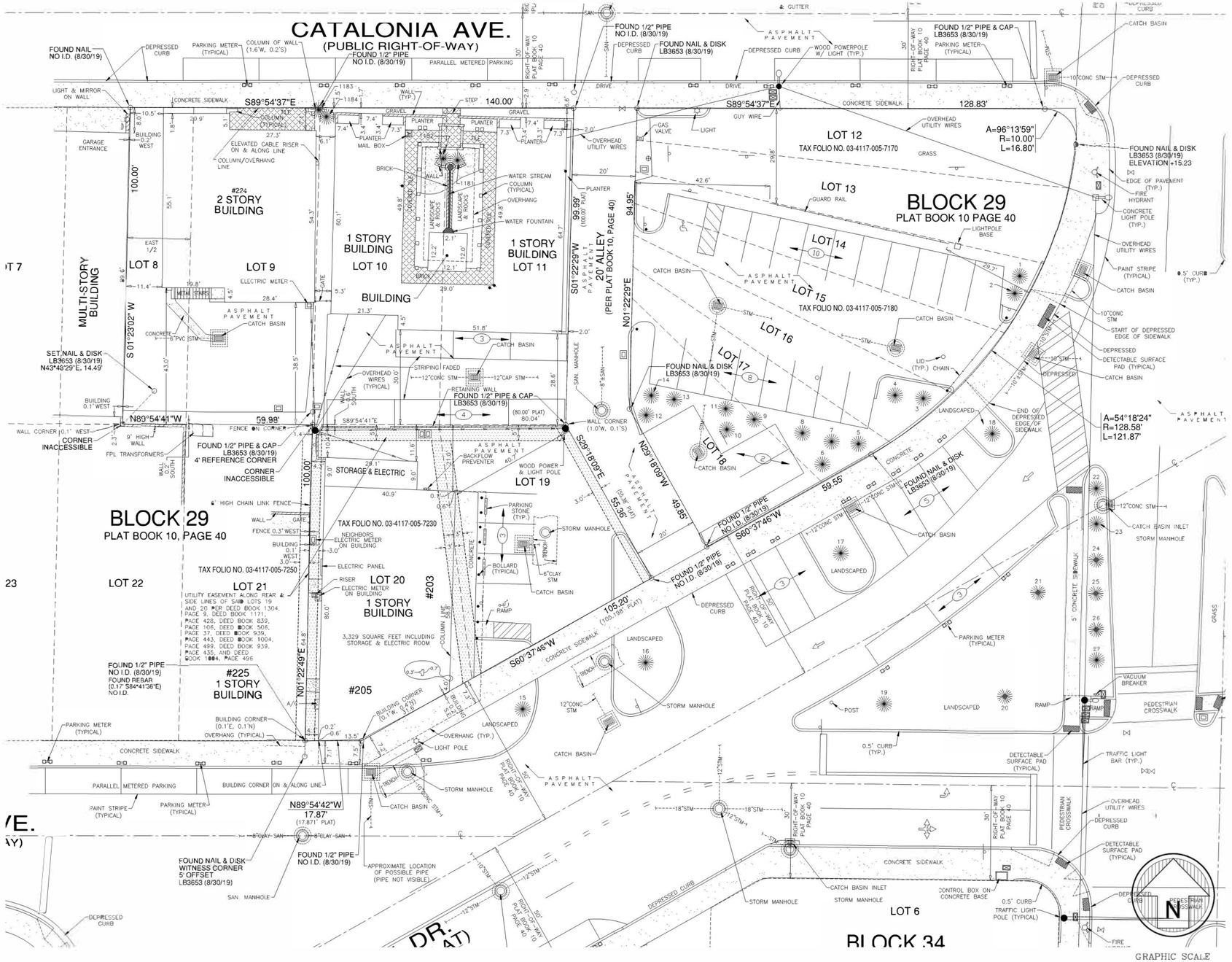
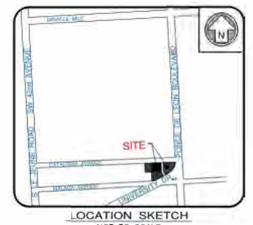


NOTE: SURVEY PERFORMED BY OTHERS. NFI NOT RESPONSIBLE FOR INACCURATE INFORMATION ON THIS PLAN OR SUBSEQUENT CORRESPONDING PLANS



TREE TABLE (PROVIDED BY CLIENT)

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

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

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

TREE TABLE

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

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

LEGEND

- CATCH BASIN
- CATCH BASIN INLET
- MANHOLE
- LIGHT POLE
- WATER METER
- WATER VALVE
- UTILITY POLE
- RISER
- FIRE HYDRANT
- HANDHOLE
- SEWER/GAS VALVE
- CLEANOUT
- WELL
- DRAIN
- GRADE ELEVATION
- BOLLARD
- SIGN
- OHW = OVERHEAD UTILITY WIRE
- CHAIN LINK FENCE
- LIMITED ACCESS RIGHT-OF-WAY LINE
- 0.5' CURB
- 2.00' CURB & CUTTER
- WALL
- EL. = ELEVATION
- INV. = INVERT
- SAN. = SANITARY
- TYP. = TYPICAL
- C.L.F. = CHAIN LINK FENCE
- P.R.M. = PERMANENT REFERENCE MONUMENT
- F.D.O.T. = FLORIDA DEPT. OF TRANSPORTATION
- C.D.M. ATLAS = CITY OF MIAMI ATLAS SHEET
- P.B. = PLAT BOOK PG. = PAGE
- CONCRETE
- ASPHALT PAVEMENT
- R/W = RIGHT-OF-WAY
- ℄ = CENTER LINE
- MONUMENT LINE

* = THREE (3) FOOT STRIP ALONG SIDE LINES WHEN NECESSARY TO GAIN ACCESS TO THE REAR FIVE FOOT STRIPS

UNDERGROUND UTILITIES LEGEND

ABBREVIATIONS:
U.G. = UNDERGROUND
B.O.S. = BOTTOM OF STRUCTURE
CAP = CORRUGATED ALUMINUM PIPE
CONC = CONCRETE
INAC. = INACCESSIBLE
PL. = PLASTIC (HIGH-DENSITY POLYETHYLENE)
PVC = POLYVINYL CHLORIDE
STRUCT. = STRUCTURE

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

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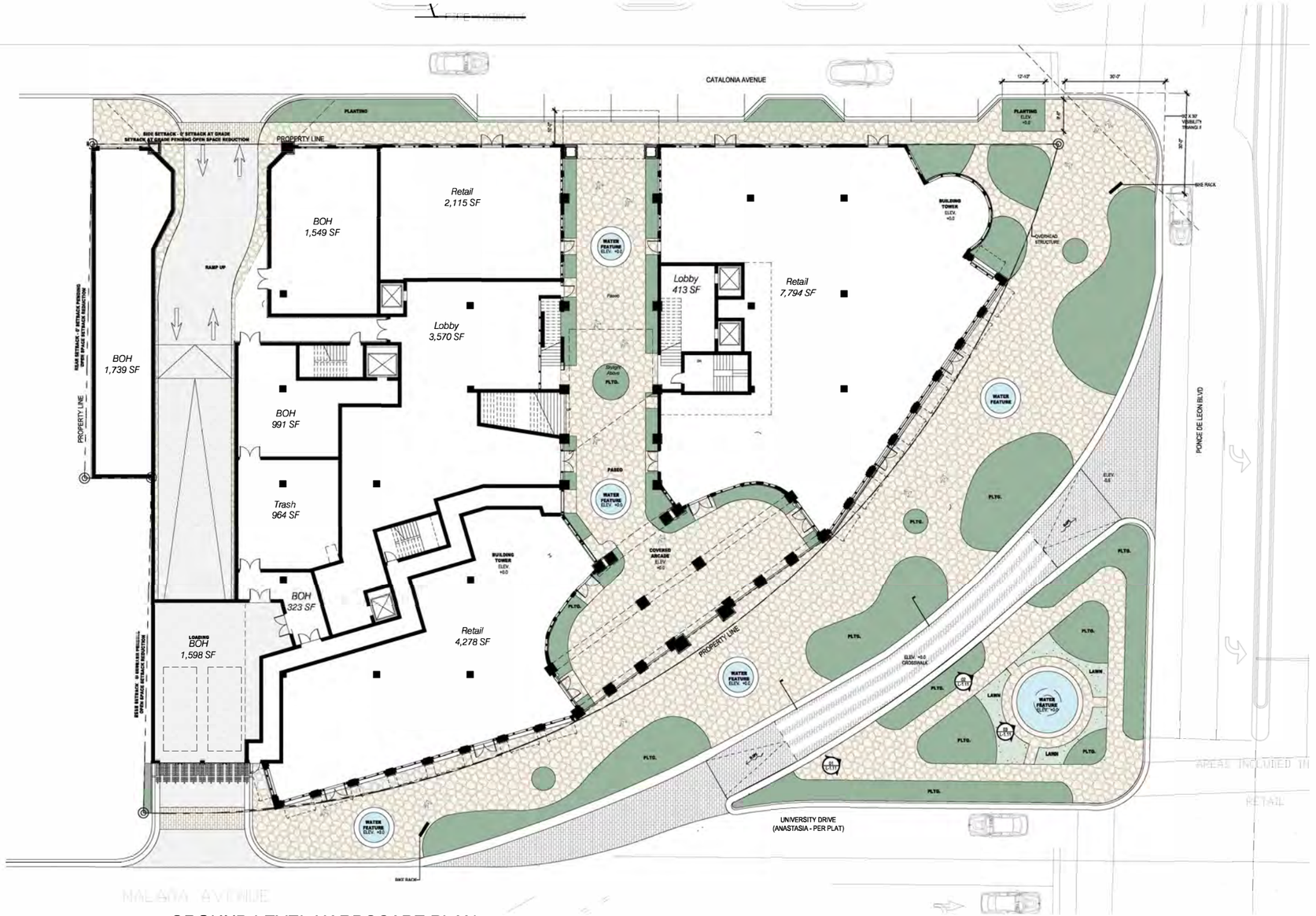


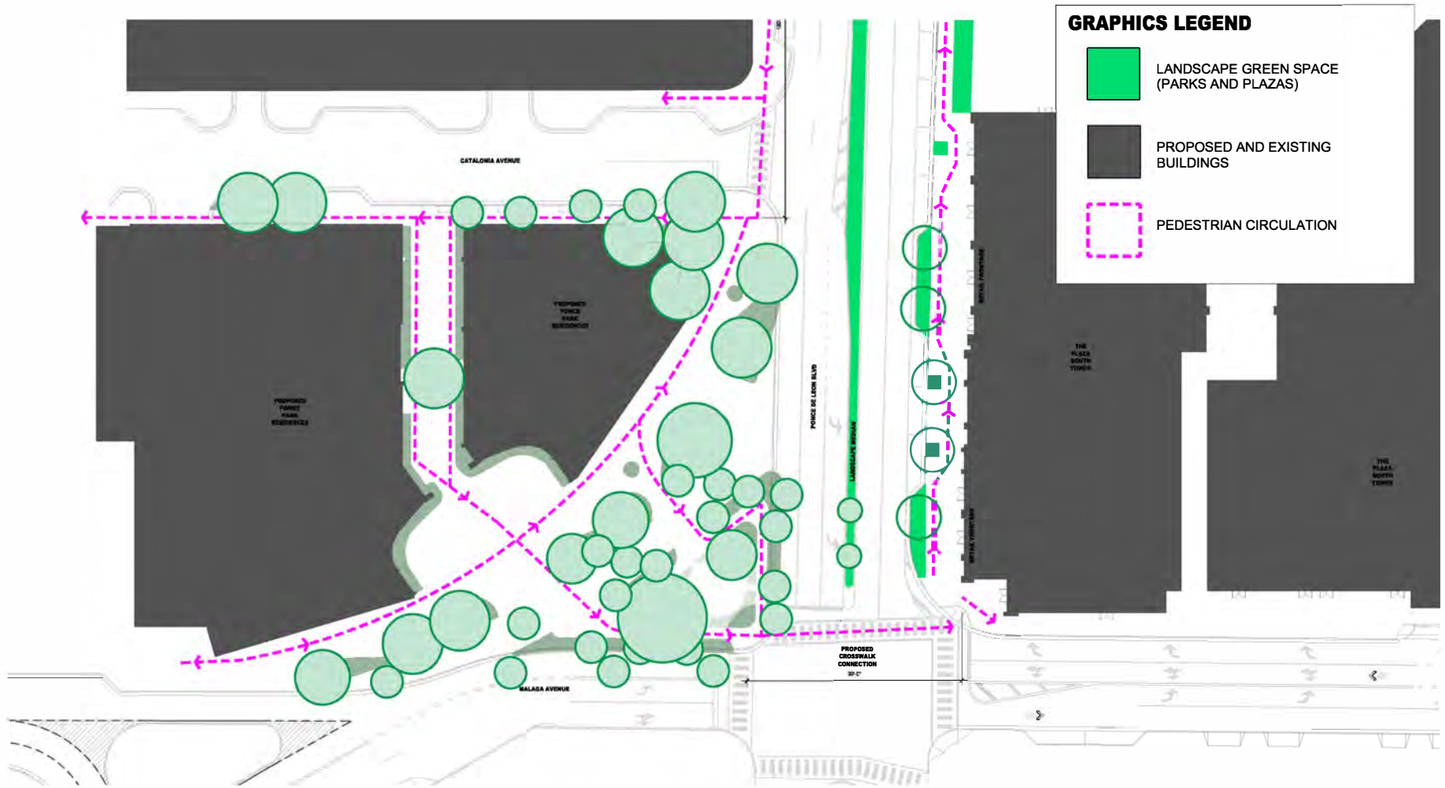
GROUND LEVEL HARDSCAPE PLAN

SCALE: 1/32" = 1'-0"

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

GRAPHIC LEGEND

PLANTING | PAVER | WATER FEATURE | LAWN



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

WATER GARDENS

FAIRCHILD

FAIRCHILD

KAMPONG

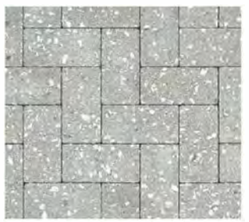
FLORIDA WATER GARDEN

MATERIALS

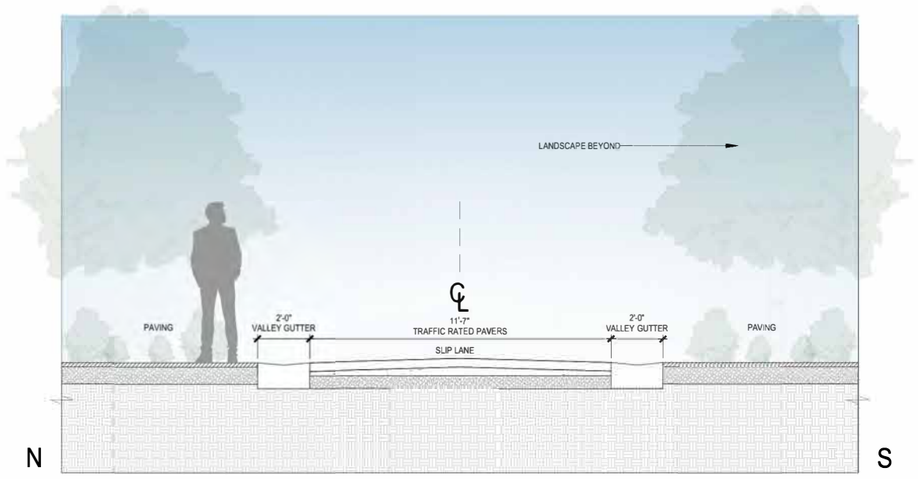
KEYSTONE

OOLITE

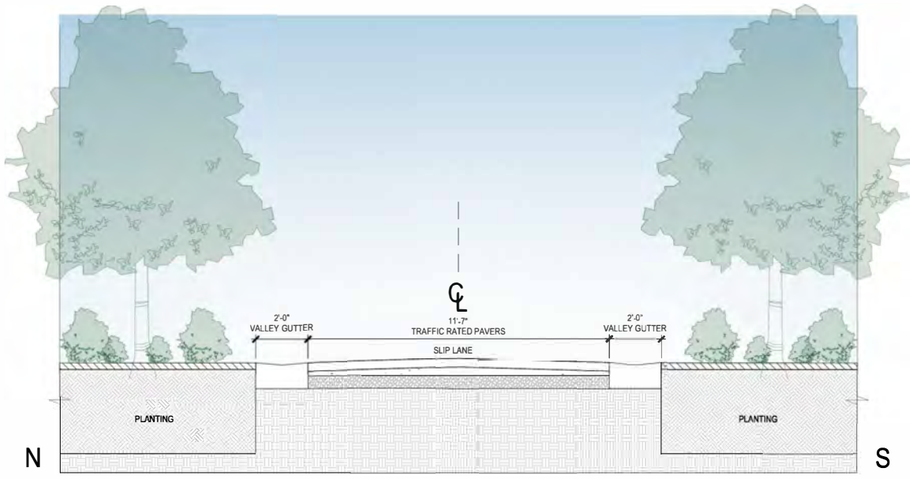
CONCRETE WITH EXPOSED COQUINA SHELL AGGREGATE



CONCRETE PAVING



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



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

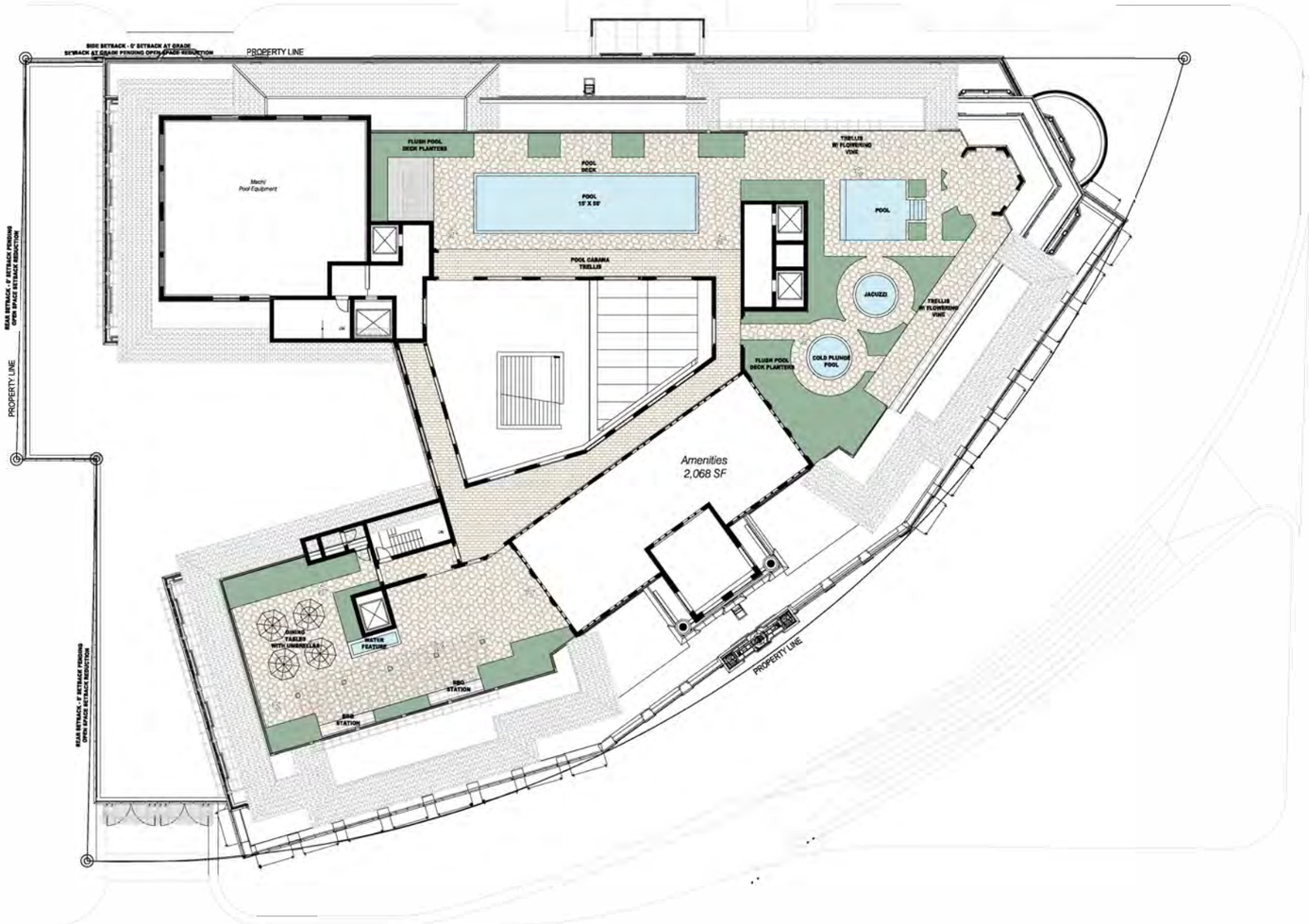
LEVEL 02 HARDSCAPE PLAN

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

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

GRAPHIC LEGEND

PLANTING | PAVER | WATER FEATURE | LAWN



ROOF LEVEL HARDSCAPE PLAN

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

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

GRAPHIC LEGEND

PLANTING | POOL DECK PAVER | POOL DECK PAVER | POOL

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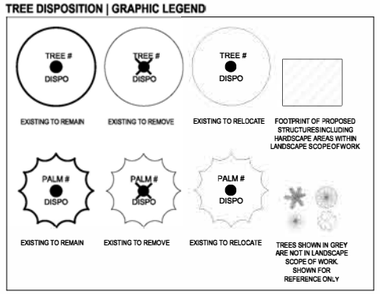
TREE DISPOSITION | GRAPHIC LEGEND



NOTE:
PLEASE SEE ARBORIST REPORT FOR ADDITIONAL INFORMATION ON EXISTING TREES.

TREE DISPOSITION | GRAPHIC LEGEND

1. EXISTING TREES DESIGNATED TO REMAIN SHALL BE PROTECTED DURING ALL CONSTRUCTION PHASES. ANY TREES OR SHRUBS DESIGNATED TO REMAIN, WHICH ARE SCARRED OR DESTROYED WILL BE REPLACED AT THE CONTRACTOR'S EXPENSE, WITH SIMILAR SPECIES, SIZE AND QUALITY.
2. REFER TO AND COORDINATE WITH TREE DISPOSITION LIST.
3. OBTAIN ALL REQUIRED TREE REMOVAL PERMITS PRIOR TO THE COMMENCEMENT OF WORK.
4. GENERAL CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY ALL EXISTING TREES PRIOR TO COMMENCEMENT OF WORK.
5. GENERAL CONTRACTOR SHALL BE RESPONSIBLE TO PROTECT ALL ADJACENT PORTIONS OF THE SITE AND BUILDING NOT PART OF DISPOSITION SCOPE OF WORK.
6. GENERAL CONTRACTOR SHALL BE RESPONSIBLE TO PROPERLY SECURE ALL PORTIONS OF THE SITE DURING ALL DEMOLITION PHASES.
7. GENERAL CONTRACTOR SHALL BE RESPONSIBLE TO OBTAIN PERMIT REQUIRED FOR TEMPORARY FENCING.
8. LANDSCAPE CONTRACTOR TO PROVIDE TEMPORARY IRRIGATION AS NEEDED, REFER TO LANDSCAPE PLANS FOR FURTHER INFORMATION.
9. TREES SHOWN IN GREY ARE NOT IN LANDSCAPE SCOPE OF WORK. SHOWN FOR REFERENCE ONLY.

NATURALFICIAL, INC. | **PONCE PARK TOWER** | TREE DISPOSITION LIST, 2020.01.31

KEY #	ABBV.	BOTANICAL NAME	COMMON NAME	SIZE				DISPOSITION		CONDITION	NOTES	MITIGATION REQ'D
				dbh - (in.)	ht - (ft.)	spg - (ft.)	trunks	REMAIN	REMOVE OR RELOC			
1	SPR	Sabal palmetto	Sabal Palm	9"	15'	13'			X			
2	SPR	Sabal palmetto	Sabal Palm	10"	13'	12'			X			
3	SPR	Sabal palmetto	Sabal Palm	11"	18'	14'			X			
4	SPR	Sabal palmetto	Sabal Palm	10"	16'	14'			X			
5	SPR	Sabal palmetto	Sabal Palm	11"	15'	14'			X			
6	SPR	Sabal palmetto	Sabal Palm	12"	15'	15'			X			
7	SPR	Sabal palmetto	Sabal Palm	12"	22'	19'			X			
8	SPR	Sabal palmetto	Sabal Palm	12"	18'	14'			X			
9	SPR	Sabal palmetto	Sabal Palm	11"	16'	14'			X			
10	SPR	Sabal palmetto	Sabal Palm	12"	15'	14'			X			
11	SPR	Sabal palmetto	Sabal Palm	10"	19'	14'			X			
12	SPR	Sabal palmetto	Sabal Palm	10"	14'	16'			X			
13	SPR	Sabal palmetto	Sabal Palm	12"	15'	16'			X			
14	SPR	Sabal palmetto	Sabal Palm	11"	18'	18'			X			
15	SPR	Sabal palmetto	Sabal Palm	9"	13'	14'			X			
16	PCA	Phoenix canariensis	Canary Island Date Palm	28"	35'	28'			X			
17	QVI	Quercus virginiana	Live Oak	9"	23'	12'			X			
18	QVI	Quercus virginiana	Live Oak	8"	26'	18'			X			
19	PCA	Phoenix canariensis	Canary Island Date Palm	17"	28'	28'			X			
20	PCA	Phoenix canariensis	Canary Island Date Palm	22"	30'	28'			X			
21	PCA	Phoenix canariensis	Canary Island Date Palm	20"	30'	28'			X			
22	PMA	Ptychosperma macarthurii	Macarthur Palm	11"	16'	8'			X			
23	PMA	Ptychosperma macarthurii	Macarthur Palm	12"	16'	8'			X			
24	PMA	Ptychosperma macarthurii	Macarthur Palm	13"	14'	8'			X			
25	PMA	Ptychosperma macarthurii	Macarthur Palm	17"	16'	8'			X			
26	PMA	Ptychosperma macarthurii	Macarthur Palm	12"	18'	8'			X			
27	PMA	Ptychosperma macarthurii	Macarthur Palm	12"	18'	8'			X			
28	AAL	Archontophoenix alexandrae	Alexander Palm	8"	21'	10'			X			
29	AAL	Archontophoenix alexandrae	Alexander Palm	8"	18'	12'			X			
30	PRO	Phoenix roebelenii	Pygmy Date Palm	4"	10'	12'			X			
31	PRO	Phoenix roebelenii	Pygmy Date Palm	4"	10'	12'			X			

SUMMARY	
Total Number of on site and R.O.W Trees/Palms:	31
Total Number of Trees / Palms to Remain:	0
Total Number of Trees / Palms to Remove:	31
Total Number of Trees / Palms to Relocate:	0
Total Diameter of Trees to removed (sum of inches at DBH):	38'-0"

Ponce Park Residences

Tree Disposition Plan | *1/16"=1'-0"*

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OVERALL GROUND LEVEL LANDSCAPE PLAN

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

LANDSCAPE PLAN | GRAPHIC LEGEND

EXISTING TREE TO REMAIN · NEW TREE · RELOCATED TREE · NEW ACCENTS · NEW VINE · NEW GROUNDCOVER TYPE AND COUNT

EXISTING PALM TO REMAIN · NEW PALM · RELOCATED PALM · NEW SHRUBS · NEW CYCAD · NEW BAMBOO

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

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

PALMS							
2	CBA	*Copernicia baileyana*	Bailey Palm	20' Ht.		X	X
1	PCA	*Phoenix canariensis*	Canary Date Palm	25' Ht.		X	X
3	PDA	*Phoenix dactylifera*	Medjool Date Palm	35' Ht.		X	X
4	PSY	*Phoenix sylvestris*	Wild Date Palm	25' Ht.		X	X
9	SPA	*Sabal palmetto*	Character Sabal Palm	30' - 35' Ht.	X		X

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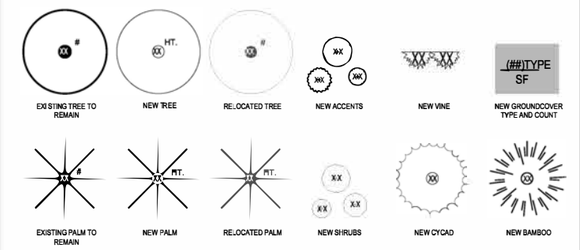
LEVEL 02 LANDSCAPE PLAN

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

LANDSCAPE PLAN | GRAPHIC LEGEND



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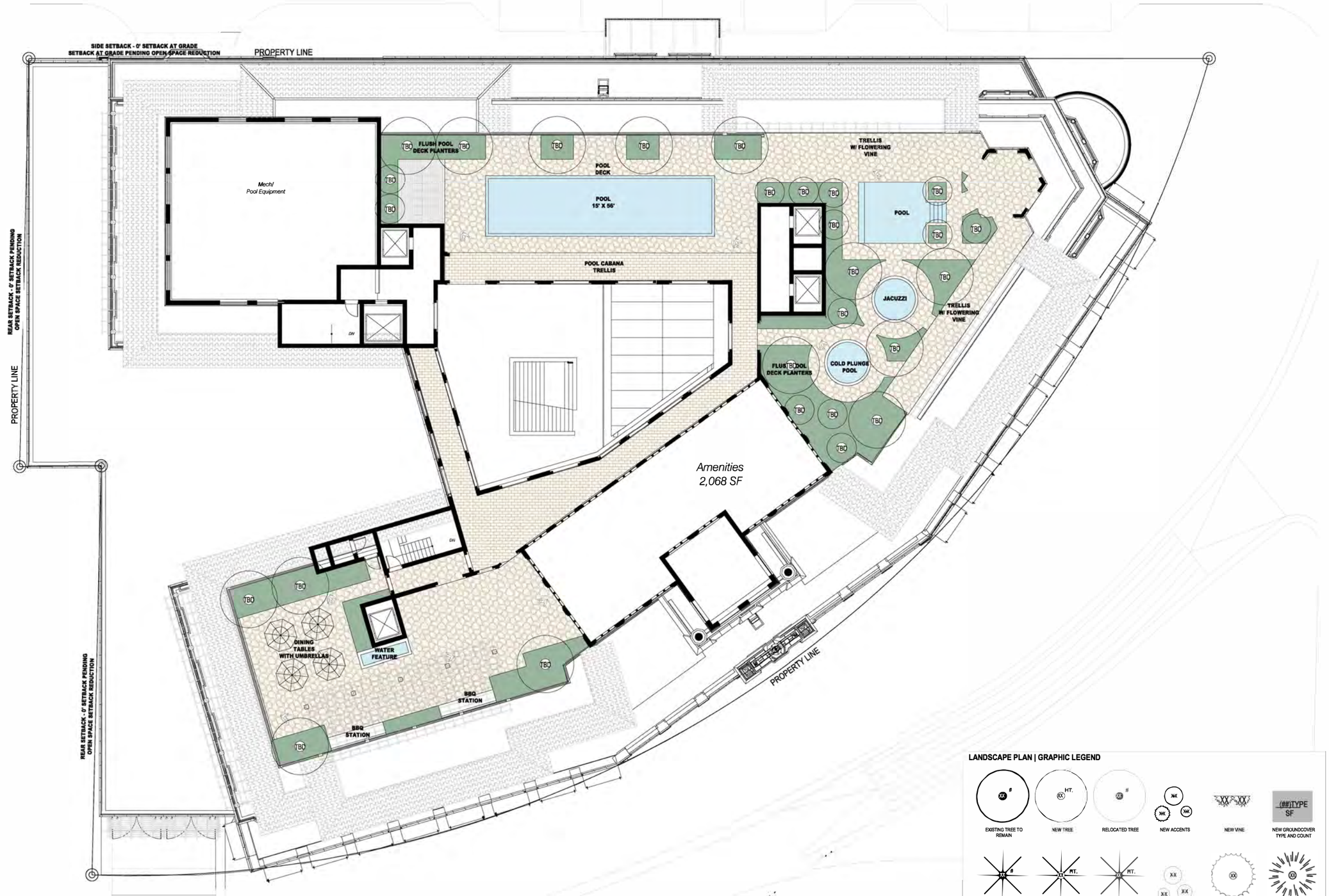
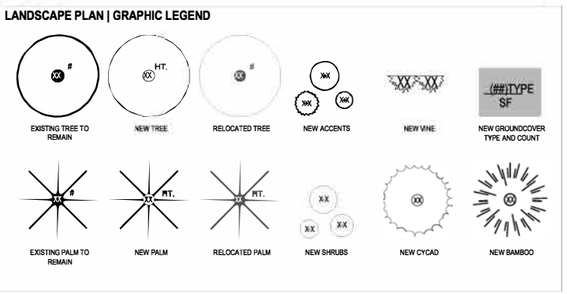


ROOF LEVEL LANDSCAPE PLAN

SCALE 3/32" 1'-0"

LANDSCAPE PLAN | GRAPHIC LEGEND



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TREES

(CGR)Caesalpinia granadillo
Bridalveil Tree

(CPE)Ceiba pentandra
Kapok Tree

(CSP)Ceiba speciosa
Silk Floss Tree

(FBE)Ficus benghalensis
Banyan Tree

(FMA)Ficus maclellandii
Ficus 'Alli'

(QVI)Quercus virginiana
Live Oak

TREES

(PAQ)Pachira aquatica
Water Chestnut

PALMS

(CBA)Copernicia baileyana
Bailey Palm

(PCA)Phoenix canariensis
Canary Island Date Palm

(PDA)Phoenix dactylifera
Medjool Date Palm

(PSY)Phoenix sylvestris
Wild Date Palm

(SPA)Sabal palmetto
Sabal Palm

GENERAL PLANTING NOTES AND SPECIFICATIONS:

GENERAL

1. EXISTING TREES DESIGNATED TO REMAIN SHALL BE PROTECTED DURING ALL CONSTRUCTION PHASES. ANY TREES OR SHRUBS SCARRED OR DESTROYED DESIGNATED TO REMAIN WILL BE REPLACED AT THE CONTRACTOR'S EXPENSE, WITH SIMILAR SPECIES, SIZE AND QUALITY.

2. EXISTING TREES DESIGNATED "TO BE STORED OFF-SITE, SHALL BE PROTECTED AND CARED FOR ACCORDINGLY TO INDUSTRY STANDARD. ANY TREES OR SHRUBS SCARRED OR DESTROYED WILL BE REPLACED AT THE CONTRACTOR'S EXPENSE, WITH SIMILAR SPECIES, SIZE AND QUALITY.

3.LANDSCAPE CONTRACTOR SHALL BECOME FAMILIAR WITH ALL UNDERGROUND UTILITIES OR STRUCTURES PRIOR TO DIGGING. LANDSCAPE CONTRACTOR SHALL REPAIR ALL DAMAGE TO UNDERGROUND UTILITIES, AND/OR CONSTRUCTION CAUSED BY UTILITY DAMAGE, AT NO COST TO THE OWNER.

4. ALL PLANT MATERIALS SHALL BE GUARANTEED FOR A PERIOD OF 12 MONTHS AFTER DATE OF SUBSTANTIAL COMPLETION.

5.LANDSCAPE CONTRACTOR SHALL VERIFY ALL ESTIMATED QUANTITIES OF MATERIAL SHOWN ON THE DRAWINGS PRIOR TO SUBMITTING HIS BID. PLANTING PLANTS TAKE PRECEDENCE OVER PLANT LIST

6. EXISTING PLANT MATERIAL NOTSHOWN ON THE PLAN AND IN CONFLICT WITH NEW PLANTING SHALL BE EVALUATED AT THE TIME OF NEW PLANTING INSTALLATION BY THE LANDSCAPE ARCHITECT.

7. ALL BUILDING CONSTRUCTION MATERIAL AND FOREIGN MATERIAL SHALL BE REMOVED FROM PLANTING AREAS AND REPLACED WITH 60/20 MIX FILL SOIL, OR AS PER SPECIFICATIONS. ALL ISLANDS IN PARKING LOTS AND AROUND BUILDINGS, SHALL BE EXCAVATED TO A DEPTH OF 3' MIN. AND REPLACED WITH 60/20 PLANT MIX, OR AS PER SPECIFICATIONS.

8. ALL PLANT MATERIAL SYMBOLS SHOWN ON LANDSCAPE PLAN SHALL BE CONSIDERED DIAGRAMMATIC AND SHOULD BE ADJUSTED IN THE FIELD BY CONTRACTOR TO AVOID ALL UTILITIES AND ALL OTHER OBSTRUCTIONS AFTER CONSULTING THE LANDSCAPE ARCHITECT

9. ALL SIZES SHOWN FOR PLANT MATERIAL ON THE PLAN ARE TO BE CONSIDERED MINIMUM. ALL PLANT MATERIAL MUST MEET OR EXCEED THESE MINIMUM REQUIREMENTS FOR BOTH HEIGHT AND SPREAD ANY OTHER REQUIREMENTS FOR SPECIFIC SHAPE OR EFFECT AS NOTED ON THE PLAN SHALL ALSO BE REQUIRED FOR ACCEPTANCE. ALL TREES TO HAVE SINGLE TRUNK, UNLESS OTHERWISE NOTED ON THE PLANS OR PLANT LIST

10. SITE PREPARATION SHALL INCLUDE THE ERADICATION AND REMOVAL OF ANY WEEDS, GRASS, AS WELL AS CLEAN-UP OF ANY DEAD MATERIAL AND FINISH GRADING AS PER TI ESPECS

11. THE LANDSCAPE CONTRACTOR SHALL AT ALL TIMES KEEP THE JOB SITE CLEAN AND FREE FROM ACCUMULATION OF WASTE MATERIAL, DEBRIS, AND RUBBISH

12. THE LANDSCAPE CONTRACTOR SHALL EXERCISE CAUTION TO PROTECT ANY NEW HARDSCAPE CONSTRUCTION OR IRRIGATION. ANY DAMAGE SHALL BE REPLACED OR REPAIRED TO THE ORIGINAL STATE BY THE LANDSCAPE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER

13. ALL PLANT MATERIAL TO BE FLORIDA #1 OR BETTER, AS DEFINED BY THE FLORIDA DEPARTMENT OF AGRICULTURE'S "CODES AND STANDARDS FOR NURSERY PLANTS PART I AND II"

14. MULCH ALL PLANTING AREAS WITH SHREDDED ORGANIC MULCH TO A MINIMUM DEPTH OF 3". WITH THE EXCEPTION OF BEACH PLANTING.

15. ALL PLANTING AREAS WITHIN LIMIT OF WORK SHALL BE 100% FULLY IRRIGATED. THE IRRIGATION CONTRACTOR AWARDED THE BID SHALL COMPLY WITH THE PROPOSED IRRIGATION DESIGN

16. ON-SITE LAYOUT OF PLANT MATERIAL MUST BE COORDINATED WITH THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION

17. LANDSCAPE CONTRACTOR TO INCLUDE REMOVAL, CORRECTIVE PRUNING AND/ OR REPLACEMENT. ANY CORRECTIVE ACTIONS REQUIRED SHALL BE PERFORMED IN ACCORDANCE WITH THE STANDARDS OF THE GOVERNING COUNTY AND/OR AN ISSUED ERM TREE OR ENVIRONMENTAL PERMIT.

18. TREE PROTECTION BARRIERS MUST BE INSTALLED AT THE DRIP LINE SOF ALL TREES AND PALMS TO REMAIN OR BE RELOCATED PRIOR TO THE START OF CONSTRUCTION ACTVITIES ONSITE AND SHALL REMAIN IN PLACE UNTIL CONSTRUCTION HAS COMPLETED

19. MULCH SHALL NOT BE APPLIED WITHIN 6" OF ANY TREE OR PALM TRUNKS THAT ARE INSTALLED OR INCORPORATED INTO THE PROJECT. FOR ROW TREES/PALMS PLEASE UTILIZE AMERIFORM (PREMIUM PINEBARK BROWN) SHREDDED MULCH OR A CITY APPROVED ALTERNATIVE

20. SHOULD ANY CORRECTIVE STRUCTURAL PRUNING BE NECESSARY FOR TREES PROPOSED TO REMAIN ON SITE, DUE TO CLEARANCE, SAFETY OR FOR CONSTRUCTION RELATED REASONS THE PRUNING SHALL BE DIRECTED OR PERFORMED BY AN ISA OR ASCA CERTIFIED ARBORIST IN ACCORDANCE WITH THE LATEST VERSION OF THE ANSI A-300 PRUNING STANDARDS AND GOOD HORTICULTURAL PRACTICES. THE CITY URBAN FORESTER SHALL BE PROVIDED WITH A WRITTEN COPY OF THE PROPOSED PRUNING PLAN INCLUDING THE REASONS WHY PRUNING IS NECESSARY, PRIOR TO THE PRUNING ACTIVITIES TAKING PLACE.

21. CARE SHALL BE TAKEN TO AVOID UTILITY OR CONSTRUCTION TRENCHING THROUGH EXISTING TREE OR PALM DRIPLINES OF TREES SLATED TO REMAIN IN PLACE OR BE RELOCATED. IF CONSTRUCTION REQUIRES THE CUTTING OF ANY ROOTS WITH A DIAMETER OF 2" OR GREATER, ROOTS SHALL BE CLEANLY CUT WITH A SHARP TOOL, AS DIRECTED BY AN ISA CERTIFIED ARBORIST, AND IN ACCORDANCE WITH TIE ANSI A-300 STANDARDS. CUT ROOTS SHOULD BE IMMEDIATELY COVERED WITH SOIL TO PREVENT DRYING. ROOTS SHOULD NOT BE TORN OR BROKEN BY HEAVY EQUIPMENT, AND SHREDDED, RAGGED OR BROKEN ROOTS ENDS SHOULD BE NOTED AND REVIEWED WITH THE LANDSCAPE ARCHITECT PRIOR TO ANY ROOT PRUNING TAKING PLACE.

HANDLING AND TRANSPORTATION

1. TREES/PALMS SHALL BE PROPERLY HANDLED DURING EXCAVATION, MOVING, STORAGE, RELOCATION, AND REPLANTING. DO NOT SCAR OR OTHERWISE DAMAGE TRUNKS AND BRANCHES, AND AVOID BREAKING LIMBS, BRANCHES, AND FRONDS. DAMAGE TO TREE/PALM MAY BE CAUSE FOR ITS REJECTION, AND MAY REQUIRE MITIGATION REPLACEMENT BY THE CONTRACTOR

2. CONTRACTOR SHALL BE RESPONSIBLE FOR THE MANUAL WATERING OF ALL RELOCATED TREES/PALMS DURING MAINTENANCE PERIOD, UNTIL FINAL ACCEPTANCE OF ALL WORK BY THE LANDSCAPE ARCHITECT AND/OR CLIENT.

3. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING AND MAINTAINING TREE/PALM PROTECTION. INSTALL BARRICADE OF GALVANIZED WELDED WIRE FABRIC OR PLASTIC MESH TO ENCOMPASS THE DRIPLINE OF THE TREE/PALM. BARRICADE SHALL BE PLUMB, TAUT, AND STURDY. BARRICADE TO BE LEFT UP AND MAINTAINED UNTIL DIRECTED TO REMOVE BY LANDSCAPE ARCHITECT.

TREE PROTECTION MATERIALS

1. POSTS: 2"X2" WOOD

2. ACCESS: PROVIDE HINGED, LATCHING GATE.

3. AERATION PIPE: RIGID PVC PERFORATED DRAINPIPE, 3 INCH DIAMETER X 4 FEET LONG, WITH PERFORATED CAP. FILL WITH WASHED PEA GRAVEL

WARRANTY

1. LANDSCAPE CONTRACTOR SHALL PROVIDE A MINIMUM OF ONE (1) YEAR GUARANTEE FOR ALL RELOCATED TREES/PALMS AFTER FINAL ACCEPTANCE BY LANDSCAPE ARCHITECT AND/OR CLIENT.

2. LANDSCAPE CONTRACTOR SHALL REMOVE COMPLETELY AND DISPOSE OF OFF-SITE, ANY RELOCATED TREE/PALM THAT FAILS TO THRIVE AS DETERMINED BY THE LANDSCAPE ARCHITECT

3. FOR ANY RELOCATED TREE/PALM REMOVED DUE TO ITS FAILURE TO THRIVE, LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR REPLACING AND INSTALLING WITH A SPECIMEN OF EQUAL OR GREATER SPECIFICATION OF ORIGINAL REPLACEMENT MATERIAL SHALL BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO PROCUREMENT, PREPARATION OR INSTALLATION

TREE / PALM RELOCATION NOTES

1. VERIFY AND INSURE ALL TREES/PALMS IDENTIFIED ON THE CONSTRUCTION DRAWINGS AND THOSE TAGGED IN THE FIELD CORRESPOND AS TO NUMBER AND DESCRIPTION. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT IMMEDIATELY, PRIOR TO PROCEEDING.

2. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR TREE/PALM PROTECTION OF ALL VERIFIED MATERIAL. INSTALL BARRICADE OF GALVANIZED WELDED WIRE FABRIC OR PLASTIC MESH TO ENCOMPASS THE DRIPLINE OF THE TREE/PALM. BARRICADE TO BE REMOVED UPON COMPLETION OF BACKFILLING

3. TREE ROOT BALL SHALL BE ROOT PRUNED 50% (EQUALLY AROUND TREE) 60 DAYS PRIOR TO TRANSPLANT. THE REMAINING 50% TO BE PRUNED 30 DAYS PRIOR TO TRANSPLANTING

4. PALMS TO BE RELOCATED MAY BE IMMEDIATELY RELOCATED AFTER DIGGING.

5. ROOTS TO BE PRUNED WITH CLEAN, SHARP TOOLS. ROOTS ONE (1) INCH AND LARGER IN DIAMETER SHALL BE NEATLY AND CLEANLY CUT WITH A HAND SAW OR OTHER APPROVED CUTTING IMPLEMENT.

6. LANDSCAPE CONTRACTOR TO APPLY MYCORRHIZA APPLICATION TO ROOTS DURING ROOT PRUNING AND DIGGING OPERATIONS. ALL PRUNING TO BE REVIEWED AND APPROVED BY LANDSCAPE ARCHITECT PRIOR TO PRUNING.

7. DEAD WOOD, CROSSING BRANCHES, AND GENERAL CANOPY PRUNING SHALL BE PERFORMED OR DIRECTED BY AN ISA OR ASCA CERTIFIED ARBORIST IN ACCORDANCE WITH THE LATEST VERSION IF THE ANSI A-300 PRUNING STANDARDS AND GOOD HORTICULTURAL PRACTICES IMMEDIATELY AFTER COMPLETION OF ROOT PRUNING. EACH SPECIMEN TO BE RELOCATED. ALL PRUNING TO BE REVIEWED AND APPROVED BY LANDSCAPE ARCHITECT PRIOR TO PRUNING.

8. ROOT BALL SIZE TABLE:

(NOTE: ROOT BALL SIZES SHALL EXCEED MINIMUM STANDARDS SET FORTH IN "GRADES AND STANDARDS FOR NURSERY PLANTS, PART II, PALMS AND TREES, FLORIDA DEPARTMENT OF AGRICULTURE")

TREE/PALM CALIPER	MINIMUM ROOT BALL DIAMETER
1"- 1.99"	16"
2.00" - 2.99"	20"
3.00" - 3.99"	24"
4" - 4.99"	28"
5" - 5.99"	32"
6" - 6.99"	36"
7" - 7.99"	40"
8" - 8.99"	44"
9" - 9.99"	48"

THE ROOT BALL OF LARGER CALIPER SIZES SHALL BE INCREASED PROPORTIONALLY AT THREE (3) INCHES OF ROOT BALL DIAMETER FOR EVERY INCREASE OF ONE (1) INCH IN CALIPER OR FRACTION THEREOF.

9. MAINTAIN COMPACT ROOT BALLS. ROOT BALLS SHALL BE COMPLETELY ENCLOSED WITHIN A BURLAP COVERING OR STRETCH WRAP AS COMMONLY USED WITHIN THE HORTICULTURAL INDUSTRY, IN TWO COMPLETE LAYERS (THICKNESS)

10. ALL TREES TO BE FLOODED FOR FIVE (5) DAYS PRIOR TO TRANSPLANT.

11. ALL PITS TO BE FILLED THE SAME DAY AND WITH CLEAN FILL, IN 18 INCH LIFTS/LAYERS. EACH THEN COMPACTED BEFORE A SUBSEQUENT 18" LIFT/LAYER IS PLACED. REPEAT UNTIL BACKFILL IS FLUSH WITH SURROUNDING GRADE.

12. CORRECT ALL PROBLEMS RELATED TO SETTLEMENT, EROSION, OR OTHER DISTRESS OF EXCAVATED/BACKFILLED PIT FROM WHICH TREE/PALM HAS BEEN REMOVED, INCLUDING THE COMPLETE AND THOROUGH REMOVAL OF ALL RESIDUAL ROOTS, STUMPS AND PORTIONS AND "ARTIS THEREOF"

13. RESTORE THE SURFACE WITH MATERIAL TO MATCH ADJACENT AREAS. MATERIAL TO BE APPROVED BY LANDSCAPE ARCHITECT. CONTRACTOR TO PROVIDE A MINIMUM ONE YEAR WARRANTY ON SETTLING AND PLANT MATERIAL

14. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR ALL MATERIAL INCLUDING BUT NOT LIMITED TO BACKFILL MATERIAL, PROTECTION FENCING, FLAGGING, ROOT BALL BURLAP OR SHRINK WRAP.

INSTALLATION

1. VERIFY ALL UNDERGROUND CONSTRUCTIONS OR OBSTRUCTION (UTILITIES, SEPTIC SYSTEMS, ETC.) ARE IDENTIFIED, LOCATED AND CLEARLY MARKED AS APPROPRIATE PRIOR TO EXCAVATION OF PLANTING PITS FOR RELOCATED TREES AND PALMS. ANY UNKNOWN OBJECTS SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT IMMEDIATELY, PRIOR TO INSTALLING AND BACKFILLING.

2. LANDSCAPE CONTRACTOR TO FLAG ALL PROPOSED PLANT LOCATIONS FOR LANDSCAPE ARCHITECT'S APPROVAL PRIOR TO INSTALLATION

3. PLANTING PITS SHALL BE A MINIMUM OF TWO (2) TIMES LARGER IN DIAMETER AND ONE AND A HALF (1-1/2) TIMES LARGER IN DEPTH THAN THE ROOT BALL. ROUGHEN SIDES AND BOTTOM OF PIT

4. AFTER EACH PLANTING PIT IS EXCAVATED, PLACE SUFFICIENT PLANTING MIX IN BOTTOM OF EXCAVATION, AND SEAT PLANT, INSURING TOP OF ROOT BALL IS FLUSH WITH IMMEDIATELY ADJACENT FINAL OR PROPOSED GRADE.

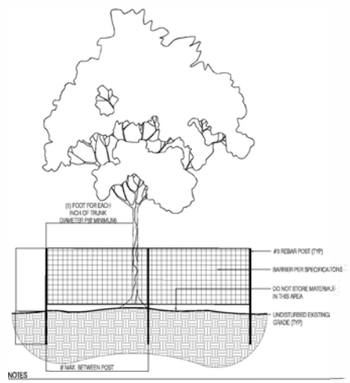
5. LANDSCAPE CONTRACTOR TO INSURE ALL PLANT MATERIAL IS INSTALLED AT THE CORRECT ELEVATION. REFER TO HARDSCAPE PLANS AND CIVIL ENGINEERS GRADING PLANS FOR PROPOSED SITE ELEVATIONS

6. LANDSCAPE CONTRACTOR TO INSURE ALL ROOT FLARES ARE EXPOSED

7. CENTER EACH RELOCATED TREE/PALM IN ITS PLANTING PIT AND BACKFILL WITH SPECIFIED PLANTING MIX

8. PLACE PLANTING MIX IN 12 INCH LIFTS/LAYERS AROUND ROOT BALL AND COMPACT UNTIL ALL VOIDS ARE FILLED WITH COMPACTED PLANTING MIX.

9. BUILD SOIL SAUCER OF MOUNDED EXCAVATED SOIL AROUND PERIMETER OF EACH PLANTING PIT TO FORM WATERING BASIN. MULCH TO A DEPTH OF 3"



NOTES

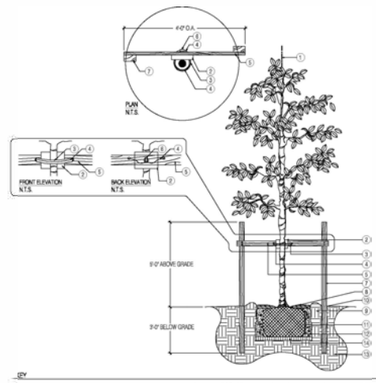
1.) THE TREE PROTECTION BARRICADE SHALL BE AT LEAST FOUR (4) FEET HIGH. THE BARRIER SHALL CONSIST OF EITHER A WOOD FENCE WITH 2X4 POSTS PLACED A MAXIMUM OF EIGHT (8) FEET APART, WITH A 2X4 MINIMUM TOP RAIL, OR A TEMPORARY WIRE MESH FENCE, OR OTHER SIMILAR BARRIER WHICH WILL LIMIT ACCESS TO THE PROTECTED AREA. THE BARRICADE SHALL BE AT LEAST ONE FOOT IN DIAMETER FOR EACH INCH OF TRUNK DIAMETER. FOR

2.) TREES LESS THAN 12" DBH, THE MINIMUM BARRICADE SHALL BE PLACED AT LEAST SIX (6) FEET AWAY FROM THE BASE OF THE TREE

3.) HAND WORK ONLY WITHIN TREE BARRICADES

4.) TREE BARRICADE APPROVAL OBTAIN CITY APPROVAL OF TREE BARRICADES BEFORE BEGINNING CLEARING OPERATIONS OR ANY SITE DEVELOPMENT

1 TREE PROTECTION DETAIL
SCALE: N.T.S



KEY

1.) SET TREE PLUMB IN PLANTING PIT.

2.) PROTECT TREE TRUNK WITH 1 NOMACO ® STYRO FOAM PADDING GUARDS, #NUNDA94, AS SPECIFIED, OR APPROVED EQUAL.

3.) AMAZON HOUSE AND RUBBER ®, 1" AIR HOSE #K1146OR APPROVED EQUAL, TO COVER 10 GAUGE WIRE

4.) 11 10 GAUGE GALVANIZED WIRE. WIRE PRODUCT ®, OR APPROVED EQUAL.

5.) 12" X 4" X 4" NON TREATED LANDSCAPE TIMBER AS SPECIFIED. FASTEN WITH 4 x 3 ½" DECK SCREWS TO 2" X 4" X 8' P.T. LANDSCAPE TIMBERS

6.) 1 ½" MALLEABLE CLAMP FASTENER "OR WIRE SUPPLIER: FLORIDAIMPRE ® OR APPROVED EQUAL

7.) 2.2" X 4" X 8' P.T. LANDSCAPE TIMBER AS SPECIFIED.

8.) 2" MULCH DEPTH LAYER ON ROOT BALL.

9.) 4" WATER RING, (WITHIN ROOTBALL DIA.). FILL 3 TIMES IMMEDIATELY AFTER PLANTING, RAKE OUT PRIOR TO MULCHING AND PLANTING

10.) ROOT FLARE 1"-2" ABOVE FINISHED GRADE

11.) B&B OR CONTAINERIZED ROOTBALL. REMOVE ALL BURLAP & NOT 100% BIODEGRADABLE. REMOVE CONTAINER FROM ROOTBALL PRIOR TO PLANTING.

12.) BACKFILL: TOPSOIL TYP. OR AREA. BACKFILL SHALL BE AMENDED THROUGHOUT ENTIRE SITE WITH FERTILIZER AND COMPOST AS REQUIRED

13.) UNDISTURBED SUBGRADE.

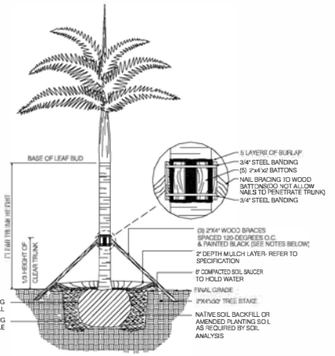
14.) COMPACTSOIL IMMEDIATELY BENEATH THE ROOT BALL TO PREVENT SETTLING

NOTES:

1.) CONTRACTOR TO ASSURE PERCOLATION IN TREE PITS

2.) NO MULCH WITHIN 4" OF TRUNK.

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



NOTES

1.) PALMS OVER 30' OVERHEIGHT. USE MINIMUM (4) 4X4 BRACING AND STAKES.

2.) PRIMARY STAKES SHOULD PLACED PARALLEL TO WALKWAYS WHENEVER POSSIBLE.

3.) RECEIVING PLANTING HOLE SHALL BE APPROXIMATELY 1/3 LARGER THAN ROOTBALL.

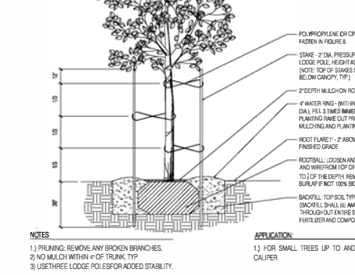
4.) BUDS SHALL BE PERPENDICULAR TO THE GROUND PLANE.

5.) TRUNK SHALL BE STRAIGHT AND WITHOUT CURVES

6.) NO SCARRED OR BLACKENED TRUNKS.

7.) AMENDED SOIL MIX, TO BE ADDED AT THE MEDIUM PLANTING IF NEEDED, SHALL CONSIST OF A RATIO MIX OF 80% CLEAN SILICA SAND AND 20% SCREENED, PULVERIZED TOPSOIL AS NEEDED

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



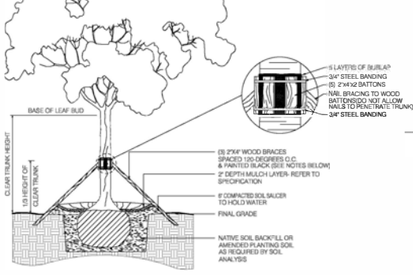
NOTES

1.) PRUNING: REMOVE ANY BROKEN BRANCHES.
2) NO MULCH WITHIN 4"OF TRUNK, TYP
3) USE THREE LODGE POLES FOR ADDED STABILITY.

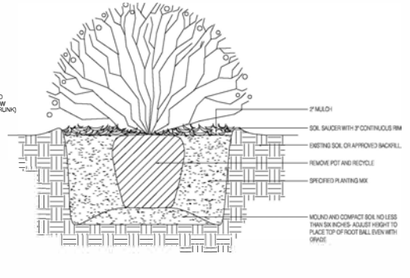
APPLICATION:

1.) FOR SMALL TREES UP TO AND INCLUDING 2.5" CALIPER

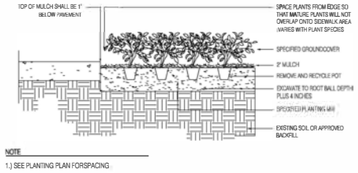
4 SMALL TREE PLANTING AND STAKING DETAIL
SCALE: N.T.S



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



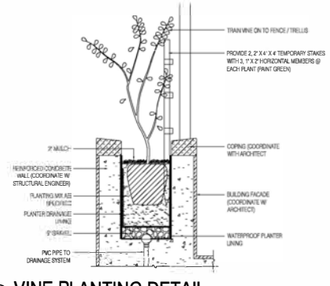
6 SHRUB PLANTING DETAIL
SCALE: N.T.S



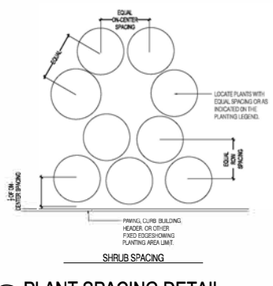
NOTE

1.) SEE PLANTING PLAN FOR SPACING.

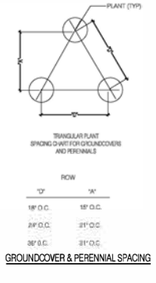
7 GROUNDCOVER PLANTING DETAIL
SCALE: N.T.S



8 VINE PLANTING DETAIL
SCALE: N.T.S



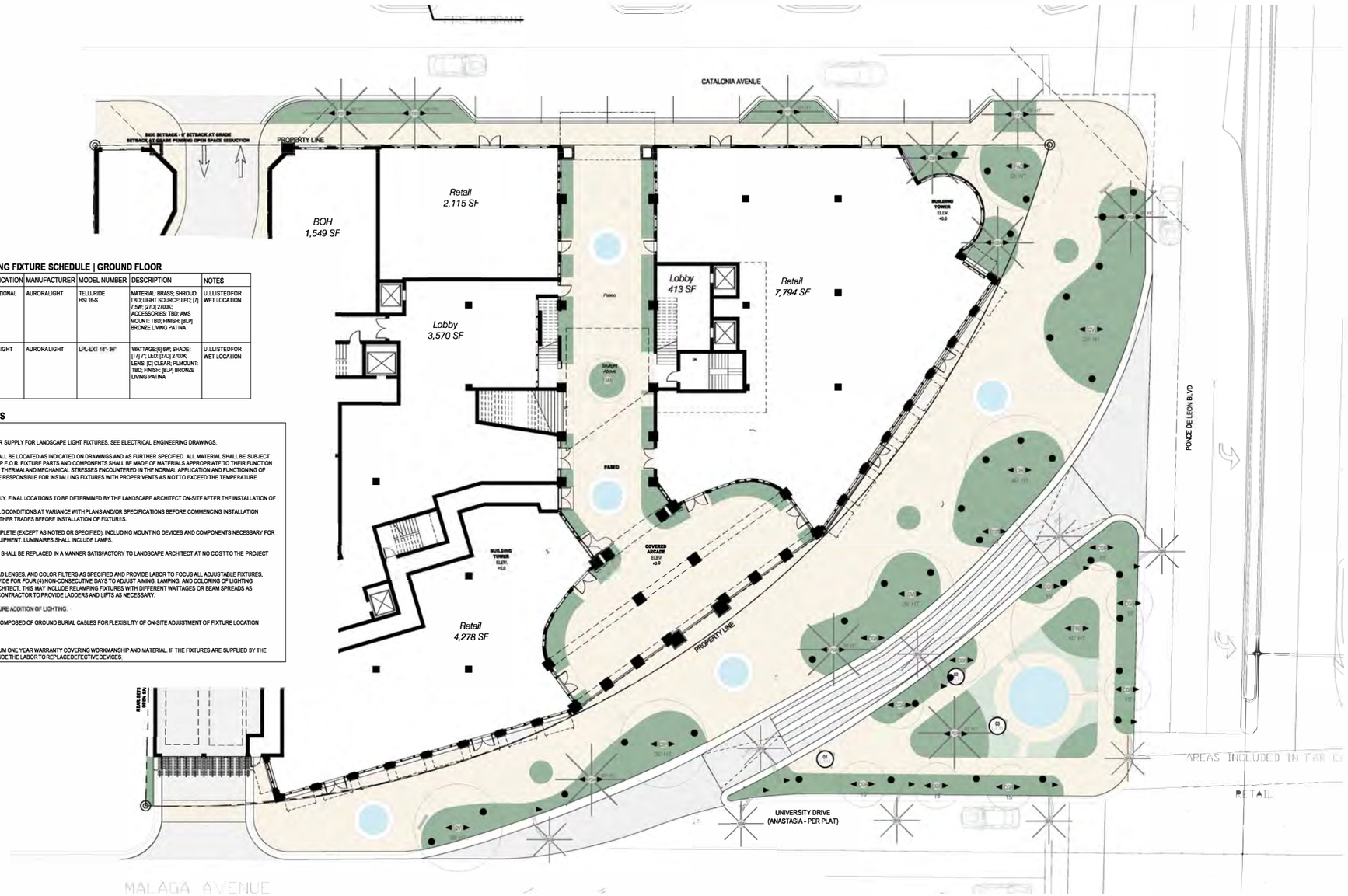
SHRUB SPACING



ROW	"O"	"A"
18" O.C.		18" O.C.
24" O.C.		21" O.C.
36" O.C.		31" O.C.

GROUNDCOVER & PERENNIAL SPACING

9 PLANT SPACING DETAIL
SCALE: N.T.S



LANDSCAPE LIGHTING FIXTURE SCHEDULE | GROUND FLOOR

QTY.	SYMBOL	REF	APPLICATION	MANUFACTURER	MODEL NUMBER	DESCRIPTION	NOTES
85	▲ DIRECT	L1	DIRECTIONAL LIGHT	AURORALIGHT	TELLURIDE HSL16-S	MATERIAL: BRASS; SHROUD: TBD; LIGHT SOURCE: LED; [7] 7.5W; [27O] 2700K; ACCESSORIES: TBD; AMS MOUNT: TBD; FINISH: [BLP] BRONZE LIVING PATINA	U.L.LISTEDFOR WET LOCATION
36	●	L3	PATHLIGHT	AURORALIGHT	LPL-EXT 18"-36"	WATTAGE:[6] 6W; SHADE: [7] 7"; LED: [27O] 2700K; LENS: [C] CLEAR; PLMOUNT: TBD; FINISH: [BLP] BRONZE LIVING PATINA	U.L.LISTEDFOR WET LOCATION

LIGHTING SPECIFICATION GENERAL NOTES

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

GROUND LEVEL LANDSCAPE LIGHITNG PLAN

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

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