

Aerial, Site Plan, and Requirements of Form Based Code and Planned Area Development

MEDITERRANEAN VILLAGE
at Ponce Circle

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

[illegible]

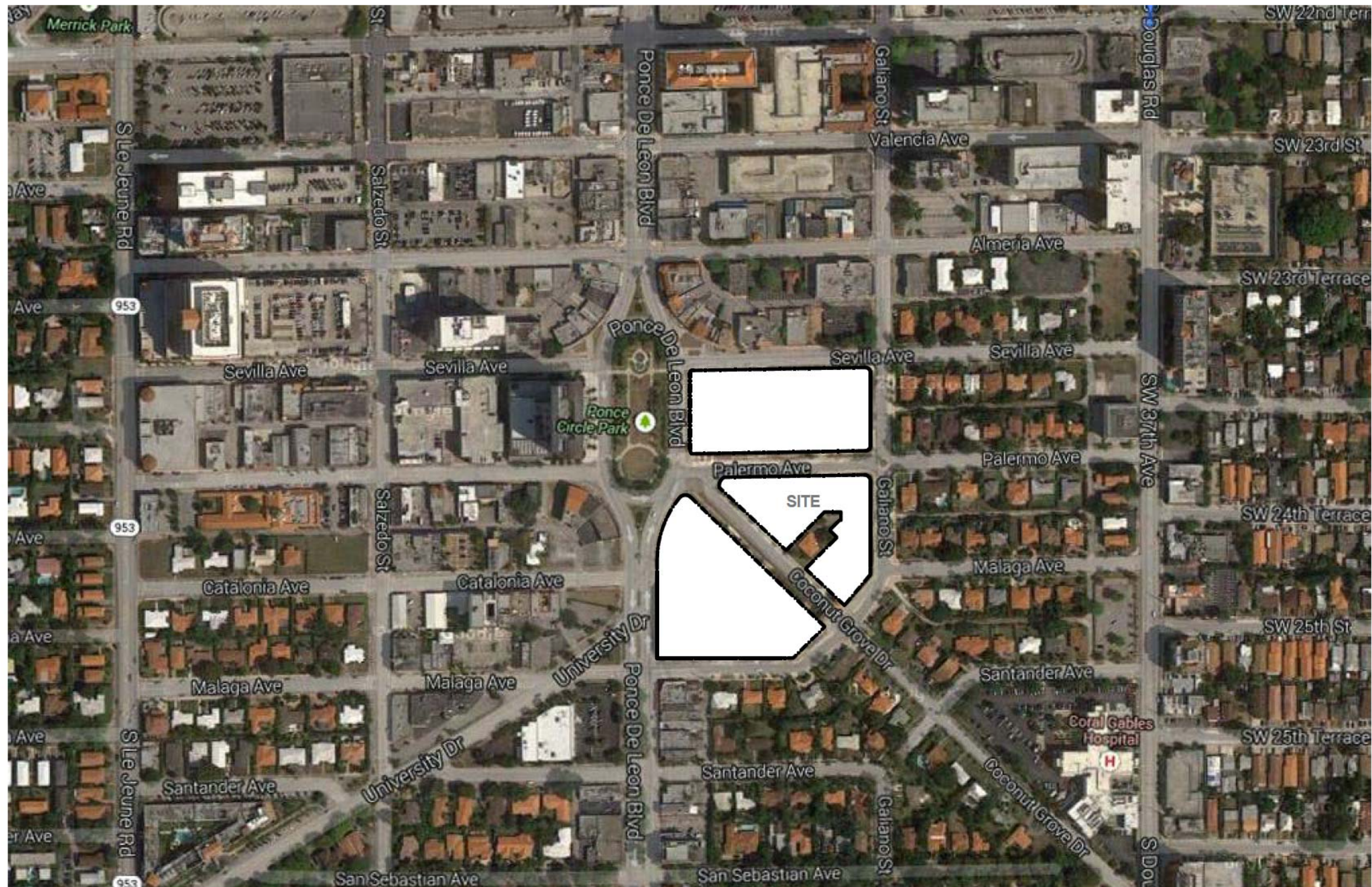
SHEET IDENTIFICATION

TITLE

SITE AERIAL VIEW

NUMBER
A-0.2

2014 RTKL ASSOCIATES INC.



1 AERIAL VIEW
1:5

NOT FOR CONSTRUCTION

**MEDITERRANEAN
VILLAGE at
Ponce Circle**

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

ISSUE DRAWING LOG

[illegible]

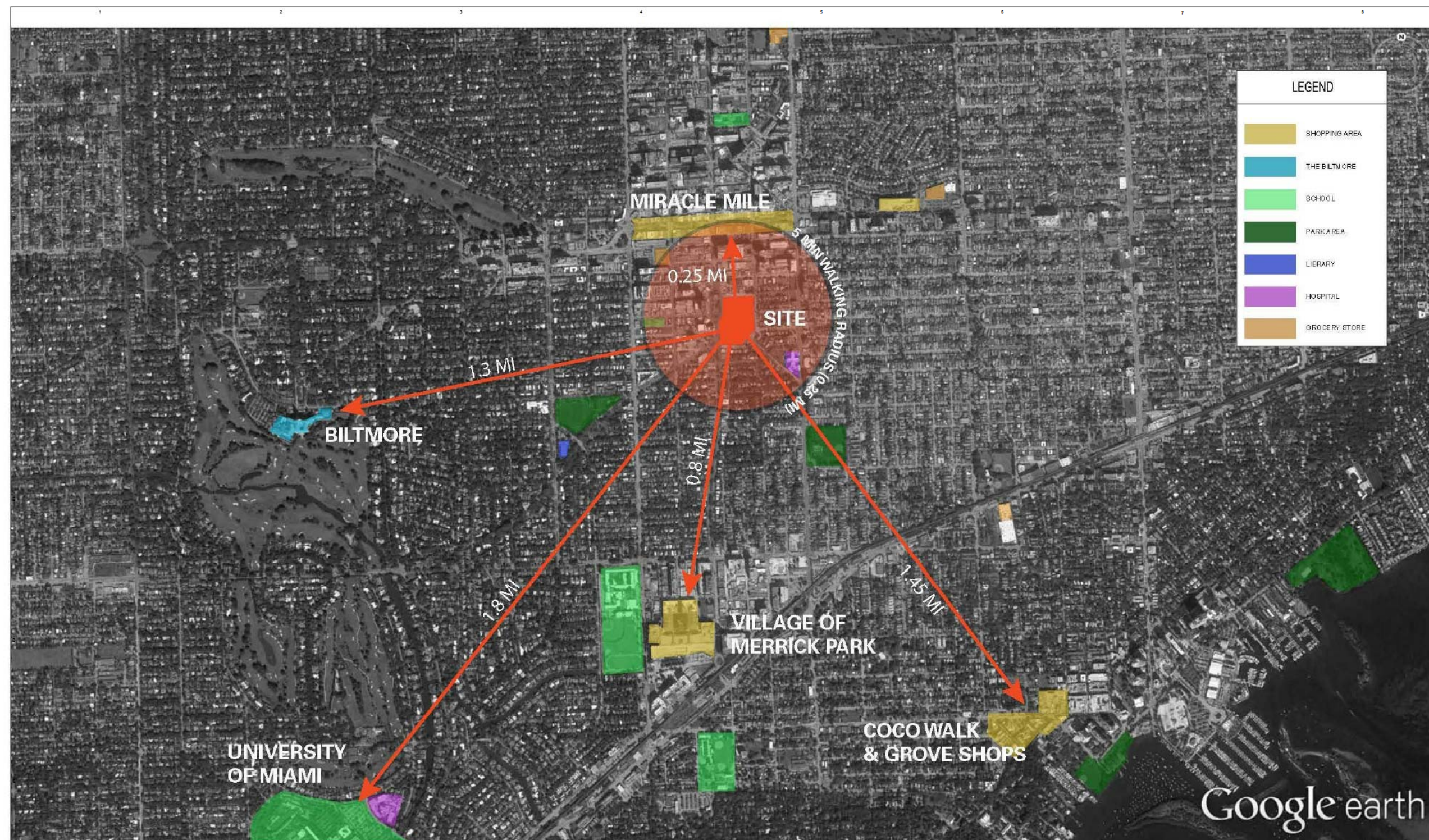
SHEET IDENTIFICATION

SITE CONDITION MAP

NUMBER

A-0.2.1

2014 RTKL ASSOCIATES INC.



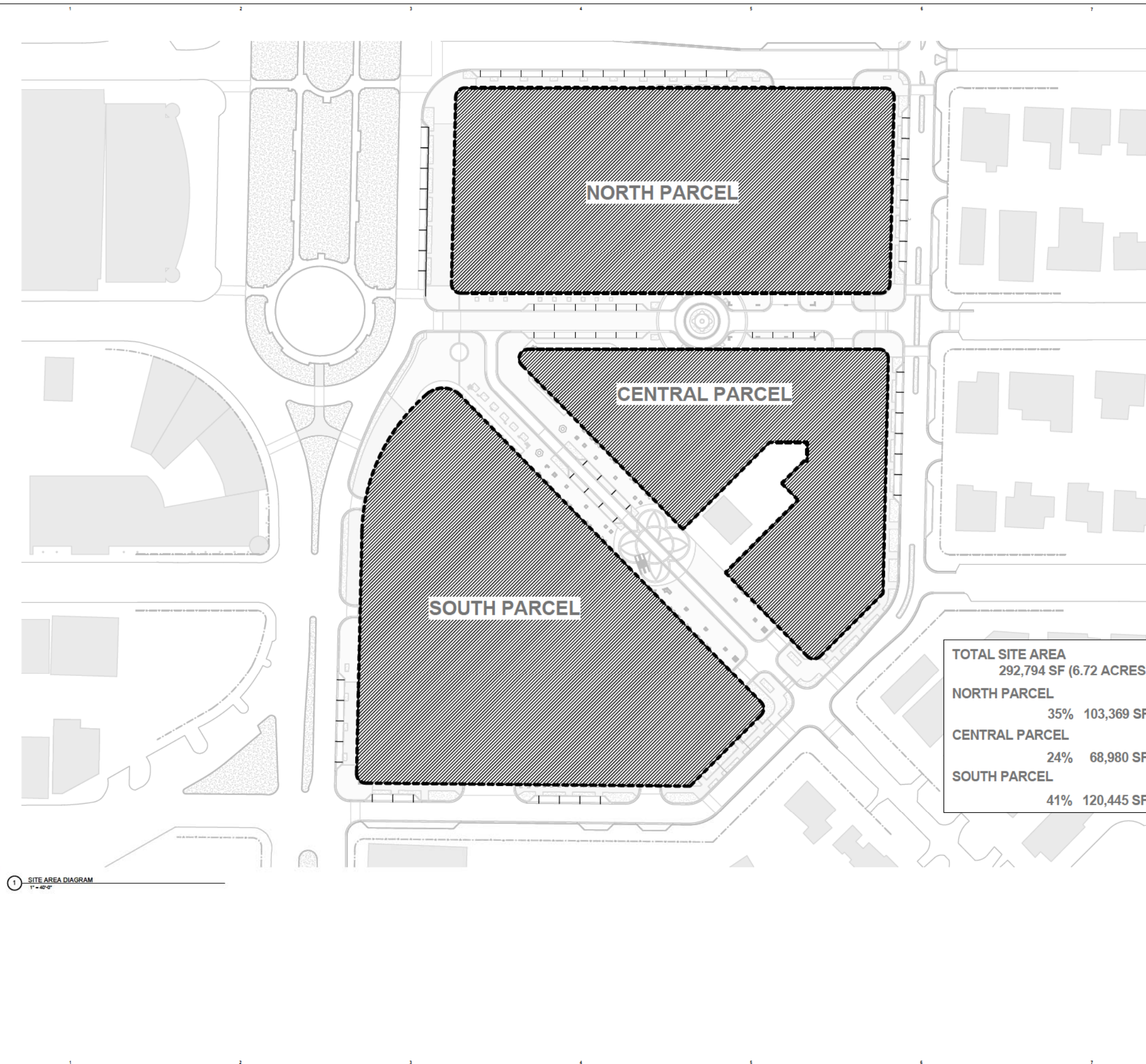
NOT FOR CONSTRUCTION

MEDITERRANEAN VILLAGE
at Ponce Circle

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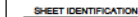
SITE AREA PLAN

A-0.2.4



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

ISSUE DRAWING LOG

[illegible]

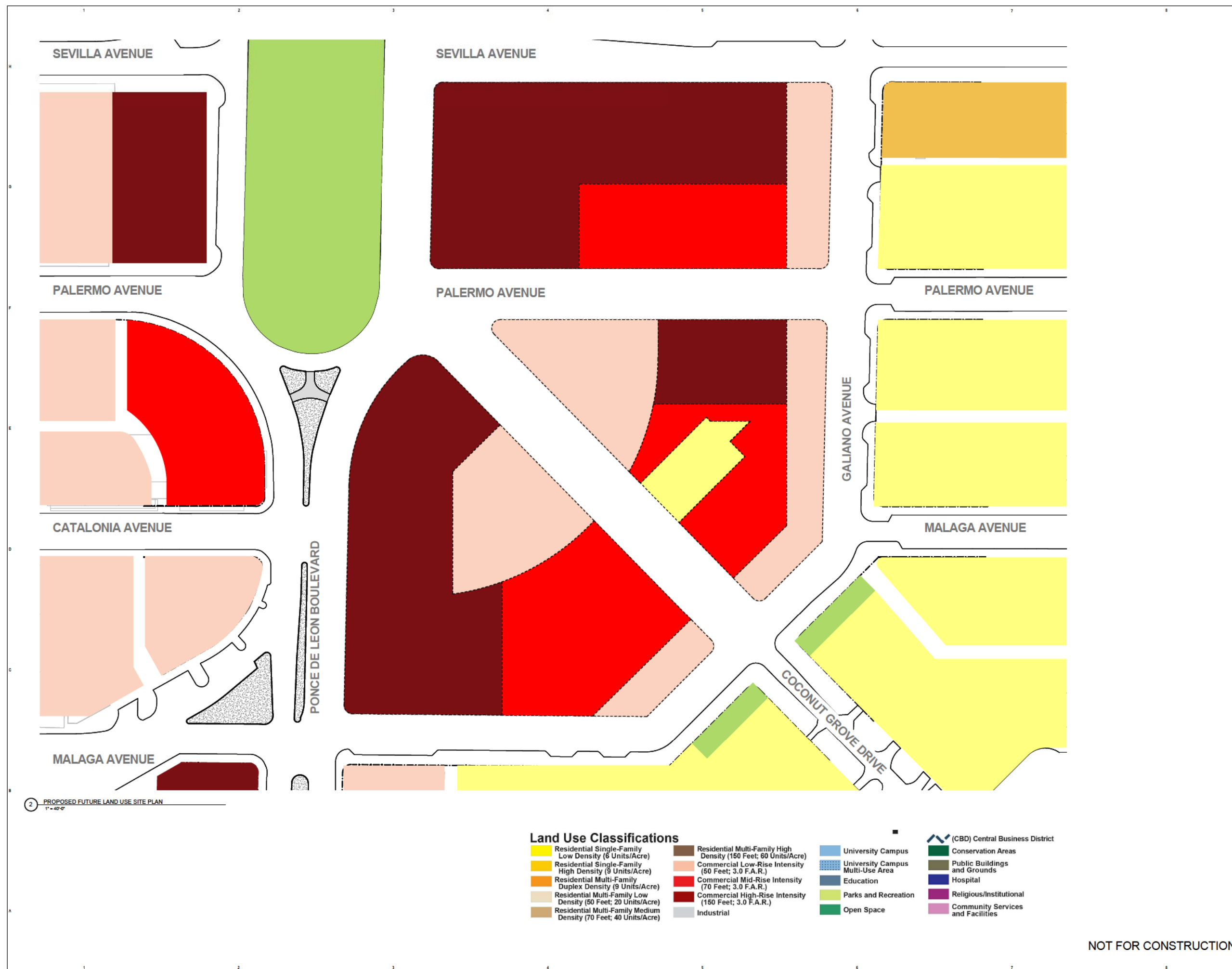
TITLE	
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NUMBER

2014 RTKL ASSOCIATES INC.



MEDITERRANEAN VILLAGE
at Ponce Circle

[illegible]

NOT FOR CONSTRUCTION

MEDITERRANEAN
VILLAGE at
Ponce Circle

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

ISSUE DRAWING LOG

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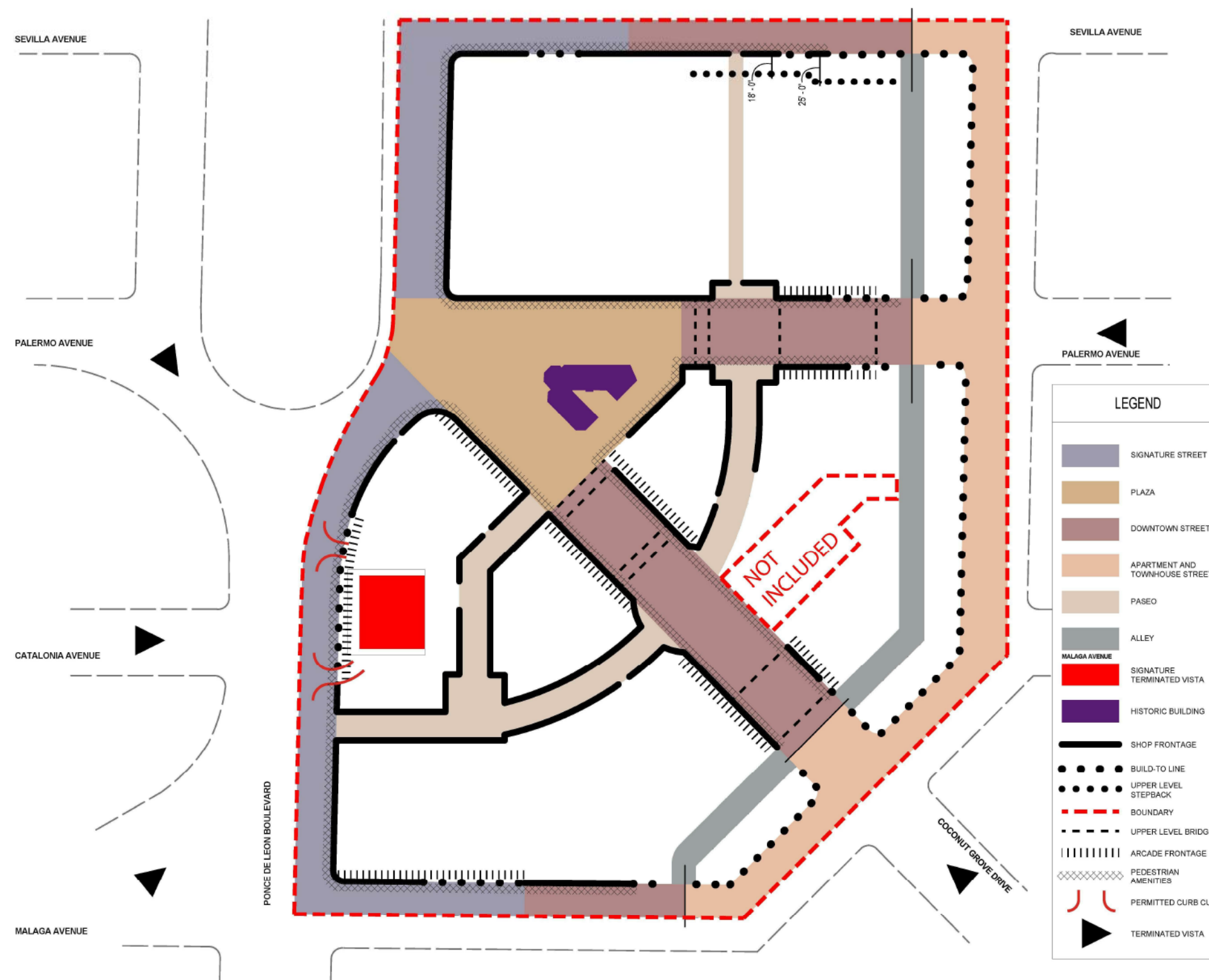
SHEET IDENTIFICATION

STREET TYPE AND REGULATING PLAN

NUMBER

A-0.4

2014 RTKL ASSOCIATES INC.



GROUND FLOOR BUILDING FRONTAGE			
STREET TYPE	BUILD-OUT %	REQUIRED FRONTAGE	PROVIDED FRONTAGE
SIGNATURE STREETS	100%	996' - 0"	996' - 0"
PLAZA	100%	513' - 2"	513' - 2"
TOWNTOWN STREETS	80% MIN	1422' - 5" x 0.8 = 1138' - 9"	1185' - 0" (83%)
APARTMENT AND TOWNHOUSE STREETS	50% MIN	951' - 5" x 0.5 = 475' - 9"	810' - 4" (85%)

NOT FOR CONSTRUCTION

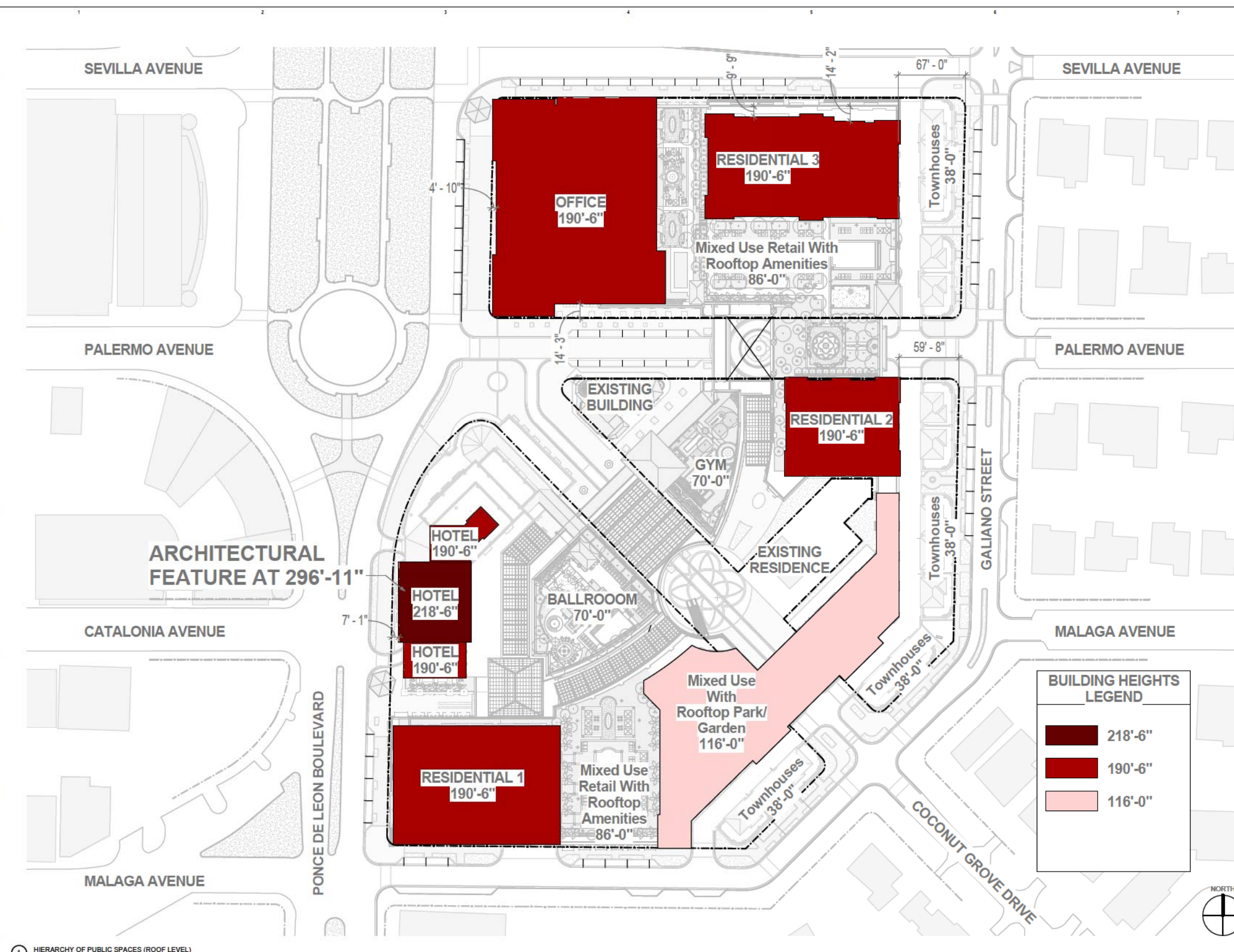
MEDITERRANEAN
VILLAGE at
Ponce Circle

[illegible]

PERMITTED USES PER STREET TYPE	
STREET TYPE	PERMITTED USES
SIGNATURE STREETS	COMMERCIAL, HOTEL
PLAZA	COMMERCIAL
DOWNTOWN STREETS	COMMERCIAL, OFFICE, MULTI-FAMILY RESIDENTIAL
APARTMENT AND TOWNHOUSE STREETS	MULTIFAMILY RESIDENTIAL

NOT FOR CONSTRUCTION

MEDITERRANEAN
VILLAGE at
Ponce Circle

[illegible]

NOT FOR CONSTRUCTION

MEDITERRANEAN
VILLAGE at
Ponce Circle

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

ISSUE DRAWING LOG

[illegible]

SHEET IDENTIFICATION

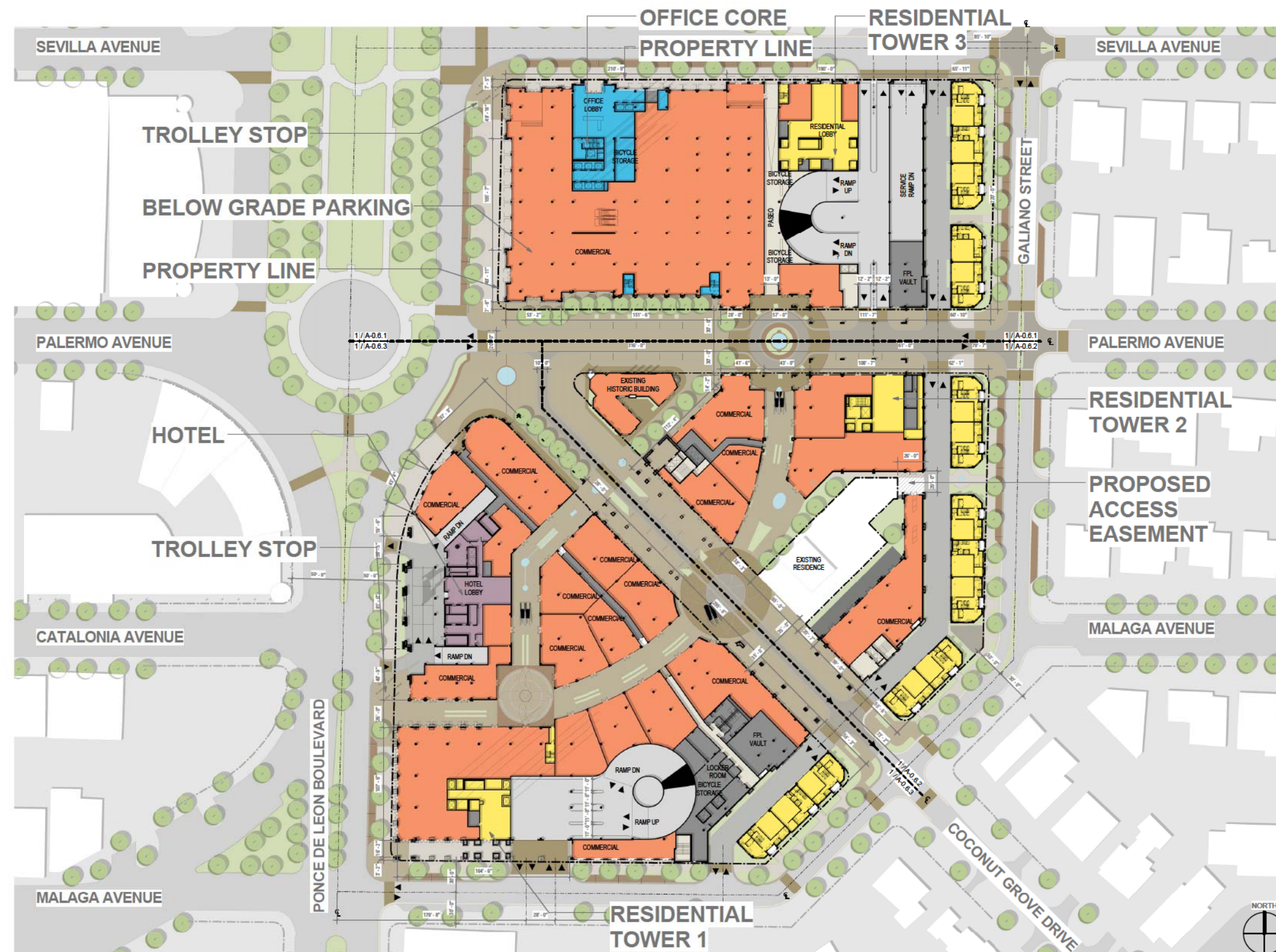
TITLE

**ARCHITECTURAL
SITE PLAN**

NUMBER

A-0.6

2014 RTKL ASSOCIATES INC.



1 ARCHITECTURAL SITE PLAN
1" = 40'-0"

TIME 1/26/2016 1:47:41 PM

FILE NAME C:\Users\kbomez\Documents\OSV-Podium-Central
02_domez.rvt

NOT FOR CONSTRUCTION

PROJECT

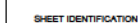
**MEDITERRANEAN
VILLAGE at
Ponce Circle**

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

ISSUE DRAWING LOG

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SEA



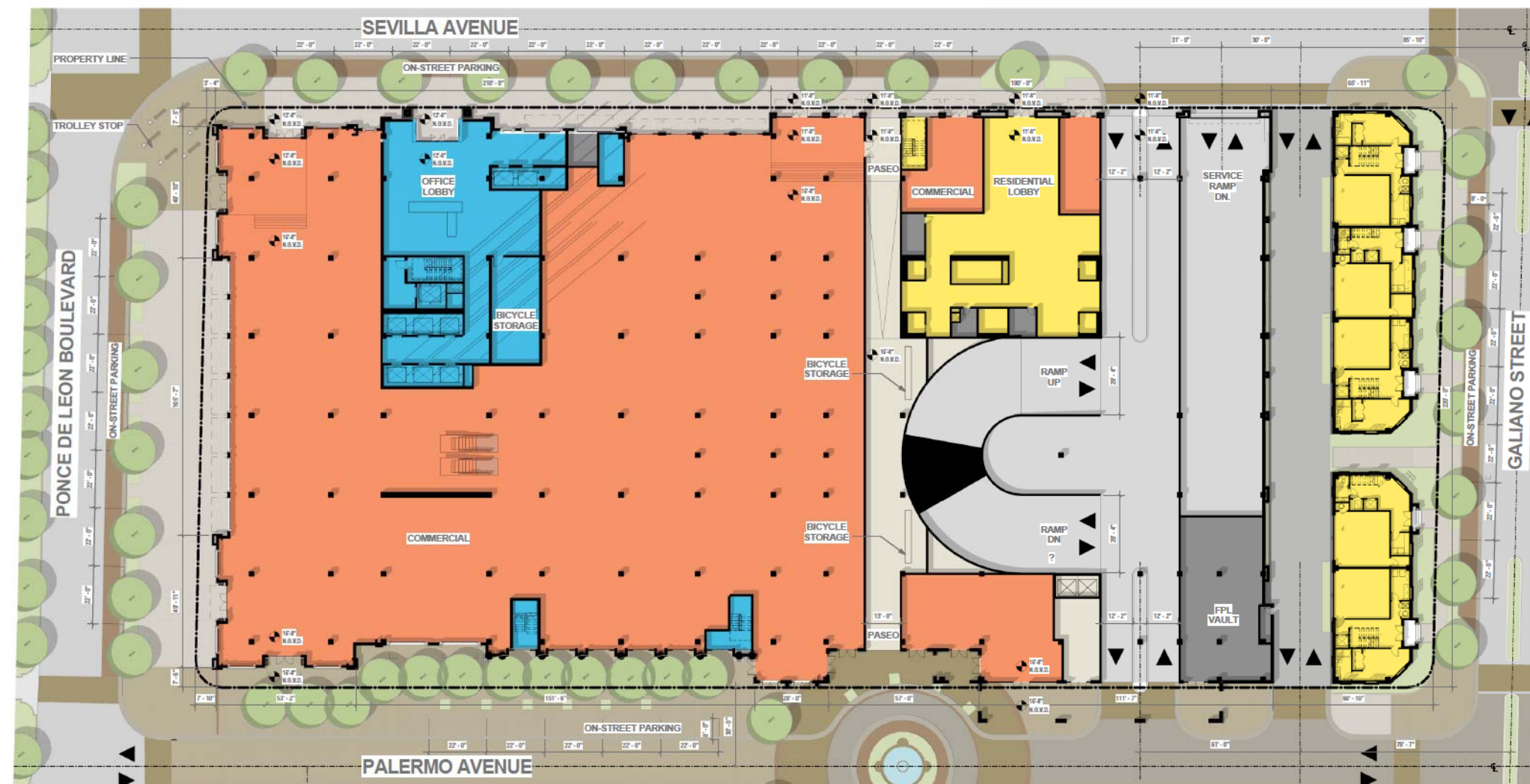
TITLE

**ENLARGED SITE
PLAN**

NUMBER

A-0.6.1

2014 RTKL ASSOCIATES INC.



1 ENLARGED SITE PLAN (NORTH PARCEL)
1" = 20'-0"

NOT FOR CONSTRUCTION

MEDITERRANEAN
VILLAGE at
Ponce Circle

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

ISSUE DRAWING LOG

[illegible]

SEA

SHEET IDENTIFICATION

TITLE

**ENLARGED SITE
PLAN**

NUMBER

A-0.6.2

2014 RTKL ASSOCIATES INC.



1 ENLARGED SITE PLAN (CENTRAL PARCEL)
1" = 20'-0"

TIME 1/26/2015 1:50:04 PM

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NOT FOR CONSTRUCTION

MEDITERRANEAN
VILLAGE at
Ponce Circle

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

ISSUE DRAWING LOG

[illegible]

SEA

SHEET IDENTIFICATION

TITLE
**ENLARGED SITE
PLAN**

NUMBER

A-0.6.3

2014 RTKL ASSOCIATES INC.



NOT FOR CONSTRUCTION

**MEDITERRANEAN
VILLAGE at
Ponce Circle**

CLIENT
AGAVE PUNCH LLC
3801 38th St, Suite 300
Lubbock, TX 79401

ESPAÑOL

REAL

SOMERITTE CORP. INC. 2010-2011

TTB, II

OPEN SPACE PLAN

MINUTES

A-0.7.1

JPM FBI ASSOCIATES INC.

NOTE:

- **TOWNHOUSE/APT STREETS REQUIRE MIN. 30% OPEN SPACE PER FBPAD. 3-510-4 O.**
- **ALL OTHER STREETS REQUIRE MIN. 20% OPEN SPACE PER FBPAD. 3-510-4 O.**
- **ROOFTOP OPEN SPACE MAYBE COUNTED TOWARDS 75% OF REQUIRED OPEN SPACE PER FBPAD. 3-510-4 O.**

LEGEND

OPEN SPACE

NORTH



NOT FOR CONSTRUCTION

PROJECT

MEDITERRANEAN
VILLAGE at
Ponce Circle

CLIENT

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

ISSUE DRAWING LOG

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23

SHEET IDENTIFICATION

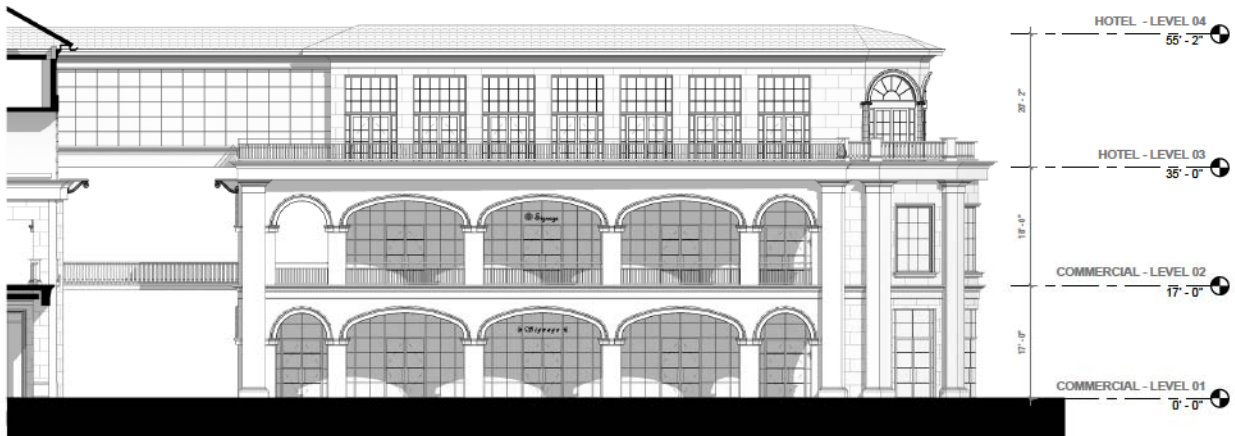
TITLE

**OPEN SPACE
ELEVATIONS/SECTIONS**

NUMBER

A-0.7.2

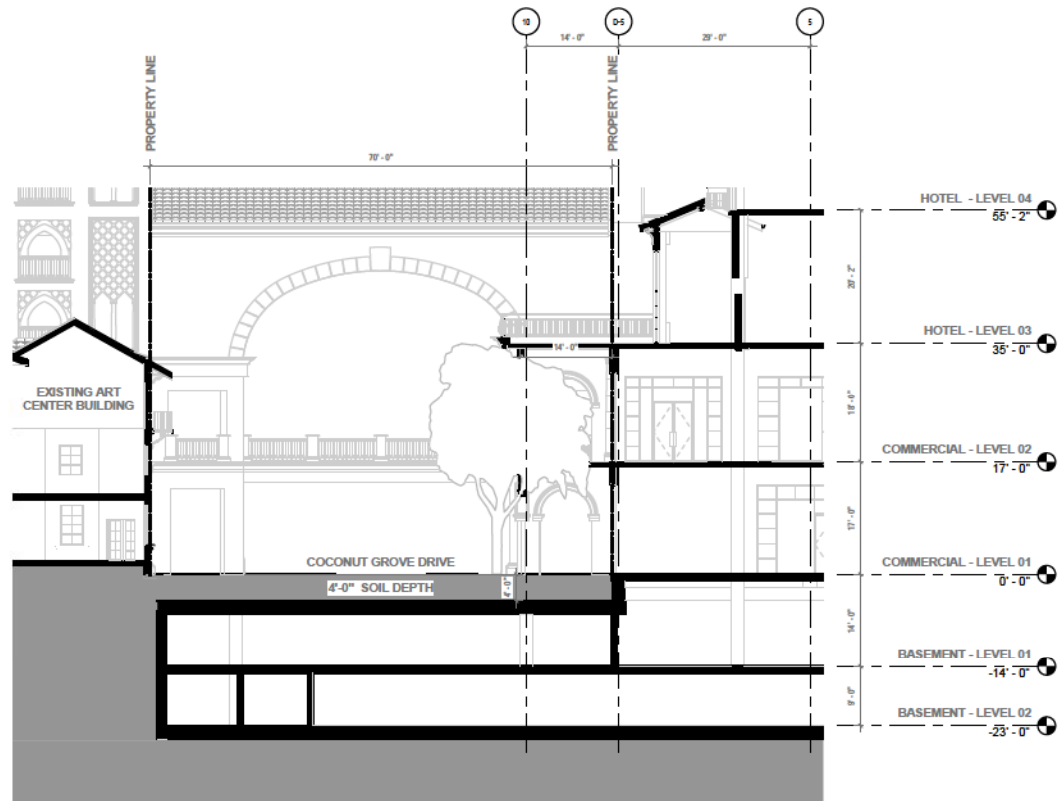
2014 RTKL ASSOCIATES INC



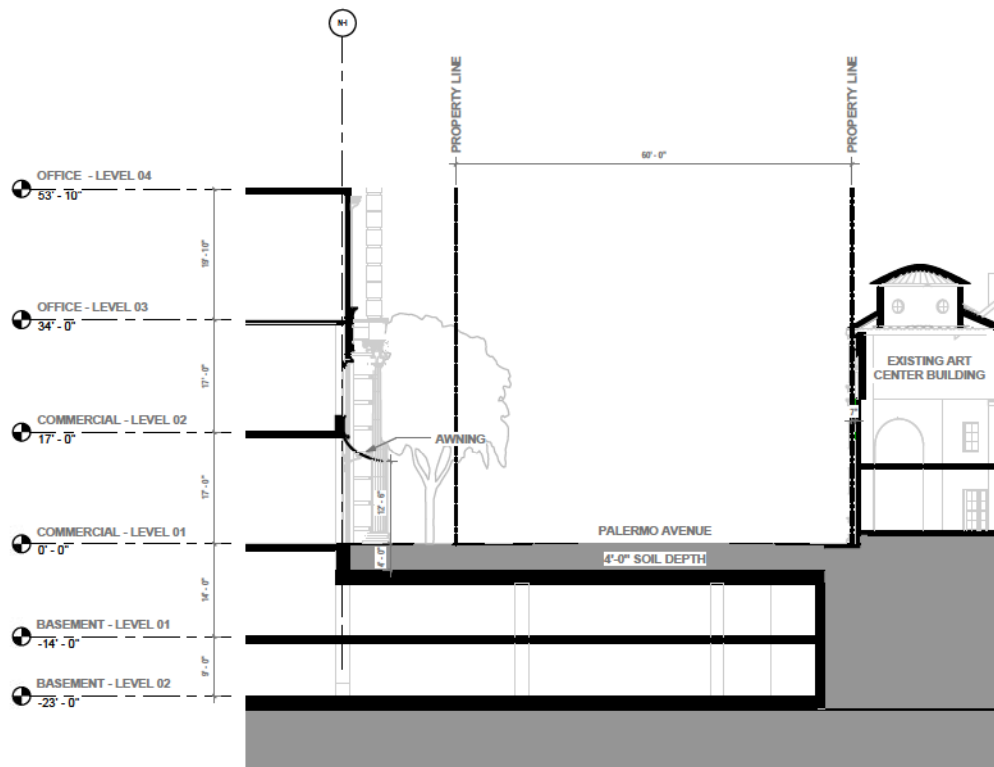
1 ART CENTER PLAZA SOUTH-WEST ELEVATION
3/32" = 1'-0"



3 ART CENTER PLAZA NORTH ELEVATION
3/32" = 1'-0"



2 ART CENTER PLAZA SOUTH-WEST SECTION
3/32" = 1'-0"



4 ART CENTER PLAZA NORTH SECTION
3/32" = 1'-0"

NOT FOR CONSTRUCTION

MEDITERRANEAN
VILLAGE at
Ponce Circle

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

ISSUE DRAWING LOG

[illegible]

SEA

SHEET IDENTIFICATION

TITLE

**OPEN SPACE
ELEVATIONS/SECTIONS**

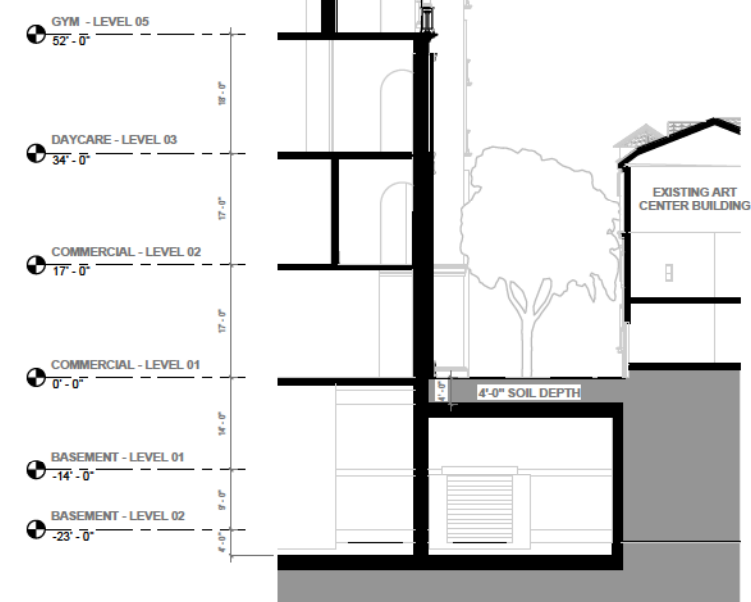
NUMBER

A-0.7.3

2014 RTKL ASSOCIATES INC.



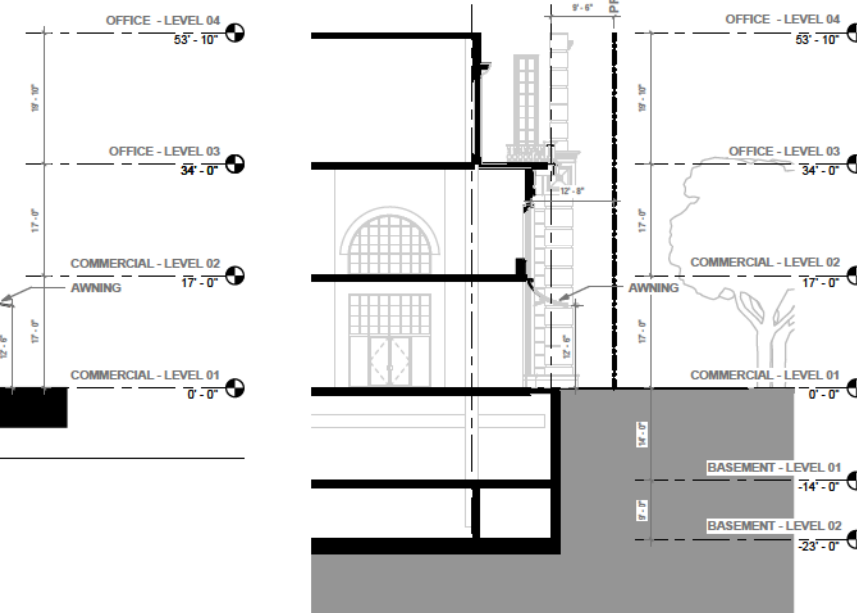
1 ART CENTER PLAZA SOUTH-EAST ELEVATION
3/32" = 1'-0"



2 ART CENTER PLAZA SOUTH-EAST SECTION
3/32" = 1'-0"



3 PONCE DE LEON BLVD. OFFICE ELEVATION
3/32" = 1'-0"



4 PONCE DE LEON BLVD. OFFICE SECTION
3/32" = 1'-0"

NOT FOR CONSTRUCTION

MEDITERRANEAN
VILLAGE at
Ponce Circle

CLIENT

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

ISSUE DRAWING LOG

[illegible]

SEA

SHEET IDENTIFICATION

TITLE

**OPEN SPACE
ELEVATIONS/SECTIONS**

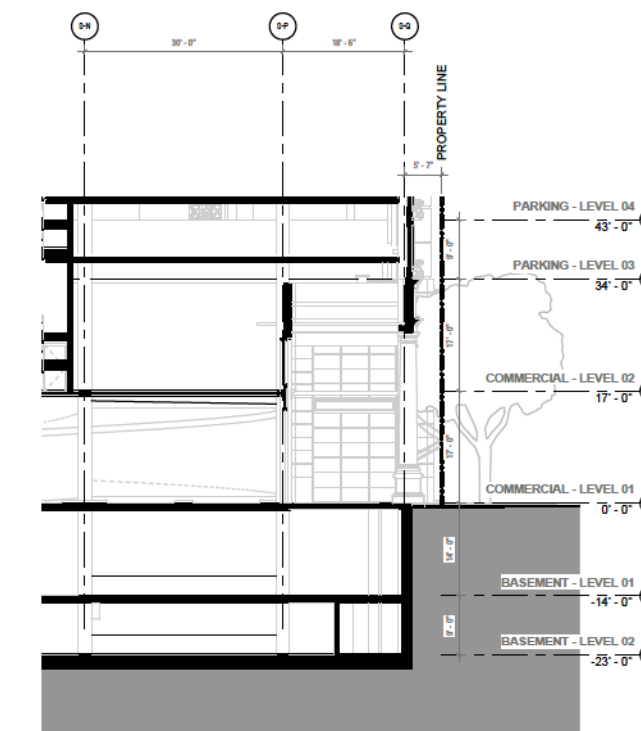
NUMBER

A-0.7.4

2014 RTKL ASSOCIATES INC.



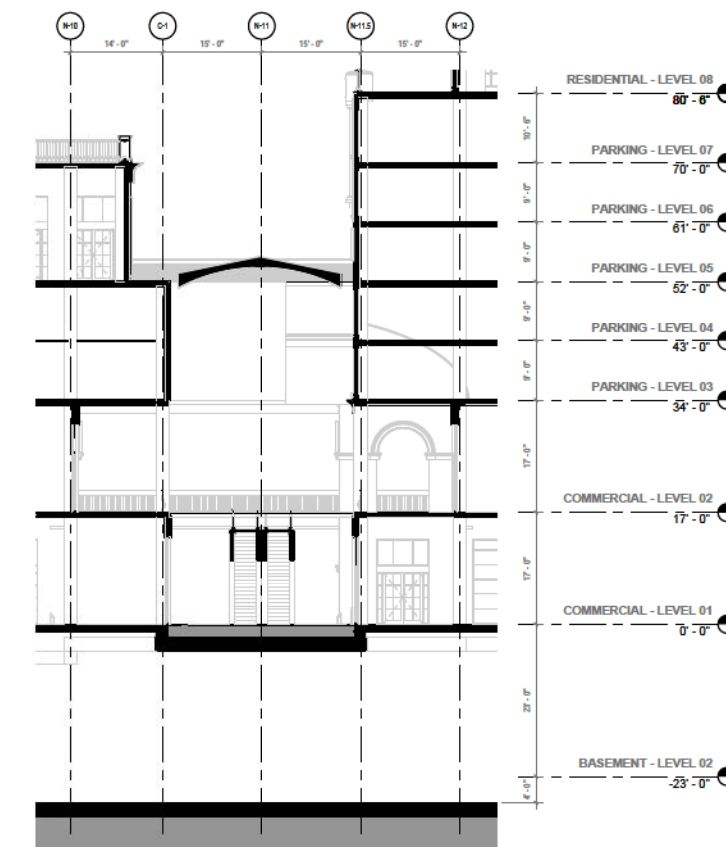
1 MALAGA COLONADE ELEVATION
3/32" = 1'-0"



2 MALAGA COLONADE SECTION
3/32" = 1'-0"



3 TYPICAL PASEQ ELEVATION
3/32" = 1'-0"



4 TYPICAL PASEO SECTION
3/32" = 1'-0"

JUNE 1/26/2016 3:06:18 PM

FILE NAME: C:\Users\yusadmin\Documents\Documents\DSM-Podium-Central
00_WhereIsLinda.pdf

NOT FOR CONSTRUCTION

**MEDITERRANEAN
VILLAGE at
Ponce Circle**

NOTE:

- **TOWNHOUSE/APT STREETS REQUIRE MIN. 30% OPEN SPACE PER FBPAD. 3-510-4 O.**
- **ALL OTHER STREETS REQUIRE MIN. 20% OPEN SPACE PER FBPAD. 3-510-4 O.**
- **ROOFTOP OPEN SPACE MAYBE COUNTED TOWARDS REQUIRED OPEN SPACE PER FBPAD. 3-510-4 O.**

LEGEND

 OPEN SPACE



NOT FOR CONSTRUCTION

A-0.7.5

**MEDITERRANEAN
VILLAGE at
Ponce Circle**

AGAVE PUNCH LLC
3801 38TH, 30TH FLOOR (D)
LUDWIG LUDWIG

ESPAÑOL

[illegible]

DORLAND'S ILLUSTRATED DICTIONARY OF MEDICAL TERMS

TTR.01

ACTIVATED ROOFTOPS

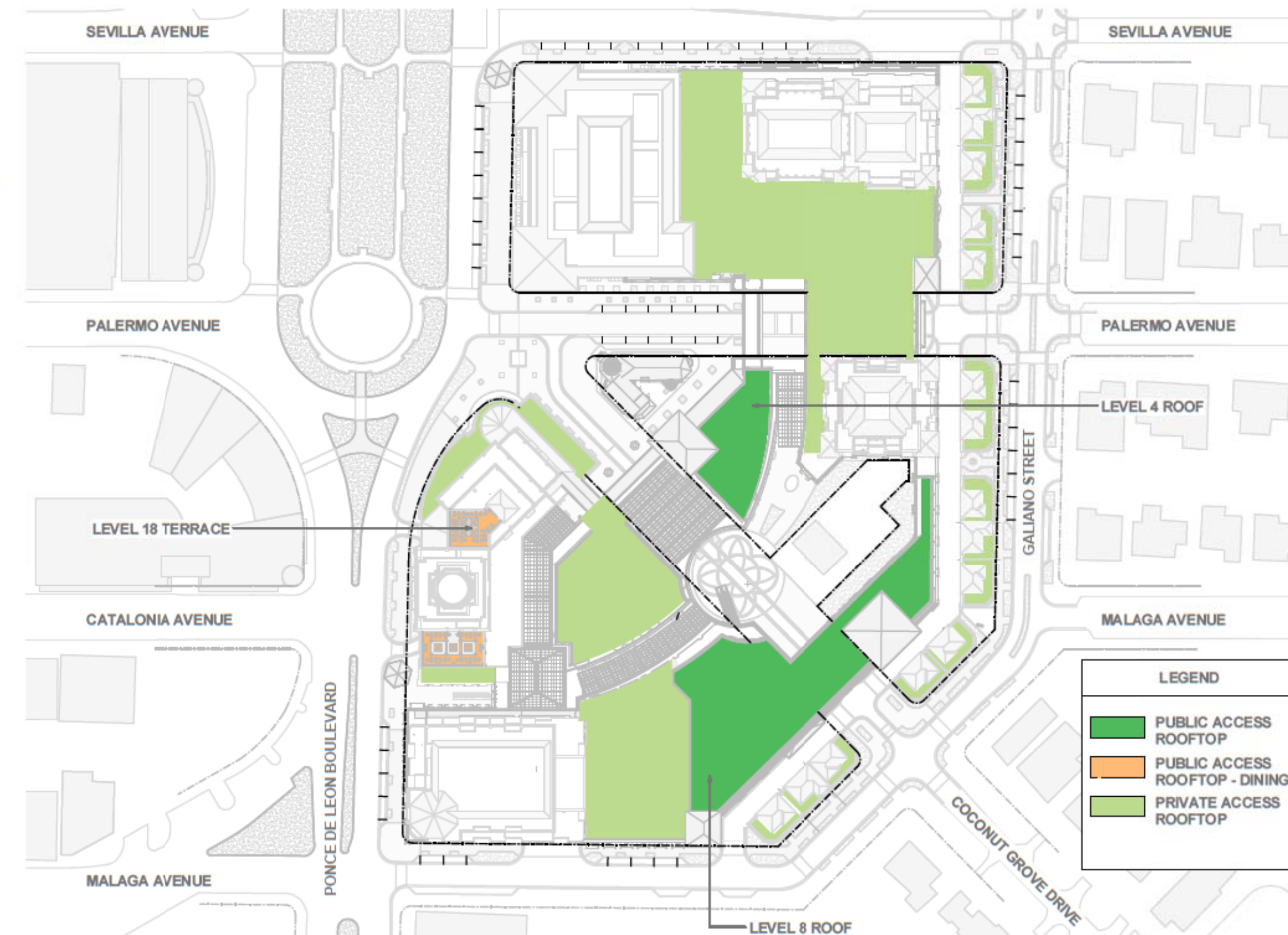
MINUTES

A-0.7.6

38-14 FBI ASSOCIATES INC

NOTE:

- GREEN ROOFS ARE REQUIRED ON ALL COMMERCIAL FLAT ROOFS OVER 1000 SF. PER FBPAD 3-510-4 N.
- MIN. 15% OF TOTAL ROOF AREA SHALL BE PUBLICLY ACCESSIBLE PER FBPAD 3-510-4 N.



1 EDGE BLANK
1"=450"

ACTIVATED ROOFTOPS	
COMMERCIAL ROOF AREA	16,473 SF
RESIDENTIAL ROOF AREA	71,642 SF
TOTAL ROOF AREA	241,205 SF
REQUIRED PUBLIC ACCESS (OVER COMMERCIAL)	
15% OF 164,733 =	24,710 SF
PROVIDED PUBLIC ACCESS (OVER COMMERCIAL)	
ROOFTOP DINING	13,657 SF
OTHER ROOFTOP	31,078 SF
TOTAL ROOF AREA	344,395 SF (21%)
PROVIDED PRIVATE ACCESS	
ROOFTOP AREA	618,46 SF (29%)

NOTES



NOT FOR CONSTRUCTION

**MEDITERRANEAN
VILLAGE at
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CLIENT
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2801,2901, 3001 PONCE DE
LEON BOULEVARD

ISSUE DRAWING LOG

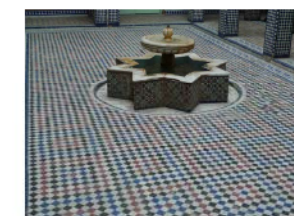
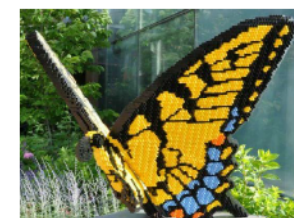
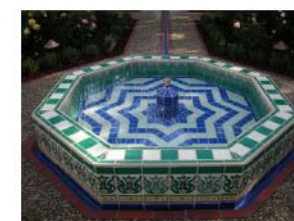
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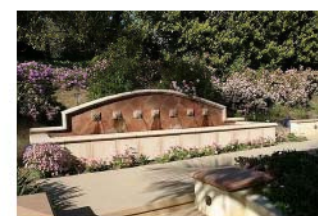
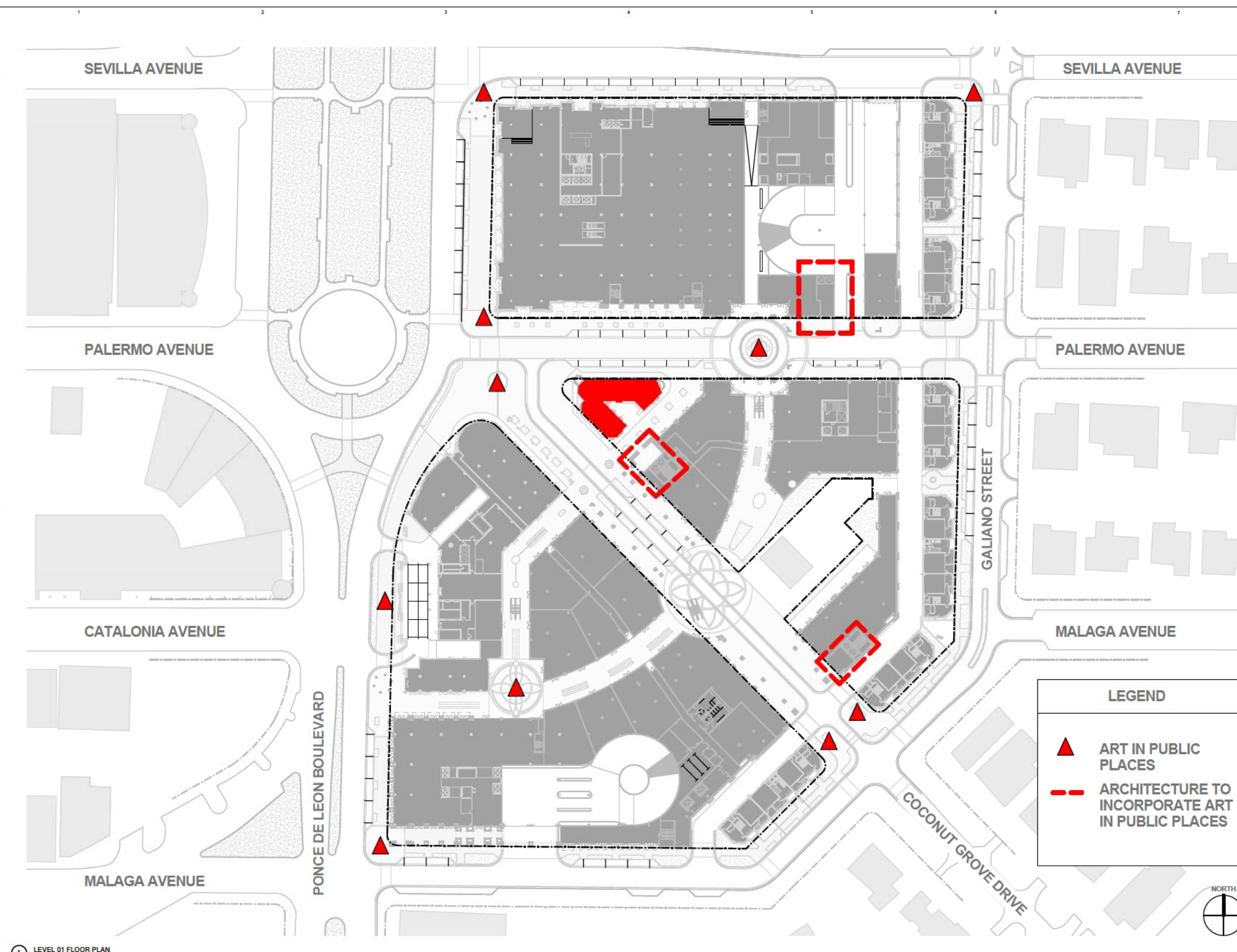
ART IN PUBLIC PLACES

NUMBER
A-0.8

2014 RTKL ASSOCIATES INC.



NOT FOR CONSTRUCTION



**MEDITERRANEAN
VILLAGE at
Ponce Circle**

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

ISSUE DRAWING LOG

[illegible]

SHEET IDENTIFICATION

ART IN PUBLIC PLACES

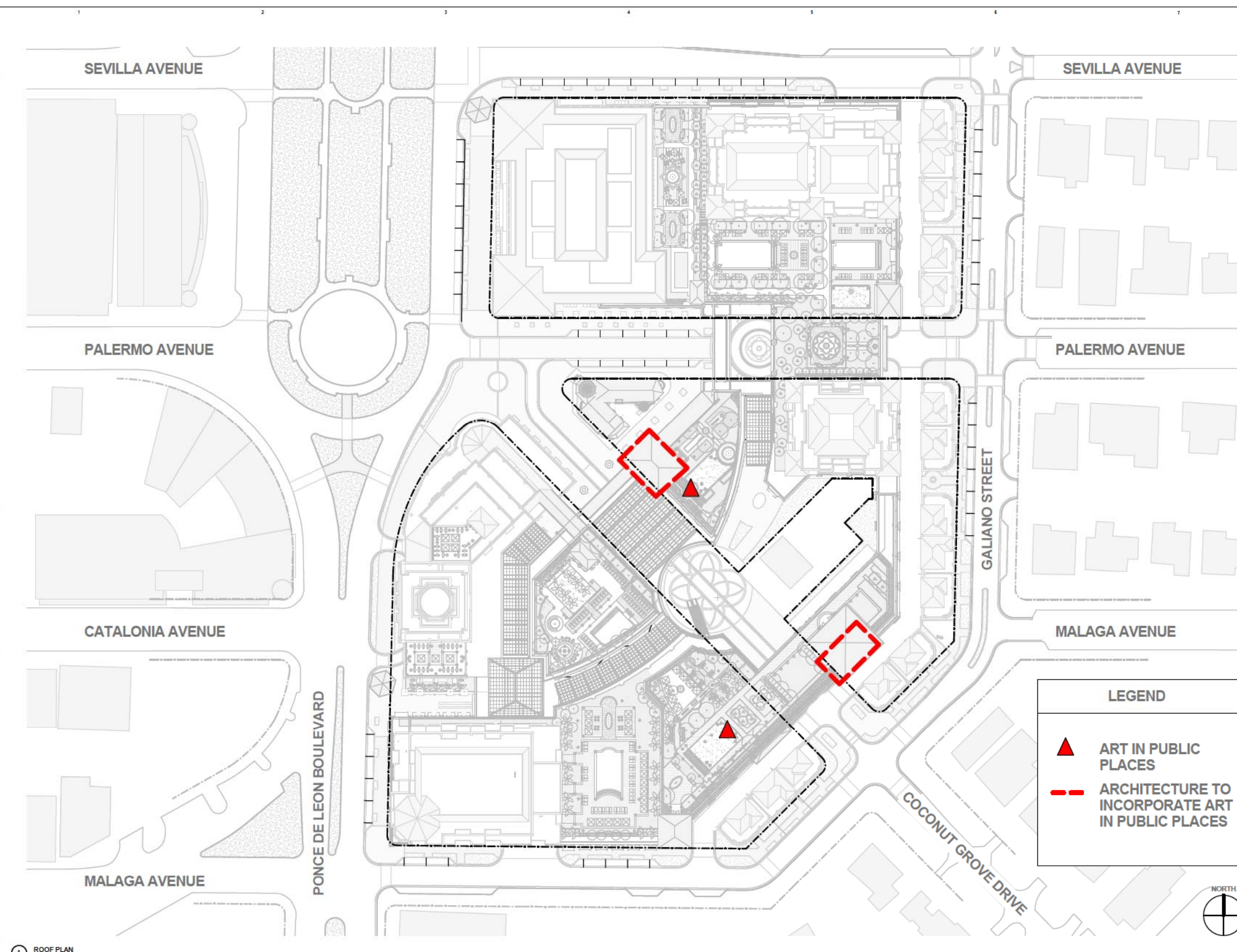
NUMBER

A-0.8.1

2014 RTKL ASSOCIATES INC.



NOT FOR CONSTRUCTION



A close-up photograph of the 'GRAND CENTRAL TERMINAL' sign, which is mounted on a light-colored stone or concrete wall. The sign is made of dark, rectangular tiles with white lettering. The words 'GRAND CENTRAL' are on the top line, and 'TERMINAL' is on the bottom line. The sign is slightly tilted to the right.

A black and white photograph of the New York Public Library building. The image shows the entrance area with a large, ornate sign above the doorway that reads "NEW YORK PUBLIC LIBRARY ASTOR LENOX TILDEN FOUNDATION". The building is made of light-colored stone or concrete. In the foreground, there are several horse-drawn carriages and people, suggesting a historical setting. The photograph is oriented horizontally but is placed vertically on the page.



1 ENLARGED COCONUT DRIVE GROVE SOUTH ELEVATION
3/32" = 1'-0"

- FINAL SIGNAGE TO BE INTEGRATED WITH ARCHITECTURE AND REVIEWED WITH CITY STAFF AT A LATER DATE.

RTKL

RTKL ASSOCIATES INC.
396 ALHAMBRA CIR. SOUTH
CORAL GABLES, FLORIDA
P. 786.268.3200
F. 786.268.3201
WWW.RTKL.COM
PROJECT NUMBER 45-14002.00

CONSULTANT

PROJECT

**MEDITERRANEAN
VILLAGE at
Ponce Circle**

CLIENT

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

ISSUE DRAWING LOG

SEAL

SHEET IDENTIFICATION

TITLE

**CONCEPTUAL
SIGNAGE**

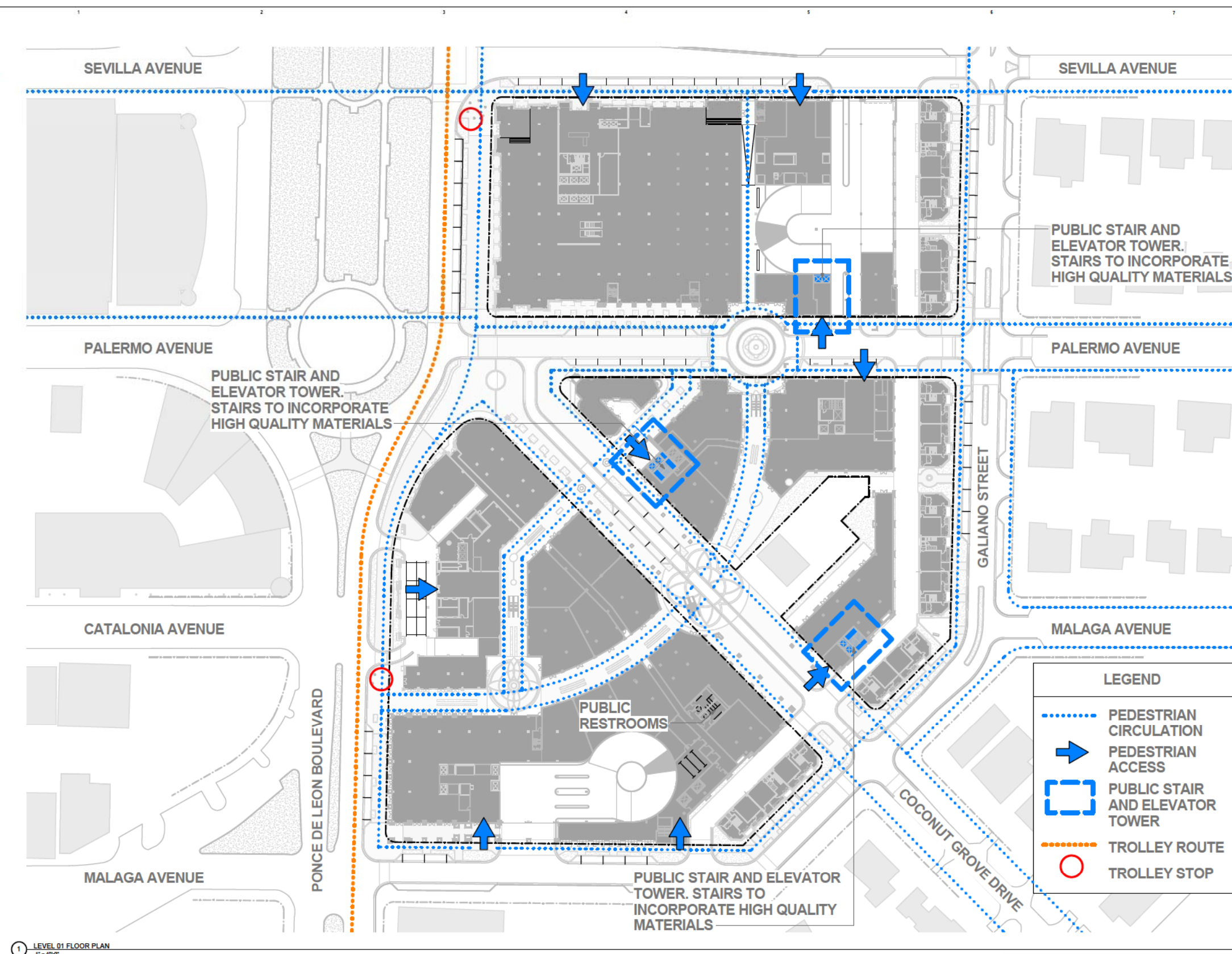
NUMBER

A-0.9

2014 RTKL ASSOCIATES INC.

NOT FOR CONSTRUCTION

MEDITERRANEAN
VILLAGE at
Ponce Circle

[illegible]

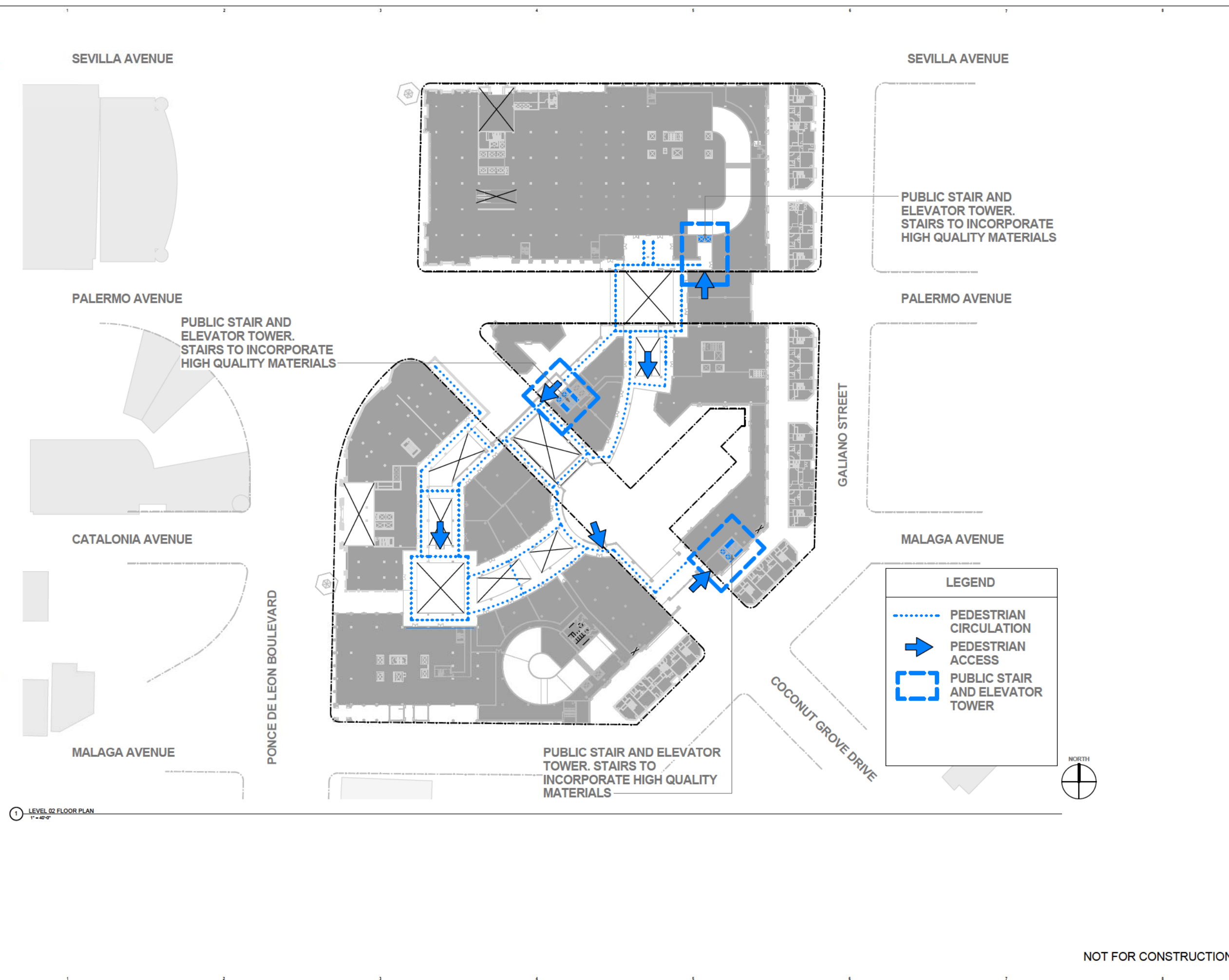
VIEW OF TROLLEY STOP FROM PONCE DE LEON

NORTH



NOT FOR CONSTRUCTION

MEDITERRANEAN
VILLAGE at
Ponce Circle

[illegible]

NOTE:

- **PRIOR TO SUBMITTING FOR BUILDING PERMIT, A MEETING WITH THE CITY POLICE DEPARTMENT WILL BE HELD TO TO DISCUSS CPTD DESIGN CRITERIA FOR ROOFTOP PARK DESIGN**

PROJECT

MEDITERRANEAN
VILLAGE at
Ponce Circle

CLIENT

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

ISSUE DRAWING LOG

[illegible]

SEA

SHEET IDENTIFICATION

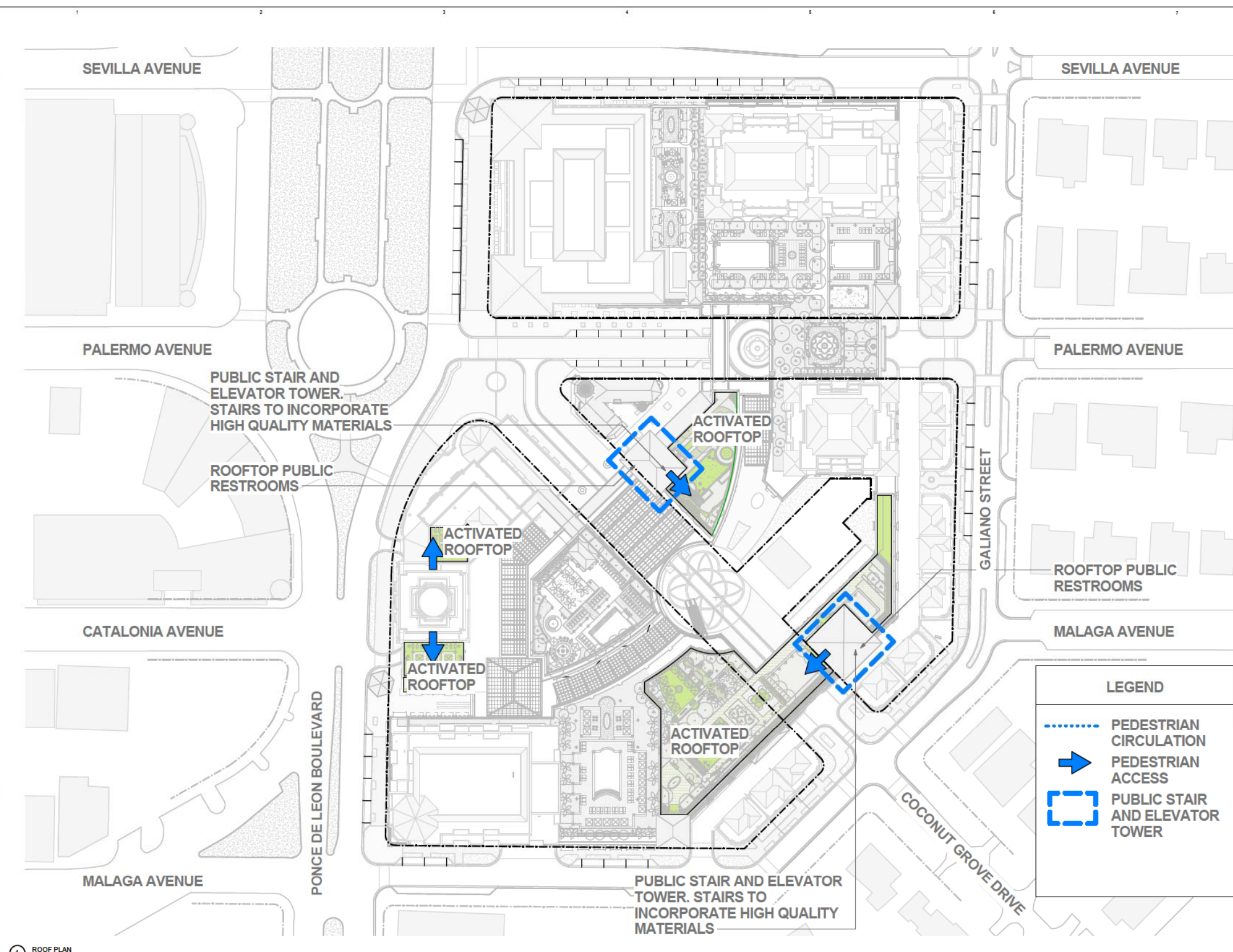
TITLE

**PEDESTRIAN
CIRCULATION**

NUMBER

A-0.10.2

2014 RTKL ASSOCIATES INC.



NORTH

NOT FOR CONSTRUCTION

PROJECT

MEDITERRANEAN VILLAGE at Ponce Circle

CLIENT
ARCADE PONT LLC
2801 SW 3RD AVE. PONCE DE
LEON BOULEVARD

DATE: 07/10/2014

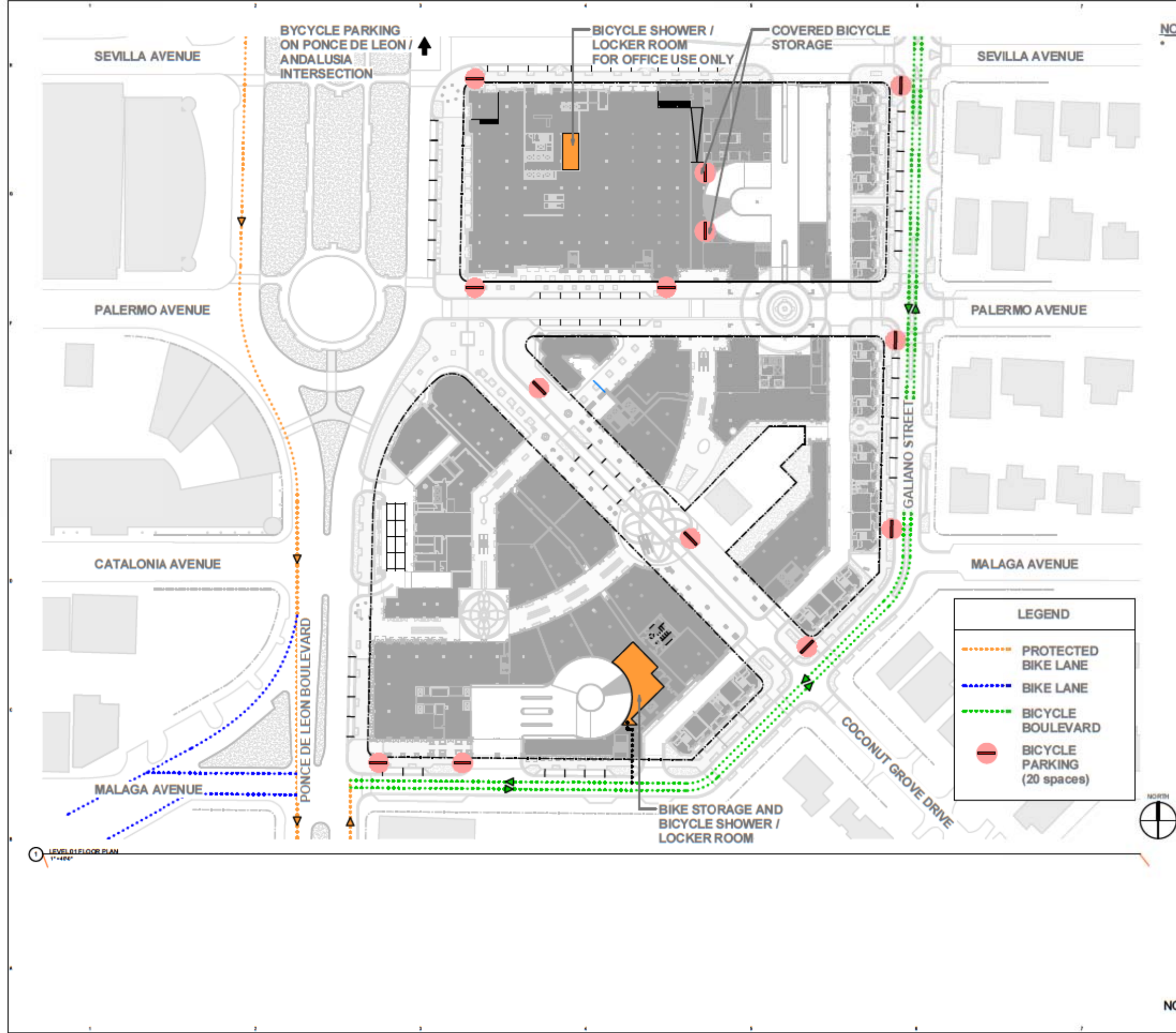
NO.	DESCRIPTION	DATE
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DATE: 07/10/2014
TITLE
BICYCLE
CIRCULATION PLAN

NUMBER
A-0.10.3

2014 RTKL ASSOCIATES INC.

NOTE:
• ONE BICYCLE
PARKING SPACE
SHALL BE
PROVIDED PER 10
VEHICLE PARKING
SPACES PER FBPA
3-510-4 J2.



NOT FOR CONSTRUCTION

CLIENT
AGAVE PONC
2801, 2901, 30
LEON BOULE

ISSUE DRAWING LOG

[illegible]

SHEET IDENTIFICATION

TITLE

**TRAFFIC
SIGNALIZATION PLAN**

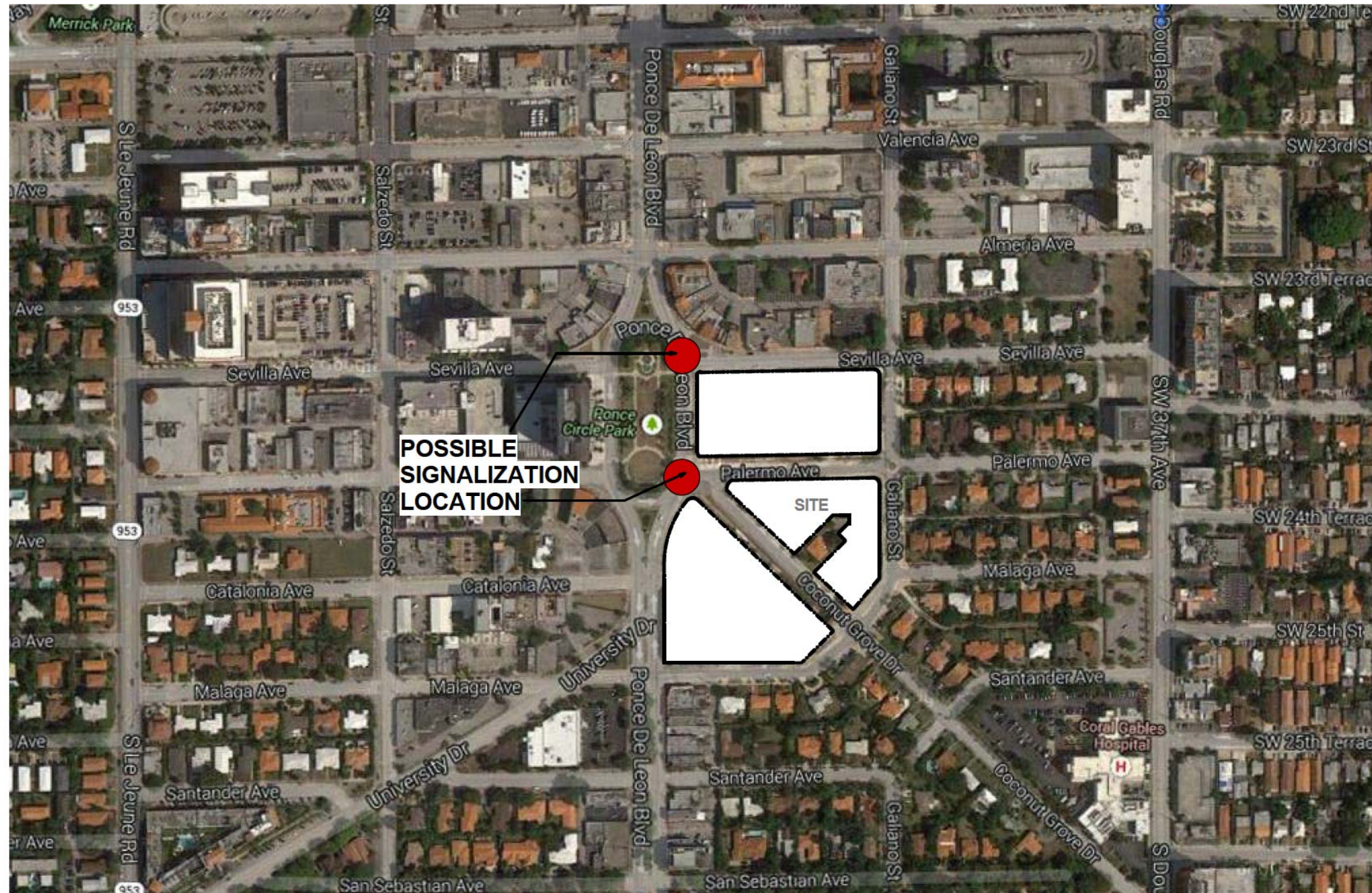
NUMBER

A-0.10.4

2014 RTKL ASSOCIATES INC.

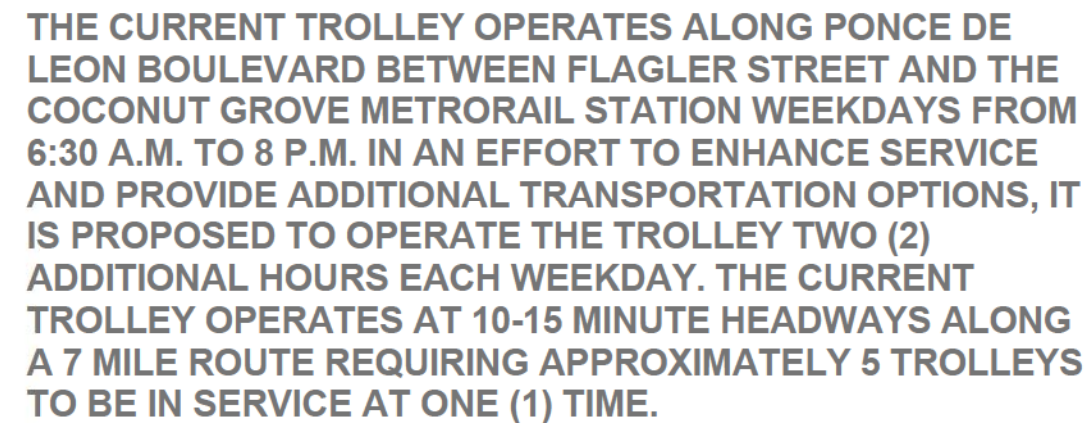
- ONCE THE PROJECT HAS COMPLETED CONSTRUCTION AND IS UNDER FULL OPERATION, MIAMI-DADE COUNTY WILL REVIEW THE POSSIBLE SIGNALIZATION OF EACH INTERSECTION BASED ON THEIR OWN TRAFFIC ANALYSIS

NOT FOR CONSTRUCTION



1 AERIAL VIEW
1:5

OPTION A EXISTING TROLLEY ROUTE SERVICE ENHANCEMENTS



THE CURRENT TROLLEY ROUTE OPERATES FIVE (5) DAYS A WEEK (MONDAY THROUGH FRIDAY) FOR 52 WEEKS A YEAR WITH THE EXCEPTION OF ELEVEN (11) MUNICIPAL HOLIDAYS WHICH IS EQUIVALENT TO APPROXIMATELY 2 WEEKS OF SERVICE. THEREFORE, OUR ANALYSIS ASSUMED THE TROLLEY WOULD OPERATE FOR 50 WEEKS PER YEAR IN TOTAL. BASED UPON DISCUSSIONS WITH CITY STAFF, THE CURRENT OPERATING COST PER HOUR OF SERVICE IS APPROXIMATELY \$36 PER TROLLEY PER HOUR. THEREFORE, THE ESTIMATED ANNUAL OPERATING COST OF THIS EXPANDED SERVICE IS APPROXIMATELY \$90,000 ANNUALLY. NOTE THAT THIS REVIEW ASSUMED THAT THE ADDITIONAL TROLLEY VEHICLE IS AVAILABLE TO OPERATE THE PROPOSED DOWNTOWN ROUTE. NO CAPITAL EXPENSES WERE ASSUMED IN THIS REVIEW.

FILE NAME C:\Users\jui\admin\Documents\DSV-Podium-Central
02_yizquendo.rvt

SEVILLA AVENUE

SEVILLA AVENUE

PALERMO AVENUE

PALERMO AVENUE

CATALONIA AVENUE

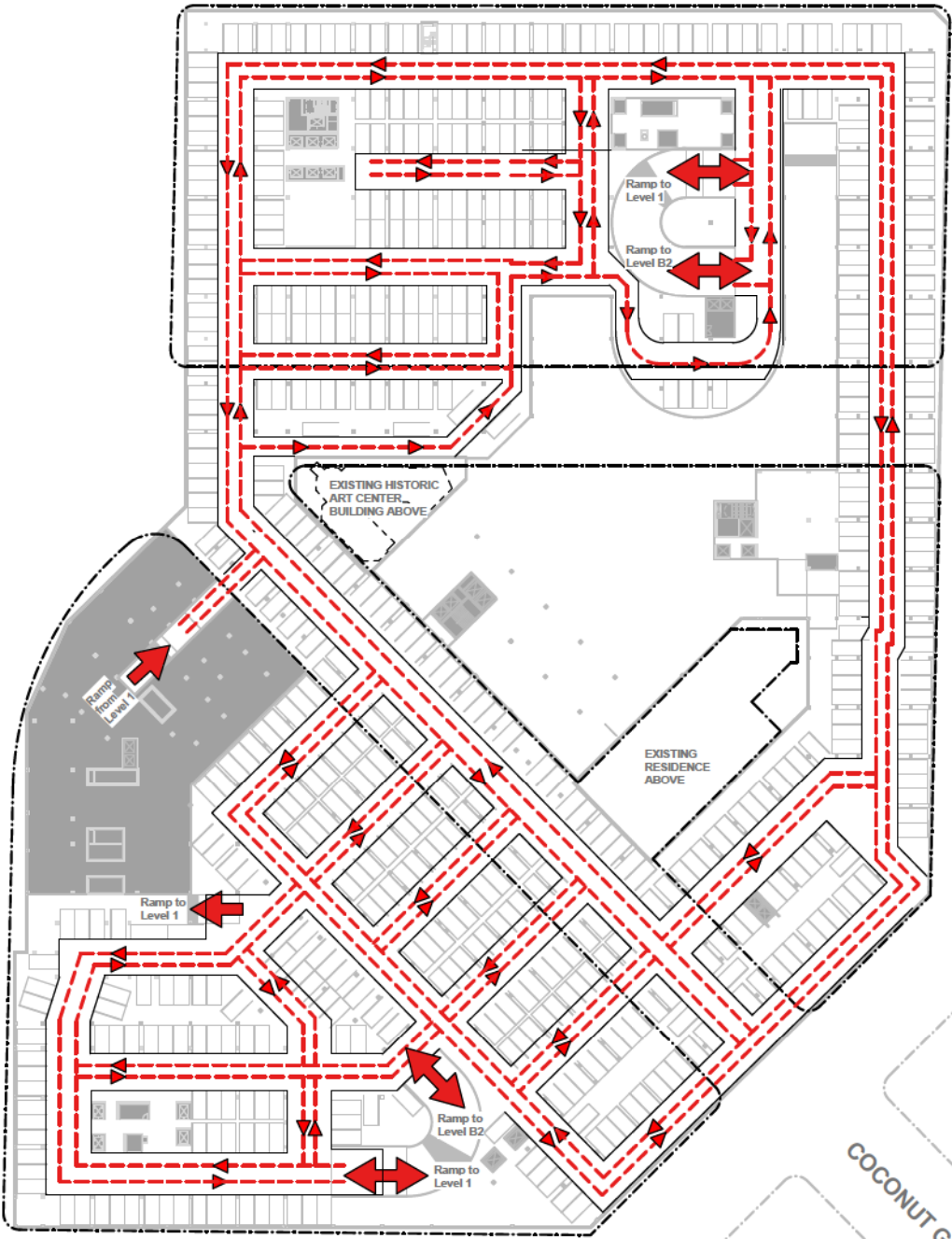
MALAGA AVENUE

MALAGA AVENUE

PONCE DE LEON BOULEVARD

GALIANO STREET

COCONUT GROVE DRIVE



LEGEND

VEHICULAR CIRCULATION

LOADING CIRCULATION

PARKING ACCESS

LOADING/TRASH ACCESS

NON-PARKING AREA



NOTE:
• FINAL PARKING AND LOADING DESIGN TO BE REVIEWED BY PARKING CONSULTANT FOR COMPLIANCE WITH ZONING AND BUILDING CODE REQUIREMENTS PRIOR TO APPLYING FOR A BUILDING PERMIT.

MEDITERRANEAN
VILLAGE at
Ponce Circle

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

ISSUE DRAWING LOG



SHEET IDENTIFICATION
TITLE
VEHICULAR CIRCULATION

NUMBER
A-0.11.1

2014 RTKL ASSOCIATES INC.

RTKL

AN ARCADIS COMPANY

RTKL ASSOCIATES INC.
335 ALHAMBRA CIR. SOUTH
CORAL GABLES, FLORIDA
P. 786.268.3200
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WWW.RTKL.COM
PROJECT NUMBER 45-14002.00

CONSULTANT

PROJECT

NOT FOR CONSTRUCTION

TIME: 1/20/2015 1:42:23 PM

FILE NAME: C:\Users\jason\Documents\2014\Project\Central
02_Requirements.rvt

MEDITERRANEAN
VILLAGE at
Ponce Circle

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

ISSUE DRAWING LOG

[illegible]

SHEET IDENTIFICATION

VEHICULAR CIRCULATION

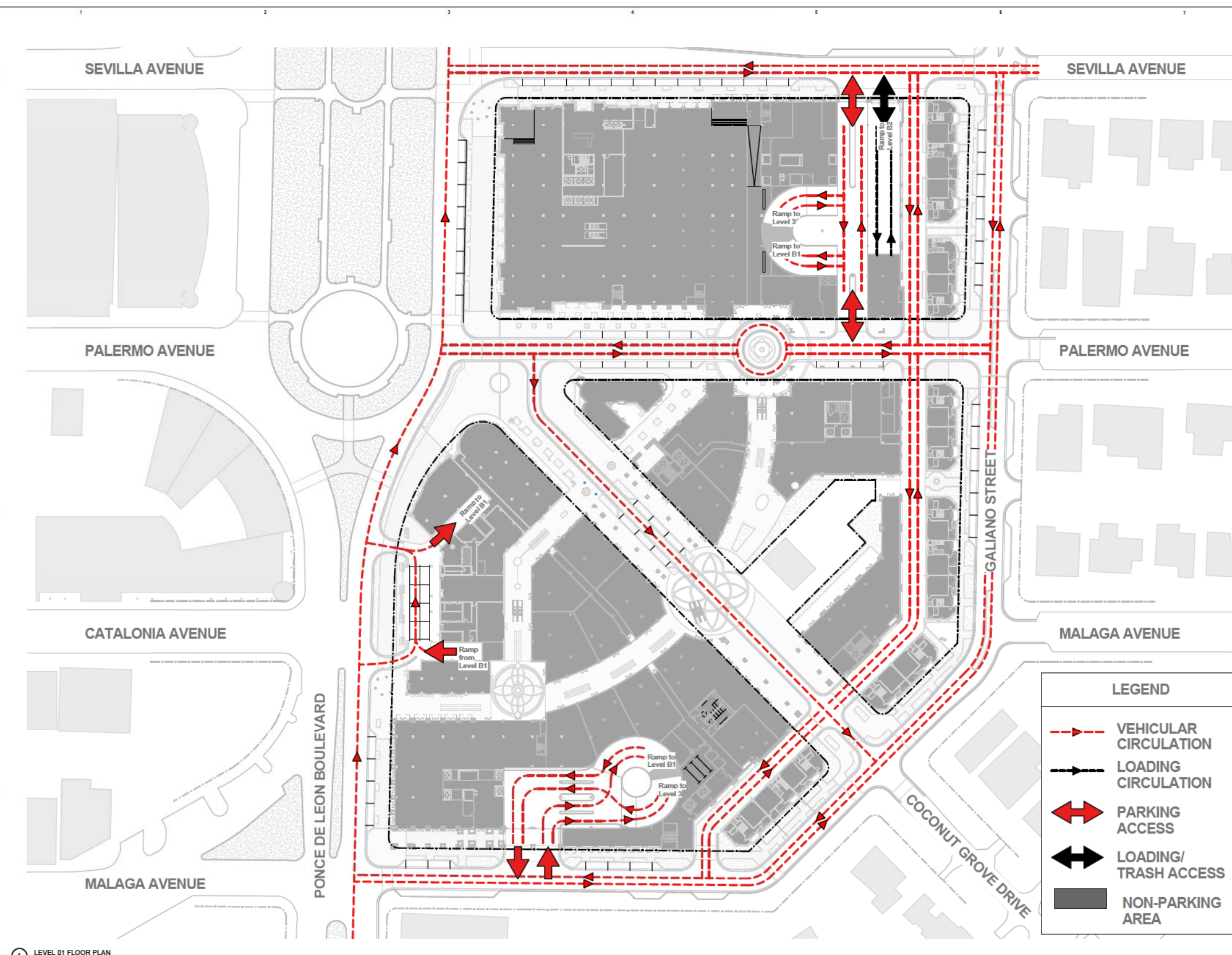
NUMBER

A-0.11.2

2014 RTKL ASSOCIATES INC.

NOTE:

- **FINAL PARKING AND LOADING DESIGN TO BE REVIEWED BY PARKING CONSULTANT FOR COMPLIANCE WITH ZONING AND BUILDING CODE REQUIREMENTS PRIOR TO APPLYING FOR A BUILDING PERMIT.**



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

JUNE 1/26/2015 1:44:20 PM

FILE NAME: C:\Users\user\admin\Documents\Documents1\DSV-Podium-Central\

NOT FOR CONSTRUCTION

NOTE:

- **FINAL PARKING AND LOADING DESIGN TO BE REVIEWED BY PARKING CONSULTANT FOR COMPLIANCE WITH ZONING AND BUILDING CODE REQUIREMENTS PRIOR TO APPLYING FOR A BUILDING PERMIT.**

PROJECT

MEDITERRANEAN
VILLAGE at
Ponce Circle

CLIENT

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

ISSUE DRAWING LOG

[illegible]

SEA

SHEET IDENTIFICATION

**VEHICULAR
CIRCULATION**

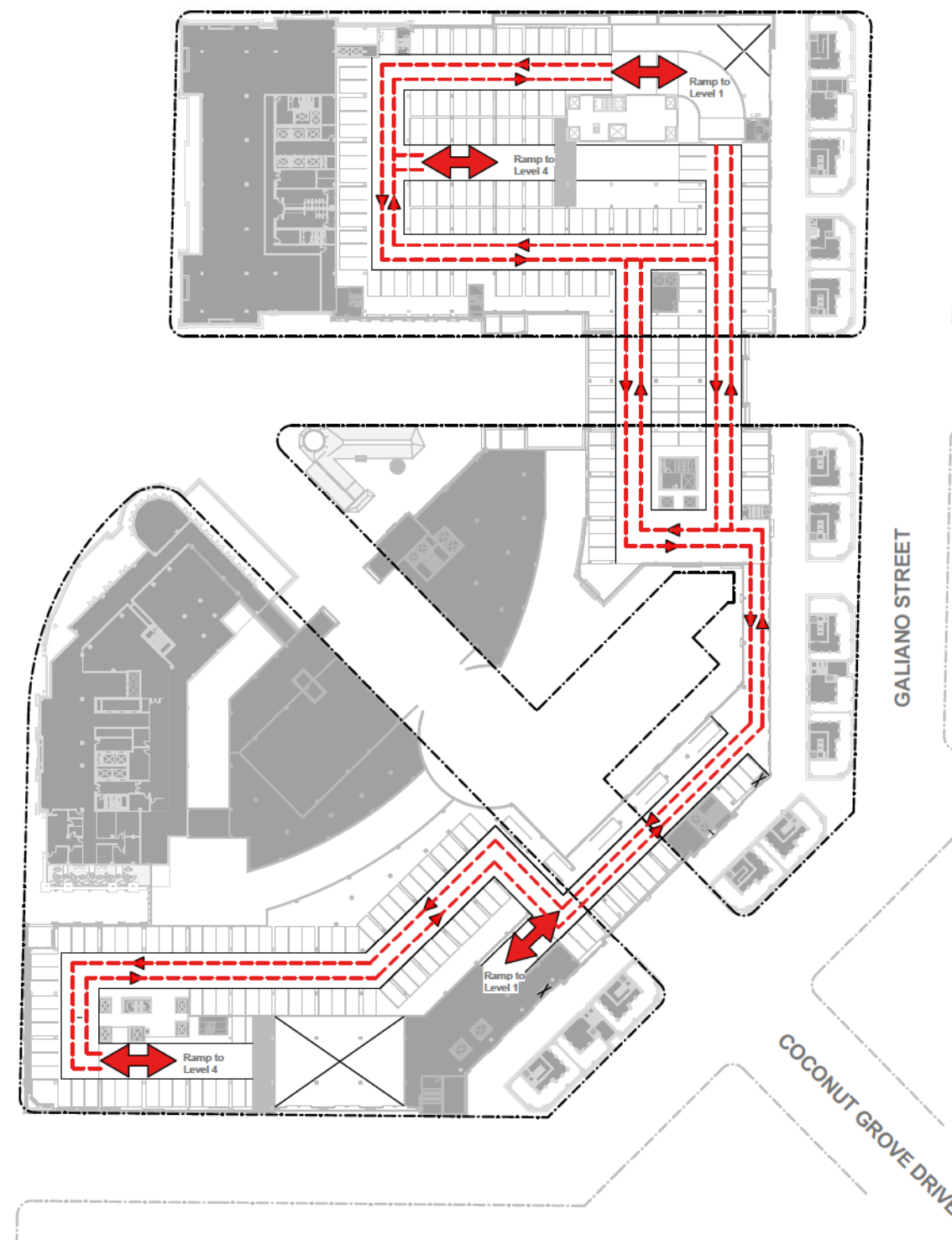
NUMBER

A-0.11.3

2014 RTX ASSOCIATES INC.



NOT FOR CONSTRUCTION



SEVILLA AVENUE

SEVILLA AVENUE

PALERMO AVENUE

PALERMO AVENUE

CATALONIA AVENUE

MALAGA AVENUE

MALAGA AVENUE

PONCE DE LEON BOULEVARD

COCONUT GROVE DRIVE

LEGEND

VEHICULAR CIRCULATION

LOADING CIRCULATION

PARKING ACCESS

▶ **LOADING/
TRASH ACCESS**

**NON-PARKING
AREA**

1 LEVEL 03 FLOOR PLAN
1" = 40'-0"

JUNE 1/26/2015 1:45:40 PM

FILE NAME: C:\Users\user\admin\Documents\Documents1\DSV-Podium-Central\

SEVILLA AVENUE

SEVILLA AVENUE

PALERMO AVENUE

PALERMO AVENUE

CATALONIA AVENUE

MALAGA AVENUE

MALAGA AVENUE

PONCE DE LEON BOULEVARD

GALIANO STREET

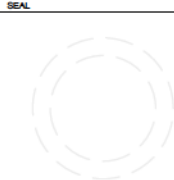
COCONUT GROVE DRIVE

NOTE:
• FINAL PARKING AND
LOADING DESIGN TO
BE REVIEWED BY
PARKING CONSULTANT
FOR COMPLIANCE
WITH ZONING AND
BUILDING CODE
REQUIREMENTS PRIOR
TO APPLYING FOR A
BUILDING PERMIT.

MEDITERRANEAN
VILLAGE at
Ponce Circle

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

ISSUE DRAWING LOG



SHEET IDENTIFICATION
TITLE
VEHICULAR
CIRCULATION

NUMBER
A-0.11.4

2014 RTKL ASSOCIATES INC.

RTKL
AN ARCADIS COMPANY
RTKL ASSOCIATES INC.
335 ALHAMBRA CIR. SOUTH
CORAL GABLES, FLORIDA
P. 786.268.3200
F. 786.268.3201
WWW.RTKL.COM
PROJECT NUMBER 45-14002.00

PROJECT

LEGEND

VEHICULAR
CIRCULATION

LOADING
CIRCULATION

PARKING
ACCESS

LOADING/
TRASH ACCESS

NON-PARKING
AREA



2 LEVEL 04-07 FLOOR PLAN
1" = 40'-0"

NOT FOR CONSTRUCTION

TIME: 1/20/2015 1:47:01 PM

FILE NAME: C:\Users\jason\Documents\2014\Project\Central
02_Requirements.rvt

MEDITERRANEAN
VILLAGE at
Ponce Circle

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

ISSUE DRAWING LOG

[illegible]

SEA

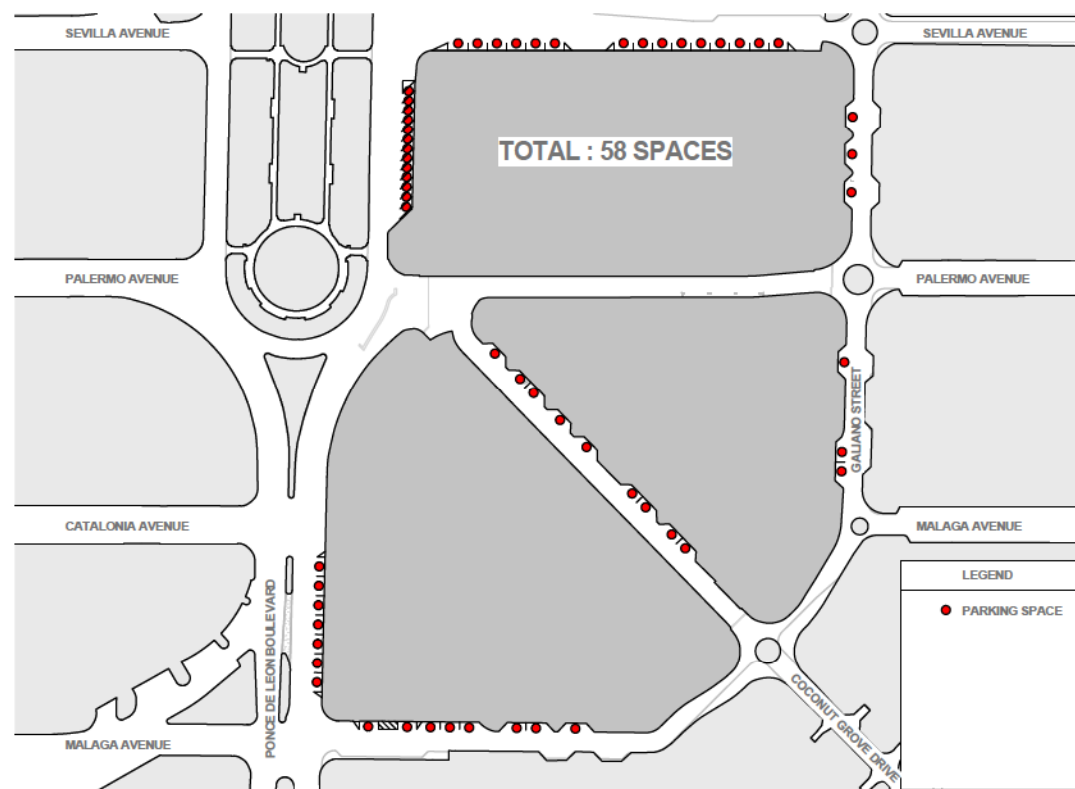
SHEET IDENTIFICATION

ON STREET PARKING

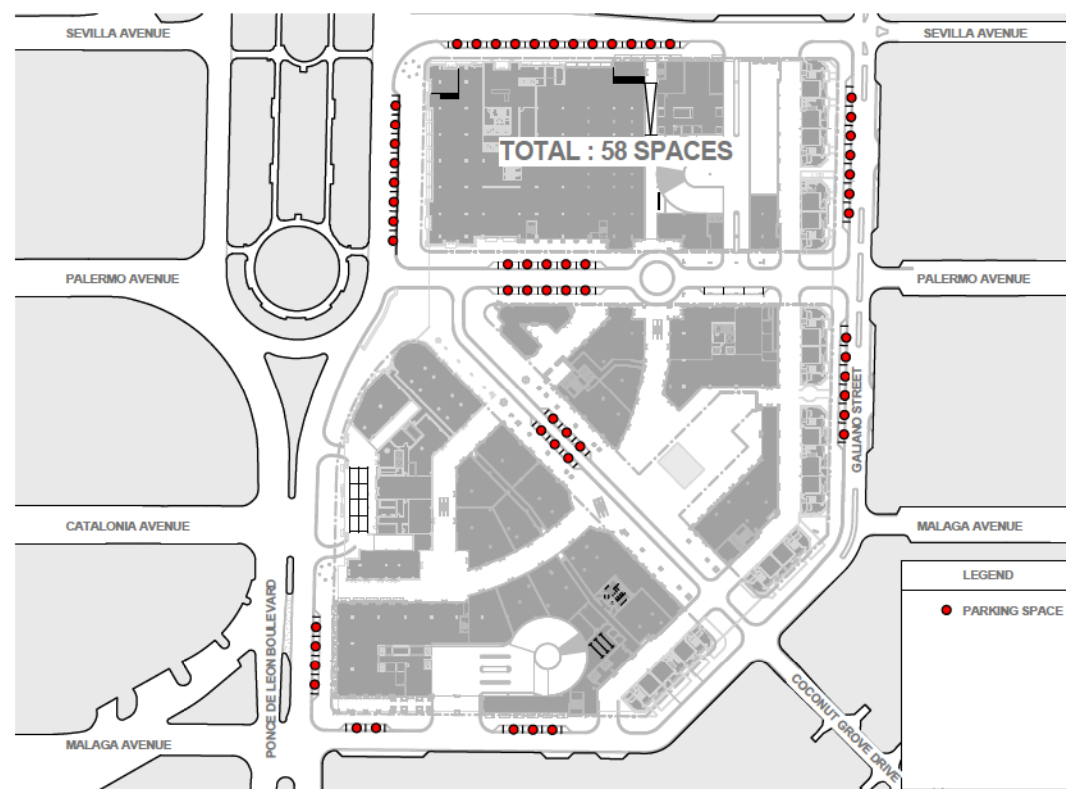
NUMBER

A-0.11.5

2014 RTKL ASSOCIATES INC



1 EXISTING ON STREET PARKING
1" = 80'-0"



2 LEVEL 01 FLOOR PLAN
1" = 80'-0"

NOT FOR CONSTRUCTION

MEDITERRANEAN
VILLAGE at
Ponce Circle

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

ISSUE DRAWING LOG

[illegible]

SEA

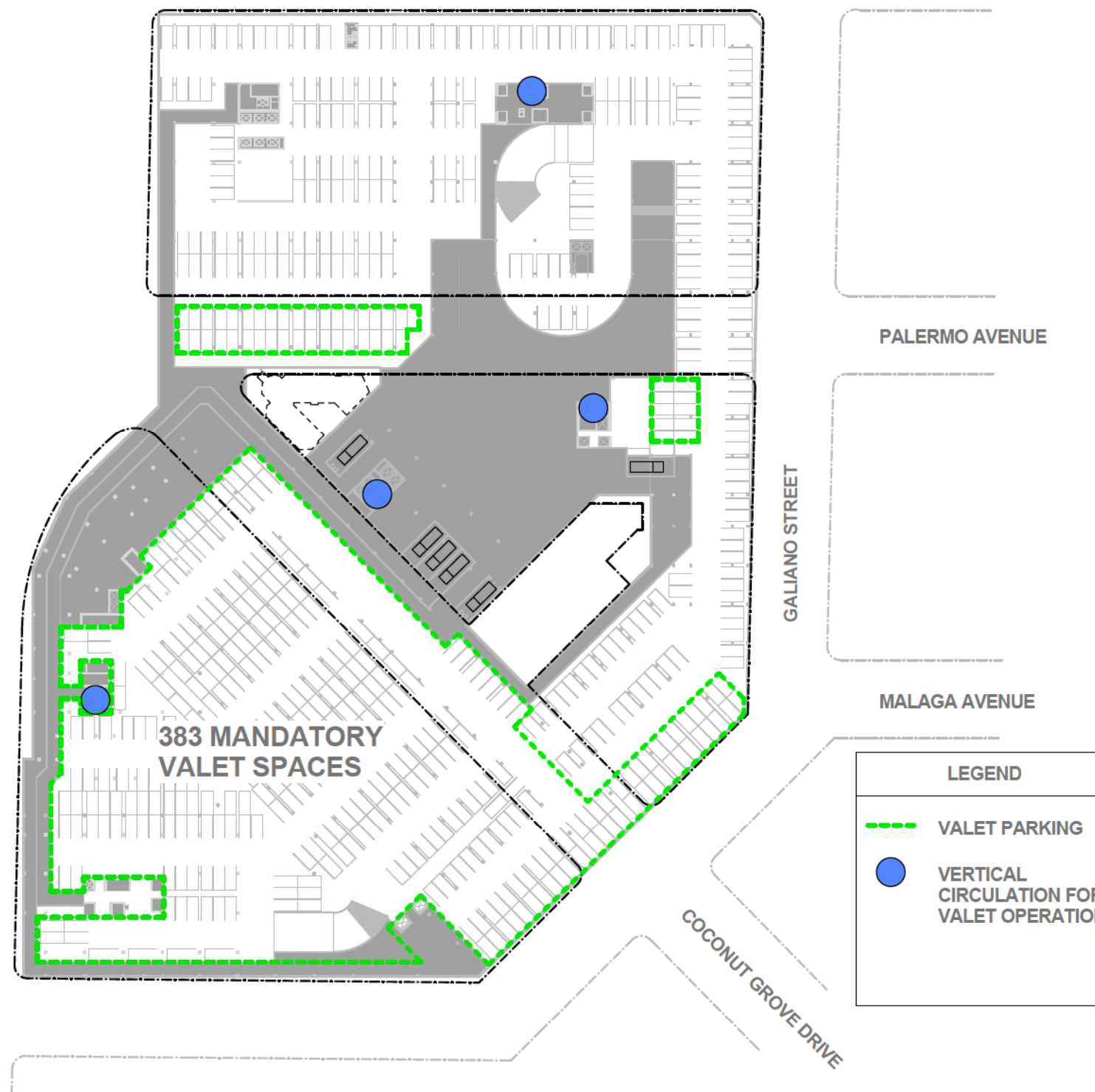
SHEET IDENTIFICATION

**VALET OPERATING
PLAN - LEVEL B2**

NUMBER

A-0.11.6.1

2014 RTKL ASSOCIATES INC.



NOT FOR CONSTRUCTION

1 LEVEL B2 FLOOR PLAN
1" = 40'-0"

TIME 1/26/2015 1:52:36 PM

FILE NAME: C:\Users\user\admin\Documents\Documents1\DSV-Podium-Central\

MEDITERRANEAN
VILLAGE at
Ponce Circle

[illegible]

NOT FOR CONSTRUCTION

1 PARKING SECTION DIAGRAM
1" = 40'-0"

SEVILLA AVENUE

SEVILLA AVENUE

PALERMO AVENUE

PALERMO AVENUE

CATALONIA AVENUE

MALAGA AVENUE

MALAGA AVENUE

PONCE DE LEON BOULEVARD

GALIANO STREET

COCONUT GROVE DRIVE

NOTE:
• BELOW GRADE
BASEMENT PARKING
EXHAUST TO BE
LOCATED ABOVE THE
PEDESTRIAN LEVEL

MEDITERRANEAN
VILLAGE at
Ponce Circle

RTKL

AN ARCADIS COMPANY

RTKL ASSOCIATES INC.
335 ALHAMBRA CIR. SOUTH
CORAL GABLES, FLORIDA
P. 786.268.3200
F. 786.268.3201
WWW.RTKL.COM
PROJECT NUMBER 45-14002.00

CONSULTANT

PROJECT

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

ISSUE DRAWING LOG



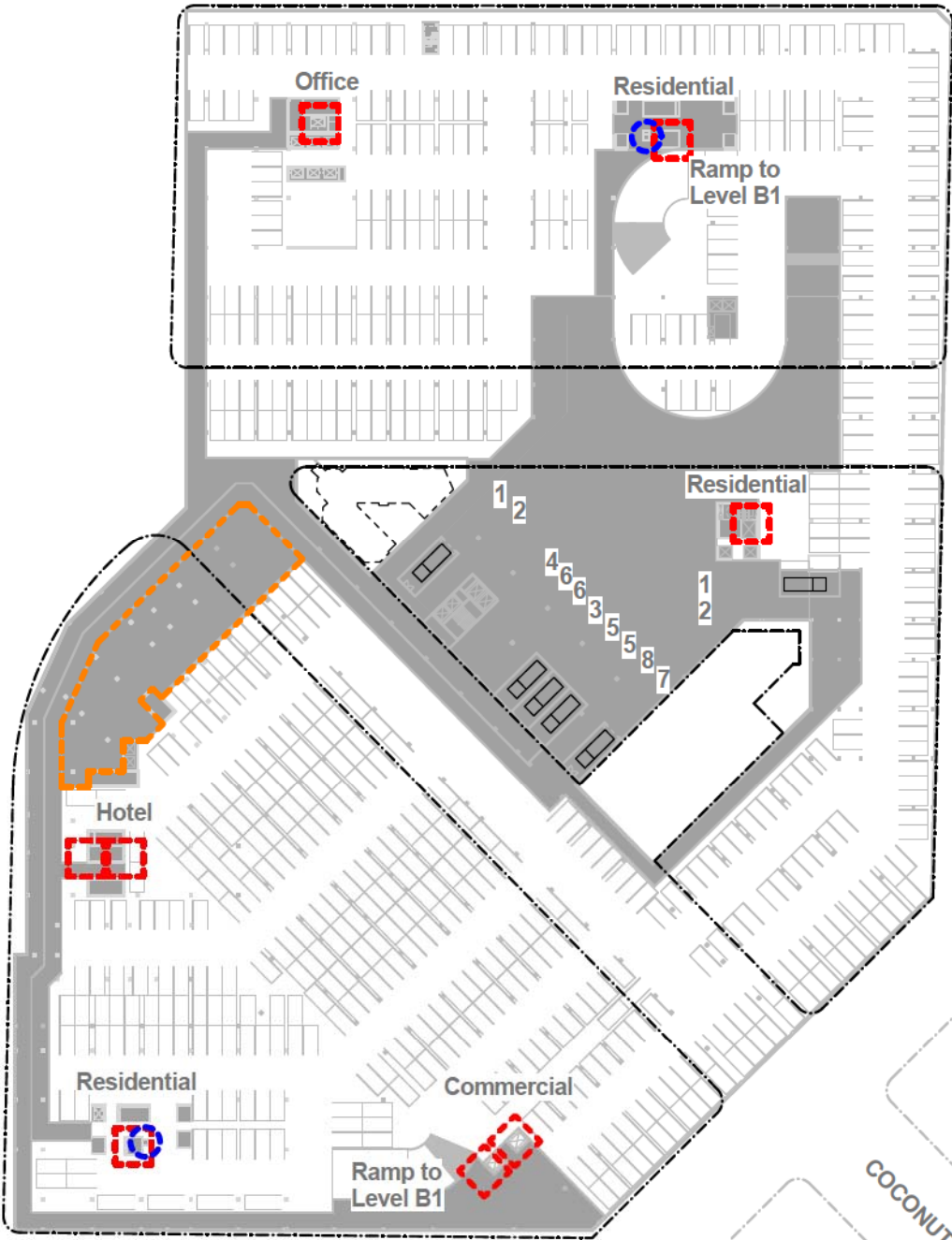
SHEET IDENTIFICATION

TITLE
MECHANICAL AND
SERVICE PLAN -
LEVEL B2

NUMBER

A-0.12.1

2014 RTKL ASSOCIATES INC.



LEGEND

SERVICE ELEVATOR

TRASH COLLECTION

HOTEL BACK OF HOUSE

1

RESIDENTIAL TRASH

2

RESIDENTIAL LOADING

3

OFFICE TRASH

4

OFFICE LOADING

5

COMMERCIAL TRASH

6

COMMERCIAL LOADING

7

HOTEL TRASH

8

HOTEL LOADING



1 LEVEL B2 FLOOR PLAN
1" = 40'-0"

NOT FOR CONSTRUCTION

TIME: 1/20/2015 2:00:15 PM

FILE NAME: C:\Users\jason\Documents\2014\Project\Central
02_1014002.dwg

**MEDITERRANEAN
VILLAGE at
Ponce Circle**

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

ISSUE DRAWING LOG

SEAL

SHEET IDENTIFICATION
TITLE
MECHANICAL AND
SERVICE EXHAUST
ELEVATIONS

NUMBER
A-0.12.2
2014 RTKL ASSOCIATES INC.

NOTE:
• BELOW GRADE
BASEMENT PARKING
EXHAUST TO BE
LOCATED ABOVE THE
PEDESTRIAN LEVEL

PARKING - LEVEL 04
43' - 0"

PARKING - LEVEL 03
34' - 0"

COMMERCIAL - LEVEL 02
17' - 0"

COMMERCIAL - LEVEL 01
0' - 0"

EXHAUST OPENING



2 BASEMENT EXHAUST LOCATION 1

PARKING - LEVEL 03
34' - 0"

COMMERCIAL - LEVEL 02
17' - 0"

COMMERCIAL - LEVEL 01
0' - 0"

EXHAUST OPENING



4 BASEMENT EXHAUST LOCATION 2

EXHAUST OPENING **EXHAUST OPENING** **EXHAUST OPENING**



1 BELOW GRADE EXHAUST - SOUTH PARCEL
3/16" = 1'-0"

EXHAUST OPENING **EXHAUST OPENING** **EXHAUST OPENING**



3 BELOW GRADE EXHAUST - NORTH PARCEL
3/16" = 1'-0"

**EXHAUST VENT
LOCATION**

NOT FOR CONSTRUCTION

TIME: 1/20/2015 2:05:23 PM

FILE NAME: C:\Users\jason\Documents\2014\Project-Corral
02_14002.00.dwg

MEDITERRANEAN VILLAGE
at Ponce Circle

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

ISSUE DRAWING LOG

[illegible]

SEA

SHEET IDENTIFICATION

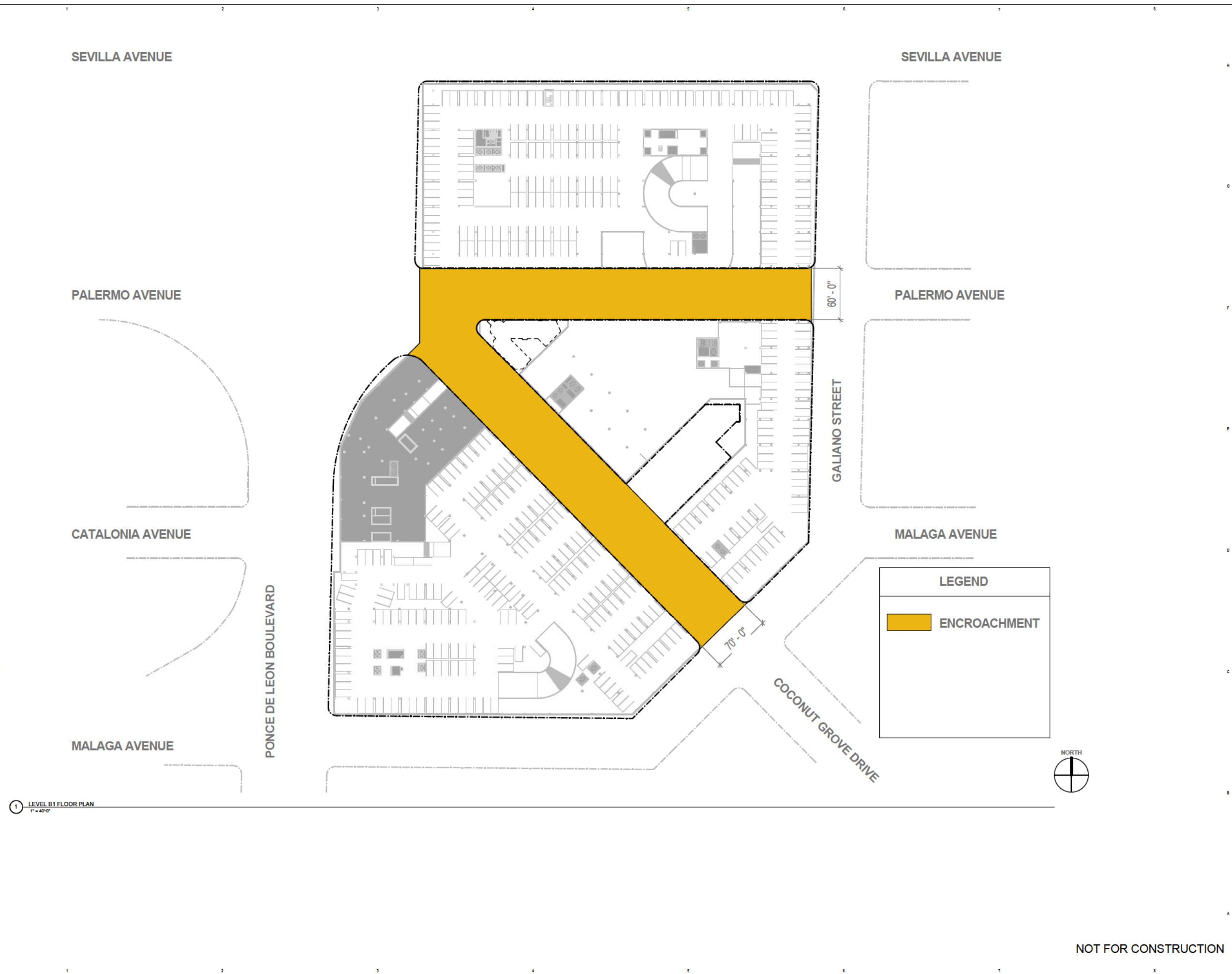
TITLE

ENCROACHMENT DIAGRAM

NUMBER

A-0.13

2014 RTKL ASSOCIATES INC



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

[illegible]

SHEET IDENTIFICATION

TITLE

**ENCROACHMENT
DIAGRAM**

NUMBER
A-0.13.1

2014 RTKL ASSOCIATES INC.



NOT FOR CONSTRUCTION

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

ISSUE DRAWING LOG

[illegible]

SHEET IDENTIFICATION

ENCROACHMENT DIAGRAM

NUMBER
A-0.13.2

2014 RTKL ASSOCIATES INC.



NOT FOR CONSTRUCTION

PROJECT

MEDITERRANEAN
VILLAGE at
Ponce Circle

CLIENT

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

ISSUE DRAWING LOG

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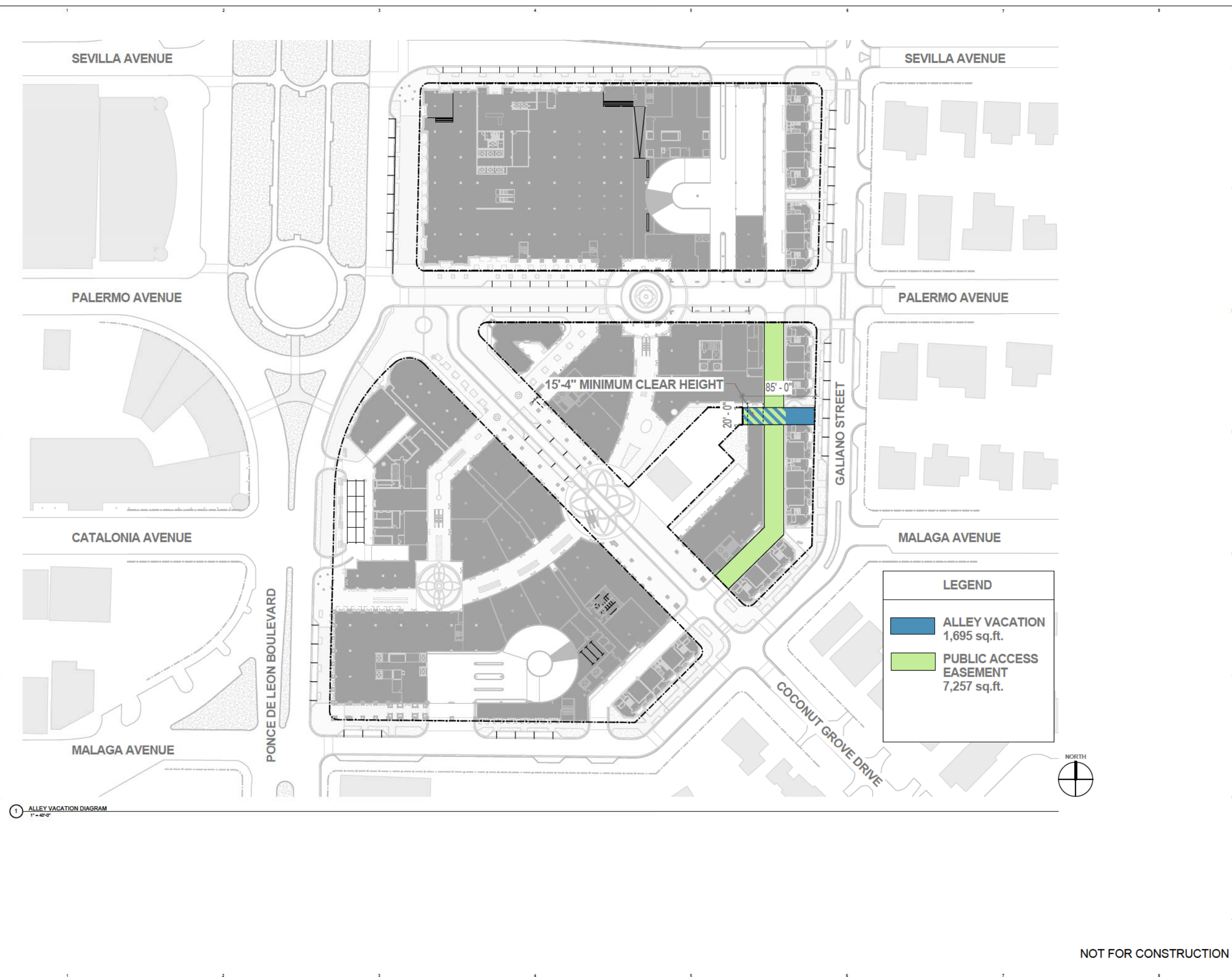
SHEET IDENTIFICATION

ALLEY VACATION

NUMBER

A-0.14

2014 RTKL ASSOCIATES INC.



NOT FOR CONSTRUCTION

MEDITERRANEAN
VILLAGE at
Ponce Circle

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

ISSUE DRAWING LOG

[illegible]

SE

SHEET IDENTIFICATION

EXISTING RESIDENCE

NUMBER

A-0.14.1

2014 RTKL ASSOCIATES INC.

NOTE:

- ACCESS AND PUBLIC UTILITIES TO EXISTING RESIDENCE SHALL BE MAINTAINED DURING CONSTRUCTION OF THE PROJECT.

LEGEND

LOCATION FOR ACCESS TO EXISTING RESIDENCE DURING CONSTRUCTION

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

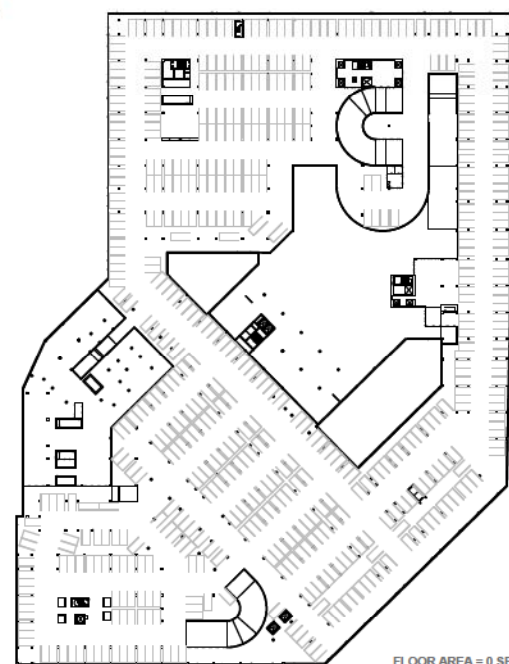
NORTH

NOT FOR CONSTRUCTION

JUNE 1/26/2015 3:14:17 PM

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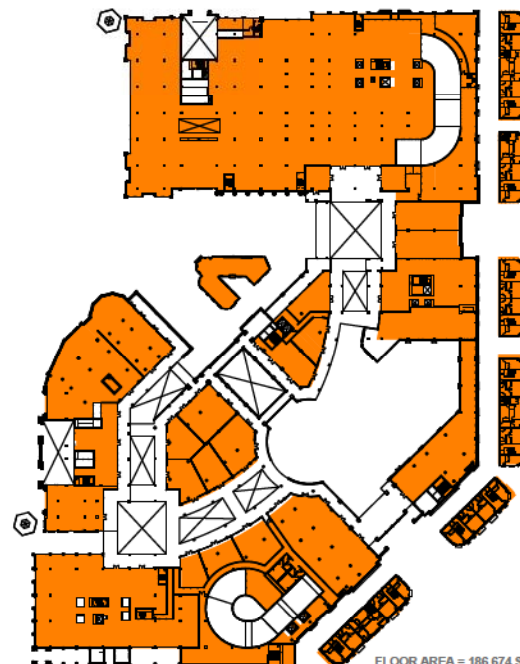
MEDITERRANEAN VILLAGE
at Ponce Circle

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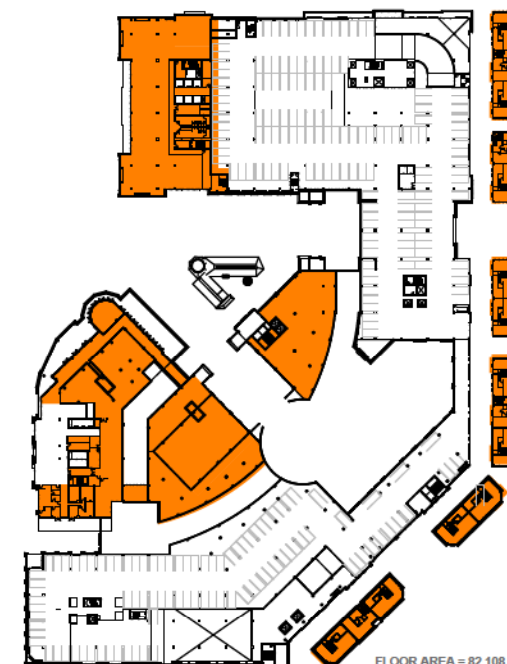
3 LEVEL -01
1" = 80'-0"



4 LEVEL 01
1" = 80'-0"



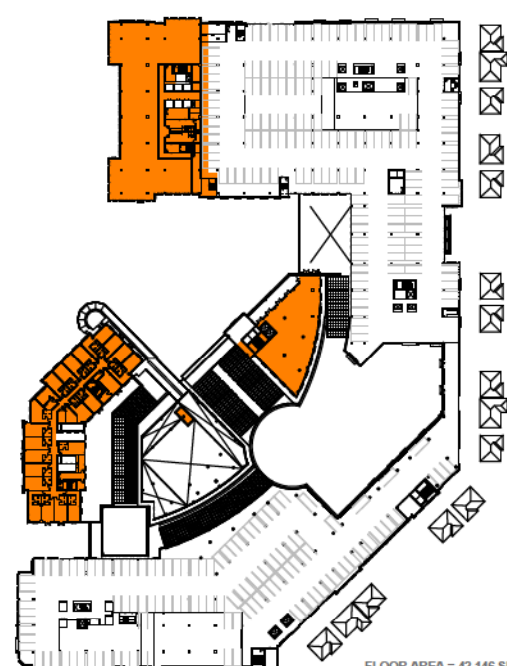
5 LEVEL 02
1" = 80'-0"



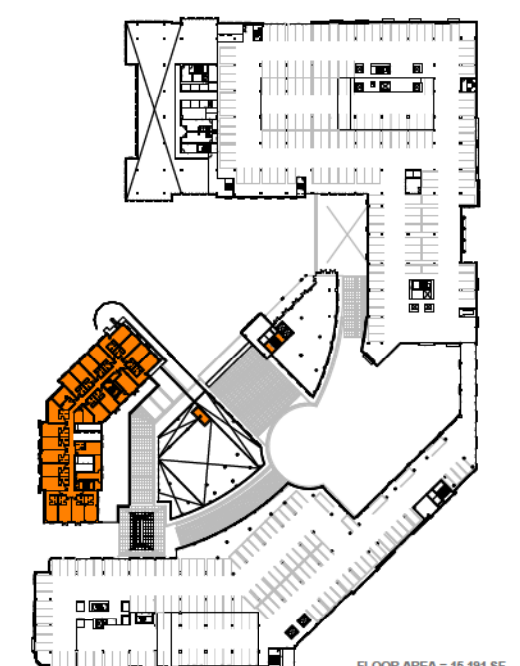
6 LEVEL 03
1" = 80'-0"



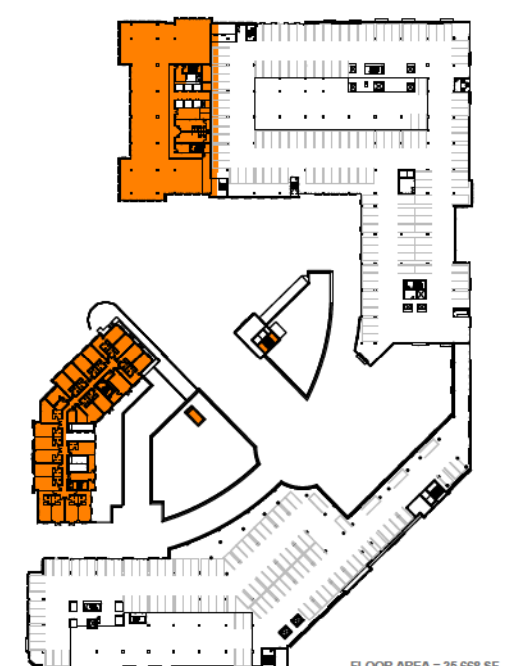
8 LEVEL 04
1" = 80'-0"



9 LEVEL 05
1" = 80'-0"



1 LEVEL 06
1" = 80'-0"



2 LEVEL 07
1" = 80'-0"

NOT FOR CONSTRUCTION

JUNE 1/26/2015 2:19:09 PM

FILE NAME C:\Users\luis.admin\Documents\DSM-Podium-Central

PROJECT

MEDITERRANEAN VILLAGE
at Ponce Circle

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

ISSUE DRAWING LOG

[illegible]

SEA

SHEET IDENTIFICATION

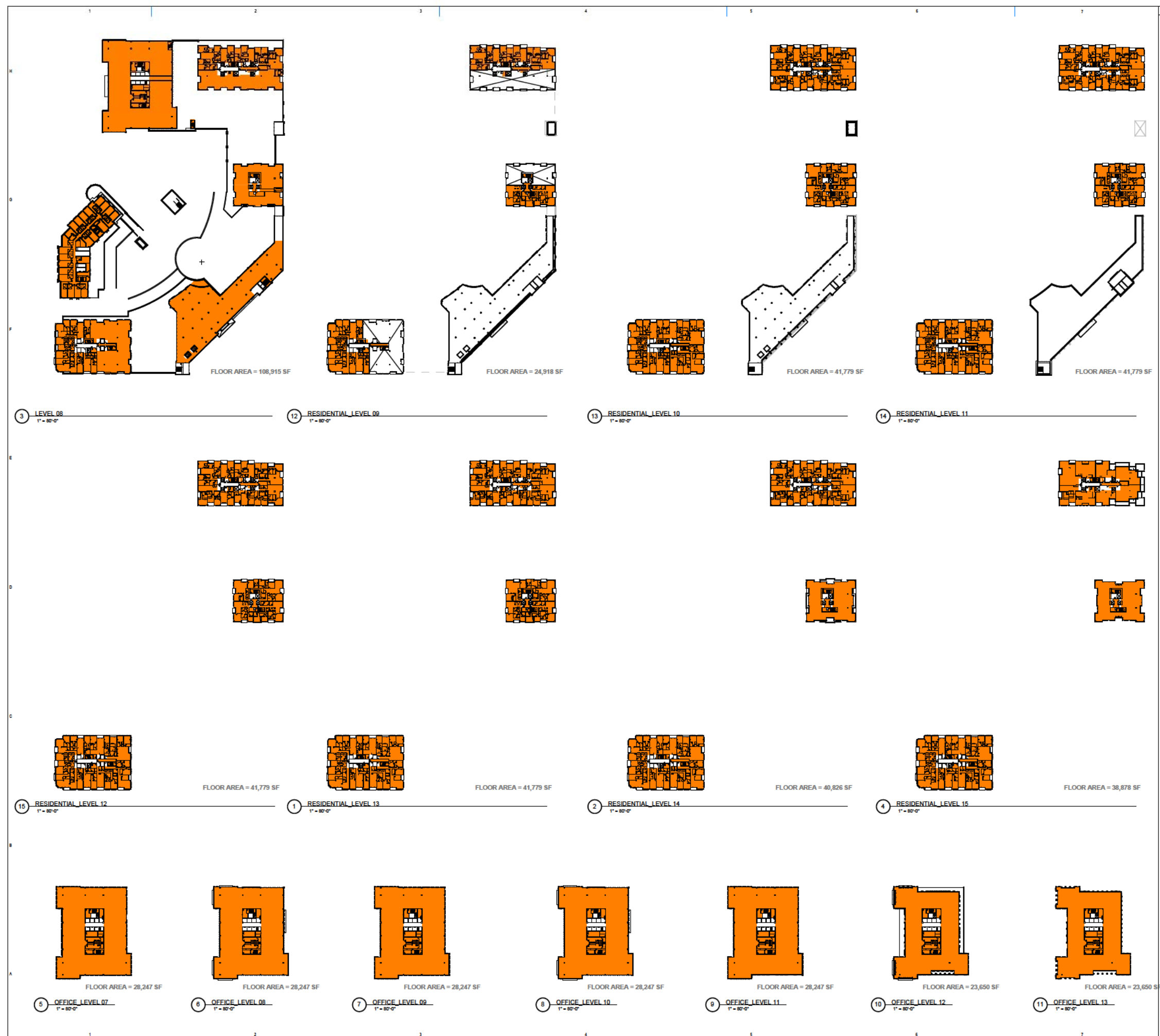
TITLE

FAR DIAGRAM

NUMBER

A-0.15.1

2014 RTKL ASSOCIATES INC



NOT FOR CONSTRUCTION

PROJECT

MEDITERRANEAN VILLAGE
at Ponce Circle

CLIENT

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

ISSUE DRAWING LOG

[illegible]

SEAL

SHEET IDENTIFICATION

TITLE

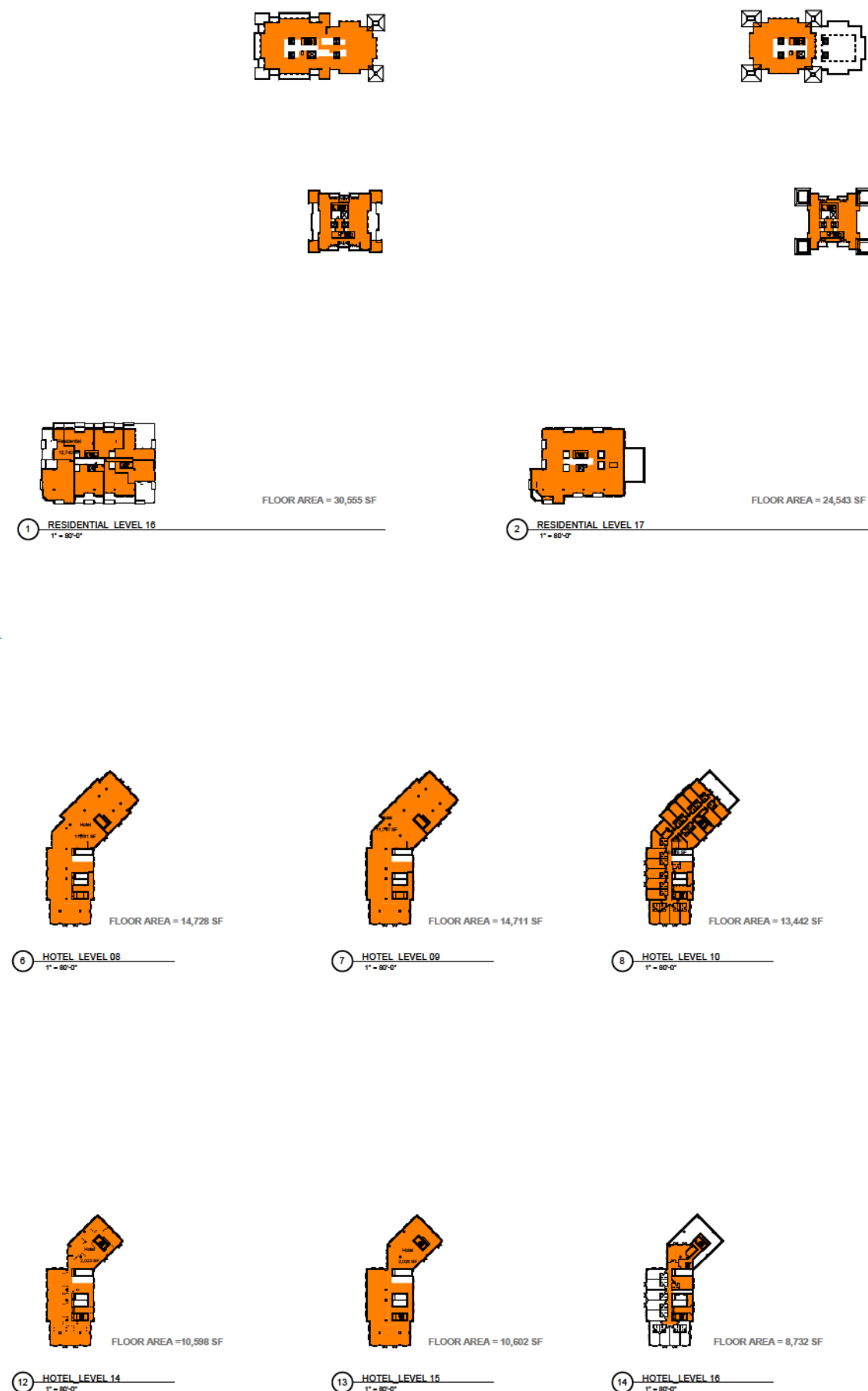
FAR DIAGRAM

NUMBER

A-0.15.2

2014 RTKL ASSOCIATES INC.

NOT FOR CONSTRUCTION



JUNE 1/26/2015 2:25:49 PM

FILE NAME C:\Users\luis.admin\Documents\DSM-Podium-Central



CONSULTANT

PROJECT

**MEDITERRANEAN
VILLAGE at
Ponce Circle**

ISSUE DRAWING LOG

[illegible]

SEA



LEED ND ANALYSIS

NUMBER

A-0.16

2014 RTD ASSOCIATES INC.

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

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REFKE

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