

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

ISSUE DRAWING LOG

Date _____

Page No. _____

SEA

SHEET IDENTIFICATION

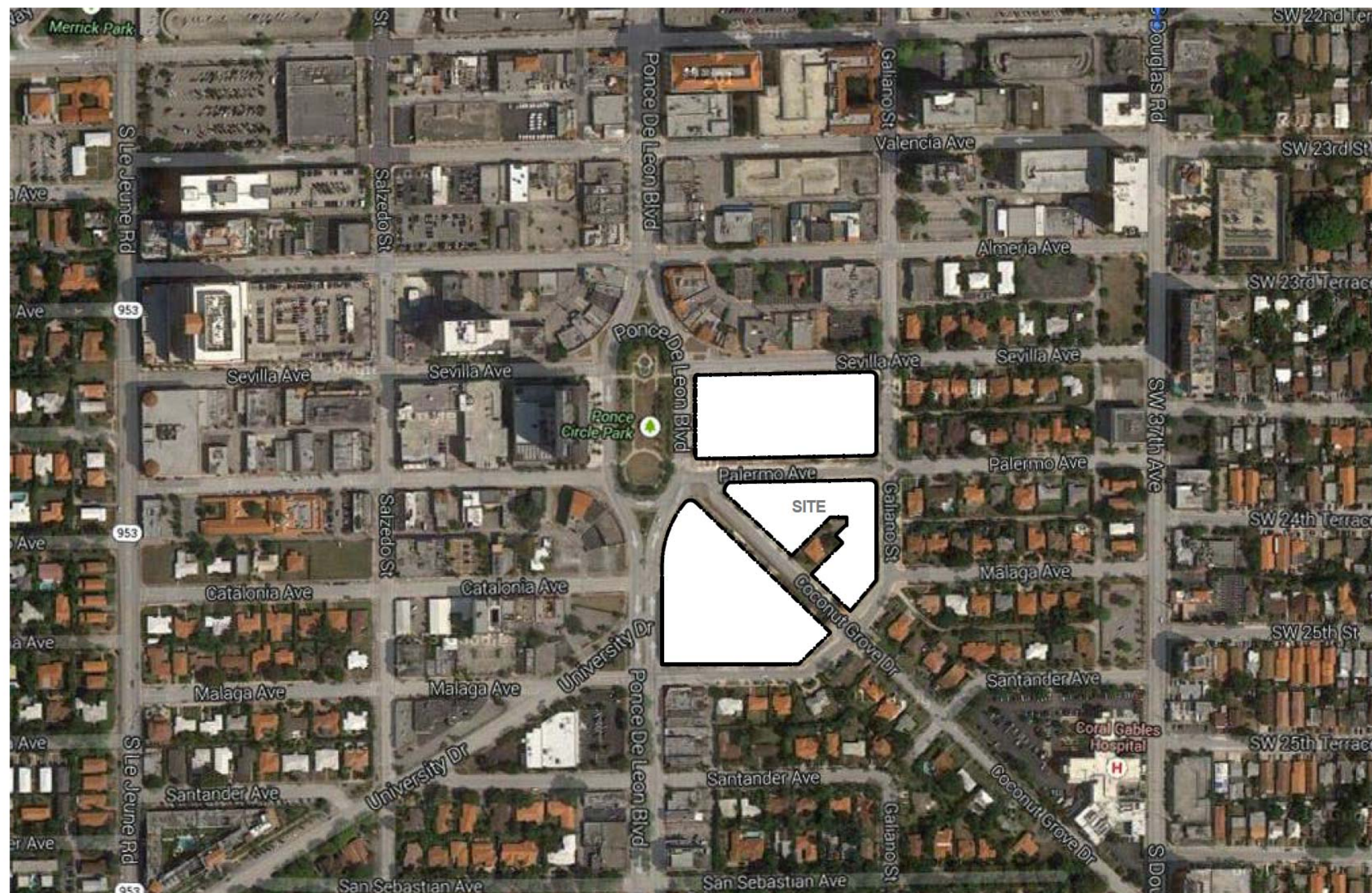
TITLE

**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

TABLE 1. SUMMARY OF DATA		
Year	Number of cases	Number of deaths
1990	10	0
1991	15	0
1992	20	0
1993	25	0
1994	30	0
1995	35	0
1996	40	0
1997	45	0
1998	50	0
1999	55	0
2000	60	0
2001	65	0
2002	70	0
2003	75	0
2004	80	0
2005	85	0
2006	90	0
2007	95	0
2008	100	0
2009	105	0
2010	110	0
2011	115	0
2012	120	0
2013	125	0
2014	130	0
2015	135	0
2016	140	0
2017	145	0
2018	150	0
2019	155	0
2020	160	0
2021	165	0
2022	170	0
2023	175	0
2024	180	0
2025	185	0
2026	190	0
2027	195	0
2028	200	0
2029	205	0
2030	210	0
2031	215	0
2032	220	0
2033	225	0
2034	230	0
2035	235	0
2036	240	0
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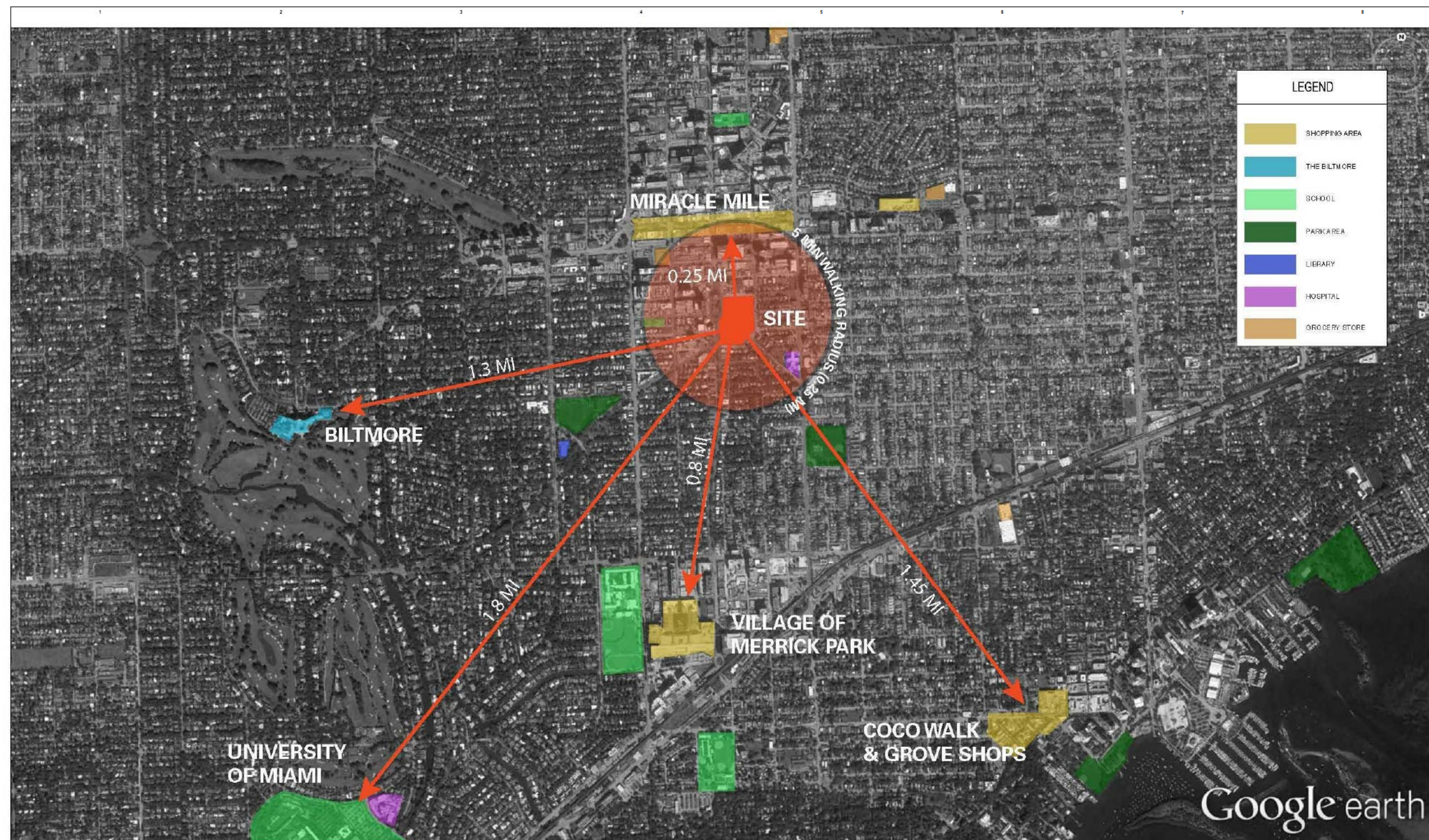
TITLE

SITE CONDITION MAP

NUMBER

A-0.2.1

2014 RTX ASSOCIATES INC.



NOT FOR CONSTRUCTION



RTKL ASSOCIATES INC.
395 ALHAMBRA CIR. SOUTH
CORAL GABLES, FLORIDA
P. 786.268.3200
F. 786.268.3201
WWW.RTKL.COM
PROJECT NUMBER 45-14002.0

CONSULTANT

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

SHEET IDENTIFICATION

TITLE

SITE CONTEXT ANALYSIS

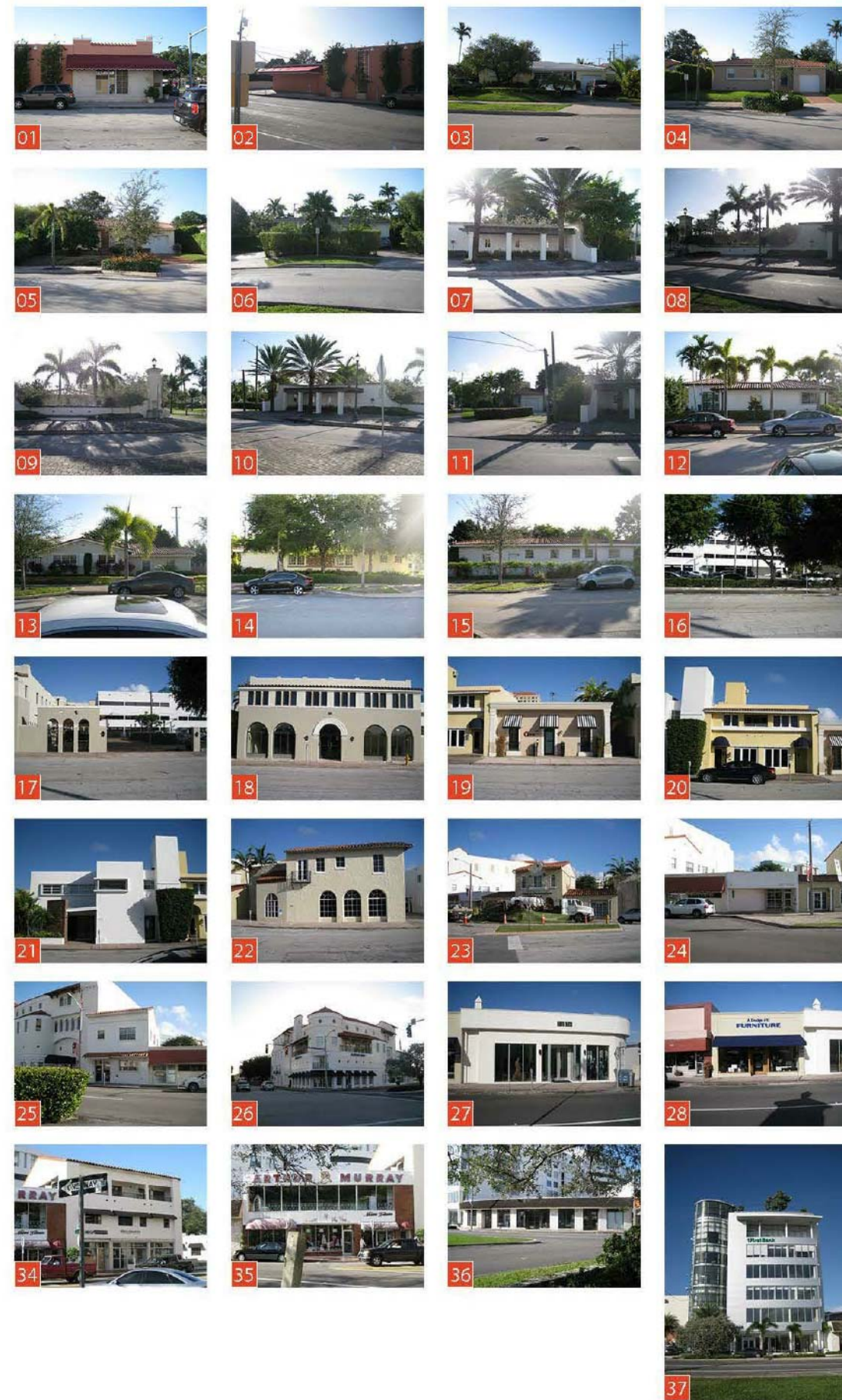
NUMBER

A-0.2.2

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HISTORIC STRUCTURE ON SITE



NOT FOR CONSTRUCTION

TIME 1/28/2015 1:28:50 PM

FILE NAME C:\Users\kibomez\Documents\OSV-Podium-Central

TKL ASSOCIATES INC.
95 ALHAMBRA CIR. SOUTH
ORAL GABLES, FLORIDA
786.268.3200
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

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SEA

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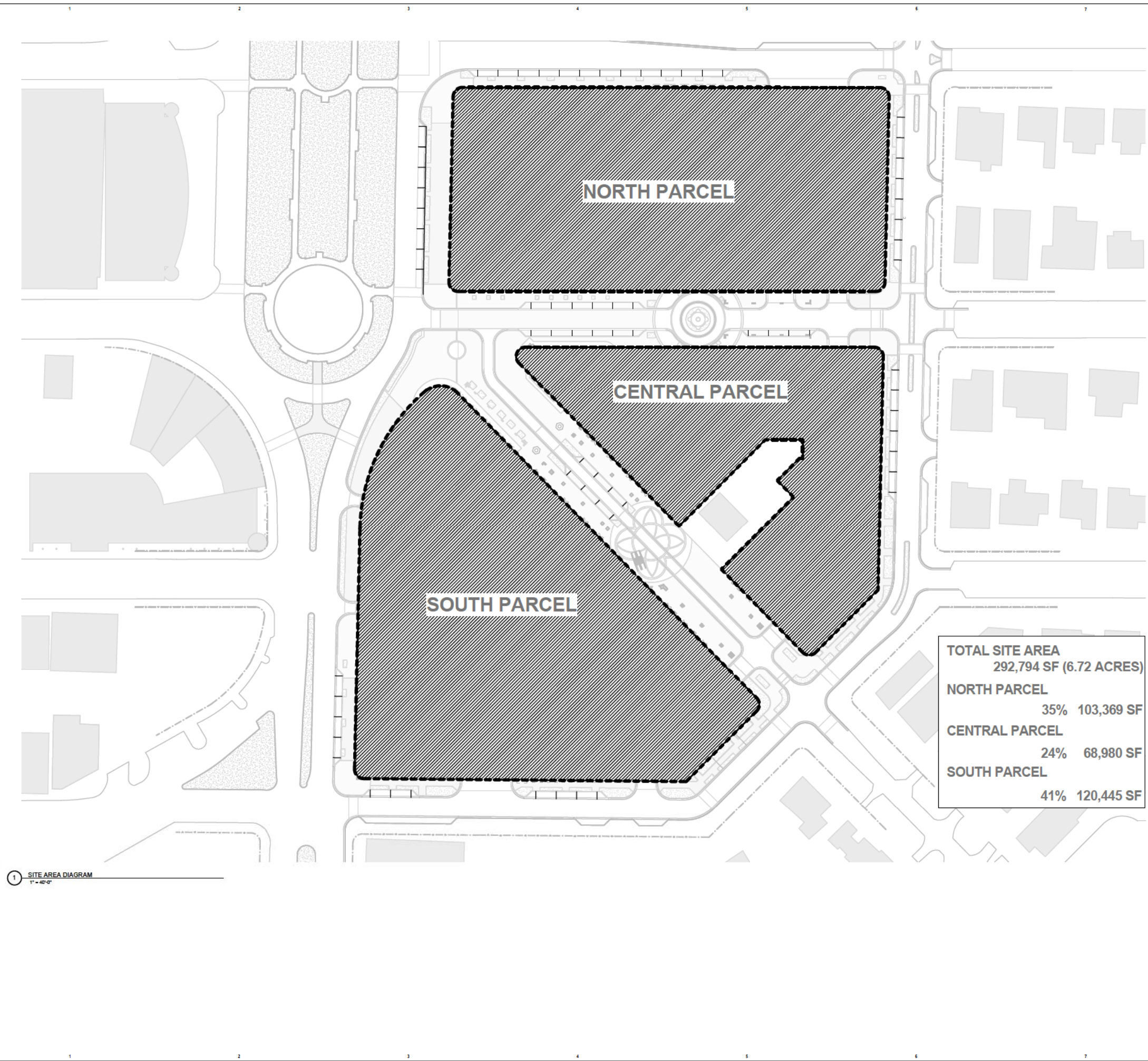
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SITE AREA PLAN

NUMBER

A-0.2.4

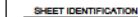
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CLIENT
AGAVE PONCE LLC.
2801,2901, 3001 PONCE DE
LEON BOULEVARD

ISSUE DRAWING LOG

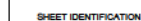
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NUMBER

2014 RTKL ASSOCIATES INC.



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

[illegible]

TITLE

**PROPOSED
FUTURE LAND
USE MAP**

NUMBER

A-0.3.1

2014 RTKL ASSOCIATES INC.



JUNE 1/26/2015 1:45:35 PM

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00_documents.pdf

MEDITERRANEAN
VILLAGE at
Ponce Circle

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

ISSUE DRAWING LOG

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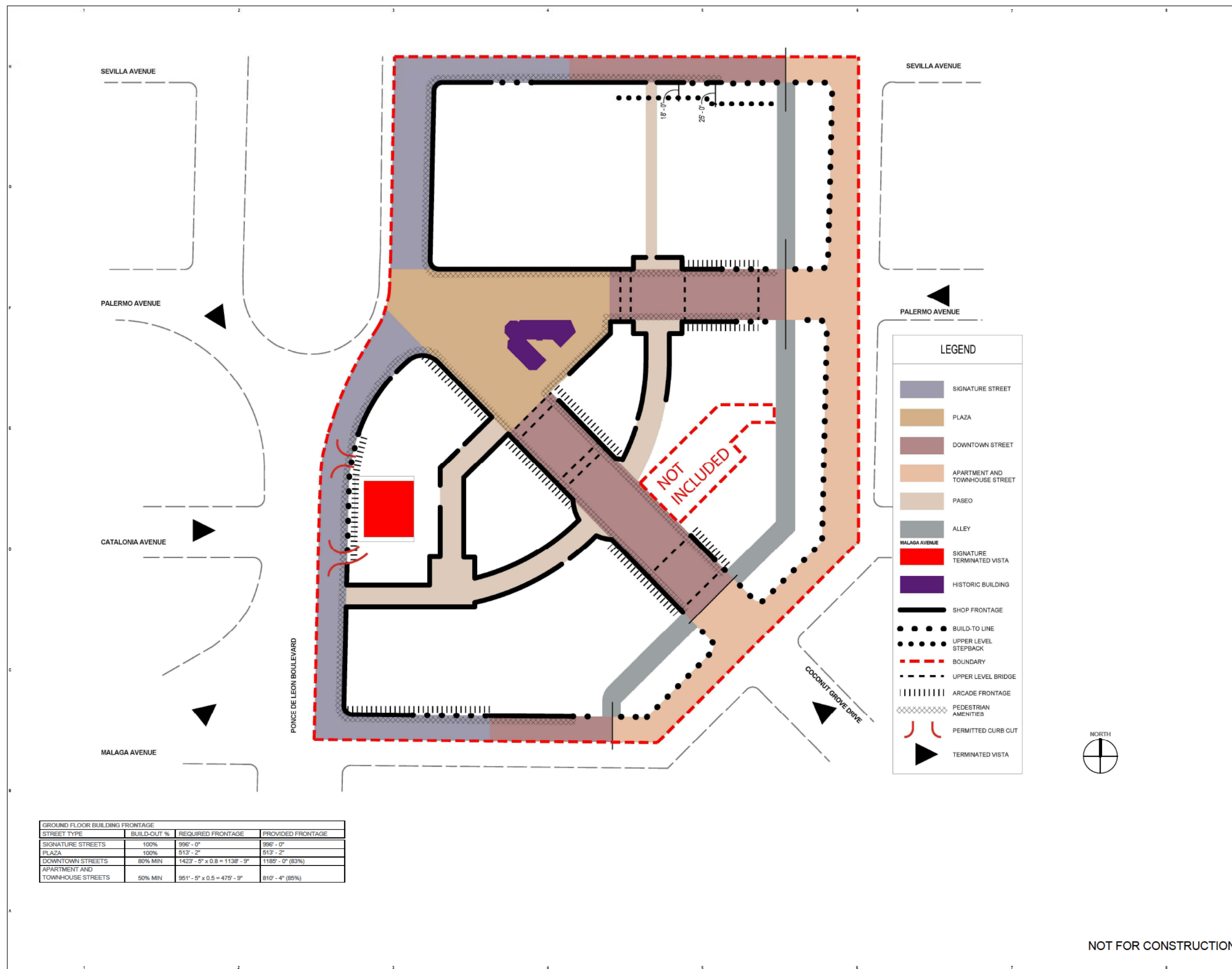
SHEET IDENTIFICATION

STREET TYPE AND REGULATING PLAN

NUMBER

A-0.4

2014 RTKL ASSOCIATES INC.



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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

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MEDITERRANEAN
VILLAGE at
Ponce Circle

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

ISSUE DRAWING LOG

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SEA

SHEET IDENTIFICATION

USES PER STREET TYPE

NUMBER

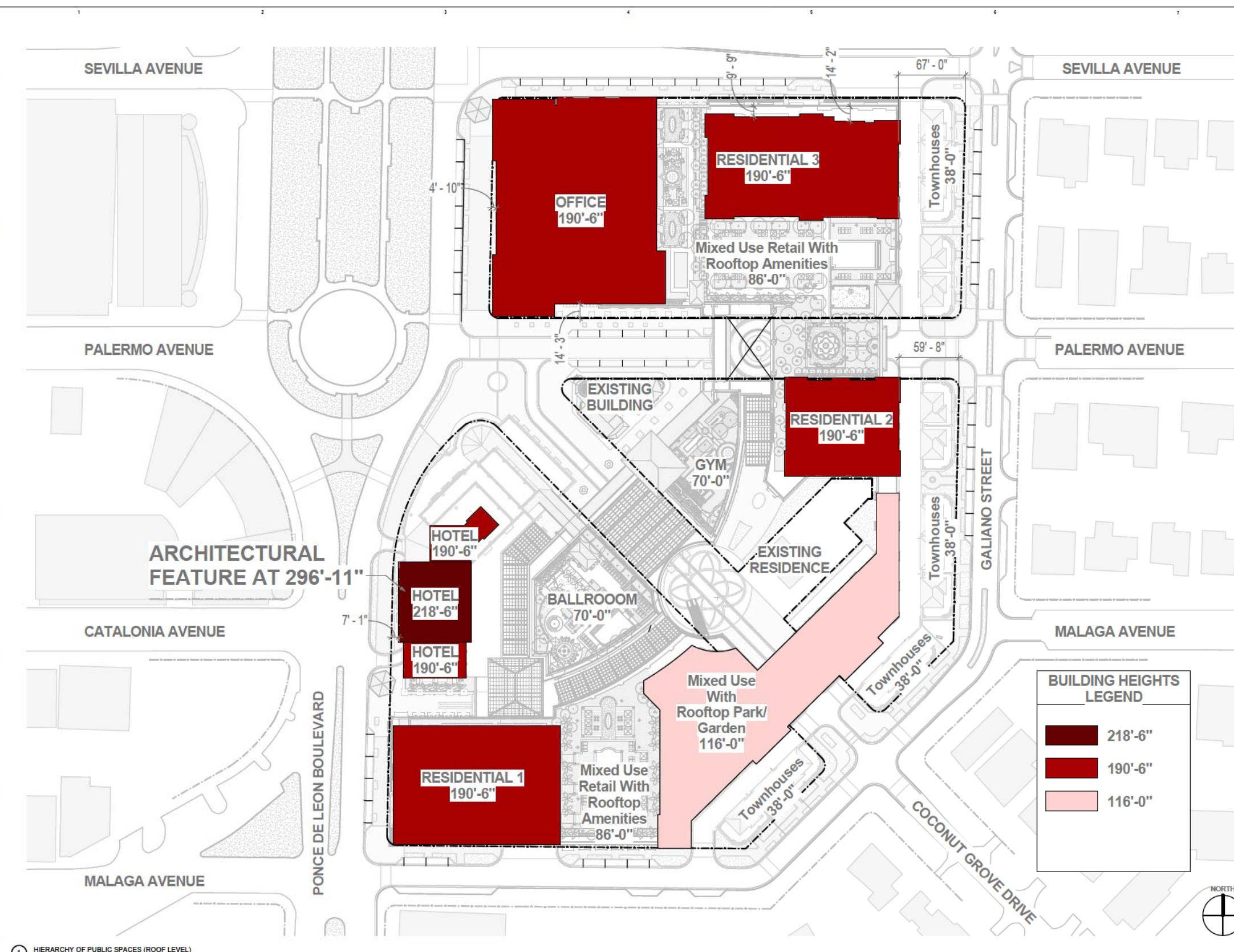
A-0.4.1

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VILLAGE at
Ponce Circle

[illegible]

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Ponce Circle

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

ISSUE DRAWING LOG

[illegible]

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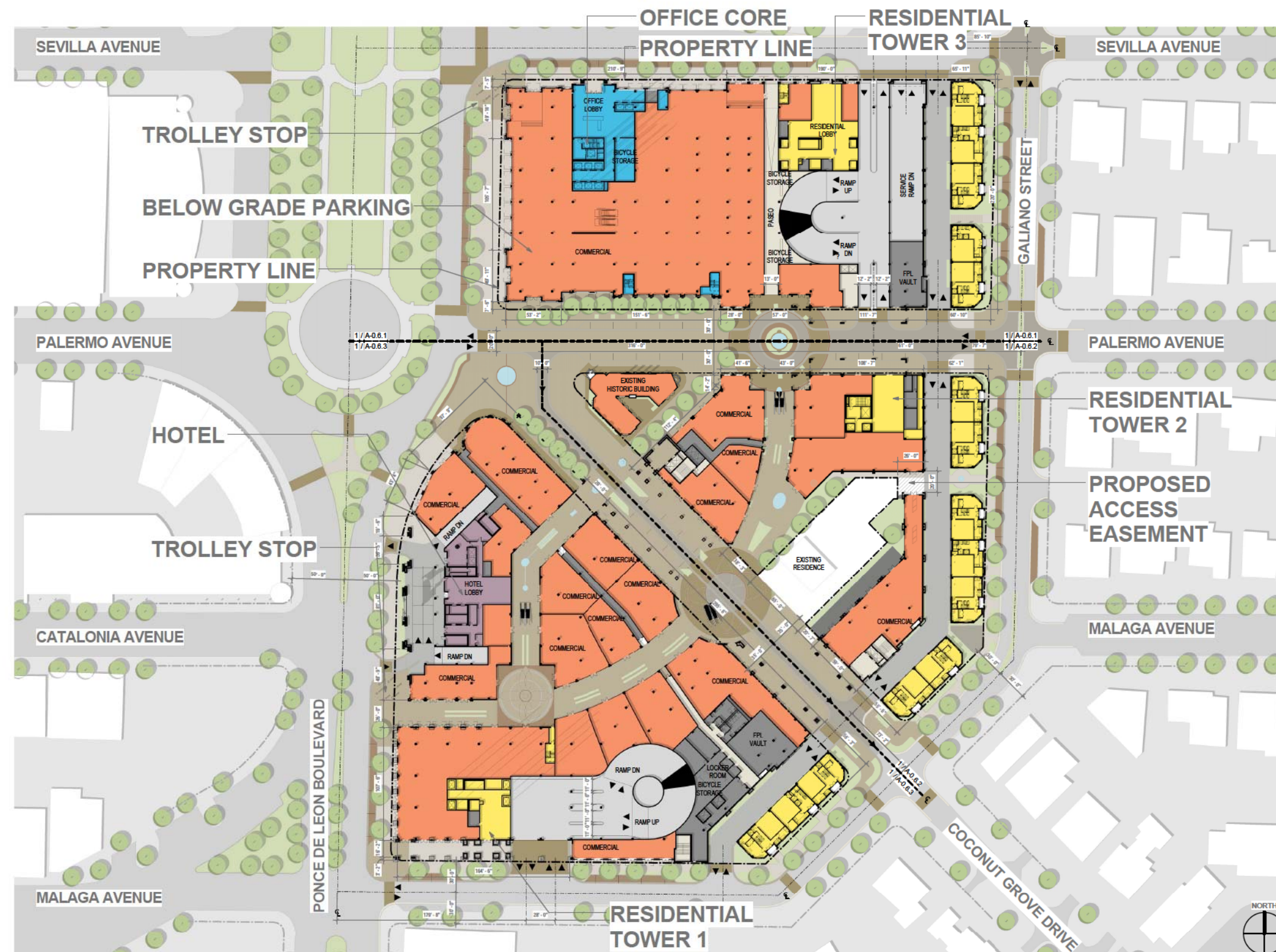
TITLE

**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

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**MEDITERRANEAN
VILLAGE at
Ponce Circle**

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

ISSUE DRAWING LOG

[illegible]

SEA

SHEET IDENTIFICATION

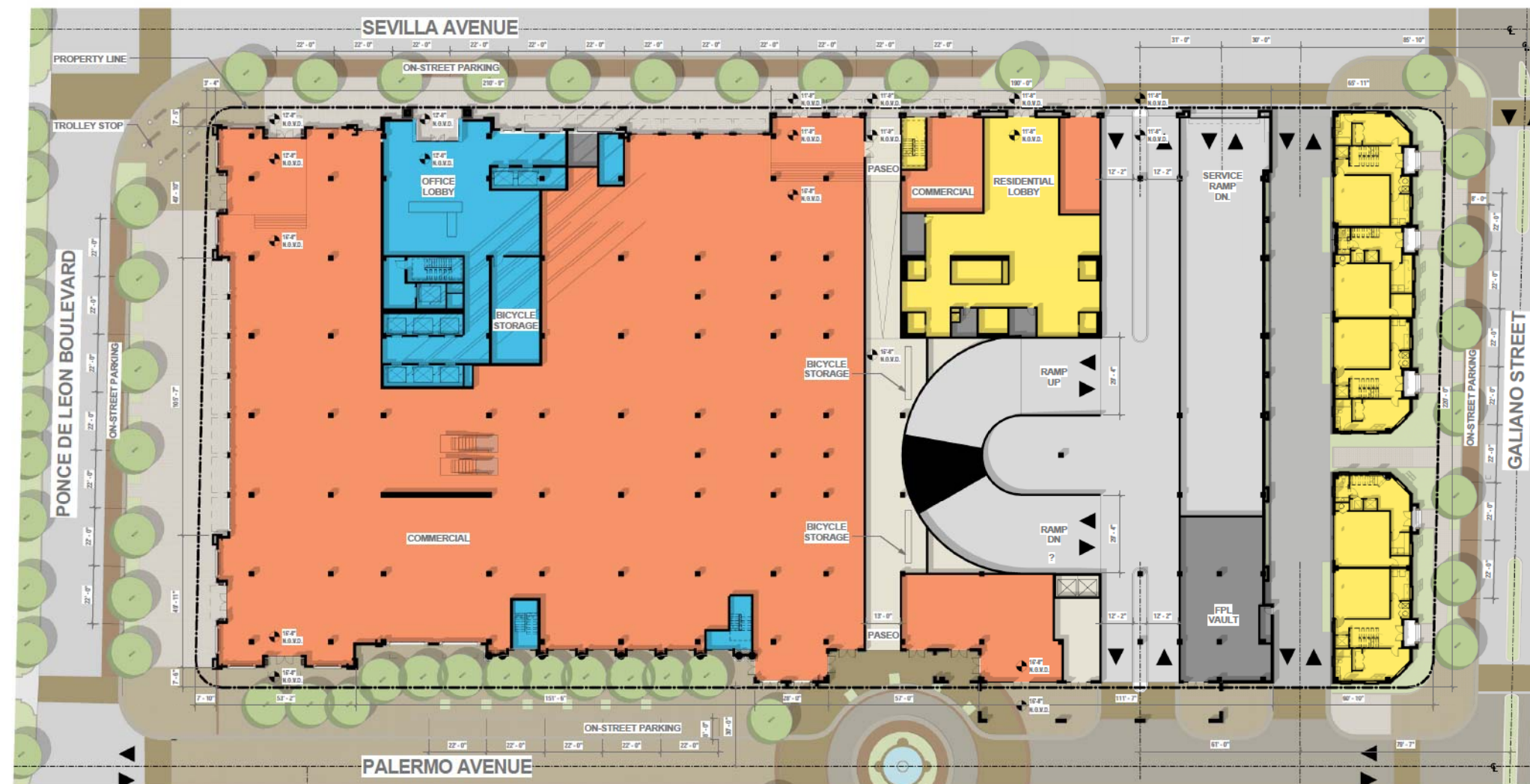
TITLE

**ENLARGED SITE
PLAN**

NUMBER

A-0.6.1

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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02_gibomez.rvt

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MEDITERRANEAN
VILLAGE at
Ponce Circle

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

ISSUE DRAWING LOG

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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, 3801 PUNCH DR
LUDHILL, CALIFORNIA

ESPAÑOL O LO O

[illegible]

SOMERSET COUNTY PUBLIC AREAS

TTB, II

OPEN SPACE PLAN

LIMITED

A-0.7.1

35-14 FBI ASSOCIATES 88

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



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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SE

SHEET IDENTIFICATION

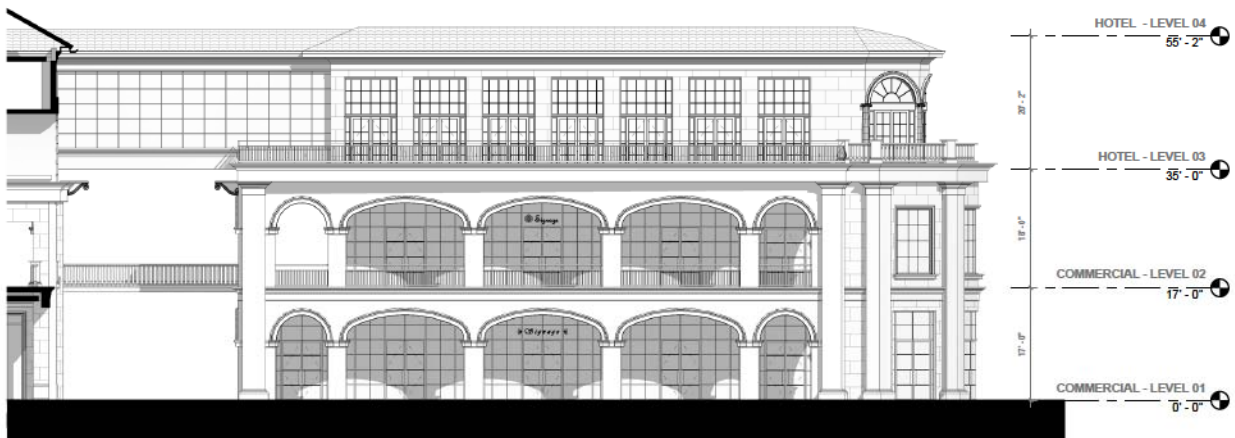
TITLE

**OPEN SPACE
ELEVATIONS/SECTIONS**

NUMBER

A-0.7.2

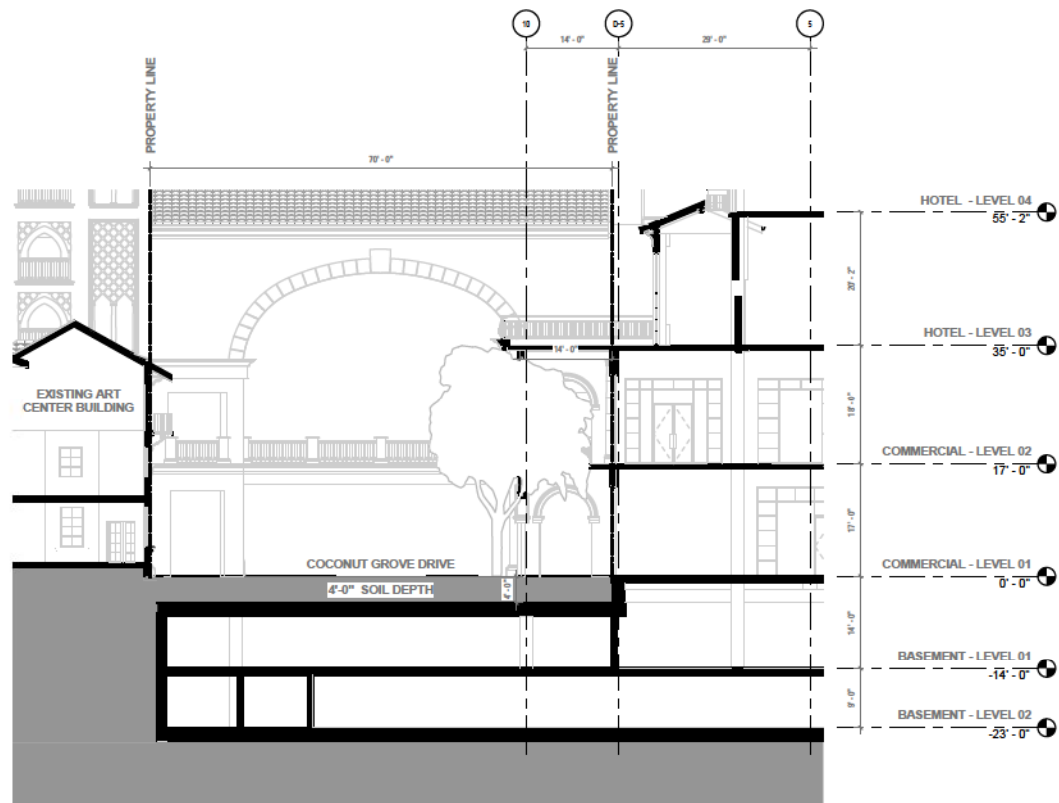
2014 RTKL ASSOCIATES INC



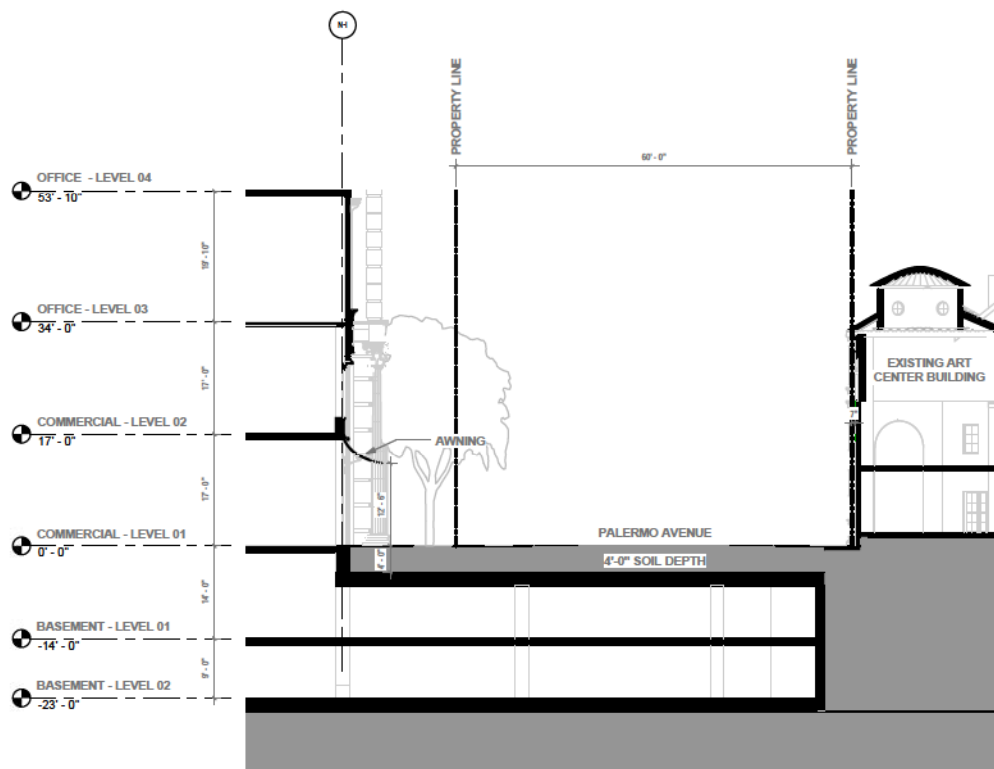
1 ART CENTER PLAZA SOUTH-WEST ELEVATION
3/32" = 1'-0"



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]

SE

SHEET IDENTIFICATION

TITLE

**OPEN SPACE
ELEVATIONS/SECTIONS**

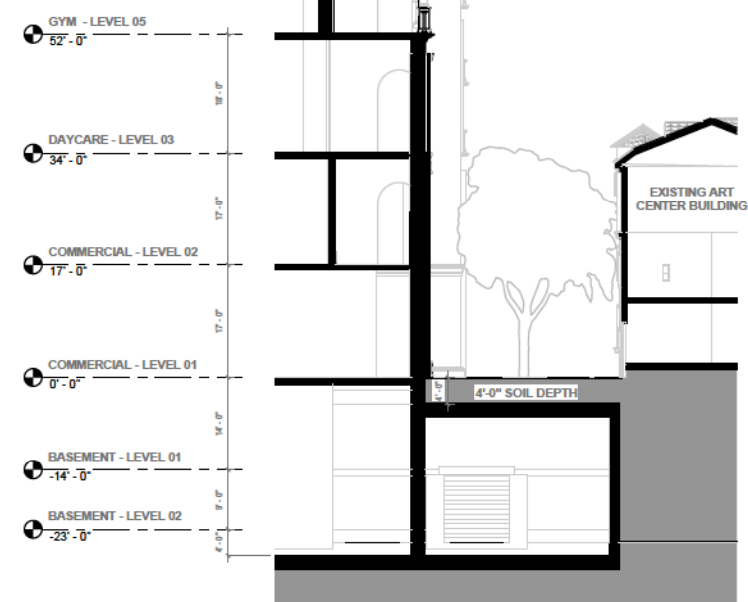
NUMBER

A-0.7.3

2014 RTKL ASSOCIATES INC



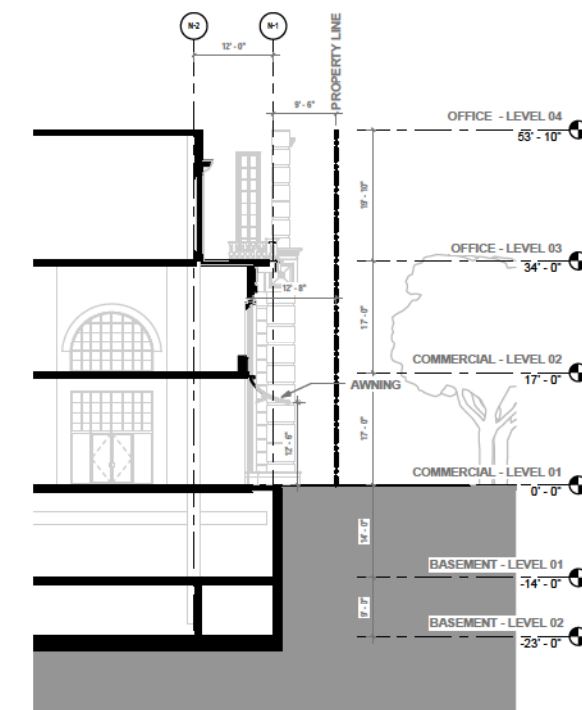
1 ART CENTER PLAZA SOUTH-EAST ELEVATION
3/32" = 1'-0"



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

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SHEET IDENTIFICATION

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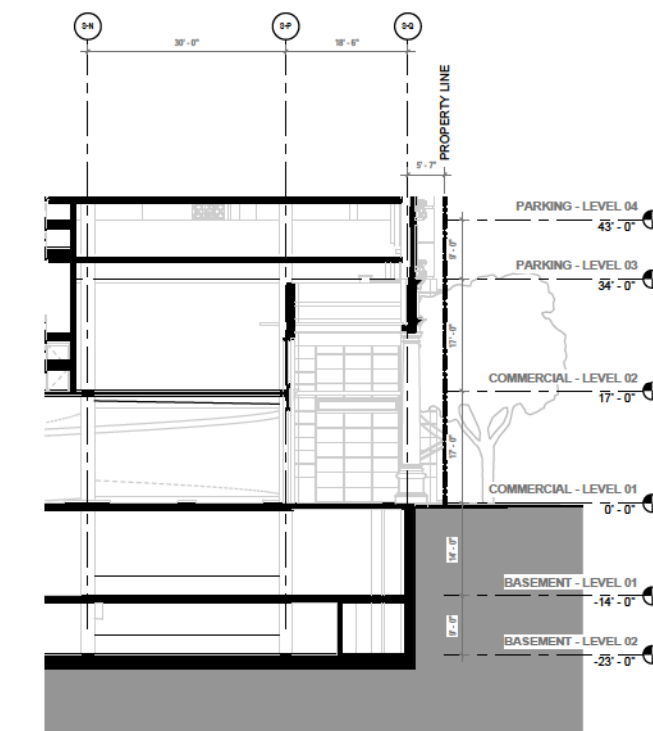
**OPEN SPACE
ELEVATIONS/SECTIONS**

NUMBER
A-0.7.4

2014 RTKL ASSOCIATES INC.



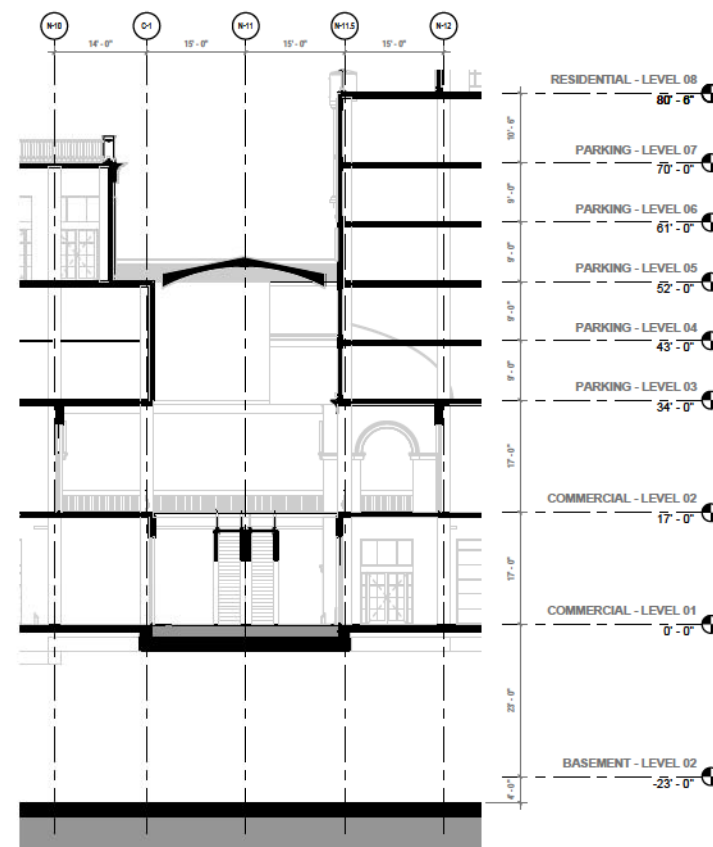
1 MALAGA COLONADE ELEVATION
3/32" = 1'-0"



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



3 TYPICAL PASEO 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\vsadmin\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

NORTH



NOT FOR CONSTRUCTION

THE U.S. EMBASSY, A SUBSIDIZED TRADING HOUSE

**MEDITERRANEAN
VILLAGE at
Ponce Circle**

CLIENT
MAYN POND LLC
2801 S.W. 3RD AVENUE, SUITE 200
MIAMI, FLORIDA 33134

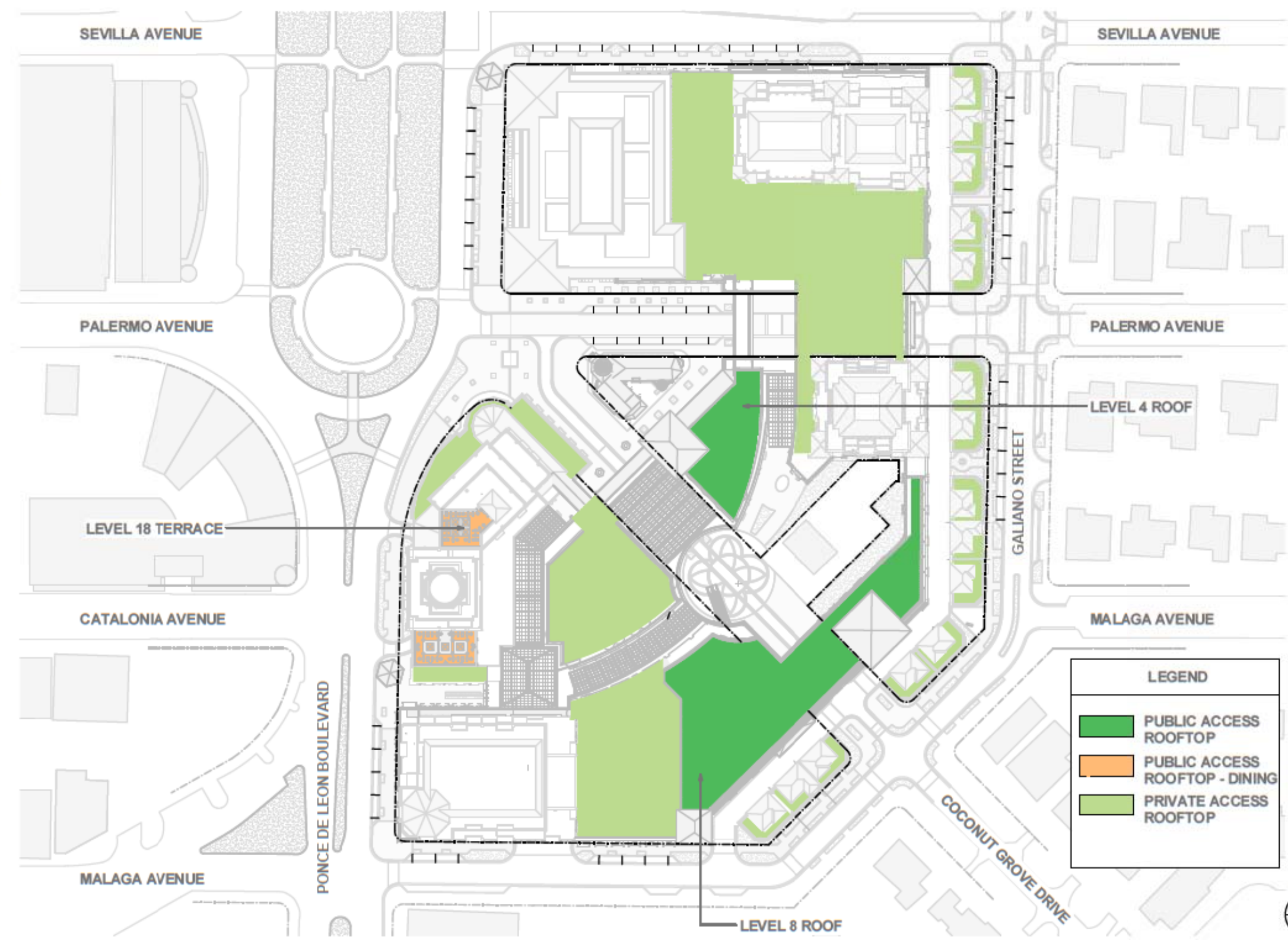
DATE: 07/10/2014

NO.	DESCRIPTION	DATE
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3	REVISED	
4	REVISED	
5	REVISED	
6	REVISED	
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100	REVISED	

DATE: 07/10/2014
TITLE
**ACTIVATED
ROOFTOPS**

NUMBER
A-0.7.6
2014 RTKL 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.



LEGEND

- PUBLIC ACCESS ROOFTOP
- PUBLIC ACCESS ROOFTOP - DINING
- PRIVATE ACCESS ROOFTOP

1 ROOF PLAN
1"=40'

ACTIVATED ROOFTOPS	
COMMERCIAL ROOF AREA	16,475.53 SF
RESIDENTIAL ROOF AREA	7,548.92 SF
TOTAL ROOF AREA	24,024.45 SF
REQUIRED PUBLIC ACCESS (OVER COMMERCIAL)	
15% OF 16,475.53 =	2,471.33 SF
PROVIDED PUBLIC ACCESS (OVER COMMERCIAL)	
ROOFTOP DINING	3,357.87 SF
OTHER ROOFTOP	31,078.92 SF
TOTAL ROOF AREA	34,436.79 SF (21%)
PROVIDED PRIVATE ACCESS	
ROOFTOP AREA	6,108.46 SF (25%)

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MEDITERRANEAN
VILLAGE at
Ponce Circle

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

ISSUE DRAWING LOG

[illegible]

SEAL

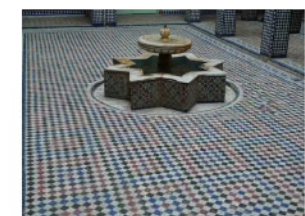
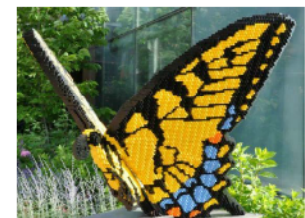
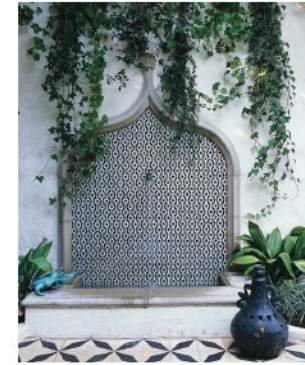
SHEET IDENTIFICATION

ART IN PUBLIC PLACES

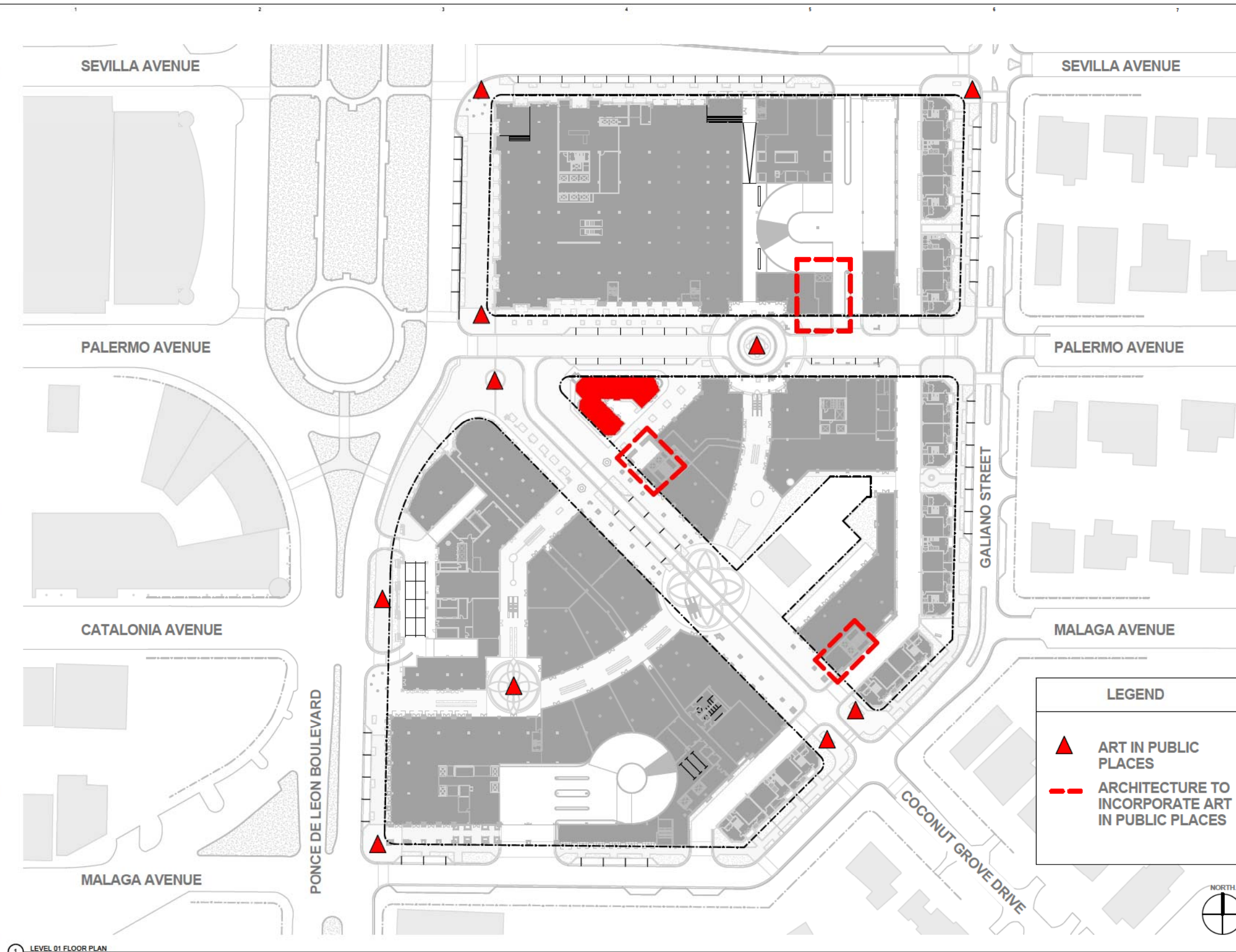
NUMBER

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

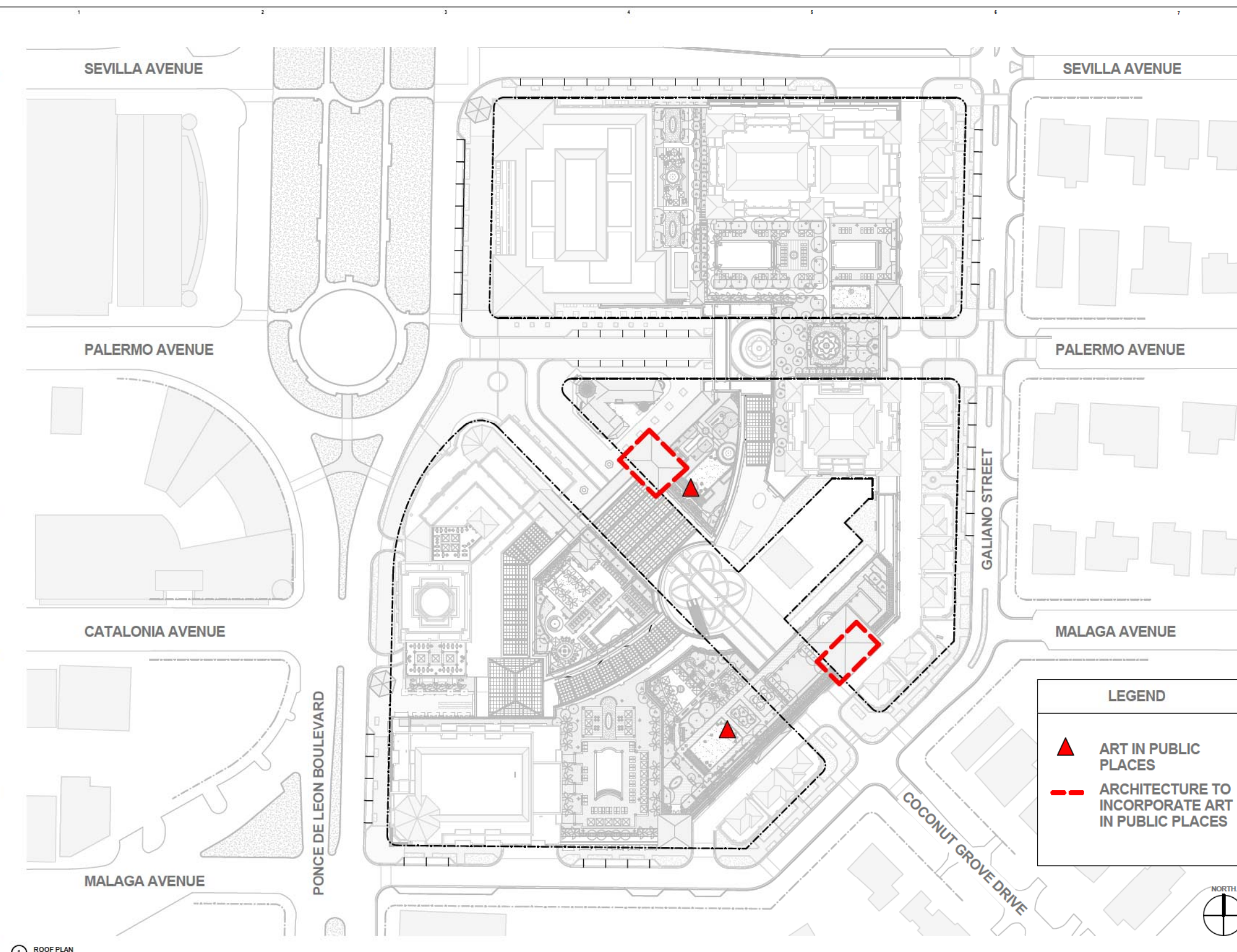
NUMBER

A-0.8.1

2014 RTKL ASSOCIATES INC.



NOT FOR CONSTRUCTION



A close-up photograph of the 'GRAND CENTRAL TERMINAL' sign, which is carved into the light-colored stone facade of the building. The text is in a bold, serif font, with 'GRAND CENTRAL' on the top line and 'TERMINAL' on the bottom line.

A decorative sign for 'METRO'. The word 'METRO' is written in large, bold, yellow capital letters on a dark red rectangular background. This central panel is framed by an ornate, dark metal scrollwork border. At the top center of the frame is a small, ornate crest or finial. The entire sign is mounted on a light-colored, textured wall.



A black and white photograph of a large, multi-story brick building. The building has many windows, some of which are boarded up. A prominent sign above the entrance reads "D. O. MILLS & CO." in large, bold letters. The entrance is a large, dark doorway. In front of the building, there are several vintage cars and a crowd of people, suggesting a busy street scene. The building appears to be a commercial or industrial structure from the early 20th century.



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

SIGNAGE EXAMPLE RETAIL PROMENADE

PONCE DE LEON BOULEVARD

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

AN ARCADIS COMPANY

RTKL ASSOCIATES INC.
336 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**

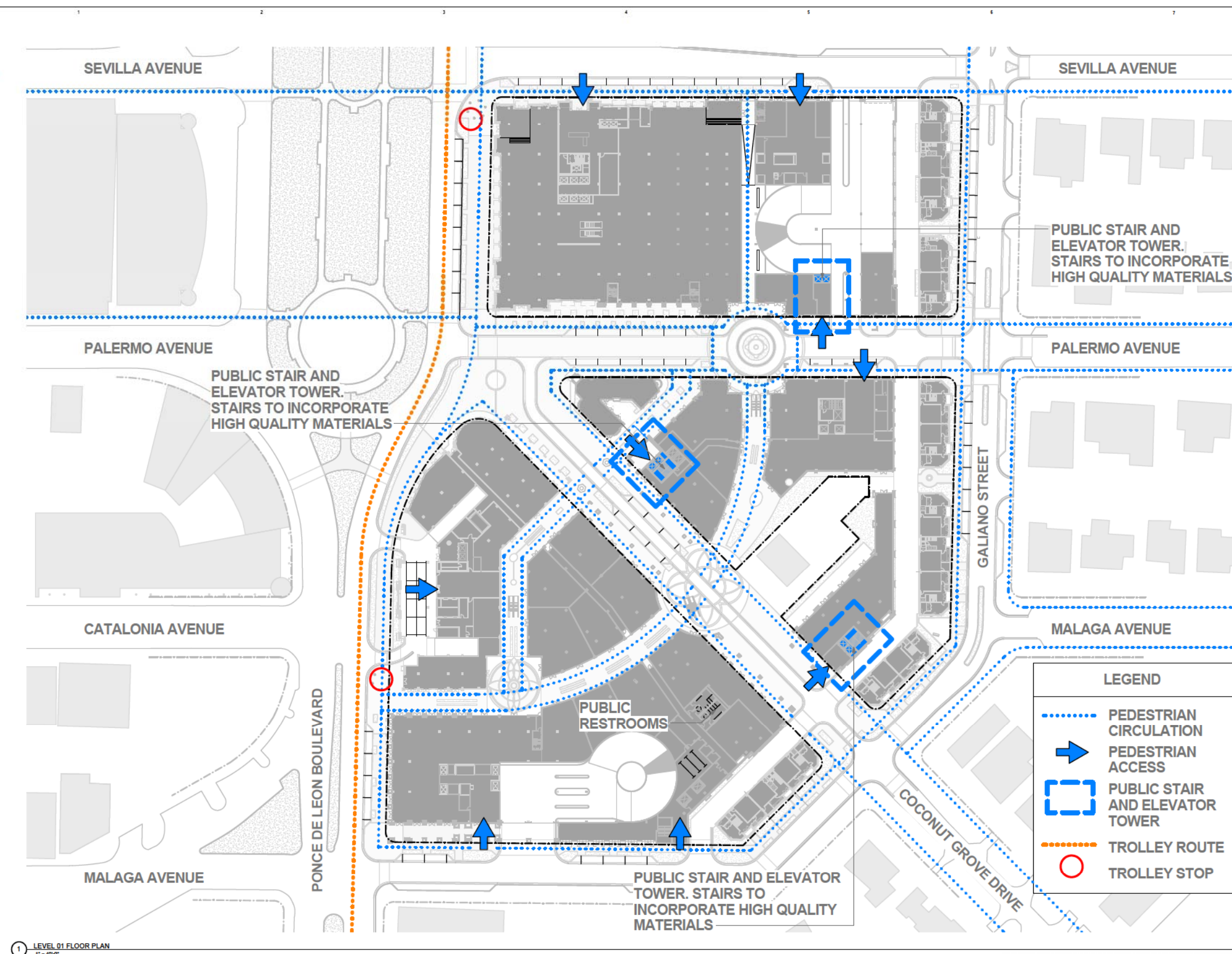
NUMBER

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

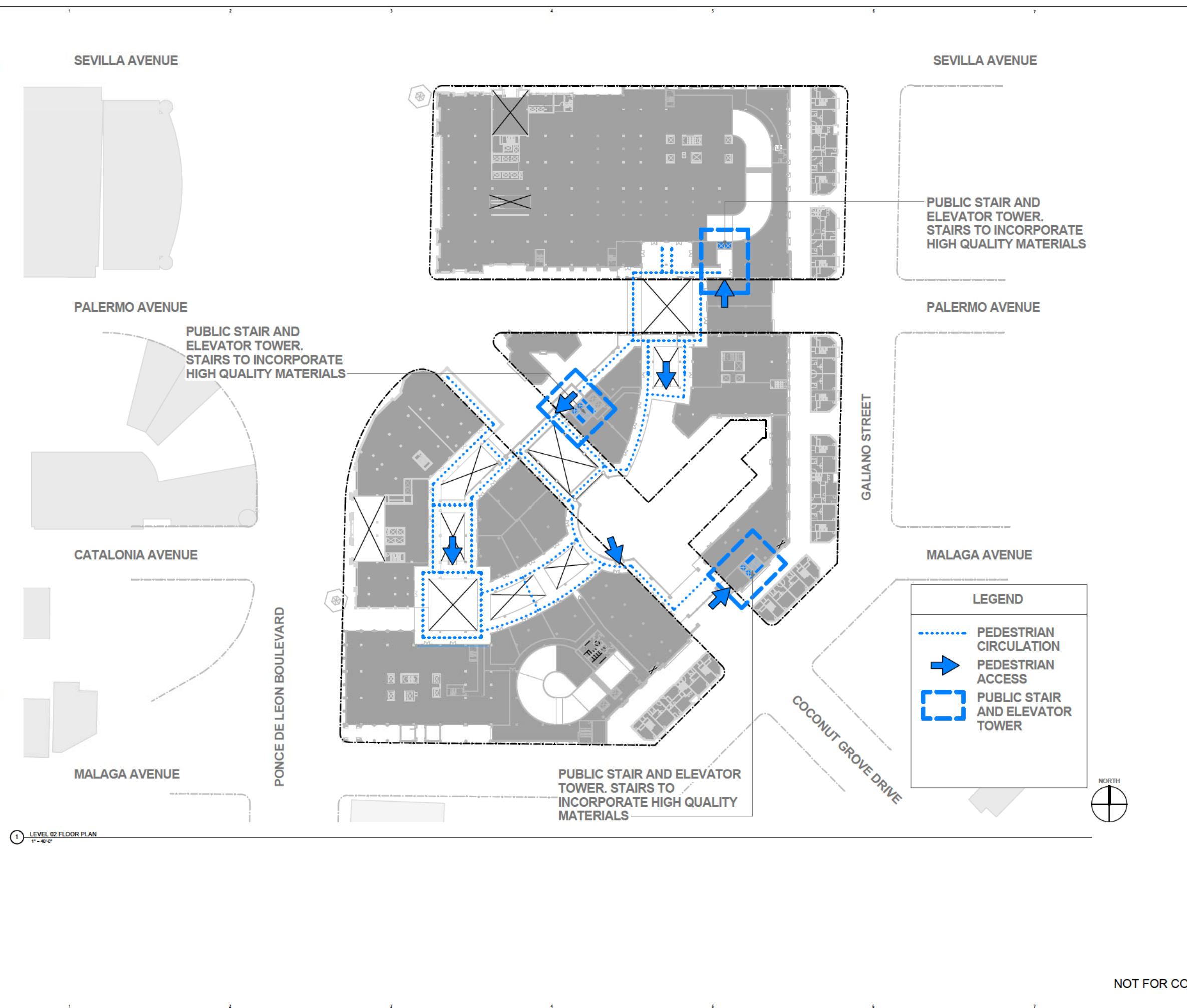


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JUNE 1/26/2015 1:33:43 PM

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

MEDITERRANEAN
VILLAGE at
Ponce Circle

[illegible]

NOT FOR CONSTRUCTION

NOTE:

- POSSIBLE SIGNALIZATION PENDING MIAMI-DADE COUNTY APPROVAL
- 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

PROJECT

**MEDITERRANEAN
VILLAGE at
Ponce Circle**

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

ISSUE DRAWING LOG

[illegible]

SHEET IDENTIFICATION

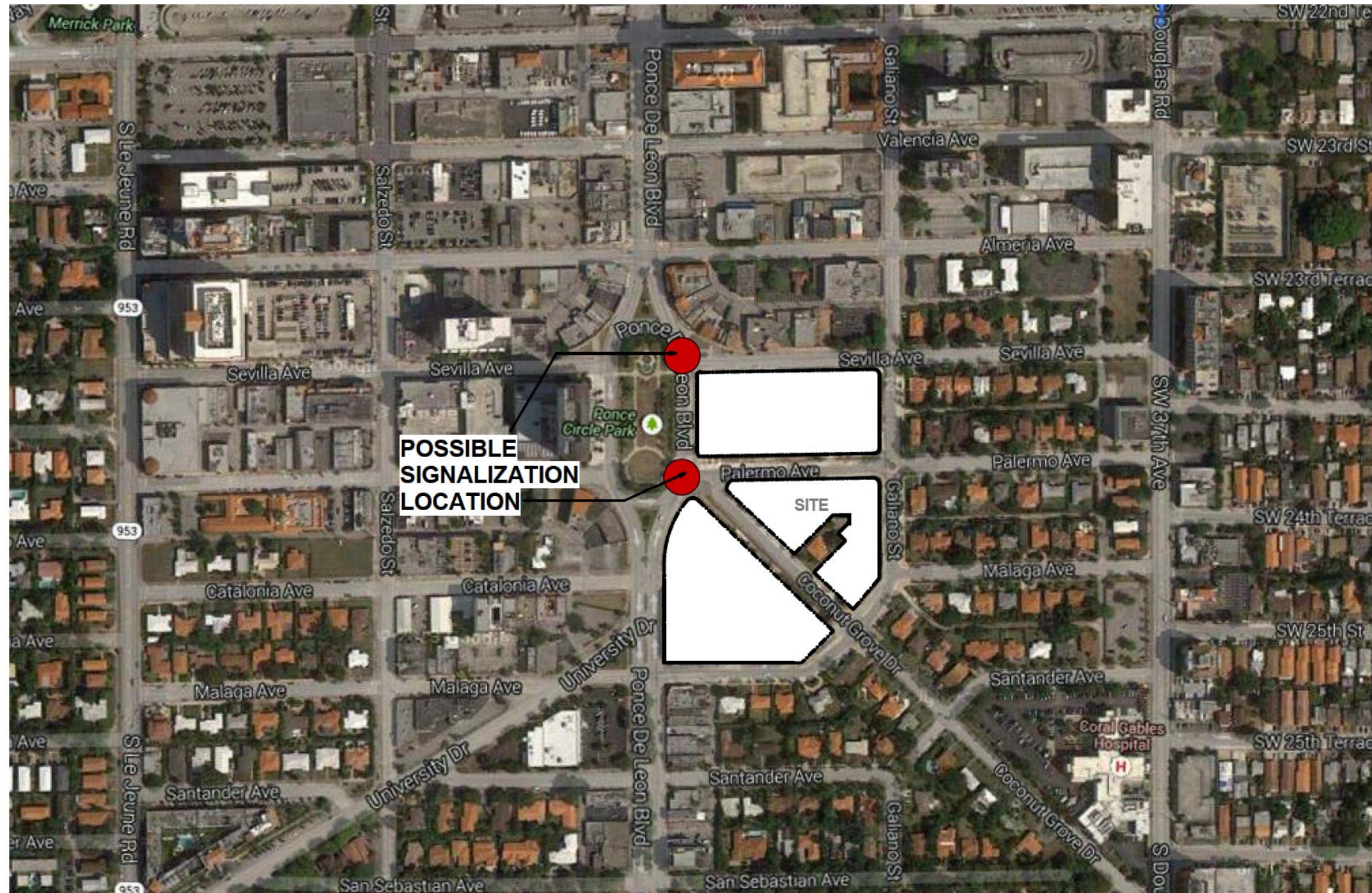
TITLE

**TRAFFIC
SIGNALIZATION PLAN**

NUMBER

A-0.10.4

2014 RTKL ASSOCIATES INC.



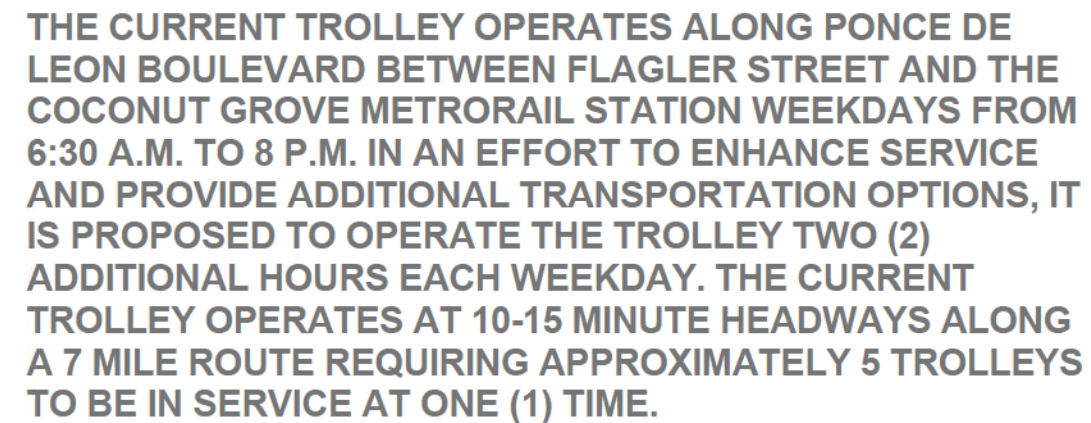
1 AERIAL VIEW
1:5

TIME 1/29/2015 1:48:54 PM

FILE NAME: C:\Users\usadmin\Documents\DSV-Podium-Central
02_yitzquendo.rvt

NOT FOR CONSTRUCTION

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.

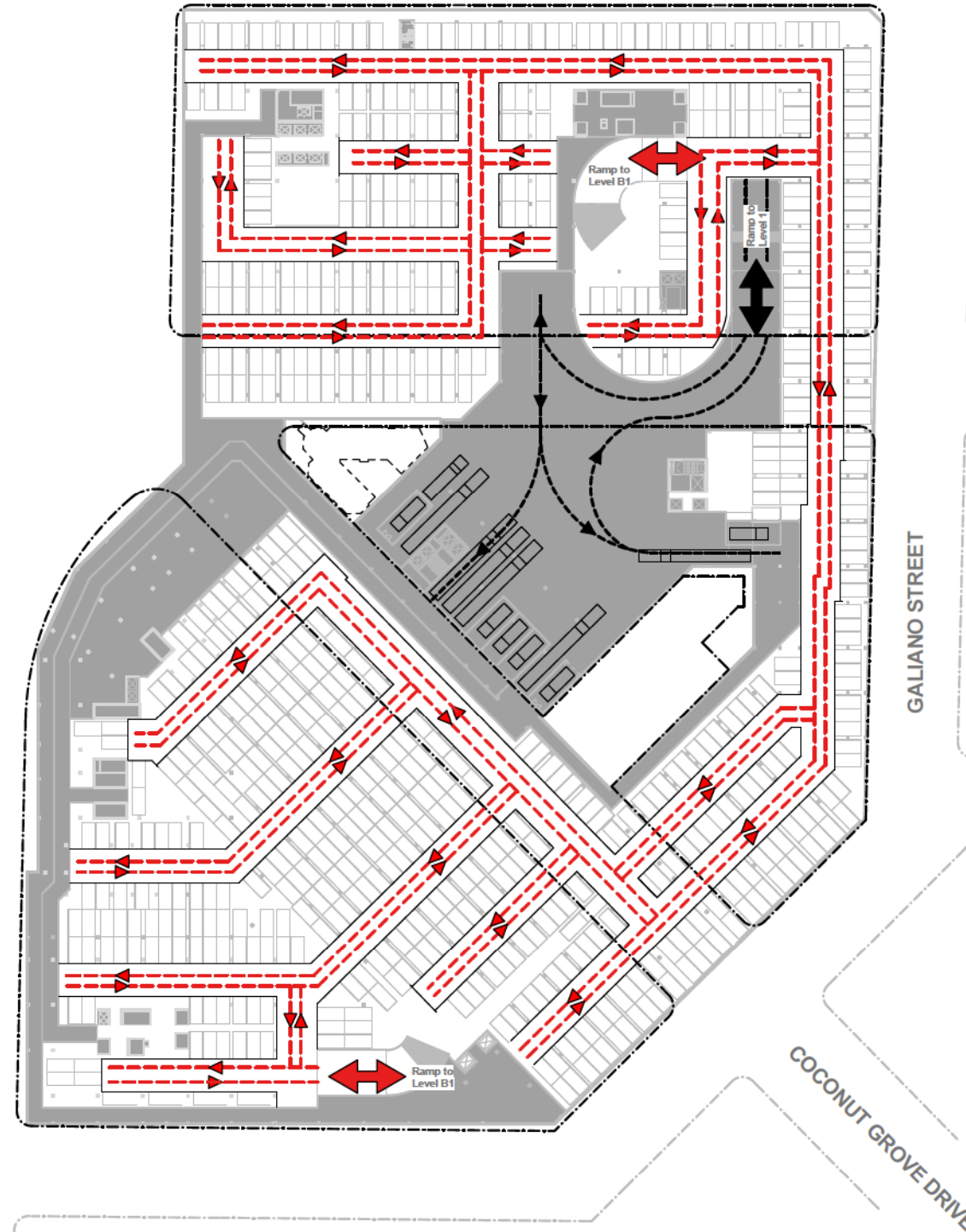
NOT FOR CONSTRUCTION

SEVILLA AVENUE

PALERMO AVENUE

MALAGA AVENUE

PONCE DE LEON BOULEVARD



VEHICULAR CIRCULATION

LOADING CIRCULATION

PARKING ACCESS

▶ **LOADING/
TRASH ACCESS**

**NON-PARKING
AREA**



- **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.**

AN ARCADIS COMPANY

CONSULTANT

PROJECT

**MEDITERRANEAN
VILLAGE at
Ponce Circle**

ISSUE DRAWING LOG

[illegible]

SHEET IDENTIFICATION

TITLE

**VEHICULAR
CIRCULATION**

NUMBER

A-0.11

2014 RTKL ASSOCIATES INC.

NOT FOR CONSTRUCTION

NUMBER
A-0.11

2014 RTKL ASSOCIATES INC.

TIME 1/28/2015 1:42:01 PM

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

SEVILLA AVENUE

SEVILLA AVENUE

PALERMO AVENUE

PALERMO AVENUE

CATALONIA AVENUE

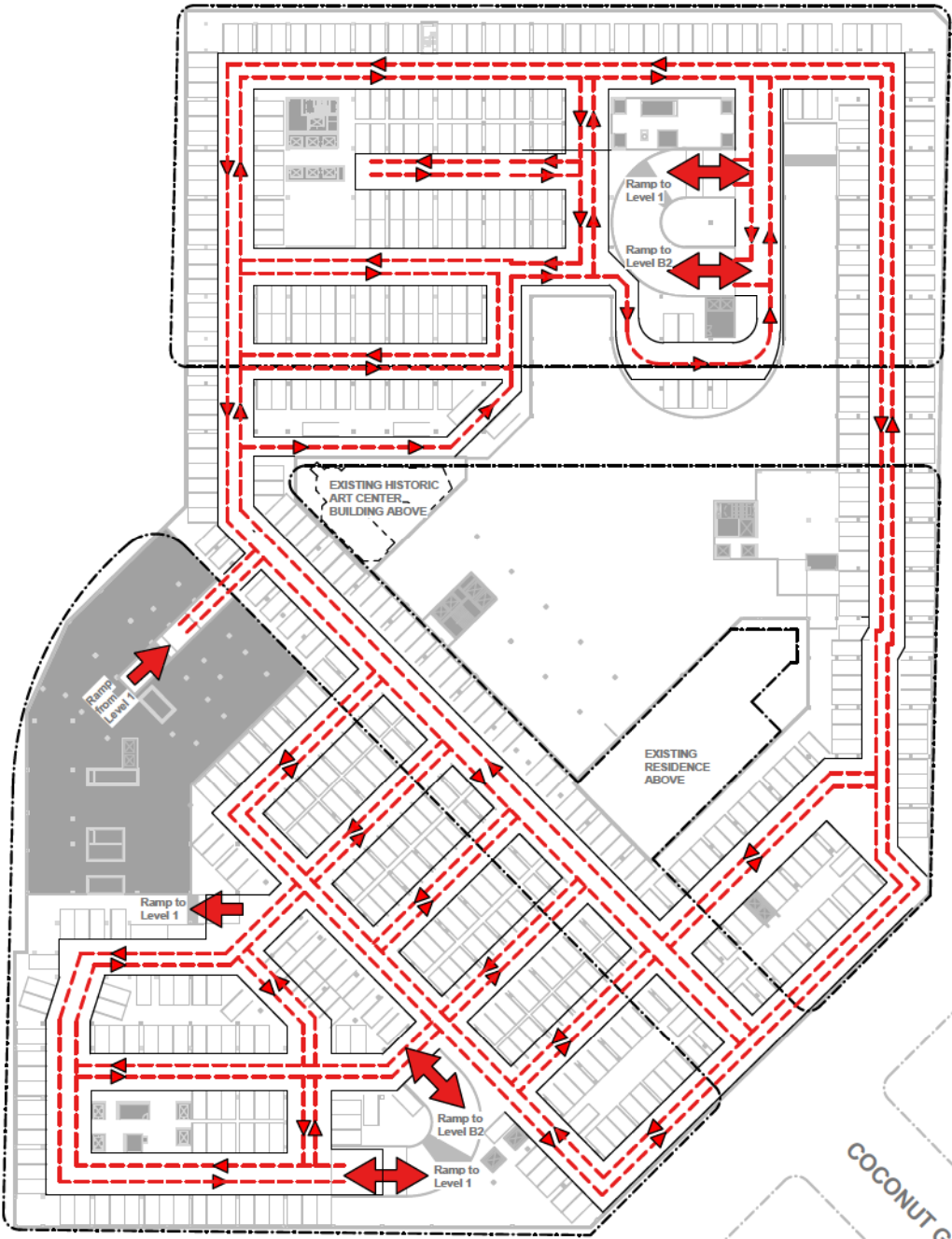
MALAGA AVENUE

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, 3001 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
F. 786.268.3201
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

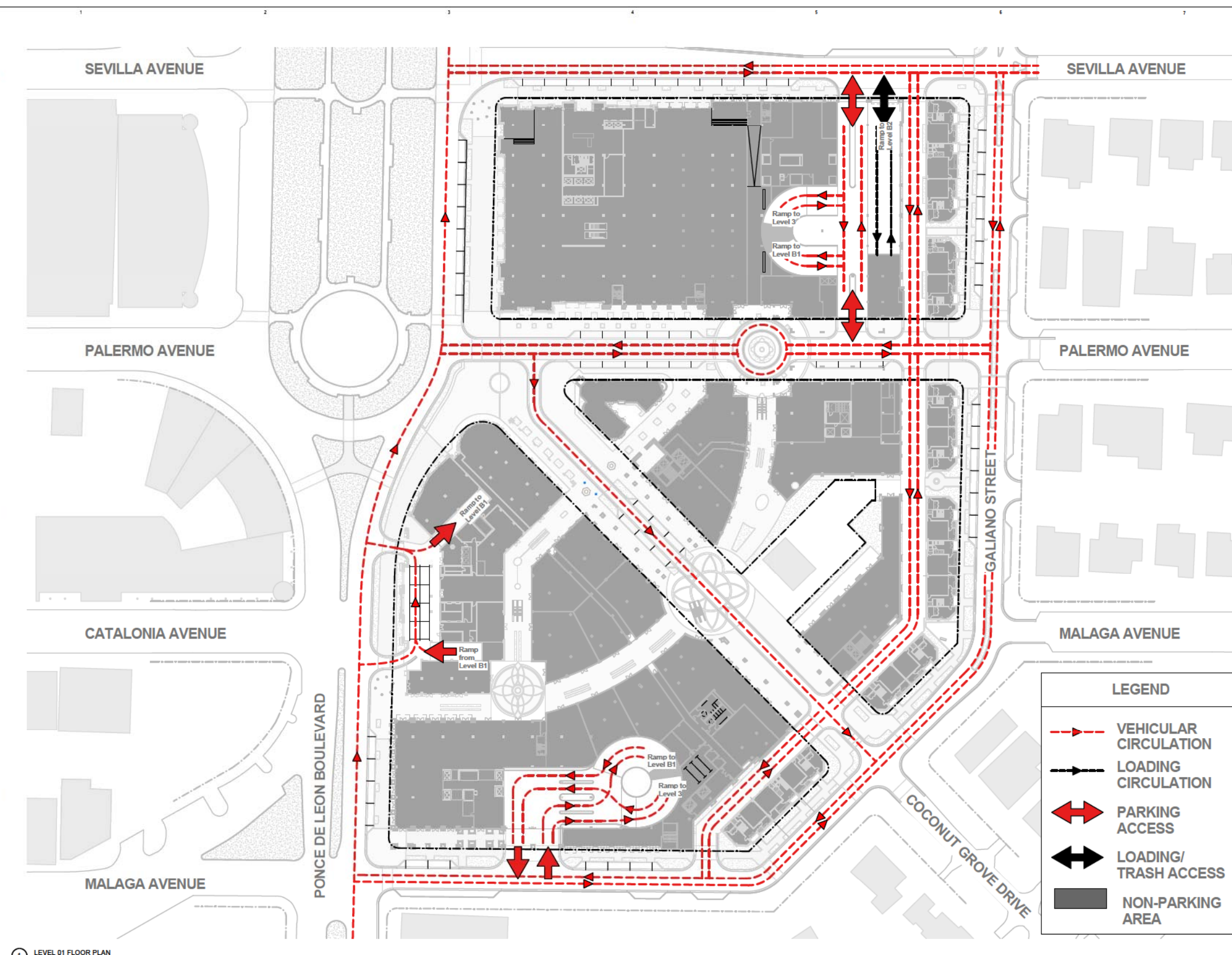
NUMBER

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\

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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**

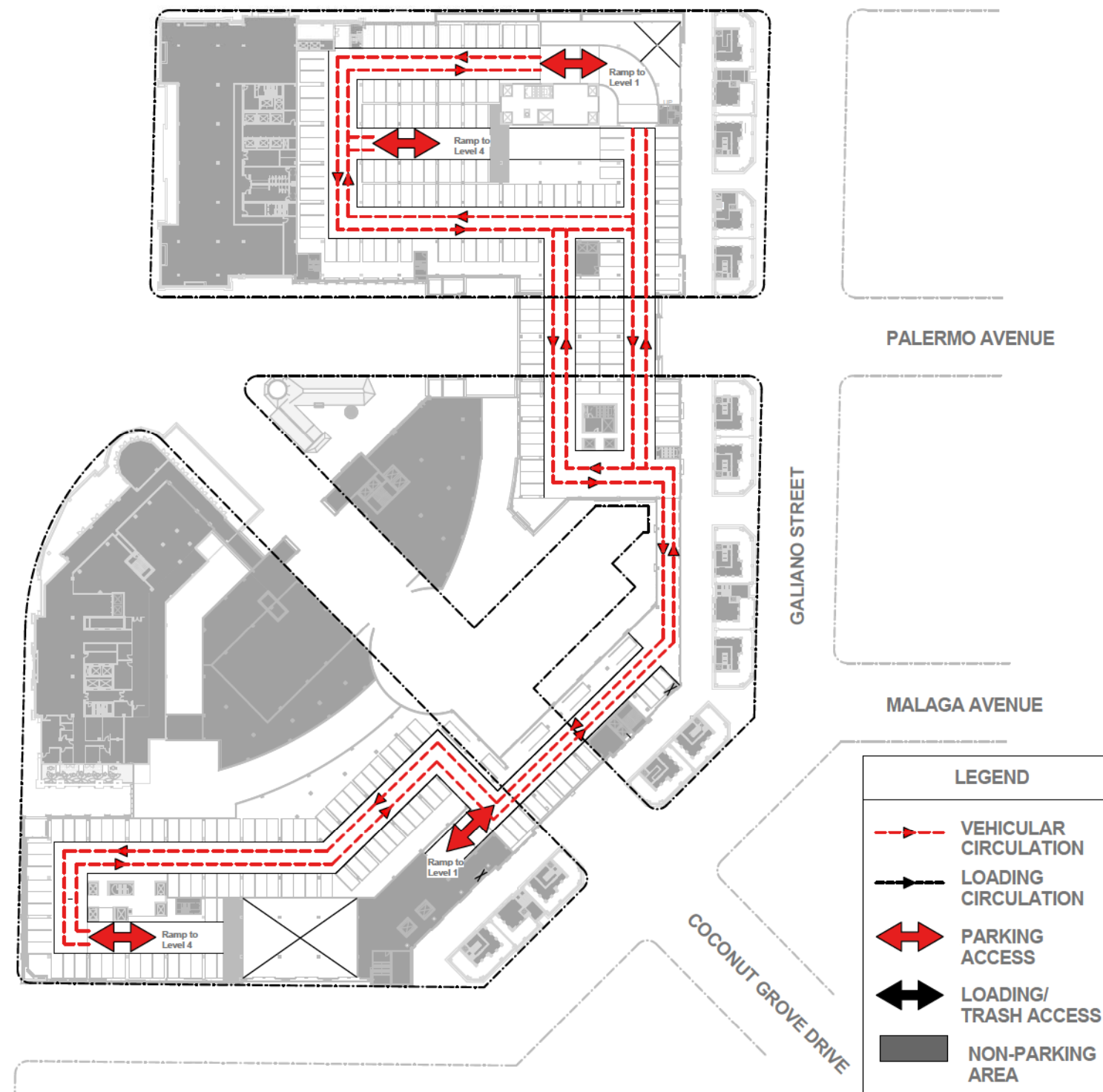
NUMBER

A-0.11.3

2014 RTX ASSOCIATES INC.



NOT FOR CONSTRUCTION



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

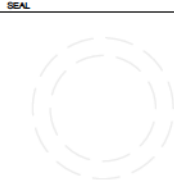
COCONUT GROVE DRIVE

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

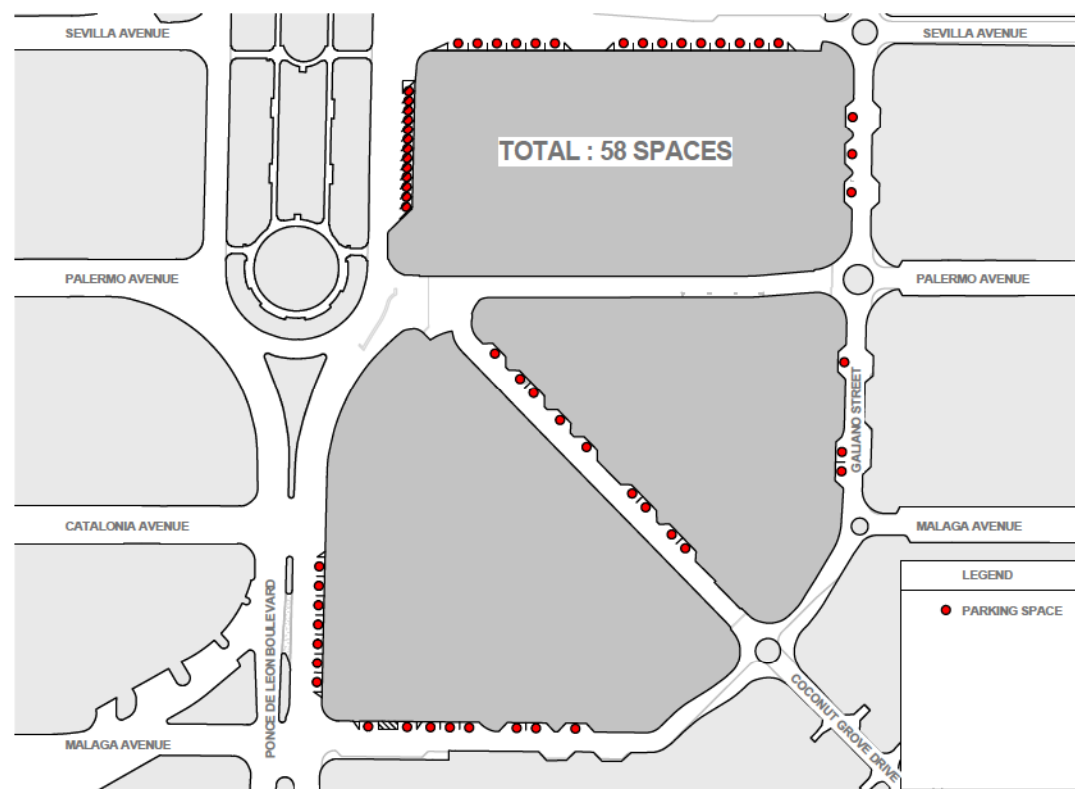
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ON STREET PARKING

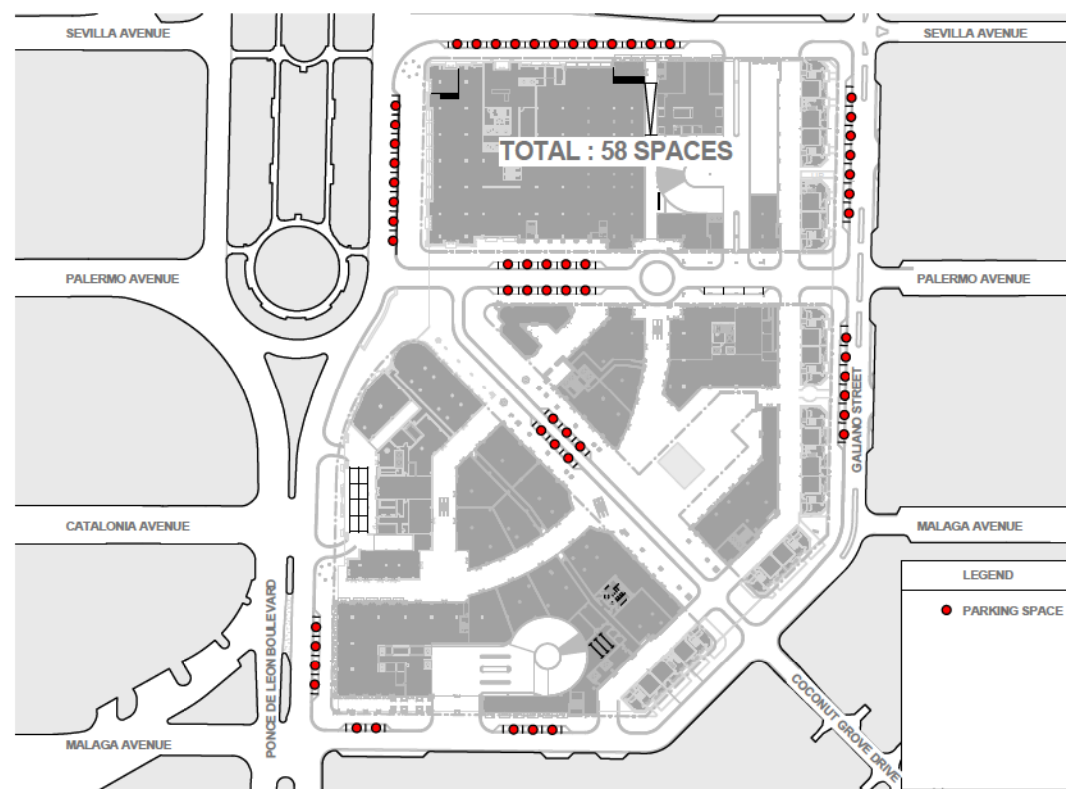
NUMBER

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

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SHEET IDENTIFICATION

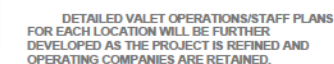
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**VALET OPERATING
PLAN - LEVEL 01**

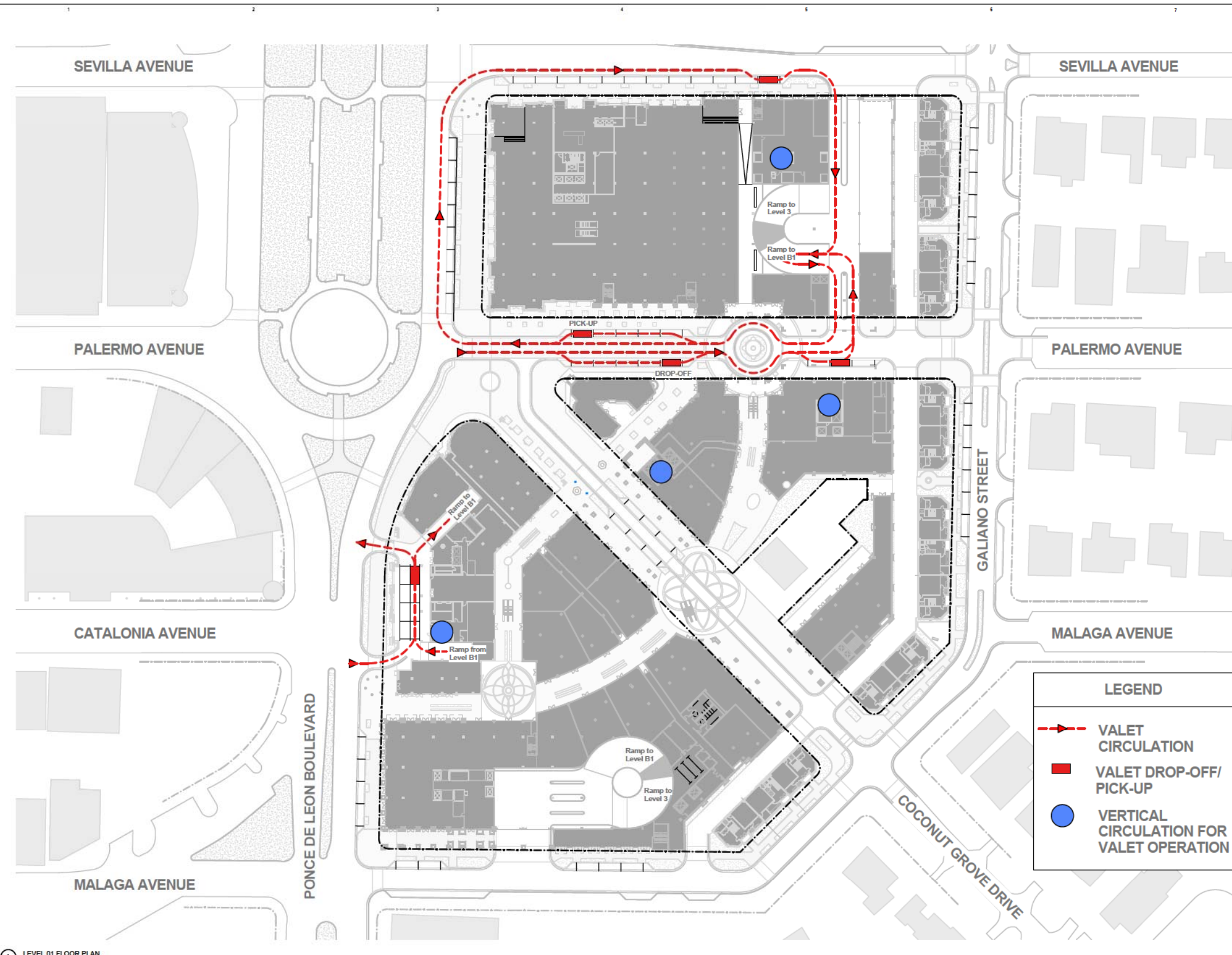
NUMBER

A-0.11.6

2014 RTKL ASSOCIATES INC.



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

TIME 1/26/2016 1:52:14 PM

FILE NAME C:\Users\user\admin\Documents\Documents10514-Podium-Central

MEDITERRANEAN
VILLAGE at
Ponce Circle

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

ISSUE DRAWING LOG

[illegible]

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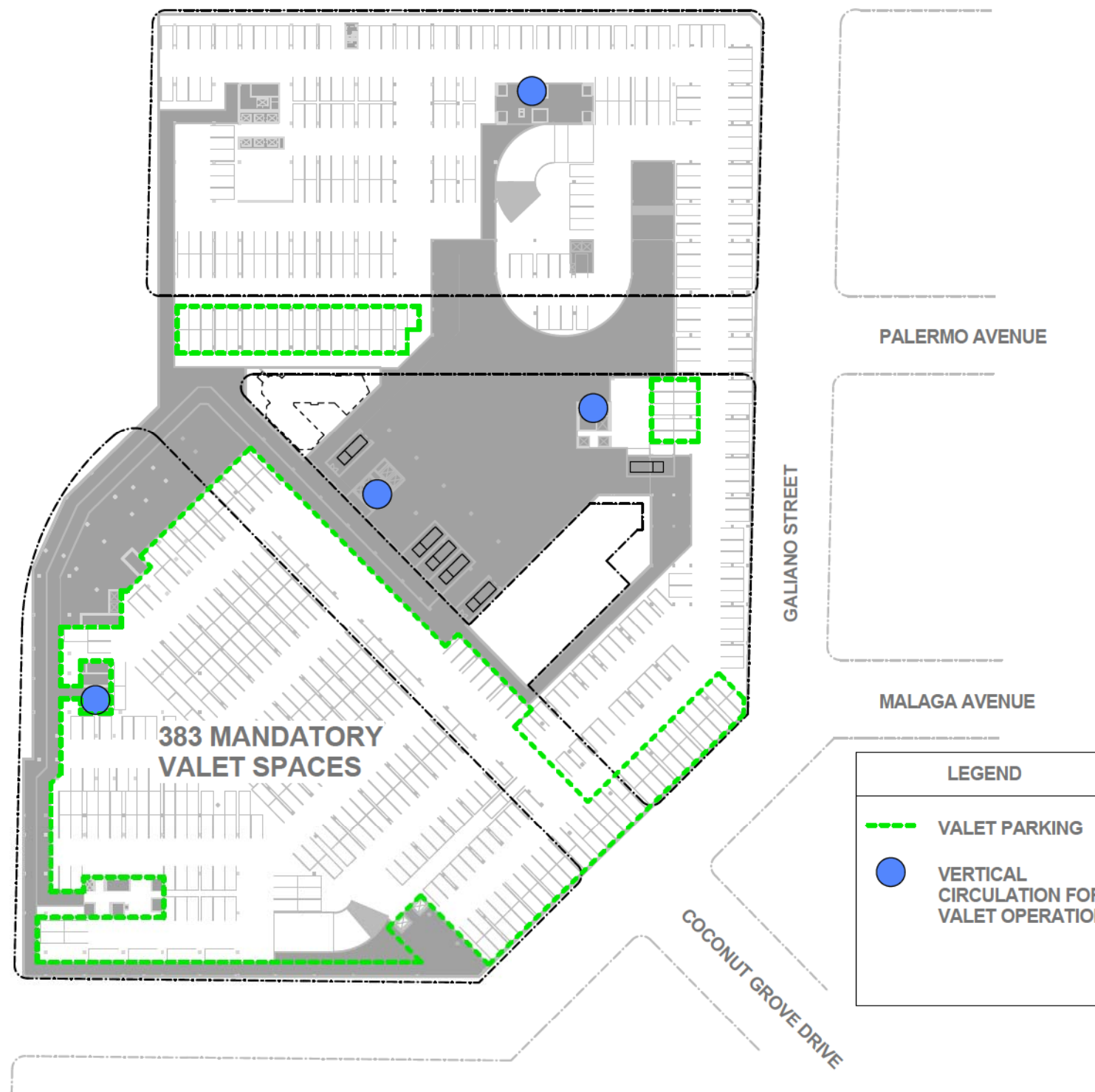
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**VALET OPERATING
PLAN - LEVEL B2**

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\

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

[illegible]

SEAL

SHEET IDENTIFICATION

PARKING COMPARISON

NUMBER

A-0.11.7

2014 RTKL ASSOCIATES INC.



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

NOT FOR CONSTRUCTION

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

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

MEDITERRANEAN
VILLAGE at
Ponce Circle

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

ISSUE DRAWING LOG

SEAL

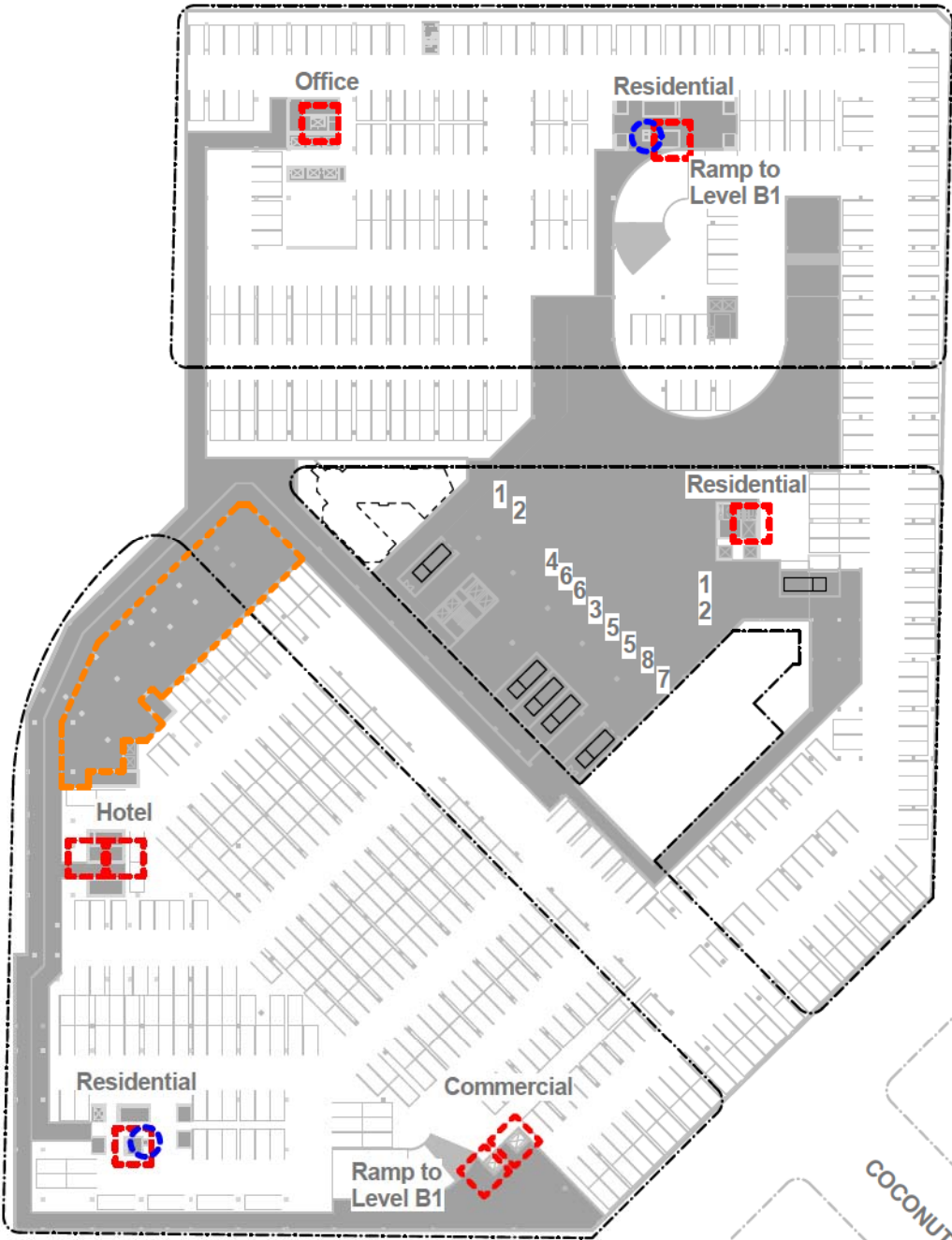
SHEET IDENTIFICATION

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\Med-Village-Corral
02_Mechanical.dwg

PROJECT

MEDITERRANEAN
VILLAGE at
Ponce Circle

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

ISSUE DRAWING LOG

SEA

SHEET IDENTIFICATION

MECHANICAL AND SERVICE EXHAUST ELEVATIONS

NUMBER

A-0.12.2

2014 RTKL ASSOCIATES INC

PARKING - LEVEL 04
43'-0"

— PARKING - LEVEL 0' —
34' - 0"

COMMERCIAL - LEVEL 02
17' - 0"

COMMERCIAL - LEVEL 01

EXHAUST OPENING

2 BASEMENT EXHAUST LOCATION 1

— PARKING - LEVEL 03
34' - 0"

COMMERCIAL - LEVEL 02

COMMERCIAL - LEVEL 01

EXHAUST OPENING

4 BASEMENT EXHAUST LOCATION 2

NOT FOR CONSTRUCTION

EXHAUST VENT LOCATION

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

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

JUNE 1/26/2016 2:05:23 PM

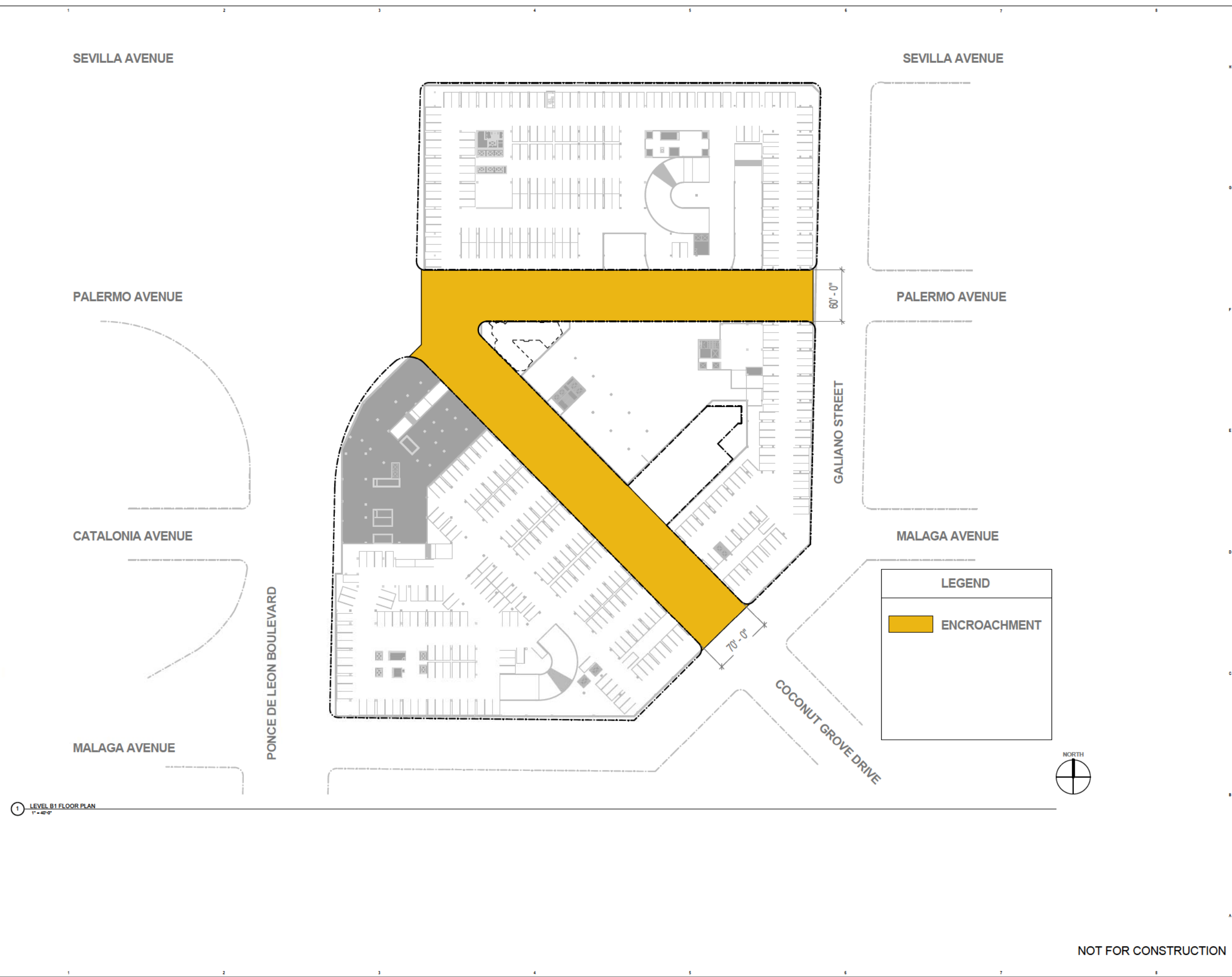
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MEDITERRANEAN VILLAGE
at Ponce Circle

[illegible]

ENCROACHMENT DIAGRAM

A-0.13



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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

SCALE

SHEET IDENTIFICATION _____
TITLE _____

**ENCROACHMENT
DIAGRAM**

NUMBER _____

A-0.13.2

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MEDITERRANEAN
VILLAGE at
Ponce Circle

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

ISSUE DRAWING LOG

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SEA

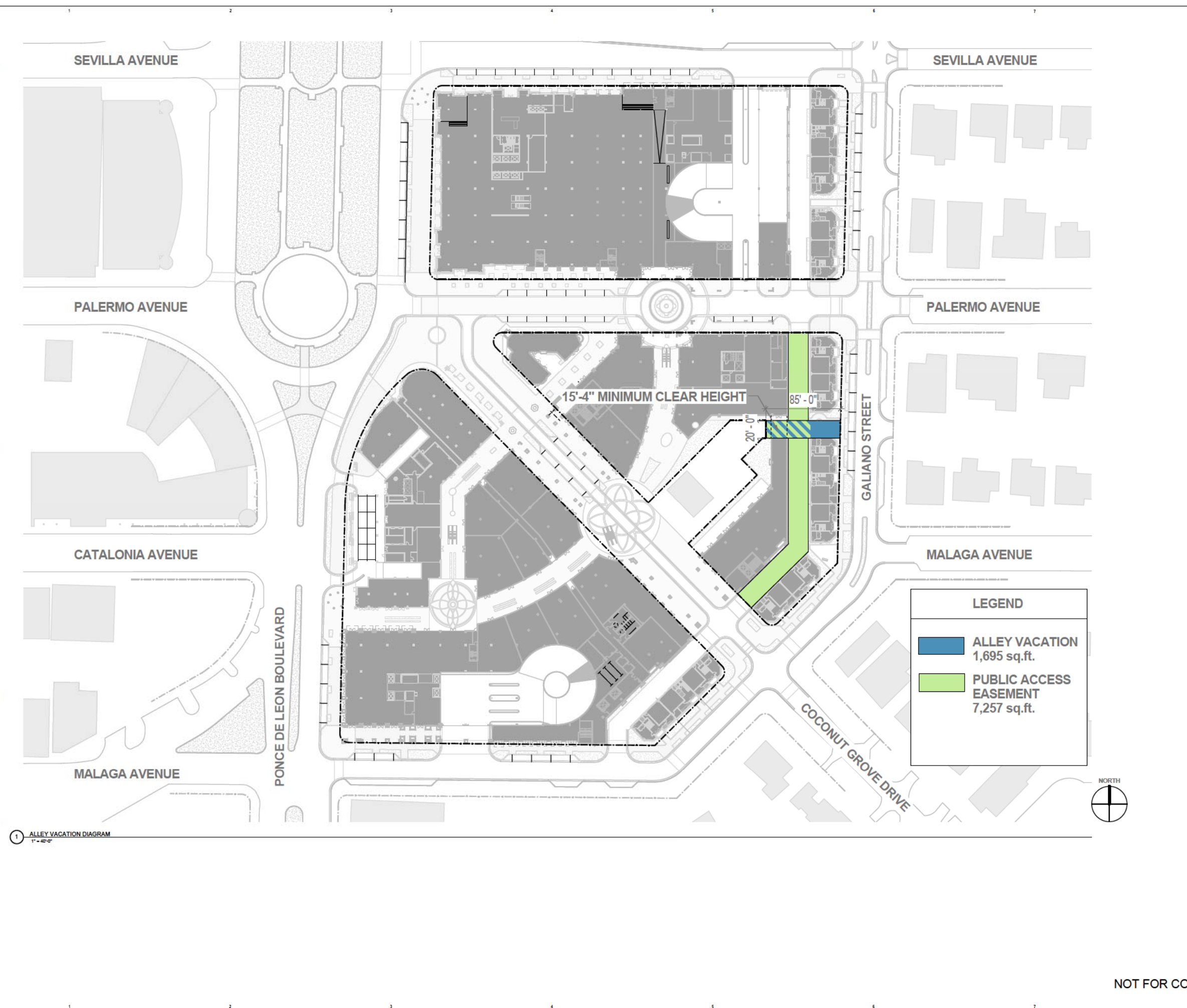
SHEET IDENTIFICATION

ALLEY VACATION

NUMBER

A-0.14

2014 RTKL ASSOCIATES INC.



NOT FOR CONSTRUCTION

PROJECT

CLIENT

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

ISSUE DRAWING LOG

[illegible]

SE

SHEET IDENTIFICATION

TITLE

EXISTING RESIDENCE

NUMBER

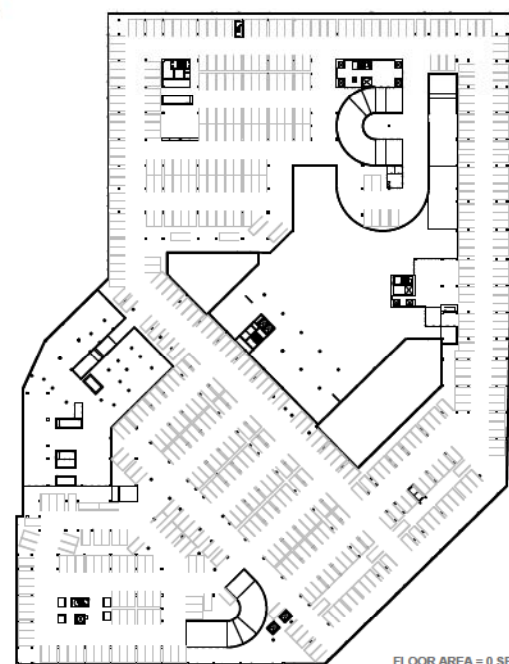
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2014 RTKL ASSOCIATES INC



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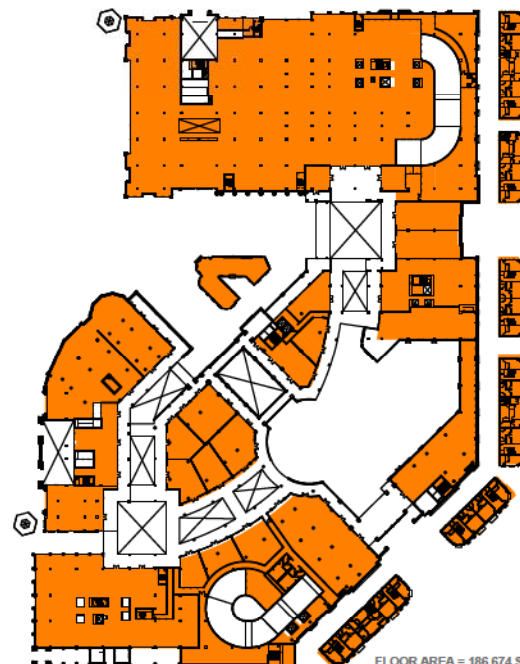
MEDITERRANEAN VILLAGE
at Ponce Circle

[illegible]

FI OOR AREA = 0.58



El OOR AREA = 160.555 S



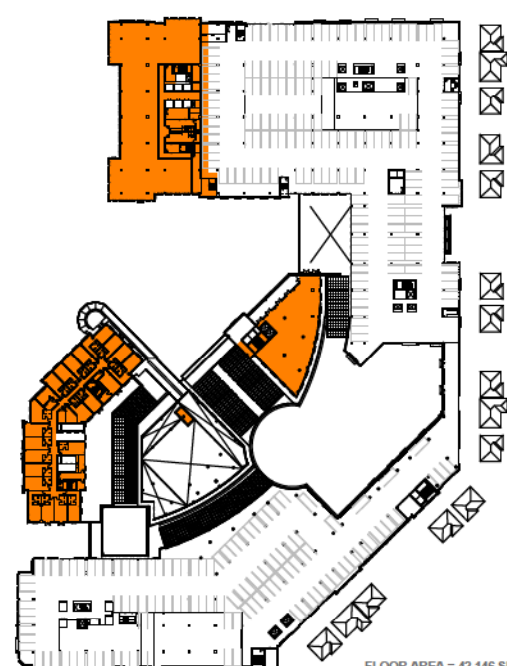
EL OOR AREA = 186 674.9



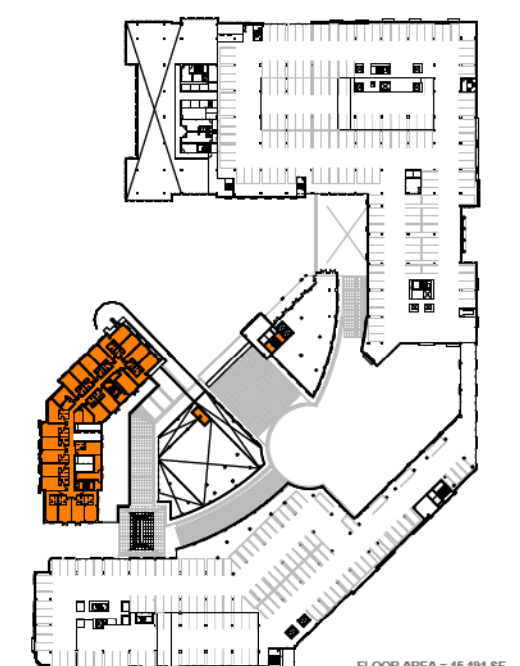
El OOR AREA = 82.108



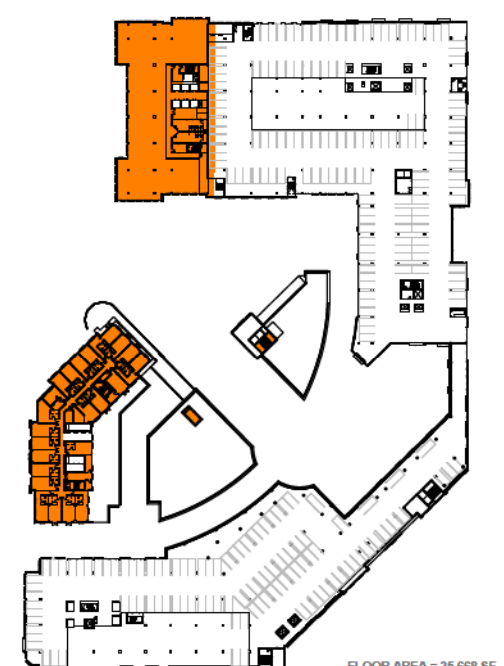
FLOOR AREA - 9,079 SF



FLOOR AREA = 42,146 S



FLOOR AREA - 15,191 S



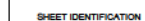
FLOOR AREA – 25,668 S

NOT FOR CONSTRUCTION

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

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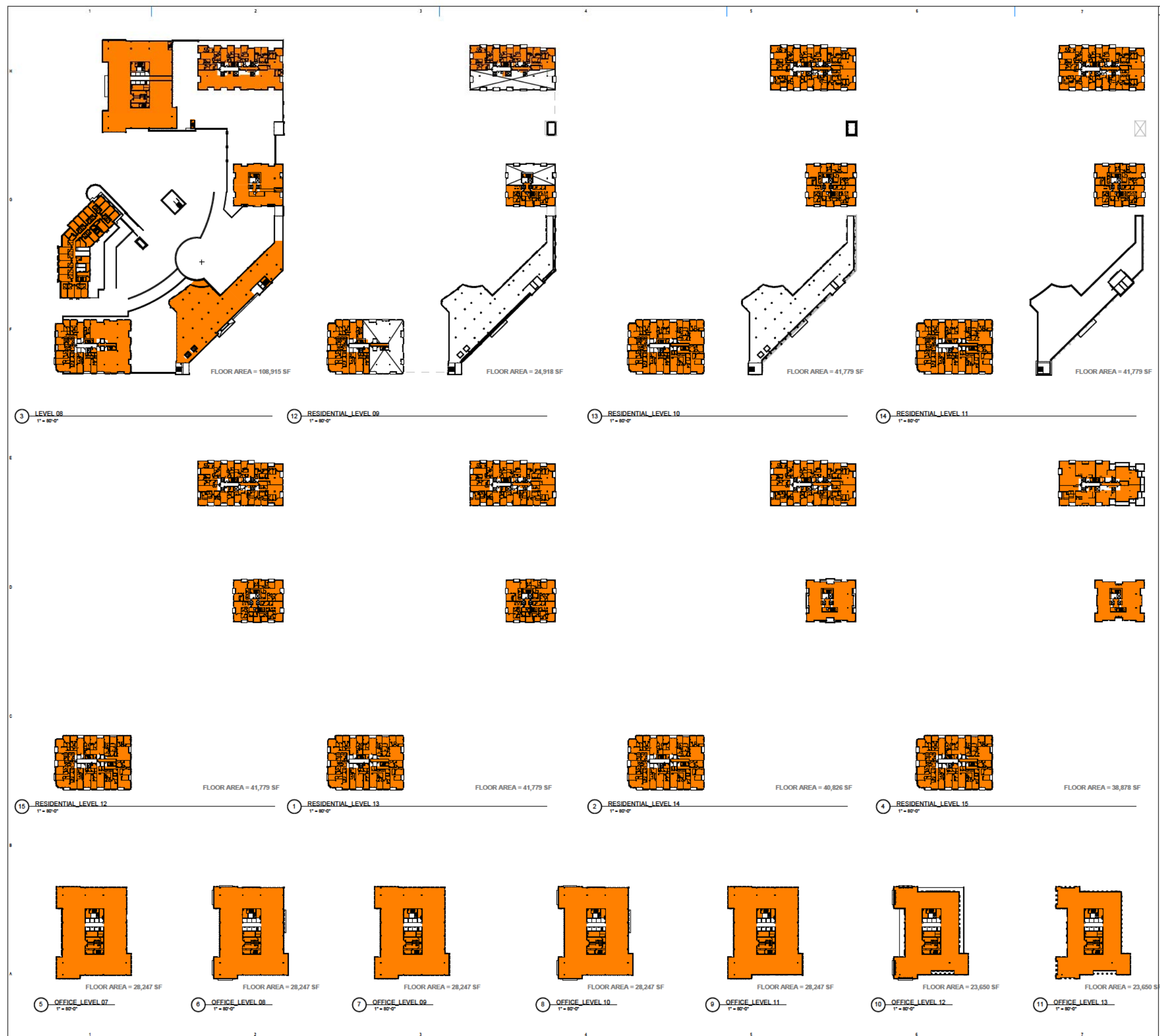
SEA



NUMBER

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

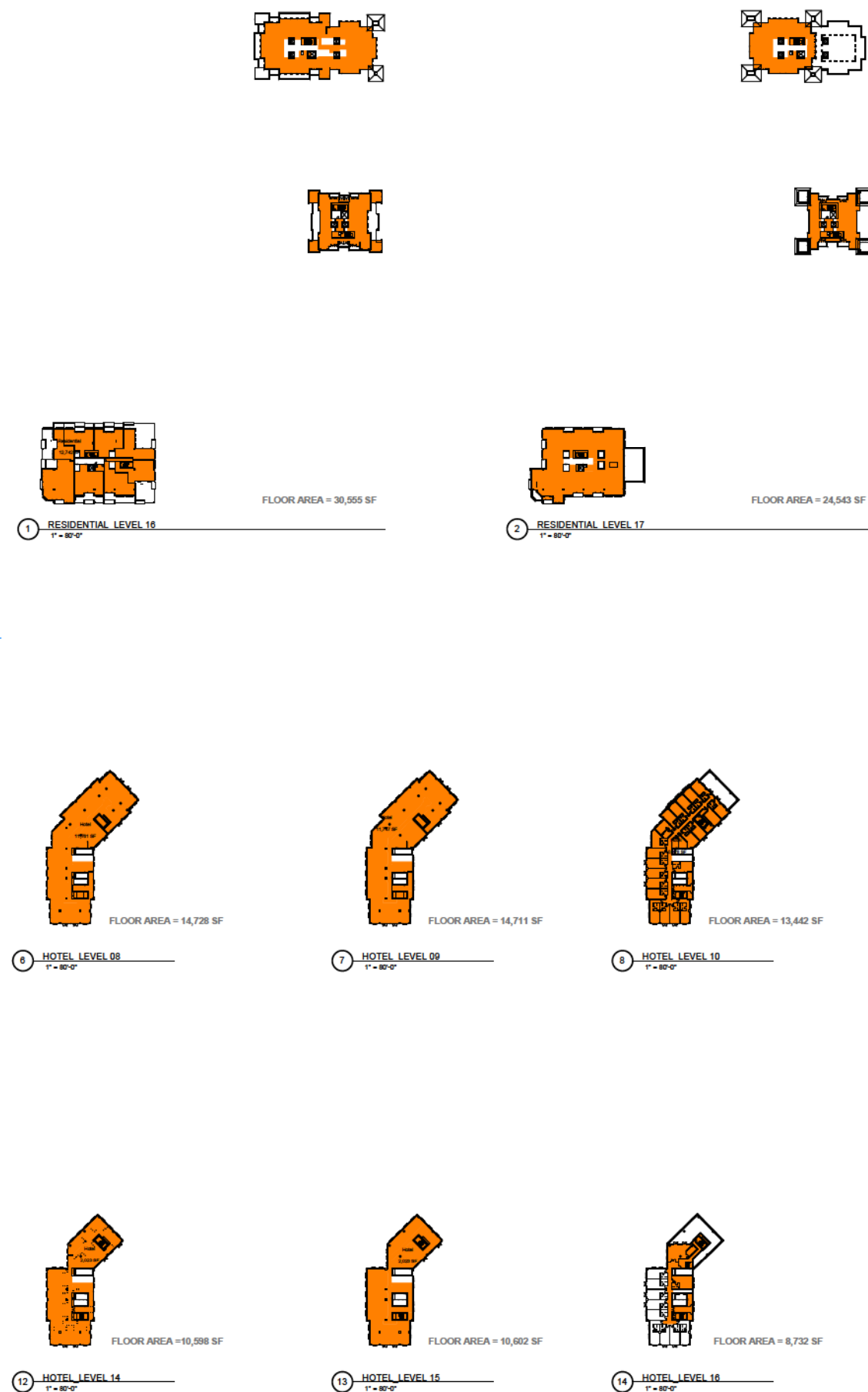
FAR DIAGRAM

NUMBER

A-0.15.2

2014 RTKL ASSOCIATES INC.

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

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



CONSULTANT

PROJECT

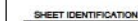
**MEDITERRANEAN
VILLAGE at
Ponce Circle**

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

ISSUE DRAWING LOG

[illegible]

SEA



TITLE

LEED ND ANALYSIS

NUMBER

A-0.16

2014 RTKL 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.

NOT FOR CONSTRUCTION

TIME 1/26/2016 2:27:27 PM

FILE NAME: C:\Users\valadmin\Documents\Documents VSM-Podium-Central
09_08_2016

FILE NAME: C:\Users\jason\Documents\RTKL\RTKL-Corral
02_10_2015_12:28:06 PM



MEDITERRANEAN VILLAGE
ARCHITECTURAL NARRATIVE

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

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

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

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

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

NOT FOR CONSTRUCTION

MEDITERRANEAN
VILLAGE at
Ponce Circle

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

ISSUE DRAWING LOG

SEAL

SHEET IDENTIFICATION

TITLE
ARCHITECTURAL
STANDARDS

NUMBER

A-0.16.1

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