

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

MEDITERRANEAN VILLAGE
at Ponce Circle

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

ISSUE DRAWING LOG

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SEAL

SHEET IDENTIFICATION

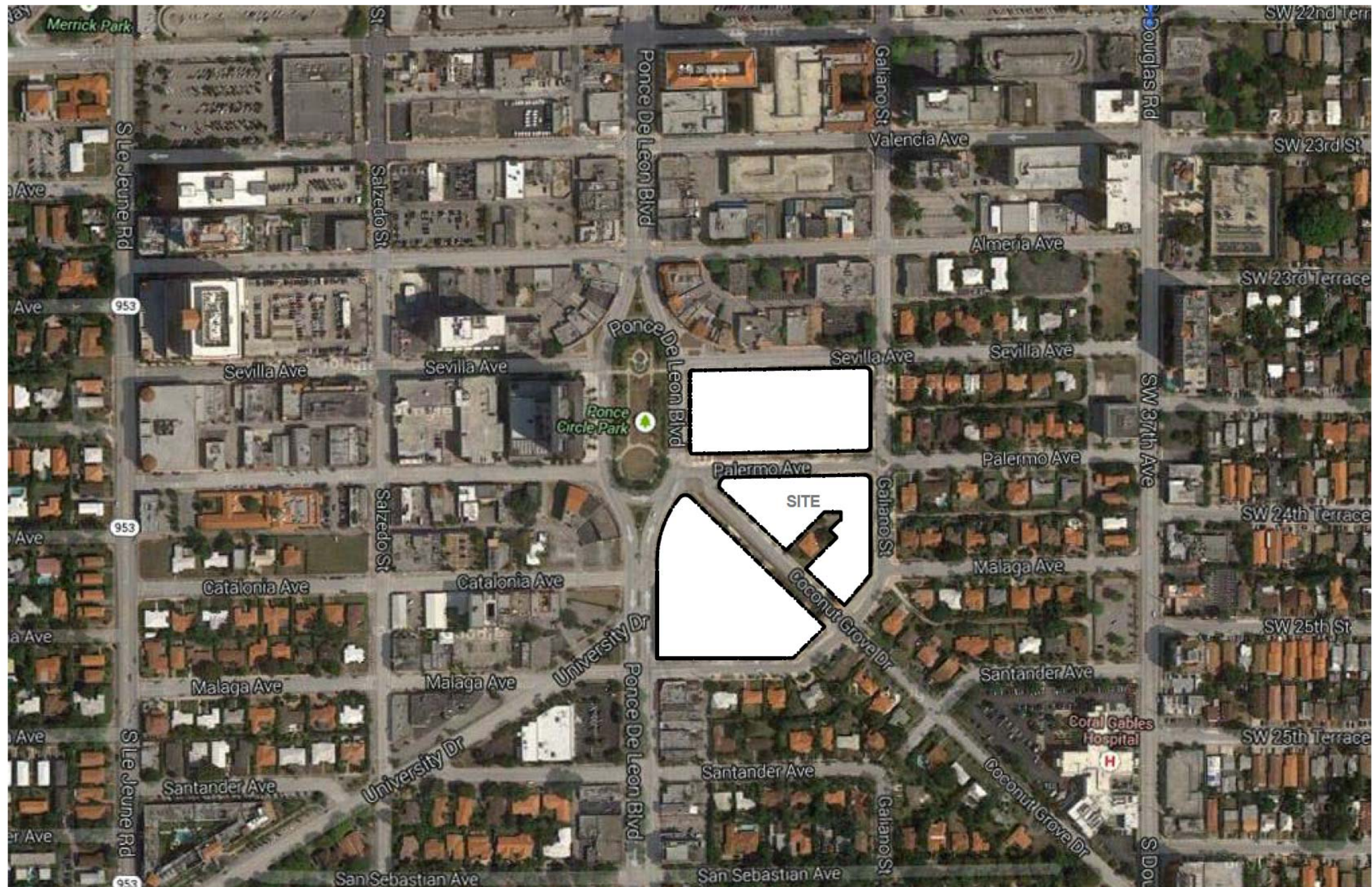
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**SITE AERIAL
VIEW**

NUMBER

A-0.2

2014 RTKL ASSOCIATES INC.

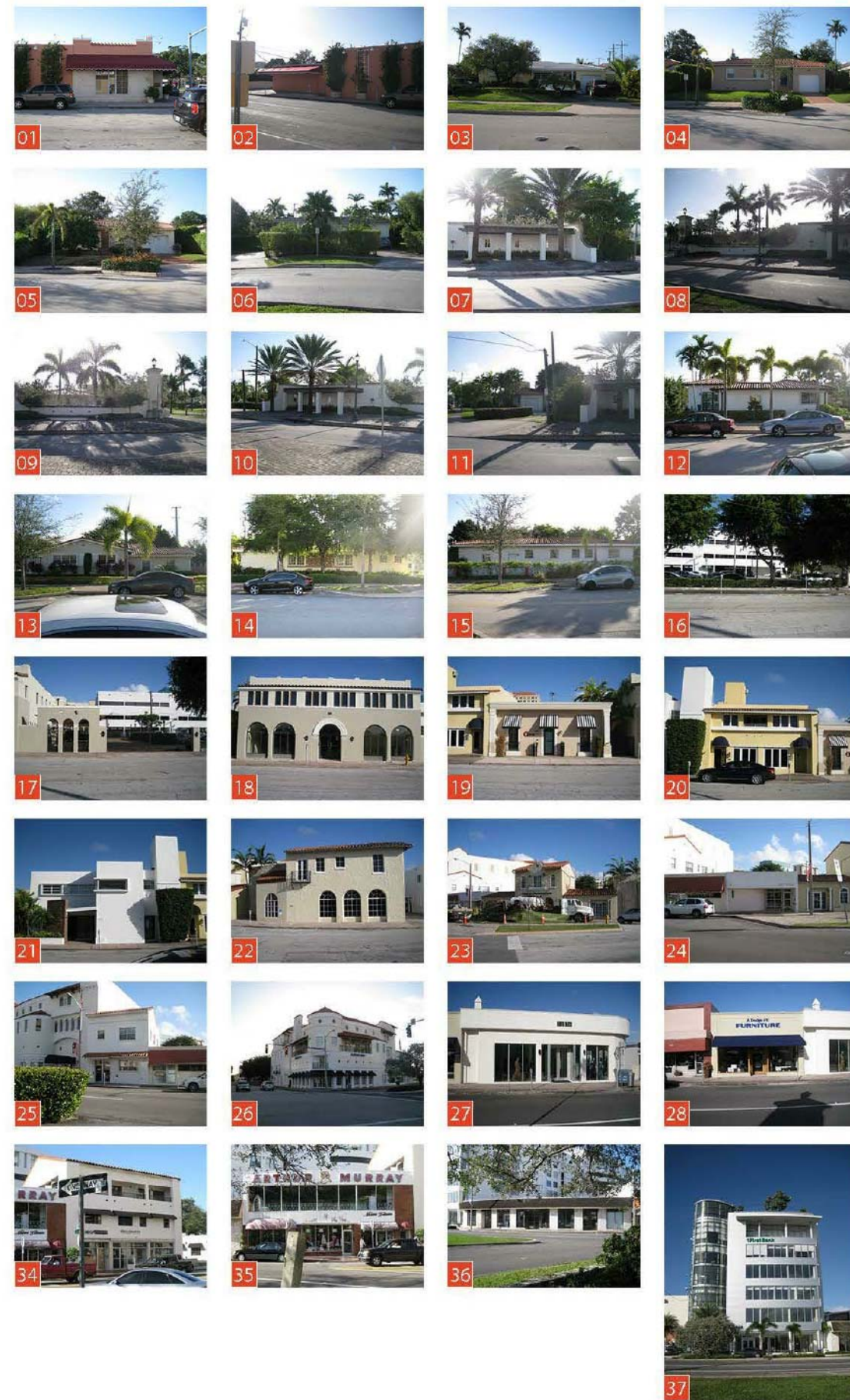


1 AERIAL VIEW
1:5

NOT FOR CONSTRUCTION



HISTORIC STRUCTURE ON SITE



NOT FOR CONSTRUCTION



AN ARCADIS COMPANY

RTKL ASSOCIATES INC.
396 ALHAMBRA CIR. SOUTH
CORAL GABLES, FLORIDA
P. 786.268.3200
F. 786.268.3201
WWW.RTKL.COM
PROJECT NUMBER 45-14002.00

CONSULTANT

PROJECT

MEDITERRANEAN
VILLAGE at
Ponce Circle

CLIENT

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2801,2901, 3001 PONCE DE
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TITLE

SITE CONTEXT ANALYSIS

NUMBER

A-0.2.2

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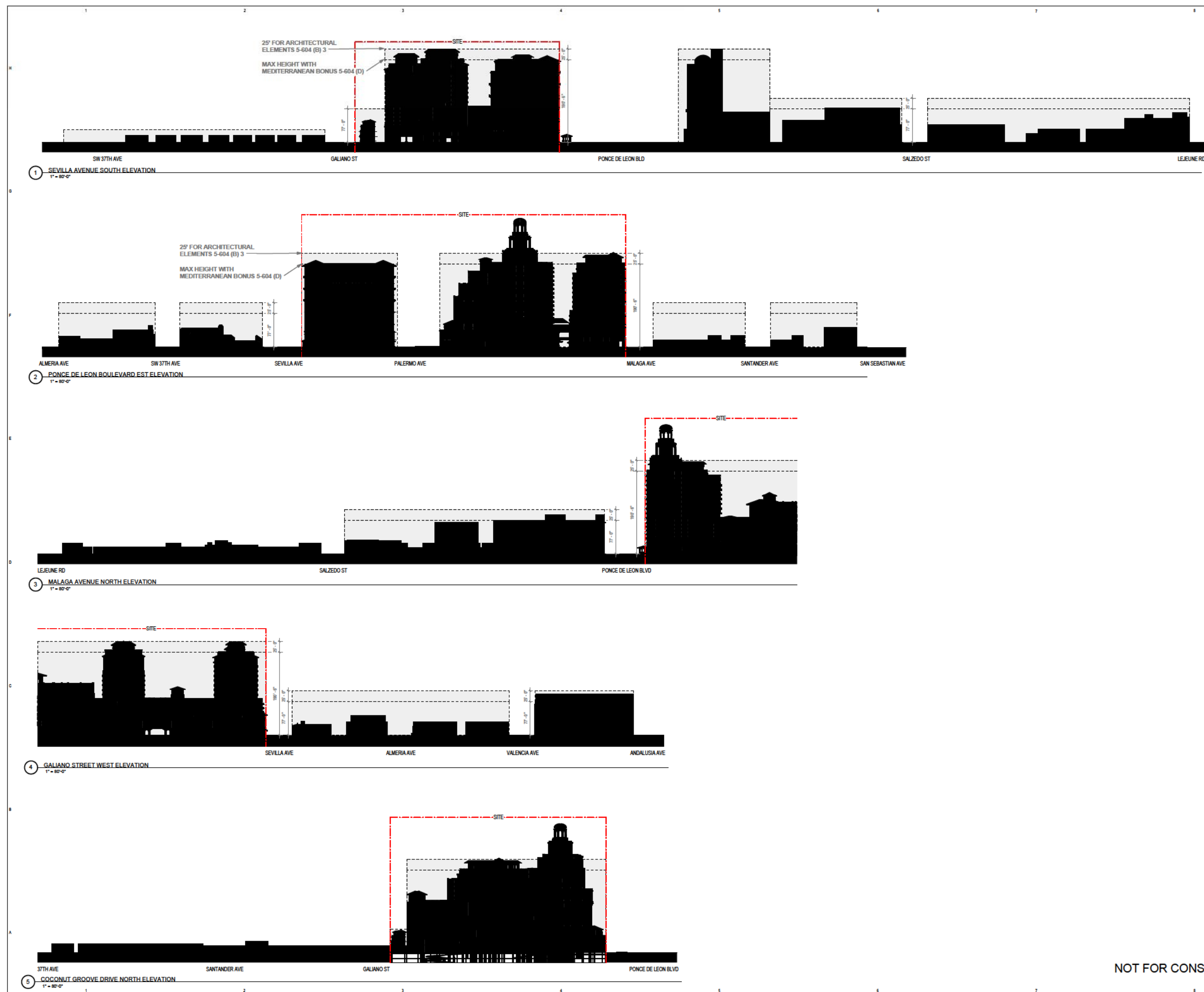
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NUMBER

A-0.2.3

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ORAL GABLES, FLORIDA
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SEA

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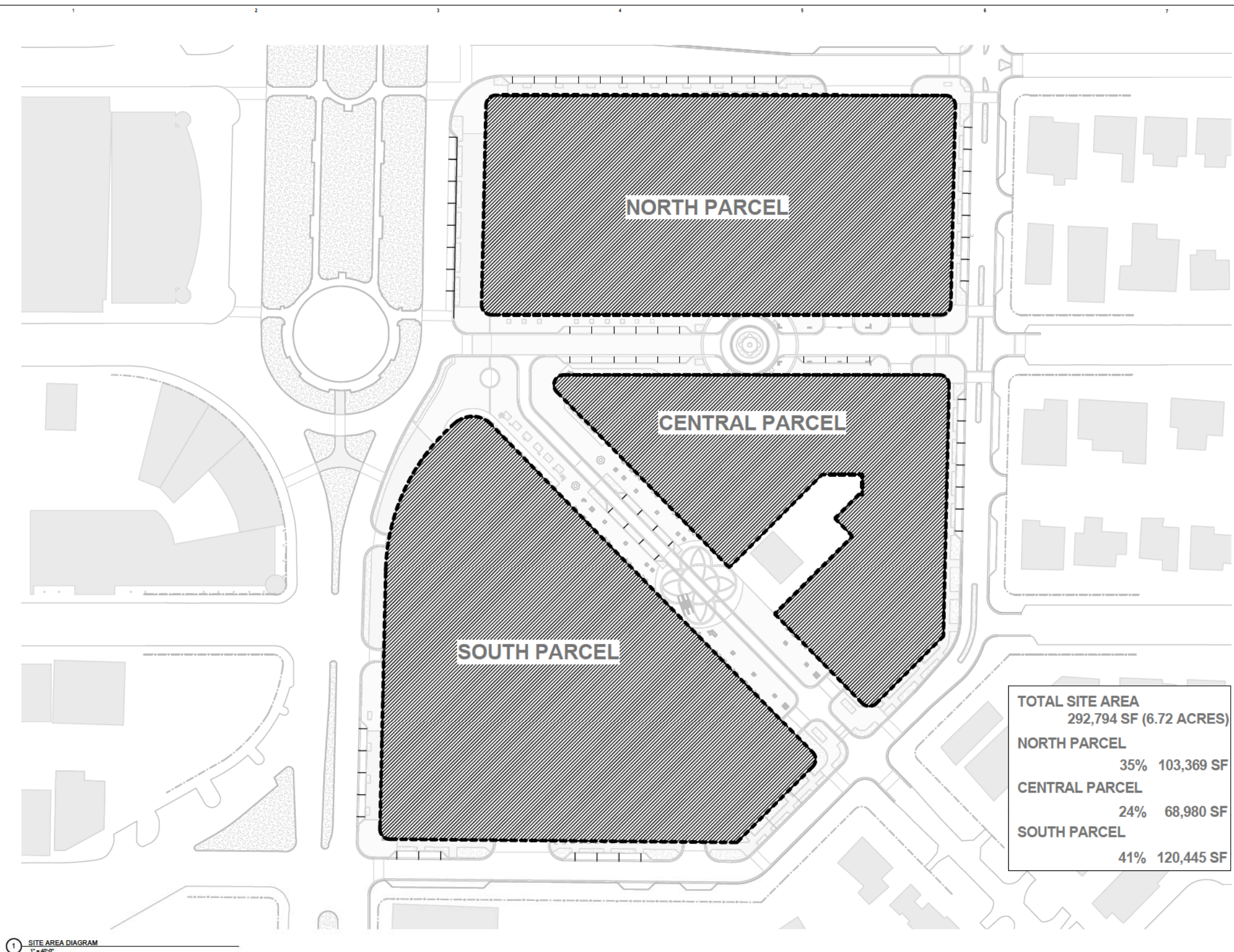
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SITE AREA PLAN

NUMBER

A-0.2.4

2014 RTKL ASSOCIATES INC.

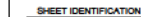


TOTAL SITE AREA	
292,794 SF (6.72 ACRES)	
NORTH PARCEL	35% 103,369 SF
CENTRAL PARCEL	24% 68,980 SF
SOUTH PARCEL	41% 120,445 SF

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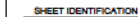
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NUMBER

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**PROPOSED
FUTURE LAND
USE MAP**

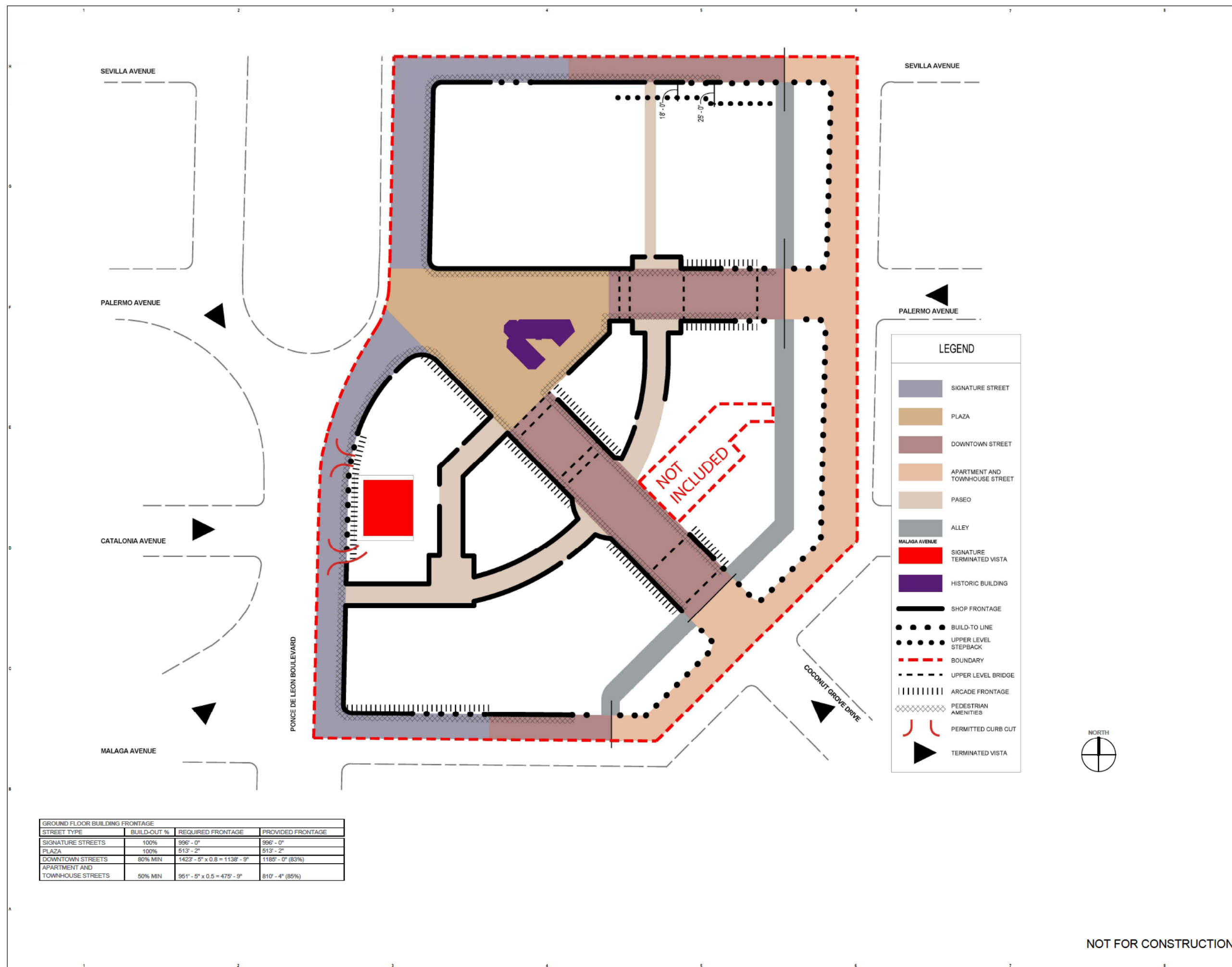
NUMBER

A-0.3.1

2014 RTKL ASSOCIATES INC.



**MEDITERRANEAN
VILLAGE at
Ponce Circle**

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CORAL GABLES, FLORIDA
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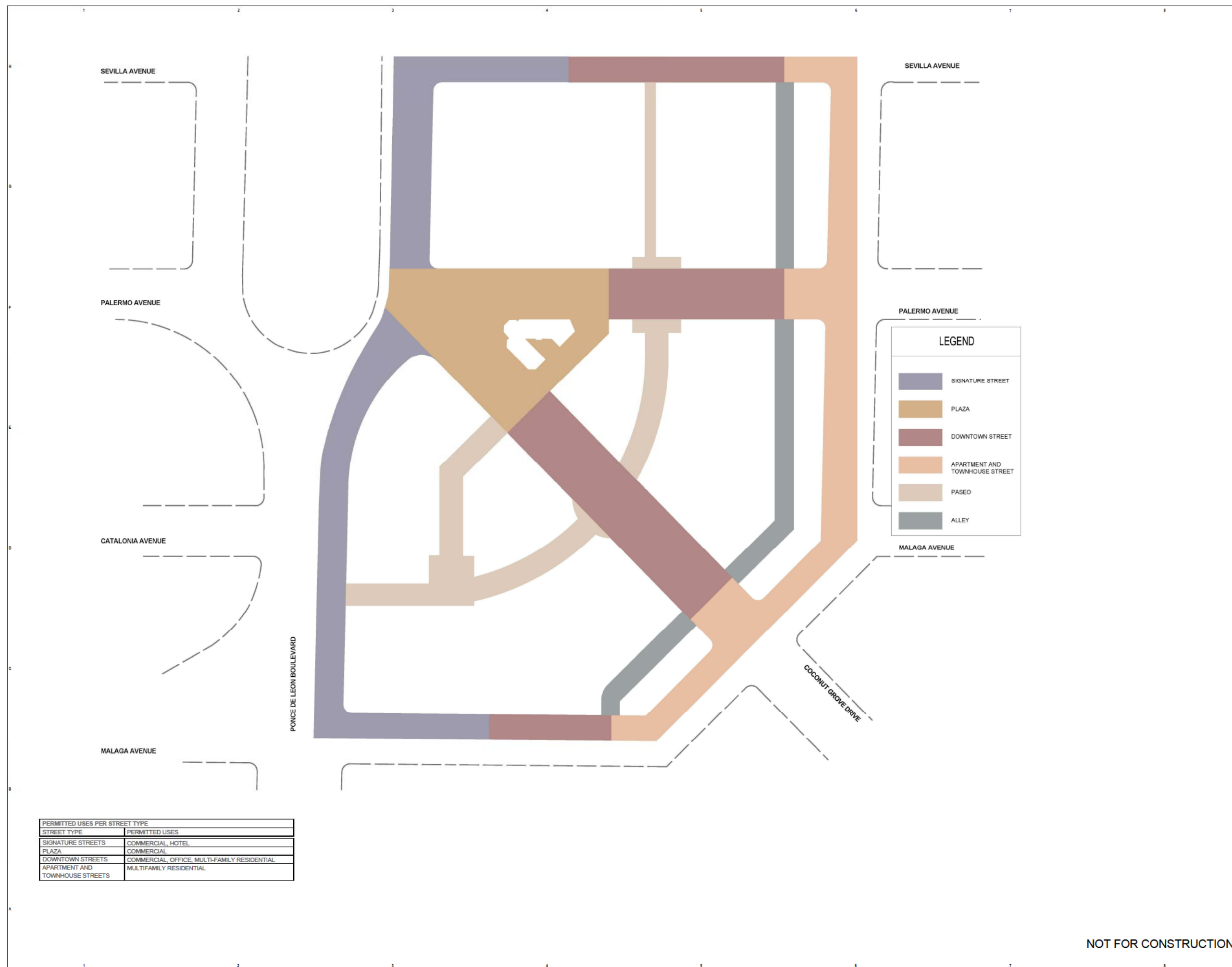
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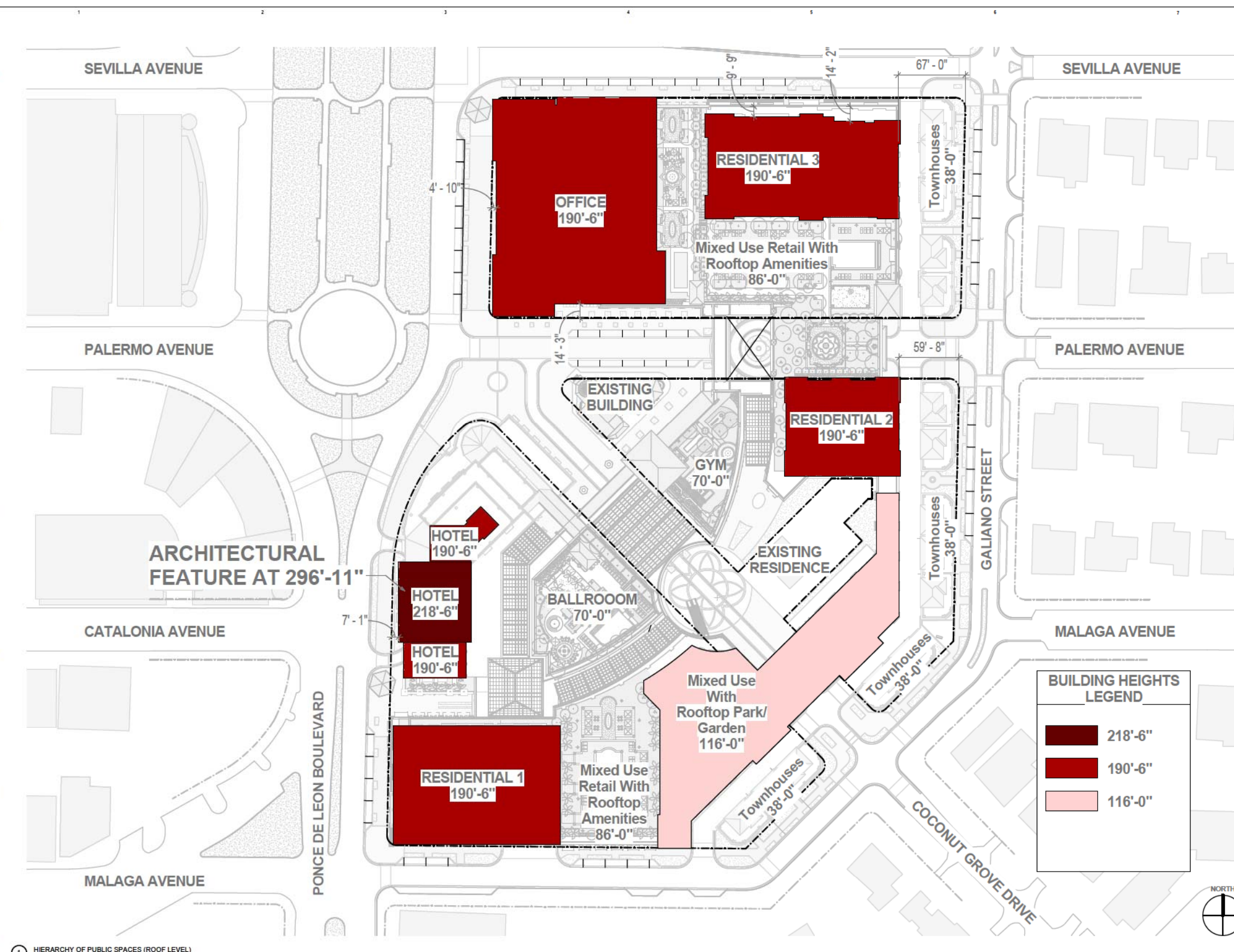
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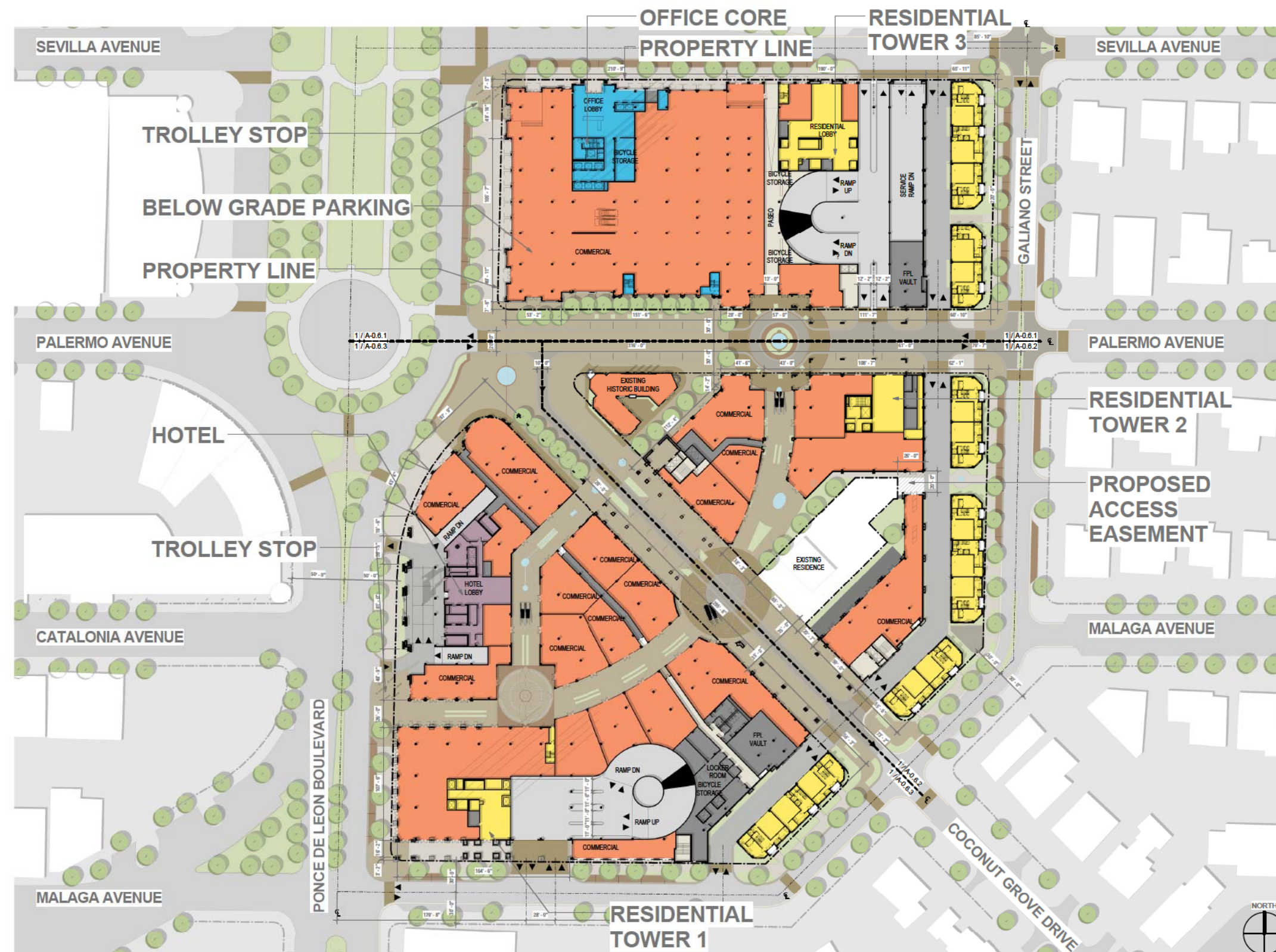
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**ARCHITECTURAL
SITE PLAN**

NUMBER

A-0.6

2014 RTKL ASSOCIATES INC.



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

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SEA

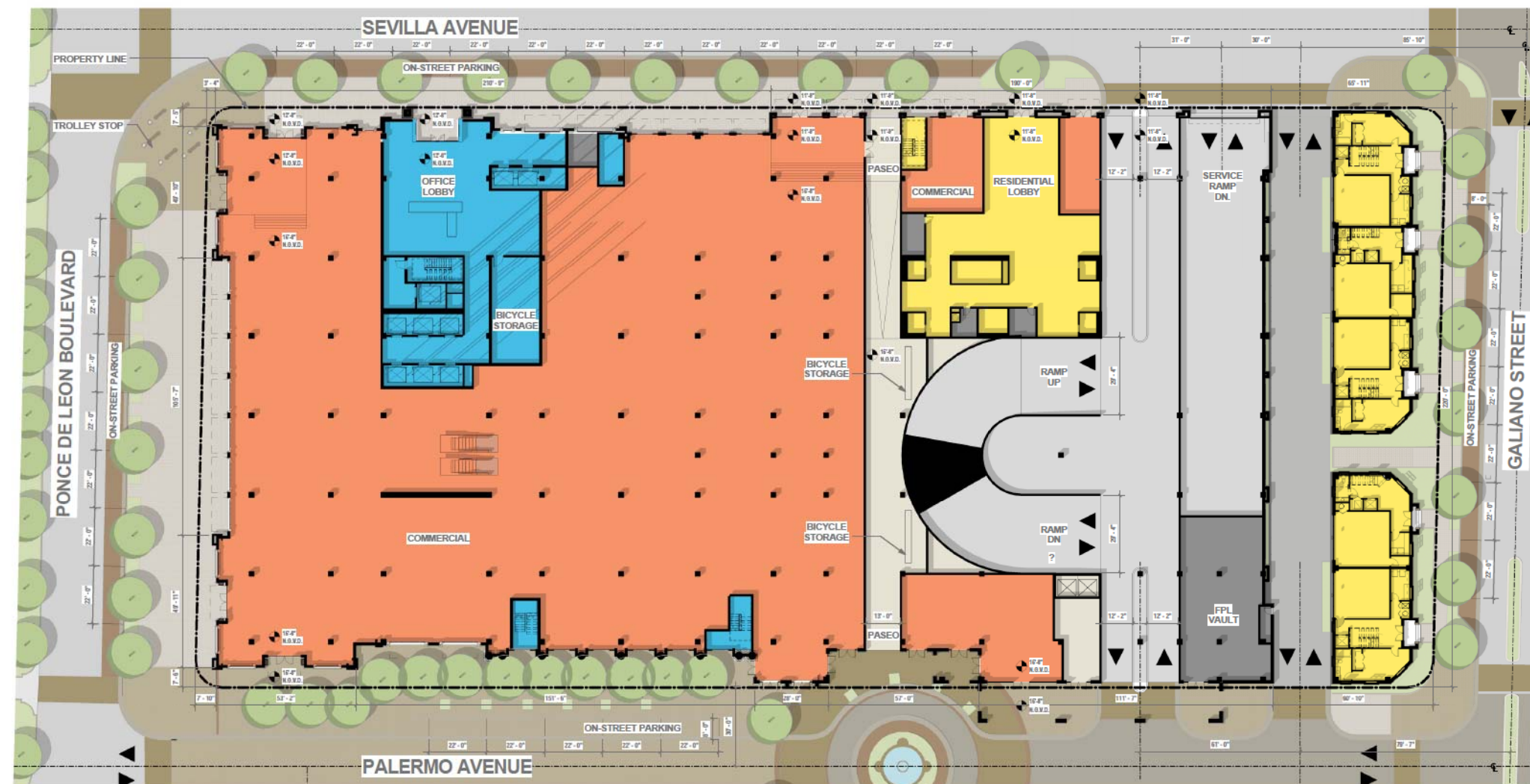
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**ENLARGED SITE
PLAN**

NUMBER

A-0.6.1

2014 RTKL ASSOCIATES INC.



1 ENLARGED SITE PLAN (NORTH PARCEL)
1" = 20'-0"

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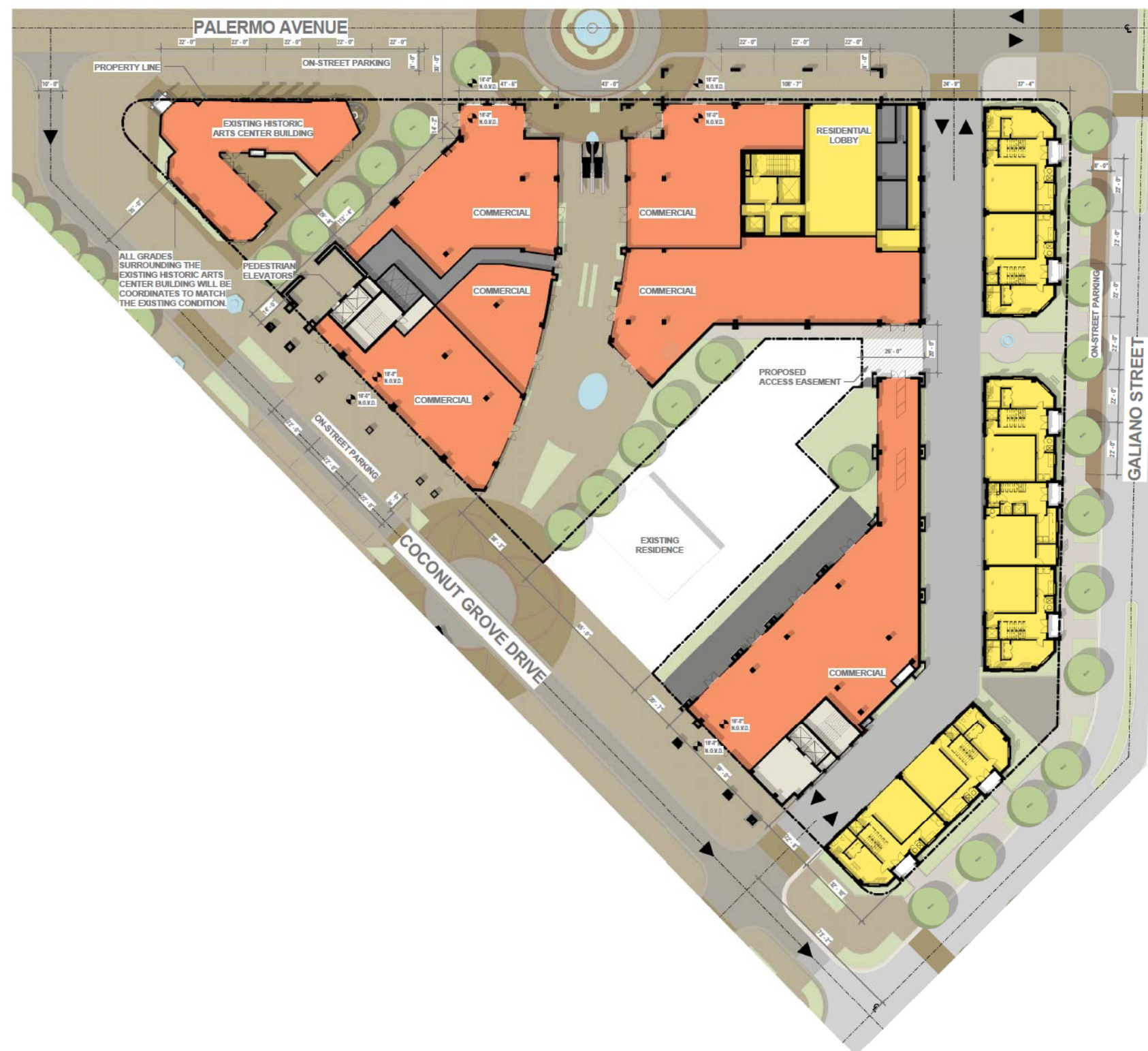
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**ENLARGED SITE
PLAN**

NUMBER

A-0.6.2

2014 RTKL ASSOCIATES INC.



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1" = 20'-0"

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TITLE

**ENLARGED SITE
PLAN**

NUMBER

A-0.6.3

2014 RTKL ASSOCIATES INC.



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**MEDITERRANEAN
VILLAGE at
Ponce Circle**

CLIENT
AGAVE PENCE LLC
3801 38th St, 3801 PENCE DR
LUDLOW, NEBRASKA

ESPAÑOL

[illegible][illegible]

OPEN SPACE PLAN

A-0.7.1

10-6A FIVE ASSUMPTIONS

NOTE:

- **TOWNHOUSE/APT STREETS REQUIRE MIN. 30% OPEN SPACE PER FBPAD. 3-510-4 O.**
- **ALL OTHER STREETS REQUIRE MIN. 20% OPEN SPACE PER FBPAD. 3-510-4 O.**
- **ROOFTOP OPEN SPACE MAYBE COUNTED TOWARDS 75% OF REQUIRED OPEN SPACE PER FBPAD. 3-510-4 O.**

LEGEND

OPEN SPACE

NOTES



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SEX

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TITLE

**OPEN SPACE
ELEVATIONS/SECTIONS**

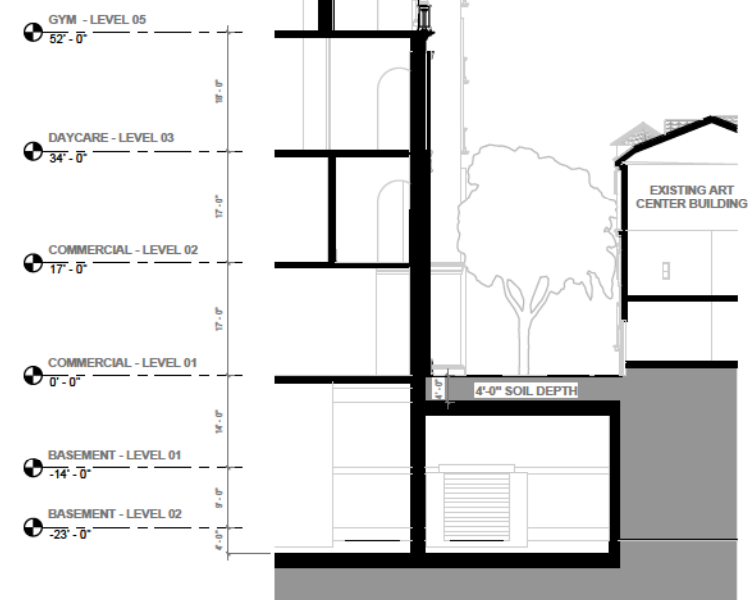
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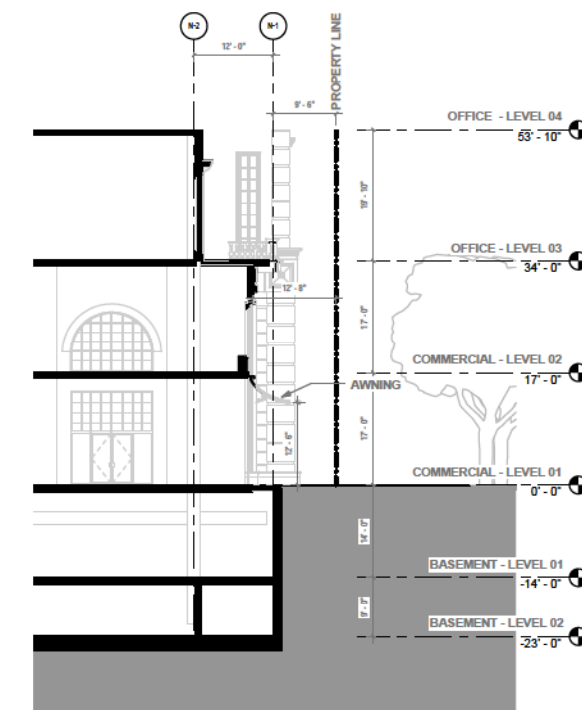
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3/32" = 1'-0"



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



3 PONCE DE LEON BLVD. OFFICE ELEVATION
3/32" = 1'-0"



4 PONCE DE LEON BLVD. OFFICE SECTION
3/32" = 1'-0"

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LEON BOULEVARD

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TITLE

**OPEN SPACE
ELEVATIONS/SECTIONS**

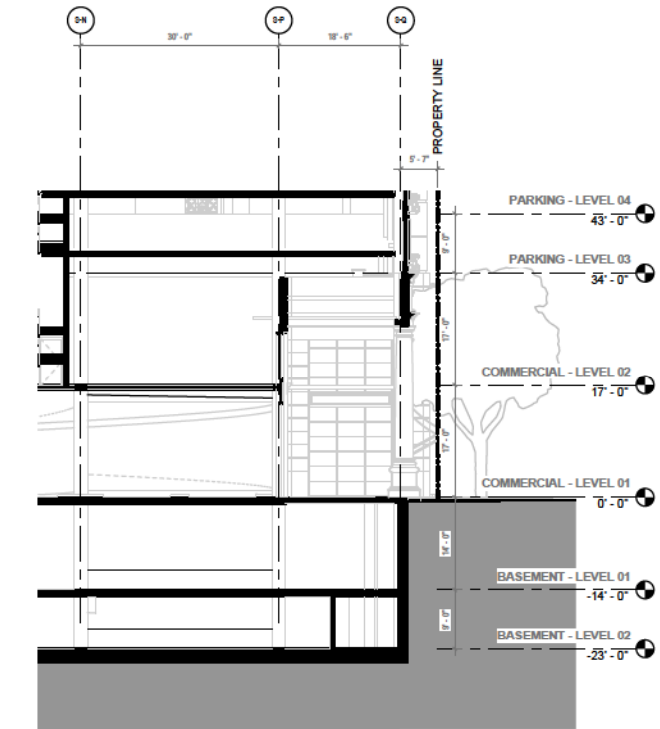
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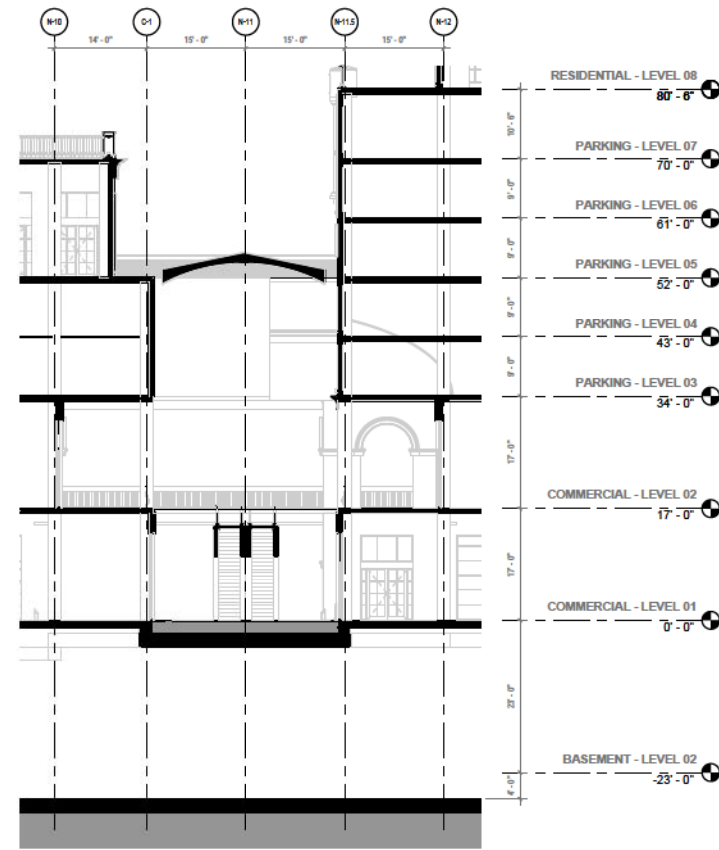
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3/32" = 1'-0"



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



3 TYPICAL PASEQ ELEVATION
3/32" = 1'-0"



4 TYPICAL PASEO SECTION
3/32" = 1'-0"

TIME 1/28/2015 3:06:18 PM

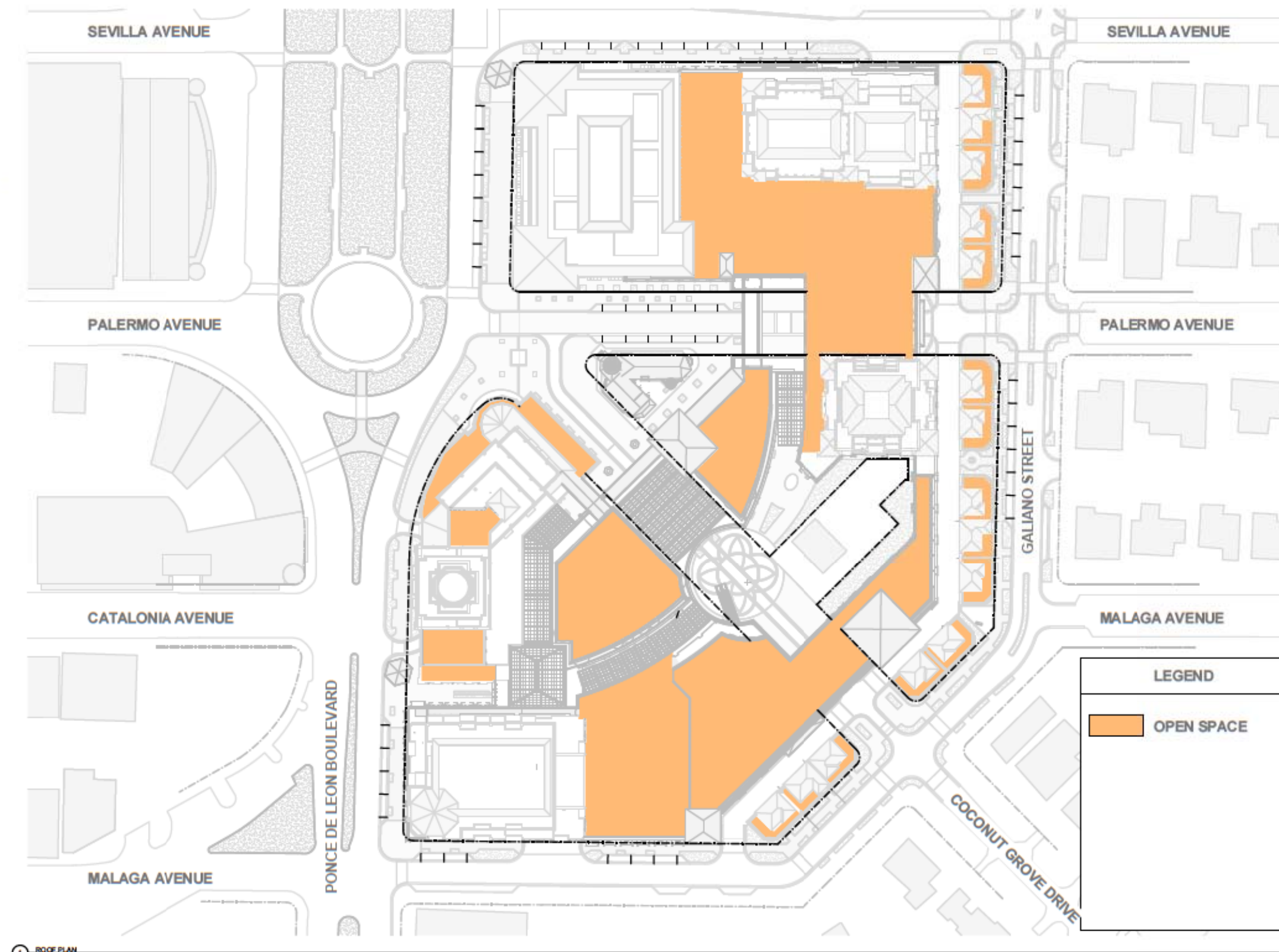
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VILLAGE at
Ponce Circle**

NOTE:

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- **ALL OTHER STREETS REQUIRE MIN. 20% OPEN SPACE PER FBPAD. 3-510-4 O.**
- **ROOFTOP OPEN SPACE MAYBE COUNTED TOWARDS REQUIRED OPEN SPACE PER FBPAD. 3-510-4 O.**



NOTES

1 BOOE BLAN
1"=400'

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A-0.7.5

**MEDITERRANEAN
VILLAGE at
Ponce Circle**

CLIENT
AGAVE PONCE LLC
3801 38th St, 38th Floor
Miami, FL 33133

ESPAÑOL O LO O

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DOWD & KIRBY PAPER CO.

TTR, 0.1

ACTIVATED ROOFTOPS

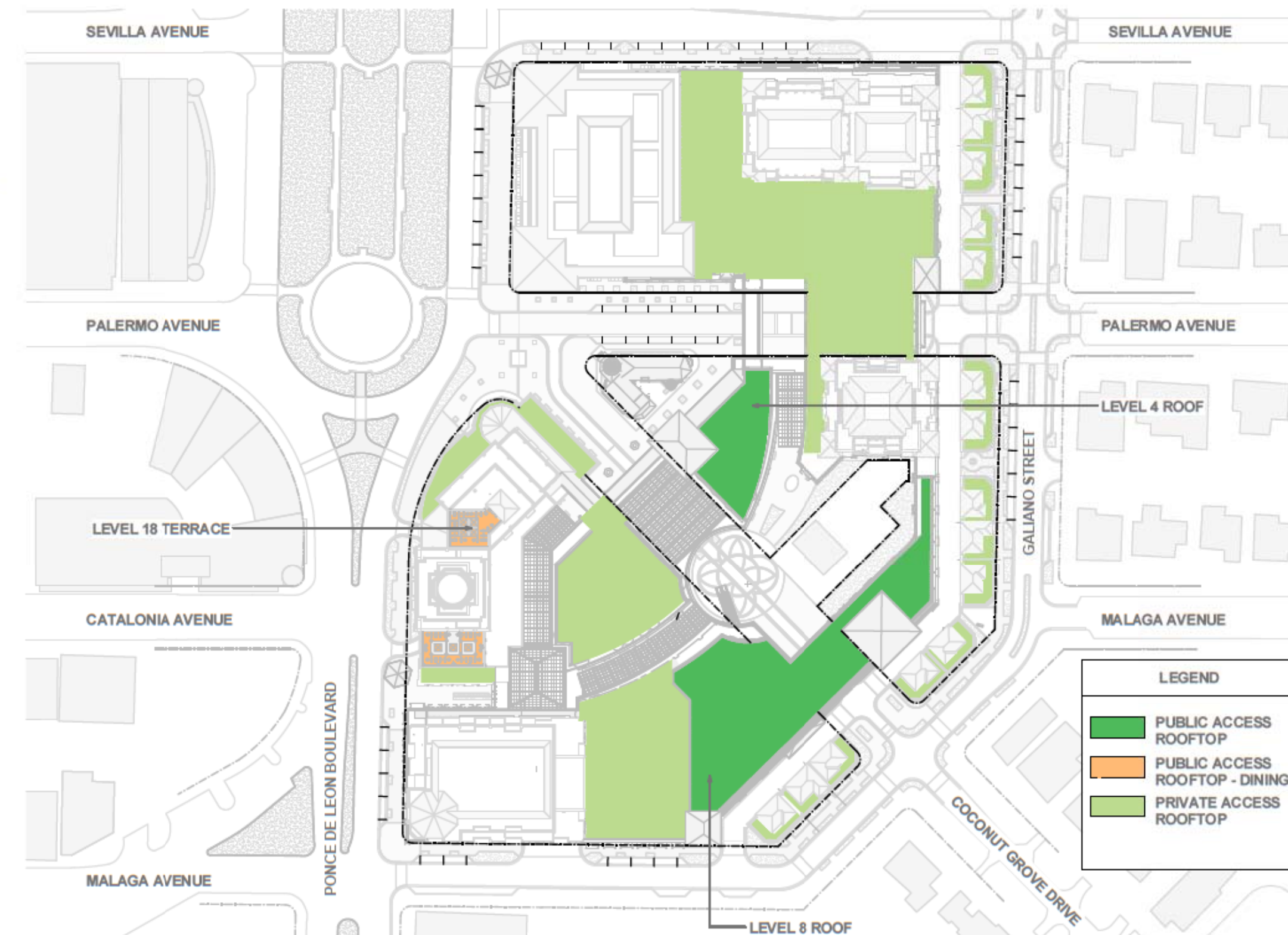
HUNDRETH

A-0.7.6

30-14 FBI LABORATORY INC.

NOTE:

- **GREEN ROOFS ARE REQUIRED ON ALL COMMERCIAL FLAT ROOFS OVER 1000 SF. PER FBPAD 3-510-4 N.**
- **MIN. 15% OF TOTAL ROOF AREA SHALL BE PUBLICLY ACCESSIBLE PER FBPAD 3-510-4 N.**



1. **ROOF PLAN**
1"=40'-0"

ACTIVATED ROOFTOPS	
COMMERCIAL ROOF AREA	16,473 SF
<u>RESIDENTIAL ROOF AREA</u>	<u>73,482 SF</u>
TOTAL ROOF AREA	241,205 SF
REQUIRED PUBLIC ACCESS (OVER COMMERCIAL)	
10% OF 164,733 =	24,713 SF
PROVIDED PUBLIC ACCESS (OVER COMMERCIAL)	
ROOFTOP DINING	13,857 SF
<u>OTHER ROOFTOP</u>	<u>31,078 SF</u>
TOTAL ROOF AREA	344,365 SF (21%)
PROVIDED PRIVATE ACCESS	
ROOFTOP AREA	618,46 SF (29%)

NORTH



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LEON BOULEVARD

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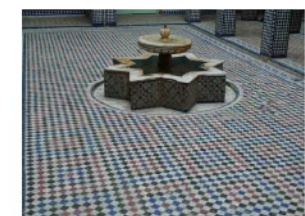
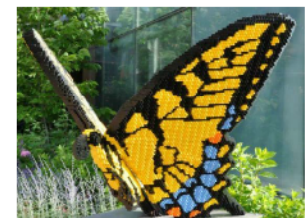
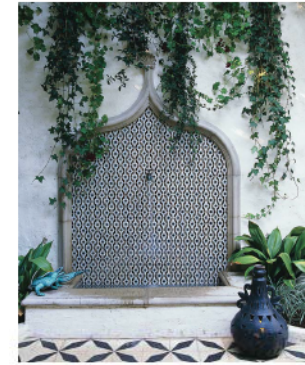
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ART IN PUBLIC PLACES

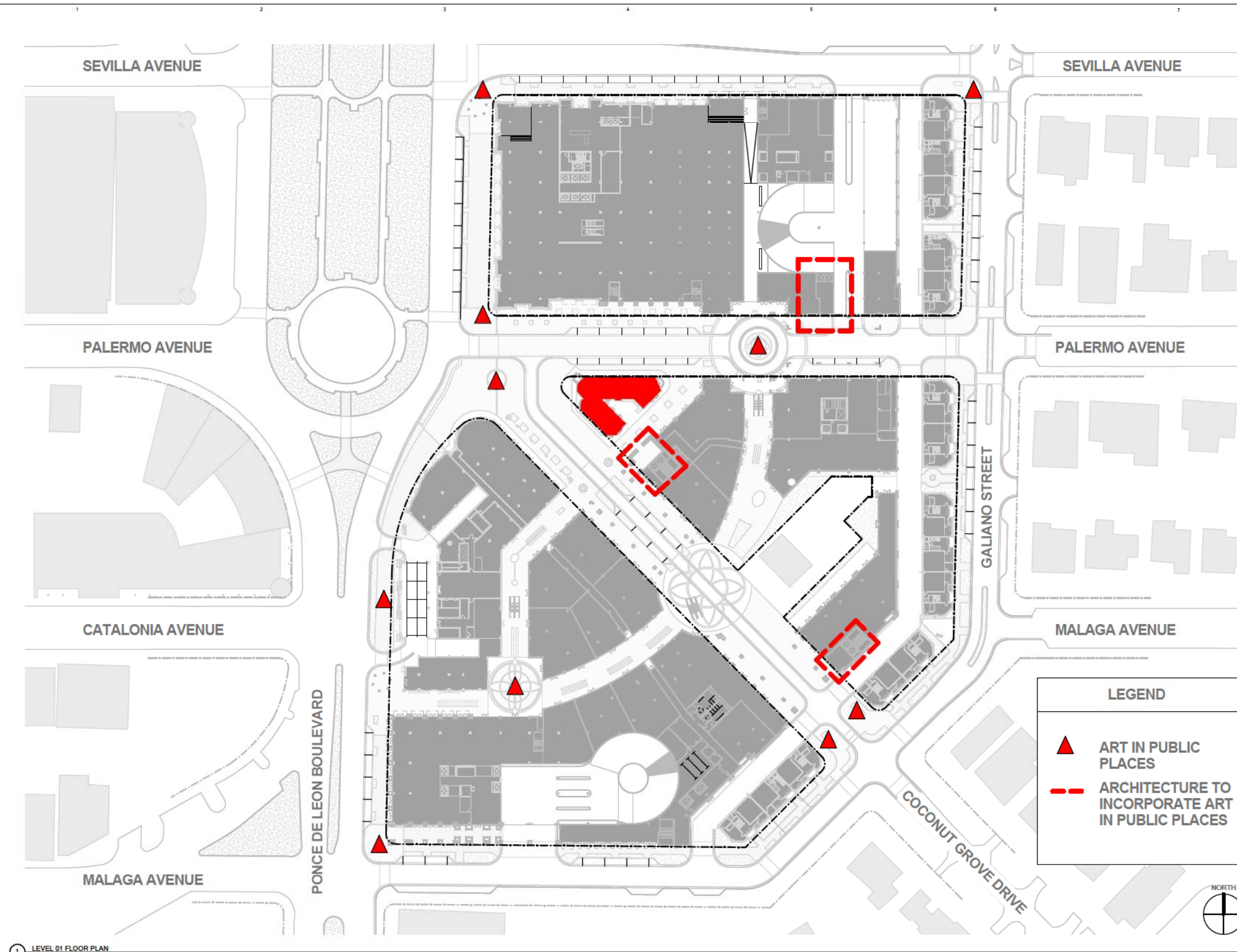
NUMBER

A-0.8

2014 RTKL ASSOCIATES INC.



NOT FOR CONSTRUCTION



MEDITERRANEAN
VILLAGE at
Ponce Circle

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

ISSUE DRAWING LOG

[illegible]

SHEET IDENTIFICATION

ART IN PUBLIC PLACES

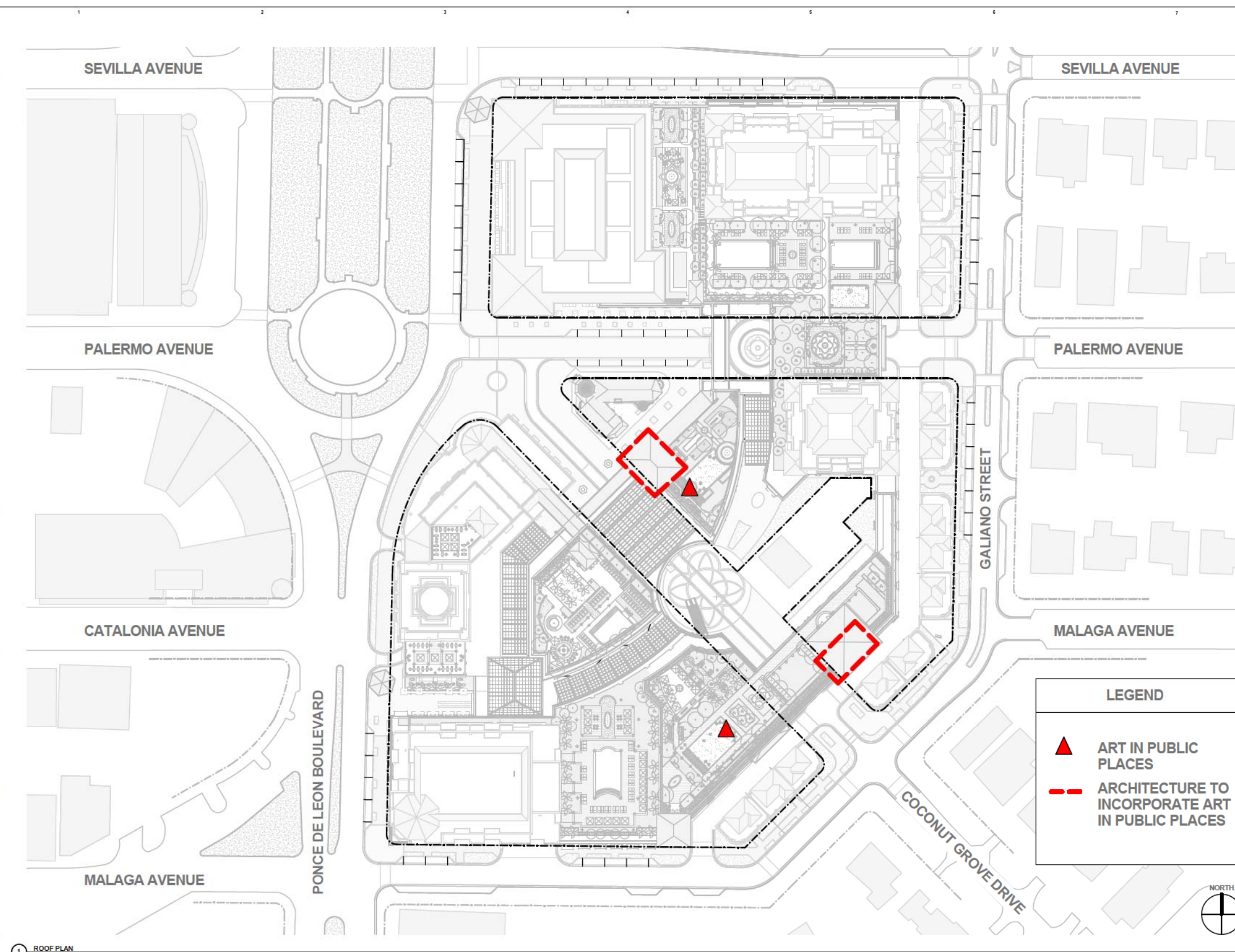
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A-0.8.1

2014 RTKL ASSOCIATES INC.



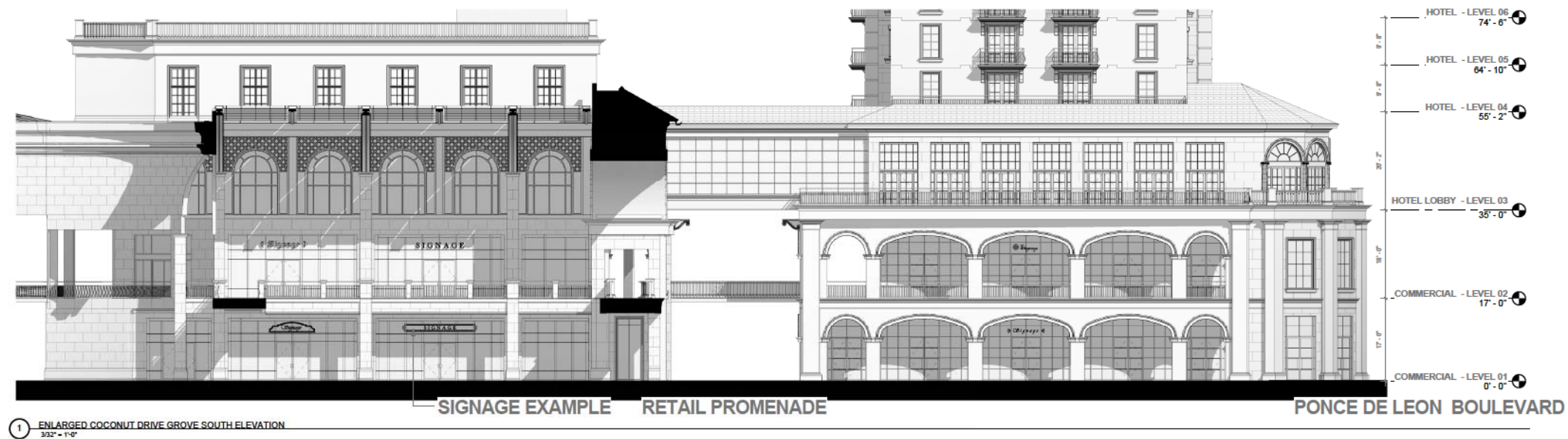
NOT FOR CONSTRUCTION



GRAND CENTRAL
TERMINAL



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

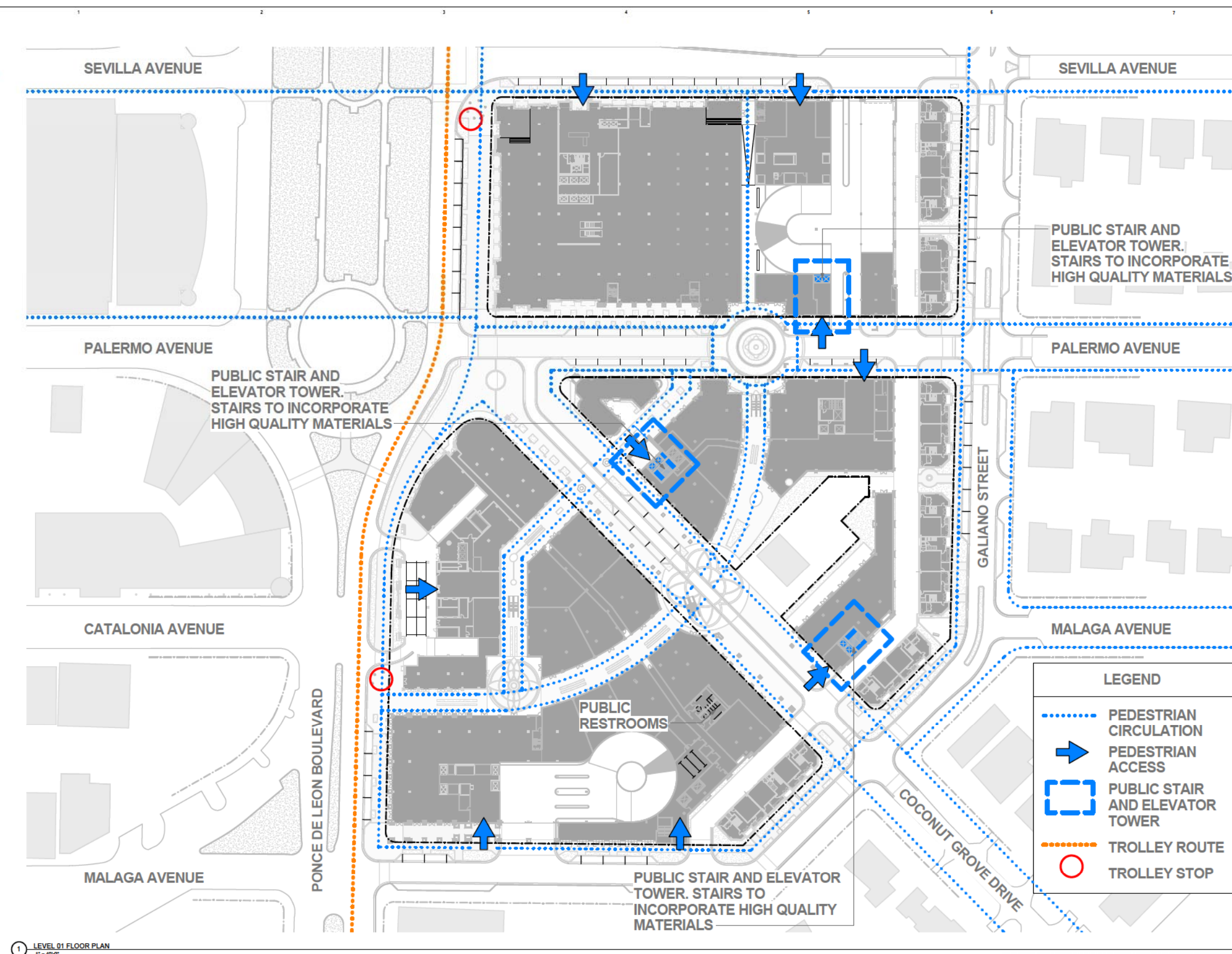


- FINAL SIGNAGE TO BE INTEGRATED WITH ARCHITECTURE AND REVIEWED WITH CITY STAFF AT A LATER DATE.

[illegible]

NOT FOR CONSTRUCTION

MEDITERRANEAN
VILLAGE at
Ponce Circle

[illegible]

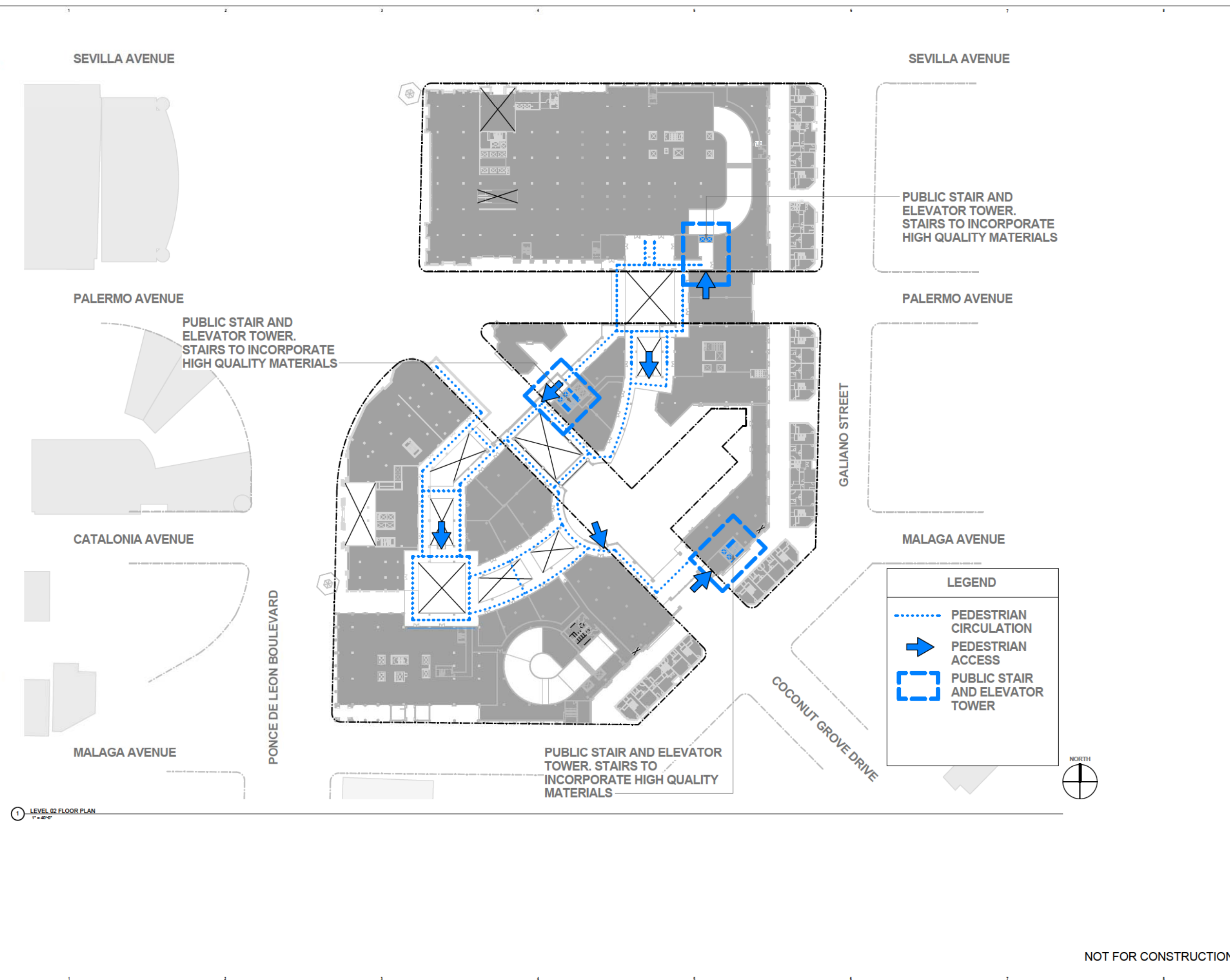
VIEW OF TROLLEY STOP FROM PONCE DE LEON

NORTH



NOT FOR CONSTRUCTION

MEDITERRANEAN
VILLAGE at
Ponce Circle

[illegible]

NOT FOR CONSTRUCTION

12/20/2015 1:45:43 PM

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PROJECT

MEDITERRANEAN VILLAGE at Ponce Circle

CLIENT

ARCADE PONT LLC
2801 SW 3RD AVE, PONCE DE
LEON BOULEVARD

DATE: 07/10/2014

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DATE: 07/10/2014

TITLE

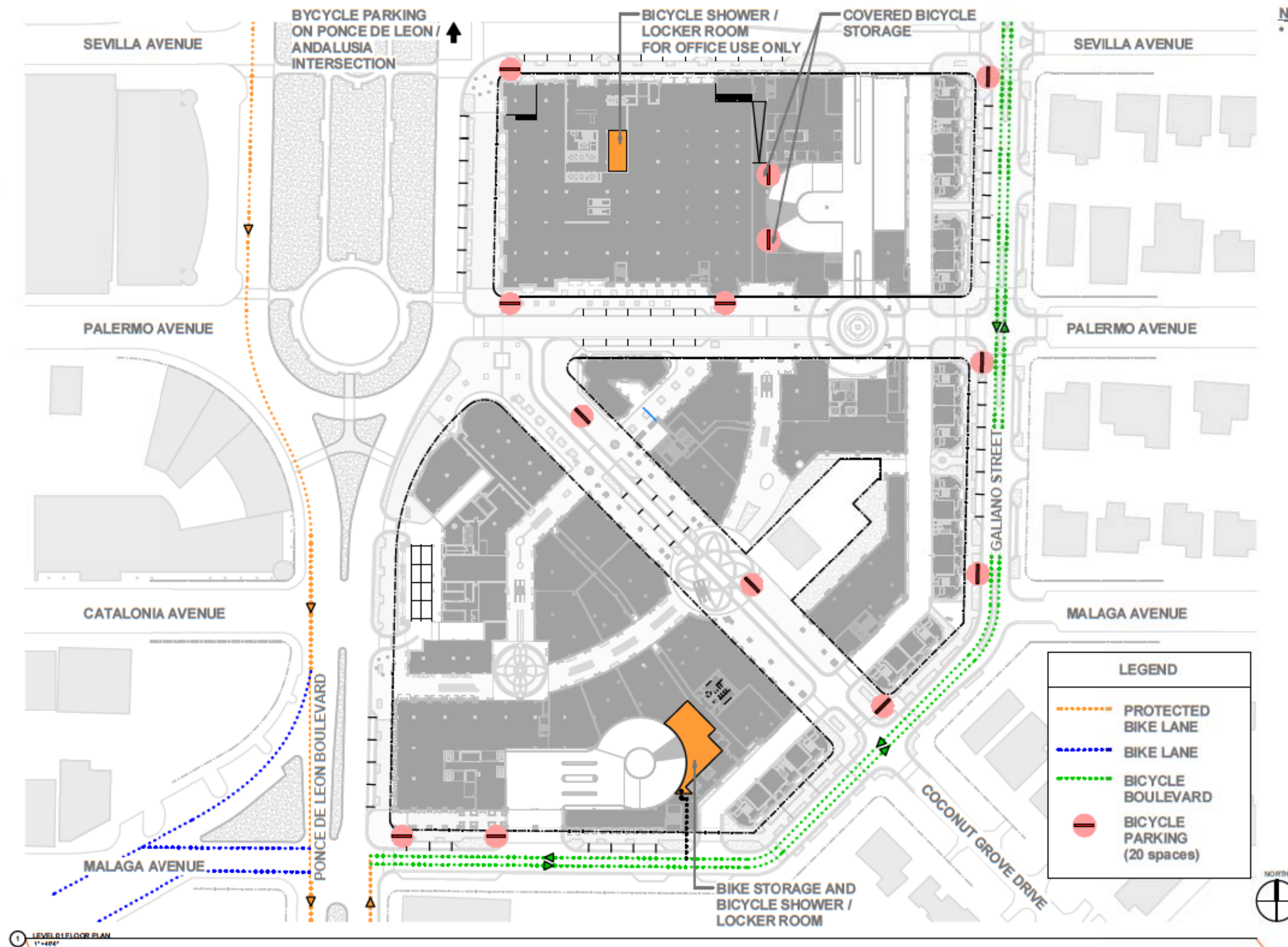
BICYCLE
CIRCULATION PLAN

NUMBER

A-0.10.3

2014 RTKL ASSOCIATES INC.

NOTE:
• ONE BICYCLE
PARKING SPACE
SHALL BE
PROVIDED PER 10
VEHICLE PARKING
SPACES PER FBPAD
3-510-4 J2.



PROJECT

MEDITERRANEAN
VILLAGE at
Ponce Circle

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

ISSUE DRAWING LOG

[illegible]

SHEET IDENTIFICATION

TITLE

**TRAFFIC
SIGNALIZATION PLAN**

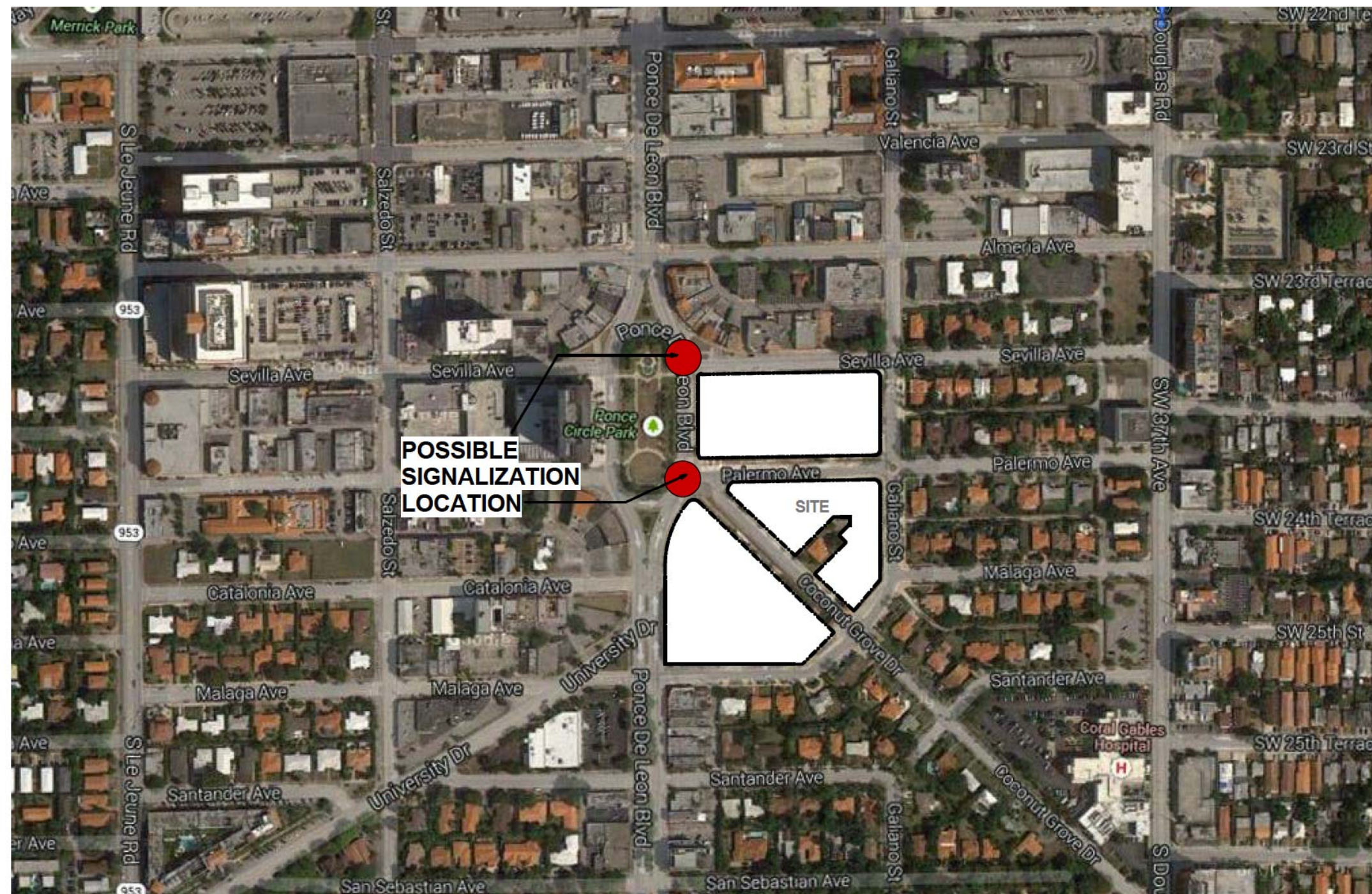
NUMBER _____

A-0.10.4

2014 RTKL ASSOCIATES INC.

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

NOT FOR CONSTRUCTION

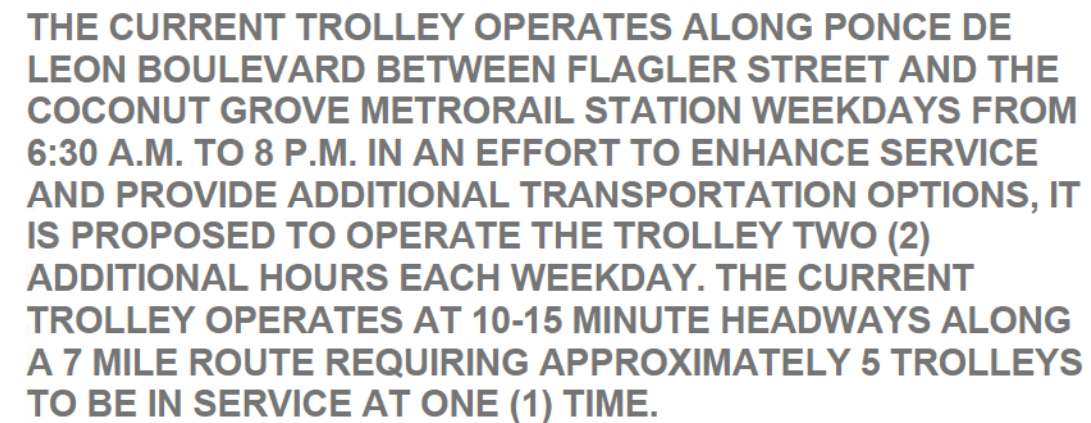


1 AERIAL VIEW
1:5

12/20/2015 4:48:54 PM

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**OPTION A
EXISTING TROLLEY
ROUTE SERVICE
ENHANCEMENTS**



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

NOT FOR CONSTRUCTION

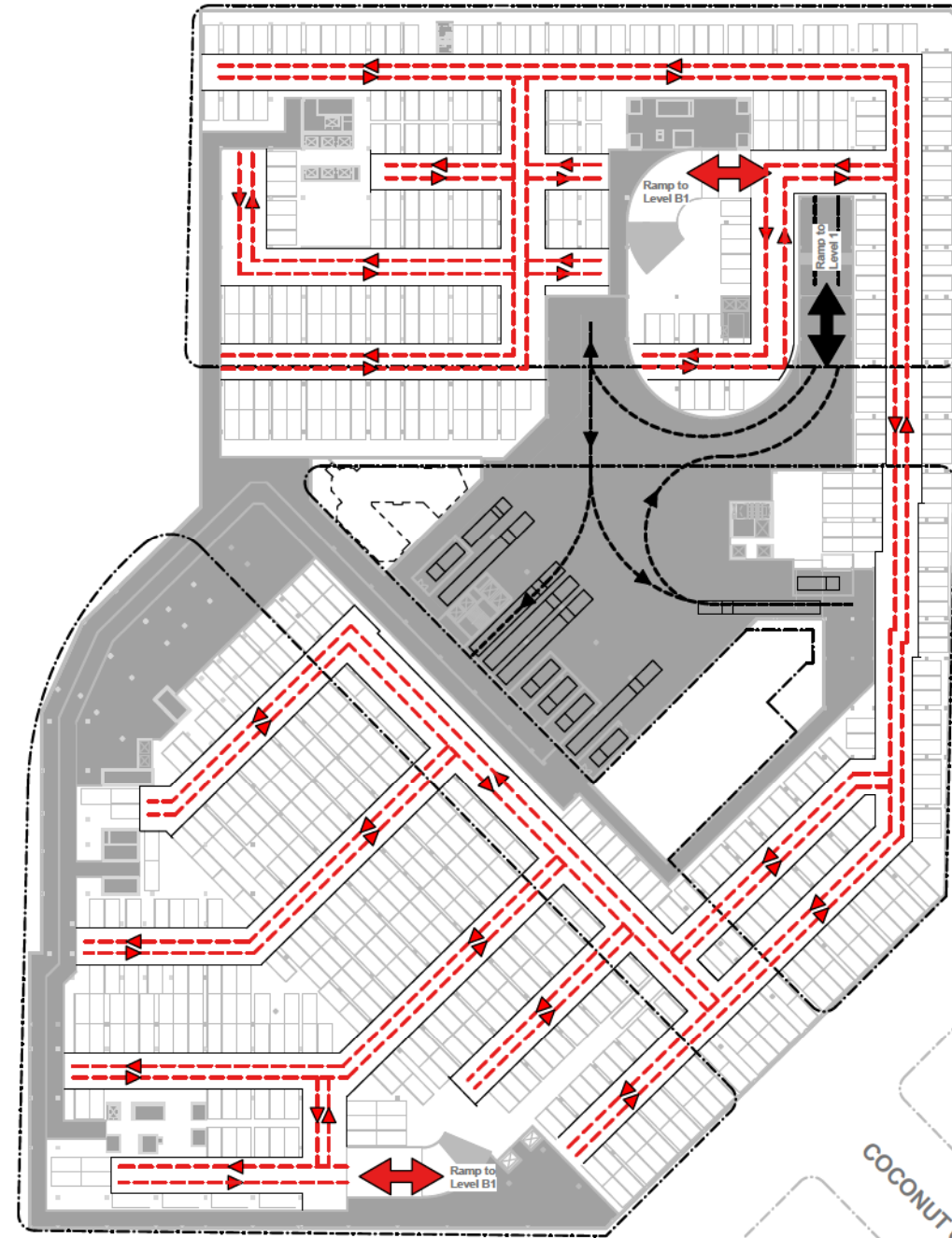
SEVILLA AVENUE

PALERMO AVENUE

MALAGA AVENUE

PONCE DE LEON BOULEVARD

COCONUT GROVE DRIVE



- FINAL PARKING AND LOADING DESIGN TO BE REVIEWED BY PARKING CONSULTANT FOR COMPLIANCE WITH ZONING AND BUILDING CODE REQUIREMENTS PRIOR TO APPLYING FOR A BUILDING PERMIT.

AN ARCADIS COMPANY

CONSULTANT

PROJECT

**MEDITERRANEAN
VILLAGE at
Ponce Circle**

ISSUE DRAWING LOG

[illegible]

SHEET IDENTIFICATION

TITLE

**VEHICULAR
CIRCULATION**

NUMBER _____

A-0.11

2014 RTKL ASSOCIATES INC.

NOT FOR CONSTRUCTION

A-0.11

2014 RTKL ASSOCIATES INC.

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

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02_yizquendo.rvt

1 LEVEL B2 FLOOR PLAN
1" = 40'-0"

SEVILLA AVENUE

SEVILLA AVENUE

PALERMO AVENUE

PALERMO AVENUE

CATALONIA AVENUE

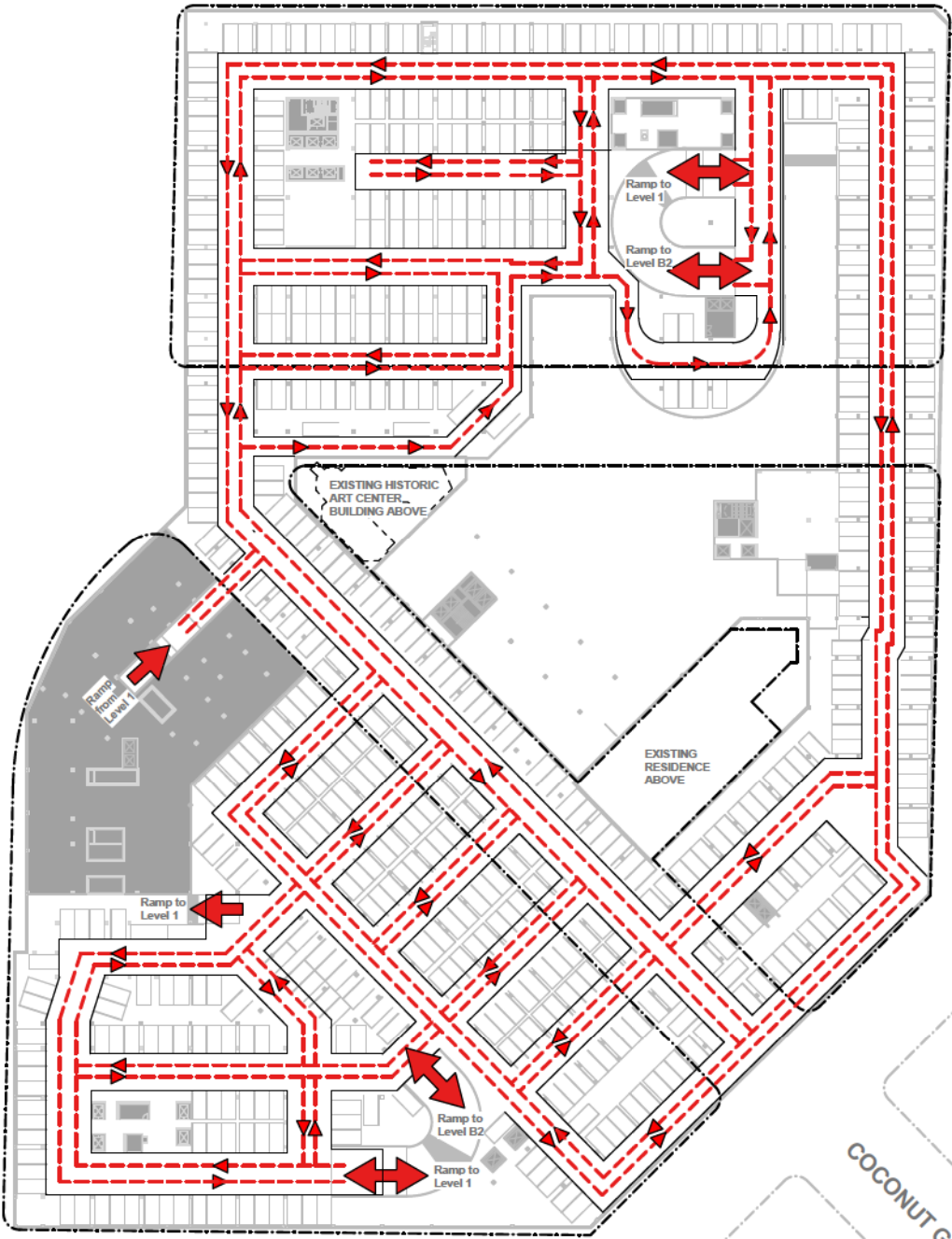
MALAGA AVENUE

MALAGA AVENUE

PONCE DE LEON BOULEVARD

GALIANO STREET

COCONUT GROVE DRIVE



LEGEND

VEHICULAR CIRCULATION

LOADING CIRCULATION

PARKING ACCESS

LOADING/TRASH ACCESS

NON-PARKING AREA



NOTE:
• FINAL PARKING AND LOADING DESIGN TO BE REVIEWED BY PARKING CONSULTANT FOR COMPLIANCE WITH ZONING AND BUILDING CODE REQUIREMENTS PRIOR TO APPLYING FOR A BUILDING PERMIT.

MEDITERRANEAN
VILLAGE at
Ponce Circle

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

ISSUE DRAWING LOG



SHEET IDENTIFICATION
TITLE
VEHICULAR CIRCULATION

NUMBER
A-0.11.1

2014 RTKL ASSOCIATES INC.

RTKL

AN ARCADIS COMPANY

RTKL ASSOCIATES INC.
335 ALHAMBRA CIR. SOUTH
CORAL GABLES, FLORIDA
P. 786.268.3200
F. 786.268.3201
WWW.RTKL.COM
PROJECT NUMBER 45-14002.00

CONSULTANT

PROJECT

NOT FOR CONSTRUCTION

TIME: 1/20/2015 1:42:23 PM

FILE NAME: C:\Users\jason\Documents\2014\Project\Central
02_Requirements.rvt

**MEDITERRANEAN
VILLAGE at
Ponce Circle**

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

ISSUE DRAWING LOG

[illegible]

SHEET IDENTIFICATION

TITLE

**VEHICULAR
CIRCULATION**

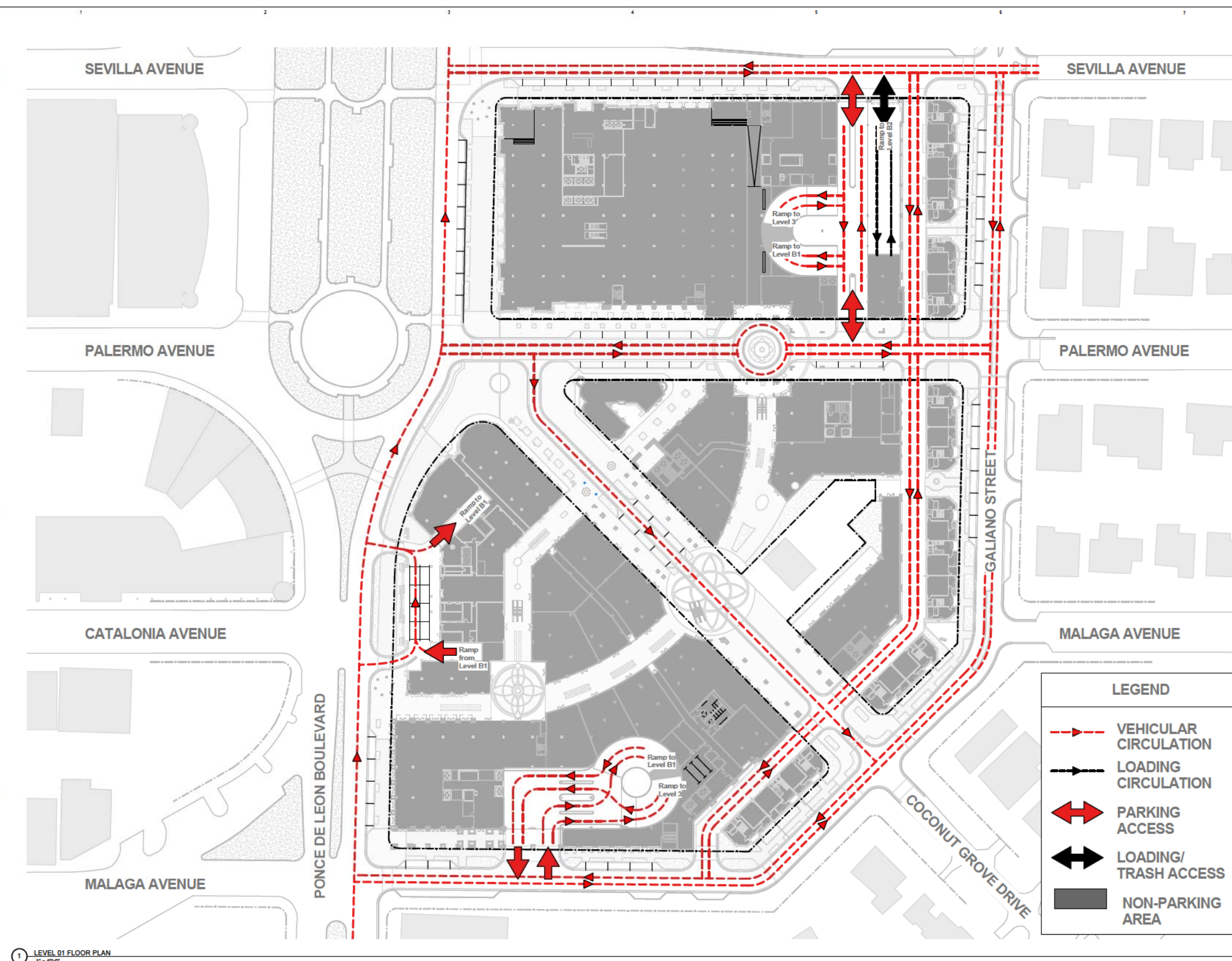
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A-0.11.2

2014 RTKL ASSOCIATES INC.

NOTE:

- **FINAL PARKING AND LOADING DESIGN TO BE REVIEWED BY PARKING CONSULTANT FOR COMPLIANCE WITH ZONING AND BUILDING CODE REQUIREMENTS PRIOR TO APPLYING FOR A BUILDING PERMIT.**



NORTH



NOT FOR CONSTRUCTION

MALAGA AVENUE

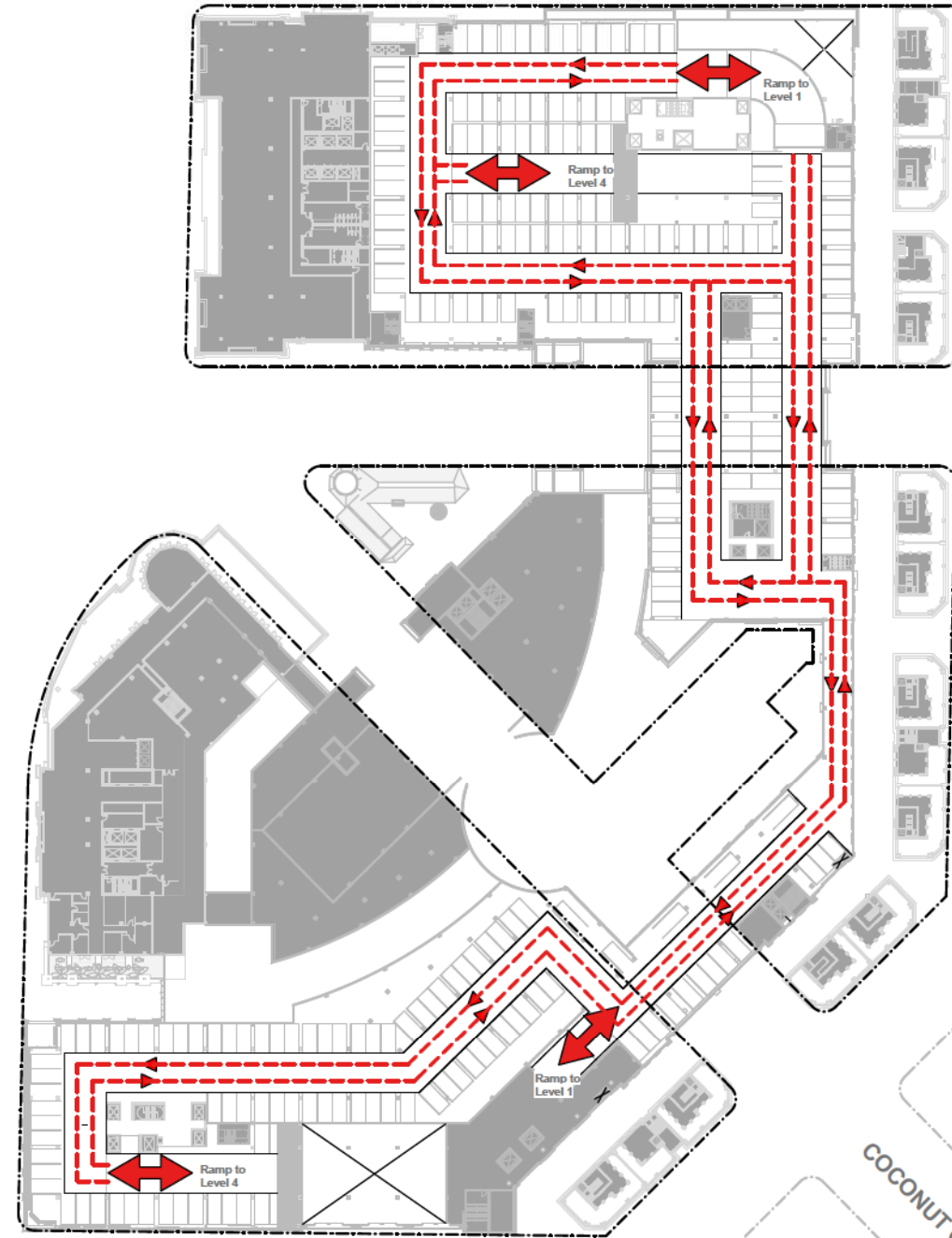
PONCE DE LEON BOULEVARD

PALERMO AVENUE

GALIANO STREET

MALAGA AVENUE

COCONUT GROVE DRIVE



LEGEND

 **VEHICULAR CIRCULATION**

→ **LOADING CIRCULATION**

 PARKING ACCESS

 **LOADING/
TRASH ACCESS**

**NON-PARKING
AREA**



NOTE:

- FINAL PARKING AND LOADING DESIGN TO BE REVIEWED BY PARKING CONSULTANT FOR COMPLIANCE WITH ZONING AND BUILDING CODE REQUIREMENTS PRIOR TO APPLYING FOR A BUILDING PERMIT.

RTKL

AN ARCADIS COMPANY

RTKL ASSOCIATES INC.
395 ALHAMBRA CIR. SOUTH
CORAL GABLES, FLORIDA
P. 786.268.3200
F. 786.268.3201
WWW.RTKL.COM
PROJECT NUMBER 45-14002.00

CONSULTANT

PROJECT

MEDITERRANEAN
VILLAGE at
Ponce Circle

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

ISSUE DRAWING LOG

SEAL

SHEET IDENTIFICATION

VEHICULAR CIRCULATION

NUMBER

A-0.11.3

2014 RTKL ASSOCIATES INC.

NOT FOR CONSTRUCTION

TIME 1/28/2015 1:45:40 PM

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PROJECT

MEDITERRANEAN
VILLAGE at
Ponce Circle

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

ISSUE DRAWING LOG

[illegible]

SHEET IDENTIFICATION

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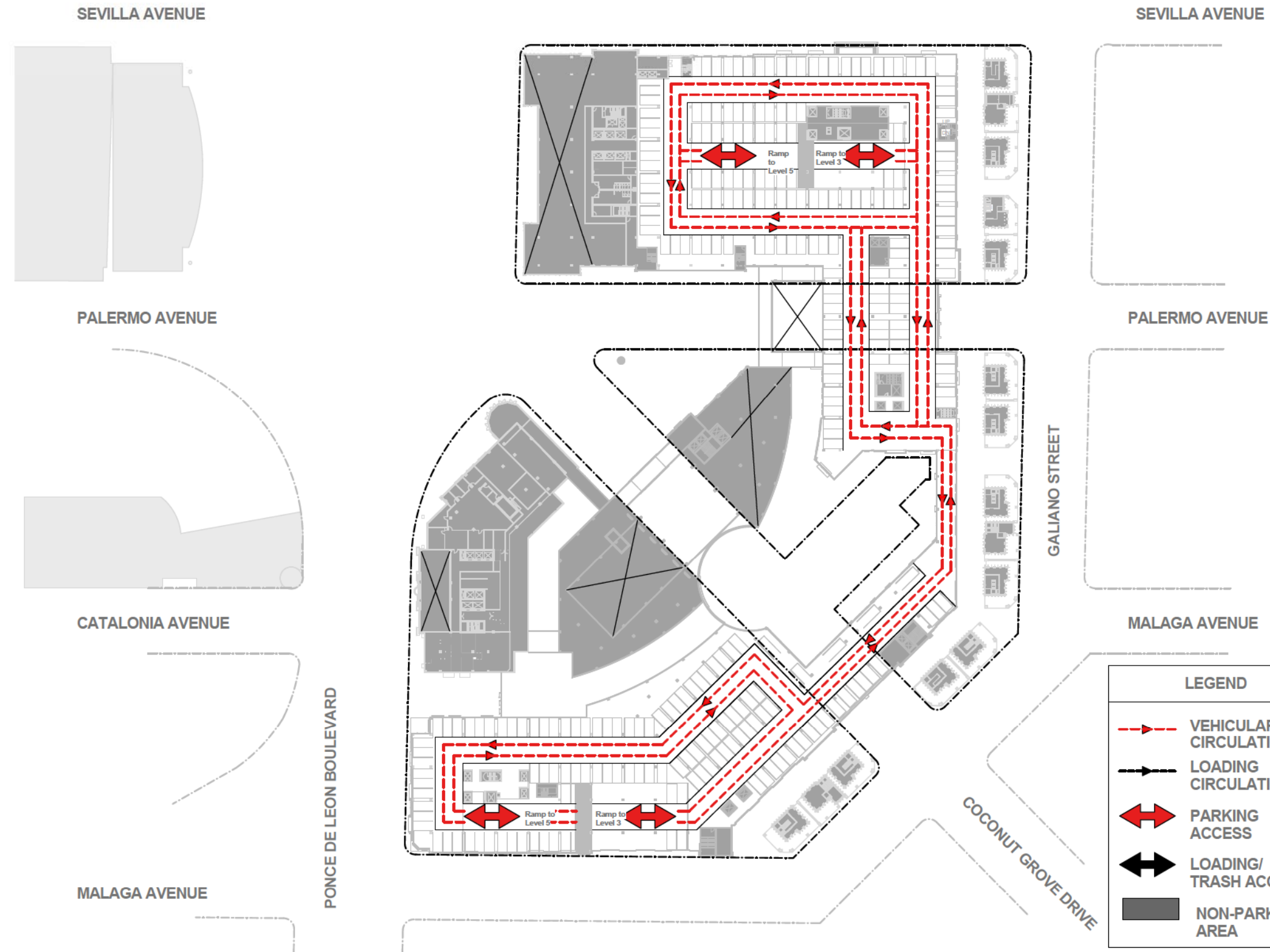
VEHICULAR
CIRCULATION

NUMBER

A-0.11.4

2014 RTKL ASSOCIATES INC.

- **FINAL PARKING AND LOADING DESIGN TO BE REVIEWED BY PARKING CONSULTANT FOR COMPLIANCE WITH ZONING AND BUILDING CODE REQUIREMENTS PRIOR TO APPLYING FOR A BUILDING PERMIT.**



NOT FOR CONSTRUCTION

MEDITERRANEAN
VILLAGE at
Ponce Circle

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

ISSUE DRAWING LOG

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SEA

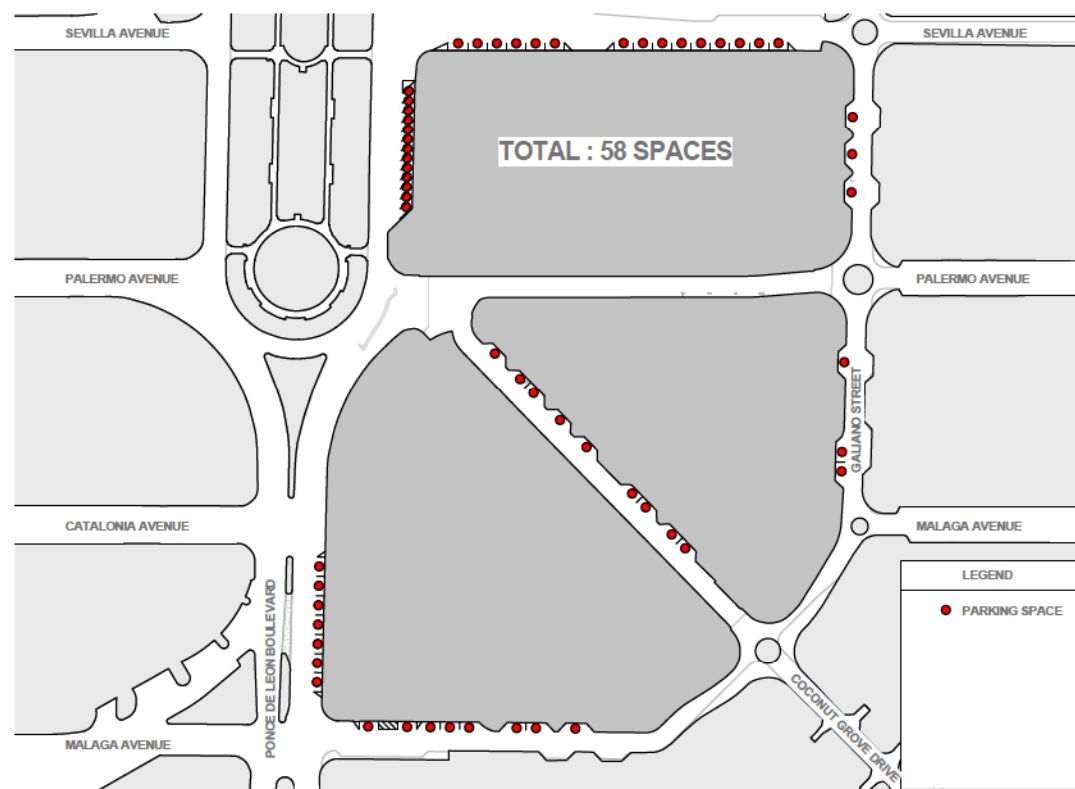
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ON STREET PARKING

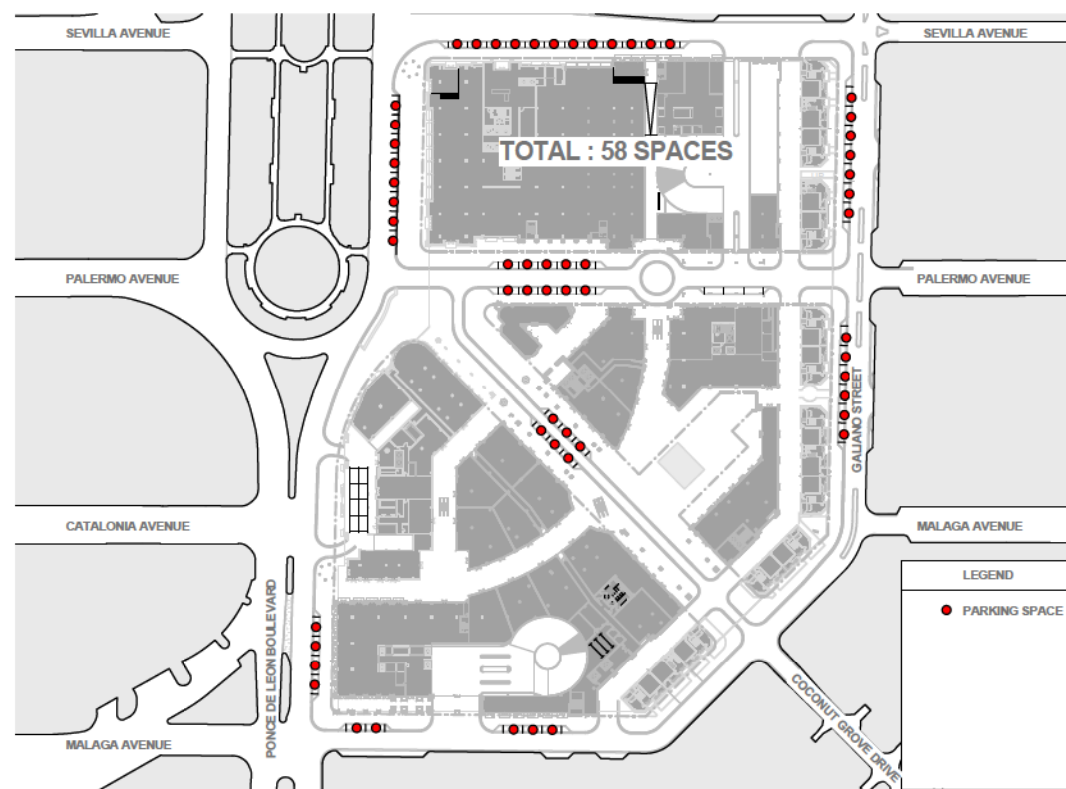
NUMBER

A-0.11.5

2014 RTKL ASSOCIATES INC



1 EXISTING ON STREET PARKING
1" = 80'-0"



2 LEVEL 01 FLOOR PLAN
1" = 80'-0"

NOT FOR CONSTRUCTION

MEDITERRANEAN
VILLAGE at
Ponce Circle

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

ISSUE DRAWING LOG

[illegible]

SHEET IDENTIFICATION

TITLE

**VALET OPERATING
PLAN - LEVEL 01**

NUMBER

A-0.11.6

2014 RTKL ASSOCIATES INC.



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

A HIGH SOUTH RESIDENTIAL TOWER VALET STAND WILL BE PROVIDED FOR HOTEL GUESTS AND GUEST OF THE SOUTH RESIDENTIAL TOWER WITHIN THE PORTE COCHERE LOCATED DIRECTLY OFF THE NORTHBOUND LANES OF PONCE DE LEON BOULEVARD NORTH OF MALAGA AVENUE. VALET DRIVERS WILL ENTER THE PARKING AREA VIA THE PORTE COCHERE AND IMMEDIATELY TURN RIGHT WITHIN THE PORTE COCHERE IMMEDIATELY NORTH OF THE VALET STAND PROVIDING DIRECT ACCESS TO THE LOWER PARKING LEVEL. VALETS WILL RETURN PARKED VEHICLES FROM THE LOWER LEVEL BACK THE UPWARD RAMP TO THE 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 WILL BE DESIGNING CAPACITY OF APPROXIMATELY 7 SPACES WHICH IS EXPECTED TO BE ADEQUATE.

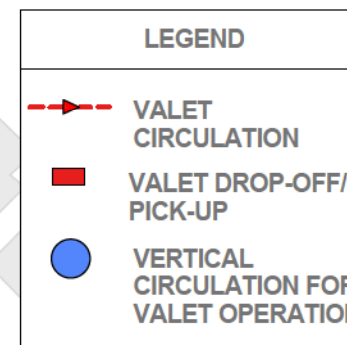
A VALET DROP-OFF STAND WILL BE PROVIDED ALONG PALERMO AVENUE WEST OF THE SITE'S MAIN PARKING GARAGE ACCESS POINT. THE VALET DROP-OFF STANDS WILL BE PROVIDED ALONG THE SOUTH SIDE OF THE ROADWAY WITH THE PRIMARY DROP-OFF STAND LOCATED CENTRAL TO THE STREET BLOCK AND A SECONDARY DROP-OFF (STREET CURB) STAND. THE STANDS WILL BE PROVIDED IN FRONT OF THE PALERMO RESIDENTIAL TOWER LOBBY. THE PRIMARY VALET DROP-OFF STAND WILL SERVE RETAIL/RESTAURANT/THEATRE 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 FIVE (5) ON-STREET PARKING SPACES ARE REQUIRED FOR THE SECONDARY VALET DROP-OFF STAND. VALET OPERATORS WILL ENTER THE PARKING AREA FROM THE VALET DROP-OFF STANDS BY PERFORMING AN EASTBOUND LEFT-TURN ONTO THE INTERNAL NORTH-SOUTH PARKING DRIVE, TRAVELING SOUTH, AND THEN AN EASTBOUND LEFT-TURN ONTO THE DOWNWARD HUEX TO THE VALET PARKING 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 HELIX FROM THE BASEMENT LEVEL, PERFORMING AN EASTBOUND RIGHT-TURN ONTO THE NORTH-SOUTH PARKING SERVICE DRIVE, PERFORMING A SOUTHBOUND RIGHT-TURN ONTO PALERMO AVENUE, AND RETURNING TO THE VALET STAND. A TOTAL OF FIVE (5) ON-STREET PARKING SPACES ARE REQUIRED 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 PASSEO. THIS VALET STAND WILL SERVE BOTH THE RETAIL GUESTS OF THE HOTEL 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 DRIVE, 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 VALET STAND WITH PATRONS. VALET DRIVERS PERFORMING AN EASTBOUND RIGHT-TURN ONTO THE NORTH-SOUTH PARKING SERVICE DRIVE, PERFORMING A SOUTHBOUND RIGHT-TURN ONTO THE VALET AVENUE, AND THEN A RIGHT-TURN TO THE VALET STAND VIA PALERMO AVENUE, WESTBOUND, PONCE DE LEON BOULEVARD, NORTHBOUND, AND SEVILLA AVENUE EASTBOUND (CLOCKWISE ROUTE). A TOTAL OF SEVEN (7) ON-STREET 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.

NORTH



NOT FOR CONSTRUCTION

MEDITERRANEAN
VILLAGE at
Ponce Circle

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

ISSUE DRAWING LOG

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SHEET IDENTIFICATION

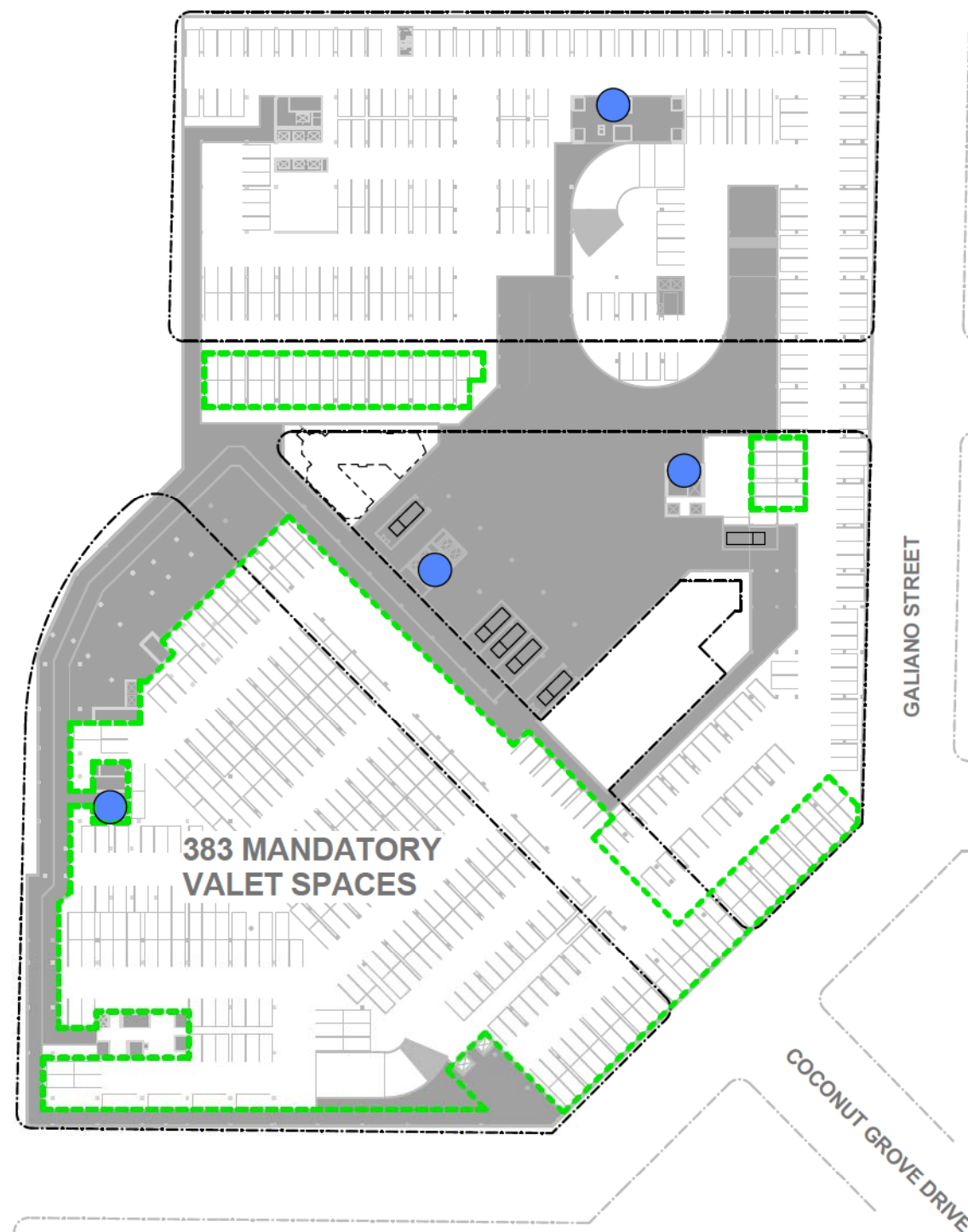
TITLE

**VALET OPERATING
PLAN - LEVEL B2**

NUMBER

A-0.11.6.1

2014 RTKL ASSOCIATES INC.



LEGEND

VALET PARKING

VERTICAL CIRCULATION FOR VALET OPERATION

NORTH

A simple compass rose with a circle and four perpendicular lines. The top line is labeled 'NORTH' in red. The bottom line is labeled 'SOUTH' in red. The right line is labeled 'EAST' in red. The left line is labeled 'WEST' in red.

SEVILLA AVENUE

SEVILLA AVENUE

PALERMO AVENUE

PALERMO AVENUE

CATALONIA AVENUE

MALAGA AVENUE

MALAGA AVENUE

PONCE DE LEON BOULEVARD

COCONUT GROVE DRIVE

383 MANDATORY VALET SPACES

1 LEVEL B2 FLOOR PLAN
1" = 40'-0"

NOT FOR CONSTRUCTION

**MEDITERRANEAN
VILLAGE at
Ponce Circle**

[illegible]

NOT FOR CONSTRUCTION



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

SEVILLA AVENUE

SEVILLA AVENUE

PALERMO AVENUE

PALERMO AVENUE

CATALONIA AVENUE

MALAGA AVENUE

MALAGA AVENUE

PONCE DE LEON BOULEVARD

GALIANO STREET

COCONUT GROVE DRIVE

NOTE:
• BELOW GRADE
BASEMENT PARKING
EXHAUST TO BE
LOCATED ABOVE THE
PEDESTRIAN LEVEL

MEDITERRANEAN
VILLAGE at
Ponce Circle

RTKL
AN ARCADIS COMPANY
RTKL ASSOCIATES INC.
335 ALHAMBRA CIR. SOUTH
CORAL GABLES, FLORIDA
P. 786.268.3200
F. 786.268.3201
WWW.RTKL.COM
PROJECT NUMBER 45-14002.00

CONSULTANT

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

ISSUE DRAWING LOG



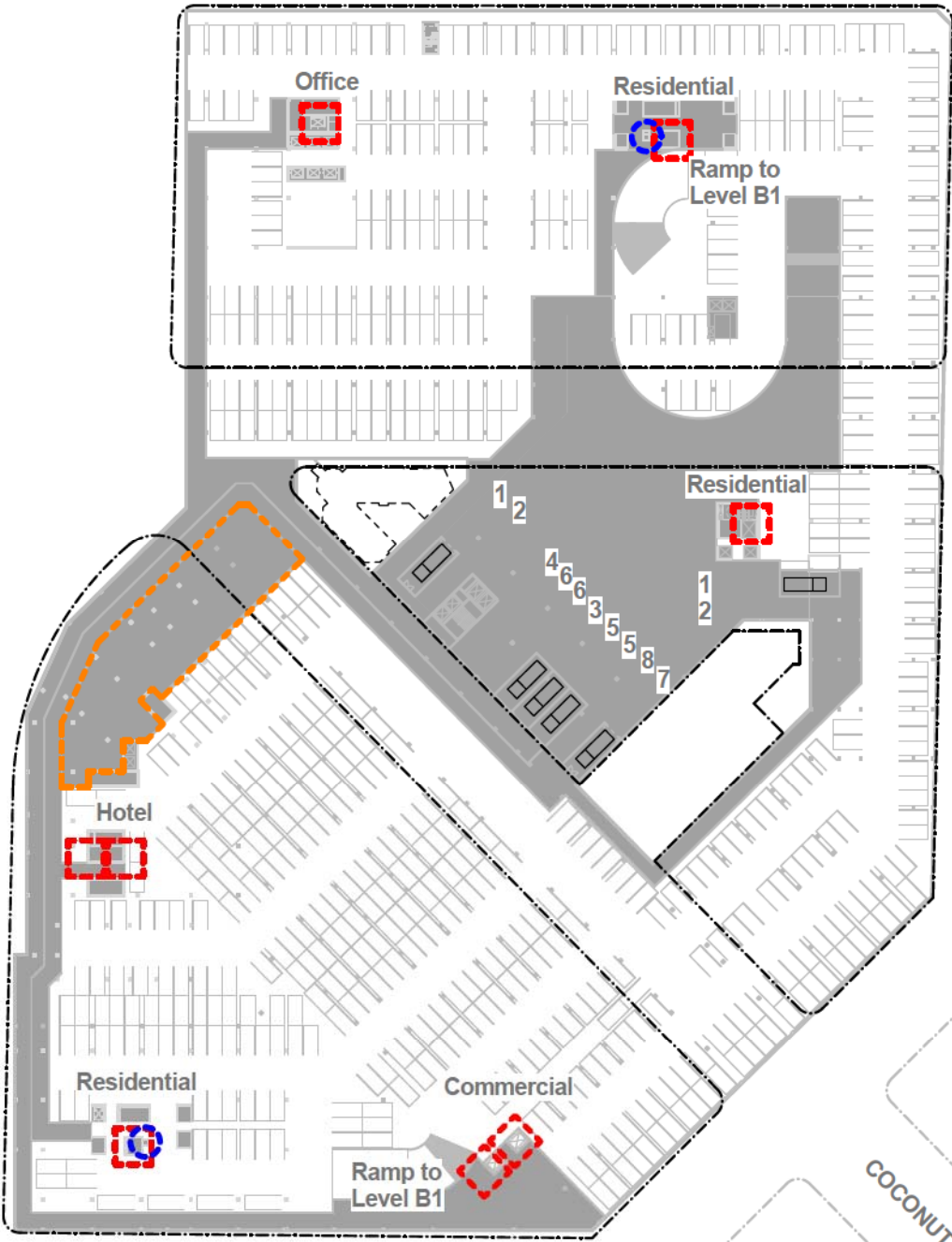
SHEET IDENTIFICATION

TITLE
MECHANICAL AND
SERVICE PLAN -
LEVEL B2

NUMBER

A-0.12.1

2014 RTKL ASSOCIATES INC.



LEGEND

- SERVICE ELEVATOR
- TRASH COLLECTION
- HOTEL BACK OF HOUSE
- 1 RESIDENTIAL TRASH
- 2 RESIDENTIAL LOADING
- 3 OFFICE TRASH
- 4 OFFICE LOADING
- 5 COMMERCIAL TRASH
- 6 COMMERCIAL LOADING
- 7 HOTEL TRASH
- 8 HOTEL LOADING



1 LEVEL B2 FLOOR PLAN
1" = 40'-0"

NOT FOR CONSTRUCTION

FILE NAME: C:\Users\jason\Documents\2014\Project\Central
02_12_12.dwg
TIME: 1/20/2015 2:00:15 PM

MEDITERRANEAN
VILLAGE at
Ponce Circle

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

ISSUE DRAWING LOG

SE

SHEET IDENTIFICATION

MECHANICAL AND SERVICE EXHAUST ELEVATIONS

NUMBER

A-0.12.2

2014 RTKL ASSOCIATES INC.

NOTE:

- **BELOW GRADE BASEMENT PARKING EXHAUST TO BE LOCATED ABOVE THE PEDESTRIAN LEVEL**

PARKING - LEVEL 04
43'-0"

— PARKING - LEVEL 0' —
34' - 0"

COMMERCIAL - LEVEL 02
17' - 0"

COMMERCIAL - LEVEL 01

EXHAUST OPENING

2 BASEMENT EXHAUST LOCATION 1

— PARKING - LEVEL 03 —
34' - 0"

COMMERCIAL - LEVEL 02

COMMERCIAL - LEVEL 01

EXHAUST OPENING

4 BASEMENT EXHAUST LOCATION 2

NOT FOR CONSTRUCTION

— EXHAUST OPENING — EXHAUST OPENING — EXHAUST OPENING

— EXHAUST OPENING [EXHAUST OPENING [EXHAUST OPENING

EXHAUST VENT LOCATION

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

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SEVILLA AVENUE

SEVILLA AVENUE

PALERMO AVENUE

PALERMO AVENUE

CATALONIA AVENUE

MALAGA AVENUE

MALAGA AVENUE

PONCE DE LEON BOULEVARD

GALIANO STREET

COCONUT GROVE DRIVE

60'-0"

70'-0"

LEGEND

ENCROACHMENT

NORTH

1 LEVEL B1 FLOOR PLAN
1" = 40'-0"

NOT FOR CONSTRUCTION

MEDITERRANEAN VILLAGE
at Ponce Circle

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

ISSUE DRAWING LOG

SEAL

SHEET IDENTIFICATION

TITLE
ENCROACHMENT
DIAGRAM

NUMBER

A-0.13

2014 RTKL ASSOCIATES INC.

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

[illegible]

SHEET IDENTIFICATION

ENCROACHMENT DIAGRAM

NUMBER
A-0.13.1

2014 RTKL ASSOCIATES INC.



NOT FOR CONSTRUCTION

2014 RTK ASSOCIATES INC.

NOT FOR CONSTRUCTION

MEDITERRANEAN
VILLAGE at
Ponce Circle

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

ISSUE DRAWING LOG

[illegible]

SHEET IDENTIFICATION

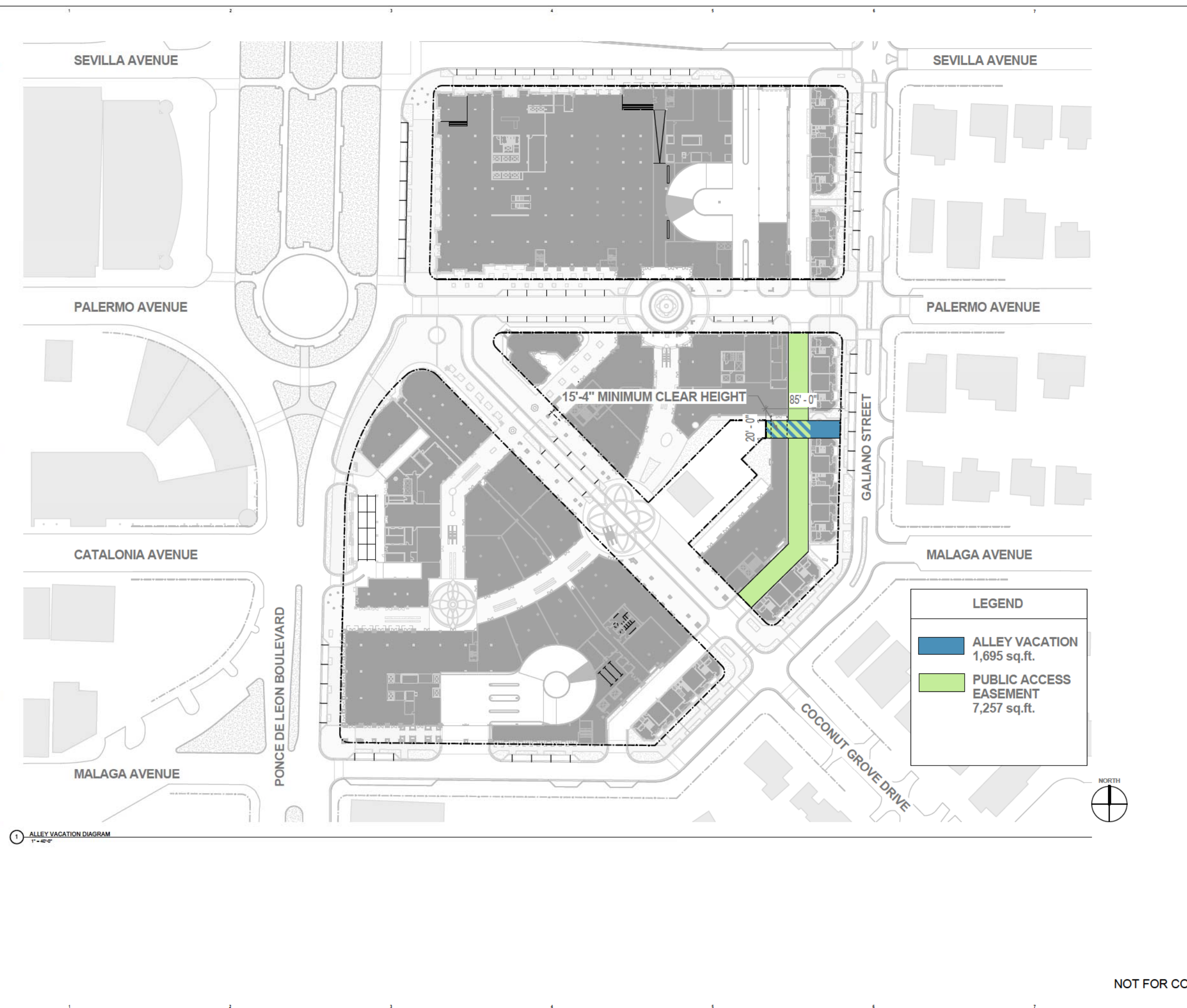
TITLE

ALLEY VACATION

NUMBER

A-0.14

2014 RTKL ASSOCIATES INC



NOT FOR CONSTRUCTION

PROJECT

MEDITERRANEAN
VILLAGE at
Ponce Circle

CLIENT

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

ISSUE DRAWING LOG

[illegible]

SEAL

SHEET IDENTIFICATION

TITLE

EXISTING RESIDENCE

NUMBER

A-0.14.1

2014 RTKL ASSOCIATES INC.

NOTE:

- ACCESS AND PUBLIC UTILITIES TO EXISTING RESIDENCE SHALL BE MAINTAINED DURING CONSTRUCTION OF THE PROJECT.

LEGEND

— — LOCATION FOR ACCESS TO EXISTING RESIDENCE DURING CONSTRUCTION

NORTH



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

NOT FOR CONSTRUCTION

MEDITERRANEAN
VILLAGE at
Ponce Circle

CLIENT

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

ISSUE DRAWING LOG

[illegible]

SEA

SHEET IDENTIFICATION

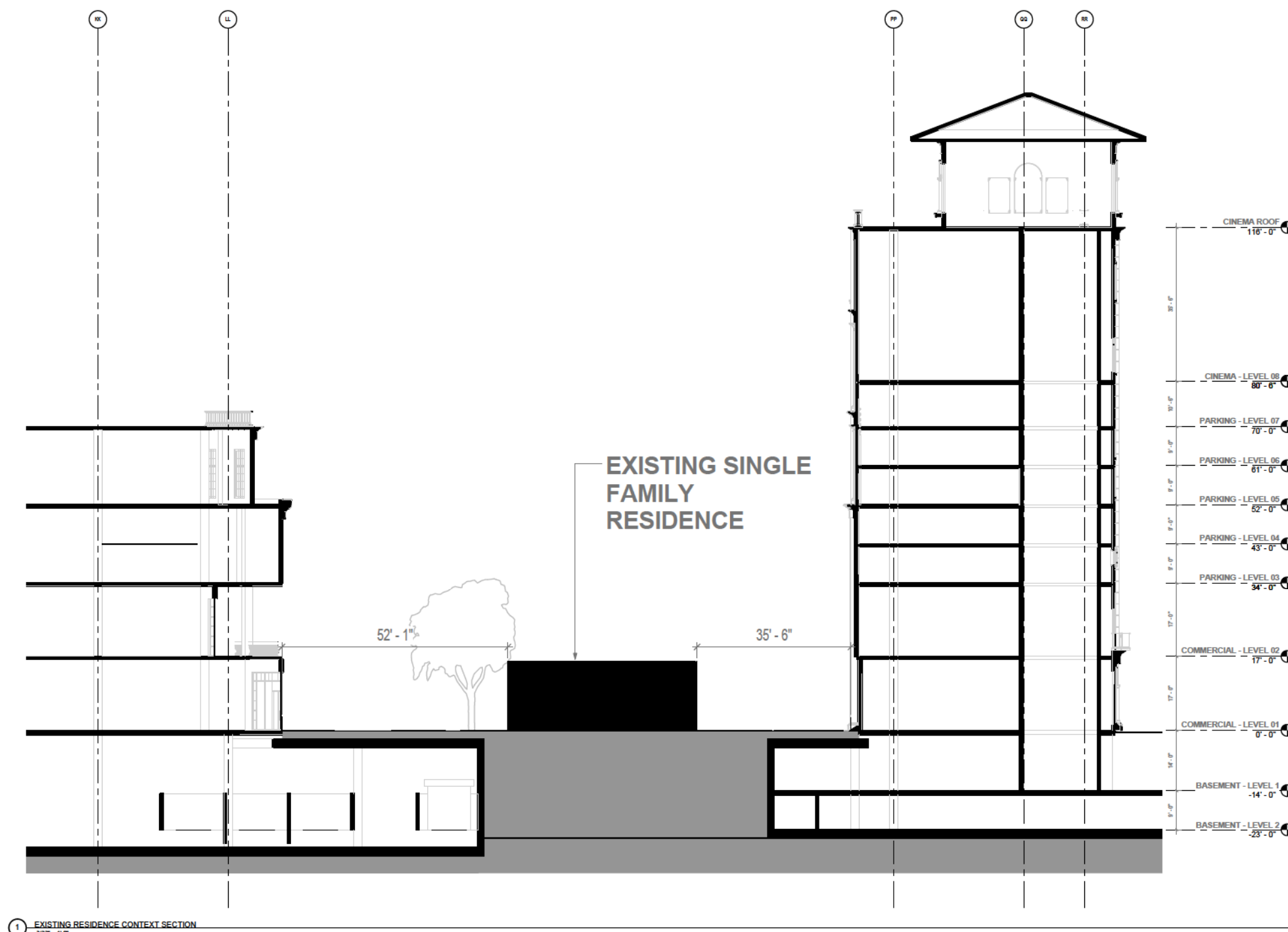
TITLE

EXISTING RESIDENCE

NUMBER

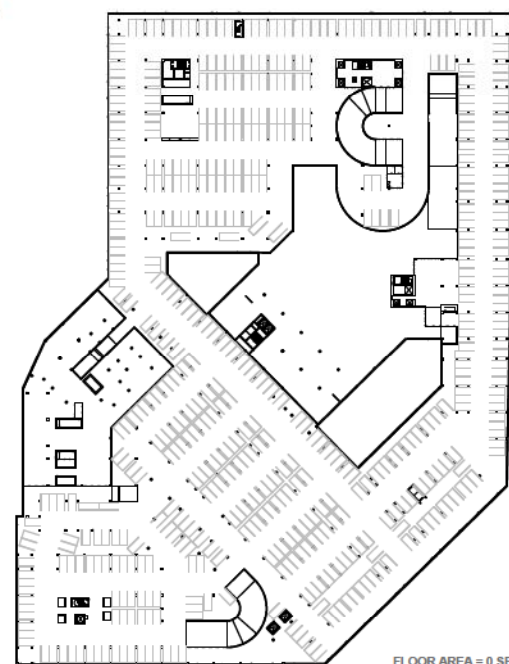
A-0.14.2

2014 RTX ASSOCIATES INC.



NOT FOR CONSTRUCTION

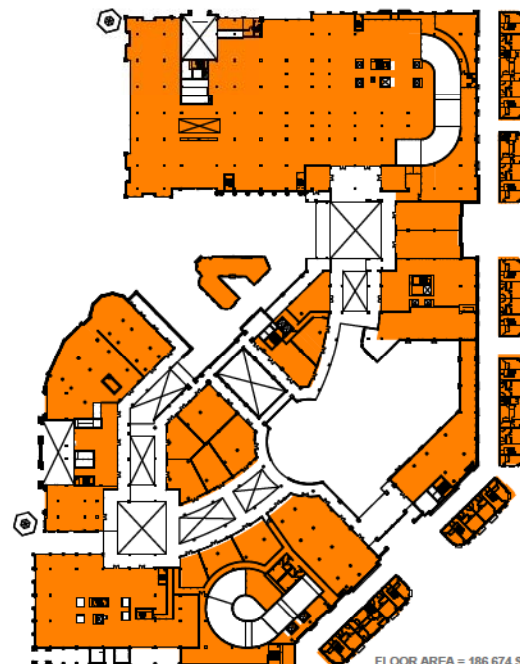
MEDITERRANEAN VILLAGE
at Ponce Circle

[illegible]

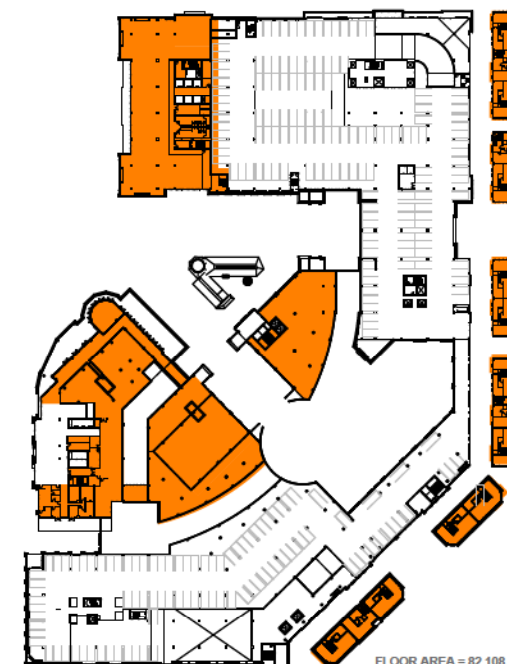
3 LEVEL -01
15 - 02-02



4 LEVEL 01
12-00-01



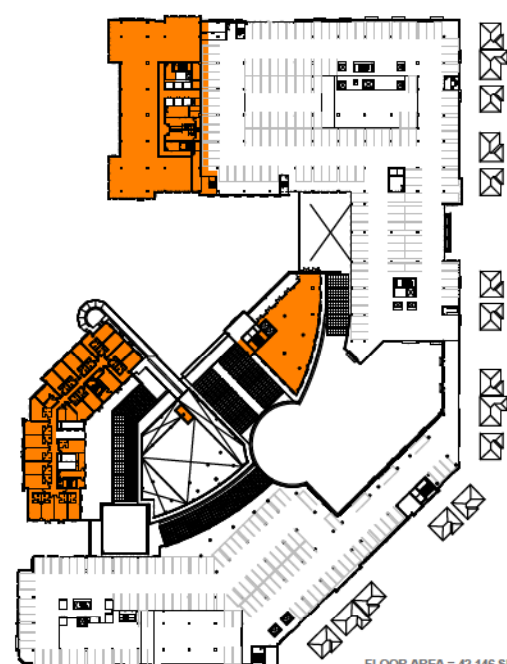
5 LEVEL 02
17-09-07



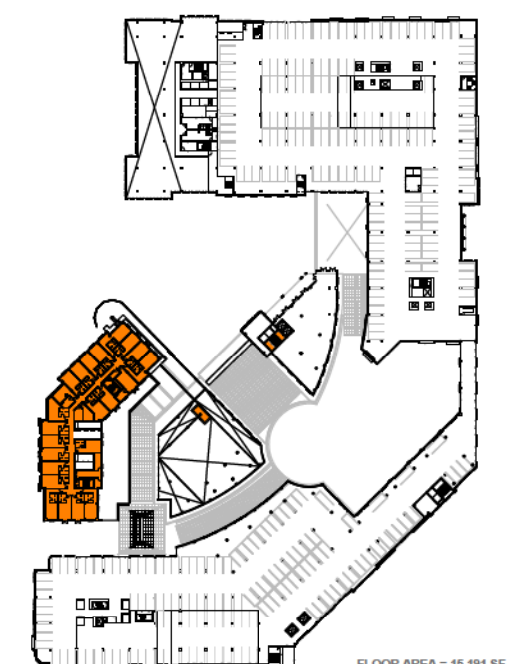
6 LEVEL 03
45 - 50%



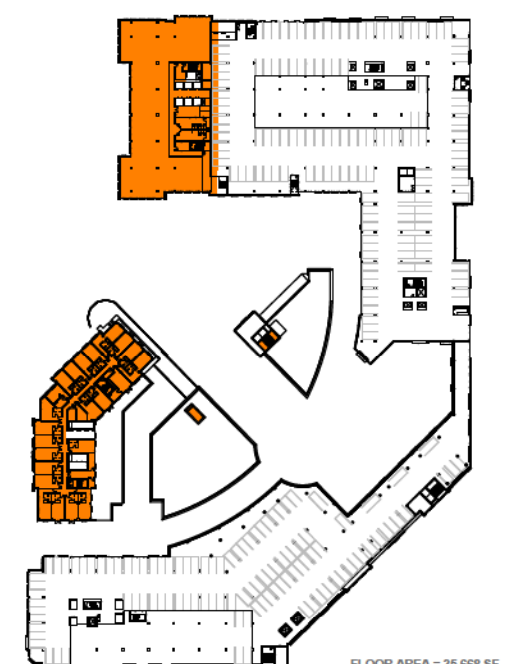
8 LEVEL 04
1" = 80'-0"



9 LEVEL 05
1° - 80° 0'



1 LEVEL 08
1" = 80'-0"



2 LEVEL 07
1° - 80° - 7°

NOT FOR CONSTRUCTION

1/28/2015 2:19:09 PM

THE NAME: C:\Users\user\AppData\Local\Microsoft\Windows\Temporary Internet Files\Content.IE5\...

PROJECT

MEDITERRANEAN VILLAGE
at Ponce Circle

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

ISSUE DRAWING LOG

[illegible]

SEA

SHEET IDENTIFICATION

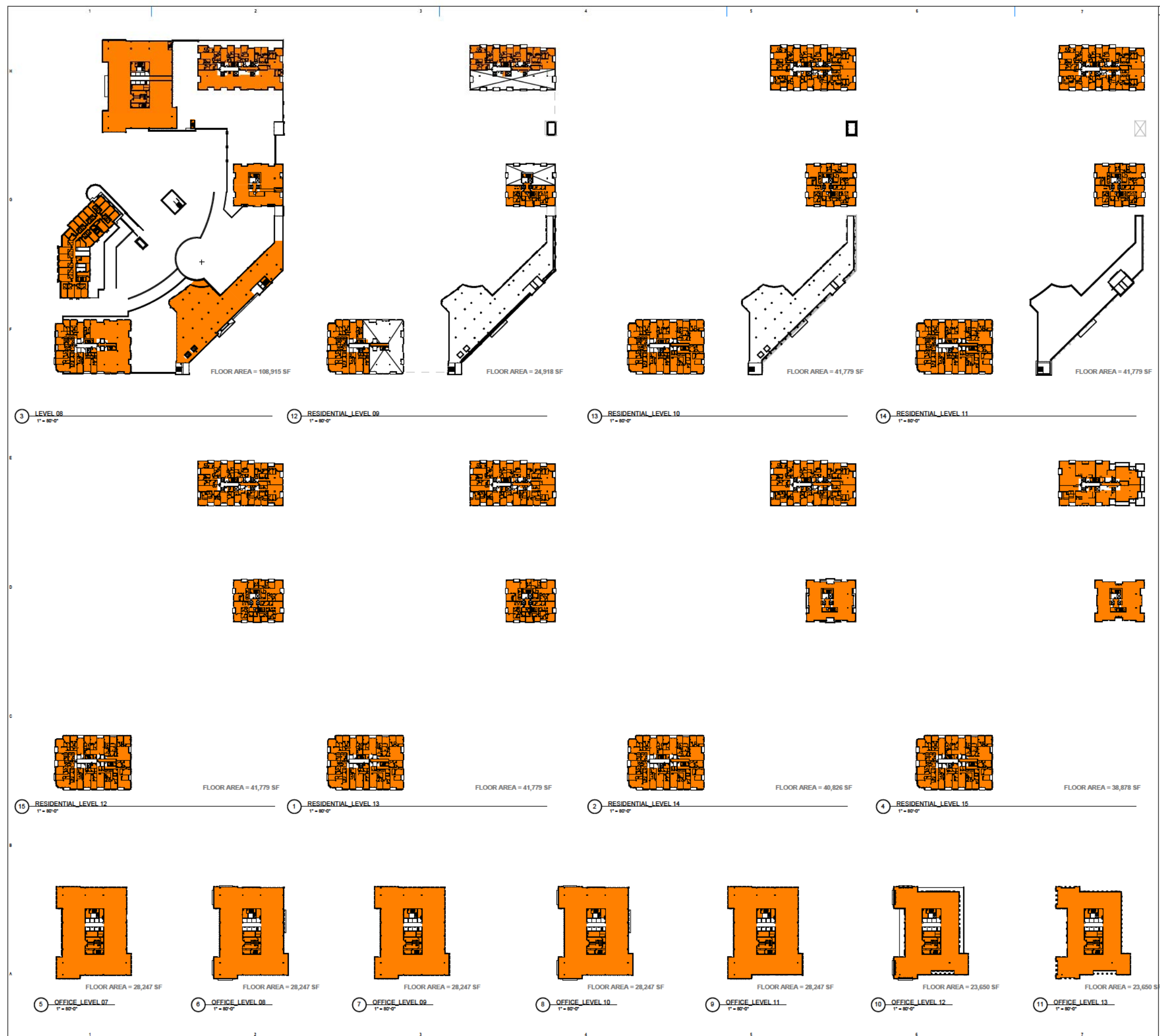
TITLE

FAR DIAGRAM

NUMBER

A-0.15.1

2014 RTKL ASSOCIATES INC.



NOT FOR CONSTRUCTION

PROJECT

MEDITERRANEAN VILLAGE
at Ponce Circle

CLIENT

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

ISSUE DRAWING LOG

[illegible]

SEARCH

SHEET IDENTIFICATION

TITLE

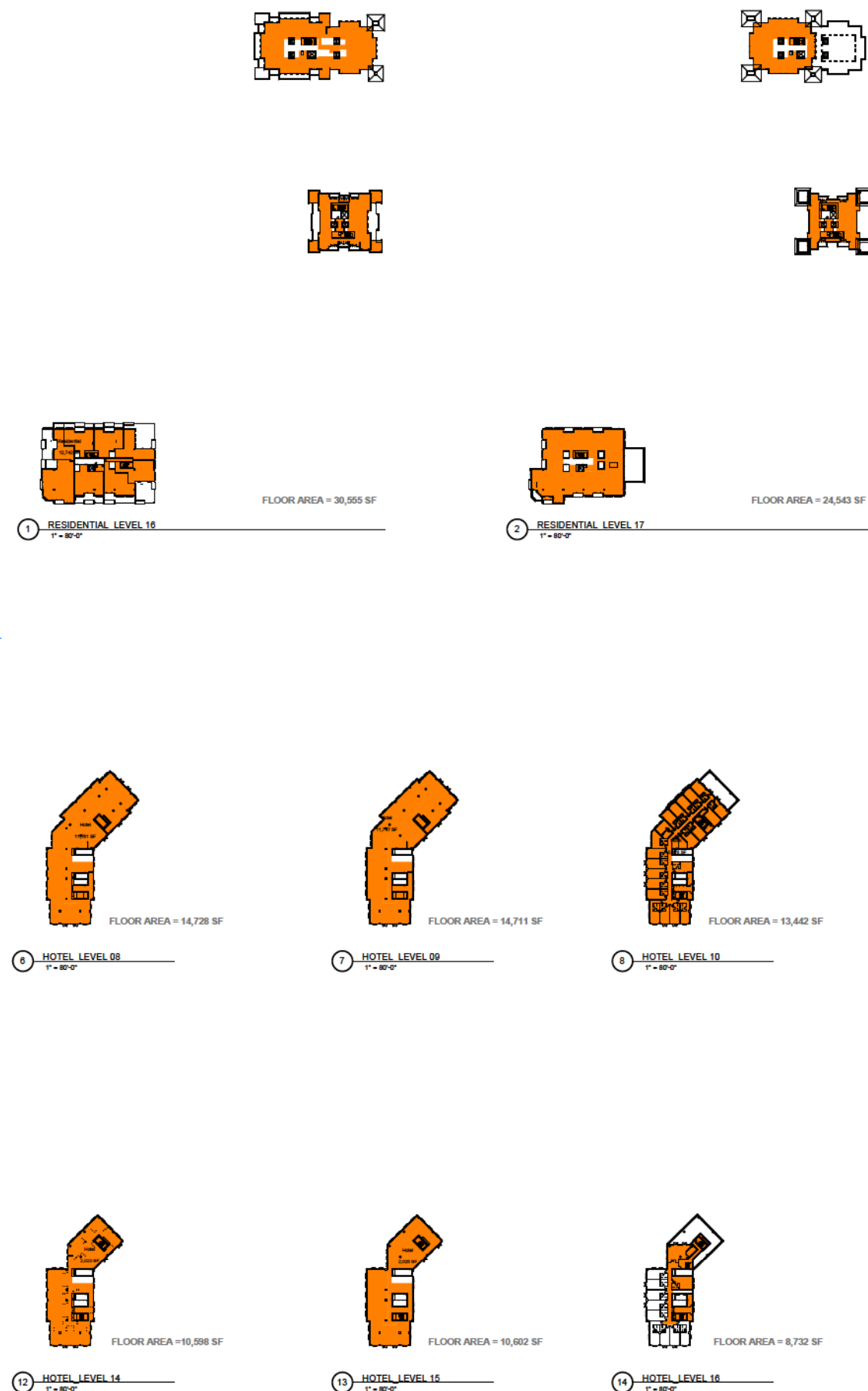
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NUMBER

A-0.15.2

2014 RTKL ASSOCIATES INC.

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

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



CONSULTANT

PROJECT

**MEDITERRANEAN
VILLAGE at
Ponce Circle**

ISSUE DRAWING LOG

[illegible]

SEA



LEED ND ANALYSIS

NUMBER

A-0.16

2014 RTK ASSOCIATES INC.

- **SITE DEVELOPMENT WITH EXISTING NEIGHBORHOOD ASSETS:** THE GOAL FOR THIS PROJECT'S CONCEPT IS TO SITUATE A DEVELOPMENT WITHIN A 1/4 MILE WALK OF AT LEAST 5 DIFFERENT SHOPS, USES AND FACILITIES. IN ADDITION, THE 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.

NOT FOR CONSTRUCTION

TIME 1/26/2015 2:27:27 PM

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REFKE

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F. 783.288.3301
WWW.ITRL.COM
PROJECT NUMBER 45146020

CONSULTANT

MEDITERRANEAN VILLAGE
at Ponce Circle

CLIENT
AGAVE PONCE LLC
3801 38th St. Ponce, FL
33430-4400

BRIJESH D. PANDEY, D.D.S.

**SITE ZONING
DATA**

100%

NUMBER

A-0.17

JH-FBI ASSOCIATES INC.