7

Landscape, Lighting, Civil, and Urban Design Drawings

NOTES:

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

0 60' 120' 240' N

NOT FOR CONSTRUCTION

FILE NAME: E:\14 Projects\1405 Old Spanish Village\CAD\MAHAN FPZ_Submission 2014-10 Overall Illustrative Public Realm Plan.dwg TIME: 10/21/2014 5:03 PM

CONSULTANT

MAHAN RYKIEL ASSOCIATES INC
The Shaff Fiber Building, 600 Wyman Park Drive, Suite 100, Baltimore, MD 21211 410.366.6001

PROJECT

MEDITERRANEAN VILLAGE at Ponce Circle

CLIENT

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

ISSUE DRAWING LOG

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

SEAL

SHEET IDENTIFICATION

TITLE

OVERALL ILLUSTRATIVE PUBLIC REALM PLAN

NUMBER

L-000

NOTES:

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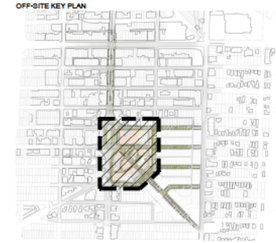
OFF-SITE KEY PLAN



NOT FOR CONSTRUCTION

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TIME: 10/21/2014 5:03 PM

CONSULTANT

MAHAN RYKIEL ASSOCIATES INC
The Sheff Fiber Building, 1600 Wyman Park Drive, Suite 100, Baltimore, MD 21211 410.366.6001

PROJECT

MEDITERRANEAN VILLAGE at Ponce Circle

CLIENT

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

ISSUE DRAWING LOG

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

SEAL

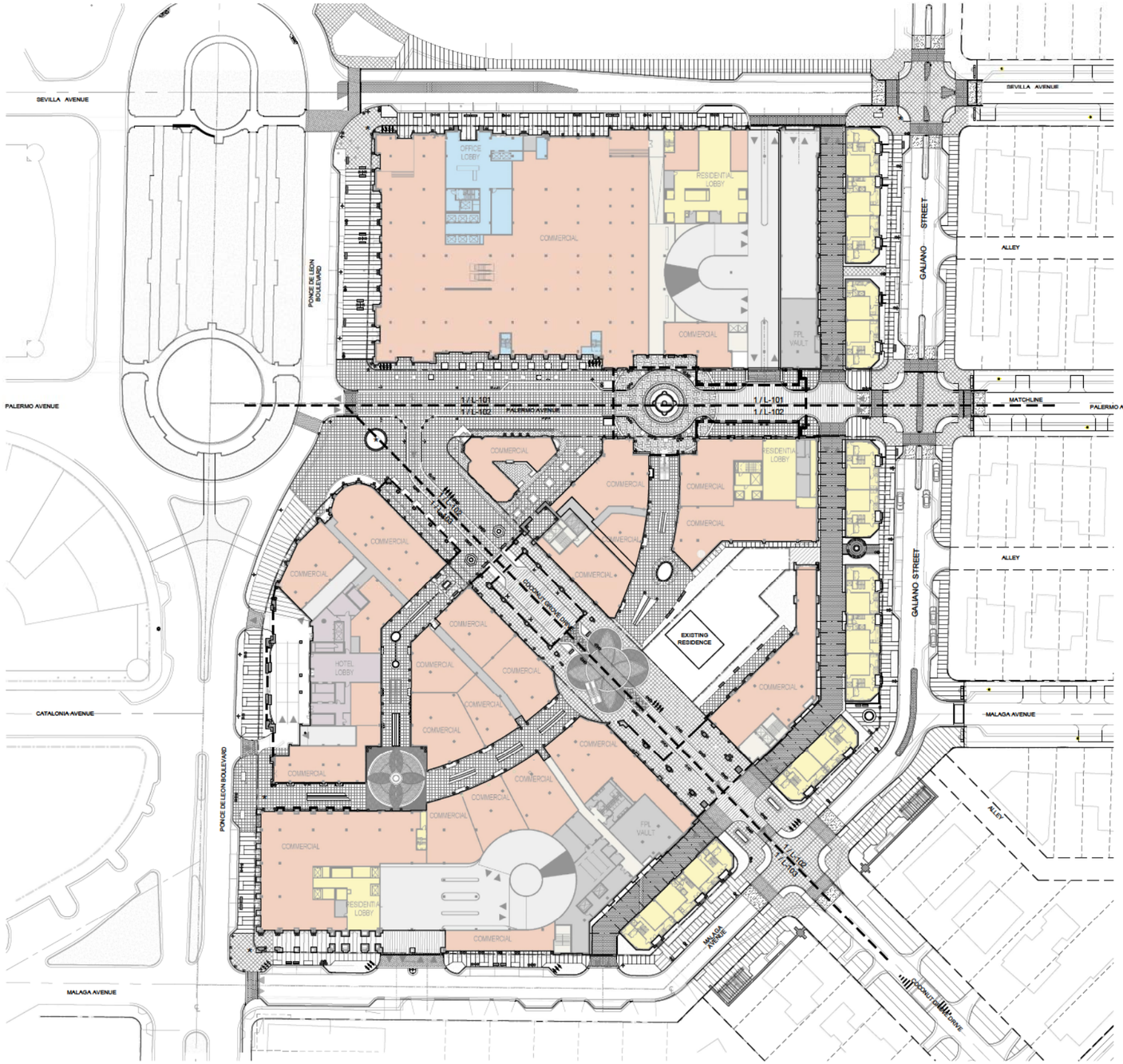
SHEET IDENTIFICATION

TITLE

OVERALL ILLUSTRATIVE ON-SITE PUBLIC REALM PLAN

NUMBER

L-100



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NOT FOR CONSTRUCTION

CONSULTANT

MAHAN RYKIEL ASSOCIATES INC
The Shell Fiber Building, 8200 Wyman Park Drive, Suite 100, Baltimore, MD 21211 410.366.8001

PROJECT

MEDITERRANEAN VILLAGE at Ponce Circle

CLIENT

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

ISSUE DRAWING LOG

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

SEAL

SHEET IDENTIFICATION

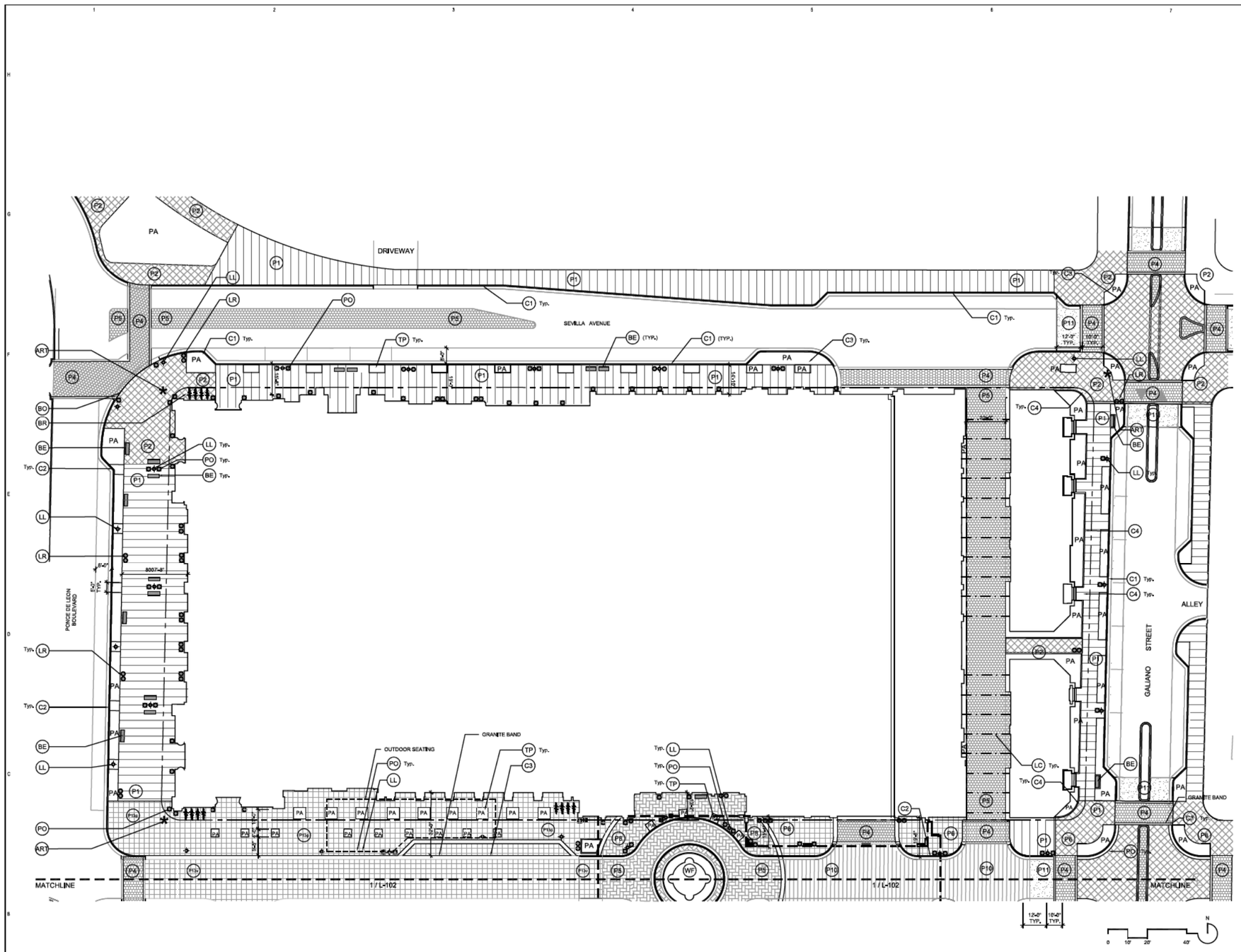
TITLE

OVERALL ON-SITE PUBLIC REALM PLAN

NUMBER

L-100a

FILE NAME: S:\14 Projects\1401\2 Old Spanish Village\CAD\ARA\11.PZ
TIME: 6/23/2014 5:04 PM
Submission No. 1 Date: Owner Review with Public Realm Planning



NOTES:

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GENERAL NOTES

HARDSCAPE KEY

PAVING

- P1 — MARBELLA STONE PAVER - UNFILLED
- P2 — GRANITE PAVER - PEDESTRIAN LIGHT GREY
- P3 — GRANITE PAVER - VEHICULAR LIGHT GREY
- P4 — GRANITE PAVER - VEHICULAR DARK GREY
- P5 — COBBLE PAVER - VEHICULAR MEDIUM GREY
- P6 — PAVER TYPE A ADOQUIN - MEDIUM TAN
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- P9 — PAVER TYPE D CANTERA
- P10 — GRANITE PAVER - VEHICULAR
- P11 — RAMP (COLORED CONCRETE) @ TABLE
- P12 — SHELL STONE
- P13 — PINK GRANITE (PEDESTRIAN OR VEHICULAR)

WALLS/ STAIRS/ CURBS

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

SITE AMENITIES

- AR1 — PUBLIC ART
- BE — BENCH
- BR — BIKE RACK
- LC — CATENARY LIGHT
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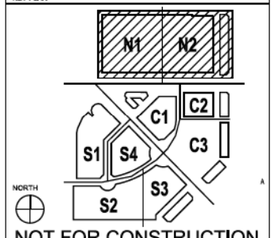
- P3 — PLANTER POT
- TP — TREE PIT
- WF — WATER FEATURE
- WR — WATER RUNNEL

PA - PLANTING AREA

KEY PLAN



NOT FOR CONSTRUCTION

CONSULTANT

MAHAN RYKIEL ASSOCIATES INC
The Schaff Shaw Building, 600 Wyman Park Drive, Suite 100, Baltimore, MD 21211 410.889.8001

PROJECT

MEDITERRANEAN VILLAGE at Ponce Circle

CLIENT

AGAVE PONCE LLC,
2831, 2931, 3301 PONCE DE LEON BOULEVARD

ISSUE DRAWING LOG

	6/30/14	BOARD OF ARCHITECTS
	7/28/14	BOARD OF ARCHITECTS
	9/26/14	PEER REVIEW
	12/23/14	BOARD OF ARCHITECTS
	1/28/15	PLANNING & ZONING

SEAL

SHEET IDENTIFICATION

TITLE

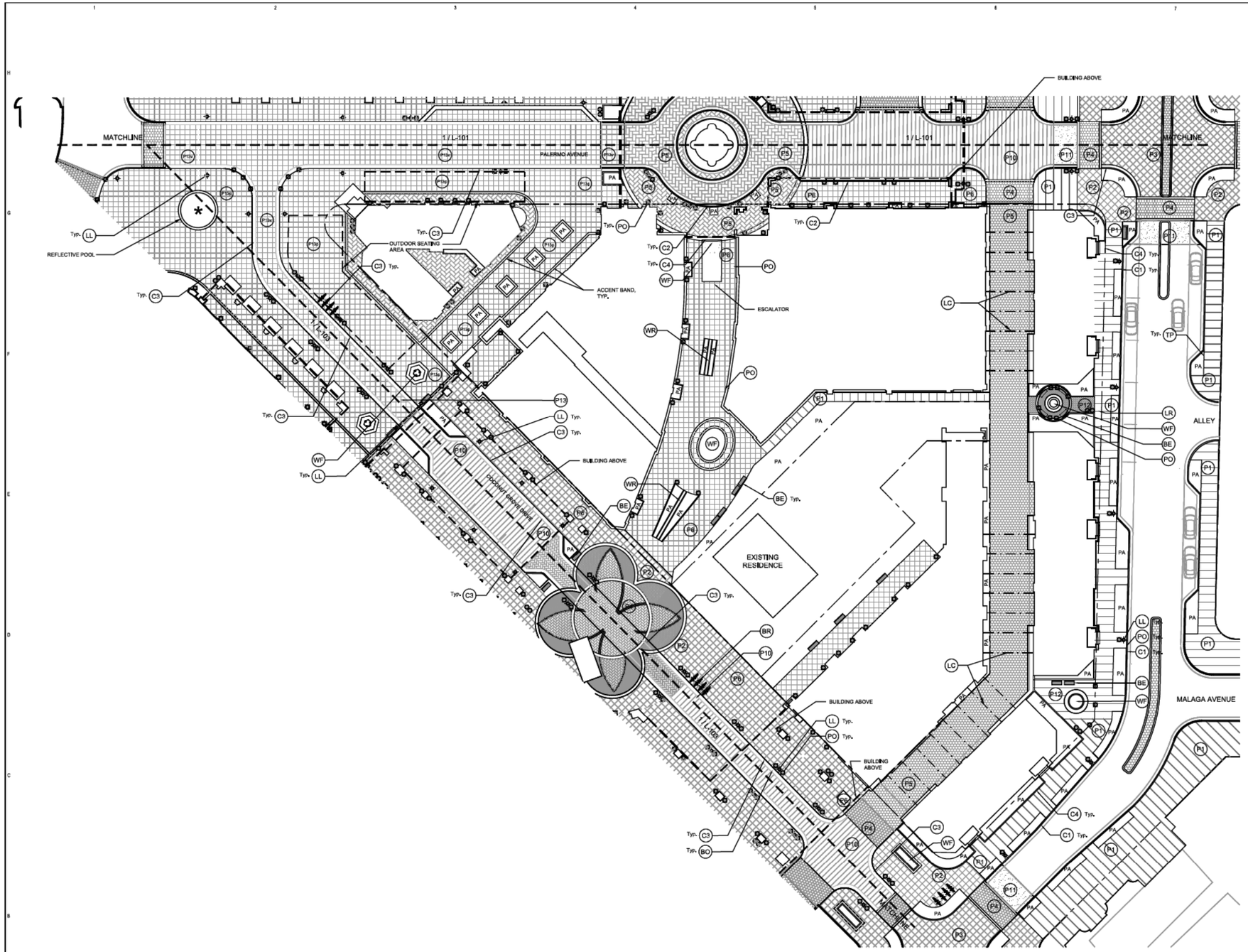
NORTH PARCEL PUBLIC REALM PLAN

NUMBER

L-101

FILENAME: 0414 Projects\4312 Old Spanish Village\CAD\ARA11.PZ
Submission 2\L-101 North Parcel Public Realm Plan.dwg

TIME: 2/23/2014 8:04 PM



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GENERAL NOTES

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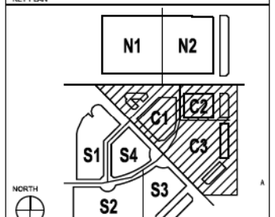
KEY PLAN



NOT FOR CONSTRUCTION

CONSULTANT

MAHAN RYKIEL ASSOCIATES INC
The Schaff Wharf Building, 1620 Wynan Park Drive, Suite 100, Baltimore, MD 21811Y 410.889.2001

PROJECT

MEDITERRANEAN VILLAGE at Ponce Circle

CLIENT

AGAVE PONCE LLC.
2631, 2631, 3301 PONCE DE LEON BOULEVARD

ISSUE DRAWING LOG

	6/32/14	BOARD OF ARCHITECTS
	7/28/14	BOARD OF ARCHITECTS
	8/26/14	PEER REVIEW
	13/23/14	BOARD OF ARCHITECTS
	1/28/15	PLANNING & ZONING

SEAL

SHEET IDENTIFICATION

TITLE

CENTRAL PARCEL PUBLIC REALM PLAN

NUMBER

L-102

FILE NAME: 2014 ProPerdo\14-012 CDS Sorrento Valley Road\CAD\MISA\11 PZ Submission 2\L-120 Central Parcel Public Realm Plan.dwg TIME: 9/25/2014 9:24 PM

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

MATCHLINE 1 / L-101

MATCHLINE

REFLECTIVE POOL

TROLLEY STOP (BY ARCHITECT)

PONCE DE LEON BOULEVARD

OUTDOOR SEATING AREA

GRANITE BAND

BUILDING OVERHANG

ESCALATOR

MALAGA AVENUE

GENERAL NOTES

HARDSCAPE KEY

PAVING

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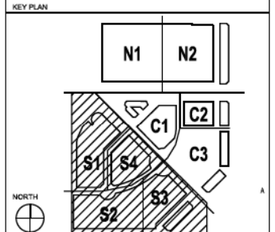
KEY PLAN



NOT FOR CONSTRUCTION

CONSULTANT

MAHAN RYKIEL ASSOCIATES INC
The Schaff Allen Building, 820 Wyman Park Drive, Suite 100, Baltimore, MD 21211 410.889.8001

PROJECT

MEDITERRANEAN VILLAGE at Ponce Circle

CLIENT

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

ISSUE DRAWING LOG

	8/30/14	BOARD OF ARCHITECTS
	7/28/14	BOARD OF ARCHITECTS
	9/26/14	PEER REVIEW
	13/23/14	BOARD OF ARCHITECTS
	1/28/15	PLANNING & ZONING

SEAL

SHEET IDENTIFICATION

TITLE

SOUTH PARCEL PUBLIC REALM PLAN

NUMBER

L-103

FILENAME: S214 Projects\1412 Old Spanish Village\CAD\ARA\11 PZ Submission\L-103 South Parcel Public Realm Plan.dwg
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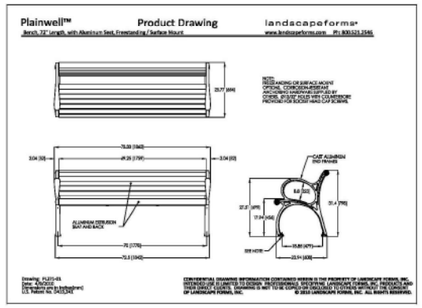
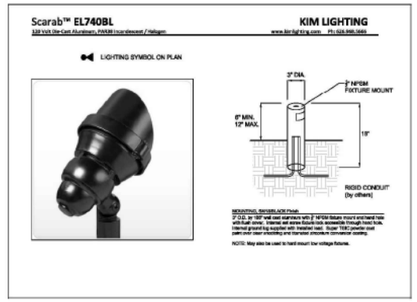


1 BENCH
Scale: NTS



2 TREE PIT UPLIGHT
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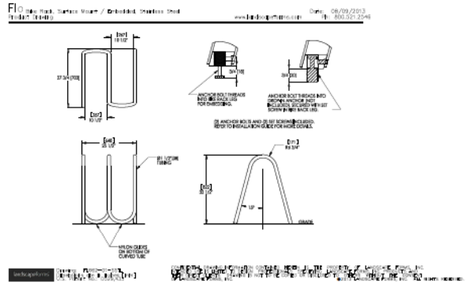
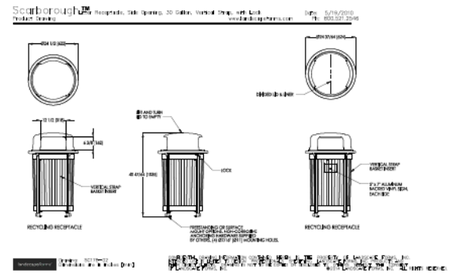


3 BIKE RACK
Scale: NTS



4 LITTER & RECYCLING RECEPTACLE
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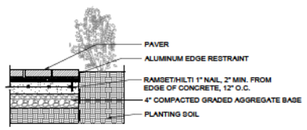

5 Pavers - Pedestrian
Scale: NTS

LANDSCAPE/ OPEN SPACE CALCULATIONS

Townhouse/ Apt Street Type					0.60 acres	26,219 sf
All other Street Types					6.12 acres	266,575 sf
				TOTAL	**6.72 acres**	**292,794 sf**

OPEN SPACE					REQUIRED	PROVIDED
A. Square feet of open space required by Article 4 of Form Based Code						
Townhouse/ Apt Street Type	26,219 sf	x	30%	=	7,866 sf	**48,613.7 sf 1***
All other Street Types	266,575 sf	x	20%	=	53,315 sf	**153,943.5 sf 1***
TOTAL	**292,794 sf**				**61,181 sf**	**202,557 sf**

HARDSCAPE CALCULATIONS	
On-site Hardscape Area	71,295 sf
Off-site Hardscape Area	74,691 sf
TOTAL	**145,986 sf**
Roadways (Interior and Alleys)	48,135 sf

ROOFTOP CALCULATIONS	
Landscape Area	47,478 sf
Hardscape Area	53,263 sf
TOTAL	**100,741 sf**

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

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CONSULTANT
MAHAN RYKIEL ASSOCIATES INC
The Shaff Riker Building, 800 Wyman Park Drive, Suite 100, Baltimore, MD 21211 410.366.8001

PROJECT
MEDITERRANEAN VILLAGE at Ponce Circle

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

ISSUE DRAWING LOG

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

SEAL

SHEET IDENTIFICATION
TITLE
PUBLIC REALM DETAILS & CALCULATIONS

NUMBER
L-104

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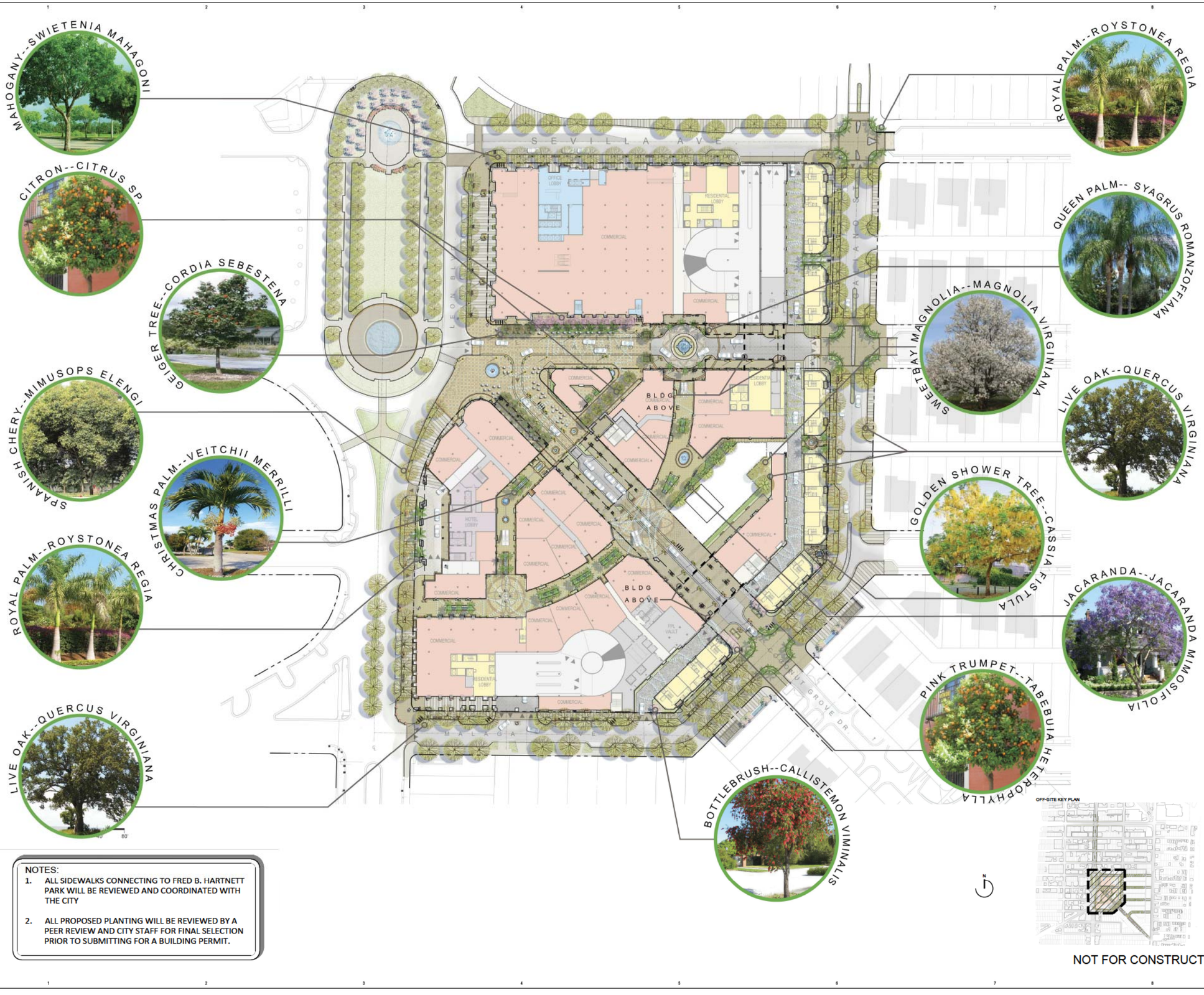

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OFF-SITE KEY PLAN

NOT FOR CONSTRUCTION

FILENAME: S:\14 Projects\1401 Old Spanish Village\CAD\MBRA\11 PZ Submittal\L-200 Overall Illustrative On-Site Planting Plan.dwg

TIME: 10/21/2014 5:05 PM

CONSULTANT

MAHAN RYKIEL ASSOCIATES INC
The Shaff Kiber Building, 1830 Wyman Park Drive, Suite 102, Baltimore, MD 21211 410.366.8001

PROJECT

MEDITERRANEAN VILLAGE at Ponce Circle

CLIENT

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

ISSUE DRAWING LOG

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	10/23/14	BOARD OF ARCHITECTS
	1/28/15	PLANNING & ZONING

SEAL

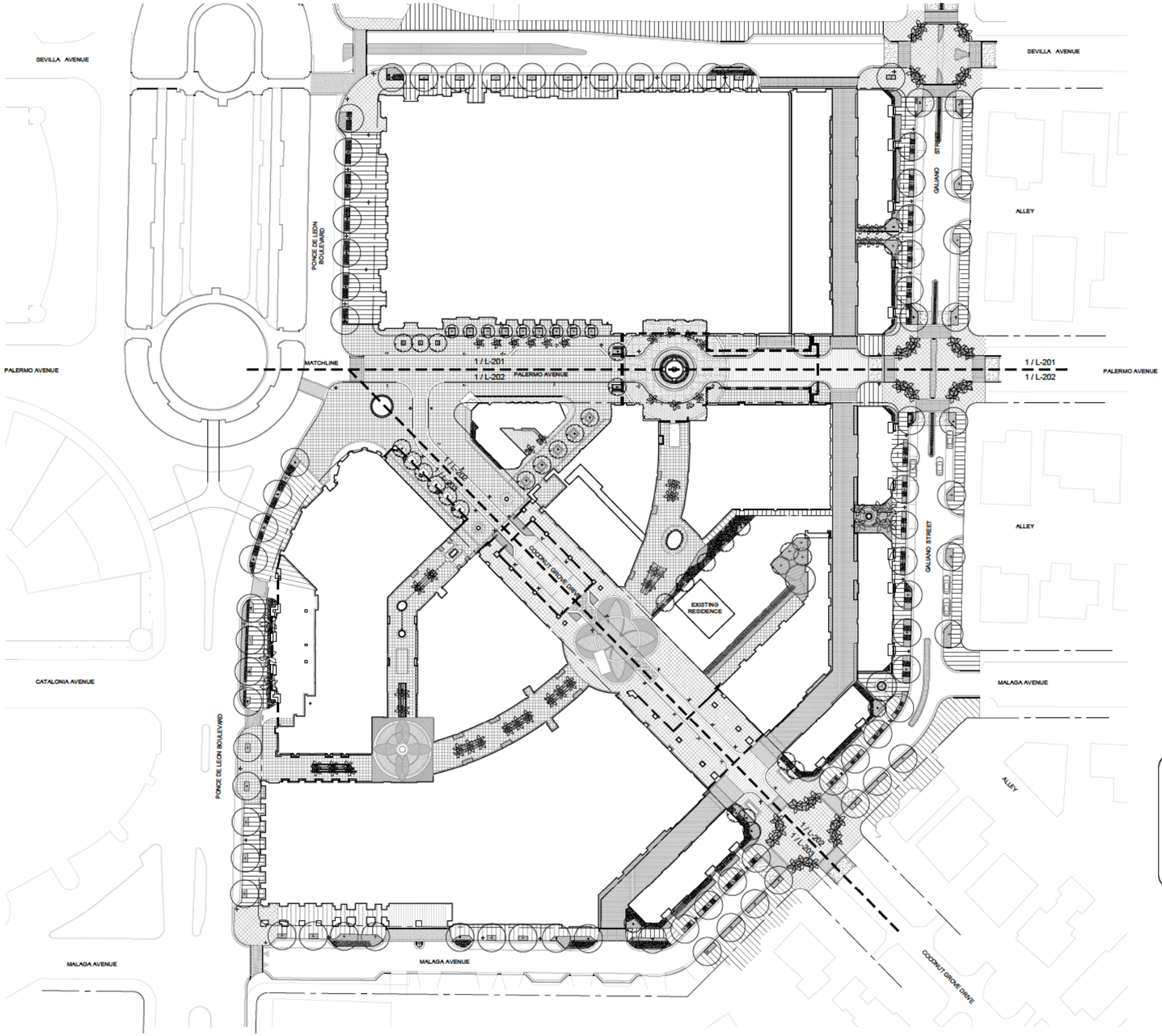
SHEET IDENTIFICATION

TITLE

OVERALL ILLUSTRATIVE ON-SITE PLANTING PLAN

NUMBER

L-200



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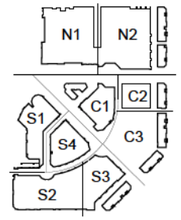

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MAHAN RYKIEL ASSOCIATES INC
The Bedf Ilber Building, 8030 Wyman Park Drive, Suite 100, Baltimore, MD 21211 410.366.8001

PROJECT

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

ISSUE DRAWING LOG

5/30/14	BOARD OF ARCHITECTS
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1/28/15	PLANNING & ZONING

SEAL

SHEET IDENTIFICATION

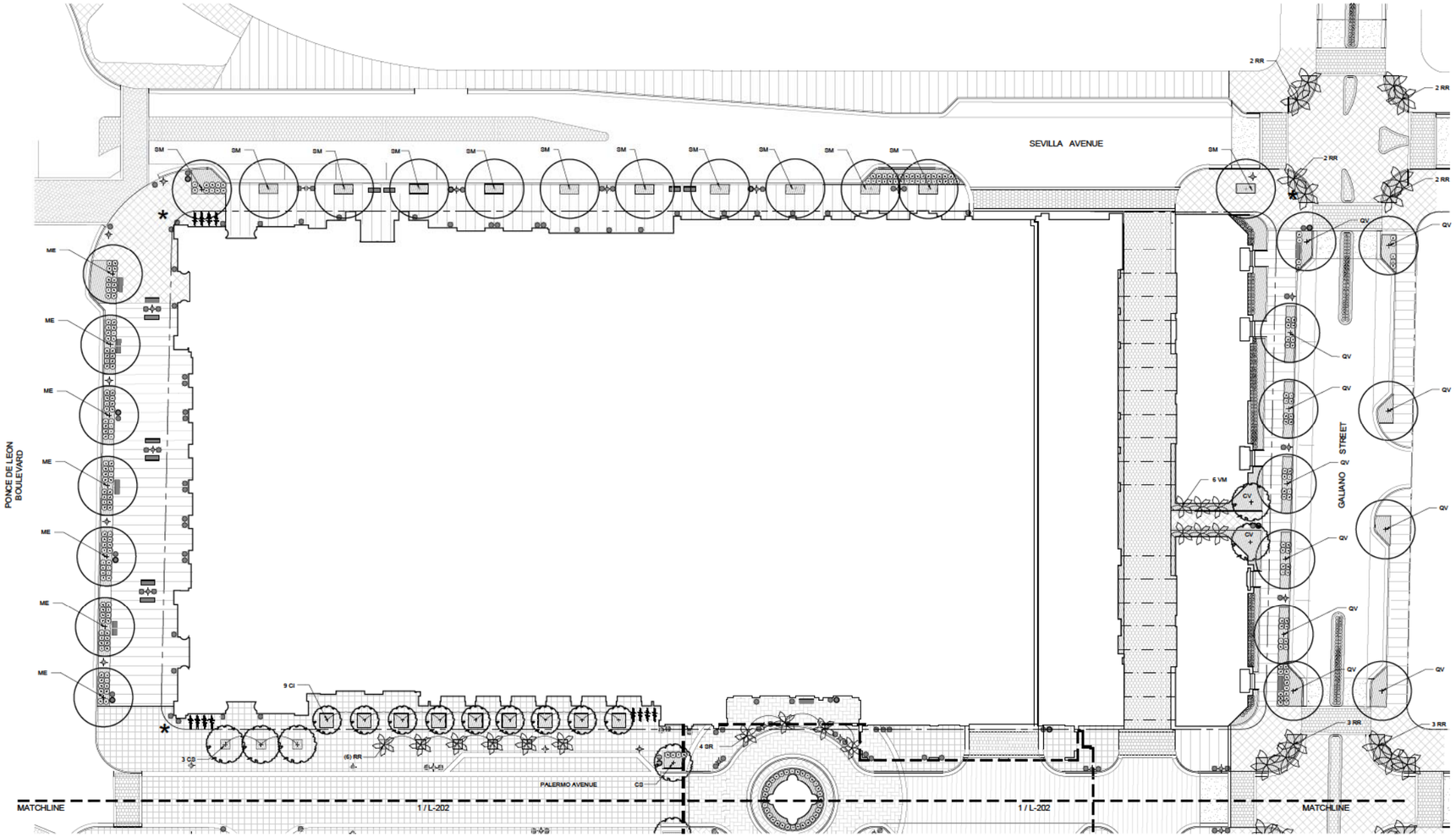
TITLE

OVERALL PLANTING PLAN

NUMBER

L-200

FILE NAME: S:\14 Projects\1401210d Sparck Village\CAD\MAN401 PZ Submission 20JUN14 Overall Site Hardscape Planting.dwg TIME: 6/23/2014 5:04 PM



Plant Schedule - This Sheet Only

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

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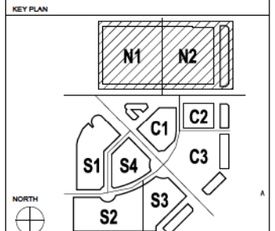
GENERAL NOTES

PLANT KEY

PALM TREE
SHADE TREE
FLOWERING TREE
SHRUB
GROUND COVER

KEY PLAN



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The Bluff Fiber Building, 1600 Wyman Park Drive, Suite 100, Baltimore, MD 21211 410.366.6001

PROJECT

MEDITERRANEAN VILLAGE at Ponce Circle

CLIENT

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

ISSUE DRAWING LOG

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SEAL

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TITLE

NORTH PARCEL PLANTING PLAN

NUMBER

L-201

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TIME: 6/23/2014 5:04 PM
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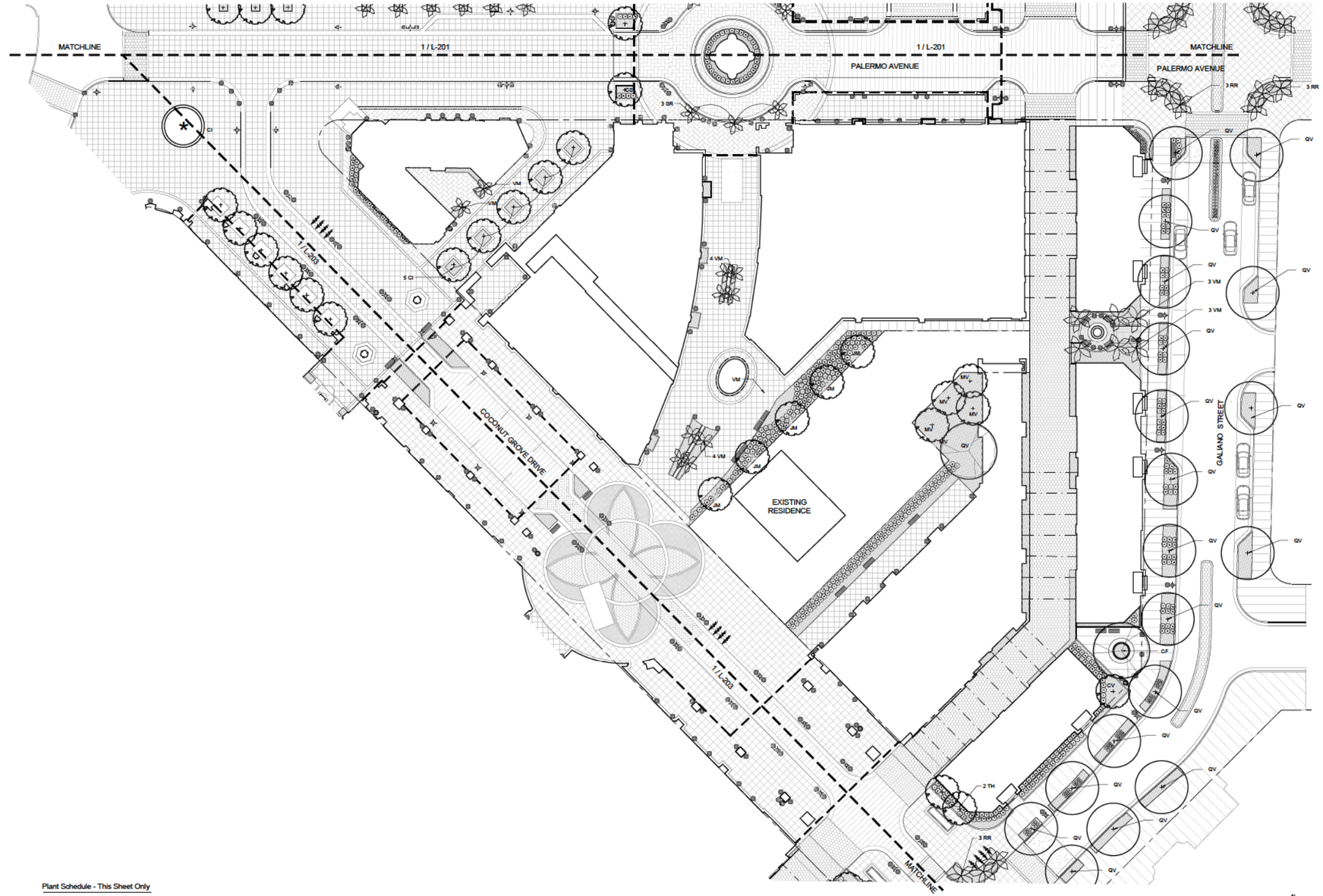


Plant Schedule - This Sheet Only

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

0 10' 20' 40' N

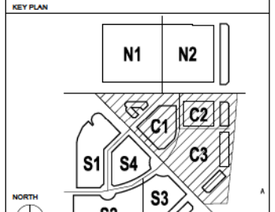
NOTES:
1. ALL SIDEWALKS CONNECTING TO FRED B. HARTNETT PARK WILL BE REVIEWED AND COORDINATED WITH THE CITY
2. ALL PROPOSED PLANTING WILL BE REVIEWED BY A PEER REVIEW AND CITY STAFF FOR FINAL SELECTION PRIOR TO SUBMITTING FOR A BUILDING PERMIT.

GENERAL NOTES

PLANT KEY

PALM TREE
SHADE TREE
FLOWERING TREE
SHRUB
GROUND COVER

KEY PLAN



NOT FOR CONSTRUCTION

CONSULTANT

MAHAN RYKIEL ASSOCIATES INC
The Bluff Fiber Building, 8030 Wyman Park Drive, Suite 102I, Baltimore, MD 21211 410.366.8001

PROJECT

MEDITERRANEAN VILLAGE at Ponce Circle

CLIENT

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

ISSUE DRAWING LOG

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

SEAL

SHEET IDENTIFICATION

TITLE

CENTRAL PARCEL PLANTING PLAN

NUMBER

L-202

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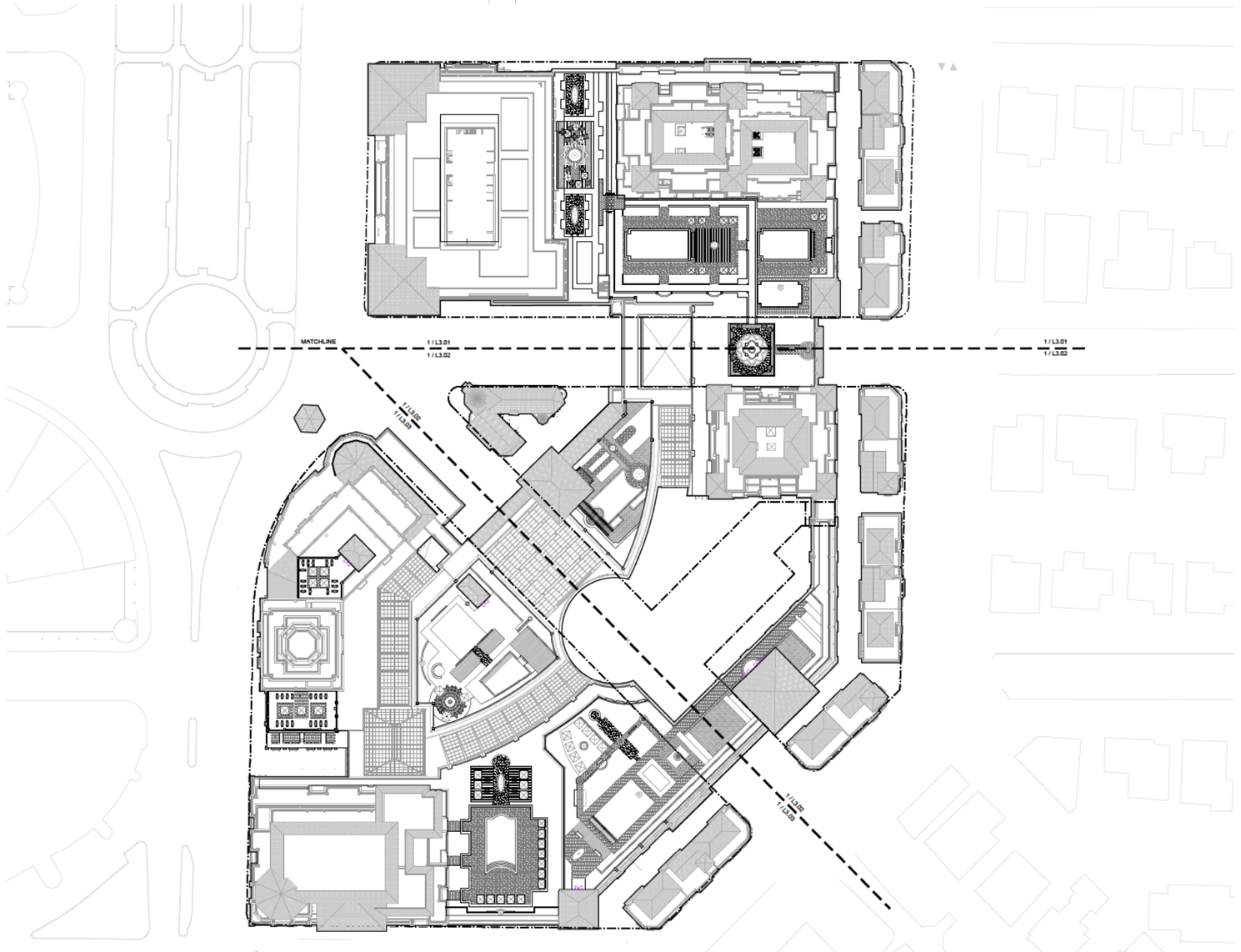


1 OVERALL ROOFTOP SITE PLAN
1" = 40'-0"

0 20' 40' 80' N

GENERAL NOTES

CONSULTANT

MAHAN RYKIEL ASSOCIATES INC
The Brief Biber Building, 600 Wyman Park Drive, Suite 100, Baltimore, MD 21211 410.895.9001

PROJECT

MEDITERRANEAN VILLAGE
at Ponce Circle

CLIENT

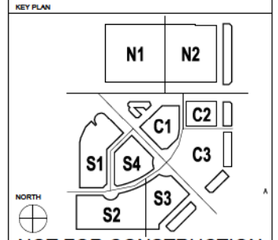
AGAVE PONCE LLC,
2801, 2901, 3001 PONCE DE LEON BOULEVARD

ISSUE DRAWING LOG

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

SEAL

KEY PLAN



NOT FOR CONSTRUCTION

SHEET IDENTIFICATION

TITLE

OVERALL ON-SITE ACTIVATED ROOFTOP HARDSCAPE PLAN

NUMBER

L-300

FILE NAME: S:\14 Projects\2014012 Old Spanish Village\ACAD\MRA\11 PZ Submittal\2014012 L3.00 Overall On-site Activated Rooftop Hardscape Plan.dwg
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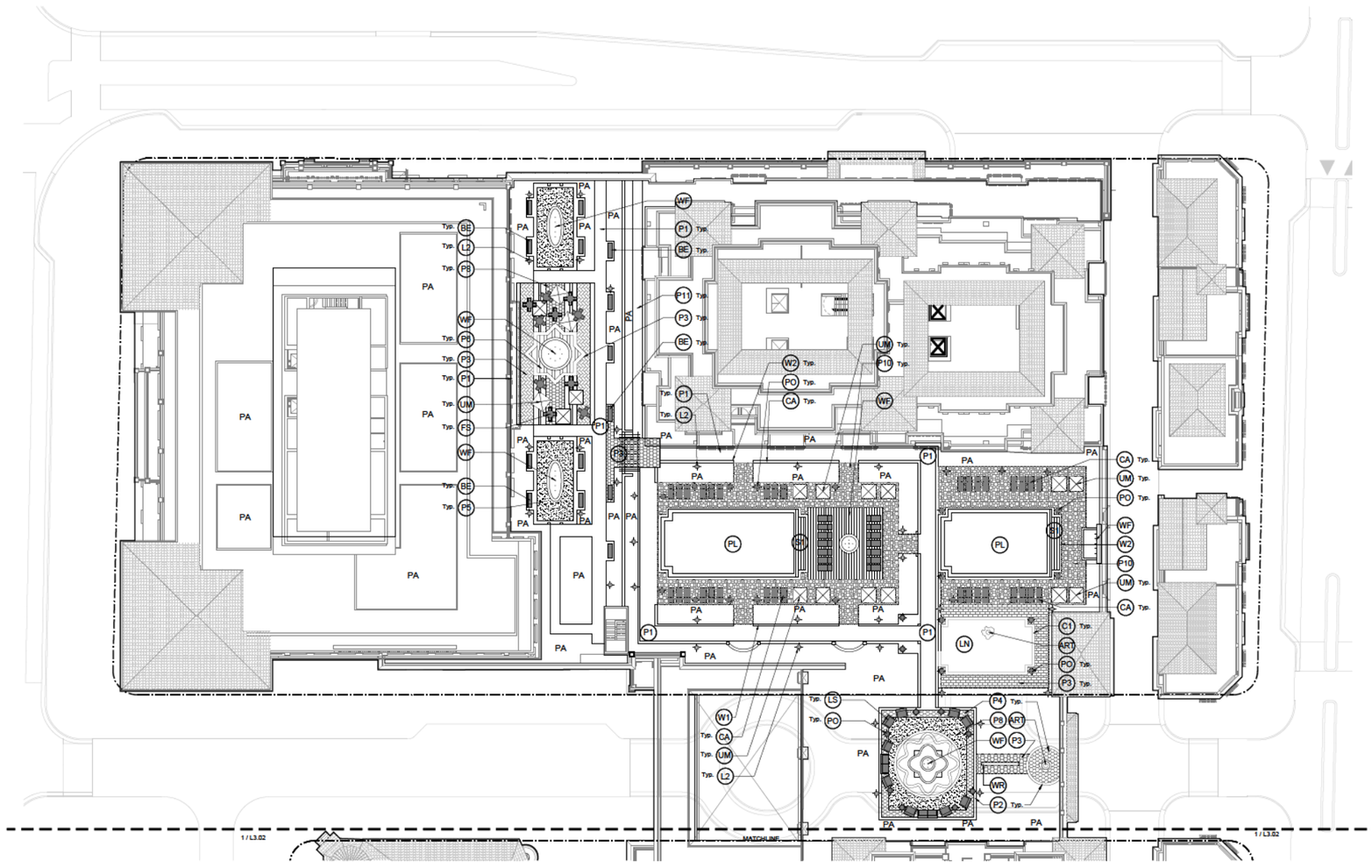


1 NORTH ROOFTOP SITE PLAN
1" = 20'-0"

0 10' 20' 40' N

GENERAL NOTES

HARDSCAPE KEY

PAVING

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

WALLS/ STAIRS/ CURBS

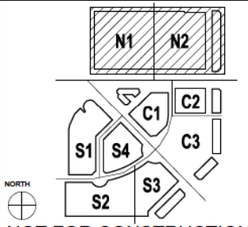
- W1 — SEAT WALL
- W2 — STONE POOL COPING
- C1 — MARBELLA STONE CURB
- C2 — GRANITE CURB
- C3 — FLUSH GRANITE CURB
- C4 — PLANTER CURB
- S1 — POOL STAIRS W/ S.S. HANDRAIL, STAIR FINISH TO MATCH INTERIOR OF POOL
- S2 — POOL STEP LADDER, STAINLESS STEEL, EMBEDDED INTO CONCRETE

SITE AMENITIES

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

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

KEY PLAN



NOT FOR CONSTRUCTION

CONSULTANT

MAHAN RYKIEL ASSOCIATES INC
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PROJECT

MEDITERRANEAN VILLAGE
at Ponce Circle

CLIENT

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

ISSUE DRAWING LOG

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

SEAL

SHEET IDENTIFICATION

TITLE

NORTH PARCEL ACTIVATED ROOFTOP HARDSCAPE PLAN

NUMBER

L-301

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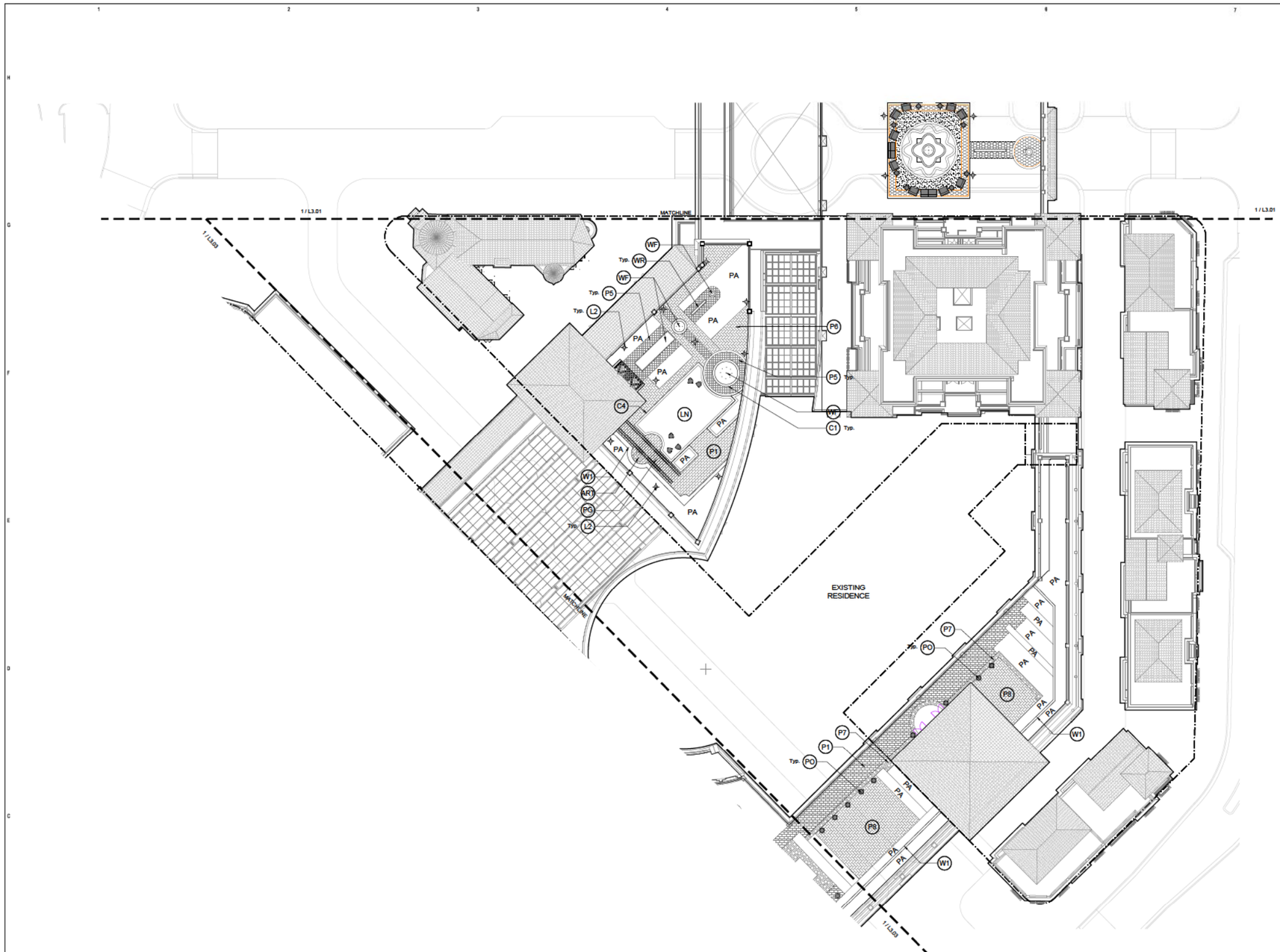


1 CENTRAL ROOFTOP SITE PLAN
1" = 20'-0"

0 10' 20' 40' N

FILE NAME: S:\14 Projects\14012 Old Spanish Village\CAD\MPA\11 PZ Submittals\01 Central Parcel Activated Rooftop Hardscape Plan.dwg
TIME: 6/23/2014 5:04 PM

GENERAL NOTES

HARDSCAPE KEY

PAVING

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

WALLS/ STAIRS/ CURBS

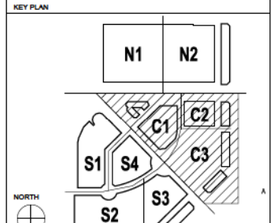
- W1 — SEAT WALL
- W2 — STONE POOL COPING
- C1 — MARBELLA STONE CURB
- C2 — GRANITE CURB
- C3 — FLUSH GRANITE CURB
- C4 — PLANTER CURB
- S1 — POOL STAIRS W/ S.S. HANDRAIL, STAIR FINISH TO MATCH INTERIOR OF POOL
- S2 — POOL STEP LADDER, STAINLESS STEEL, EMBEDDED INTO CONCRETE

SITE AMENITIES

- AR1 — ART/SCULPTURE
- BE — BENCH
- LS — LOUNGE SEATING
- FS — FLEXIBLE SEATING
- CA — CABANA SEATING
- L1 — CATENARY LIGHT
- L2 — LIGHT POLE
- LR — LITTER & RECYCLING RECEPTACLES
- LN — GRASS LAWN
- PO — PLANTER POT
- TP — TREE PIT
- PL — POOL
- PG — PERGOLA
- WF — WATER FEATURE
- WR — WATER RUNNEL
- UM — UMBRELLA

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

KEY PLAN



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CONSULTANT

MAHAN RYKIEL ASSOCIATES INC
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PROJECT

MEDITERRANEAN VILLAGE at Ponce Circle

CLIENT

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

ISSUE DRAWING LOG

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

SEAL

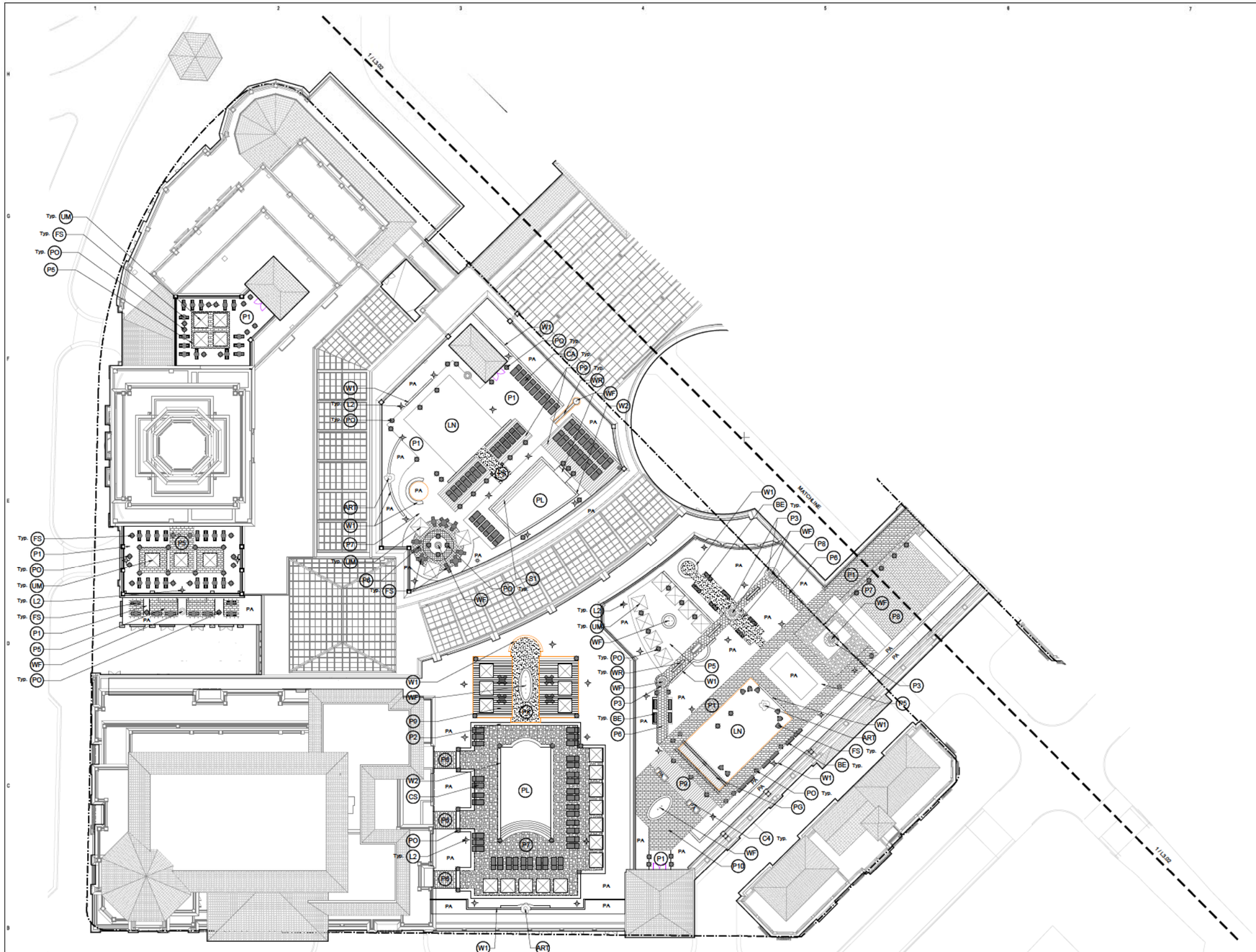
SHEET IDENTIFICATION

TITLE

CENTRAL PARCEL ACTIVATED ROOFTOP HARDSCAPE PLAN

NUMBER

L-302



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

GENERAL NOTES

HARDSCAPE KEY

PAVING

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

WALLS/ STAIRS/ CURBS

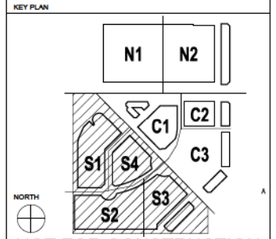
- W1 — SEAT WALL
- W2 — STONE POOL COPING
- C1 — MARBELLA STONE CURB
- C2 — GRANITE CURB
- C3 — FLUSH GRANITE CURB
- C4 — PLANTER CURB
- S1 — POOL STAIRS W/ S.S. HANDRAIL, STAIR FINISH TO MATCH INTERIOR OF POOL
- S2 — POOL STEP LADDER, STAINLESS STEEL, EMBEDDED INTO CONCRETE

SITE AMENITIES

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

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

KEY PLAN



NOT FOR CONSTRUCTION

CONSULTANT

MAHAN RYKIEL ASSOCIATES INC
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PROJECT

MEDITERRANEAN VILLAGE
at Ponce Circle

CLIENT

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

ISSUE DRAWING LOG

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

SEAL

SHEET IDENTIFICATION

TITLE

SOUTH PARCEL ACTIVATED ROOFTOP HARDSCAPE PLAN

NUMBER

L-303

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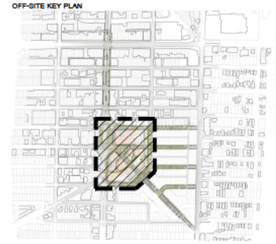
TIME: 6/23/2014 5:04 PM

N

0 20' 40' 80'

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

OFF-SITE KEY PLAN



NOT FOR CONSTRUCTION

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TIME: 10/21/2014 5:05 PM

CONSULTANT

MAHAN RYKIEL ASSOCIATES INC
The Steiff Silver Building, 600 Wyman Park Drive, Suite 100A, Baltimore, MD 21211 410.895.9001

PROJECT

MEDITERRANEAN VILLAGE
at Ponce Circle

CLIENT

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

ISSUE DRAWING LOG

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

SEAL

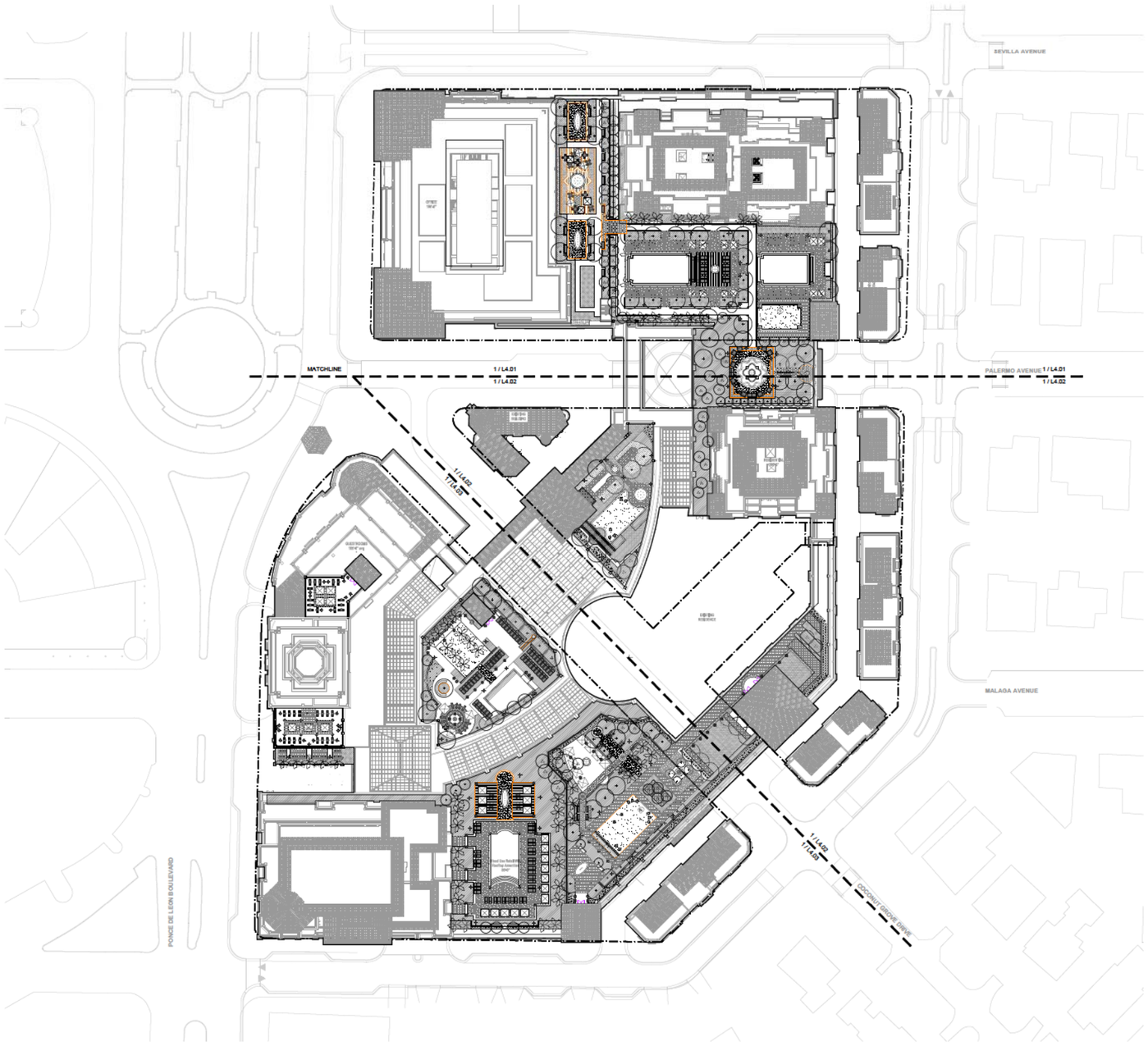
SHEET IDENTIFICATION

TITLE

OVERALL ILLUSTRATIVE ON-SITE ACTIVATED ROOFTOP PLANTING PLAN

NUMBER

L-400



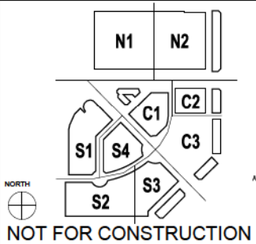
1 OVERALL ROOFTOP PLANTING PLAN
1" = 40'-0"

0 20' 40' 80'

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

GENERAL NOTES

KEY PLAN



NORTH

NOT FOR CONSTRUCTION

CONSULTANT

MAHAN RYKIEL ASSOCIATES INC
The Stieff Silver Building, 600 Wyman Park Drive, Suite 100, Baltimore, MD 21211 410.895.9001

PROJECT

MEDITERRANEAN VILLAGE at Ponce Circle

CLIENT

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

ISSUE DRAWING LOG

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

SEAL

SHEET IDENTIFICATION

TITLE

OVERALL ON-SITE ACTIVATED ROOFTOP PLANTING PLAN

NUMBER

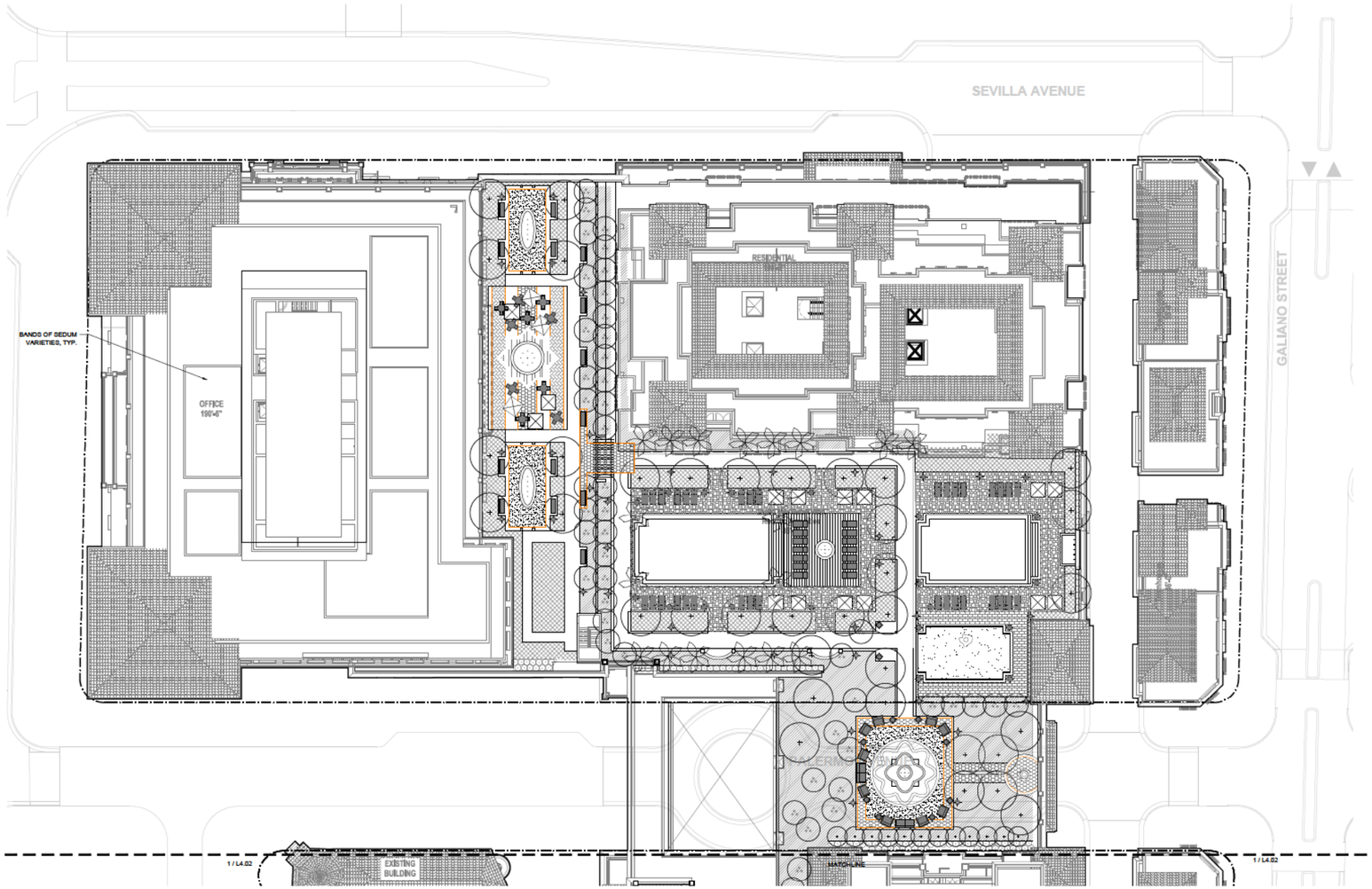
L-400a

FILE NAME: S:\14 Projects\1401C Old Spanish Village\CAD\MRA\11 PZ Submissions\L-400 Overall On-site Activated Rooftop Planting Plan.dwg TIME: 6/23/2014 5:04 PM

Plant Schedule - This Sheet Only

QTY.	KEY	BOTANICAL/COMMON NAME	SIZE	ROOT	COMMENTS
SHADE TREES					
	BS	Bursera simaruba Gumbo Limbo	4" Cal	B&B	Florida Fancy Full Crown
	QV	Quercus virginiana 'Highrise' Southern Live Oak 'Highrise'	4" Cal	B&B	Florida Fancy Full Crown and Central Leader
	SM	Swietenia mahgoni Mahogany	4" Cal	B&B	Florida Fancy Full Crown
FLOWERING TREES					
	BA	Bauhinia blakeana Hong Kong Orchid Tree	4" Cal	B&B	Florida Fancy
	CV	Callistemon viminalis 'Red Cascade' 'Red Cascade' Weeping Bottlebrush	10' HT	B&B	Florida Fancy
	CF	Cassia fistula Golden Shower	4" Cal	B&B	Florida Fancy
	CI	Citrus spp. Citrus	14' HT 6' CT	B&B	Florida fancy
QTY.	**KEY**	**BOTANICAL/COMMON NAME**	**SIZE**	**ROOT**	**COMMENTS**
	DR	Delonix regia Royal Poinciana	10-12' HT/SPD	B&B	Florida Fancy
	JM	Jacaranda mimosifolia Jacaranda	4" Cal	B&B	Florida Fancy
	TH	Tabebuia heterophylla Pink Trumpet Tree	10' HT	B&B	Florida Fancy
PALM TREES					
	RR	Roystonia regia Royal Palm	17" Cal	B&B	24' Height Overall Florida Fancy
	VM	Veitchii Merrill Christmas Palm	15' HT	B&B	Single Trunk Florida Fancy
	WR	Washingtonia robusta Mexican Fan Palm	17" Cal	B&B	24' Overall Height Florida Fancy

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



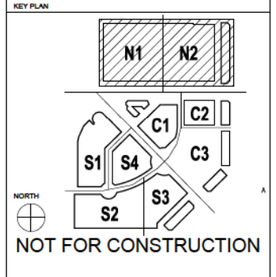
1 NORTH ROOFTOP PLANTING PLAN
1" = 20'-0"

0 10' 20' 40'

PLANT KEY

PALM TREE
SHADE TREE
FLOWERING TREE
SHRUB
GROUND COVER

KEY PLAN



NOT FOR CONSTRUCTION

GENERAL NOTES

CONSULTANT

MAHAN RYKIEL ASSOCIATES INC
The Stieff Silver Building, 600 Wyman Park Drive, Suite 100, Baltimore, MD 21211 410.895.9001

PROJECT

MEDITERRANEAN VILLAGE at Ponce Circle

CLIENT

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

ISSUE DRAWING LOG

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

SEAL

SHEET IDENTIFICATION

TITLE

NORTH PARCEL ACTIVATED ROOFTOP PLANTING PLAN

NUMBER

L-401

FILE NAME: S:\14 Projects\14012 Old Spanish Village\CAD\MPA\11 PZ Submission 2\L401 North Parcel Activated Rooftop Planting Plan.dwg

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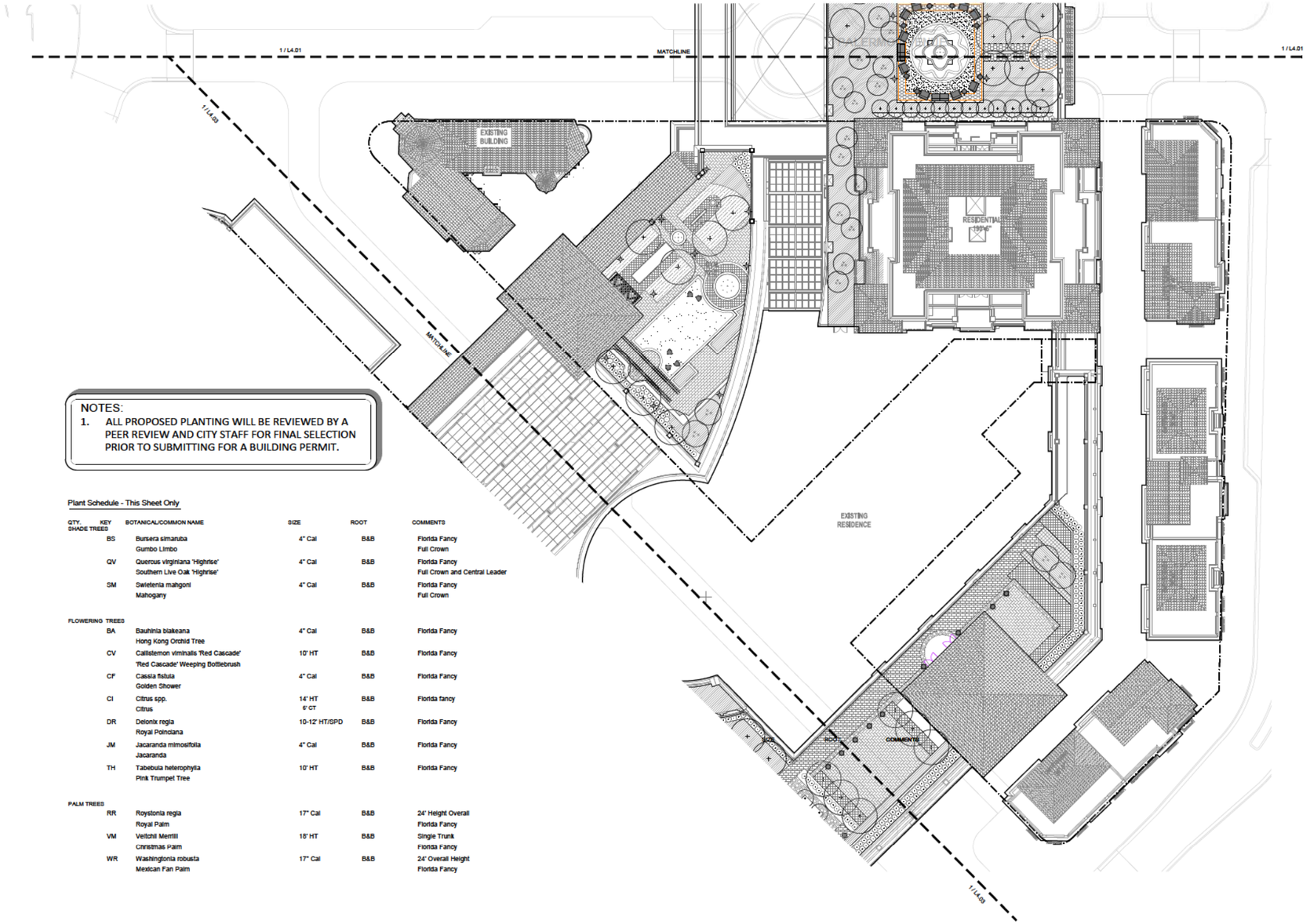

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Plant Schedule - This Sheet Only

QTY.	KEY	BOTANICAL/COMMON NAME	SIZE	ROOT	COMMENTS
SHADE TREES					
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	SM	Swietenia mahgoni Mahogany	4" Cal	B&B	Florida Fancy Full Crown
FLOWERING TREES					
	BA	Bauhinia blakeana Hong Kong Orchid Tree	4" Cal	B&B	Florida Fancy
	CV	Callistemon viminalis 'Red Cascade' 'Red Cascade' Weeping Bottlebrush	10' HT	B&B	Florida Fancy
	CF	Cassia fistula Golden Shower	4" Cal	B&B	Florida Fancy
	CI	Citrus spp. Citrus	14' HT 6' CT	B&B	Florida fancy
	DR	Delonix regia Royal Poinciana	10-12' HT/SPD	B&B	Florida Fancy
	JM	Jacaranda mimosifolia Jacaranda	4" Cal	B&B	Florida Fancy
	TH	Tabebuia heterophylla Pink Trumpet Tree	10' HT	B&B	Florida Fancy
PALM TREES					
	RR	Roystonia regia Royal Palm	17" Cal	B&B	24' Height Overall Florida Fancy
	VM	Veitchii Merrill Christmas Palm	18' HT	B&B	Single Trunk Florida Fancy
	WR	Washingtonia robusta Mexican Fan Palm	17" Cal	B&B	24' Overall Height Florida Fancy

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

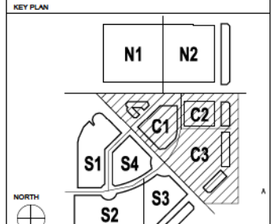
0 10' 20' 40' N

GENERAL NOTES

PLANT KEY

PALM TREE
SHADE TREE
FLOWERING TREE
SHRUB
GROUND COVER

KEY PLAN



NOT FOR CONSTRUCTION

CONSULTANT

MAHAN RYKIEL ASSOCIATES INC
The Stieff Silver Building, 600 Wyman Park Drive, Suite 100, Baltimore, MD 21211 410.895.9001

PROJECT

MEDITERRANEAN VILLAGE at Ponce Circle

CLIENT

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

ISSUE DRAWING LOG

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

SEAL

SHEET IDENTIFICATION

TITLE

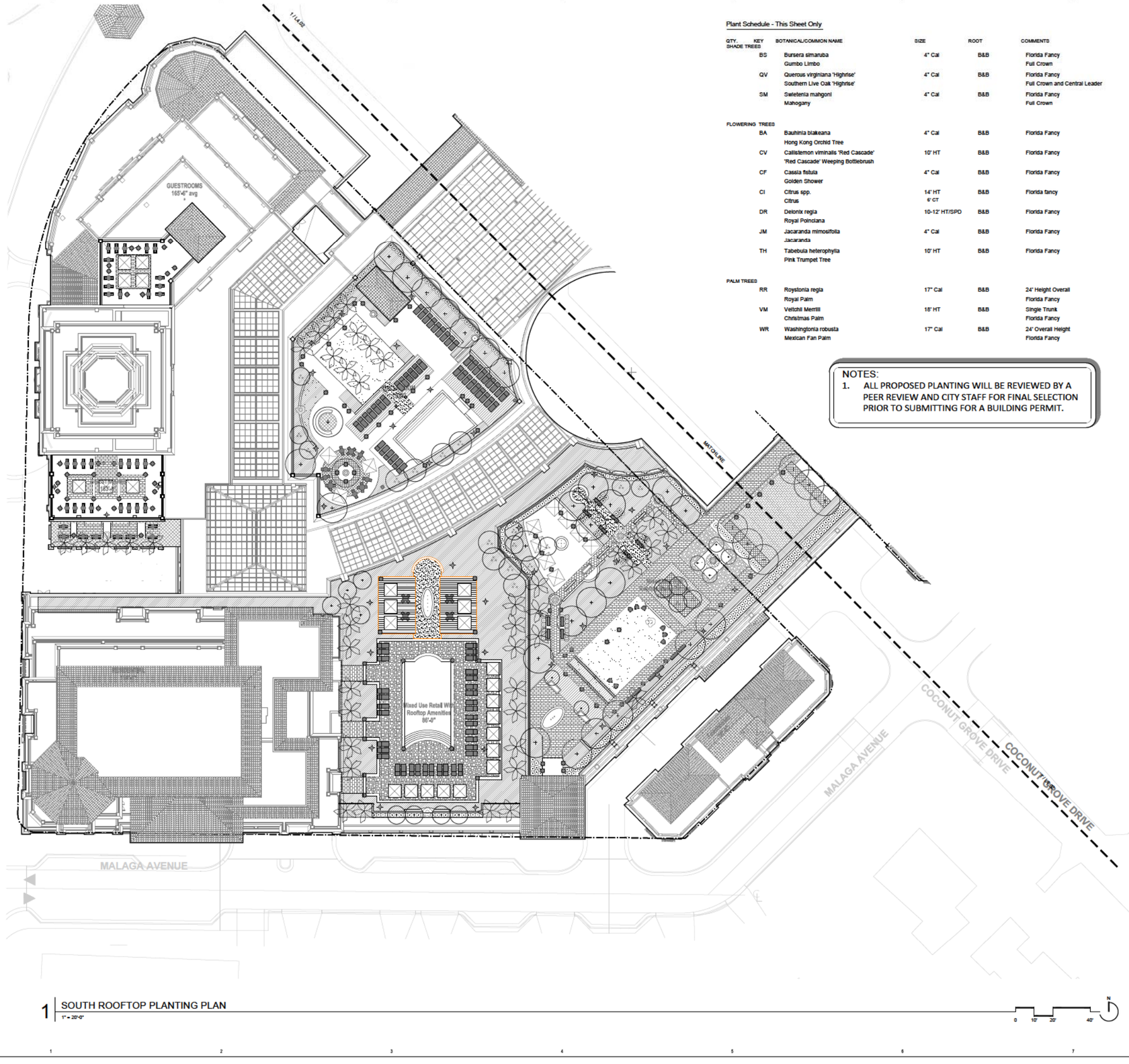
CENTRAL PARCEL ACTIVATED ROOFTOP PLANTING PLAN

NUMBER

L-402

FILE NAME: S:\14 Projects\1402 Old Spanish Village\CAD\MPA\11 PZ Submission\L-402 Central Parcel Activated Rooftop Planting Plan.dwg

DATE: 6/23/2014 5:04 PM



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

0 10' 20' 40'

Plant Schedule - This Sheet Only

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

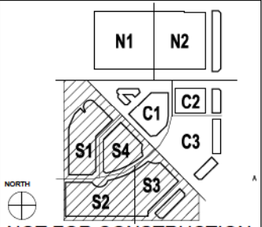
NOTES:
1. ALL PROPOSED PLANTING WILL BE REVIEWED BY A PEER REVIEW AND CITY STAFF FOR FINAL SELECTION PRIOR TO SUBMITTING FOR A BUILDING PERMIT.

GENERAL NOTES

PLANT KEY

PALM TREE
SHADE TREE
FLOWERING TREE
SHRUB
GROUND COVER

KEY PLAN



NORTH

NOT FOR CONSTRUCTION

CONSULTANT

MAHAN RYKIEL ASSOCIATES INC
The Stieff Silver Building, 600 Wyman Park Drive, Suite 100, Baltimore, MD 21211 410.895.9001

PROJECT

MEDITERRANEAN VILLAGE at Ponce Circle

CLIENT

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

ISSUE DRAWING LOG

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

SEAL

SHEET IDENTIFICATION

TITLE

SOUTH PARCEL ACTIVATED ROOFTOP PLANTING PLAN

NUMBER

L-403

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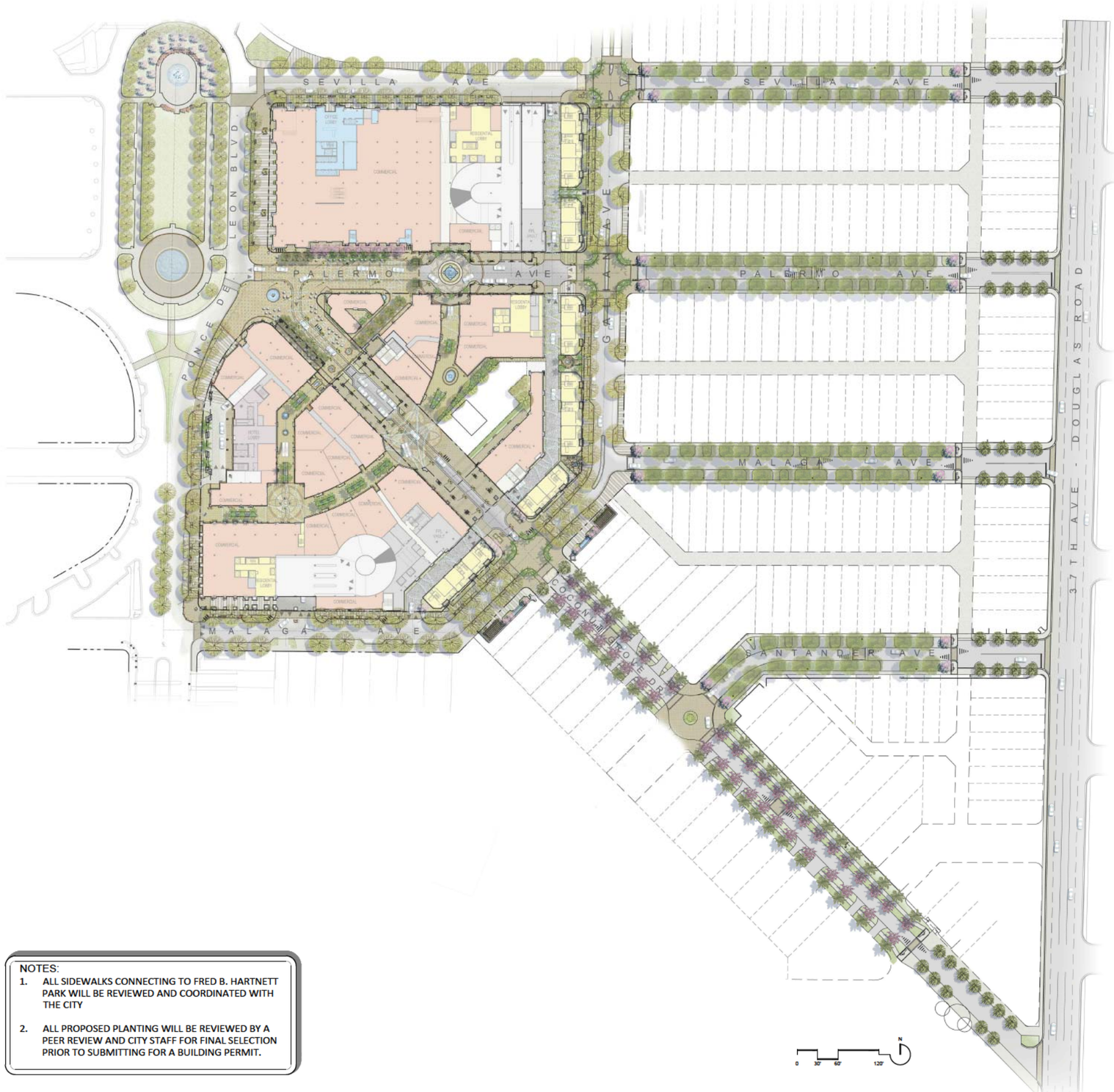
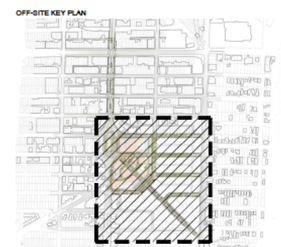


NOTES:

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

OFF-SITE KEY PLAN



NOT FOR CONSTRUCTION

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CONSULTANT

MAHAN RYKIEL ASSOCIATES INC
The Bluff Elber Building, 1830 Wyman Park Drive, Suite 100, Baltimore, MD 21211 410.366.8001

PROJECT

MEDITERRANEAN VILLAGE at Ponce Circle

CLIENT

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

ISSUE DRAWING LOG

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

SEAL

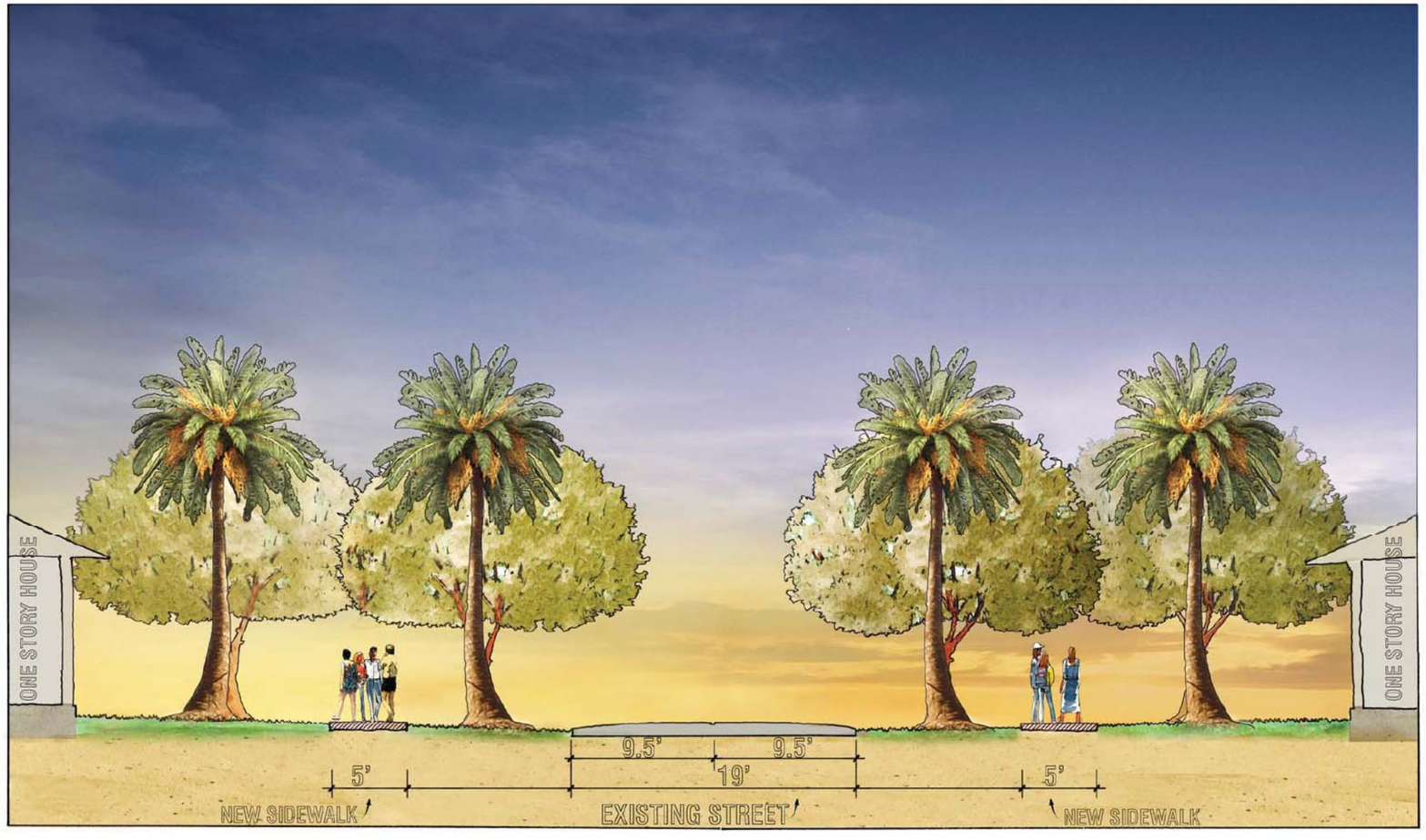
SHEET IDENTIFICATION

TITLE

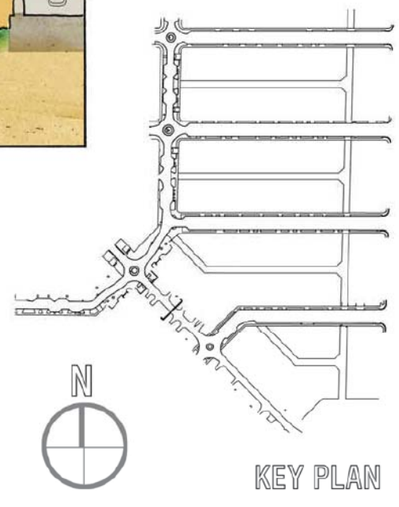
ILLUSTRATIVE OFF-SITE NEIGHBORHOOD IMPROVEMENTS PLAN

NUMBER

L-500



COCONUT GROVE DRIVE



KEY PLAN

ALPHA PLAN DEVELOP INVEST

CONSULTANT

PROJECT

MEDITERRANEAN VILLAGE
at Ponce Circle

CLIENT

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

AGAVE PONCE LLC

SEAL

SHEET IDENTIFICATION

TITLE

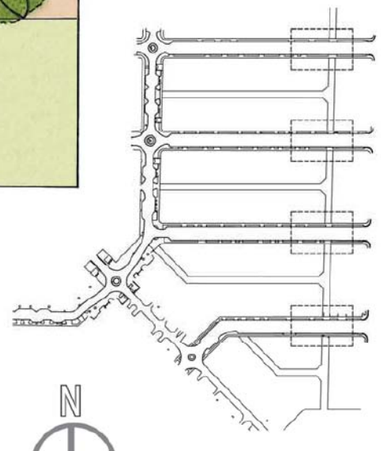
NEIGHBORHOOD URBAN DESIGN

NUMBER

UD - 101

2014 ALPHA PLAN LLC

PROPOSED STREET PLAN VIEW



KEY PLAN

ALPHA PLAN DEVELOP INVEST

CONSULTANT

PROJECT

MEDITERRANEAN VILLAGE at Ponce Circle

CLIENT

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

AGAVE PONCE LLC

SEAL

SHEET IDENTIFICATION

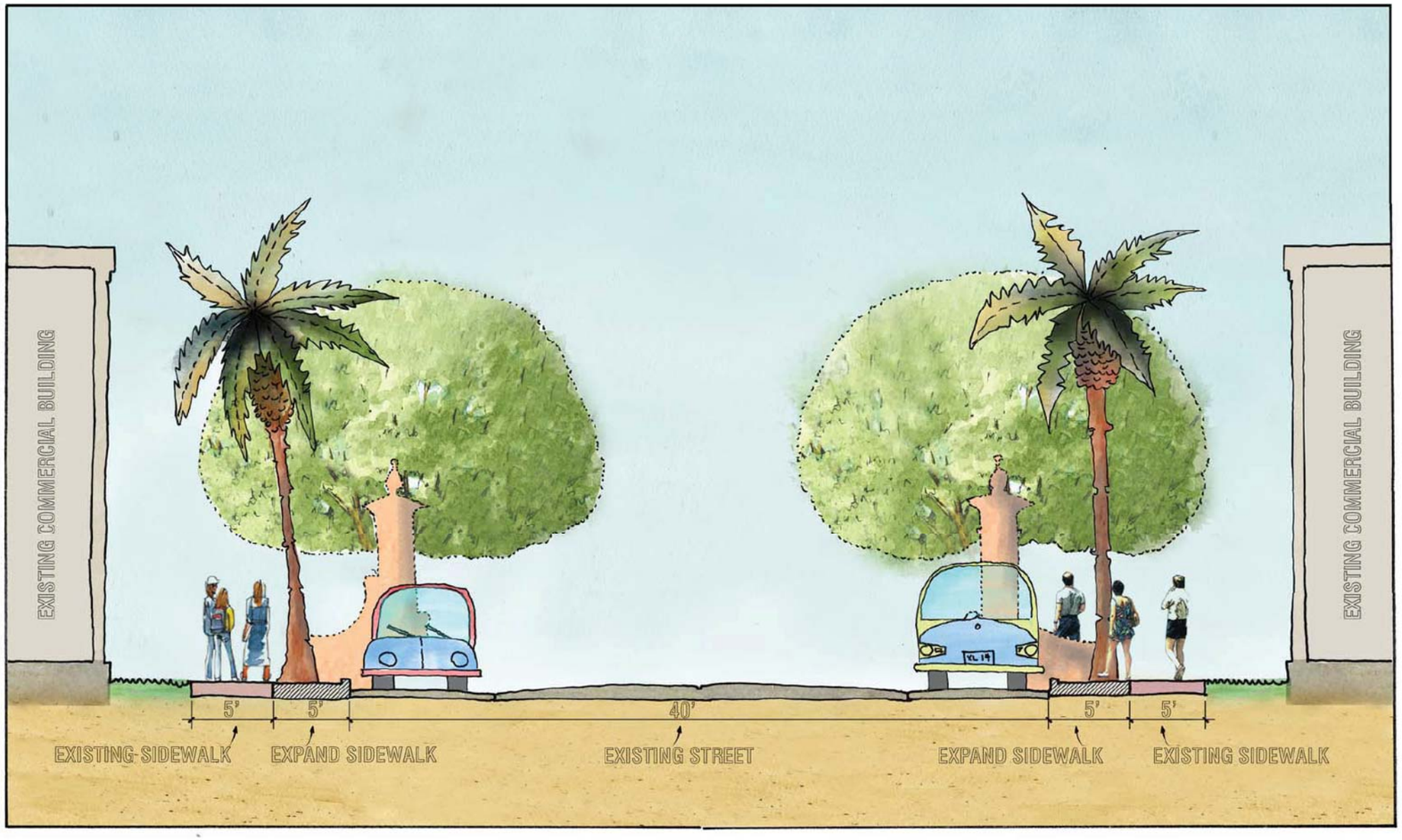
TITLE

NEIGHBORHOOD URBAN DESIGN

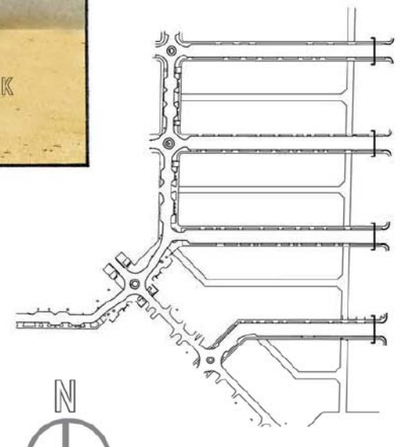
NUMBER

UD - 101

2014 ALPHA PLAN LLC



TYPICAL COMMERCIAL AREA STREET
VIEW FROM SW 37TH AVE



KEY PLAN

ALPHA
PLAN DEVELOP INVEST

CONSULTANT

PROJECT

MEDITERRANEAN VILLAGE
at Ponce Circle

CLIENT

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

AGAVE PONCE LLC

SEAL

SHEET IDENTIFICATION

TITLE

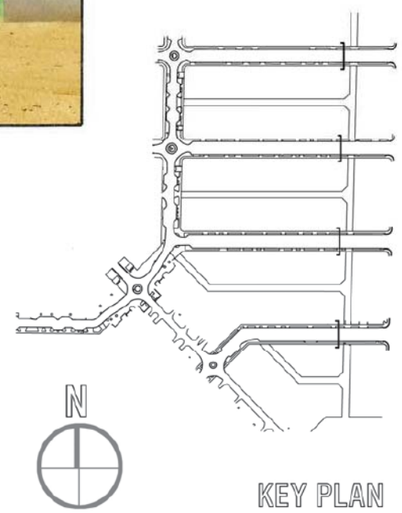
NEIGHBORHOOD URBAN DESIGN

NUMBER

UD - 101

2014 ALPHA PLAN LLC

TYPICAL NEIGHBORHOOD ENTRANCE FEATURE



KEY PLAN

ALPHA
PLAN DEVELOP INVEST

CONSULTANT

PROJECT

MEDITERRANEAN VILLAGE
at Ponce Circle

CLIENT

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

AGAVE PONCE LLC

SEAL

SHEET IDENTIFICATION

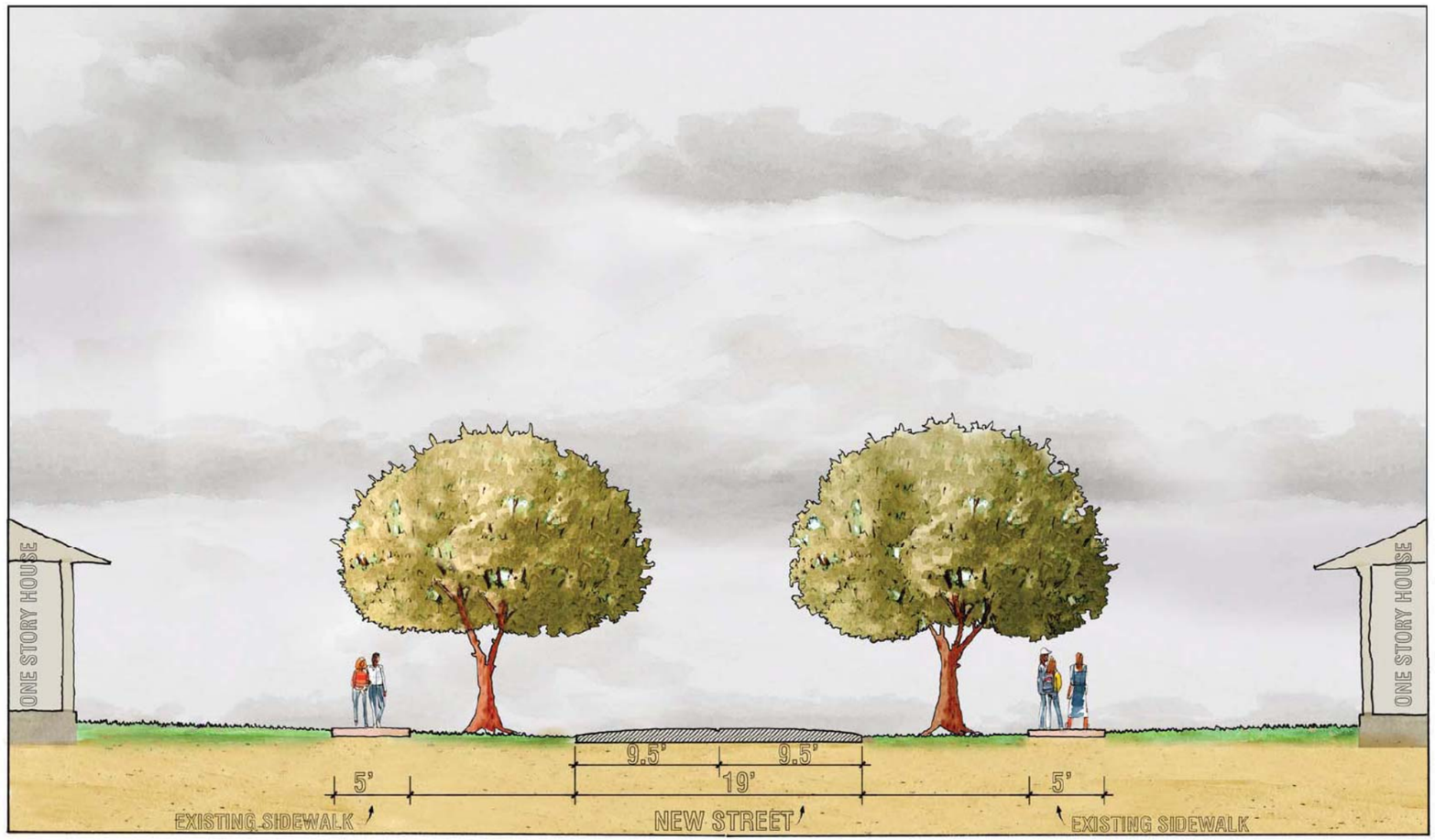
TITLE

NEIGHBORHOOD URBAN DESIGN

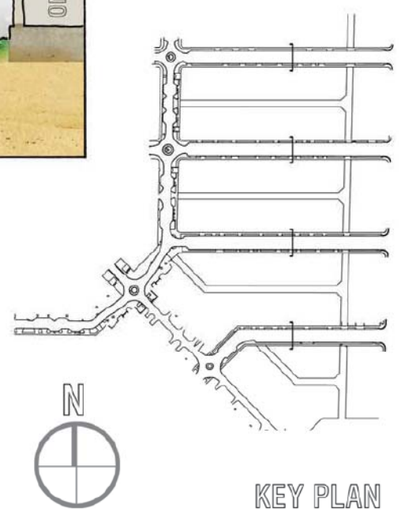
NUMBER

UD - 101

2014 ALPHA PLAN LLC



TYPICAL RESIDENTIAL ROADWAY



KEY PLAN

ALPHA
PLAN DEVELOP INVEST

CONSULTANT

PROJECT

MEDITERRANEAN VILLAGE
at Ponce Circle

CLIENT

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

AGAVE PONCE LLC

SEAL

SHEET IDENTIFICATION

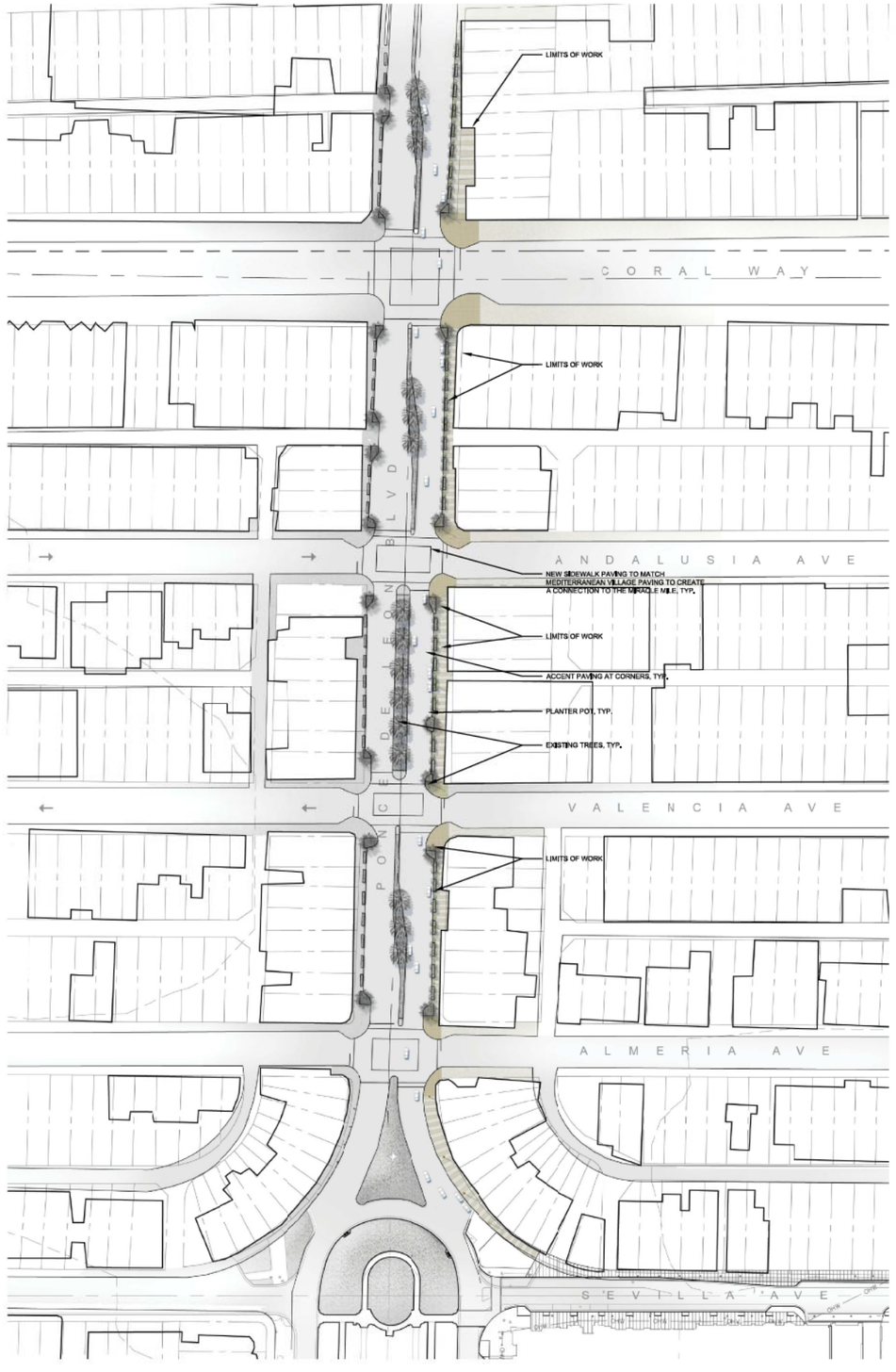
TITLE

NEIGHBORHOOD URBAN DESIGN

NUMBER

UD - 101

2014 ALPHA PLAN LLC

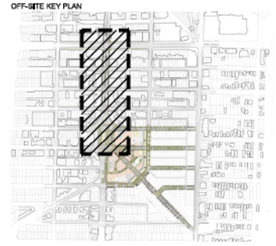


NOTES:

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

0 25' 50' 100' N

OFF-SITE KEY PLAN



NOT FOR CONSTRUCTION

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TIME: 1/27/2014 5:23 PM

CONSULTANT

MAHAN RYKIEL ASSOCIATES INC
The Shaff Shaw Building, 1530 Wynan Park Drive, Suite 100, Baltimore, MD 21211 410.889.8001

PROJECT

MEDITERRANEAN VILLAGE at Ponce Circle

CLIENT

AGAVE PONCE LLC,
2831, 2901, 3301 PONCE DE LEON BOULEVARD

ISSUE DRAWING LOG

6/30/14	BOARD OF ARCHITECTS
7/28/14	BOARD OF ARCHITECTS
9/26/14	PEER REVIEW
11/23/14	BOARD OF ARCHITECTS
1/28/15	PLANNING & ZONING

SEAL

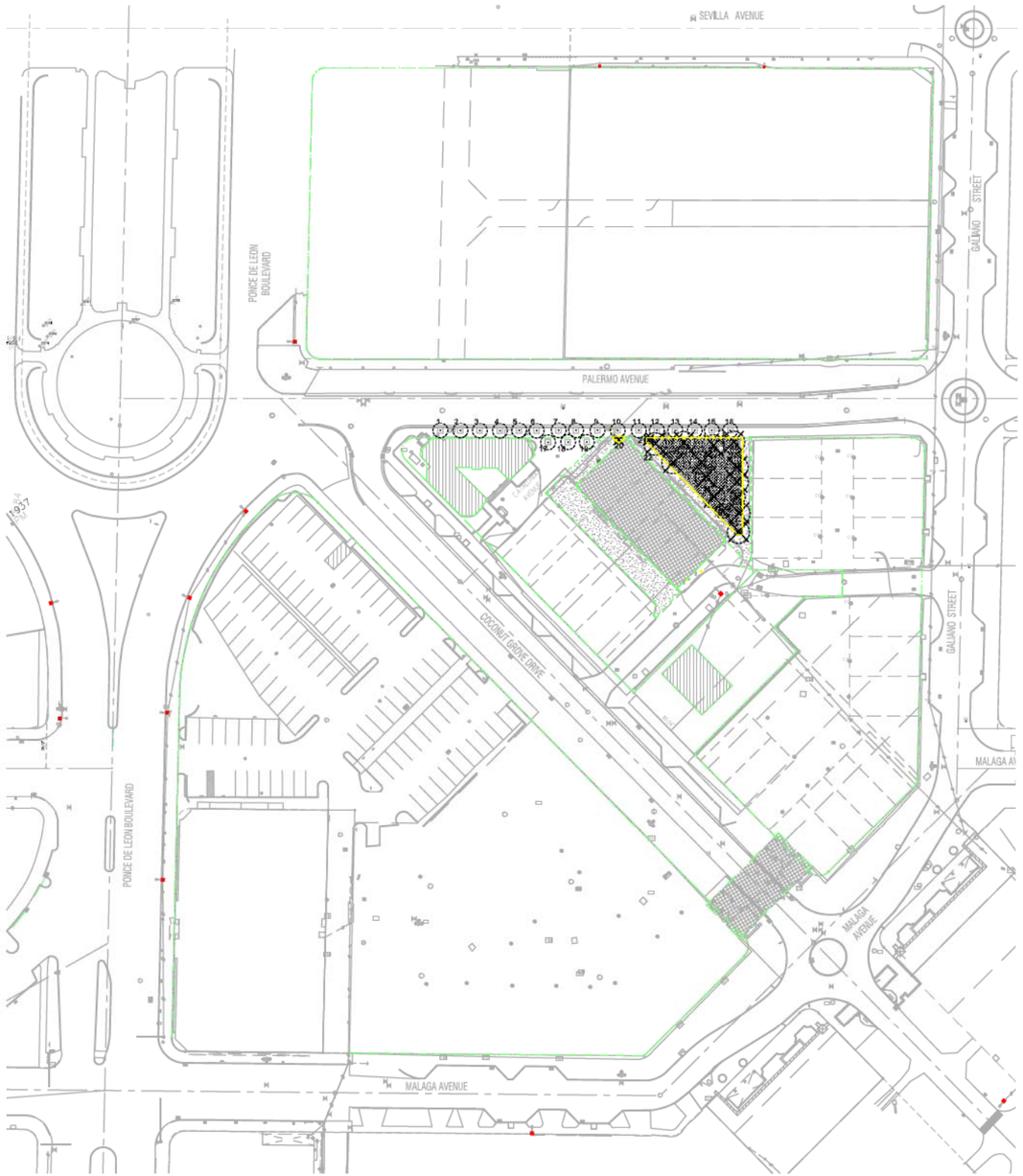
SHEET IDENTIFICATION

TITLE

ILLUSTRATIVE OFF-SITE STREETSCAPE IMPROVEMENTS PLAN

NUMBER

L-501



1 DEMOLITION PLAN – SITE PLAN
1" = 40'-0"

TREE LEGEND & DISPOSITION TABLE:

SYM	TREE TYPE	TRUNK DIA. (in inches)	HEIGHT (in feet)	CANOPY (IN FEET)	CONDITION	DISPOSITION
1	PALM TREE	18.5	22	8	GOOD	TO REMAIN
2	PALM TREE	17	22	8	GOOD	TO REMAIN
3	PALM TREE	16.5	22	8	FAIR	TO REMAIN
4	PALM TREE	16	22	8	GOOD	TO REMAIN
5	PALM TREE	20	28	10	POOR	TO REMAIN
6	PALM TREE	19.5	22	10	POOR	TO REMAIN
7	PALM TREE	17.5	22	12	GOOD	TO REMAIN
8	PALM TREE	17.5	26	14	GOOD	TO REMAIN
9	PALM TREE	18	22	17	GOOD	TO REMAIN
10	PALM TREE	18	22	12	GOOD	TO REMAIN
11	PALM TREE	21	20	10	GOOD	TO REMAIN
12	PALM TREE	20	22	10	GOOD	TO REMAIN
13	PALM TREE	20	20	10	GOOD	TO REMAIN
14	PALM TREE	23	22	17	GOOD	TO REMAIN
15	PALM TREE	22	20	17	GOOD	TO REMAIN
16	PALM TREE	22	22	12	GOOD	TO REMAIN
17	PALM TREE	19	24	17	GOOD	TO REMAIN
18	PALM TREE	19.5	24	17	GOOD	TO REMAIN
19	PALM TREE	19	22	8	POOR	TO REMAIN
20	SHADE TREE	16	20	8	FAIR	TO REMOVE
21	MULTI-TRUNK	11.5/16.5	11, STAGGERED	16	GOOD	TO REMOVE
22	MULTI-TRUNK PALM	11.5/21/22.5	20	16	GOOD	TO REMOVE
23	SHADE TREE	24	11	14	FAIR	TO REMOVE
24	MULTI-TRUNK PALM	17.5/20	17, STAGGERED	18	GOOD	TO REMOVE
25	MULTI-TRUNK	9.5/11.5	11	14	GOOD	TO REMOVE
26	MULTI-TRUNK	11.5/16	17	17	FAIR	TO REMOVE
27	MULTI-TRUNK PALM	14/17/18.5	19, STAGGERED	14	GOOD	TO REMOVE
28	MULTI-TRUNK PALM	14/17/24	20, STAGGERED	10	GOOD	TO REMOVE
29	SHADE TREE	11	12	10	POOR	TO REMOVE
30	SHADE TREE	26.5	10	16	GOOD	TO REMOVE
31	MULTI-TRUNK PALM	14/20	17, STAGGERED	18	GOOD	TO REMOVE
32	MULTI-TRUNK	11.5/15	10	16	GOOD	TO REMOVE
33	SHADE TREE	27	9	14	FAIR	TO REMOVE
A	MULTI-TRUNK	11.5/16	8	14	GOOD	
B	MULTI-TRUNK	11/12.5	9	12	FAIR	

LANDSCAPE DEMOLITION NOTES:

1. EXISTING TREE LOCATIONS IDENTIFIED BY SATELLITE IMAGERY. VERIFY EXISTING CONDITIONS BEFORE BEGINNING WORK.
2. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT AND OWNERS REPRESENTATIVE IMMEDIATELY UPON ENCOUNTERING ANY HAZARDOUS OR REGULATED MATERIALS DURING DEMOLITION ACTIVITIES. THE CONTRACTOR SHALL DOCUMENT SAME TO THE ARCHITECT TO OBTAIN DIRECTION AS TO THE APPROPRIATE ACTION(S) TO BE TAKEN.
3. WHERE NEW WORK IS TO BE DONE, CARE SHALL BE TAKEN TO PROTECT ALL EXISTING ADJACENT SURFACES, STRUCTURES, IMPROVEMENTS, AND AREAS FROM DAMAGE. ANY SUCH IMPROVEMENTS DAMAGED DURING CONSTRUCTION OR DEMOLITION SHALL BE RESTORED TO THEIR ORIGINAL CONDITION AT NO EXTRA COST TO THE OWNER.
4. CONTRACTORS SHALL BACKFILL EXCAVATED AREAS WITH ACCEPTABLE MATERIAL AS SPECIFIED IN THE CONTRACT DOCUMENTS.
5. EXCAVATED/DEMOLISHED MATERIALS TO BE REMOVED IMMEDIATELY, TRANSPORTED OFFSITE AND LEGALLY DISPOSED OF. NO STORAGE OF THESE MATERIALS IS PERMITTED ON SITE.
6. EXISTING TREES TO REMAIN SHALL BE PROTECTED FROM DAMAGE AS SPECIFIED.

DEMOLITION LEGEND:

- EXISTING TREE TO BE REMOVED (TYP. 14 THIS SHEET)
- EXISTING TREE TO REMAIN
- CLEAR AND GRUB EXISTING SHRUB / LAWN AREAS
- LIMIT OF DISTURBANCE

GENERAL NOTES

A. EXISTING CONDITION NOTED ARE BASE ON BOUNDARY SURVEY WITH ELEVATIONS DRAWING BY SCHWELKE SHERKIN AND ASSOCIATES,INC DATED 6/3/2011, CONTRACTOR TO VERIFY CURRENT STATUS OF CONDITIONS AT START TO WORK, THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS BEFORE BEGINNING WORK, ANY DISCREPANCY BETWEEN DRAWINGS AND ACTUAL CONDITIONS SHALL BE COORDINATED AND RESOLVED WITH ARCHITECT AND ENGINEERS.

B. THE CONTRACTOR SHALL FULLY COORDINATE ALL ARCHITECTURAL, MECHANICAL, PLUMBING, ELECTRICAL, FIRE PROTECTION, STRUCTURAL AND CIVIL DEMOLITION WORK, SEE CIVIL, STRUCTURAL, MECHANICAL, PLUMBING AND ELECTRICAL FOR FURTHER EXTENT OF DEMOLITION.

C. THE CONTRACTOR SHALL SCHEDULE AND COORDINATE WITH THEIR SUBCONTRACTOR, LOCAL UTILITY COMPANIES AND THE OWNER.

D. UNLESS OTHERWISE NOTED, ALL DEMOLITION AND EXISTING MATERIALS ARE TO BE DISPOSED OF OFF-SITE BY THE CONTRACTOR

E. THE CONTRACTOR SHALL PROTECT ALL EXISTING TO REMAIN

F. THE CONTRACTOR SHALL REPAIR ANY FINISHES, EQUIPMENT,ETC SCHEDULE TO REMAIN WHICH AREA DEMARED AS A RESULT OF DEMOLITION OR NEW WORK.

G. THE CONTRACTOR SHALL PROVIDE SOLID MANAGEMENT WASTE SYSTEM THAT MEET LEED NEIGHBORHOOD DEVELOPMENT 2009 SOLID MANAGEMENT WASTE CREDIT REQUIREMENTS, THE SOLID WASTE MANAGEMENT SHALL MEET AT LEAST FOUR OF THE FOLLOWING FIVE REQUIREMENTS AND PUBLICIZE THEIR THE AVAILABILITY AND THE BENEFITS.
1. INCLUDE AS PART OF THE PROJECT AT LEAST ONE RECYCLING OR REUSE STATION
2. INCLUDE AS PART OF PROJECT AT LEAST ON DROP-OFF POINT FOR POTENTIALLY HAZARDOUS OFFICE OR HOUSEHOLD WASTES AND ESTABLISH A PLAN FOR POST COLLECTION DISPOSAL OR USE.
3. INCLUDE AS PART OF THE PROJECT AT LEAST ONE COMPOST STATION OR LOCATION.
4. ON EVERY MIXED-USE OR NONRESIDENTIAL BLOCK OR AT LEAST EVERY 500 FEET, WHICHEVER IS SHORTHER, INCLUDE RECYCLING CONTAINERS.
5. RECYCLE, REUSE, OR SALVAGE AT LEAST 50% OF NONHAZARDOUS, DEMOLITION, AND RENOVATION DEBRIS.

H. THE CONTRACTOR SHALL CREATE AND IMPLEMENT AN EROSION AND SEDIMENTATION CONTROL PLAN FOR ALL NEW CONSTRUCTION ACTIVITIES ASSOCIATED WITH THE PROJECT THAT MEET LEED NEIGHBORHOOD DEVELOPMENT 2009 CONSTRUCTION ACTIVITY POLLUTION PREVENTION CREDIT REQUIREMENT.

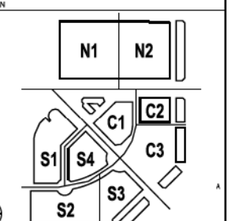
I. THE CONTRACTOR SHALL PROTECT THE HISTORIC BUILDING ON SITE DURING DEMOLITION AND MEET THE REQUIREMENT OF LEED NEIGHBORHOOD DEVELOPMENT 2009 HISTORIC RESOURCE PRESERVATION AND ADAPTIVE USE CREDIT.

J. COCONUT GROVE DRIVE STREET SHALL BE CLOSED FOR THE PERIOD OF TIME DURING THE DEMOLITION OF THE ENTRY ARC BRIDGE. CONTRACTOR SHALL COORDINATE THE ROAD CLOSURE WITH THE CITY.

GRAPHIC LEGEND

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

KEY PLAN



NORTH

NOT FOR CONSTRUCTION

CONSULTANT

MAHAN RYKIEL ASSOCIATES INC
The Ideal Floor Building, 800 Wyman Park Drive, Suite 100, Baltimore, MD 21211 410.889.8001

PROJECT

MEDITERRANEAN VILLAGE at Ponce Circle

CLIENT

AGAVE PONCE LLC,
2901, 2931, 3201 PONCE DE LEON BOULEVARD

ISSUE DRAWING LOG

	10/29/14	PLANNING & ZONING SUB

SEAL

SHEET IDENTIFICATION

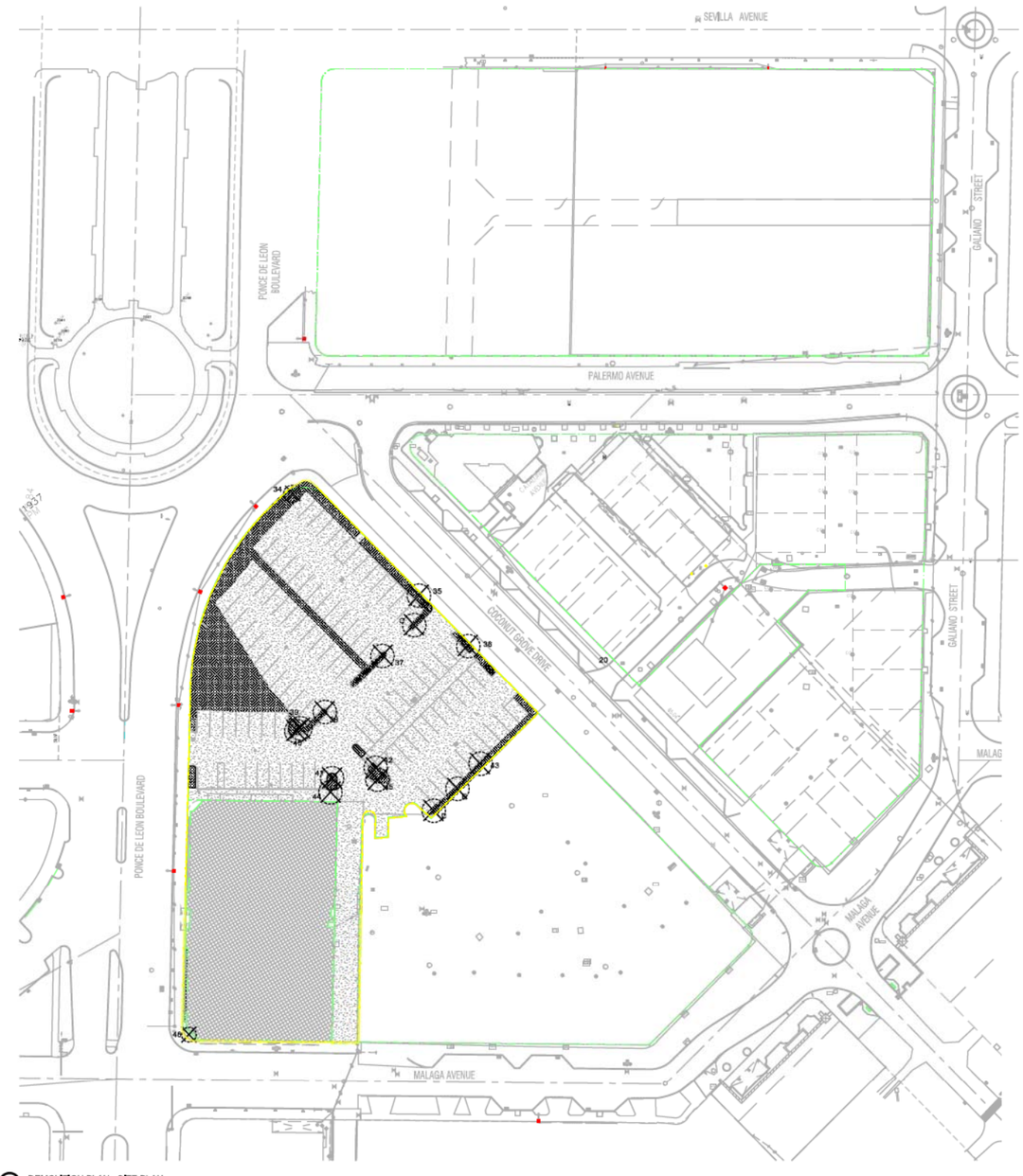
TITLE

TREE DISPOSITION PLAN

NUMBER

TD-100

FILE NAME: 5514 Projects\14012 Old Spanish Village\CAD\ARK\08 PZ Submittal\TD-100.dwg TIME: 10/27/2014 8:12 PM



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

TREE LEGEND & DISPOSITION TABLE:

SYM	TREE TYPE	TRUNK DIA. (in inches)	HEIGHT (in feet)	CANOPY (IN FEET)	CONDITION	DISPOSITION
34	MULTI-TRUNK	16/16	8	14	GOOD	TO REMOVE
35	PALM TREE	24	23	10	GOOD	TO REMOVE
36	PALM TREE	18	19	10	GOOD	TO REMOVE
37	PALM TREE	22.5	18	10	GOOD	TO REMOVE
38	PALM TREE	22	20	10	GOOD	TO REMOVE
39	PALM TREE	20	22	10	GOOD	TO REMOVE
40	PALM TREE	14.5	17	8	GOOD	TO REMOVE
41	PALM TREE	24	28	12	GOOD	TO REMOVE
42	PALM TREE	22	17	8	FAIR	TO REMOVE
43	PALM TREE	25	19	10	GOOD	TO REMOVE
44	PALM TREE	21	21	6	GOOD	TO REMOVE
45	PALM TREE	23	25	8	GOOD	TO REMOVE
46	MULTI-TRUNK	47/79	19	26	FAIR	TO REMOVE
C	PALM TREE	20	24	10	FAIR	
D	PALM TREE	20	25	10	FAIR	
E	PALM TREE	21	23	10	FAIR	

LD-2

LANDSCAPE DEMOLITION NOTES:

1. EXISTING TREE LOCATIONS IDENTIFIED BY SATELLITE IMAGERY. VERIFY EXISTING CONDITIONS BEFORE BEGINNING WORK.
2. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT AND OWNERS REPRESENTATIVE IMMEDIATELY UPON ENCOUNTERING ANY HAZARDOUS OR REGULATED MATERIALS DURING DEMOLITION ACTIVITIES. THE CONTRACTOR SHALL DOCUMENT SAME TO THE ARCHITECT TO OBTAIN DIRECTION AS TO THE APPROPRIATE ACTIONS TO BE TAKEN.
3. WHERE NEW WORK IS TO BE DONE, CARE SHALL BE TAKEN TO PROTECT ALL EXISTING ADJACENT SURFACES, STRUCTURES, IMPROVEMENTS, AND AREAS FROM DAMAGE. ANY SUCH IMPROVEMENTS DAMAGED DURING CONSTRUCTION OR DEMOLITION SHALL BE RESTORED TO THEIR ORIGINAL CONDITION AT NO EXTRA COST TO THE OWNER.
4. CONTRACTORS SHALL BACKFILL EXCAVATED AREAS WITH ACCEPTABLE MATERIAL AS SPECIFIED IN THE CONTRACT DOCUMENTS.
5. EXCAVATED/DEMOLISHED MATERIALS TO BE REMOVED IMMEDIATELY, TRANSPORTED OFFSITE AND LEGALLY DISPOSED OF. NO STORAGE OF THESE MATERIALS IS PERMITTED ON SITE.
6. EXISTING TREES TO REMAIN SHALL BE PROTECTED FROM DAMAGE AS SPECIFIED.

DEMOLITION LEGEND:

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

GENERAL NOTES

A. EXISTING CONDITION NOTED ARE BASE ON BOUNDARY SURVEY WITH ELEVATIONS DRAWING BY SCHNEIDER SHEEHAN AND ASSOCIATES,INC DATED 1-21-2011, CONTRACTOR TO VERIFY CURRENT STATUS OF CONDITIONS AT START TO WORK, THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS BEFORE BEGINNING WORK, ANY DISCREPANCY BETWEEN DRAWINGS AND ACTUAL CONDITIONS SHALL BE COORDINATED AND RESOLVED WITH ARCHITECT AND ENGINEERS.

B. THE CONTRACTOR SHALL FULLY COORDINATE ALL ARCHITECTURAL, MECHANICAL, PLUMBING, ELECTRICAL, FIRE PROTECTION, STRUCTURAL AND CIVIL DEMOLITION WORK, SEE CIVIL, STRUCTURAL, MECHANICAL, PLUMBING AND ELECTRICAL FOR FURTHER EXTENT OF DEMOLITION.

C. THE CONTRACTOR SHALL SCHEDULE AND COORDINATE WITH THEIR SUBCONTRACTOR, LOCAL UTILITY COMPANIES AND THE OWNER.

D. UNLESS OTHERWISE NOTED, ALL DEMOLITION AND EXISTING MATERIALS ARE TO BE DISPOSED OF OFF-SITE BY THE CONTRACTOR

E. THE CONTRACTOR SHALL PROTECT ALL EXISTING TO REMAIN

F. THE CONTRACTOR SHALL REPAIR ANY FINISHES, EQUIPMENT,ETC SCHEDULE TO REMAIN WHICH AREA DEMAGED AS A RERULT OF DEMOLITION OR NEW WORK.

G. THE CONTRACTOR SHALL PROVIDE SOLID MANAGEMENT WASTE SYSTEM THAT MEET LEED NEIGHBORHOOD DEVELOPMENT 2009 SOLID MANAGEMENT WASTE CREDIT REQUIREMENTS. THE SOLID WASTE MANAGEMENT SHALL MEET AT LEAST FOUR OF THE FOLLOWING FIVE REQUIREMENTS AND PUBLICIZE THEIR THE AVAILABILITY AND THE BENEFITS.
1, INCLUDE AS PART OF THE PROJECT AT LEAST ONE RECYCLING OR REUSE STATION
2, INCLUDE AS PART OF PROJECT AT LEAST ON DROP-OFF POINT FOR POTENTIALLY HAZARDOUS OTPES OR HOUSEHOLD WASTES AND ESTABLISH A PLAN FOR POST COLLECTION DISPOSAL OR USE.
3, INCLUDE AS PART OF THE PROJECT AT LEAST ONE COMPOST STATION OR LOCATION.
4, ON EVERY HOUSE-SITE OR NONRESIDENTIAL BLOCK OR AT LEAST EVERY 800 FEET, WHICHEVER IS SHORTHER, INCLUDE RECYCLING CONTAINERS,
5, RECYCLE, REUSE, OR SALVAGE AT LEAST 50% OF NONHAZARDOUS, DEMOLITION, AND RENOVATION DEBRIS.

H. THE CONTRACTOR SHALL CREATE AND IMPLEMENT AN EROSION AND SEDIMENTATION CONTROL PLAN FOR ALL NEW CONSTRUCTION ACTIVITIES ASSOCIATED WITH THE PROJECT THAT MEET LEED NEIGHBORHOOD DEVELOPMENT 2009 CONSTRUCTION ACTIVITY POLLUTION PREVENTION CREDIT REQUIREMENT.

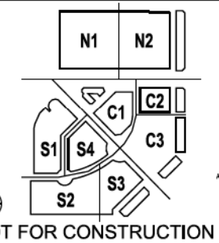
I. THE CONTRACTOR SHALL PROTECT THE HISTORIC BUILDING ON SITE DURING DEMOLITION AND MEET THE REQUIREMENT OF LEED NEIGHBORHOOD DEVELOPMENT 2009 HISTORIC RESOURCE PRESERVATION AND ADAPTIVE USE CREDIT.

J. COCONUT GROVE DRIVE STREET SHALL BE CLOSED FOR THE PERIOD OF TIME DURING THE DEMOLITION OF THE ENTRY ARC BRIDGE. CCTRACTOR SHALL COORDINATE THE ROAD CLOSURE WITH THE CITY.

GRAPHIC LEGEND

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

KEY PLAN



NORTH

NOT FOR CONSTRUCTION

CONSULTANT

MAHAN RYKIEL ASSOCIATES INC
The Ideal Place Building, 800 Wyman Park Drive, Suite 100, Baltimore, MD 21211 410.889.3001

PROJECT

MEDITERRANEAN VILLAGE at Ponce Circle

CLIENT

AGAVE PONCE LLC,
2801, 2901, 3301 PONCE DE LEON BOULEVARD

ISSUE DRAWING LOG

	12/29/14	PLANNING & ZONING SUB

SEAL

SHEET IDENTIFICATION

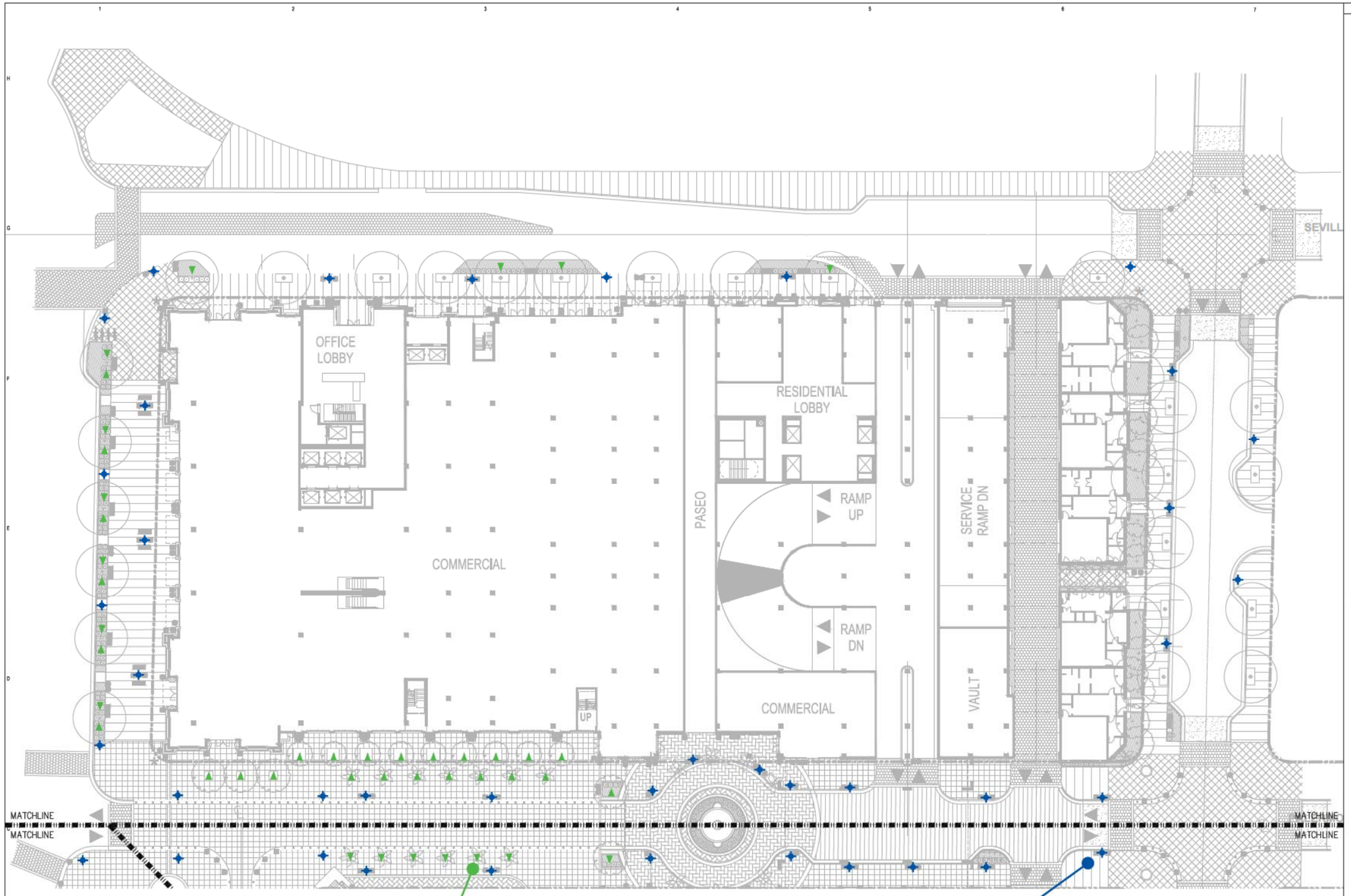
TITLE

TREE DISPOSITION PLAN

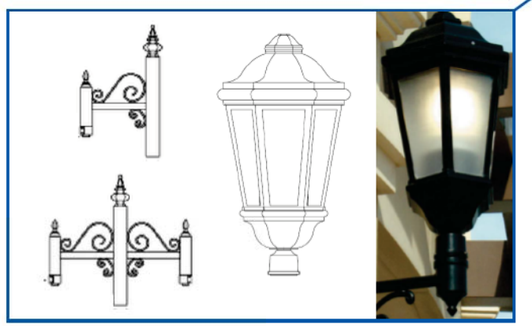
NUMBER

TD-101

FILE NAME: S:\14 Projects\1412 Old Spanish Village\CAD\MARKUP PZ Submittal\TD-101.dwg TIME: 12/27/2014 8:12 PM



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



Manufacturer: Beacon Lighting
Intent: Single and Double Head Poles with Scrollwork Arms
Pole Height: 16'
Source: Warm White LED

CONSULTANT
exp U.S. Services Inc.
t: +1.407.660.0068 | f: +1.407.660.1655
2601 Westhall Lane
Maitland, FL 32751
U.S.A.
www.exp.com

PROJECT

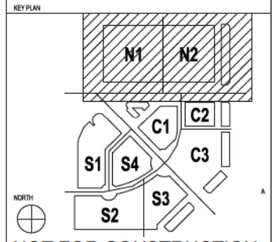
MEDITERRANEAN VILLAGE at Ponce Circle

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

ISSUE DRAWING LOG

SEAL

KEY PLAN



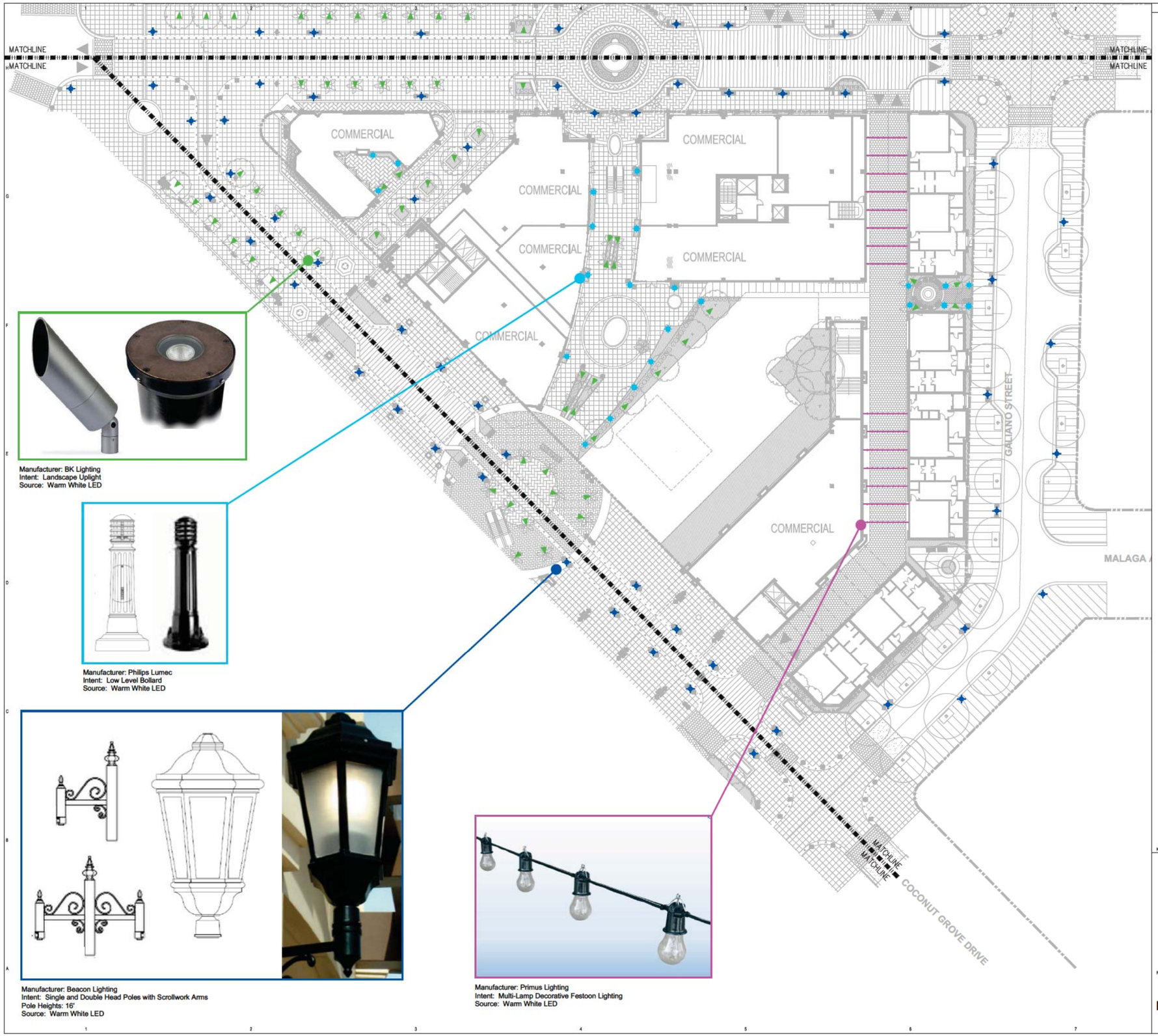
NOT FOR CONSTRUCTION

SHEET IDENTIFICATION

TITLE
NORTH PARCEL LIGHTING PLAN

NUMBER
LD-201

TIME
FILE NAME



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

Manufacturer: Philips Lumec
Intent: Low Level Bollard
Source: Warm White LED

Manufacturer: Beacon Lighting
Intent: Single and Double Head Poles with Scrollwork Arms
Pole Heights: 16'
Source: Warm White LED

Manufacturer: Primus Lighting
Intent: Multi-Lamp Decorative Festoon Lighting
Source: Warm White LED

CONSULTANT

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PROJECT

MEDITERRANEAN VILLAGE at Ponce Circle

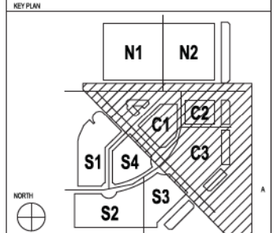
CLIENT

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

ISSUE DRAWING LOG

SEAL

KEY PLAN



NORTH

NOT FOR CONSTRUCTION

SHEET IDENTIFICATION

TITLE

CENTRAL PARCEL LIGHTING PLAN

NUMBER

LD-202

TIME

FILE NAME

MATCHLINE
MATCHLINE

COMMERCIAL
COMMERCIAL
RAMP DN
COMMERCIAL
COMMERCIAL
COMMERCIAL
HOTEL
COMMERCIAL
COMMERCIAL
COMMERCIAL
COMMERCIAL
COMMERCIAL
RAMP DN
COMMERCIAL
COMMERCIAL
FPL VAULT
RAMP DN
RAMP UP
COMMERCIAL
MATCHLINE
MATCHLINE
COCONUT GROVE DRIVE

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

Manufacturer: Beacon Lighting
Intent: Single and Double Head Poles with Scrollwork Arms
Pole Heights: 16'
Source: Warm White LED

Manufacturer: Philips Lumec
Intent: Low Level Bollard
Source: Warm White LED

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PROJECT

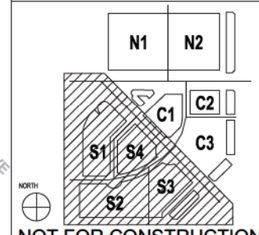
MEDITERRANEAN VILLAGE at Ponce Circle

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

ISSUE DRAWING LOG

SEAL

KEY PLAN



NOT FOR CONSTRUCTION

SHEET IDENTIFICATION
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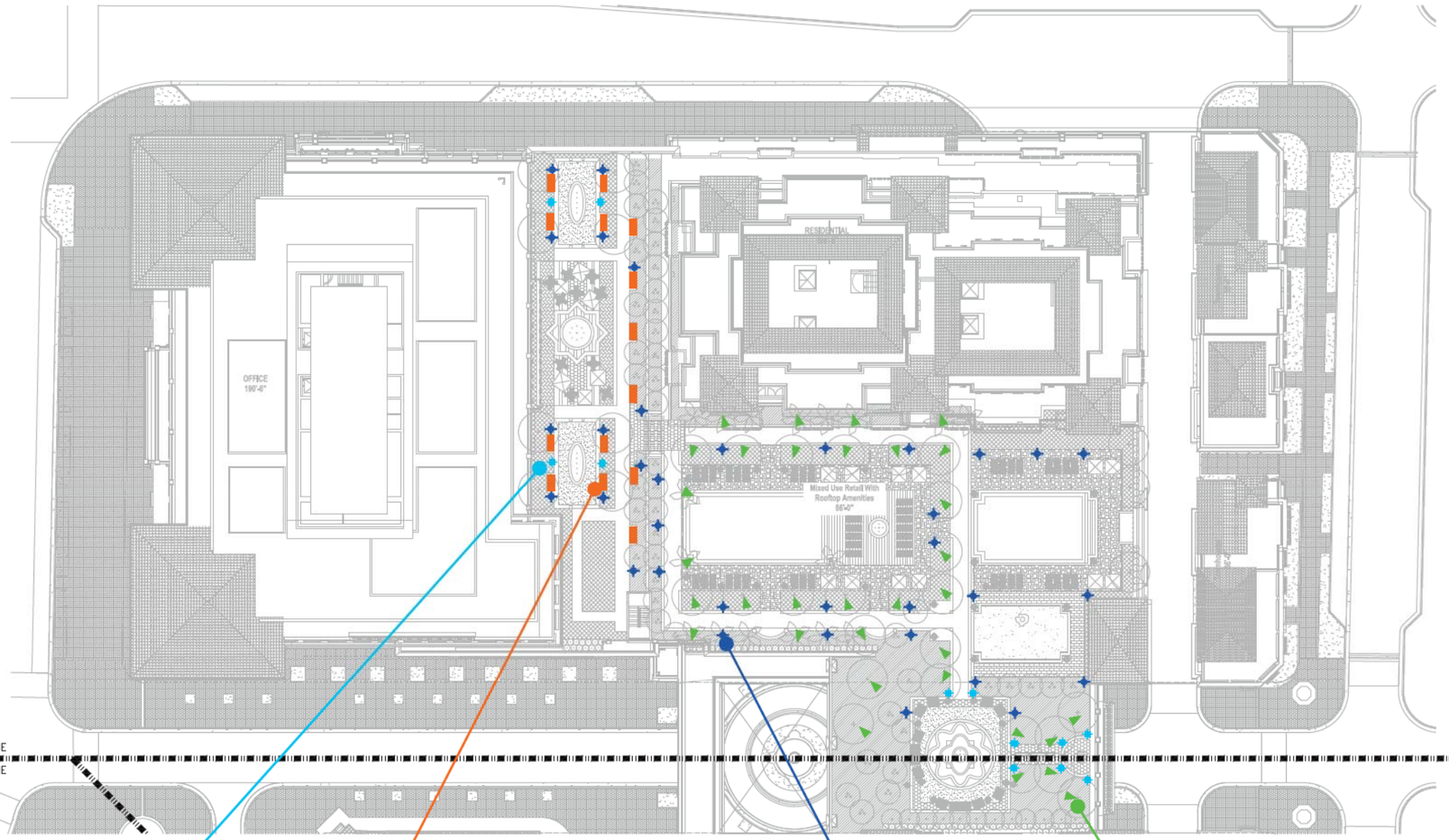
SOUTH PARCEL LIGHTING PLAN
NUMBER
LD-203

FILE NAME:
TIME:



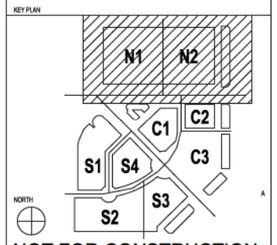
Manufacturer: Beacon Lighting
Intent: Low Level Decorative Bollard
Source: Warm White LED

Manufacturer: Structura
Intent: Illuminated Bench
Source: Warm White LED

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

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

KEY PLAN



NOT FOR CONSTRUCTION

CONSULTANT
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PROJECT

MEDITERRANEAN VILLAGE at Ponce Circle

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

ISSUE DRAWING LOG

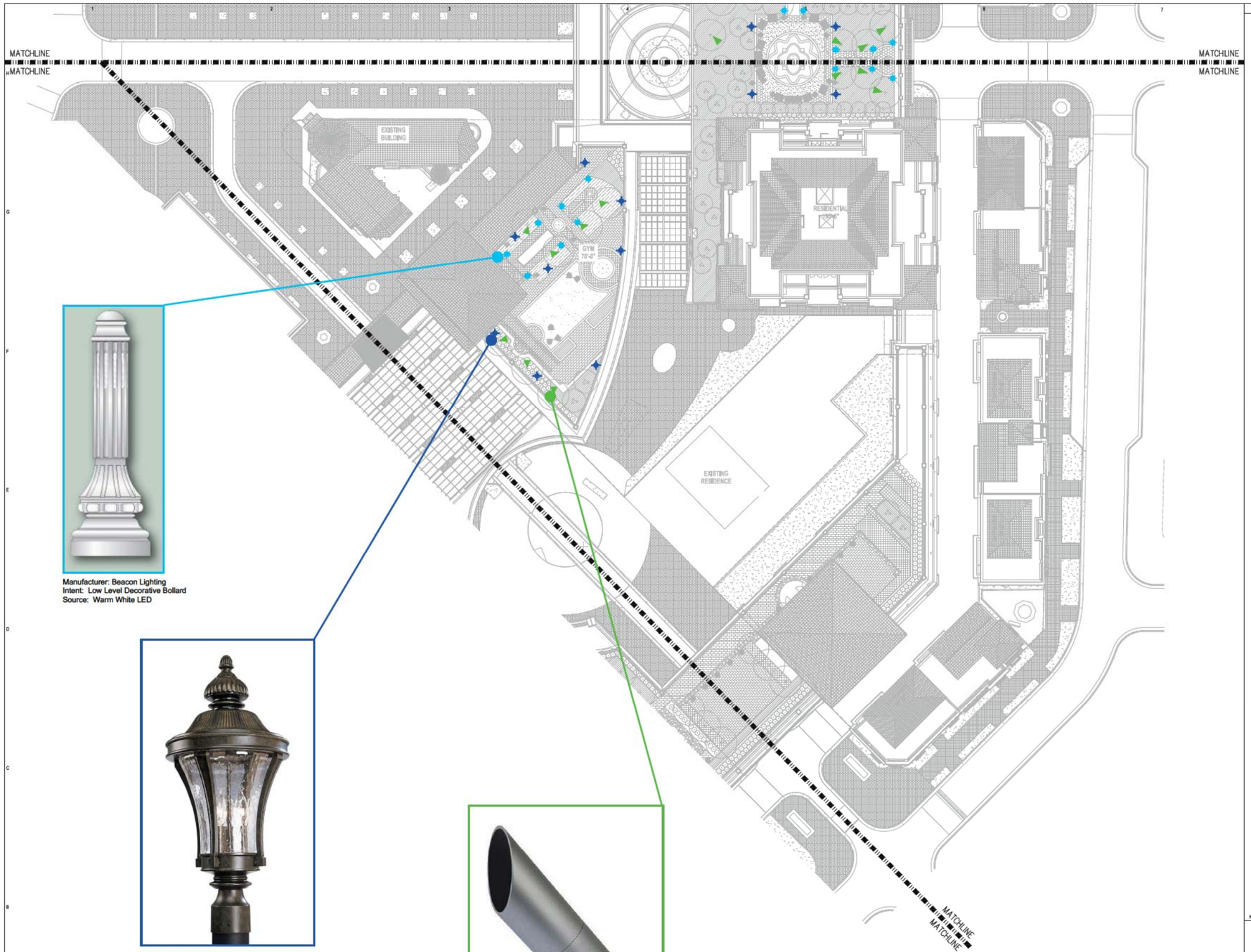
SEAL

SHEET IDENTIFICATION

TITLE
NORTH PARCEL LIGHTING ROOF PLAN

NUMBER
LD-301

TIME
FILE NAME

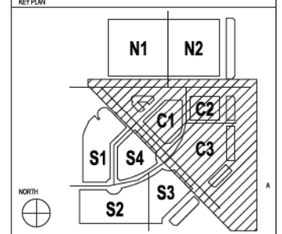


Manufacturer: Beacon Lighting
Intent: Low Level Decorative Bollard
Source: Warm White LED

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

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

KEY PLAN



NORTH

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PROJECT

MEDITERRANEAN VILLAGE at Ponce Circle

CLIENT

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

ISSUE DRAWING LOG

SEAL

SHEET IDENTIFICATION

TITLE

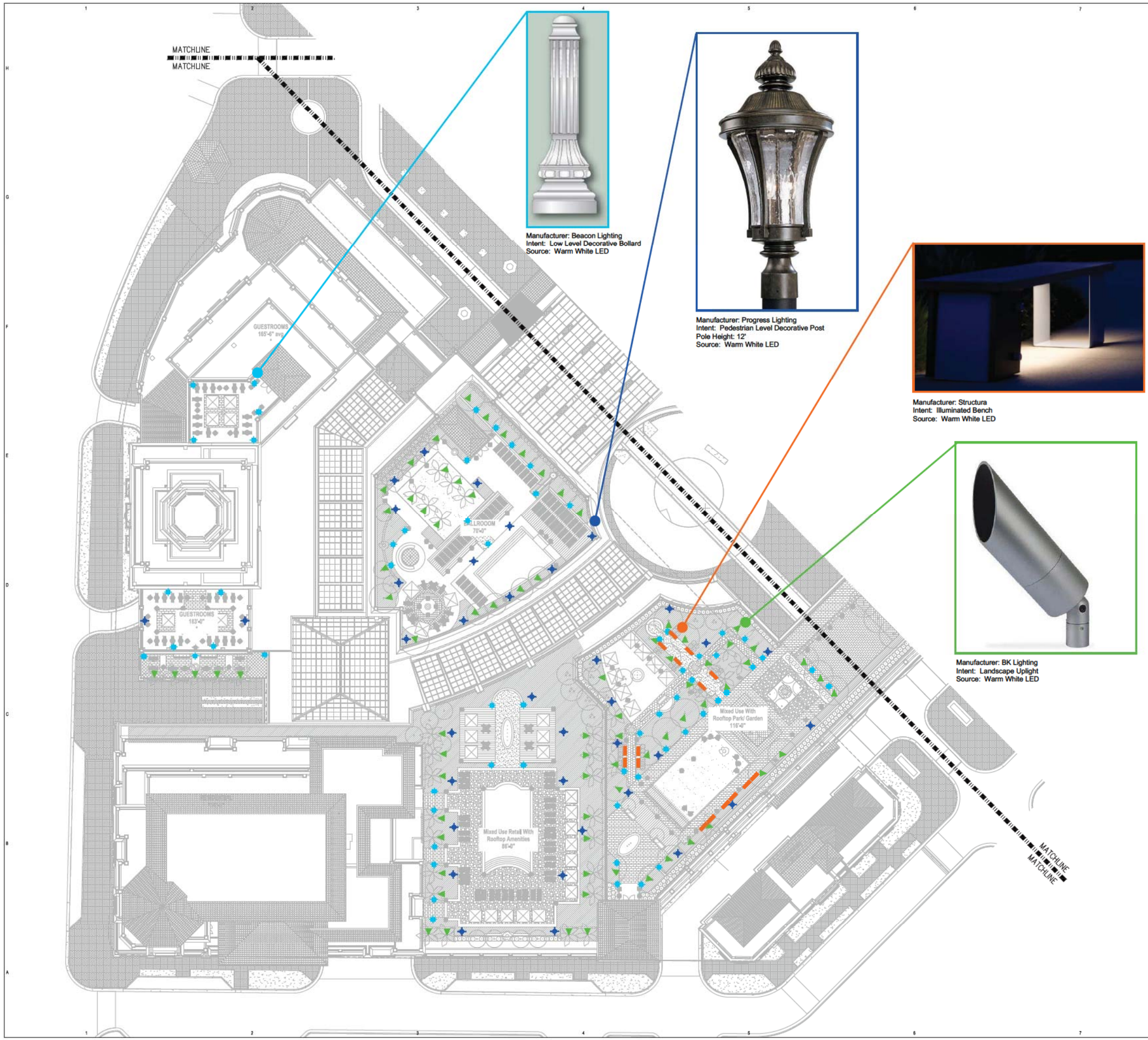
CENTRAL PARCEL LIGHTING ROOF PLAN

NUMBER

LD-302

TIME

FILE NAME



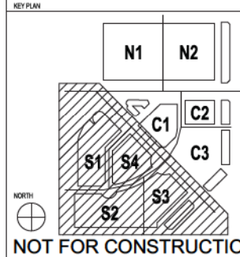
Manufacturer: Beacon Lighting
Intent: Low Level Decorative Bollard
Source: Warm White LED

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

Manufacturer: Structura
Intent: Illuminated Bench
Source: Warm White LED

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

KEY PLAN



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PROJECT

MEDITERRANEAN VILLAGE at Ponce Circle

CLIENT

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

ISSUE DRAWING LOG

SEAL

SHEET IDENTIFICATION

TITLE

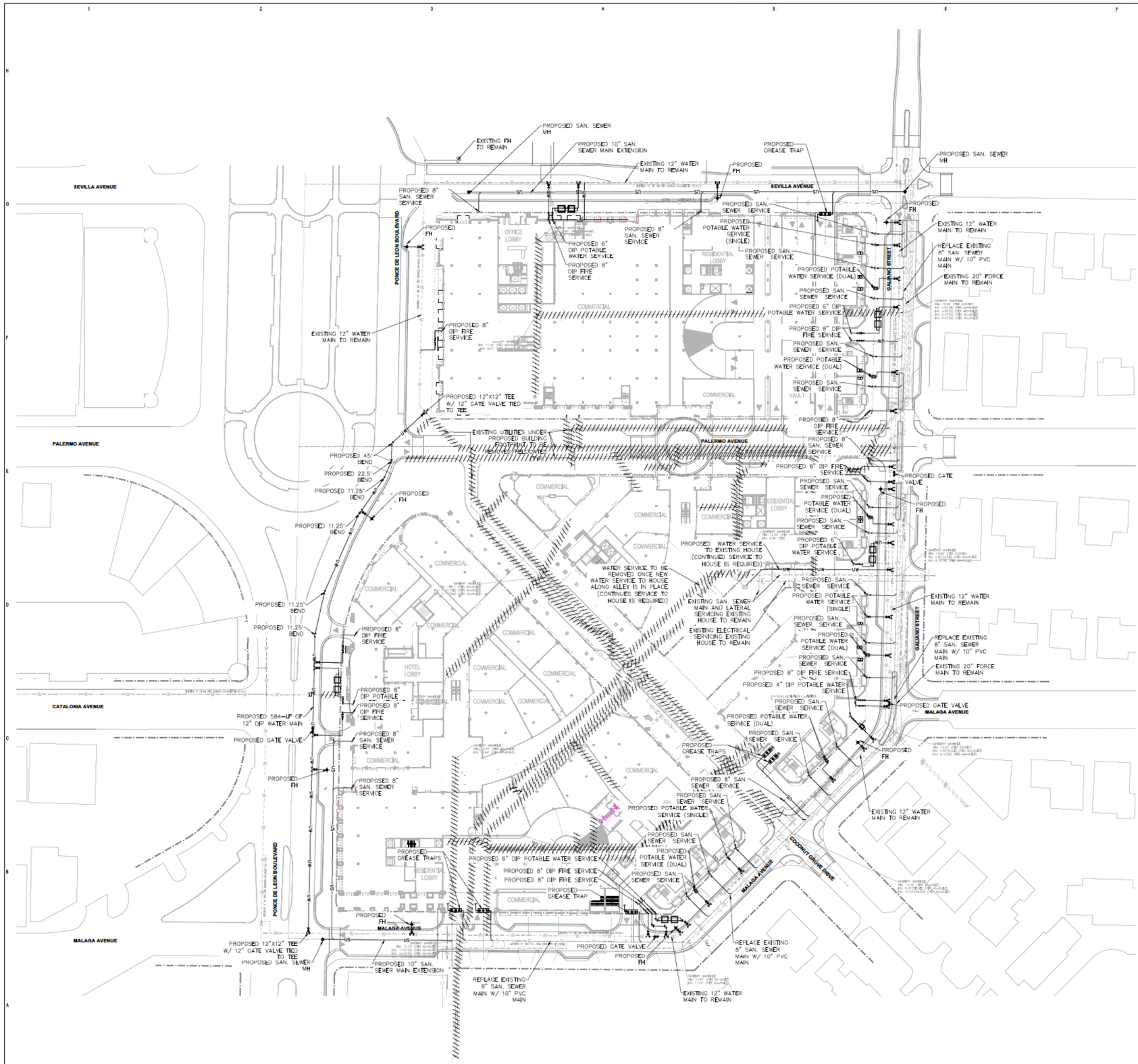
SOUTH PARCEL LIGHTING ROOF PLAN

NUMBER

LD-303

FILE NAME:

TIME



SCALE IN FEET

AGAVE PONCE LLC

CONSULTANT

LANGAN

PROJECT

MEDITERRANEAN VILLAGE at Ponce Circle

CLIENT

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

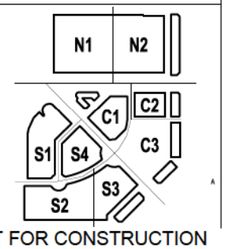
ISSUE DRAWING LOG

SEAL

NOTES:

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

KEY PLAN



NOT FOR CONSTRUCTION

LEONARDO RODRIGUEZ, P.E.
PROFESSIONAL ENGINEER FL Lic No. 54858

SHEET IDENTIFICATION

TITLE

CONCEPTUAL UTILITIES PLAN

NUMBER

EX-1

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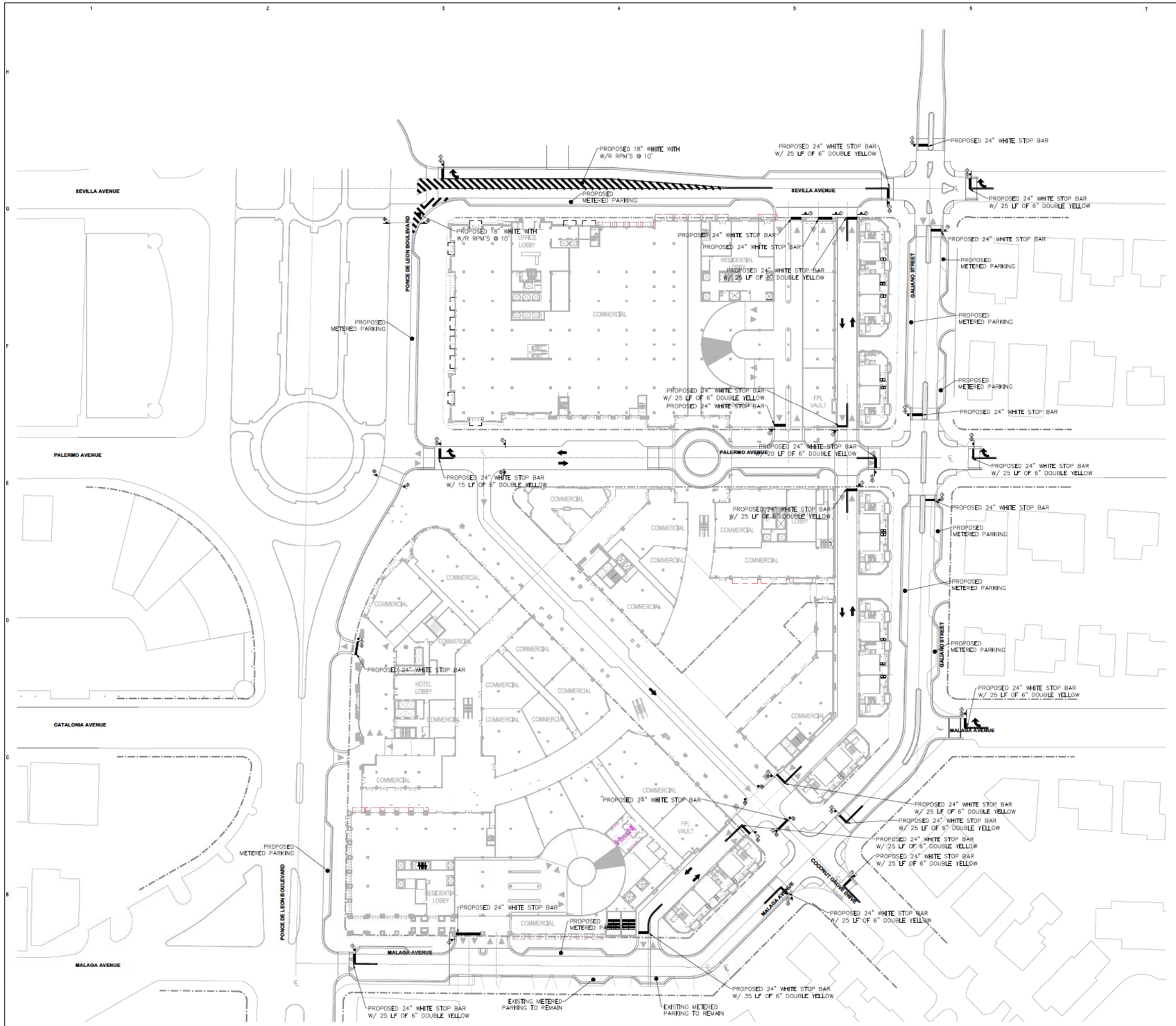
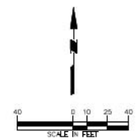


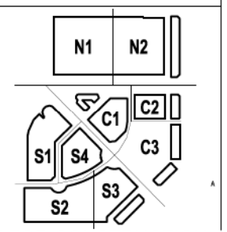


LEGEND	
R1-1 (STOP SIGN)	
R3-5R (RIGHT TURN ONLY)	
R3-1 (NO RIGHT TURN)	
R3-2 (NO LEFT TURN)	
R5-1 (DO NOT ENTER)	
R6-1R (ONE WAY – RIGHT)	
R6-1 (ONE WAY – LEFT)	
W11-2 & W16-7PR (PEDESTRIAN CROSSING – RIGHT)	
W11-2 & W16-7P (PEDESTRIAN CROSSING – LEFT)	
RIGHT TURN, LEFT TURN ONLY	

NOTES:

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

KEY PLAN



NOT FOR CONSTRUCTION

AGAVE PONCE LLC

CONSULTANT

LANGAN

PROJECT

MEDITERRANEAN VILLAGE at Ponce Circle

CLIENT

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

ISSUE DRAWING LOG

SEAL

LEONARDO RODRIGUEZ, P.E.
PROFESSIONAL ENGINEER FL Lic. No. 54858

SHEET IDENTIFICATION

TITLE

CONCEPTUAL SIGNAGE & MARKING PLAN

NUMBER

EX-2

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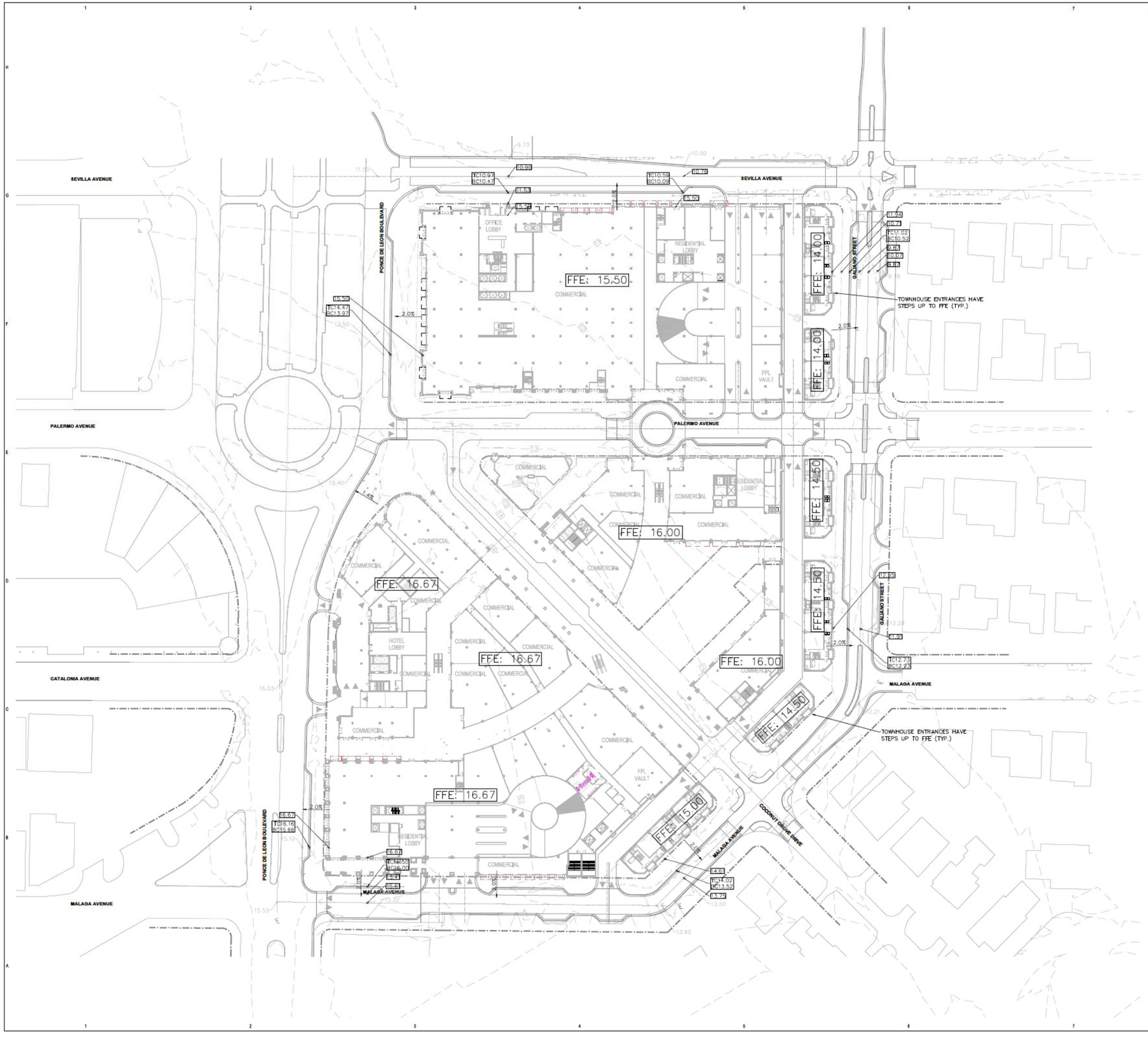


AGAVE PONCE LLC

CONSULTANT

LANGAN

PROJECT

MEDITERRANEAN VILLAGE at Ponce Circle

CLIENT

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

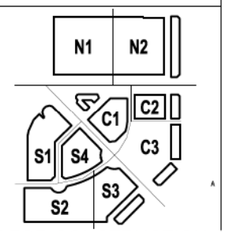
ISSUE DRAWING LOG

SEAL

NOTES:

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

KEY PLAN



NOT FOR CONSTRUCTION

LEONARDO RODRIGUEZ, P.E.
PROFESSIONAL ENGINEER FL Lic. No. 54858

SHEET IDENTIFICATION

TITLE

CONCEPTUAL GRADING PLAN

NUMBER

EX-3

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