



ARCHITECTURAL ELEVATIONS

CITY COMMISSION
SECOND READING

MEDITERRANEAN VILLAGE
AT PONCE CIRCLE



AN ARCADIS COMPANY



AGAVE PONCE

CITY COMMISSION
SECOND READING

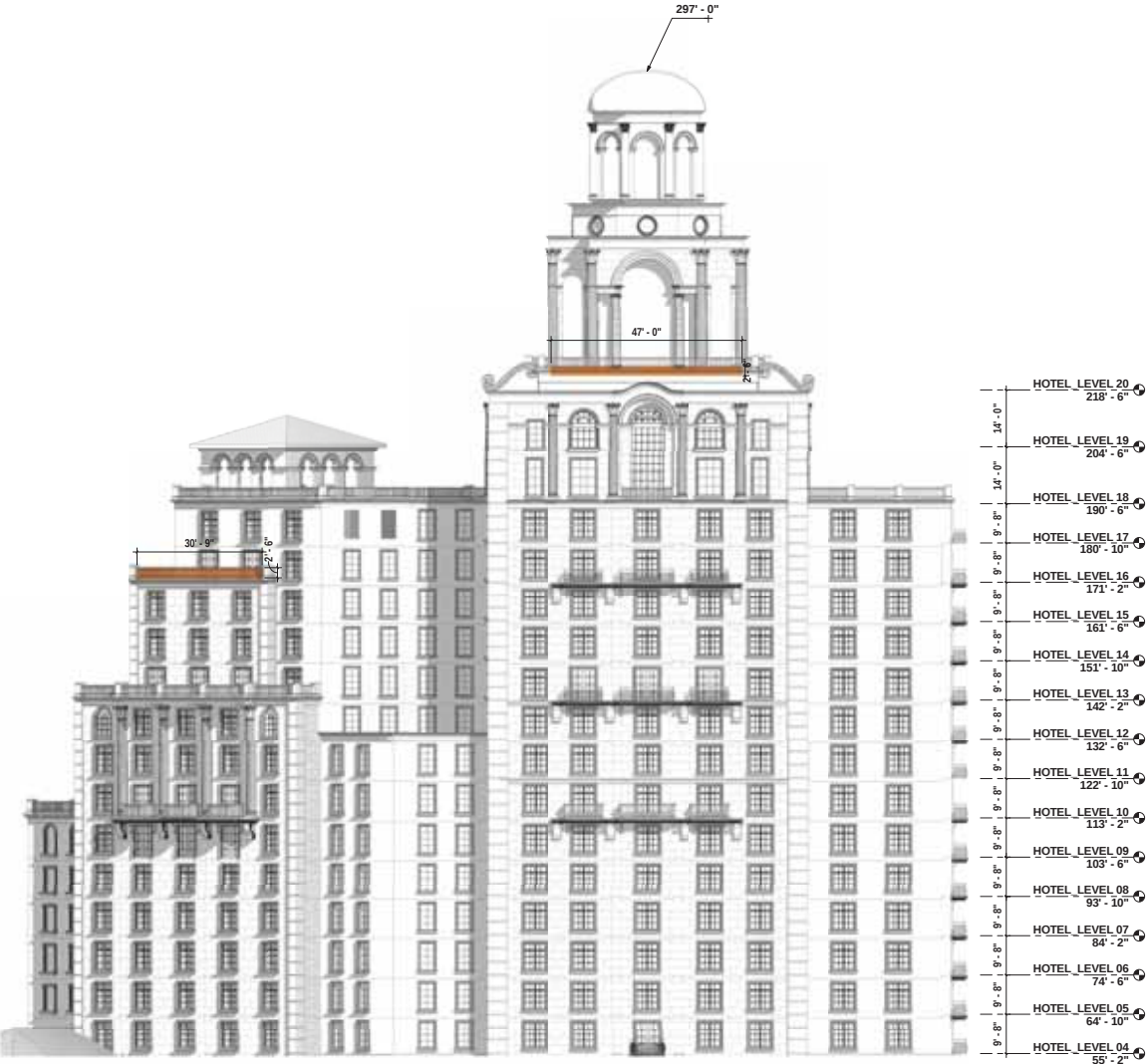
SIGNAGE LEGEND		
TYPE	REQUIREMENTS	
 TENANT SIGNAGE	AREA	18 SQ. FT PER TENANT MAX
	LENGTH	50% OF LINEAL/TENANT FRONTAGE MAX
	LETTERING HEIGHT	18 INCHES MAX
	HEIGHT OF SIGNAGE	18 FEET MAX
 PARKING GARAGE ENTRY/EXIT	AREA	100 SQ. FT MAX
	LENGTH	12 FEET MAX
	LETTERING HEIGHT	10 INCHES MAX
	HEIGHT OF SIGNAGE	WITHIN 10 FEET OF T.O. GARAGE OPENING
 PLAQUES (PEDESTRIAN SIGNAGE)	AREA	4 SQ. FT MAX
	LENGTH	2 FEET MAX
	LETTERING HEIGHT	-
	HEIGHT OF SIGNAGE	8 FEET MAX
 BUILDING SIGNAGE	AREA	- 1 SQ. FT PER LINEAL FOOT OF PRIMARY STREET FRONTAGE - 0.5 SQ. FT PER LINEAL FOOT OF SIDE STREET FRONTAGE OR FACADEFRONTAGE
	LENGTH	50% OF LINEAL BUILDING FRONTAGE
	LETTERING HEIGHT	30 INCHES MAX
	HEIGHT OF SIGNAGE	- 25 FEET MAX ABOVE CEILING OF TOP FLOOR - 97 FEET MIN
 AWNING OR CANOPY	AREA	4 SQ. FT MAX
	LENGTH	50% OF AWNING OR CANOPY
	LETTERING HEIGHT	- 6 INCHES MAX - NOT TO EXCEED 60% OF HEIGHT OF VALENCE
	HEIGHT OF SIGNAGE	12 FEET MAX

ELEVATION - PONCE DE LEON - HOTEL



SIGNAGE LEGEND		
TYPE	REQUIREMENTS	
TENANT SIGNAGE	AREA	18 SQ. FT PER TENANT MAX
	LENGTH	50% OF LINEAL TENANT FRONTAGE MAX
	LETTERING HEIGHT	18 INCHES MAX
	HEIGHT OF SIGNAGE	18 FEET MAX
PARKING GARAGE ENTRY/EXIT	AREA	100 SQ. FT MAX
	LENGTH	12 FEET MAX
	LETTERING HEIGHT	10 INCHES MAX
	HEIGHT OF SIGNAGE	WITHIN 10 FEET OF T.O. GARAGE OPENING
PLAQUES (PEDESTRIAN SIGNAGE)	AREA	4 SQ. FT MAX
	LENGTH	2 FEET MAX
	LETTERING HEIGHT	-
	HEIGHT OF SIGNAGE	8 FEET MAX
BUILDING SIGNAGE	AREA	- 1 SQ. FT PER LINEAL FOOT OF PRIMARY STREET FRONTAGE - 0.5 SQ. FT PER LINEAL FOOT OF SIDE STREET FRONTAGE OR FACADE FRONTAGE
	LENGTH	50% OF LINEAL BUILDING FRONTAGE
	LETTERING HEIGHT	30 INCHES MAX
	HEIGHT OF SIGNAGE	- 25 FEET MAX ABOVE CEILING OF TOP FLOOR - 97 FEET MIN
AWNING OR CANOPY	AREA	4 SQ. FT MAX
	LENGTH	50% OF AWNING OR CANOPY
	LETTERING HEIGHT	- 6 INCHES MAX - NOT TO EXCEED 60% OF HEIGHT OF VALENCE
	HEIGHT OF SIGNAGE	12 FEET MAX

ELEVATION - PONCE DE LEON - HOTEL

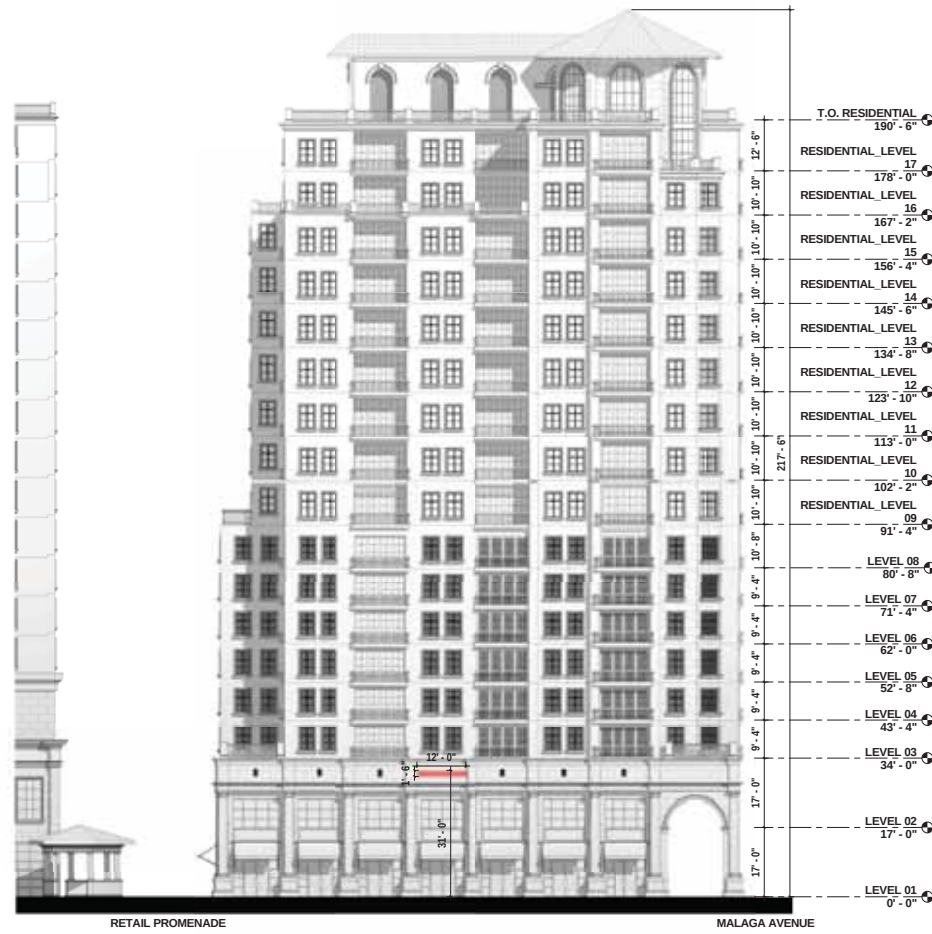


SIGNAGE LEGEND		
TYPE	REQUIREMENTS	
TENANT SIGNAGE	AREA	18 SQ. FT PER TENANT MAX
	LENGTH	50% OF LINEAL TENANT FRONTAGE MAX
	LETTERING HEIGHT	18 INCHES MAX
	HEIGHT OF SIGNAGE	18 FEET MAX
PARKING GARAGE ENTRY/EXIT	AREA	100 SQ. FT MAX
	LENGTH	12 FEET MAX
	LETTERING HEIGHT	10 INCHES MAX
	HEIGHT OF SIGNAGE	WITHIN 10 FEET OF T.O. GARAGE OPENING
PLAQUES (PEDESTRIAN SIGNAGE)	AREA	4 SQ. FT MAX
	LENGTH	2 FEET MAX
	LETTERING HEIGHT	-
	HEIGHT OF SIGNAGE	8 FEET MAX
BUILDING SIGNAGE	AREA	- 1 SQ. FT PER LINEAL FOOT OF PRIMARY STREET FRONTAGE - 0.5 SQ. FT PER LINEAL FOOT OF SIDE STREET FRONTAGE OR FACADE FRONTAGE
	LENGTH	50% OF LINEAL BUILDING FRONTAGE
	LETTERING HEIGHT	30 INCHES MAX
	HEIGHT OF SIGNAGE	- 25 FEET MAX ABOVE CEILING OF TOP FLOOR - 97 FEET MINI
AWNING OR CANOPY	AREA	4 SQ. FT MAX
	LENGTH	50% OF AWNING OR CANOPY
	LETTERING HEIGHT	- 6 INCHES MAX - NOT TO EXCEED 60% OF HEIGHT OF VALENCE
	HEIGHT OF SIGNAGE	12 FEET MAX

MEDITERRANEAN VILLAGE
AT PONCE CIRCLE



ELEVATION - PONCE DE LEON - RESIDENTIAL TOWER 1



SIGNAGE LEGEND		
TYPE	REQUIREMENTS	
TENANT SIGNAGE	AREA	18 SQ. FT PER TENANT MAX
	LENGTH	50% OF LINEAL TENANT FRONTAGE MAX
	LETTERING HEIGHT	18 INCHES MAX
	HEIGHT OF SIGNAGE	18 FEET MAX
PARKING GARAGE ENTRY/EXIT	AREA	100 SQ. FT MAX
	LENGTH	12 FEET MAX
	LETTERING HEIGHT	10 INCHES MAX
	HEIGHT OF SIGNAGE	WITHIN 10 FEET OF T.O. GARAGE OPENING
PLAQUES (PEDESTRIAN SIGNAGE)	AREA	4 SQ. FT MAX
	LENGTH	2 FEET MAX
	LETTERING HEIGHT	-
	HEIGHT OF SIGNAGE	8 FEET MAX
BUILDING SIGNAGE	AREA	- 1 SQ. FT PER LINEAL FOOT OF PRIMARY STREET FRONTAGE. - 0.5 SQ. FT PER LINEAL FOOT OF SIDE STREET FRONTAGE OR FACADE FRONTAGE
	LENGTH	50% OF LINEAL BUILDING FRONTAGE
	LETTERING HEIGHT	30 INCHES MAX
	HEIGHT OF SIGNAGE	- 25 FEET MAX ABOVE CEILING OF TOP FLOOR - 97 FEET MIN
	HEIGHT OF SIGNAGE	-
AWNING OR CANOPY	AREA	4 SQ. FT MAX
	LENGTH	50% OF AWNING OR CANOPY
	LETTERING HEIGHT	- 6 INCHES MAX - NOT TO EXCEED 60% OF HEIGHT OF VALENCE
	HEIGHT OF SIGNAGE	12 FEET MAX

ELEVATION - MALAGA - RESIDENTIAL TOWER 1



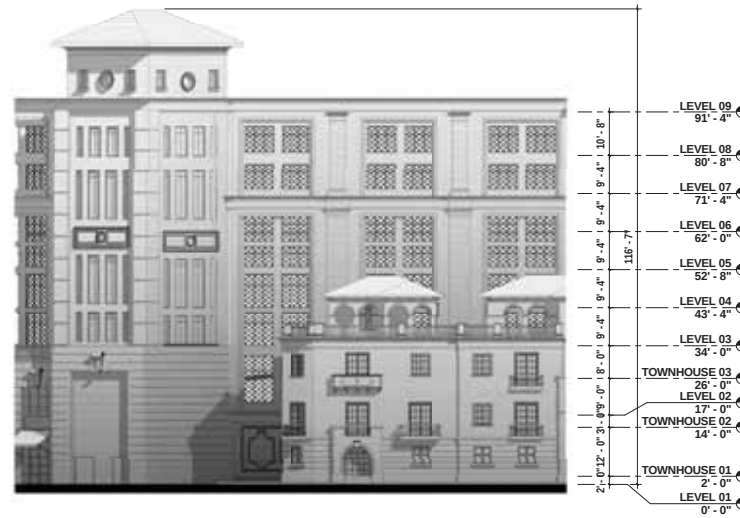
SIGNAGE LEGEND		
TYPE	REQUIREMENTS	
	AREA	18 SQ. FT PER TENANT MAX
TENANT SIGNAGE	LENGTH	50% OF LINEAL TENANT FRONTAGE MAX
	LETTERING HEIGHT	18 INCHES MAX
	HEIGHT OF SIGNAGE	18 FEET MAX
	AREA	100 SQ. FT MAX
PARKING GARAGE ENTRY/EXIT	LENGTH	12 FEET MAX
	LETTERING HEIGHT	10 INCHES MAX
	HEIGHT OF SIGNAGE	WITHIN 10 FEET OF T.O. GARAGE OPENING
	AREA	4 SQ. FT MAX
PLAQUES (PEDESTRIAN SIGNAGE)	LENGTH	2 FEET MAX
	LETTERING HEIGHT	-
	HEIGHT OF SIGNAGE	8 FEET MAX
	AREA	- 1 SQ. FT PER LINEAL FOOT OF PRIMARY STREET FRONTAGE
BUILDING SIGNAGE	LENGTH	- 0.5 SQ. FT PER LINEAL FOOT OF SIDE STREET FRONTAGE OR FACADE FRONTAGE
	LETTERING HEIGHT	30 INCHES MAX
	HEIGHT OF SIGNAGE	- 25 FEET MAX ABOVE CEILING OF TOP FLOOR
	HEIGHT OF SIGNAGE	- 97 FEET MAX
AWNING OR CANOPY	AREA	4 SQ. FT MAX
	LENGTH	50% OF AWNING OR CANOPY
	LETTERING HEIGHT	- 6 INCHES MAX
	HEIGHT OF SIGNAGE	- NOT TO EXCEED 60% OF HEIGHT OF VALENCE

MEDITERRANEAN VILLAGE
AT PONCE CIRCLE



ELEVATION - COCONUT GROVE DRIVE ENTRY (SOUTHEAST)

SIGNAGE LEGEND		
TYPE	REQUIREMENTS	
TENANT SIGNAGE	AREA	18 SQ. FT PER TENANT MAX
	LENGTH	50% OF LINEAL TENANT FRONTAGE MAX
	LETTERING HEIGHT	18 INCHES MAX
	HEIGHT OF SIGNAGE	18 FEET MAX
PARKING GARAGE ENTRY/EXIT	AREA	100 SQ. FT MAX
	LENGTH	12 FEET MAX
	LETTERING HEIGHT	10 INCHES MAX
	HEIGHT OF SIGNAGE	WITHIN 10 FEET OF T.O. GARAGE OPENING
PLAQUES (PEDESTRIAN SIGNAGE)	AREA	4 SQ. FT MAX
	LENGTH	2 FEET MAX
	LETTERING HEIGHT	-
	HEIGHT OF SIGNAGE	8 FEET MAX
BUILDING SIGNAGE	AREA	- 1 SQ. FT PER LINEAL FOOT OF PRIMARY STREET FRONTAGE. - 0.5 SQ. FT PER LINEAL FOOT OF SIDE STREET FRONTAGE OR FACADE FRONTAGE
	LENGTH	50% OF LINEAL BUILDING FRONTAGE
	LETTERING HEIGHT	30 INCHES MAX
	HEIGHT OF SIGNAGE	- 25 FEET MAX ABOVE CEILING OF TOP FLOOR - 97 FEET MIN
AWNING OR CANOPY	AREA	4 SQ. FT MAX
	LENGTH	50% OF AWNING OR CANOPY
	LETTERING HEIGHT	- 6 INCHES MAX - NOT TO EXCEED 60% OF HEIGHT OF VALENCE
	HEIGHT OF SIGNAGE	12 FEET MAX



ELEVATION - COCONUT GROVE DRIVE ENTRY (SOUTHEAST)

SIGNAGE LEGEND		
TYPE	REQUIREMENTS	
	AREA	18 SQ. FT PER TENANT MAX
TENANT SIGNAGE	LENGTH	50% OF LINEAL TENANT FRONTAGE MAX
	LETTERING HEIGHT	18 INCHES MAX
	HEIGHT OF SIGNAGE	18 FEET MAX
	AREA	100 SQ. FT MAX
PARKING GARAGE ENTRY/EXIT	LENGTH	12 FEET MAX
	LETTERING HEIGHT	10 INCHES MAX
	HEIGHT OF SIGNAGE	WITHIN 10 FEET OF T.O. GARAGE OPENING
	AREA	4 SQ. FT MAX
PLAQUES (PEDESTRIAN SIGNAGE)	LENGTH	2 FEET MAX
	LETTERING HEIGHT	-
	HEIGHT OF SIGNAGE	8 FEET MAX
	AREA	-
BUILDING SIGNAGE	AREA	- 1 SQ. FT PER LINEAL FOOT OF PRIMARY STREET FRONTAGE. - 0.5 SQ. FT PER LINEAL FOOT OF SIDE STREET FRONTAGE OR FACADE FRONTAGE
	LENGTH	50% OF LINEAL BUILDING FRONTAGE
	LETTERING HEIGHT	30 INCHES MAX
	HEIGHT OF SIGNAGE	- 25 FEET MAX ABOVE CEILING OF TOP FLOOR - 97 FEET MAX
	AREA	4 SQ. FT MAX
AWNING OR CANOPY	LENGTH	50% OF AWNING OR CANOPY
	LETTERING HEIGHT	- 6 INCHES MAX - NOT TO EXCEED 60% OF HEIGHT OF VALENCE
	HEIGHT OF SIGNAGE	12 FEET MAX
	AREA	-



ARCHITECTURAL ELEVATIONS

CITY COMMISSION
SECOND READING

MEDITERRANEAN VILLAGE
AT PONCE CIRCLE



ELEVATION - GALIANO - TOWNHOUSES



1 ENLARGED EAST ELEVATION
1/2" = 1' - 0"

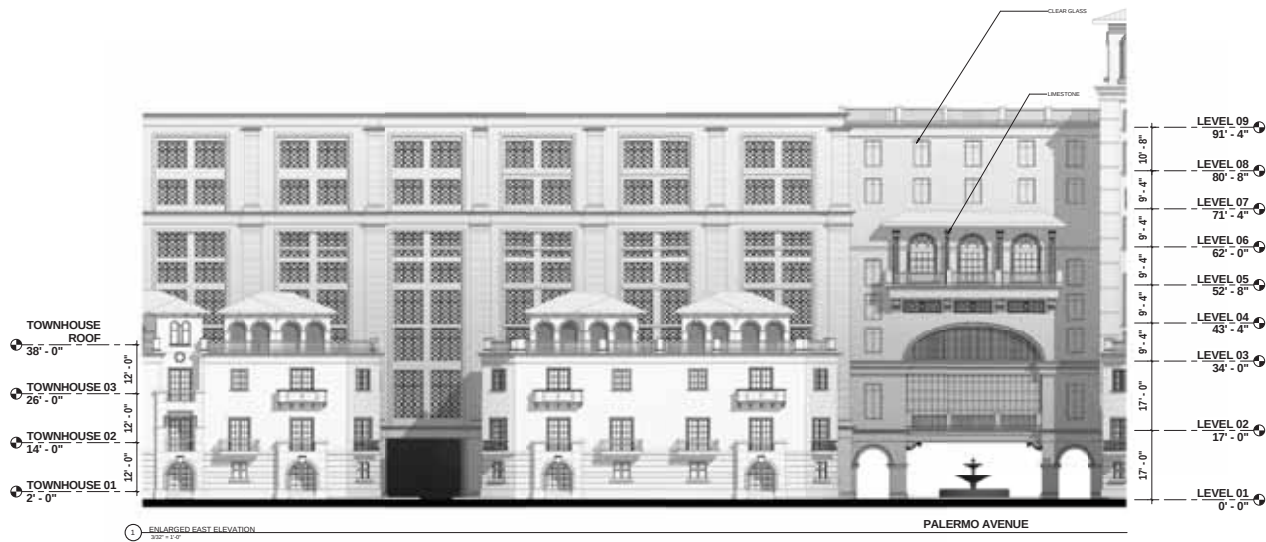
SIGNAGE LEGEND		
TYPE	REQUIREMENTS	
TENANT SIGNAGE	AREA	18 SQ. FT PER TENANT MAX
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	HEIGHT OF SIGNAGE	WITHIN 10 FEET OF T.O. GARAGE OPENING
PLAQUES (PEDESTRIAN SIGNAGE)	AREA	4 SQ. FT MAX
	LENGTH	2 FEET MAX
	LETTERING HEIGHT	-
	HEIGHT OF SIGNAGE	8 FEET MAX
BUILDING SIGNAGE	AREA	- 1 SQ. FT PER LINEAL FOOT OF PRIMARY STREET FRONTAGE. - 0.5 SQ. FT PER LINEAL FOOT OF SIDE STREET FRONTAGE OR FACADE FRONTAGE
	LENGTH	50% OF LINEAL BUILDING FRONTAGE
	LETTERING HEIGHT	30 INCHES MAX
	HEIGHT OF SIGNAGE	- 25 FEET MAX ABOVE CEILING OF TOP FLOOR - 97 FEET MIN
AWNING OR CANOPY	AREA	4 SQ. FT MAX
	LENGTH	50% OF AWNING OR CANOPY
	LETTERING HEIGHT	- 6 INCHES MAX - NOT TO EXCEED 60% OF HEIGHT OF VALENCE
	HEIGHT OF SIGNAGE	12 FEET MAX

ELEVATION - GALIANO - TOWNHOUSES

CITY COMMISSION
SECOND READING

MEDITERRANEAN VILLAGE
AT PONCE CIRCLE

SIGNAGE LEGEND		
TYPE	REQUIREMENTS	
	AREA	18 SQ. FT PER TENANT MAX
TENANT SIGNAGE	LENGTH	50% OF LINEAL TENANT FRONTAGE MAX
	LETTERING HEIGHT	18 INCHES MAX
	HEIGHT OF SIGNAGE	18 FEET MAX
	AREA	100 SQ. FT MAX
PARKING GARAGE ENTRY/EXIT	LENGTH	12 FEET MAX
	LETTERING HEIGHT	10 INCHES MAX
	HEIGHT OF SIGNAGE	WITHIN 10 FEET OF T.O. GARAGE OPENING
	AREA	4 SQ. FT MAX
PLAQUES (PEDESTRIAN SIGNAGE)	LENGTH	2 FEET MAX
	LETTERING HEIGHT	-
	HEIGHT OF SIGNAGE	8 FEET MAX
	AREA	-
BUILDING SIGNAGE	AREA	- 1 SQ. FT PER LINEAL FOOT OF PRIMARY STREET FRONTAGE - 0.5 SQ. FT PER LINEAL FOOT OF SIDE STREET FRONTAGE OR FACADE FRONTAGE
	LENGTH	50% OF LINEAL BUILDING FRONTAGE
	LETTERING HEIGHT	30 INCHES MAX
	HEIGHT OF SIGNAGE	- 25 FEET MAX ABOVE CEILING OF TOP FLOOR - 97 FEET MAX
AWNING OR CANOPY	AREA	4 SQ. FT MAX
	LENGTH	50% OF AWNING OR CANOPY
	LETTERING HEIGHT	- 6 INCHES MAX - NOT TO EXCEED 60% OF HEIGHT OF VALENCE
	HEIGHT OF SIGNAGE	12 FEET MAX



ARCHITECTURAL ELEVATIONS

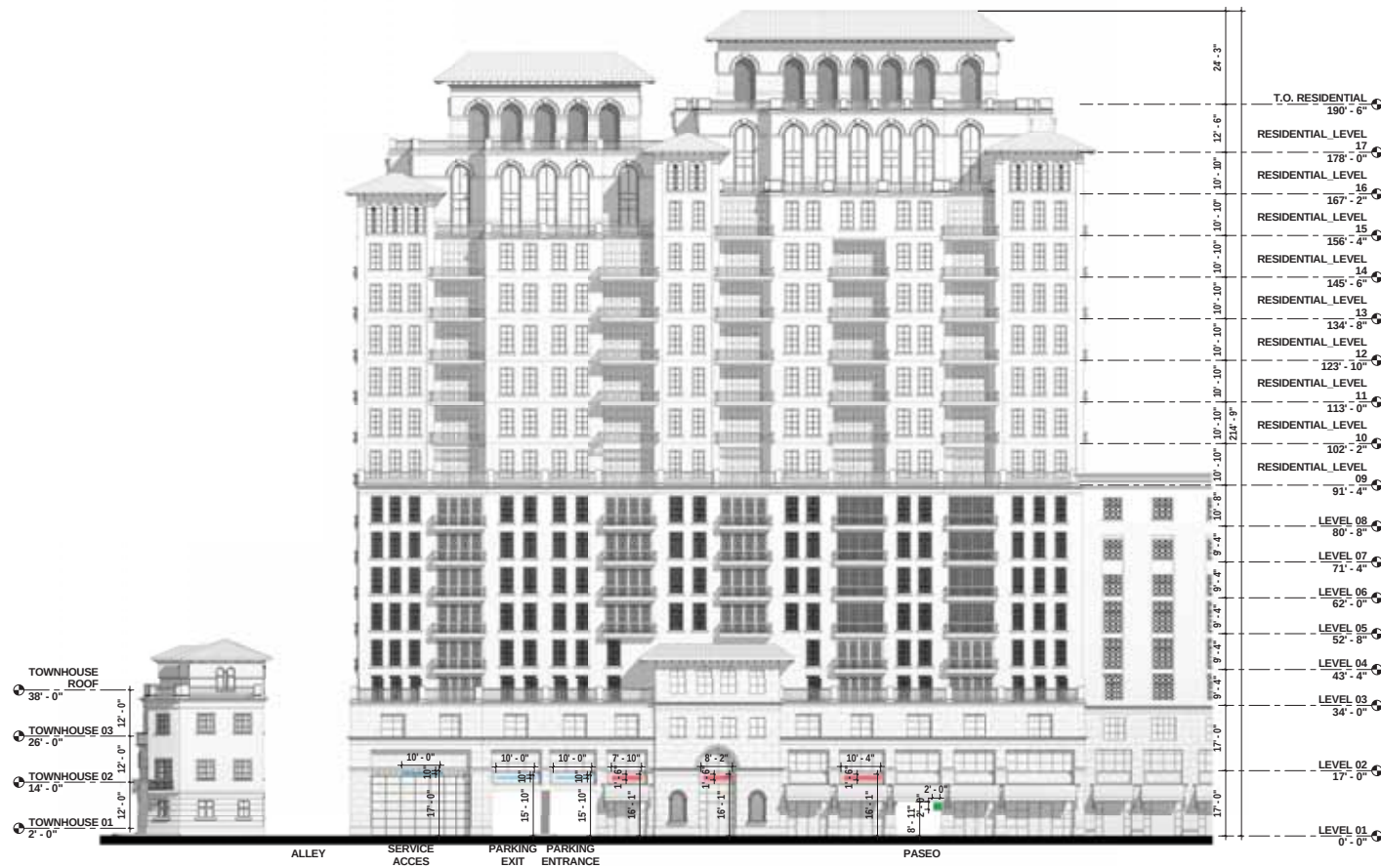


ELEVATION - MALAGA - TOWNHOUSES



SIGNAGE LEGEND		
TYPE	REQUIREMENTS	
 TENANT SIGNAGE	AREA	18 SQ. FT PER TENANT MAX
	LENGTH	50% OF LINEAL TENANT FRONTAGE MAX
	LETTERING HEIGHT	18 INCHES MAX
	HEIGHT OF SIGNAGE	18 FEET MAX
 PARKING GARAGE ENTRY/EXIT	AREA	100 SQ. FT MAX
	LENGTH	12 FEET MAX
	LETTERING HEIGHT	10 INCHES MAX
	HEIGHT OF SIGNAGE	WITHIN 10 FEET OF T.O. GARAGE OPENING
 PLAQUES (PEDESTRIAN SIGNAGE)	AREA	4 SQ. FT MAX
	LENGTH	2 FEET MAX
	LETTERING HEIGHT	-
	HEIGHT OF SIGNAGE	8 FEET MAX
 BUILDING SIGNAGE	AREA	- 1 SQ. FT PER LINEAL FOOT OF PRIMARY STREET FRONTAGE - 0.5 SQ. FT PER LINEAL FOOT OF SIDE STREET FRONTAGE OR FACADE FRONTAGE
	LENGTH	50% OF LINEAL BUILDING FRONTAGE
	LETTERING HEIGHT	30 INCHES MAX
	HEIGHT OF SIGNAGE	- 25 FEET MAX ABOVE CEILING OF TOP FLOOR - 9' FEET MINI
 AWNING OR CANOPY	AREA	4 SQ. FT MAX
	LENGTH	50% OF AWNING OR CANOPY
	LETTERING HEIGHT	- 6 INCHES MAX - NOT TO EXCEED 60% OF HEIGHT OF VALENCE
	HEIGHT OF SIGNAGE	12 FEET MAX

ELEVATION - SEVILLA - RESIDENTIAL TOWER 2



SIGNAGE LEGEND		
TYPE	REQUIREMENTS	
TENANT SIGNAGE	AREA	18 SQ. FT PER TENANT MAX
	LENGTH	50% OF LINEAL TENANT FRONTAGE MAX
	LETTERING HEIGHT	18 INCHES MAX
	HEIGHT OF SIGNAGE	18 FEET MAX
PARKING GARAGE ENTRY/EXIT	AREA	100 SQ. FT MAX
	LENGTH	12 FEET MAX
	LETTERING HEIGHT	10 INCHES MAX
	HEIGHT OF SIGNAGE	WITHIN 10 FEET OF T.O. GARAGE OPENING
PLAQUES (PEDESTRIAN SIGNAGE)	AREA	4 SQ. FT MAX
	LENGTH	2 FEET MAX
	LETTERING HEIGHT	-
	HEIGHT OF SIGNAGE	8 FEET MAX
BUILDING SIGNAGE	AREA	- 1 SQ. FT PER LINEAL FOOT OF PRIMARY STREET FRONTAGE. - 0.5 SQ. FT PER LINEAL FOOT OF SIDE STREET FRONTAGE OR FACADE FRONTAGE
	LENGTH	50% OF LINEAL BUILDING FRONTAGE
	LETTERING HEIGHT	30 INCHES MAX
	HEIGHT OF SIGNAGE	- 25 FEET MAX ABOVE CEILING OF TOP FLOOR - 97 FEET MAX
AWNING OR CANOPY	AREA	4 SQ. FT MAX
	LENGTH	50% OF AWNING OR CANOPY
	LETTERING HEIGHT	- 6 INCHES MAX - NOT TO EXCEED 60% OF HEIGHT OF VALENCE
	HEIGHT OF SIGNAGE	12 FEET MAX

ELEVATION - SEVILLA - OFFICE



SIGNAGE LEGEND		
TYPE	REQUIREMENTS	
TENANT SIGNAGE	AREA	18 SQ. FT PER TENANT MAX
	LENGTH	50% OF LINEAL TENANT FRONTAGE MAX
	LETTERING HEIGHT	18 INCHES MAX
	HEIGHT OF SIGNAGE	18 FEET MAX
PARKING GARAGE ENTRY/EXIT	AREA	100 SQ. FT MAX
	LENGTH	12 FEET MAX
	LETTERING HEIGHT	10 INCHES MAX
	HEIGHT OF SIGNAGE	WITHIN 10 FEET OF T.O. GARAGE OPENING
PLAQUES (PEDESTRIAN SIGNAGE)	AREA	4 SQ. FT MAX
	LENGTH	2 FEET MAX
	LETTERING HEIGHT	-
	HEIGHT OF SIGNAGE	8 FEET MAX
BUILDING SIGNAGE	AREA	- 1 SQ. FT PER LINEAL FOOT OF PRIMARY STREET FRONTAGE - 0.5 SQ. FT PER LINEAL FOOT OF SIDE STREET FRONTAGE OR FACADE FRONTAGE
	LENGTH	50% OF LINEAL BUILDING FRONTAGE
	LETTERING HEIGHT	30 INCHES MAX
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AWNING OR CANOPY	AREA	4 SQ. FT MAX
	LENGTH	50% OF AWNING OR CANOPY
	LETTERING HEIGHT	- 6 INCHES MAX - NOT TO EXCEED 60% OF HEIGHT OF VALENCE
	HEIGHT OF SIGNAGE	12 FEET MAX

MEDITERRANEAN VILLAGE
AT PONCE CIRCLE

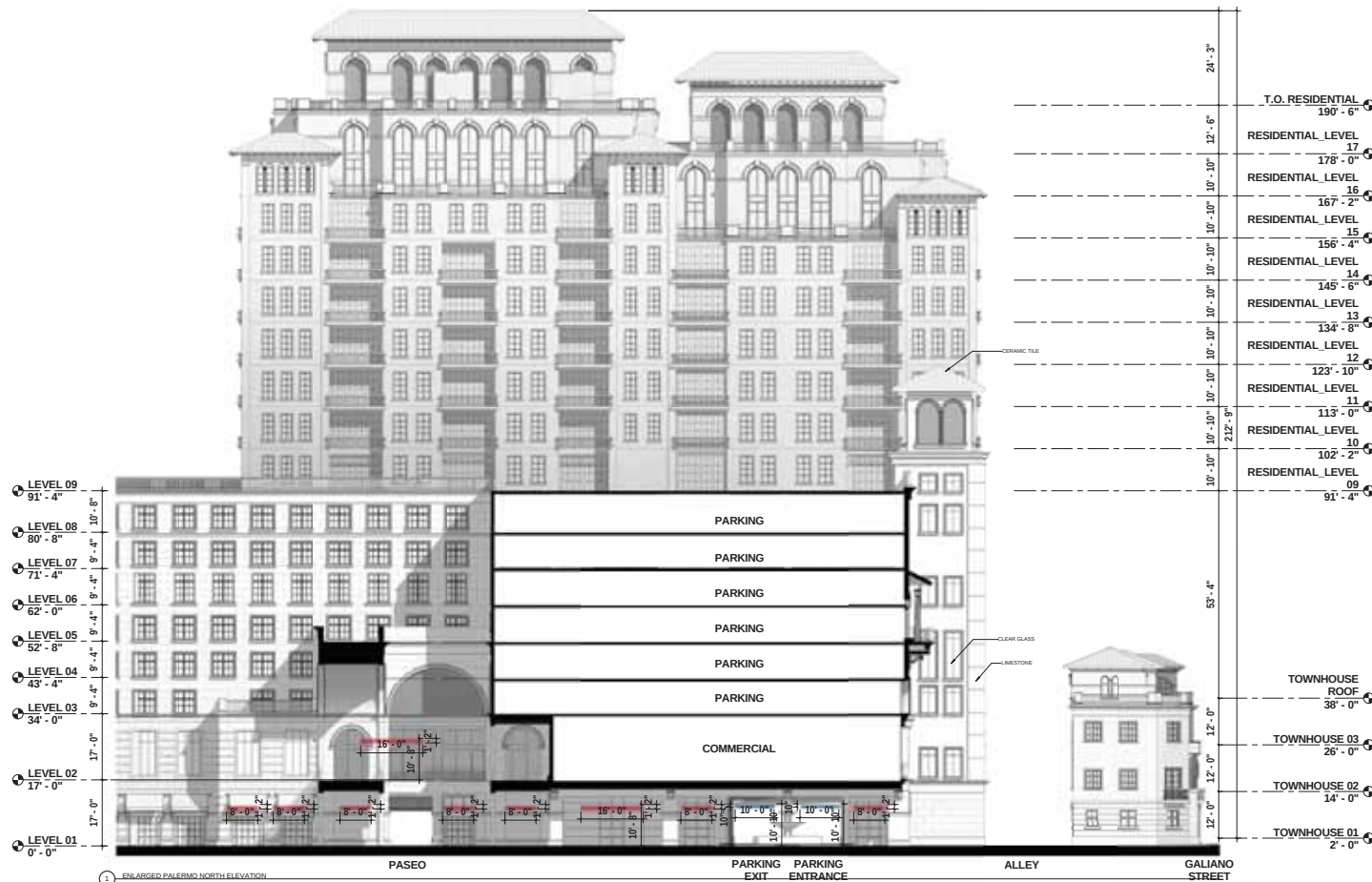


ELEVATION - PALERMO (NORTH) - OFFICE



SIGNAGE LEGEND		
TYPE	REQUIREMENTS	
TENANT SIGNAGE	AREA	18 SQ. FT PER TENANT MAX
	LENGTH	50% OF LINEAL TENANT FRONTAGE MAX
	LETTERING HEIGHT	18 INCHES MAX
	HEIGHT OF SIGNAGE	18 FEET MAX
PARKING GARAGE ENTRY/EXIT	AREA	100 SQ. FT MAX
	LENGTH	12 FEET MAX
	LETTERING HEIGHT	10 INCHES MAX
	HEIGHT OF SIGNAGE	WITHIN 10 FEET OF T.O. GARAGE OPENING
PLAQUES (PEDESTRIAN SIGNAGE)	AREA	4 SQ. FT MAX
	LENGTH	2 FEET MAX
	LETTERING HEIGHT	-
	HEIGHT OF SIGNAGE	8 FEET MAX
BUILDING SIGNAGE	AREA	- 1 SQ. FT PER LINEAL FOOT OF PRIMARY STREET FRONTAGE. - 0.5 SQ. FT PER LINEAL FOOT OF SIDE STREET FRONTAGE OR FACADE FRONTAGE
	LENGTH	50% OF LINEAL BUILDING FRONTAGE
	LETTERING HEIGHT	30 INCHES MAX
	HEIGHT OF SIGNAGE	- 25 FEET MAX ABOVE CEILING OF TOP FLOOR - 97 FEET MIN
AWNING OR CANOPY	AREA	4 SQ. FT MAX
	LENGTH	50% OF AWNING OR CANOPY
	LETTERING HEIGHT	- 6 INCHES MAX - NOT TO EXCEED 60% OF HEIGHT OF VALENCE
	HEIGHT OF SIGNAGE	12 FEET MAX

ELEVATION - PALERMO (NORTH) - RESIDENTIAL TOWER 2



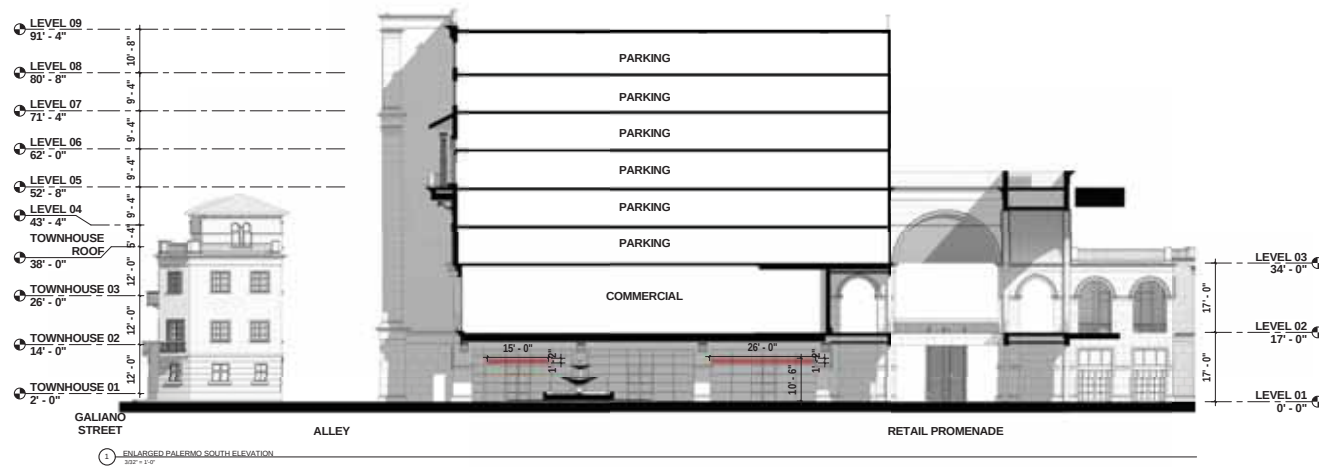
ARCHITECTURAL ELEVATIONS

CITY COMMISSION
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MEDITERRANEAN VILLAGE
AT PONCE CIRCLE



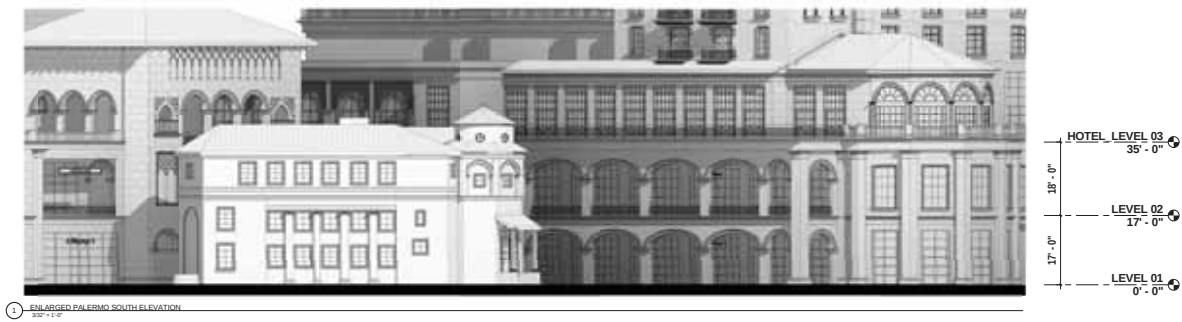
ELEVATION - PALERMO (SOUTH) - RETAIL



SIGNAGE LEGEND		
TYPE	REQUIREMENTS	
TENANT SIGNAGE	AREA	18 SQ. FT PER TENANT MAX
	LENGTH	50% OF LINEAL TENANT FRONTAGE MAX
	LETTERING HEIGHT	18 INCHES MAX
	HEIGHT OF SIGNAGE	18 FEET MAX
PARKING GARAGE ENTRY/EXIT	AREA	100 SQ. FT MAX
	LENGTH	12 FEET MAX
	LETTERING HEIGHT	10 INCHES MAX
	HEIGHT OF SIGNAGE	WITHIN 10 FEET OF T.O. GARAGE OPENING
PLAQUES (PEDESTRIAN SIGNAGE)	AREA	4 SQ. FT MAX
	LENGTH	2 FEET MAX
	LETTERING HEIGHT	-
	HEIGHT OF SIGNAGE	8 FEET MAX
BUILDING SIGNAGE	AREA	- 1 SQ. FT PER LINEAL FOOT OF PRIMARY STREET FRONTAGE. - 0.5 SQ. FT PER LINEAL FOOT OF SIDE STREET FRONTAGE OR FACADE FRONTAGE
	LENGTH	50% OF LINEAL BUILDING FRONTAGE
	LETTERING HEIGHT	30 INCHES MAX
	HEIGHT OF SIGNAGE	- 25 FEET MAX ABOVE CEILING OF TOP FLOOR - 9' FEET MIN
AWNING OR CANOPY	AREA	4 SQ. FT MAX
	LENGTH	50% OF AWNING OR CANOPY
	LETTERING HEIGHT	- 6 INCHES MAX - NOT TO EXCEED 60% OF HEIGHT OF VALENCE
	HEIGHT OF SIGNAGE	12 FEET MAX

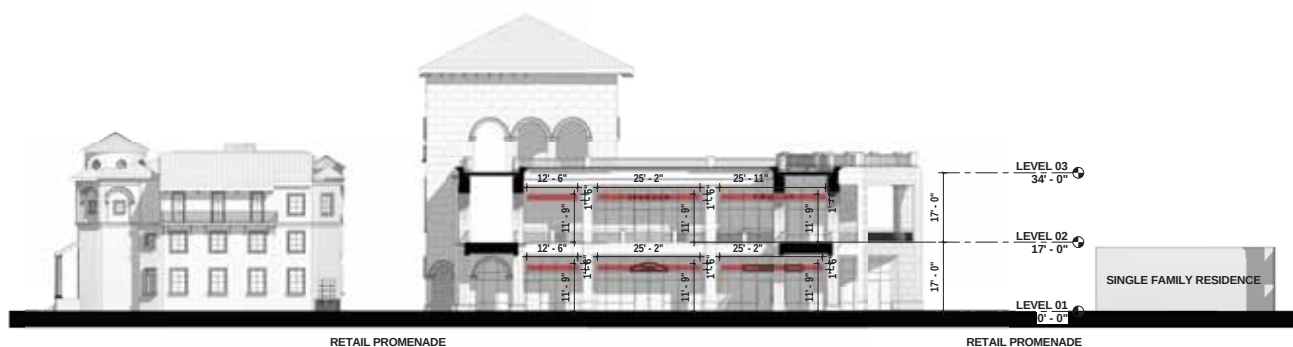
ELEVATION - PALERMO (SOUTH) - HISTORIC ARTS CENTER

SIGNAGE LEGEND		
TYPE	REQUIREMENTS	
	AREA	18 SQ. FT PER TENANT MAX
TENANT SIGNAGE	LENGTH	50% OF LINEAL TENANT FRONTAGE MAX
	LETTERING HEIGHT	18 INCHES MAX
	HEIGHT OF SIGNAGE	18 FEET MAX
	AREA	100 SQ. FT MAX
PARKING GARAGE ENTRY/EXIT	LENGTH	12 FEET MAX
	LETTERING HEIGHT	10 INCHES MAX
	HEIGHT OF SIGNAGE	WITHIN 10 FEET OF T.O. GARAGE OPENING
	AREA	4 SQ. FT MAX
PLAQUES (PEDESTRIAN SIGNAGE)	LENGTH	2 FEET MAX
	LETTERING HEIGHT	-
	HEIGHT OF SIGNAGE	8 FEET MAX
	AREA	- 1 SQ. FT PER LINEAL FOOT OF PRIMARY STREET FRONTAGE - 0.5 SQ. FT PER LINEAL FOOT OF SIDE STREET FRONTAGE OR FACADE FRONTAGE
BUILDING SIGNAGE	LENGTH	50% OF LINEAL BUILDING FRONTAGE
	LETTERING HEIGHT	30 INCHES MAX
	HEIGHT OF SIGNAGE	- 25 FEET MAX ABOVE CEILING OF TOP FLOOR - 97 FEET MINI
	AREA	4 SQ. FT MAX
AWNING OR CANOPY	LENGTH	50% OF AWNING OR CANOPY
	LETTERING HEIGHT	- 6 INCHES MAX - NOT TO EXCEED 60% OF HEIGHT OF VALENCE
	HEIGHT OF SIGNAGE	12 FEET MAX



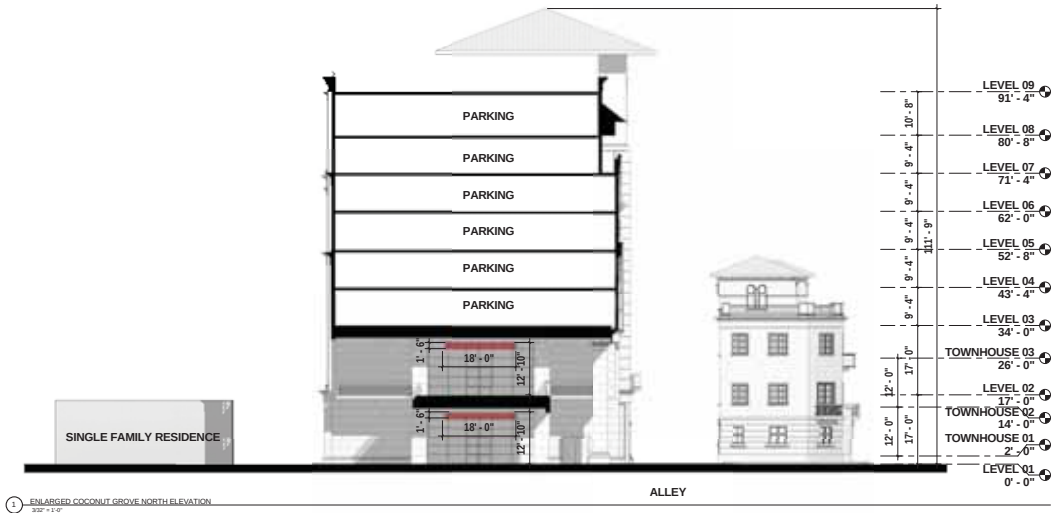
ELEVATION - COCONUT GROVE DRIVE (NORTHEAST) - RETAIL

SIGNAGE LEGEND		
TYPE	REQUIREMENTS	
 TENANT SIGNAGE	AREA	18 SQ. FT PER TENANT MAX
	LENGTH	50% OF LINEAL TENANT FRONTAGE MAX
	LETTERING HEIGHT	18 INCHES MAX
	HEIGHT OF SIGNAGE	18 FEET MAX
 PARKING GARAGE ENTRY/EXIT	AREA	100 SQ. FT MAX
	LENGTH	12 FEET MAX
	LETTERING HEIGHT	10 INCHES MAX
	HEIGHT OF SIGNAGE	WITHIN 10 FEET OF T.O. GARAGE OPENING
 PLAQUES (PEDESTRIAN SIGNAGE)	AREA	4 SQ. FT MAX
	LENGTH	2 FEET MAX
	LETTERING HEIGHT	-
	HEIGHT OF SIGNAGE	8 FEET MAX
 BUILDING SIGNAGE	AREA	- 1 SQ. FT PER LINEAL FOOT OF PRIMARY STREET FRONTAGE - 0.5 SQ. FT PER LINEAL FOOT OF SIDE STREET FRONTAGE OR FACADEFRONTAGE
	LENGTH	50% OF LINEAL BUILDING FRONTAGE
	LETTERING HEIGHT	30 INCHES MAX
	HEIGHT OF SIGNAGE	- 25 FEET MAX ABOVE CEILING OF TOP FLOOR - 97 FEET MIN
 AWNING OR CANOPY	AREA	4 SQ. FT MAX
	LENGTH	50% OF AWNING OR CANOPY
	LETTERING HEIGHT	- 6 INCHES MAX - NOT TO EXCEED 80% OF HEIGHT OF VALENCE
	HEIGHT OF SIGNAGE	12 FEET MAX



ELEVATION - COCONUT GROVE DRIVE (NORTHEAST) - RETAIL

SIGNAGE LEGEND		
TYPE	REQUIREMENTS	
	AREA	18 SQ. FT PER TENANT MAX
TENANT SIGNAGE	LENGTH	50% OF LINEAL TENANT FRONTAGE MAX
	LETTERING HEIGHT	18 INCHES MAX
	HEIGHT OF SIGNAGE	18 FEET MAX
	AREA	100 SQ. FT MAX
PARKING GARAGE ENTRY/EXIT	LENGTH	12 FEET MAX
	LETTERING HEIGHT	10 INCHES MAX
	HEIGHT OF SIGNAGE	WITHIN 10 FEET OF T.O. GARAGE OPENING
	AREA	4 SQ. FT MAX
PLAQUES (PEDESTRIAN SIGNAGE)	LENGTH	2 FEET MAX
	LETTERING HEIGHT	-
	HEIGHT OF SIGNAGE	8 FEET MAX
	AREA	-
BUILDING SIGNAGE	AREA	- 1 SQ. FT PER LINEAL FOOT OF PRIMARY STREET FRONTAGE - 0.5 SQ. FT PER LINEAL FOOT OF SIDE STREET FRONTAGE OR FACADE FRONTAGE
	LENGTH	50% OF LINEAL BUILDING FRONTAGE
	LETTERING HEIGHT	30 INCHES MAX
	HEIGHT OF SIGNAGE	- 25 FEET MAX ABOVE CEILING OF TOP FLOOR - 97 FEET MAX
AWNING OR CANOPY	AREA	4 SQ. FT MAX
	LENGTH	50% OF AWNING OR CANOPY
	LETTERING HEIGHT	- 6 INCHES MAX - NOT TO EXCEED 60% OF HEIGHT OF VALENCE
	HEIGHT OF SIGNAGE	12 FEET MAX



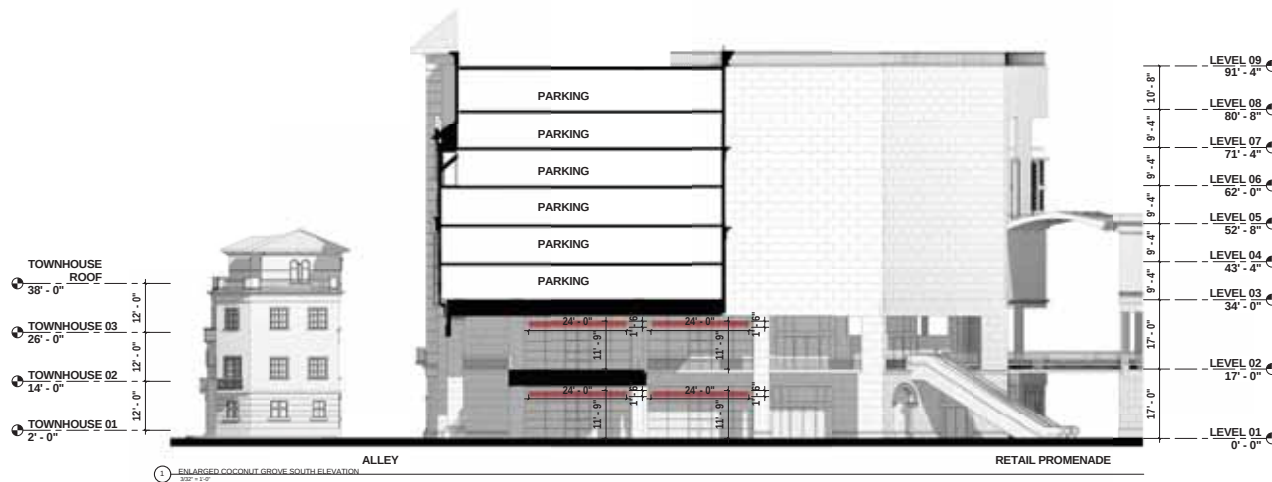
ARCHITECTURAL ELEVATIONS

CITY COMMISSION
SECOND READING

MEDITERRANEAN VILLAGE
AT PONCE CIRCLE



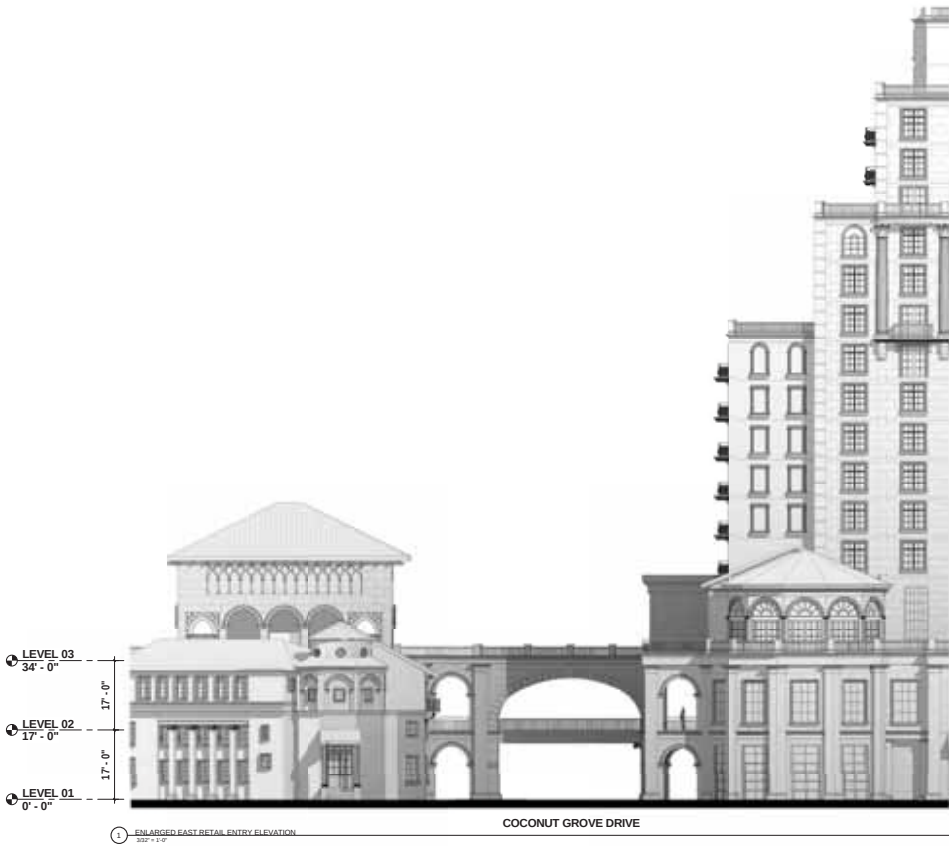
ELEVATION - COCONUT GROVE DRIVE (SOUTHWEST) - RETAIL



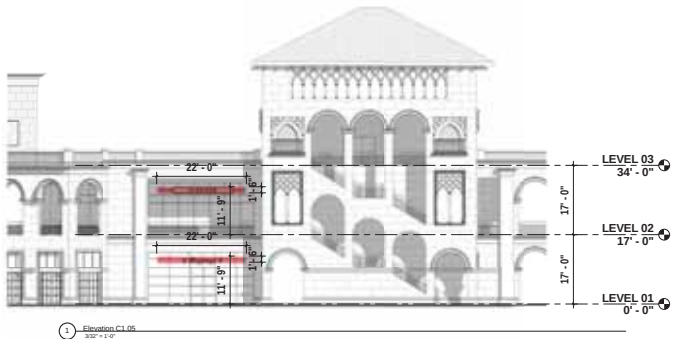
SIGNAGE LEGEND		
TYPE	REQUIREMENTS	
TENANT SIGNAGE	AREA	18 SQ. FT PER TENANT MAX
	LENGTH	50% OF LINEAL TENANT FRONTAGE MAX
	LETTERING HEIGHT	18 INCHES MAX
	HEIGHT OF SIGNAGE	18 FEET MAX
PARKING GARAGE ENTRY/EXIT	AREA	100 SQ. FT MAX
	LENGTH	12 FEET MAX
	LETTERING HEIGHT	10 INCHES MAX
	HEIGHT OF SIGNAGE	WITHIN 10 FEET OF T.O. GARAGE OPENING
PLAQUES (PEDESTRIAN SIGNAGE)	AREA	4 SQ. FT MAX
	LENGTH	2 FEET MAX
	LETTERING HEIGHT	-
	HEIGHT OF SIGNAGE	8 FEET MAX
BUILDING SIGNAGE	AREA	- 1 SQ. FT PER LINEAL FOOT OF PRIMARY STREET FRONTAGE - 0.5 SQ. FT PER LINEAL FOOT OF SIDE STREET FRONTAGE OR FACADE FRONTAGE
	LENGTH	50% OF LINEAL BUILDING FRONTAGE
	LETTERING HEIGHT	30 INCHES MAX
	HEIGHT OF SIGNAGE	- 25 FEET MAX ABOVE CEILING OF TOP FLOOR - 97 FEET MIN
	HEIGHT OF SIGNAGE	
AWNING OR CANOPY	AREA	4 SQ. FT MAX
	LENGTH	50% OF AWNING OR CANOPY
	LETTERING HEIGHT	- 6 INCHES MAX - NOT TO EXCEED 60% OF HEIGHT OF VALENCE
	HEIGHT OF SIGNAGE	12 FEET MAX

CITY COMMISSION
SECOND READING[illegible]

ELEVATION - COCONUT GROVE DRIVE ENTRY (NORTHWEST)



SIGNAGE LEGEND		
TYPE	REQUIREMENTS	
	AREA	18 SQ. FT PER TENANT MAX
TENANT SIGNAGE	LENGTH	50% OF LINEAL TENANT FRONTAGE MAX
	LETTERING HEIGHT	18 INCHES MAX
	HEIGHT OF SIGNAGE	18 FEET MAX
	AREA	100 SQ. FT MAX
PARKING GARAGE ENTRY/EXIT	LENGTH	12 FEET MAX
	LETTERING HEIGHT	10 INCHES MAX
	HEIGHT OF SIGNAGE	WITHIN 10 FEET OF T.O. GARAGE OPENING
	AREA	4 SQ. FT MAX
PLAQUES (PEDESTRIAN SIGNAGE)	LENGTH	2 FEET MAX
	LETTERING HEIGHT	-
	HEIGHT OF SIGNAGE	8 FEET MAX
	AREA	-
BUILDING SIGNAGE	AREA	- 1 SQ. FT PER LINEAL FOOT OF PRIMARY STREET FRONTAGE - 0.5 SQ. FT PER LINEAL FOOT OF SIDE STREET FRONTAGE OR FACADE FRONTAGE
	LENGTH	50% OF LINEAL BUILDING FRONTAGE
	LETTERING HEIGHT	30 INCHES MAX
	HEIGHT OF SIGNAGE	- 25 FEET MAX ABOVE CEILING OF TOP FLOOR - 97 FEET MINI
AWNING OR CANOPY	AREA	4 SQ. FT MAX
	LENGTH	50% OF AWNING OR CANOPY
	LETTERING HEIGHT	- 6 INCHES MAX - NOT TO EXCEED 60% OF HEIGHT OF VALENCE
	HEIGHT OF SIGNAGE	12 FEET MAX



ARCHITECTURAL ELEVATIONS

CITY COMMISSION
SECOND READING

MEDITERRANEAN VILLAGE
AT PONCE CIRCLE





LANDSCAPE DRAWINGS

CITY COMMISSION
SECOND READING

MEDITERRANEAN VILLAGE AT PONCE CIRCLE



OVERALL ILLUSTRATIVE REALM PLAN



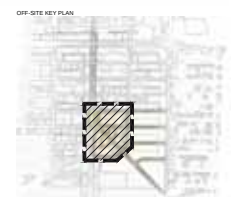
LANDSCAPE DRAWINGS

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

OVERALL ILLUSTRATIVE - ON-SITE PUBLIC REALM PLAN



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



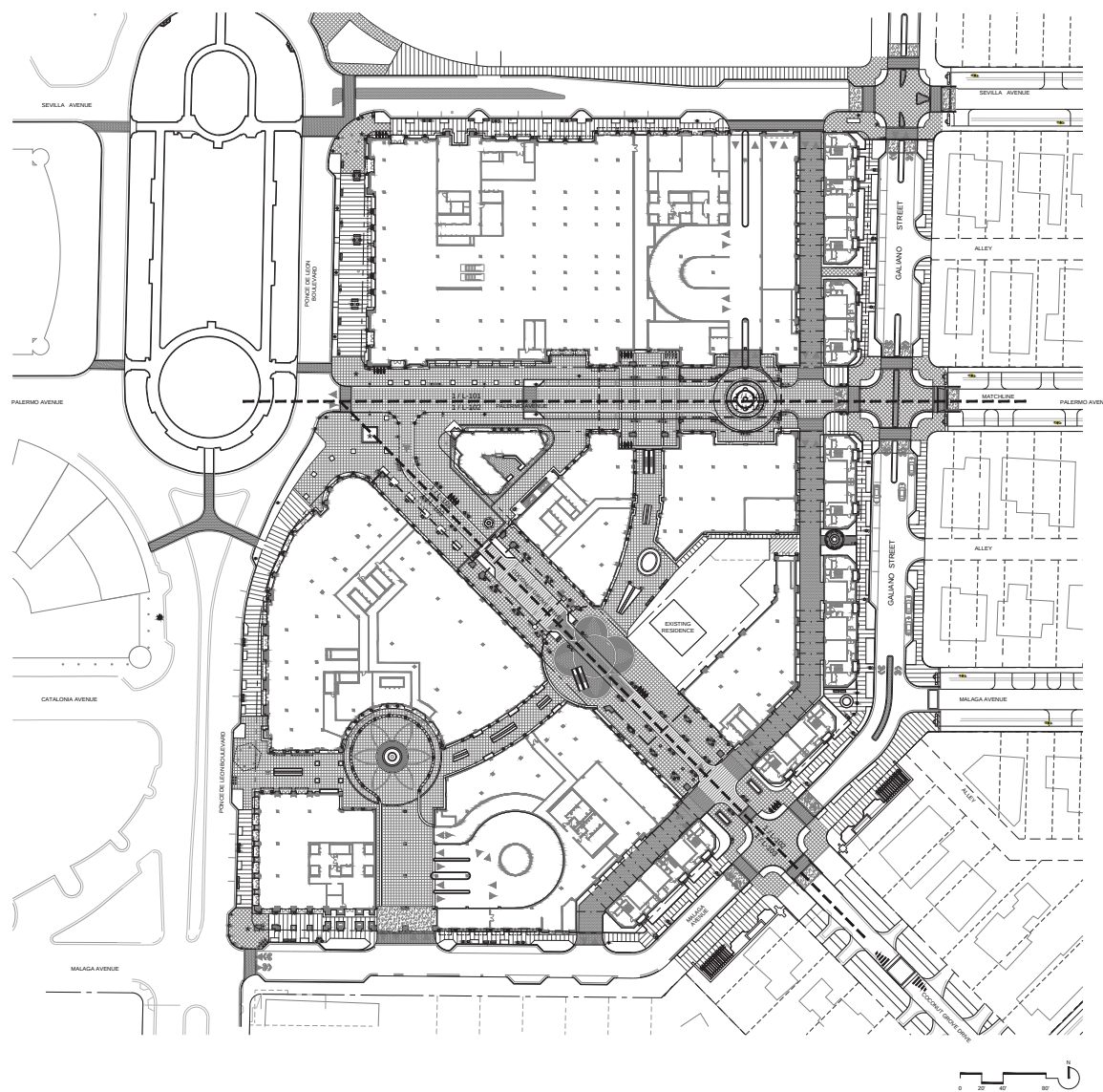
LANDSCAPE DRAWINGS

CITY COMMISSION
SECOND READING

MEDITERRANEAN VILLAGE AT PONCE CIRCLE



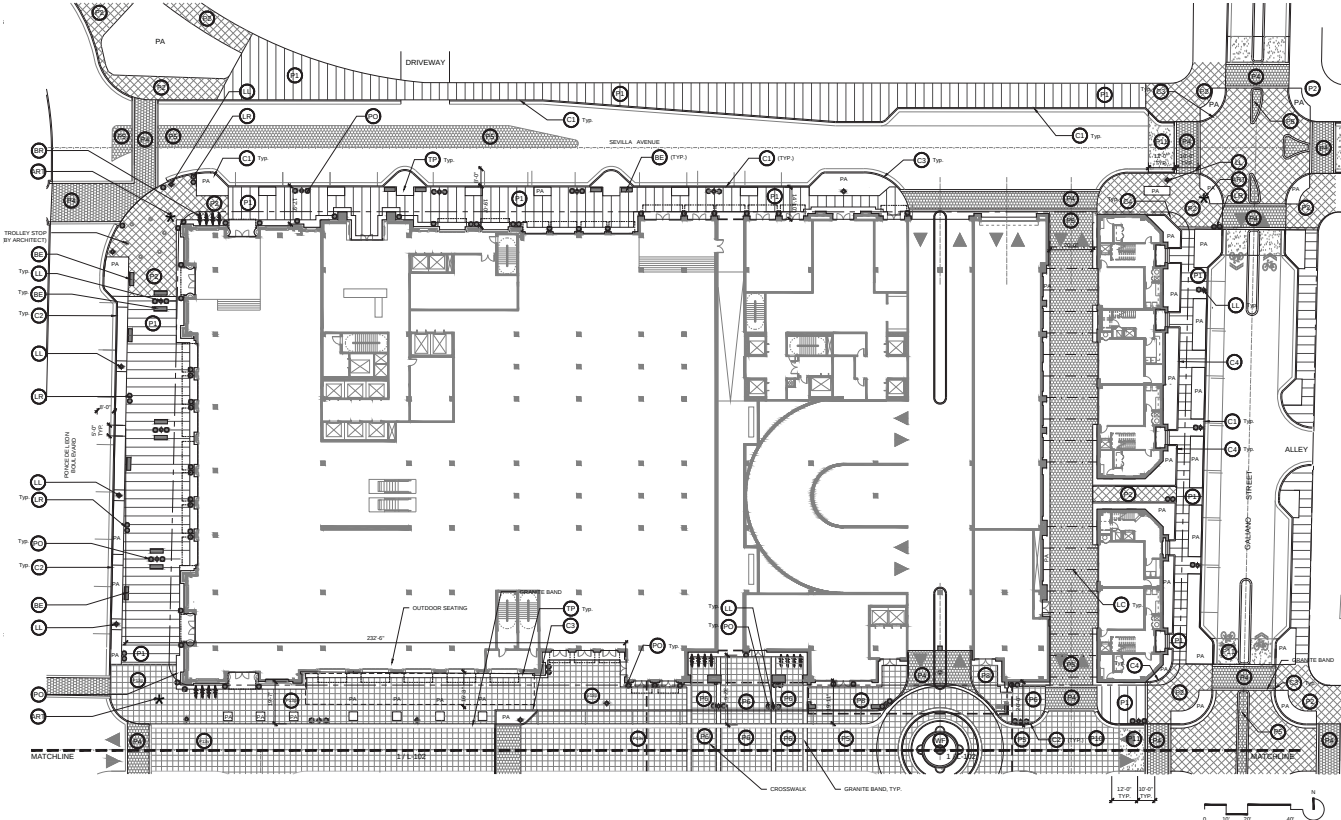
OVERALL ON-SITE PUBLIC REALM PLAN



NOTES:

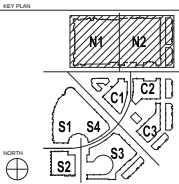
1. ALL SIDEWALKS CONNECTING TO FRED B. HARTNETT PARK WILL BE REVIEWED AND COORDINATED WITH THE CITY

PUBLIC REALM PLAN - NORTH PARCEL



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

HARDSCAPE KEY	
PAVING	
1	MANHATTAN STONE PAVING - UNPAVED
2	GRANITE PAVING - PEBBLESTRAW
3	GRANITE PAVING - VEHICULAR
4	GRANITE PAVING - VEHICULAR
5	GRANITE PAVING - VEHICULAR
6	GRANITE PAVING - VEHICULAR
7	GRANITE PAVING - VEHICULAR
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100	GRANITE PAVING - VEHICULAR



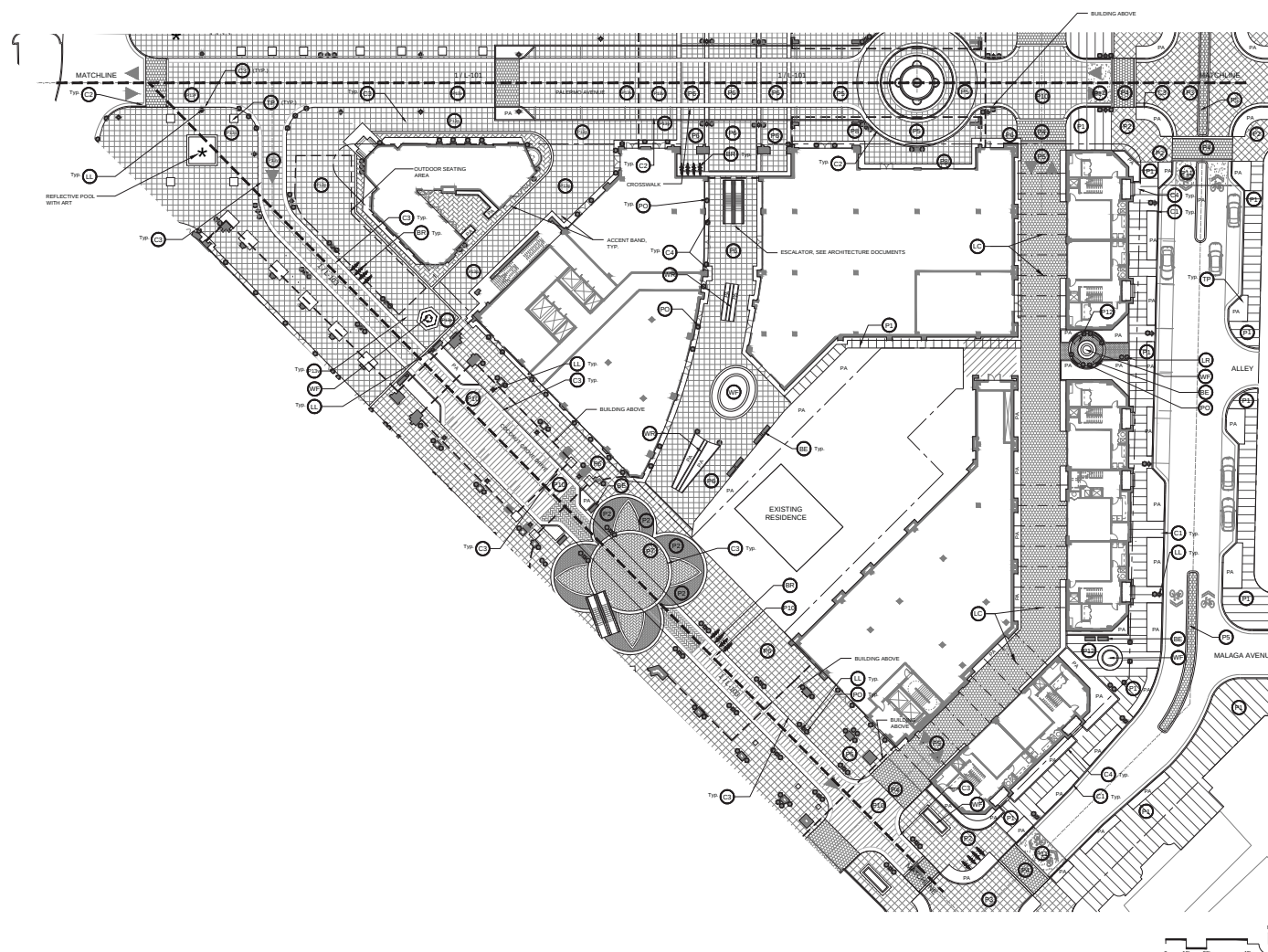
LANDSCAPE DRAWINGS

CITY COMMISSION
SECOND READING

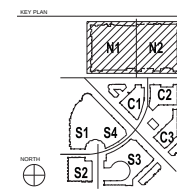
MEDITERRANEAN VILLAGE
AT PONCE CIRCLE



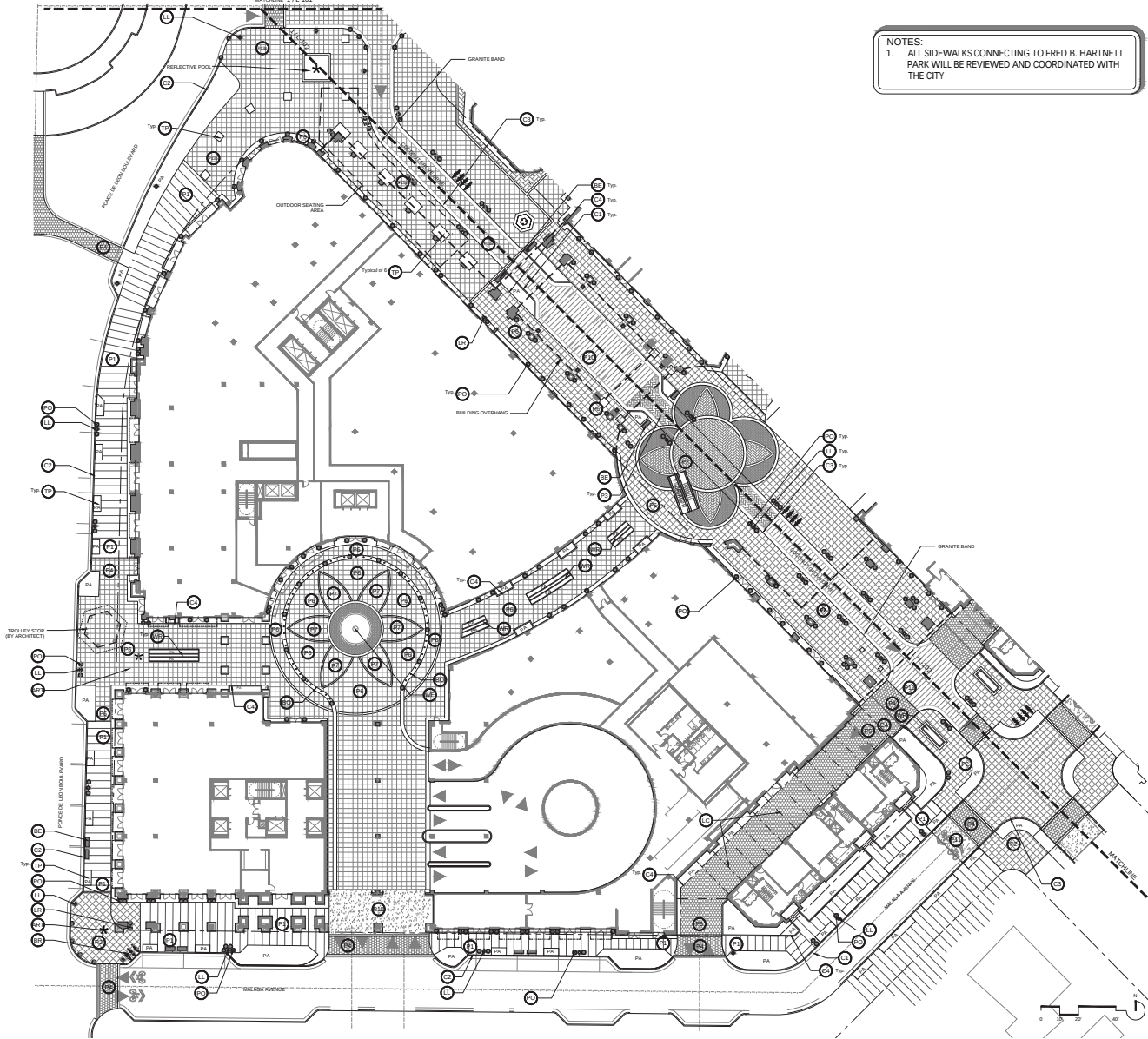
PUBLIC REALM PLAN - CENTRAL PARCEL



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

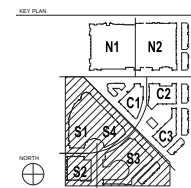
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PUBLIC REALM PLAN - SOUTH PARCEL



NOTES:

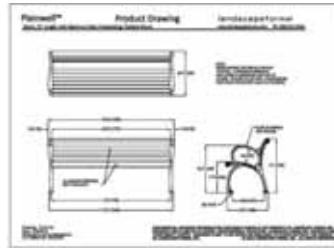
1. ALL SIDEWALKS CONNECTING TO FRED B. HARTNETT PARK WILL BE REVIEWED AND COORDINATED WITH THE CITY

[illegible]CITY COMMISSION
SECOND READING

**MEDITERRANEAN VILLAGE
AT PONCE CIRCLE**



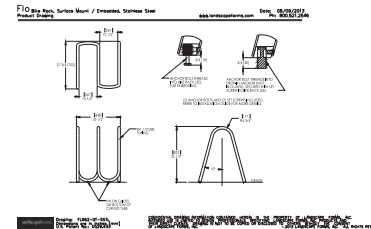
PUBLIC REALM - DETAILS AND CALCS



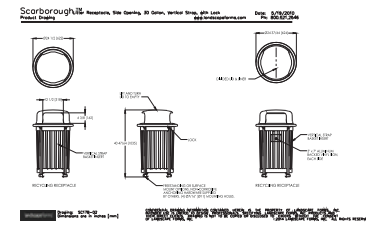
1 BENCH
Scale: NTS



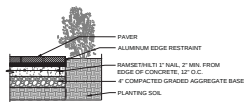
2 TREE PIT UPLIGHT
Scale: NTS



3 BIKE RACK
Scale: NTS



4 LITTER & RECYCLING RECEPTACLE
Scale: NTS



5 Pavers - Pedestrian
Scale: NTS

LANDSCAPE/ OPEN SPACE CALCULATIONS

Townhouse/ Apt Street Type	0.48 acres	36,210 sf
All other Street Types	6.32 acres	466,476 sf
TOTAL	6.80 acres	502,686 sf

A. CIVILIAN LANDSCAPE/ OPEN SPACE	REQUIRED	PROVIDED
Square foot of open space required by Art 16.6 of Townhouse Code		
Townhouse/ Apt Street Type	26,220 sf x 20%	7,866 sf
All other Street Types	246,576 sf x 20%	53,315 sf
TOTAL	43,181 sf	271,682 sf

B. TOWNHOUSE/ APT STREET TYPE LANDSCAPE/ OPEN SPACE

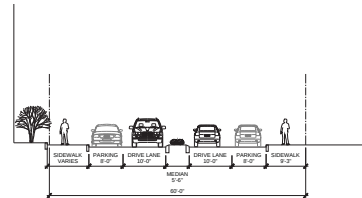
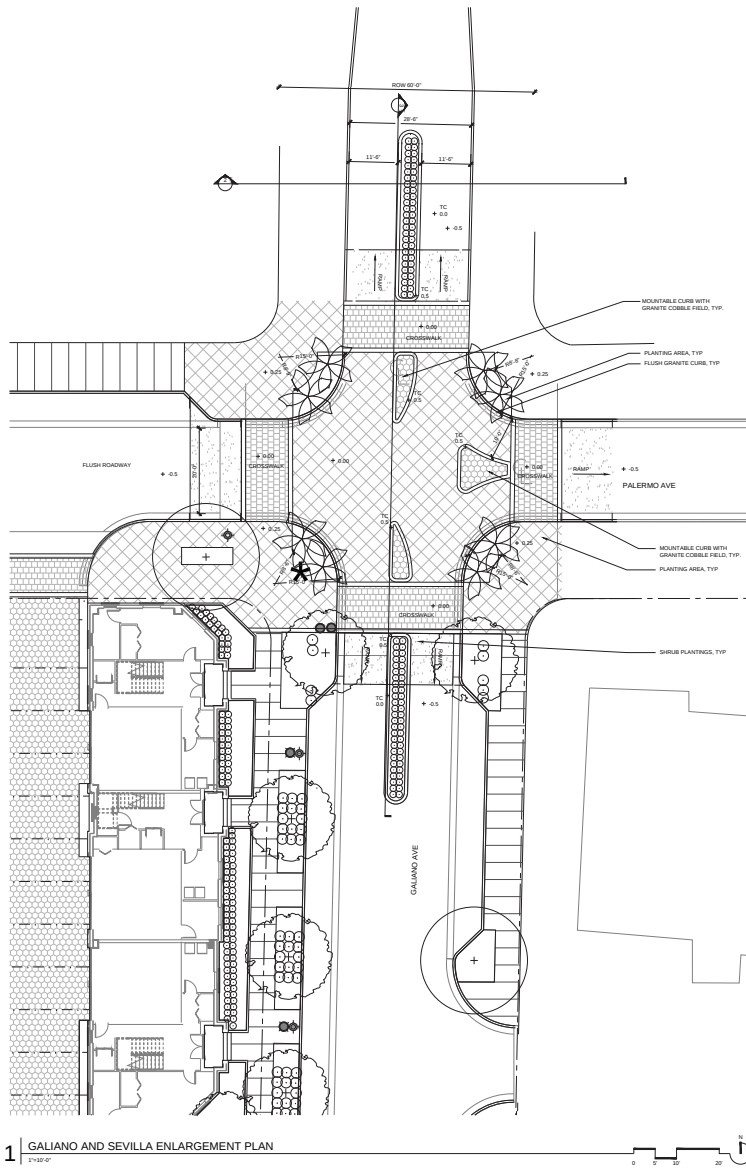
On site	Required	Provided
Landscape Area at Ground Level	2,827 sf	n/a
Landscape Area at Rooftop	n/a	n/a
Paved Area at Ground Level	1,798 sf	n/a
Paved Area at Rooftop	7,270 sf	n/a
Subtotal	13,260 sf	
Off site		
Landscape Area at Ground Level	4,552 sf	n/a
Landscape Area at Rooftop	n/a	n/a
Paved Area at Ground Level	n/a	n/a
Paved Area at Rooftop	4,552 sf	n/a
Subtotal	4,552 sf	
TOTAL	7,866 sf	271,682 sf

C. ALL OTHER STREET TYPE LANDSCAPE/ OPEN SPACE

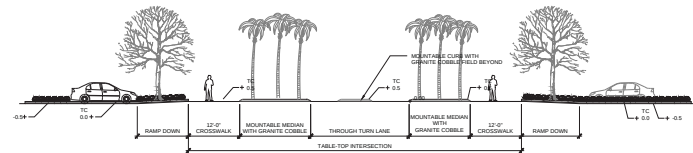
On site	Required	Provided
Landscape Area at Ground Level	4,900 sf	n/a
Landscape Area at Rooftop	61,752 sf	n/a
Paved Area at Ground Level	0	n/a
Paved Area at Rooftop	67,760 sf	n/a
Subtotal	176,680 sf	
Off site		
Landscape Area at Ground Level	4,492 sf	n/a
Landscape Area at Rooftop	n/a	n/a
Paved Area at Ground Level	71,680 sf	n/a
Paved Area at Rooftop	70,540 sf	n/a
Subtotal	53,315 sf	271,682 sf
TOTAL	53,315 sf	271,682 sf

OVERALL TOTAL 61,381 SF 271,682 SF

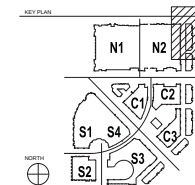
PUBLIC REALM - DETAILS



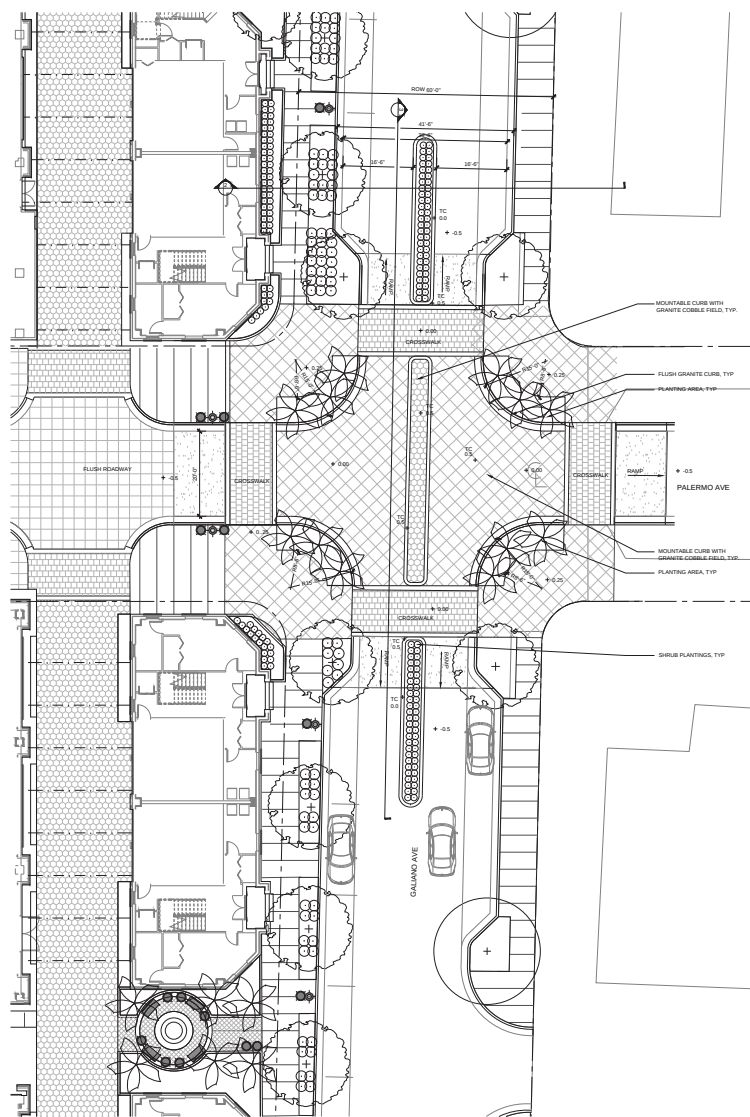
2 | GALIANO STREET SECTION LOOKING NORTH



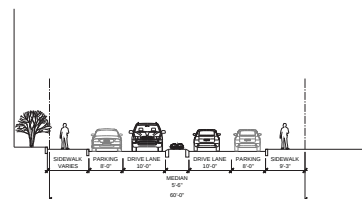
3 | GALIANO STREET SECTION LOOKING EAST
1"=10'-0"



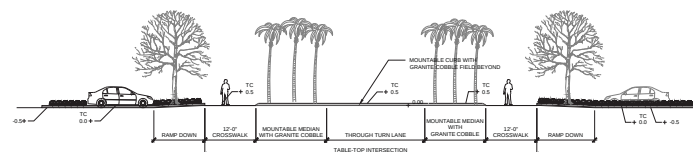
PUBLIC REALM - DETAILS



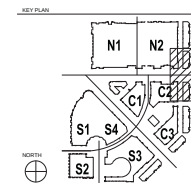
1 GALIANO AND PALERMO ENLARGEMENT PLAN



2 | GALIANO STREET SECTION LOOKING NORTH



3 | GALIANO STREET SECTION LOOKING EAST
1"=10'-0"



OVERALL ILLUSTRATIVE ON-SITE PLANTING PLAN



- NOTES:
1. ALL SIDEWALKS CONNECTING TO FRED B. HARTNETT PARK WILL BE REVIEWED AND COORDINATED WITH THE CITY
 2. WHERE ON-STREET PARKING OCCURS, STREET TREES SHALL BE LOCATED 3' MIN. FROM THE BACK OF CURB, WHERE POSSIBLE.
 3. ADEQUATE SOIL TYPE AND VOLUME WILL BE PROVIDED FOR ALL STREET TREES AND WILL BE REVIEWED AND COORDINATED WITH PUBLIC SERVICE.



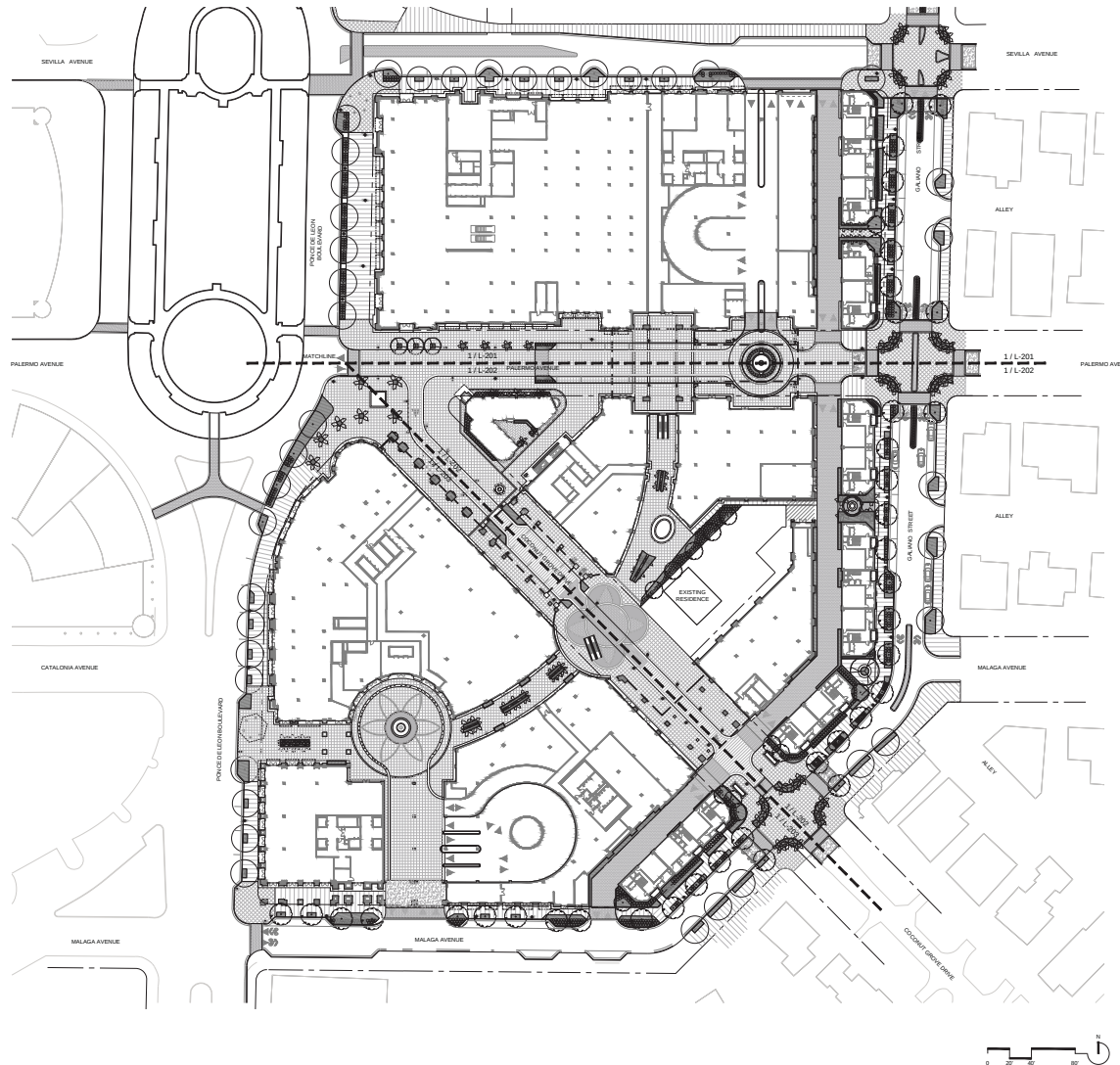
LANDSCAPE DRAWINGS

CITY COMMISSION
SECOND READING

MEDITERRANEAN VILLAGE
AT PONCE CIRCLE



OVERALL ON-SITE PLANTING PLAN

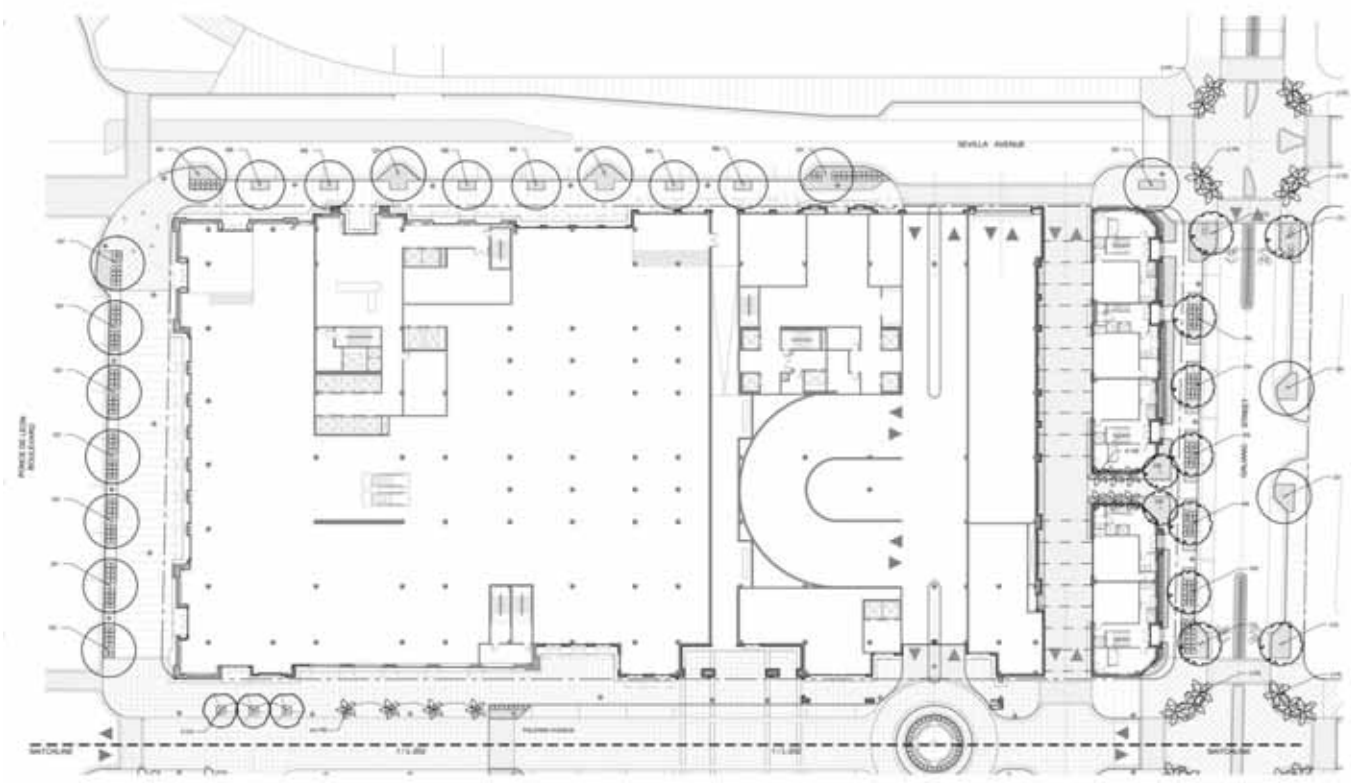


- NOTES
1. ALL SIDEWALKS CONNECTING TO FRED B. HARTNETT PARK WILL BE REVIEWED AND COORDINATED WITH THE CITY
 2. WHERE ON-STREET PARKING OCCURS, STREET TREES SHALL BE LOCATED 3' MIN. FROM THE BACK OF CURB, WHERE POSSIBLE.
 3. ADEQUATE SOIL TYPE AND VOLUME WILL BE PROVIDED FOR ALL STREET TREES AND WILL BE REVIEWED AND COORDINATED WITH PUBLIC SERVICE.

KEY PLAN

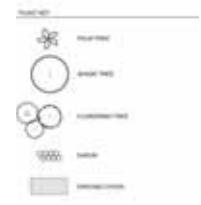


PLANTING PLAN - NORTH PARCEL

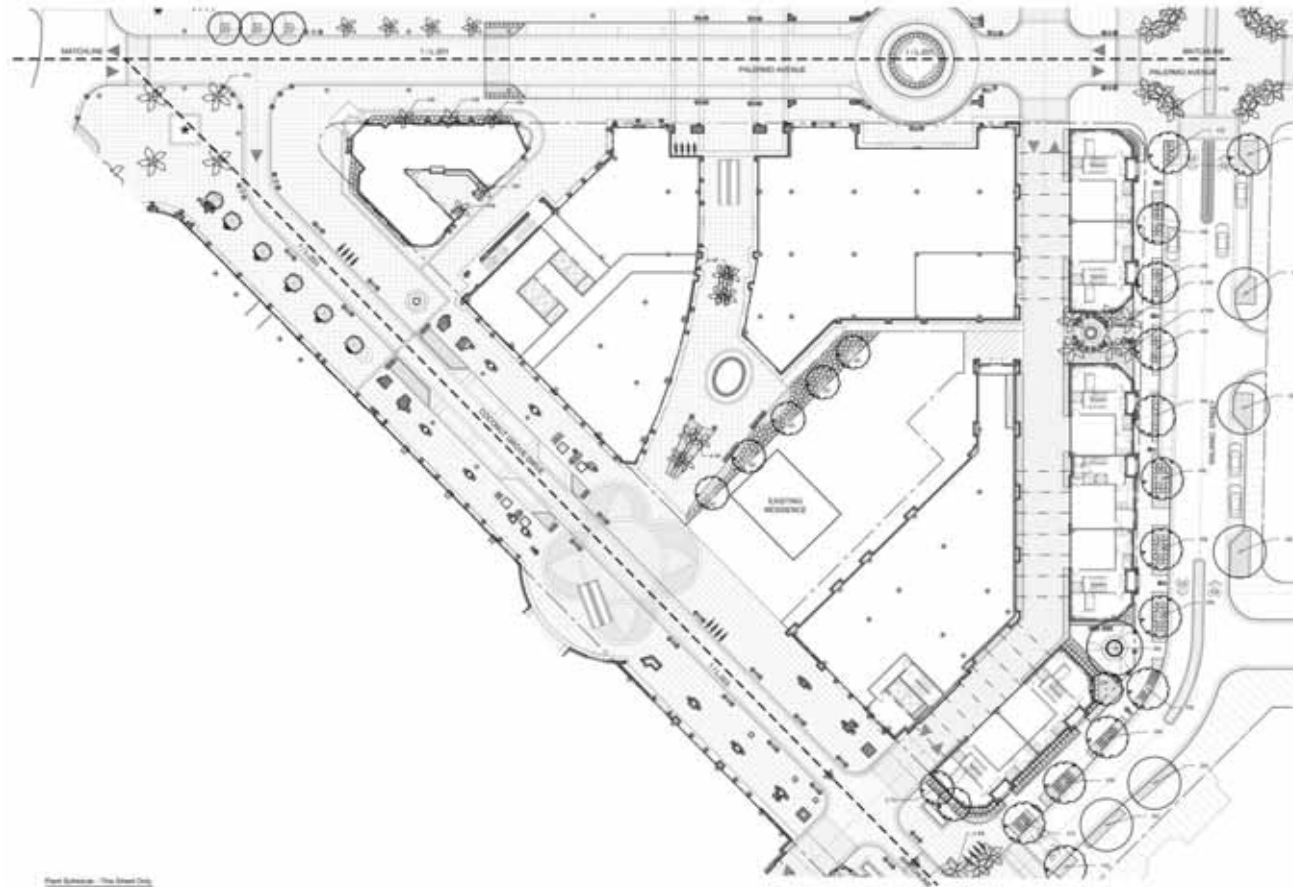


Plant Schedule - Tree Planting					Plant Schedule - Street Planting				
QTY	SIZE	SPACING	LOCATION	COMMENTS	QTY	SIZE	SPACING	LOCATION	COMMENTS
100	12"	12' x 12'	Along Ponce de Leon Avenue	Florida Palmyra	100	12"	12' x 12'	Along Sevilla Avenue	Florida Palmyra
100	12"	12' x 12'	Along Ponce de Leon Avenue	Florida Palmyra	100	12"	12' x 12'	Along Sevilla Avenue	Florida Palmyra
100	12"	12' x 12'	Along Ponce de Leon Avenue	Florida Palmyra	100	12"	12' x 12'	Along Sevilla Avenue	Florida Palmyra
100	12"	12' x 12'	Along Ponce de Leon Avenue	Florida Palmyra	100	12"	12' x 12'	Along Sevilla Avenue	Florida Palmyra
100	12"	12' x 12'	Along Ponce de Leon Avenue	Florida Palmyra	100	12"	12' x 12'	Along Sevilla Avenue	Florida Palmyra
100	12"	12' x 12'	Along Ponce de Leon Avenue	Florida Palmyra	100	12"	12' x 12'	Along Sevilla Avenue	Florida Palmyra
100	12"	12' x 12'	Along Ponce de Leon Avenue	Florida Palmyra	100	12"	12' x 12'	Along Sevilla Avenue	Florida Palmyra
100	12"	12' x 12'	Along Ponce de Leon Avenue	Florida Palmyra	100	12"	12' x 12'	Along Sevilla Avenue	Florida Palmyra
100	12"	12' x 12'	Along Ponce de Leon Avenue	Florida Palmyra	100	12"	12' x 12'	Along Sevilla Avenue	Florida Palmyra

- NOTES:
1. ALL SIDEWALKS CONNECTING TO FRED B. HARTNETT PARK WILL BE REVIEWED AND COORDINATED WITH THE CITY.
 2. WHERE ON-STREET PARKING OCCURS, STREET TREES SHALL BE LOCATED 7' MIN. FROM THE BACK OF CURB, WHERE POSSIBLE.
 3. ADEQUATE SOIL TYPE AND VOLUME WILL BE PROVIDED FOR ALL STREET TREES AND WILL BE REVIEWED AND COORDINATED WITH PUBLIC SERVICE.



PLANTING PLAN - CENTRAL PARCEL



Plant Schedule - This Sheet Only

QTY	QTY	QTY	QTY	QTY
100	100	100	100	100

Plant Schedule - This Sheet Only

QTY	QTY	QTY	QTY	QTY
100	100	100	100	100

Plant Schedule - This Sheet Only

QTY	QTY	QTY	QTY	QTY
100	100	100	100	100

QTY	QTY	QTY	QTY	QTY
100	100	100	100	100

Plant Schedule - This Sheet Only

QTY	QTY	QTY	QTY	QTY
100	100	100	100	100

Plant Schedule - This Sheet Only

QTY	QTY	QTY	QTY	QTY
100	100	100	100	100

QTY	QTY	QTY	QTY	QTY
100	100	100	100	100

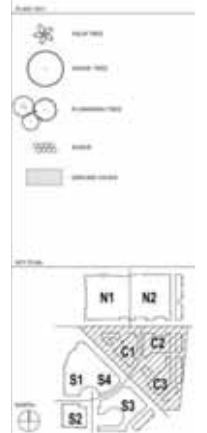
Plant Schedule - This Sheet Only

QTY	QTY	QTY	QTY	QTY
100	100	100	100	100

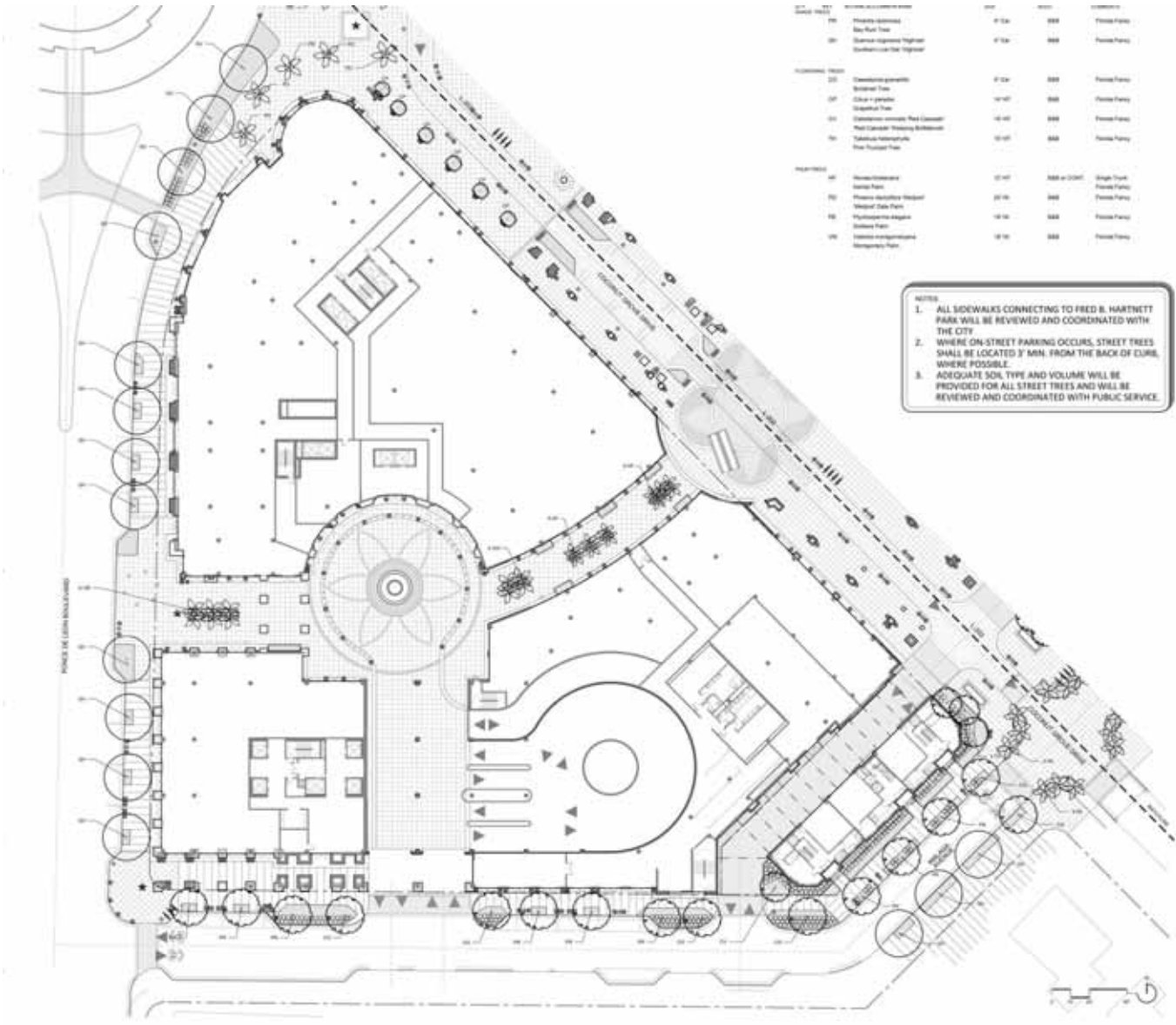
Plant Schedule - This Sheet Only

QTY	QTY	QTY	QTY	QTY
100	100	100	100	100

1. ALL SIDEWALKS CONNECTING TO FRED B. HARTNETT PARK WILL BE REVIEWED AND COORDINATED WITH THE CITY.
2. WHERE ON STREET PARKING OCCURS, STREET TREES SHALL BE LOCATED 8' MIN. FROM THE BACK OF CURB, WHERE POSSIBLE.
3. ADEQUATE SOIL TYPE AND VOLUME WILL BE PROVIDED FOR ALL STREET TREES AND WILL BE REVIEWED AND COORDINATED WITH PUBLIC SERVICE.

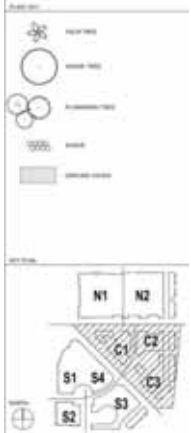


PLANTING PLAN - SOUTH PARCEL

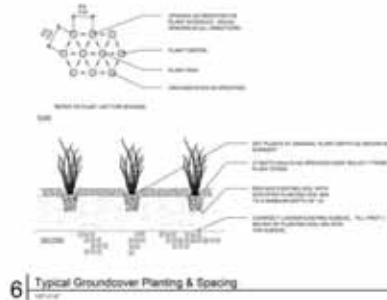
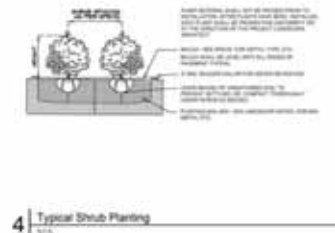
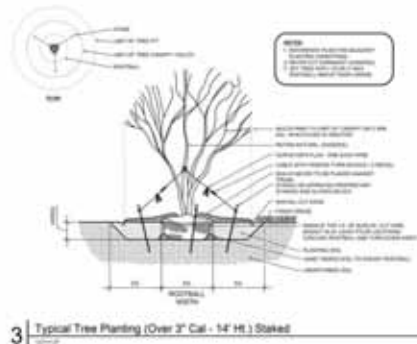
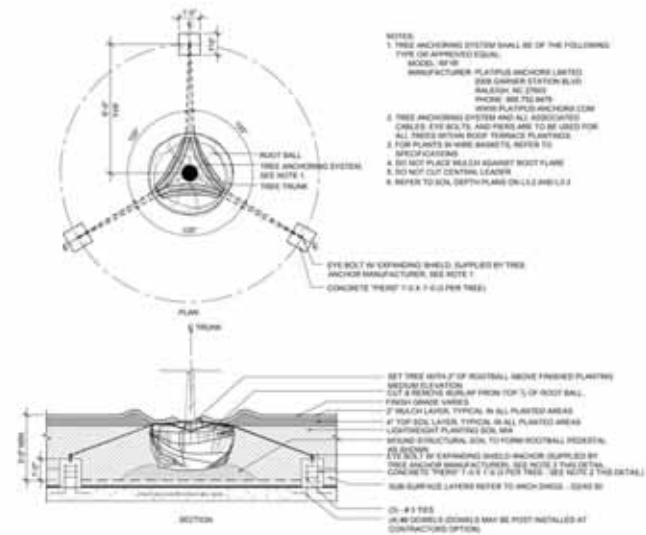
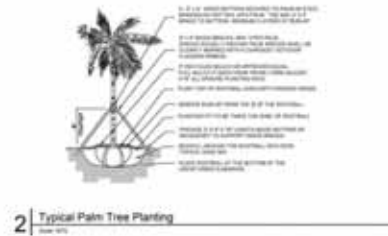
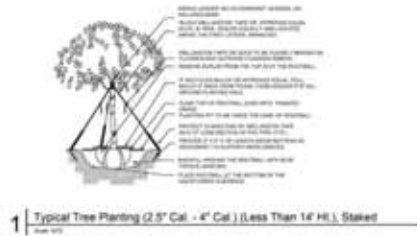


NO.	PLANT SPECIES	SIZE	QUANTITY	REMARKS
101	Platanus occidentalis	12" DBH	200	Planting Plan
102	Quercus agrifolia	12" DBH	200	Planting Plan
103	Quercus laevis	12" DBH	200	Planting Plan
104	Quercus prinus	12" DBH	200	Planting Plan
105	Quercus rubra	12" DBH	200	Planting Plan
106	Quercus sp.	12" DBH	200	Planting Plan
107	Quercus sp.	12" DBH	200	Planting Plan
108	Quercus sp.	12" DBH	200	Planting Plan
109	Quercus sp.	12" DBH	200	Planting Plan
110	Quercus sp.	12" DBH	200	Planting Plan
111	Quercus sp.	12" DBH	200	Planting Plan
112	Quercus sp.	12" DBH	200	Planting Plan
113	Quercus sp.	12" DBH	200	Planting Plan
114	Quercus sp.	12" DBH	200	Planting Plan
115	Quercus sp.	12" DBH	200	Planting Plan
116	Quercus sp.	12" DBH	200	Planting Plan
117	Quercus sp.	12" DBH	200	Planting Plan
118	Quercus sp.	12" DBH	200	Planting Plan
119	Quercus sp.	12" DBH	200	Planting Plan
120	Quercus sp.	12" DBH	200	Planting Plan

- NOTES:
1. ALL SIDEWALKS CONNECTING TO FRED B. HARTNETT PARK WILL BE REVIEWED AND COORDINATED WITH THE CITY.
 2. WHERE ON-STREET PARKING OCCURS, STREET TREES SHALL BE LOCATED 3' MIN. FROM THE BACK OF CURB, WHERE POSSIBLE.
 3. ADEQUATE SOIL TYPE AND VOLUME WILL BE PROVIDED FOR ALL STREET TREES AND WILL BE REVIEWED AND COORDINATED WITH PUBLIC SERVICE.



PLANTING - DETAILS AND CALCS



GENERAL NOTES:

- The Landscape Contractor is to locate and verify all underground and overhead utilities prior to beginning work. Contact proper utility companies and/or General Contractor prior to digging for field verification. The Owner and the Landscape Architect shall not be responsible for any damages to utility or irrigation lines (see Roadway Plans for more utility notes).
- Landscape Contractor is to verify all current drawings and check for discrepancies and bring to the attention of the Landscape Architect prior to commencing with the work.
- All unutilized and unplanted tree pits are to be properly bermed and flagged during installation.
- All planting plans are issued as directives for site layout. Any deviations, site changes, etc. are to be brought to the attention of the Landscape Architect for confirmation prior to installation.

PLANTING NOTES:

- All plant material is to be Florida Number 1 or better pursuant to the Florida Department of Agriculture's Grades and Standards for Nursery Plants.
- All plants are to be top dressed with a minimum 2" layer of Mulchmate mulch. Eucalyptus mulch is equal.
- Planting plans shall show precedence over plant list in case of discrepancies.
- Site changes are to be made without the prior consent of the Landscape Architect and Owner. Additions and/or deletions to the plant material must be approved by the project engineer.
- Landscape Contractor is responsible for providing their own square footage takeoffs and field verification for 100% cost coverage for all areas specified.
- All landscape areas are to be provided with automatic irrigation system which provide 100% coverage, and 50% watering.
- All trees in lawn areas are to receive a 24" diameter mulched saucer at the base of the trunk.
- Trees are to be planted within parking islands after soil is brought up to grade. Directly over road beds are not acceptable.
- Planting soil for topsoil and landfill shall be 50/50 mix, non-saline free. Planting soil for annual beds to be comprised of 50% Canadian peat moss, 20% soil free coarse sand and 30% Florida.
- Tree and shrub pits will be supplemented with "Aggiform Fertilizer", 21 gram size with a 20-10-5 analysis, or substitute application accepted by Landscape Architect. Deliver in manufacturer's standard containers showing weight, analysis and name of manufacturer.

LANDSCAPE UPGRADES

10000

4. No. of trees required
5. 5. Plants required (No. Trees x 200)
6. 6. Plants required (No. Trees x 200)

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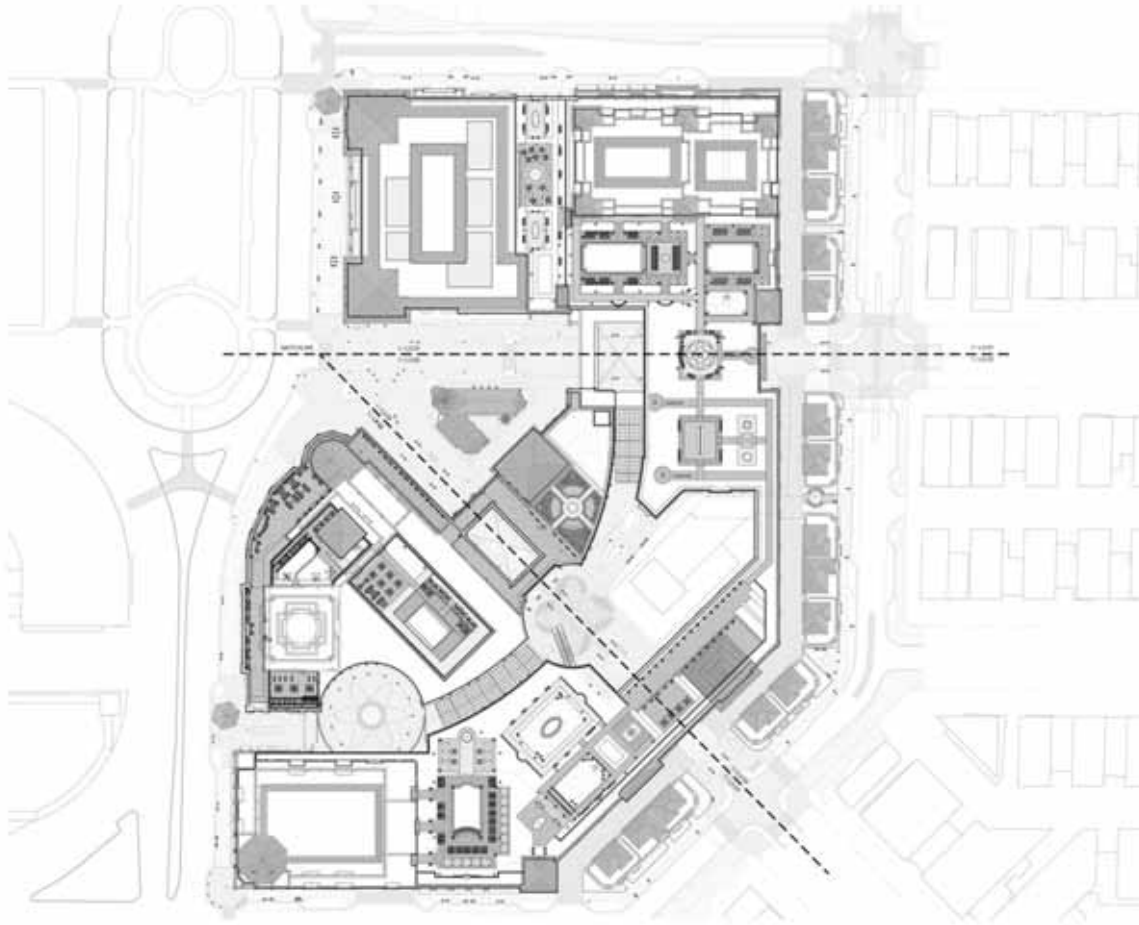
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OVERALL ON-SITE ACTIVATED ROOFTOP HARDSCAPE PLAN



1 OVERALL ROOFTOP SITE PLAN
1-100

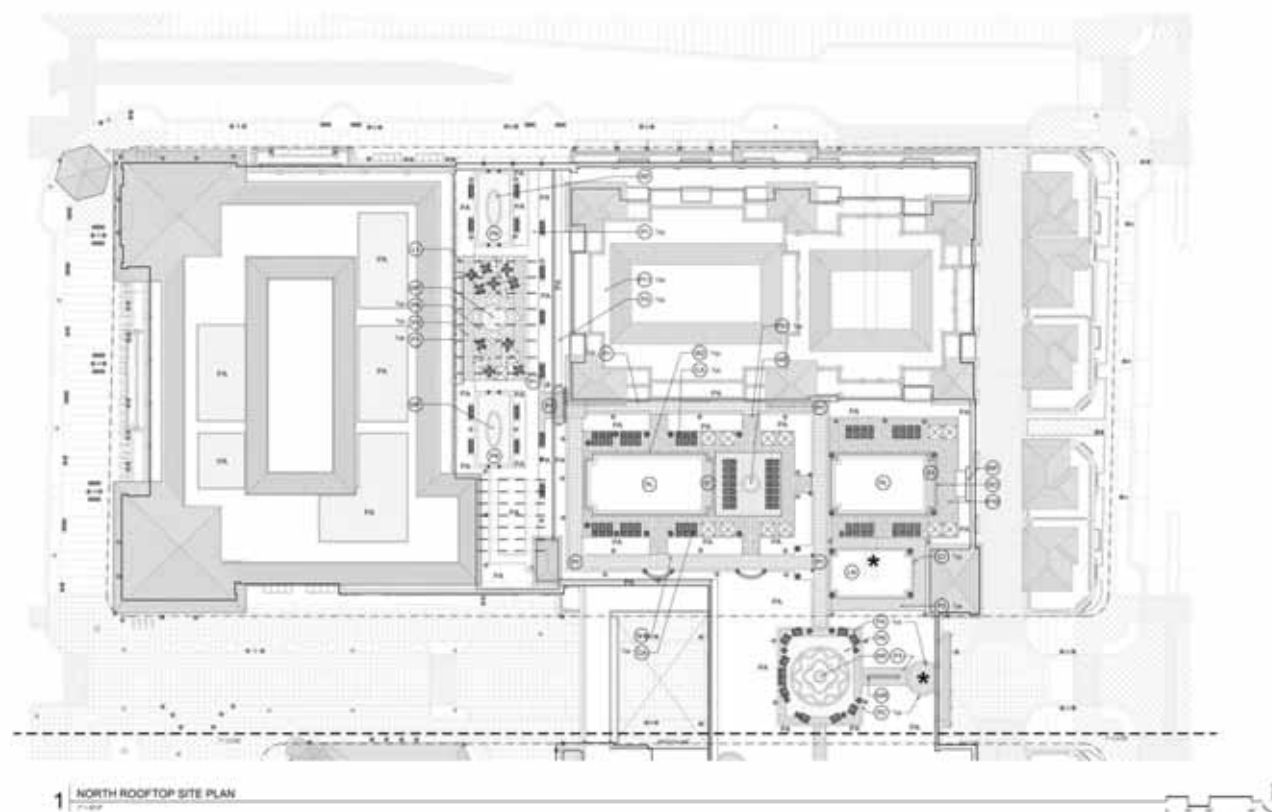


CITY COMMISSION
SECOND READING

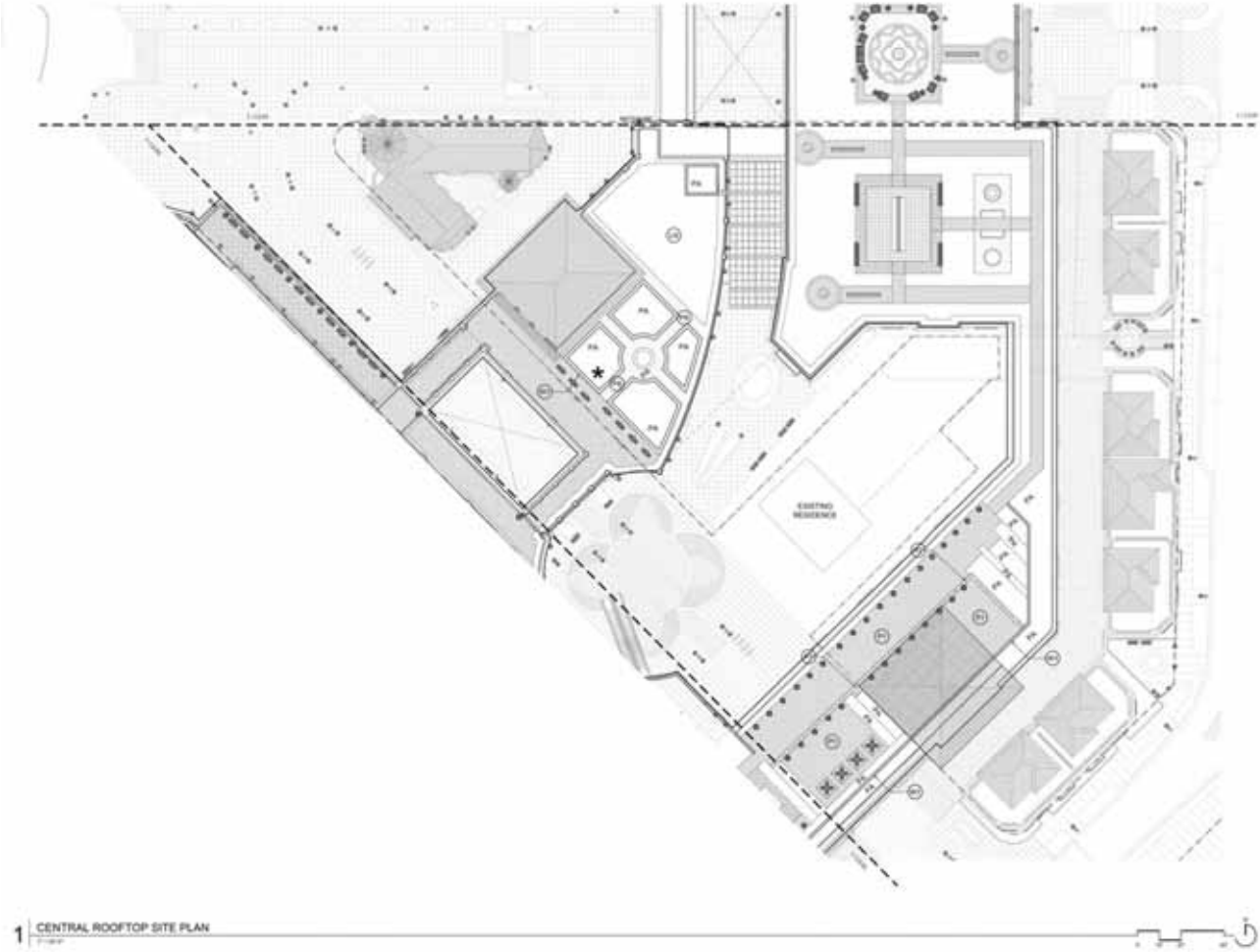
MEDITERRANEAN VILLAGE
AT PONCE CIRCLE



ACTIVATED ROOFTOP HARDSCAPE PLAN - NORTH PARCEL



ACTIVATED ROOFTOP HARDSCAPE PLAN - CENTRAL PARCEL



HARDSCAPE KEY

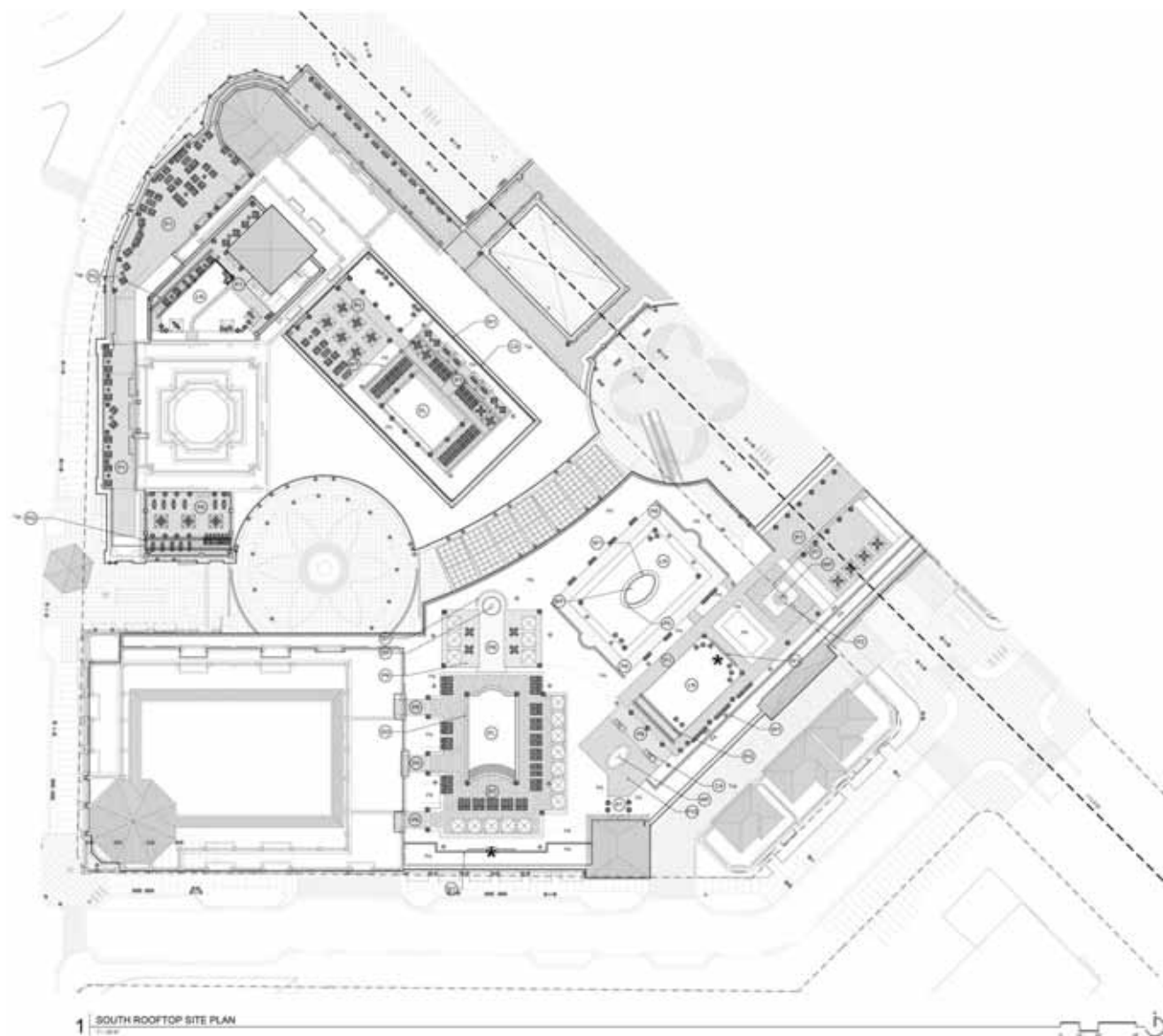
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MEDITERRANEAN VILLAGE
AT PONCE CIRCLE

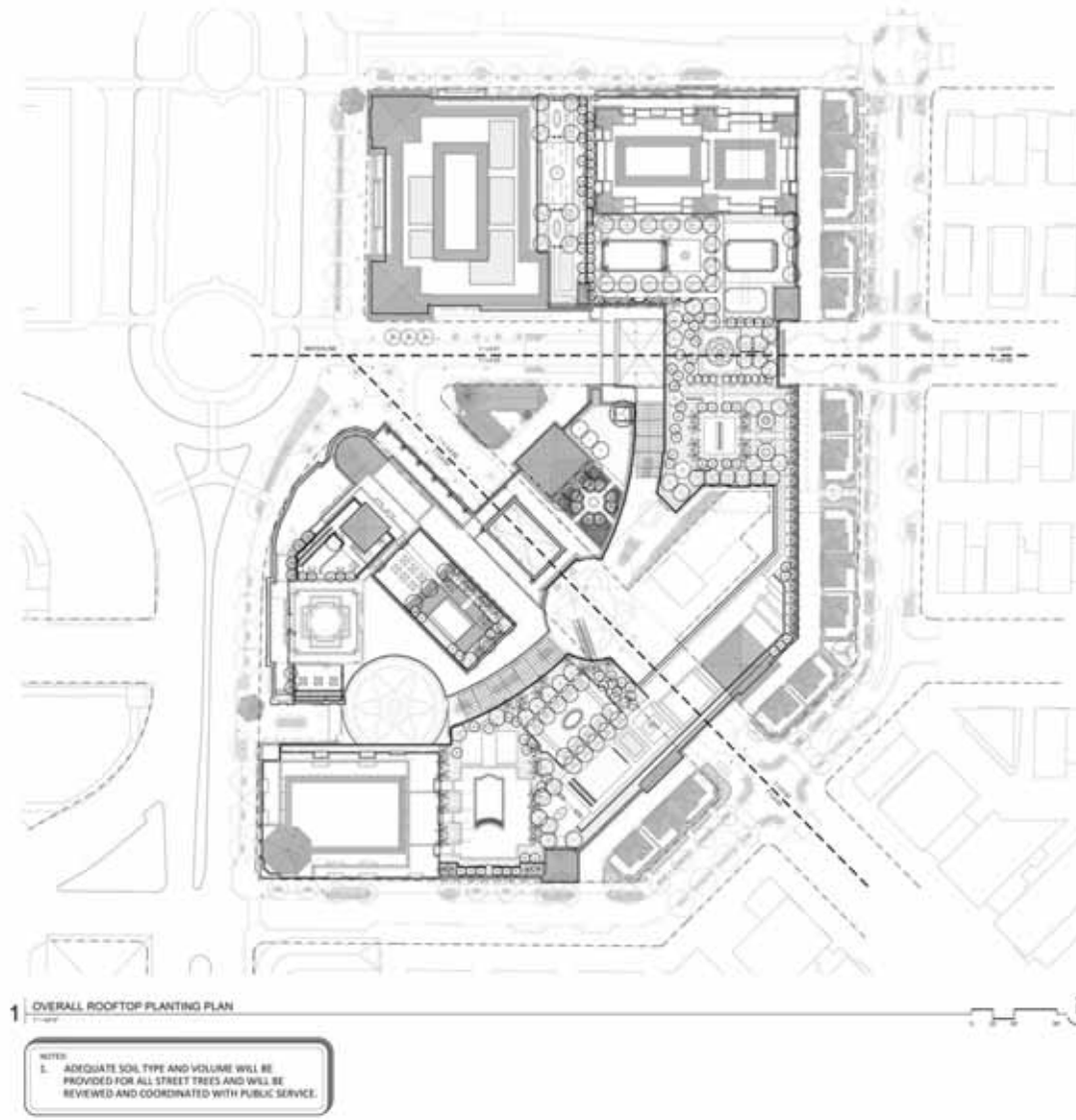


ACTIVATED ROOFTOP HARDSCAPE PLAN - SOUTH PARCEL

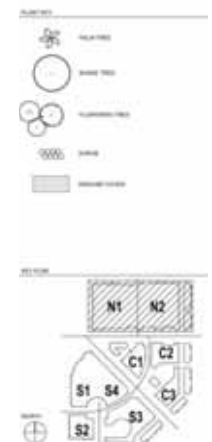
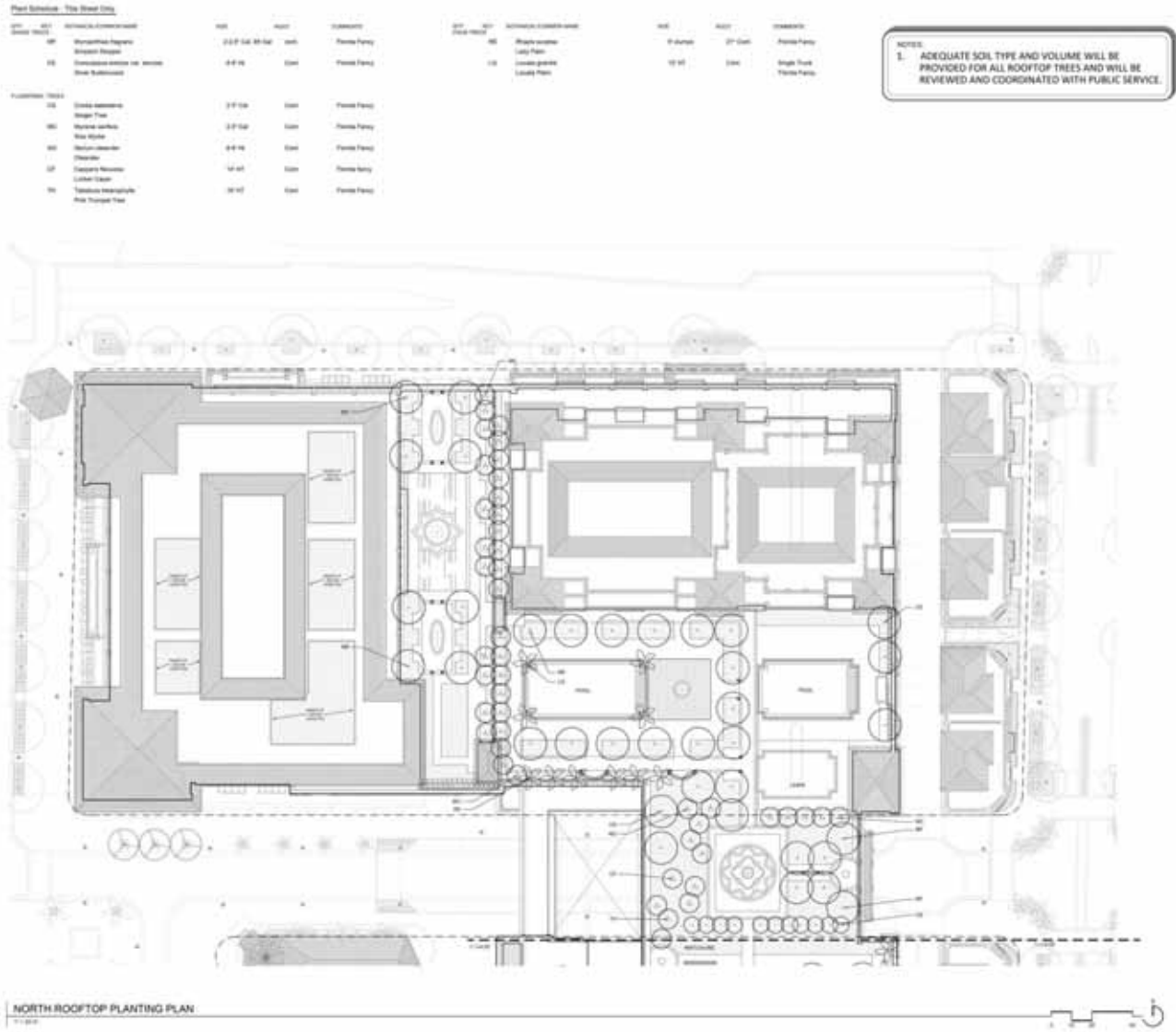


CITY COMMISSION
SECOND READING

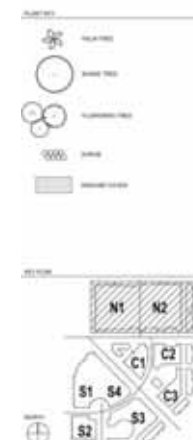
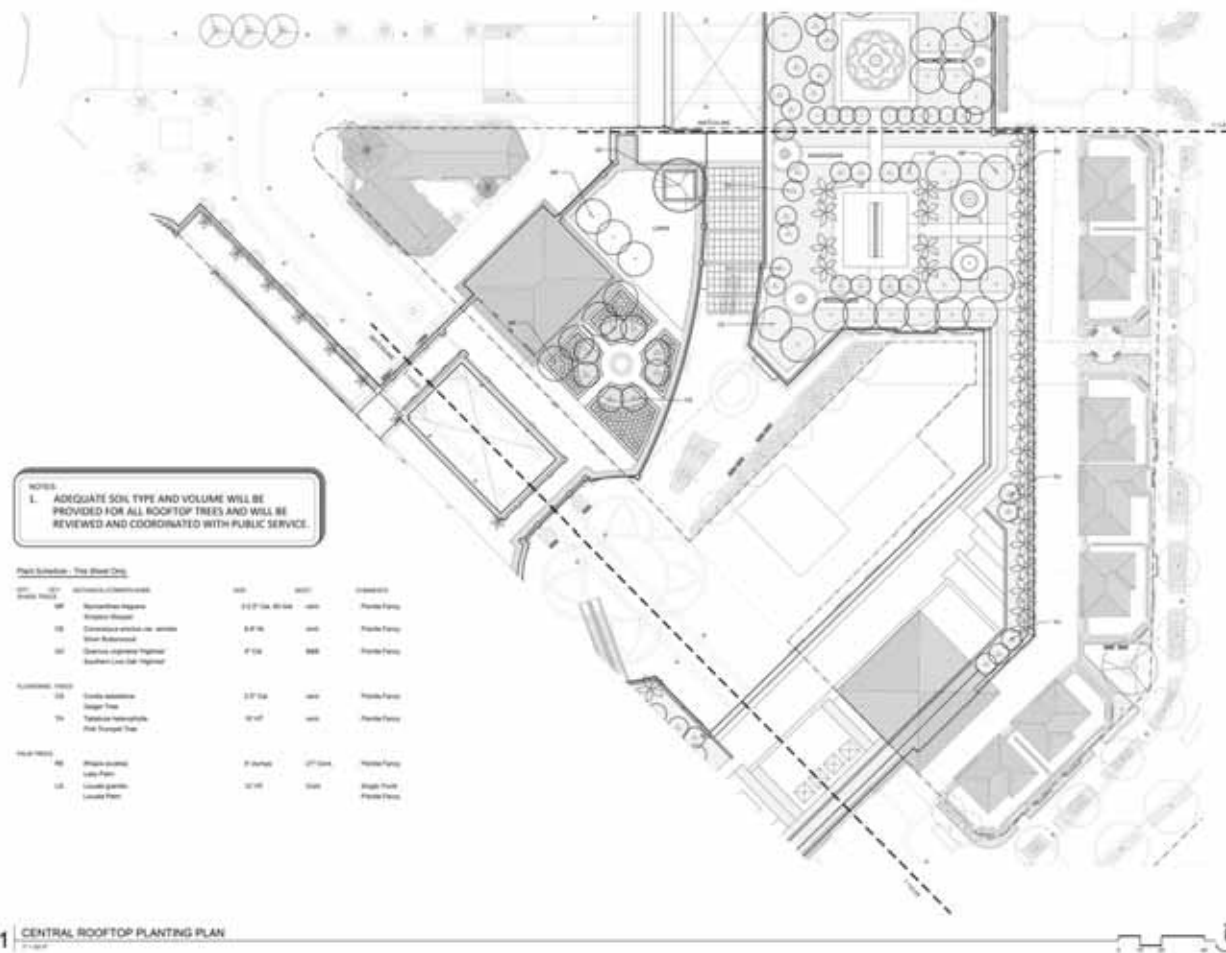
OVERALL ON-SITE ACTIVATED ROOFTOP PLANTING PLAN



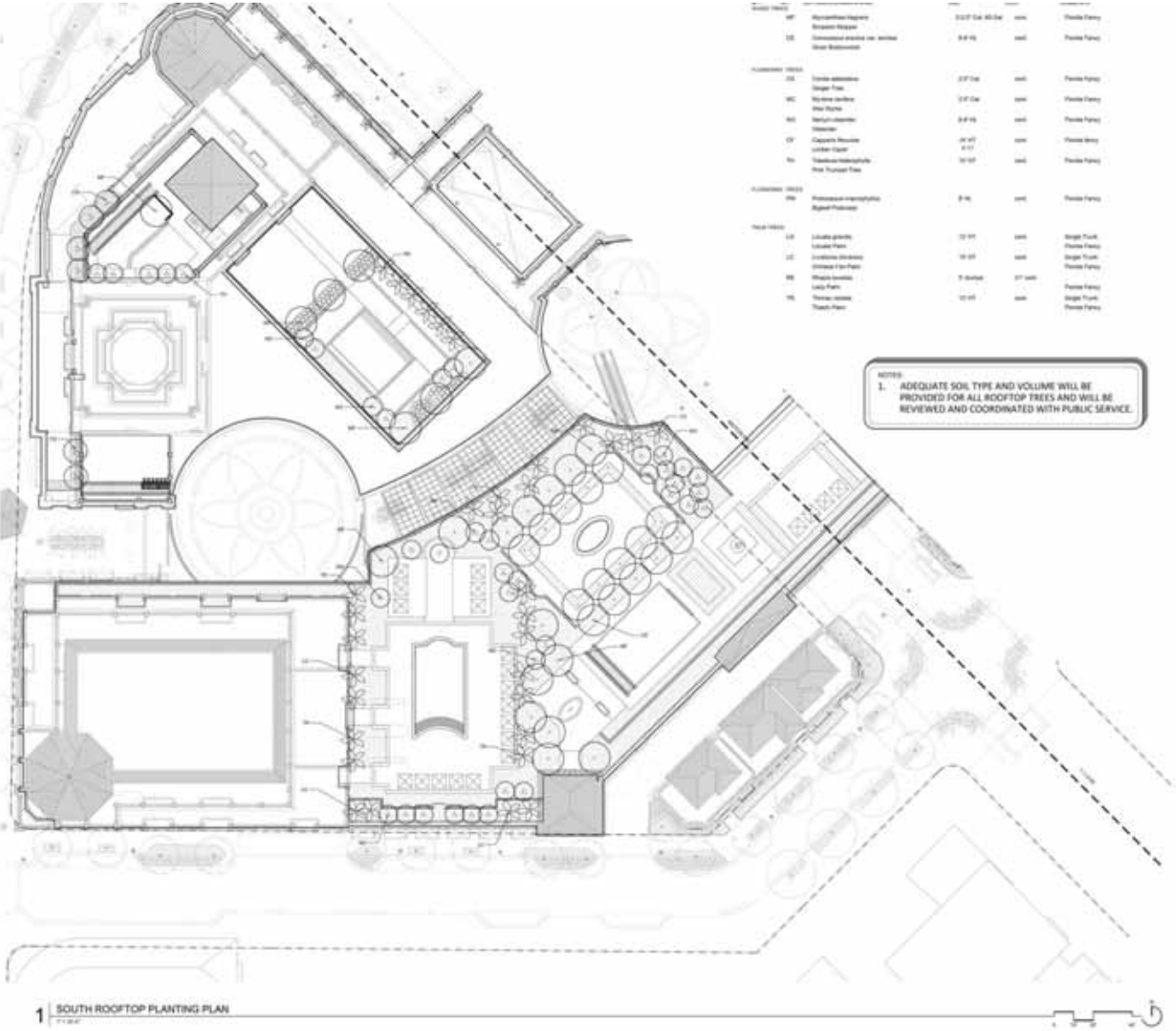
ACTIVATED ROOFTOP PLANTING PLAN - NORTH PARCEL

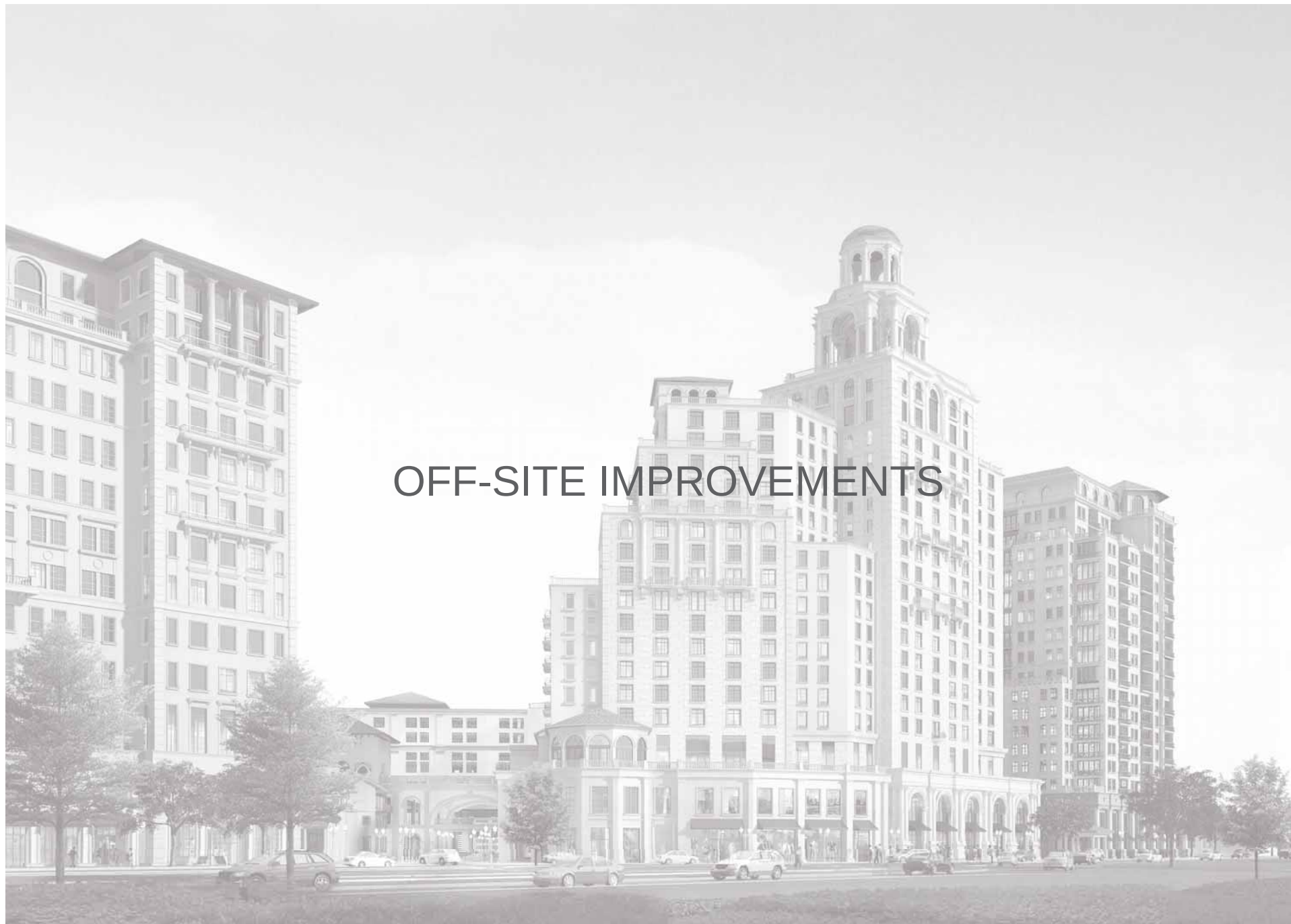


ACTIVATED ROOFTOP PLANTING PLAN - CENTRAL PARCEL



ACTIVATED ROOFTOP PLANTING PLAN - SOUTH PARCEL





OFF-SITE IMPROVEMENTS

CITY COMMISSION
SECOND READING

MEDITERRANEAN VILLAGE
AT PONCE CIRCLE



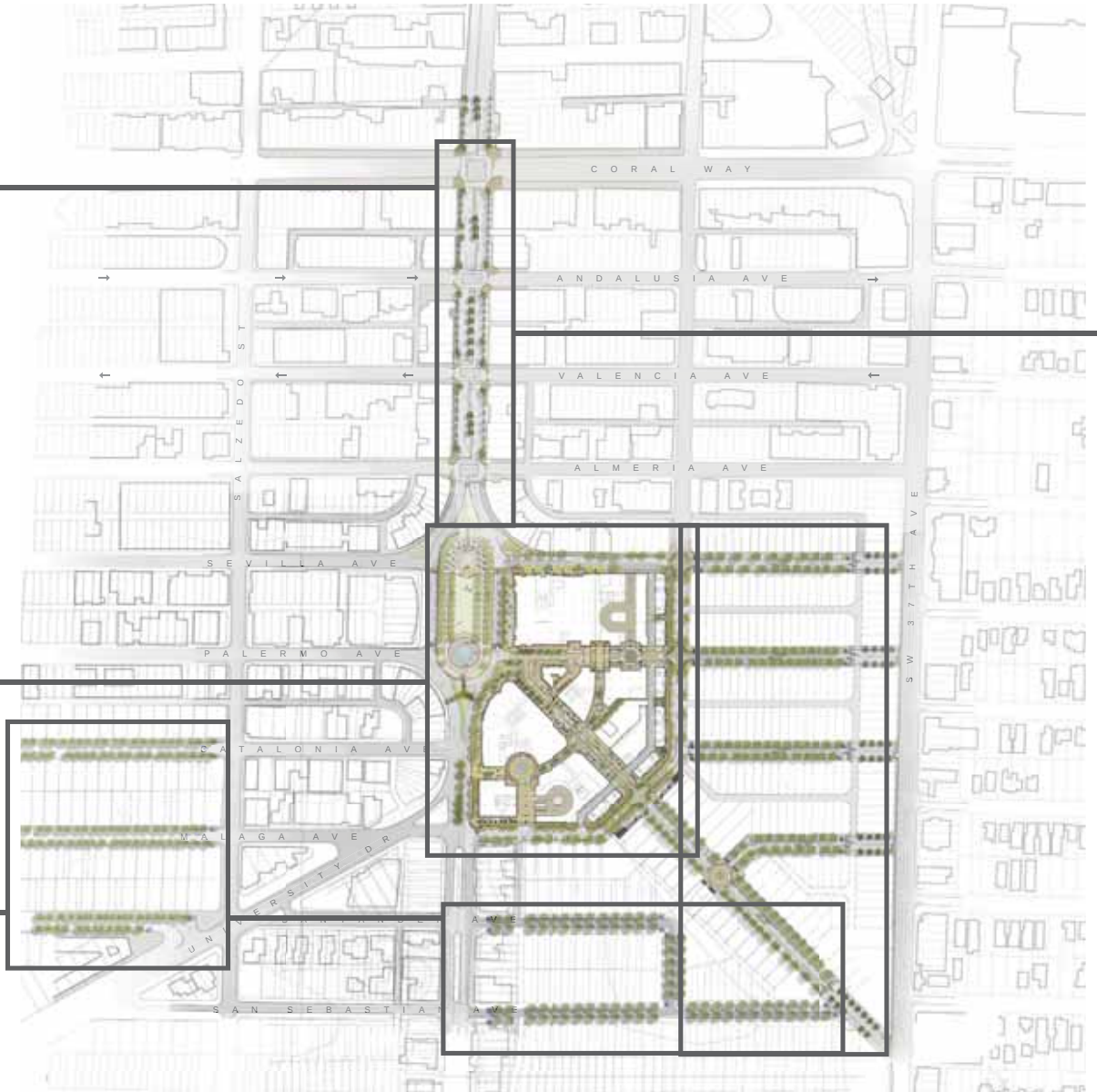
OVERALL NEIGHBORHOOD/STREETSCAPE ENHANCEMENTS

STREETSCAPE
IMPROVEMENTS TO EAST AND
WEST SIDE OF PONCE DE
LEON BLVD

SITE AND SURROUNDING
STREET IMPROVEMENTS

NEIGHBORHOOD
STREETSCAPE
IMPROVEMENTS

OFF-SITE IMPROVEMENTS



PONCE DE LEON STREETSCAPE ENHANCEMENTS

*EAST AND SIDE OF PONCE DE LEON



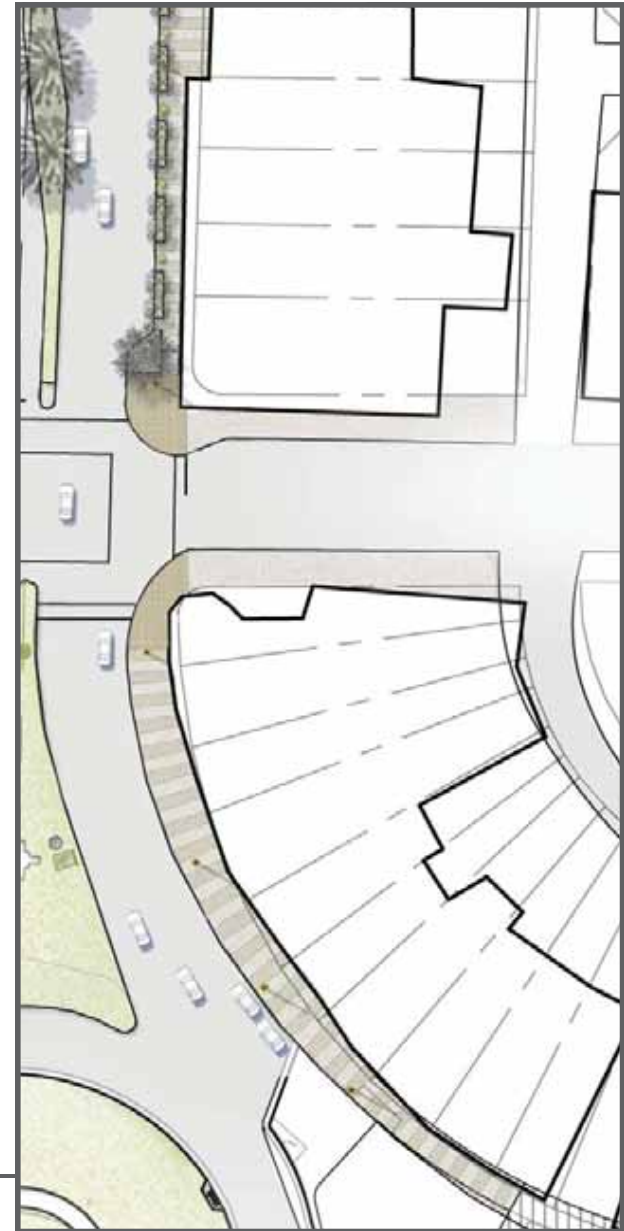
- NOTES:
1. STREETSCAPE IMPROVEMENTS TO BE DESIGNED AND PREPARED BY CITY OF CORAL GABLES CONSULTANT AND PAID FOR BY THE DEVELOPER.
 2. EXISTING BASE INFORMATION WAS PULLED FROM PUBLIC GIS INFORMATION AND AERIAL PHOTOS. ALL EXISTING CONDITIONS SHALL BE VERIFIED IN THE FIELD.



OFF-SITE KEY PLAN



PLEASE REFER
TO DEVELOPMENT
AGREEMENT



OFF-SITE IMPROVEMENTS

CITY COMMISSION
SECOND READING

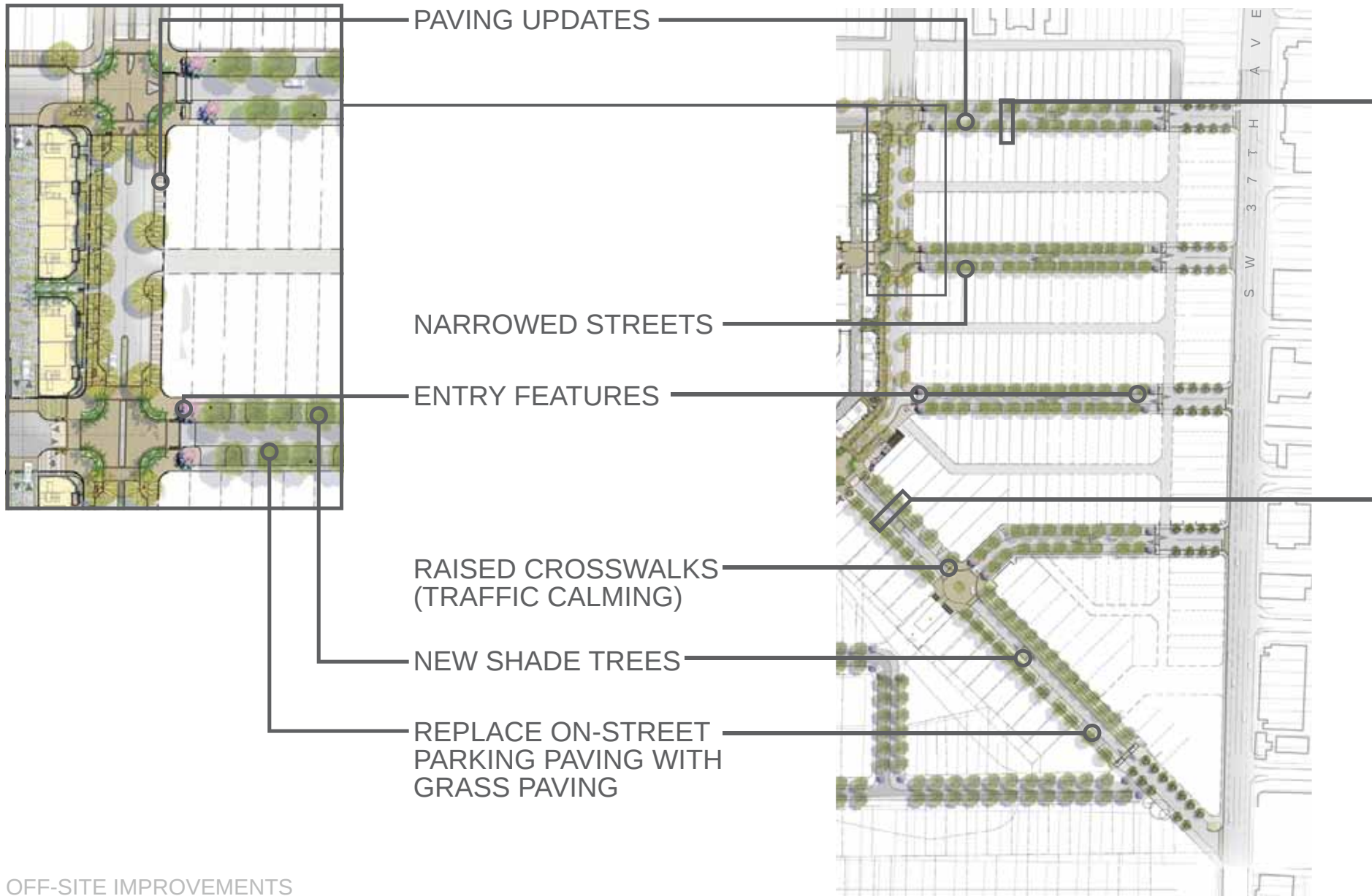
MEDITERRANEAN VILLAGE
AT PONCE CIRCLE

MAHAN RYKIEL
LANDSCAPE ARCHITECTS

RTKL
AN ARCADIS COMPANY

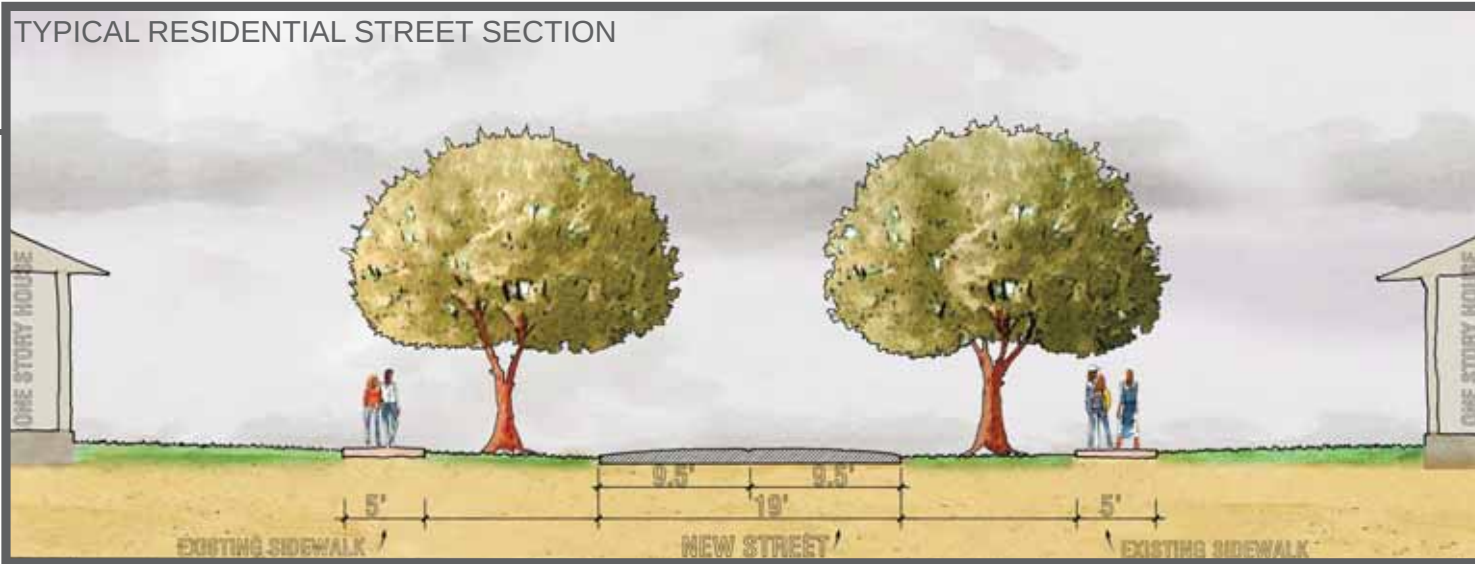
AGAVE PONCE

EAST NEIGHBORHOOD ENHANCEMENTS

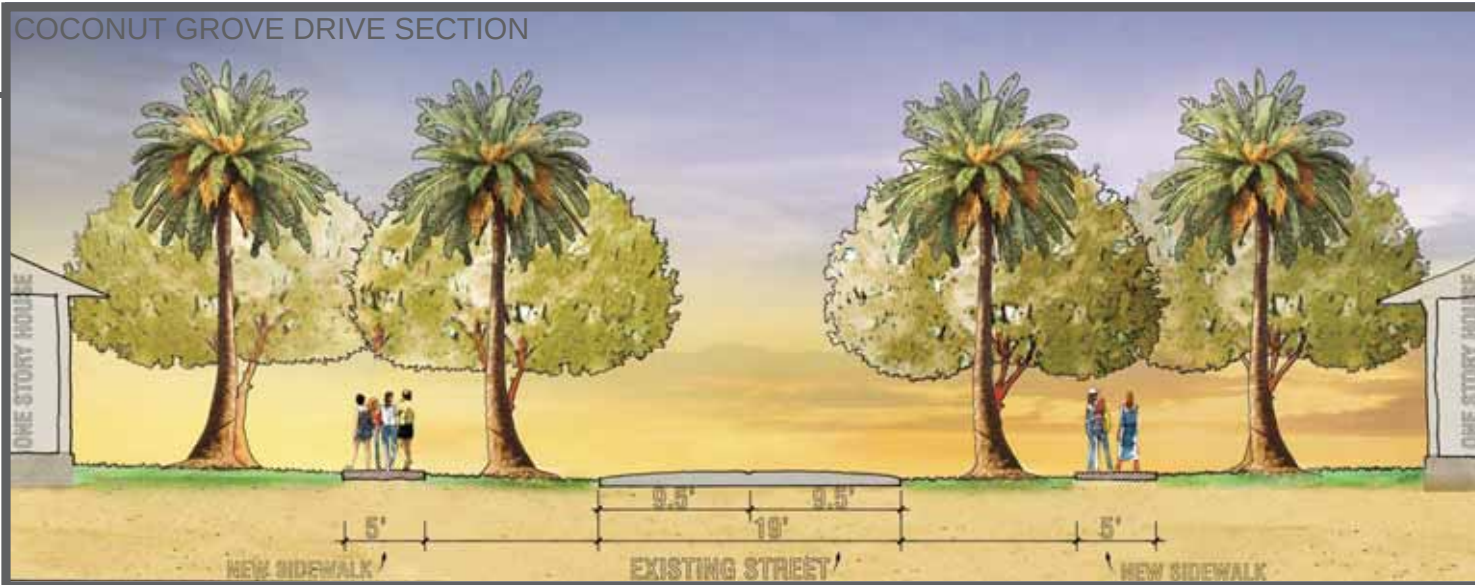


STREET SECTIONS

TYPICAL RESIDENTIAL STREET SECTION



COCONUT GROVE DRIVE SECTION



OFF-SITE IMPROVEMENTS

CITY COMMISSION
SECOND READING

MEDITERRANEAN VILLAGE
AT PONCE CIRCLE

ALPHA

RTKL
AN ARCADIS COMPANY

MAHAN RYKIEL
ARCHITECTS

251

WEST NEIGHBORHOOD ENHANCEMENTS



RAISED
CROSSWALKS
(TRAFFIC CALMING)

NARROWED
STREETS

NEW SHADE
TREES

OFF-SITE IMPROVEMENTS

CITY COMMISSION
SECOND READING

MEDITERRANEAN VILLAGE
AT PONCE CIRCLE



AN ARCADIS COMPANY



AGAVE FORCE



PROJECT RENDERINGS

CITY COMMISSION
SECOND READING

MEDITERRANEAN VILLAGE
AT PONCE CIRCLE



FRED B. HARTNETT PARK - LOOKING SOUTHEAST



PLAZA AT PONCE AND PALERMO - LOOKING SOUTHEAST

CITY COMMISSION
SECOND READING

**MEDITERRANEAN VILLAGE
AT PONCE CIRCLE**



PROJECT RENDERINGS

257

MEDITERRANEAN VILLAGE
AT PONCE CIRCLE

LOOKING SOUTHEAST ON PONCE DE LEON



OFFICE ENTRANCE ON SEVILLA

CITY COMMISSION
SECOND READING

MEDITERRANEAN VILLAGE
AT PONCE CIRCLE

RTKL

AN ARCADIS COMPANY



AGAVE PONCE

PROJECT RENDERINGS

MEDITERRANEAN VILLAGE
AT PONCE CIRCLE

AERIAL LOOKING SOUTHWEST



LOADING ENTRANCE ON SEVILLA

CITY COMMISSION
SECOND READING

MEDITERRANEAN VILLAGE
AT PONCE CIRCLE

RTKL
AN ARCADIS COMPANY



AGAVE PONCE

PROJECT RENDERINGS

261

MEDITERRANEAN VILLAGE
AT PONCE CIRCLE



MALAGA AVENUE - LOOKING NORTHEAST AT COCONUT GROVE DRIVE



MALAGA AVENUE AT COCONUT GROVE DRIVE

CITY COMMISSION
SECOND READING

**MEDITERRANEAN VILLAGE
AT PONCE CIRCLE**

RTKL

AN ARCADIS COMPANY



AGAVE PONCE

PROJECT RENDERINGS

263

CITY COMMISSION
SECOND READING

MEDITERRANEAN VILLAGE AT PONCE CIRCLE

AERIAL LOOKING SOUTHWEST





CITY COMMISSION
SECOND READING

MEDITERRANEAN VILLAGE AT PONCE CIRCLE



AN ARCADIS COMPANY



AGAVE PONCE

RETAIL ENTRANCE ON PONCE DE LEON

PROJECT RENDERINGS

CITY COMMISSION
SECOND READING

MEDITERRANEAN VILLAGE AT PONCE CIRCLE

AERIAL LOOKING SOUTHEAST



266

PROJECT RENDERINGS



AERIAL LOOKING NORTHWEST

CITY COMMISSION
SECOND READING

MEDITERRANEAN VILLAGE
AT PONCE CIRCLE

RTKL
AN ARCADIS COMPANY



PROJECT RENDERINGS

267



CITY COMMISSION
SECOND READING

MEDITERRANEAN VILLAGE AT PONCE CIRCLE



AGAVE PONCE

PROJECT RENDERINGS