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

MEDITERRANEAN VILLAGE at Ponce Circle

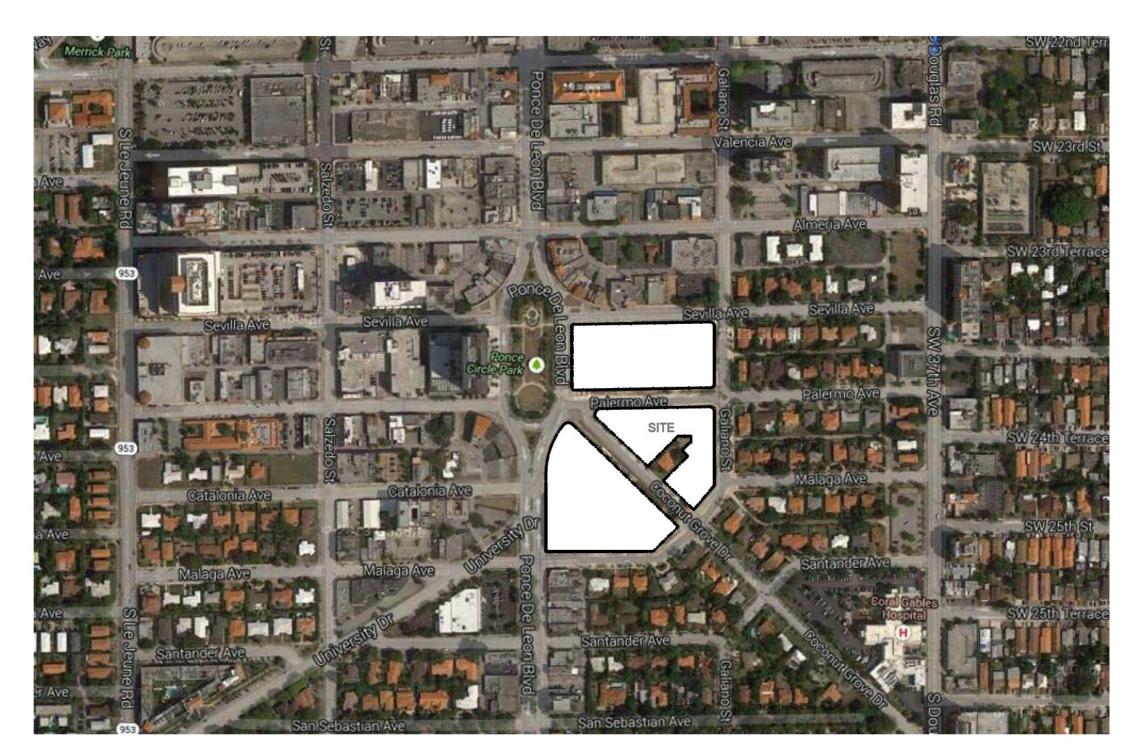
CLIENT

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

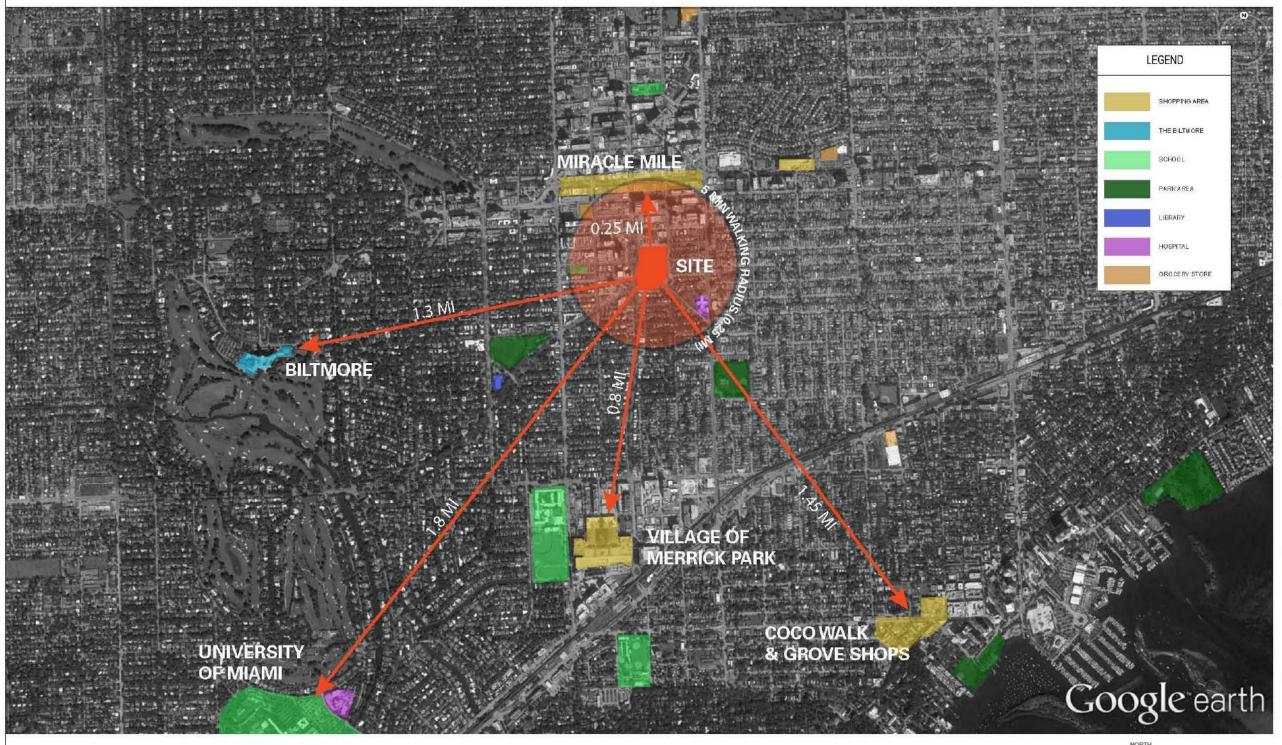
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SITE AERIAL VIEW

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

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HISTORIC STRUCTURE ON SITE



























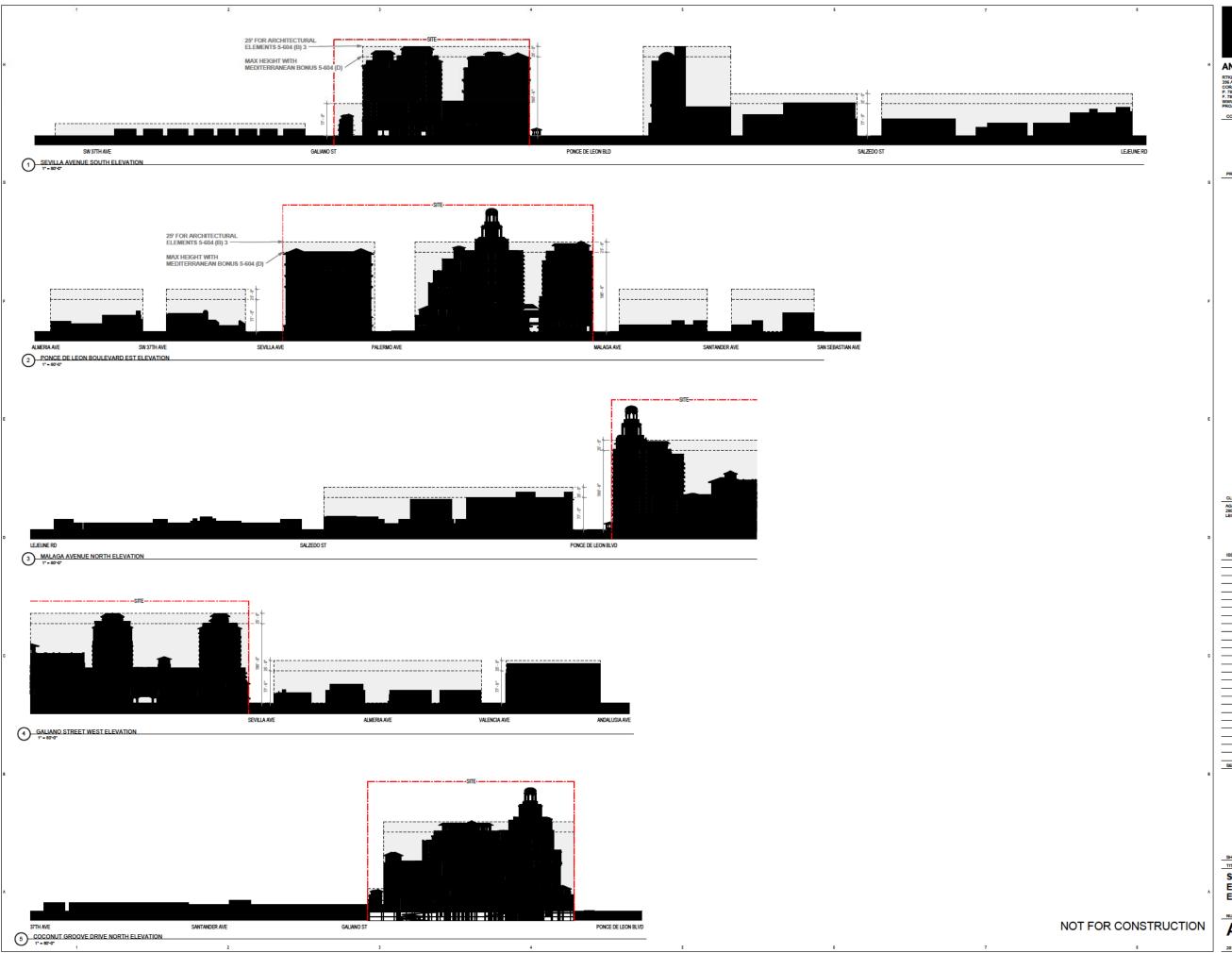












RTKU

AN ARCADIS COMPANY

MEDITERRANEAN VILLAGE at Ponce Circle



SHEET IDENTIFICATION

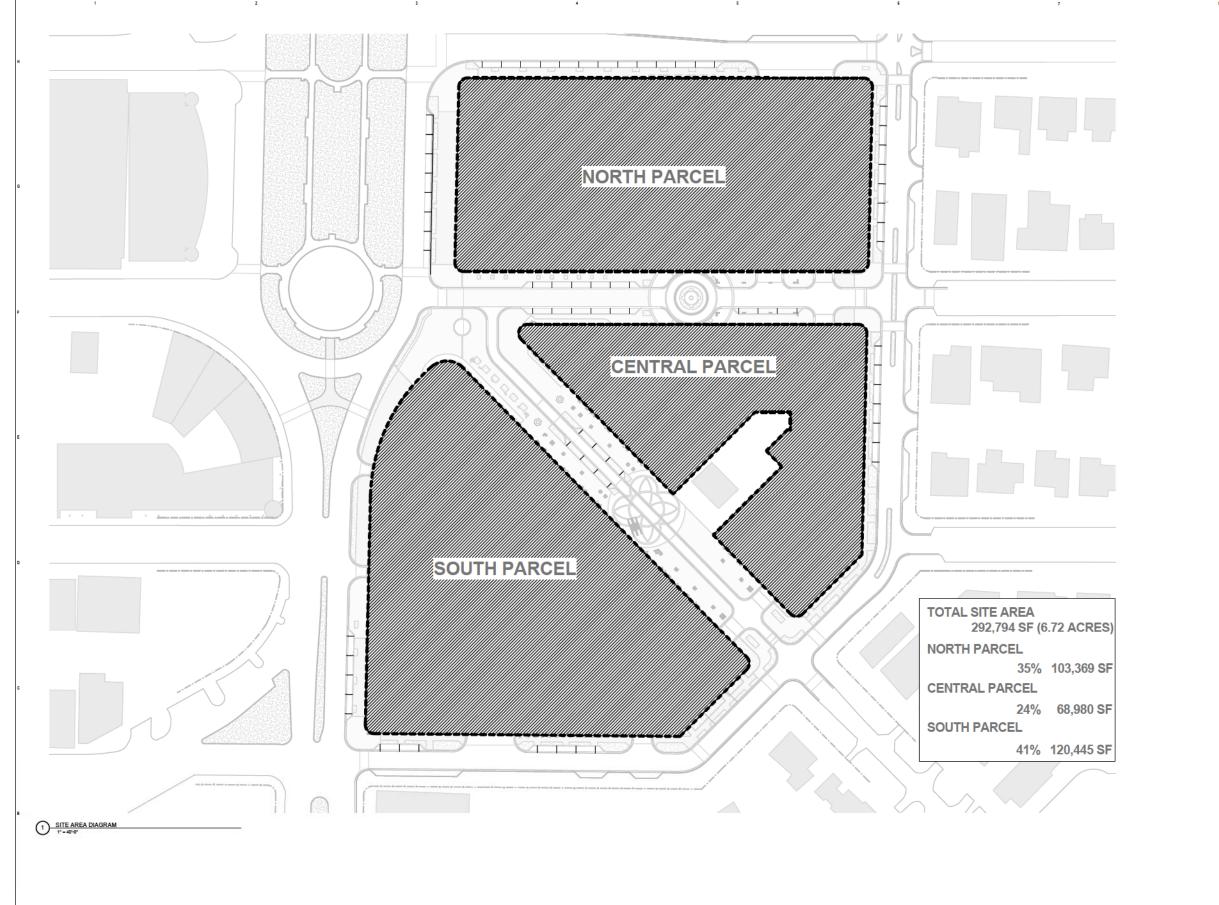
TITLE

SITE CONTEXT

EXTERIOR

ELEVATION

A-0.2.3



AN ARCADIS COMPANY

MEDITERRANEAN VILLAGE

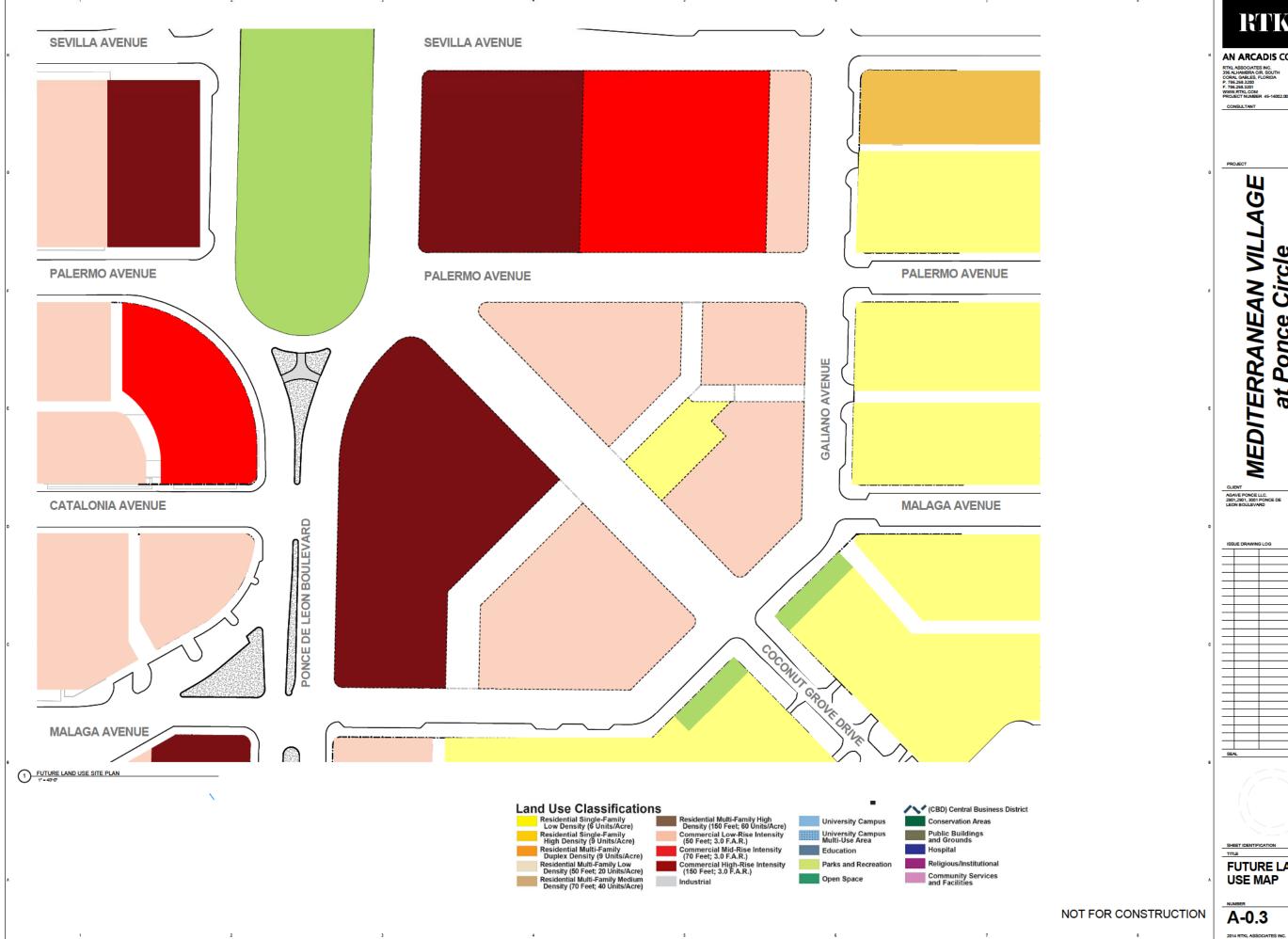
at Ponce Circle

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SITE AREA PLAN

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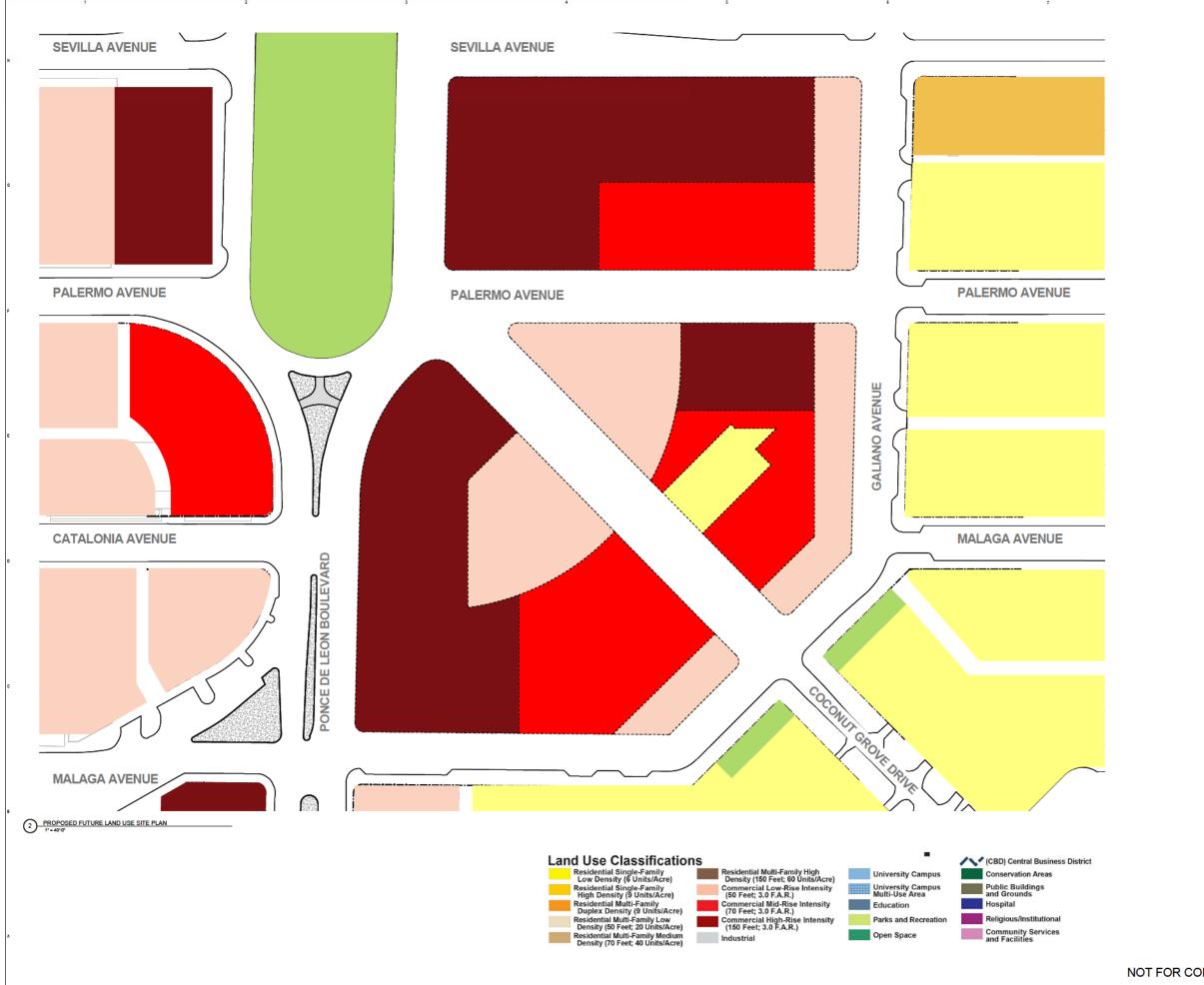


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AN ARCADIS COMPANY

at Ponce Circle

FUTURE LAND



RIKL

AN ARCADIS COMPANY

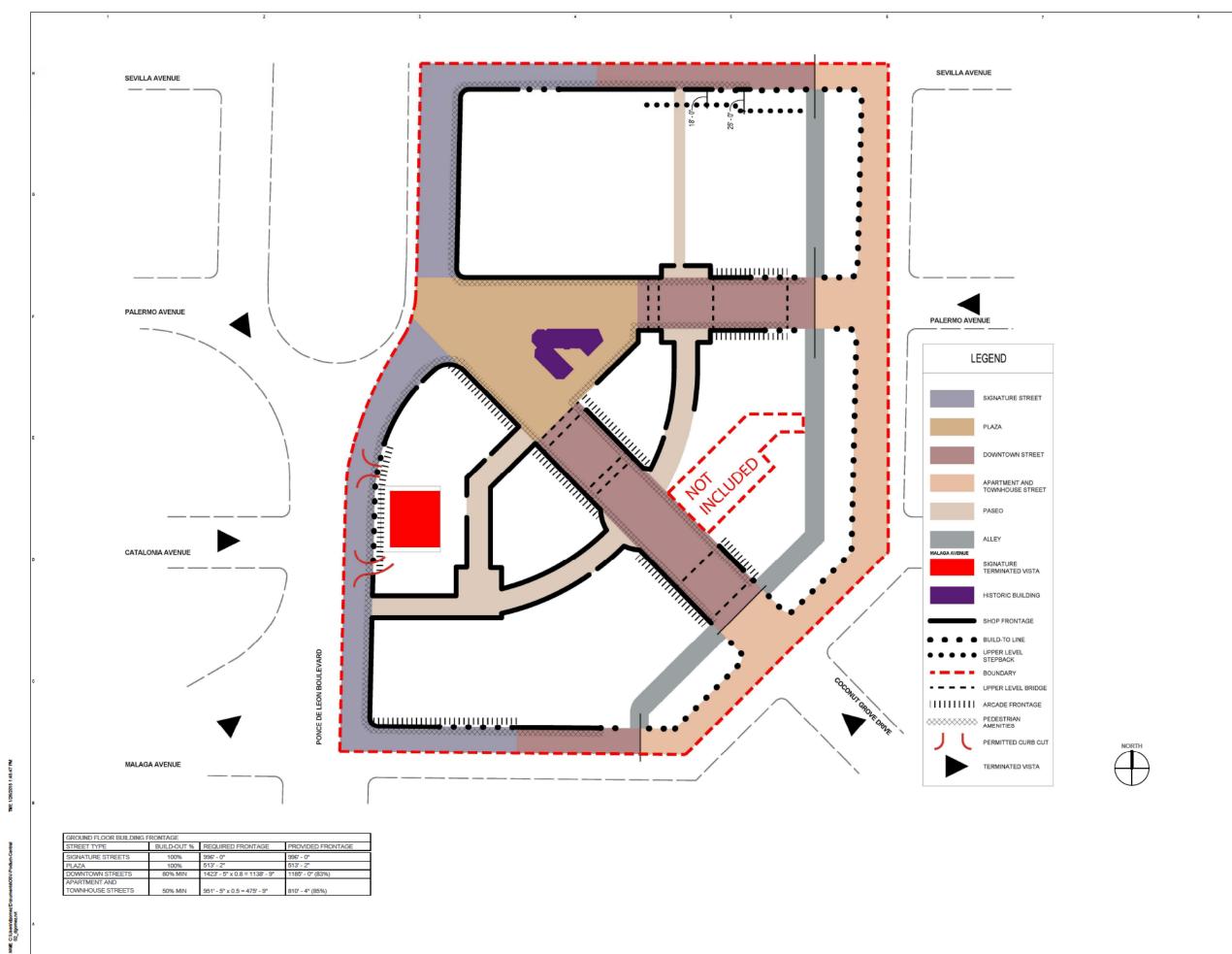
AGE MEDITERRANEAN VILL at Ponce Circle



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

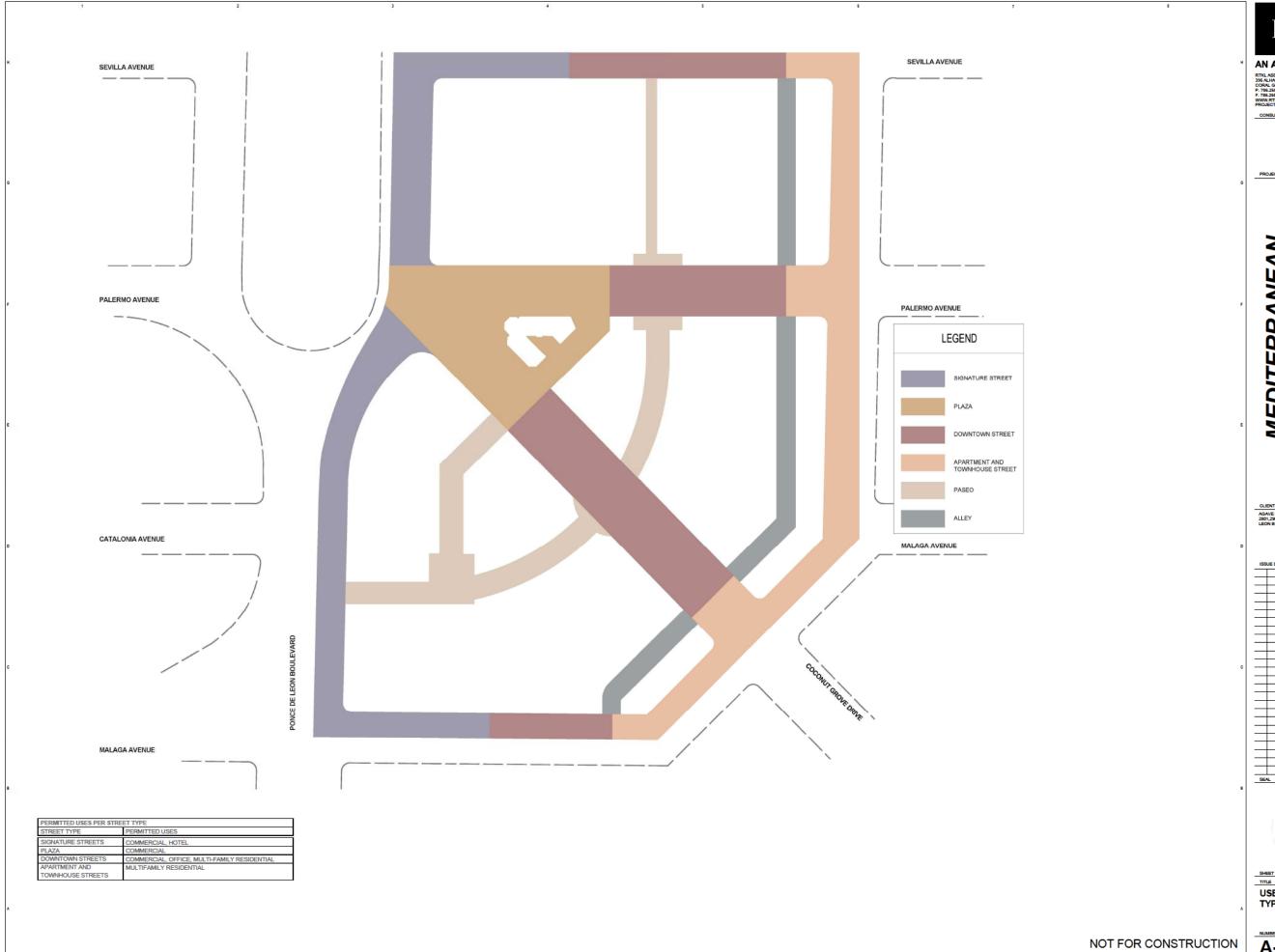
ISSUE DRAWING LOG



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STREET TYPE AND REGULATING PLAN

A-0.4
2014 RTKL ASSOCIATES INC.



RAKL

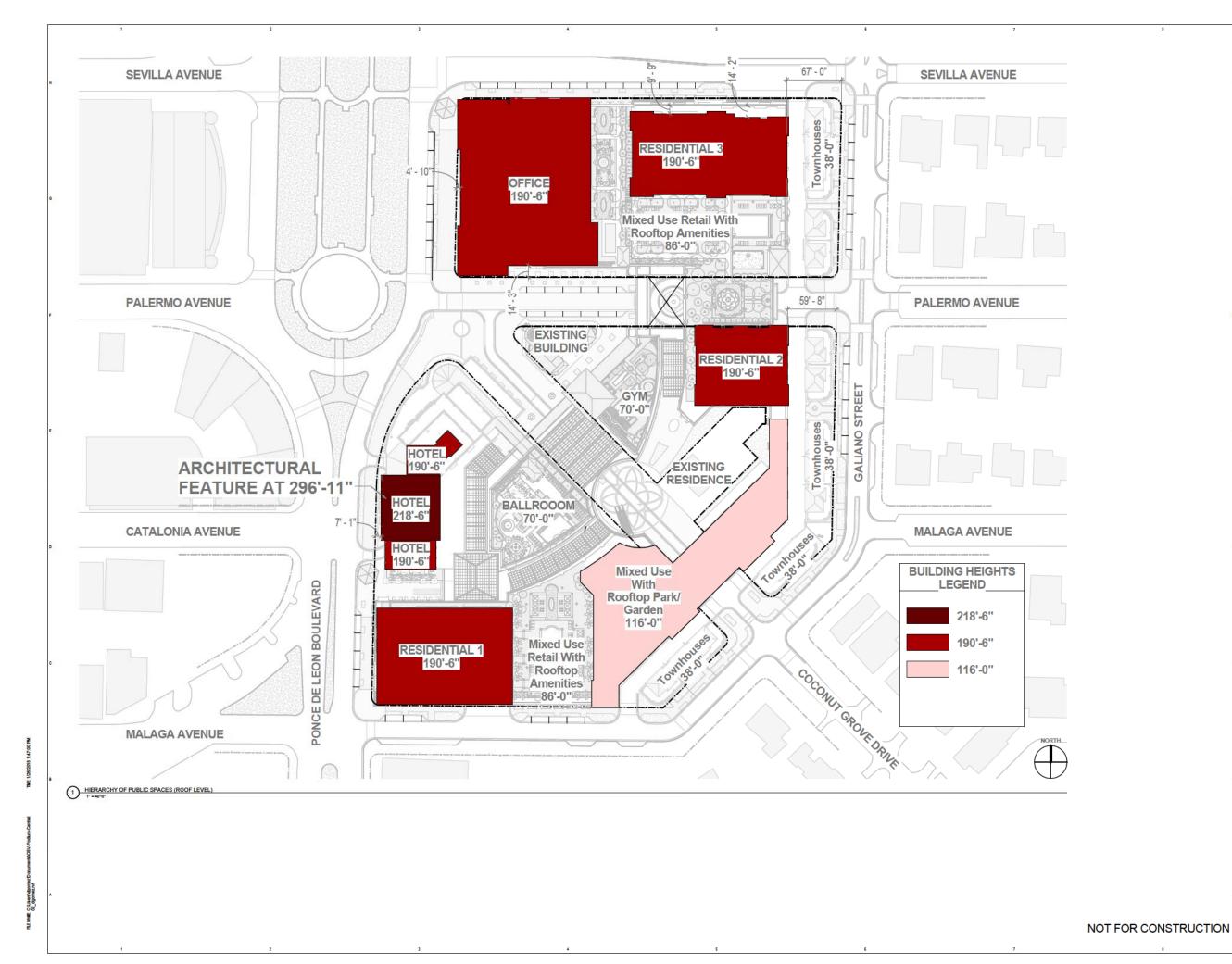
AN ARCADIS COMPANY

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

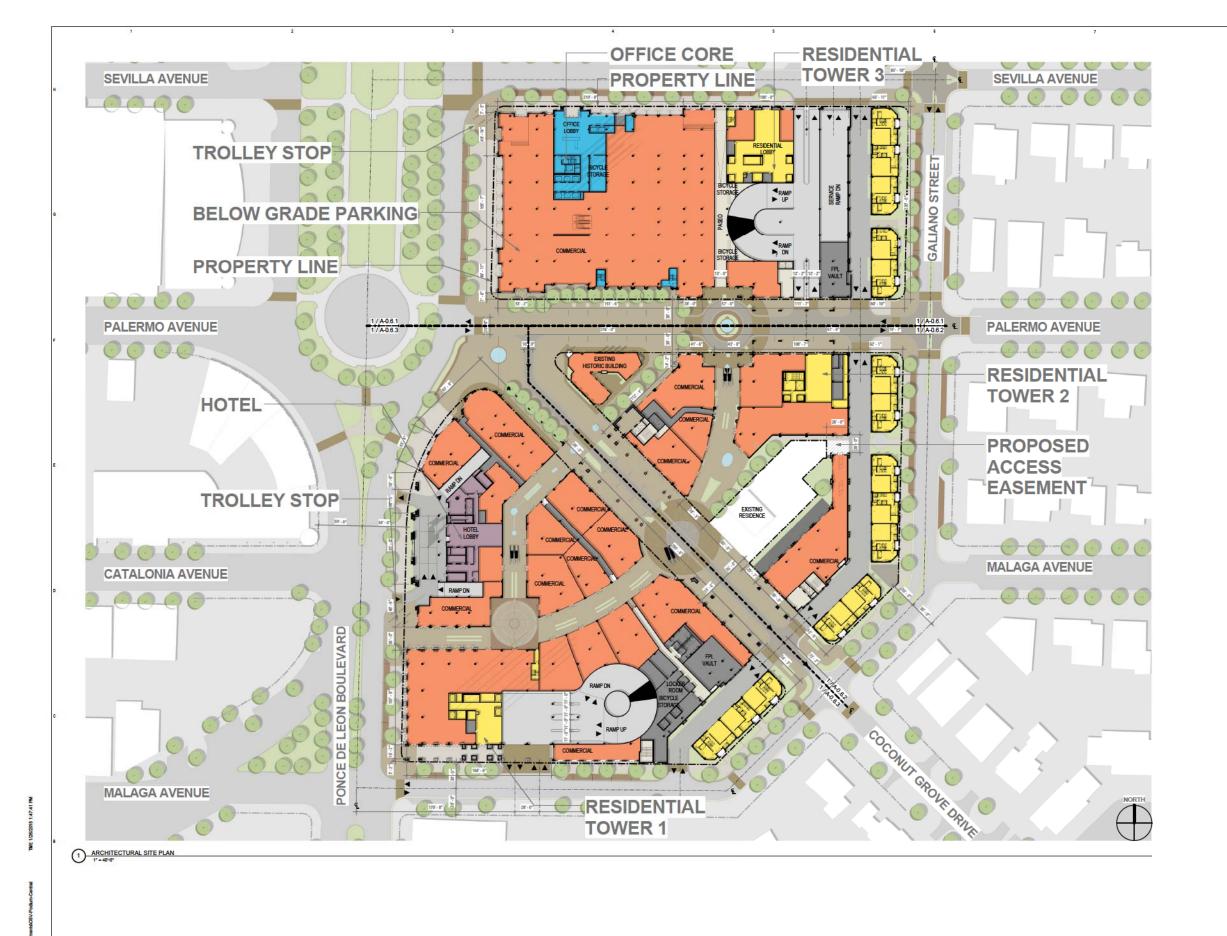
AGAVE PONCE LLC.
2801,2901, 3001 PONCE DE
LEON BOULEVARD

ISSUE DRAWING LOG

BUILDING HEIGHTS
AND SETBACKS

NUMBER

A-0.5



RIKL

AN ARCADIS COMPANY

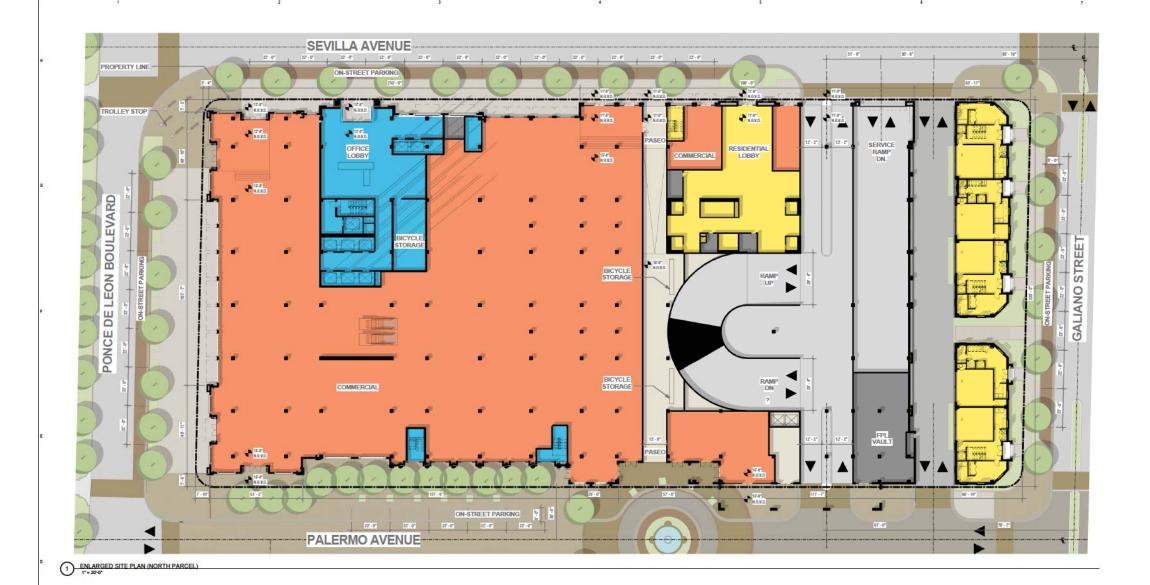
MEDITERRANEAN VILLAGE at Ponce Circle

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





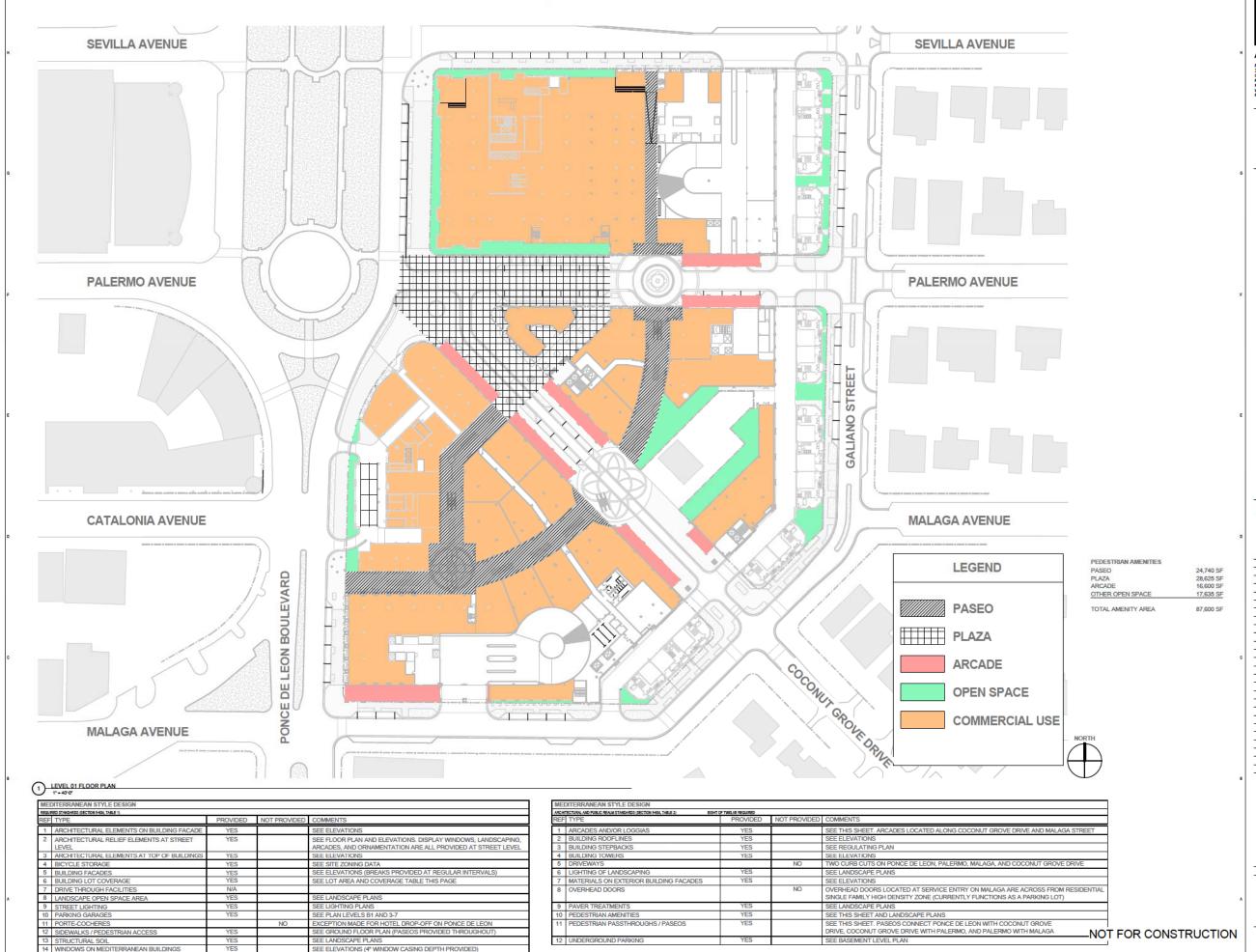
AN ARCADIS COMPANY
RTIE ASSOCIATES NO.
356 ALHAMBRA CIR BOUTH
COLORIDA
P. 786.583.2001
WWW.RTRL.COM
WWW.RTRL.COM
PROJECT NUMBER 45-14002.00

MEDITERRANEAN VILLAGE at Ponce Circle



TITLE
ENLARGED SITE
PLAN

A-0.6.3





AN ARCADIS COMPANY

PROJECT

MEDITERRANEAN Circle at VILLAGE Ponce

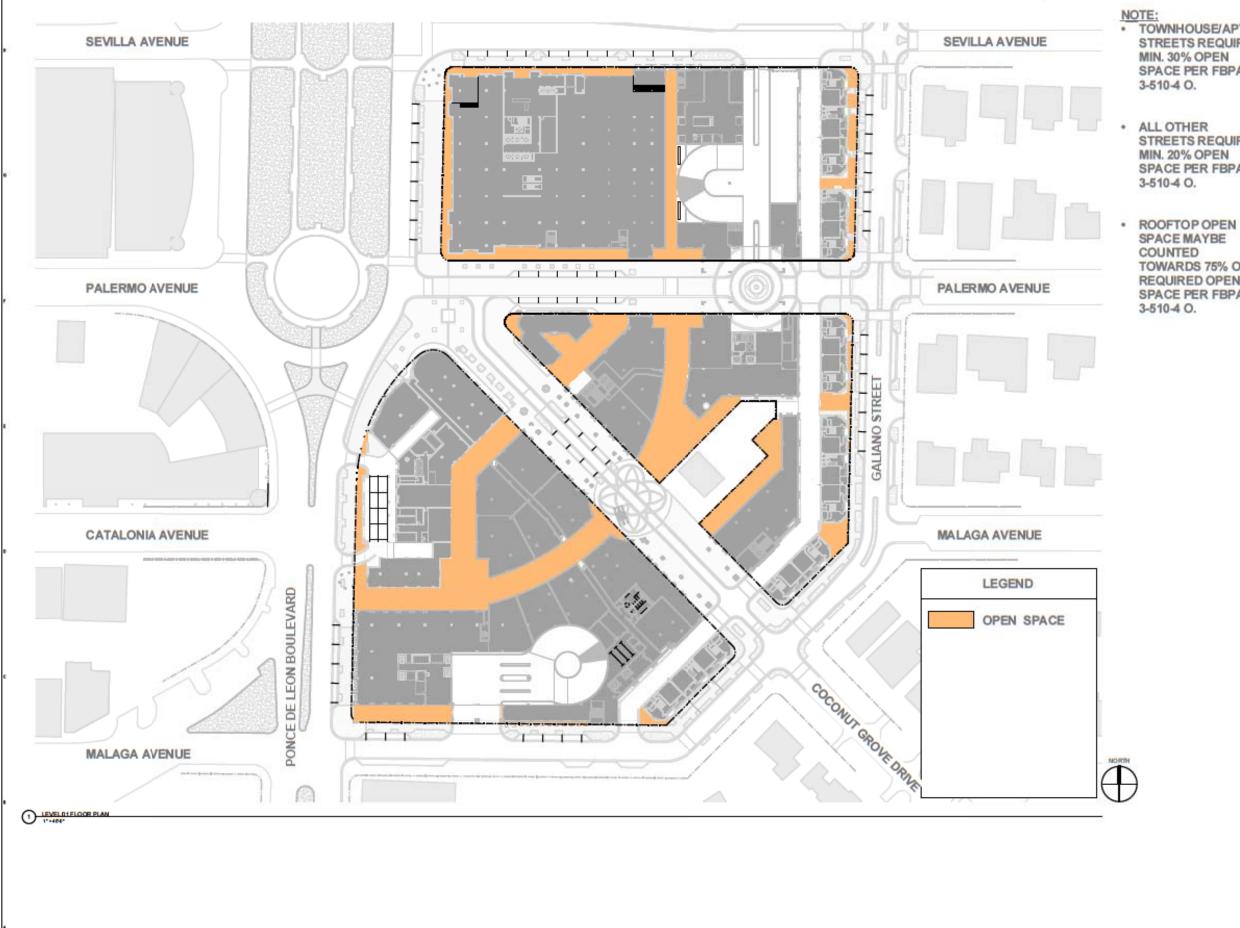
AGAVE PONCE LLC. 2801,2901, 3001 PONCE DE LEON BOULEVARD



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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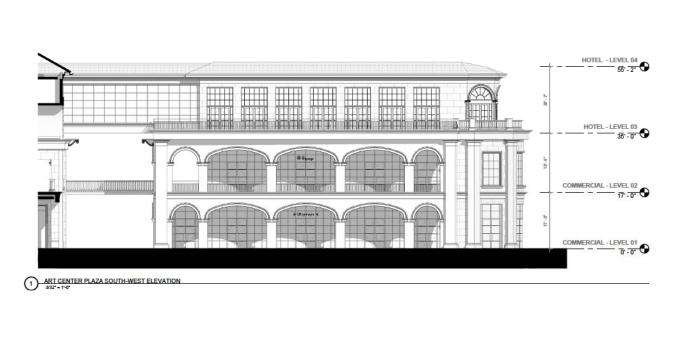
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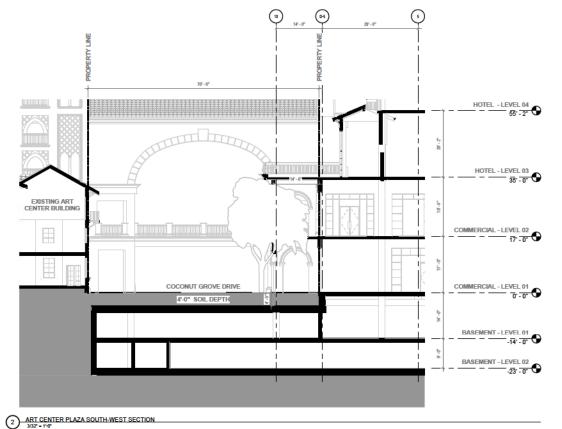
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OPEN SPACE PLAN

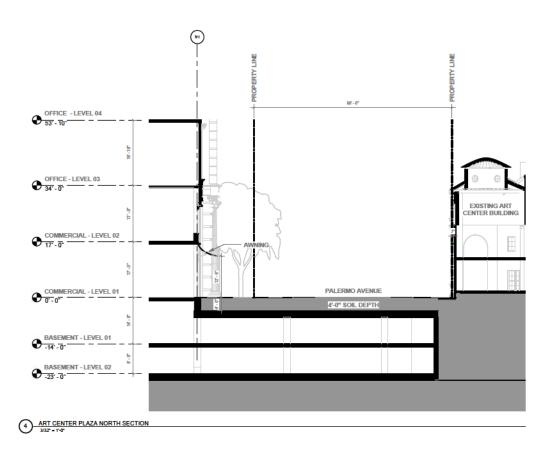
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A-0.7.1 20-H RIPL ASSOCIATES INC.









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

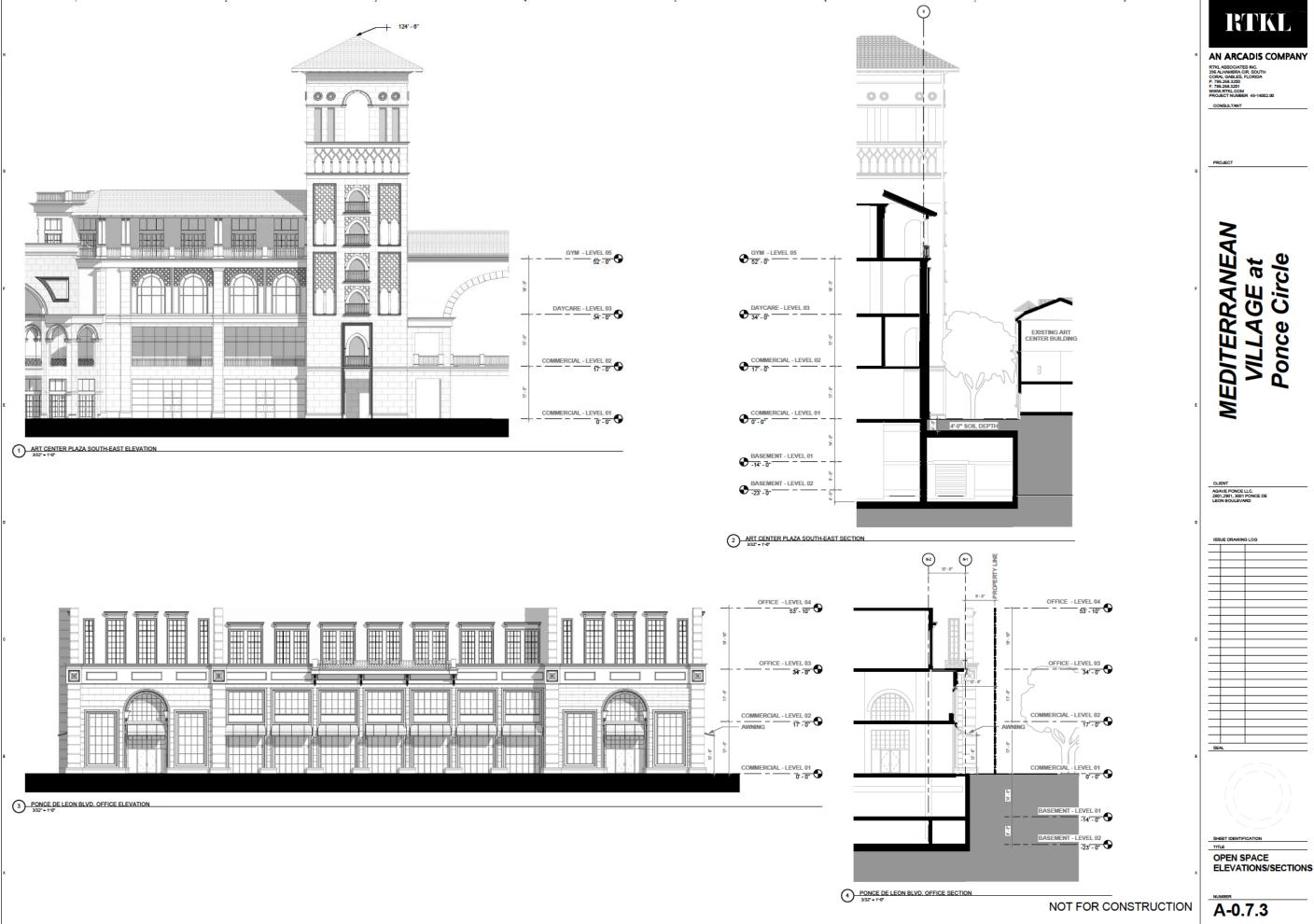
ISSUE DRAWING LOG



SHEET IDENTIFICATION
TITLE
OPEN SPACE
ELEVATIONS/SECTIONS

A-0.7.2

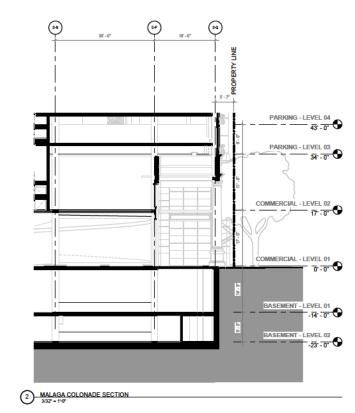
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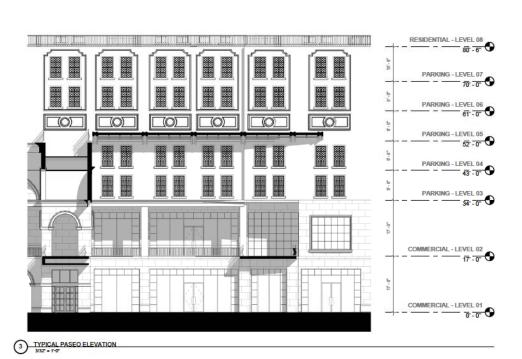


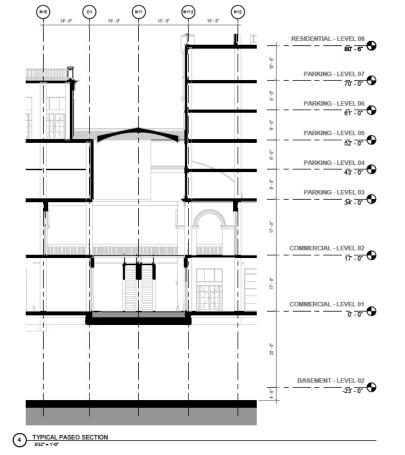
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D14 RTKL ASSOCIATES INC

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

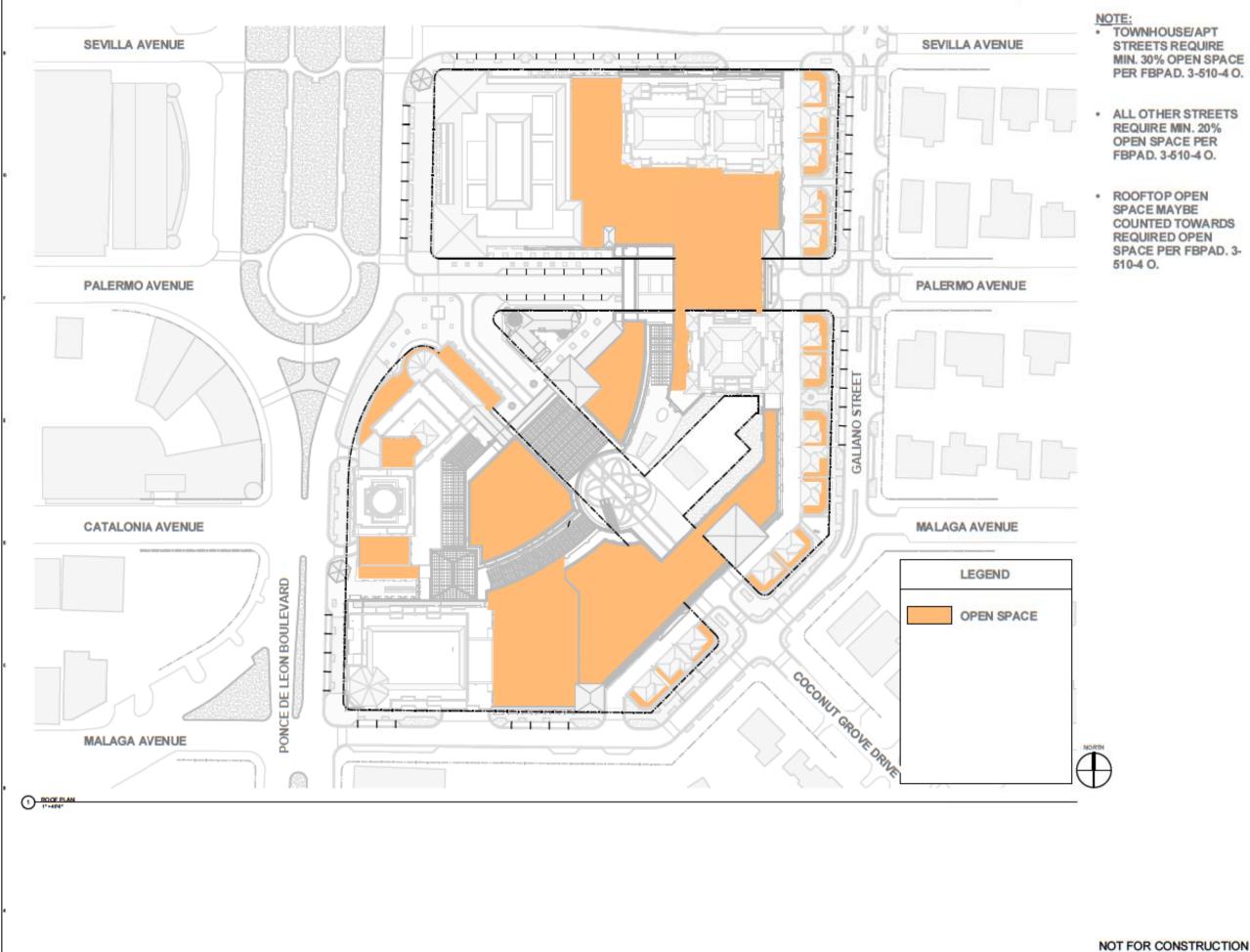
PROJECT

MEDITERRANEAN VILLAGE at Ponce Circle

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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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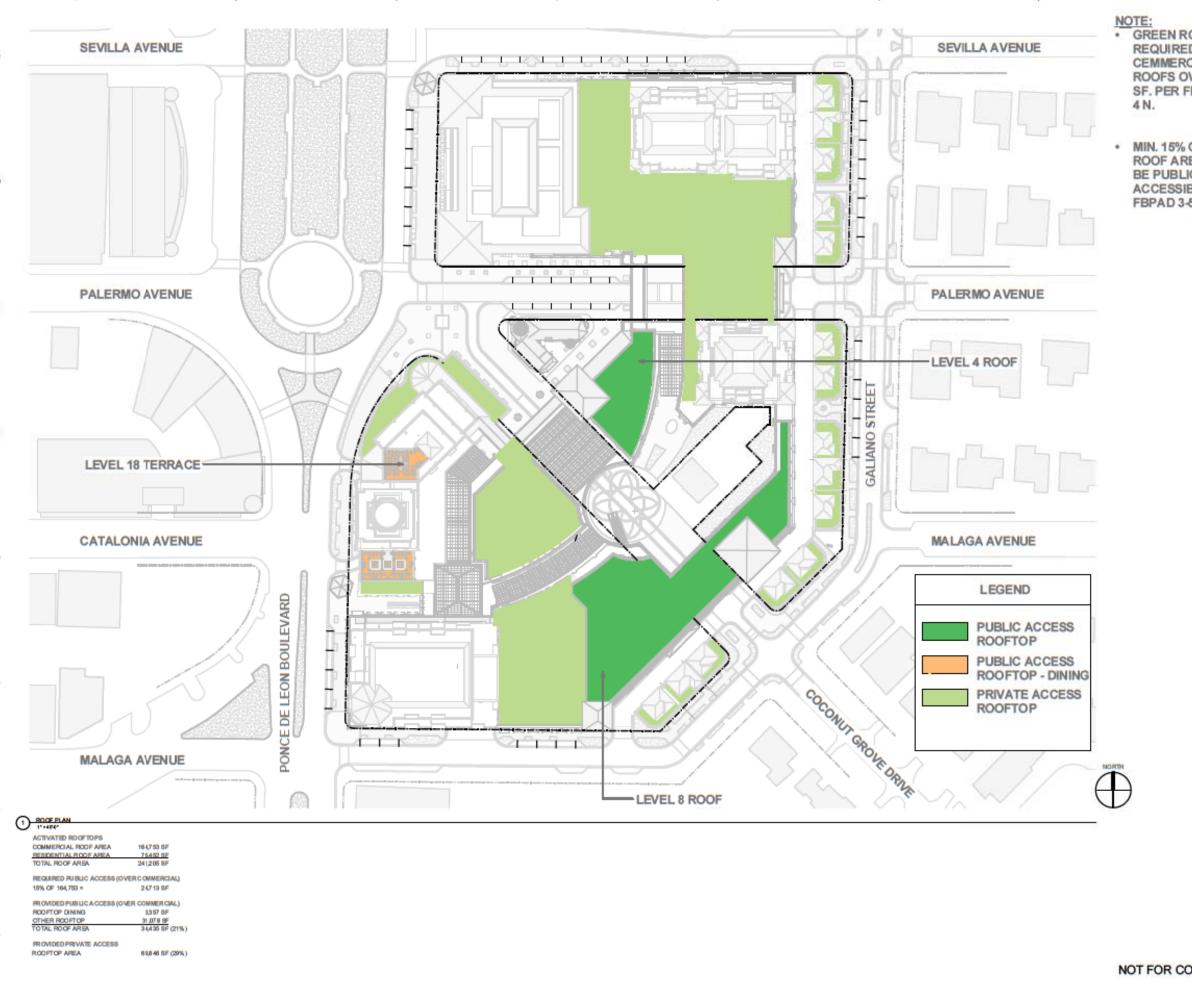
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OPEN SPACE ROOFTOP PLAN

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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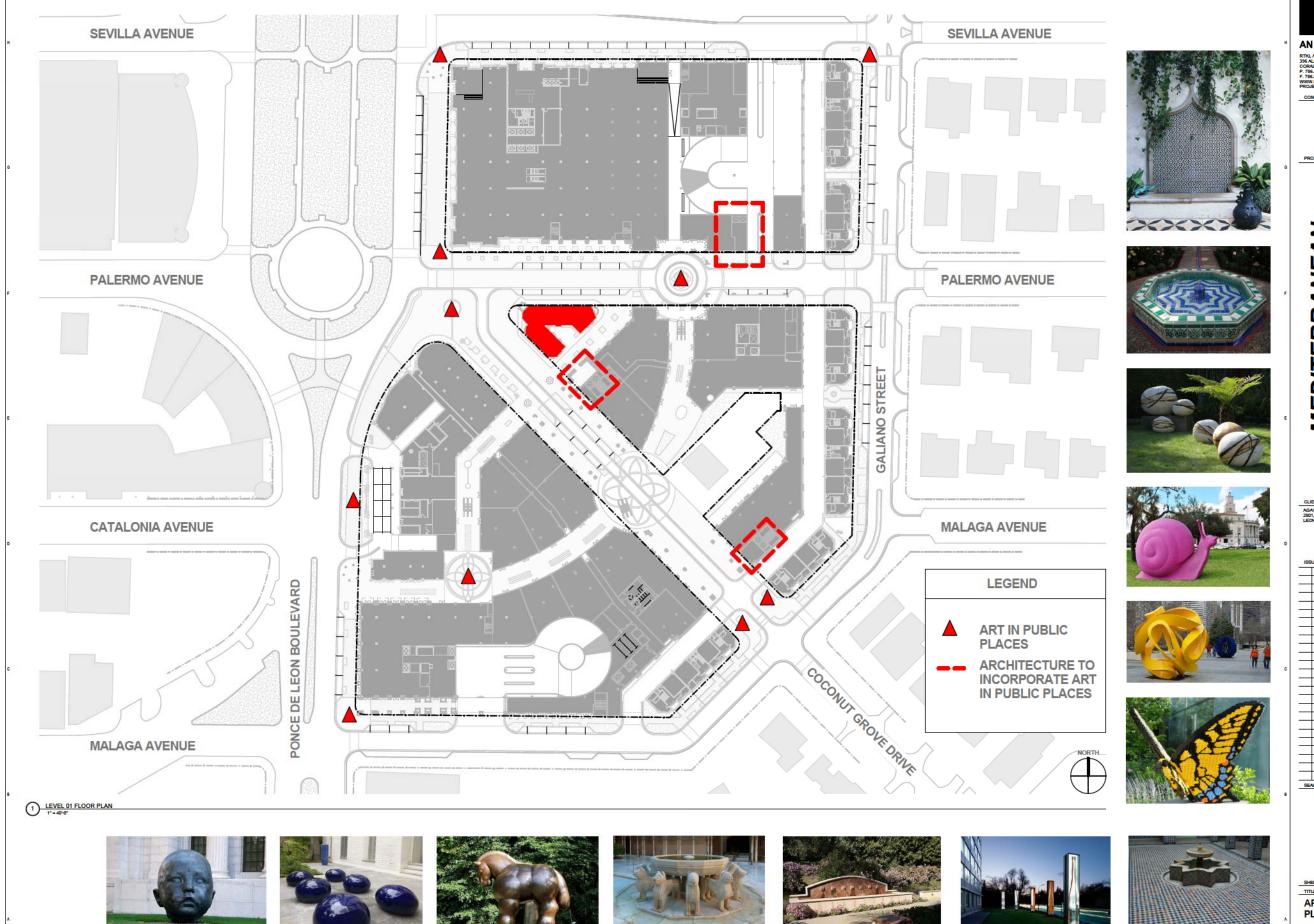
ASSET SES PONCEDE

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ACTIVATED ROOFTOPS

A-0.7.6 20-H RIPL ASSOCIATION INC.



AN ARCADIS COMPANY

MEDITERRANEAN VILLAGE at Ponce Circle

CLIENT

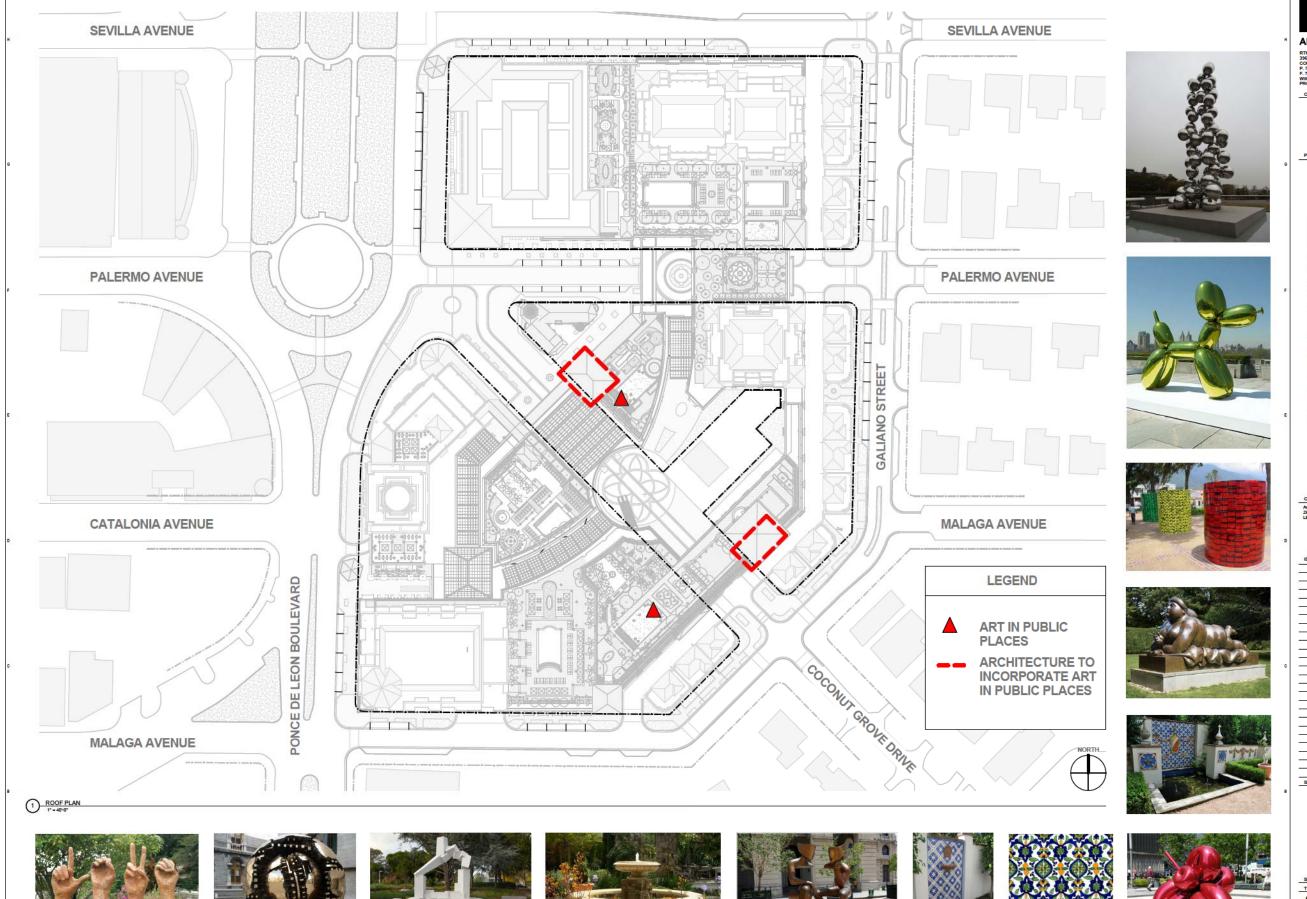
AGAVE PONCE LLC.
2801,2901, 3001 PONCE DE
LEON BOULEVARD





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

LIENT BAVE PONCE LLC.

LEON BOOLEVAND

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ART IN PUBLIC PLACES

A-0.8.1

BUILDING SIGNAGE









TENANT SIGNAGE





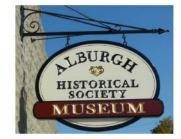




PLAQUES/ PEDESTRIAN









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

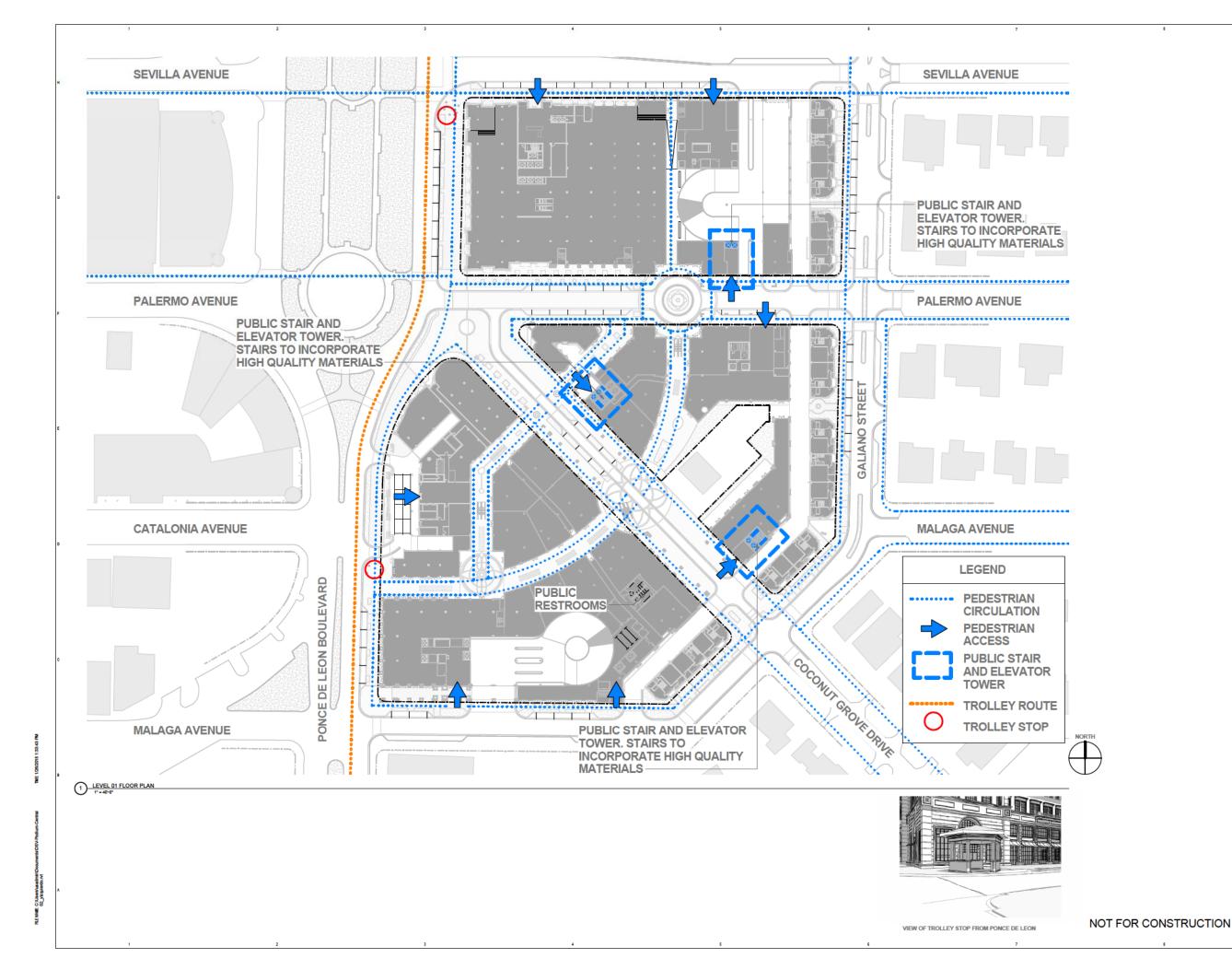
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2014 RTKL ASSOCIATES INC.

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

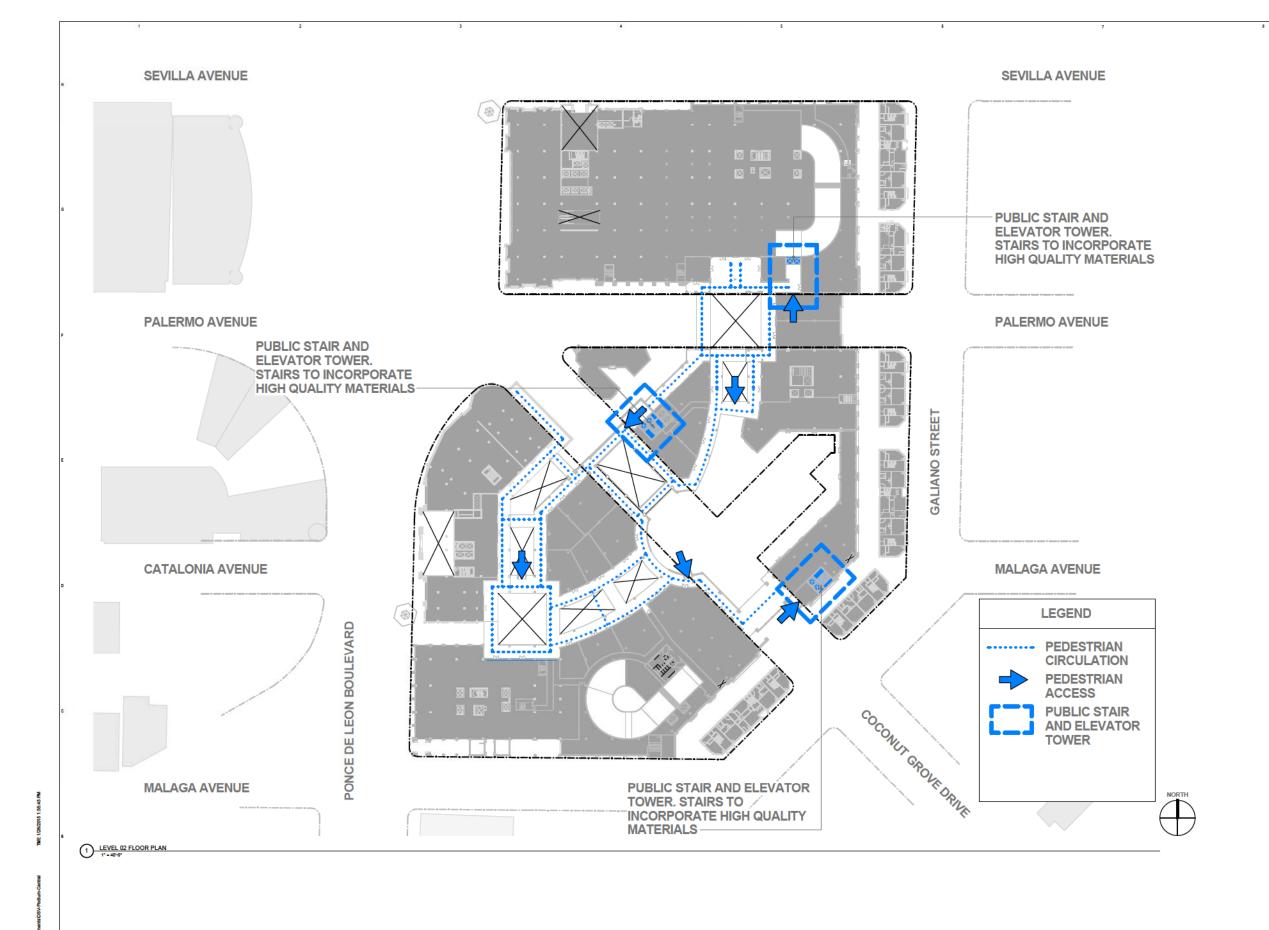
MEDITERRANEAN VILLAGE at Ponce Circle

AGAVE PONCE LLC.

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PEDESTRIAN CIRCULATION

A-0.10



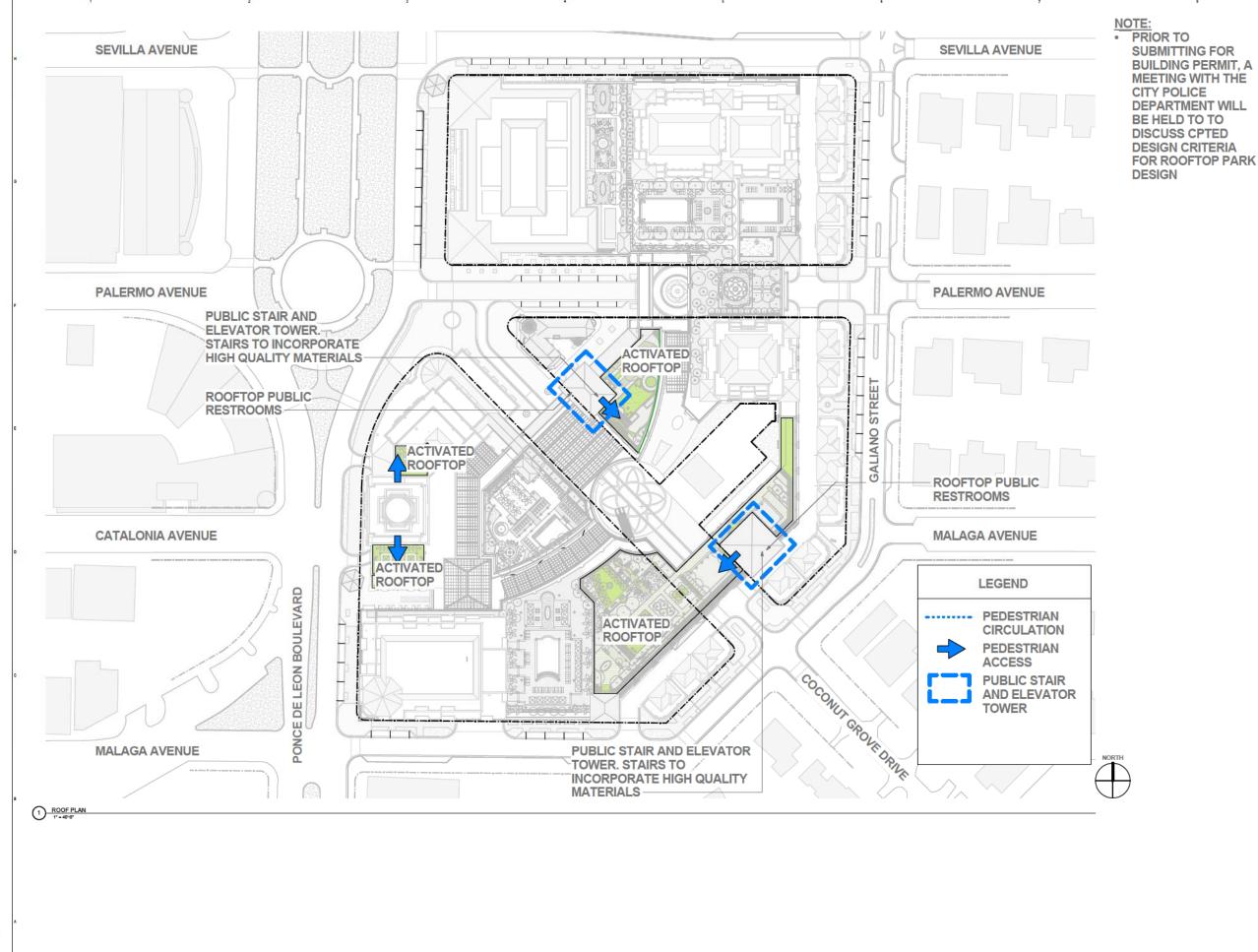
AN ARCADIS COMPANY

MEDITERRANEAN Ponce Circle VILLAGE at



PEDESTRIAN CIRCULATION

A-0.10.1 2014 RTKL ASSOCIATES INC.



RIKL

AN ARCADIS COMPANY

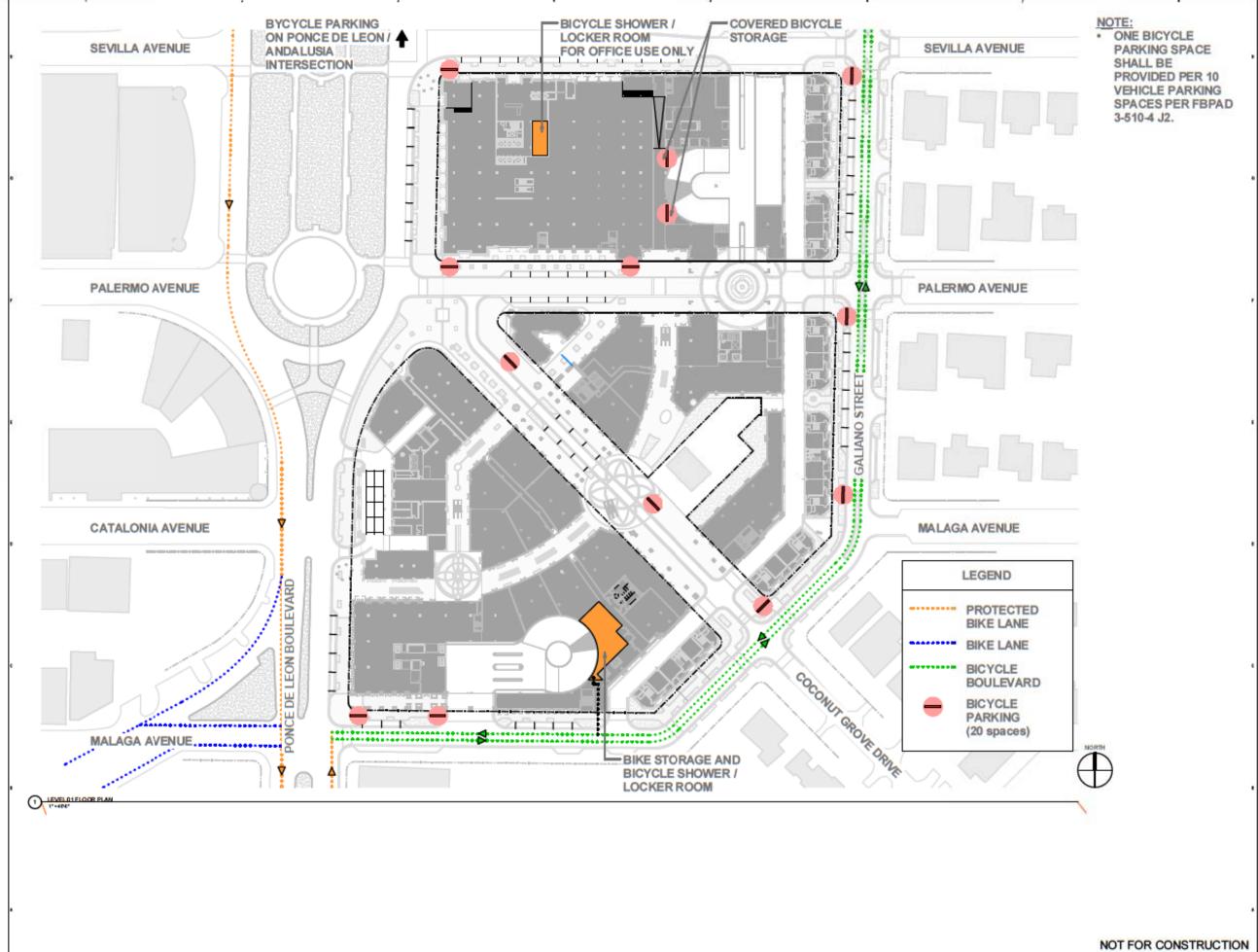
PROJECT

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

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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.

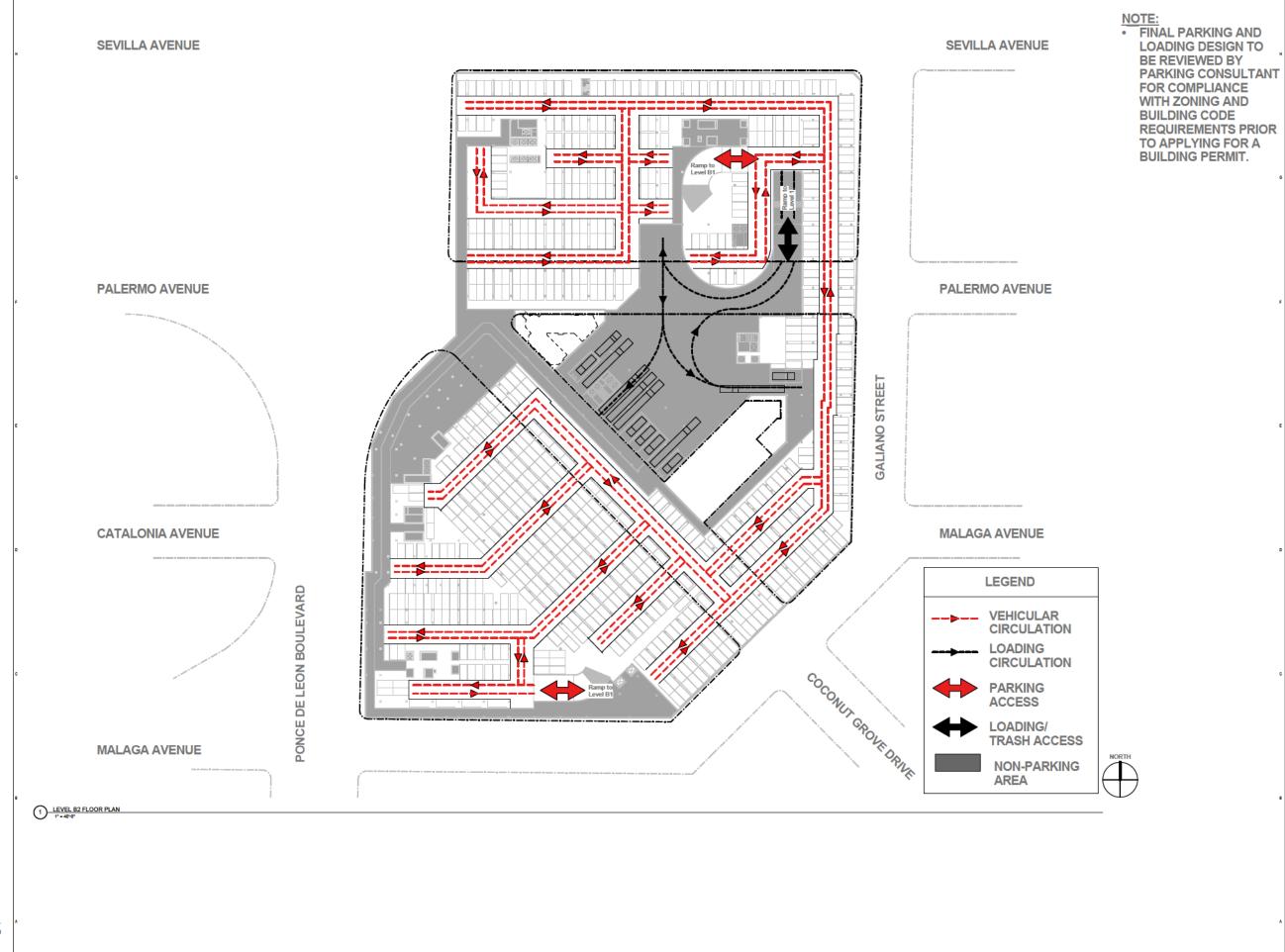
THE CURRENT TROLLEY ROUTE OPERATES FIVE (5) DAYS A WEEK (MONDAY THROUGH FRIDAY) FOR 52 WEEKS A YEAR WITH THE EXCEPTION OF ELEVEN (11) MUNICIPAL **HOLIDAYS WHICH IS EQUIVALENT TO APPROXIMATELY 2** WEEKS OF SERVICE. THEREFORE, OUR ANALYSIS ASSUMED THE TROLLEY WOULD OPERATE FOR 50 WEEKS PER YEAR IN TOTAL. 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

AN ARCADIS COMPANY

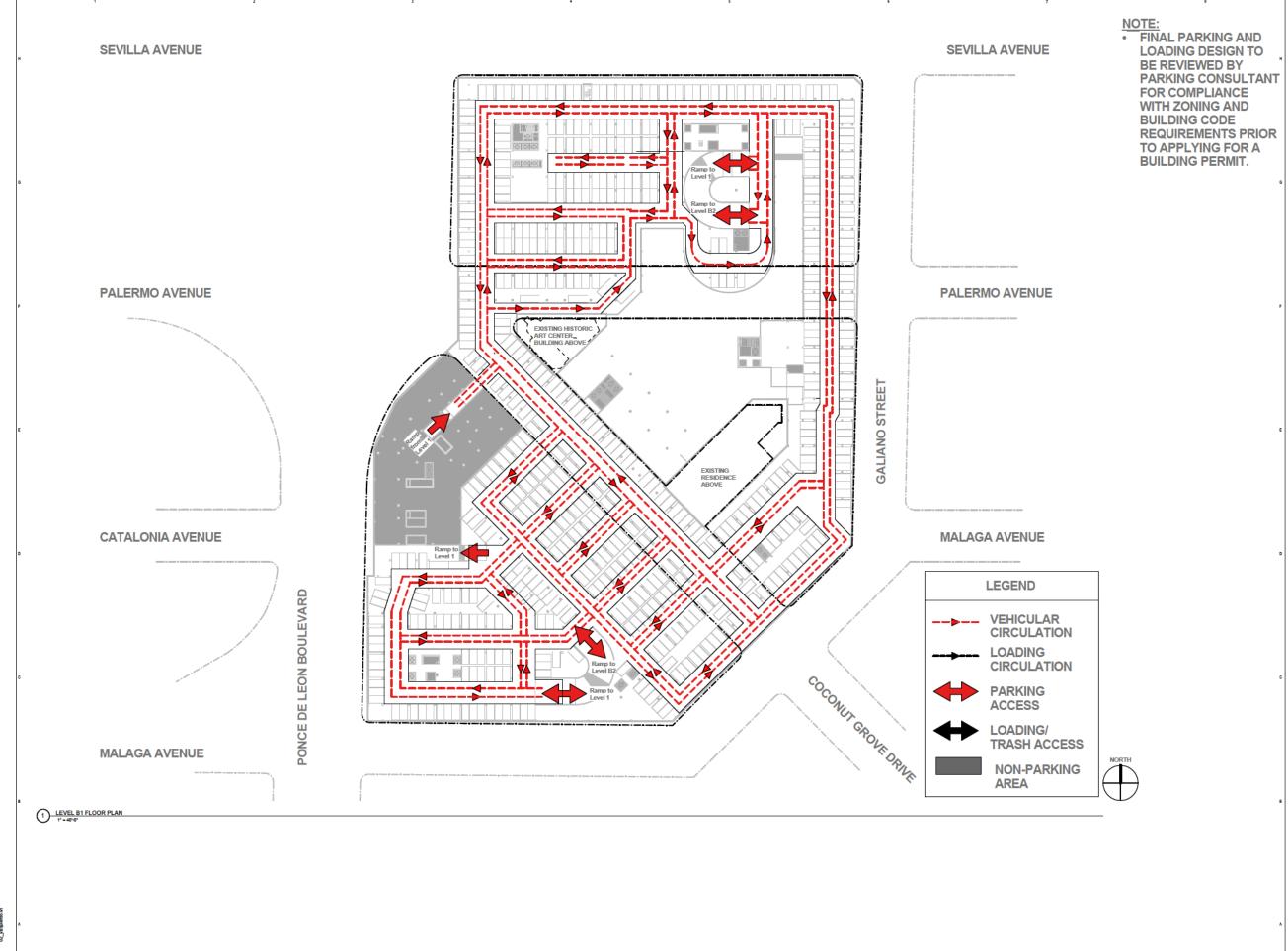
MEDITERRANEAN Circle VILLAGE Ponce



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

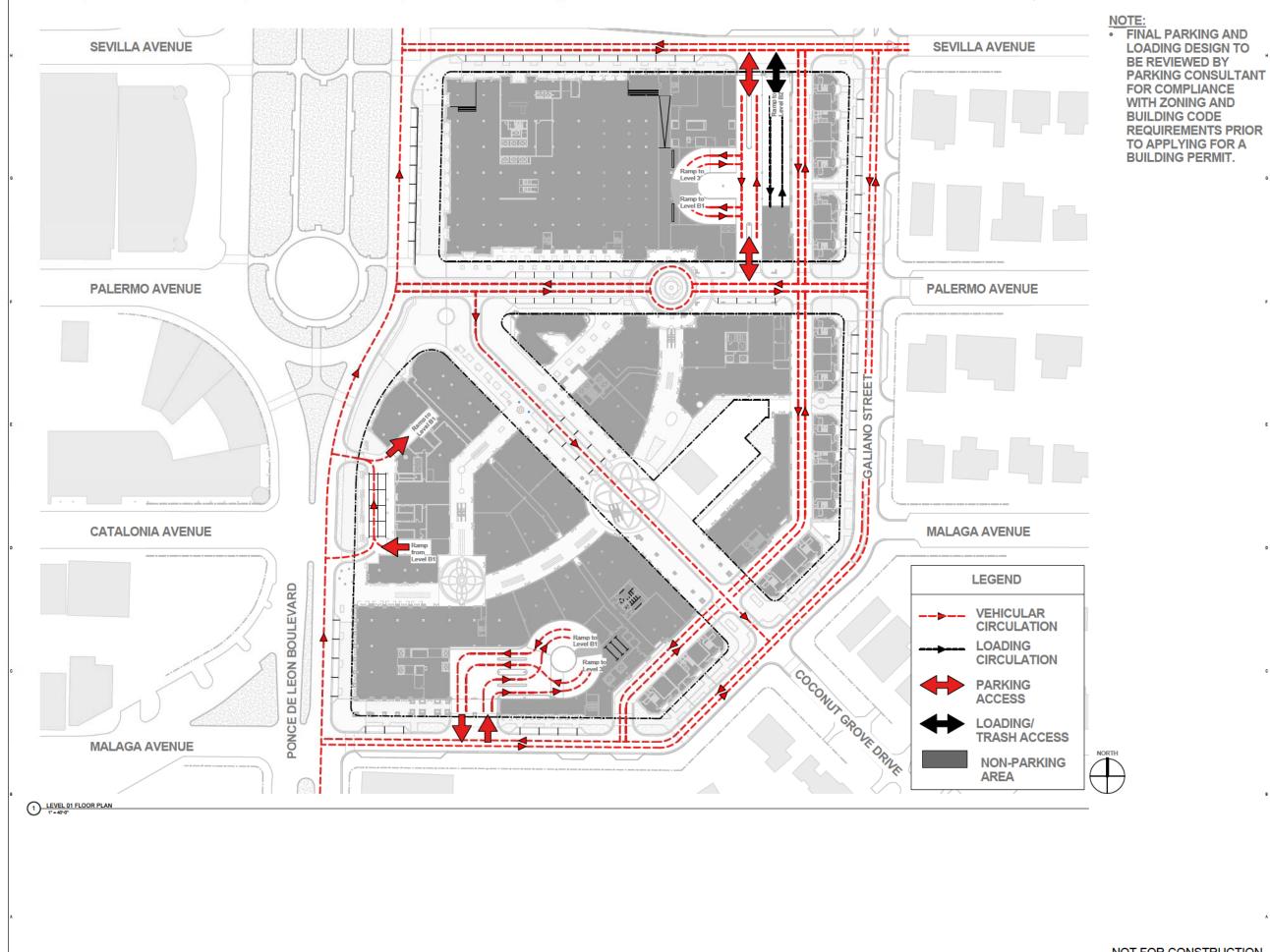
ISSUE DRAWING LOG



SHEET IDENTIFICATION
TITLE

VEHICULAR CIRCULATION

A-0.11.1



AN ARCADIS COMPANY

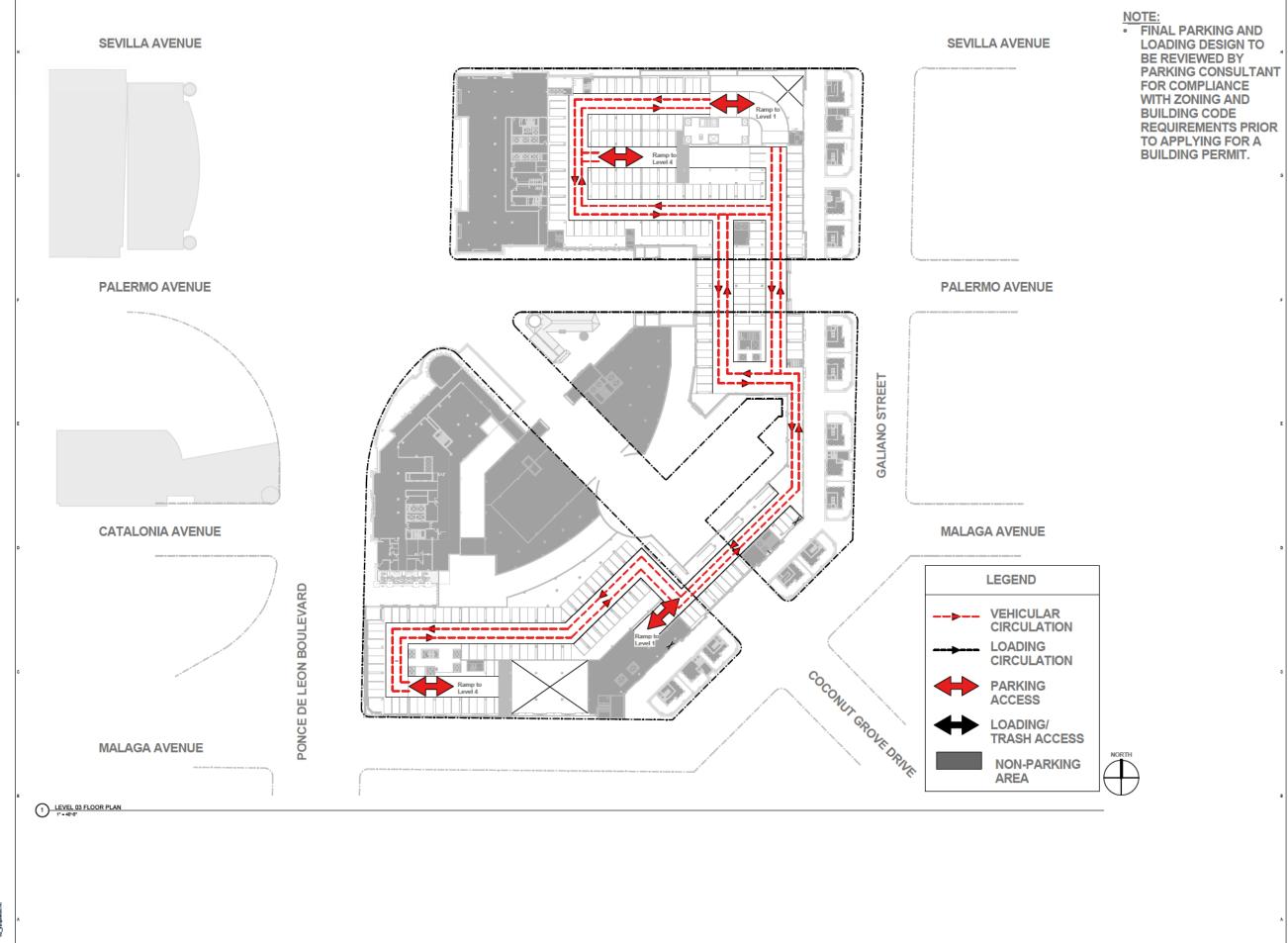
MEDITERRANEAN VILLAGE at Ponce Circle

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

VEHICULAR

CIRCULATION

A-0.11.2 2014 RTKL ASSOCIATES INC.



RIKL

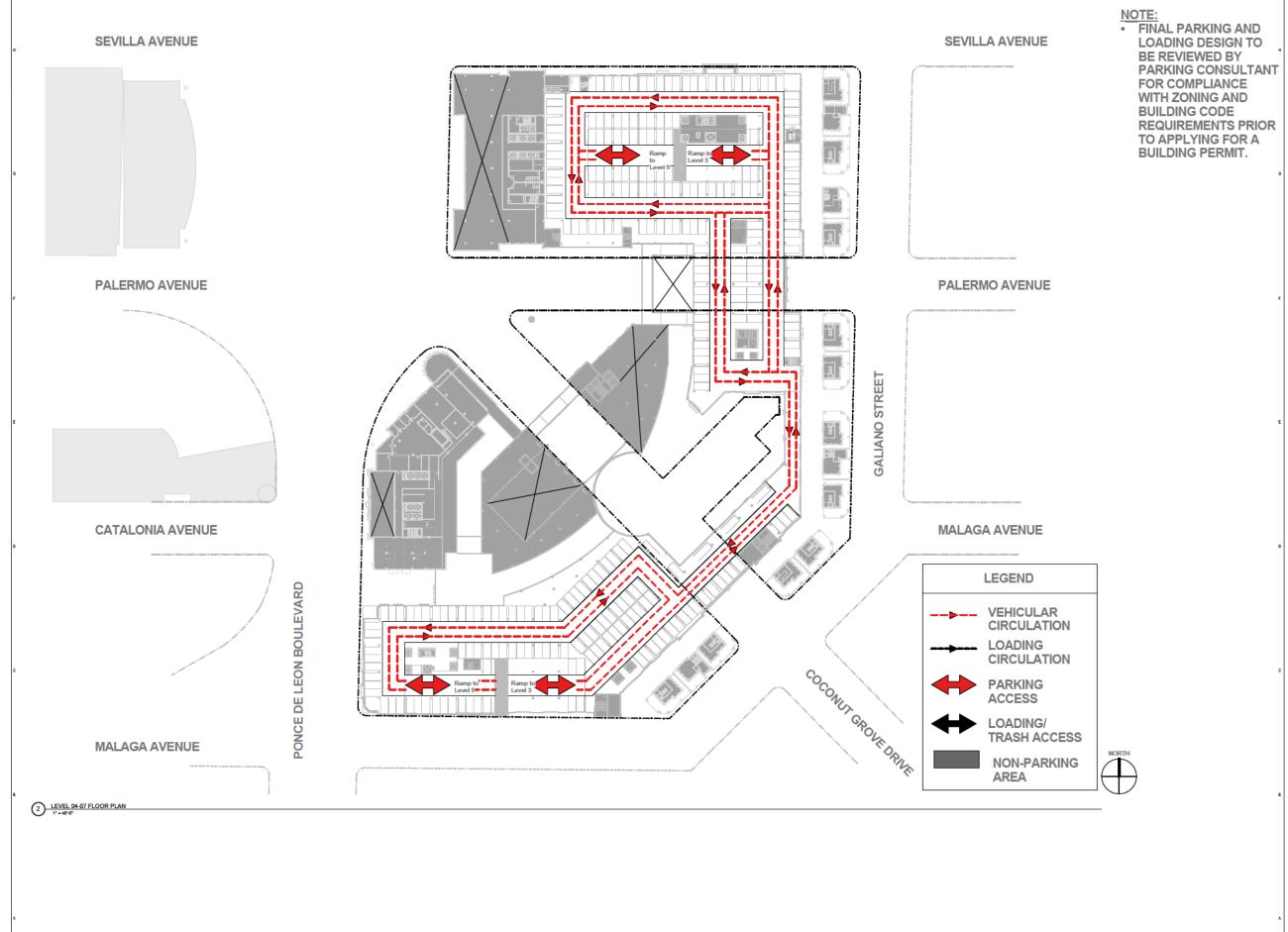
AN ARCADIS COMPANY

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

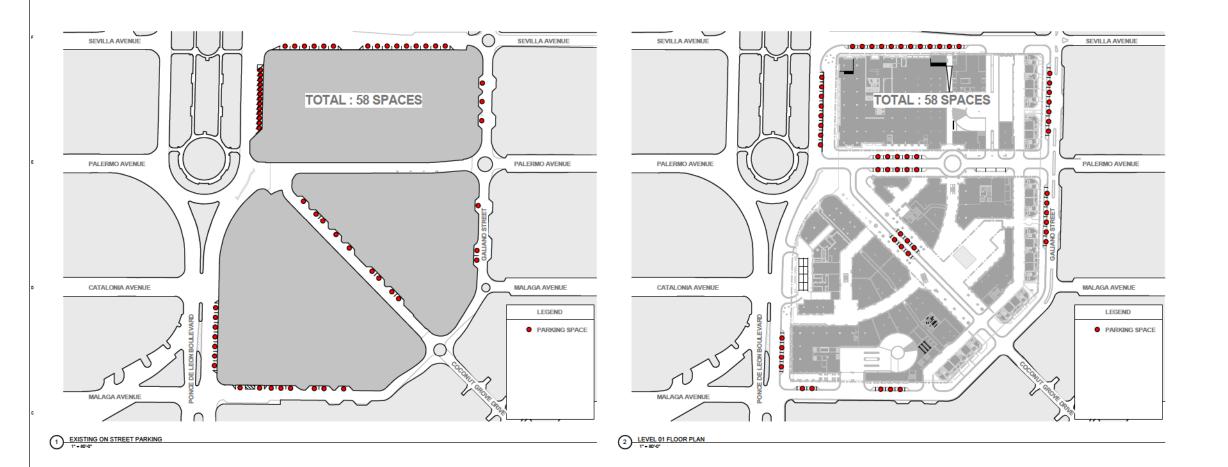


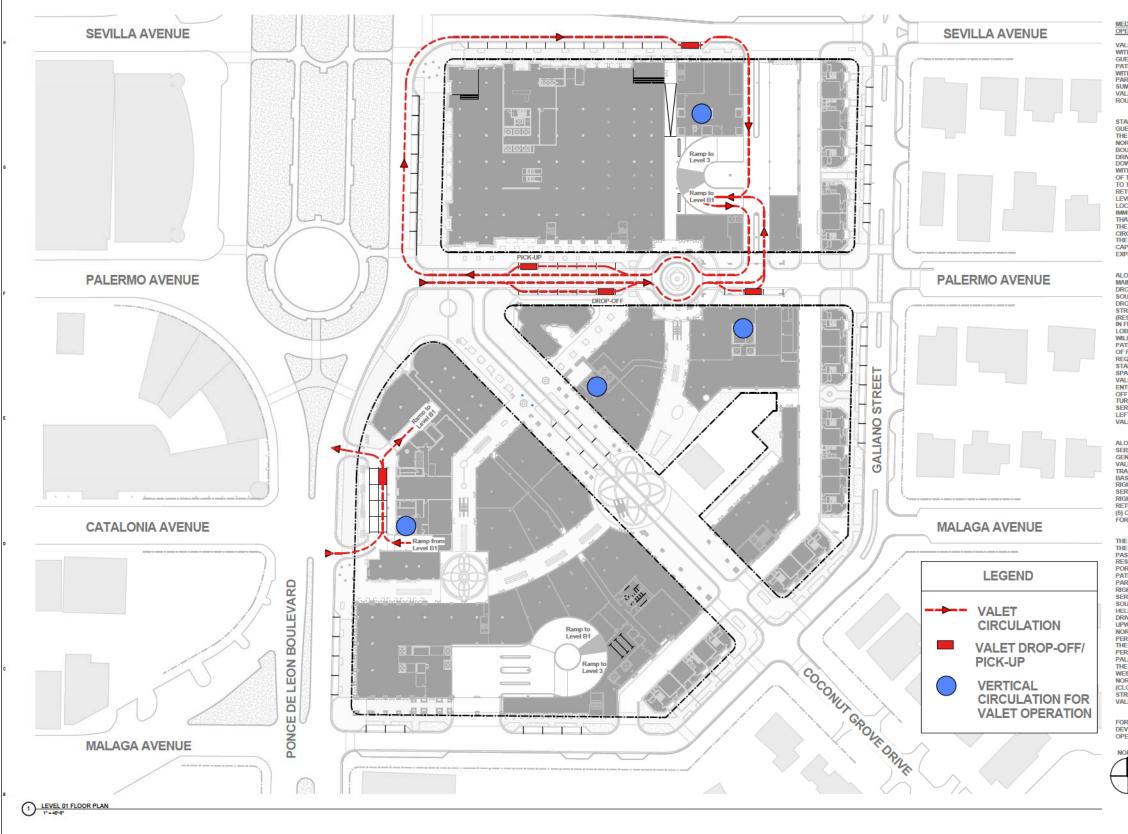
AN ARCADIS COMPANY

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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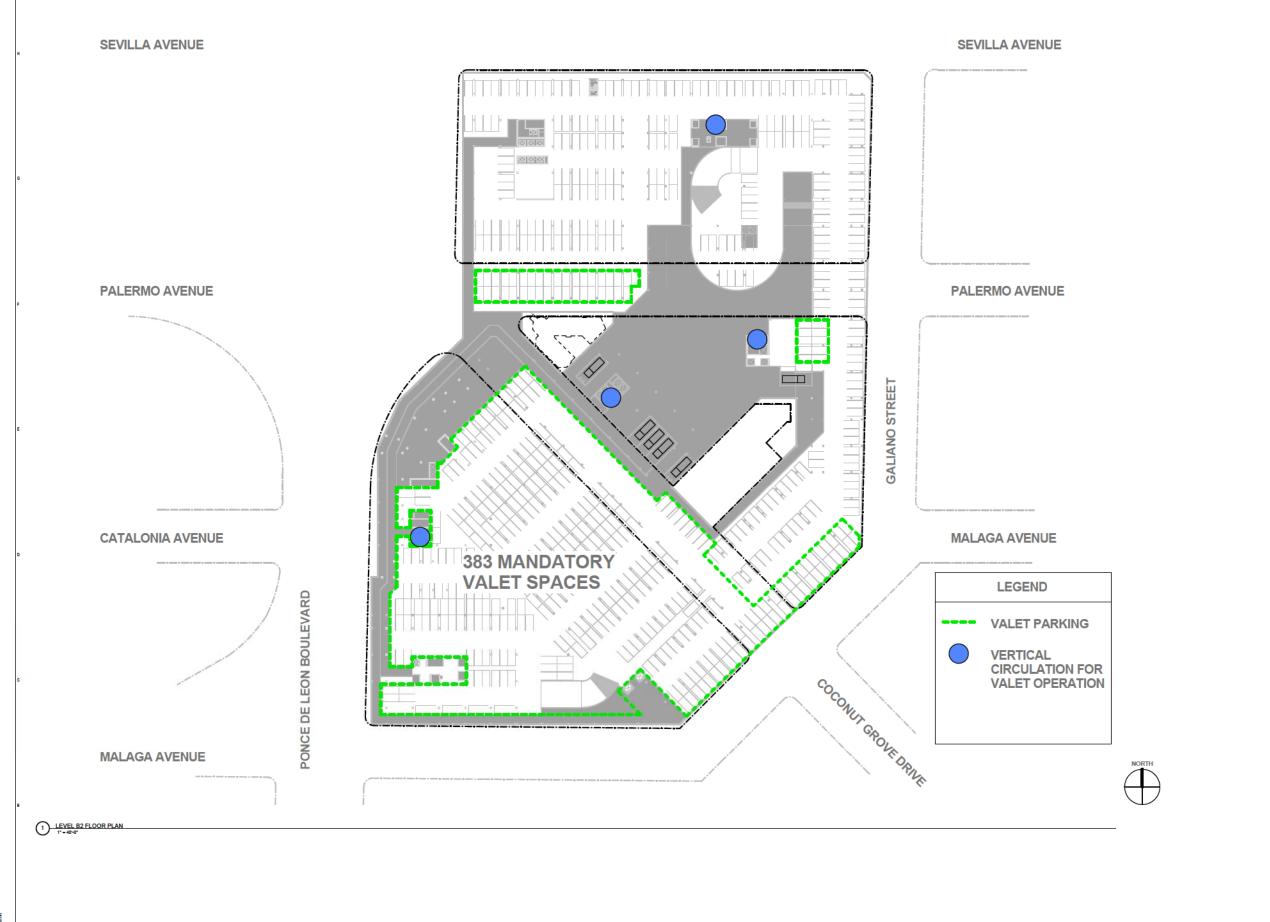


SHEET IDENTIFICATION

VALET OPERATING PLAN - LEVEL 01

A-0.11.6

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PROJECT NUMBER 45-14002.00

PROJECT

MEDITERRANEAN VILLAGE at Ponce Circle

AGAVE PONCE LLC. 2801,2901, 3001 PONCE DE

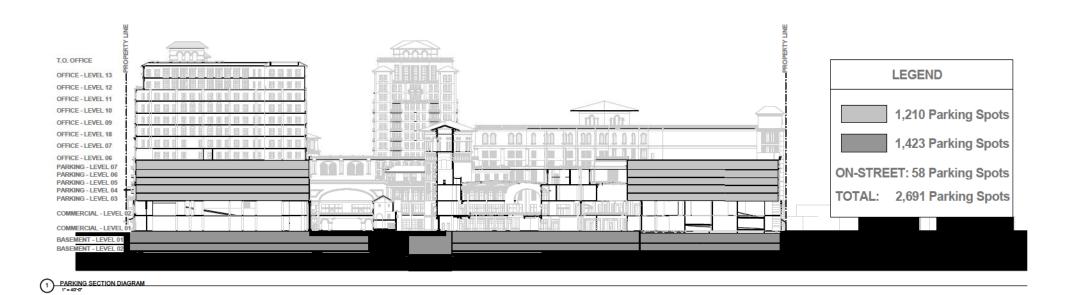
ISSUE DRAWING LOG



SHEET IDENTIFICATION

VALET OPERATING PLAN - LEVEL B2

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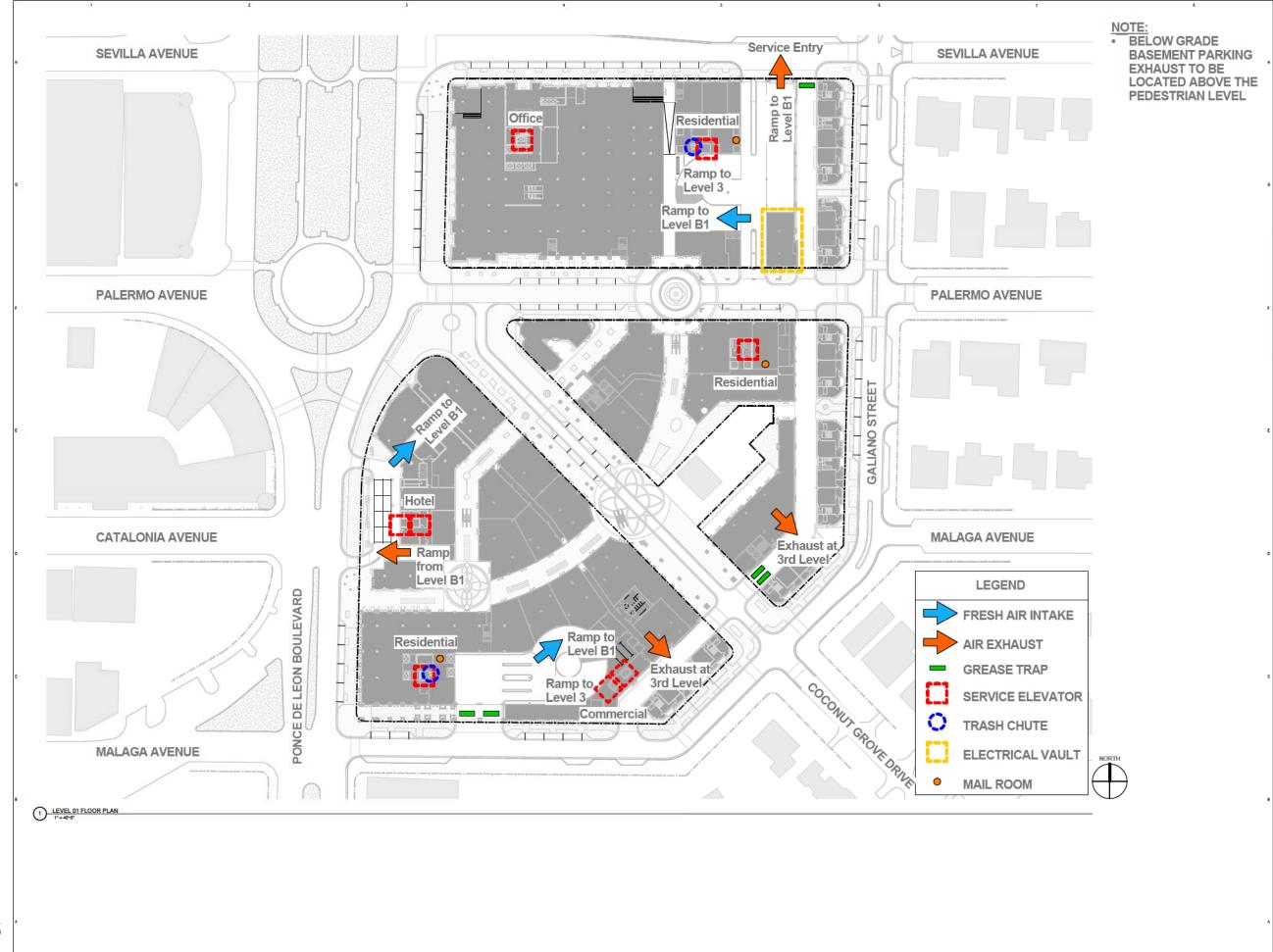


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PARKING COMPARISON

A-0.11.7



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VECT NUMBER 45-14002.00

PROJECT

MEDITERRANEAN VILLAGE at Ponce Circle

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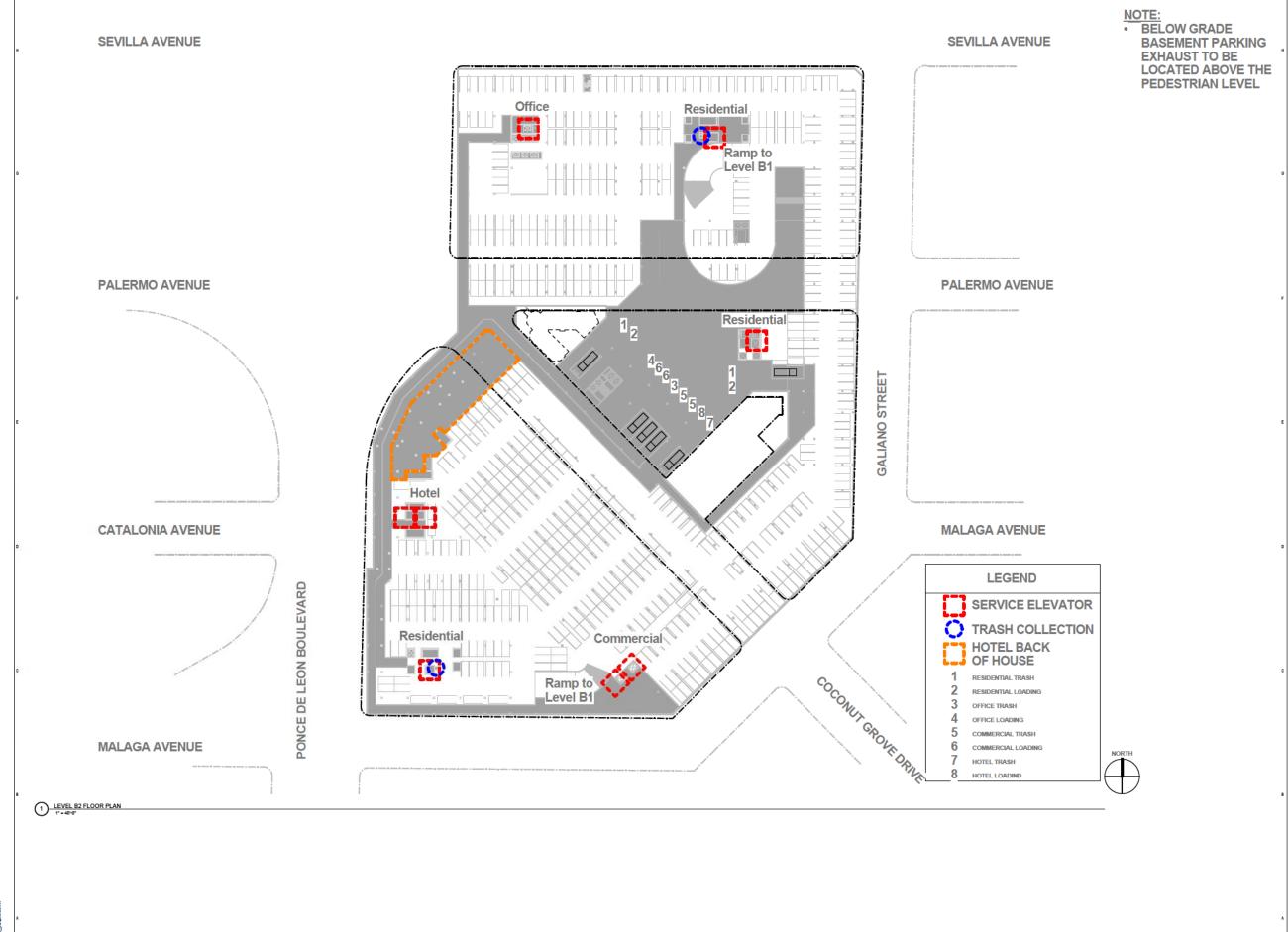
AGAVE PONCE LLC.
2801,2901, 3001 PONCE DE
LEON BOULEVARD

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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

MEDITERRANEAN VILLAGE at Ponce Circle

CLIENT

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

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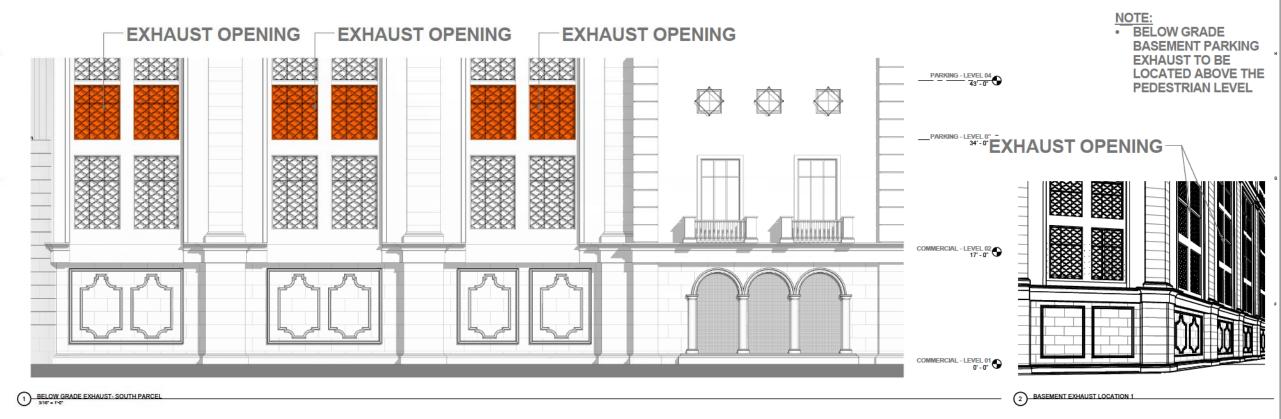


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MECHANICAL AND SERVICE PLAN -LEVEL B2

A-0.12.1

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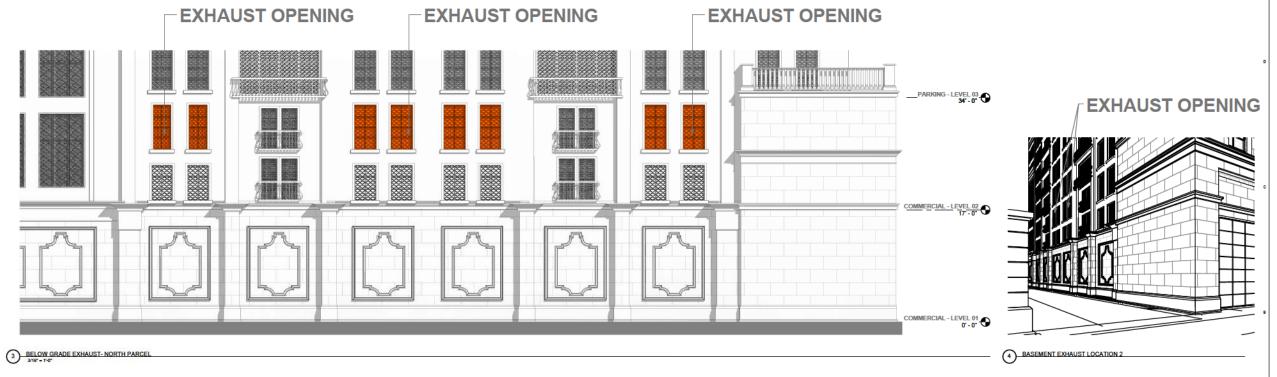


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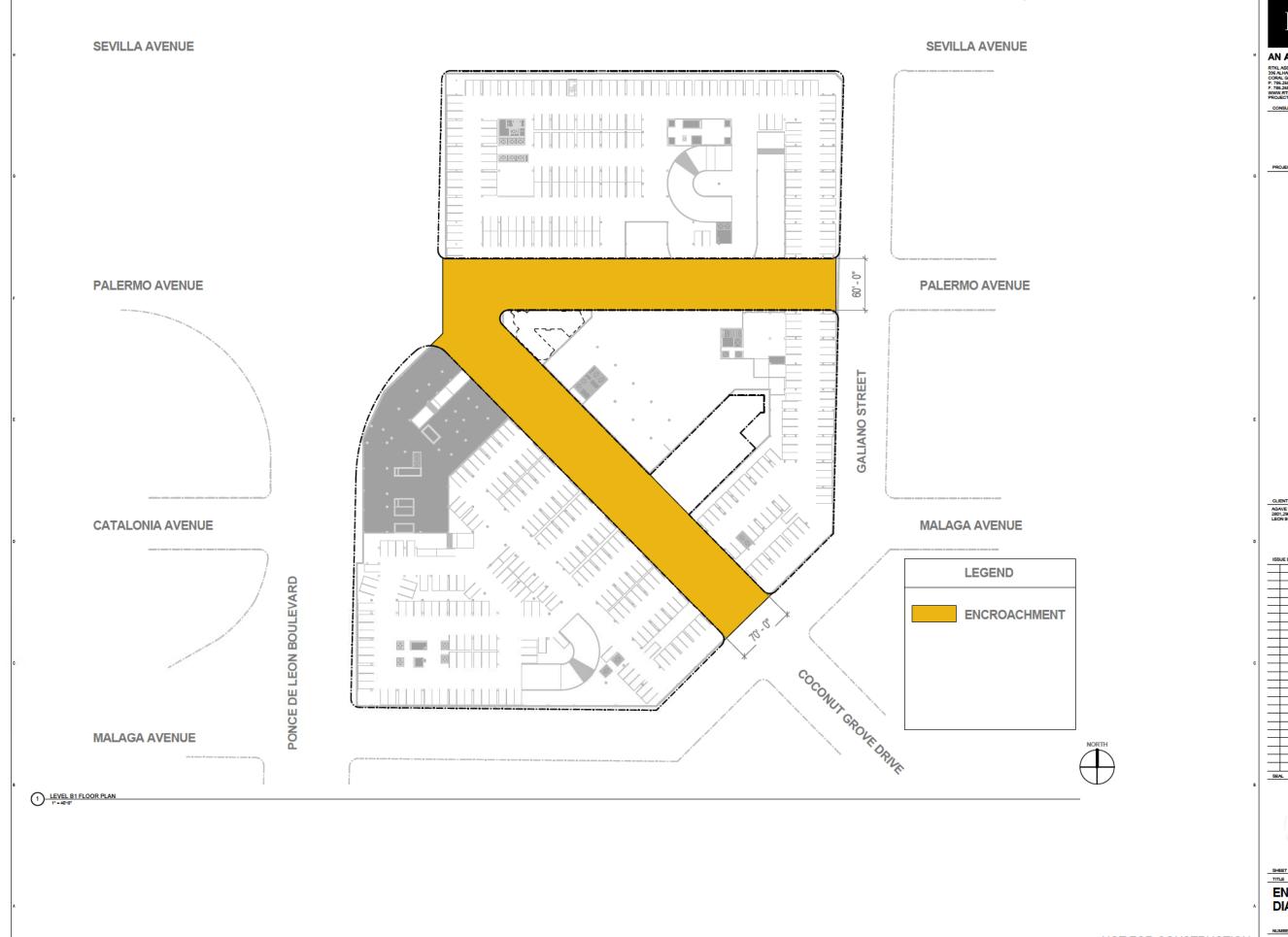
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LOCATION



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PROJECT NUMBER 45-14002.00

MEDITERRANEAN VILLAGE at Ponce Circle

GAVE PONCE LLC. 801,2901, 3001 PONCE DE

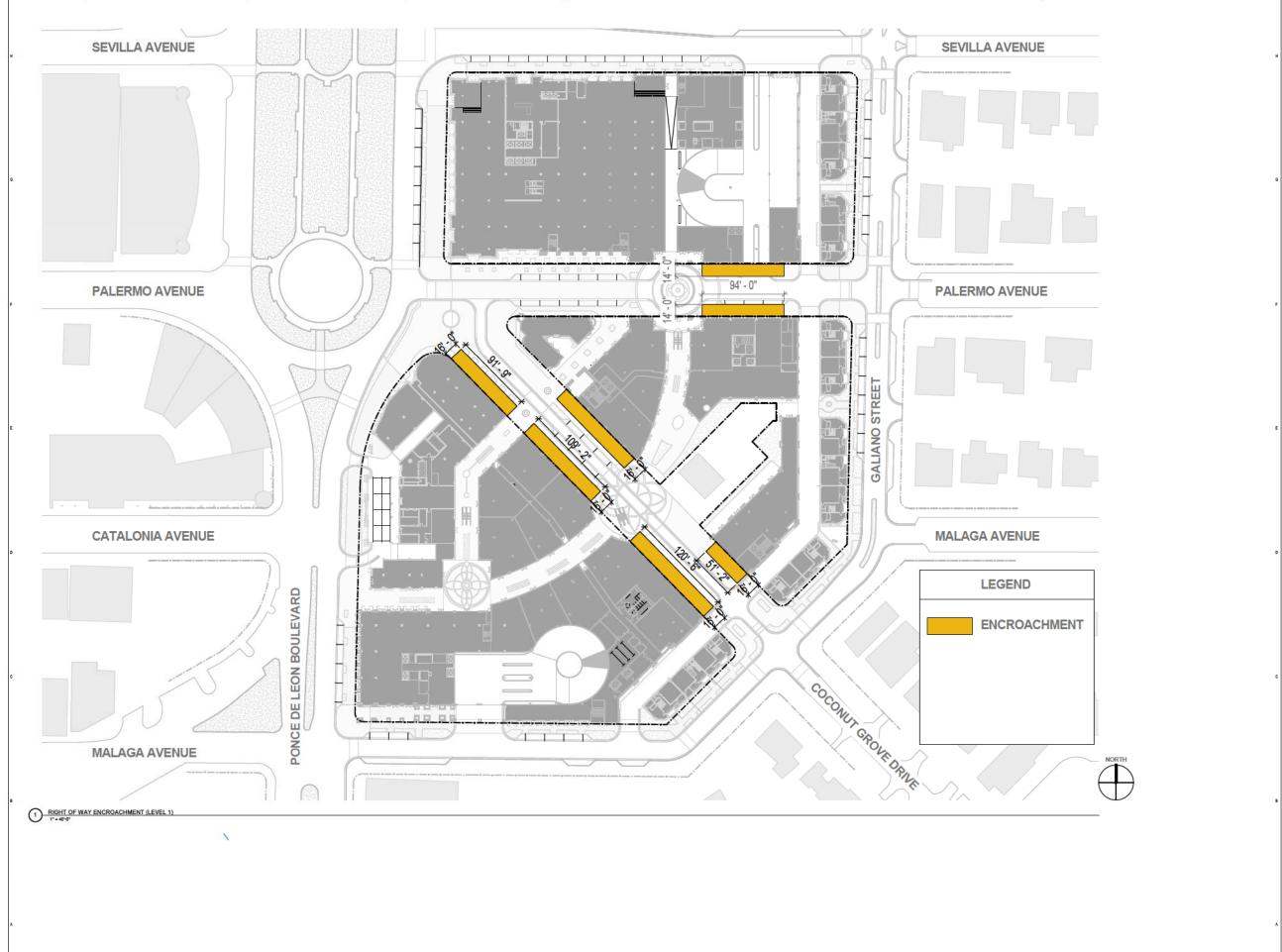
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SHEET IDENTIFICATION

ENCROACHMENT DIAGRAM

A-0.13



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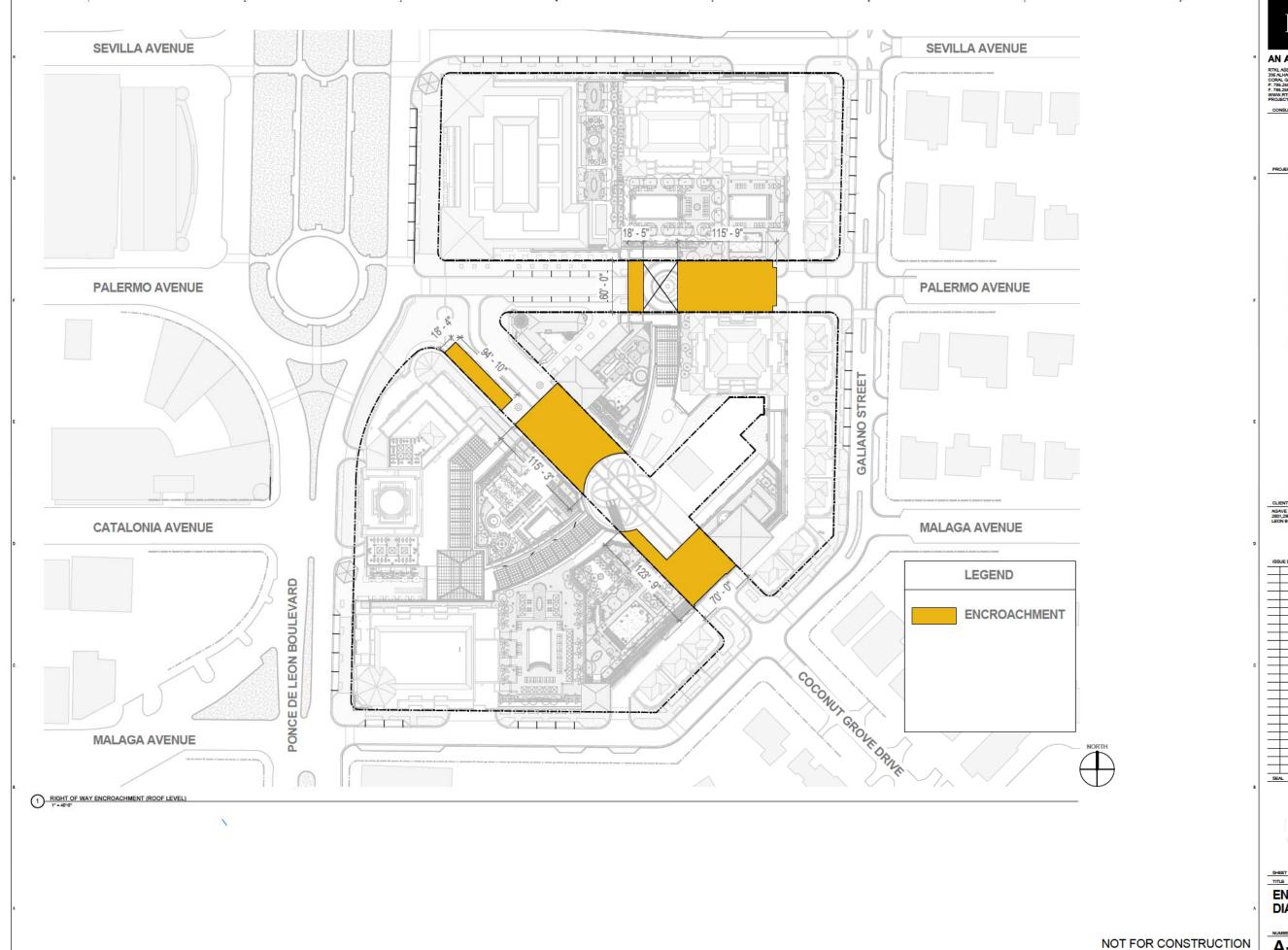
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SHEET IDENTIFICATION

ENCROACHMENT DIAGRAM

A-0.13.1



AN ARCADIS COMPANY

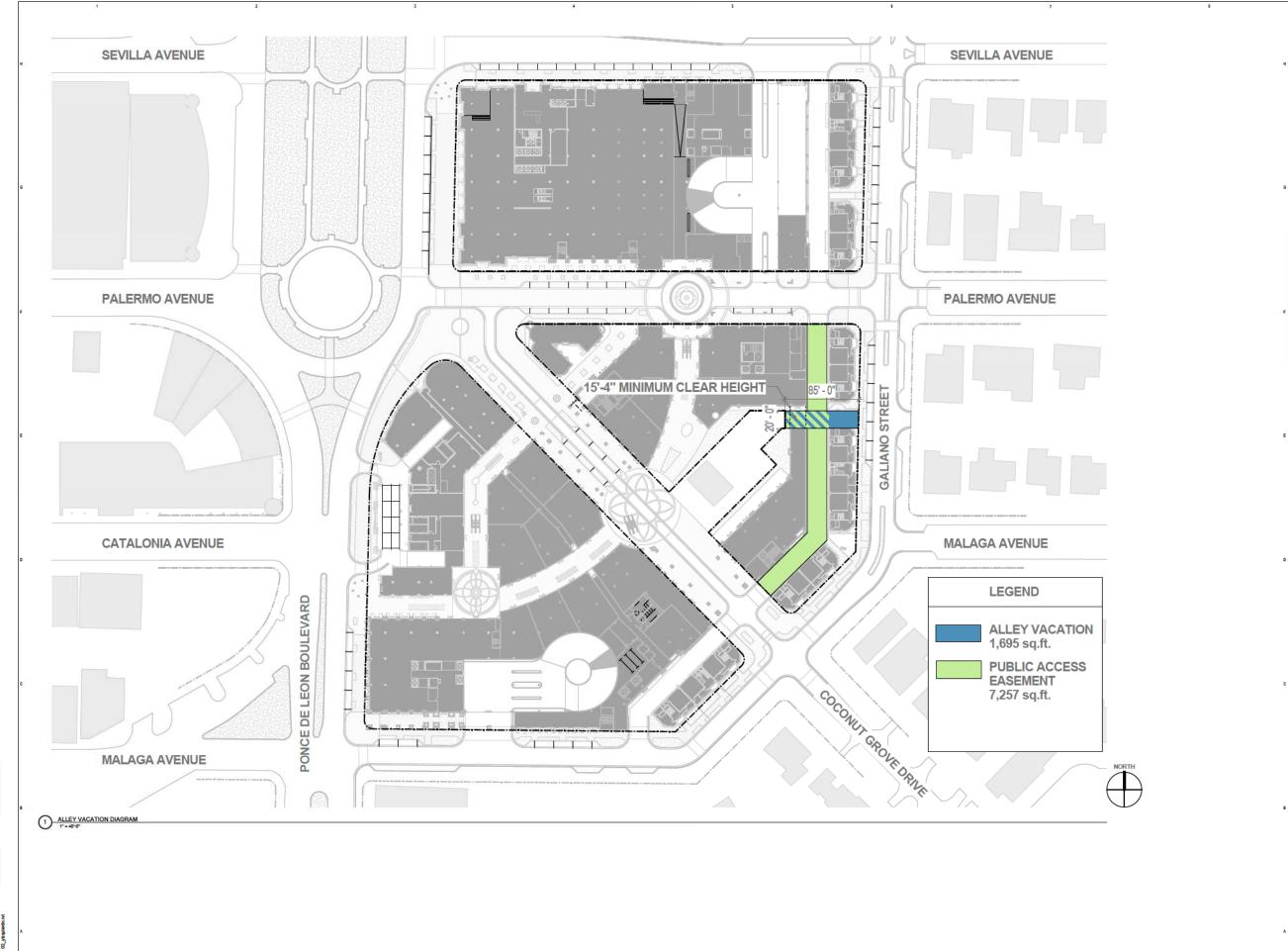
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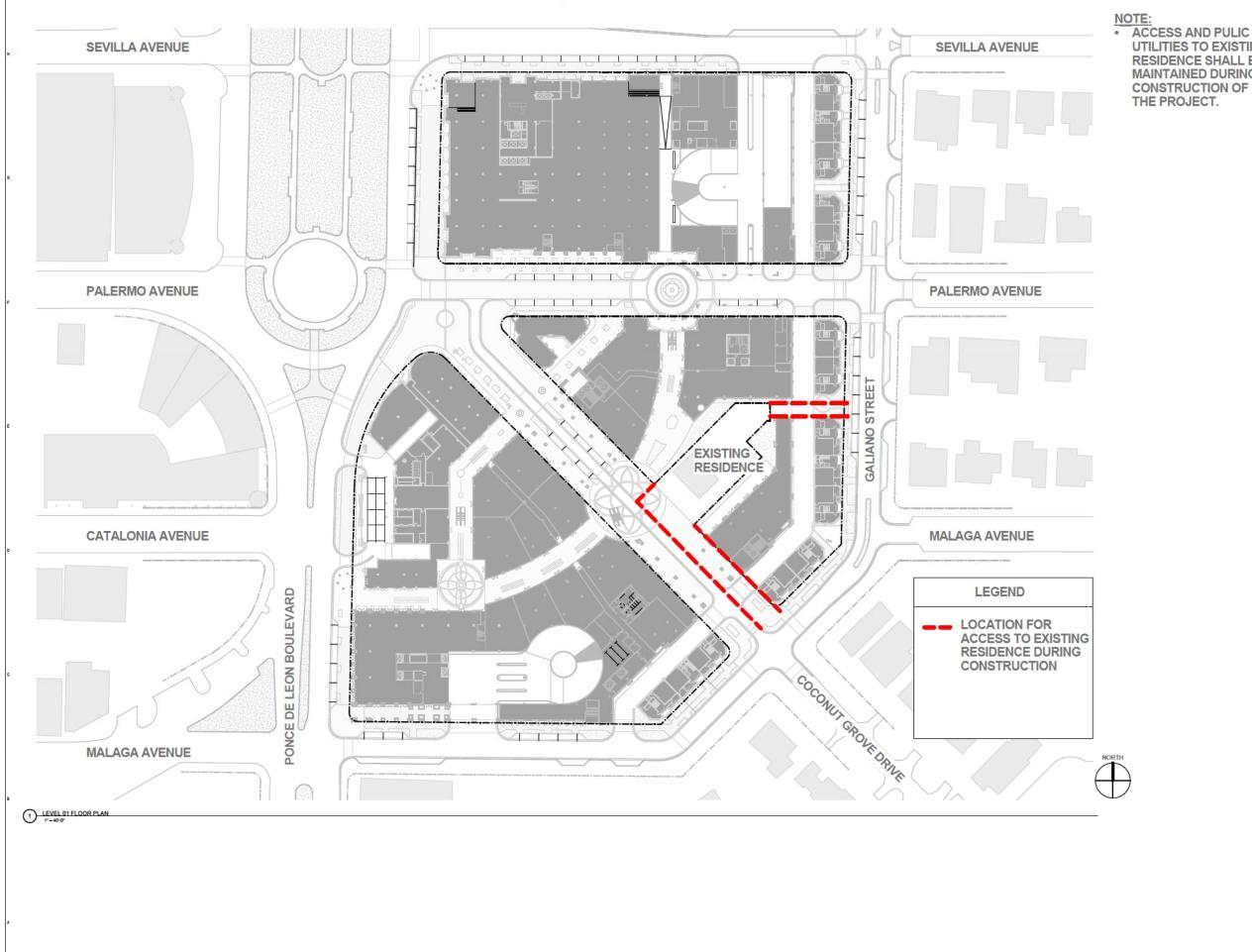
MEDITERRANEAN VILLAGE at Ponce Circle

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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MEDITERRANEAN VILLAGE at Ponce Circle

EXISTING RESIDENCE

A-0.14.1 2014 RTKL ASSOCIATES INC.



AN ARCADIS COMPANY

MEDITERRANEAN VILLAGE at Ponce Circle

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



TITLE

EXISTING RESIDENCE

A-0.14.2 2014 RTKL ASSOCIATES INC.



AN ARCADIS COMPANY

PROJECT

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MEDITERRANEAN VILL at Ponce Circle

FAR DIAGRAM

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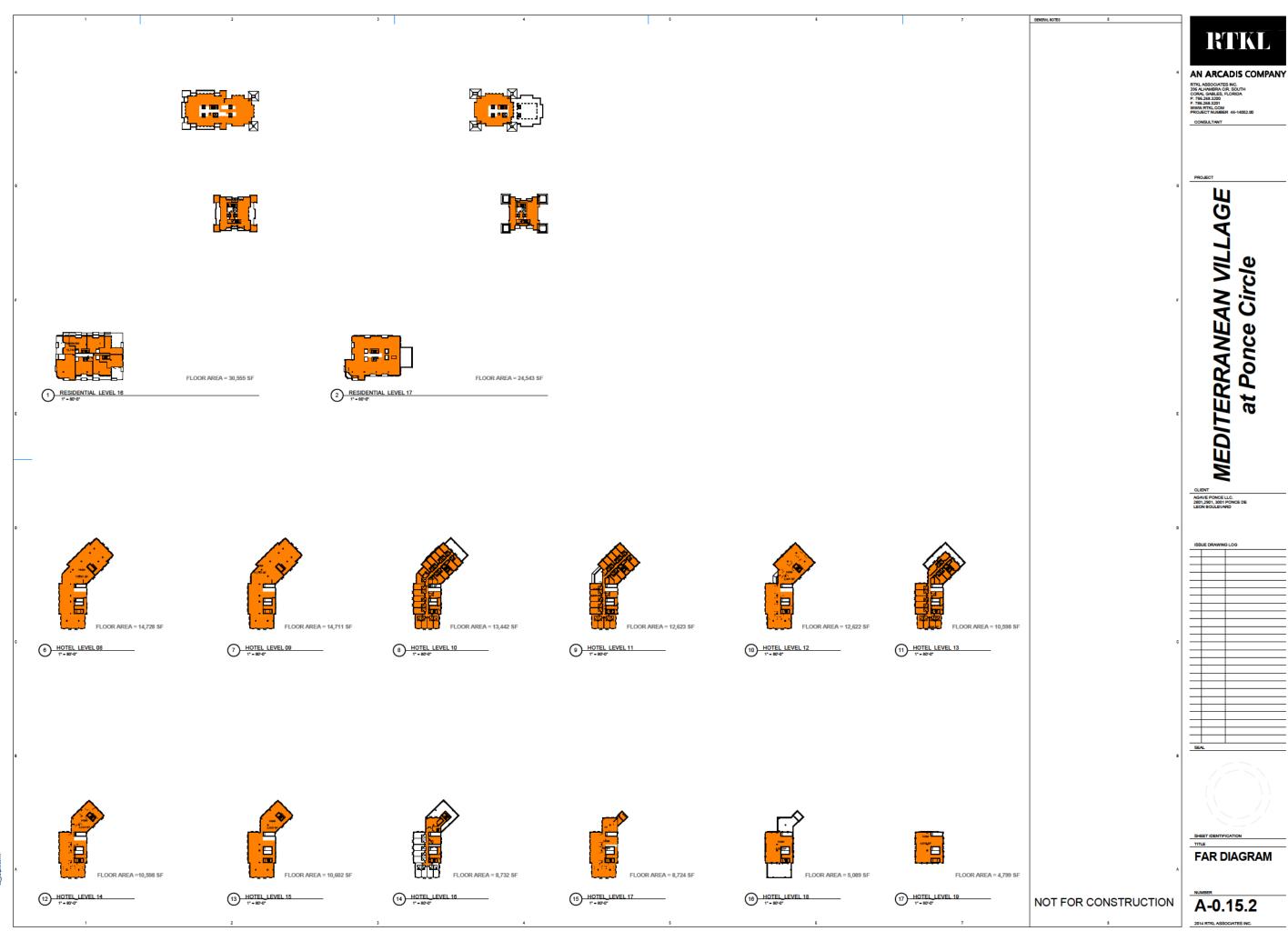


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at Ponce Circle



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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

AGAVE PONCE LLC. 2801,2901, 3001 PONCE DE

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SHEET IDENTIFICAT

LEED ND ANALYSIS

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2014 RTKL ASSOCIATES INC.



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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MEDITERRANEAN VILLAGE at Ponce Circle

GAVE PONCE LLC. 801,2901, 3001 PONCE DE

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SHEET IDENTIFICATION

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A-0.16.1
2014 RTKL ASSOCIATES INC.

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

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AGE MEDITERRANEAN VILL at Ponce Circle

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A-0.17 20-H RIPL ASSOCIATES INC.