

7

Landscape, Lighting, Civil, and Urban Design Drawings

FILE NAME: S:\14_Plan\14-0001_04_Boulevard_Village\CA\CA0001_11_P2.dwg
Submission: 30.00 Overall Illustrative Public Realm Plan.dwg
TIME: 10/21/2014 4:03 PM



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



NOT FOR CONSTRUCTION

CONSULTANT
MAHAN RYKIEL ASSOCIATES INC.
The Shell Tower Building, 800 Wyman Park Drive,
Suite 1100, Baltimore, MD 21211 410.596.8001

PROJECT

MEDITERRANEAN VILLAGE at Ponce Circle

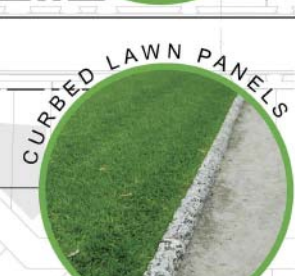
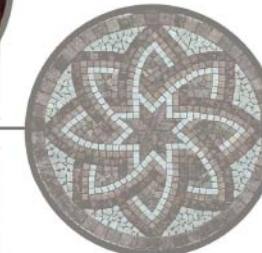
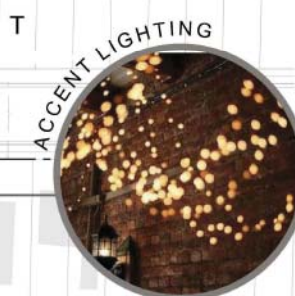
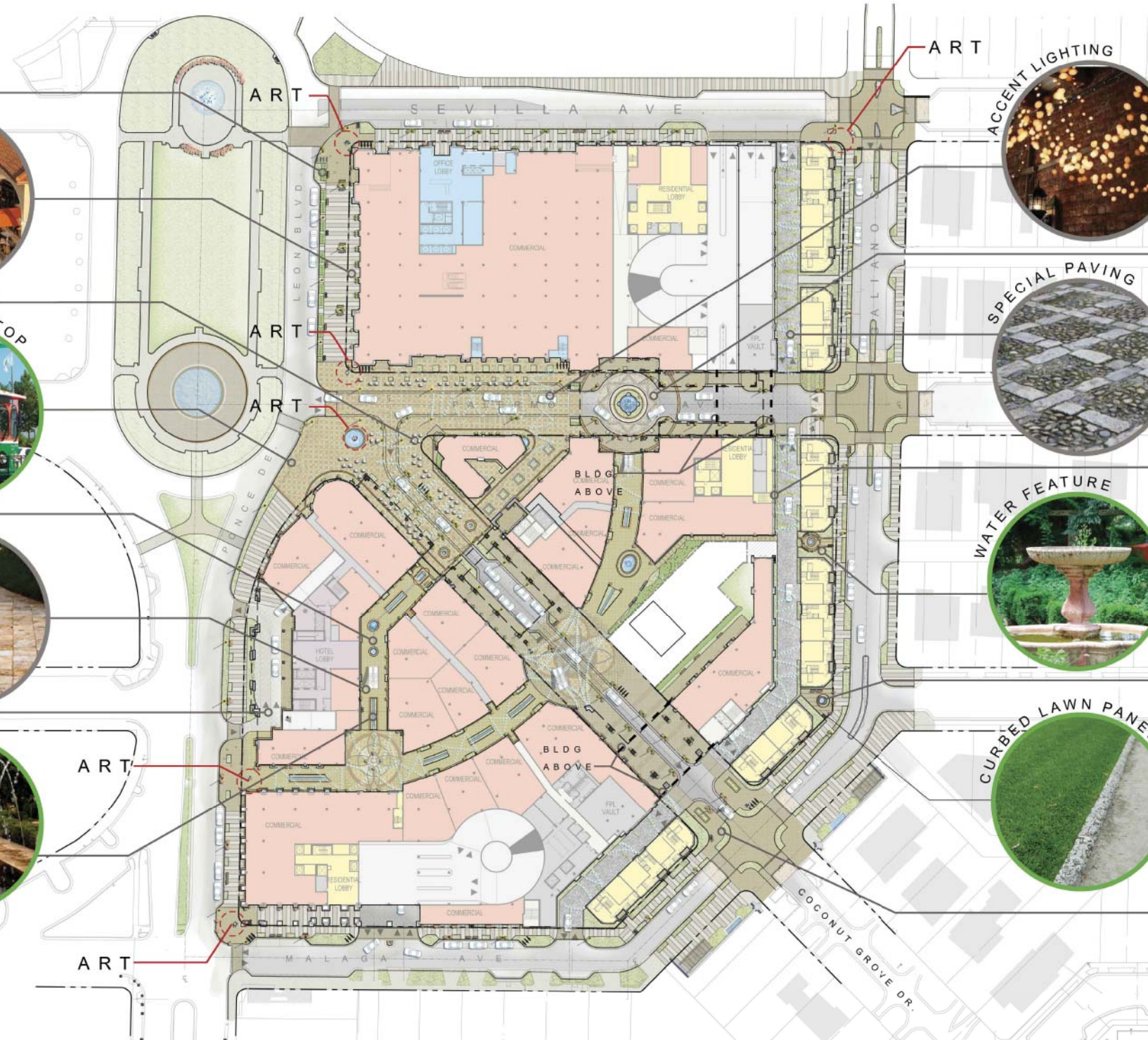
CLIENT
AGAVE PONCE LLC
3501, 3501, 3501 PONCE DE
LEON BOULEVARD

ISSUE DRAWING LOG

5/30/14	BOARD OF ARCHITECTS
7/28/14	BOARD OF ARCHITECTS
9/26/14	PEER REVIEW
10/23/14	BOARD OF ARCHITECTS
10/28/15	PLANNING & ZONING

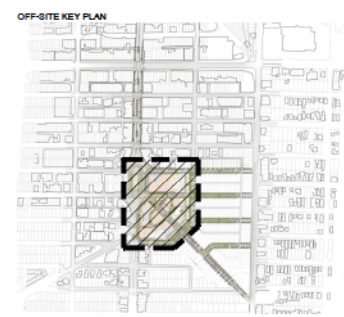
SEAL

SHEET IDENTIFICATION
TITLE
**OVERALL ILLUSTRATIVE
PUBLIC REALM
PLAN**
NUMBER
L-000



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NOT FOR CONSTRUCTION

MAHAN RYKIEL
ASSOCIATES INC.
The Bessif Silver Building, 800 Wyman Park Drive,
Suite 100, Bethesda, MD 20815, 410.938.8001

PROJECT

MEDITERRANEAN VILLAGE
at Ponce Circle

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

[illegible]

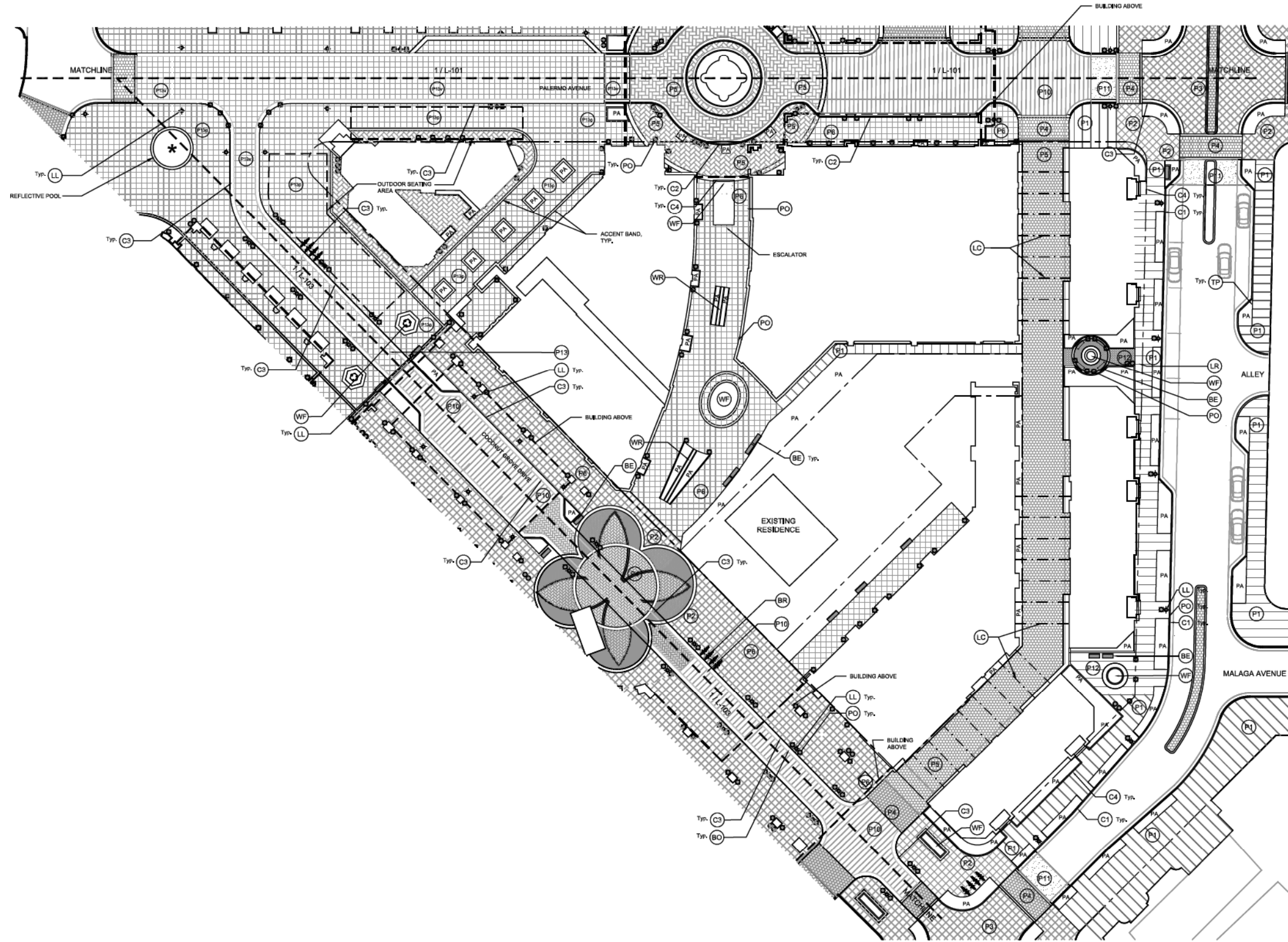
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TITLE

**OVERALL
ILLUSTRATIVE
ON-SITE PUBLIC
REALM PLAN**

NUMBER

L-100



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

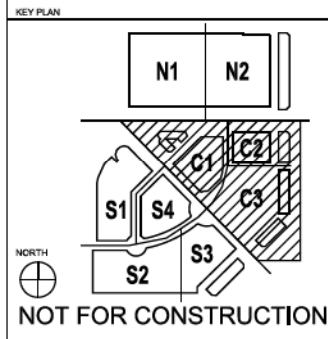
- GENERAL NOTES
- HARDSCAPE KEY**
- PAVING**
- P1 - MARBELLA STONE PAVEMENT - UNFINISHED
 - P2 - GRANITE PAVEMENT - PEDESTRIAN LIGHT GREY
 - P3 - GRANITE PAVEMENT - VEHICULAR LIGHT GREY
 - P4 - GRANITE PAVEMENT - VEHICULAR DARK GREY
 - P5 - CORBELLE PAVEMENT - VEHICULAR MEDIUM GREY
 - P6 - PAVEMENT TYPE A - ACCOQUIN - MEDIUM TAN
 - P7 - PAVEMENT TYPE B - MARBLE MOSAIC INSET - VEHICULAR
 - P8 - PAVEMENT TYPE C - TRAVERTINE STONE PAVEMENT WITH PLANT JOINTS
 - P9 - PAVEMENT TYPE D - CANTERA
 - P10 - GRANITE PAVEMENT - VEHICULAR
 - P11 - RAMP (COLORED CONCRETE) @ TABLE
 - P12 - SHELL STONE
 - P13 - PINK GRANITE (PEDESTRIAN OR VEHICULAR)
- WALLS/ STAIRS/ CURBS**
- W1 - SEAT WALL
 - C1 - PRECAST CONCRETE CURB
 - C2 - GRANITE CURB & GUTTER
 - C3 - FLUSH GRANITE CURB
 - C4 - PLANTER CURB
- SITE AMENITIES**
- AR1 - PUBLIC ART
 - BE - BENCH
 - BR - BIKE RACK
 - LC - GATEWAY LIGHT
 - LL - STREET LIGHT
 - LR - LITTER & RECYCLING RECEPTACLES
 - P1 - PLANTER POT
 - TP - TREE PIT
 - WF - WATER FEATURE
 - WR - WATER RUNNEL
 - PA - PLANTING AREA

MAHAN RYKIEL ASSOCIATES INC.
The Office of Urban Design, 600 Wisconsin Park Drive, Suite 100, Baltimore, MD 21211 410.688.8001

MEDITERRANEAN VILLAGE at Ponce Circle

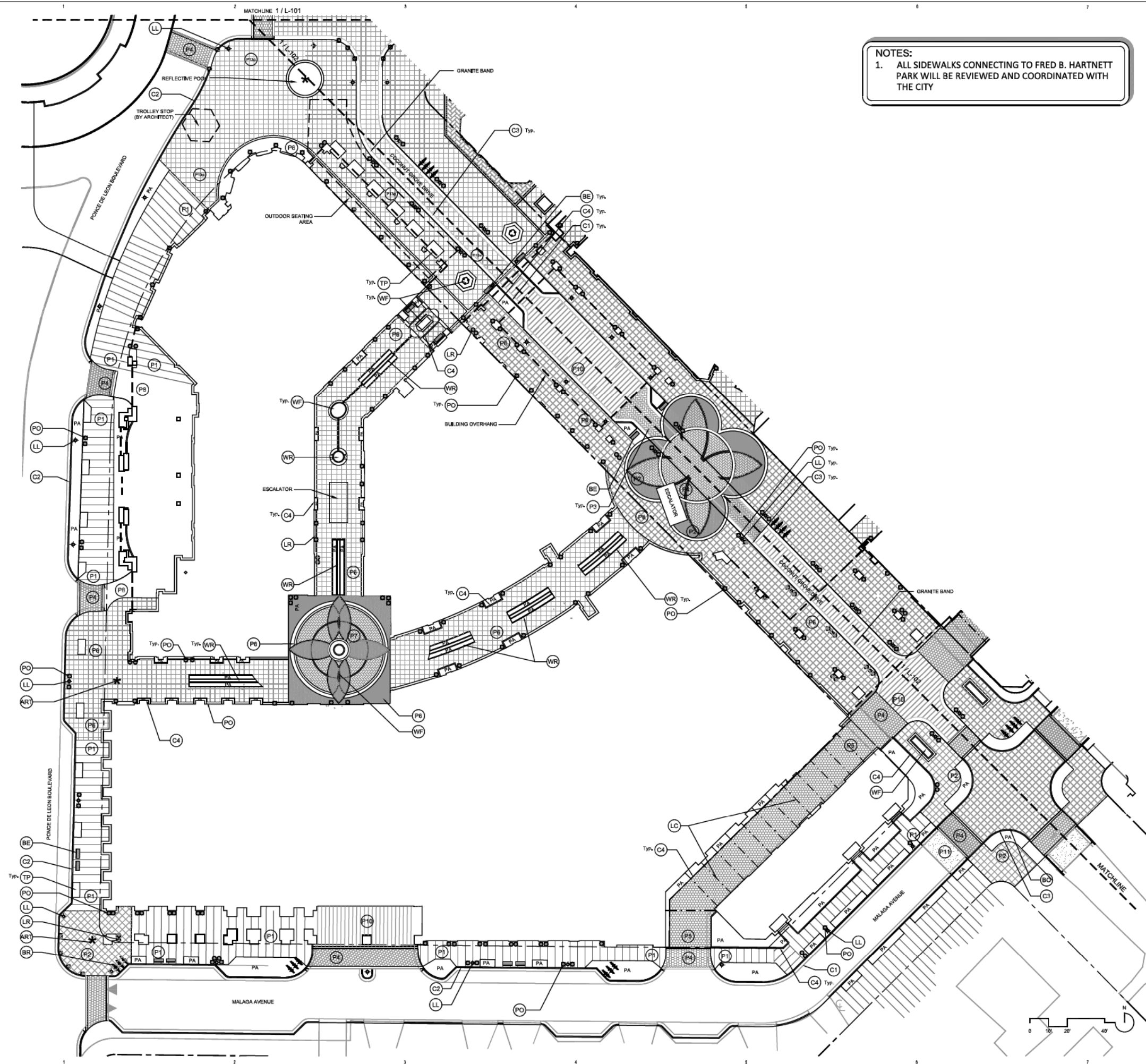
CLIENT
AGAVE POND LLC
2831, 2831, 3301 PONCE DE LEON BOULEVARD

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



SHEET IDENTIFICATION
TITLE
**CENTRAL PARCEL
PUBLIC REALM
PLAN**

NUMBER
L-102



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

GENERAL NOTES

HARDSCAPE KEY

PAVING

- P1 - MARBELLA STONE PAVEMENT - UNFINISHED
- P2 - GRANITE PAVEMENT - PEDESTRIAN LIGHT GREY
- P3 - GRANITE PAVEMENT - VEHICULAR LIGHT GREY
- P4 - GRANITE PAVEMENT - VEHICULAR DARK GREY
- P5 - COBBLE PAVEMENT - VEHICULAR MEDIUM GREY
- P6 - PAVEMENT TYPE A - ADQUIN - MEDIUM TAN
- P7 - PAVEMENT TYPE B - MARBLE MOSAIC INSET - VEHICULAR
- P8 - PAVEMENT TYPE C - TRAVERTINE STONE PAVEMENTS WITH PLANT JOINTS
- P9 - PAVEMENT TYPE D - CANTERA
- P10 - GRANITE PAVEMENT - VEHICULAR
- P11 - RAMP (COLORED CONCRETE) @ TABLE
- P12 - SHELL STONE
- P13 - PINK GRANITE (PEDESTRIAN OR VEHICULAR)

WALLS/ STAIRS/ CURBS

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

SITE AMENITIES

- ART - PUBLIC ART
- BE - BENCH
- BR - BIKE RACK
- LC - GATEWAY LIGHT
- LL - STREET LIGHT
- LR - LITTER & RECYCLING RECEPTACLES
- P1 - PLANTER POT
- TP - TREE PIT
- WF - WATER FEATURE
- WR - WATER RUNNEL
- PA - PLANTING AREA

CLIENT

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

ISSUE DRAWING LOG

DATE	REVISION	BY	FOR
6/25/14	BOARD OF ARCHITECTS		
7/28/14	BOARD OF ARCHITECTS		
8/26/14	PEER REVIEW		
12/23/14	BOARD OF ARCHITECTS		
1/28/15	PLANNING & ZONING		

SEAL

KEY PLAN

NOT FOR CONSTRUCTION

SHEET IDENTIFICATION

TITLE

SOUTH PARCEL PUBLIC REALM PLAN

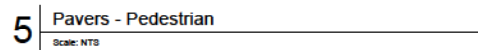
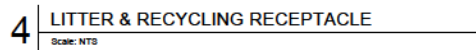
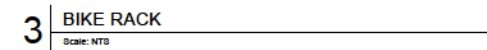
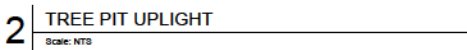
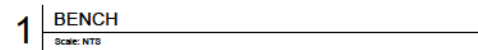
NUMBER

L-103

MAHAN RYKIEL ASSOCIATES INC
The Office Building, 600 Wynton Park Drive, Suite 100, Baltimore, MD 21211 410.689.2001

MEDITERRANEAN VILLAGE at Ponce Circle

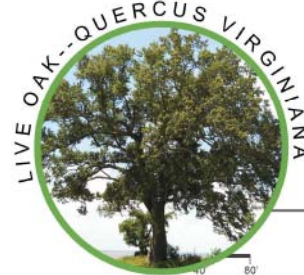
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DATE: 11/23/14 11:43 AM
DRAWN: J. L. Smith
CHECKED: J. L. Smith
DATE: 11/23/14 11:43 AM



OPEN SPACE					REQUIRED	PROVIDED
A. Square feet of open space required by Article 4 of Form Based Code						
Townhouse/ Apt Street Type	26,219 sf	x	30%	=	7,866 sf	48,613.7 sf 1*
All other Street Types	266,575 sf	x	20%	=	53,315 sf	153,943.5 sf 1*
TOTAL	292,794 sf				61,181 sf	202,557 sf
HARDSCAPE CALCULATIONS						
On-site Hardscape Area	71,295 sf					
Off-site Hardscape Area	74,692 sf					
TOTAL	145,986 sf					
Roadways (Interior and Alleys)	48,135 sf					
ROOFTOP CALCULATIONS						
Landscape Area	47,478 sf					
Hardscape Area	53,263 sf					
TOTAL	100,741 sf					

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

L-104



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FILE NAME: S:\14 Projects\14012 Old Spanish Village\CAD\MRA\11 PZ
Submission 2L2.00 Overall Illustrative On-Site Planting
Date run

CONSULTANT

MAHAN RYKIEL
ASSOCIATES INC.
The Bieff Silver Building, 800 Wyman Park Drive,
Suite 100, Baltimore, MD 21211 410.336.6001

PROJECT

MEDITERRANEAN VILLAGE
at Ponce Circle

CLIENT

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

ISSUE DRAWING LOG

5/30/14	BOARD OF ARCHITECTS
7/28/14	BOARD OF ARCHITECTS
9/26/14	PEER REVIEW
10/23/14	BOARD OF ARCHITECTS
1/28/15	PLANNING & ZONING

SEAL

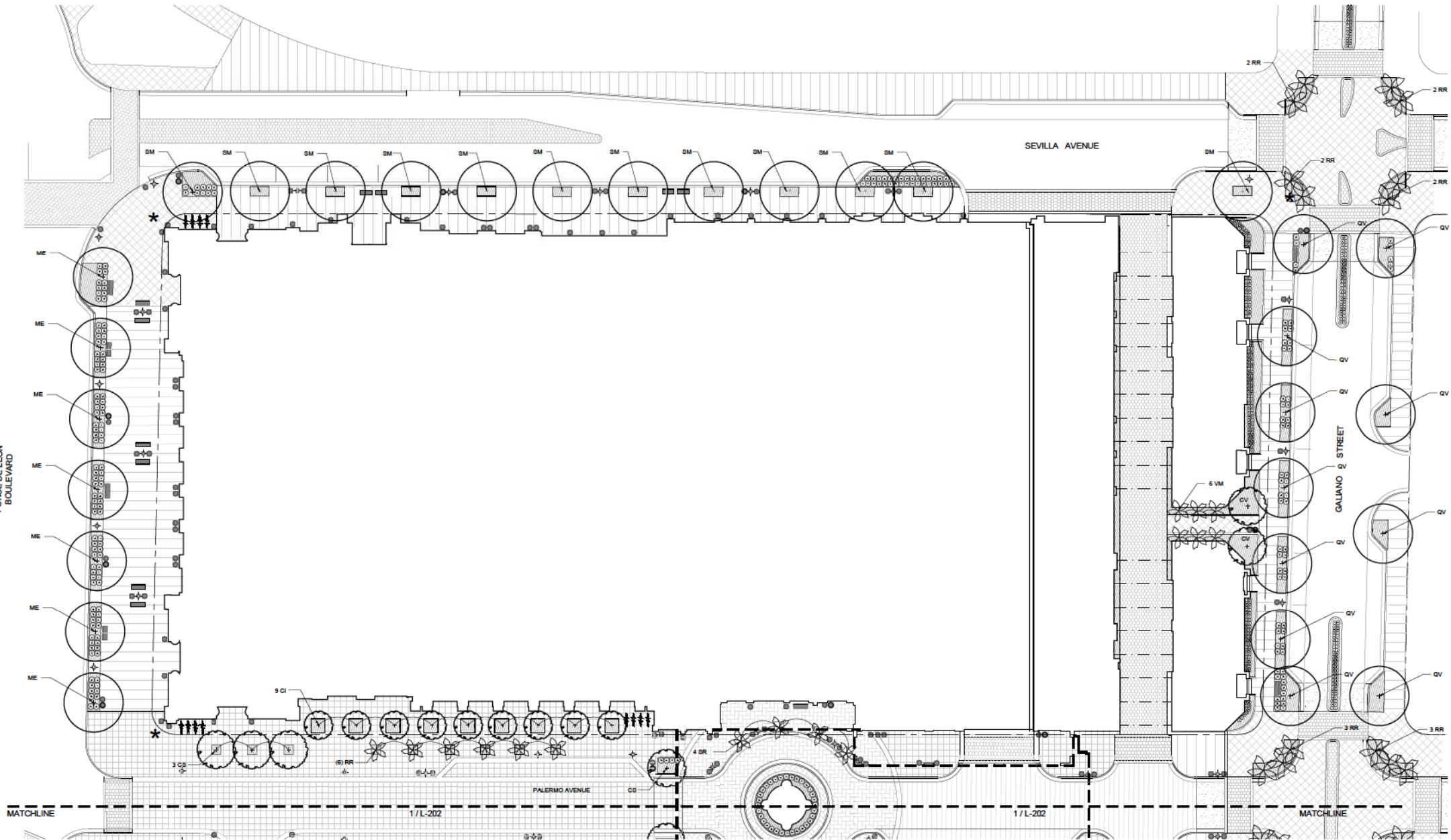
SHEET IDENTIFICATION

TITLE
OVERALL ILLUSTRATIVE ON-SITE PLANTING PLAN
NUMBER

L-200

NOT FOR CONSTRUCTION

FILE NAME: S:\14 Projects\140121_04_Boulevard Village\CA\000\11 PZ
Submission: 20.2.21 North Parcel Planning Plan.dwg
TIME: 6/23/2014 6:04 PM



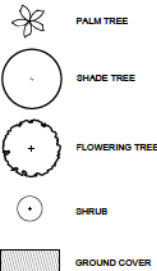
Plant Schedule - This Sheet Only

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

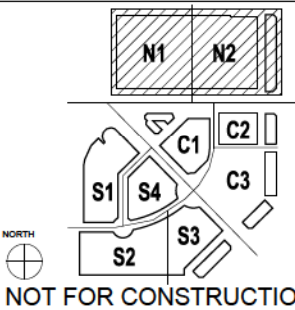
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PLANT KEY



KEY PLAN



CONSULTANT

MAHAN RYKIEL
ASSOCIATES INC.
The Shell Tower Building, 800 Wyman Park Drive,
Baltimore, MD 21201 410.596.8001

PROJECT

MEDITERRANEAN VILLAGE at Ponce Circle

CLIENT

AGAVE PONCE LLC
3501, 3501, 3501 PONCE DE
LEON BOULEVARD

ISSUE DRAWING LOG

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

SEAL

SHEET IDENTIFICATION

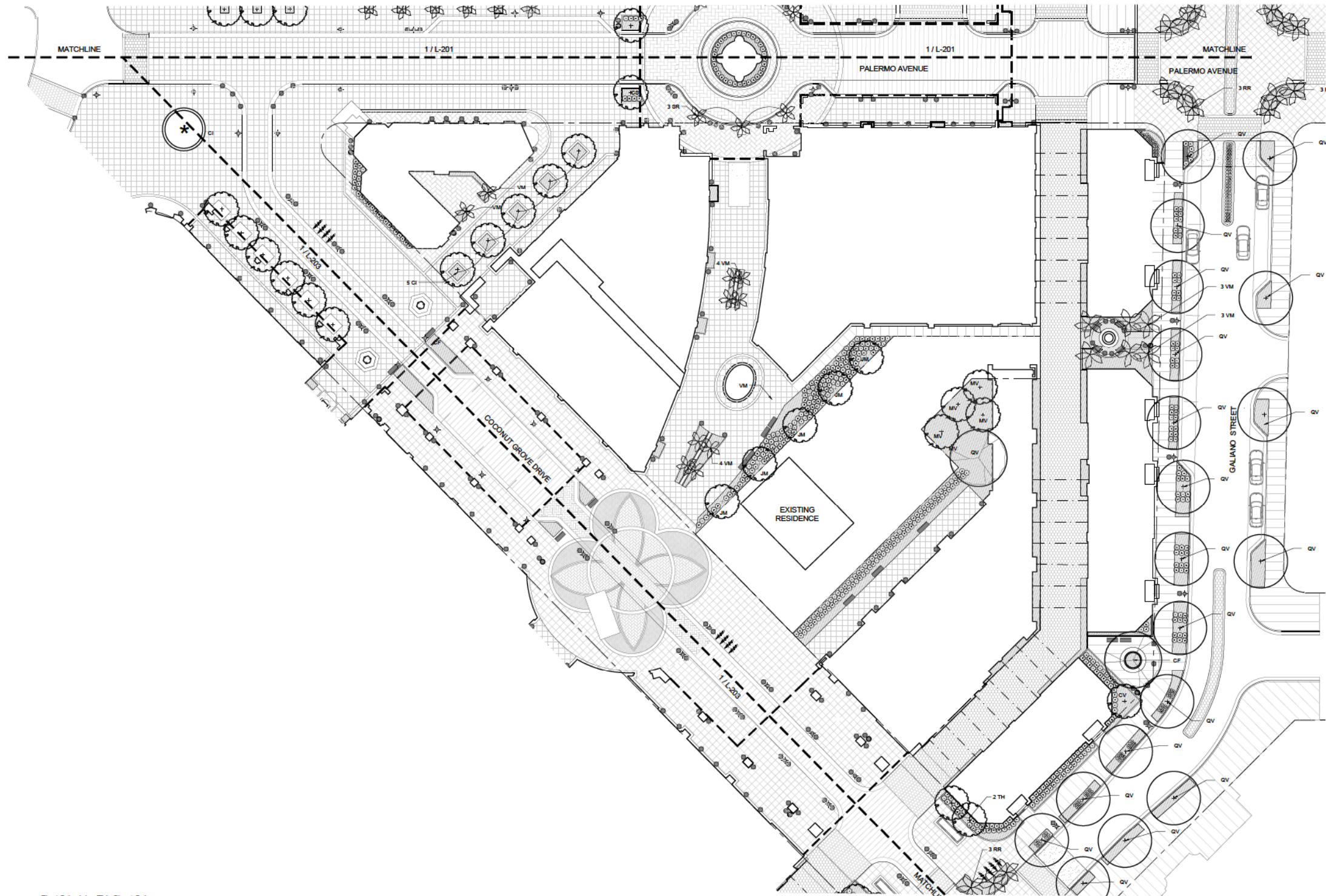
TITLE
**NORTH PARCEL
PLANTING PLAN**

NUMBER

L-201

10/25/2014 3:04 PM

TIME
FILE NAME: S:\14 Projects\14012 Old Bayview Village\CD\000\11 PZ Submission 10.25.14 Central Parcel Planting Plan.dwg



Plant Schedule - This Sheet Only

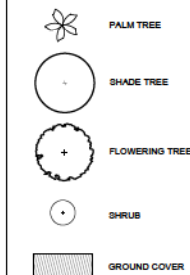
QTY.	KEY	BOTANICAL/COMMON NAME	SIZE	ROOT	COMMENTS
SHADE TREES					
	ME	Mimusops elengi	4" Cal	B&B	Florida Fancy
		Spanish Cherry			Full Crown and Central Leader
	QV	Quercus virginiana 'Highrise'	4" Cal	B&B	Florida Fancy
		Southern Live Oak 'Highrise'			Full Crown and Central Leader
	SM	Swietenia mahagoni	4" Cal	B&B	Florida Fancy
		Manogany			Full Crown
FLOWERING TREES					
	CS	Cordia sebestena	4" Cal	B&B	Florida Fancy
		Geiger Tree			
	CV	Callistemon viminalis 'Red Cascade'	10' HT	B&B	Florida Fancy
		'Red Cascade' Weeping Bottlebrush			
	CF	Cassia fistula	4" Cal	B&B	Florida Fancy
		Golden Shower			
	CI	Citrus spp.	14" HT	B&B	Florida Fancy
		Citrus	6" CT		

QTY.	KEY	BOTANICAL/COMMON NAME	SIZE	ROOT	COMMENTS
PALM TREES					
	MV	Magnolia virginiana	10-12' HT/SPD	B&B	Florida Fancy
		Sweetbay Magnolia			
	JM	Jacaranda mimosifolia	4" Cal	B&B	Florida Fancy
		Jacaranda			
	TH	Tabebuia heterophylla	10' HT	B&B	Florida Fancy
		Pink Trumpet Tree			
	RR	Roystonea regia	17" Cal	B&B	24' Height Overall
		Royal Palm			
	VM	Vetivert Merrill	18' HT	B&B	Single Trunk
		Christmas Palm			
	SR	Syagrus romanzoffiana	17" Cal	B&B	24' Overall Height
		Queen Palm			

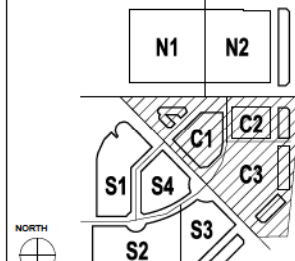
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PLANT KEY



KEY PLAN



NOT FOR CONSTRUCTION

CONSULTANT

MAHAN RYKIEL ASSOCIATES INC.
The Shell Tower Building, 800 Wyman Park Drive,
Suite 100, Baltimore, MD 21211 410.596.8001

PROJECT

**MEDITERRANEAN VILLAGE
at Ponce Circle**

CLIENT

AGAVE PONCE LLC
3501, 3501, 3501 PONCE DE
LEON BOULEVARD

ISSUE DRAWING LOG

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

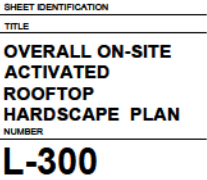
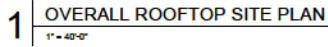


SHEET IDENTIFICATION

TITLE
**CENTRAL PARCEL
PLANTING PLAN**

NUMBER

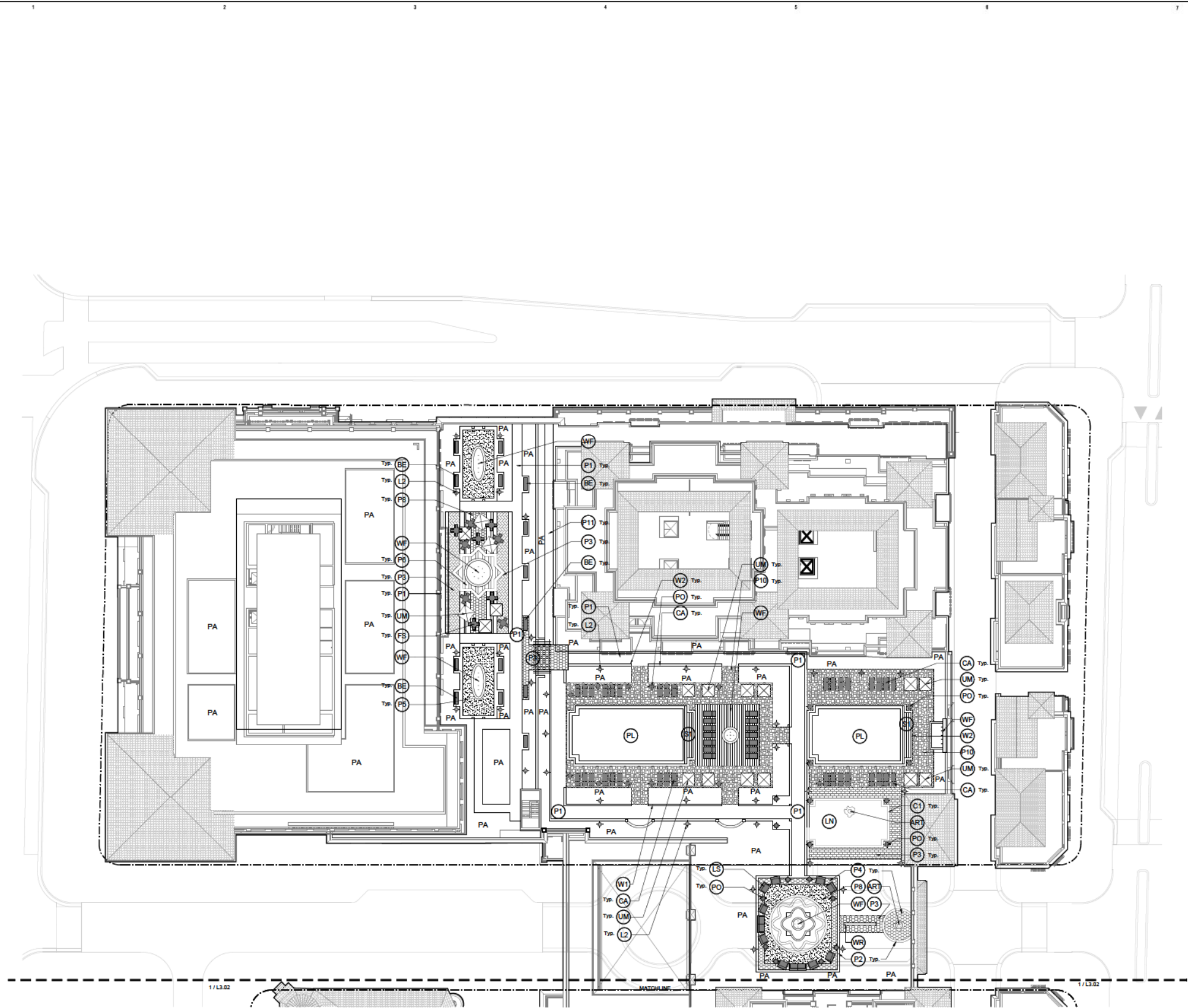
L-202



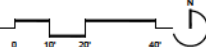
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Submission 2L3.00 Overall On-Site Activated Rooftop
Hardscape Plan.dwg
TUE 6/23/2014 5:04 PM

FILE NAME: L-301 North Parcel Activated Rooftop Hardscape Plan.dwg
DATE: 10/23/2014 5:04 PM
SUBMISSION: 2014.01.21 North Parcel Activated Rooftop Hardscape Plan.dwg



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



GENERAL NOTES

HARDSCAPE KEY

PAVING

P1

MARBELLA STONE PAVER - UNFILLED

P2

GRANITE PAVER - PEDESTRIAN LIGHT GREY

P3

PAVER TYPE A ADOLUN - MEDIUM TAN

P4

PAVER TYPE B MARBLE MOSAIC INSET

P5

PAVER TYPE C TRAVERTINE

P6

PAVER TYPE D CANTERA

P7

PAVER TYPE E CANTERA

P8

4" THICK DECORATIVE STONE DUST

P9

1" PE WOOD DECKING, 8 & 8 HIDDEN FASTENERS

P10

SHELL STONE

P11

RECTANGULAR STEPPING STONE PATH

WALLS/ STAIRS/ CURBS

W1

SEAT WALL

W2

STONE POOL COPING

C1

MARBELLA STONE CURB

C2

GRANITE CURB

C3

FLUSH GRANITE CURB

C4

PLANTER CURB

S1

POOL STAIRS W/ S.S. HANDRAIL, STAIR FINISH TO MATCH INTERIOR OF POOL

S2

POOL STEP LADDER, STAINLESS STEEL, EMBEDDED INTO CONCRETE

SITE AMENITIES

ART

ARTISCUPTURE

BE

BENCH

LS

LOUNGE SEATING

FS

FLEXIBLE SEATING

CA

CABANA SEATING

L1

CATERNARY LIGHT

L2

LIGHT POLE

LR

LITTER & RECYCLING RECEPTACLES

LN

GRASS LAWN

PO

PLANTER POT

TP

TREE PIT

PL

POOL

PG

PERGOLA

WF

WATER FEATURE

WR

WATER RUNNEL

UM

UMBRELLA

PA

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

CLIENT

AGAVE PONCE LLC
3501, 2501, 3001 PONCE DE LEON BOULEVARD

ISSUE DRAWING LOG

6/30/14	BOARD OF ARCHITECTS
7/28/14	BOARD OF ARCHITECTS
5/25/14	PEER REVIEW
10/23/14	BOARD OF ARCHITECTS
1/28/15	PLANNING & ZONING

KEY PLAN

NORTH

NOT FOR CONSTRUCTION

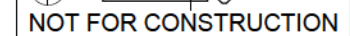
SHEET IDENTIFICATION

TITLE

NORTH PARCEL ACTIVATED ROOFTOP HARDSCAPE PLAN

NUMBER

L-301



- ### SITE AMENITIES
-
- | | |
|-----|---|
| ART | ART/SCULPTURE |
| BE | BENCH |
| LG | LOUNGE SEATING |
| FS | FLEXIBLE SEATING |
| CA | CABANA SEATING |
| LI | CATERINARY LIGHT |
| L2 | LIGHT POLE |
| LR | LITTER & RECYCLING RECEPTACLES |
| LN | GRASS LAWN |
| PU | PLANTER POT |
| TP | TREE PIT |
| PL | POOL |
| PG | PERGOLA |
| WF | WATER FEATURE |
| WR | WATER RUNNEL |
| UM | UMBRELLA |
| PA | PLANTING ON STRUCTURE, FILL SOIL, 1'-3" DEPTH |

PROJECT

MEDITERRANEAN VILLAGE
at Ponce Circle

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

	6/30/14	BOARD OF ARCHITECTS
	7/28/14	BOARD OF ARCHITECTS
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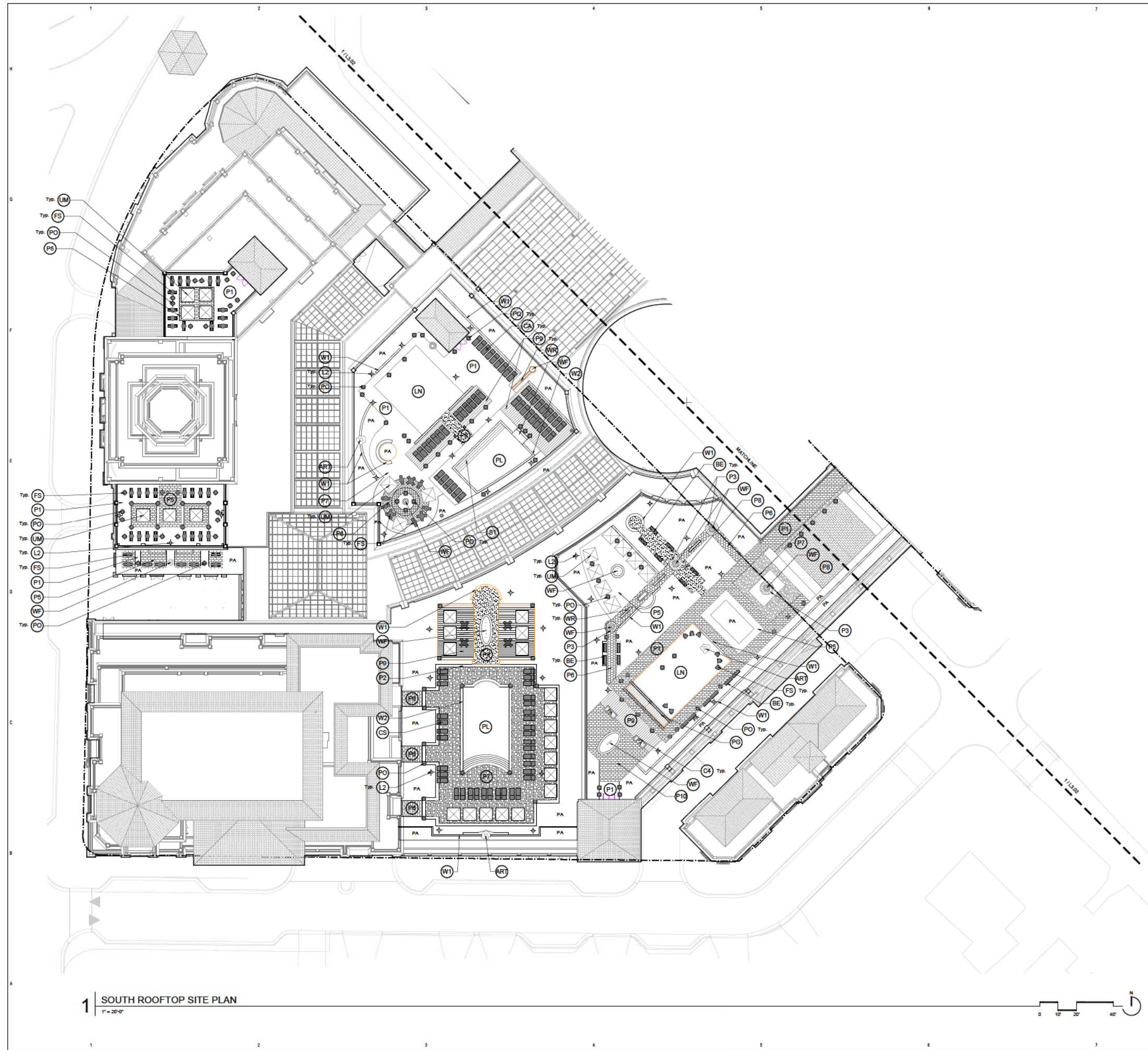
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SEAL

**CENTRAL PARCEL
ACTIVATED ROOFTOP
HARDSCAPE PLAN**

NUMBER
L-302

FILE NAME: S:\14 Projects\14-0101\14-0101_South Parcel Activated Rooftop Hardscapes
DATE: 10/23/14
TIME: 10:23:29 AM
DRAWN BY: J. S. KIM
CHECKED BY: J. S. KIM
SCALE: 1" = 20'-0"



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

GENERAL NOTES

HARDSCAPE KEY

PAVING

- P1 - MARBELLA STONE PAVER - UNFILLED
- P2 - GRANITE PAVER - PEDESTRIAN LIGHT GREY
- P3 - PAVER TYPE A ADOLIN - MEDIUM TAN
- P4 - PAVER TYPE B MARBLE MOSAIC INSET
- P5 - PAVER TYPE C TRAVERTINE
- P6 - PAVER TYPE D CANTERA
- P7 - PAVER TYPE E CANTERA
- P8 - 4" THICK DECORATIVE STONE DUST
- P9 - IPE WOOD DECKING, 8 S. & HIDDEN FASTENERS
- P10 - SHELL STONE
- P11 - RECTANGULAR STEPPING STONE PATH

WALLS/ STAIRS/ CURBS

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

SITE AMENITIES

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

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

CLIENT

AGAVE PONCE LLC
3501, 2501, 3001 PONCE DE LEON BOULEVARD

ISSUE DRAWING LOG

DATE	DESCRIPTION
5/30/14	BOARD OF ARCHITECTS
7/28/14	BOARD OF ARCHITECTS
5/25/14	PEER REVIEW
10/23/14	BOARD OF ARCHITECTS
1/28/15	PLANNING & ZONING

SEAL

KEY PLAN

NOT FOR CONSTRUCTION

MEDITERRANEAN VILLAGE
at Ponce Circle

SHEET IDENTIFICATION

TITLE

**SOUTH PARCEL
ACTIVATED ROOFTOP
HARDSCAPE PLAN**

NUMBER

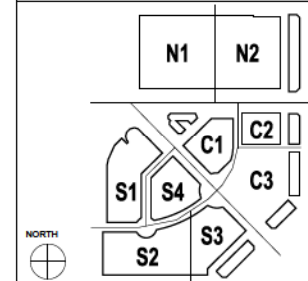
L-303

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DATE: 02/23/14 4:54 PM
DRAWN BY: J. R. RYKIEL
CHECKED BY: J. R. RYKIEL
PROJECT: 14-0121 Mediterranean Village

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

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

KEY PLAN



CONSULTANT

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PROJECT

MEDITERRANEAN VILLAGE
at Ponce Circle

CLIENT

AGAVE PONCE LLC
3801, 2501, 3001 PONCE DE
LEON BOULEVARD

ISSUE DRAWING LOG

6/30/14	BOARD OF ARCHITECTS
7/28/14	BOARD OF ARCHITECTS
5/25/14	PEER REVIEW
10/23/14	BOARD OF ARCHITECTS
1/28/15	PLANNING & ZONING

SEAL

SHEET IDENTIFICATION

TITLE

**OVERALL ON-SITE
ACTIVATED
ROOFTOP PLANTING
PLAN**

NUMBER

L-400a

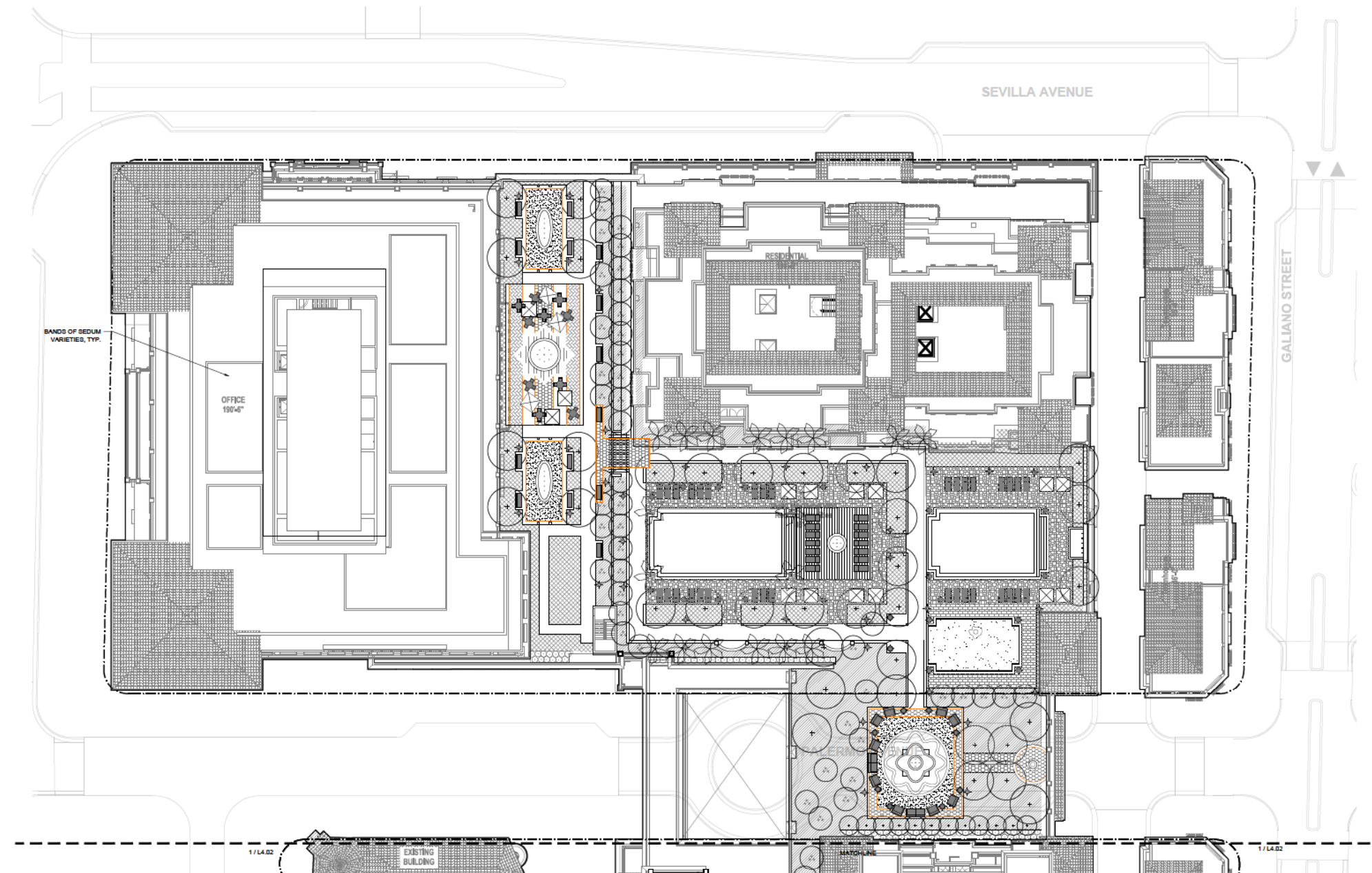
QTY.	KEY	BOTANICAL/COMMON NAME	SIZE	ROOT	COMMENTS
	BS	Bursera simaruba Gumbo Limbo	4" Cal	B&B	Florida Fancy Full Crown
	QV	Quercus virginiana 'Hightrise' Southern Live Oak 'Hightrise'	4" Cal	B&B	Florida Fancy Full Crown and Central Leader
	SM	Swietenia mahogni Mahogany	4" Cal	B&B	Florida Fancy Full Crown

FLOWERING TREES				
BA	Bauhinia biakana Hong Kong Orchid Tree	4" Cal	B&B	Florida Fancy
CV	Callistemon viminalis 'Red Cascade' 'Red Cascade' Weeping Bottlebrush	10" HT	B&B	Florida Fancy
CF	Cassia fistula Golden Shower	4" Cal	B&B	Florida Fancy
CI	Citrus spp. Citrus	14" HT 6" CT	B&B	Florida fancy

QTY.	KEY	BOTANICAL/COMMON NAME	SIZE	ROOT	COMMENTS
	DR	Delonix regia Royal Poinciana	10-12' HT/SPD	B&B	Florida Fancy
	JM	Jacaranda mimosifolia Jacaranda	4" Cal	B&B	Florida Fancy
	TH	Tabebuia heterophylla Pink Trumpet Tree	10' HT	B&B	Florida Fancy

PALM TREES				
RR	Roystonia regia Royal Palm	17" Cal	B&B	24' Height Overall Florida Fancy
VM	Veitchii Merrilli Christmas Palm	18" HT	B&B	Single Trunk Florida Fancy
WR	Washingtonia robusta Mexican Fan Palm	17" Cal	B&B	24' Overall Height Florida Fancy

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



Diagram illustrating symbols for different types of vegetation:

- PALM TREE**: Represented by a stylized palm tree icon.
- SHADE TREE**: Represented by a large circle with a central dot.
- FLOWERING TREE**: Represented by a large circle with a central dot and a scalloped outer edge.
- SHRUB**: Represented by a small circle with a central dot.
- GROUND COVER**: Represented by a shaded rectangular area.

A schematic map of the study area. The map shows several land parcels labeled N1, N2, C1, C2, C3, S1, S2, S3, and S4. A north arrow is located in the bottom left corner, pointing upwards. The parcels are arranged in a grid-like fashion, with N1 and N2 at the top, C1, C2, and C3 in the middle, and S1, S2, S3, and S4 at the bottom. The parcels are separated by roads and other features.

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MEDITERRANEAN VILLAGE
at Ponce Circle

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

	5/30/14	BOARD OF ARCHITECTS
	7/28/14	BOARD OF ARCHITECTS
	9/26/14	PEER REVIEW
	10/23/14	BOARD OF ARCHITECTS
	1/28/15	PLANNING & ZONING

SEAL

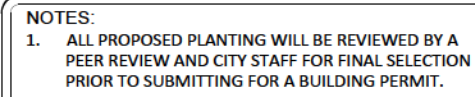
SHEET IDENTIFICATION

TITLE

**NORTH PARCEL
ACTIVATED ROOFTOP
PLANTING PLAN**

NUMBER

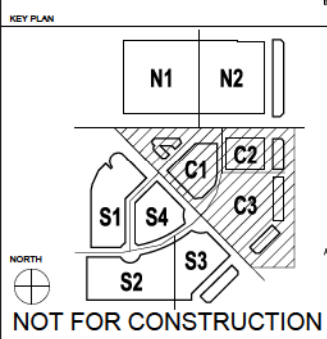
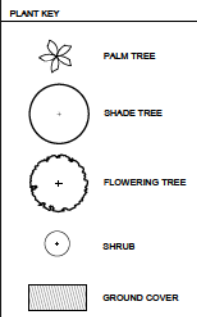
L-401



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

0 10' 20' 40'

N



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MEDITERRANEAN VILLAGE
at Ponce Circle

CLIENT

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

ISSUE DRAWING LOG		
	6/30/14	BOARD OF ARCHITECTS
	7/28/14	BOARD OF ARCHITECTS
	9/25/14	PEER REVIEW
	10/23/14	BOARD OF ARCHITECTS
	1/28/15	PLANNING & ZONING

SEAL

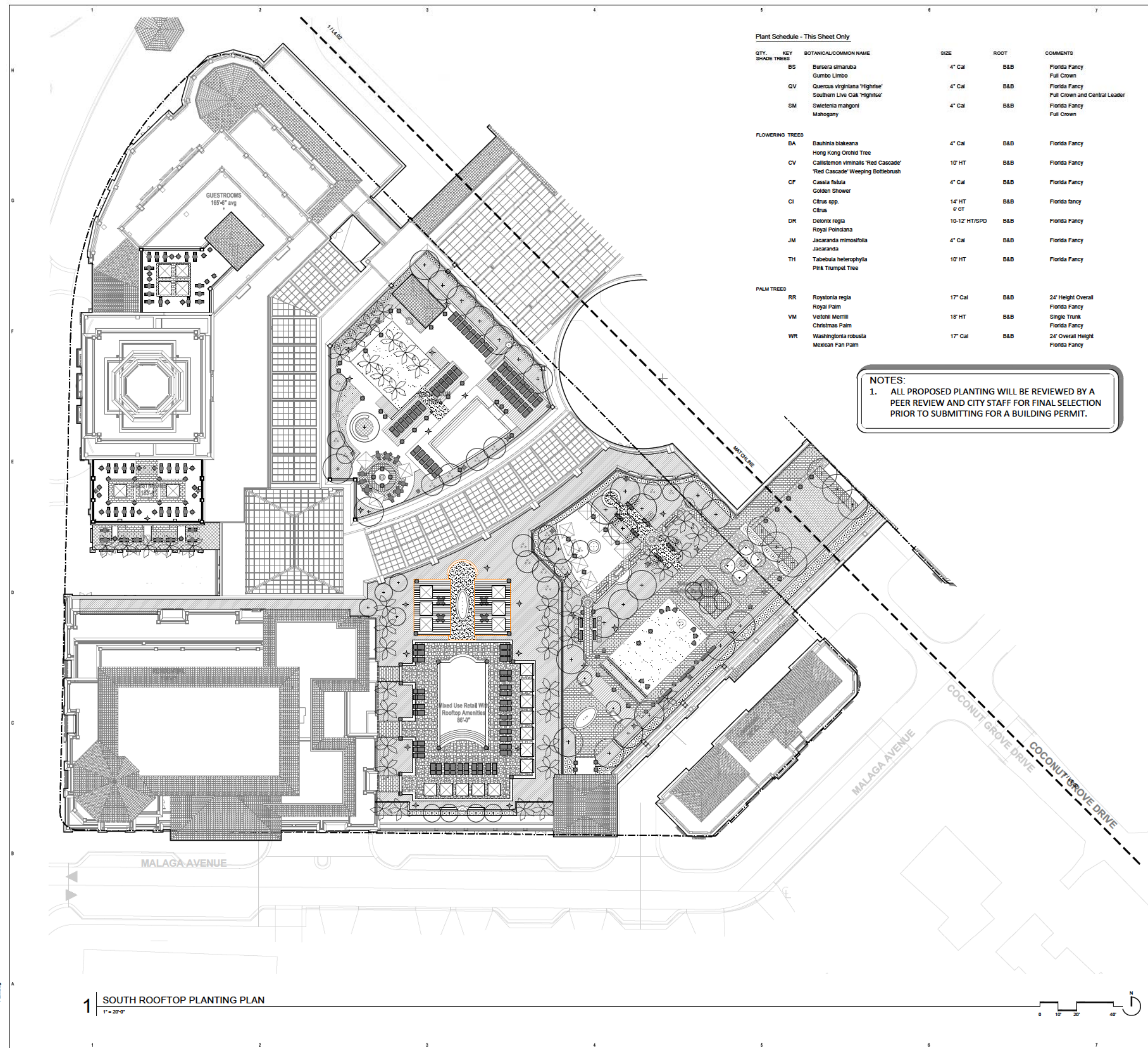
SHEET IDENTIFICATION

TITLE

**CENTRAL PARCEL
ACTIVATED ROOFTOP
PLANTING PLAN**

NUMBER

L-402

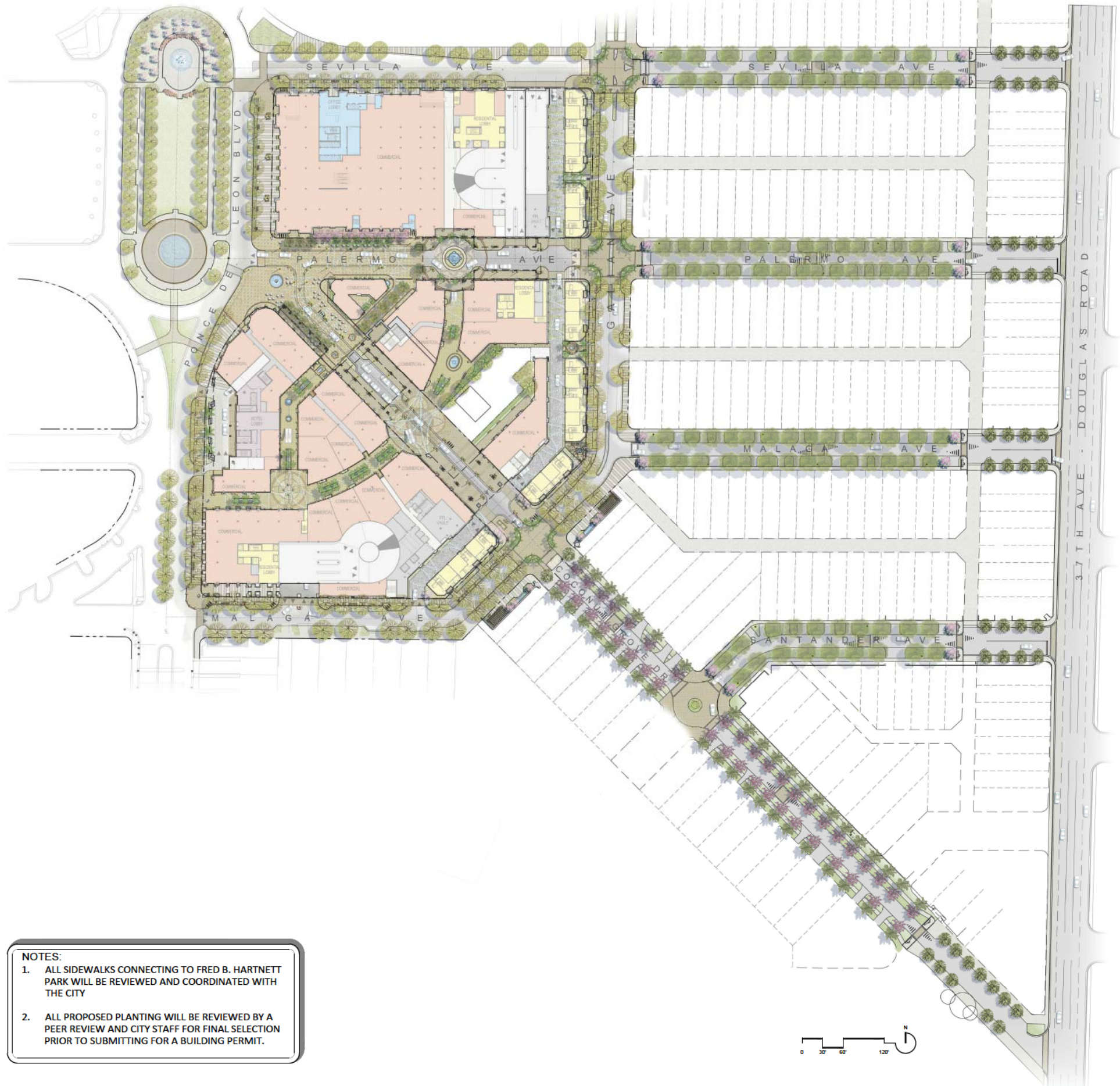


Plant Schedule - This Sheet Only					
QTY.	KEY	BOTANICAL/COMMON NAME	SIZE	ROOT	COMMENTS
SHADE TREES					
BS	Bursera simaruba	4" Cal	B&B	Florida Fancy	
	Gumbo Limbo			Full Crown	
QV	Quercus virginiana 'Highrise'	4" Cal	B&B	Florida Fancy	
	Southern Live Oak 'Highrise'			Full Crown and Central Leader	
SM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

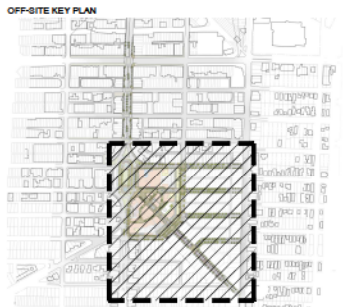
NOTES:

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

[illegible]



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



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CONSULTANT
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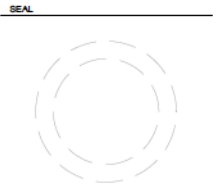
PROJECT

MEDITERRANEAN VILLAGE at Ponce Circle

CLIENT
AGAVE PONCE LLC
3501, 3501, 3501 PONCE DE
LEON BOULEVARD

ISSUE DRAWING LOG

5/30/14	BOARD OF ARCHITECTS
7/28/14	BOARD OF ARCHITECTS
9/26/14	PEER REVIEW
10/23/14	BOARD OF ARCHITECTS
1/28/15	PLANNING & ZONING



SHEET IDENTIFICATION
TITLE
ILLUSTRATIVE OFF-SITE
NEIGHBORHOOD
IMPROVEMENTS PLAN

NUMBER
L-500



CONSULTANT

PROJECT

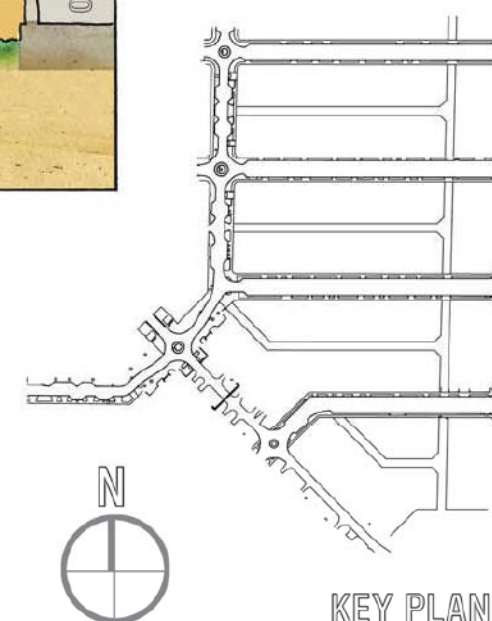
MEDITERRANEAN VILLAGE
at Ponce Circle

CLIENT

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



COCONUT GROVE DRIVE



SEAR

SHEET IDENTIFICATION

TITLE _____

NEIGHBORHOOD
URBAN
DESIGN

NUMBER

UD - 101

2014 ALPHA PLAN LLC

MEDITERRANEAN VILLAGE
at Ponce Circle

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



AGAVE PONCE LLC

[illegible]

SEARCH

SHEET IDENTIFICATION

TITLE _____

NEIGHBORHOOD

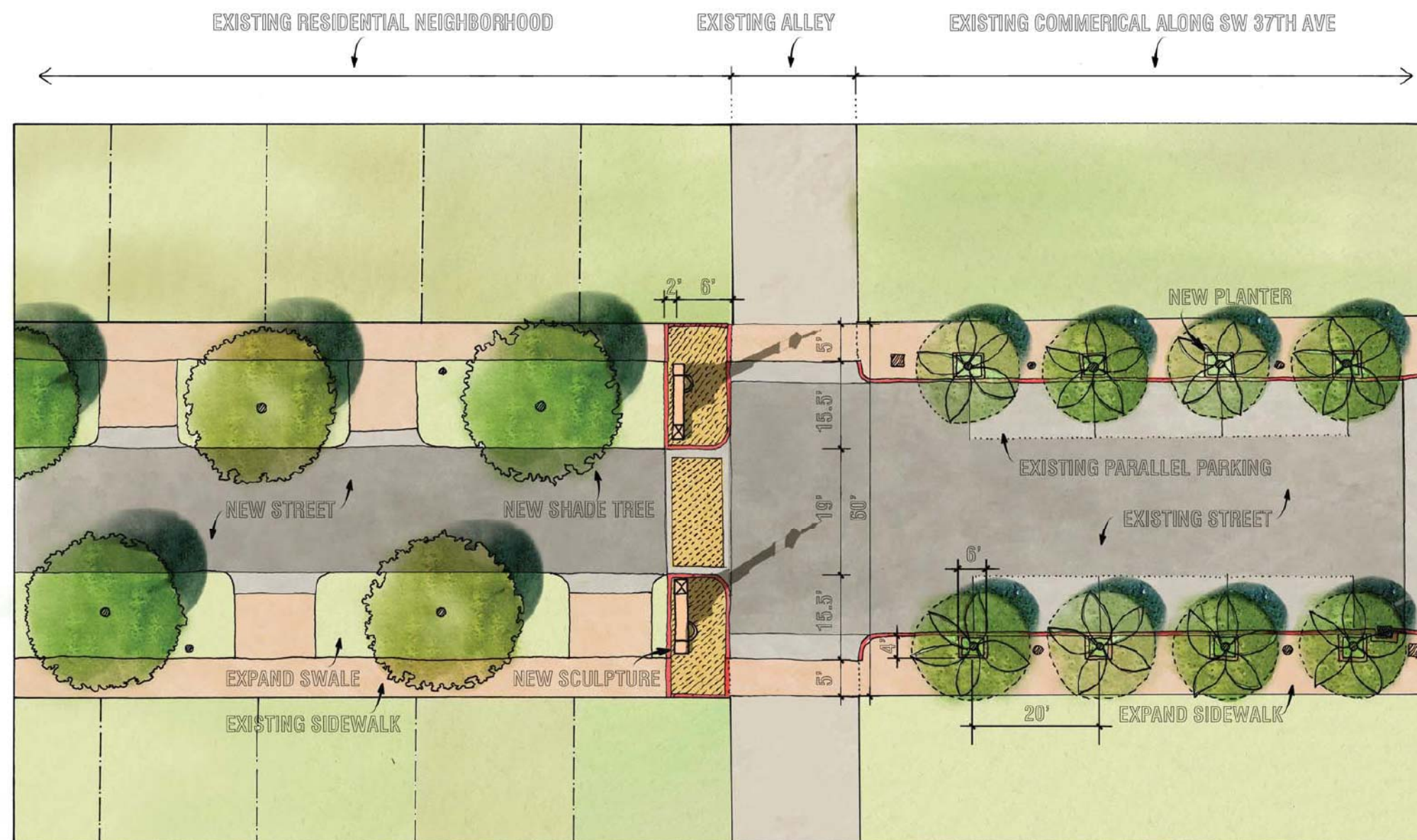
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DESIGN

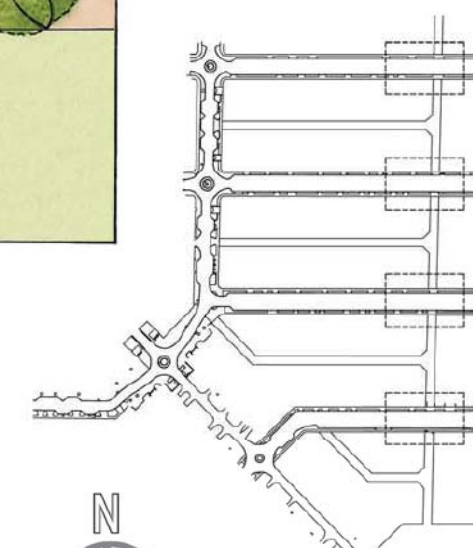
NUMBER

UD - 101

2014 ALPHA PLAN LLC



PROPOSED STREET PLAN VIEW



KEY PLAN



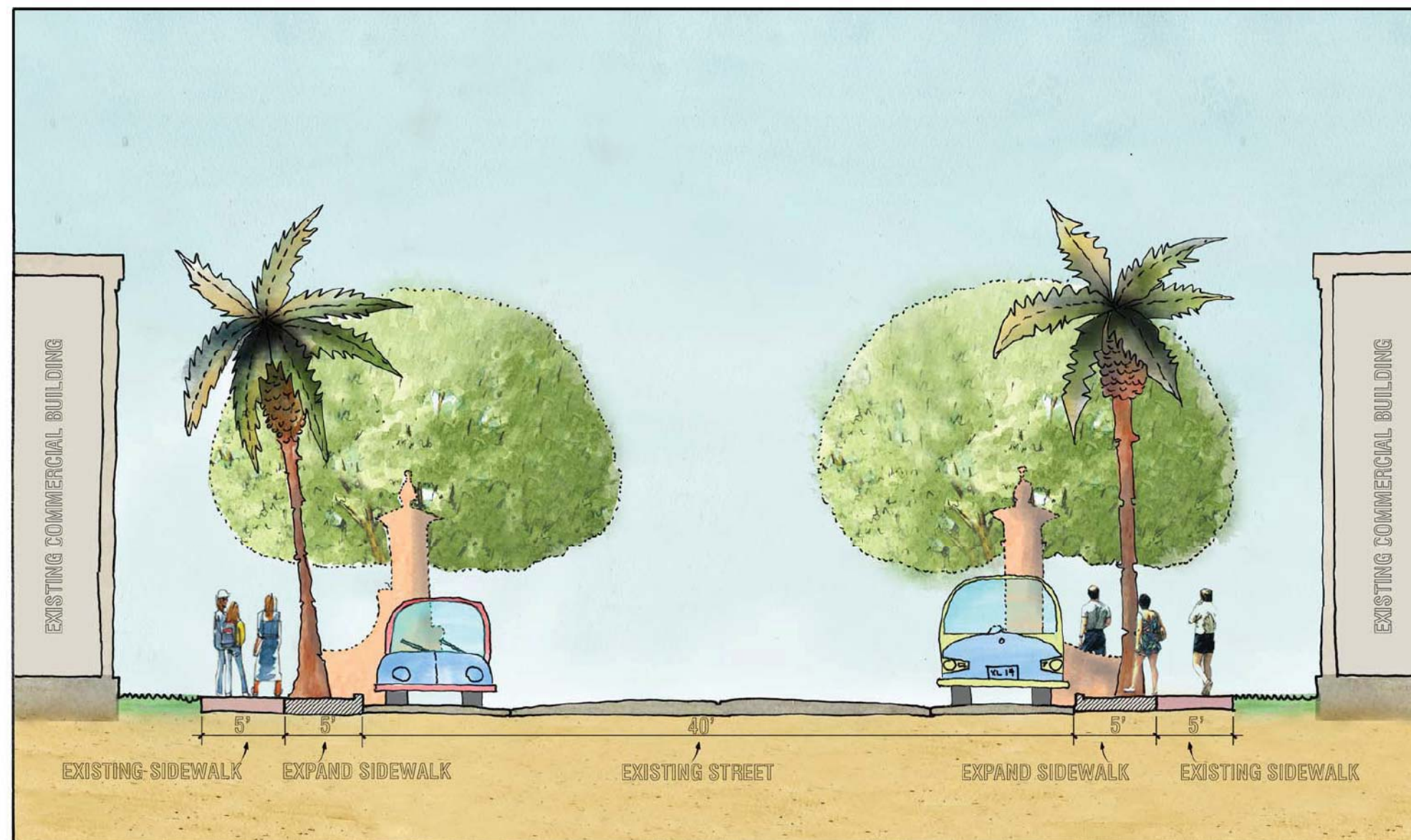
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PROJECT

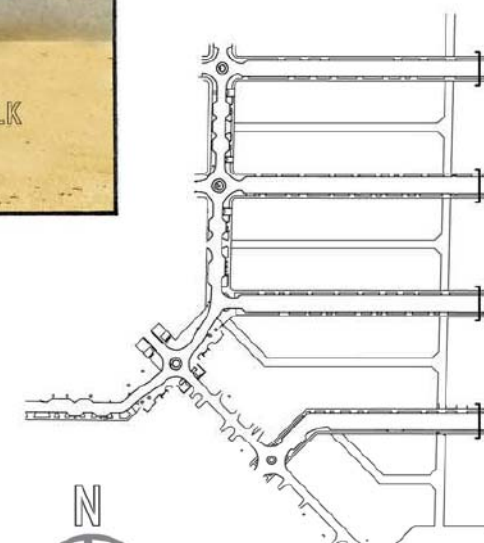
MEDITERRANEAN VILLAGE
at Ponce Circle

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



TYPICAL COMMERCIAL AREA STREET
VIEW FROM SW 37TH AVE



SEAR

SHEET IDENTIFICATION

TITLE _____

NEIGHBORHOOD
URBAN
DESIGN

NUMBER

UD - 101

2014 ALPHA PLAN LLC



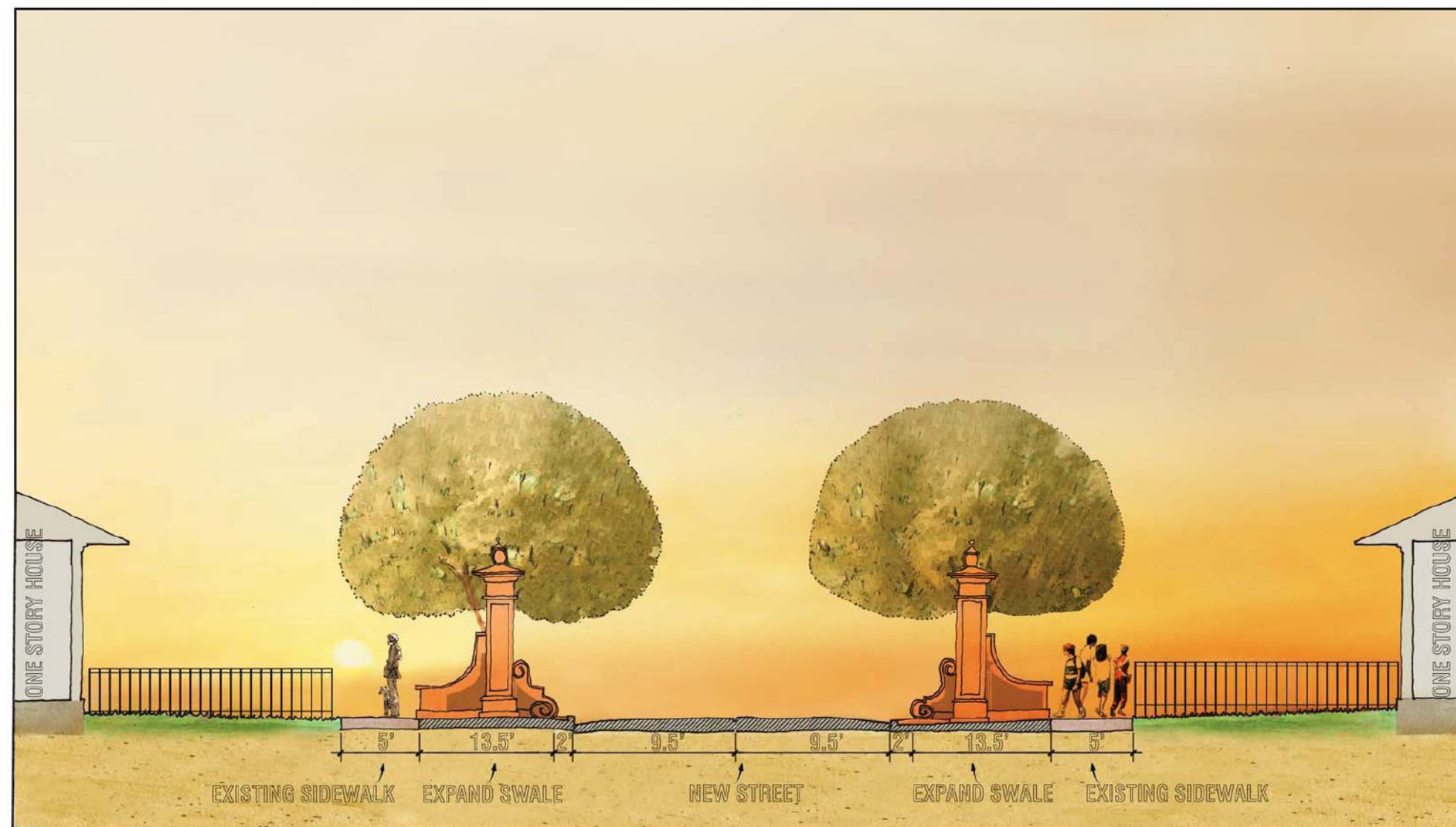
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PROJECT

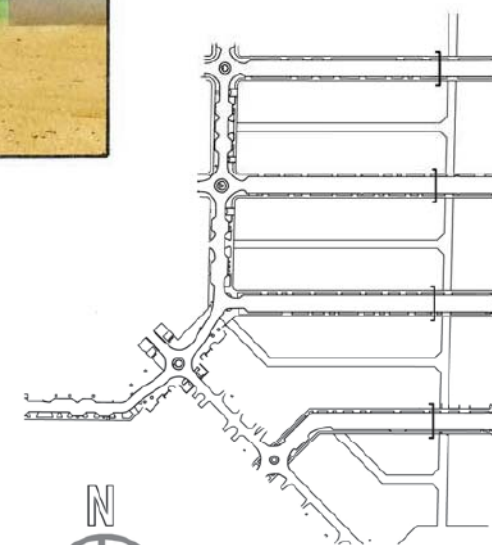
MEDITERRANEAN VILLAGE
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AGAVE PONCE LLC.
2801, 2901, 3001 PONCE DE
LEON BOULEVARD



TYPICAL NEIGHBORHOOD ENTRANCE FEATURE



SEARCH

SHEET IDENTIFICATION

TITL

NEIGHBORHOOD
URBAN
DESIGN

NUMBER

UD - 101

2014 ALPHA PLAN LLC



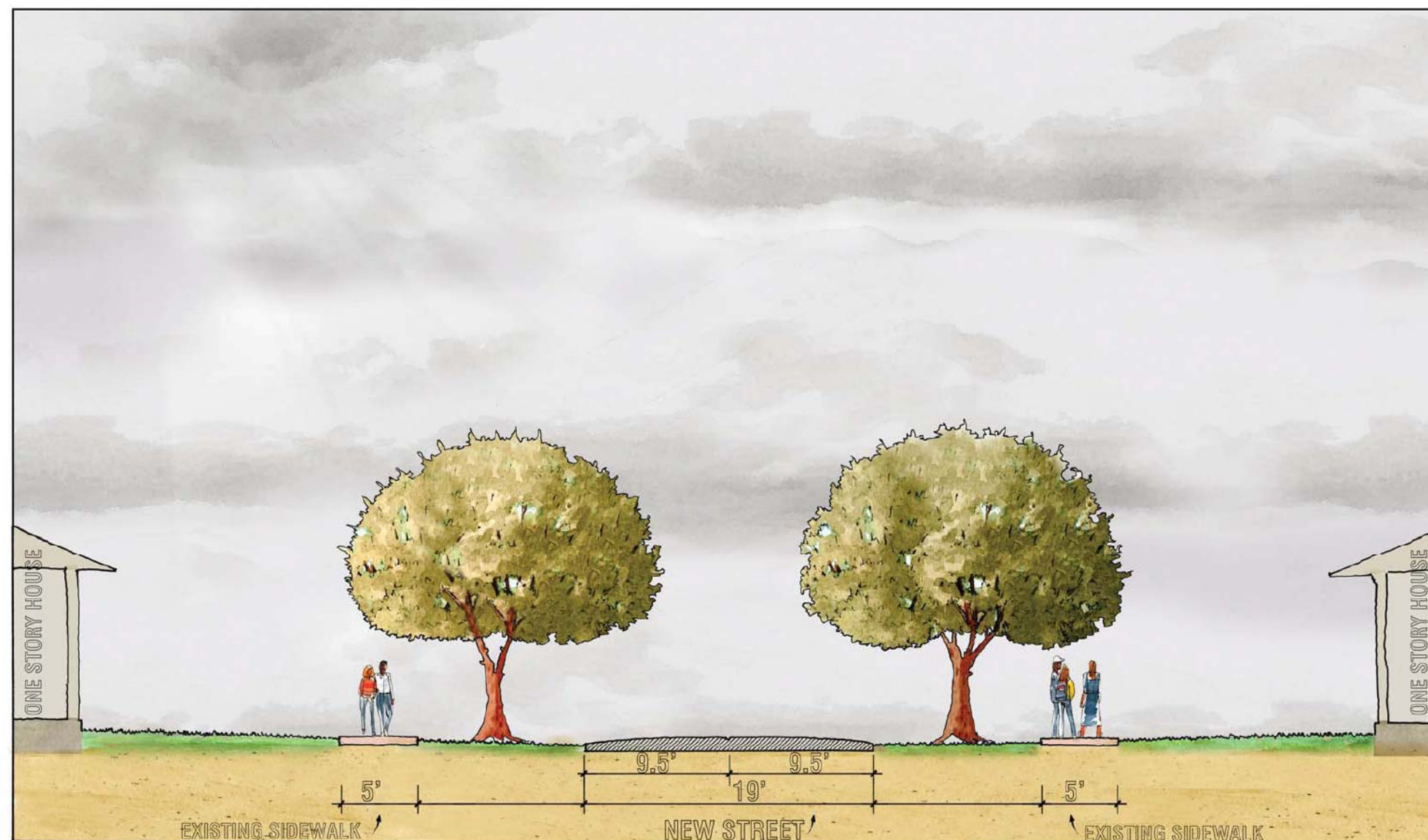
CONSULTANT

PROJECT

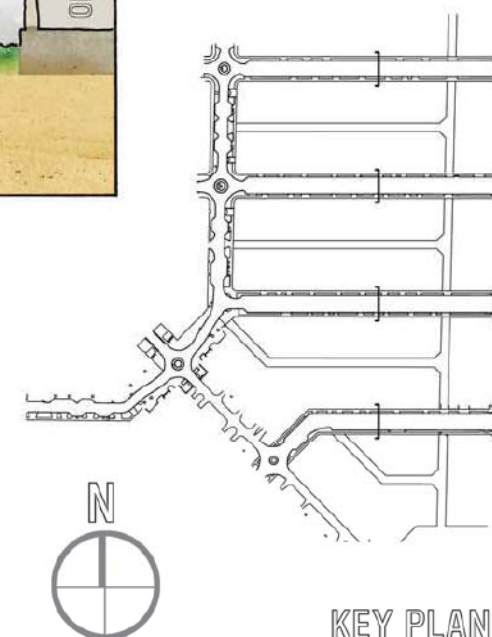
MEDITERRANEAN VILLAGE
at Ponce Circle

CLIENT

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



TYPICAL RESIDENTIAL ROADWAY



SEAR

SHEET IDENTIFICATION

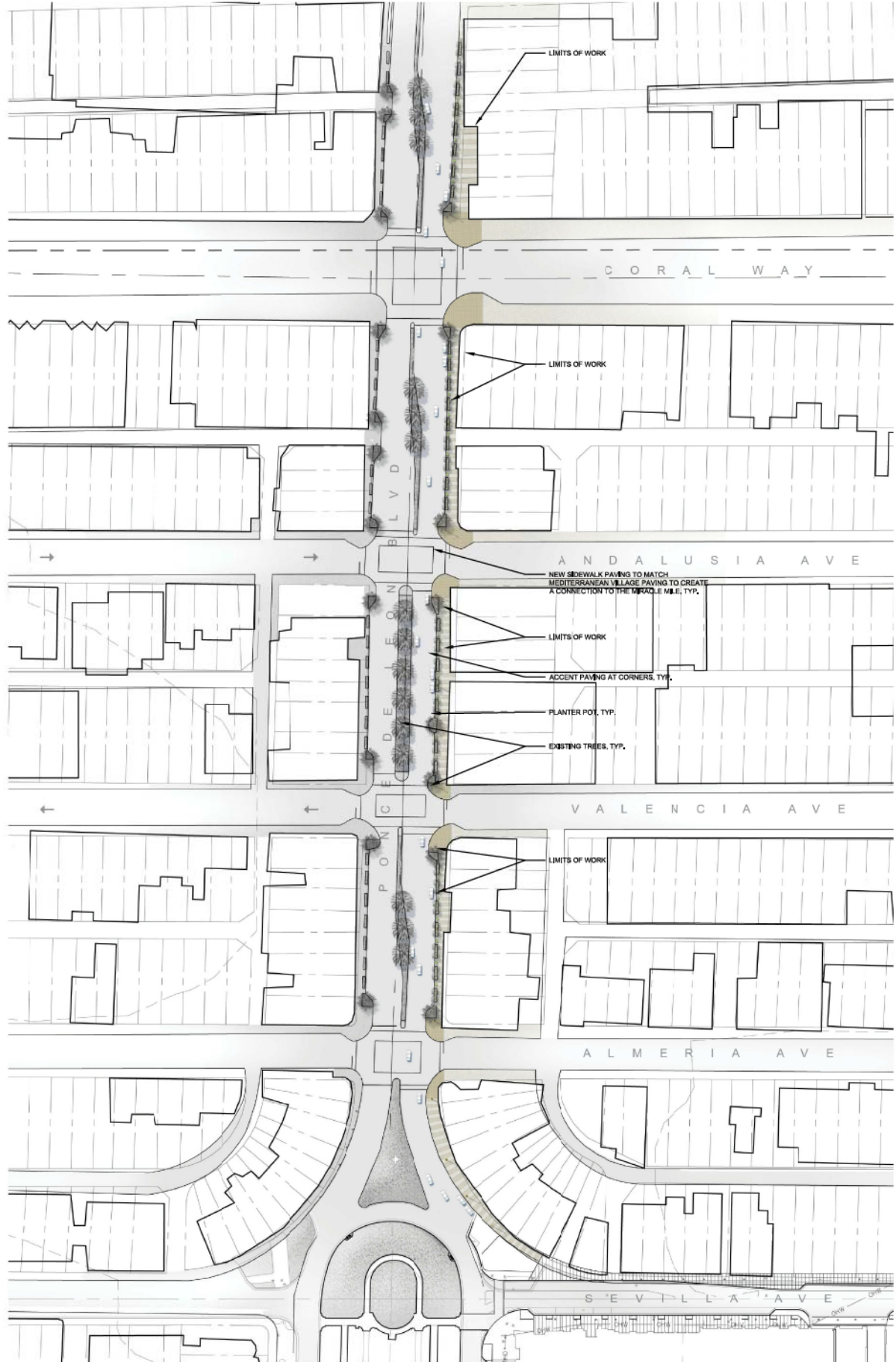
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NEIGHBORHOOD
URBAN
DESIGN

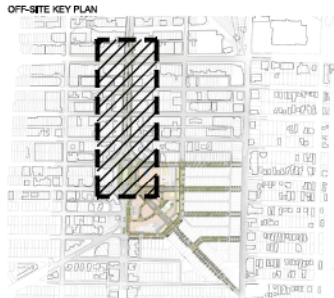
NUMBER

UD - 101

2014 ALPHA PLAN LLC



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



NOT FOR CONSTRUCTION

CONSULTANT

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PROJECT

MEDITERRANEAN VILLAGE
at Ponce Circle

CLIENT

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2801, 2901, 3001 PONCE DE
LEON BOULEVARD

ISSUE DRAWING LOG

6/30/14	BOARD OF ARCHITECTS
7/28/14	BOARD OF ARCHITECTS
9/25/14	PEER REVIEW
10/23/14	BOARD OF ARCHITECTS
1/28/15	PLANNING & ZONING

SEAL



SHEET IDENTIFICATION

TITLE

**ILLUSTRATIVE OFF-SITE
STREETSCAPE
IMPROVEMENTS PLAN**

NUMBER





L-501

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

LANDSCAPE DEMOLITION NOTES:

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

DEMOLITION LEGEND:

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

TREE LEGEND & DISPOSITION TABLE:

SYM	TREE TYPE	TRUNK DBH (in inches)	HEIGHT (in feet)	CANOPY (in feet)	CONDITION	DISPOSITION
1	PALM TREE	18.5	22	8'GOOD	TO REMAIN	
2	PALM TREE	17	22	8'GOOD	TO REMAIN	
3	PALM TREE	16.5	22	8'FIR	TO REMAIN	
4	PALM TREE	16	22	8'GOOD	TO REMAIN	
5	PALM TREE	20	26	10'POOR	TO REMAIN	
6	PALM TREE	18.5	22	10'POOR	TO REMAIN	
7	PALM TREE	17.5	22	12'GOOD	TO REMAIN	
8	PALM TREE	17.5	26	14'GOOD	TO REMAIN	
9	PALM TREE	18	27	17'GOOD	TO REMAIN	
10	PALM TREE	21	22	12'GOOD	TO REMAIN	
11	PALM TREE	18	20	10'GOOD	TO REMAIN	
12	PALM TREE	20	22	10'GOOD	TO REMAIN	
13	PALM TREE	20	20	10'GOOD	TO REMAIN	
14	PALM TREE	22	22	12'GOOD	TO REMAIN	
15	PALM TREE	20	20	12'GOOD	TO REMAIN	
16	PALM TREE	22	22	12'GOOD	TO REMAIN	
17	PALM TREE	19	24	12'GOOD	TO REMAIN	
18	PALM TREE	19.5	24	17'GOOD	TO REMAIN	
19	PALM TREE	19	22	8'POOR	TO REMAIN	
20	SHADE TREE	16	9	8'FIR	TO REMOVE	
21	MULTI-TRUNK	11.5/76.5	11.5'AGGERED	16'GOOD	TO REMOVE	
22	MULTI-TRUNK PALM	11.5/21/22.5	20	16'GOOD	TO REMOVE	
23	SHADE TREE	24	11	14'FIR	TO REMOVE	
24	MULTI-TRUNK PALM	17.5/20	17.5'AGGERED	18'GOOD	TO REMOVE	
25	MULTI-TRUNK	9.2/15.1	11	14'GOOD	TO REMOVE	
26	MULTI-TRUNK	15.1/6	17	12'FIR	TO REMOVE	
27	MULTI-TRUNK PALM	14/17/18.5	19.5'AGGERED	14'GOOD	TO REMOVE	
28	MULTI-TRUNK PALM	14/17/24	20.5'AGGERED	12'GOOD	TO REMOVE	
29	SHADE TREE	11	17	10'POOR	TO REMOVE	
30	SHADE TREE	26.5	10	16'GOOD	TO REMOVE	
31	MULTI-TRUNK PALM	14/20	17.5'AGGERED	18'GOOD	TO REMOVE	
32	MULTI-TRUNK	15.5/15	10	16'GOOD	TO REMOVE	
33	SHADE TREE	27	9	14'FIR	TO REMOVE	
A	MULTI-TRUNK	15.5/16	9	14'GOOD	TO REMOVE	
B	MULTI-TRUNK	23/22.5	9	12'FIR		

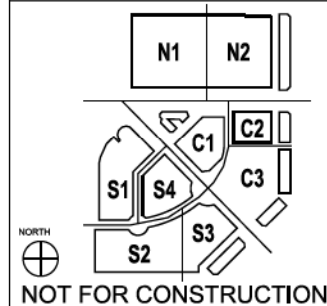
GENERAL NOTES

- A. EXISTING CONDITIONS NOTED ARE BASED ON BOUNDARY SURVEY WITH ELUVATIONS DRAWING BY SCHREIBER ENGINEERING AND ASSOCIATES. CONTRACTOR SHALL CONDUCT SURVEY TO VERIFY CURRENT STATUS OF CONDITIONS AT START TO WORK. THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS BEFORE BEGINNING WORK. ANY DISCREPANCY BETWEEN RECORD DRAWINGS AND ACTUAL CONDITIONS SHALL BE COORDINATED AND RESOLVED WITH ARCHITECT AND ENGINEERS.
- B. THE CONTRACTOR SHALL FULLY COORDINATE ALL ARCHITECTURAL, MECHANICAL, PLUMBING, ELECTRICAL, FIRE PROTECTION, STRUCTURAL AND CIVIL DISSECTION WORK WITH ALL CIVIL, STRUCTURAL, MECHANICAL, PLUMBING AND ELECTRICAL FOR FURTHER EXTENT OF DISSECTION.
- C. THE CONTRACTOR SHALL SCHEDULE AND COORDINATE WITH THEIR SUBCONTRACTOR, LOCAL UTILITY COMPANIES AND THE OWNER.
- D. UNLESS OTHERWISE NOTED, ALL DEMOLITION AND EXISTING MATERIALS ARE TO BE DISPOSED OF OFF-SITE BY THE CONTRACTOR
- E. THE CONTRACTOR SHALL PROTECT ALL EXISTING TO REMAIN
- F. THE CONTRACTOR SHALL REPAIR ANY FINISHES, EQUIPMENT ETC. SCHEDULE TO REMAIN WHICH ARE ADVERSE AS A RESULT OF DEMOLITION OR NEW WORK.
- G. THE CONTRACTOR SHALL PROVIDE SOIL MANAGEMENT WASTE SYSTEM TO MEET NEIGHBORHOOD DEVELOPMENT 2009 AIR QUALITY MANAGEMENT WASTE CRITERIA REQUIREMENTS, THE SOIL WASTE MANAGEMENT SHALL MEET AT LEAST FOUR OF THE FOLLOWING FIVE REQUIREMENTS AND SHALL MEET THE AIR QUALITY MANAGEMENT WASTE CRITERIA.
 - 1. INCLUDE AS PART OF THE PROJECT AT LEAST ONE RECYCLING OR REUSE STATION
 - 2. INCLUDE AS PART OF PROJECT AT LEAST ON DROFF-ON POINT FOR POTENTIALLY HAZARDOUS OILS OR HOUSEHOLD WASTES AND ESTABLISH A COLLECTION POINT FOR ALL COLLECTION
 - 3. INCLUDE AS PART OF THE PROJECT AT LEAST ONE COMPOST STATION OR LOCATION.
 - 4. PROVIDE A RECYCLING OR NONHazardous BULKY WASTE AT LEAST EVERY 800 FEET, WHEREVER IS SHORTER, INCLUDE ONE RECYCLING CONTAINERS, ONE RECYCLING OR NONHazardous BULKY WASTE AND ONE NONHazardous, DEMOLITION AND RENOVATION CERBIN.
- H. THE CONTRACTOR SHALL CREATE AND IMPLEMENT AN EROSION AND SEDIMENT CONTROL PLAN TO PREVENT EROSION AND SEDIMENTATION ASSOCIATED WITH THE PROJECT THAT MEET LEE NEIGHBORHOOD DEVELOPMENT 2009 CONSTRUCTION ACTIVITY POLLUTION PREVENTION PLAN 4.0 REQUIREMENT.
- I. THE CONTRACTOR SHALL PROTECT THE HISTORIC BUILDINGS ON SITE DURING DEMOLITION AND MEET THE REQUIREMENT OF LEE NEIGHBORHOOD DEVELOPMENT 2009 2009 HISTORIC RESOURCE PRESERVATION PLAN 4.0 REQUIREMENT.
- J. COCONUT GROVE DRIVE STREET SHALL BE CLOSED FOR THE PERIOD OF DURING THE DISSECTION OF THE ENTRY AND HOUSE. CONTRACTOR SHALL COORDINATE THE ROAD CLOSURE WITH THE CITY.

GRAPHIC LEGEND

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

KEY PLAN



CONSULTANT

MAHAN RYKIEL
ASSOCIATES INC.
The Skiff Silver Building, 800 Wyman Park Drive,
Suite 100, Bethesda, MD 20811 410.225.8001

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

**TREE
DISPOSITION
PLAN**





TD-100

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

LANDSCAPE DEMOLITION NOTES:

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

DEMOLITION LEGEND:

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

TREE LEGEND & DISPOSITION TABLE:

	SYM	TREE TYPE	TRUNK DIA. (in. inches)	HEIGHT (in feet)	CANOPY (in feet)	CONDITION	DISPOST ON
US-2	34	MULTI-TRUNK	14/16	8	34'GOOD		TO REMOVE
	35	PALM TREE	24	23	10'GOOD		TO REMOVE
	36	PALM TREE	18	19	10'GOOD		TO REMOVE
	37	PALM TREE	12.5	18	10'GOOD		TO REMOVE
	38	PALM TREE	22	20	30'GOOD		TO REMOVE
	39	PALM TREE	20	22	10'GOOD		TO REMOVE
	40	PALM TREE	14.5	17	8'GOOD		TO REMOVE
	41	PALM TREE	24	28	32'GOOD		TO REMOVE
	42	PALM TREE	22	17	8'FAIR		TO REMOVE
	43	PALM TREE	25	19	30'GOOD		TO REMOVE
	44	PALM TREE	21	21	6'GOOD		TO REMOVE
	45	PALM TREE	23	25	8'GOOD		TO REMOVE
	46	MULTI-TRUNK	47/39	19	26'FAIR		TO REMOVE
	5	PALM TREE	20	24	30'FAIR		
	3	PALM TREE	20	25	30'FAIR		
6	PALM TREE	21	23	30'FAIR			

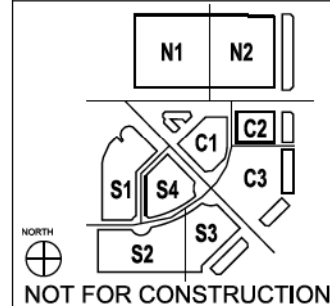
GENERAL NOTES

- A. EXISTING CONSTRUCTION NOTED BY BASE ON BOUNDARY SURVEY WITH ELEVATIONS DRAWING BY SCHREIBER ENGINEERING AND ASSOCIATES, INC. SHALL, CONTINUED TO REMAIN CURRENT STATUS OF CONDITIONS AT START TO WORK, THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS BEFORE BEGINNING WORK, ANY DISCREPANCY BETWEEN DRAWINGS AND ACTUAL CONDITIONS SHALL BE COORDINATED AND RESOLVED WITH ARCHITECT AND ENGINEERS.
- B. THE CONTRACTOR SHALL FULLY COORDINATE ALL ARCHITECTURAL, MECHANICAL, PLUMBING, ELECTRICAL, FIRE PROTECTION, STRUCTURAL AND CIVIL, SITEWORK, ETC. WITH THE ARCHITECTURAL, MECHANICAL, PLUMBING AND ELECTRICAL FOR FURTHER EXIST OF DEVELOPMENT.
- C. THE CONTRACTOR SHALL REPAIR AND COORDINATE WITH THE OWNER, CONTRACTOR, LOCAL UTILITY COMPANIES AND THE OWNER.
- D. UNLESS OTHERWISE NOTED, ALL DEMOLITION AND EXISTING MATERIALS ARE TO BE DISPOSED OF OFF-SITE BY THE CONTRACTOR
- E. THE CONTRACTOR SHALL PROTECT ALL EXISTING TO REMAIN
- F. THE CONTRACTOR SHALL REPAIR ANY FINISHES, EQUIPMENT ETC. SCHEDULE TO REMAIN WHEN AREA DAMAGED AS A RESULT OF DEMOLITION OR NEW WORK.
- G. THE CONTRACTOR SHALL PROVIDE SOLID MANAGEMENT WASTE SYSTEM THAT MEET LEED NEIGHBORHOOD DEVELOPMENT 2009 SOLID MANAGEMENT WASTE REDUCTION REQUIREMENTS. THE CONTRACTOR SHALL MEET AT LEAST FOUR OF THE FOLLOWING MIN. REQUIREMENTS AND MEET THE AVERAGE OF THE REMAINING TWO MIN. REQUIREMENTS.
 1. INCLUDE AS PART OF THE PROJECT AT LEAST ONE RECYCLING OR REUSE STATION
 2. INCLUDE AS PART OF PROJECT AT LEAST ONE ON-SITE/ OFF- SITE FOR POTENTIALLY HAZARDOUS DEBRIS OR HOUSEHOLD WASTES AND ESTABLISH A REUSE/ RECYCLING COLLECTION POINT
 3. INCLUDE AS PART OF THE PROJECT AT LEAST ONE COMPOST STATION OR LOCALITY.
 4. PROVIDE WASTE OR NONHazardous BULKY DEBRIS AT LEAST EVERY 40 FEET, HOWEVER B SHORTER, INCLUDE RECYCLING CONTAINERS, A REUSE/ REUSE, OR COMPOST AT LEAST SIX OF NEIGHBORHOOD, DEMOLITION, AND RENOVATION WORK.
- H. THE CONTRACTOR SHALL DESIGN AND IMPLEMENT AN EROSION AND SEDIMENT CONTROL PLAN THAT MEET THE MINIMUM REQUIREMENTS ASSOCIATED WITH THE PROJECT THAT MEET LEED NEIGHBORHOOD DEVELOPMENT 2009 CONSTRUCTION ACTIVITY POLLUTION PREVENTION REQUIREMENT.
- I. THE CONTRACTOR SHALL PROTECT THE HISTORIC BUILDING ON SITE DURING DEMOLITION AND MEET THE REQUIREMENT OF LEED NEIGHBORHOOD DEVELOPMENT 2009 HISTORIC RESOURCE PRESERVATION AND ADAPTIVE USE CRITERIA.
- J. COCONUT GROVE DRIVE STREET SHALL BE CLOSED FOR THE PERIOD OF THE DURING THE DEMOLITION OF THE ENTRY AND BRIDGE, CONTRACTOR SHALL MAINTAIN THE TRAFFIC FLOW THROUGHOUT THE PROJECT.

GRAPHIC LEGEND

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

KEY PLAN



CONSULTANT

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Suite 100, Baltimore, MD 21211 410.235.8001

PROJECT

MEDITERRANEAN VILLAGE
at Ponce Circle

CLIENT

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

ISSUE DRAWING LOG

[illegible]

SHEET IDENTIFICATION

TREE DISPOSITION PLAN

TD-101



CONSULTANT

LANGAN

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 Kevin J. O'Neil
 Kevin J. O'Neil

PROJECT

MEDITERRANEAN
VILLAGE at
Ponce Circle

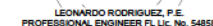
CLIENT

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

ISSUE DRAWING LOG

[illegible]

8F



SHEET IDENTIFICATION

CONCEPTUAL UTILITIES PLAN

NUMBER

EX-1

NOTES:

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

KEY PLAN



**LANFAM**

LAW OFFICES OF ALPHONSE J. DE LUCA

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R. CHARLES DE LUCA, Esq., Chairman

PROJEC

MEDITERRANEAN
VILLAGE at
Ponce Circle

CLIENT

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

ISSUE DRAWING LOG

[illegible]

8F



LEONARDO RODRIGUEZ, P.E.
PROFESSIONAL ENGINEER FL Lic. No. 5485

SHEET IDENTIFICATION

CONCEPTUAL SIGNAGE & MARKING PLAN

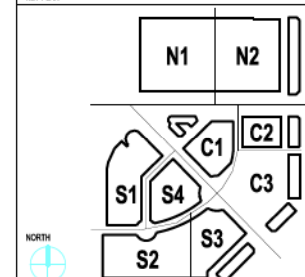
NUMBER

EX-2

NOTES:

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

KEY PLAN



NOT FOR CONSTRUCTION

**LANGA**

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 Len G. G.
 Jean G. G. G.
 6000 1st Ave. N. G. G.

PROJECT

**MEDITERRANEAN
VILLAGE at
Ponce Circle**

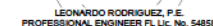
CLIENT

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

ISSUE DRAWING LOG

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8F



SHEET IDENTIFICATION

CONCEPTUAL GRADING PLAN

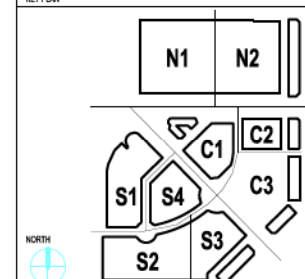
NUMBER

EX-3

NOTES:

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

KEY PLAN



NOT FOR CONSTRUCTION