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

MEDITERRANEAN VILLAGE at Ponce Circle

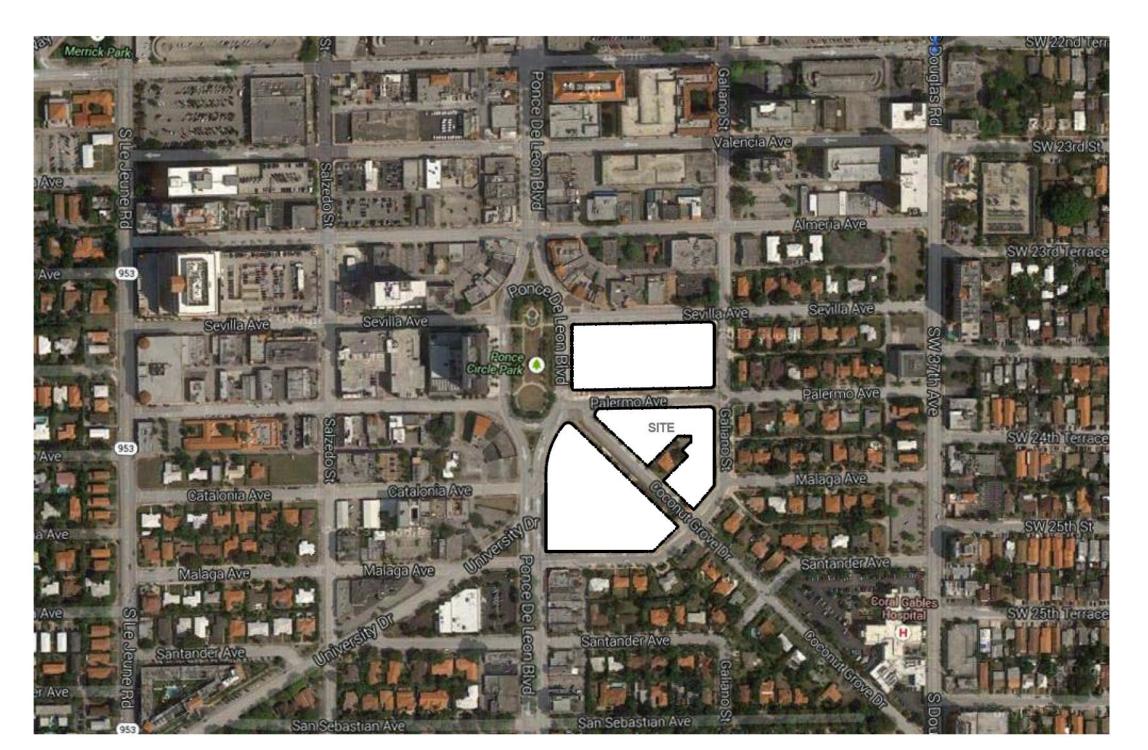
CLIENT

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

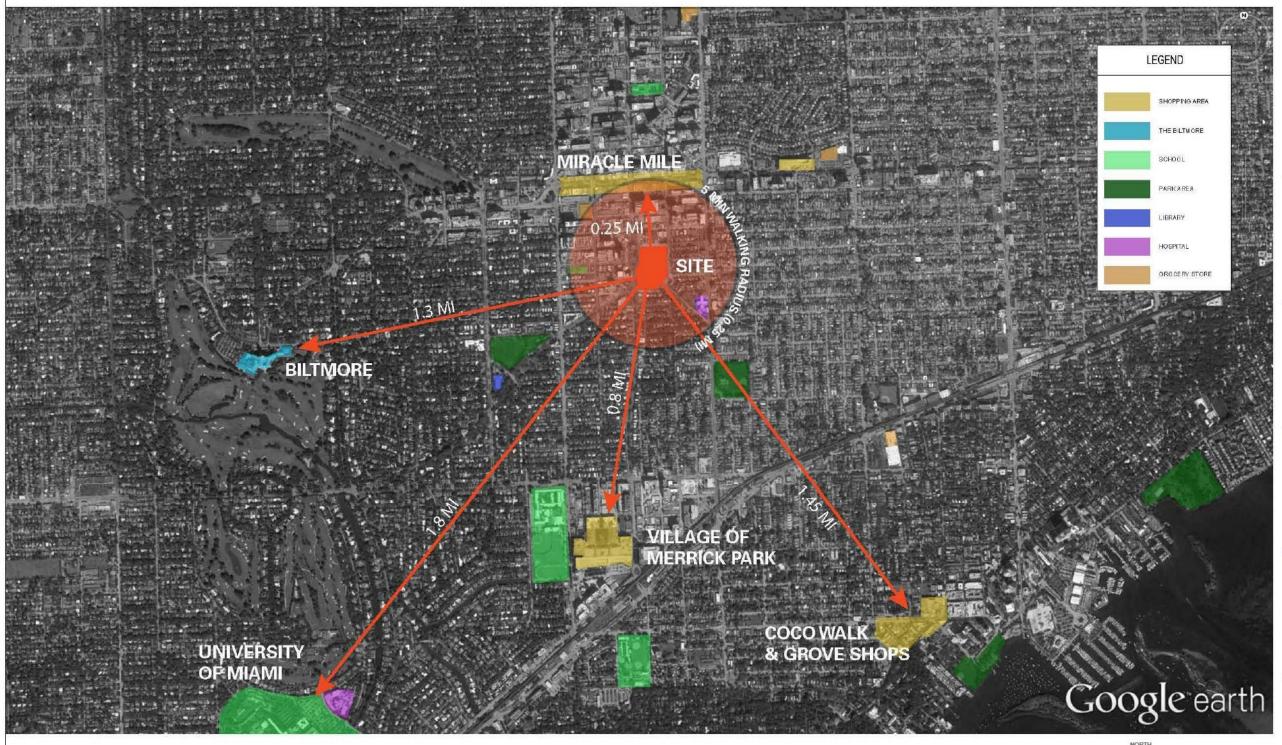
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SITE AERIAL VIEW

A-0.2



1 AERIAL VIEW





AN ARCADIS COMPANY
RTDL ASSOCIATES INC.
356 ALHAMBING OR SOUTH
OF THE SESSION
P. 785,288.3200
WWW.RTNL.COM
WWW.RTNL.COM
PROJECT PARAMER 45-14002.00

MEDITERRANEAN VILLAGE at Ponce Circle

TITLE
SITE CONDITION MAP

A-0.2.1



















AN ARCADIS COMPANY











MEDITERRANEAN VILLAGE at Ponce Circle

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

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SITE CONTEXT ANALYSIS

A-0.2.2

HISTORIC STRUCTURE ON SITE



























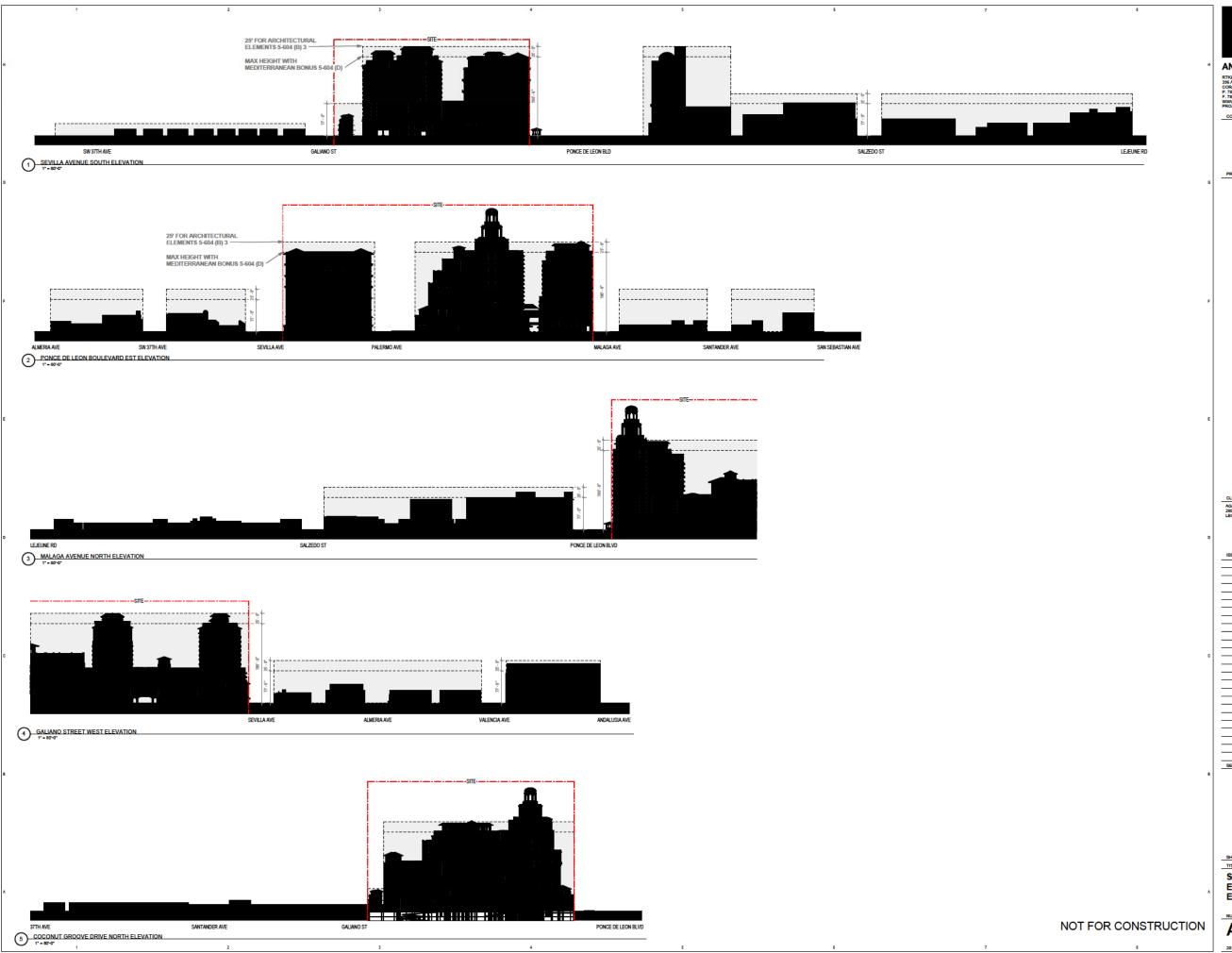












RTKU

AN ARCADIS COMPANY

MEDITERRANEAN VILLAGE at Ponce Circle



SHEET IDENTIFICATION

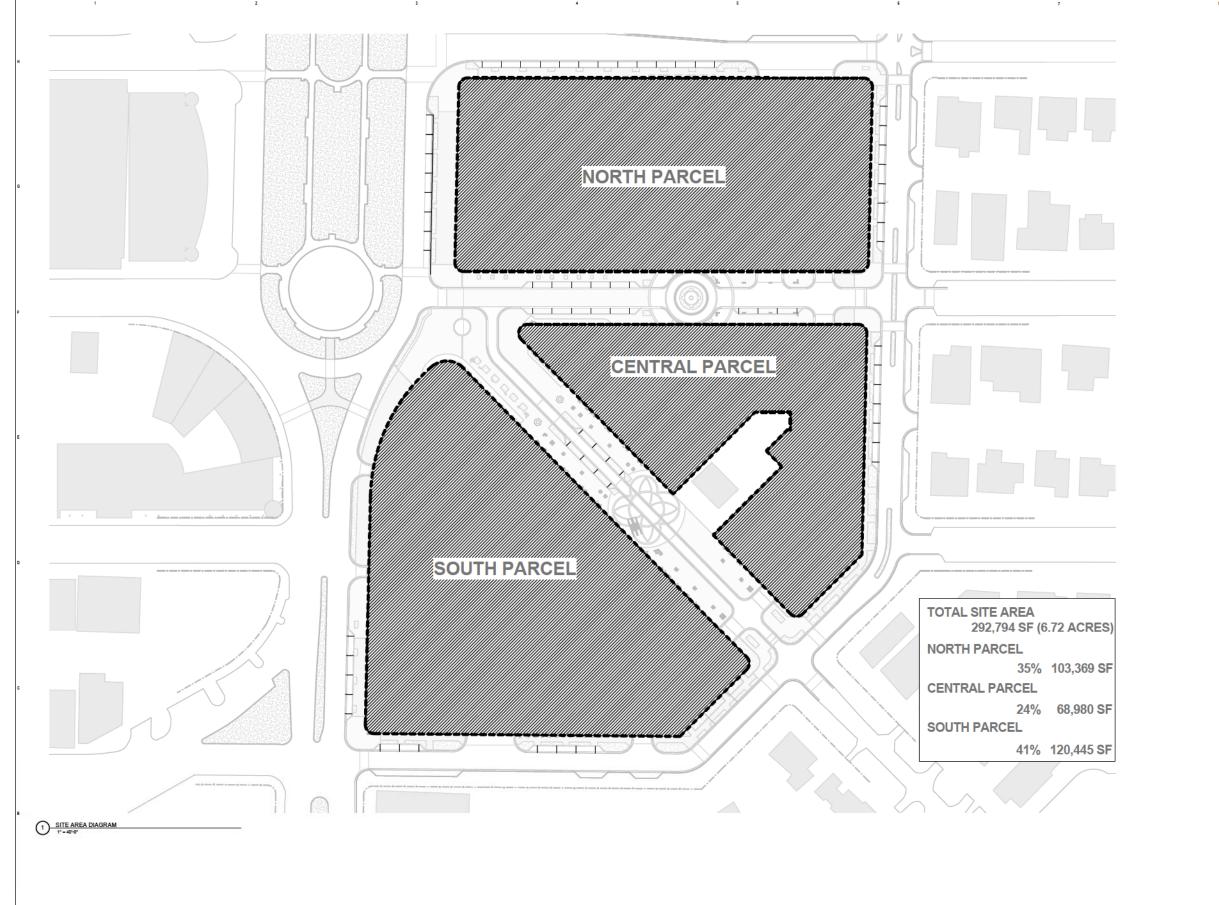
TITLE

SITE CONTEXT

EXTERIOR

ELEVATION

A-0.2.3



AN ARCADIS COMPANY

MEDITERRANEAN VILLAGE

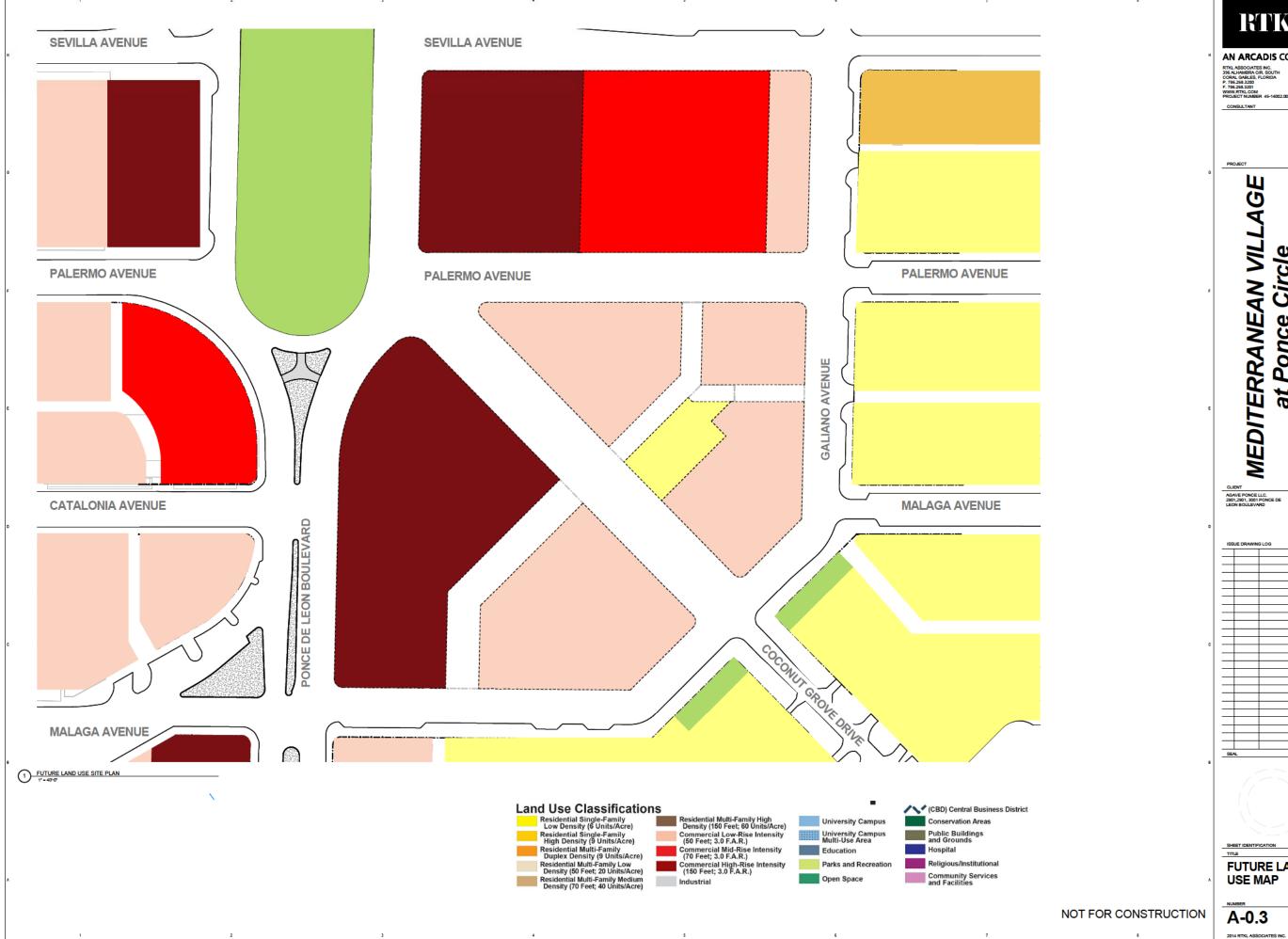
at Ponce Circle

ISSUE DRAWING LOG			



SITE AREA PLAN

A-0.2.4

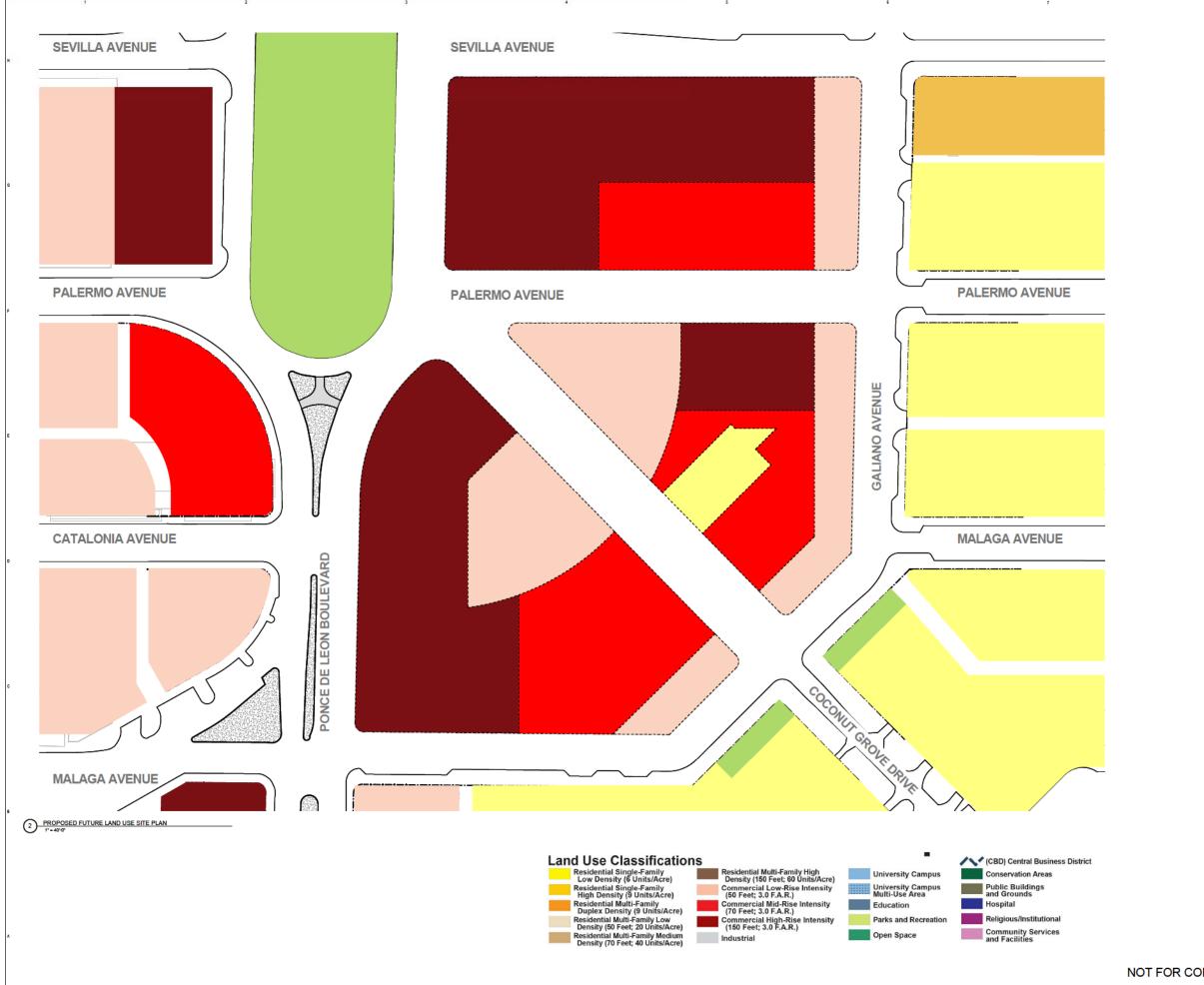


RIKL

AN ARCADIS COMPANY

at Ponce Circle

FUTURE LAND



RIKL

AN ARCADIS COMPANY

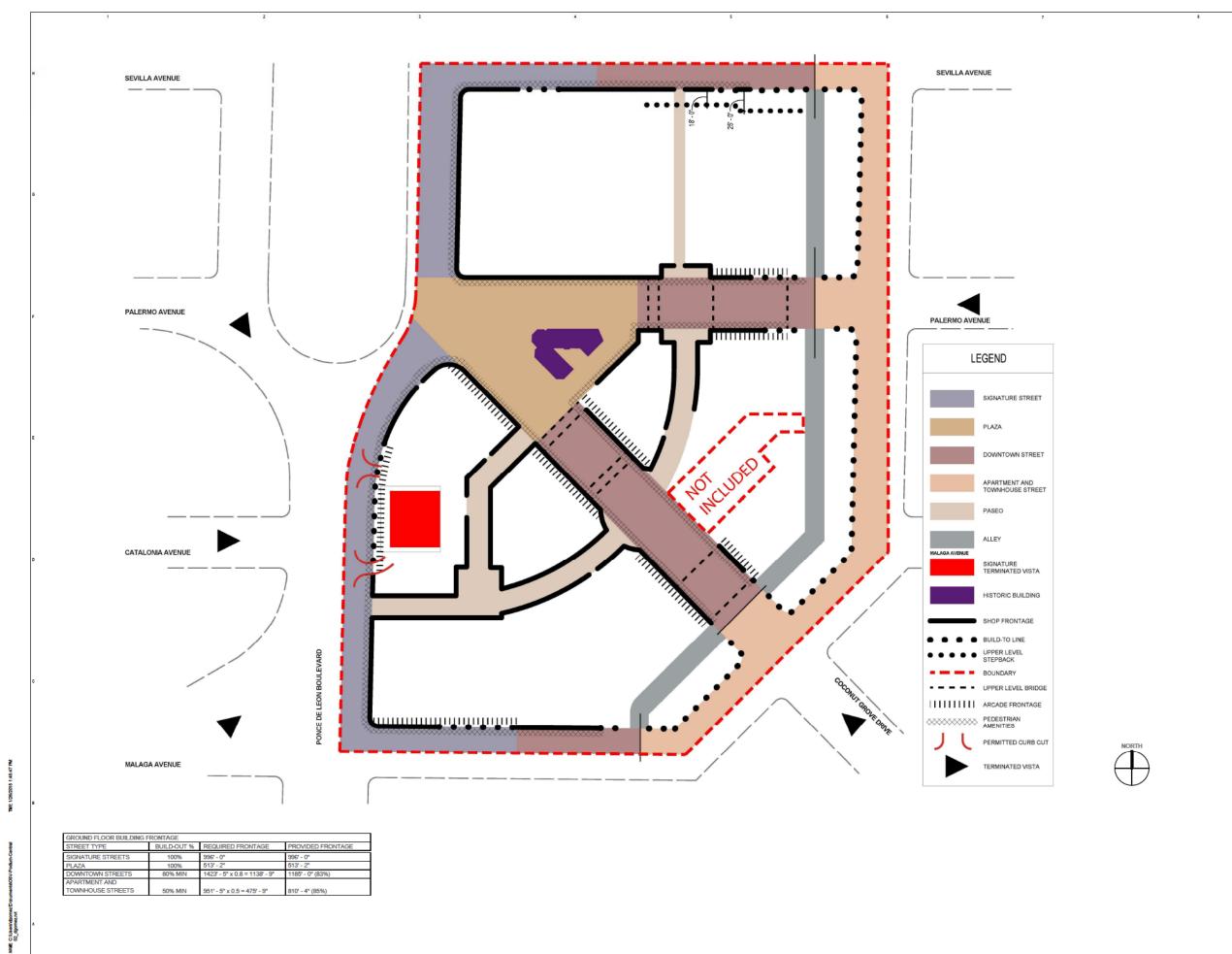
AGE MEDITERRANEAN VILL at Ponce Circle



SHEET IDENTIFICAT

PROPOSED **FUTURE LAND** USE MAP

A-0.3.1



AN ARCADIS COMPANY

396 ALHAMBRA CIR. SOUT CORAL GABLES, FLORIDA P. 786.268.3200 F. 786.268.3201 WWW.RTRL.COM BROJECT NIJMBER 45-14

CONSULTANT

PROJECT

MEDITERRANEAN VILLAGE at Ponce Circle

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

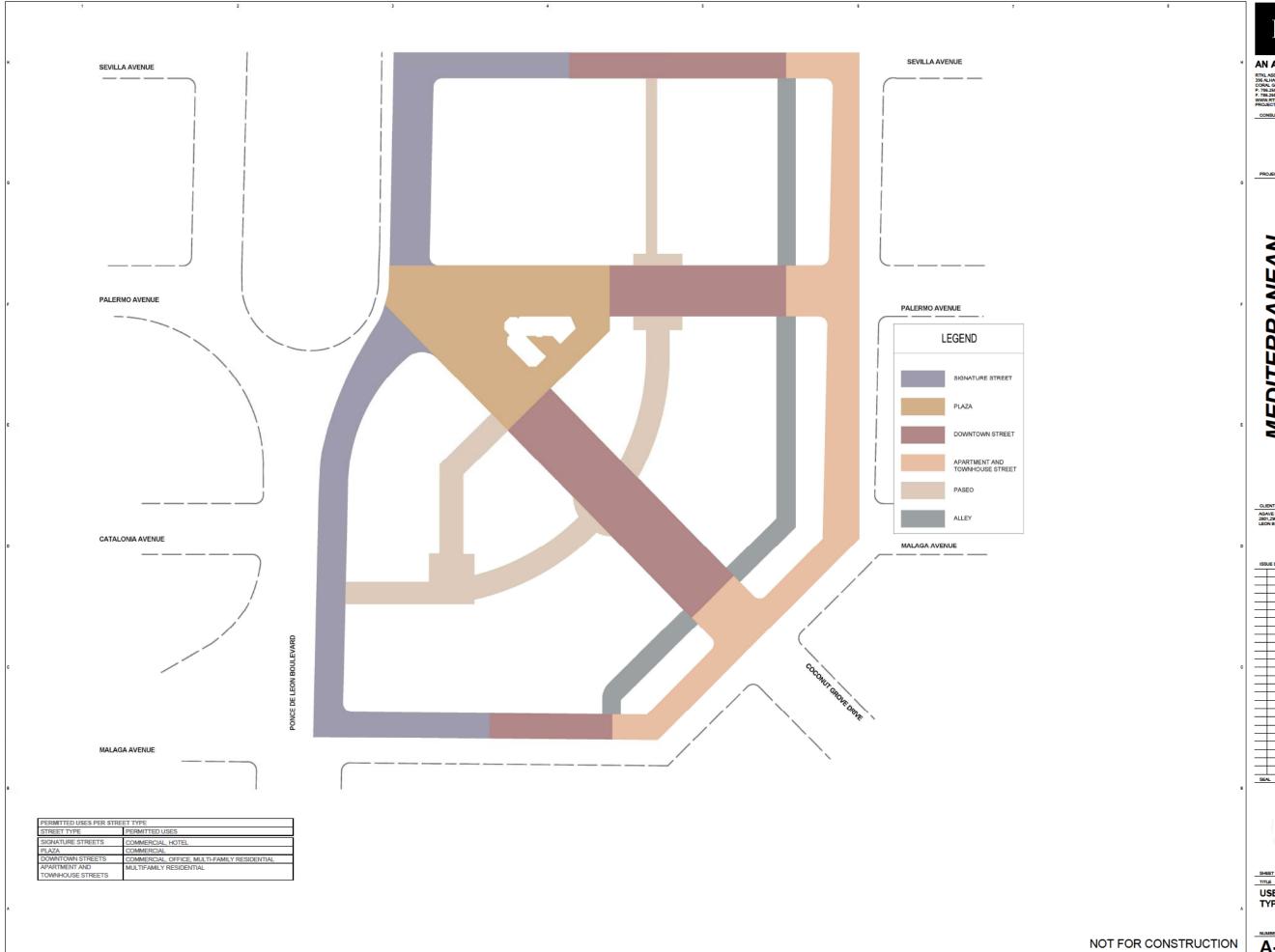
ISSUE DRAWING LOG



SHEET IDENTIFICA

STREET TYPE AND REGULATING PLAN

A-0.4
2014 RTKL ASSOCIATES INC.



RAKL

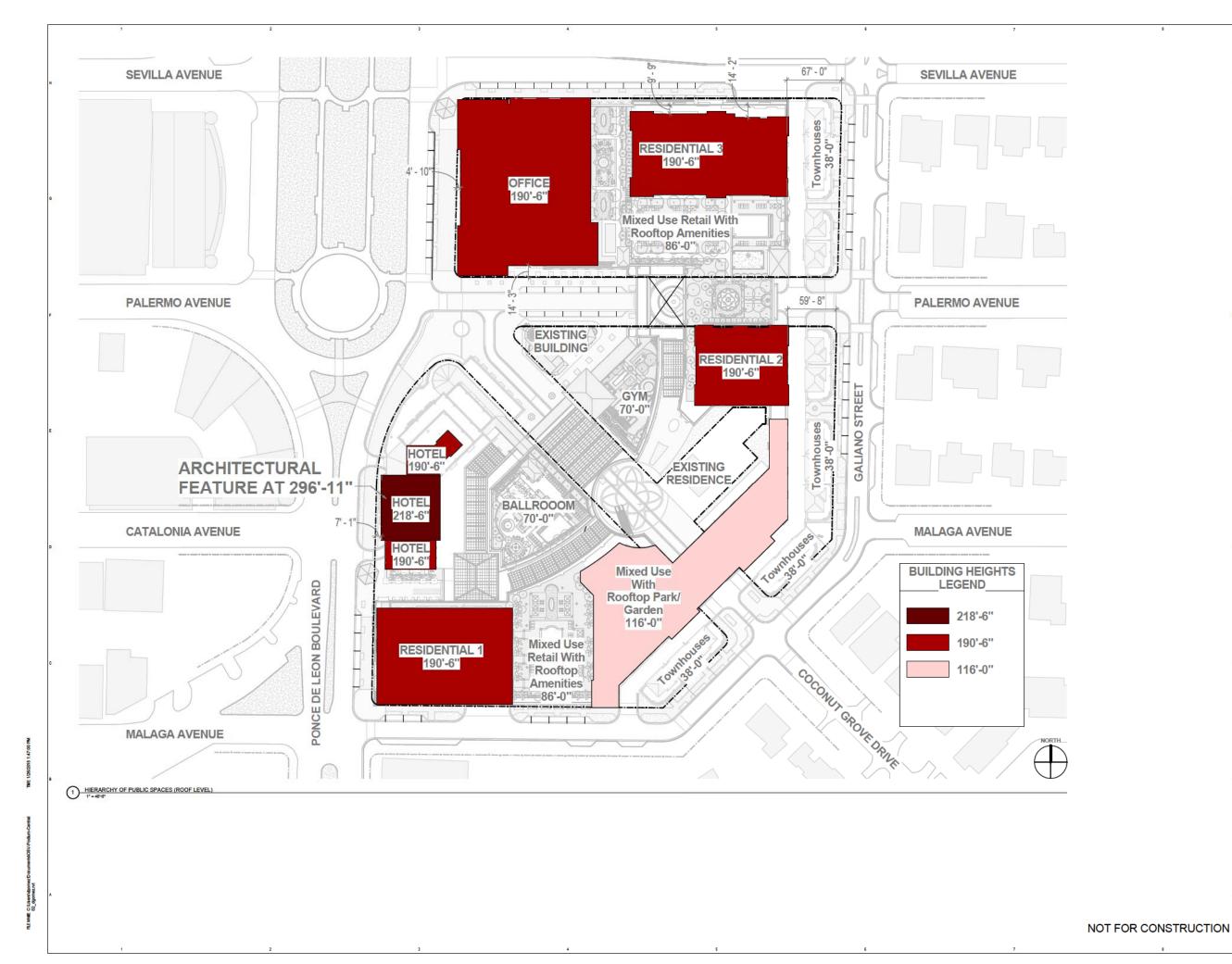
AN ARCADIS COMPANY

MEDITERRANEAN VILLAGE at Ponce Circle



TITLE
USES PER STREET

A-0.4.1 2014 RTKL ASSOCIATES INC.



AN ARCADIS COMPANY

RTKL ASSOCIATES INC. 395 ALHAMBRA CIR. SOUTH CORAL GABLES, FLORIDA P. 786.268.3200 F. 786.268.3201 WWW.RTKLCOM

PROJECT NUMBER 45-14002.00

PROJECT

MEDITERRANEAN VILLAGE at Ponce Circle

CLIENT

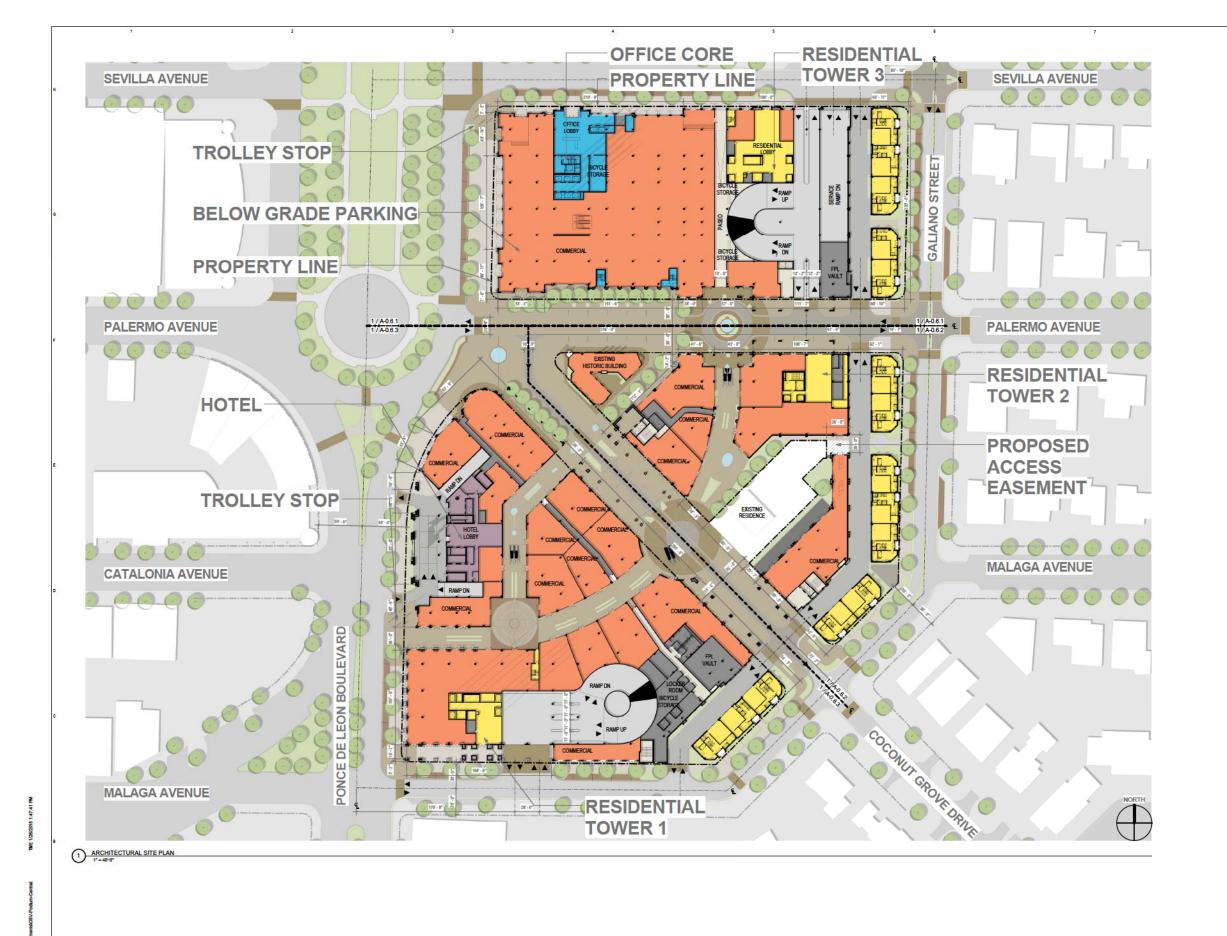
AGAVE PONCE LLC.
2801,2901, 3001 PONCE DE
LEON BOULEVARD

ISSUE DRAWING LOG

BUILDING HEIGHTS
AND SETBACKS

NUMBER

A-0.5



RIKL

AN ARCADIS COMPANY

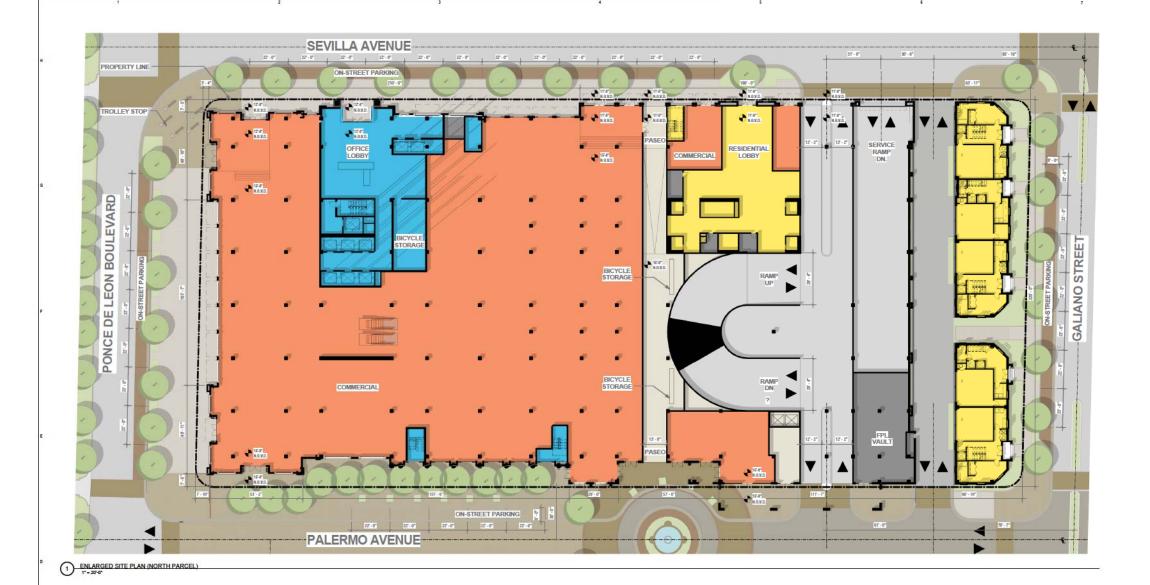
MEDITERRANEAN VILLAGE at Ponce Circle

CLIENT

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

ARCHITECTURAL SITE PLAN

A-0.6





AN ARCADIS COMPANY

MEDITERRANEAN VILLAGE at Ponce Circle



TITLE
ENLARGED SITE
PLAN

A-0.6.1



AN ARCADIS COMPANY

MEDITERRANEAN VILLAGE at Ponce Circle



TITLE
ENLARGED SITE
PLAN

A-0.6.2





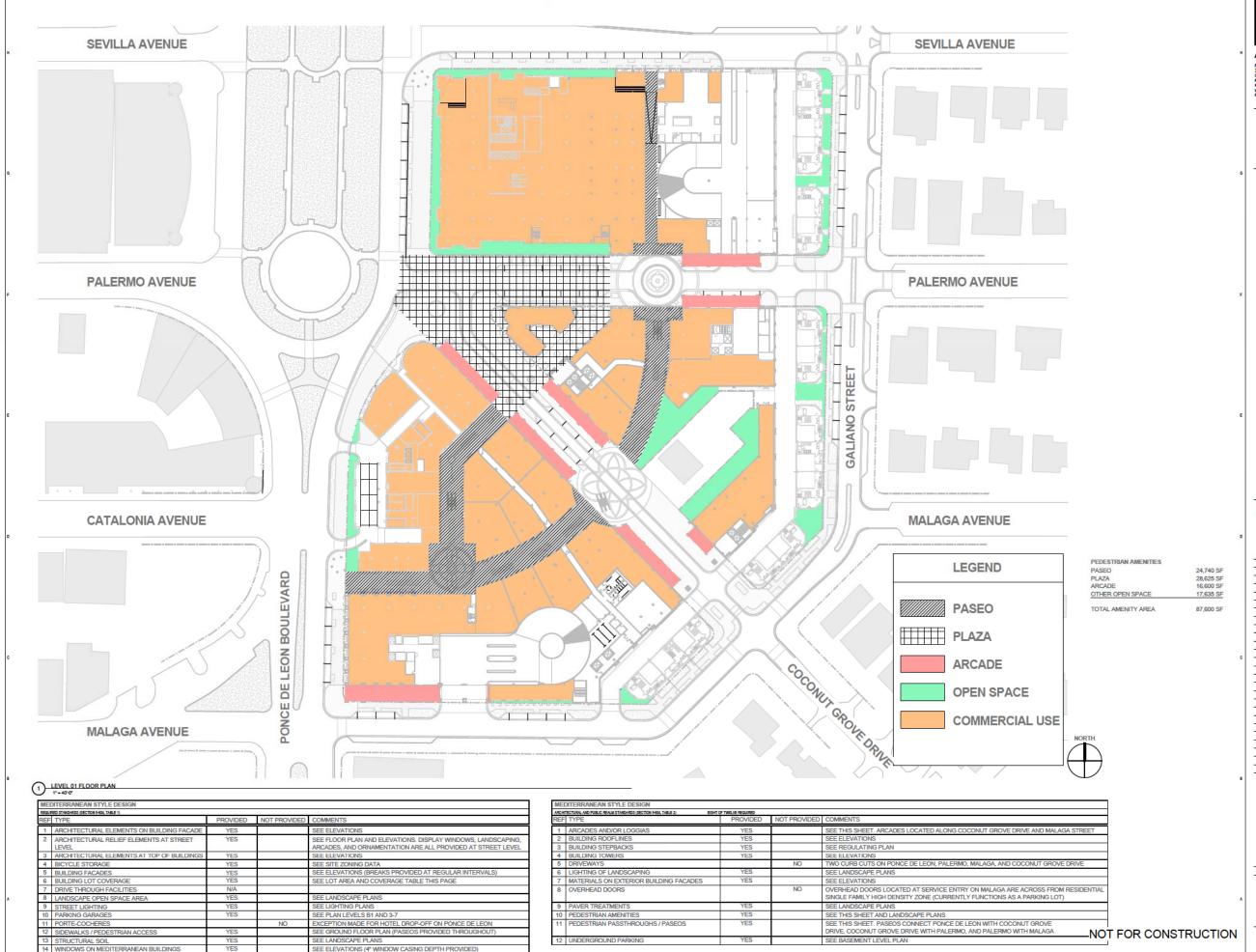
AN ARCADIS COMPANY
RTIE ASSOCIATES NO.
356 ALHAMBRA CIR BOUTH
COLORIDA
P. 786.583.2001
WWW.RTRL.COM
WWW.RTRL.COM
PROJECT NUMBER 45-14002.00

MEDITERRANEAN VILLAGE at Ponce Circle



TITLE
ENLARGED SITE
PLAN

A-0.6.3





AN ARCADIS COMPANY

PROJECT

MEDITERRANEAN Circle at VILLAGE Ponce

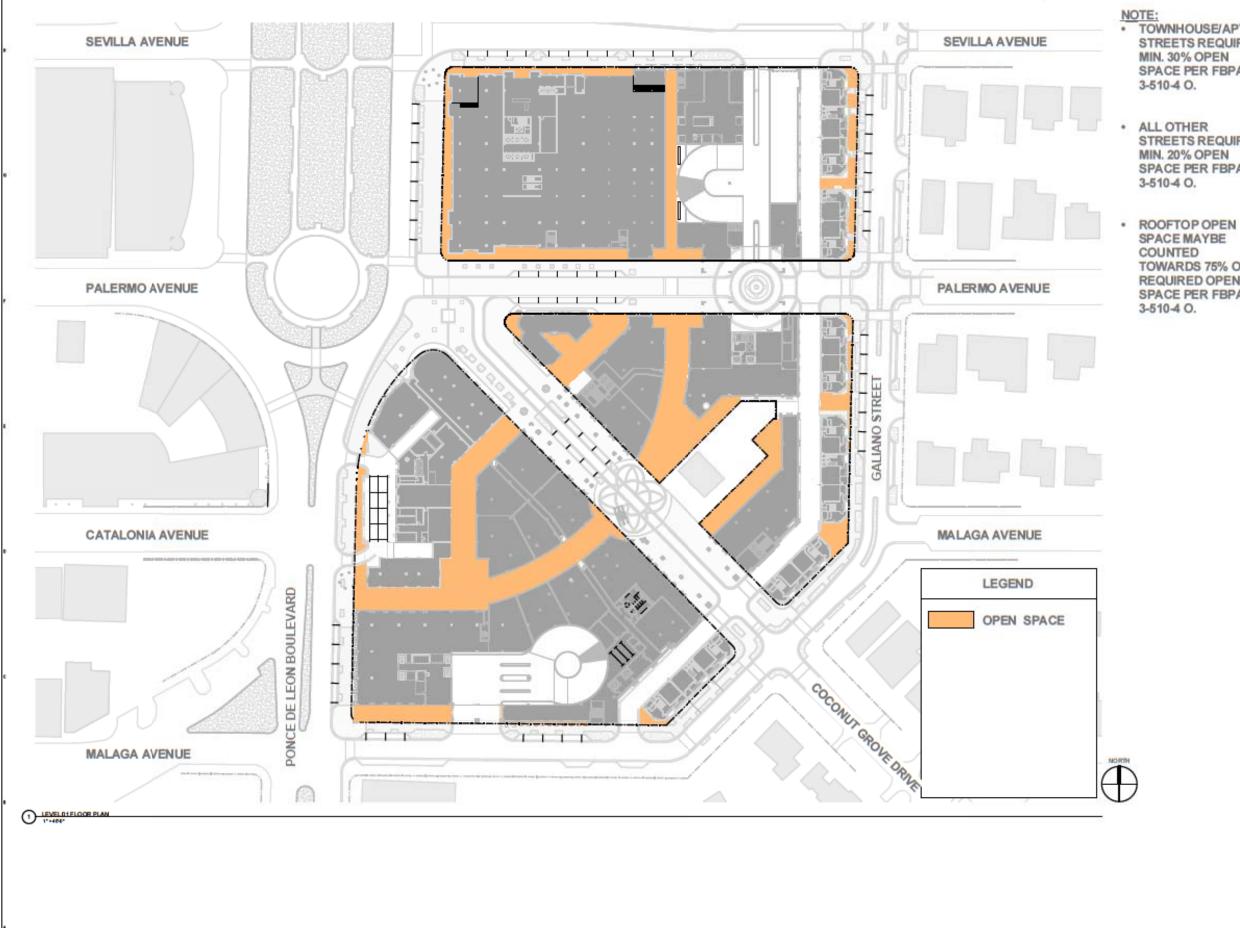
AGAVE PONCE LLC. 2801,2901, 3001 PONCE DE LEON BOULEVARD



MEDITERRANEAN **BONUS PLAN**

A-0.7 2014 RTKL ASSOCIATES INC.

14 WINDOWS ON MEDITERRANEAN BUILDING



- TOWNHOUSE/APT STREETS REQUIRE SPACE PER FBPAD.
- STREETS REQUIRE SPACE PER FBPAD.
- **TOWARDS 75% OF** REQUIRED OPEN SPACE PER FBPAD.

AN ARCADIS COMPANY

COMBLIANT

PROJECT

MEDITERRANEAN VILLAGE at Ponce Circle

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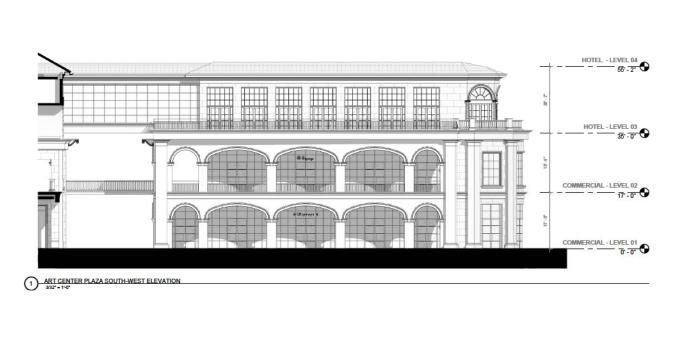
ASSET SES PONCEDE

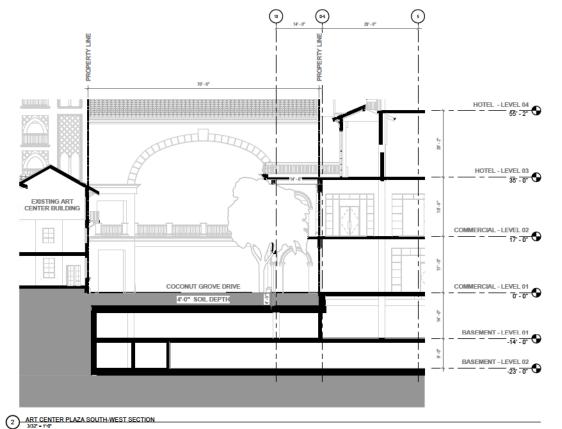
LICHEQUEWARD

OPEN SPACE PLAN

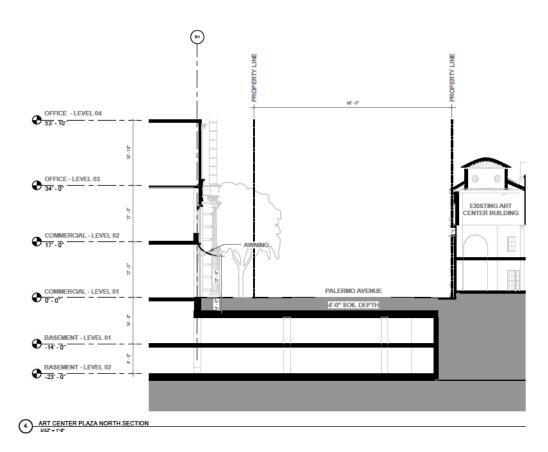
NOT FOR CONSTRUCTION

A-0.7.1 20-H RIPL ASSOCIATES INC.









NOT FOR CONSTRUCTION

RTKL

AN ARCADIS COMPANY

395 ALHAMBRA CIR. SOUTH CORAL GABLES, FLORIDA P. 785.258.3200 F. 785.258.3201 WWW.RTRL.COM DRD CCT MILMSEE AS-1400.200

CONSULTANT

PROJECT

MEDITERRANEAN VILLAGE at Ponce Circle

CLIENT

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

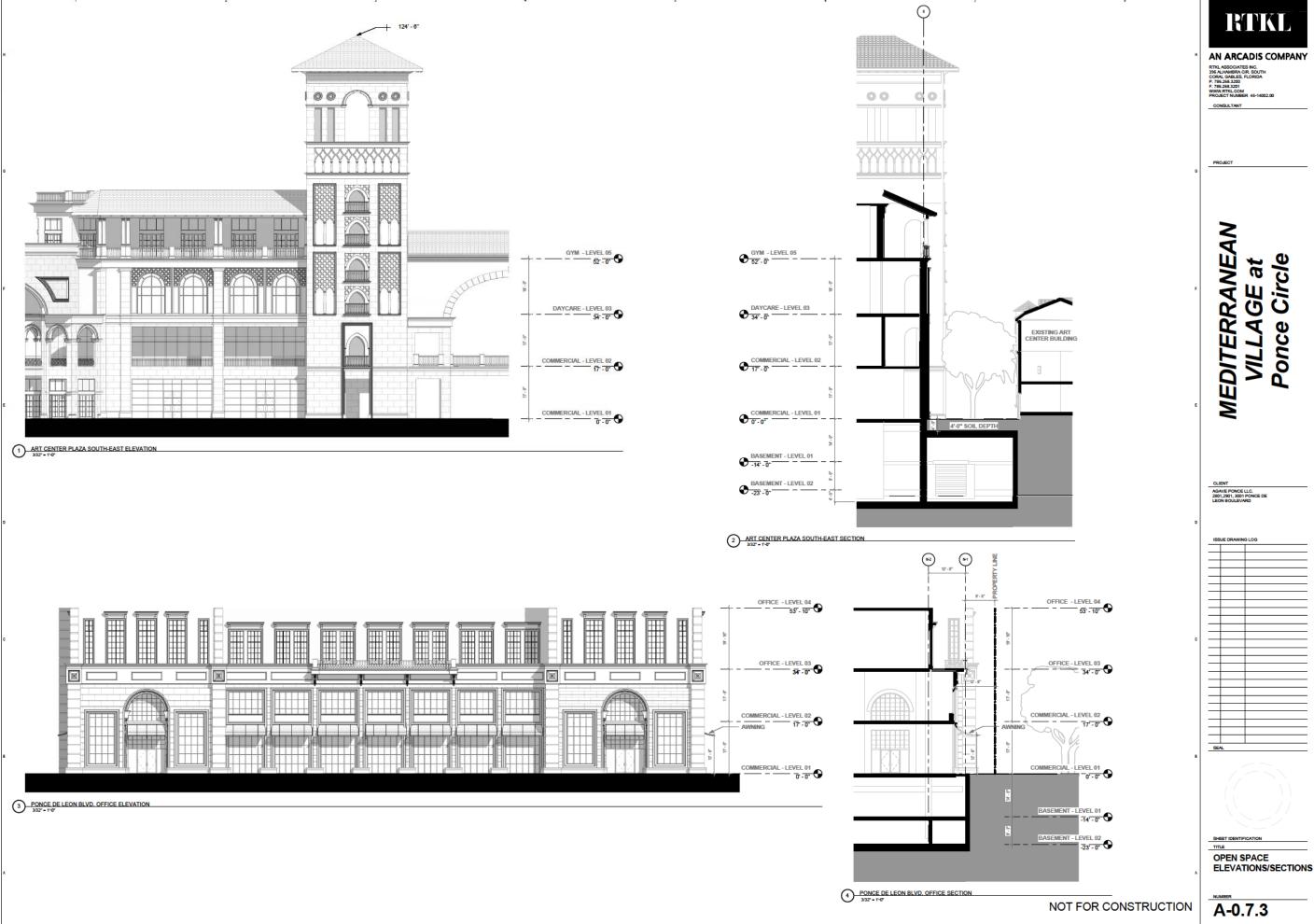
ISSUE DRAWING LOG



SHEET IDENTIFICATION
TITLE
OPEN SPACE
ELEVATIONS/SECTIONS

A-0.7.2

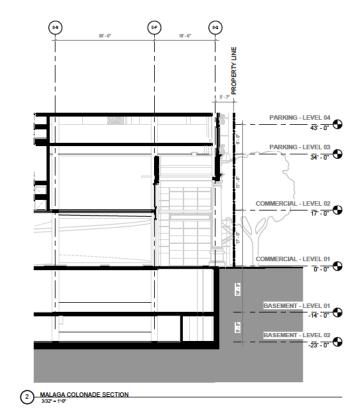
2014 RTKL ASSOCIATES INC.

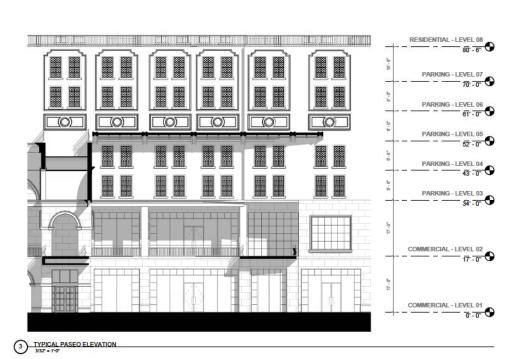


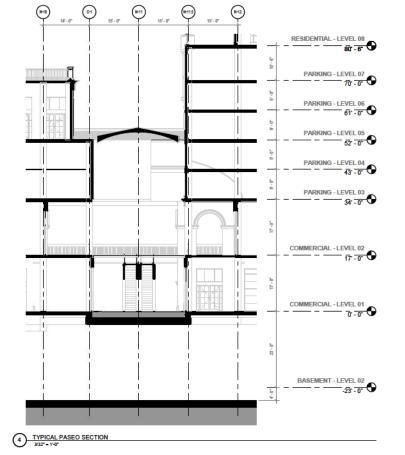
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D14 RTKL ASSOCIATES INC

PARKING - LEVEL 04 PARKING - LEVEL 03 COMMERCIAL - LEVEL 02 COMMERCIAL - LEVEL 01 0'-0" MALAGA COLONADE ELEVATION
3/32" - 1'-0"







RIKL AN ARCADIS COMPANY

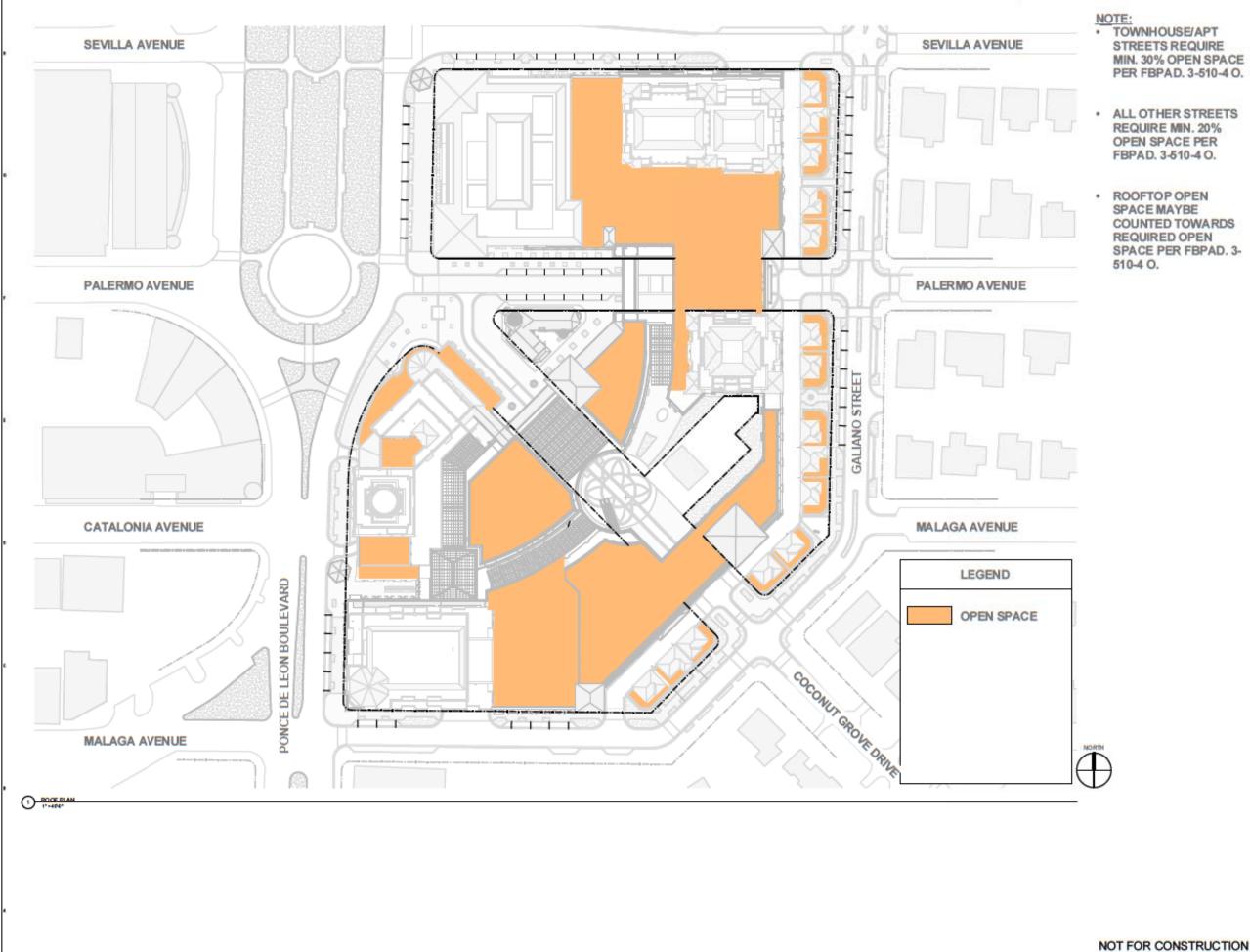
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MEDITERRANEAN VILLAGE at Ponce Circle

CLIENT				
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OPEN SPACE ELEVATIONS/SECTIONS

A-0.7.4 2014 RTKL ASSOCIATES INC.



AN ARCADIS COMPANY

COMBLIANT

PROJECT

COUNTED TOWARDS SPACE PER FBPAD. 3-

MEDITERRANEAN VILLAGE at Ponce Circle

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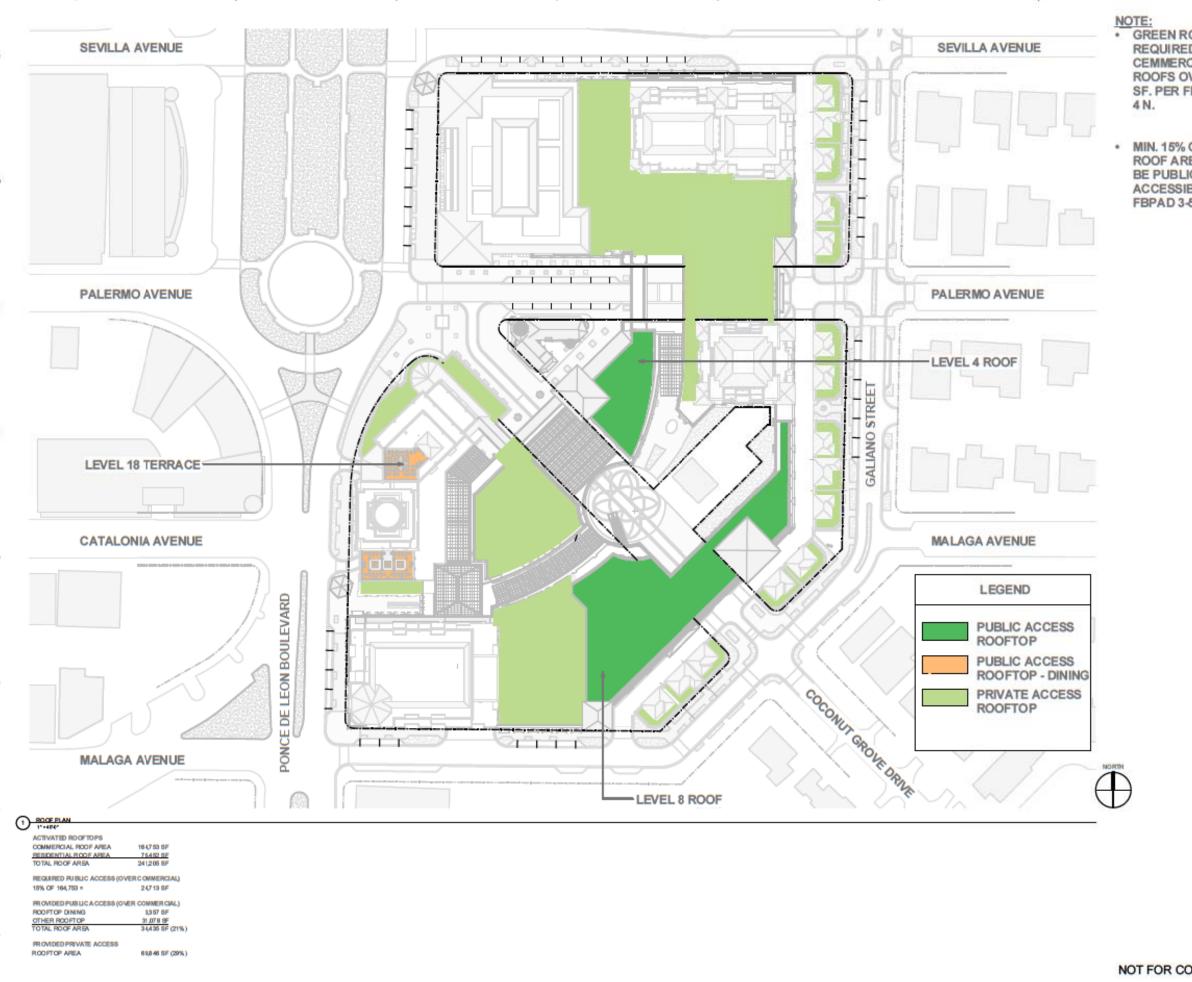
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OPEN SPACE ROOFTOP PLAN

A-0.7.5 20-H RIPL ASSOCIATES INC.



 GREEN ROOFS ARE REQUIRED ON ALL CEMMERCIAL FLAT ROOFS OVER 1000 SF. PER FBPAD 3-510-

 MIN. 15% OF TOTAL ROOF AREA SHALL BE PUBLICLY ACCESSIBLE PER FBPAD 3-510-4 N.



AN ARCADIS COMPANY

COMBLIANT

PROJECT

MEDITERRANEAN VILLAGE at Circle Ponce

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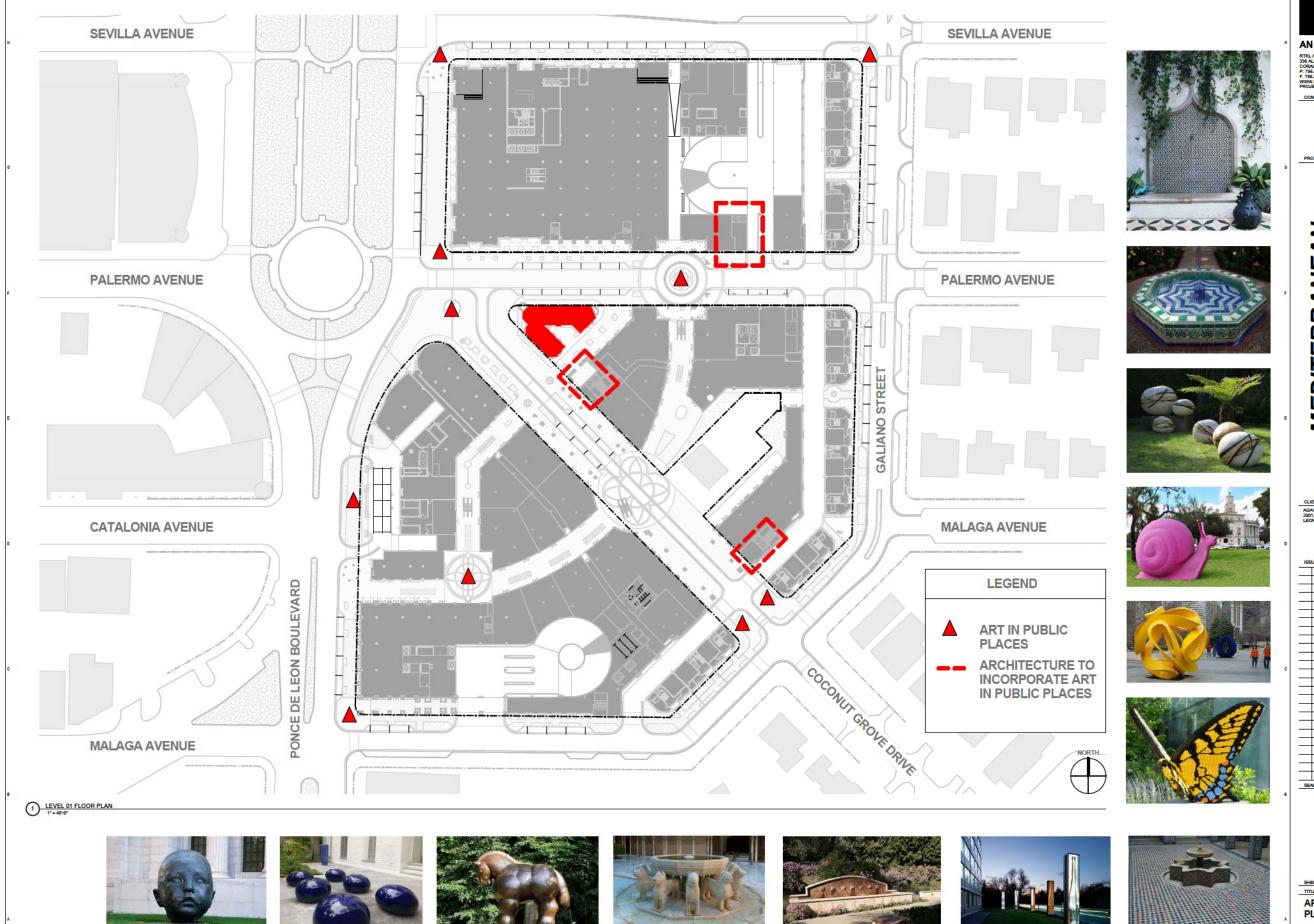
ASSET SES PONCEDE

LICHEQUEWARD



ACTIVATED ROOFTOPS

A-0.7.6 20-H RIPL ASSOCIATION INC.



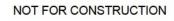
AN ARCADIS COMPANY

MEDITERRANEAN VILLAGE at Ponce Circle

CLIENT

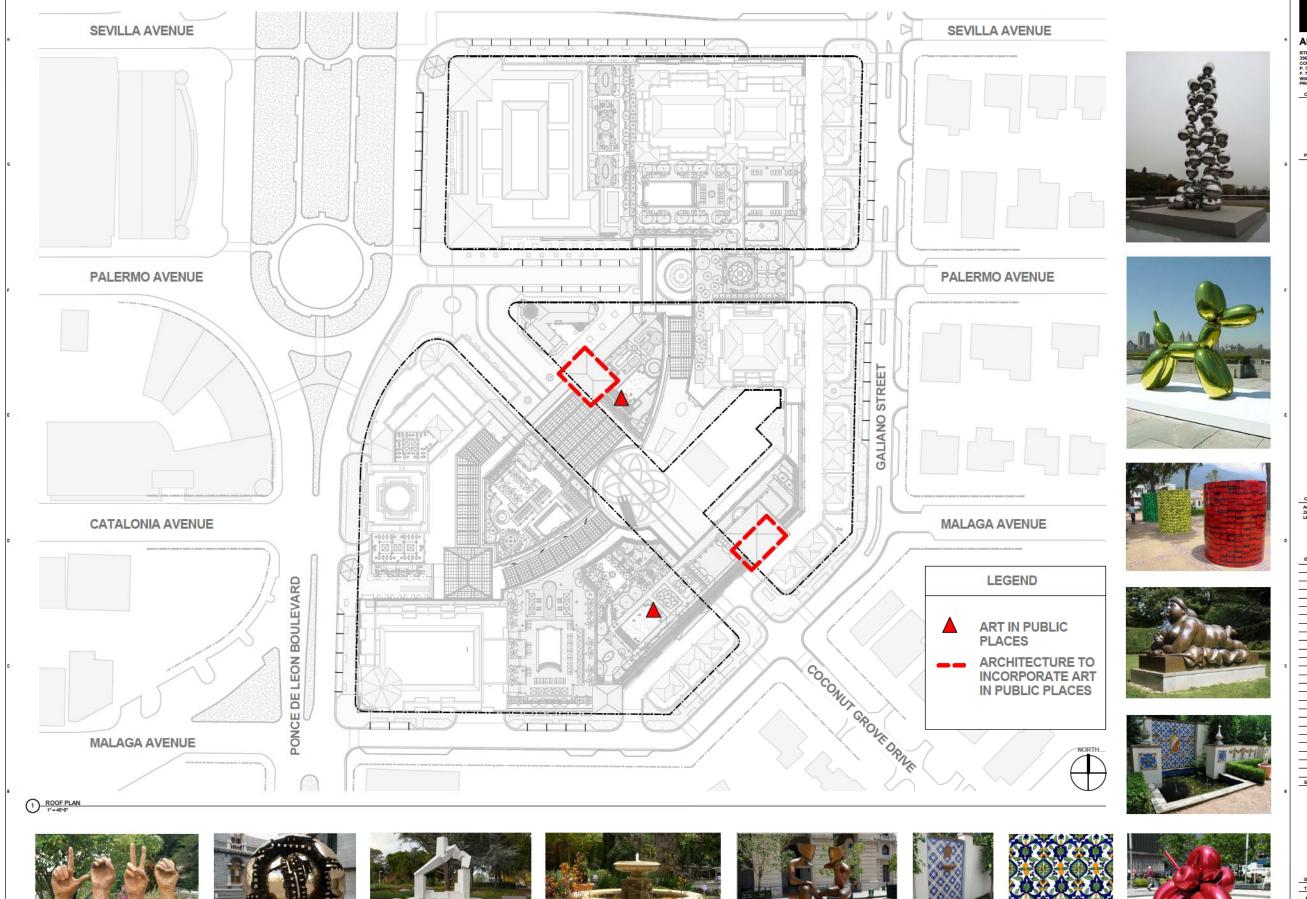
AGAVE PONCE LLC.
2801,2901, 3001 PONCE DE
LEON BOULEVARD





ART IN PUBLIC PLACES

A-0.8



RIKL

AN ARCADIS COMPANY

RTKL ASSOCIATES INC. 395 ALHAMBRA CIR. SOUTH CORAL GABLES, FLORIDA P. 786.268.3201 F. 786.258.3201 WWW.RTKL COM BRO JECT MILMSER 46-14002

OJECT NUMBER 45-14002.00

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MEDITERRANEAN VILLAGE at Ponce Circle

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LEON BOOLEVAND

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ART IN PUBLIC PLACES

A-0.8.1

BUILDING SIGNAGE









TENANT SIGNAGE





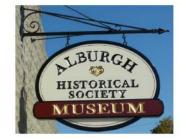




PLAQUES/ PEDESTRIAN









PARKING GARAGE ENTRY/ EXIT









HOTEL LEVEL 05 COMMERCIAL LEVEL 02 COMMERCIAL LEVEL 02 COMMERCIAL LEVEL 03 COMMERCIAL

NOTE:

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

 SEE BUILDING ELEVATIONS FOR PROPOSED SIGN LOCATION

RTKL

AN ARCADIS COMPANY

RTKL ASSOCIATES INC. 396 ALHAMBRA CIR. SOUT CORAL GABLES, FLORIDA P. 786.268.3201 F. 786.268.3201 WWW.RTKL.COM

CONSULTANT

PROJECT

MEDITERRANEAN VILLAGE at Ponce Circle

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

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CONCEPTUAL SIGNAGE

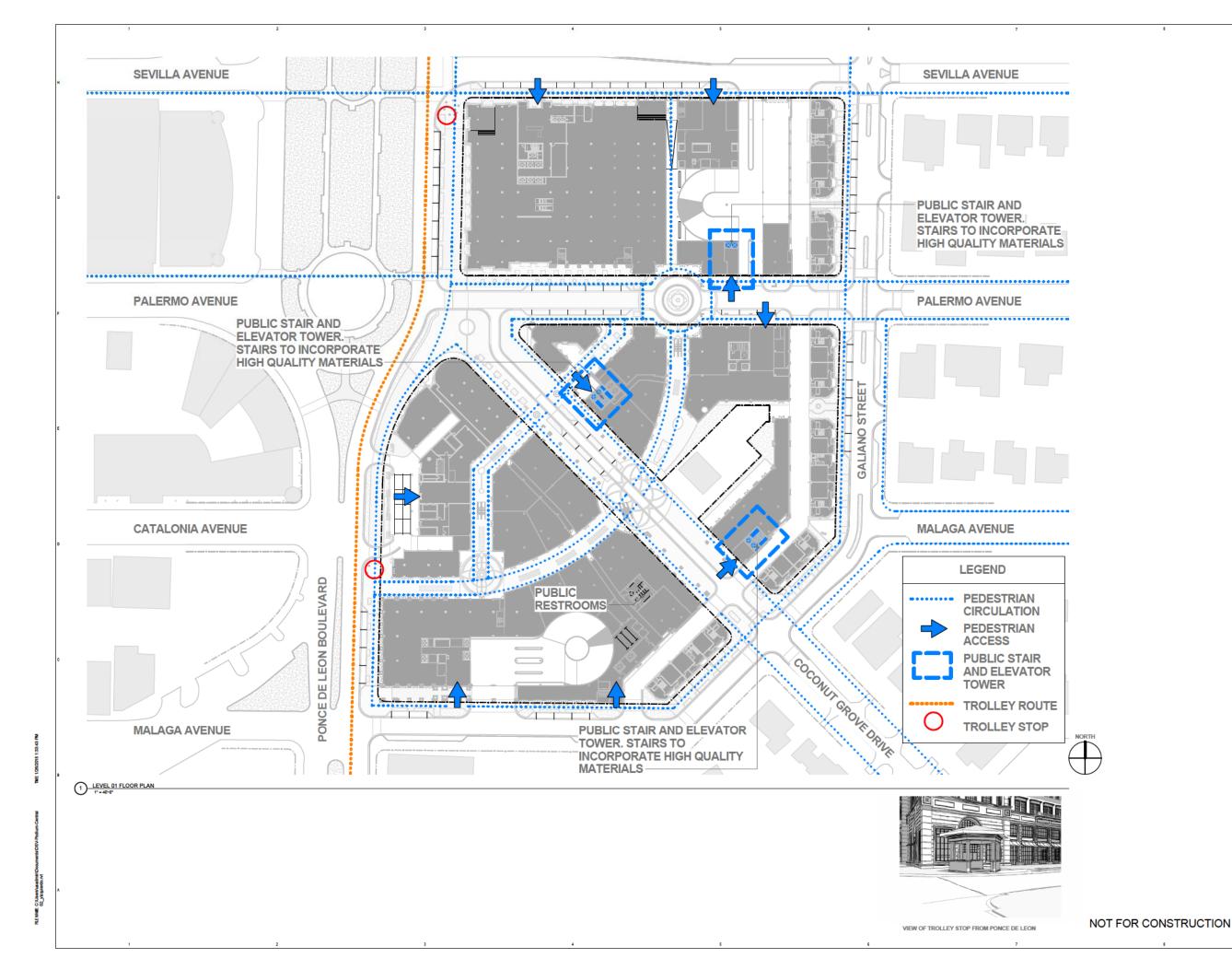
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2014 RTKL ASSOCIATES INC.

1) ENLARGED COCONUT DRIVE GROVE SOUTH ELEVATION
392" - 1"0"

SIGNAGE EXAMPLE RETAIL PROMENADE

PONCE DE LEON BOULEVARD



AN ARCADIS COMPANY

RTIKL ASSOCIATES INC. 396 ALHAMBRA CIR. SOUTH CORAL GABLES, FLORIDA P. 786.268.3200 F. 786.258.3201 WWW.RTIKL.COM

ROJECT NUMBER 45-14002.00

PROJECT

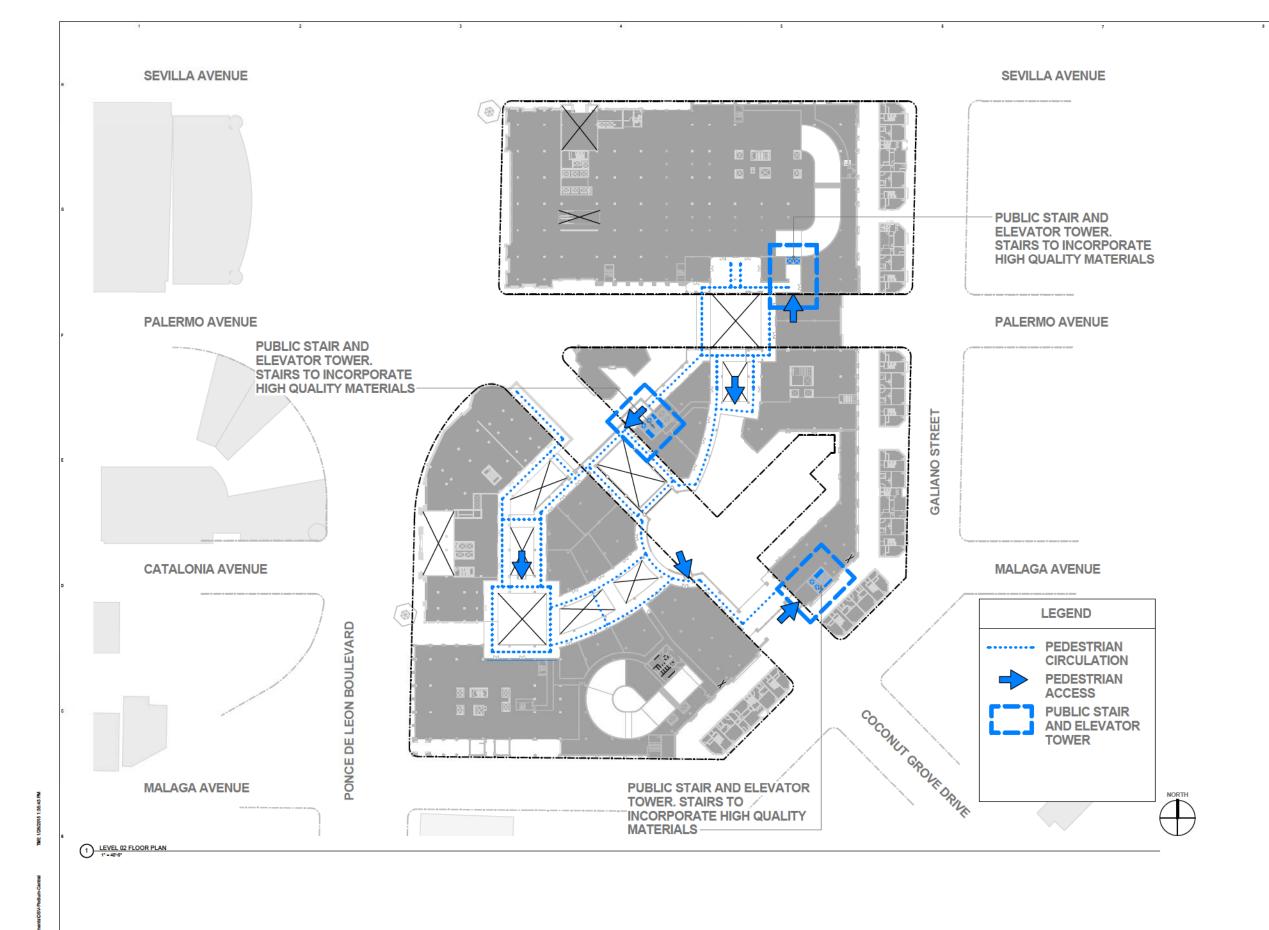
MEDITERRANEAN VILLAGE at Ponce Circle

AGAVE PONCE LLC.

DEDESTDIA

PEDESTRIAN CIRCULATION

A-0.10



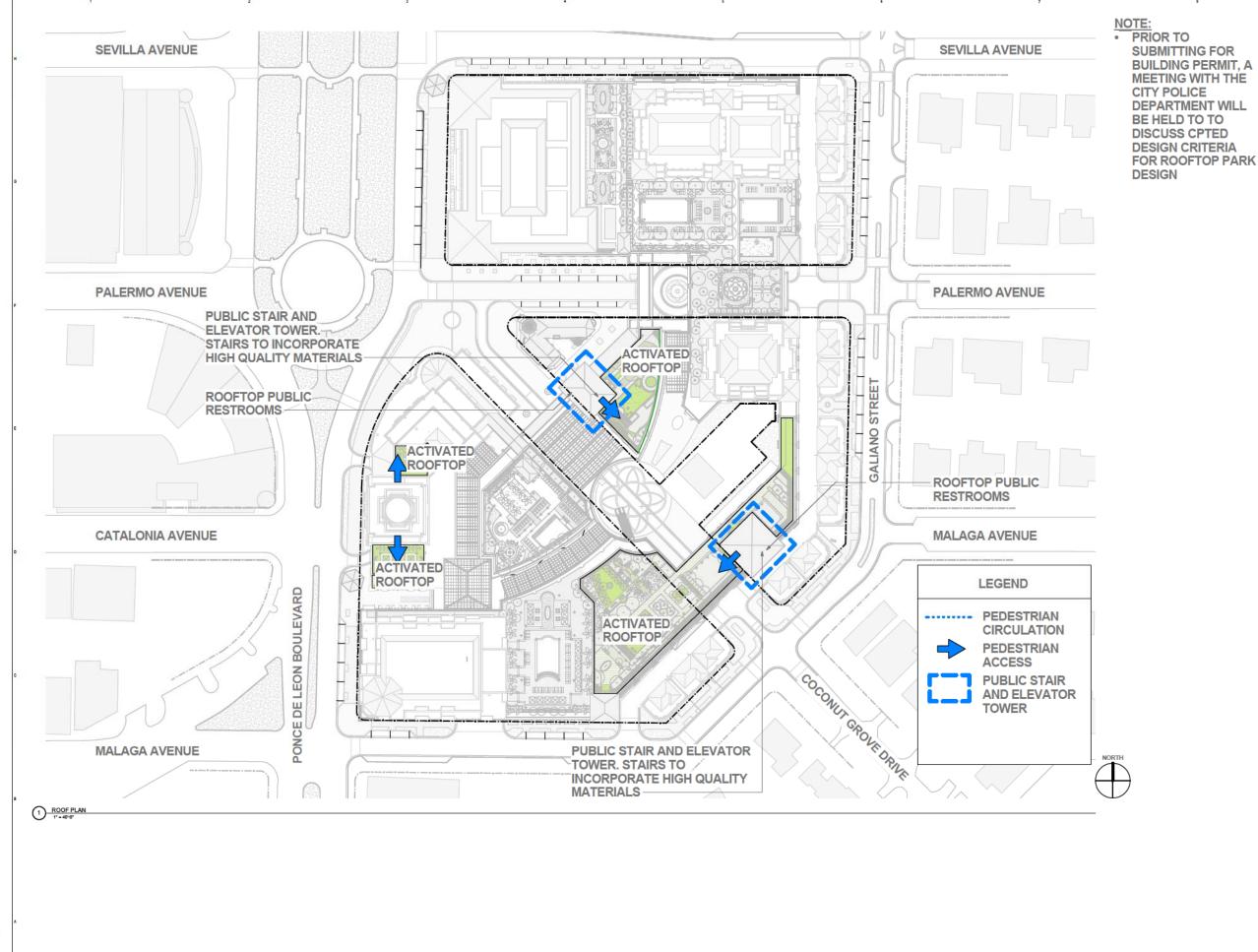
AN ARCADIS COMPANY

MEDITERRANEAN Ponce Circle VILLAGE at



PEDESTRIAN CIRCULATION

A-0.10.1 2014 RTKL ASSOCIATES INC.



RIKL

AN ARCADIS COMPANY

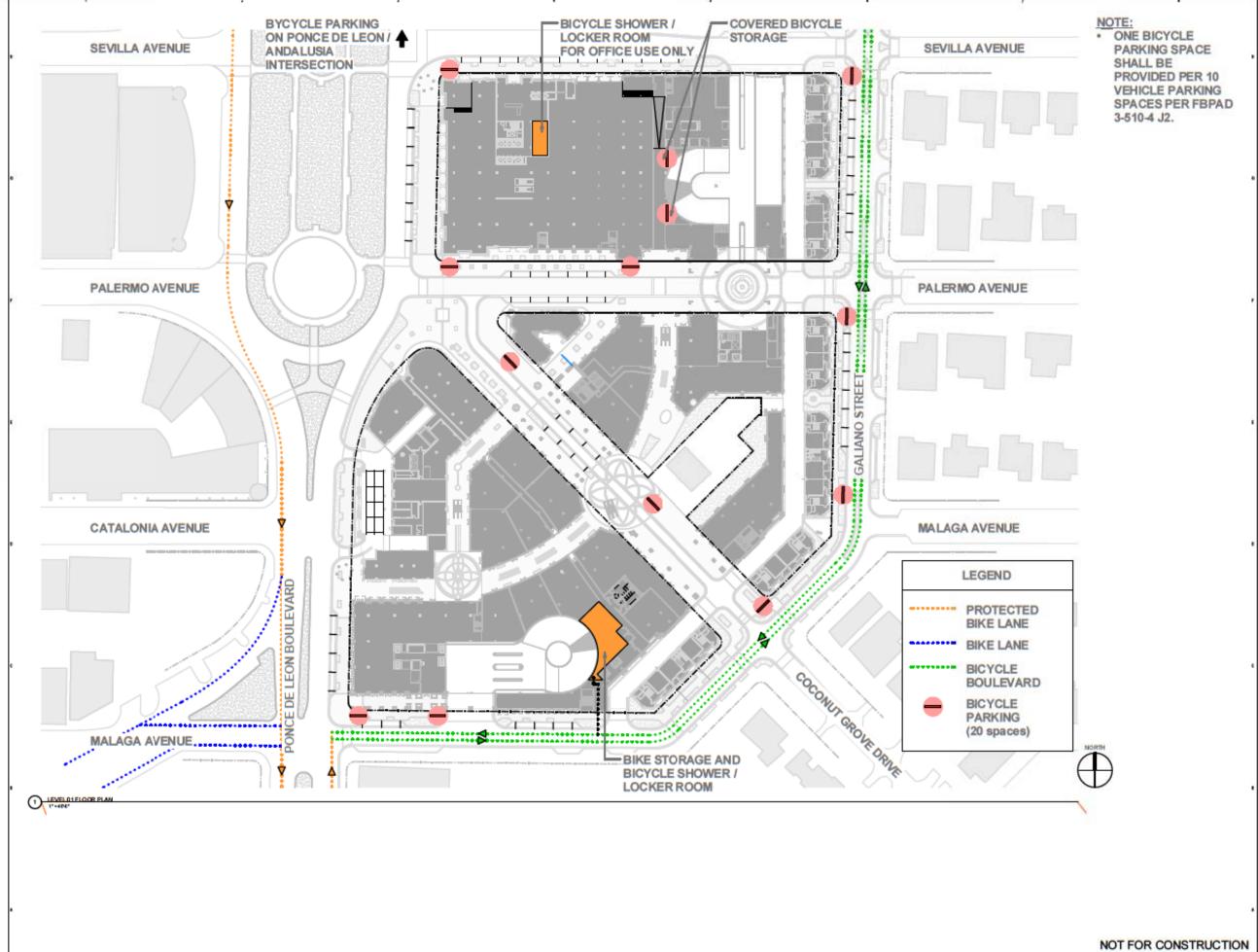
PROJECT

MEDITERRANEAN Circle at VILLAGE Ponce

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

PEDESTRIAN CIRCULATION

A-0.10.2 2014 RTKL ASSOCIATES INC.



AN ARCADIS COMPANY

COMBLIANT

PROJECT

MEDITERRANEAN VILLAGE at Ponce Circle

CURIT

ASSET SES PONCEDE

LICHEQUEWARD

BICYCLE CIRCULATION PLAN

A-0.10.3

JE'H R'DL ASSOCIATES NO.

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

ANALYSIS

AN ARCADIS COMPANY

RTKL ASSOCIATES INC. 356 ALHAMBRA CIR. SOUTH CORAL GABLES, FLORIDA P. 786.258.3200 F. 786.258.3201 WWW.RTKL COM DROJECT MUMBER ASSASSON

JECT NUMBER 45-14002.00

PROJECT

MEDITERRANEAN VILLAGE at Ponce Circle

CLIENT

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

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SHEET IDENTIFICATION

TRAFFIC SIGNALIZATION PLAN

A-0.10.4

POSSIBLE SIGNALIZATION OCATION

1 AERIAL VIEW

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OPTION B PROPOSED CENTRAL **BUSINESS DISTRICT** (CBD) ROUTE



OPTION A EXISTING TROLLEY ROUTE SERVICE **ENHANCEMENTS**

THE CURRENT TROLLEY OPERATES ALONG PONCE DE LEON BOULEVARD BETWEEN FLAGLER STREET AND THE COCONUT GROVE METRORAIL STATION WEEKDAYS FROM 6:30 A.M. TO 8 P.M. IN AN EFFORT TO ENHANCE SERVICE AND PROVIDE ADDITIONAL TRANSPORTATION OPTIONS, IT IS PROPOSED TO OPERATE THE TROLLEY TWO (2) ADDITIONAL HOURS EACH WEEKDAY. THE CURRENT TROLLEY OPERATES AT 10-15 MINUTE HEADWAYS ALONG A 7 MILE ROUTE REQUIRING APPROXIMATELY 5 TROLLEYS TO BE IN SERVICE AT ONE (1) TIME.

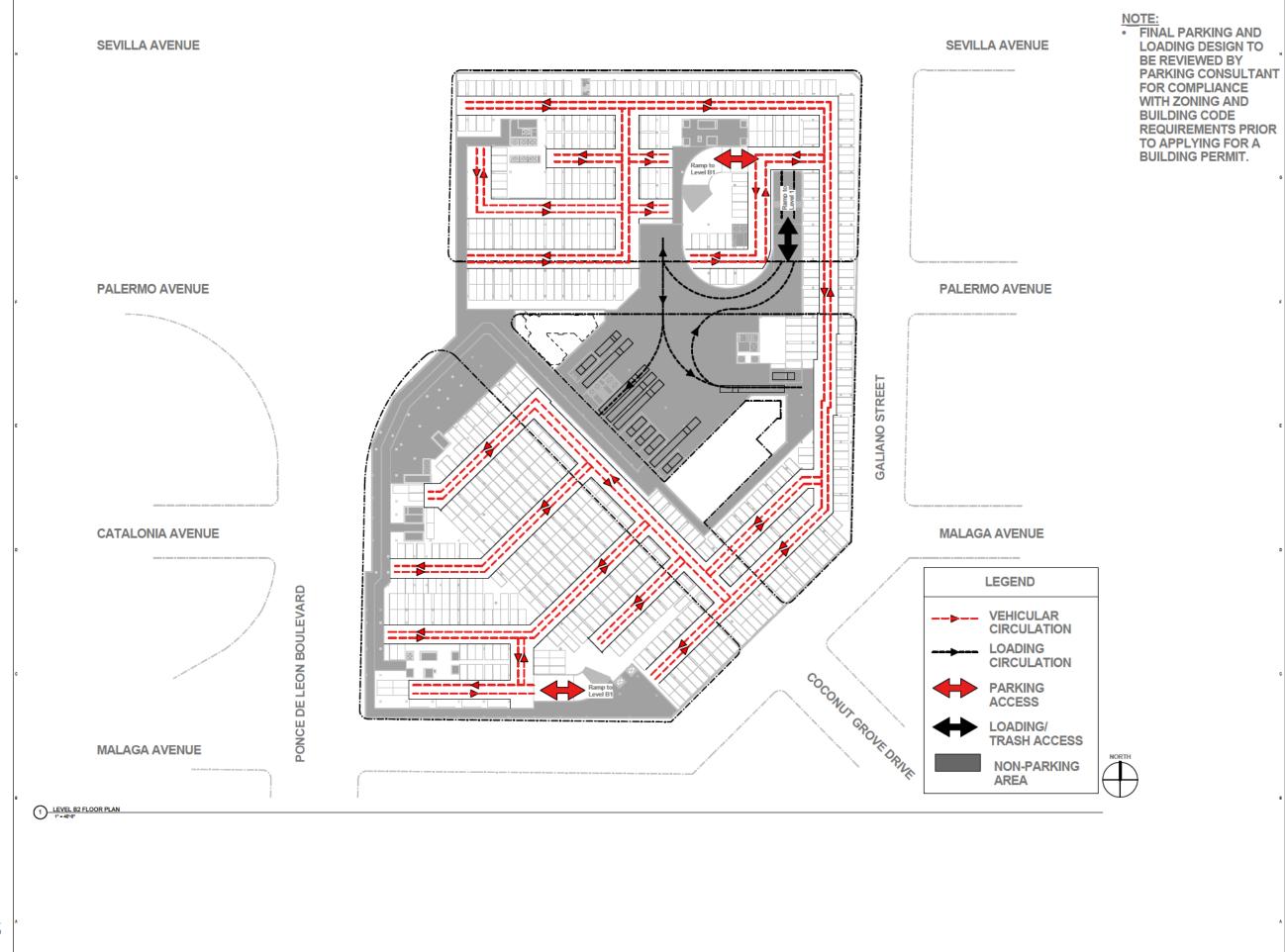
THE CURRENT TROLLEY ROUTE OPERATES FIVE (5) DAYS A WEEK (MONDAY THROUGH FRIDAY) FOR 52 WEEKS A YEAR WITH THE EXCEPTION OF ELEVEN (11) MUNICIPAL **HOLIDAYS WHICH IS EQUIVALENT TO APPROXIMATELY 2** WEEKS OF SERVICE. THEREFORE, OUR ANALYSIS ASSUMED THE TROLLEY WOULD OPERATE FOR 50 WEEKS PER YEAR IN TOTAL.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



AN ARCADIS COMPANY

TROLLEY MPROVEMENTS

A-0.10.5



RIKL

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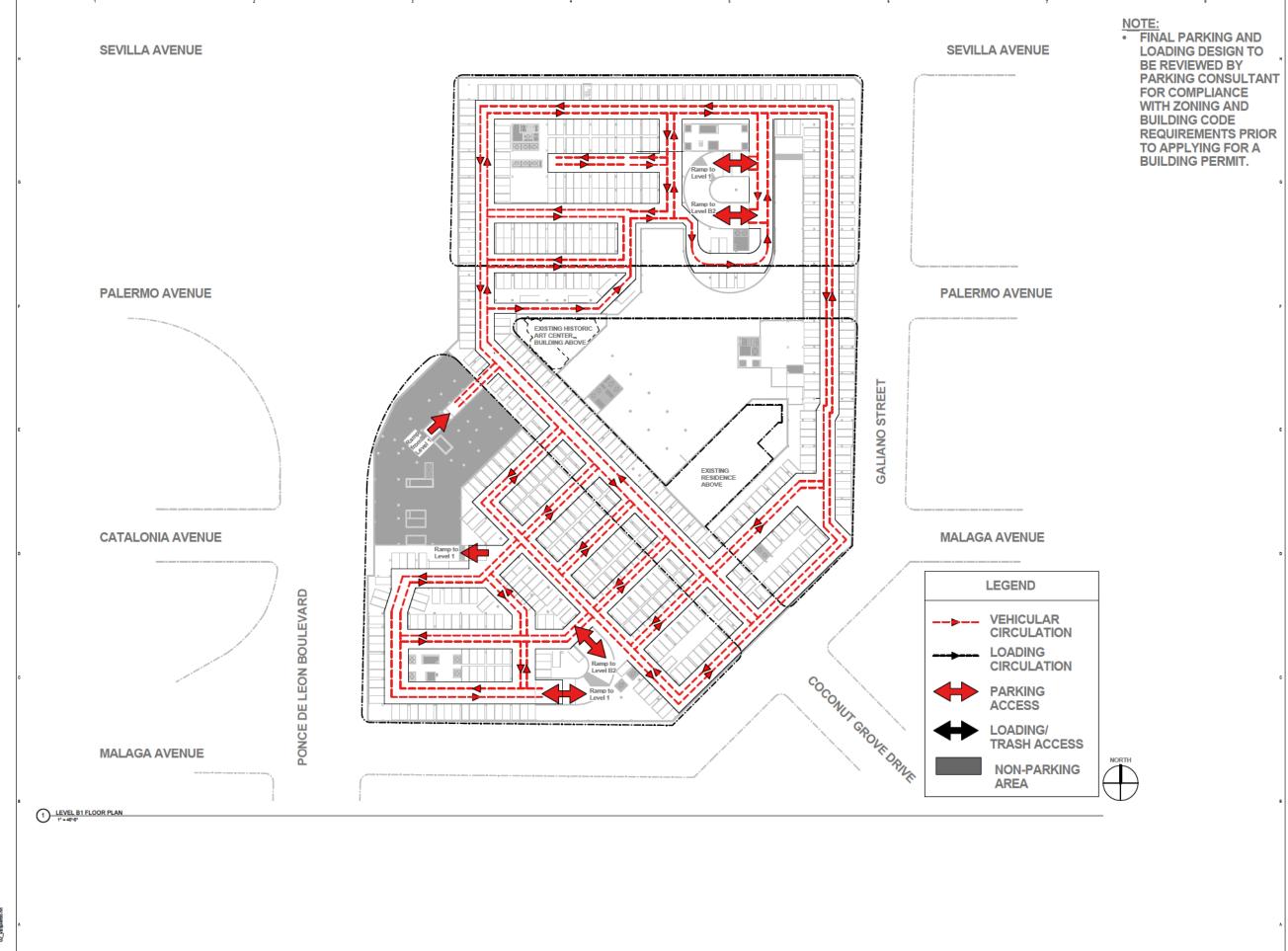
MEDITERRANEAN Circle VILLAGE Ponce



VEHICULAR

CIRCULATION

A-0.11



AN ARCADIS COMPANY

RTKL ASSOCIATES INC. 895 ALHAMBRA CIR. SOUTH CORAL GABLES, FLORIDA P. 786.268.3200 F. 786.268.3201

ROJECT NUMBER 45-14002.00

PROJECT

MEDITERRANEAN VILLAGE at Ponce Circle

AGAVE PONCE LLC. 2801,2901, 3001 PONCE DE

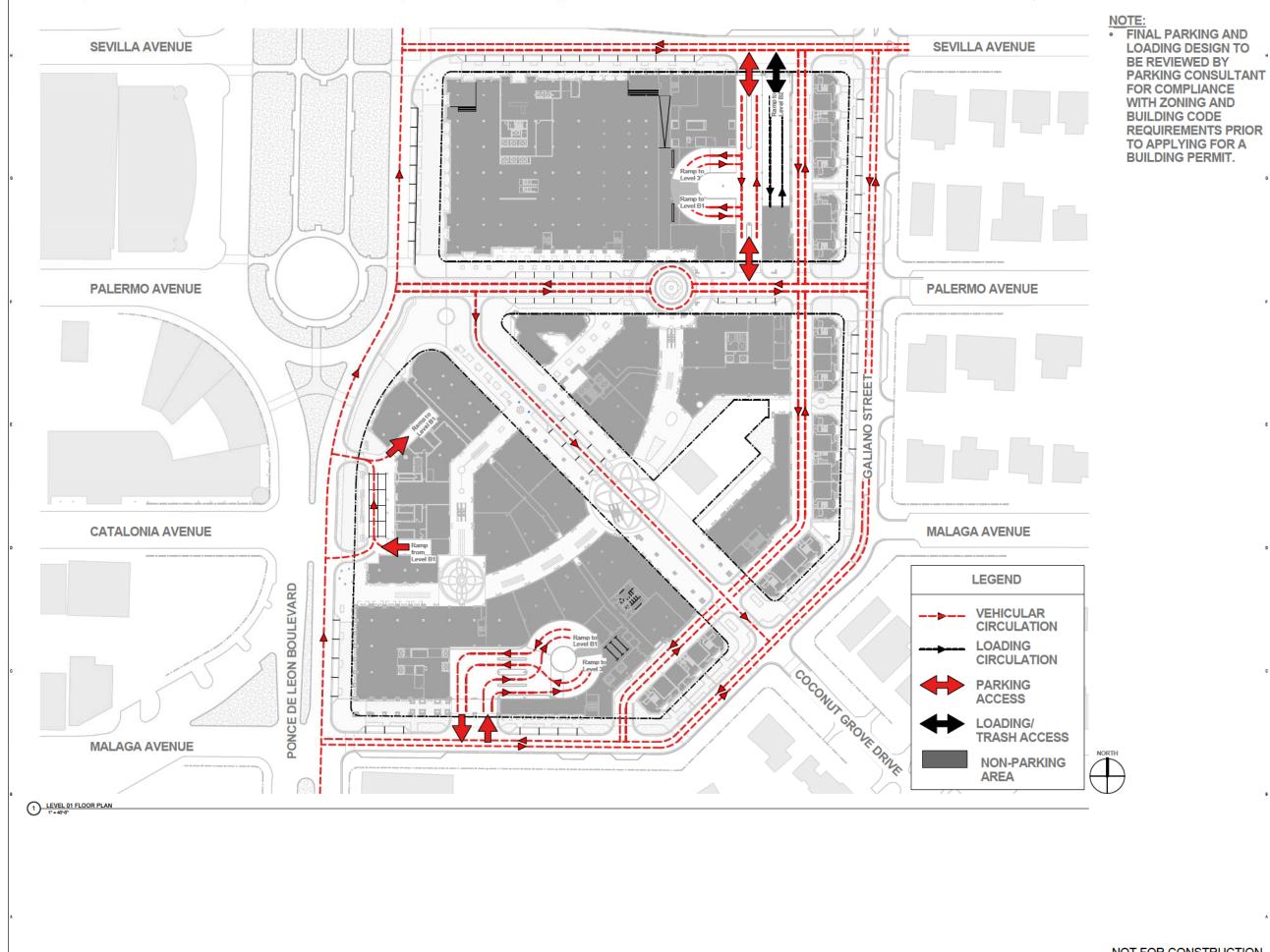
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SHEET IDENTIFICATION
TITLE

VEHICULAR CIRCULATION

A-0.11.1



AN ARCADIS COMPANY

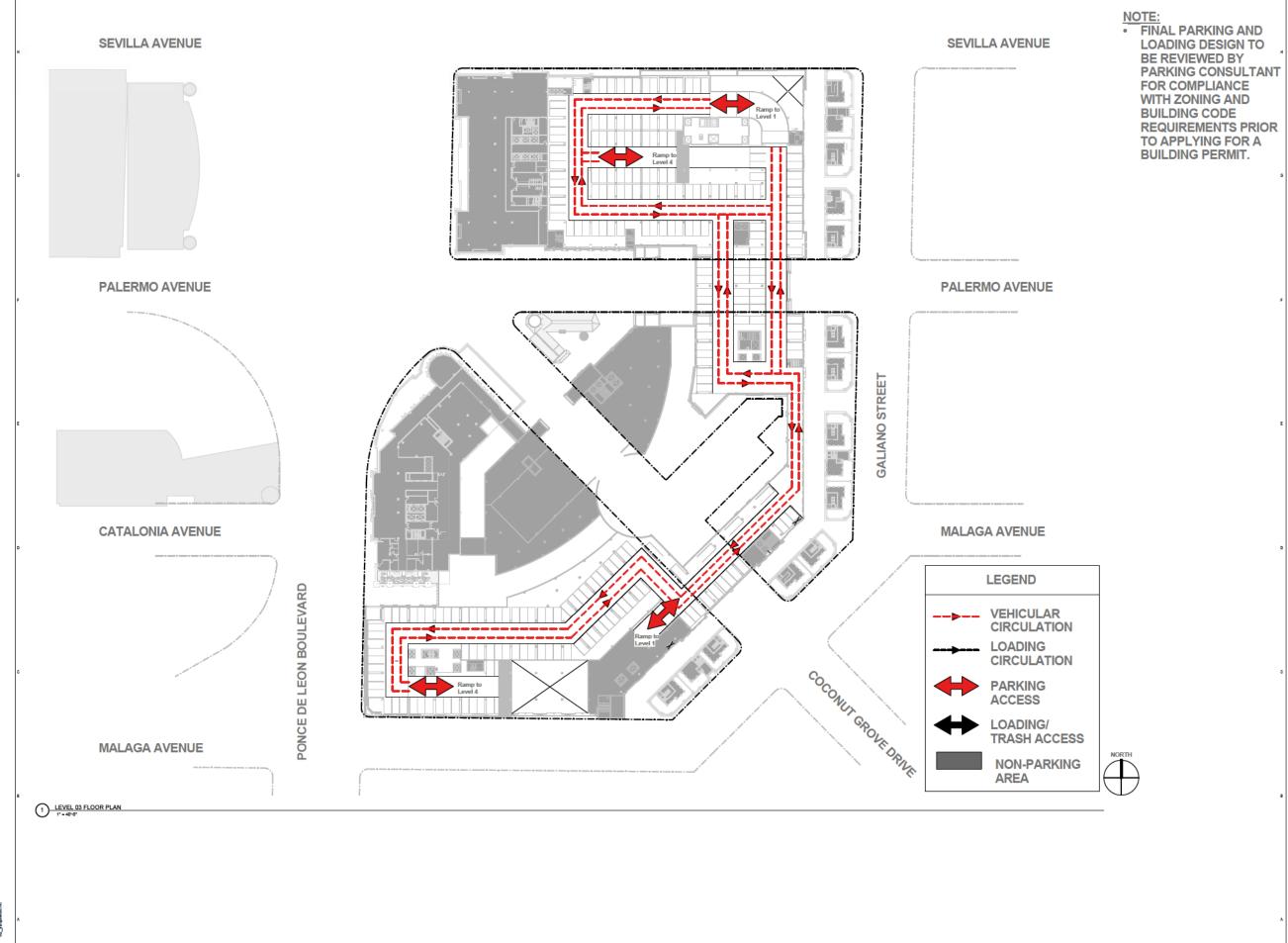
MEDITERRANEAN VILLAGE at Ponce Circle

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

VEHICULAR

CIRCULATION

A-0.11.2 2014 RTKL ASSOCIATES INC.



RIKL

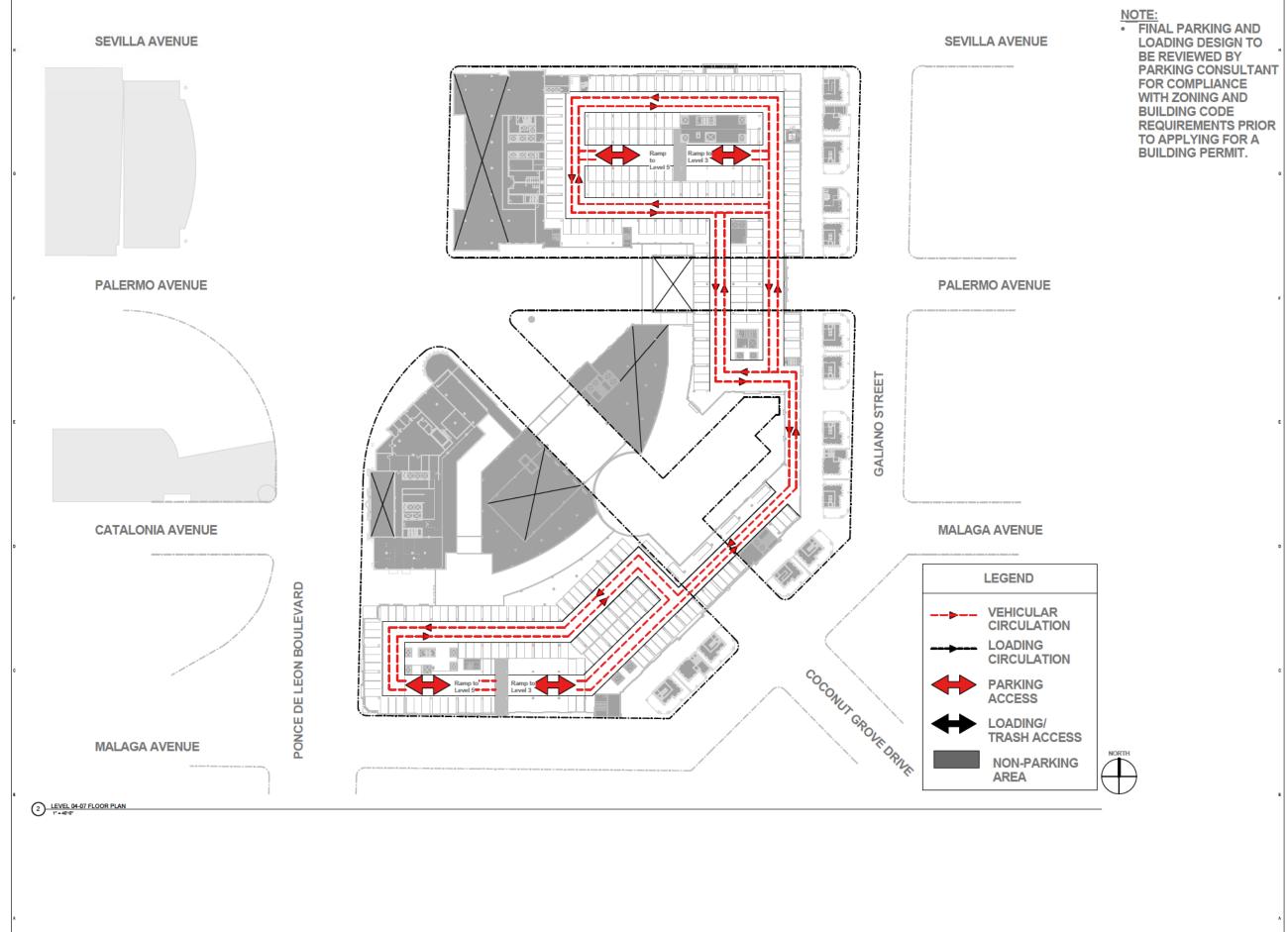
AN ARCADIS COMPANY

MEDITERRANEAN Circle VILLAGE Ponce



VEHICULAR CIRCULATION

A-0.11.3



AN ARCADIS COMPANY

RTKL ASSOCIATES INC. 396 ALHAMBRA CIR. SOUTH CORAL GABLES, FLORIDA P. 786.268.3200 F. 786.268.3201

ROJECT NUMBER 45-14002.00

PROJECT

MEDITERRANEAN VILLAGE at Ponce Circle

AGAVE PONCE LLC. 2801,2901, 3001 PONCE DE

ISSUE DRAWING LOG



SHEET IDENTIFICATION
TITLE

VEHICULAR CIRCULATION

A-0.11.4

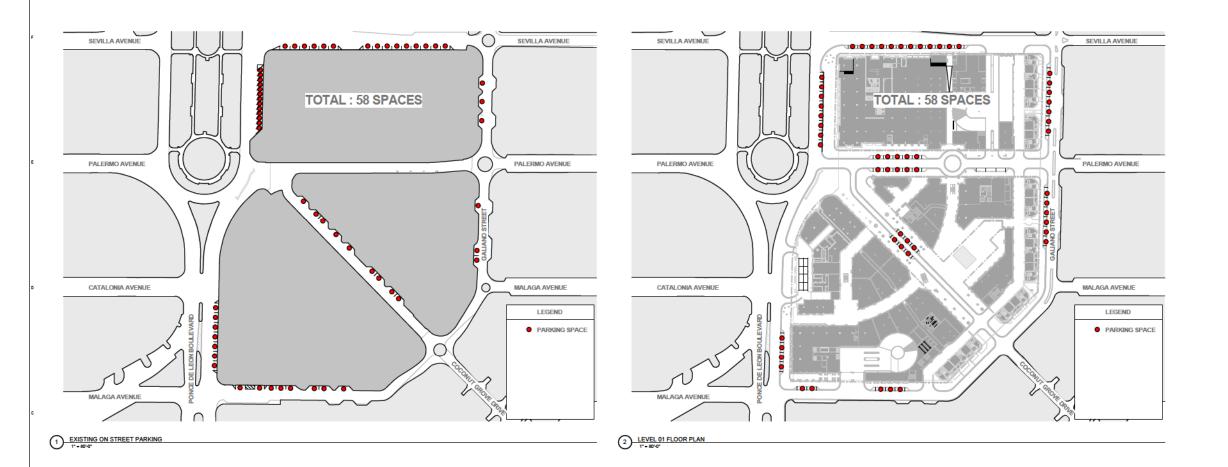


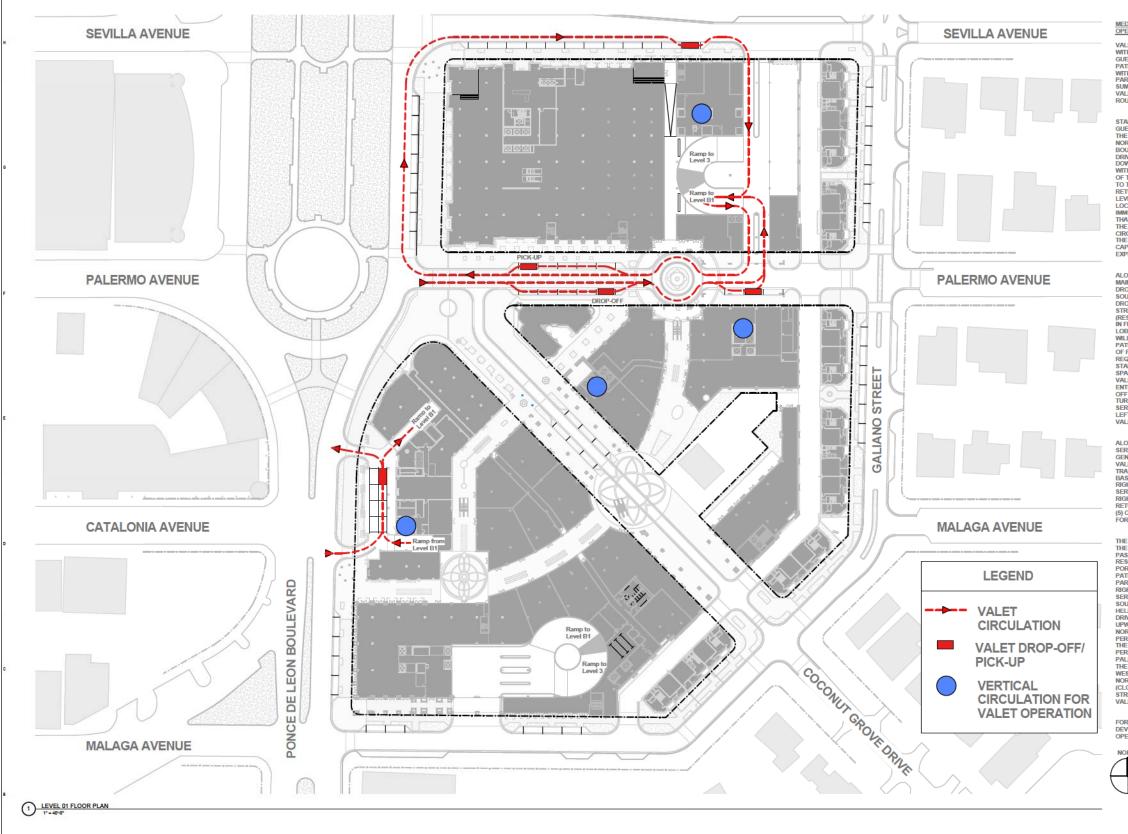
AN ARCADIS COMPANY

MEDITERRANEAN VILLAGE at Ponce Circle

SHEET IDENTIFICATION
TITLE
ON STREET PARKING

A-0.11.5





MEDITERRANEAN VILLAGE CONCEPTUAL VALET OPERATING PLAN

VALET SERVICE IS PLANNED FOR SEVERAL USES WITHIN THE OVERALL PROJECT FOR HOTEL GUESTS, RESIDENTIAL VISITORS, AND RETAIL PATRONS. ALL VALET PARRING WILL BE PROVIDED WITHIN THE LOWER/BASEMENT LEVEL OF THE PARRING REA. THE FOLLOWING SECTIONS SUMMARIZE THE ANTICIPATED LOCATION OF THE VALET STAND FOR EACH USE AND THE VALET ROUTE FOR EACH VALET STAND.

ROUTE FOR EACH VALET STAND.

A HOTEL/SOUTH RESIDENTIAL TOWER VALET STAND MILL BE PROVIDED FOR HOTEL GUESTS AND GUEST OF THE SOUTH RESIDENTIAL TOWER WITHIN THE PORTE COCHERE LOCATED DIRECTLY OFF THE MORTHBOUND LANES OF PONCE DE LEON BOULE-VARD NORTH OF MALAGA AVENUE. VALET DIRNERS WILL ENTER THE PARKING AREA VIA THE DOWNWARD ONE-WAY PARKING RAMP LOCATED WITHIN THE PORTE COCHERE IMMEDIATELY MORTH OF THE VALET STAND PROVIDING DIRECT ACCESS TO THE LOWER PARKING LEVEL VALETS WILL RETURN PARKIED VEHICLES FROM THE LOWER LEVEL VIA THE UPWARD ONE-WAY PARKING RAMP LOCATED WITHIN THE PORTE COCHERE AREA IMMEDIATELY SOUTH OF THE VALET STAND. NOTE THAT ALL VALET OPERATIONS WILL OCCUR WITHIN THE PORTE COCHERE AREA AND WILL NOT REQUIRE CIRCULATION ON TO PONE DE LEON BOULEVARD. THE PORTE COCHERE AREA AND WILL NOT REQUIRE CIRCULATION ON TO PONE DE LEON BOULEVARD. THE PORTE COCHERE AREA AND WILL NOT REQUIRE CIRCULATION ON TO PONE DE LEON BOULEVARD. THE PORTE COCHERE AREA SA VEHICLE QUEUING CAPACITY OF APPROXIMATELY? SPACES WHICH IS EXPECTED TO BE ADEQUATE.

A VALET DROP-OFF STAND WILL BE PROVIDED ALONG PALERIMO AVENUE WEST OF THE SITE'S MAIN PARKING GARAGE ACCESS POINT. THE VALET DROP-OFF STANDS WILL BE PROVIDED ALONG THE SOUTH SIDE OF THE ROADWAY WITH THE PRIMARY DROP-OFF STAND LOCATED CENTRAL TO THE STREET BLOCK AND A SECONDARY POOP-OFF (RESIDENTIAL GUESTS ONLY) STAND BE PROVIDED IN FRONT OF THE PALERIMO RESIDENTIAL TOWER LOBBY. THE PRIMARY VALET DROP-OFF STAND WILL SERVE RETAIL/RESTAURAINTHEATRE PATRONS OF THE OVERALL DEVELOPMENT. A TOTAL OF FIVE (5) ON-STREET PARKING SPACES ARE REQUIRED FOR THIS PRIMARY VALET DROP-OFF STAND. A TOTAL OF THE SECONDARY VALET DROP-OFF STAND. TOTAL OF THE SECONDARY VALET DROP-OFF STAND. A TOTAL OF THE SECONDARY VALET DROP-OFF STAND. A TOTAL OF THE SECONDARY VALET DROP-OFF STANDS BY PERFORMING AN EASTBOUND LETT-TURN ONTO THE INTERNAL MORTH-SOUTH PARKING SERVICE DRIVE AND PERFORMING A NORTH-BOUND LETT-TURN ONTO THE INTERNAL MORTH-SOUTH PARKING SERVICE DRIVE AND PERFORMING A NORTH-BOUND LETT-TURN ONTO THE DOWNWARD HELX TO THE VALET DROP-OFF STAND AND PERFORMING A NORTH-BOUND LETT-TURN ONTO THE DOWNWARD HELX TO THE VALET DROP-OFF STAND AND PERFORMING A NORTH-BOUND LETT-TURN ONTO THE DOWNWARD HELX TO THE VALET DRAWING AREA

A VALET PICK-UP STAND WILL BE PROVIDED ALONG THE NORTH SIDE OF PALERMO AVENUE SERVING BOTH THE RESIDENTIAL GUESTS AND GENERAL RETAIL/RESTAURANT/THEATRE PATRONS. VALET DRIVERS WILL RETRIEVE VEHICLES BY TRAVELING ON THE UPWARD HELLY FROM THE BASEMENT LEVEL, PERFORMING AN EASTBOUND RIGHT-TURN ONTO THE NORTH-SOUTH PARKING SERVICE DRIVE, PERFORMING A SOUTHBOUND RIGHT-TURN ONTO THE VALET STAND. A TOTAL OF FIVE (5) ON-STREET PARKING SPACES ARE REQUIRED FOR THIS VALET PICK-UP STAND.

FOR THIS VALET PICK-UP STAND.

A VALET STAND WILL BE PROVIDED ALONG
THE SOUTH SIDE OF SEVILLA AVENUE ADJACENT TO
THE NORTH RESIDENTIAL TOWER LOBBY AND
PASEO. THIS VALET STAND WILL SERVE BOTH
RESIDENTIAL GUESTS OF THE NORTH TOWER AND A
PORTION OF THE RETAIL RESTAURANT/THEATRE
PATRONS. VALET DRIVERS WILL ACCESS THE
PARKING AREA BY PERFORMING AN EASTBOUND
RIGHT-TURN ONTO THE NORTH-SOUTH PARKING
SERVICE DRIVES OUTHBOUND, PERFORMING A
SOUTHBOUND RIGHT-TURN ONTO THE DOWNWARD
HELIX TO THE VALET PARKING AREA. VALET
DRIVERS WILL RETRIEVE BY TRAVELING ON THE
UPWARD HELIX FROM THE BASEMENT LEVEL TO THE
MORTH-SOUTH PARKING SERVICE DRIVE,
PERFORMING AN EASTBOUND RIGHT-TURN ONTO
THE NORTH-SOUTH PARKING SERVICE DRIVE,
PERFORMING AN OFFINE OFFINE ONTO
THE NORTH-SOUTH PARKING SERVICE DRIVE,
PERFORMING A SOUTHBOUND RIGHT-TURN ONTO
THE NORTH-SOUTH PARKING SERVICE DRIVE,
PERFORMING A SOUTHBOUND RIGHT-TURN ONTO
THE VALET STAND VIA PALERMO AVENUE
WESTBOUND, PONCE DE LEON BOULEVARD
NORTHBOUND, PONCE DE LEON BOULEVARD
NORTHBOUND, AND SEVILLA AVENUE EASTBOUND
(CLOCKWISE ROUTE). A TOTAL OF SEVEN (7) ONSTREET PARKING SPACES ARE REQUIRED FOR THIS
VALET STAND

DETAILED VALET OPERATIONS/STAFF PLANS FOR EACH LOCATION WILL BE FURTHER DEVELOPED AS THE PROJECT IS REFINED AND OPERATING COMPANIES ARE RETAINED.





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WW.RTKL.COM ROJECT NUMBER 45-14002.00

MEDITERRANEAN VILLAGE at Ponce Circle

AGAVE PONCE LLC.

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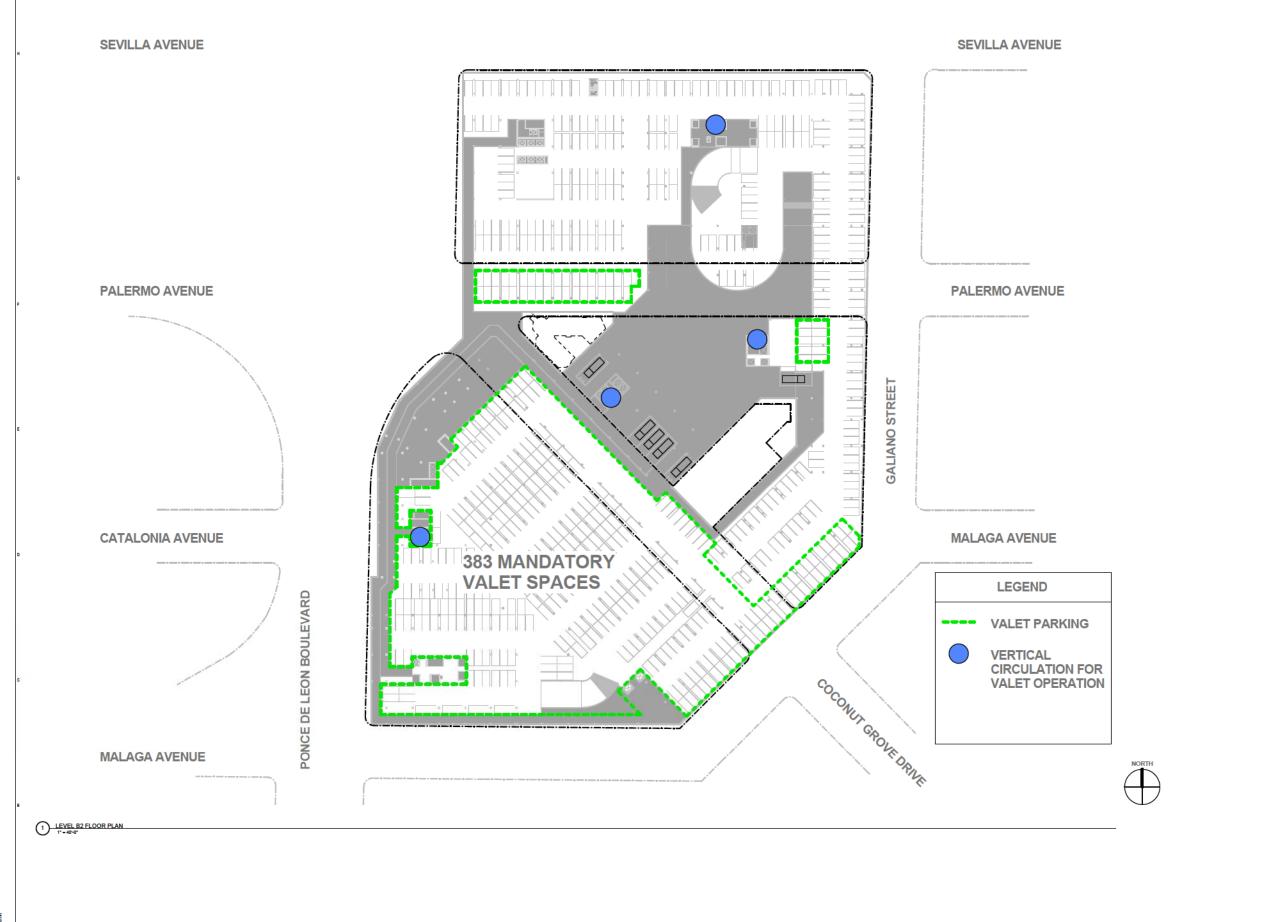


SHEET IDENTIFICATION

VALET OPERATING PLAN - LEVEL 01

A-0.11.6

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PROJECT NUMBER 45-14002.00

PROJECT

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AGAVE PONCE LLC. 2801,2901, 3001 PONCE DE

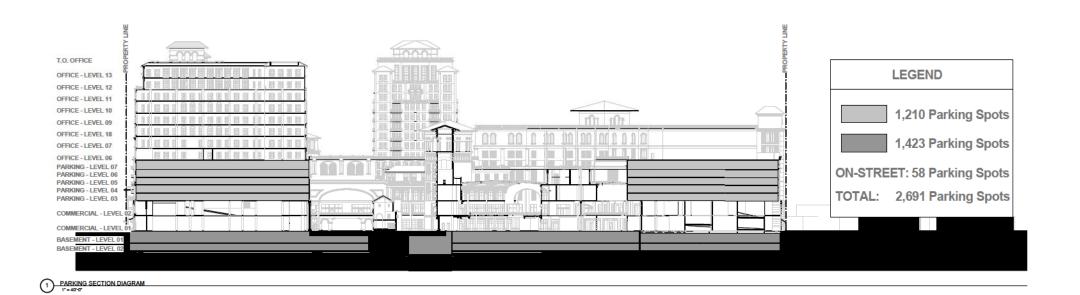
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SHEET IDENTIFICATION

VALET OPERATING PLAN - LEVEL B2

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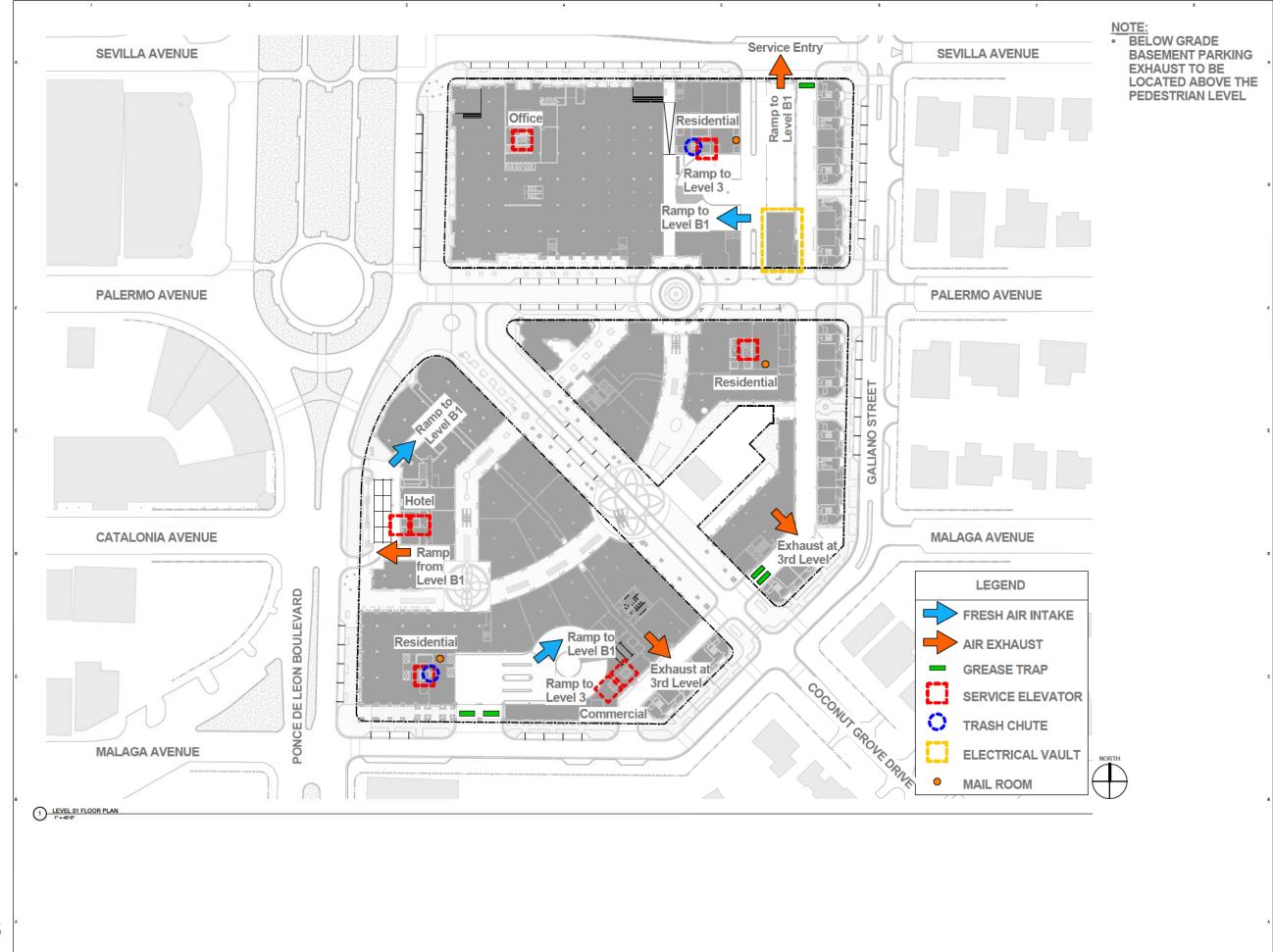


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PARKING COMPARISON

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PROJECT

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CLIENT

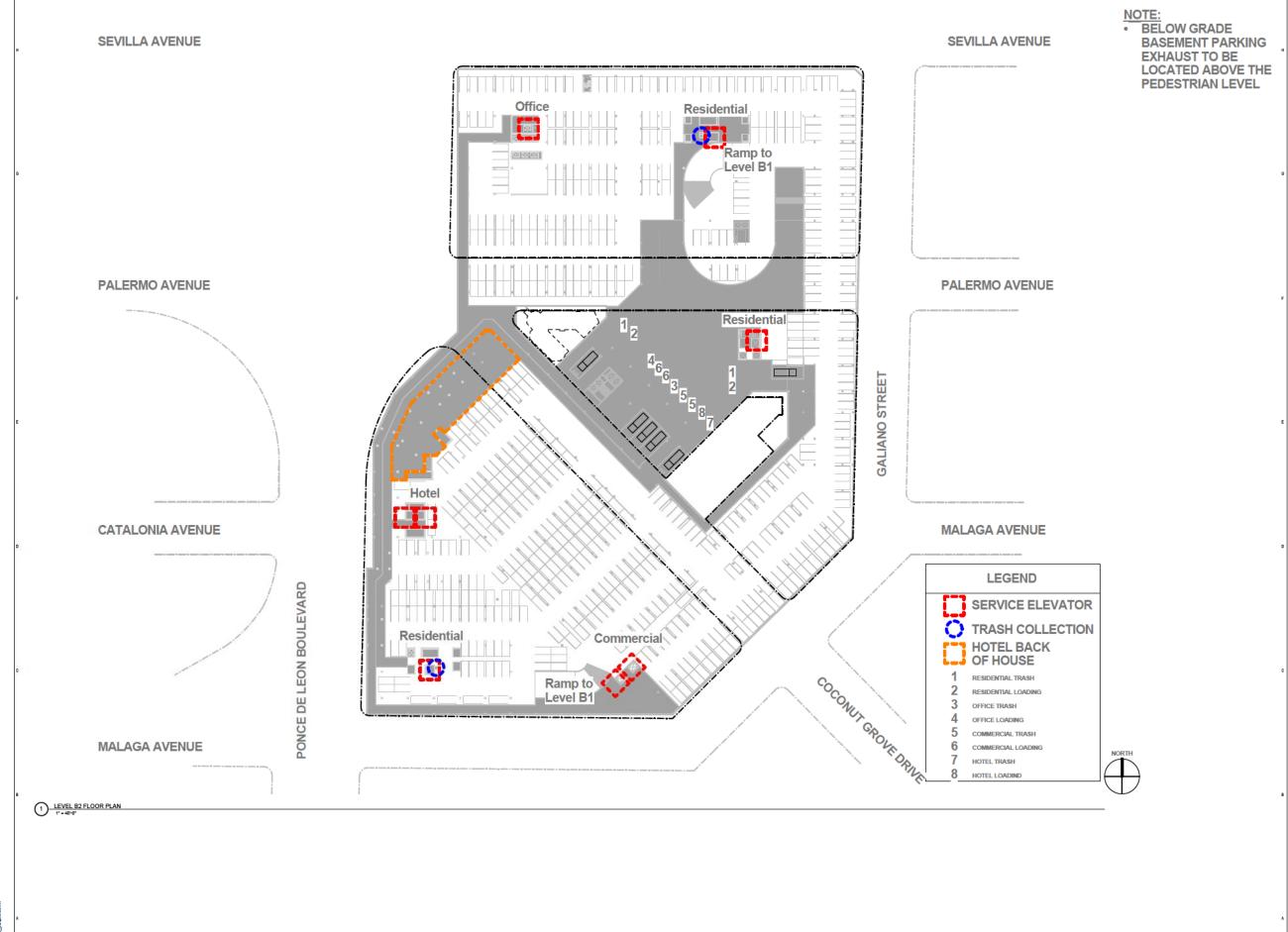
AGAVE PONCE LLC.
2801,2901, 3001 PONCE DE
LEON BOULEVARD

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SHEET IDENTIFICATION

MECHANICAL AND SERVICE PLAN -LEVEL 01

A-0.12



NOT FOR CONSTRUCTION

RAKL

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CONSULTANT

ROJECT

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CLIENT

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

ISS	UE DRAWIN	g LOG

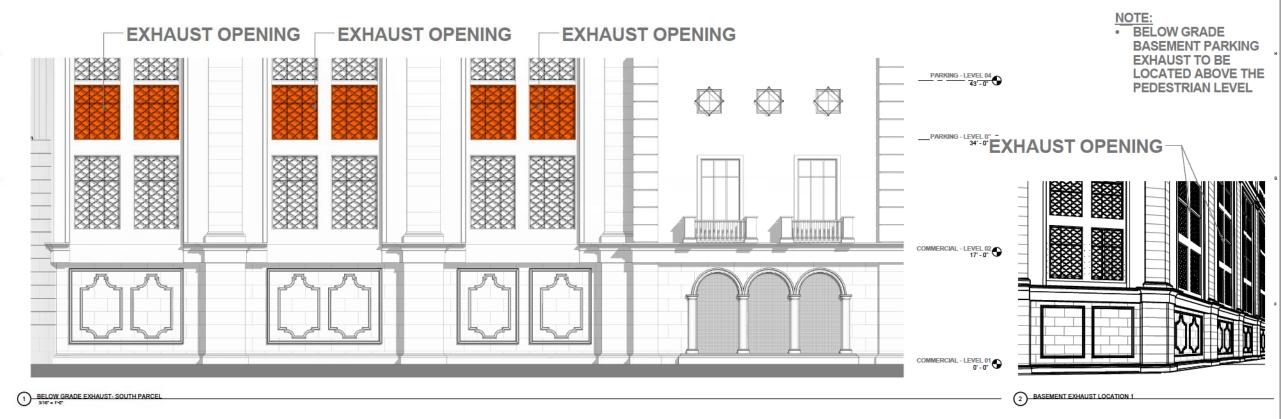


SHEET IDENTIFICATION

MECHANICAL AND SERVICE PLAN -LEVEL B2

A-0.12.1

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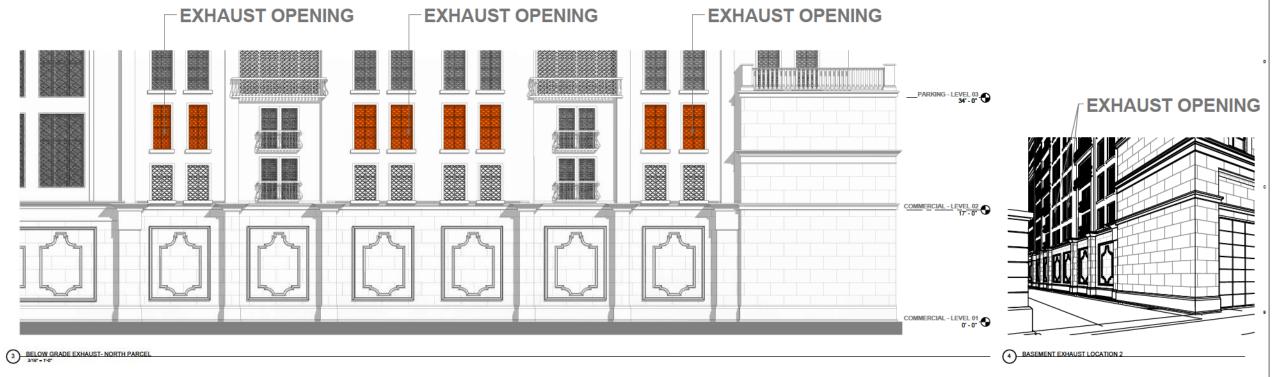


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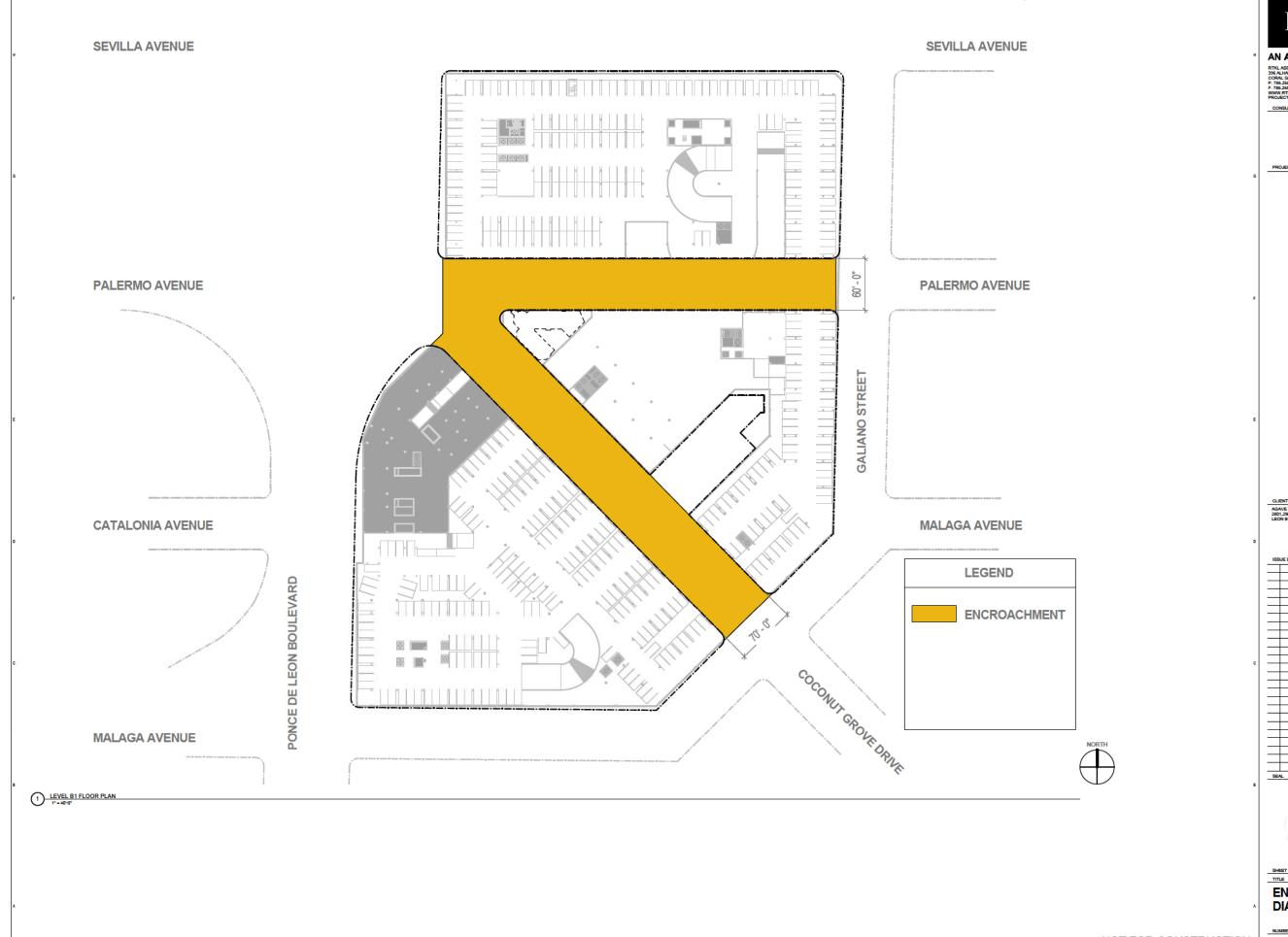
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LOCATION



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GAVE PONCE LLC. 801,2901, 3001 PONCE DE

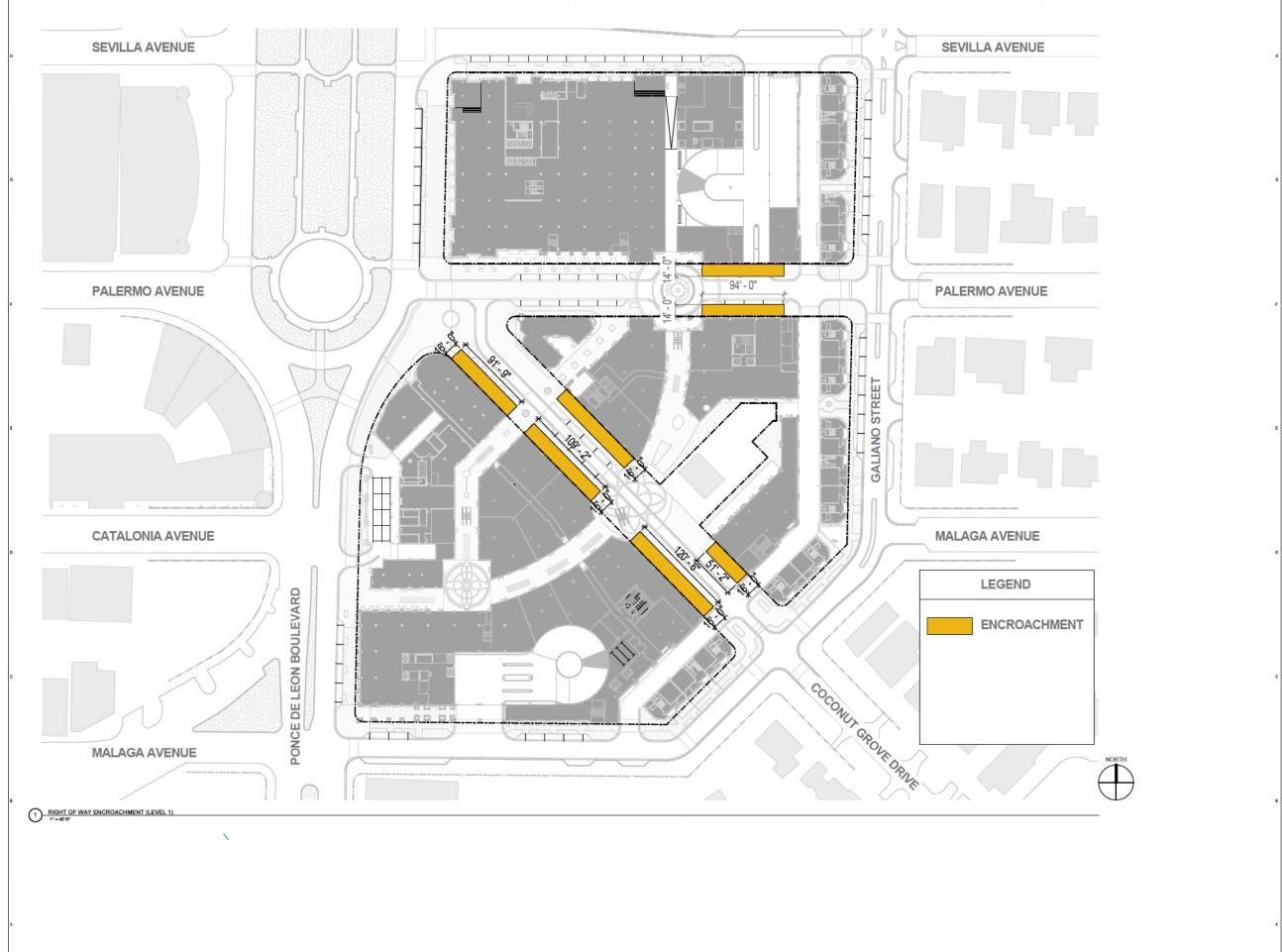
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SHEET IDENTIFICATION

ENCROACHMENT DIAGRAM

A-0.13



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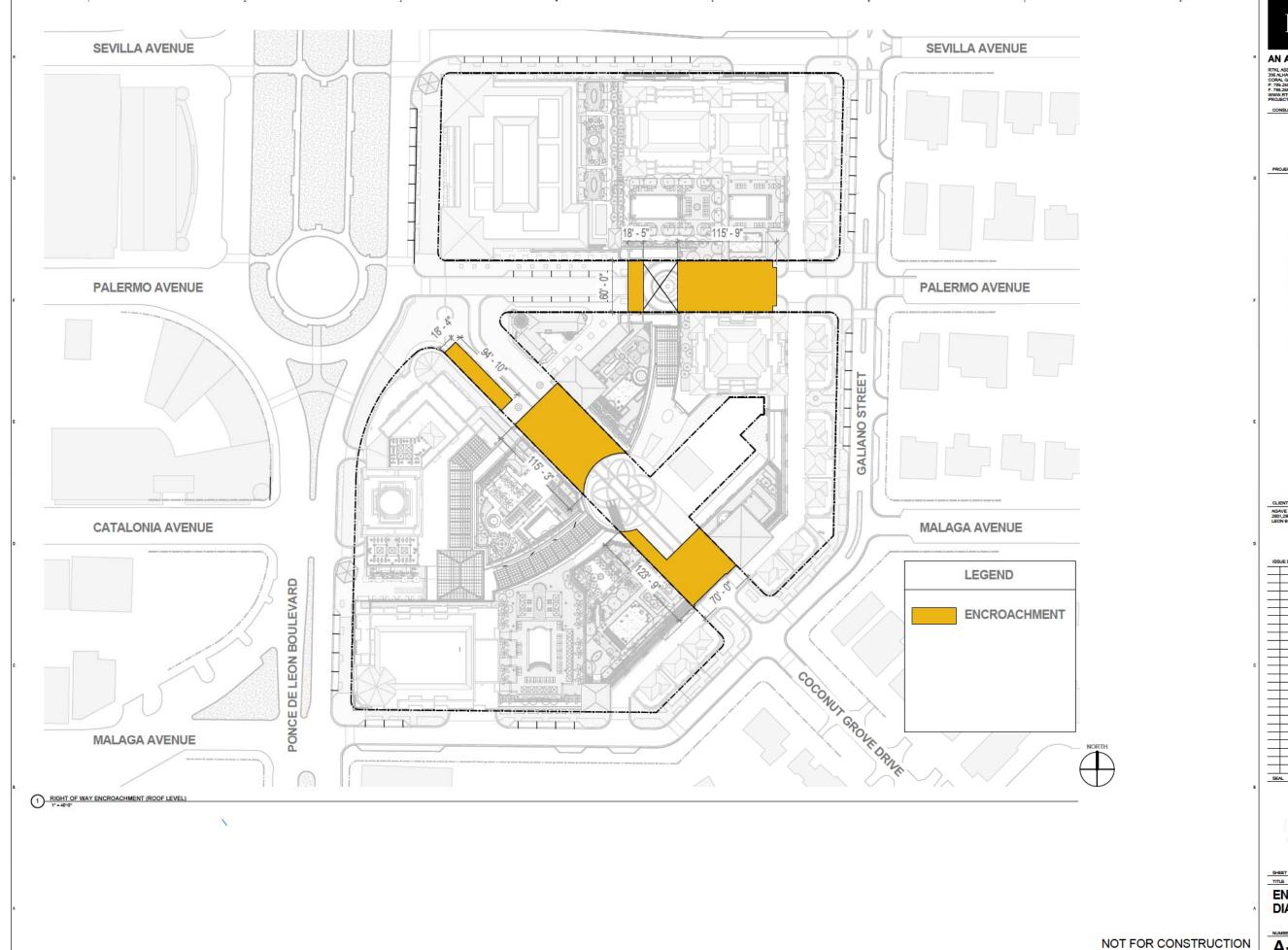
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ISSUE DRAWING LOG

SHEET IDENTIFICATION

ENCROACHMENT DIAGRAM

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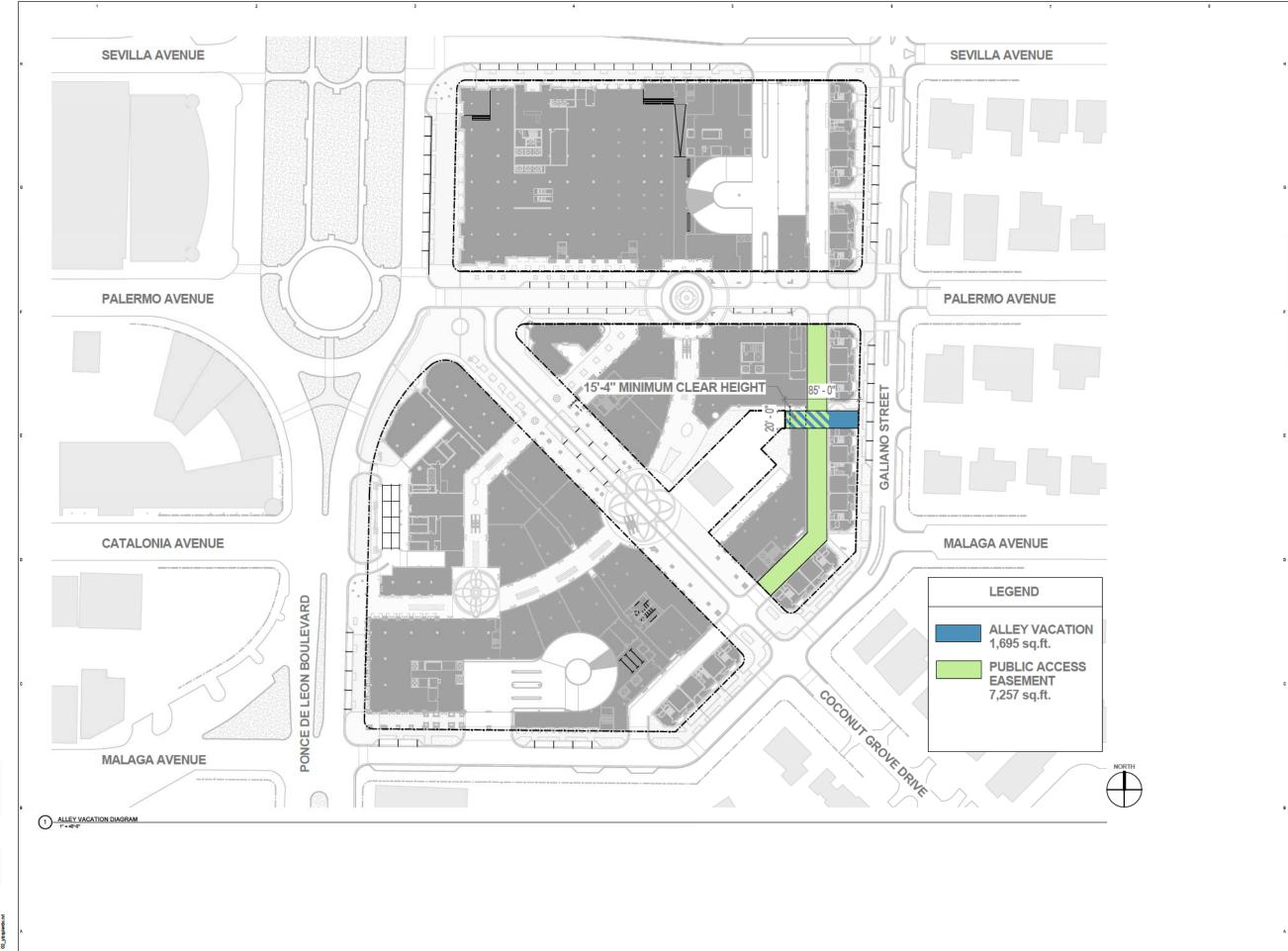
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ENCROACHMENT DIAGRAM

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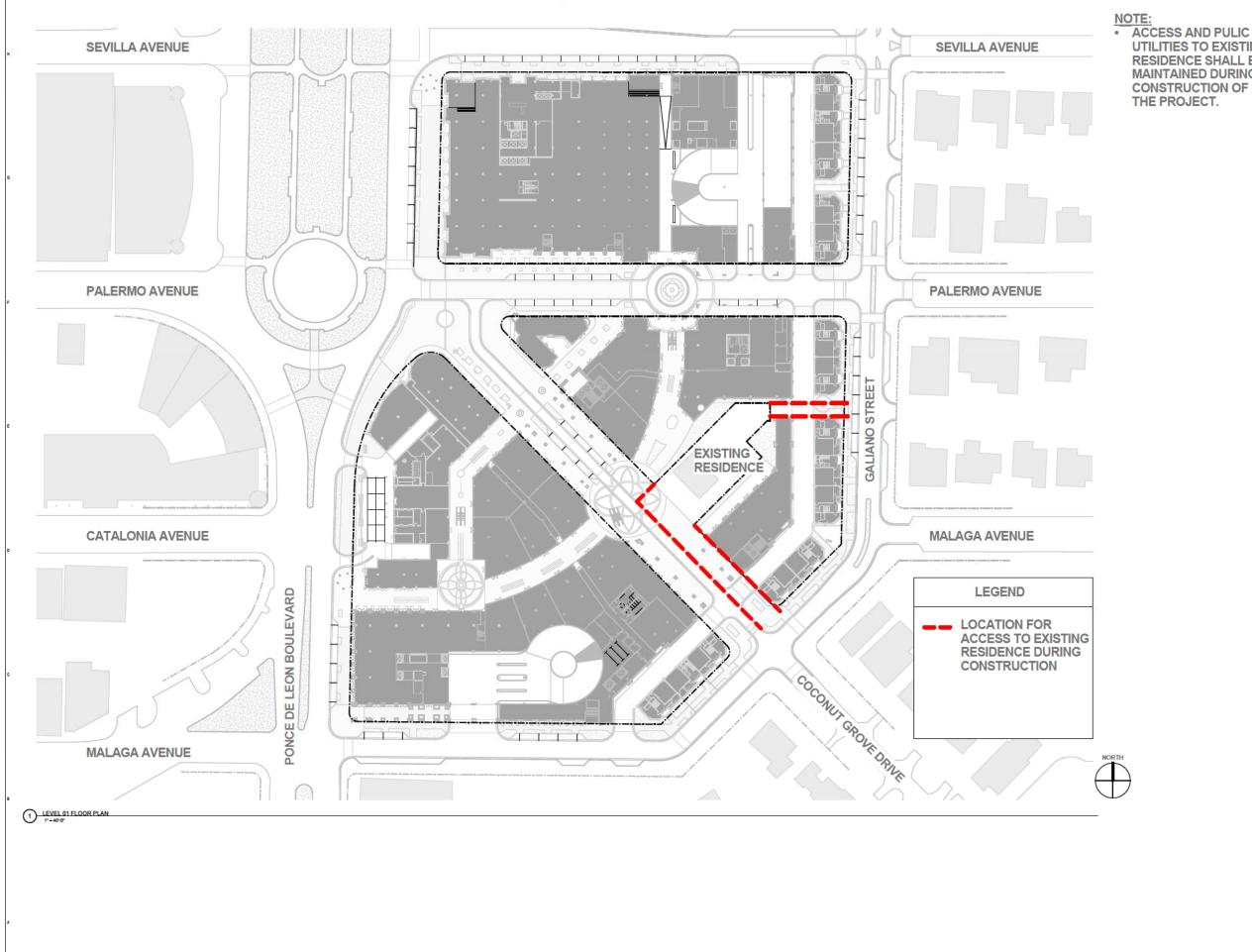
MEDITERRANEAN VILLAGE at Ponce Circle

CLIENT

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

TITLE
ALLEY VACATION

A-0.14



UTILITIES TO EXISTING RESIDENCE SHALL BE MAINTAINED DURING CONSTRUCTION OF THE PROJECT.



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EXISTING RESIDENCE

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MEDITERRANEAN VILLAGE at Ponce Circle

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TITLE

EXISTING RESIDENCE

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PROJECT

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FAR DIAGRAM

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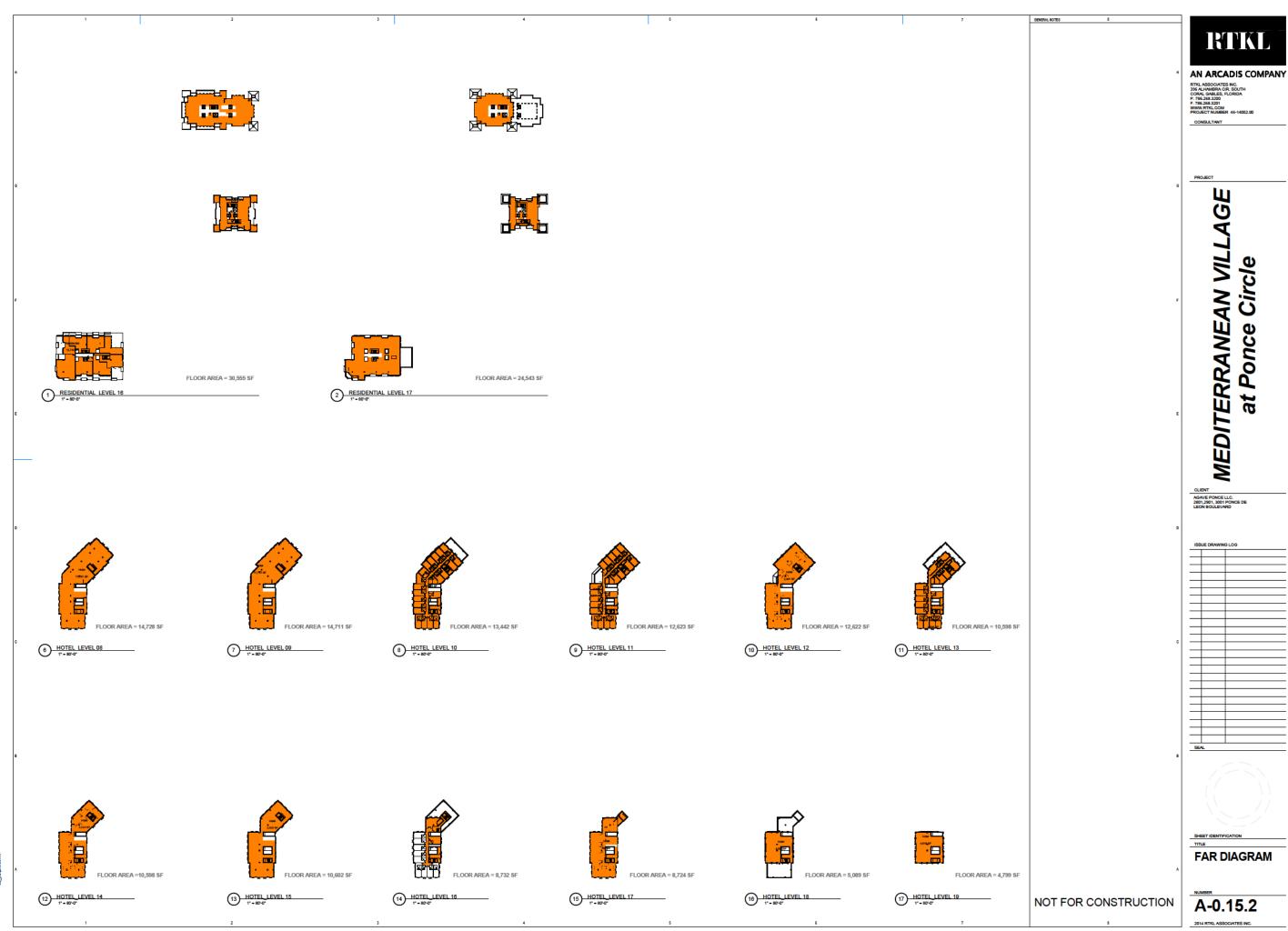


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at Ponce Circle



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LEED ND ANALYSIS

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



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MEDITERRANEAN VILLAGE at Ponce Circle

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LEED ND ANALYSIS

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MEDITERRANEAN VILLAGE ARCHITECTURAL NARRATIVE

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

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

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

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

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



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CONSULTANT

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SHEET IDENTIFICATION

ARCHITECTURAL STANDARDS

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CITY OF CORAL GABLES ZONING ANALYSIS

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•	1. SITE DATA: A. LAND USE CLASSIFICATION	COMMERCIAL LOW-R		6. LAND USE A	EXISTING:	PROPOSED.	8. PARKING DATA: "SHARED PARRING REDUCTION AS PER SECTION 3-610-4 OF F.B.P.A.D. USE	ANALYSIS REQUIREMENT.	10. OPEN SPACE DATA: "OPEN SPACE IN ACCORDANCE WITH ARTICLE 6, DIVISION 11 ZONING CODE AND SECTION 3-810-4 OF F.B.P.A.D. A REQUIRED OPEN SPACE		
		COMMERCIAL MID-RE COMMERCIAL HIGHE		COMMERCIAL LOW RISE	111,555SF	73,599 SF	A RESIDENTIAL		TOWNHOUSE / APT STREET TYPE REQUIRED 26,219 x 30%	26,219 SF 7,866 SF	
	B. FEMAZONE	ZONE - X		COMMERCIAL MID RISE	49,498 SF	77,343 SF	- TOWNHOUSE	29	ALL OTHER STREET TYPES	266,575 SF	
	C. LOT AREA	+ 292,794 SF (6.72 AC	RES)	COMMERCIAL HIGHRISE	113,207 SF	143,288 SF	-2BR	199	REQUIRED 266,575 x 20%	53,316 SF	
L	D. LOT COVERAGE	NO MIN. OR MAX.					-3BR	167	B. PROVIDED ON-SITE OPEN SPACE TOWNHOUSE / APT STREET TYPE		
6	E. HEIGHT RESTRICTIONS	VARIES 36'+MECHA	NCAL	7. F.A.R. CALC	ULATIONS:		-	107	LEVEL 1 LANDSCAPE AREA LEVEL 1 HARDSCAPE AREA	2,823 SF 869 SF	
		190'-6" + MECH / HOTE		<u>IEVEL</u>			B. COMMERCIAL AND HOTEL		SUB-TOTAL	3,692 SF	
	2. ALLOWED FLOOR TO	O EL OOR HEI	CUTE	- LEVEL - 01 - LEVEL 01	0 9Q,FT. 160,555 9Q	FT.	- RETAIL	885	ALLOTHER STREET TYPES		
	PER STREET TYPE:	O FLOOR HEI	SHIS	- LEVEL 02 - LEVEL 03	185,674 SQ 82,108 SQ.I		- ONEWA	57	LEVEL 1 LANDSCAPE AREA LEVEL 1 HARDSCAPE AREA	5,389 SF 52,602 SF	
	SECTION 3-610-3 OF F.B.P.A.D.	1ST & 2ND 3RD FLOORS: FLOO	R: #±00RS	- LEVEL 04 - LEVEL 05	9,079 SQ.F 42,146 SQ.F	Т.	- RESTAURANT (FAMILY)	48	SUB-TOTAL.	57,991 SF	
	A. SIGNATURE STREETS	FLOORS: FLOO 11'-17' 9'-17		- LEVEL 06 - LEVEL 07	15,191 9Q.I 35,668 9Q.I	FT.	- RESTAURANT (FINE)	172	TOTAL ON-SITE OP EN SPACE LEVEL 1	61,693 SF	
,	B. PLAZA STREETS	11'-17' 9'-17	9' - 13' 6"	- LEVEL 08	108,915 90		- DAYCARE	36	TOWNHOUSE / APT STREET TYPE ROOFTOP LANDSCAPE AREA	5-8-000 Y • 0 Y	
	C. DOWNTOWN STREETS	11'-17' 9'-13		- RESIDENTIAL LEVEL 09	24,918 90,1		- HOTEL	134	ROOFTOP HARDSCAPE AREA SUB-TO-TAL	5,459 SF 5,459 SF	
				- RESIDENTIAL LEVEL 10 - RESIDENTIAL LEVEL 11	41,779 SQ.I 41,779 SQ.I	FT.	- OFRCE	966	ALL OTHER STREET TYPES	5,100 0	
	D. APT & TOWNHOUSE STREETS	9-136" 9'-13	'6" N/A	- RESIDENTIAL LEVEL 12 - RESIDENTIAL LEVEL 13	41,779 SQ.I 41,779 SQ.I		- GYM	22	ROOFTOP LANDSCAPE AREA	35,609 SF	
	3. ALLOWED BUILDING	HEIGHTS PE	R STREET TYPE:	- RESIDENTIAL LEVEL 14 - RESIDENTIAL LEVEL 15	40,826 90,1 38,878 90,1		TOTAL REQ'D PARKING:	2,709 SPACES	ROOFTOP HARDSCAPE AREA SUB-TOTAL	34.489 SF 70,098 SF	
	A. SIGNATURE STREETS	190-6 MAX**	_	- RESIDENTIAL LEVEL 16 - RESIDENTIAL LEVEL 17	30,555 90,1 22,543 90,1	FT.			TOTAL ON-SITE OPEN SPACE ROOFTOP	76,667 SF	
	B. PLAZA STREETS	190-6 MAX		- OFFICE LEVEL 09	28,247 90.1		TOTAL REQUIRED ELECTRICAL VEHICLE CHARGING STATIONS:	1/50 x RESIDENTIAL UNITS AND HOTEL ROOMS	TOTAL ON-SITE OP EN SPACE	137.240 SF	
E	C. DOWNTOWN STREETS	190-6" MAX		- OFFICE LEVEL 10 - OFFICE LEVEL 11	28,247 90.1 28,247 90.1	FT.		+1/200 x TOTAL PROVIDED COMMERCIAL PARKING	C. PROVIDED OFF-SITE OPEN SPACE		
	D. APT & TOWNHOUSE STREETS	3FLOORS		- OFFICE LEVEL 12 - OFFICE LEVEL 13	28,247 90.1 28,247 90.1	FT.	TOTAL REQUIRED BICYCLE PARKING:	1/10 PARKING SPACES PROVIDED	TOWNHOUSE / APT STREET TYPE LANDSCAPE AREA	4,562 SF	
	"SIGNATURE TERMINATED VISTAS MAY DO	CEED THE BUILDING HEIGH	IT MAXIMUM BY 2FLOORS	- OFFICE LEVEL 14	23,650 90,1	FT.	D. PROVIDED PARKING		HARDSCAPE AREA SUB-TOTAL	4,552 SF	
	WITH A MAX PLOOR PLATE OF 6,900 SQ FT O BE USED FOR PUBLICLY ACCESSIBLE USES	SUCH AS RESTAURANTS.	DNED SIR CE, AND MUST	- OFFICE LEVEL 15	23,650 SQ.1		- TOWNHOUSES	30	ALL OTHER STREET TYPES	90000000	
	4. PROPOSED BUILDIN	G HEIGHTS A	ND FLOORS:	- HOTEL LEVEL 08 - HOTEL LEVEL 09	14,728 90,1 14,711 90,1	FT.	-LEVEL B2	619	LANDSCAPE AREA HARDSCAPE AREA	4,660 SF 56,018 SF	
			HEIGHT:	- HOTEL LEVEL 10 - HOTEL LEVEL 11	13,442 90.1 12,623 90.1	FT.	-LEVBL81	583	SUB-TOTAL.	60,678 SF	
	A HOTEL 1		218-6	- HOTELLEVEL 12 - HOTELLEVEL 13	12,622 90,1 10,598 90,1		- LEVBL03	277	TOTAL OFF-SITE OP EN SPACE	65,230 SF	
	B. OFFICE 1:	3	190-€	- HOTEL LEVEL 14 - HOTEL LEVEL 15	10,598 90,1 10,602 90,1		- LEVBL 04	303	TOTAL PROVIDED OPEN SPACE (ON AND OFF SITE)	202,470 SF	
	C. RESIDENTIAL TOWER 1 1	7	190-6	- HOTEL LEVEL 16 - HOTEL LEVEL 17	8,732 90,F 8,724 90,F		- LEVEL 06	303	D. TREE CALCULATIONS	0.0000.0000	
	D. RESIDENTIAL TOWER 2 1	7	190-6	- HOTEL LEVEL 18 - HOTEL LEVEL 19	5,089 SQ.F 4,799 SQ.F	т.	- LEVEL 06	303	-NO. OF TREES REQUIRED	REQUIRED	<u>P</u>
	E RESDENTIAL TOWER 3 1		190-6	TOTAL	12809748		- LEVBL07	237	28 X 672 AC =	188	2
	F. CNEWA 8		116-0		,,,,,,,,,		PROVIDED OFF-STREET PARKING:	26.55 SP ACES	-% PALMS ALLOWED: NO, TREES X 25% 188 X 25% =	47	8
	r. Chema o	•	116-0	FAR.	1,280,974 / 292,794 =	4370	PROVIDED ON-STREET PARKING:	65 S PACES	-% NATIVES REQUIRED: NO. TREES X 30%	188 12	
c	5. SETBACKS:						TOTAL PROVIDED PARKING:	27 10 SP ACES*	188 X 35% =	66	6
	o. ozranono.	PROPOSED							E STREET TREES	BECVIER	
	A FRONT (N) SEVILLA AVENUE	0.0					1IN COMPLIANCE WITH FORM BASED PA	AD SECTION 3-910-93 9	-PONCE DE LEON	REQUIRED	<u> </u>
	B. FRONT (E)	•••					TOTAL PROVIDED MANDATORY VALET SPACES:	383 SPACES	602 LINEAR FEET SIGNATURE	20	2
	GALIANO STREET	0.0					TOTAL PROVIDED ELECTRICAL		- COCONUT GROVE DR 0 LINEAR FEET PLAZA/DOWNTOWN	0*	0
	C FRONT(S)						VEHICLE CHARGING STATIONS:	19 SPACES	-MALAGA AVE		
	MALAGA AVENJE	0.0					TOTAL PROVIDED BICYCLE PARKING:	245 SPACES	526 LINEAR FEET SIGNATURE / DOWNTOWN	18	1
ľ	D. FRONT (W) PONCE DE LEON BLVD	0.0					9. LOADING SPACES		-GALIANO ST 430 LINEAR FEET APARTMENT / TOWNHOUSE	14	1
	E. FRONT (N)						TOTAL REQUIRED FOR MIXED USE	<u>.</u>	- SEVILLA AVE	100	8
	PALERMOAVENUE	0.0					3 FOR 399,999 SFOF NON-RESIDENTIA		375 LINEAR FEET SIGNATURE / DOWNTOWN	12	1
	F. FRONT (S) PALERMO AVENUE	0.0					1 FOR EACH ADDITIONAL 100,000 SF OF	FNON-RESIDENTIAL AREA	- PALERMO AVE	C4	9
	G. FRONT (N)	• •					TOTAL PROVIDED	8 SPACES	D LINEAR FEET PLAZA/DOWNTOWN	0*	
	COCONUT GROVE DRIVE	0.0							NOT REQUIRED SINCE AN ARCADE IS PROVIDED	WITHIN THE PUBLIC RO.V	W.
	H. FRONT(S)	01.09							F. SHRUBS	REQUIRE	F
	COCONUT GROVE DRIVE	0'-0"							-NO. OF SHRUBS REQUIRED	1505	

A. REQUIRED OPEN SPA	MACE WITH ARTICLES, DIVISION 11 II ON 3-510-4 OF F.B.P.A.D.	N	
TOWNHOUSE / APT STR REQUIRED	26,219 x 30%	26,219 SF 7,866 SF	
ALL OTHER STREET TY REQUIRED	PES 266,575 x 20%	266,575 SF 53,315 SF	
B. PROVIDED ON-SITE OF			
LEVEL 1 LANDS CA		2,823 SF	
LEVEL 1HARDSCA	PE AREA	869 SF	
SUB-TOTAL		3,692 SF	
ALL OTHER STREET TY		5.389 SF	
LEVEL 1HARDSCA		52602SF	
SUB-TOTAL		57,991 SF	
TOTAL ON-SITE OPE	N SPACE LEVEL 1	61,683 SF	
TOWNHOUSE / APT STE			
ROOFTOP HARDS		5,459 SF	
SUB-TO-TAL		5,459 SF	
ALL OTHER STREET TY		10000000000000000000000000000000000000	
ROOFTOP LANDS		35,609 SF	
SUB-TOTAL	JAPE AREA	34.489 SF 70.098 SF	
The Wallace of the State of the	N SPACE ROOFTOP	76.867 SF	
1 1000000000000	Control of the State of the Sta	0.000	
TOTAL ON-SITEOPE	N SPACE	137,240 SF	
C. PROVIDED OFF-SITE O			
TOWNHOUSE / APTISTS LANDSCAPE AREA		4,552 SF	
HARDSCAPE AREA	<u> </u>	1 220 22	
SUB-TOTAL		4,552 SF	
ALL OTHER STREET TY			
LANDSCAPE AREA		4,660 SF 56,018 SF	
SUB-TOTAL		60,678 SF	
TOTAL OFFSITE OP	EN SPACE	65.230 SF	
	SPACE (ON AND OFF SITE)	202.470 SF	
D. TREE CALCULATION	S		
	September 1	REQUIRED	PROVIDED
D. TREE CALCULATION -NO. OF TREES RI 28 X	EQUIRED	REQUIRED 188	PROVIDED 227
-NO. OF TREES RI 28 X	EQUIRED	Arross October	Assertance Co.
-NO. OF TREES RI 28 X	EQUIRED 672 AC = ED: NO. TREES X 25%	Arross October	227 86
-NO. OF TREES RI 28 X -% PALMS ALLOW 188 X	EOURED 6.72 AC = ED: NO. TREES X 25% = IRED: NO. TREES X 30%	188	227
-NO. OF TREES RI 28 X -% PALMS ALLOW 188 X -% NATIVES REQU	EQURED 672 AC = ED: NO. TREES X 25% = JRED: NO. TREES X 30% 35% =	186 47 66	227 86 66
-NO. OF TREES RI 28 X -% PALMS ALLOW 188 X -% NATIVE'S REQU 188 X E. STREET TREES -PONCE DE LEON	EQUIRED 672 AC = ED: NO. TREES X 25% 25% = URED: NO. TREES X 30% 36% = STREET TYPE	186 47 66 <u>REQURED</u>	227 86 66 PROMIDED
-NO. OF TREES RI 28 X -% PALMS ALLOW 188 X -% NATIVES REQU 188 X E. STREET TREES -PONCE DE LEON 502 LINEAR FEET	EQUIRED 672 AC = ED: NO. TREES X 25% 25% = IRED: NO. TREES X 30% 35% = STREET TYPE SIGNATURE	186 47 66	227 86 66
-NO. OF TREES RI 28 X -% PALMS ALLOW 188 X -% NATIVES REQUIRES 188 X E. STREET TREES -PONCE DE LEON	EQUIRED 672 AC = ED: NO. TREES X 25% 25% = IRED: NO. TREES X 30% 35% = STREET TYPE SIGNATURE	186 47 66 <u>REQURED</u>	227 86 66 PROMIDED
-NO. OF TREES RI 28 X -% PALMS ALLOW 188 X -% NATIVES REQUIRES 188 X E STREET TREES -PONCE DE LEON 602 LINEAR FEET -COCONUT GROV 0 LINEAR FEET -MALAGA AVE	EOURED 672 AC = ED: NO. TREES X 25% 25% = IRED: NO. TREES X 30% 35% = STREET TYPE SIGNATURE EDR	186 47 66 <u>REQUIRED</u> 20	227 86 66 PROMIDED 20
-NO. OF TREES RI 28 X -% PALMS ALLOWM 188 X -% NATIVE'S REQUI 188 X E. STREET TREES -PONCE DE LEON 602 LINEAR FEET -COCONUT GROW 0 LINEAR FEET -MALAGA AVE 526 LINEAR FEET	EOURED 672 AC = ED: NO. TREES X 25% 25% = IRED: NO. TREES X 30% 36% = STREET TYPE SIGNATURE EDR PLAZA/DOWNTOWN	186 47 66 <u>REQUIRED</u> 20	227 86 66 PROMIDED 20
28 X -% PALMS ALLOM 188 X -% NATIVES REQUISES PONCE DE LEON 602 LINEAR FEET - COCCONUT GROV 0 LINEAR FEET - MALAGA AVE 526 LINEAR FEET - GALIANO ST	EOURED 672 AC = ED: NO. TREES X 25% 25% = IRED: NO. TREES X 30% 36% = STREET TYPE SIGNATURE EDR PLAZA/DOWNTOWN	186 47 66 <u>REQUIRED</u> 20	227 86 66 PROVIDED 20
-NO. OF TREES RI 28 X -% PALMS ALLOM 188 X -% NATIVES REQUIRES -PONCE DE LEON 602 LINEAR FEET -OCCONUT GROV 0 LINEAR FEET -MALAGA AVE 526 LINEAR FEET -GALANO ST 430 LINEAR FEET -SEVILLA AVE	EQUIRED 672 AC = ED: NO. TREES X 25% 25% = URED: NO. TREES X 30% 35% = STREET TYPE SIGNATURE EDR PLAZA/DOWNTOWN SIGNATURE/DOWNTOWN APARTMENT / TOWNHOUSE	186 47 66 REQURED 20 0*	227 86 66 PROMIDED 20 0
-NO. OF TREES RI 28 X -% PALMS ALLOWM 188 X -% NATIVE S REQUI 188 X E. STREET TREES -PONCE DE LEON 602 LINEAR FEET -OCCONUT GROV 0 LINEAR FEET -MALAGA AVE 526 LINEAR FEET -GALANO ST 430 LINEAR FEET -SEVILLA AVE	EQUIRED 672 AC = ED: NO. TREES X 25% 25% = URED: NO. TREES X 30% 35% = STREET TYPE SIGNATURE EDR PLAZA/DOWNTOWN SIGNATURE/DOWNTOWN	186 47 66 REQURED 20 0*	227 86 66 PROMIDED 20 0

-NO. OF SHRUBS REQUIRED 224 X 6.72 AC



AN ARCADIS COMPANY

COMBLIANT

AGE MEDITERRANEAN VILL at Ponce Circle

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TILE

SITE ZONING DATA

PROMDED

NOT FOR CONSTRUCTION

A-0.17 20-H RIPL ASSOCIATES INC.