



# *Ponce Park Residences*

*Planning and Zoning*



December 5, 2023

**ZYSCOVICH**  
ARCHITECTS



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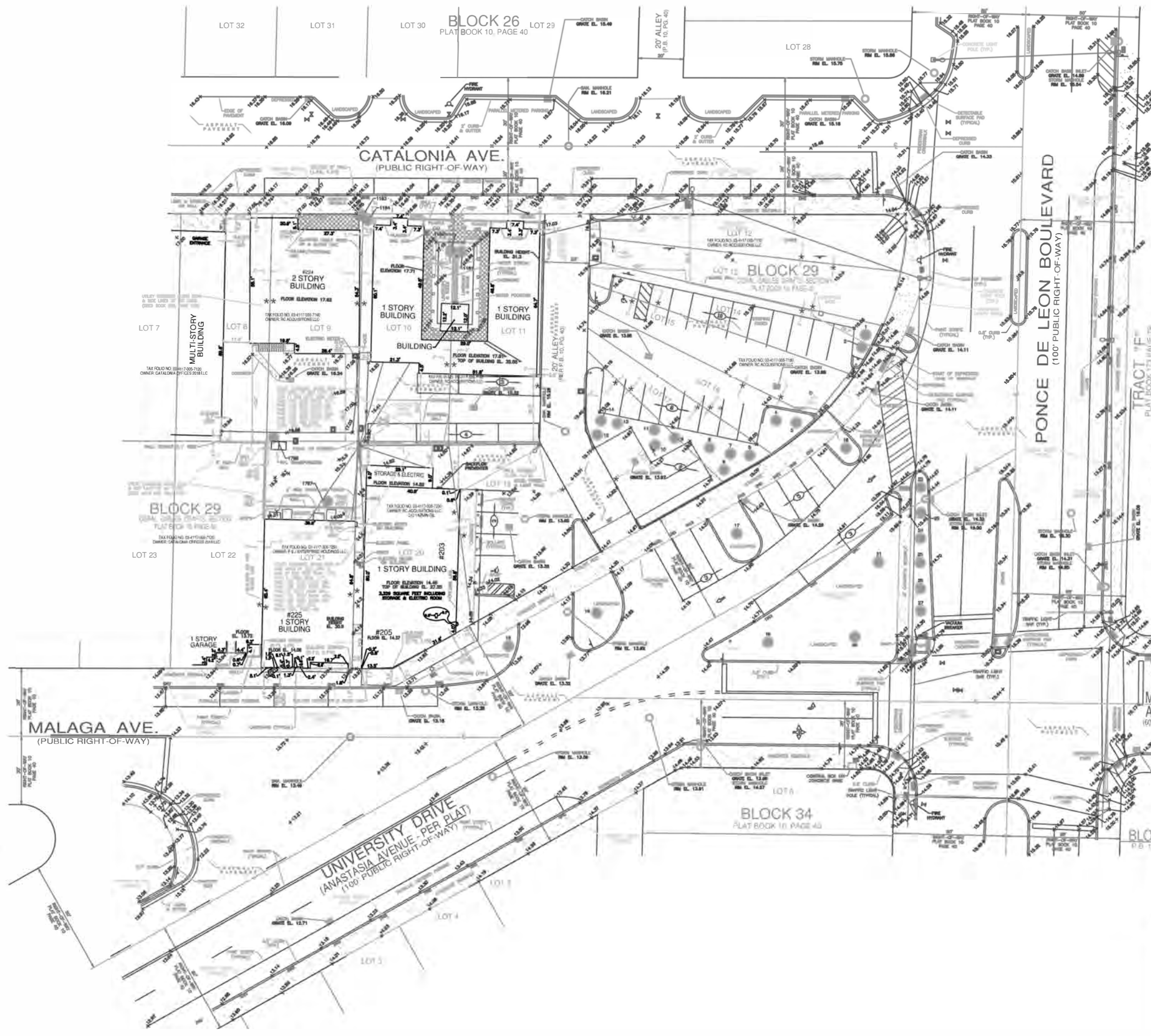
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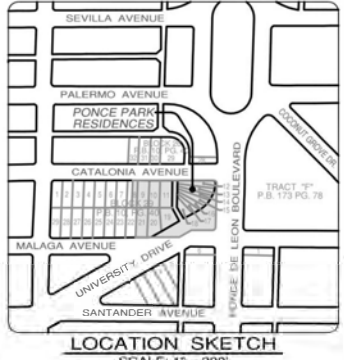
**LEGAL DESCRIPTION:**  
 Lots 8 through 21, less the West 1/2 of Lot 8, Block 29, CORAL GABLES CRAFTS SECTION, according to the plat thereof, as recorded in Plat Book 10 at Page 40 of the Public Records of Miami-Dade County, Florida.

AND

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

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

Begin at the Northeast corner of Lot 11 in said Block 29 of CORAL GABLES CRAFTS SECTION, also being the Northwest corner of said twenty foot wide alley, thence South 01°22'29" West, along the East line of said Lot 11, also being the West line of the twenty foot wide alley, to the West line of the Southeast corner of said Lot 11, also being the Northeast corner of Lot 19 in said Block 29, thence North 89°54'37" East, along the South line of said Lot 19, also being the West line of said Lot 19, also being the West line of the twenty foot wide alley, to the East line of said Lot 19, also being the West line of the twenty foot wide alley, to the intersection of the North line of Lot 8 in said Block 29, also being the North line of University Drive, now known as Anastasia Avenue, as shown on said Plat of Malaga Avenue, as shown on said Plat of Block 29, thence South 89°54'42" East along the Eastern prolongation of said South line of Block 29 for 101.87 feet to the centerline of University Drive (1/4 of Anastasia Avenue), being 100 feet Right-of-Way line of said Block 29 of CORAL GABLES CRAFTS SECTION, thence North 89°54'42" East, along said centerline, for 34.34 feet to a point on a line, sixty feet North of and parallel with the North line of Lot 8 in Block 29, thence South 89°54'42" East, along said parallel line, for 82°22'14" East, along said parallel line, for 82.27 feet to a point of tangency, thence Northwesterly along a 10.00 foot radius curve leading to the left through a central angle of 89°15'57" for an arc distance of 15.58 feet to a point of tangency, also being a point on the West Right-of-Way line of Ponce De Leon Boulevard, as shown on said Plat Book 10 at Page 40, thence North 01°22'29" East, along said West Right-of-Way line, for 183.85 feet to a point of tangency, thence Northwesterly along a 10.00 foot radius curve leading to the left through a central angle of 91°16'33" for an arc distance of 15.93 feet to a point of tangency, also being a point on the Eastern prolongation of the South Right-of-Way line of Catalonia Avenue, as shown on said Plat Book 10 at Page 40, thence North 89°54'37" West, along said Eastern prolongation, for 0.36 feet to a point on the North line of Lot 12 in said Block 29, the following three courses being along the Eastern and Southern line of said Block 29: (1) thence Southwesterly along a 10.00 foot radius curve, leading to the right, through a central angle of 98°13'59" for an arc distance of 16.80 feet to a point of tangency, (2) thence Southwesterly along a 128.56 foot radius curve, leading to the right, through a central angle of 54°18'24" for an arc distance of 121.87 feet to a point of tangency, (3) thence South 80°37'49" West for 59.55 feet to a point on the East line of said twenty foot wide alley, the previous two courses being along said North Right-of-Way line of University Drive (1/4 of Anastasia Avenue), thence North 29°15'09" West, along said East line of the twenty foot wide alley, to the West line of Lot 18 in said Block 29, for 49.85 feet; thence North 01°22'29" East, along said East line of the twenty foot wide alley, for 94.95 feet to a point on said South Right-of-Way line of Catalonia Avenue, thence North 89°54'37" West, along said South Right-of-Way line for 20.00 feet to the Point of Beginning.



**TREE TABLE**

NATURAL	PLANTING	PLANTING	PLANTING	PLANTING	PLANTING	PLANTING	PLANTING	PLANTING
DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE
1	1	1	1	1	1	1	1	1
2	2	2	2	2	2	2	2	2
3	3	3	3	3	3	3	3	3
4	4	4	4	4	4	4	4	4
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26	26	26	26	26	26	26	26	26
27	27	27	27	27	27	27	27	27
28	28	28	28	28	28	28	28	28
29	29	29	29	29	29	29	29	29

**TREE TABLE**

DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE
1	1	1	1	1	1	1	1	1
2	2	2	2	2	2	2	2	2
3	3	3	3	3	3	3	3	3
4	4	4	4	4	4	4	4	4
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27	27	27	27	27	27	27	27	27
28	28	28	28	28	28	28	28	28
29	29	29	29	29	29	29	29	29

- SURVEYOR'S NOTES:**
- This site lies in Section 17, Township 54 South, Range 41 East, City of Coral Gables, Miami-Dade County, Florida.
  - All documents are recorded in the Public Records of Miami-Dade County, Florida, unless otherwise noted.
  - Lands shown hereon were NOT abstracted for restrictions, easements and/or rights-of-way of records.
  - Bearings hereon are referred to assumed values of NAD83/2011 for the South right-of-way line of Catalonia Avenue, and evidenced by (2) two found 1/2" pipes.
  - Deviations shown hereon are relative to the National Geodetic Vertical Datum of 1929, based on Miami-Dade County Benchmark No. 2-7111, Elevation +13.62 Located in August, 2013 at Romano Avenue and Ponce De Leon Boulevard.
  - Easements shown hereon are located within an area having a Zone Designation X by the Federal Emergency Management Agency (FEMA), on Flood Insurance Rate Map No. 12060C0457L, for Community No. 120836, dated September 11, 2009, and later map revised September 11, 2009, and is relative to the National Geodetic Vertical Datum of 1929.
  - Lands shown hereon per legal description (within limits of proposed plot) containing 50,000 square feet, or 1,250 acres, more or less.
  - All horizontal control measurements are within a precision of 1:10,000.
  - This map is intended to be displayed at the graphic scale shown hereon or smaller.
  - Roof overhang not located unless otherwise shown.
  - Trees shown are surveyed for their horizontal location and/or size.
  - Identification and/or name verification of all trees should be confirmed by the Division of Forestry County Forester or a professional in that field.
  - Improvements shown beyond the scope and limits of this "Boundary and Topographic Survey" may not be curved or located.
  - Three (3) foot strip along side lines when necessary to gain access to the rear five (5) foot strips, per Deed Book 536, Page 106.
  - Underground improvements and/or underground encroachments not shown unless otherwise indicated.
  - The approximate location of all utilities shown hereon were determined from As-Built plans and/or on-site locations and should be verified before construction.
  - The underground utilities shown hereon were located from field survey information and existing drawings. The surveyor makes no showing of the underground utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated although he does certify that they are located as accurately as possible from the information available. Except for sanitary and/or storm sewer structures, the surveyor has not physically located the underground utilities. Note: Prior to any new construction, the firm recommends that the underground utilities should be field verified.
  - Boundary corners along right-of-way vocation of University Drive were set on January 20, 2019.
  - Legal description shown hereon based on information furnished by client and no claims as to ownership are made or implied.
  - File Numbers: 03-4117-005-7160, 03-4117-005-7140, 03-4117-005-7230, 03-4117-005-7180, 03-4117-005-7170 and 03-4117-005-7250, per Miami-Dade County Property Appraiser's Website.

**SURVEYOR'S CERTIFICATION:**

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

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

FORTIN, LEAVY, SKILES, INC., LB3653

By: Daniel C. Fortin Jr., For The Firm  
 Surveyor and Mapper, LB3653





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Site Location Map

December 5, 2023

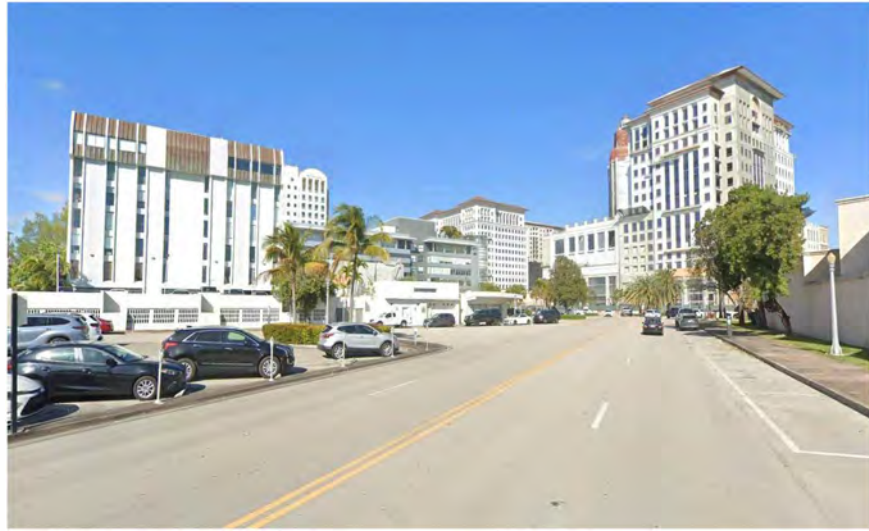


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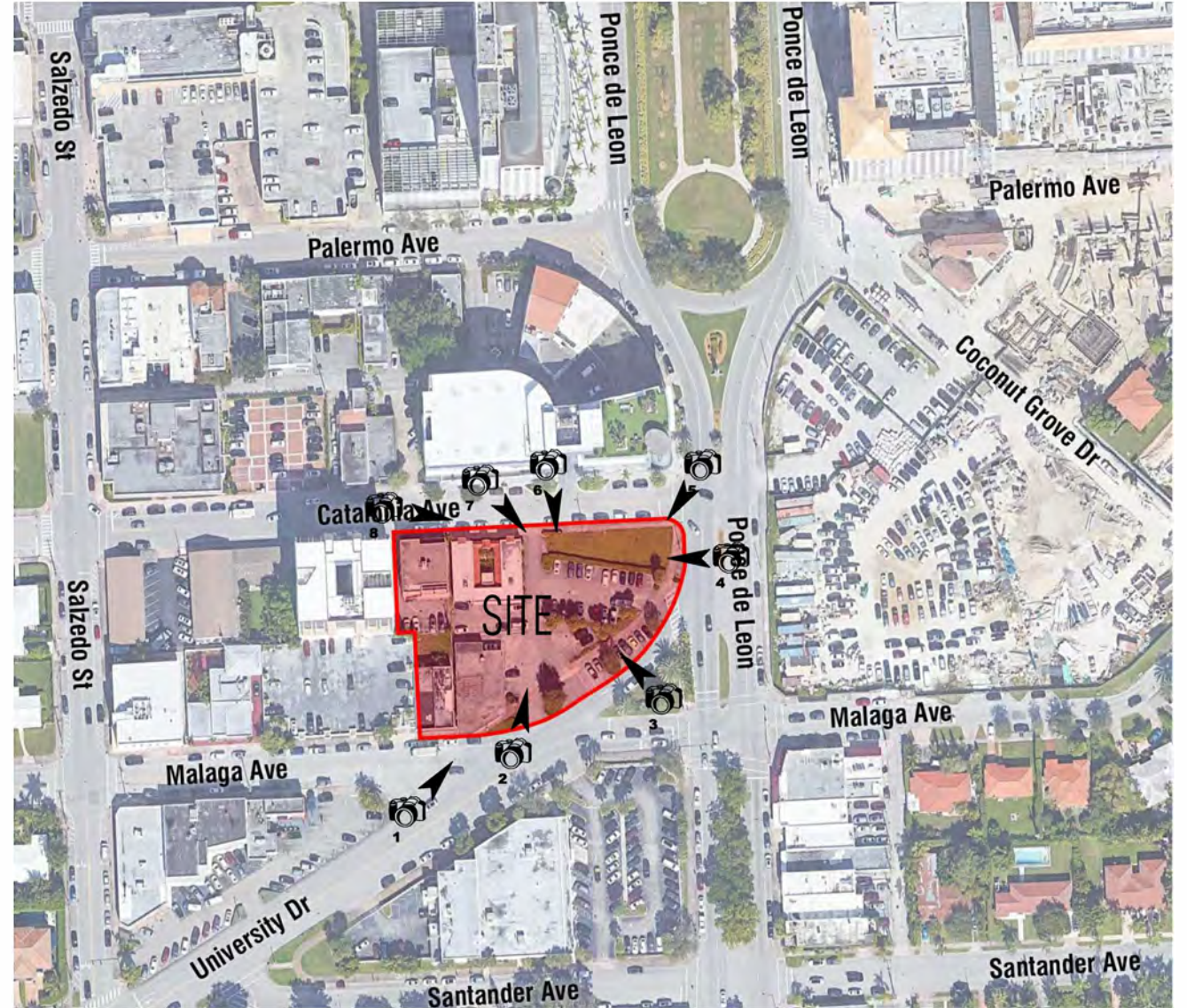
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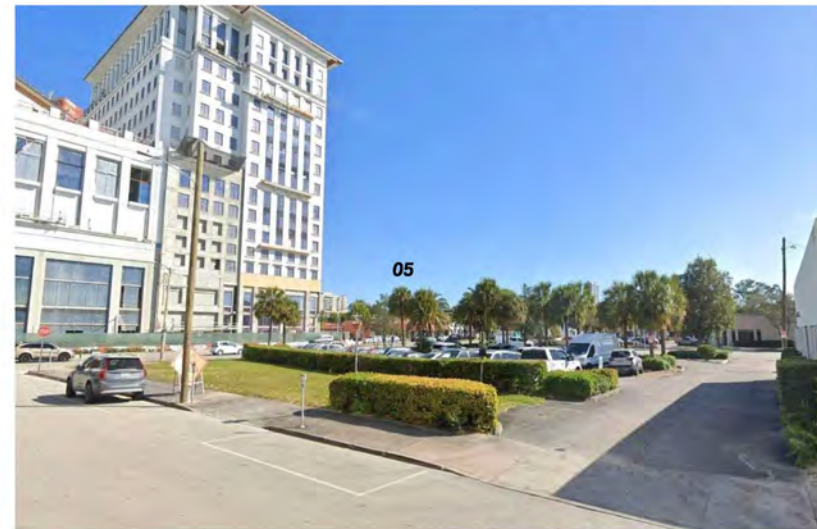
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03



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07



08

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 \*The counts and square footage listed in this document are based on conceptual drawings final counts and layout may vary.

Site Photos

12" = 1'-0"

December 5, 2023



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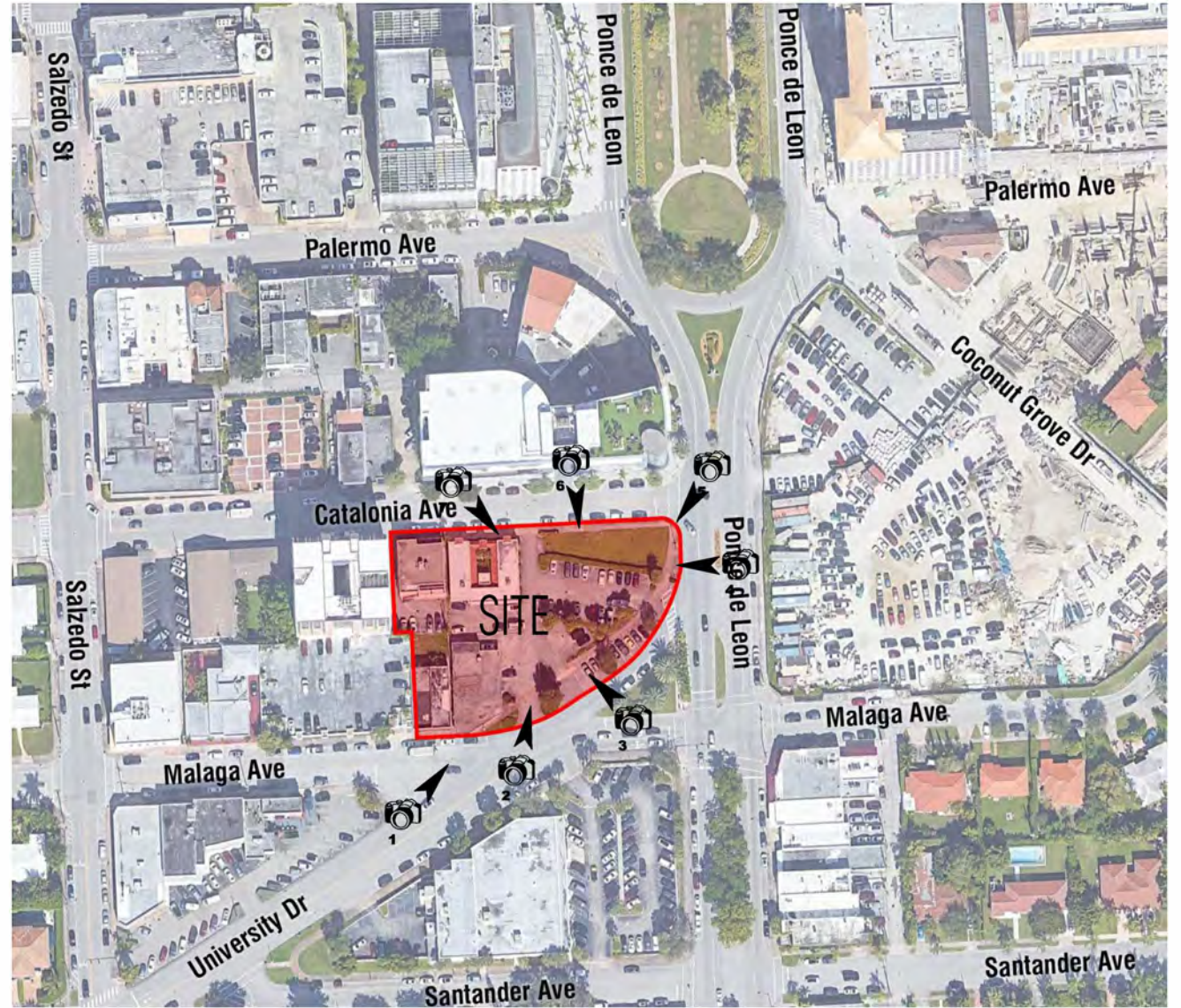
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02



05



03



06



07

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Site Aerial Photos

12" = 1'-0"

December 5, 2023



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# Zoning Data

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

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

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

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

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

F.A.R. CALCULATIONS			DENSITY CALCULATIONS					
FLOOR/LEVEL	TYPE	AREA	UNIT MATRIX					
			1 BDRM	2 BDRM	3 BDRM	MULTI-FAMILY	TOTAL	
Underground Parking								
Level 1 Ground Floor	Retail	14,187 SF						
Level 1 Mezzanine	Amenity	3,858 SF						
Level 1 Mezzanine	Retail	5,955 SF						
Level 2	Amenity	2,627 SF						
Level 2	Residential	15,809 SF	2	4	2			8
Level 3	Residential	19,583 SF	2	4	3			9
Level 4	Residential	18,427 SF		4	4			8
Level 5	Residential	18,427 SF		4	4			8
Level 6	Residential	18,427 SF		4	3	1		8
Level 7	Residential	18,427 SF		4	3			7
Level 8	Residential	17,236 SF			1	7		8
Level 9	Residential	16,939 SF			1			1
Pool Level	Amenity	2,450 SF						
<b>TOTALS</b>		<b>172,352 SF</b>	<b>4</b>	<b>24</b>	<b>21</b>	<b>8</b>		<b>57</b>

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

ACCESSIBLE PARKING REQUIREMENTS			LOADING REQUIREMENTS		
TOTAL SPACES REQUIRED	REQUIRED ACCESSIBLE SPACES	NOTES	TOTAL BLDG AREA	REQ. LOADING SPACES	NOTES
161 SPACES	5 SPACES	FBC Section 11-4.1	199,189 sf	2 SPACES	Section 5-1409 D

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

LANDSCAPE OPEN SPACE FOR LEVEL 2 MED BONUS		
MINIMUM LANDSCAPE OPEN SPACE REQUIRED.	TOTAL LANDSCAPED OPEN SPACE PROVIDED	NOTES
10%	4,254 SF	13,154 SF Med Style Design Standards Table 1-8

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

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

# Residential Count and Parking

Type	# Units	Total Area	Parking Req. *	Type	Total Units
Level 2					
1-BR	2	1,797 SF	2		
2-BR	4	8,743 SF	7		
3-BR	2	5,270 SF	4.5		
	8	15,809 SF	13.5		
Level 3					
1-BR	2	1,797 SF	2		
2-BR	4	8,743 SF	7	1-BR	4
3-BR	3	9,043 SF	6.75	2-BR	24
	9	19,583 SF	15.75	3-BR	21
Level 4				2-Story Multi-Family Unit	8
2-BR	4	7,263 SF	7		57
3-BR	4	11,165 SF	9		
	8	18,427 SF	16	Average unit size: 2,560 SF	
Level 5					
2-BR	4	7,262 SF	7		
3-BR	4	11,164 SF	9		
	8	18,427 SF	16		
Level 6					
2-BR	4	7,262 SF	7		
3-BR	3	8,247 SF	6.75		
2-Story Multi-Family Unit	1	2,918 SF	2.25		
	8	18,427 SF	16		
Level 7					
2-BR	4	7,262 SF	7		
3-BR	3	8,247 SF	6.75		
2-Story Multi-Family Unit Upper	0	2,918 SF	0		
	7	18,427 SF	13.75		
Level 8					
3-BR	1	2,917 SF	2.25		
2-Story Multi-Family Unit	7	14,320 SF	15.75		
	8	17,236 SF	18		
Level 9					
3-BR	1	2,918 SF	2.25		
2-Story Multi-Family Unit Upper	0	14,021 SF	0		
	1	16,939 SF	2.25		
	57	143,276 SF	111.25		

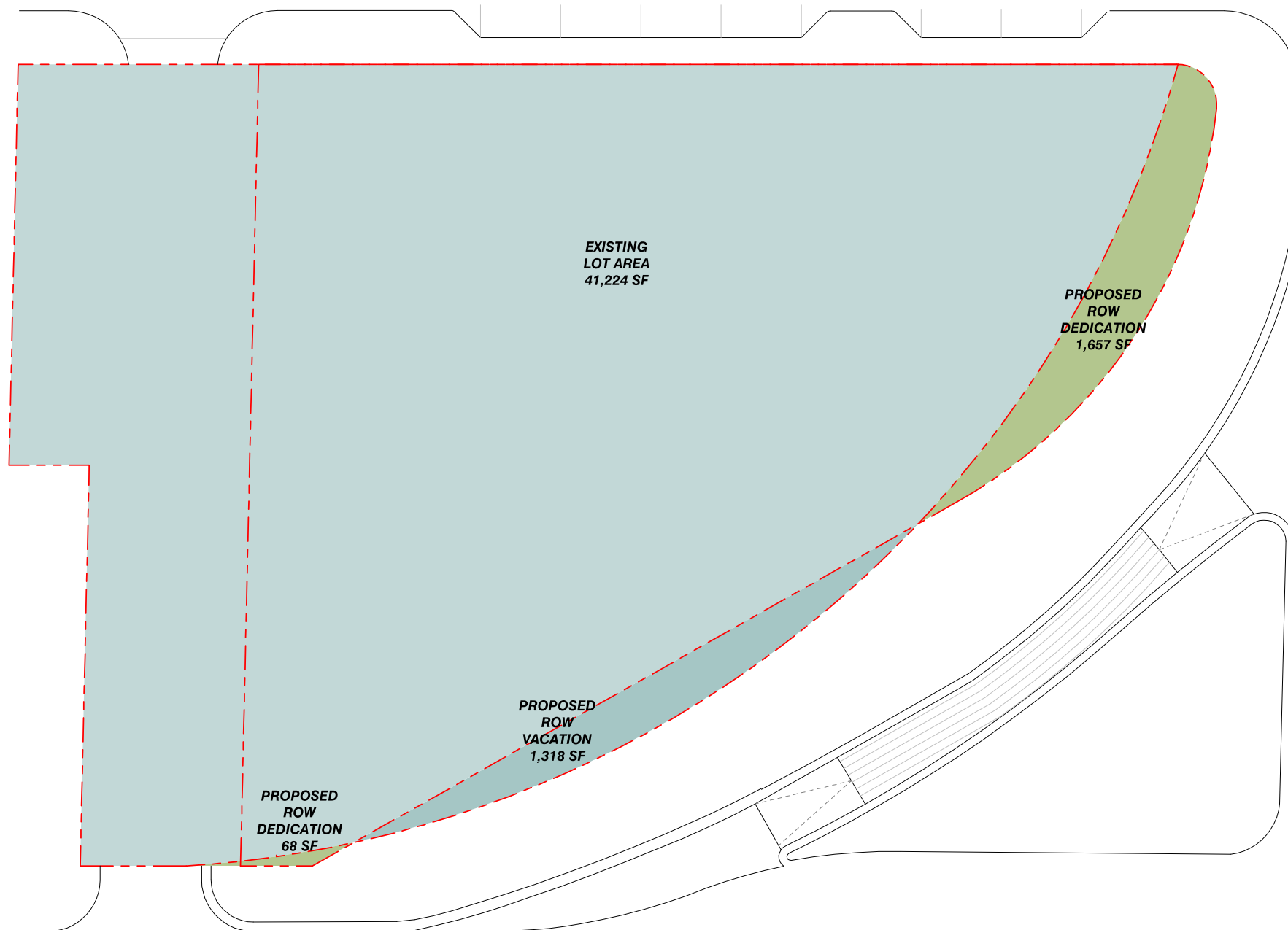
## Shared Parking

	Weekday		Weekend				
	Total Parking Required	Day 60%	Evening 90%	Night 100%	Day 80%	Evening 90%	Night 100%
1-BR	4.0	2.4	3.6	4.0	3.2	3.6	4.0
2-BR	42.0	25.2	37.8	42.0	33.6	37.8	42.0
3-BR	47.3	28.4	42.5	47.3	37.8	42.5	47.3
2-Story Multi-Family Unit	18.0	10.8	16.2	18.0	14.4	16.2	18.0
	111.3	66.8	100.1	111.3	89.0	100.1	111.3
	Total Parking Required	Day 70%	Evening 90%	Night 5%	Day 100%	Evening 70%	Night 5%
Retail	67.2	47.0	60.4	3.4	67.1	47.0	3.4
	<b>178.5</b>	<b>113.8</b>	<b>160.5</b>	<b>114.7</b>	<b>156.1</b>	<b>147.1</b>	<b>114.7</b>

## Retail Parking

Area	Parking Req.
Retail	20,142 SF 67.2 SF





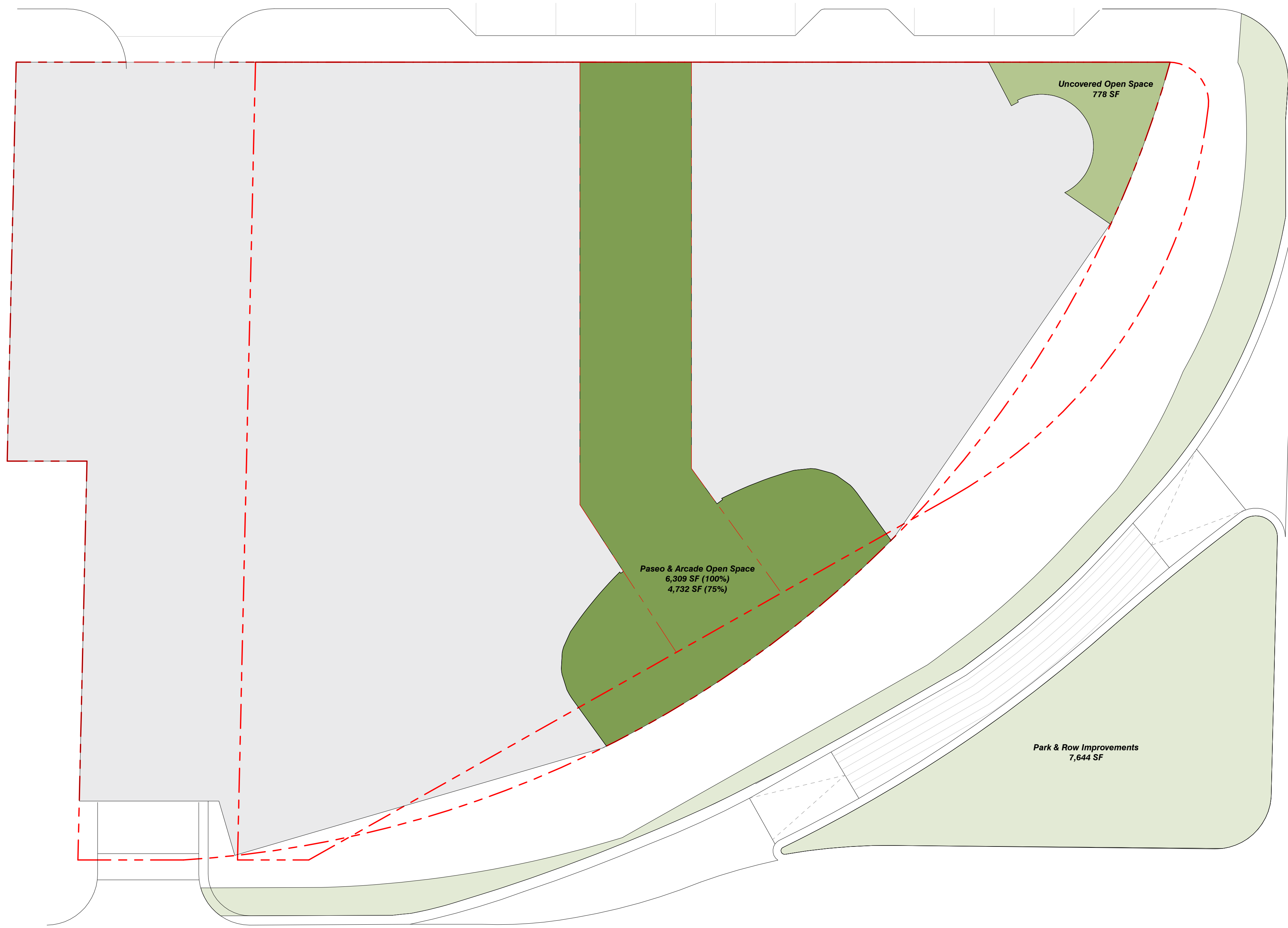
PROPOSED ROW DEDICATION	
AREA TYPE	AREA
ROW DEDICATION 1	68 SF
ROW DEDICATION 2	1657 SF
<b>Total = 1,725 SF</b>	

PROPOSED SITE AREA	
AREA TYPE	AREA
EXISTING LOT AREA	41,224 SF
PROPOSED VACATION	1,318 SF
<b>Total = 42,542 SF</b>	

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

**FAR SITE**  
 Scale: 1/16" = 1'-0"





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

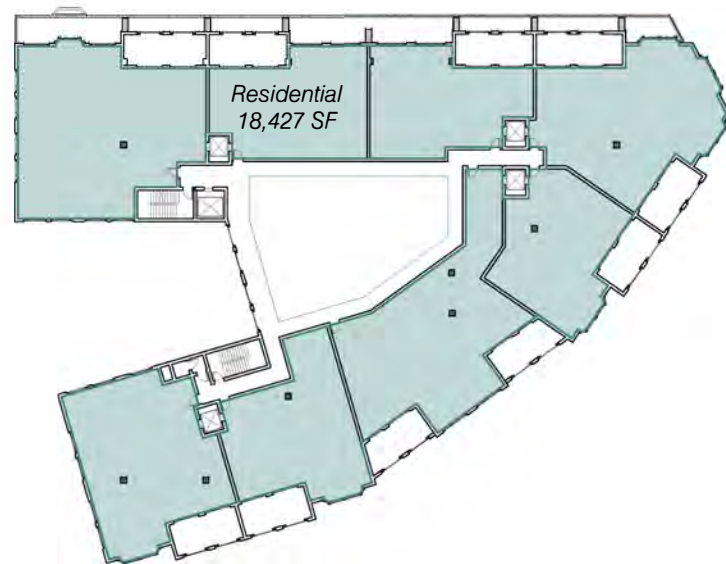
LEVEL 2 MED BONUS: LANDSCAPE OPEN SPACE PLAN		
Minimum Landscape Open Space Area Required	TOTAL LANDSCAPED OPEN SPACE PROVIDED	
10%	4,254 SF	13,154 SF

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

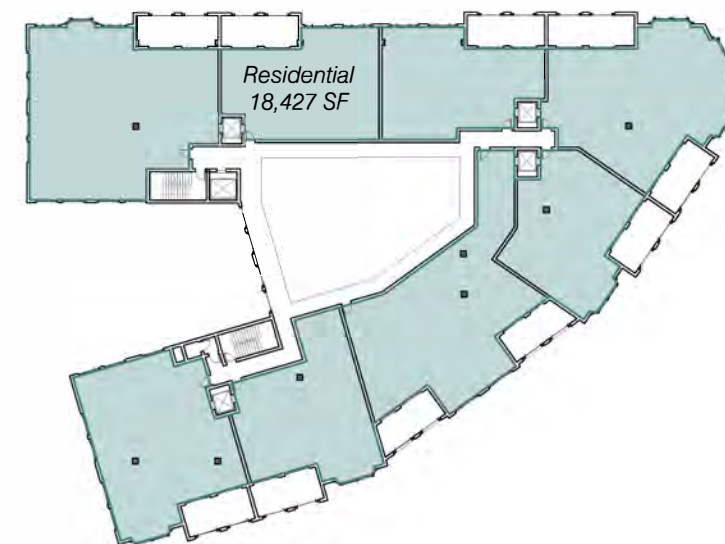




Level 3



Level 4



Level 5

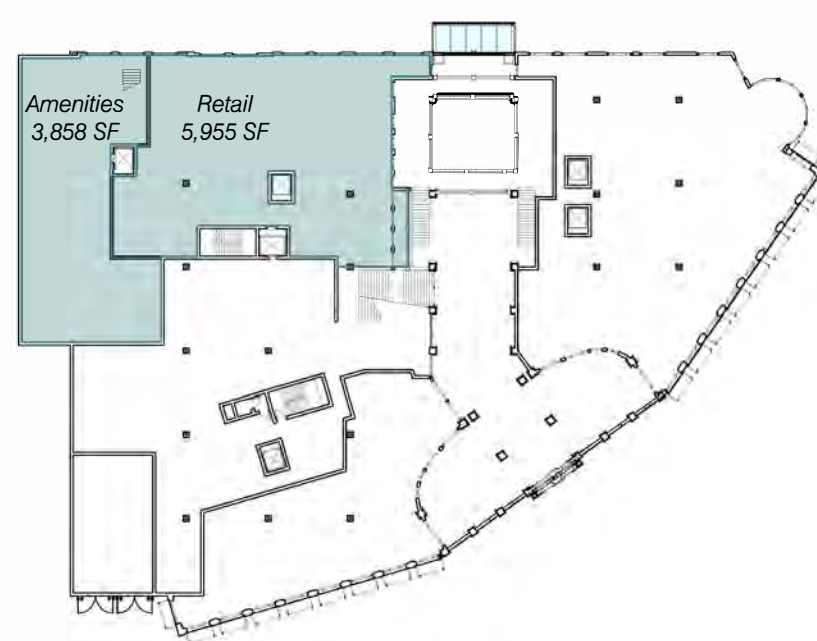
Type	Total Area	% of FAR
Amenities	8,934 SF	5.2%
Residential	143,276 SF	83.1%
Retail	20,142 SF	11.7%
	172,352 SF	

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

Max. Allowable FAR: 186,121 SF



Level 1

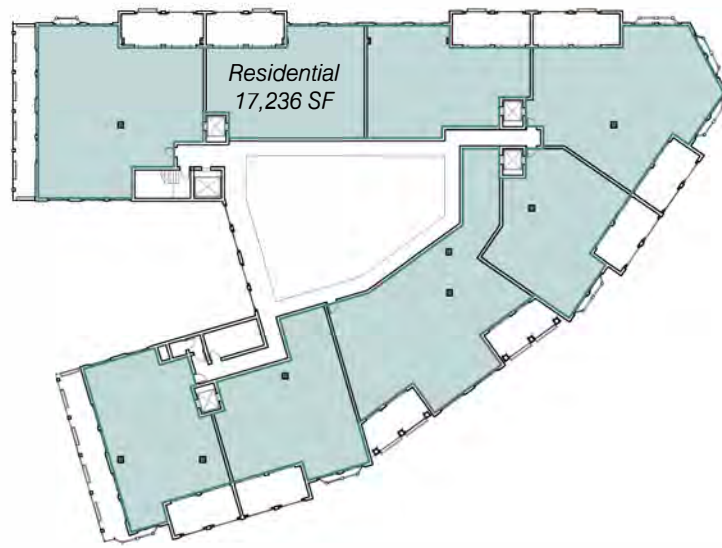


Level 1M

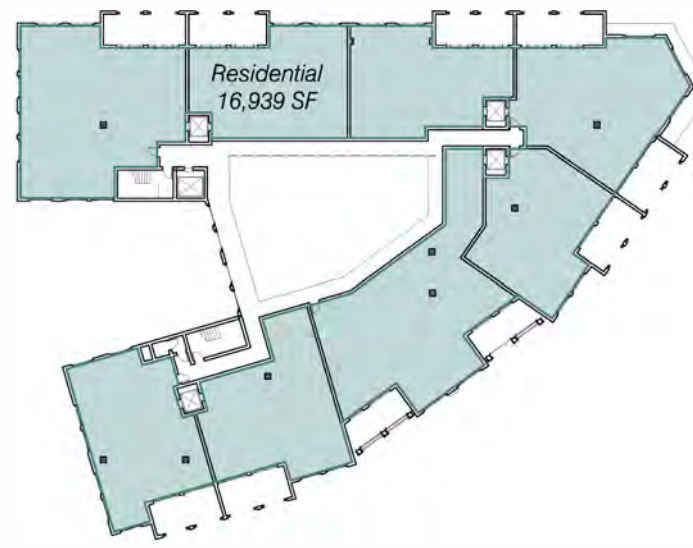


Level 2

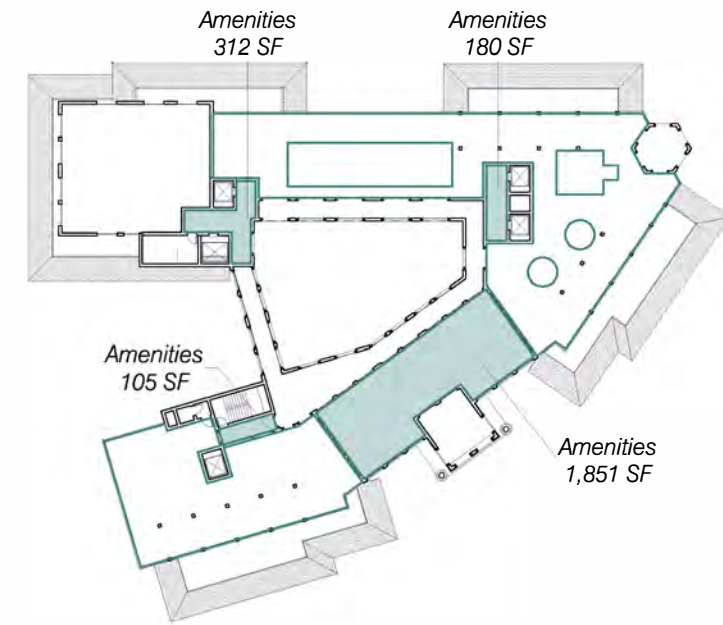




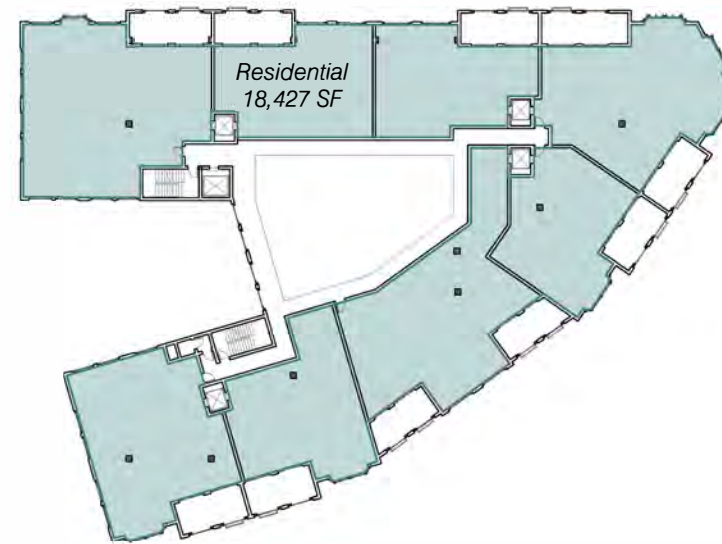
Level 8



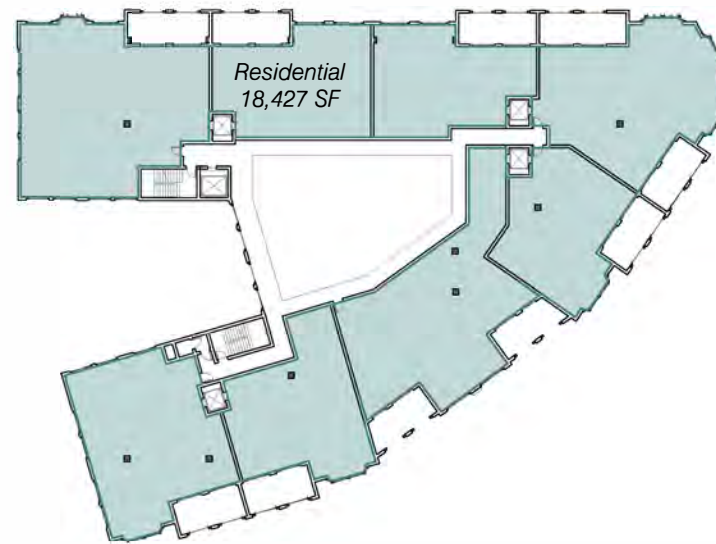
Level 9



Pool Deck



Level 6



Level 7

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

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

Max. Allowable FAR: 186,121 SF



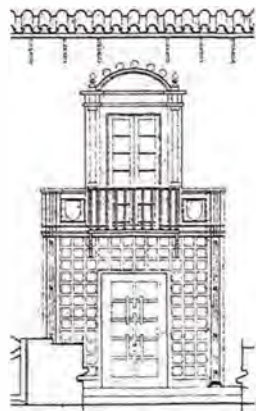




Coral Gables City Hall



Biltmore Hotel



H. George Fink Office, 1925

H. George Fink Office - Entry



The Colonnade - Main Entry

Ponce Park Residences

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MEDITERRANEAN DESIGN STYLE TABLE 01: REQUIRED STANDARDS (ALL REQUIRED)				
REF. #	TYPE	REQUIREMENTS SUMMARIZED	PROVIDED	COMMENTS
1.	Arch elements on building facades	Similar exterior architectural relief elements to be provided on all sides. No blank walls permitted unless code required. Parking Garages shall include exterior architectural treatments.	YES	Arch elements provided on building facades.
2.	Arch relief elements at street level	Street fronts shall include (1) or more of the following: display windows or retail display area, landscaping, or architectural relief elements/ornaments.	YES	Arch relief elements provided at street level.
3.	Arch elements located on top of buildings	Ornamental roof structures shall not exceed a height of more than 25 feet above the roof, and be limited to 25% of the floor area immediately below.	YES	
4.	Bicycle Storage	Bicycle storage facilities (racks) shall be provided. A minimum of five (5) bicycle storage spaces shall be provided for each two hundred and fifty (250) parking spaces or fraction thereof.	YES	
5.	Building Facades	Facades in excess of 150 feet in length shall incorporate vertical breaks, step backs or variations in bulk/massing at a minimum of 100 foot intervals.	YES	Bay windows create vertical breaks. Facade steps back at Level 2 (+22'-0"), Level 8 (+91'-0"), Level 9 (+103'-4"), and Roof Level (+115'-8"). Cornice trim at Level 4 (+45'-0").
6.	Building Lot Coverage	No minimum or maximum building lot coverage is required.	YES	No minimum or maximum coverage is required.
7.	Drive Through Facilities	Drive through facilities are prohibited access to/from Ponce de Leon Boulevard.	YES	There are no drive through facilities provided.
8.	Landscape Open Space Area	Provide a min of 10% landscape open space for mixed use properties.	YES	10% provided
9.	Lighting, Street	Street lighting shall be provided and located on all streets/rights of way, meet City of Coral Gables standards and be subject to review and approval by the Dept of Public Works.	YES	Street lighting provided by civil engineer and lighting consultant
10.	Parking Garages	Ground floor parking as a part of a multi-use building shall not front on a primary street.	YES	
11.	Porte-Cocheres	Porte-Cocheres are prohibited access to/from Ponce De Leon Boulevard.	YES	
12.	Sidewalks/Pedestrian Access	Main Pedestrian entrances oriented towards adjoining streets. Pedestrian pathways provided from all pedestrian access points and create a continuous pedestrian network.	YES	
13.	Soil, Structural	Structural soil shall be utilized within all rights-of-way for all street level planting areas with root barriers approved by the Public Service Department.	YES	
14.	Windows	Mediterranean buildings shall provide a minimum window casing depth of four (4) inches as measured from the face of the building.	YES	

MEDITERRANEAN DESIGN STYLE TABLE 02 : ARCHITECTURAL AND PUBLIC REALM STANDARDS (8/12 REQUIRED - 10/12 PROVIDED)				
REF. #	TYPE	REQUIREMENTS SUMMARIZED	PROVIDED	COMMENTS
1.	Arcades and/or Loggias	Arcades, loggias, or covered areas constructed to provide cover and protection from the elements for pedestrian passageways, sidewalks, etc.	YES	Arcade provided
2.	Building Rooflines	Incorporation of horizontal and vertical changes in the building roofline.	YES	See elevations
3.	Building Stepbacks	Stepbacks on building facades of the building base, middle, and/or top facade to further reduce the potential impacts of the building bulk and mass.	YES	Steps backs at base, Level 2 (+22'-0"), Level 8 (+91'-0"), Level 9 (+103'-4"), and Roof Level (+115'-8")
4.	Building Towers	The use of towers or similar masses to reduce the mass and bulk of buildings.	YES	Towers at Roof Level
5.	Driveways	Consolidation of vehicular entrances into one (1) curb cut per street to reduce the amount of vehicular penetration into pedestrian sidewalks and adjoining rights-of-way.	YES	See floor plans.
6.	Lighting of Landscaping	Uplighting of landscaping within and/or adjacent to pedestrian areas (sidewalks, plazas, open spaces, etc.)	YES	
7.	Materials on Exterior Building Facades	Natural materials shall be incorporated into the base of the building on exterior surfaces. This includes, but not limited to the following: marble, granite, keystone, etc.	YES	Natural stone sample provided
8.	Overhead Doors	If overhead doors are utilized, the doors are not directed towards residentially zoned properties.	YES	Located on SW edge of the loading zone.
9.	Paver Treatments	Min 10% pavers on drives and 25% on sidewalks. Provide approved pavers, poured concrete shall be Coral Gables Beige.	YES	
10.	Pedestrian Amenities	Provide a minimum of 4 of the following: Benches, expanded sidewalk widths beyond the property line, freestanding info kiosk, planter boxes, refuse containers, public art, water features.	YES	Expanded sidewalk widths, planter boxes, refuse containers, and water features provided.
11.	Pedestrian Passthroughs/Paseos	Pedestrian pass-throughs provided for each 250 linear feet or fraction thereof, must be minimum 10 feet in width and provide pedestrian amenities.	YES	Paseo is 28' in width.
12.	Underground Parking	The use of underground parking, equal in floor area of a minimum of 75% of the total surface lot area.	YES	

MEDITERRANEAN DESIGN STYLE TABLE 03 : BONUS TABLE (OTHER DEVELOPMENT OPTIONS)		
REF. #	TYPE	COMMENTS
1.	Building Setbacks	N/A
2.	R.O.W. Encroachments	N/A
3.	Parking Requirement Exemptions	N/A
4.	Multi-Family Density	N/A

Mediterranean Design Style Table



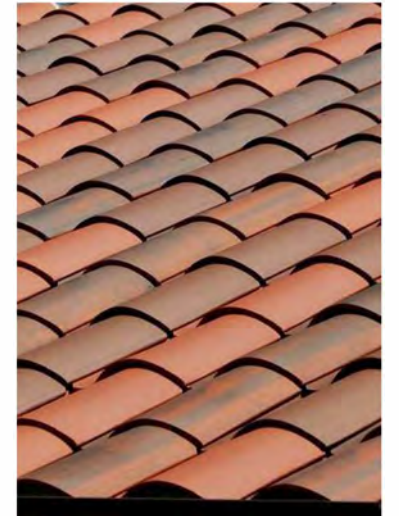




NE RENDERING



AWNINGS: MEDIUM BRONZE - YB1N



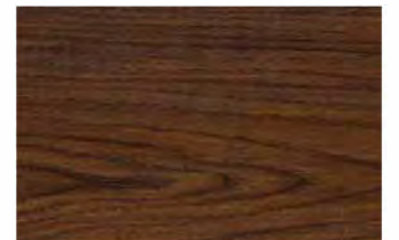
ROOF TILES



STOREFRONTS: CHAMPAGNE - YH3N



PAINTED VENETIAN PLASTER



BRACKETS & SOFFITS: STAINED CYPRESS WOOD



STONE



STONE

MATERIALS

Ponce Park Residences

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Textures & Materials  
Inspiration

12" = 1'-0"

December 5, 2023



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1-407-574-1199

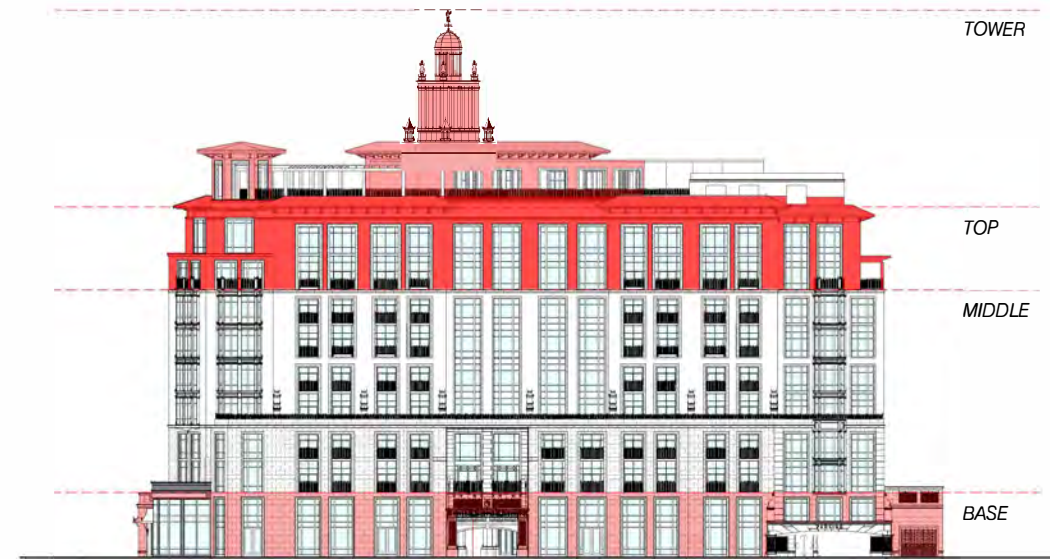
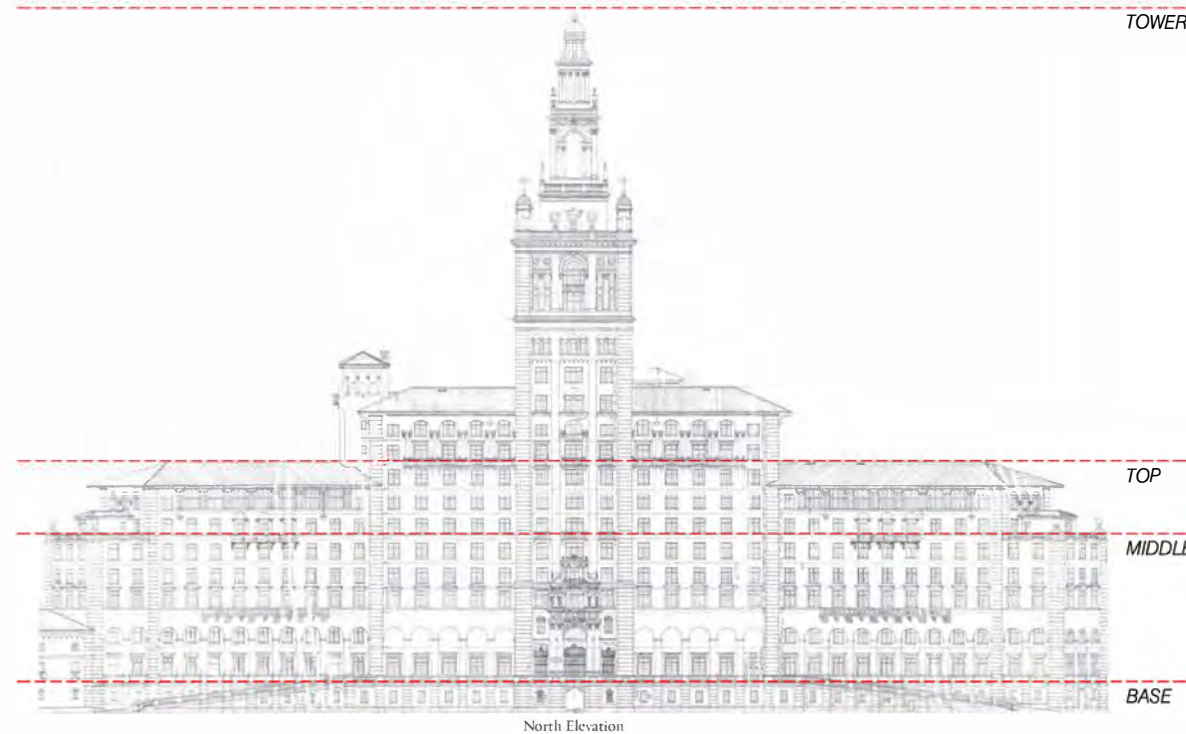
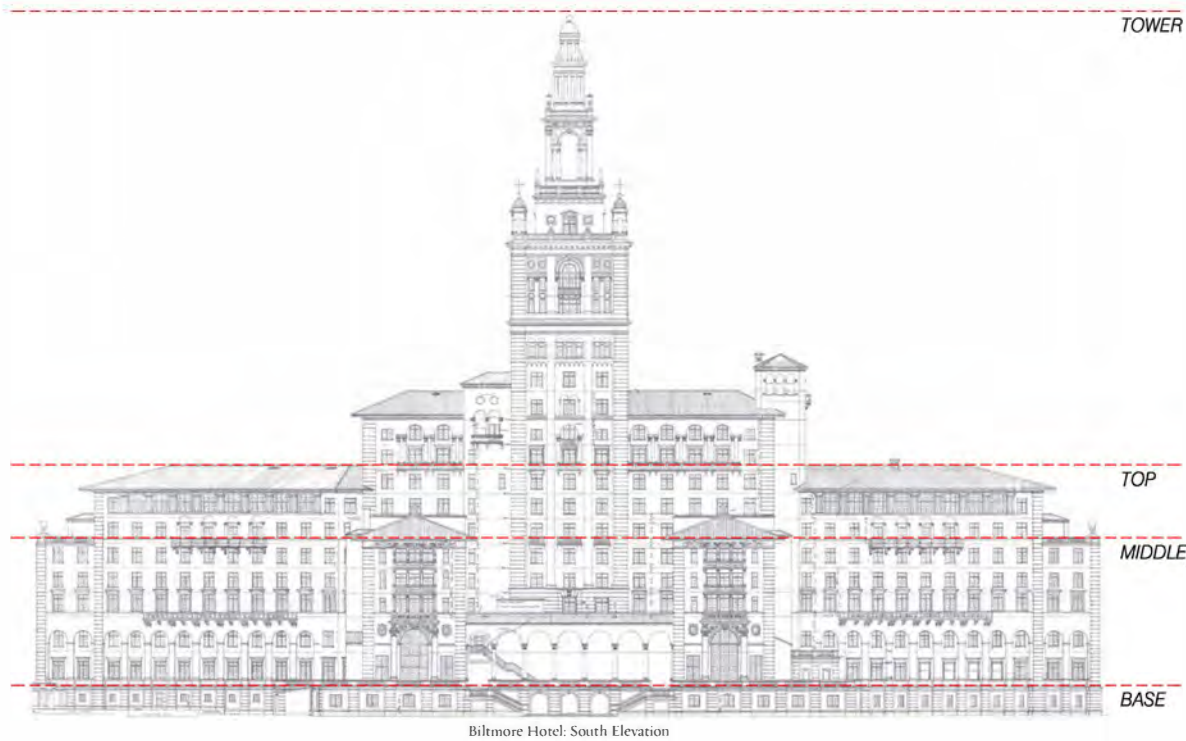
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Alley/Paseo Location  
Scale: 1/16" = 1'-0"





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Precedent Proportion Comparison As indicated December 5, 2023

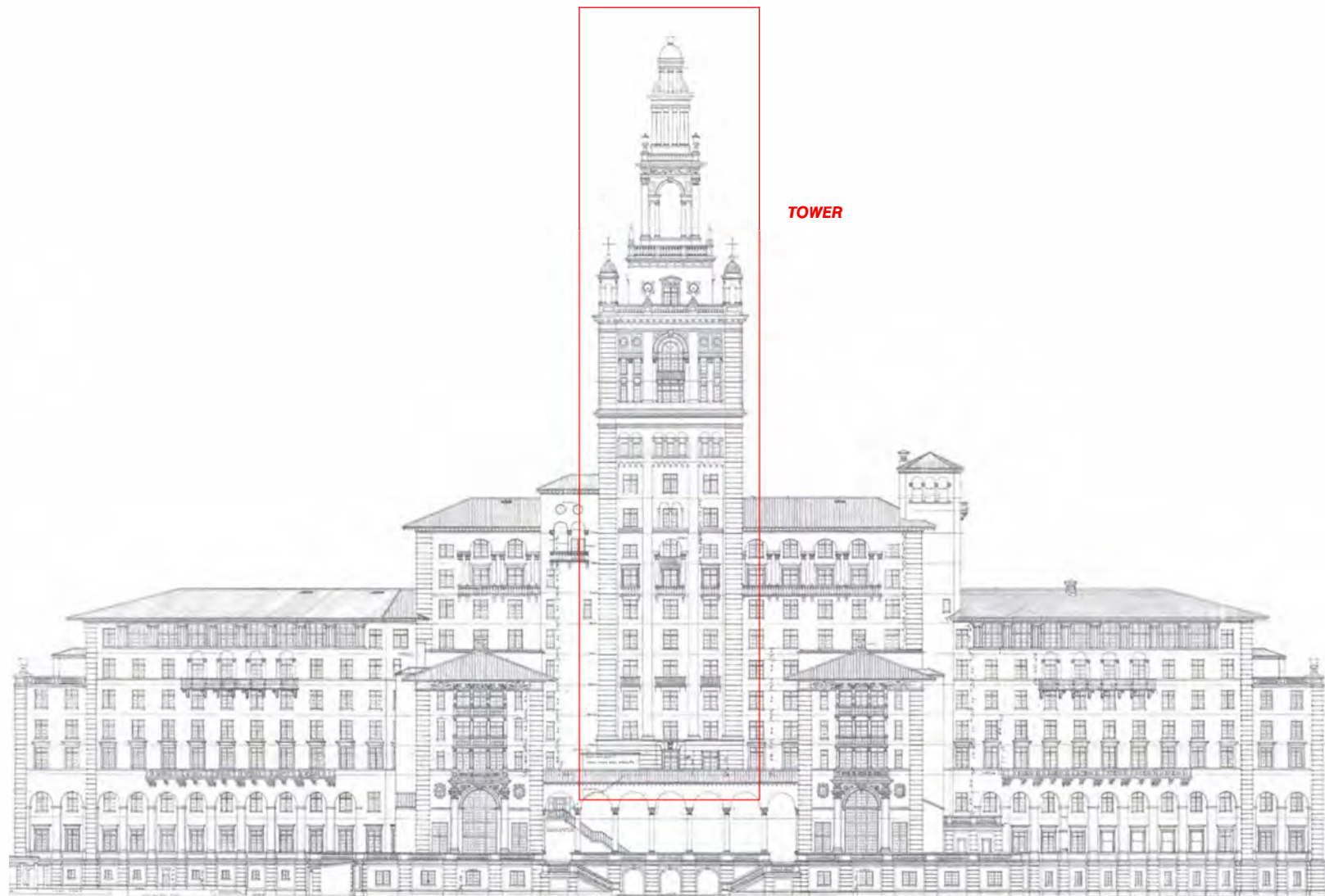


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Biltmore Hotel: South Elevation







June 21 - 10:00 hrs



June 21 - 13:00 hrs



June 21 - 16:00 hrs



September 21 - 10:00 hrs



September 21 - 13:00 hrs



September 21 - 16:00 hrs



December 21 - 10:00 hrs

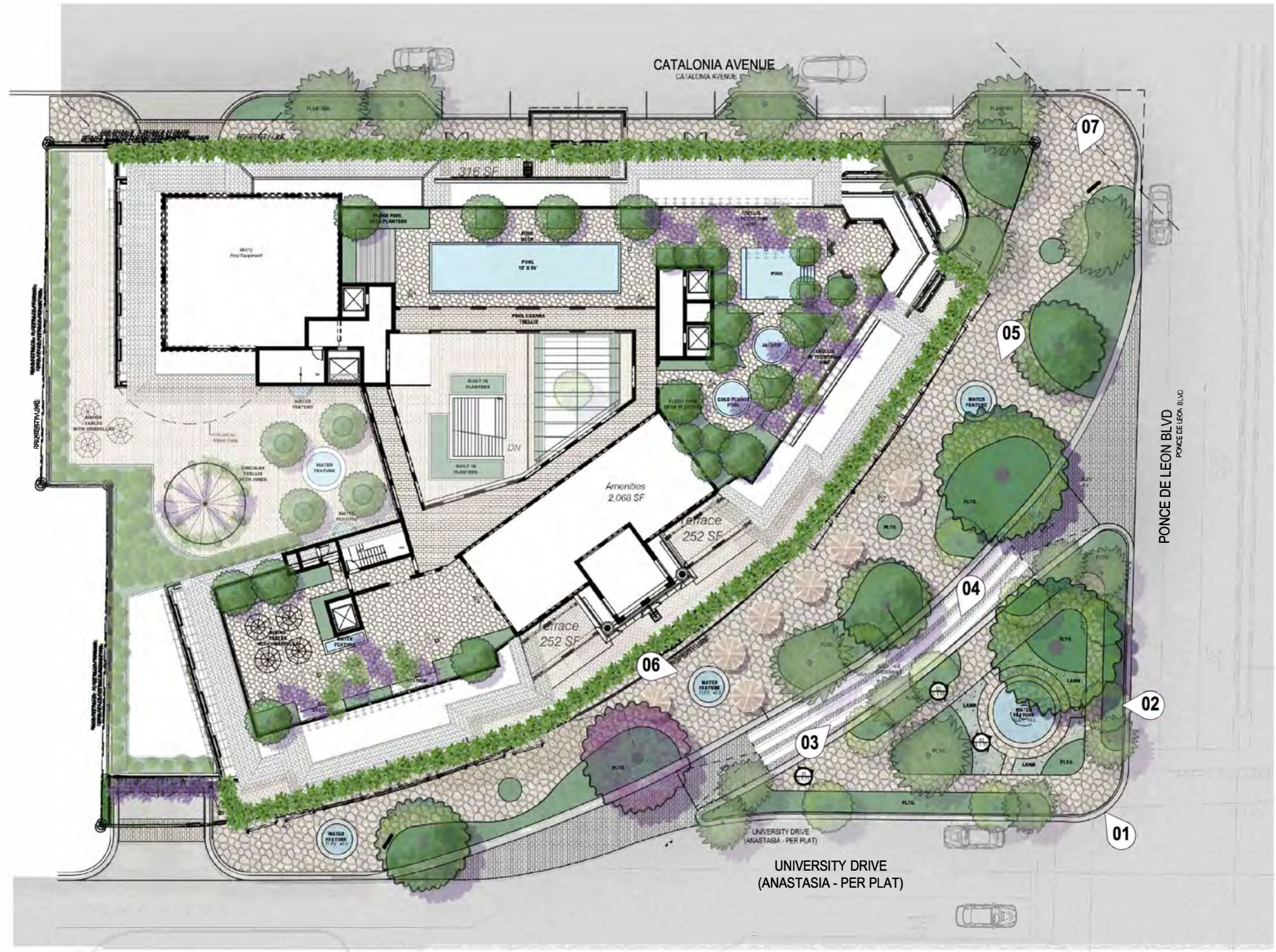


December 21 - 13:00 hrs



December 21 - 16:00 hrs





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

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



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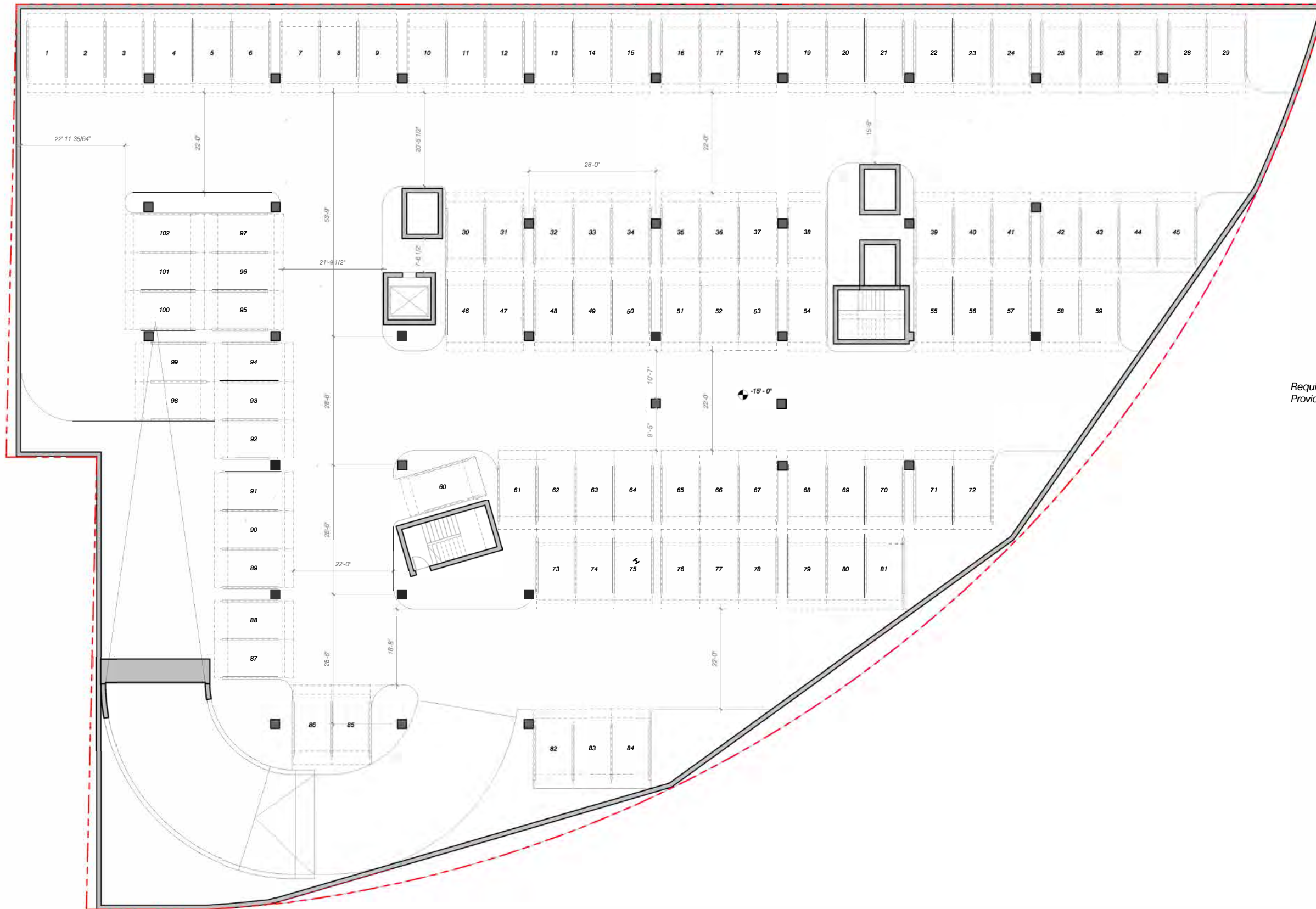


Rendered Site Plan    NOT TO SCALE    December 5, 2023

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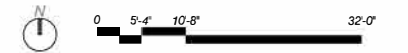
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**Parking**

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







Ponce de Leon Blvd.

Maaga Avenue

**Ponce Park Residences**

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Level 1      3/32" = 1'-0"      December 5, 2023

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2-03







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Level 1M      3/32" = 1'-0"      December 5, 2023

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

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

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Level 2 3/32" = 1'-0" December 5, 2023





Type	#	Total Area	Parking Req. *
<b>Level 2</b>			
1-BR	2	1,797 SF	2
2-BR	4	8,743 SF	7
3-BR	2	5,270 SF	4.5
	8	15,809 SF	13.5
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	8	18,427 SF	16
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3-BR	4	11,164 SF	9
	8	18,427 SF	16
<b>Level 6</b>			
2-BR	4	7,262 SF	7
3-BR	3	8,247 SF	6.75
2-Story Multi-Family Unit	1	2,918 SF	2.25
	8	18,427 SF	16
<b>Level 7</b>			
2-BR	4	7,262 SF	7
3-BR	3	8,247 SF	6.75
2-Story Multi-Family Unit Upper	0	2,918 SF	0
	7	18,427 SF	13.75
<b>Level 8</b>			
3-BR	1	2,917 SF	2.25
2-Story Multi-Family Unit	7	14,320 SF	15.75
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3-BR	1	2,918 SF	2.25
2-Story Multi-Family Unit Upper	0	14,021 SF	0
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\*1 BR: 1 space    2 BR: 1.75 spaces    3 BR 2.25 spaces

**Ponce Park Residences**

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3-BR	4	11,164 SF	9
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	8	18,427 SF	16
<b>Level 7</b>			
2-BR	4	7,262 SF	7
3-BR	3	8,247 SF	6.75
2-Story Multi-Family Unit Upper	0	2,918 SF	0
	7	18,427 SF	13.75
<b>Level 8</b>			
3-BR	1	2,917 SF	2.25
2-Story Multi-Family Unit	7	14,320 SF	15.75
	8	17,236 SF	18
<b>Level 9</b>			
3-BR	1	2,918 SF	2.25
2-Story Multi-Family Unit Upper	0	14,021 SF	0
	1	16,939 SF	2.25
	57	143,276 SF	111.25

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

**Ponce Park Residences**

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Level 4 3/32" = 1'-0" December 5, 2023





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

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



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

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

**Ponce Park Residences**

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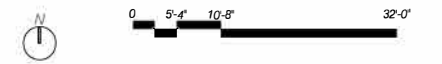
Level 6    3/32" = 1'-0"    December 5, 2023





Type	# Units	Total Area	Parking Req. *
<b>Level 2</b>			
1-BR	2	1,797 SF	2
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	8	15,809 SF	13.5
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<b>Level 4</b>			
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	8	18,427 SF	16
<b>Level 5</b>			
2-BR	4	7,262 SF	7
3-BR	4	11,164 SF	9
	8	18,427 SF	16
<b>Level 6</b>			
2-BR	4	7,262 SF	7
3-BR	3	8,247 SF	6.75
2-Story Multi-Family Unit	1	2,918 SF	2.25
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<b>Level 7</b>			
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2-Story Multi-Family Unit Upper	0	2,918 SF	0
	7	18,427 SF	13.75
<b>Level 8</b>			
3-BR	1	2,917 SF	2.25
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	8	17,236 SF	18
<b>Level 9</b>			
3-BR	1	2,918 SF	2.25
2-Story Multi-Family Unit Upper	0	14,021 SF	0
	1	16,939 SF	2.25
	57	143,276 SF	111.25

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



**Ponce Park Residences**

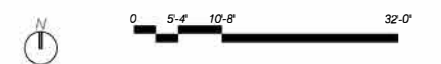
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Level	Type	# Units	Total Area	Parking Req. *
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		8	15,809 SF	13.5
Level 3	1-BR	2	1,797 SF	2
	2-BR	4	8,743 SF	7
	3-BR	3	9,043 SF	6.75
		9	19,583 SF	15.75
Level 4	2-BR	4	7,263 SF	7
	3-BR	4	11,165 SF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

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



**Ponce Park Residences**

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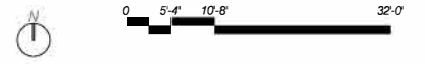
Level 8 3/32" = 1'-0" December 5, 2023





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

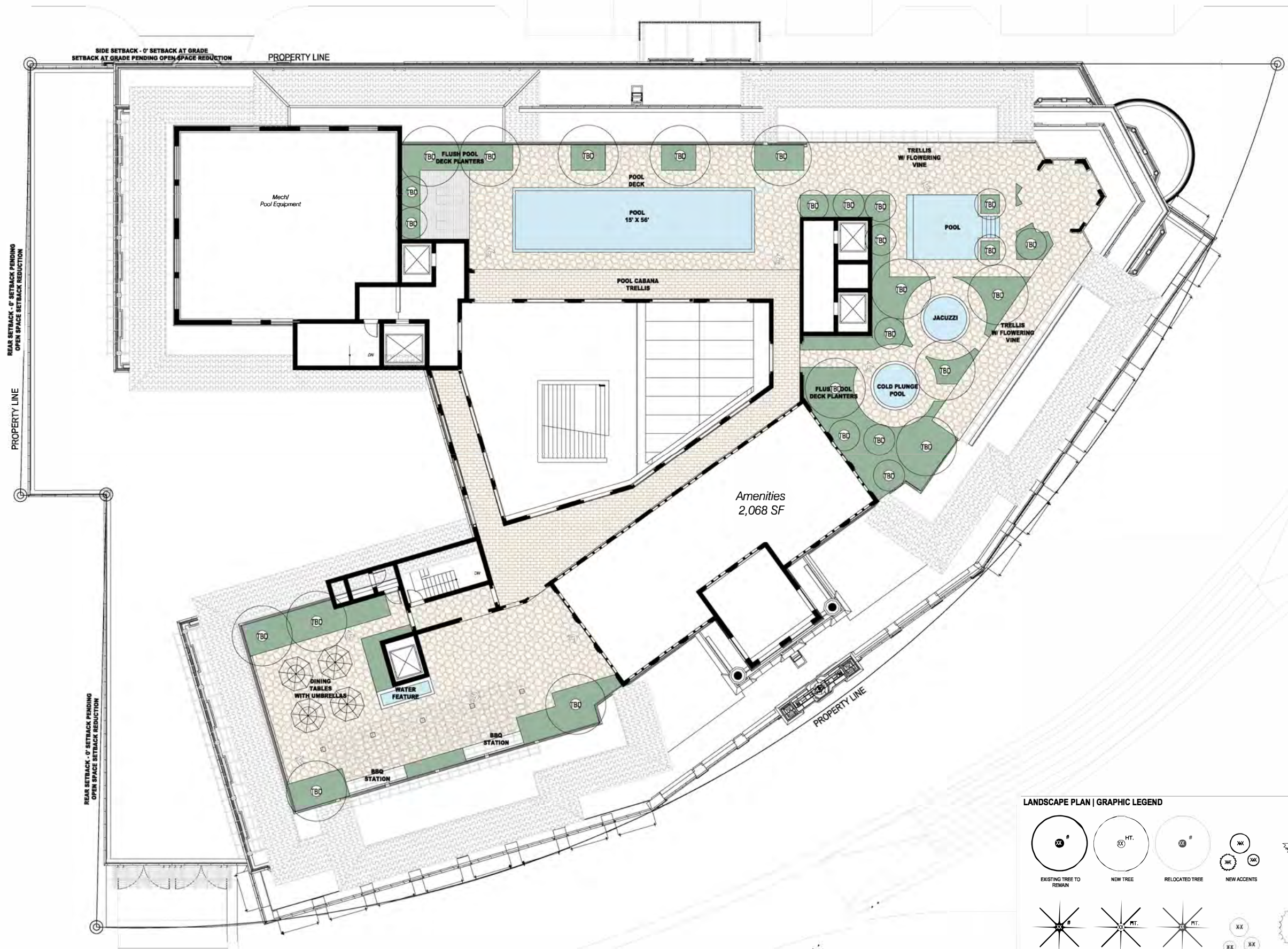
\*1 BR: 1 space 2 BR: 1.75 spaces 3 BR 2.25 spaces



**Ponce Park Residences**

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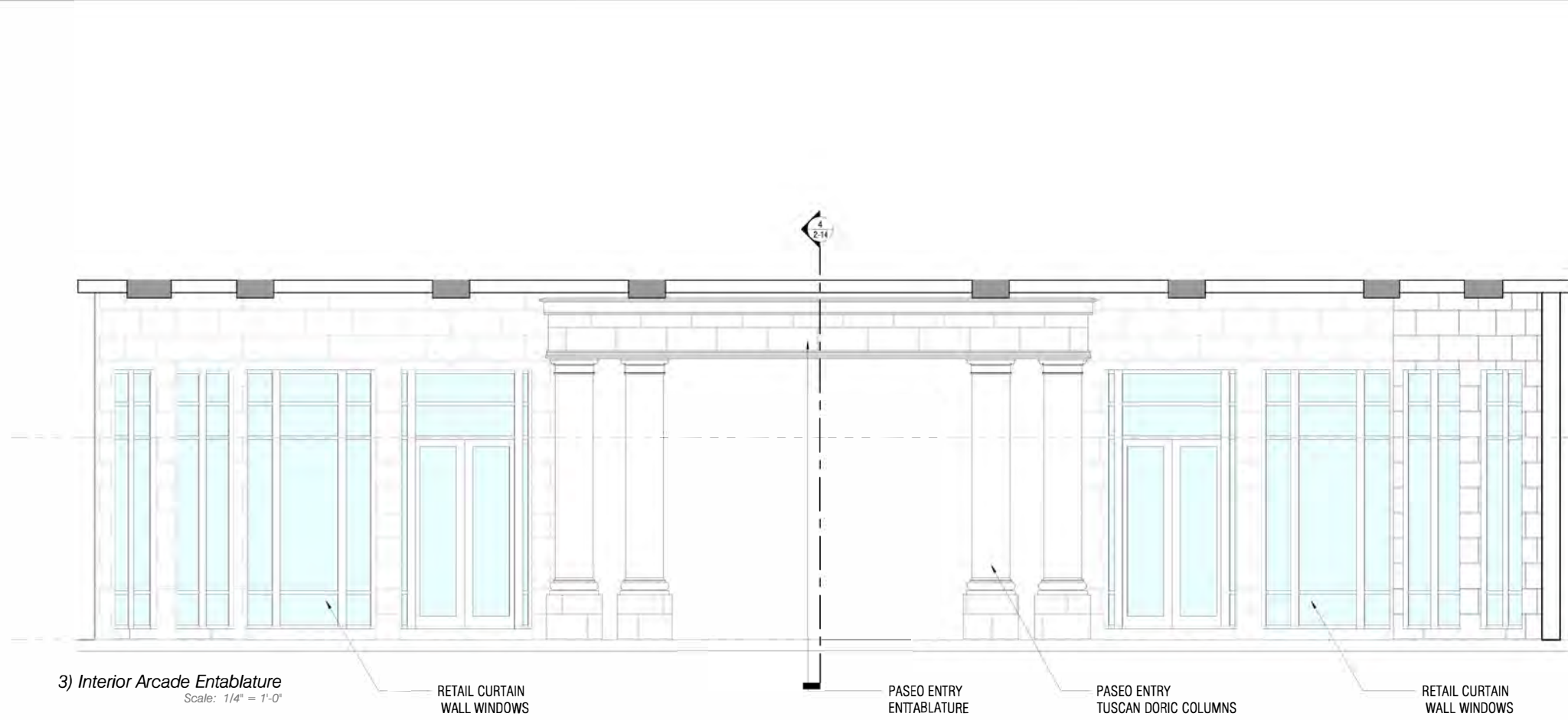


**ROOF LEVEL LANDSCAPE PLAN**  
SCALE: 3/32" = 1'-0"

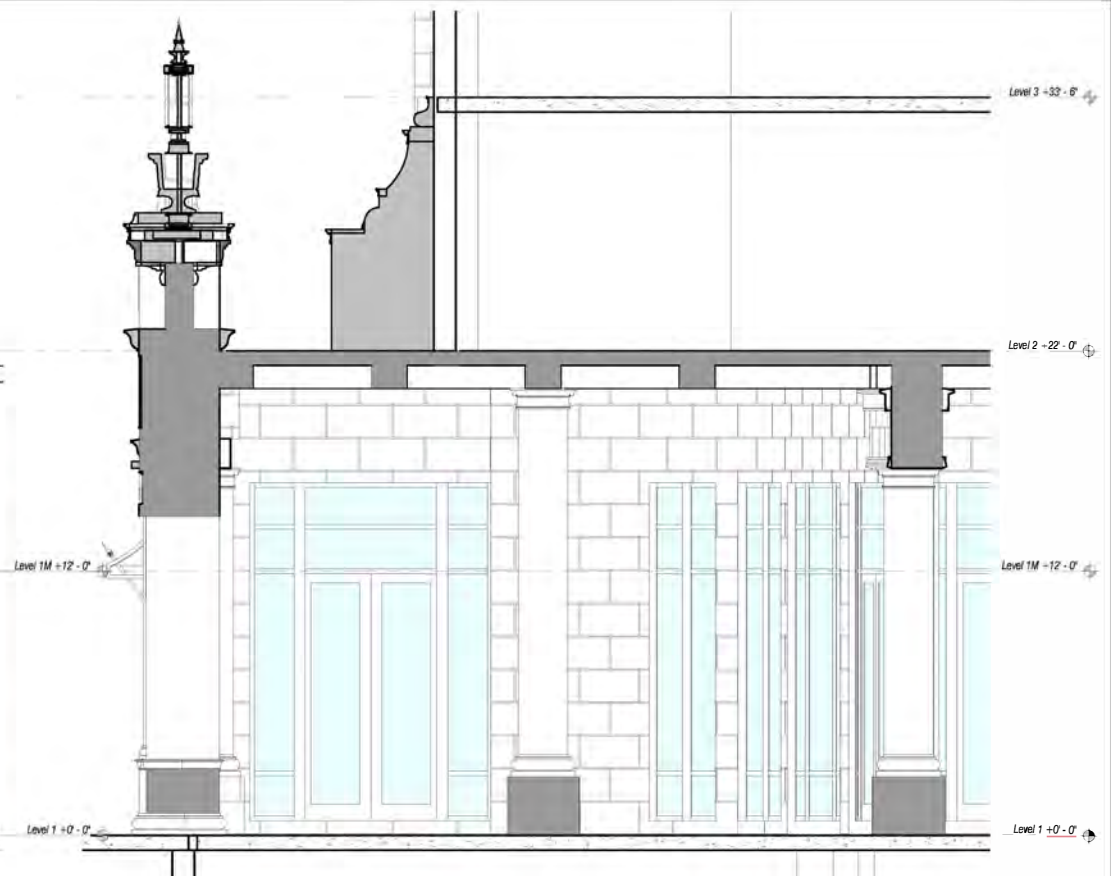
**LANDSCAPE PLAN | GRAPHIC LEGEND**

EXISTING TREE TO REMAIN	NEW TREE	RELOCATED TREE	NEW ACCENTS	NEW VINE	NEW GROUNDCOVER TYPE AND COUNT
EXISTING PALM TO REMAIN	NEW PALM	RELOCATED PALM	NEW SHRUBS	NEW CYCAD	NEW BAMBOO

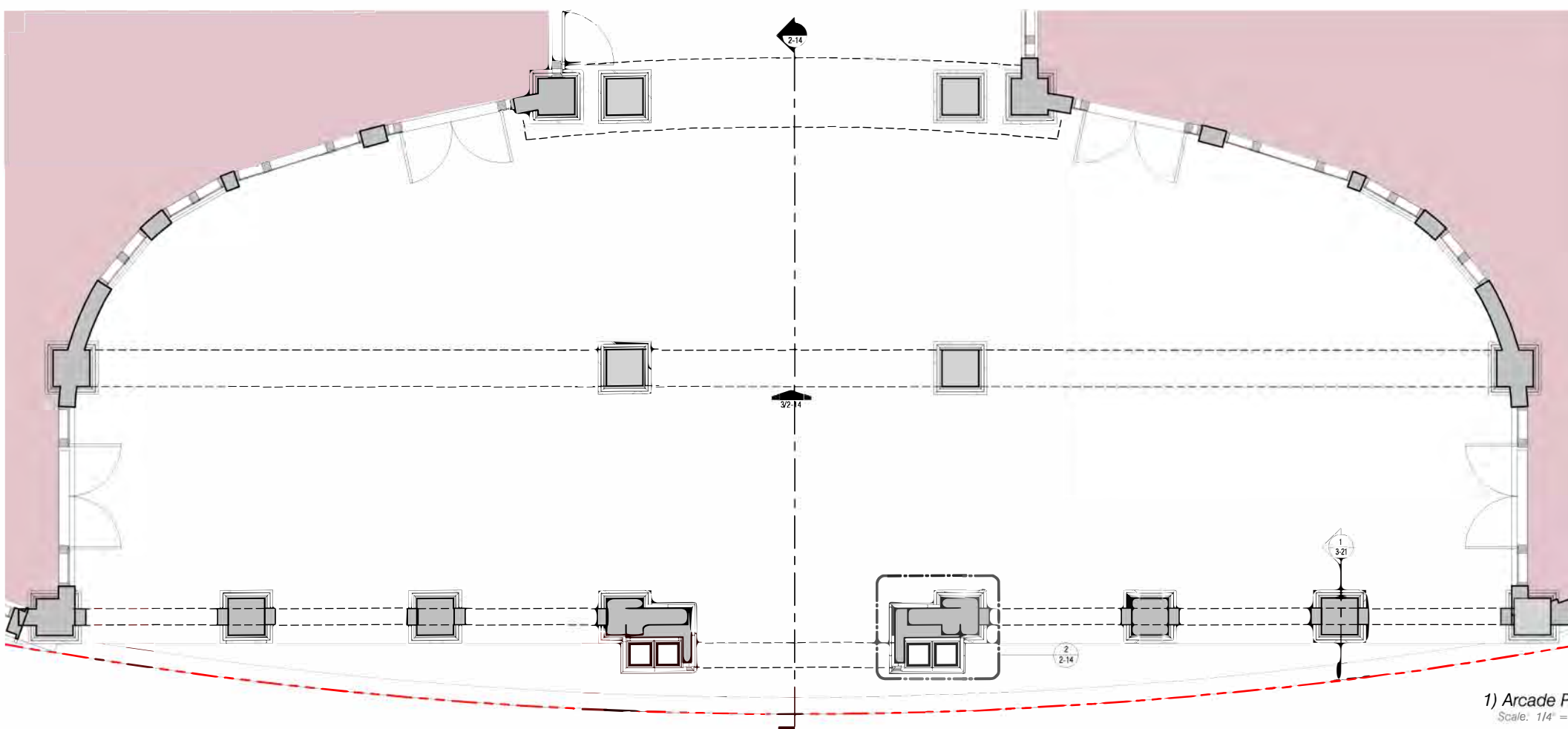




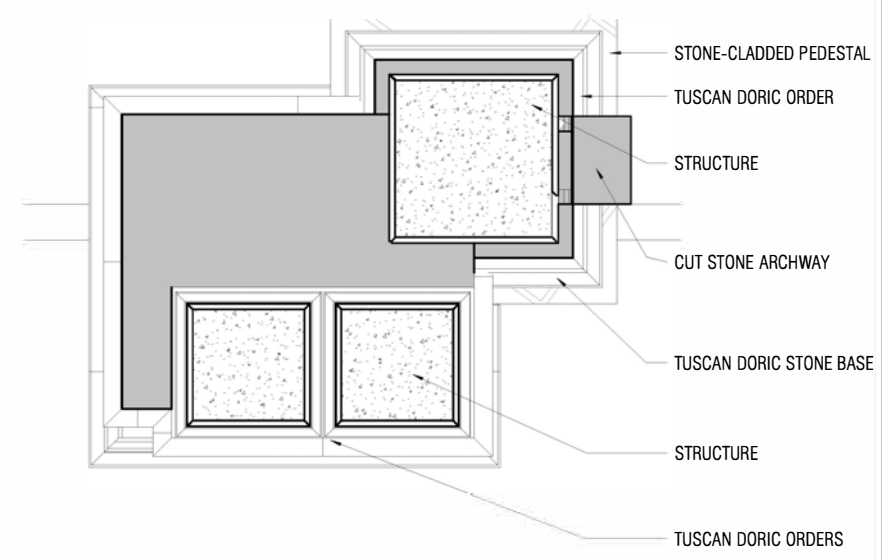
3) Interior Arcade Entablature  
Scale: 1/4" = 1'-0"



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



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



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



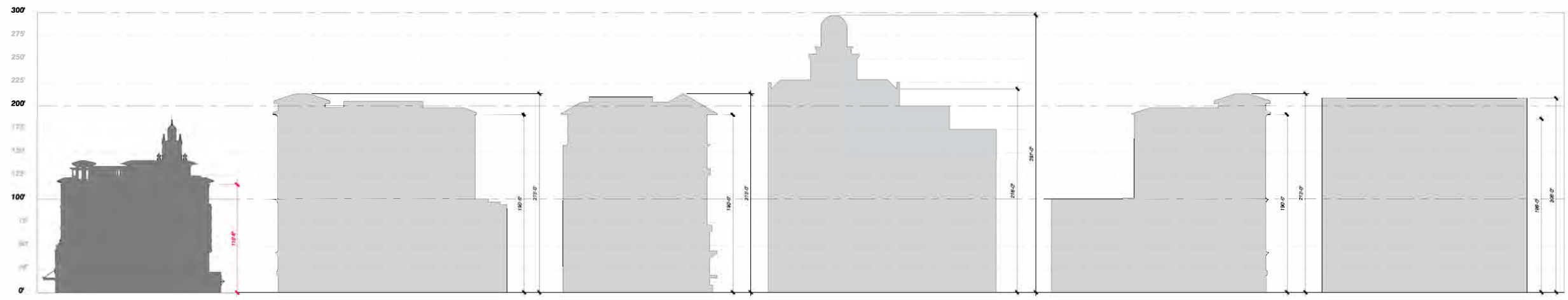


**250 CATALONIA**  
80'

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

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

**EAST/WEST CONTEXT SECTION**



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

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

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

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

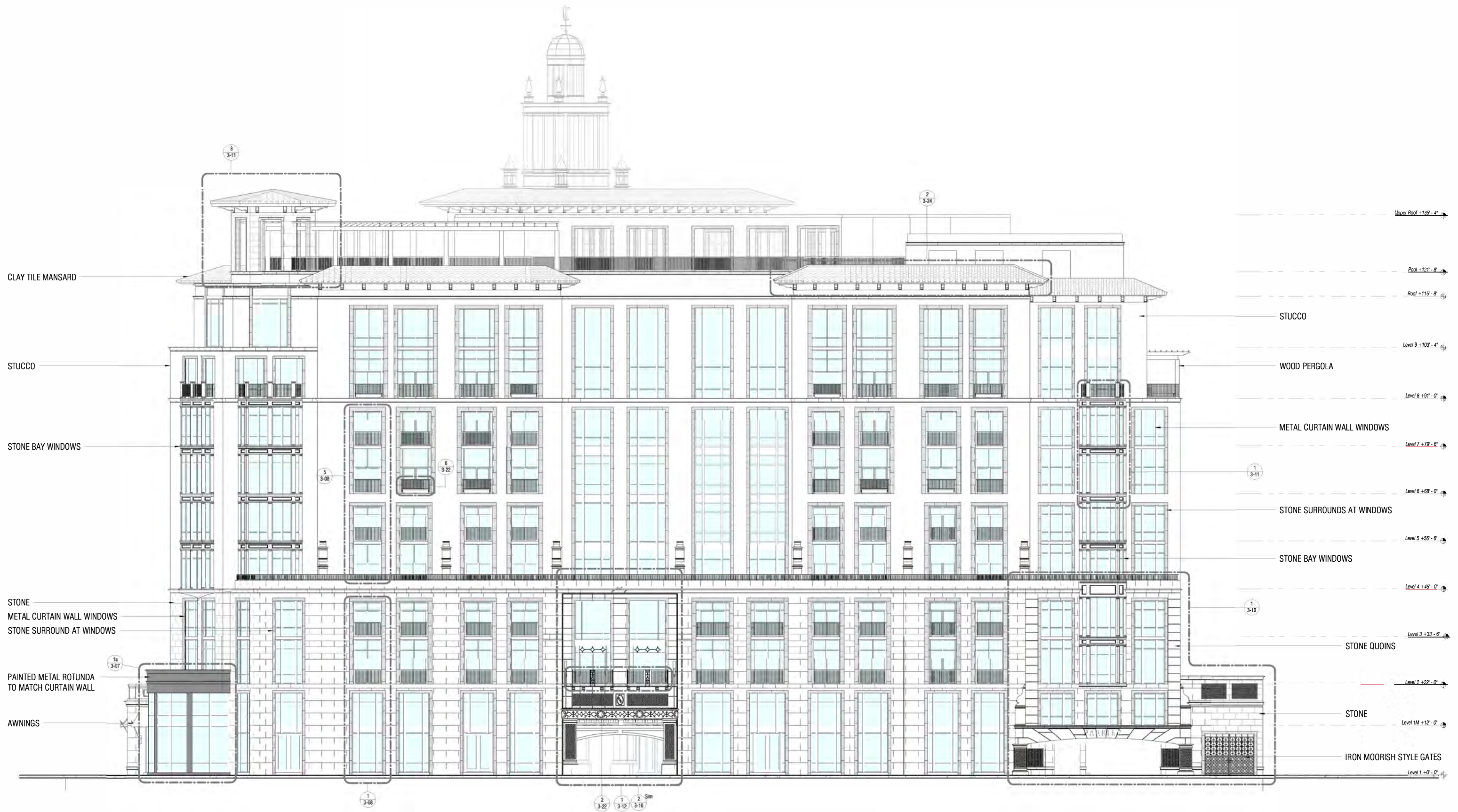
**THE PLAZA - TOWER 4**  
190'-6" ROOF HEIGHT  
213'-0" ARCH HEIGHT

**2800 PONCE DE LEON**  
186'-0" ROOF HEIGHT  
206'-0" ARCH HEIGHT

**ADJACENT PROJECTS HEIGHT COMPARISON**

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





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



STONE FINIALS

STONE FINIALS

CLAY TILE MANSARD ROOF

WOOD BRACKETS AND CLOSURE BOARDS

CLAY TILE MANSARD ROOF

STUCCO

STONE

Upper Roof +135'-4"

Pool +121'-8"

Roof +115'-8"

Level 9 +103'-4"

Level 8 +91'-0"

Level 7 +79'-6"

Level 6 +68'-0"

Level 5 +56'-6"

Level 4 +46'-0"

Level 3 +33'-6"

Level 2 +22'-0"

Level 1M +12'-0"

Level 1 +0'-0"

Basement -15'-0"

3  
3-11'

2  
3-9'

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

**Ponce Park Residences**

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Northeast Elevation

1" = 10'-0"

December 5, 2023

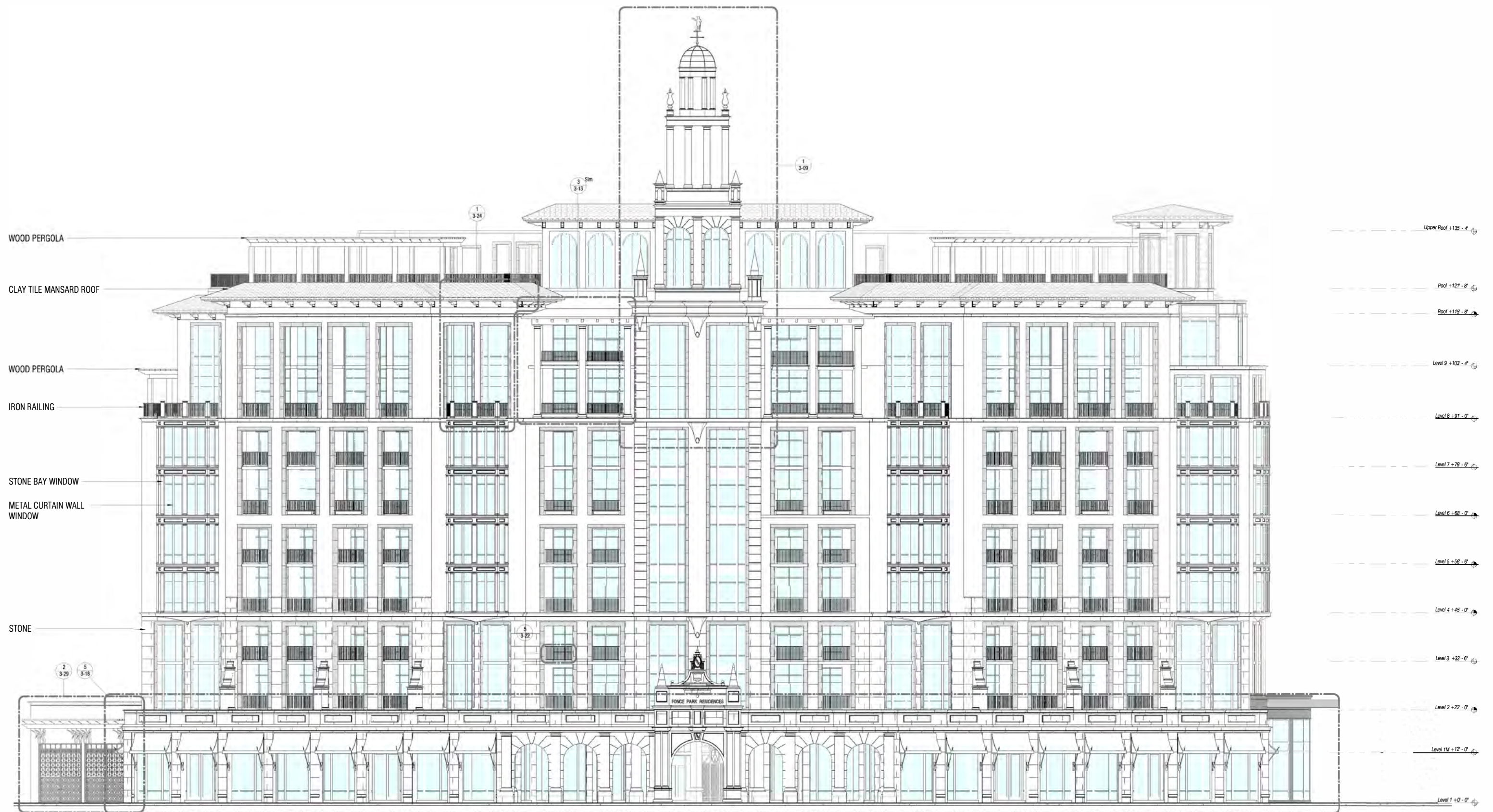


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Winter Park, FL 32789  
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Southeast Elevation  
Scale: 1" = 10'-0"

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Southeast Elevation

1" = 10'-0"

December 5, 2023



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1-407-834-1959

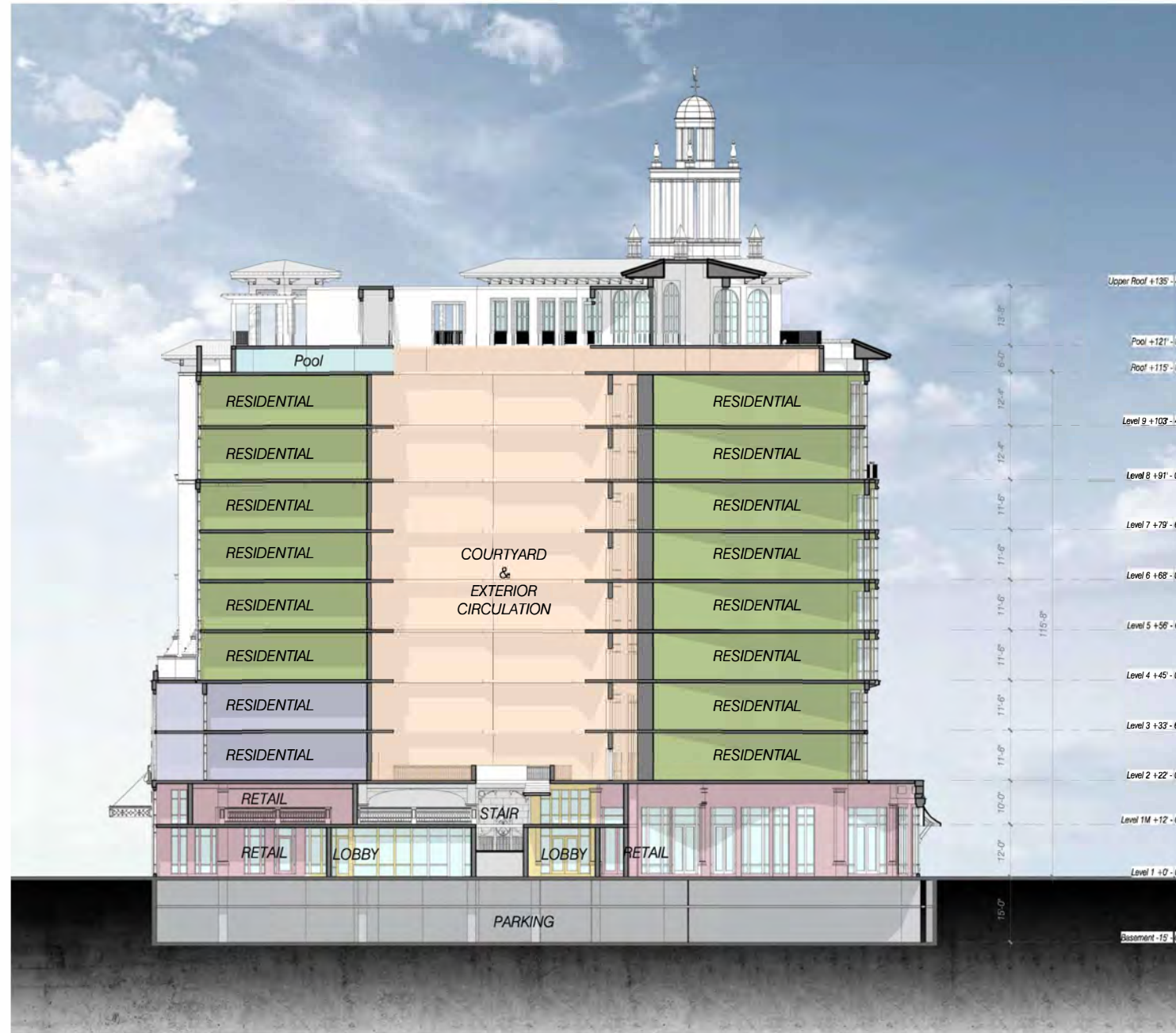
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West Elevation  
Scale: 1" = 10'-0"





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



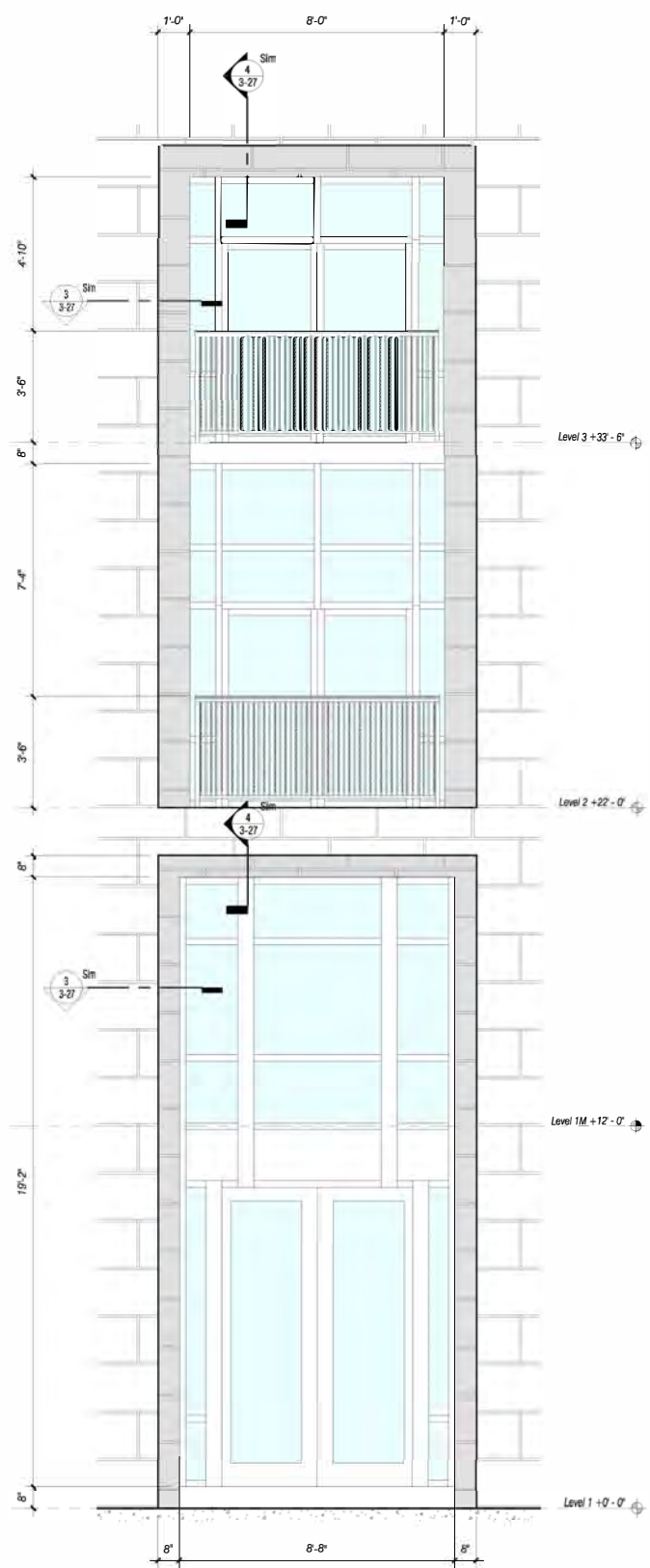


1) Enlarged Rotunda  
Scale: 1/2" = 1'-0"

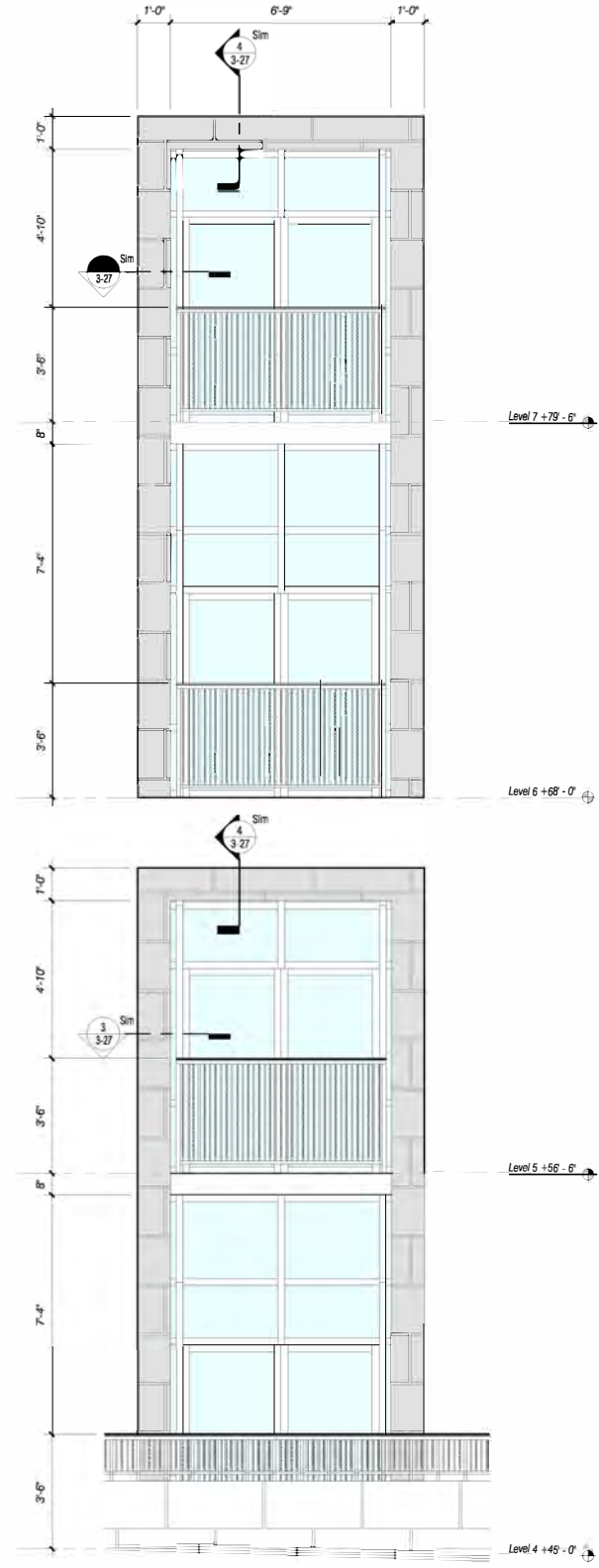


2) Enlarged Rotunda  
Scale: 1/2" = 1'-0"

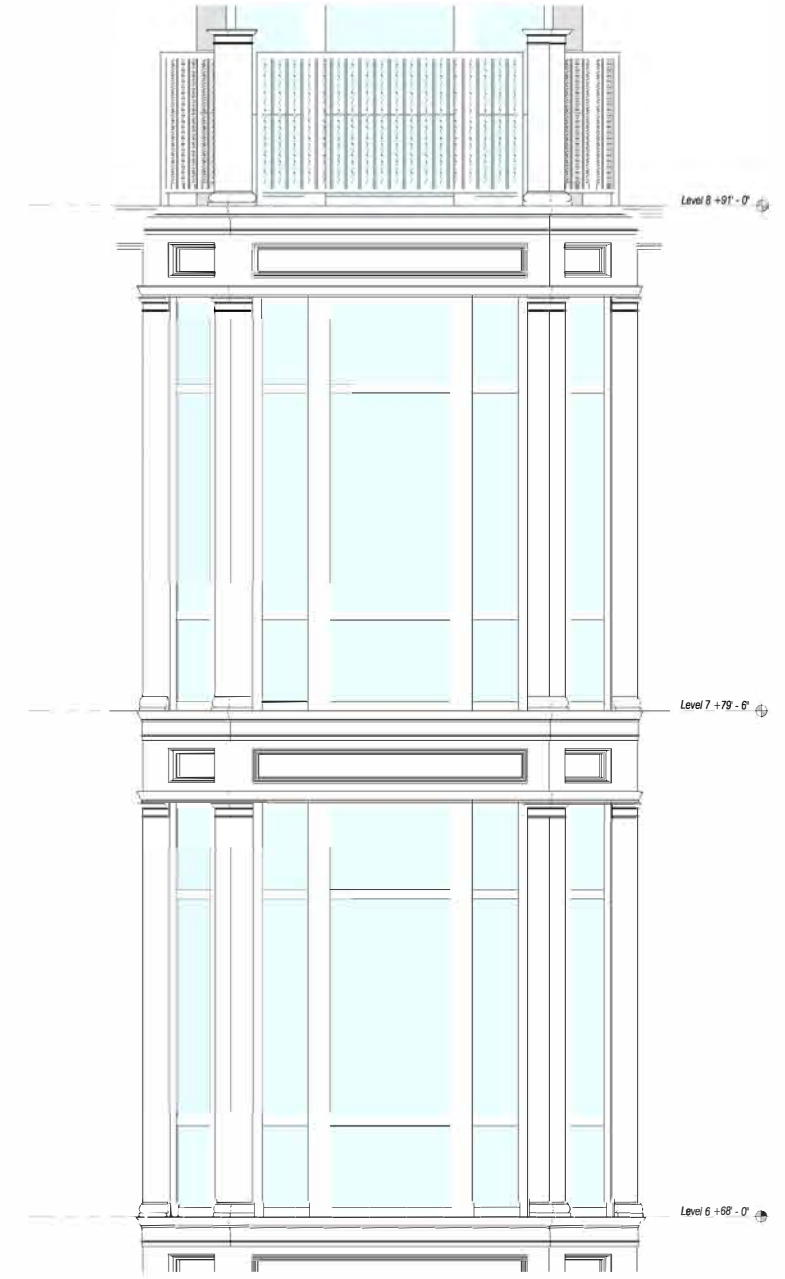




1) Enlarged North Block  
Scale: 3/8" = 1'-0"

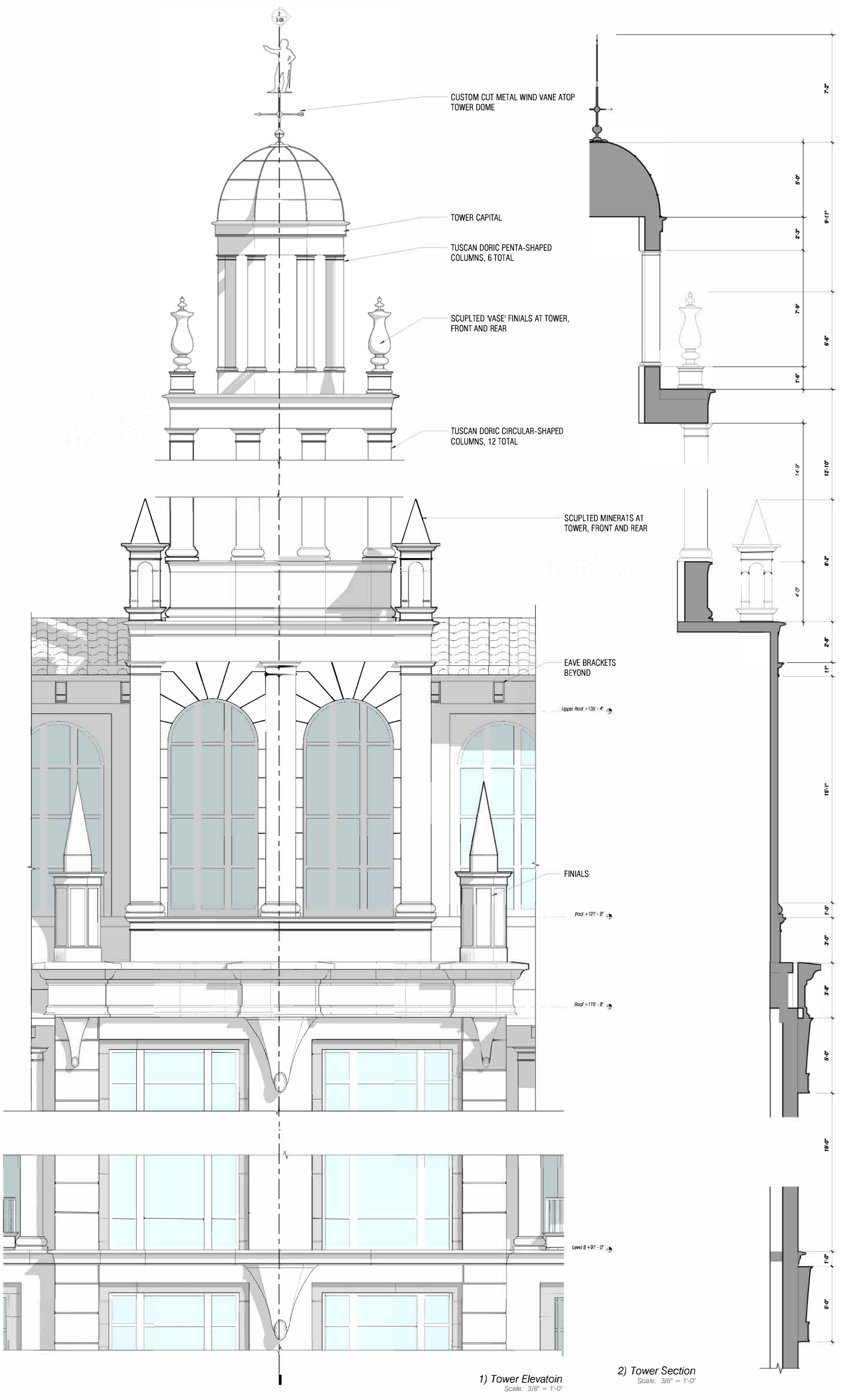


2) Enlarged North Block  
Scale: 3/8" = 1'-0"

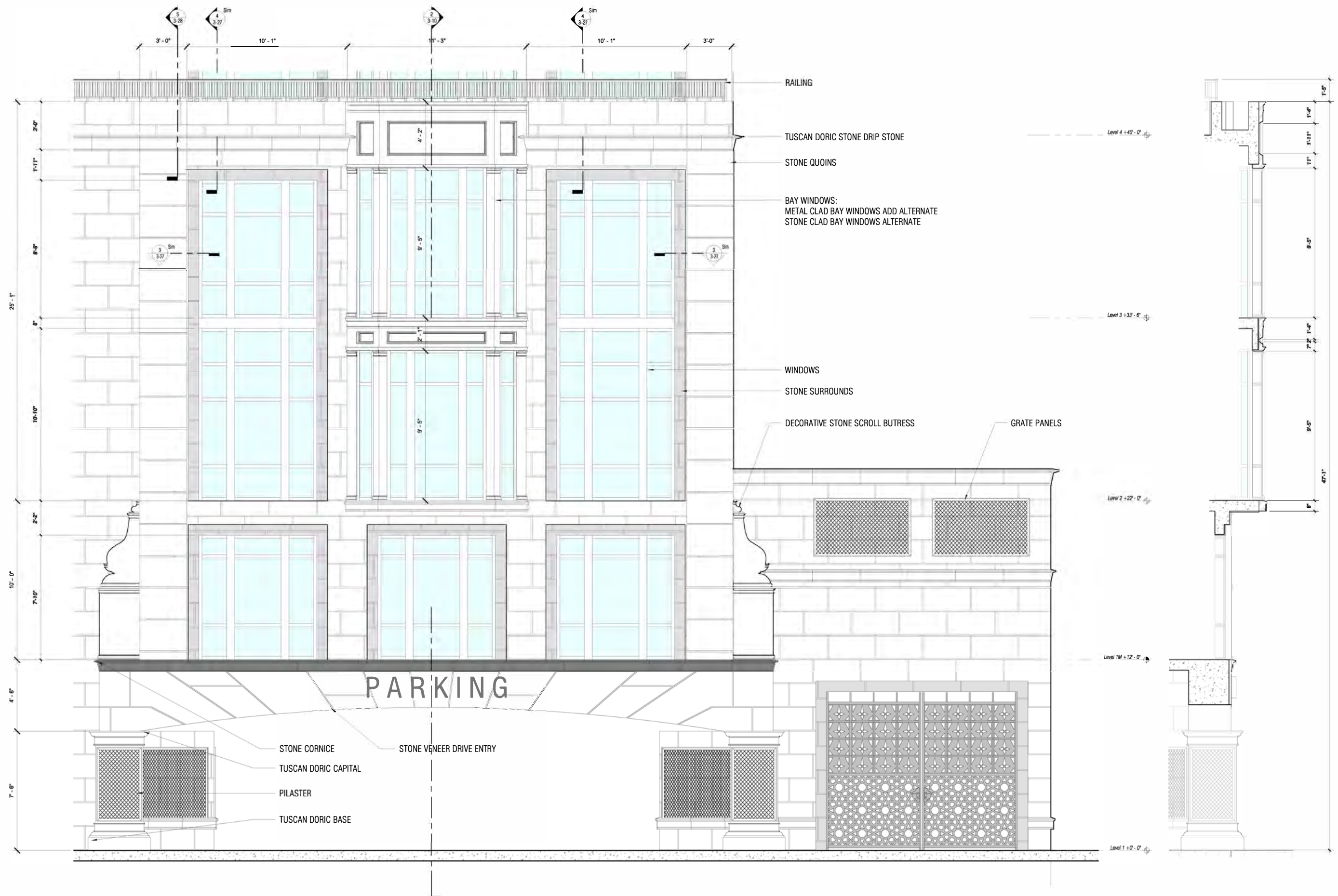


3) Enlarged North Block  
Scale: 1/2" = 1'-0"





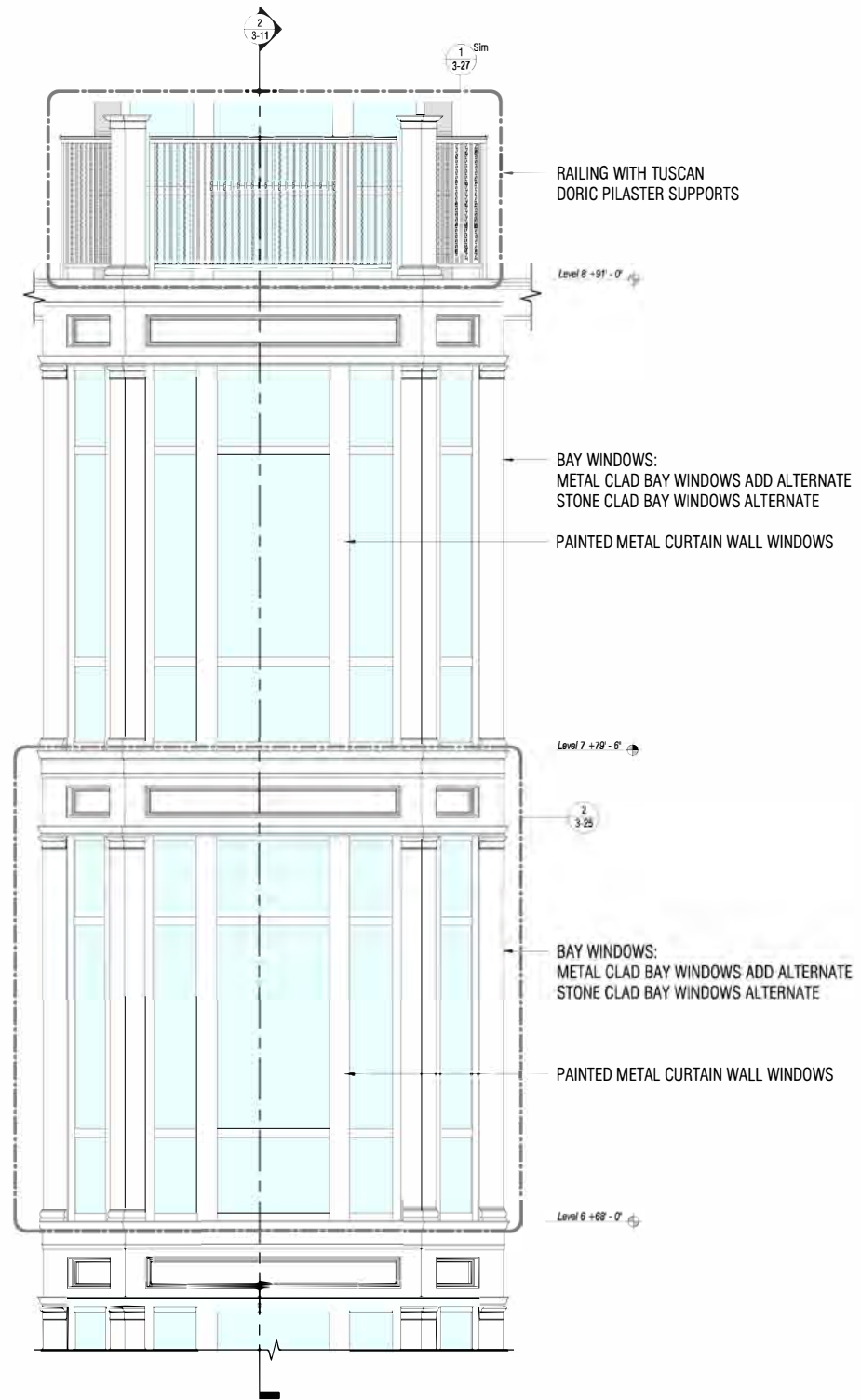




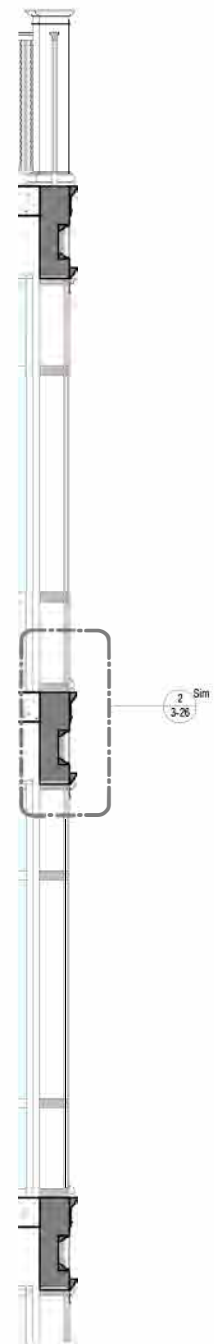
Parking Drive-In & Loading  
Scale: 3/8" = 1'-0"

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





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



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



3) Enlarged North Block  
Scale: 1/2" = 1'-0"

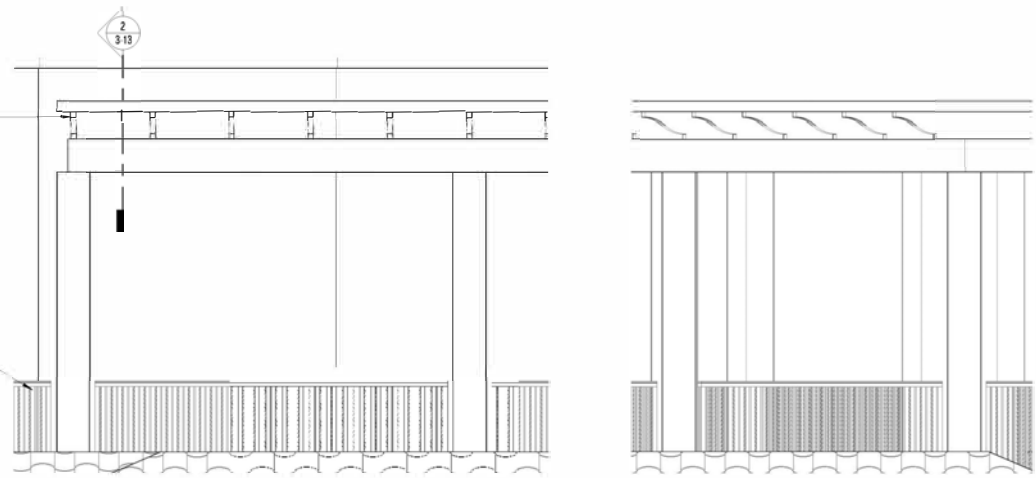




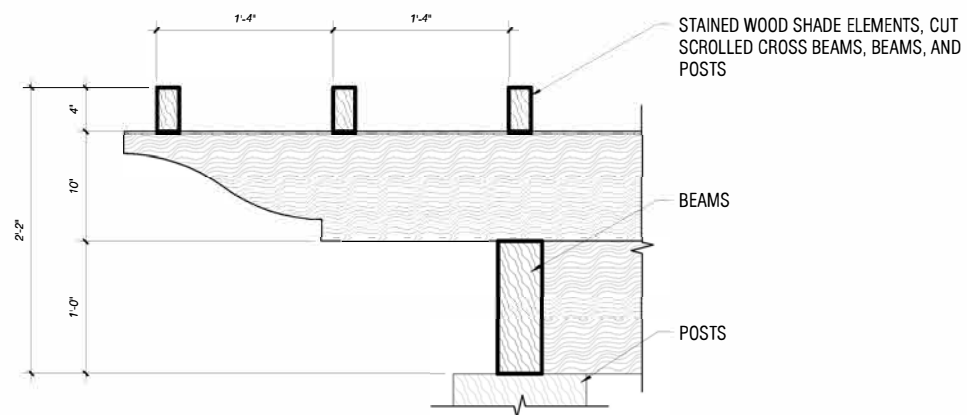


WOOD PERGOLA AT ROOF TOP AMENINTY AREAS

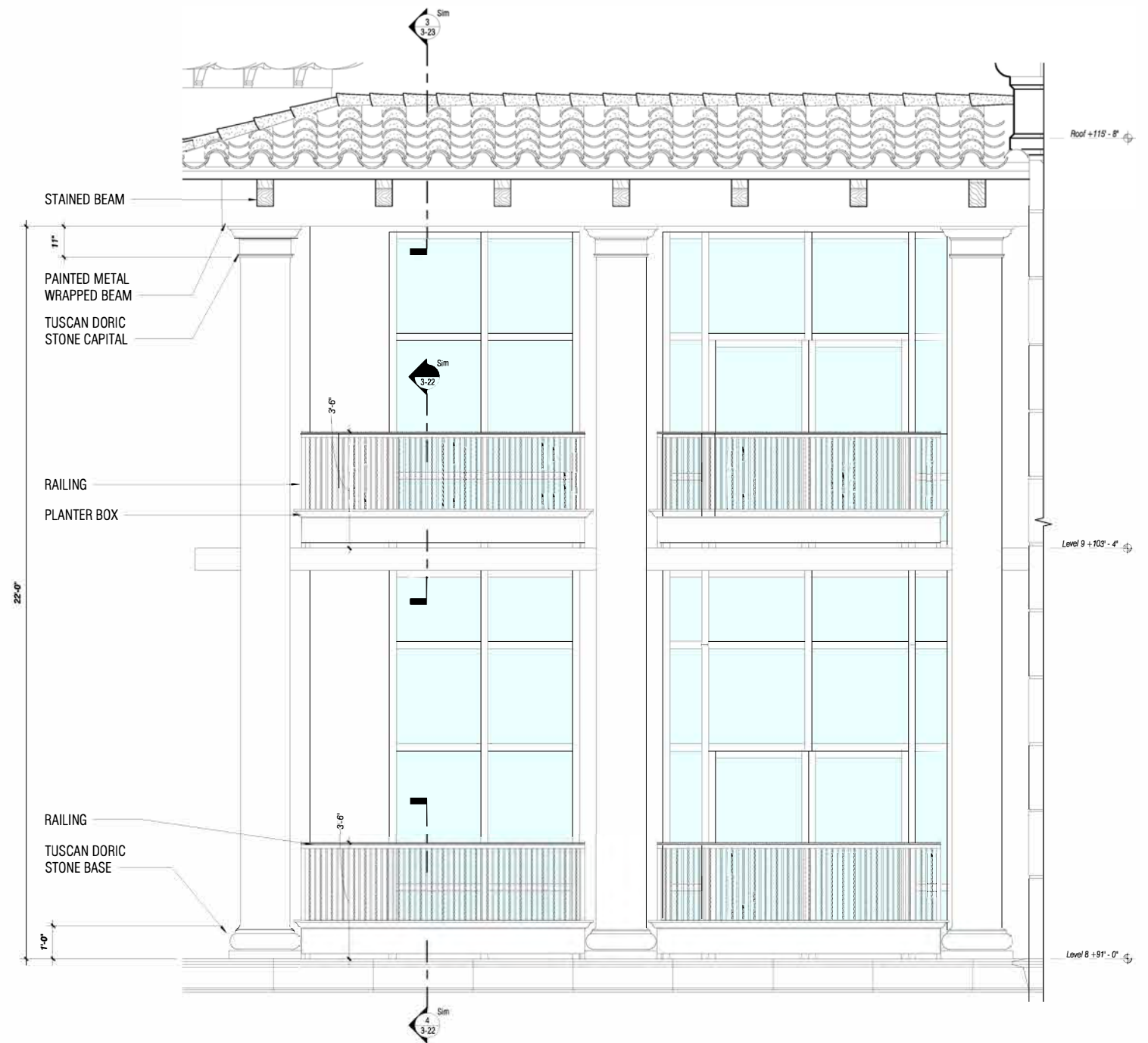
RAILING



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

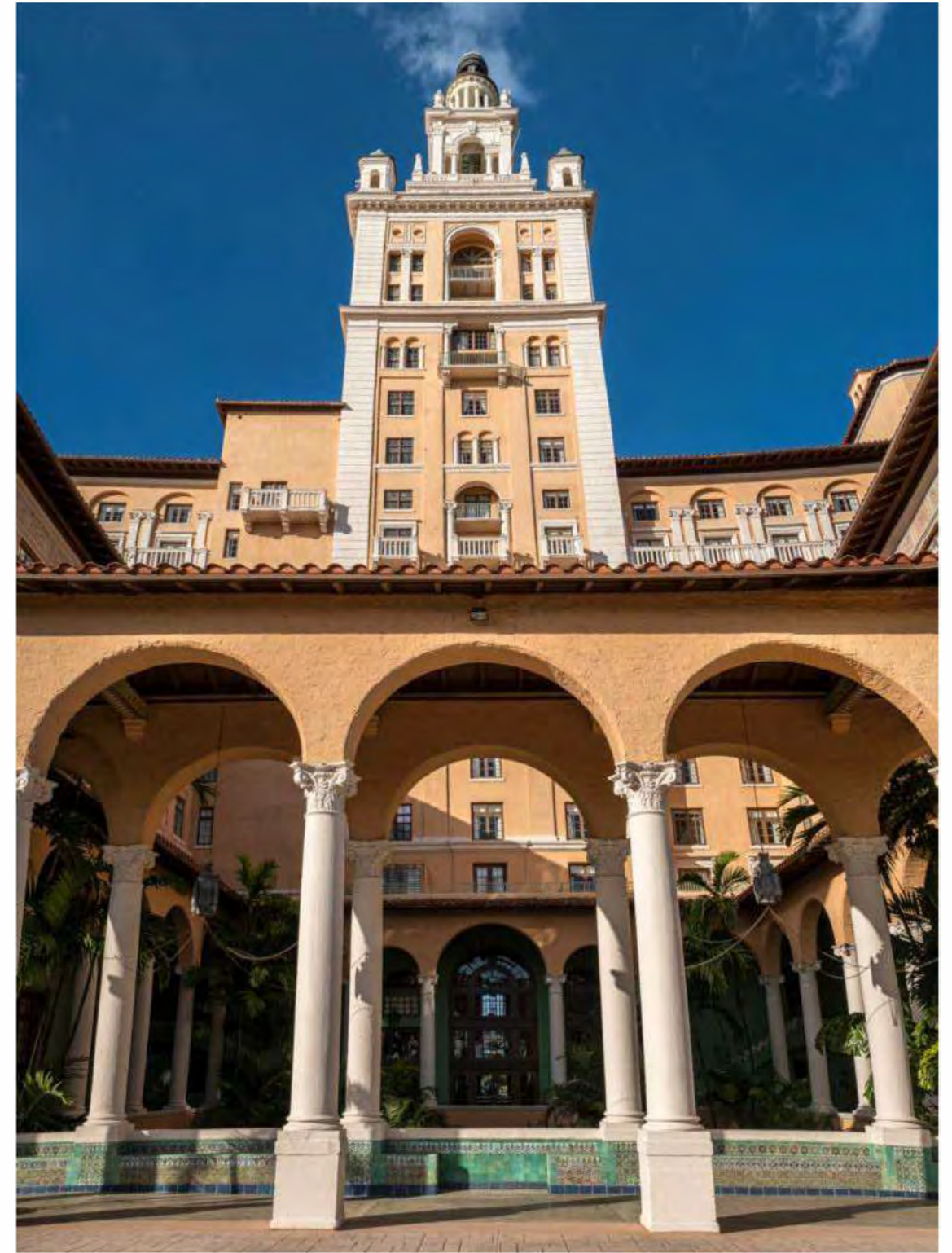


2) Wood Pergola and Rafter Detail  
Scale: 1 1/2" = 1'-0"



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





Arcade Inspiration

**Ponce Park Residences**

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Arcade Inspirational Images

12" = 1'-0"

December 5, 2023

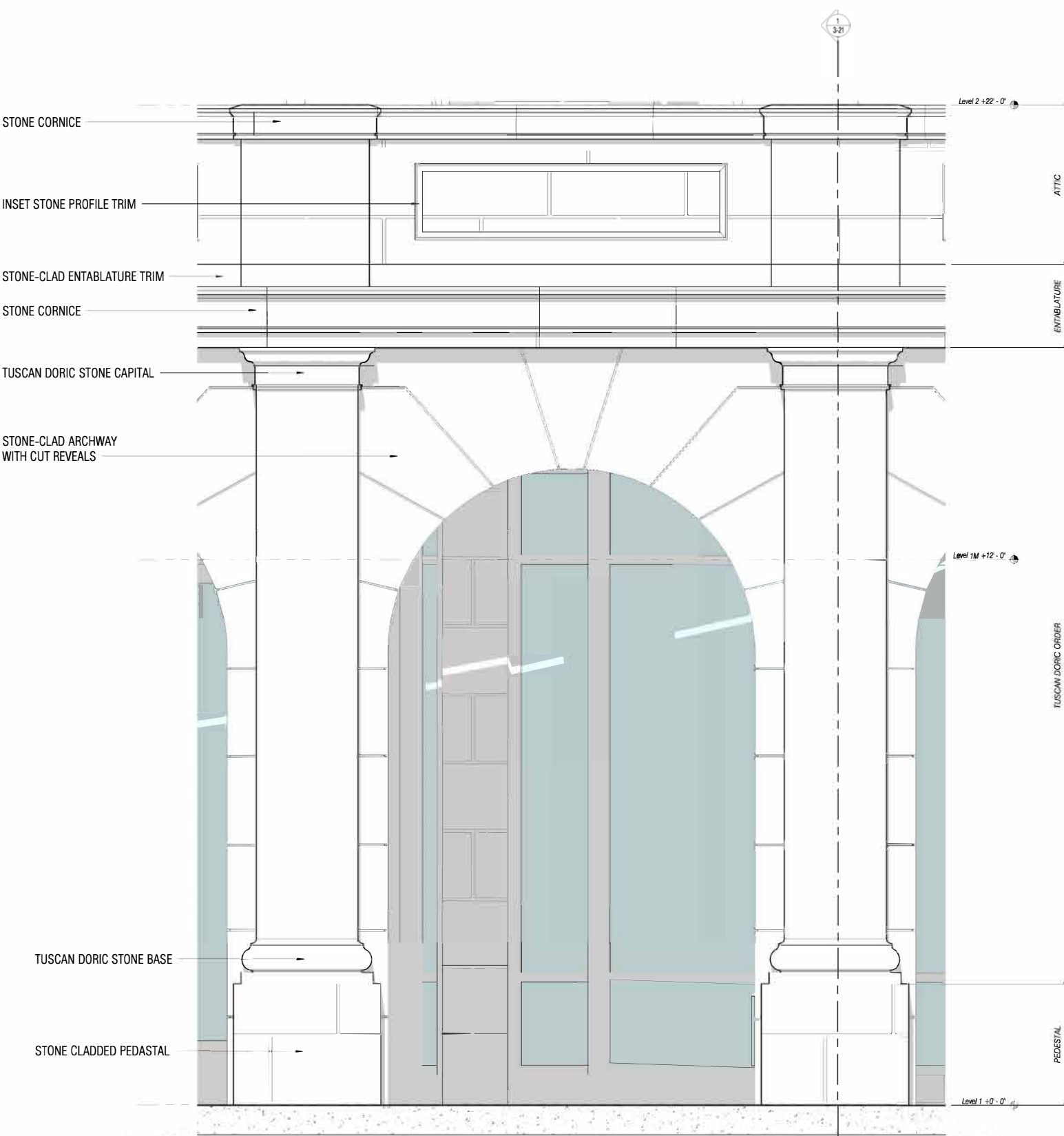


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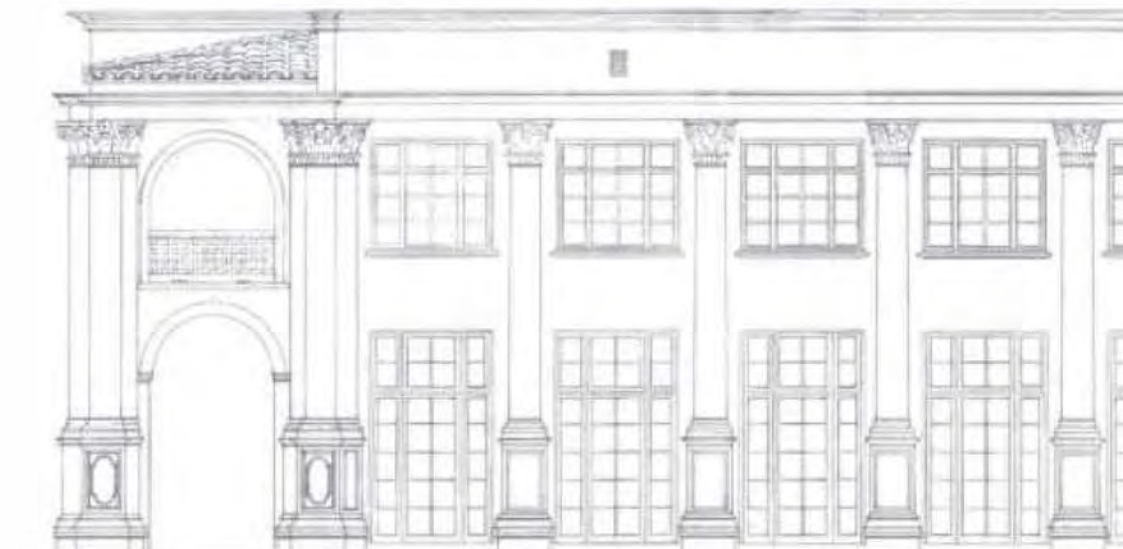
Enlarged South Paseo Arcade to Attic  
Scale: 3/4" = 1'-0"



Interior Arcade Rendering

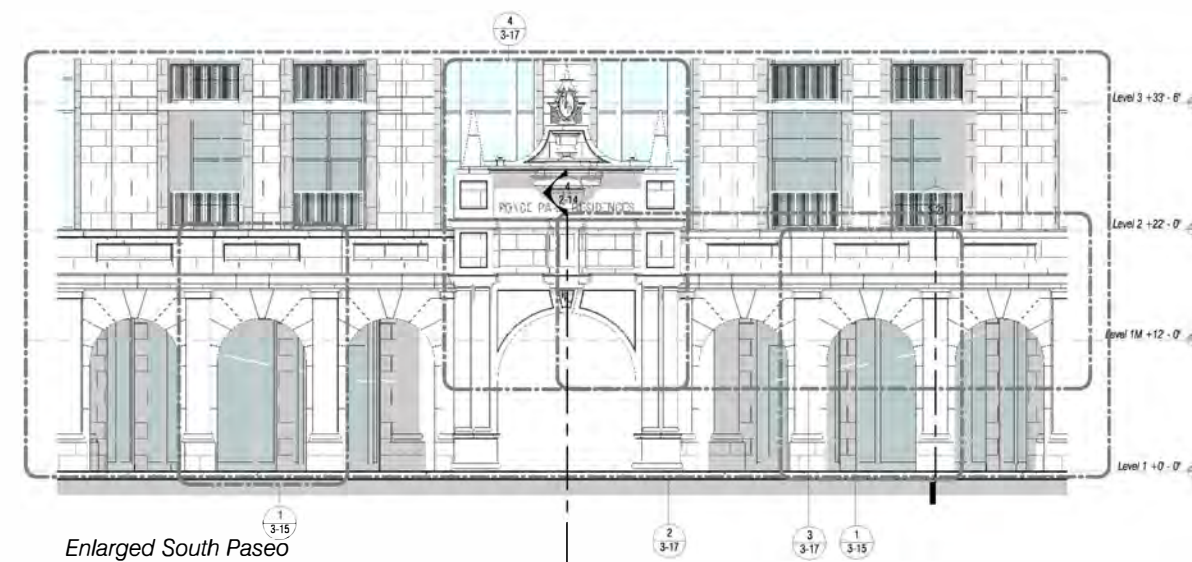


Exterior Arcade Rendering



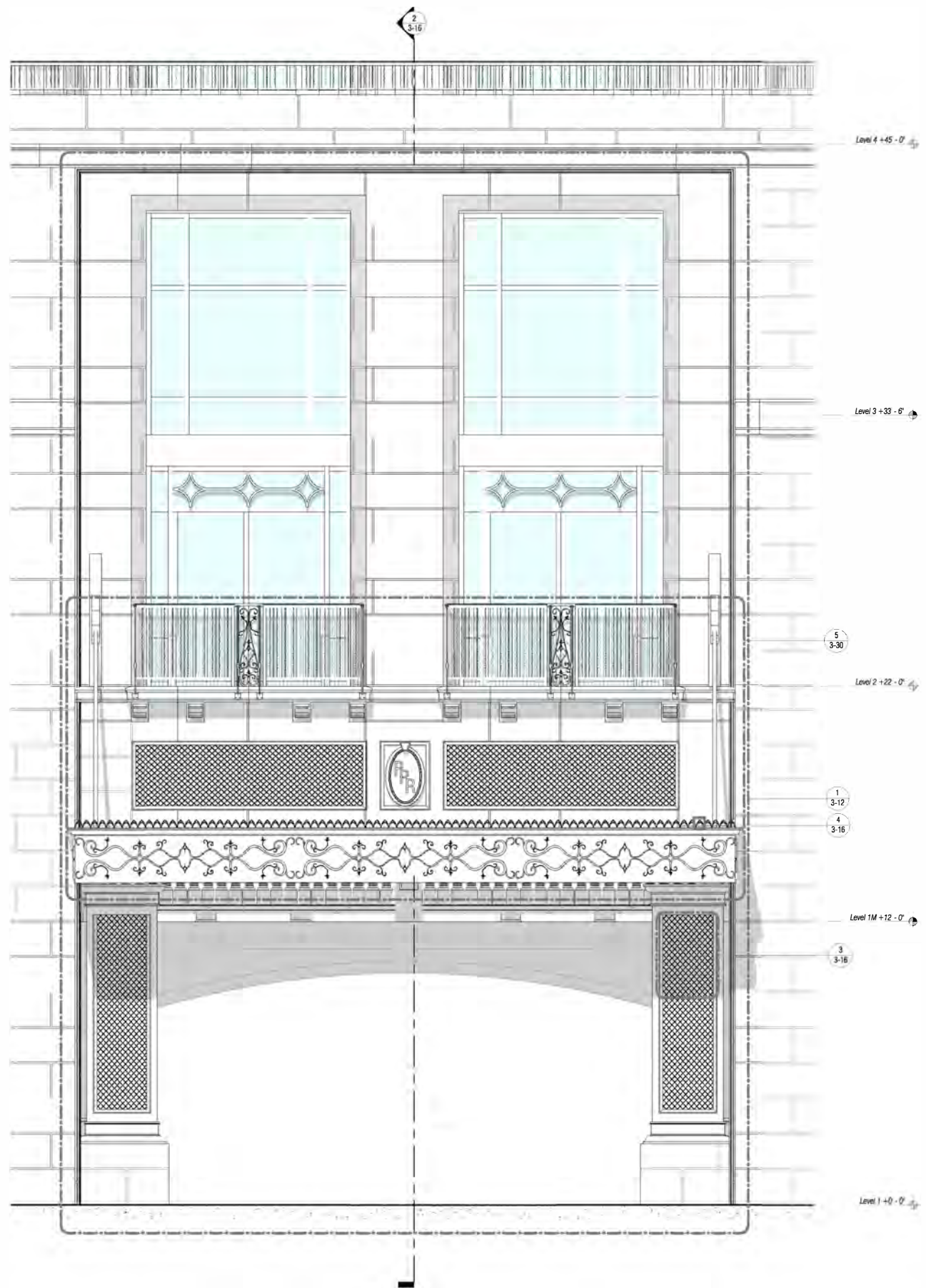
Miracle Mile Elevation

Arcade Inspiration

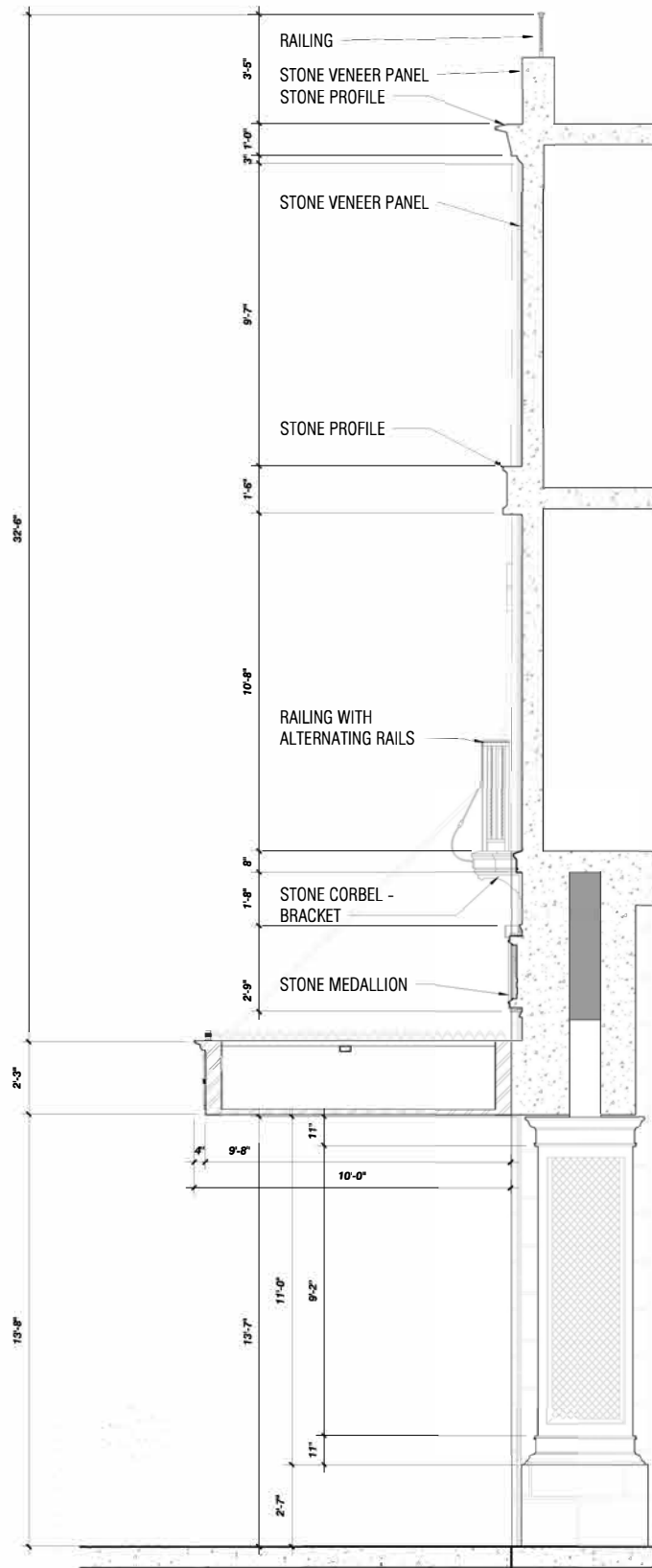


Enlarged South Paseo  
Scale: 1/8" = 1'-0"

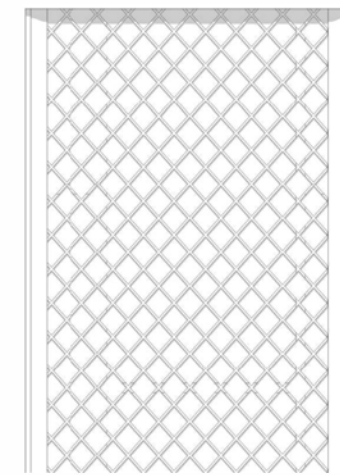




1) North Paseo Elevation  
Scale: 3/8" = 1'-0"



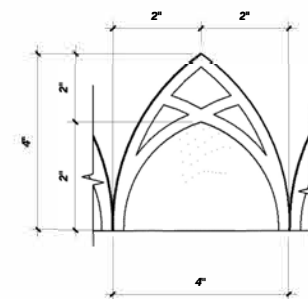
2) North Paseo Section  
Scale: 3/8" = 1'-0"



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



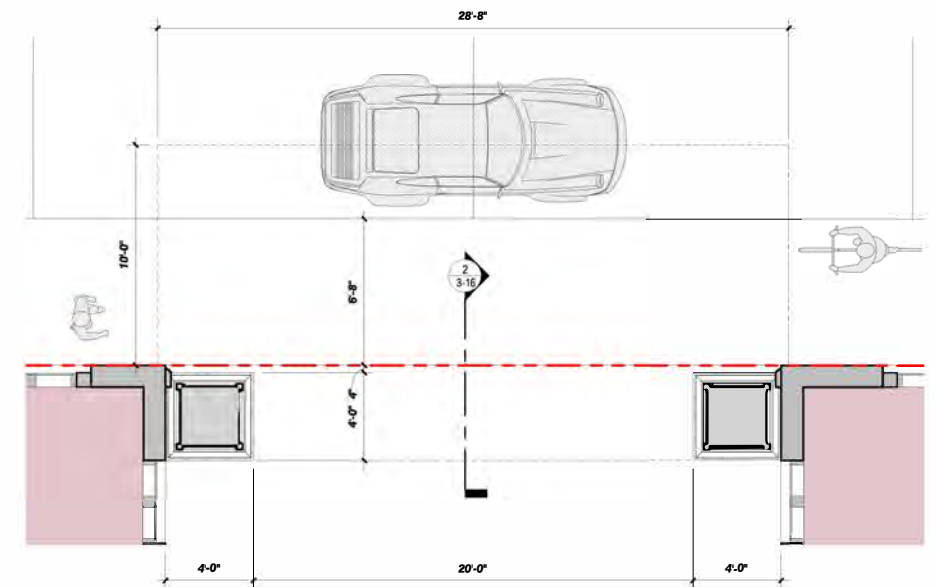
Casting Reference Photo 2



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

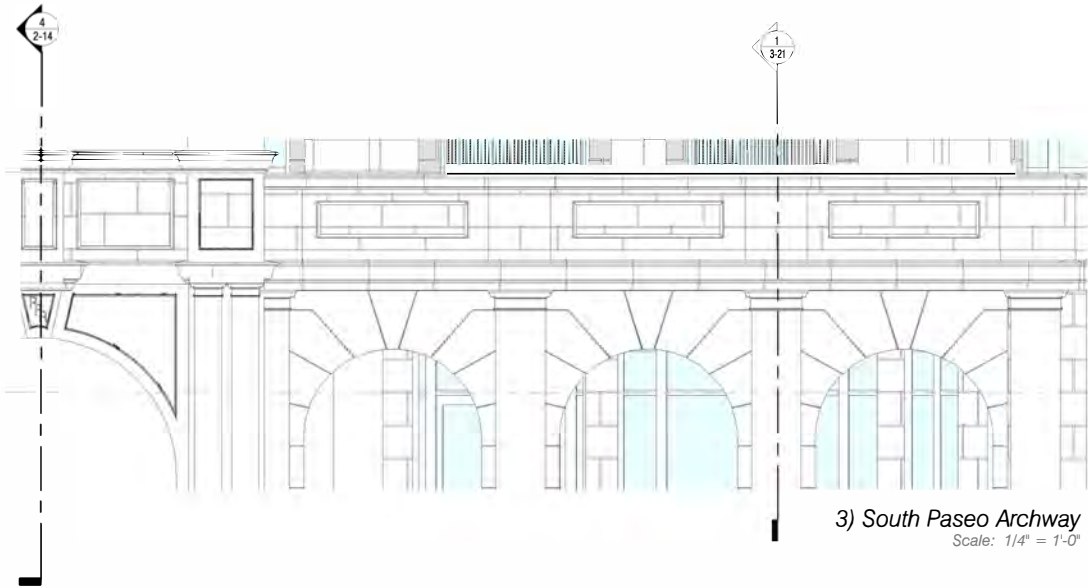


Casting Reference Photo 1

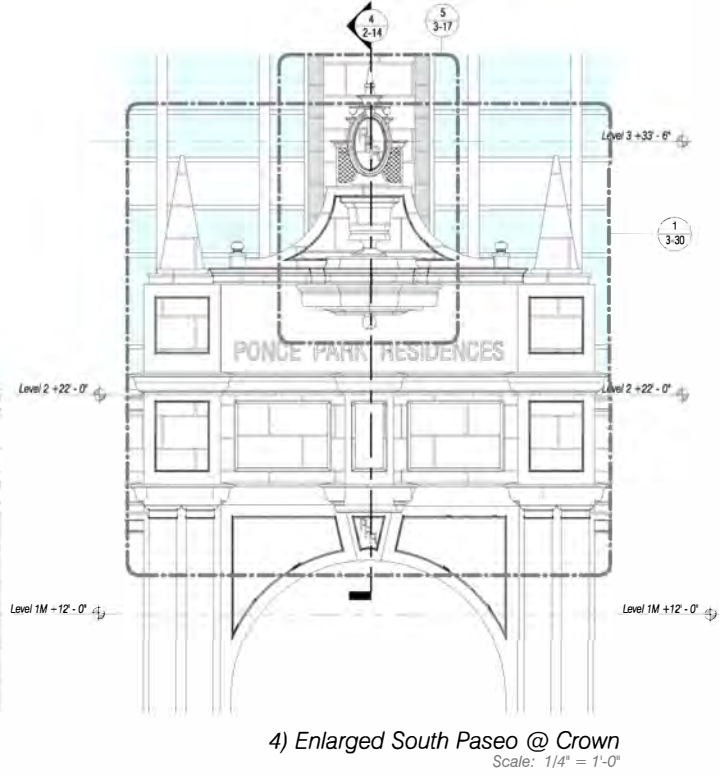


5) North Paseo Entry Plan  
Scale: 1/4" = 1'-0"



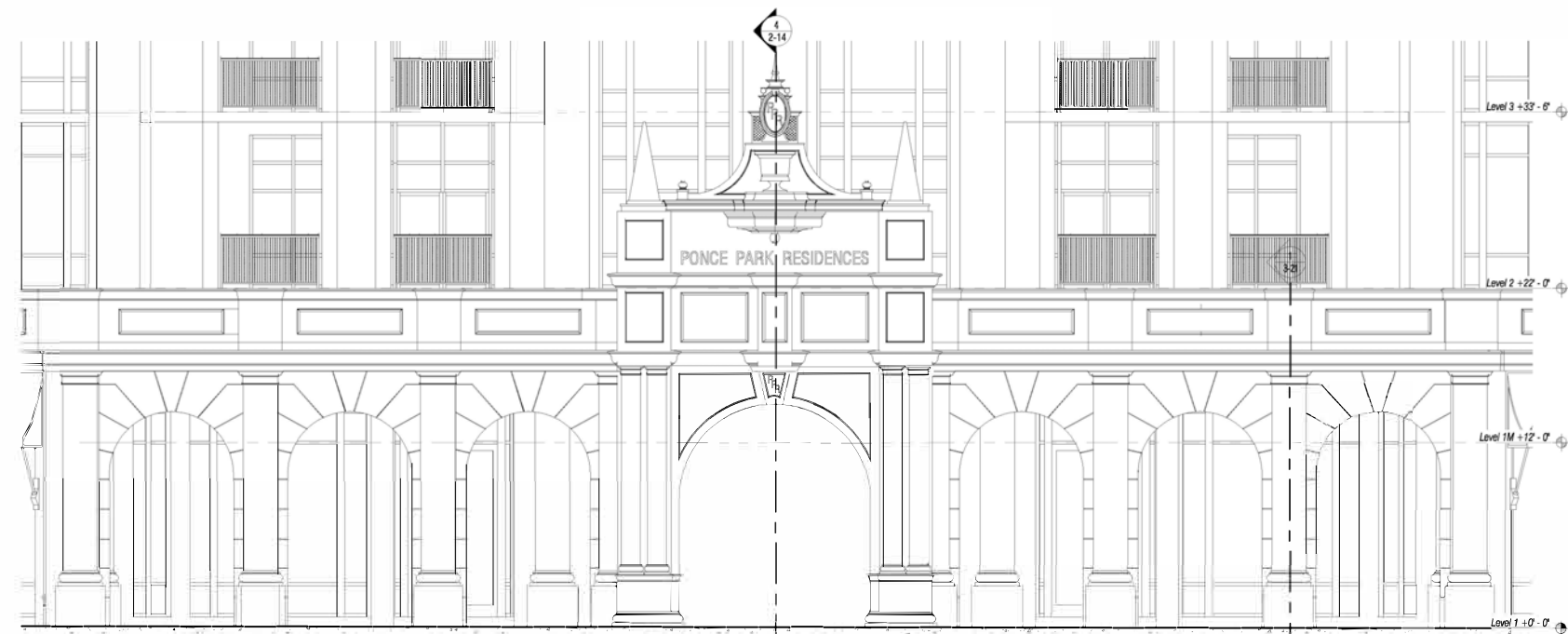


3) South Paseo Archway  
Scale: 1/4" = 1'-0"

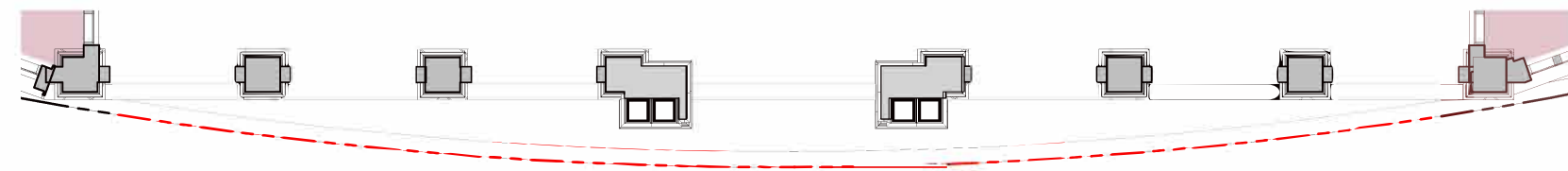


4) Enlarged South Paseo @ Crown  
Scale: 1/4" = 1'-0"

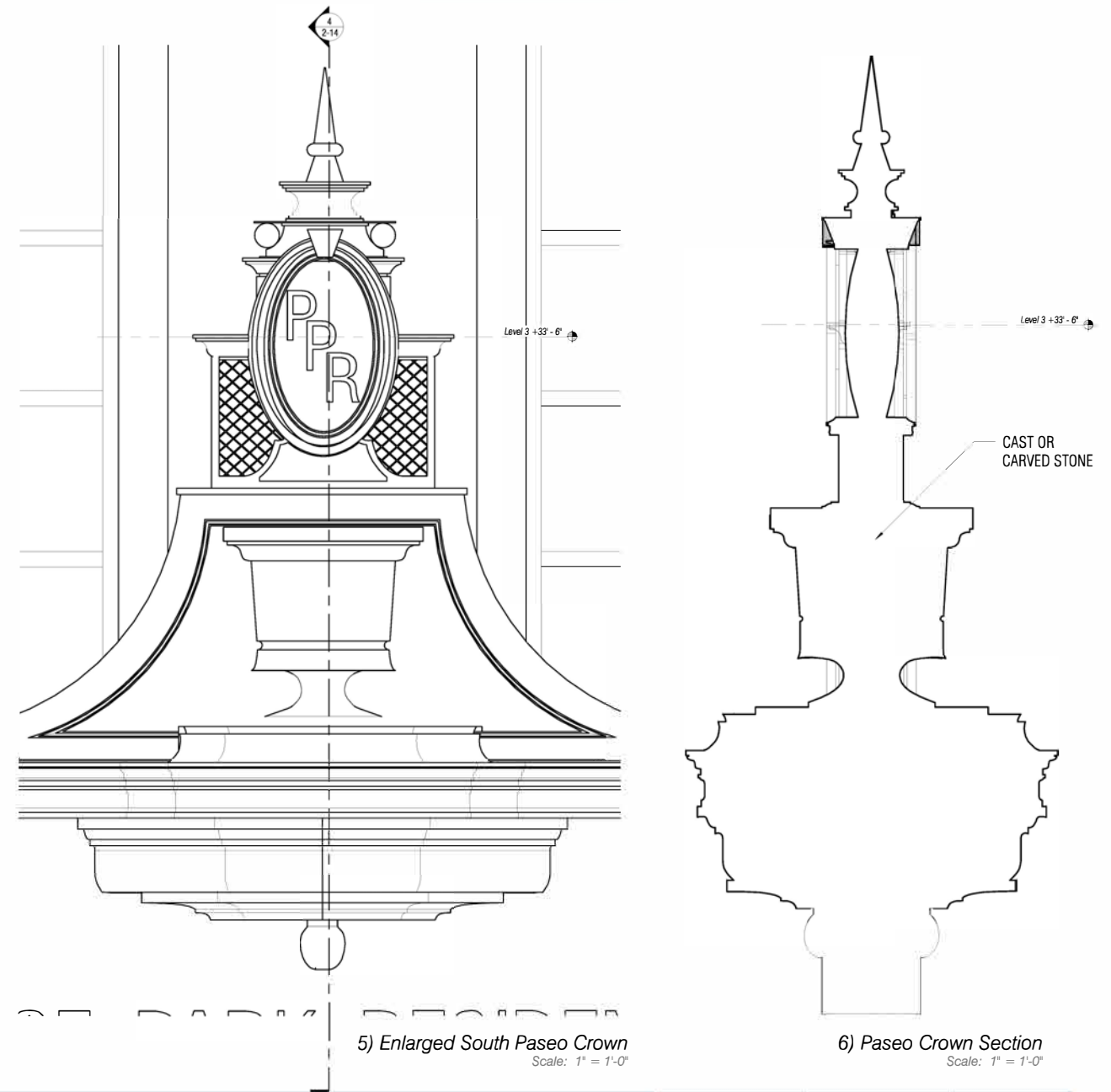
PROJECT NAME SUBJECT TO CHANGE;  
USED AS PLACEHOLDER ONLY.  
FINAL NAME TO BE DETERMINED.



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



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



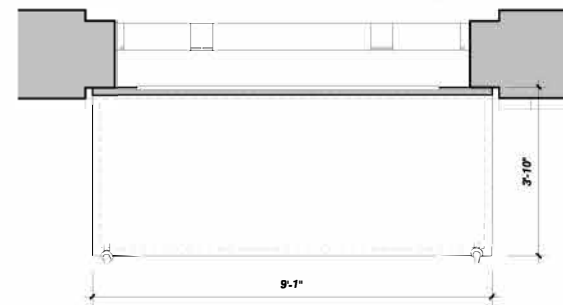
5) Enlarged South Paseo Crown  
Scale: 1" = 1'-0"

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

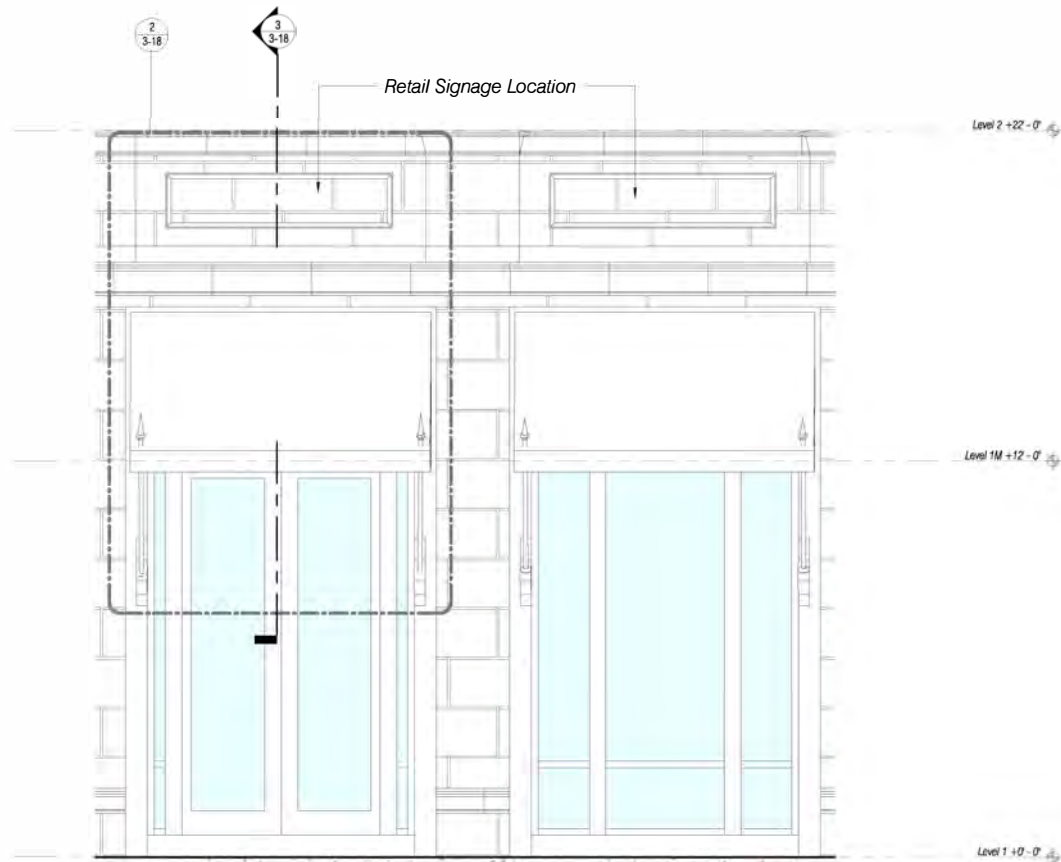




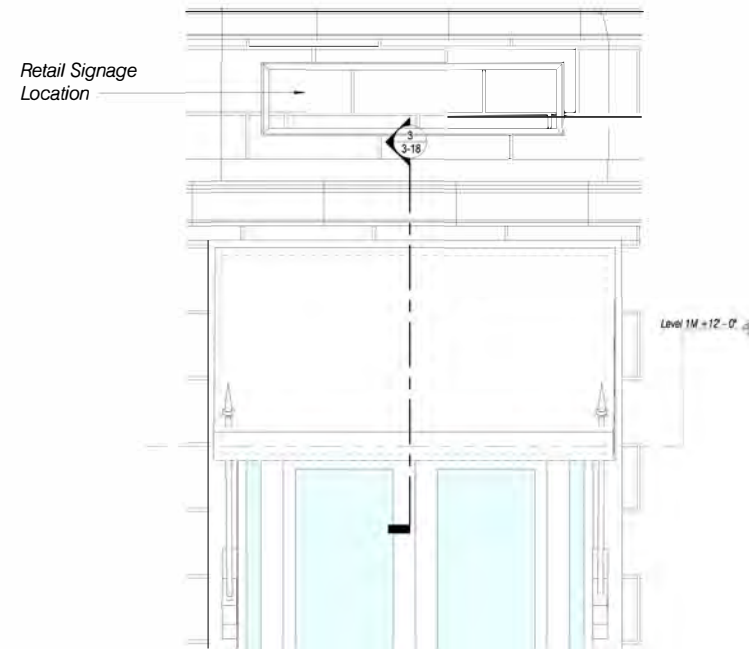
5) SE Retail Signage Location Diagram  
Scale: 1" = 10'-0"



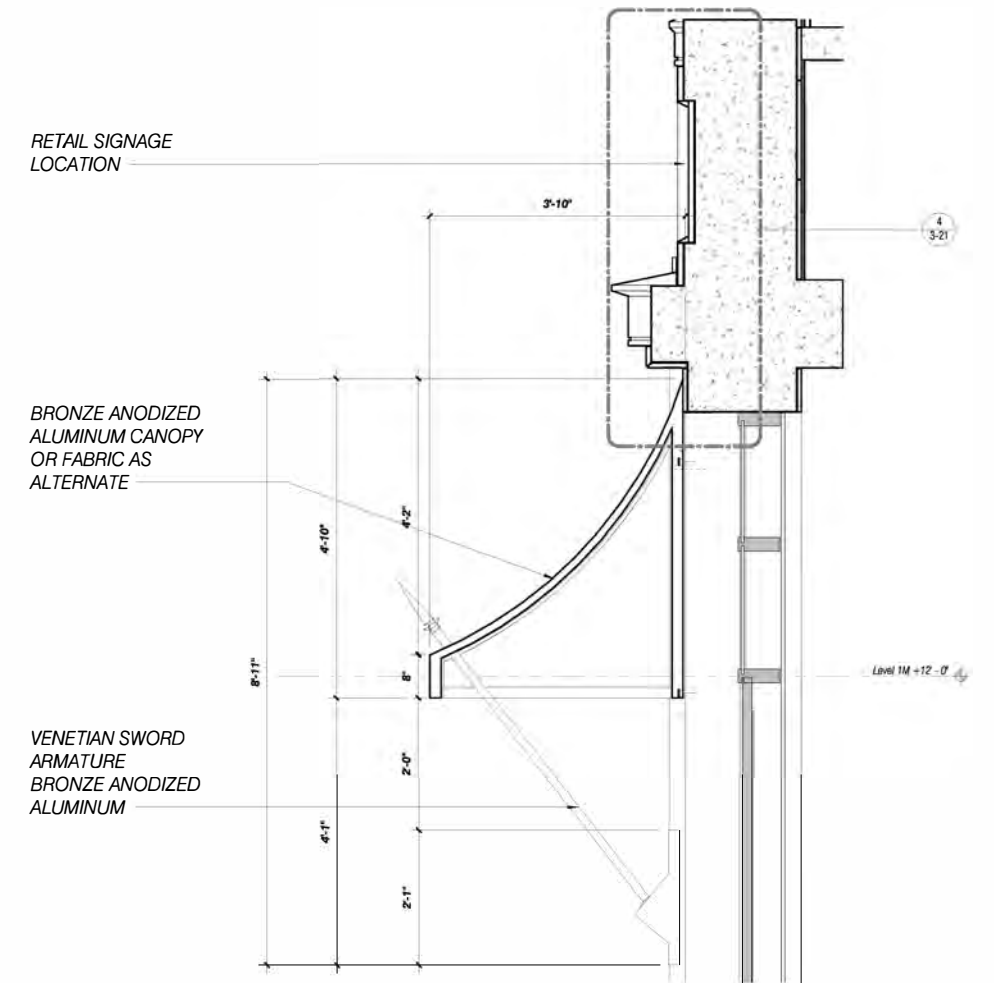
4) Enlarged Awning Plan  
Scale: 1/2" = 1'-0"



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

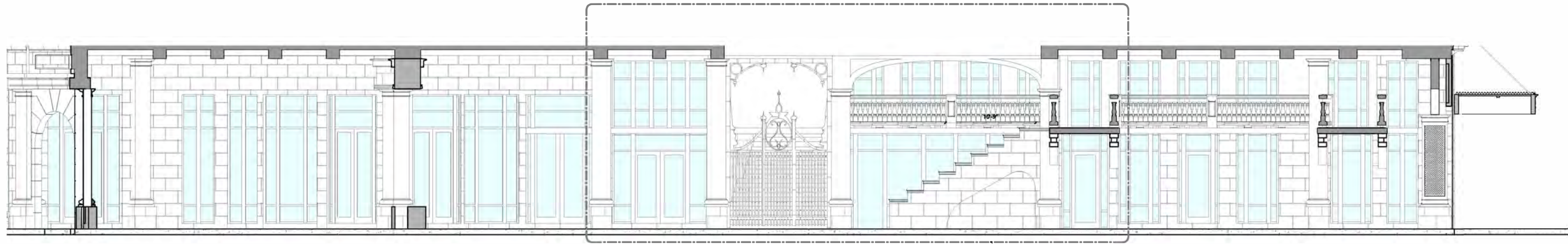


2) Enlarged Retail Awning  
Scale: 1/2" = 1'-0"



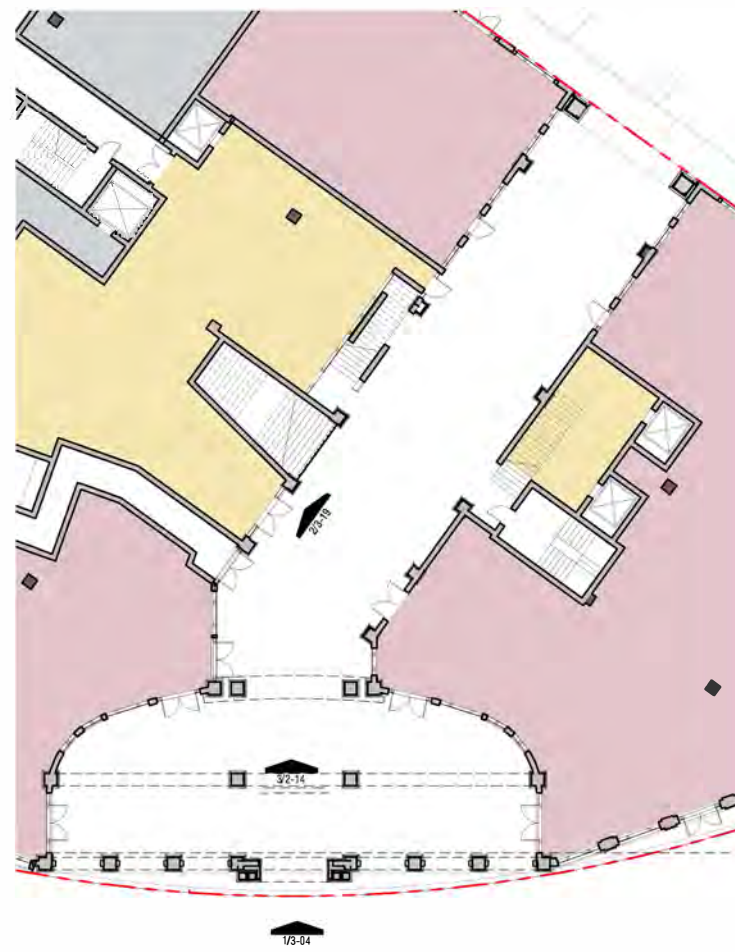
3) Retail Awning Section  
Scale: 3/4" = 1'-0"



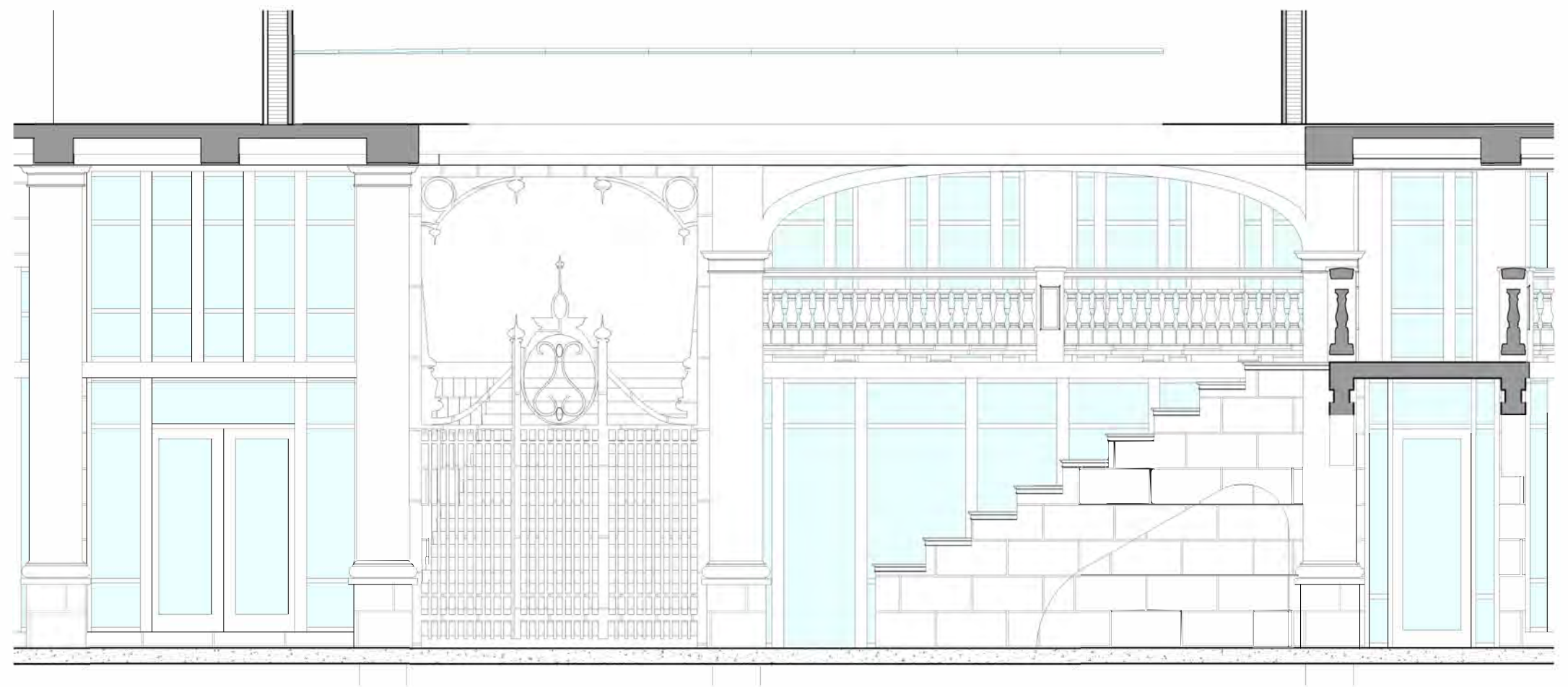


2) Interior Paseo Elevation  
Scale: 3/16" = 1'-0"

3  
3-19

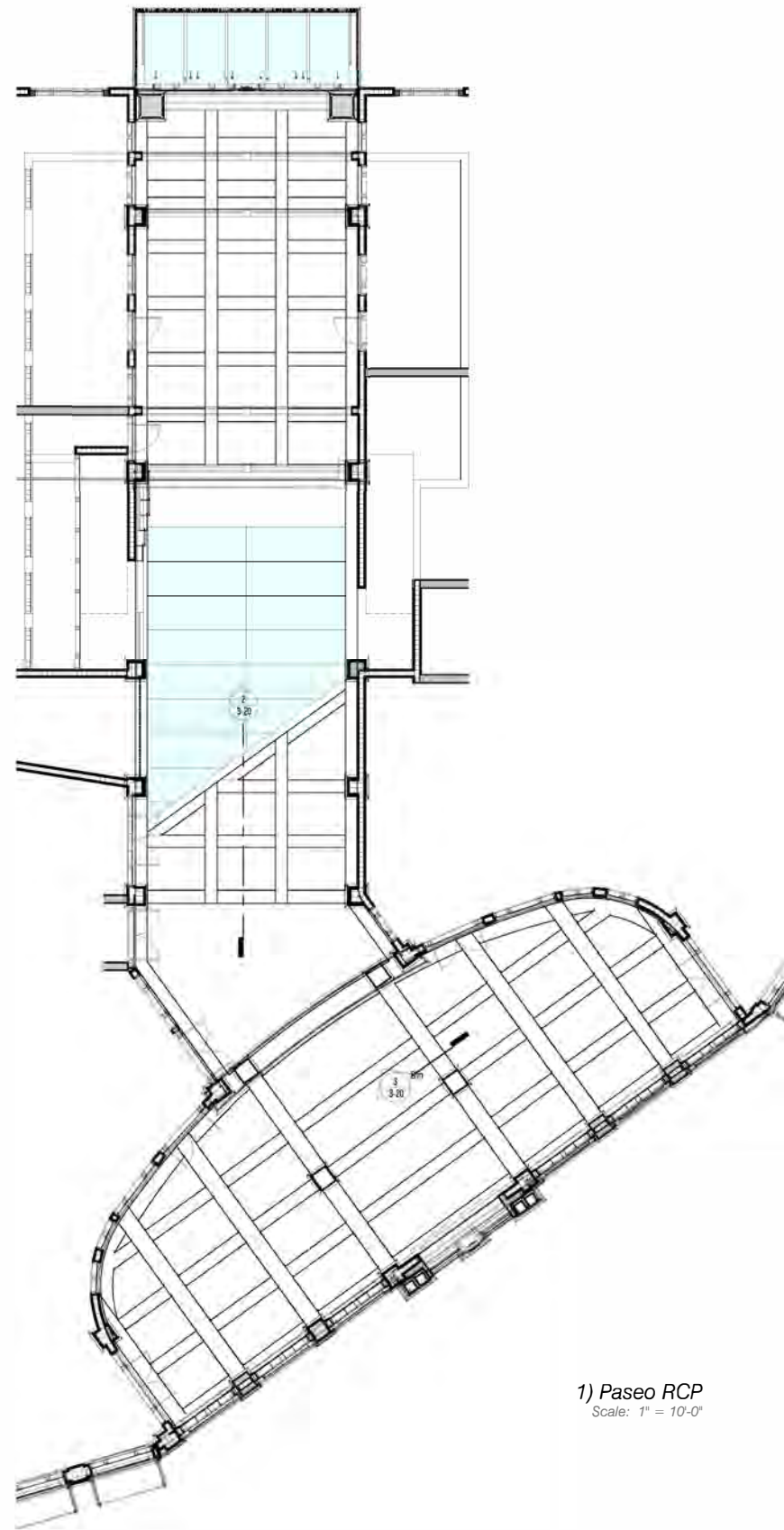


1) Arcade & Paseo Plan  
Scale: 1/16" = 1'-0"

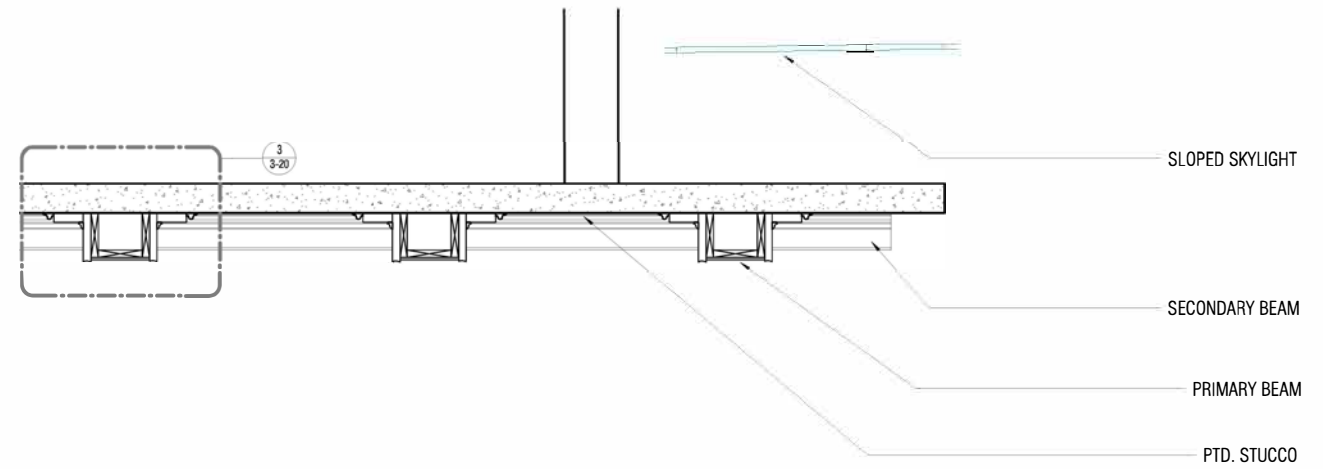


3) Interior Paseo Elevation - Stair and Skylight  
Scale: 3/8" = 1'-0"

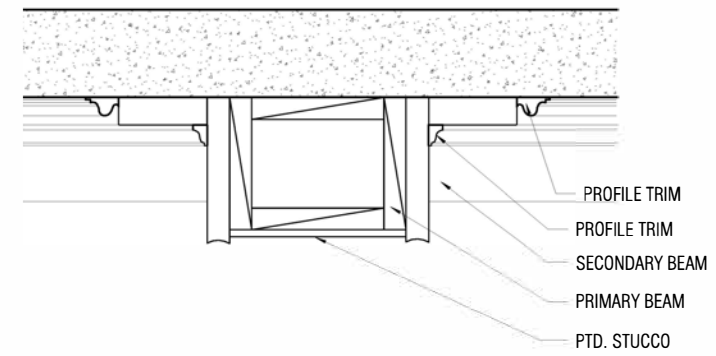




1) Paseo RCP  
Scale: 1" = 10'-0"

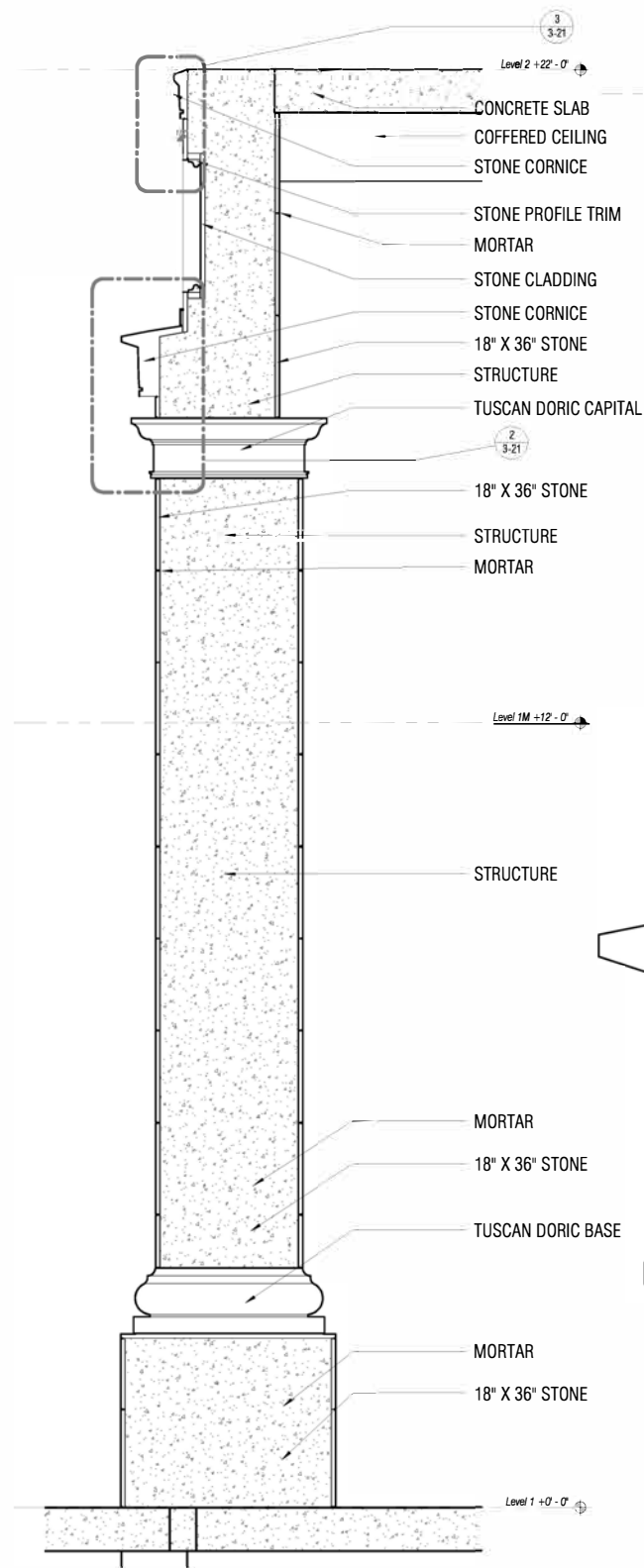


2) Section Through Paseo  
Scale: 1/2" = 1'-0"

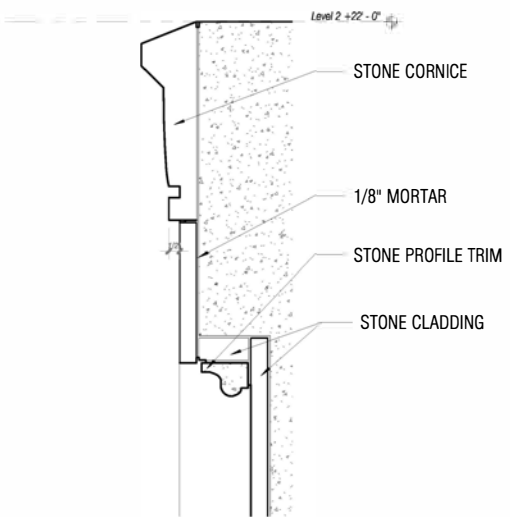


3) Detail Through Ceilings  
Scale: 1 1/2" = 1'-0"

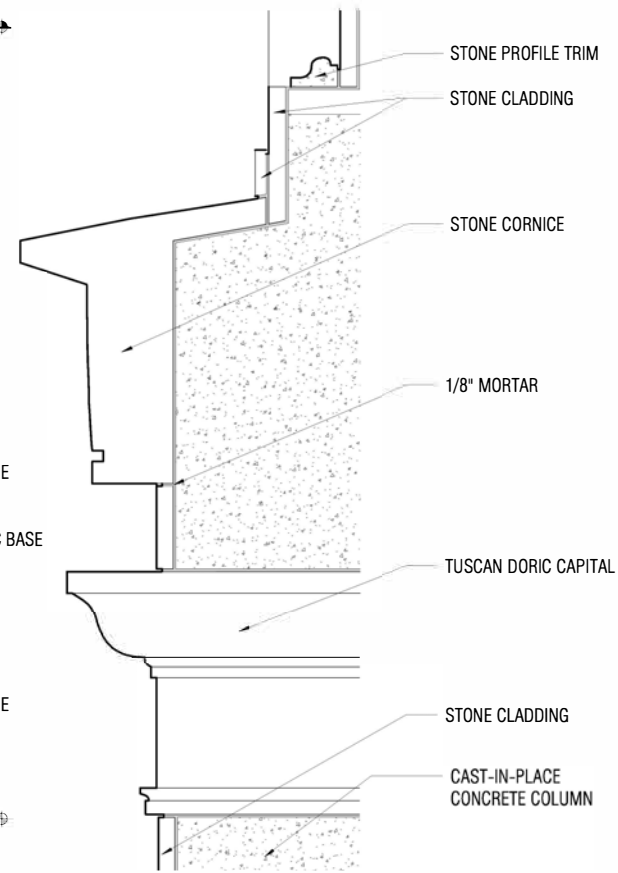




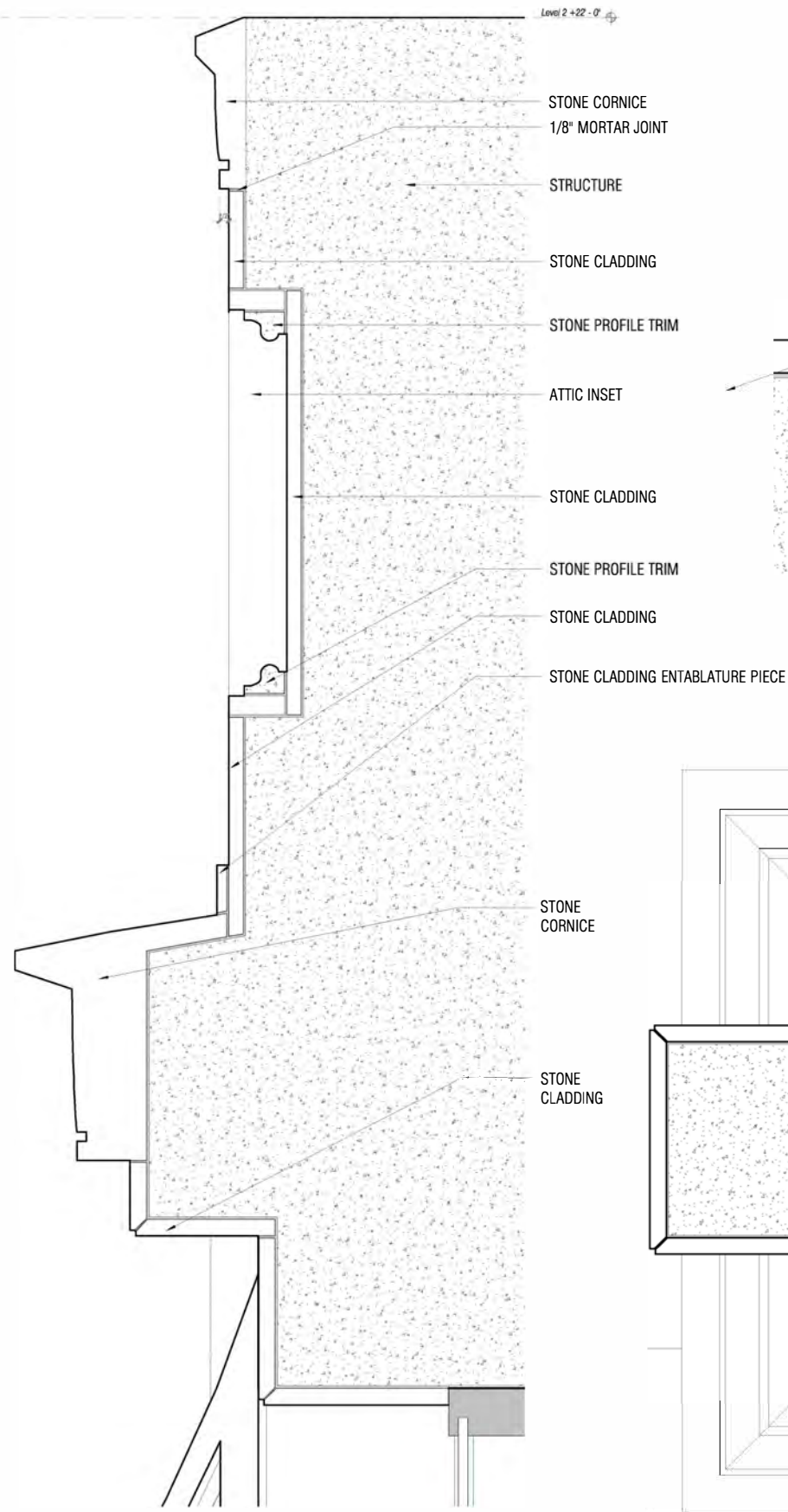
1) Arcade Pilaster to Attic Section  
Scale: 3/4" = 1'-0"



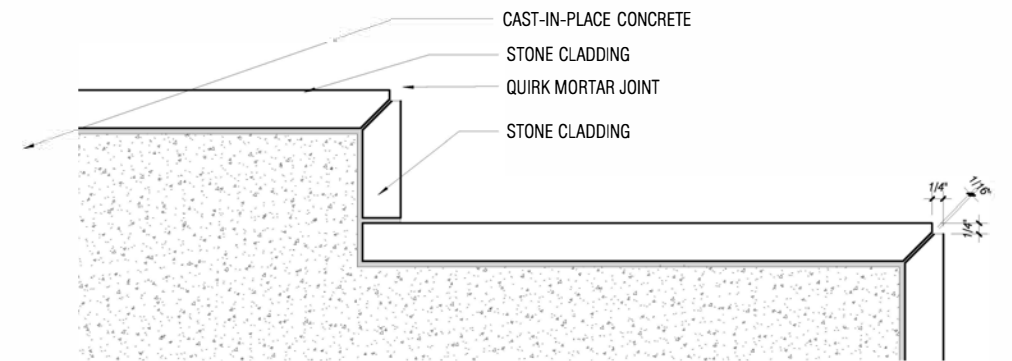
3) Cornice and Attic Detail  
Scale: 3" = 1'-0"



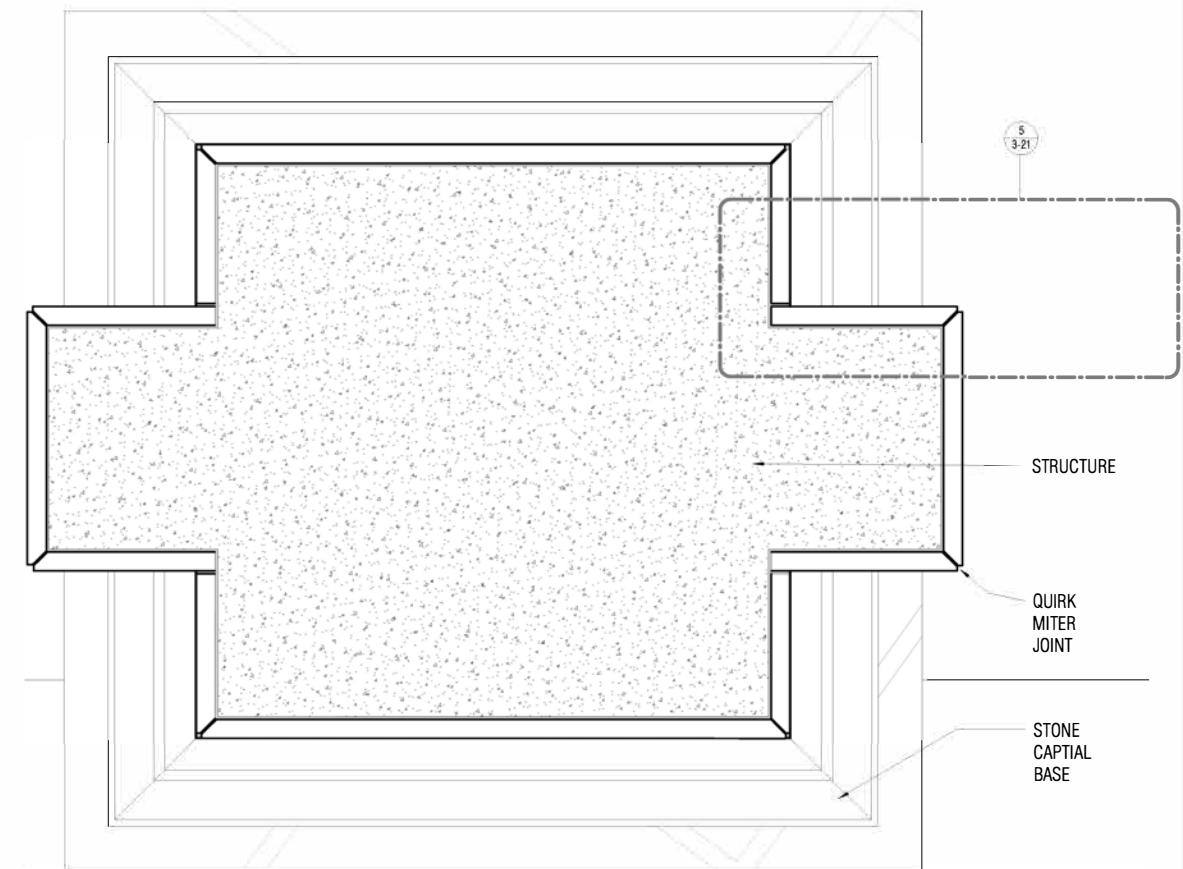
2) Cornice and Capital Detail  
Scale: 3" = 1'-0"



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

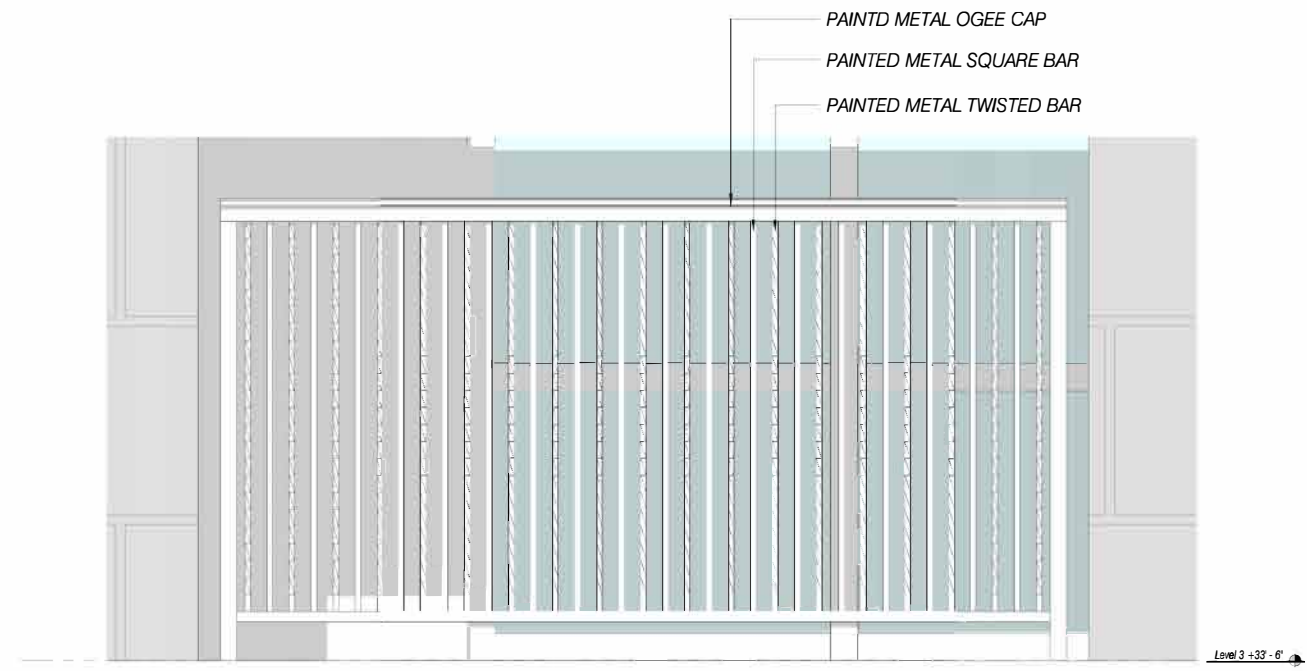


5) Quirk Miter Joint Detail  
Scale: 6" = 1'-0"

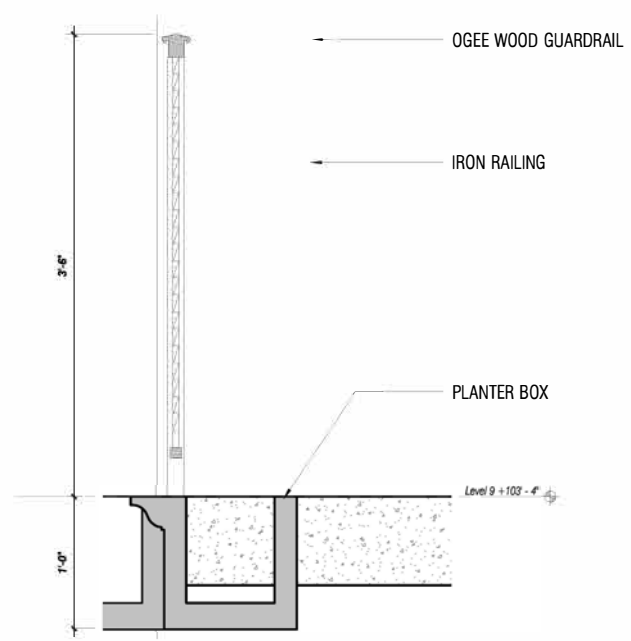


6) Stone Clad Order and Archway  
Scale: 3" = 1'-0"

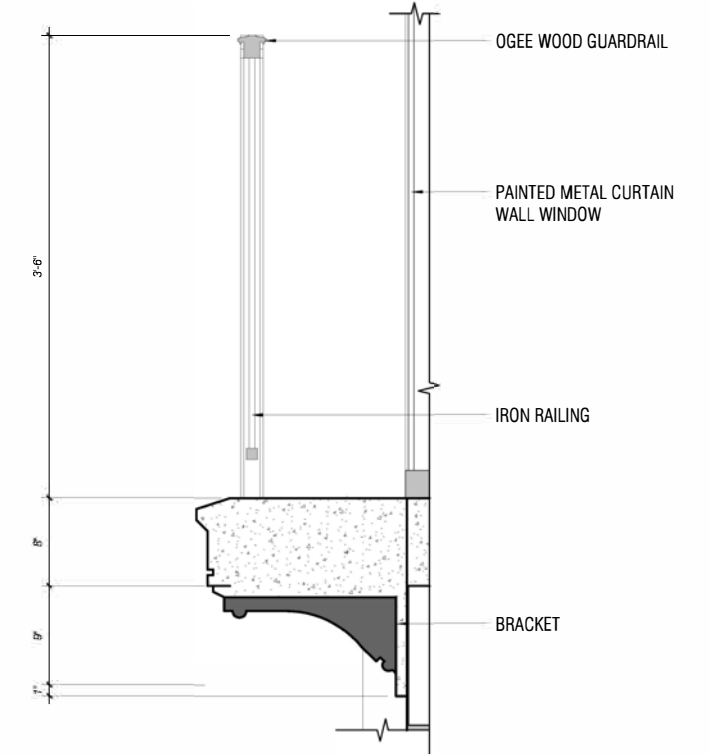




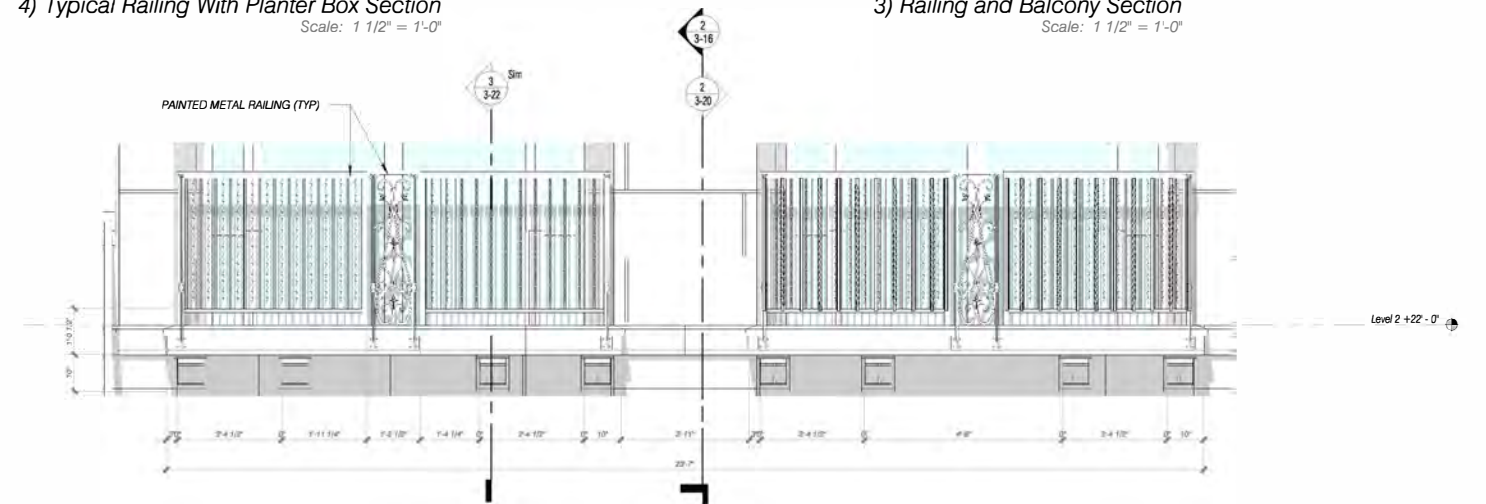
5) Typical Balcony Elevation  
Scale: 1 1/2" = 1'-0"



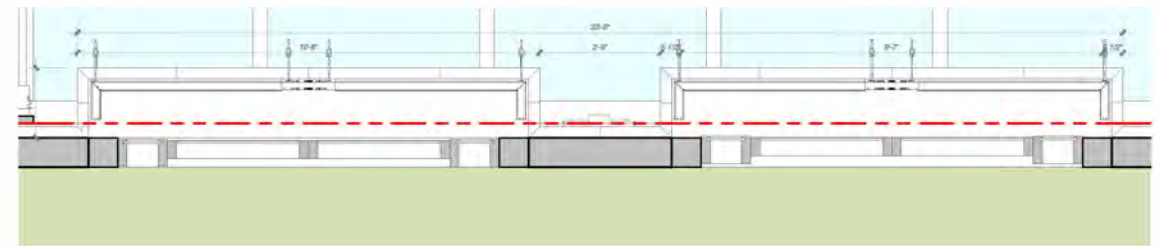
4) Typical Railing With Planter Box Section  
Scale: 1 1/2" = 1'-0"



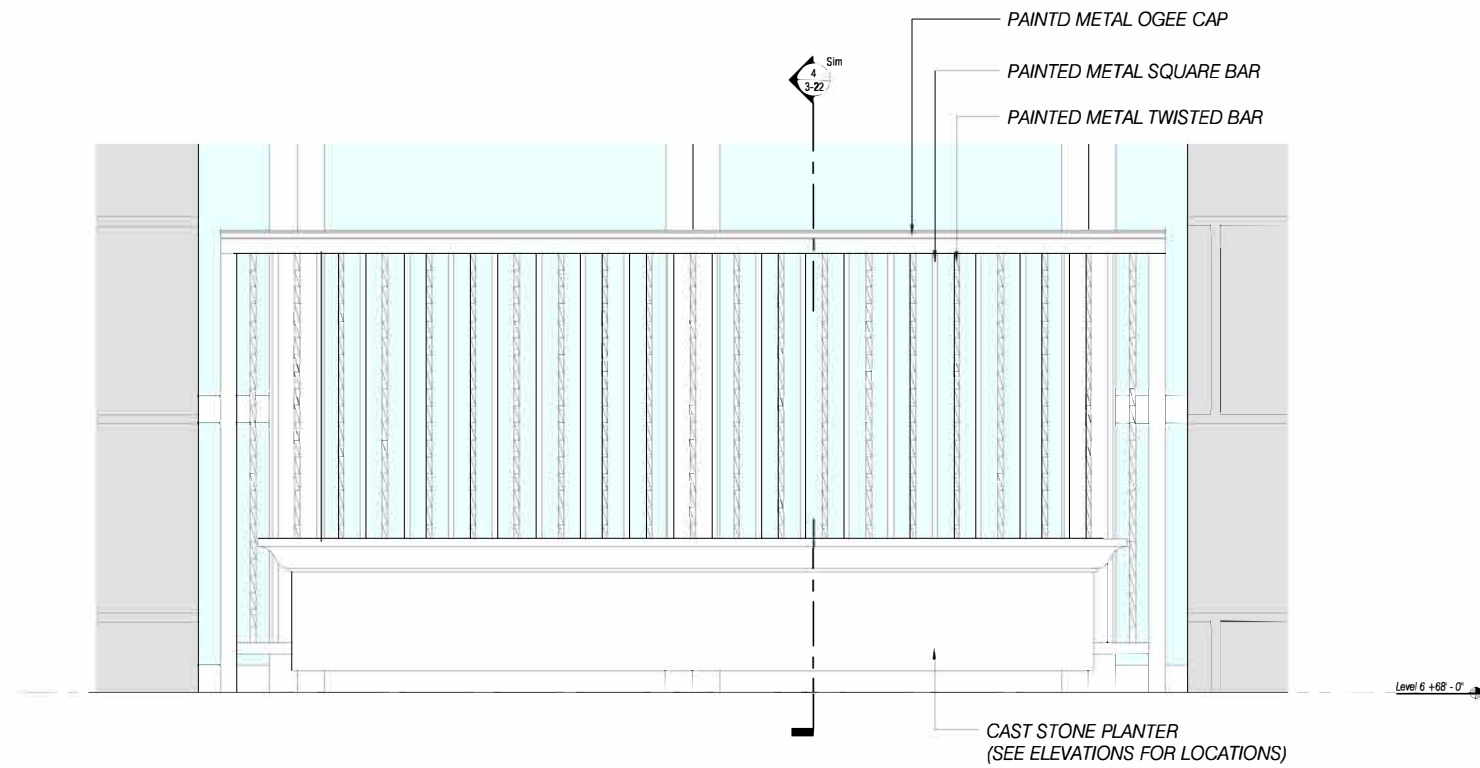
3) Railing and Balcony Section  
Scale: 1 1/2" = 1'-0"



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

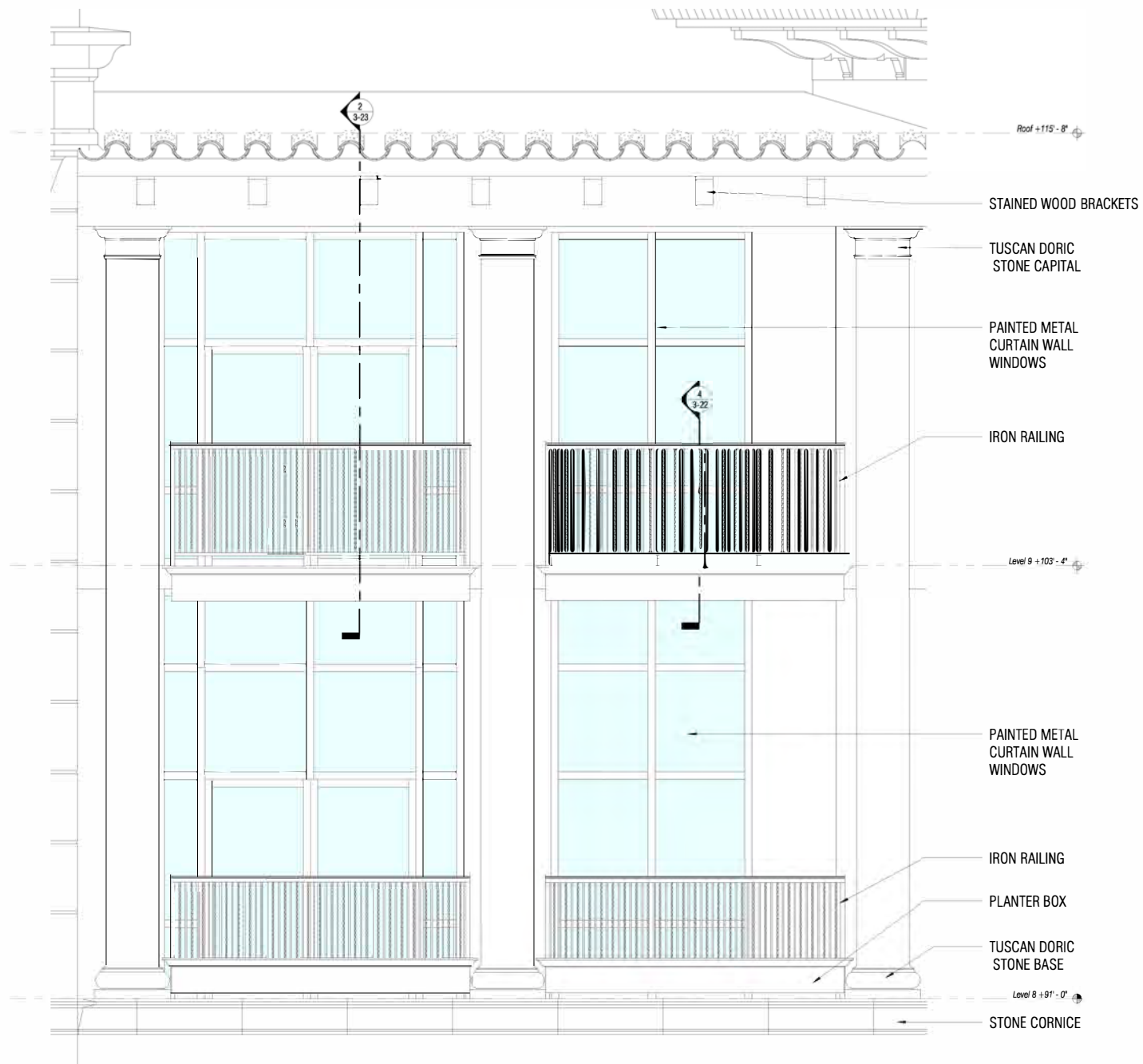


1) North Paseo - Balcony Plan  
Scale: 1/2" = 1'-0"

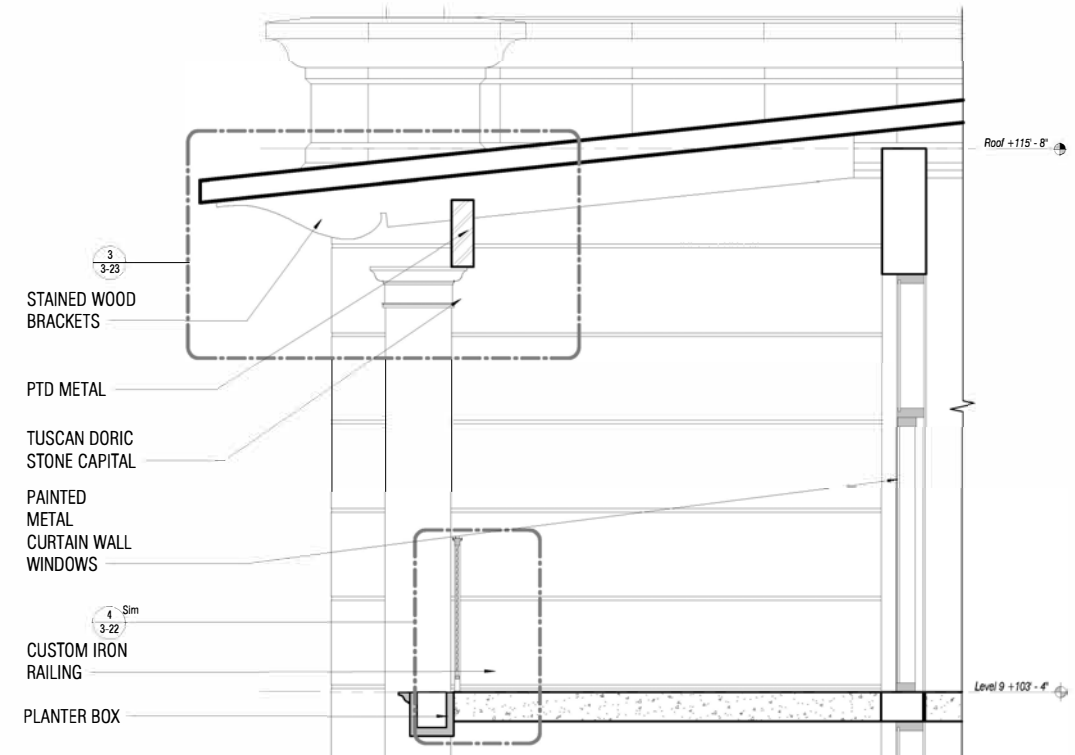


6) Balcony with Planter Box Elevation  
Scale: 1 1/2" = 1'-0"

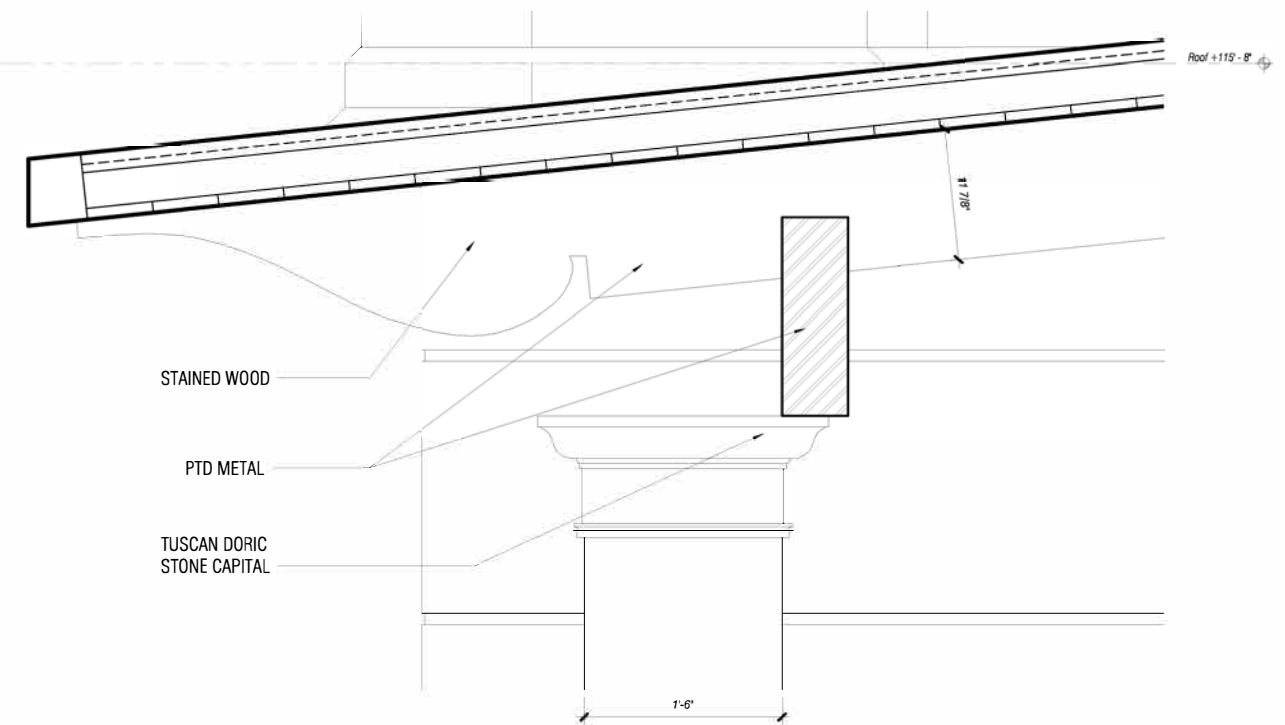




1) Enlarged Balcony @ Order  
Scale: 1/2" = 1'-0"

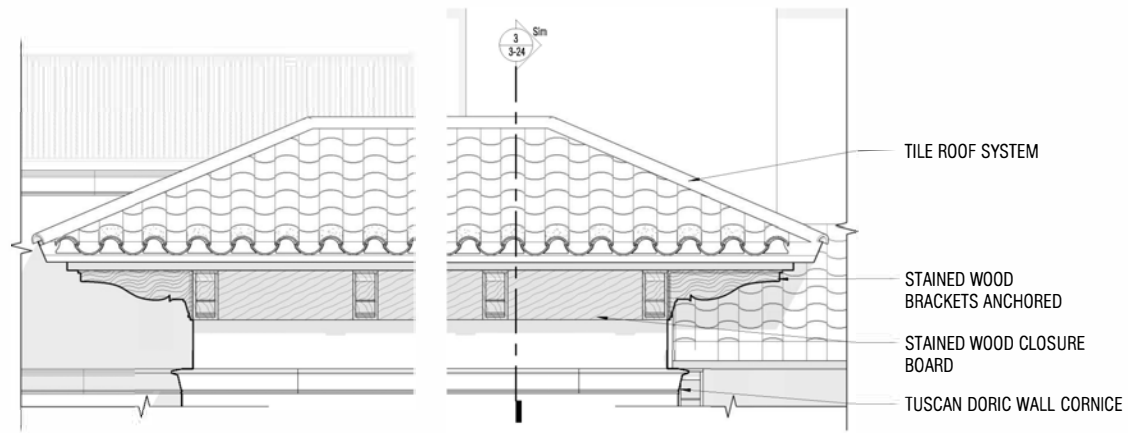
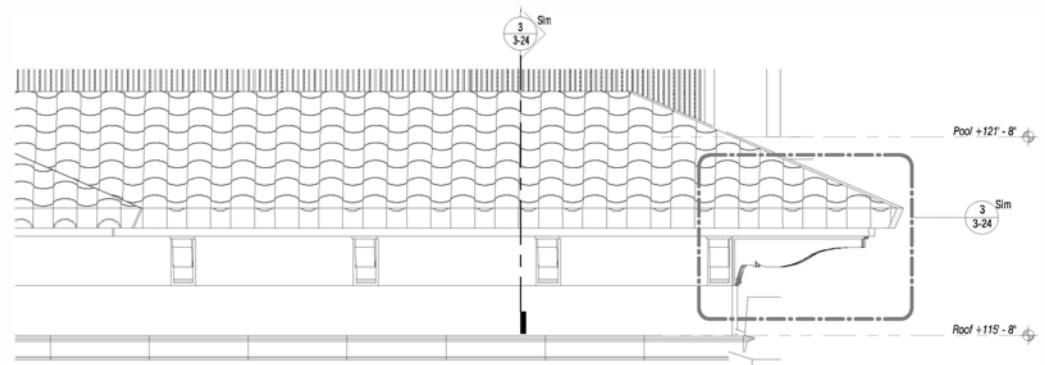


2) 3BDRM Terrace Section  
Scale: 1/2" = 1'-0"

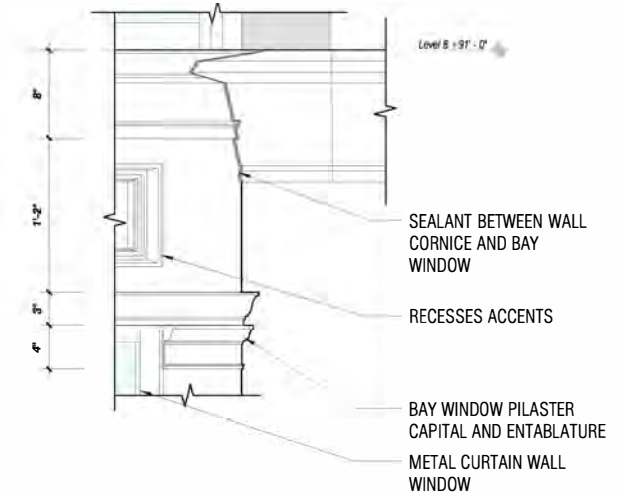


3) Outrigger at Beam and Pilaster Detail  
Scale: 1 1/2" = 1'-0"

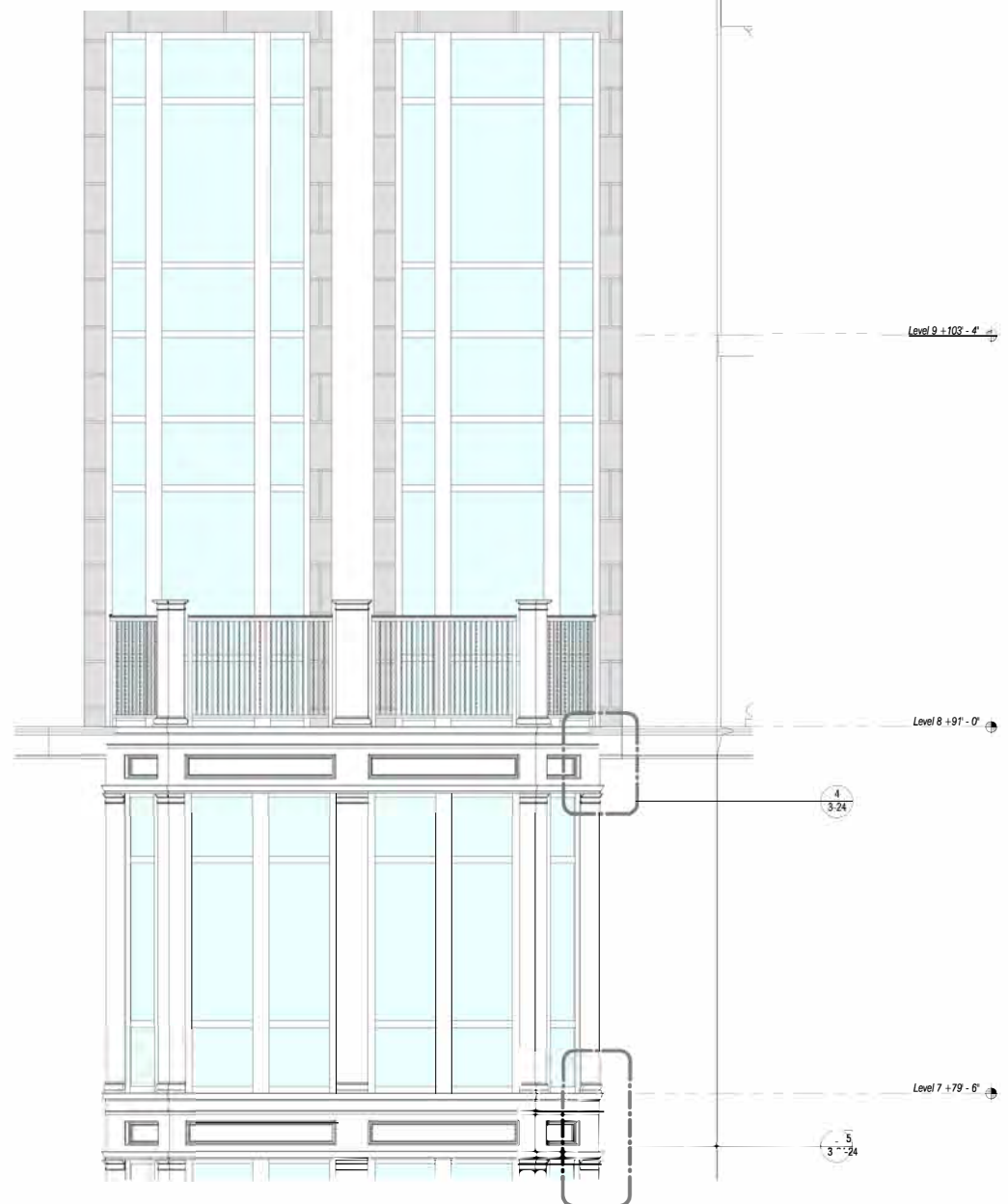




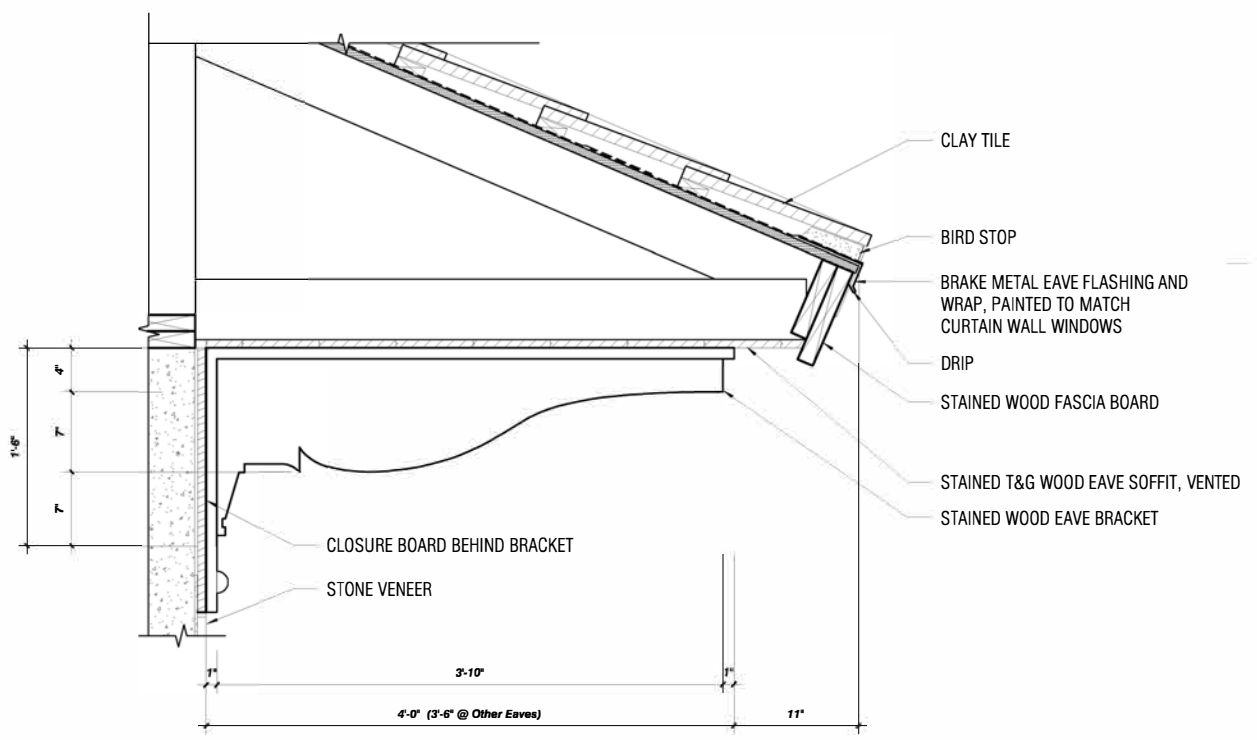
2) Enlarged Mansard Roof  
Scale: 3/8" = 1'-0"



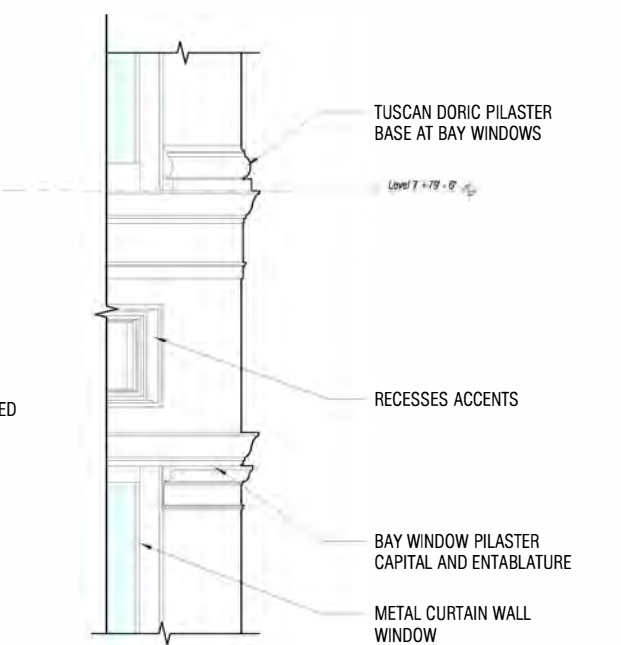
4) Enlarged Bay Window Trim 01  
Scale: 1 1/2" = 1'-0"



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

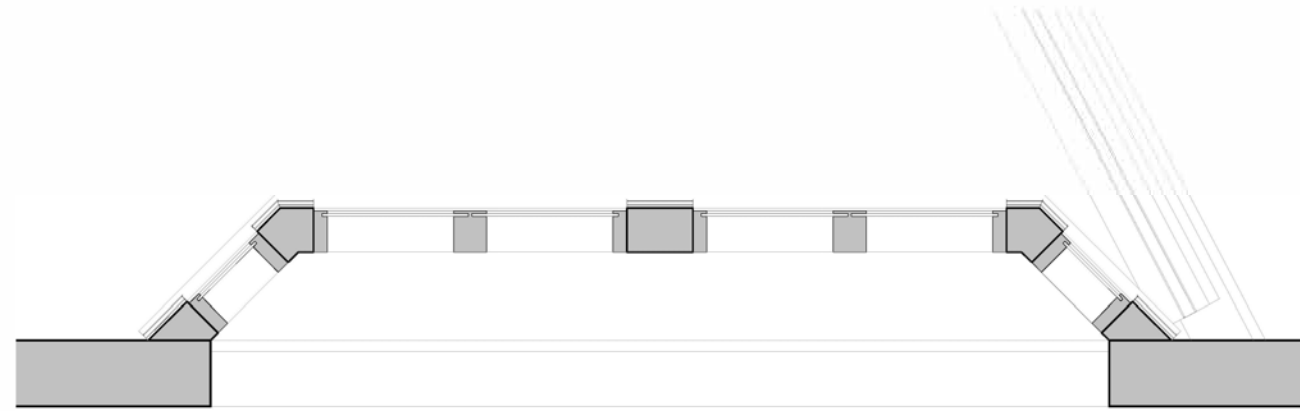


3) Clay Tile and Eave Bracket  
Scale: 1 1/2" = 1'-0"

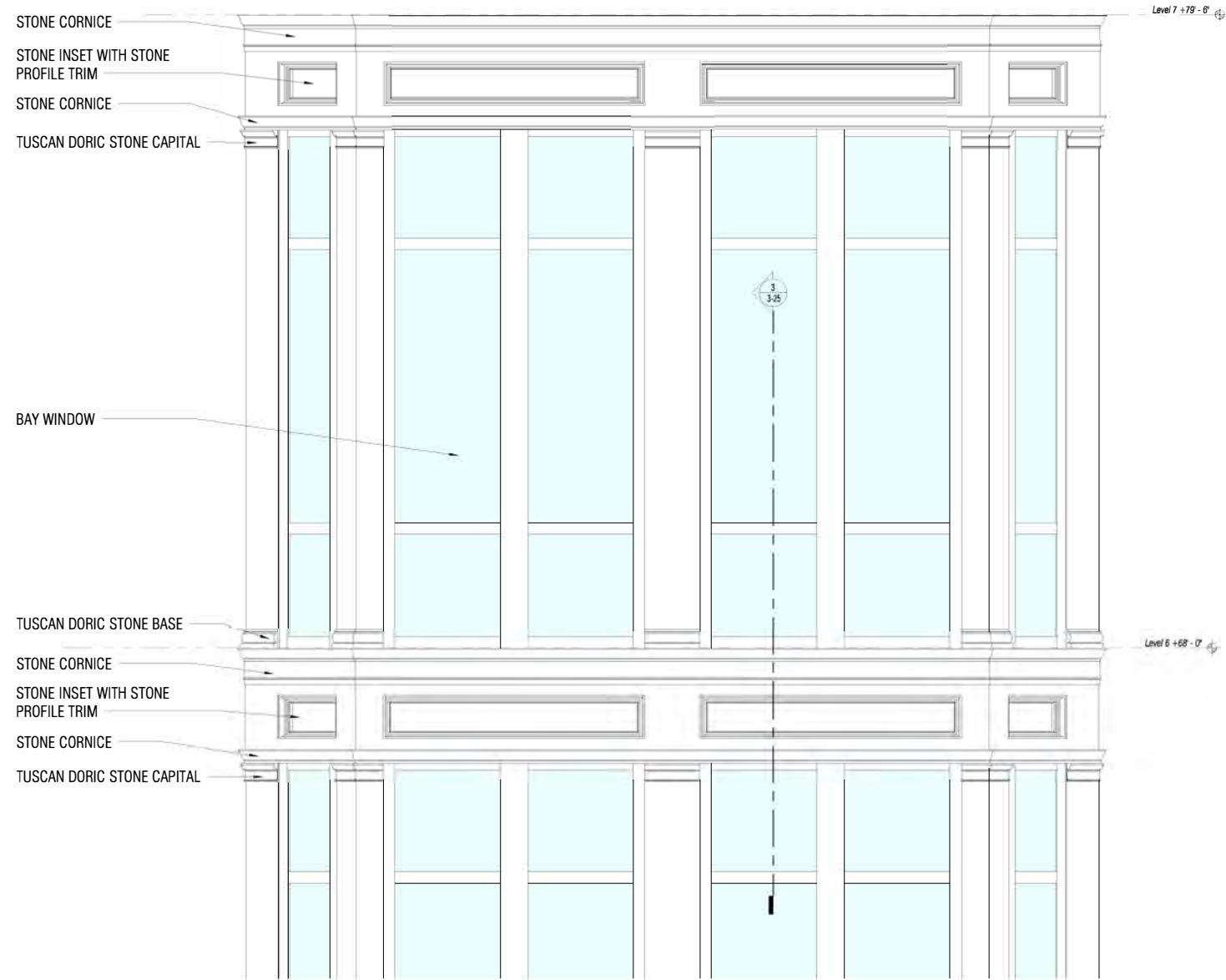


5) Enlarged Bay Window Trim 02  
Scale: 1 1/2" = 1'-0"

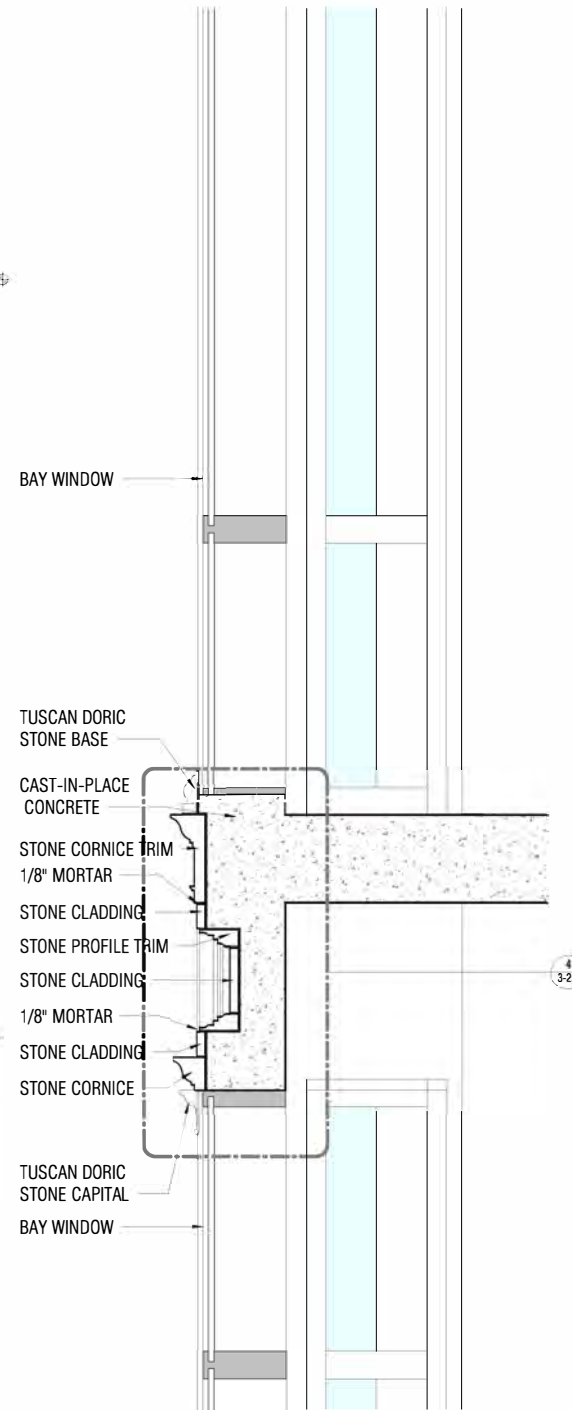




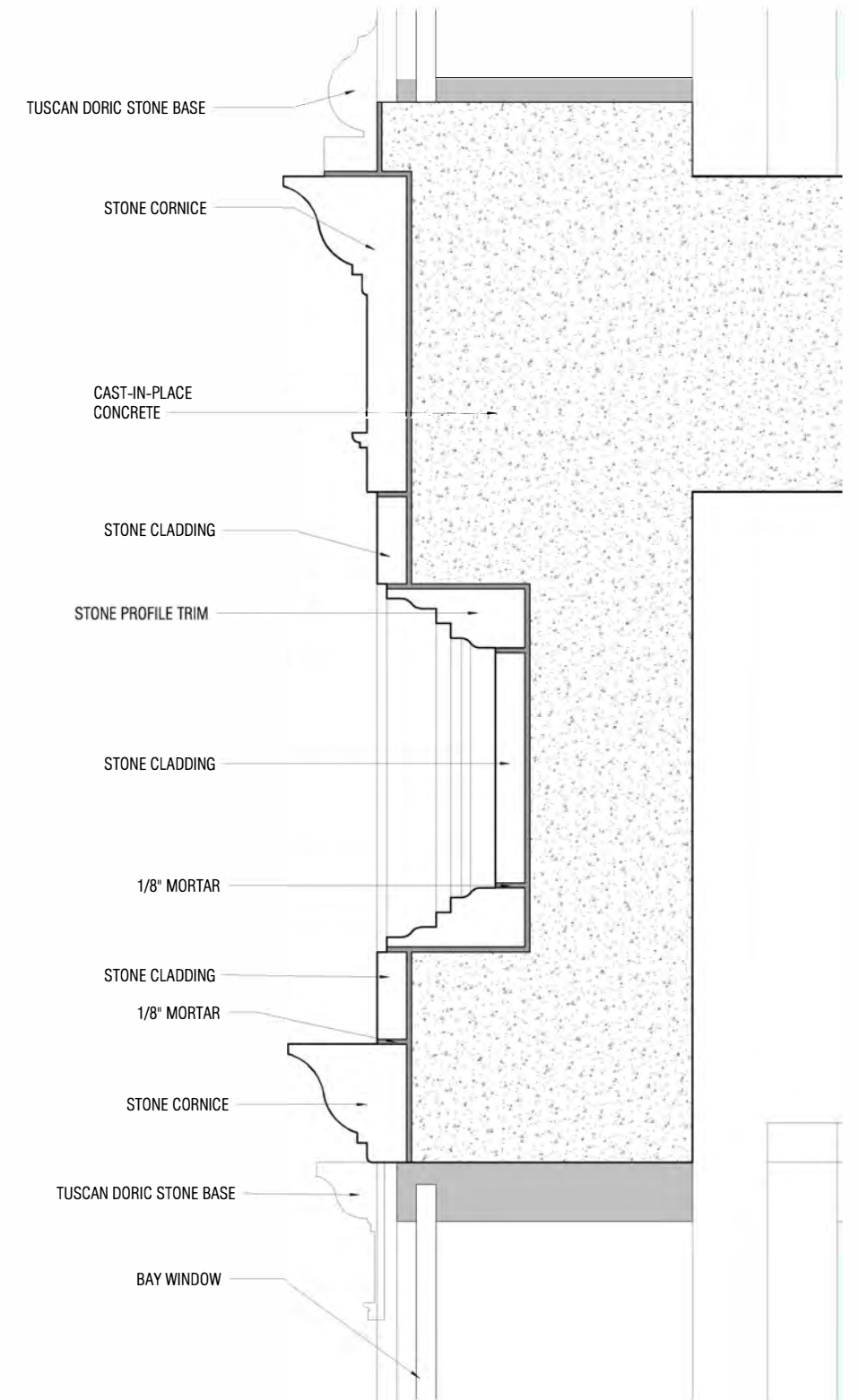
1) Bay Window Plan  
Scale: 3/4" = 1'-0"



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



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



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





STONE CORNICE

STONE VENEER AT  
PAINTED METAL  
CURTAIN WALL  
WINDOWS

PAINTED METAL  
CURTAIN WALL  
WINDOWS

TUSCAN DORIC  
STONE CAPITAL

CUSTOM IRON RAILING

TUSCAN DORIC  
STONE BASE

STONE CORNICE

STONE TRIM  
PROFILE INSET

STONE CORNICE

TUSCAN DORIC  
STONE CAPITAL

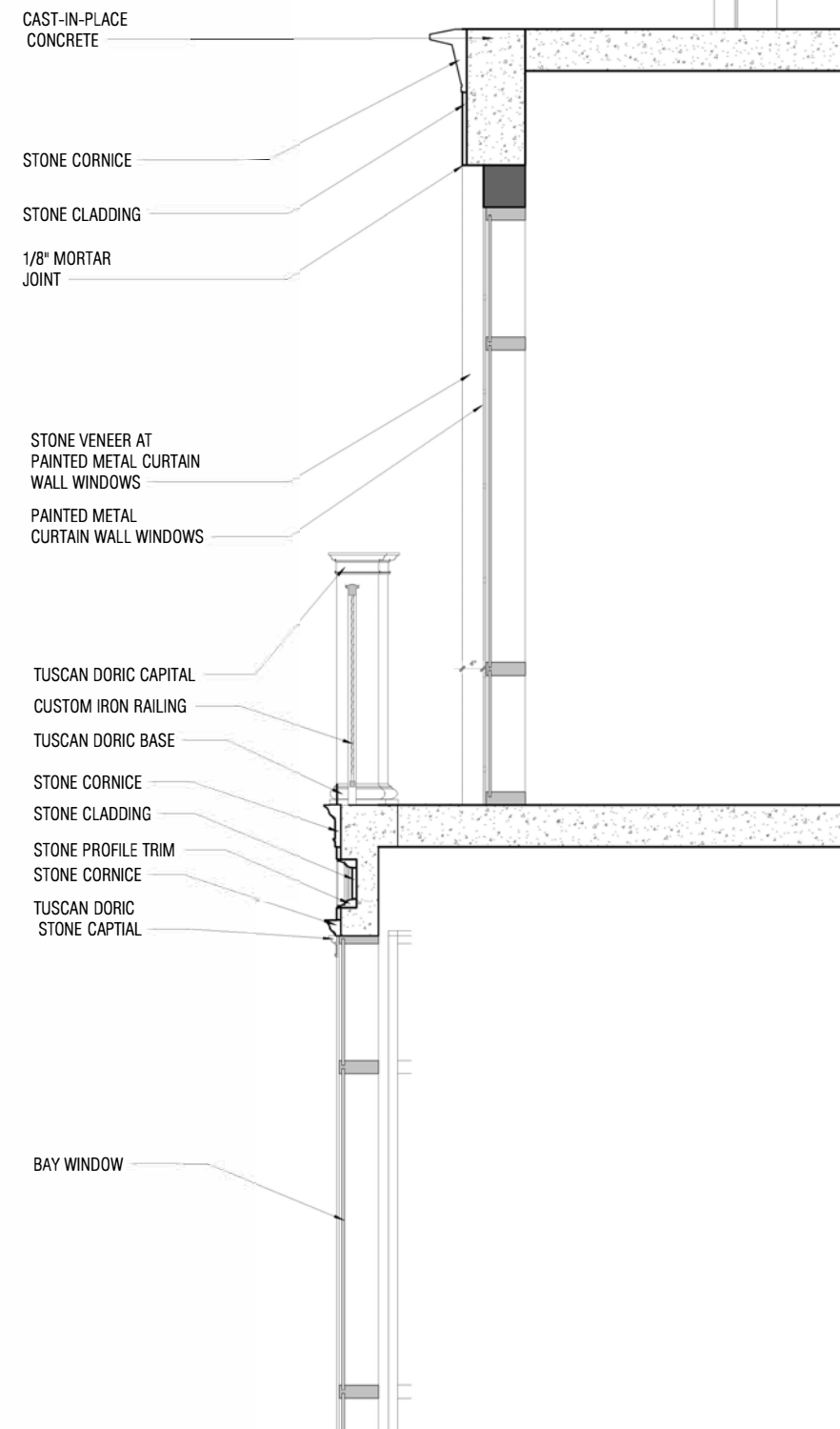
BAY WINDOW

Level 9 +103'-0"

Level 8 +91'-0"

1) Bay Window to Storefront Elevation

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



CAST-IN-PLACE  
CONCRETE

STONE CORNICE

STONE CLADDING

1/8" MORTAR  
JOINT

STONE VENEER AT  
PAINTED METAL CURTAIN  
WALL WINDOWS

PAINTED METAL  
CURTAIN WALL  
WINDOWS

TUSCAN DORIC CAPITAL

CUSTOM IRON RAILING

TUSCAN DORIC BASE

STONE CORNICE

STONE CLADDING

STONE PROFILE TRIM

STONE CORNICE

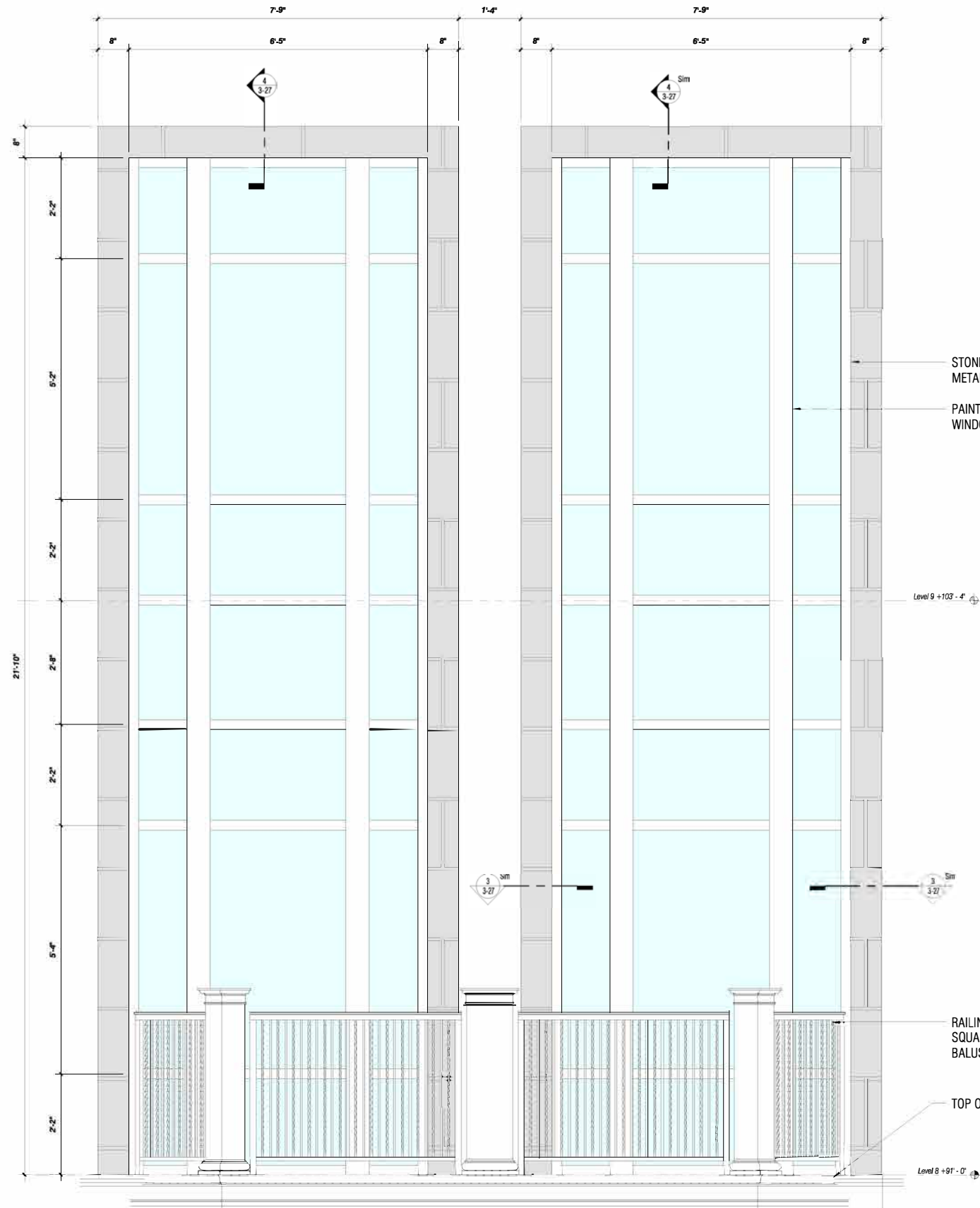
TUSCAN DORIC  
STONE CAPITAL

BAY WINDOW

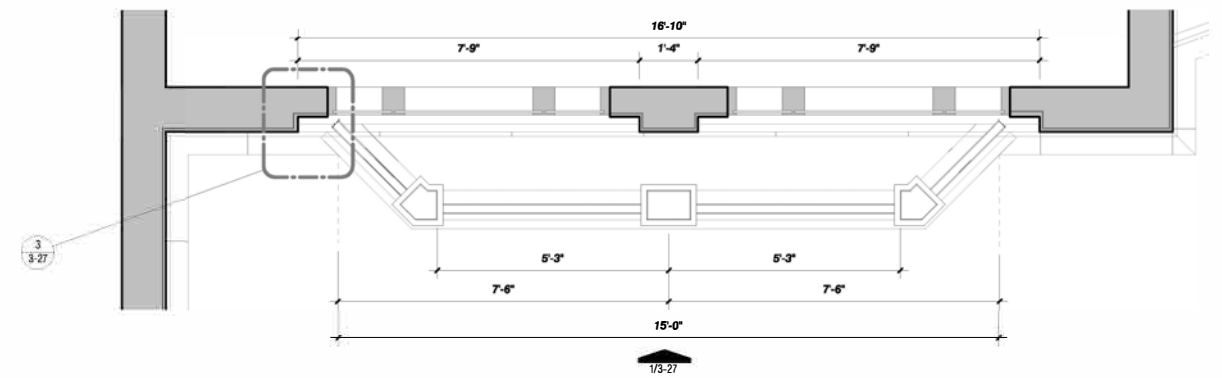
2) Bay Window to Storefront Section

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

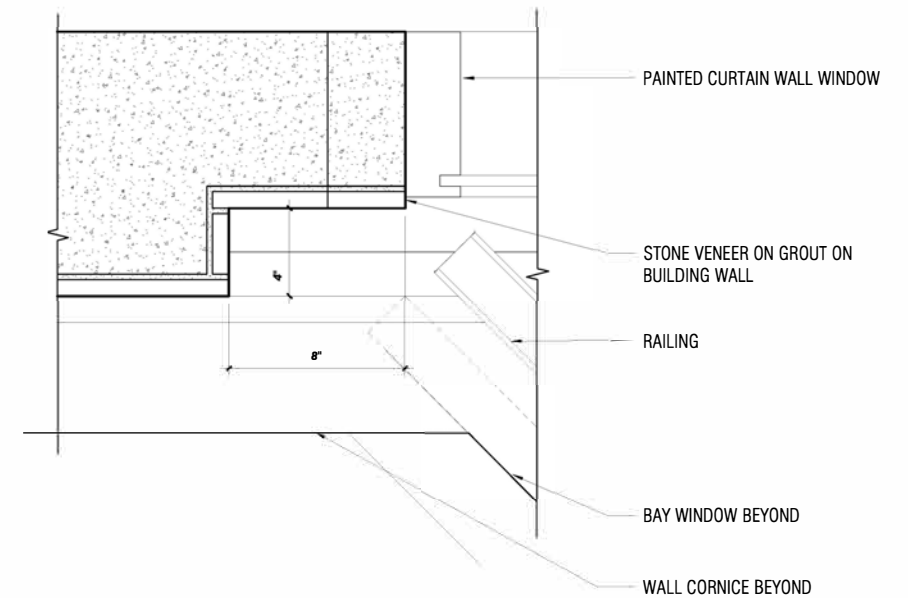




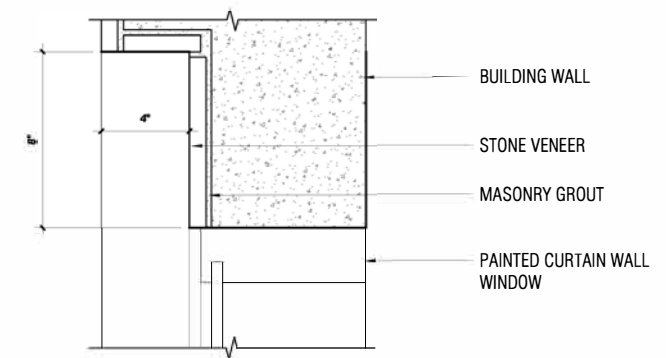
1) Balcony with Railing  
Scale: 3/4" = 1'-0"



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



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

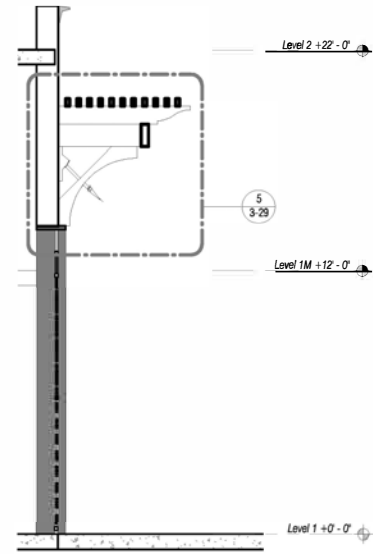


4) Window Head  
Scale: 3" = 1'-0"

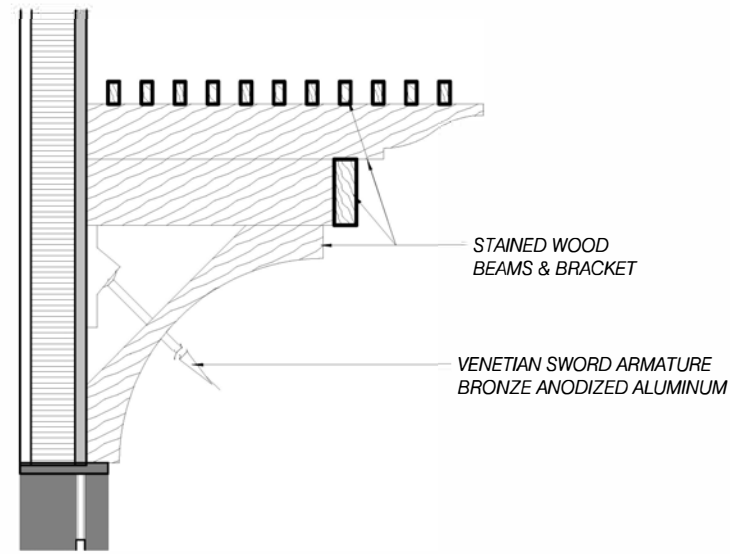




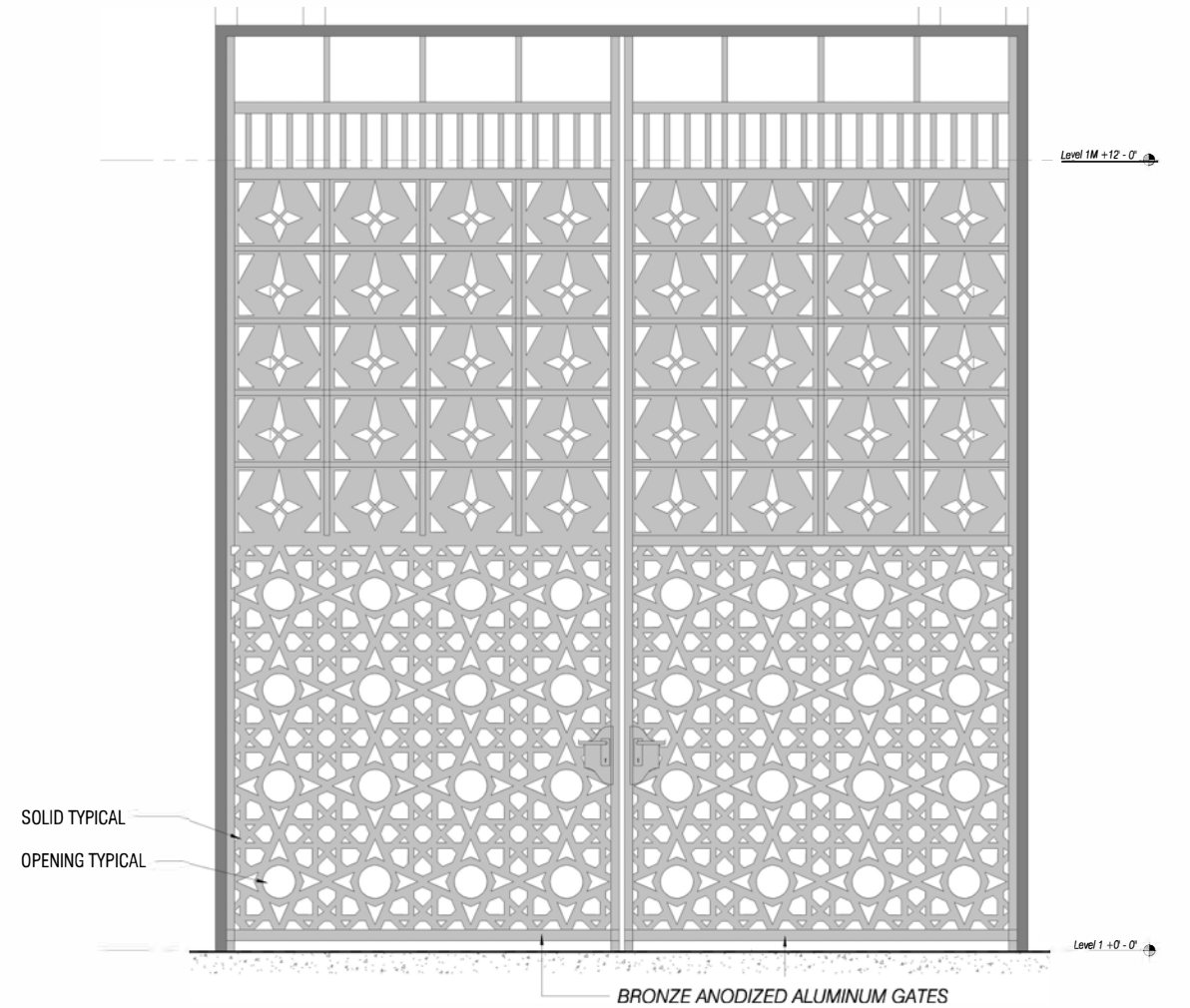




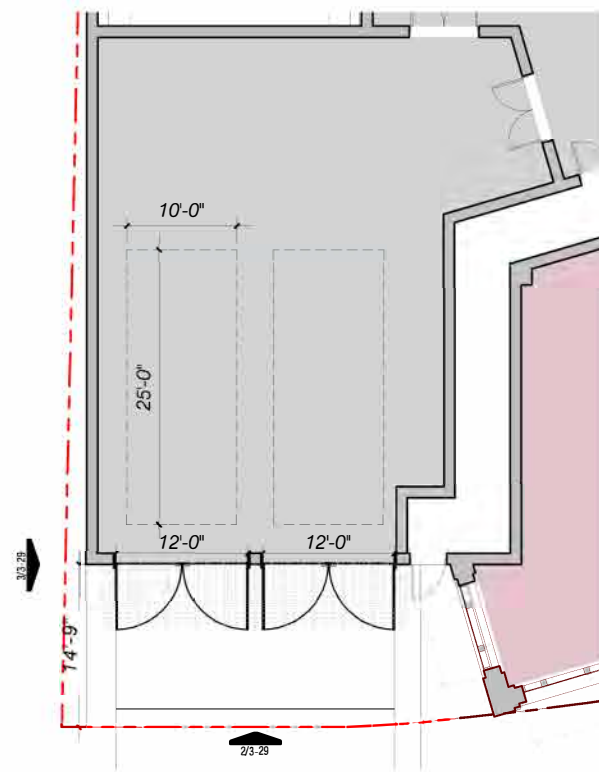
4) Loading Zone - Wall Section  
Scale: 1/4" = 1'-0"



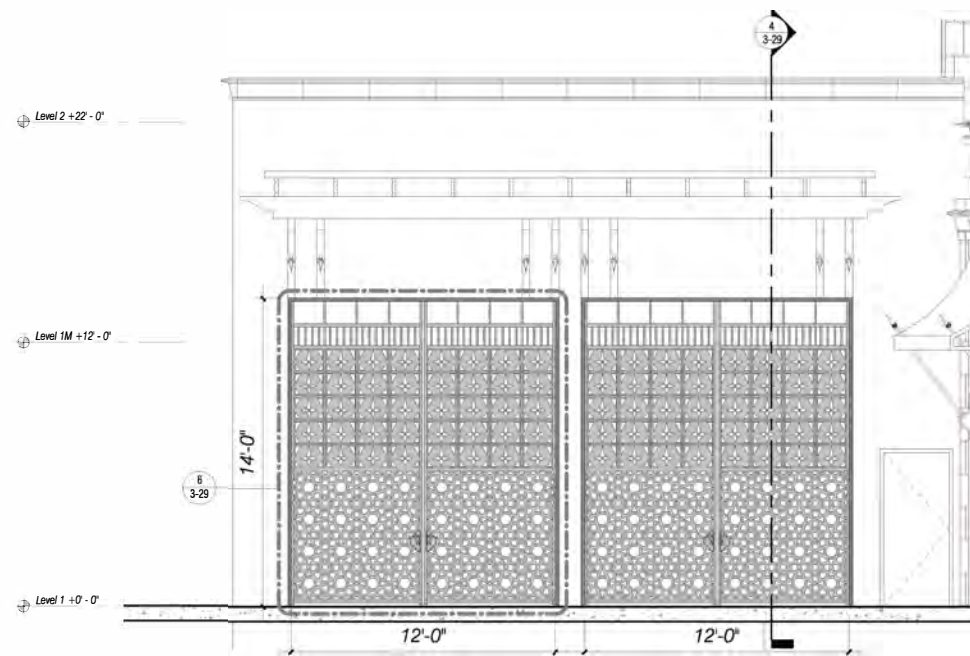
5) Enlarged Trellis Canopy Section  
Scale: 3/4" = 1'-0"



6) Enlarged Loading Gates Elevation  
Scale: 3/4" = 1'-0"



1) Enlarged Loading Zone Plan  
Scale: 1/8" = 1'-0"

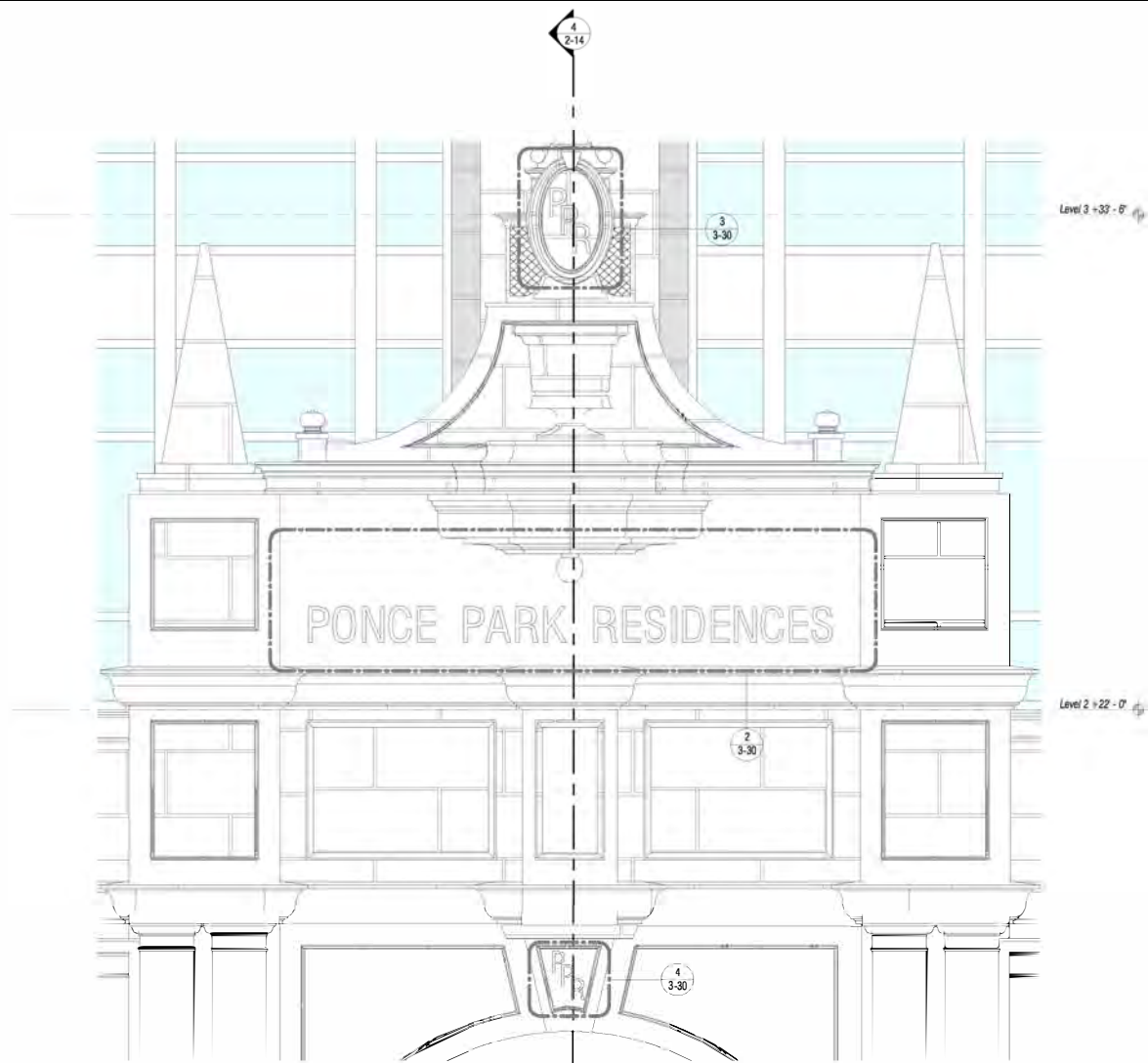


2) Loading Zone - South Entry Elevation  
Scale: 1/4" = 1'-0"

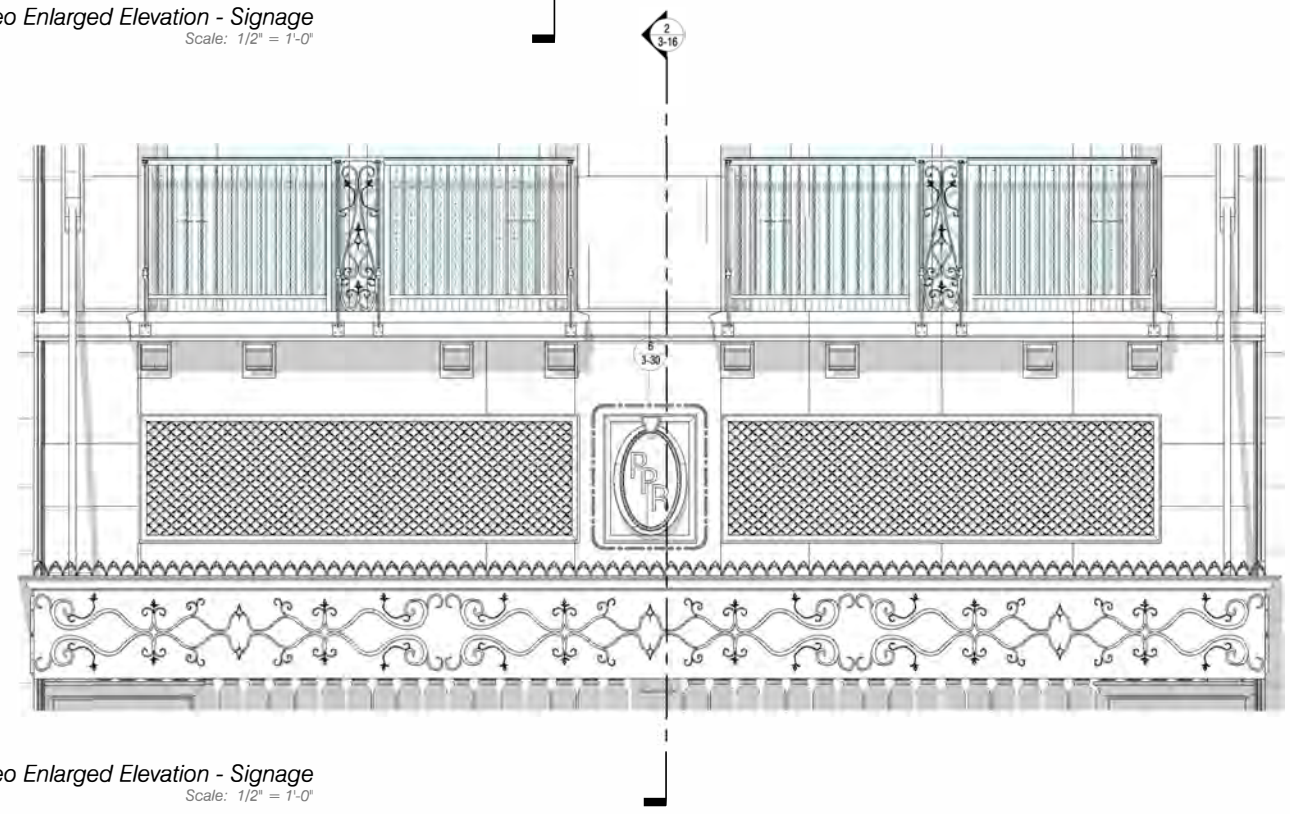


3) Loading Zone - West Entry Elevation  
Scale: 1/4" = 1'-0"

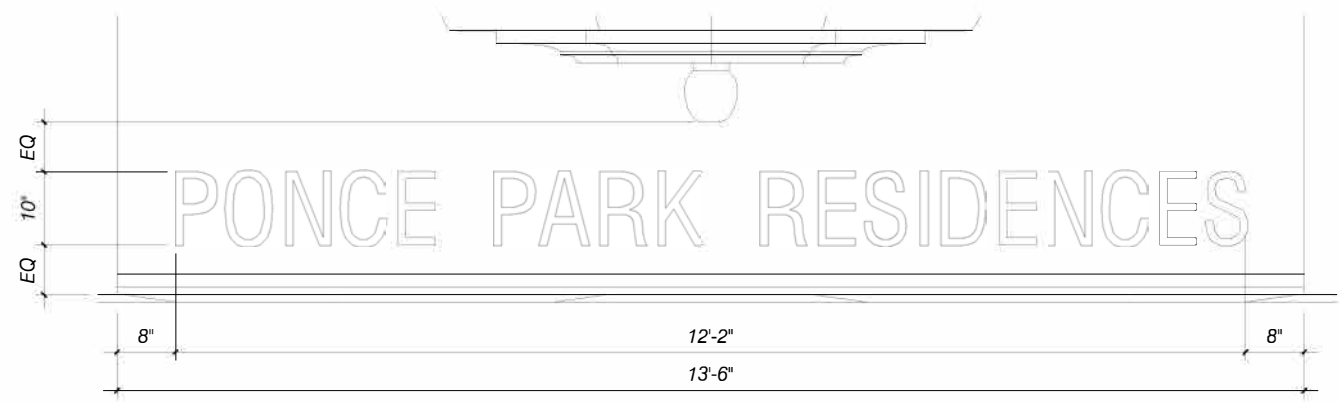




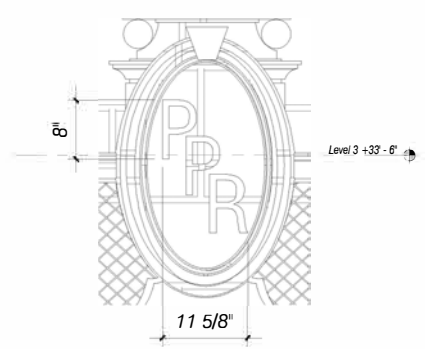
South Paseo Enlarged Elevation - Signage  
Scale: 1/2" = 1'-0"



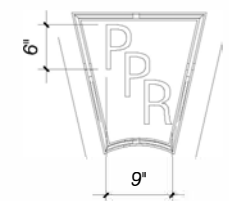
North Paseo Enlarged Elevation - Signage  
Scale: 1/2" = 1'-0"



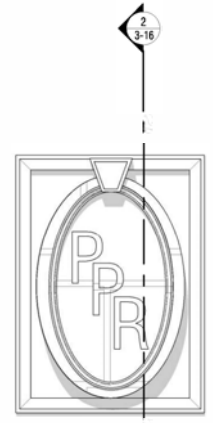
Enlarged South Paseo Signage Elevation  
Scale: 1" = 1'-0"



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

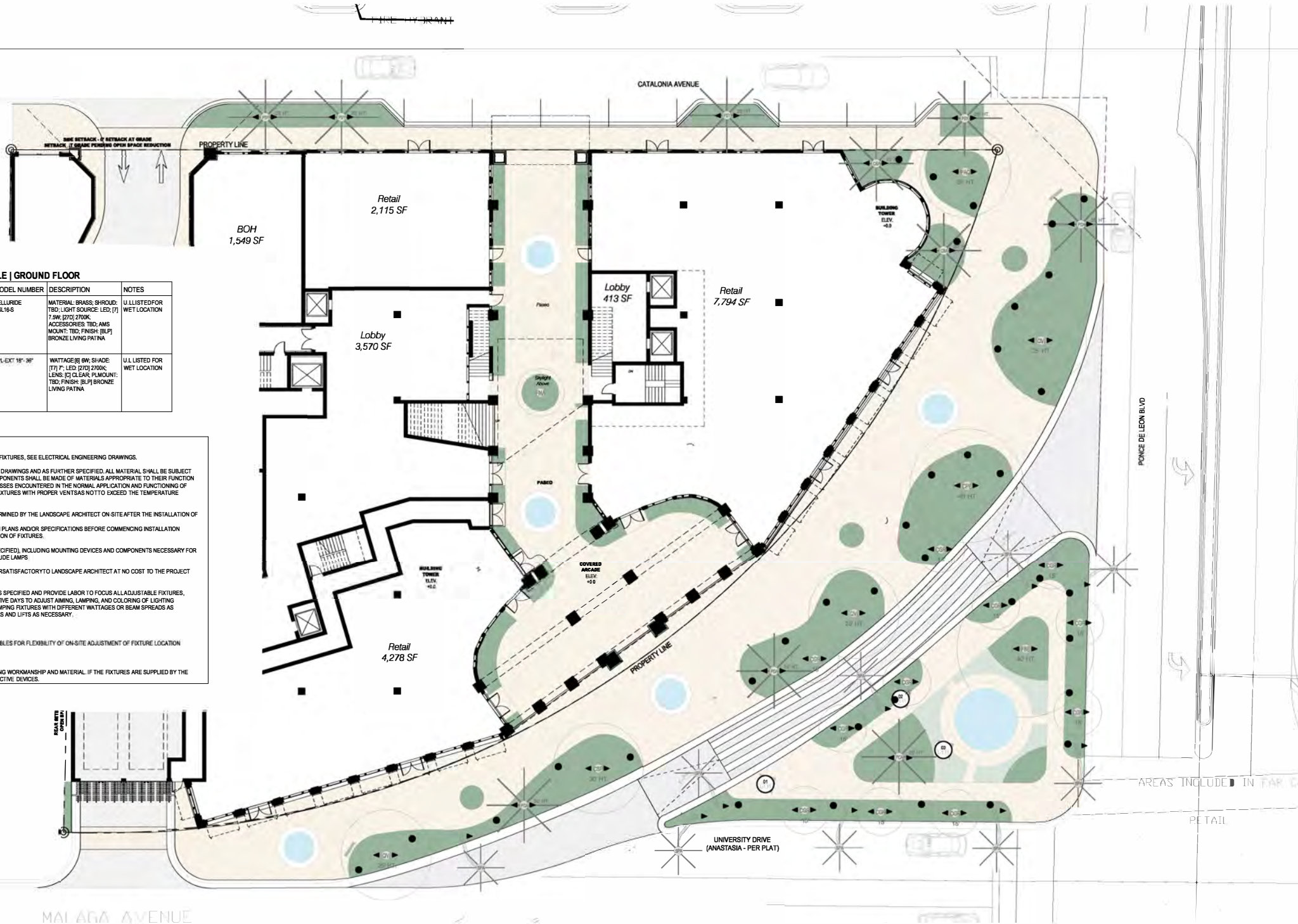


Enlarged South Paseo Signage Elevation  
@ Keystone  
Scale: 1" = 1'-0"



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





**LANDSCAPE LIGHTING FIXTURE SCHEDULE | GROUND FLOOR**

QTY	SYMBOL	REF	APPLICATION	MANUFACTURER	MODEL NUMBER	DESCRIPTION	NOTES
85		L1	DIRECTIONAL LIGHT	AURORA LIGHT	TELLURIDE HSL16-S	MATERIAL: BRASS; SHROUD: T80; LIGHT SOURCE: LED; (7) 7.5W (270) 2700K; ACCESSORIES: T80; AMS MOUNT; T80; FINISH: (BLP) BRONZE LIVING PATINA	U.L. LISTED FOR WET LOCATION
38		L3	PATHLIGHT	AURORA LIGHT	LPL-EXT 18" 30"	WATTAGE: (8W) 8W; SHADE: (7) 7" LED (270) 2700K; LENS: (3) CLEAR PLMOUNT; T80; FINISH: (BLP) BRONZE LIVING PATINA	U.L. LISTED FOR WET LOCATION

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

**GROUND LEVEL LANDSCAPE LIGHTING PLAN**  
SCALE: 1/16" = 1'-0"



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3,000 - 3,500 DEGREE KELVIN







3,000 - 3,500 DEGREE KELVIN

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Preliminary Conceptual  
Lighting Study Rendering  
**ZYSCOVICH**  
ARCHITECTS

250 S. Park Avenue Ste. 510  
Winter Park, FL 32789  
1-407-874-1199

December 5, 2023

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Rendering - View 1

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Rendering - View 2

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Rendering - View 3

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Rendering - View 4

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Rendering - View 5

December 5, 2023



**ZYSCOVICH**  
ARCHITECTS

250 S. Park Avenue Ste. 510  
Winter Park, FL 32789  
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**Ponce Park Residences**

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\*The counts and square footage listed in this document are based on conceptual drawings final counts and layout may vary.

Rendering - View 6

December 5, 2023



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Rendering - View 7

December 5, 2023



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

### SHEET INDEX

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

### GENERAL ABBREVIATIONS

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

### SCOPE OF WORK

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

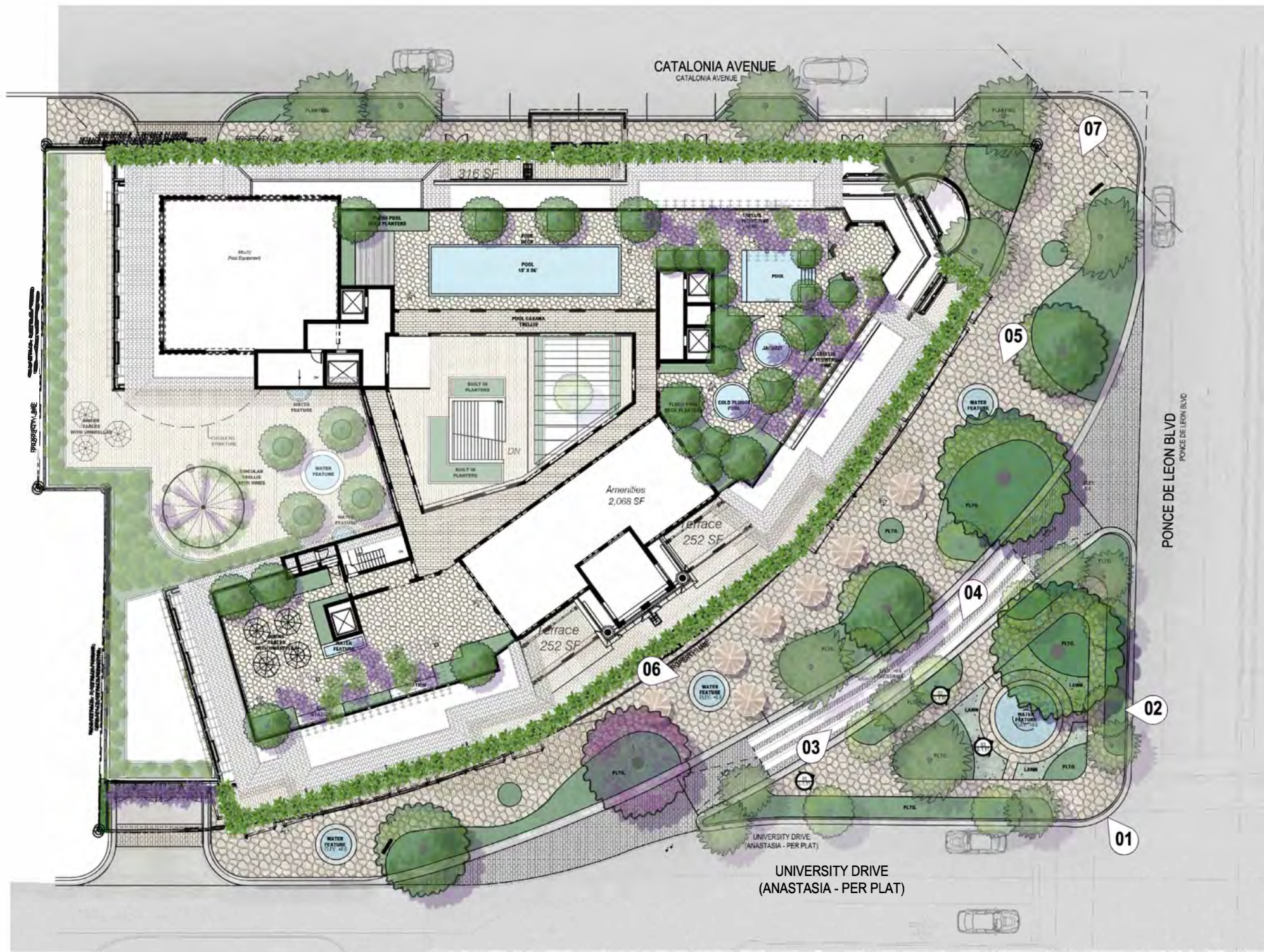
### GENERAL SITE NOTES

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



SITE LOCATION MAP

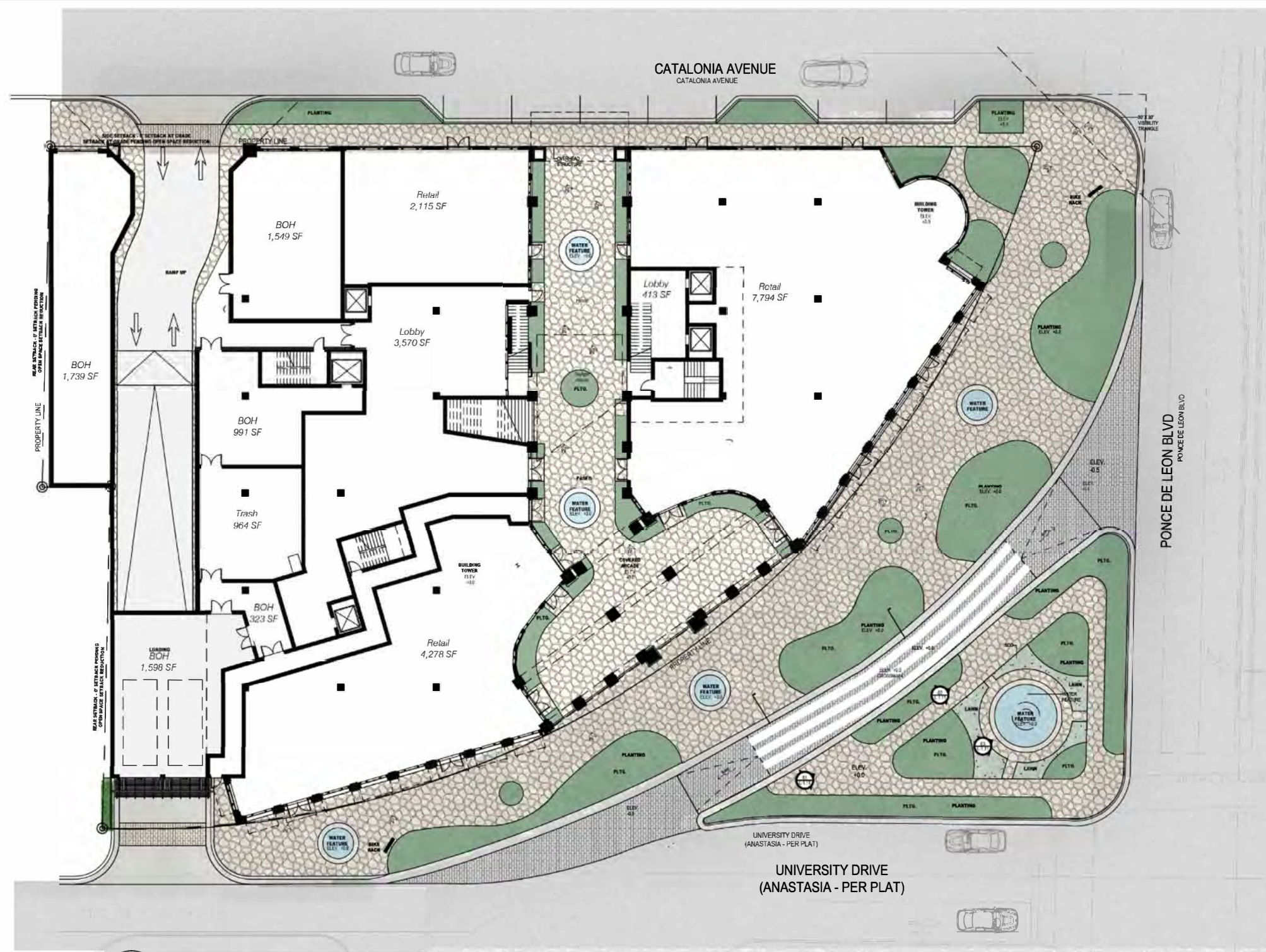




ILLUSTRATIVE SITE PLAN  
SCALE: 1/16"=1'-0"

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





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





01 RENDERING



03 RENDERING



02 RENDERING

NOTE:  
RENDERINGS ARE FOR CONCEPTUAL DESIGN  
PURPOSES ONLY.





04 RENDERING



05 RENDERING



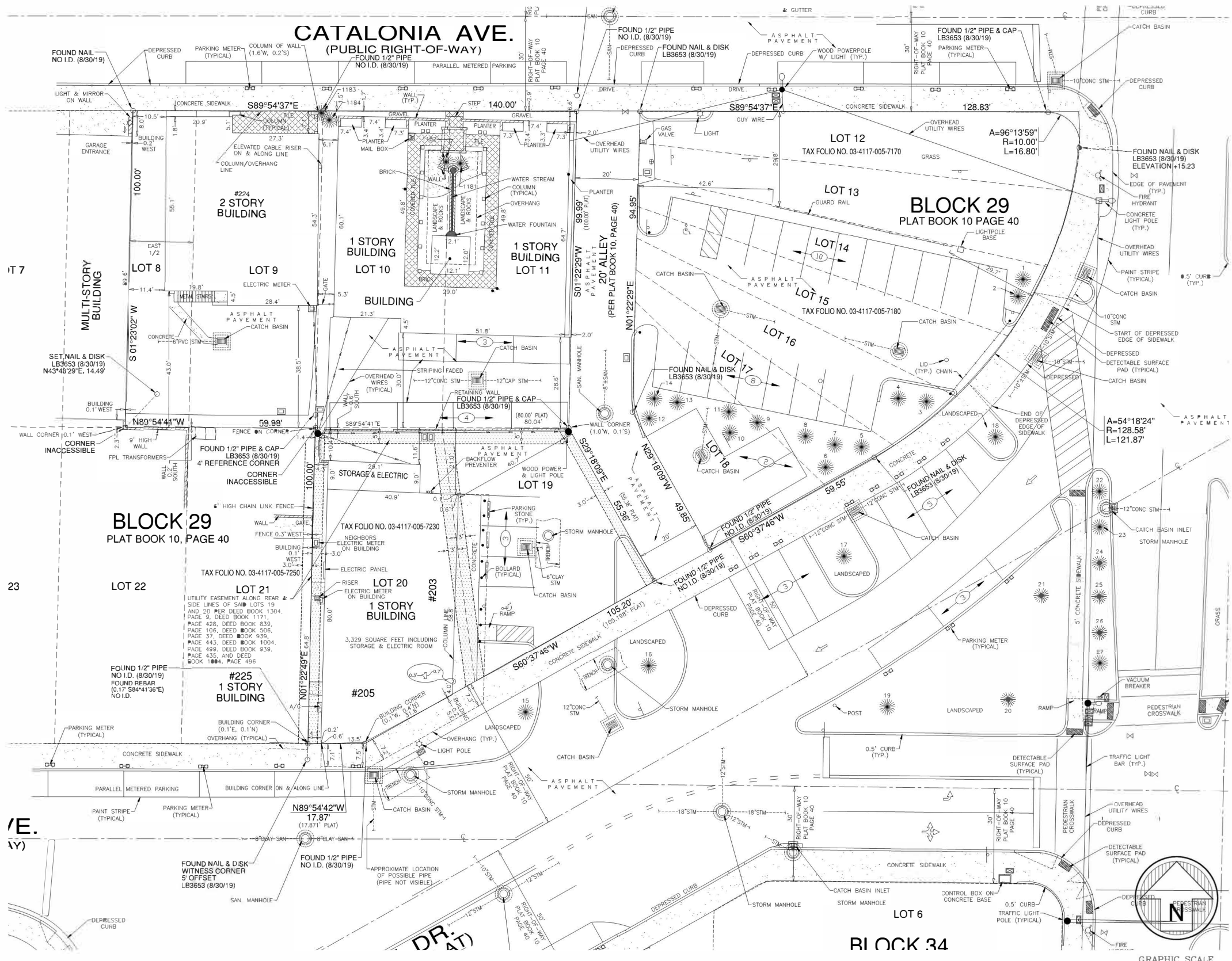
06 RENDERING



07 RENDERING

**NOTE:**  
RENDERINGS ARE FOR CONCEPTUAL DESIGN  
PURPOSES ONLY.





**TREE TABLE (PROVIDED BY CLIENT)**

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

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

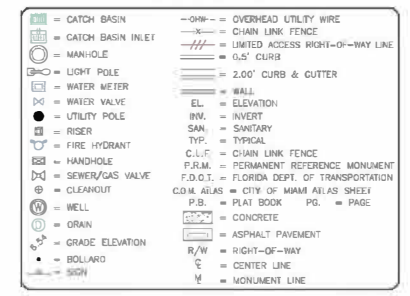
This tree table was provided by client on 9/11/19 and was prepared by Naturalficial, Inc.

**TREE TABLE**

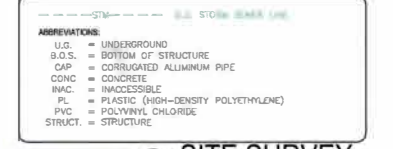
TREE NUMBER	COMMON NAME	D.B.H. (INCHES)	HEIGHT (FEET)	SPREAD (FEET)
1181	Robellini	4	10	12
1182	Robellini	4	10	12
1183	Alexander Palm	6	10	12
1184	Alexander Palm	6	21	10

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

**LEGEND**



**UNDERGROUND UTILITIES LEGEND**



**SITE SURVEY**

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

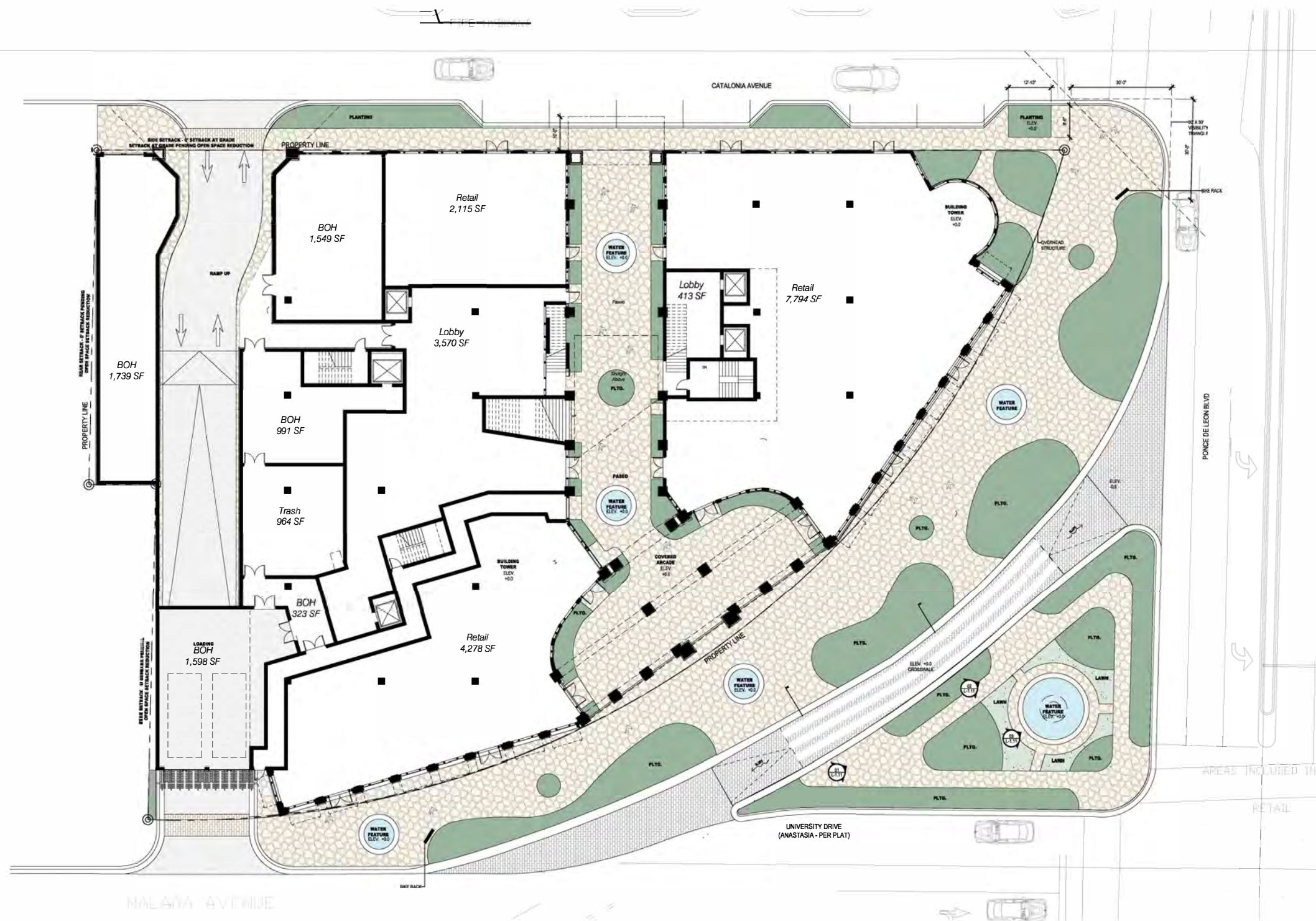
**811** KNOW WHAT'S BELOW ALWAYS CALL 811 BEFORE YOU DIG

It's fast. It's free. It's the law.

www.callsunshine.com

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





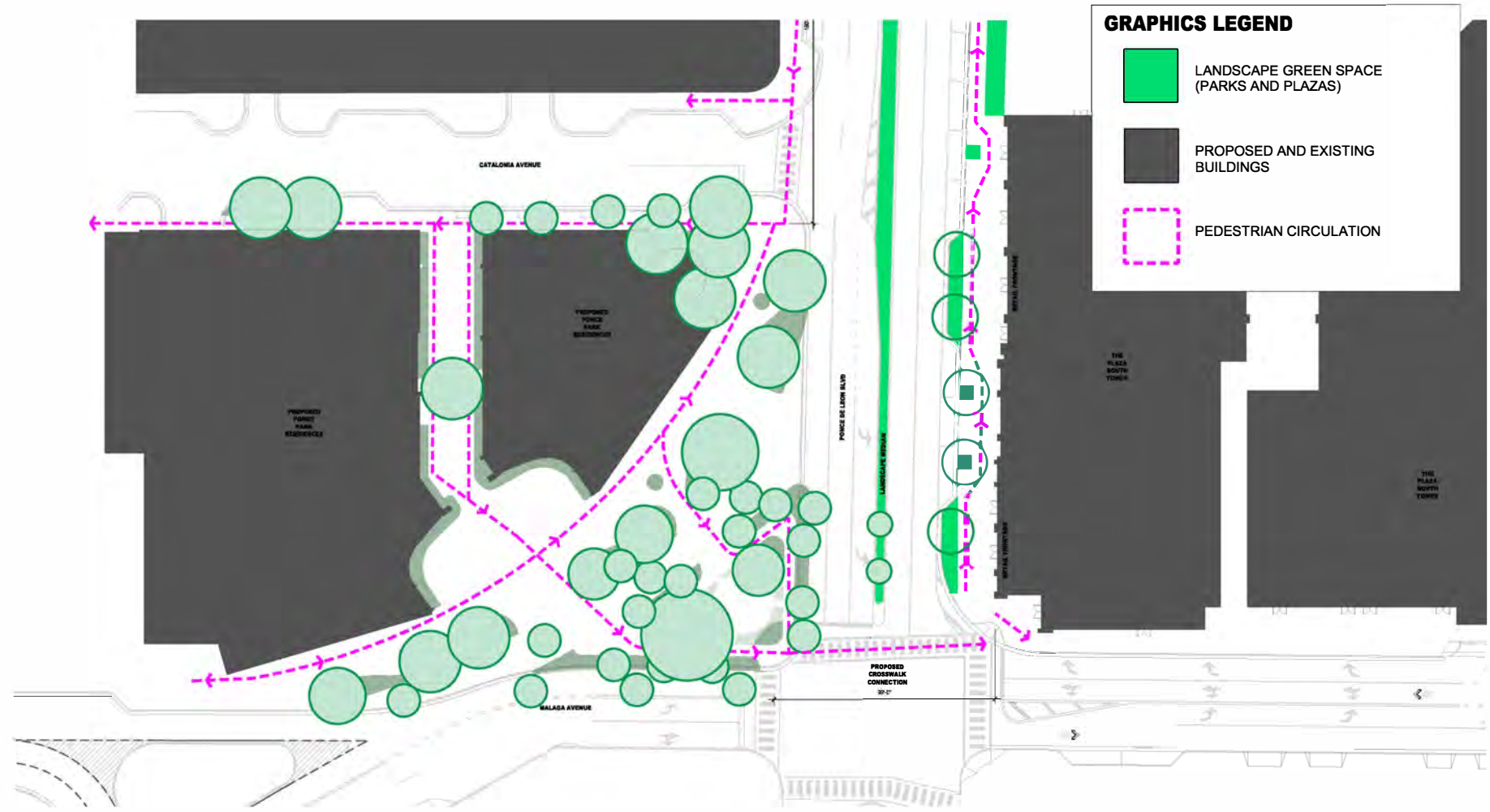
**GROUND LEVEL HARDSCAPE PLAN**  
SCALE: 1/32" = 1'-0"

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

**GRAPHIC LEGEND**

-   
 PLANTING
-   
 PAVER
-   
 WATER FEATURE
-   
 LAWN













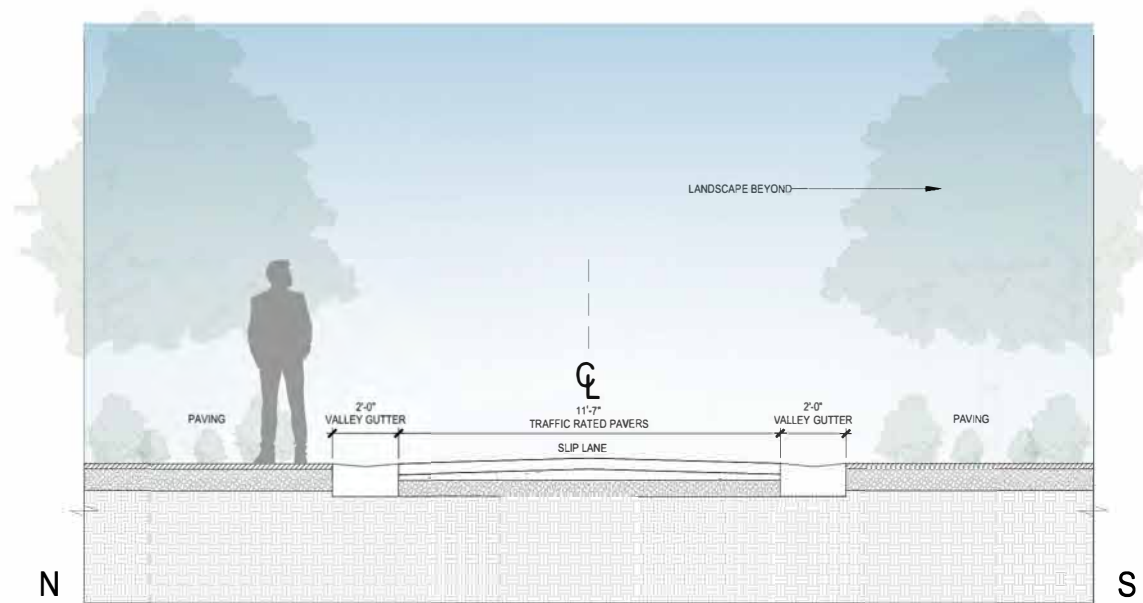
**GRAPHICS LEGEND**

- LANDSCAPE GREEN SPACE (PARKS AND PLAZAS)
- PROPOSED AND EXISTING BUILDINGS
- PEDESTRIAN CIRCULATION

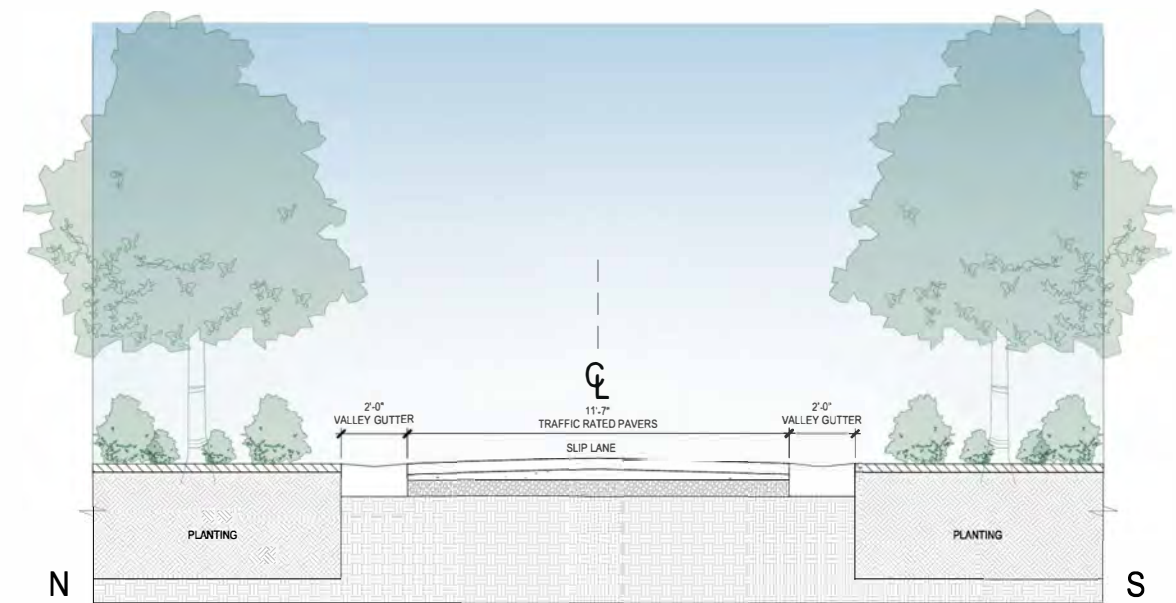
**SITE DIAGRAMS - PEDESTRIAN CIRCULATION**  
SCALE: 1/32" = 1'-0"

WATER GARDENS				
	FAIRCHILD	FAIRCHILD	KAMPONG	FLORIDA WATER GARDEN
MATERIALS				
	KEYSTONE	OOLITE	CONCRETE WITH EXPOSED COQUINA SHELL AGGREGATE	CONCRETE PAVING





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



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

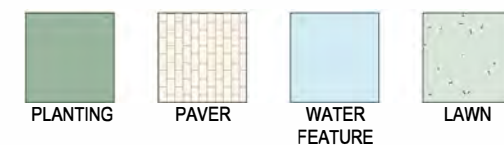




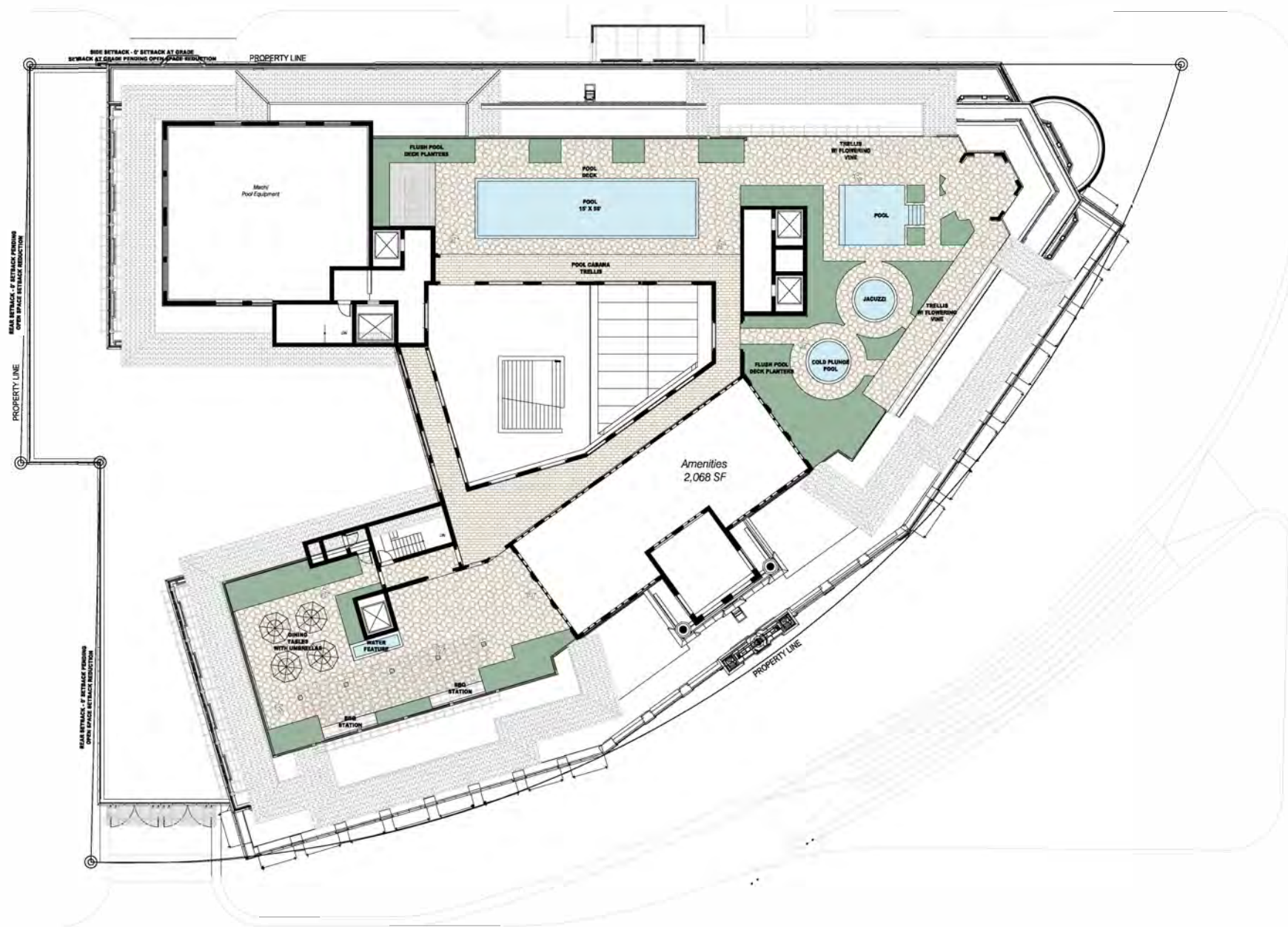
**LEVEL 02 HARDSCAPE PLAN**  
SCALE: 1/16" = 1'-0"

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

**GRAPHIC LEGEND**



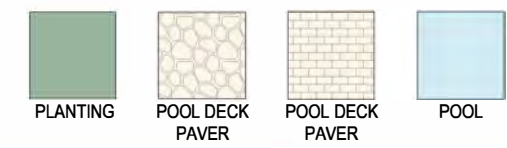




ROOF LEVEL HARDSCAPE PLAN  
SCALE: 1/16" = 1'-0"

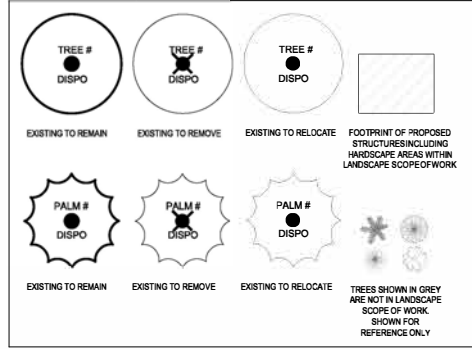
NOTE: SEE SHEET L-0.00A FOR GENERAL ABBREVIATIONS.

GRAPHIC LEGEND





**TREE DISPOSITION | GRAPHIC LEGEND**



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

**TREE DISPOSITION | GRAPHIC LEGEND**

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

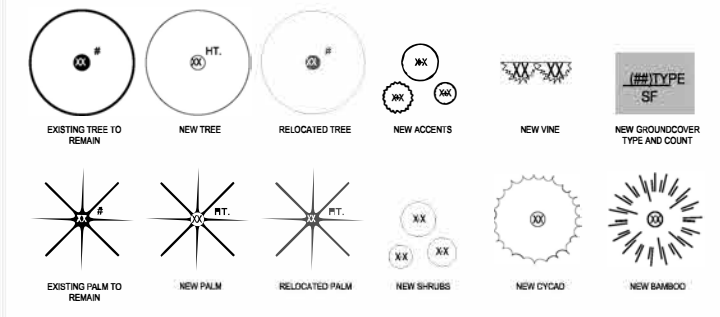
NATURALFICIAL, INC. | PONCE PARK TOWER | TREE DISPOSITION LIST | 2020.01.31

KEY #	ABBRV.	BOTANICAL NAME	COMMON NAME	DBH (IN)	HT (FT)	TRUNK DIA. (IN)	BRNCH SPAN (FT)	SPREAD (FT)	ROOTS (IN)	CONDITION	WATER	MITIGATION
1	SPB	Sabal palmetto	Sabal Palm	12"	15'	12"	15'	15'	X			
2	SPB	Sabal palmetto	Sabal Palm	10"	13'	10"	13'	13'	X			
3	SPB	Sabal palmetto	Sabal Palm	11"	14'	11"	14'	14'	X			
4	SPB	Sabal palmetto	Sabal Palm	10"	13'	10"	13'	13'	X			
5	SPB	Sabal palmetto	Sabal Palm	11"	14'	11"	14'	14'	X			
6	SPB	Sabal palmetto	Sabal Palm	12"	15'	12"	15'	15'	X			
7	SPB	Sabal palmetto	Sabal Palm	12"	15'	12"	15'	15'	X			
8	SPB	Sabal palmetto	Sabal Palm	13"	16'	13"	16'	16'	X			
9	SPB	Sabal palmetto	Sabal Palm	11"	14'	11"	14'	14'	X			
10	SPB	Sabal palmetto	Sabal Palm	12"	15'	12"	15'	15'	X			
11	SPB	Sabal palmetto	Sabal Palm	10"	13'	10"	13'	13'	X			
12	SPB	Sabal palmetto	Sabal Palm	10"	13'	10"	13'	13'	X			
13	SPB	Sabal palmetto	Sabal Palm	12"	15'	12"	15'	15'	X			
14	SPB	Sabal palmetto	Sabal Palm	11"	14'	11"	14'	14'	X			
15	SPB	Sabal palmetto	Sabal Palm	12"	15'	12"	15'	15'	X			
16	SPB	Sabal palmetto	Sabal Palm	11"	14'	11"	14'	14'	X			
17	SPB	Sabal palmetto	Sabal Palm	12"	15'	12"	15'	15'	X			
18	SPB	Sabal palmetto	Sabal Palm	11"	14'	11"	14'	14'	X			
19	PCL	Phoenix palmarum	Queen Palm	11"	14'	11"	14'	14'	X			
20	PCL	Phoenix palmarum	Queen Palm	12"	15'	12"	15'	15'	X			
21	PCL	Phoenix palmarum	Queen Palm	10"	13'	10"	13'	13'	X			
22	PHB	Phoradendron	Manzanita Palm	10"	13'	10"	13'	13'	X			
23	PHB	Phoradendron	Manzanita Palm	11"	14'	11"	14'	14'	X			
24	PHB	Phoradendron	Manzanita Palm	12"	15'	12"	15'	15'	X			
25	PHB	Phoradendron	Manzanita Palm	13"	16'	13"	16'	16'	X			
26	PHB	Phoradendron	Manzanita Palm	14"	17'	14"	17'	17'	X			
27	PHB	Phoradendron	Manzanita Palm	15"	18'	15"	18'	18'	X			
28	PHB	Phoradendron	Manzanita Palm	16"	19'	16"	19'	19'	X			
29	PHB	Phoradendron	Manzanita Palm	17"	20'	17"	20'	20'	X			
30	PHB	Phoradendron	Manzanita Palm	18"	21'	18"	21'	21'	X			
31	PHB	Phoradendron	Manzanita Palm	19"	22'	19"	22'	22'	X			
32	PHB	Phoradendron	Manzanita Palm	20"	23'	20"	23'	23'	X			
33	PHB	Phoradendron	Manzanita Palm	21"	24'	21"	24'	24'	X			
34	PHB	Phoradendron	Manzanita Palm	22"	25'	22"	25'	25'	X			
35	PHB	Phoradendron	Manzanita Palm	23"	26'	23"	26'	26'	X			
36	PHB	Phoradendron	Manzanita Palm	24"	27'	24"	27'	27'	X			
37	PHB	Phoradendron	Manzanita Palm	25"	28'	25"	28'	28'	X			
38	PHB	Phoradendron	Manzanita Palm	26"	29'	26"	29'	29'	X			
39	PHB	Phoradendron	Manzanita Palm	27"	30'	27"	30'	30'	X			
40	PHB	Phoradendron	Manzanita Palm	28"	31'	28"	31'	31'	X			
41	PHB	Phoradendron	Manzanita Palm	29"	32'	29"	32'	32'	X			
42	PHB	Phoradendron	Manzanita Palm	30"	33'	30"	33'	33'	X			
43	PHB	Phoradendron	Manzanita Palm	31"	34'	31"	34'	34'	X			
44	PHB	Phoradendron	Manzanita Palm	32"	35'	32"	35'	35'	X			
45	PHB	Phoradendron	Manzanita Palm	33"	36'	33"	36'	36'	X			
46	PHB	Phoradendron	Manzanita Palm	34"	37'	34"	37'	37'	X			
47	PHB	Phoradendron	Manzanita Palm	35"	38'	35"	38'	38'	X			
48	PHB	Phoradendron	Manzanita Palm	36"	39'	36"	39'	39'	X			
49	PHB	Phoradendron	Manzanita Palm	37"	40'	37"	40'	40'	X			
50	PHB	Phoradendron	Manzanita Palm	38"	41'	38"	41'	41'	X			
51	PHB	Phoradendron	Manzanita Palm	39"	42'	39"	42'	42'	X			
52	PHB	Phoradendron	Manzanita Palm	40"	43'	40"	43'	43'	X			
53	PHB	Phoradendron	Manzanita Palm	41"	44'	41"	44'	44'	X			
54	PHB	Phoradendron	Manzanita Palm	42"	45'	42"	45'	45'	X			
55	PHB	Phoradendron	Manzanita Palm	43"	46'	43"	46'	46'	X			
56	PHB	Phoradendron	Manzanita Palm	44"	47'	44"	47'	47'	X			
57	PHB	Phoradendron	Manzanita Palm	45"	48'	45"	48'	48'	X			
58	PHB	Phoradendron	Manzanita Palm	46"	49'	46"	49'	49'	X			
59	PHB	Phoradendron	Manzanita Palm	47"	50'	47"	50'	50'	X			
60	PHB	Phoradendron	Manzanita Palm	48"	51'	48"	51'	51'	X			
61	PHB	Phoradendron	Manzanita Palm	49"	52'	49"	52'	52'	X			
62	PHB	Phoradendron	Manzanita Palm	50"	53'	50"	53'	53'	X			
63	PHB	Phoradendron	Manzanita Palm	51"	54'	51"	54'	54'	X			
64	PHB	Phoradendron	Manzanita Palm	52"	55'	52"	55'	55'	X			
65	PHB	Phoradendron	Manzanita Palm	53"	56'	53"	56'	56'	X			
66	PHB	Phoradendron	Manzanita Palm	54"	57'	54"	57'	57'	X			
67	PHB	Phoradendron	Manzanita Palm	55"	58'	55"	58'	58'	X			
68	PHB	Phoradendron	Manzanita Palm	56"	59'	56"	59'	59'	X			
69	PHB	Phoradendron	Manzanita Palm	57"	60'	57"	60'	60'	X			
70	PHB	Phoradendron	Manzanita Palm	58"	61'	58"	61'	61'	X			
71	PHB	Phoradendron	Manzanita Palm	59"	62'	59"	62'	62'	X			
72	PHB	Phoradendron	Manzanita Palm	60"	63'	60"	63'	63'	X			
73	PHB	Phoradendron	Manzanita Palm	61"	64'	61"	64'	64'	X			
74	PHB	Phoradendron	Manzanita Palm	62"	65'	62"	65'	65'	X			
75	PHB	Phoradendron	Manzanita Palm	63"	66'	63"	66'	66'	X			
76	PHB	Phoradendron	Manzanita Palm	64"	67'	64"	67'	67'	X			
77	PHB	Phoradendron	Manzanita Palm	65"	68'	65"	68'	68'	X			
78	PHB	Phoradendron	Manzanita Palm	66"	69'	66"	69'	69'	X			
79	PHB	Phoradendron	Manzanita Palm	67"	70'	67"	70'	70'	X			
80	PHB	Phoradendron	Manzanita Palm	68"	71'	68"	71'	71'	X			
81	PHB	Phoradendron	Manzanita Palm	69"	72'	69"	72'	72'	X			
82	PHB	Phoradendron	Manzanita Palm	70"	73'	70"	73'	73'	X			
83	PHB	Phoradendron	Manzanita Palm	71"	74'	71"	74'	74'	X			
84	PHB	Phoradendron	Manzanita Palm	72"	75'	72"	75'	75'	X			
85	PHB	Phoradendron	Manzanita Palm	73"	76'	73"	76'	76'	X			
86	PHB	Phoradendron	Manzanita Palm	74"	77'	74"	77'	77'	X			
87	PHB	Phoradendron	Manzanita Palm	75"	78'	75"	78'	78'	X			
88	PHB	Phoradendron	Manzanita Palm	76"	79'	76"	79'	79'	X			
89	PHB	Phoradendron	Manzanita Palm	77"	80'	77"	80'	80'	X			
90	PHB	Phoradendron	Manzanita Palm	78"	81'	78"	81'	81'	X			
91	PHB	Phoradendron	Manzanita Palm	79"	82'	79"	82'	82'	X			
92	PHB	Phoradendron	Manzanita Palm	80"	83'	80"	83'	83'	X			
93	PHB	Phoradendron	Manzanita Palm	81"	84'	81"	84'	84'	X			
94	PHB	Phoradendron	Manzanita Palm	82"	85'	82"	85'	85'	X			
95	PHB	Phoradendron	Manzanita Palm	83"	86'	83"	86'	86'	X			
96	PHB	Phoradendron	Manzanita Palm	84"	87'	84"	87'	87'	X			
97	PHB	Phoradendron	Manzanita Palm	85"	88'	85"	88'	88'	X			
98	PHB	Phoradendron	Manzanita Palm	86"	89'	86"	89'	89'	X			
99	PHB	Phoradendron	Manzanita Palm	87"	90'	87"	90'	90'	X			
100	PHB	Phoradendron	Manzanita Palm	88"	91'	88"	91'	91'	X			
101	PHB	Phoradendron	Manzanita Palm	89"	92'	89"	92'	92'	X			
102	PHB	Phoradendron	Manzanita Palm	90"	93'	90"	93'	93'	X			
103	PHB	Phoradendron	Manzanita Palm	91"	94'	91"	94'	94'	X			
104	PHB	Phoradendron	Manzanita Palm	92"	95'	92"	95'	95'	X			
105	PHB	Phoradendron	Manzanita Palm	93"	96'	93"	96'	96'	X			
106	PHB	Phoradendron	Manzanita Palm	94"	97'	94"	97'	97'	X			
107	PHB	Phoradendron	Manzanita Palm	95"	98'	95"	98'	98'	X			
108	PHB	Phoradendron	Manzanita Palm	96"	99'	96"	99'	99'	X			
109	PHB	Phoradendron	Manzanita Palm	97"	100'	97"	100'	100'	X			
110	PHB	Phoradendron	Manzanita Palm	98"	101'	98"	101'	101'	X			
111	PHB	Phoradendron	Manzanita Palm	99"	102'	99"	102'	102'	X			
112	PHB	Phoradendron	Manzanita Palm	100"	103'	100"	103'	103'	X			
113	PHB	Phoradendron	Manzanita Palm	101"	104'	101"	104'	104'	X			
114	PHB	Phoradendron	Manzanita Palm	102"	105'	102"	105'	105'	X			
115	PHB	Phoradendron	Manzanita Palm	103"	106'	103"	106'	106'	X			
116	PHB	Phoradendron	Manzanita Palm	104"	107'	104"	107'	107'	X			
117	PHB	Phoradendron	Manzanita Palm	105"	108'	105"	108'	108'	X			
118	PHB	Phoradendron	Manzanita Palm	106"	109'	106"	109'	109'	X			
119	PHB	Phoradendron	Manzanita Palm	107"	110'	107"	110'	110'	X			
120	PHB	Phoradendron	Manzanita Palm	108"	111'	108"	111'	111'	X			
121	PHB	Phoradendron	Manzanita Palm	109"	112'	109"	112'	112'	X			
122	PHB	Phoradendron	Manzanita Palm	110"	113'	110"	113'	113'	X			
123	PHB	Phoradendron	Manzanita Palm	111"	114'	111"	114'	114'	X			
124	PHB	Phoradendron	Manzanita Palm	112"	115'	112"	115'	115'	X			
125	PHB	Phoradendron	Manzanita Palm	113"	116'	113"	116'	116'	X			
126	PHB	Phoradendron	Manzanita Palm	114"	117'	114"	117'	117'	X			
127	PHB	Phoradendron	Manzanita Palm	115"	118'	115"	118'	118'	X			
128	PHB	Phoradendron	Manzanita Palm	116"	119'	116"	119'	119'	X			
129	PHB											





LANDSCAPE PLAN | GRAPHIC LEGEND



OVERALL GROUND LEVEL LANDSCAPE PLAN  
SCALE: 1/16" = 1'-0"

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

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

PALMS

QTY	ABRV.	BOTANICAL NAME	COMMON NAME	HT.	FL. NATIVE	DROUGHT TOLERANT
2	CBA	Copernicia baileyana	Bailey Palm	20' Ht.		X X
1	PCA	Phoenix canariensis	Canary Date Palm	25' Ht.		X X
3	PDA	Phoenix dactylifera	Medjool Date Palm	35' Ht.		X X
4	PSY	Phoenix sylvestris	Wild Date Palm	25' Ht.		X X
9	SPA	Sabal palmetto	Character Sabal Palm	30' - 35' Ht.	X	X

Ponce Park Residences



Overall Ground Level Landscape Plan 1/16" = 1'-0"





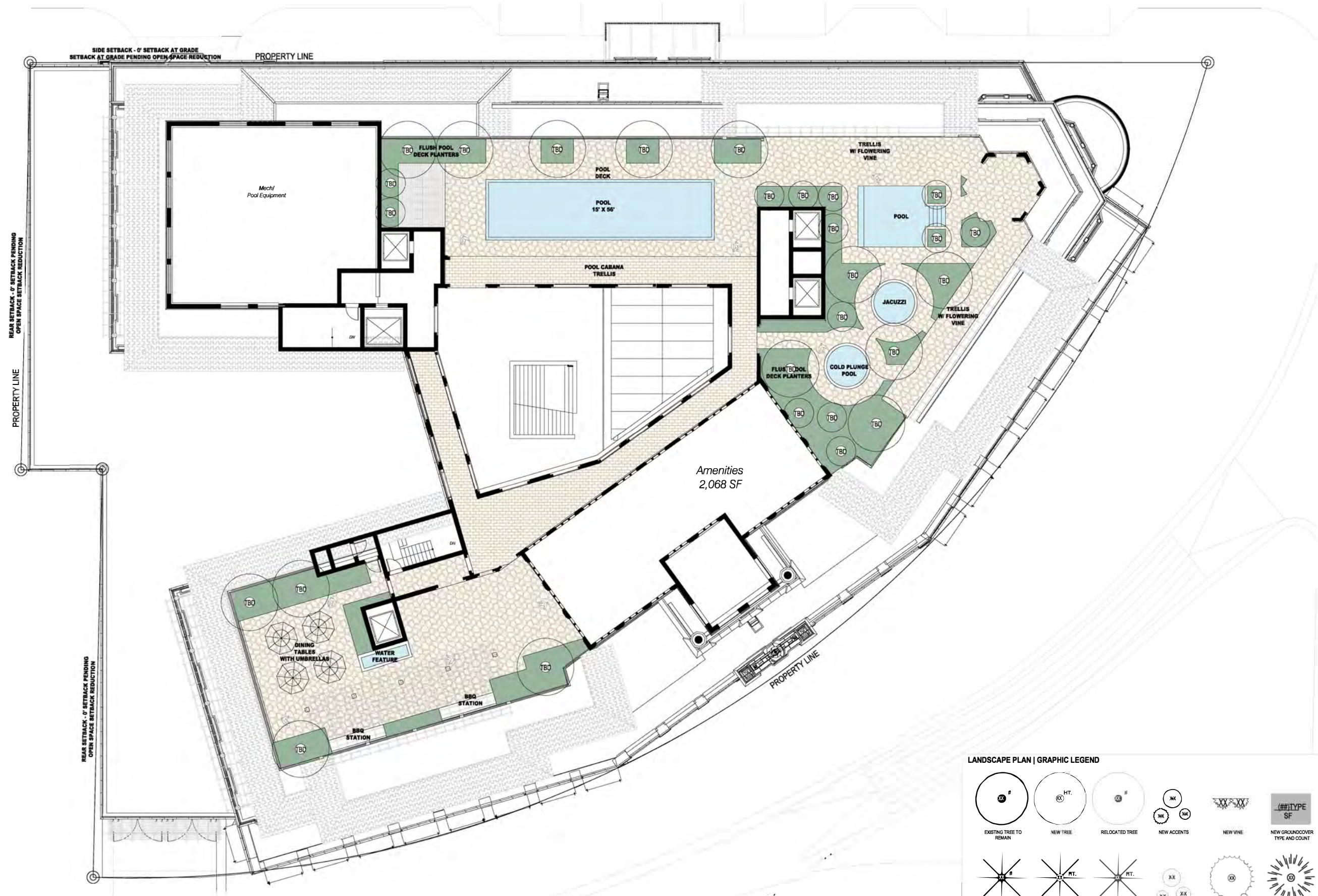


**LEVEL 02 LANDSCAPE PLAN**  
SCALE: 1/16" = 1'-0"

**LANDSCAPE PLAN | GRAPHIC LEGEND**

EXISTING TREE TO REMAIN	NEW TREE	RELOCATED TREE	NEW ACCENTS	NEW VINE	NEW GROUNDCOVER TYPE AND COUNT
EXISTING PALM TO REMAIN	NEW PALM	RELOCATED PALM	NEW SHRUBS	NEW CYCAD	NEW BAMBOO





ROOF LEVEL LANDSCAPE PLAN  
SCALE 3/32" = 1'-0"

LANDSCAPE PLAN | GRAPHIC LEGEND

EXISTING TREE TO REMAIN	NEW TREE	RELOCATED TREE	NEW ACCENTS	NEW VINE	NEW GROUNDCOVER TYPE AND COUNT
EXISTING PALM TO REMAIN	NEW PALM	RELOCATED PALM	NEW SHRUBS	NEW CYCAD	NEW BAMBOO



TREES



(CGR) *Caesalpinia granadillo*  
Bridalveil Tree



(CPE) *Ceiba pentandra*  
Kapok Tree



(CSP) *Ceiba speciosa*  
Silk Floss Tree



(FBE) *Ficus benghalensis*  
Banyan Tree



(FMA) *Ficus maclellandii*  
Ficus 'Alli'



(QVI) *Quercus virginiana*  
Live Oak

TREES



(PAQ) *Pachira aquatica*  
Water Chestnut

PALMS



(CBA) *Copernicia baileyana*  
Bailey Palm



(PCA) *Phoenix canariensis*  
Canary Island Date Palm



(PDA) *Phoenix dactylifera*  
Medjool Date Palm



(PSY) *Phoenix sylvestris*  
Wild Date Palm



(SPA) *Sabal palmetto*  
Sabal Palm



**GENERAL PLANTING NOTES AND SPECIFICATIONS:**

**GENERAL**  
 1. EXISTING TREES DESIGNATED TO REMAIN SHALL BE PROTECTED DURING ALL CONSTRUCTION PHASES. ANY TREES OR SHRUBS SCARRED OR DESTROYED DESIGNATED TO REMAIN WILL BE REPLACED AT THE CONTRACTOR'S EXPENSE, WITH SIMILAR SPECIES, SIZE AND QUALITY.  
 2. EXISTING TREES DESIGNATED TO BE STORED OFF-SITE, SHALL BE PROTECTED AND CARED FOR ACCORDINGLY TO INDUSTRY STANDARD. ANY TREES OR SHRUBS SCARRED OR DESTROYED WILL BE REPLACED AT THE CONTRACTOR'S EXPENSE, WITH SIMILAR SPECIES, SIZE AND QUALITY.  
 3. LANDSCAPE CONTRACTOR SHALL BECOME FAMILIAR WITH ALL UNDERGROUND UTILITIES OR STRUCTURES PRIOR TO DIGGING. LANDSCAPE CONTRACTOR SHALL REPAIR ALL DAMAGE TO UNDERGROUND UTILITIES AND/OR CONSTRUCTION CAUSED BY UTILITY DAMAGE, AT NO COST TO THE OWNER.  
 4. ALL PLANT MATERIAL SHALL BE GUARANTEED FOR A PERIOD OF 12 MONTHS AFTER DATE OF SUBSTANTIAL COMPLETION.  
 5. LANDSCAPE CONTRACTOR SHALL VERIFY ALL ESTIMATED QUANTITIES OF MATERIAL SHOWN ON THE DRAWINGS PRIOR TO SUBMITTING HIS BID. PLANTING PLANT TO TAKE PRECEDENCE OVER PLANT LIST.  
 6. EXISTING PLANT MATERIAL, NOT SHOWN ON THE PLAN AND IN CONFLICT WITH NEW PLANTING SHALL BE EVALUATED AT THE TIME OF NEW PLANTING INSTALLATION BY THE LANDSCAPE ARCHITECT.  
 7. ALL BUILDING CONSTRUCTION MATERIAL AND FOREIGN MATERIAL SHALL BE REMOVED FROM PLANTING AREAS AND REPLACED WITH 60% FILL SOIL OR AS PER SPECIFICATIONS ALL ISLANDS IN PARKING LOTS AND AROUND BUILDINGS SHALL BE EXCAVATED TO A DEPTH OF 3" MIN. AND REPLACED WITH 60% FILL MIX OR AS PER SPECIFICATIONS.  
 8. ALL PLANT MATERIAL SYMBOLS SHOWN ON LANDSCAPE PLAN SHALL BE CONSIDERED DIAGNOSTIC AND SHOULD BE ADJUSTED IN THE FIELD BY CONTRACTOR TO AVOID ALL UTILITIES AND ALL OTHER OBSTRUCTIONS AFTER CONSULTING THE LANDSCAPE ARCHITECT.  
 9. ALL SIZES SHOWN FOR PLANT MATERIAL ON THE PLAN ARE TO BE CONSIDERED MINIMUM. ALL PLANT MATERIAL MUST MEET OR EXCEED THESE MINIMUM REQUIREMENTS FOR BOTH HEIGHT AND SPREAD. ANY OTHER REQUIREMENTS FOR SPECIES SHOWN OR EFFECT AS NOTED ON THE PLAN SHALL ALSO BE REQUIRED FOR ACCEPTANCE. ALL TREES TO HAVE SINGLE TRUNK, UNLESS OTHERWISE NOTED ON THE PLANS OR PLANT LIST.  
 10. SITE PREPARATION SHALL INCLUDE: THE EXCAVATION AND REMOVAL OF ANY WEEDS, GRASS, AND ALL CLEAR-UP OF ANY DEAD MATERIAL AND FINISH GRADING AS PER TYPICALS.  
 11. THE LANDSCAPE CONTRACTOR SHALL AT ALL TIMES KEEP THE JOB SITE CLEAN AND FREE FROM ACCUMULATION OF WASTE MATERIAL, DEBRIS, AND RUBBISH.  
 12. THE LANDSCAPE CONTRACTOR SHALL EXERCISE CAUTION TO PROTECT ANY NEW HARDSCAPE CONSTRUCTION OR IRRIGATION. ANY DAMAGE SHALL BE REPAIRED OR RETURNED TO THE ORIGINAL STATE BY THE LANDSCAPE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.  
 13. ALL PLANT MATERIAL TO BE FLORIDA #1 OR BETTER, AS DEFINED BY THE FLORIDA DEPARTMENT OF AGRICULTURE'S CODES AND STANDARDS FOR NURSERY PLANTS PART 1 AND 2.  
 14. MULCH ALL PLANTING AREAS WITH SHREDED ORGANIC MULCH TO A MINIMUM DEPTH OF 2" WITH RECEPTION OF EACH PLANTING.  
 15. ALL PLANTING AREAS WITHIN LIMIT OF WORK SHALL BE 100% FULLY IRRIGATED. THE IRRIGATION CONTRACTOR AWARD THE BID SHALL COMPLY WITH THE PROPOSED IRRIGATION DESIGN.  
 16. ON-SITE LAYOUT OF PLANT MATERIAL MUST BE COORDINATED WITH THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.  
 17. LANDSCAPE CONTRACTOR TO INCLUDE REMOVAL, CORRECTIVE PRUNING AND OR REPLACEMENT. ANY CORRECTIVE ACTIONS REQUIRED SHALL BE PERFORMED IN ACCORDANCE WITH THE STANDARDS OF THE GOVERNING COUNTY AND/OR AN ISSUED ERM TREE OR ENVIRONMENTAL PERMIT.  
 18. TREE PROTECTION BARRIERS MUST BE INSTALLED AT THE DPL LINE OF ALL TREES AND PALMS TO REMAIN OR BE RELOCATED PRIOR TO THE START OF CONSTRUCTION ACTIVITIES ON-SITE AND SHALL REMAIN IN PLACE UNTIL CONSTRUCTION HAS COMPLETED.  
 19. MULCH SHALL NOT BE APPLIED WITHIN 6" OF ANY TREE OR PALM TRUNKS THAT ARE INSTALLED OR INCORPORATED INTO THE PROJECT FOR ROW TREES/PALMS. PLEASE UTILIZE AMERIGROW (PREMIUM PINEBARK BROWN) SHREDED MULCH OR A CITY APPROVED ALTERNATIVE.  
 20. SHOULD ANY CORRECTIVE STRUCTURAL PRUNING BE NECESSARY FOR TREES PROPOSED TO REMAIN ON-SITE, DUE TO CLEARANCE, SAFETY OR FOR CONSTRUCTION RELATED REASONS THE PRUNING SHALL BE DIRECTED OR PERFORMED BY AN ISA OR ASCA CERTIFIED ARBORIST IN ACCORDANCE WITH THE LATEST VERSION OF THE ANSI A300 PRUNING STANDARDS AND PROVIDED WITH A WRITTEN COPY OF THE PROPOSED PRUNING PLAN INCLUDING THE REASONS WHY PRUNING IS NECESSARY, PRIOR TO THE PRUNING ACTIVITIES TAKING PLACE.  
 21. CARE SHALL BE TAKEN TO AVOID UTILITY OR CONSTRUCTION TRENCHING THROUGH EXISTING TREE OR PALM DRUPLINES OR STRESSED TO REMAIN IN PLACE OR BE RELOCATED IF CONSTRUCTION REQUIRES THE CUTTING OF ANY ROOTS WITH A DIAMETER OF 2" OR GREATER. ROOTS SHALL BE CLEANLY CUT WITH A SHARP TOOL, AS DIRECTED BY AN ISA OR ASCA CERTIFIED ARBORIST, AND IN ACCORDANCE WITH THE ANSI A300 STANDARDS. CUT ROOTS SHOULD BE IMMEDIATELY COVERED WITH SOIL TO PREVENT DRYING. ROOTS SHOULD NOT BE TORN OR BROKEN BY HEAVY EQUIPMENT, AND BROKEN, BRANCHED OR BROKEN ROOTS ENDS SHOULD BE NOTED AND REVIEWED WITH THE LANDSCAPE ARCHITECT PRIOR TO ANY ROOT PRUNING/TAKING PLACE.

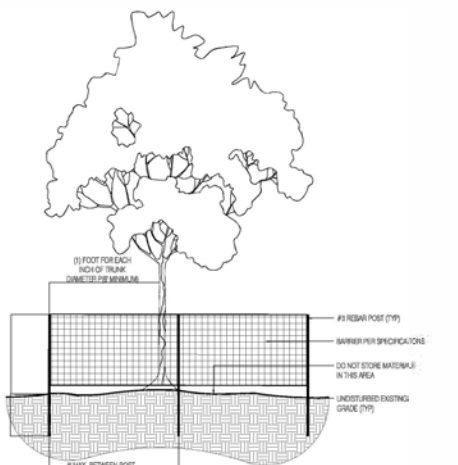
**WARRANTY**  
 1. LANDSCAPE CONTRACTOR SHALL PROVIDE A MINIMUM OF ONE (1) YEAR GUARANTEE FOR ALL RELOCATED TREES/PALMS AFTER FINAL ACCEPTANCE BY LANDSCAPE ARCHITECT AND/OR CLIENT.  
 2. LANDSCAPE CONTRACTOR SHALL REMOVE COMPLETELY AND DISPOSE OF OR OFF-SITE, ANY RELOCATED TREE/PALM THAT FAILS TO THRIVE AS DETERMINED BY THE LANDSCAPE ARCHITECT.  
 3. FOR ANY RELOCATED TREE/PALM REMOVED DUE TO ITS FAILURE TO THRIVE, LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR REPLACING AND INSTALLING WITH A SPECIMEN OF EQUAL OR GREATER SPECIFICATION OF ORIGINAL REPLACEMENT MATERIAL SHALL BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO PROCUREMENT, PREPARATION OR INSTALLATION.

**TREE / PALM RELOCATION NOTES**  
 1. VERIFY AND INSURE ALL TREES/PALMS IDENTIFIED ON THE CONSTRUCTION DRAWINGS AND THOSE TAGGED IN THE FIELD CORRESPOND AS TO NUMBER AND DESCRIPTION. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT IMMEDIATELY, PRIOR TO RELOCATION.  
 2. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR TREE/PALM PROTECTION OF ALL VERIFIED MATERIAL. INSTALL BARRIAGE OF GALVANIZED WELDED WIRE FABRIC OR PLASTIC MESH TO ENCOMPASS THE CIRCULE OF THE TREE/PALM BARRIAGE TO BE REMOVED UPON COMPLETION OF BACKFILLING.  
 3. TREE ROOT BALL SHALL BE ROOT PRUNED 50% (EQUALLY AROUND TREE) 60 DAYS PRIOR TO TRANSPORT. THE REMAINING 50% TO BE PRUNED 30 DAYS PRIOR TO TRANSPORTING.  
 4. PALMS MUST BE RELOCATED MAY BE REMOVED BY RELOCATED AFTER DETERMINING 5. ROOTS TO BE PRUNED WITH CLEAN, SHARP TOOLS. ROOTS ONE (1) INCH AND LARGER IN DIAMETER SHALL BE NEATLY AND CLEANLY CUT WITH A HAND SAW OR OTHER APPROVED CUTTING IMPLEMENT.  
 6. LANDSCAPE CONTRACTOR TO APPLY AMORPHACE APPLICATION TO DURING ROOT PRUNING AND DIGGING OPERATIONS. ALL PLUNING TO BE REVIEWED AND APPROVED BY LANDSCAPE ARCHITECT PRIOR TO PRUNING.  
 7. DEAD WOOD, CROSSING BRANCHES, AND GENERAL CANOPY PRUNING SHALL BE PERFORMED OR DIRECTED BY AN ISA OR ASCA CERTIFIED ARBORIST IN ACCORDANCE WITH THE LATEST VERSION OF THE ANSI A300 PRUNING STANDARDS AND GOOD HORTICULTURAL PRACTICES IMMEDIATELY AFTER COMPLETION OF ROOT PRUNING OF EACH SPECIMEN TO BE RELOCATED. ALL PRUNING TO BE REVIEWED AND APPROVED BY LANDSCAPE ARCHITECT PRIOR TO PRUNING.  
 8. HANDWORK ONLY WITH TREE BARRIAGES  
 9. ROOT BALL SIZES SHALL EXCEED MINIMUM STANDARDS SET FORTH IN THE LANDSCAPE ARCHITECT'S APPROVAL PLANTS, PART 8, PALMS AND TREES, FLORIDA DEPARTMENT OF AGRICULTURE.

**TREE/PALM CALIPER**      **MINIMUM ROOT BALL DIAMETER**  
 1" - 1 1/2"      18"  
 1 1/2" - 1 3/4"      20"  
 1 3/4" - 2"      24"  
 2" - 2 1/4"      28"  
 2 1/4" - 3"      32"  
 3" - 3 1/2"      36"  
 4" - 4 1/2"      40"  
 4 1/2" - 5"      44"  
 5" - 5 1/2"      48"

**INSTALLATION**  
 1. VERIFY ALL UNDERGROUND CONSTRUCTIONS OR OBSTRUCTION UTILITIES, SEPTIC SYSTEMS, ETC.) ARE IDENTIFIED, LOCATED AND CLEARLY MARKED AS APPROPRIATE PRIOR TO SITUATION OF PLANTING. REFER TO INSTALLATION DRAWINGS FOR PROPOSED ELEVATIONS.  
 2. LANDSCAPE CONTRACTOR TO FLAG ALL PROPOSED PLANT LOCATIONS FOR LANDSCAPE ARCHITECT'S APPROVAL PRIOR TO INSTALLATION.  
 3. PLANTING PIT SHALL BE A MINIMUM OF TWO (2) TIMES LARGER IN DIAMETER AND ONE AND A HALF (1-1/2) TIMES LARGER IN DEPTH THAN THE ROOT BALL, ROUGHEN SIDES AND BOTTOM OFF.  
 4. AFTER EACH PLANTING PIT IS EXCAVATED, PLACE SUFFICIENT PLANTING MIX IN BOTTOM OF EXCAVATION, AND SEAT PLANT, INSURING TOP OF ROOT BALL IS FLUSH WITH IMMEDIATELY ADJACENT FINAL OR PROPOSED GRADE.  
 5. LANDSCAPE CONTRACTOR TO INSURE ALL PLANT MATERIAL IS INSTALLED AT THE CORRECT ELEVATION REFER TO HARDSCAPE PLANS AND CIVIL ENGINEERS GROUND PLANS OR PROPOSED ELEVATIONS.  
 6. LANDSCAPE CONTRACTOR TO INSURE ALL ROOT FILLS ARE EXPOSED.  
 7. CENTER EACH RELOCATED TREE/PALM IN ITS PLANTING PIT AND BACKFILL WITH SPECIFIED PLANTING MIX.  
 8. PLACE PLANTING MIX IN 12 INCH LIFTS LAYERS AROUND ROOT BALL AND COMPACT UNTIL ALL VOID SPACES FILLED WITH COMPACTED PLANTING MIX.  
 9. BUILD SOIL SAUCER OF MOULDED EXCAVATED SOIL AROUND PERIMETER OF EACH PLANTING PIT TO FORM WATERING BASIN. MULCH TO A DEPTH OF 2" FROM PLANTING PIT TO DRAINAGE DITCH.

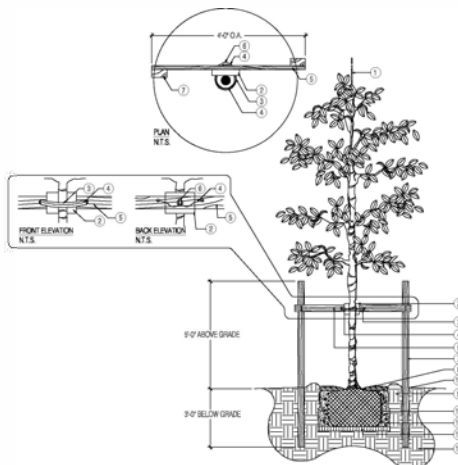
**TREE PROTECTION MATERIALS**  
 1. POSTS 2X2" WOOD  
 2. ACCESS PROVIDING HEDGE, LADING GATE  
 3. AERATION PIPE: RIGID PVC PERFORATED DRAINPIPE, 3 INCH DIAMETER X 4 FEET LONG, WITH PERFORATED CAP, FILL WITH WASHED PEA GRAVEL.



- NOTES**  
 1) THE TREE PROTECTION BARRIAGE SHALL BE AT LEAST FOUR (4) FEET HIGH. THE BARRIER SHALL CONSIST OF EITHER A WOOD FENCE WITH 2X4 POSTS PLACED A MINIMUM OF EIGHT (8) FEET APART, WITH A 2X4 MINIMUM TOP RAIL, OR A TEMPORARY WOOD FENCE OR OTHER SIMILAR BARRIER WHICH WILL LIMIT ACCESS TO THE PROTECTED AREA. THE BARRIAGE SHALL BE AT LEAST ONE FOOT IN DIAMETER FOR EACH INCH OF TRUNK DIAMETER FOR 1.7. AIR HOSE AND 1/4\"/>

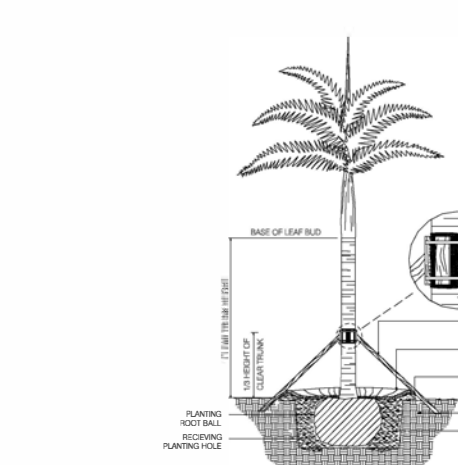
**TREE/PALM CALIPER**      **MINIMUM ROOT BALL DIAMETER**  
 1" - 1 1/2"      18"  
 1 1/2" - 1 3/4"      20"  
 1 3/4" - 2"      24"  
 2" - 2 1/4"      28"  
 2 1/4" - 3"      32"  
 3" - 3 1/2"      36"  
 4" - 4 1/2"      40"  
 4 1/2" - 5"      44"  
 5" - 5 1/2"      48"

**1 TREE PROTECTION DETAIL**  
 SCALE: N.T.S.



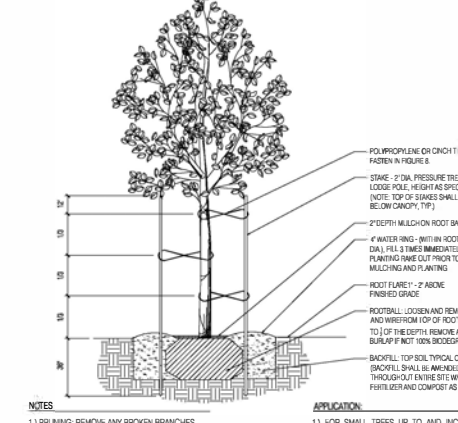
- NOTES**  
 1) SET TREE PLUMB IN PLANTING PIT.  
 2) PROTECT TREE TRUNK WITH 1/2\"/>

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

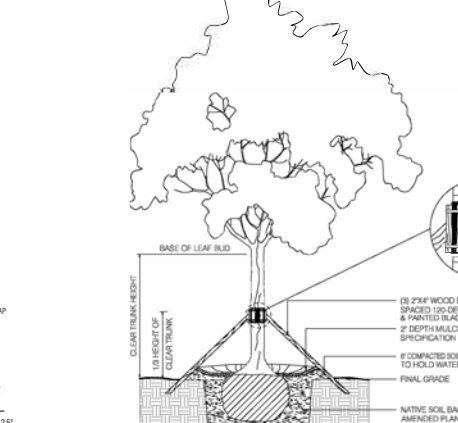


- NOTES**  
 1) PALMS OVER 30\"/>

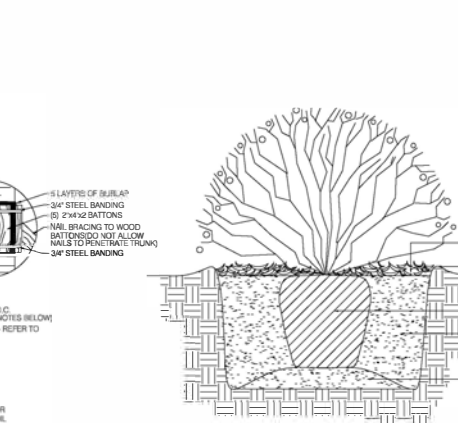
**3 PALM PLANTING AND STAKING DETAIL**  
 SCALE: N.T.S.



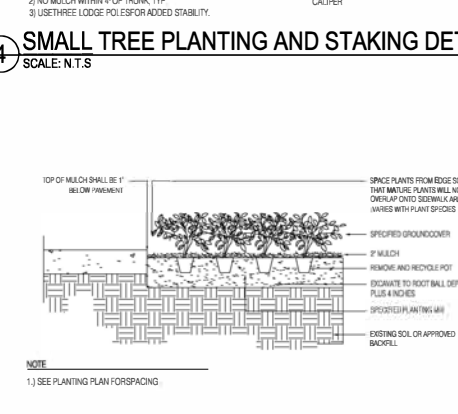
**4 SMALL TREE PLANTING AND STAKING DETAIL**  
 SCALE: N.T.S.



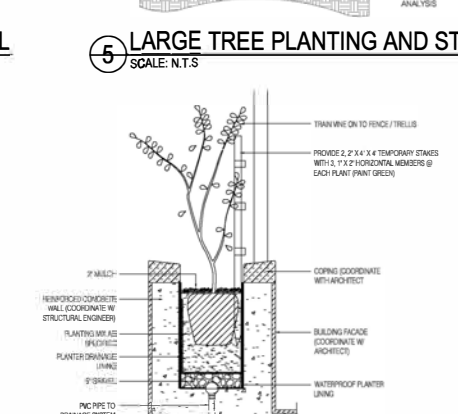
**5 LARGE TREE PLANTING AND STAKING DETAIL**  
 SCALE: N.T.S.



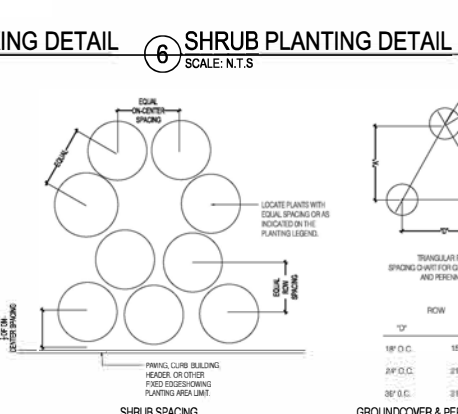
**6 SHRUB PLANTING DETAIL**  
 SCALE: N.T.S.



**7 GROUNDCOVER PLANTING DETAIL**  
 SCALE: N.T.S.



**8 VINE PLANTING DETAIL**  
 SCALE: N.T.S.



**9 PLANT SPACING DETAIL**  
 SCALE: N.T.S.





**LANDSCAPE LIGHTING FIXTURE SCHEDULE | GROUND FLOOR**

QTY.	SYMBOL	REF.	APPLICATION	MANUFACTURER	MODEL NUMBER	DESCRIPTION	NOTES
85	▲	L1	DIRECTIONAL LIGHT	AURORALIGHT	TELLURIDE HSL19-6	MATERIAL: BRASS SHROUD; TBD; LIGHT SOURCE: LED; [7] 7.5W; [270] 2700K; ACCESSORIES: TBD; MMS MOUNT; TBD; FINISH: [BLP] BRONZE LIVING PATINA	U.L.LISTED FOR WET LOCATION
96	●	L3	PATHLIGHT	AURORALIGHT	LPL-EXT 18" 30"	WATTAGE: 8W SHADE [77] 7" LED; [270] 2700K; LENS: [C] CLEAR; PLMOUNT: TBD; FINISH: [BLP] BRONZE LIVING PATINA	U.L.LISTED FOR WET LOCATION

- LIGHTING SPECIFICATION GENERAL NOTES**
- GENERAL REQUIREMENTS
    - FOR ALL WIRING, ELECTRICAL CONNECTIONS AND POWER SUPPLY FOR LANDSCAPE LIGHT FIXTURES, SEE ELECTRICAL ENGINEERING DRAWINGS.
    - LIGHTING FIXTURES AND OTHER LIGHTING MATERIAL SHALL BE LOCATED AS INDICATED ON DRAWINGS AND AS FURTHER SPECIFIED. ALL MATERIAL SHALL BE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT & MEP E.O.R. FIXTURE PARTS AND COMPONENTS SHALL BE MADE OF MATERIALS APPROPRIATE TO THEIR FUNCTION AND AS SUCH SHALL BE RESISTANT TO CORROSION AND THERMAL AND MECHANICAL STRESSES ENCOUNTERED IN THE NORMAL APPLICATION AND FUNCTIONING OF THE FIXTURES. THE ELECTRICAL CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING FIXTURES WITH PROPER VENTS AS NOT TO EXCEED THE TEMPERATURE RATING OF THE LIGHTING FIXTURES OR LAMPS.
    - LOCATIONS OF FIXTURES ARE SHOWN DIAGRAMMATICALLY. FINAL LOCATIONS TO BE DETERMINED BY THE LANDSCAPE ARCHITECT ON-SITE AFTER THE INSTALLATION OF THE TREES
      - NOTIFY THE LANDSCAPE ARCHITECT ABOUT FIELD CONDITIONS AT VARIANCE WITH PLANS AND/OR SPECIFICATIONS BEFORE COMMENCING INSTALLATION
      - COORDINATE CONDITIONS AT VARIANCE WITH OTHER TRADES BEFORE INSTALLATION OF FIXTURES.
    - LUMINAIRES SHALL BE DELIVERED TO THE PREMISE COMPLETE (EXCEPT AS NOTED OR SPECIFIED), INCLUDING MOUNTING DEVICES AND COMPONENTS NECESSARY FOR THE PROPER INSTALLATION AND OPERATION OF THE EQUIPMENT. LUMINAIRES SHALL INCLUDE LAMPS.
    - BLEMISHED, DAMAGED, OR UNSATISFACTORY FIXTURES SHALL BE REPLACED IN A MANNER SATISFACTORY TO LANDSCAPE ARCHITECT AT NO COST TO THE PROJECT OWNER.
    - ELECTRICAL CONTRACTOR TO INSTALL LOUVERS, SPREAD LENSES, AND COLOR FILTERS AS SPECIFIED AND PROVIDE LABOR TO FOCUS ALL ADJUSTABLE FIXTURES. ADDITIONALLY, ELECTRICAL CONTRACTORS SHALL PROVIDE FOR FOUR (4) NON-CONSECUTIVE DAYS TO ADJUST AIMING, LAMPING, AND COLORING OF LIGHTING FIXTURES WITH THE DIRECTION OF THE LANDSCAPE ARCHITECT. THIS MAY INCLUDE RELAMPING FIXTURES WITH DIFFERENT WATTAGES OR BEAM SPREADS AS DIRECTED BY THE LANDSCAPE DESIGNER. ELECTRICAL CONTRACTOR TO PROVIDE LADDERS AND LIFTS AS NECESSARY.
    - TRANSFORMERS SHOULD HAVE THE CAPACITY FOR FUTURE ADDITION OF LIGHTING.
    - LANDSCAPE LIGHTING AND PLANTING AREAS SHALL BE COMPOSED OF GROUND BURIAL CABLES FOR FLEXIBILITY OF ON-SITE ADJUSTMENT OF FIXTURE LOCATION.
  - WARRANTY
    - ALL LIGHTING FIXTURES SHALL BE COVERED BY A MINIMUM ONE YEAR WARRANTY COVERING WORKMANSHIP AND MATERIAL. IF THE FIXTURES ARE SUPPLIED BY THE INSTALLING CONTRACTOR THE GUARANTEE SHALL INCLUDE THE LABOR TO REPLACE DEFECTIVE DEVICES.

MALAGA AVENUE  
**GROUND LEVEL LANDSCAPE LIGHTING PLAN**  
 SCALE: 1/16" = 1'-0"