

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

MEDITERRANEAN VILLAGE
at Ponce Circle

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

ISSUE DRAWING LOG

[illegible]

SEA

SHEET IDENTIFICATION

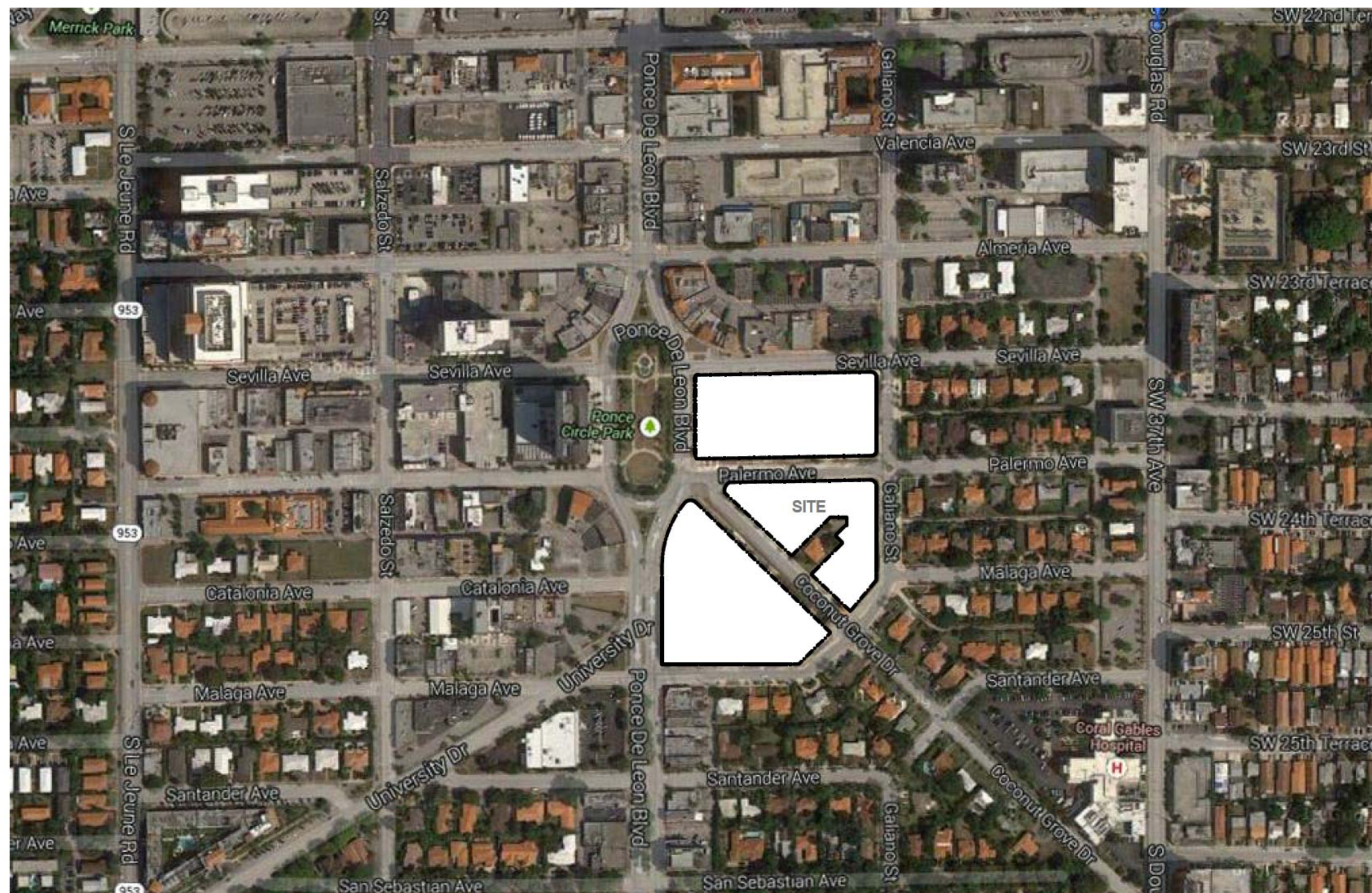
TITLE

**SITE AERIAL
VIEW**

NUMBER

A-0.2

2014 RTKL ASSOCIATES INC.



1 AERIAL VIEW
1:5

NOT FOR CONSTRUCTION

**MEDITERRANEAN
VILLAGE at
Ponce Circle**

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

[illegible]

SHEET IDENTIFICATION

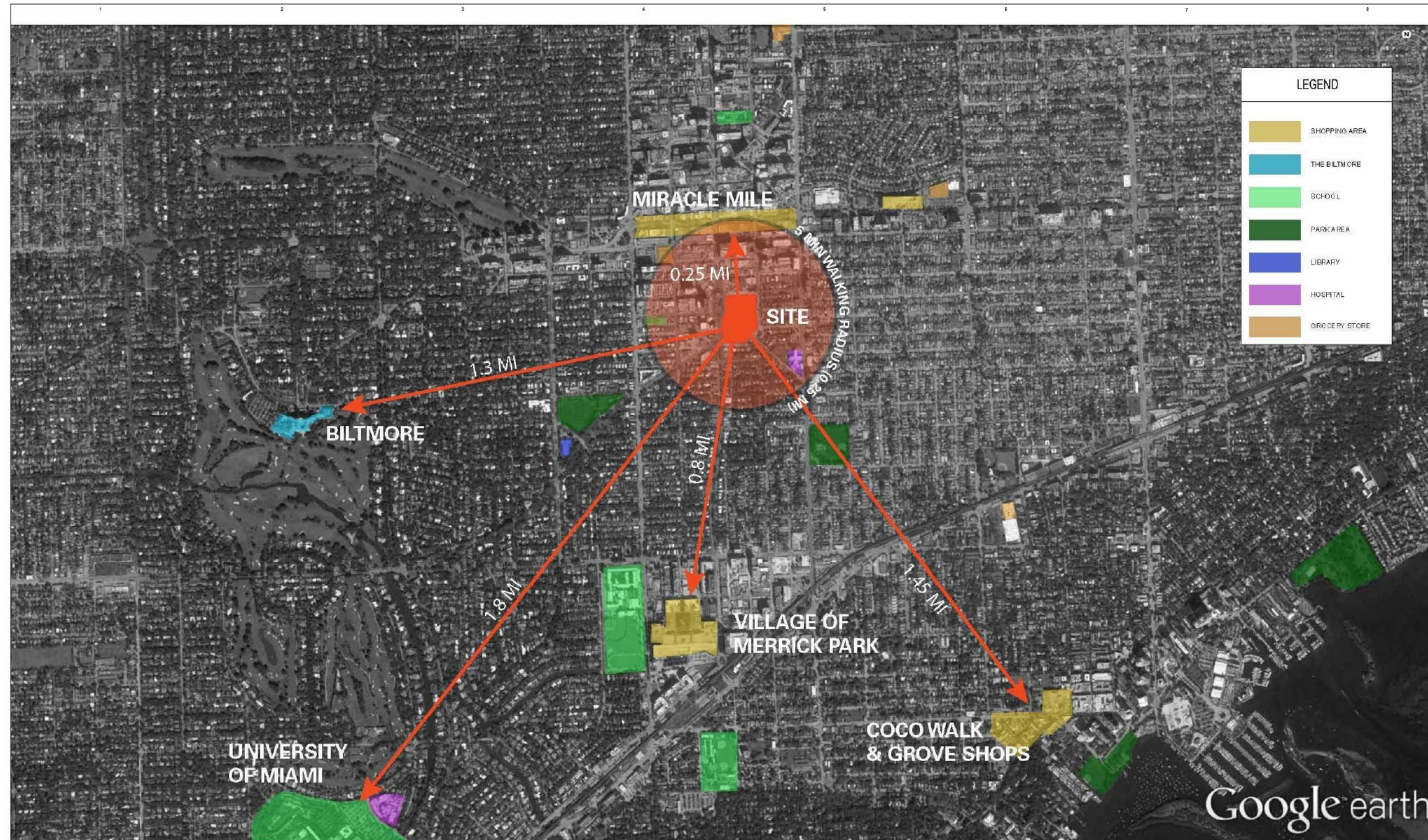
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SITE CONDITION MAP

NUMBER

A-0.2.1

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PROJECT

MEDITERRANEAN
VILLAGE at
Ponce Circle

CLIENT

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

ISSUE DRAWING LOG

[illegible]

SEAL

SHEET IDENTIFICATION

TITLE

SITE CONTEXT

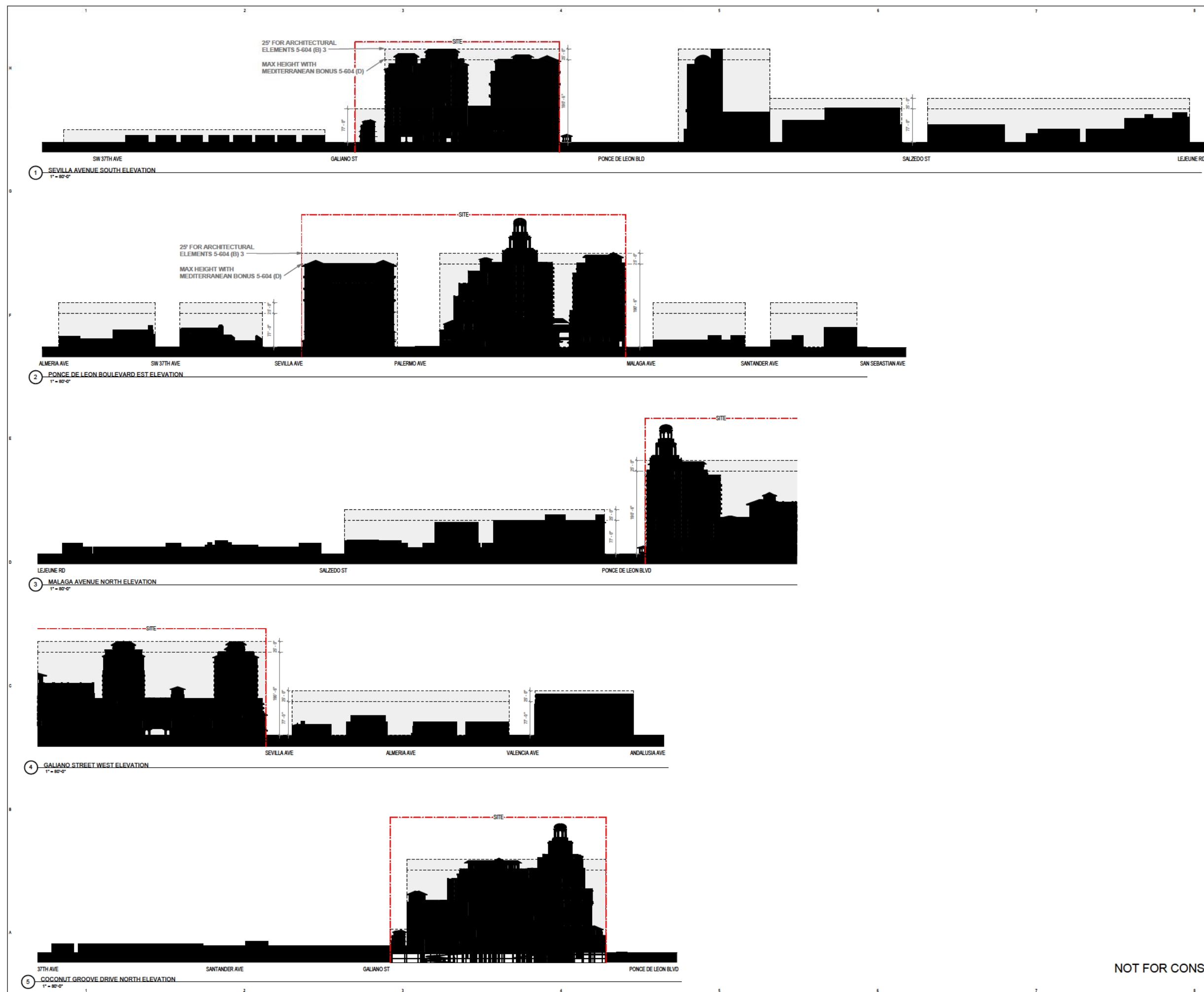
EXTERIOR

ELEVATION

NUMBER

A-0.2.3

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

CONSULTANT

PROJECT

MEDITERRANEAN VILLAGE
at Ponce Circle

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

ISSUE DRAWING LOG

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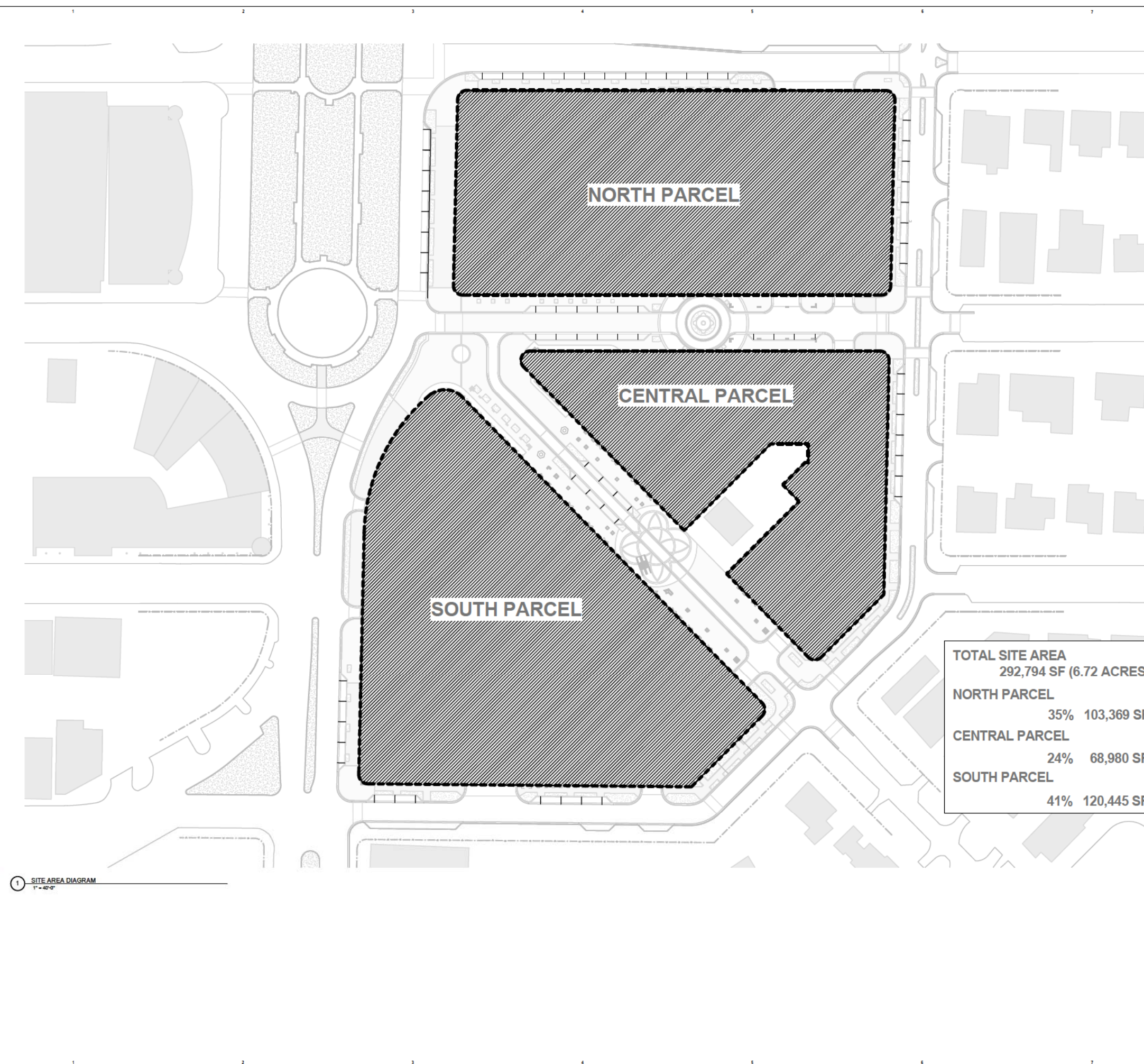
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SITE AREA PLAN

NUMBER

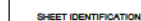
A-0.2.4

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

[illegible]

TITLE

**PROPOSED
FUTURE LAND
USE MAP**

NUMBER
A-0.3.1

2014 RTKL ASSOCIATES INC.



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**MEDITERRANEAN
VILLAGE at
Ponce Circle**

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

ISSUE DRAWING LOG

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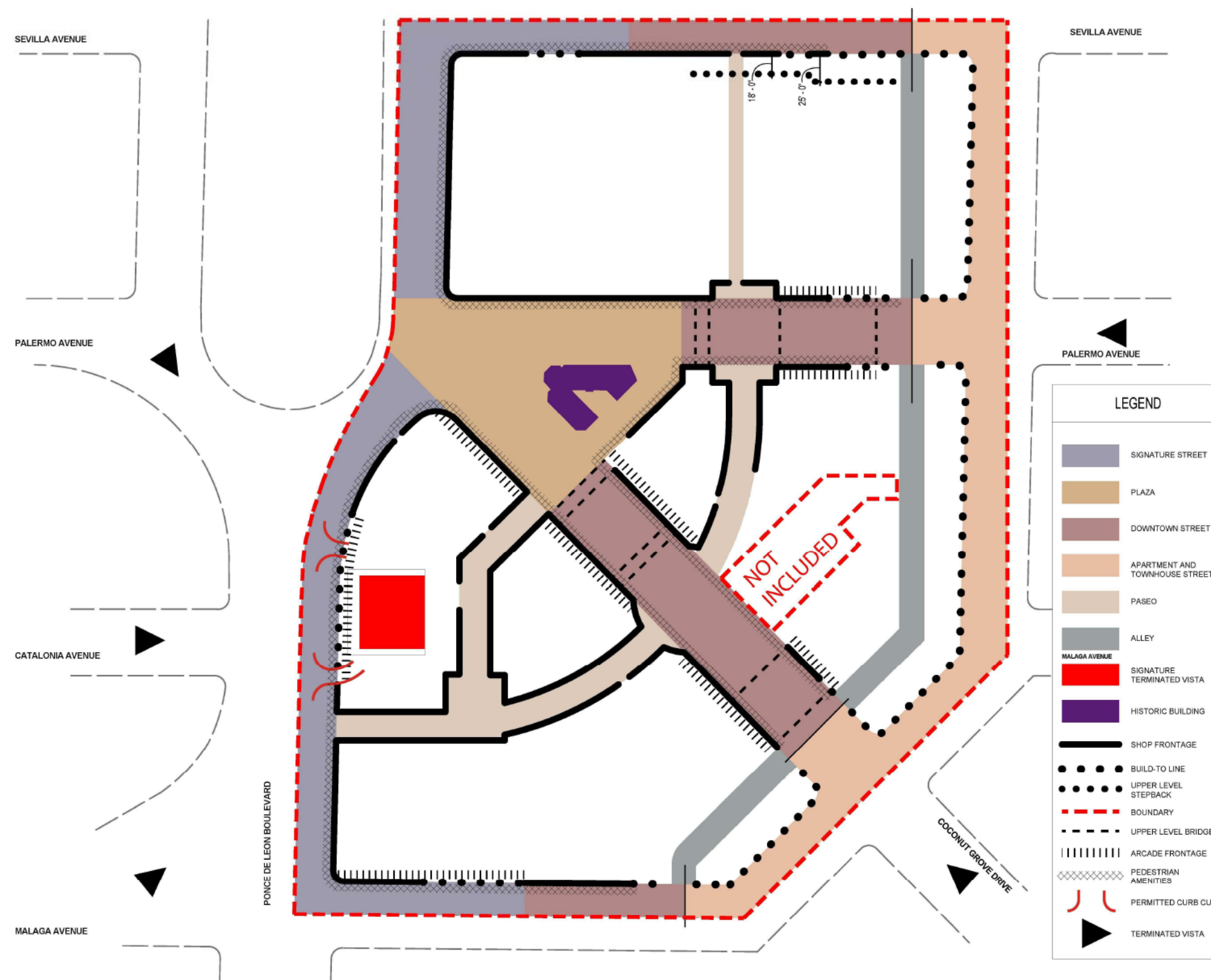
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STREET TYPE AND REGULATING PLAN

NUMBER

A-0.4

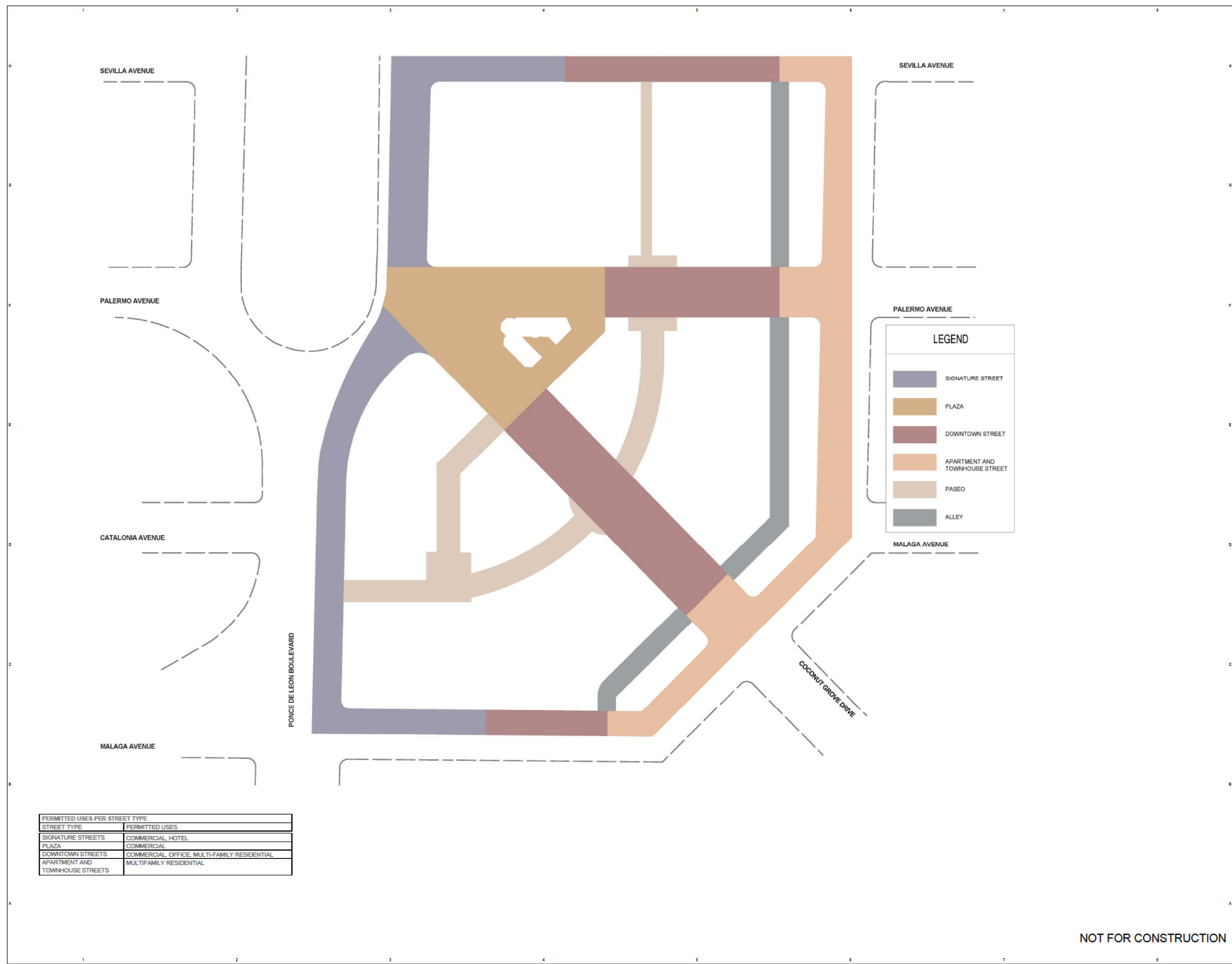
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GROUND FLOOR BUILDING FRONTAGE			
STREET TYPE	BUILD-OUT %	REQUIRED FRONTAGE	PROVIDED FRONTAGE
SIGNATURE STREETS	100%	996' - 0"	996' - 0"
PLAZA	100%	513' - 2"	513' - 2"
DOWNTOWN STREETS	80% MIN	1423' - 5" x 0.8 = 1138' - 9"	1185' - 0" (83%)
APARTMENT AND TOWNHOUSE STREETS	50% MIN	951' - 5" x 0.5 = 475' - 9"	810' - 4" (85%)

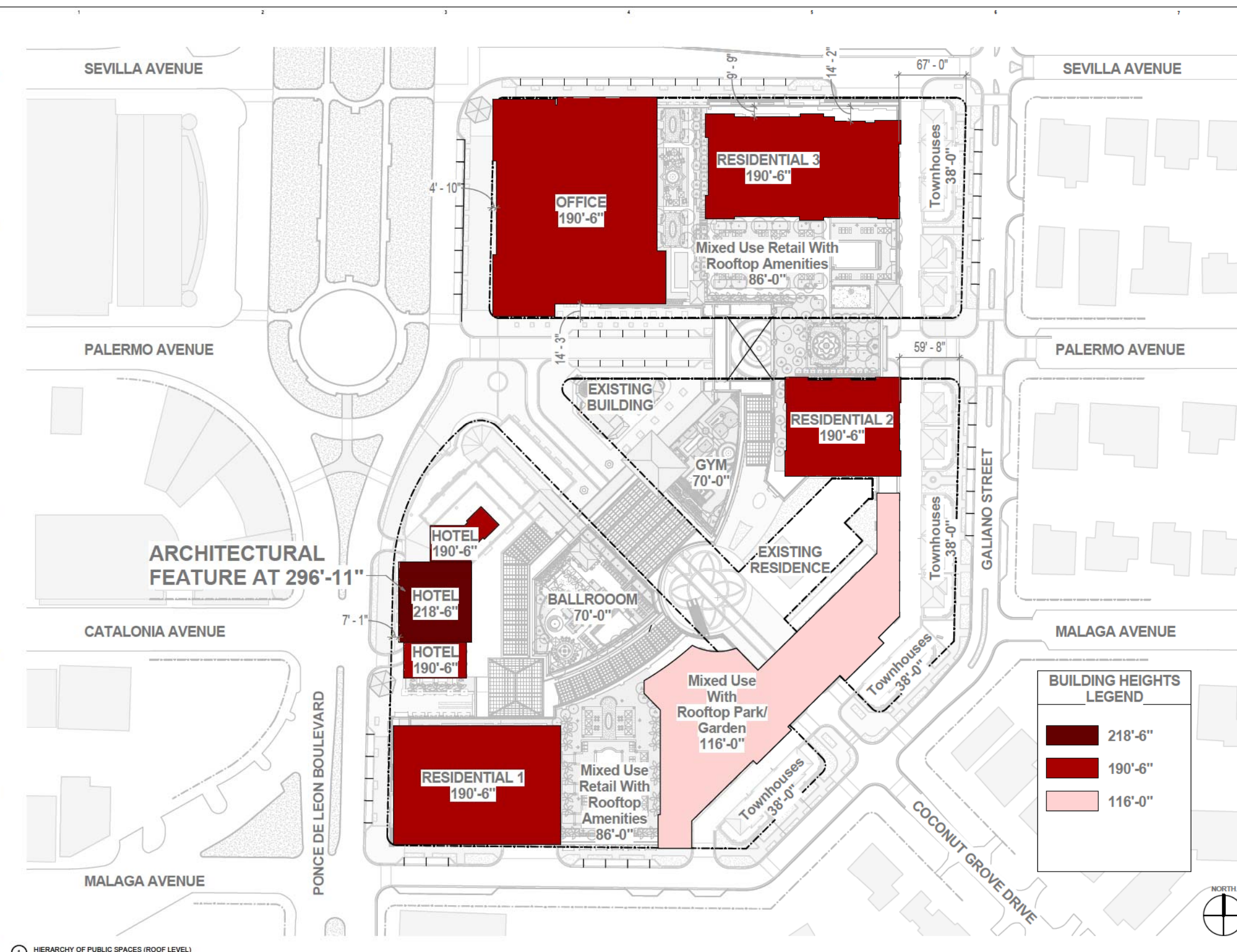
NOT FOR CONSTRUCTION

**MEDITERRANEAN
VILLAGE at
Ponce Circle**

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MEDITERRANEAN
VILLAGE at
Ponce Circle

[illegible]

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VILLAGE at
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CLIENT
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2801,2901, 3001 PONCE DE
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ISSUE DRAWING LOG

[illegible]

SHEET IDENTIFICATION

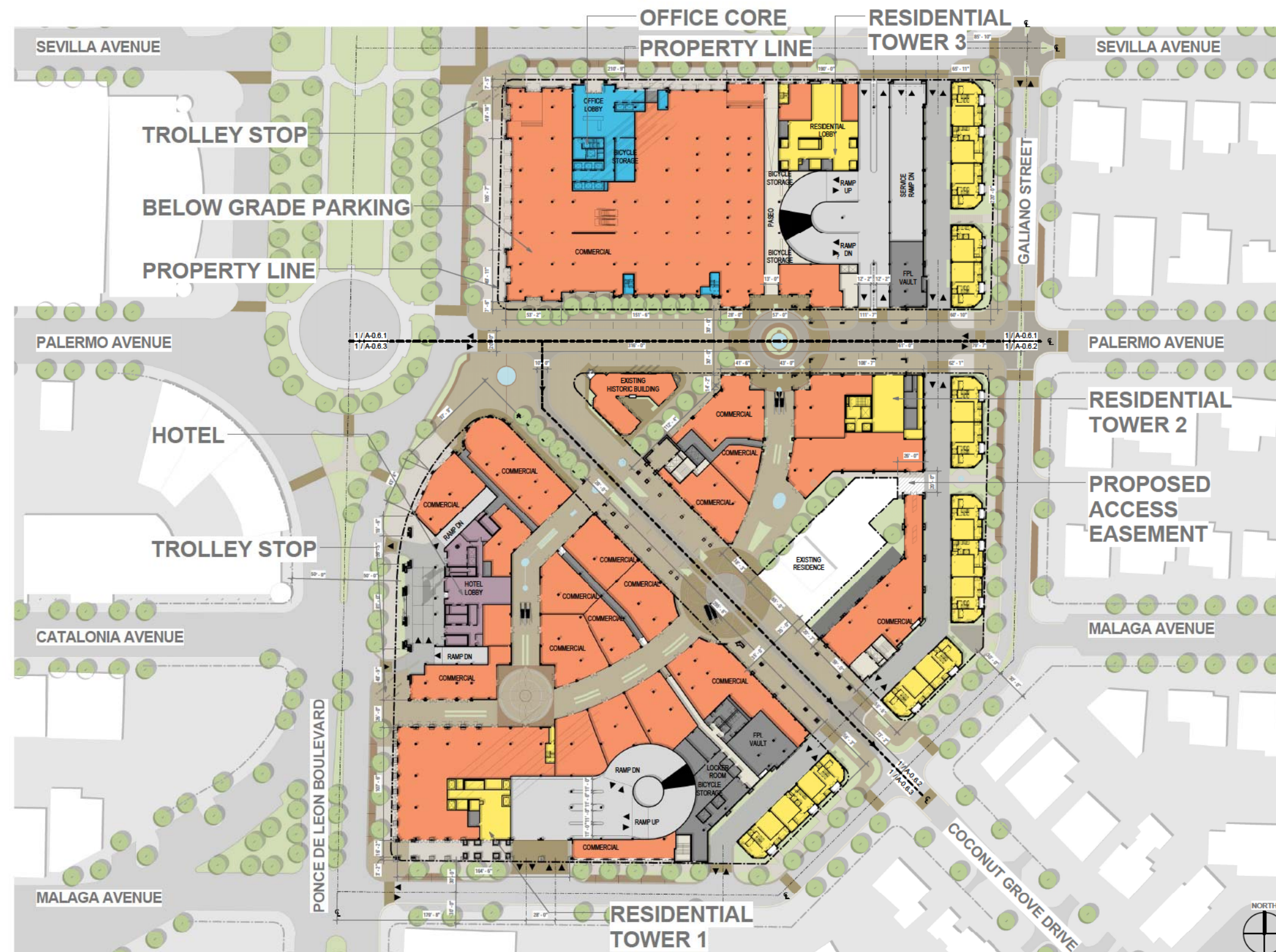
TITLE

**ARCHITECTURAL
SITE PLAN**

NUMBER

A-0.6

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

TIME 1/26/2016 1:47:41 PM

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

ISSUE DRAWING LOG

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SE

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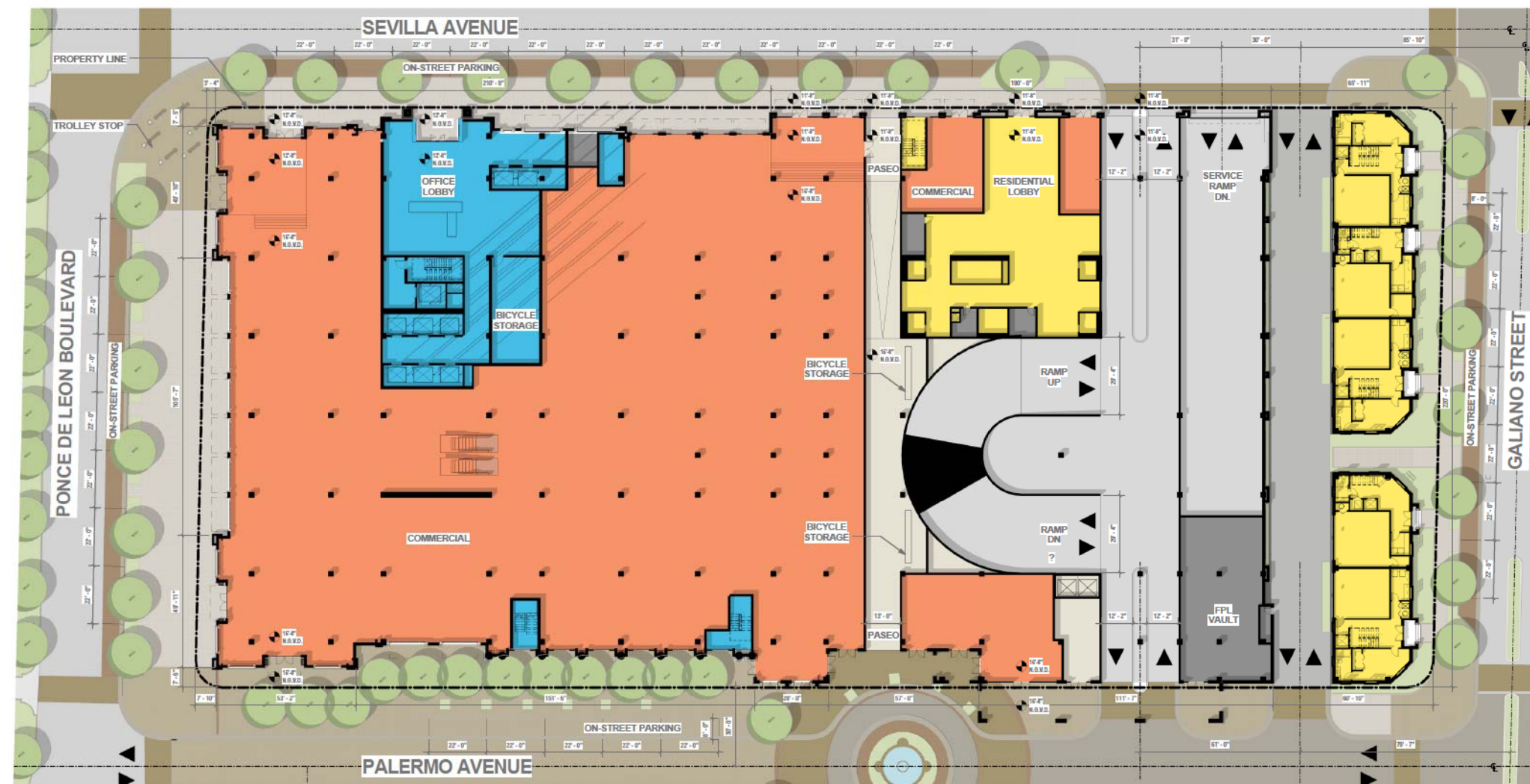
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ENLARGED SITE
PLAN

NUMBER

A-0.6.1

2014 RTKL ASSOCIATES INC.



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

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

CONSULTANT

PROJECT

MEDITERRANEAN
VILLAGE at
Ponce Circle

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

ISSUE DRAWING LOG

[illegible]

SEA

SHEET IDENTIFICATION

TITLE

**ENLARGED SITE
PLAN**

NUMBER

A-0.6.2

2014 RTKL ASSOCIATES INC.



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

TIME 1/26/2015 1:50:04 PM

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Ponce Circle

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

ISSUE DRAWING LOG

[illegible]

SEA

SHEET IDENTIFICATION

TITLE
**ENLARGED SITE
PLAN**

NUMBER

A-0.6.3

2014 RTKL ASSOCIATES INC.



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**MEDITERRANEAN
VILLAGE at
Ponce Circle**

CLIENT
AGAVE PUNCH LLC
3801 38th St, Suite 300
Lubbock, TX 79410

ESPAÑOL O LO O

[illegible]

DOWD & DODGE FINE ARTS, INC.

OPEN SPACE PLAN

A-0.7.1

10-6A FIVE ASSUMPTIONS

NOTE:

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

LEGEND

OPEN SPACE



NOT FOR CONSTRUCTION

MEDITERRANEAN
VILLAGE at
Ponce Circle

CLIENT

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

ISSUE DRAWING LOG

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SE

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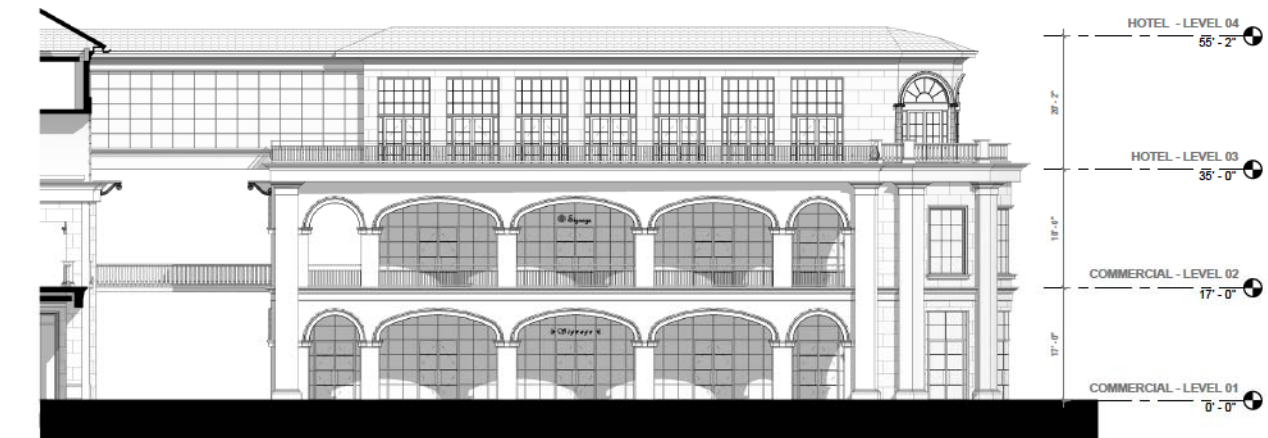
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**OPEN SPACE
ELEVATIONS/SECTIONS**

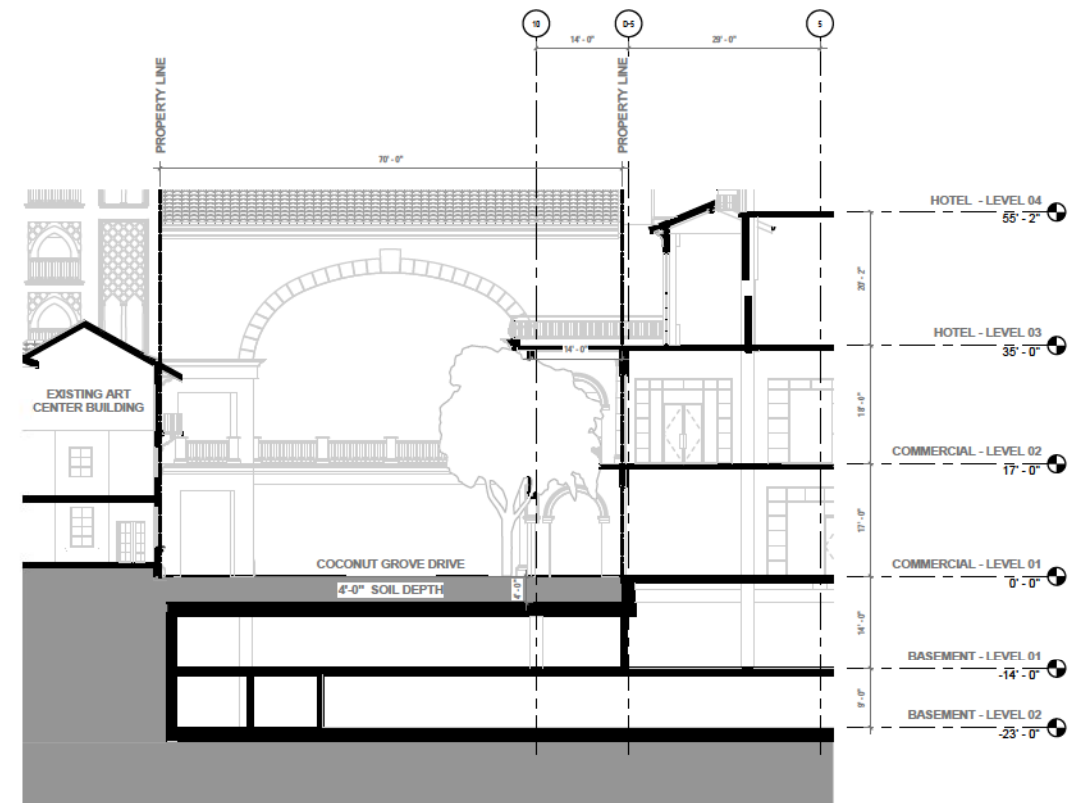
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A-0.7.2

2014 RTKL ASSOCIATES INC



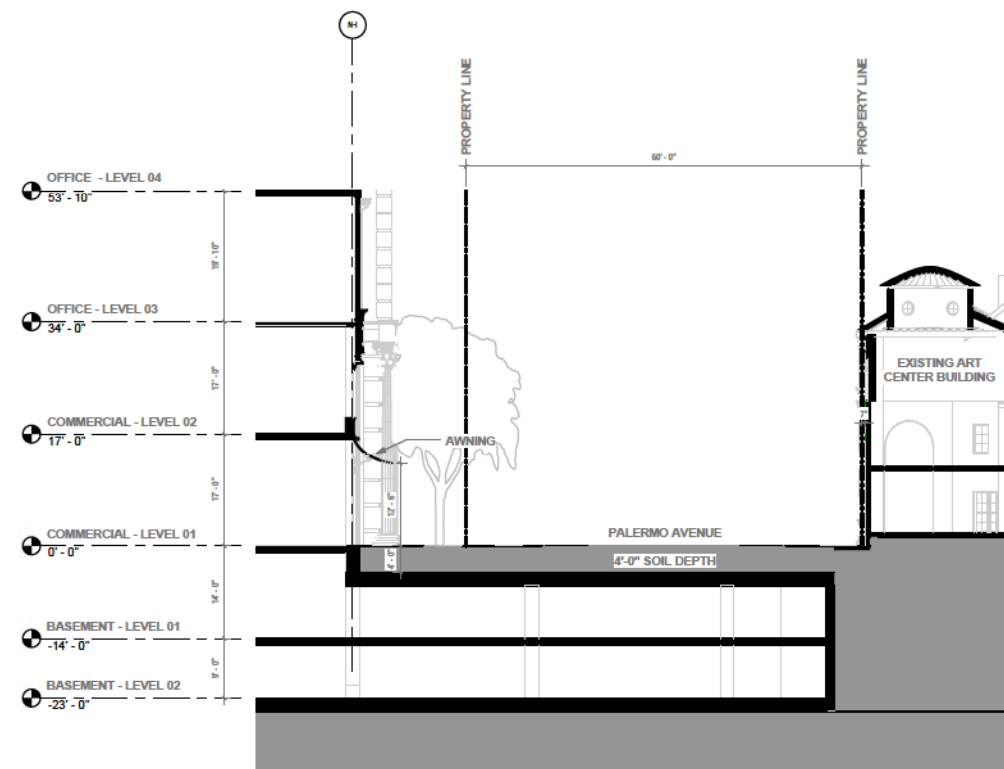
1 ART CENTER PLAZA SOUTH-WEST ELEVATION
3/32" = 1'-0"



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



3 ART CENTER PLAZA NORTH ELEVATION
3/32" = 1'-0"



4 ART CENTER PLAZA NORTH SECTION
3/32" = 1'-0"

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MEDITERRANEAN
VILLAGE at
Ponce Circle

CLIENT

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

ISSUE DRAWING LOG

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SHEET IDENTIFICATION

TITLE

**OPEN SPACE
ELEVATIONS/SECTIONS**

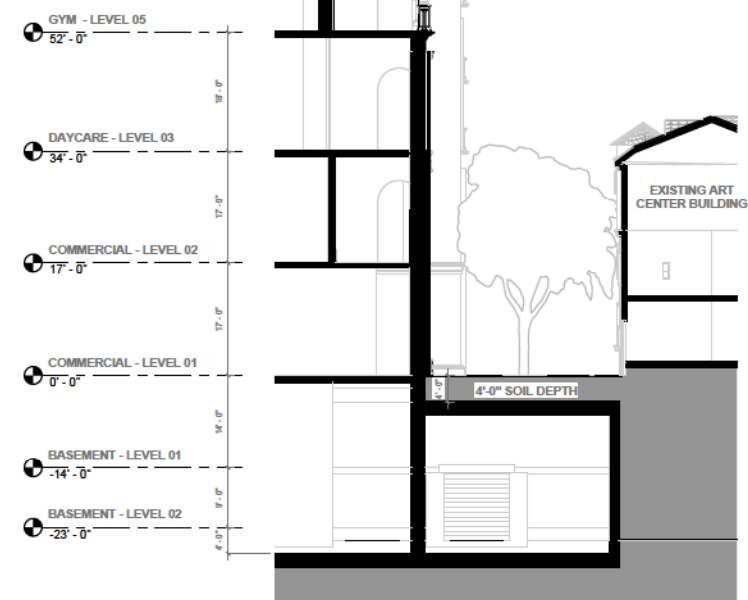
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A-0.7.3

2014 RTKL ASSOCIATES INC.



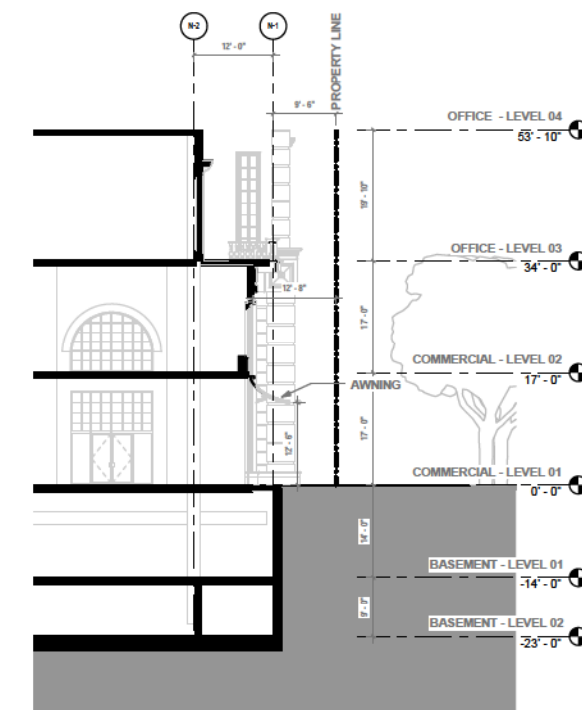
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3/32" = 1'-0"



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



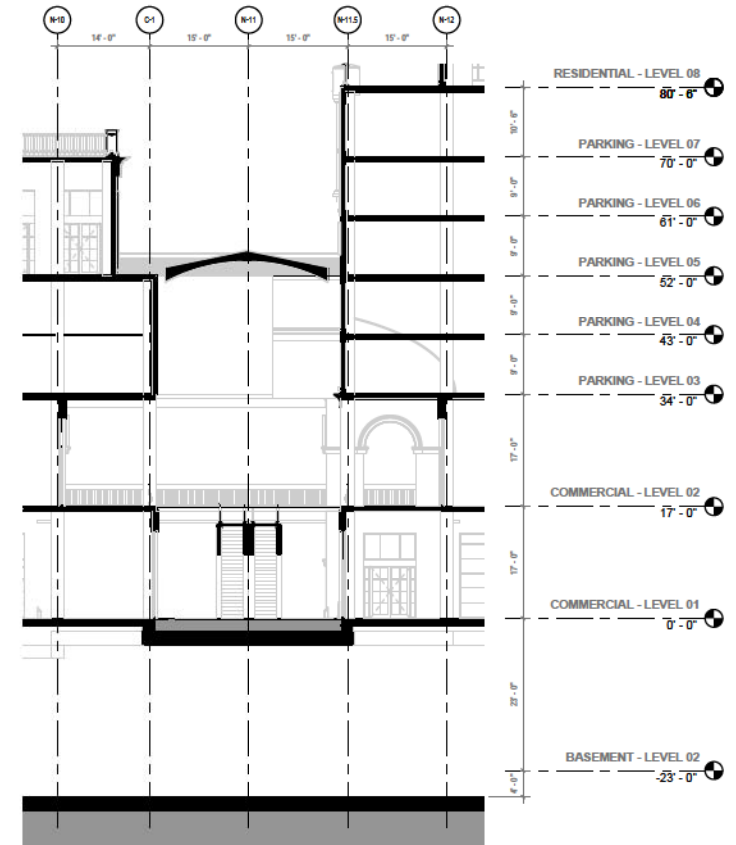
3 PONCE DE LEON BLVD. OFFICE ELEVATION
3/32" = 1'-0"



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

NOT FOR CONSTRUCTION

2014 RTKL ASSOCIATES INC.



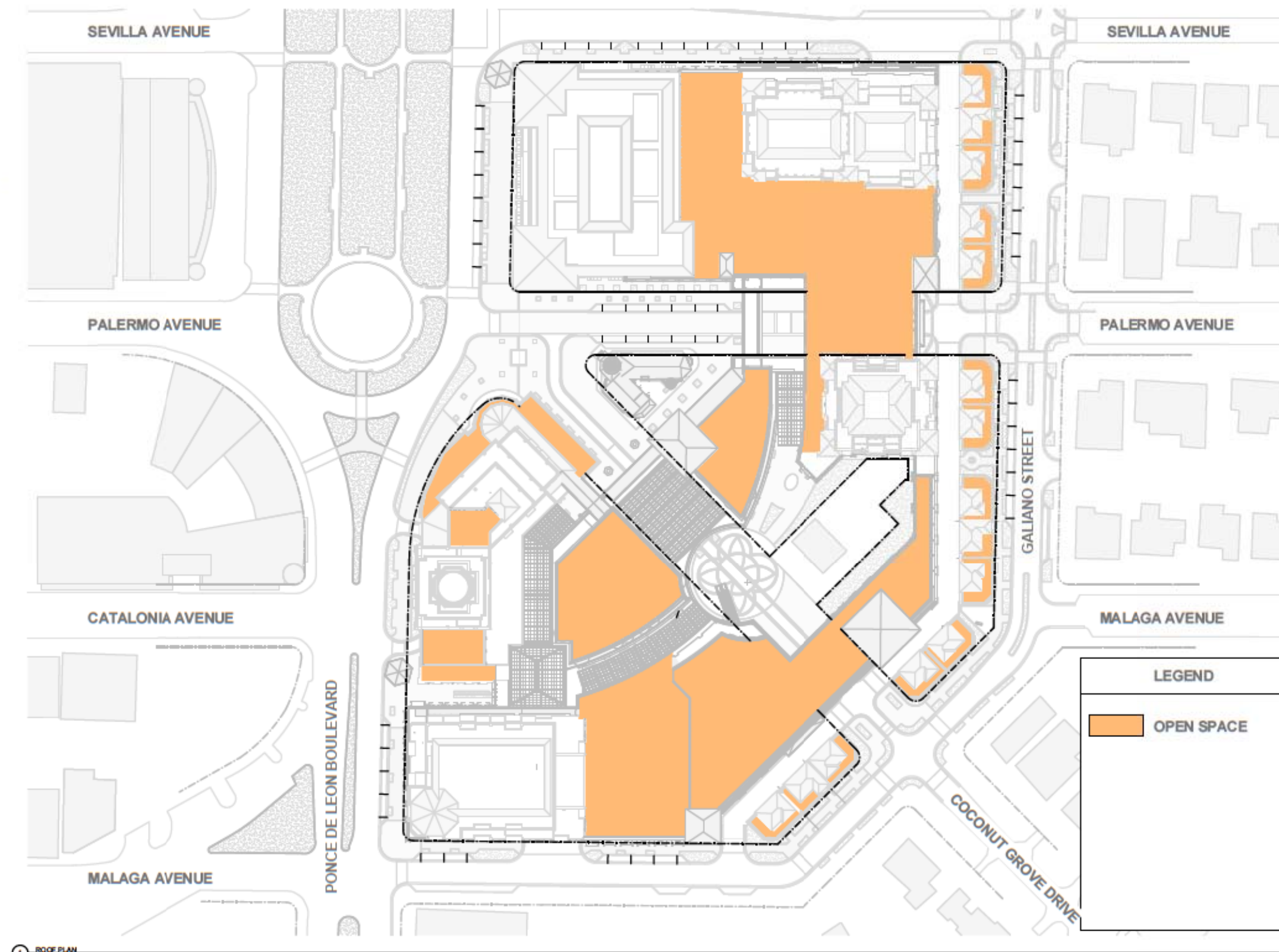
4 TYPICAL PASEO SECTION
3/32" = 1'-0"

NOT FOR CONSTRUCTION

**MEDITERRANEAN
VILLAGE at
Ponce Circle**

NOTE:

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



NOTES

1 SOOE PLAN
1"=400'

NOT FOR CONSTRUCTION

A-0.7.5

**MEDITERRANEAN
VILLAGE at
Ponce Circle**

CLIENT
MAYOR PENCE LLC
2801 S.W. 3RD AVENUE, SUITE 200
MIAMI, FLORIDA 33134

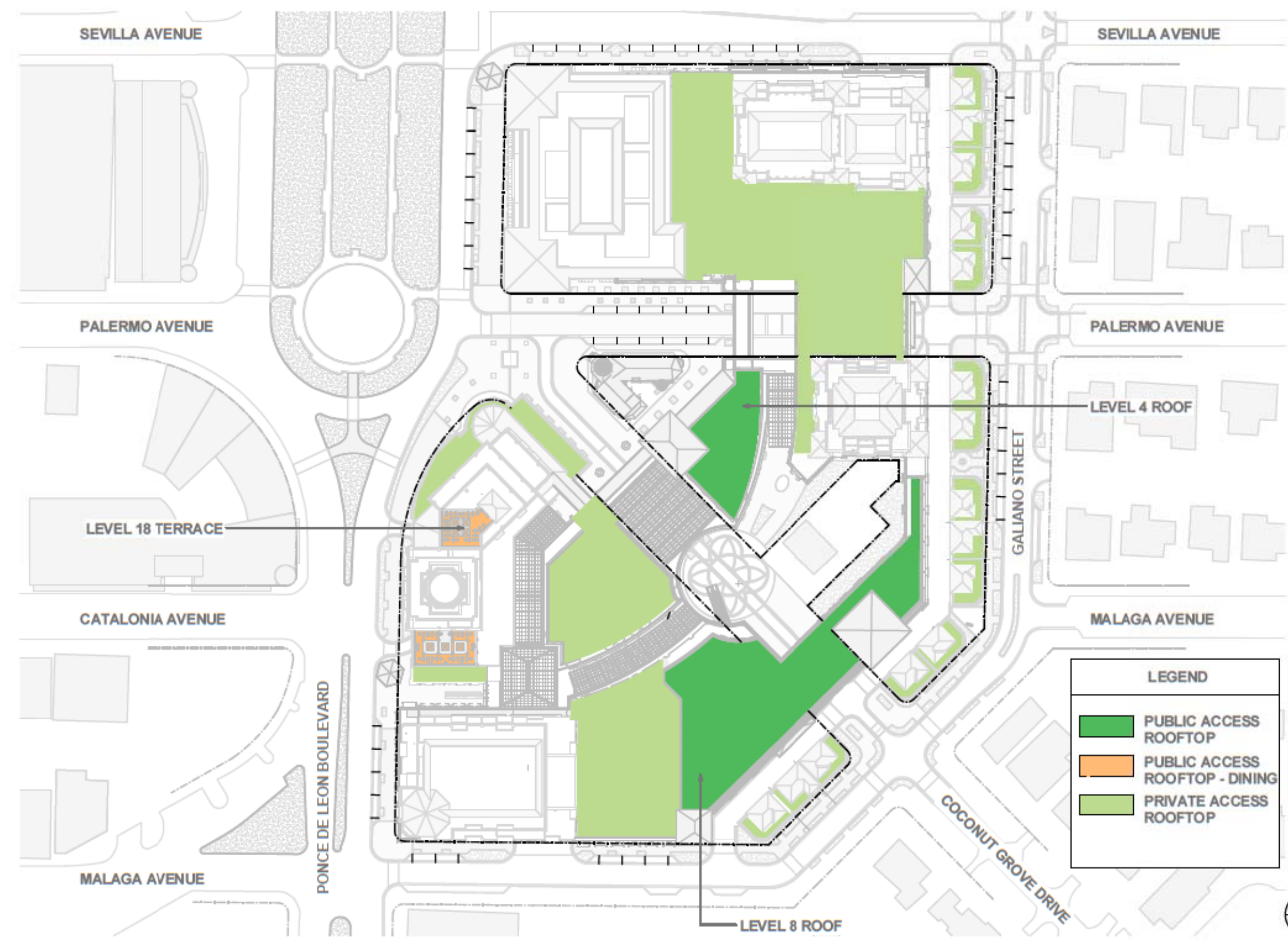
DATE: 07/10/2014

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99	REVISED	
100	REVISED	

DATE: 07/10/2014
TITLE
**ACTIVATED
ROOFTOPS**

NUMBER
A-0.7.6
2014 RTKL ASSOCIATES INC.

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



LEGEND

- PUBLIC ACCESS ROOFTOP
- PUBLIC ACCESS ROOFTOP - DINING
- PRIVATE ACCESS ROOFTOP

1 ROOF PLAN
1"=40'

ACTIVATED ROOFTOPS	
COMMERCIAL ROOF AREA	16,475.53 SF
RESIDENTIAL ROOF AREA	7,648.92 SF
TOTAL ROOF AREA	24,124.45 SF
REQUIRED PUBLIC ACCESS (OVER COMMERCIAL)	
15% OF 16,475.53 =	2,471.33 SF
PROVIDED PUBLIC ACCESS (OVER COMMERCIAL)	
ROOFTOP DINING	3,357.87 SF
OTHER ROOFTOP	31,078.92 SF
TOTAL ROOF AREA	34,436.79 SF (21%)
PROVIDED PRIVATE ACCESS	
ROOFTOP AREA	6,108.46 SF (25%)

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**MEDITERRANEAN
VILLAGE at
Ponce Circle**

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

ISSUE DRAWING LOG

[illegible]

SEAL

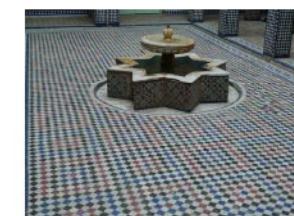
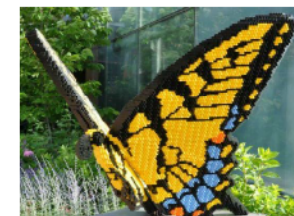
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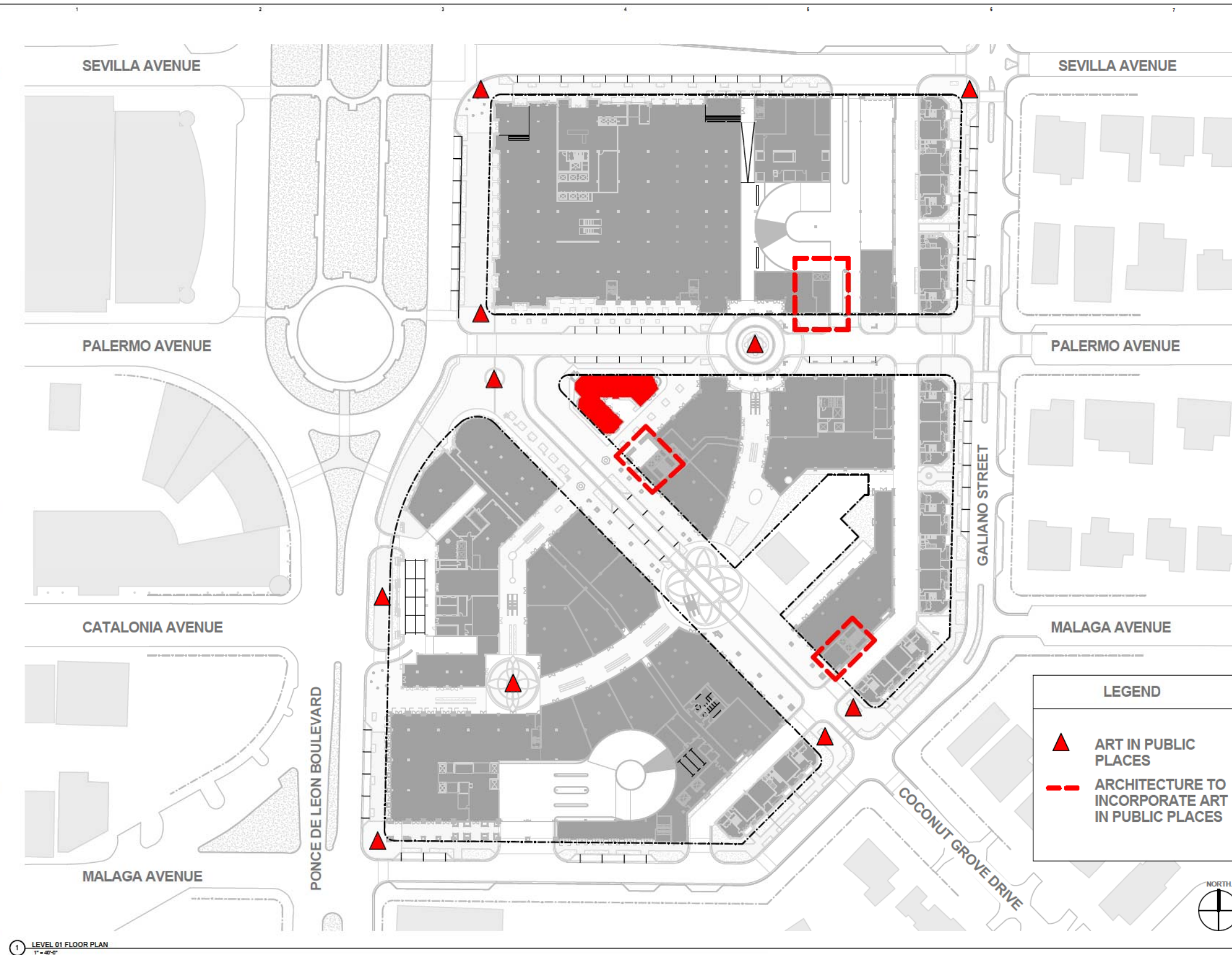
NUMBER

A-0.8

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VILLAGE at
Ponce Circle

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

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SHEET IDENTIFICATION

ART IN PUBLIC PLACES

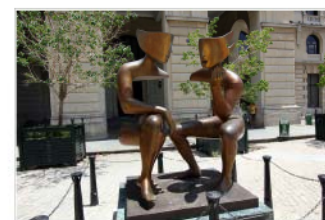
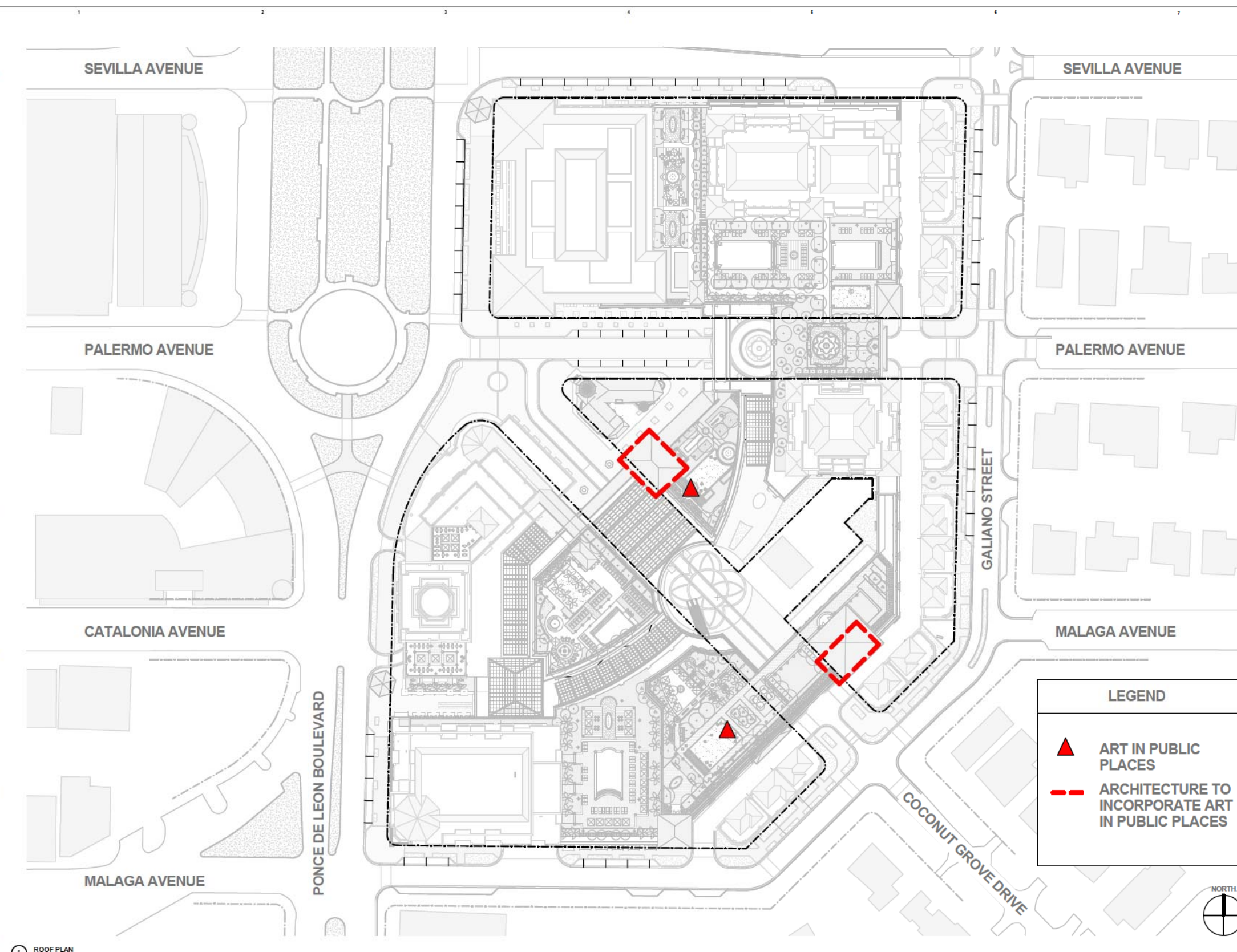
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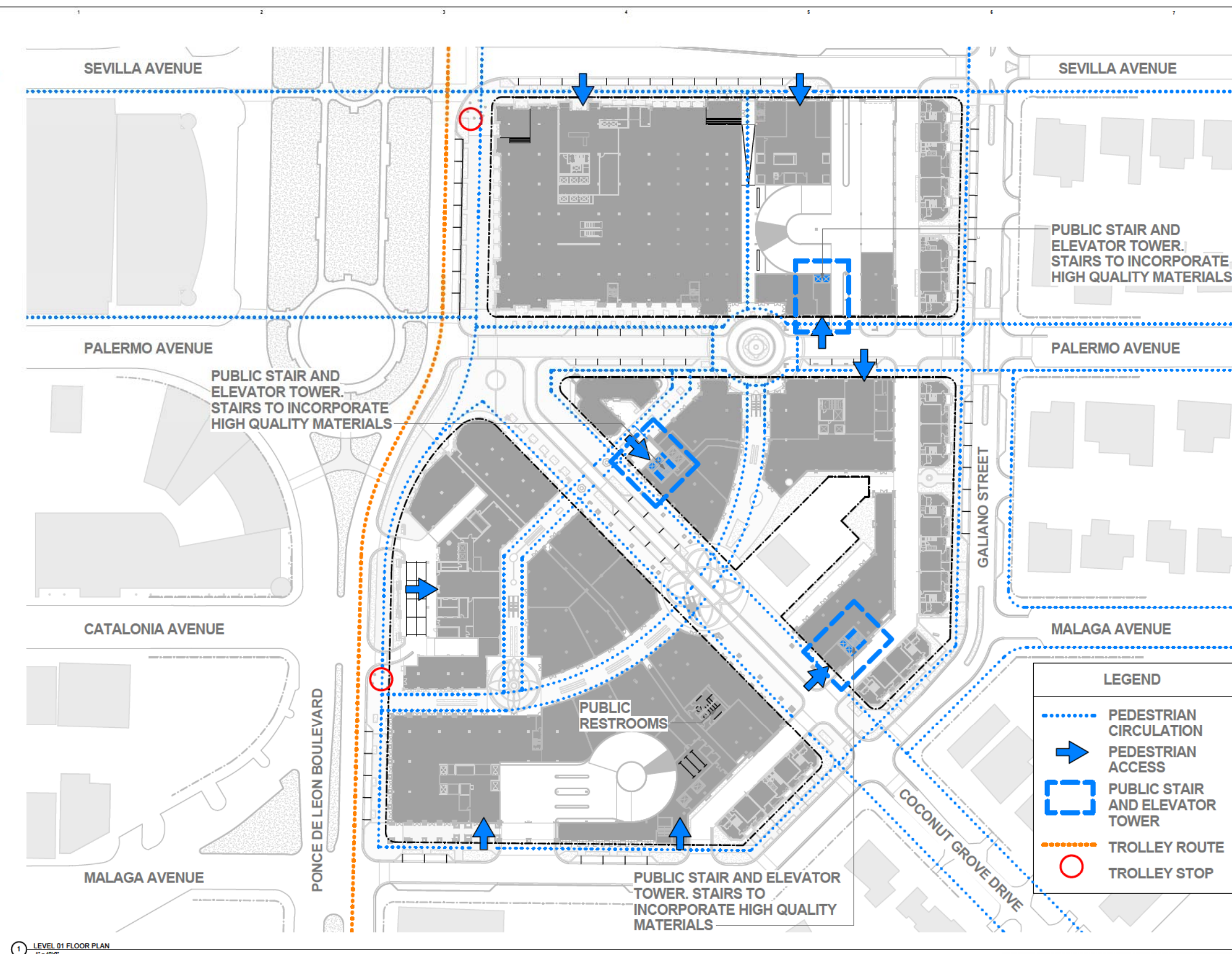
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MEDITERRANEAN
VILLAGE at
Ponce Circle

[illegible]

VIEW OF TROLLEY STOP FROM PONCE DE LEON

NORTH



NOT FOR CONSTRUCTION

MEDITERRANEAN
VILLAGE at
Ponce Circle

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

ISSUE DRAWING LOG

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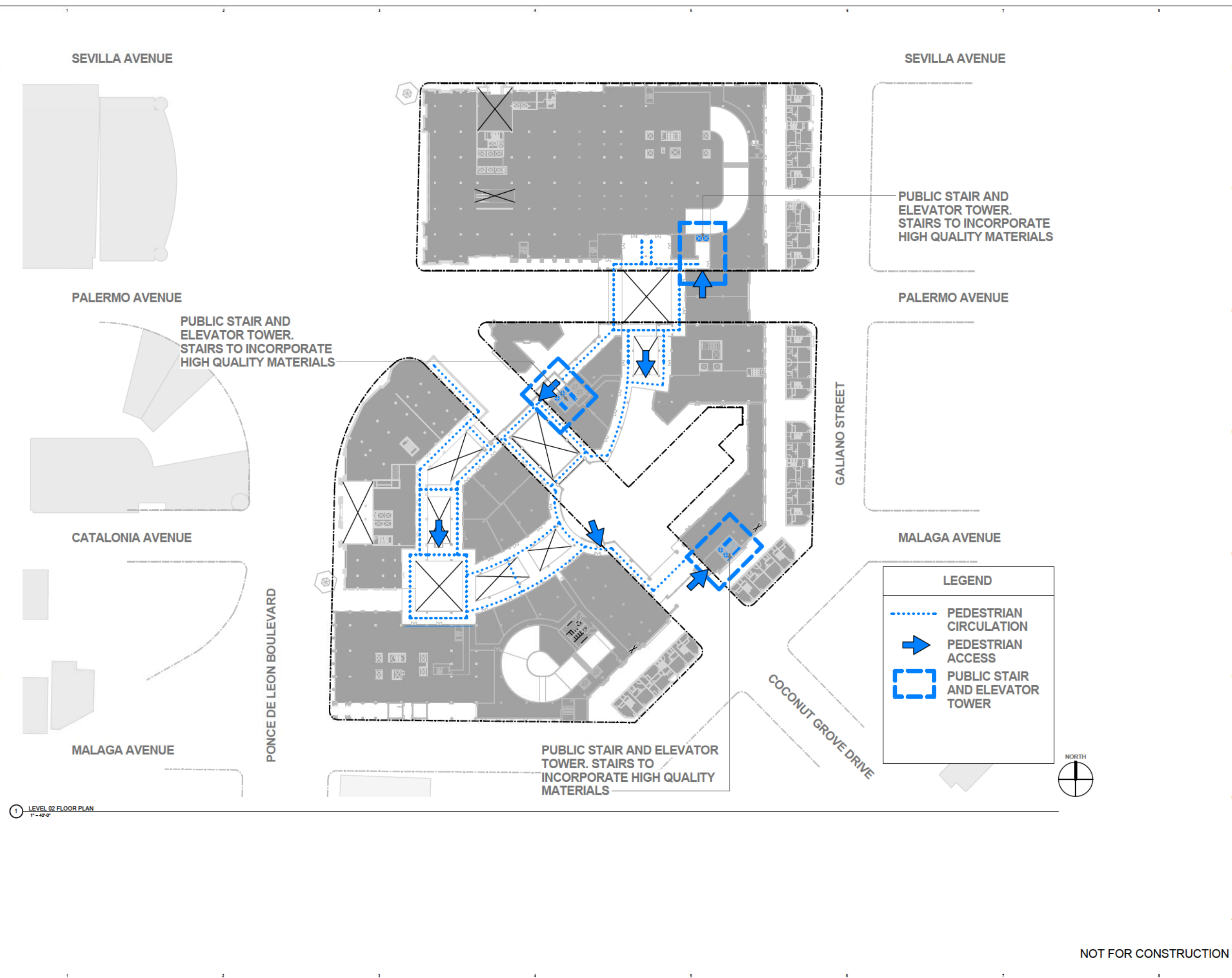
SHEET IDENTIFICATION

TITLE
**PEDESTRIAN
CIRCULATION**

NUMBER

A-0.10.1

2014 RTKL ASSOCIATES INC.



PROJECT

ISSUE DRAWING LOG

SHEET IDENTIFICATION

NUMBER

2014 RTKL ASSOCIATES INC.



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VILLAGE at
Ponce Circle

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

ISSUE DRAWING LOG

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SHEET IDENTIFICATION

TITLE

**TRAFFIC
SIGNALIZATION PLAN**

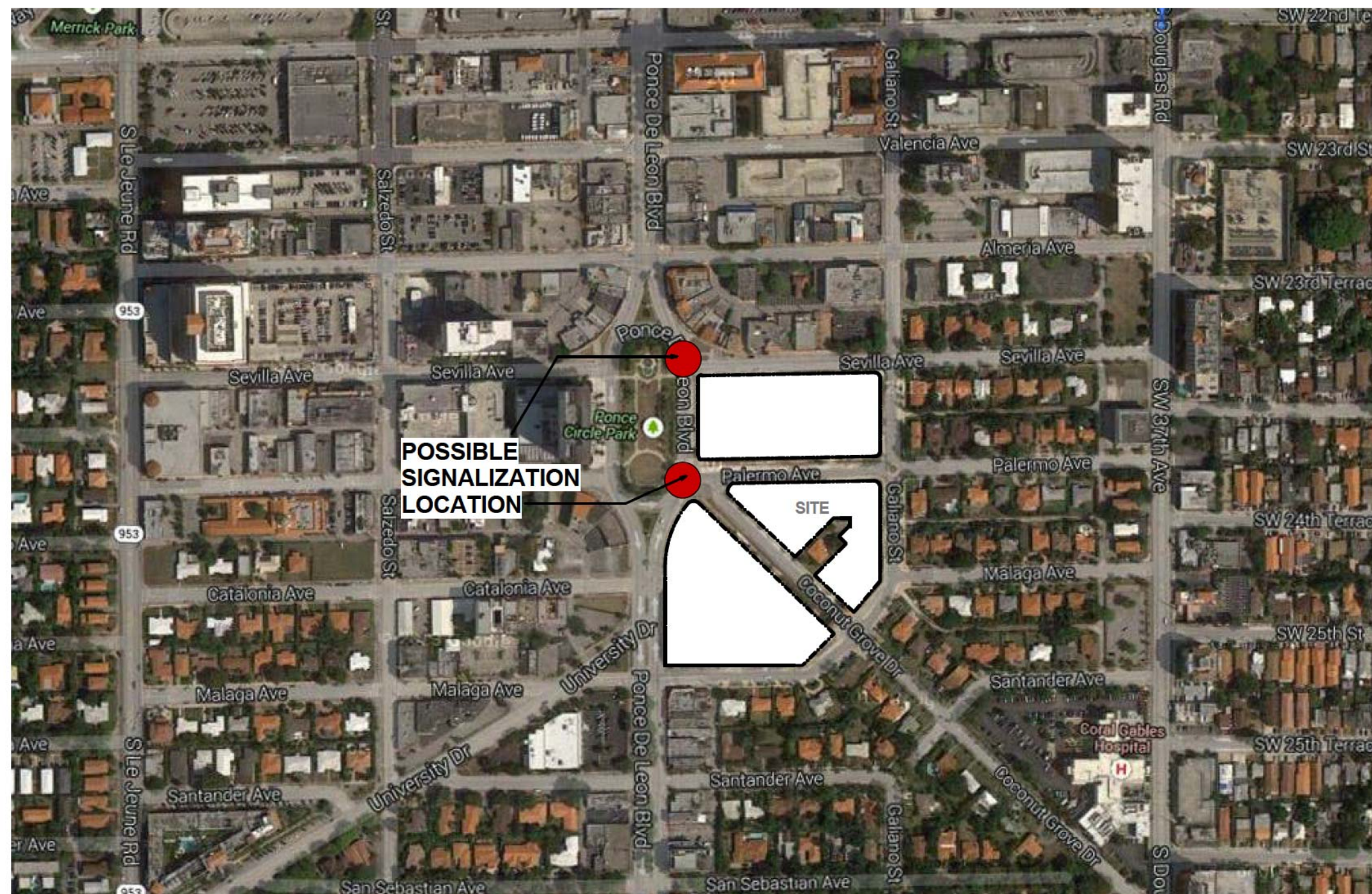
NUMBER
A-0.10.4

2014 RTKL ASSOCIATES INC.

NOTE:

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

NOT FOR CONSTRUCTION

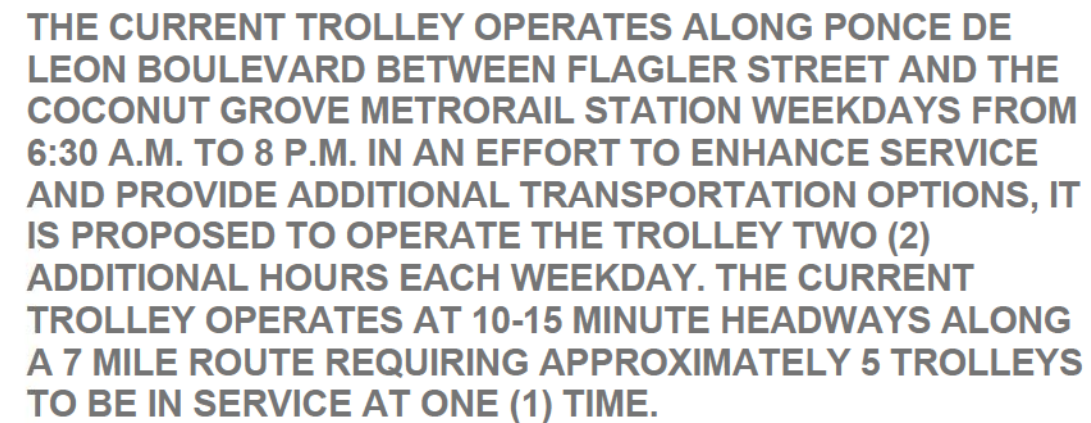


1 AERIAL VIEW
1:5

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**OPTION A
EXISTING TROLLEY
ROUTE SERVICE
ENHANCEMENTS**



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

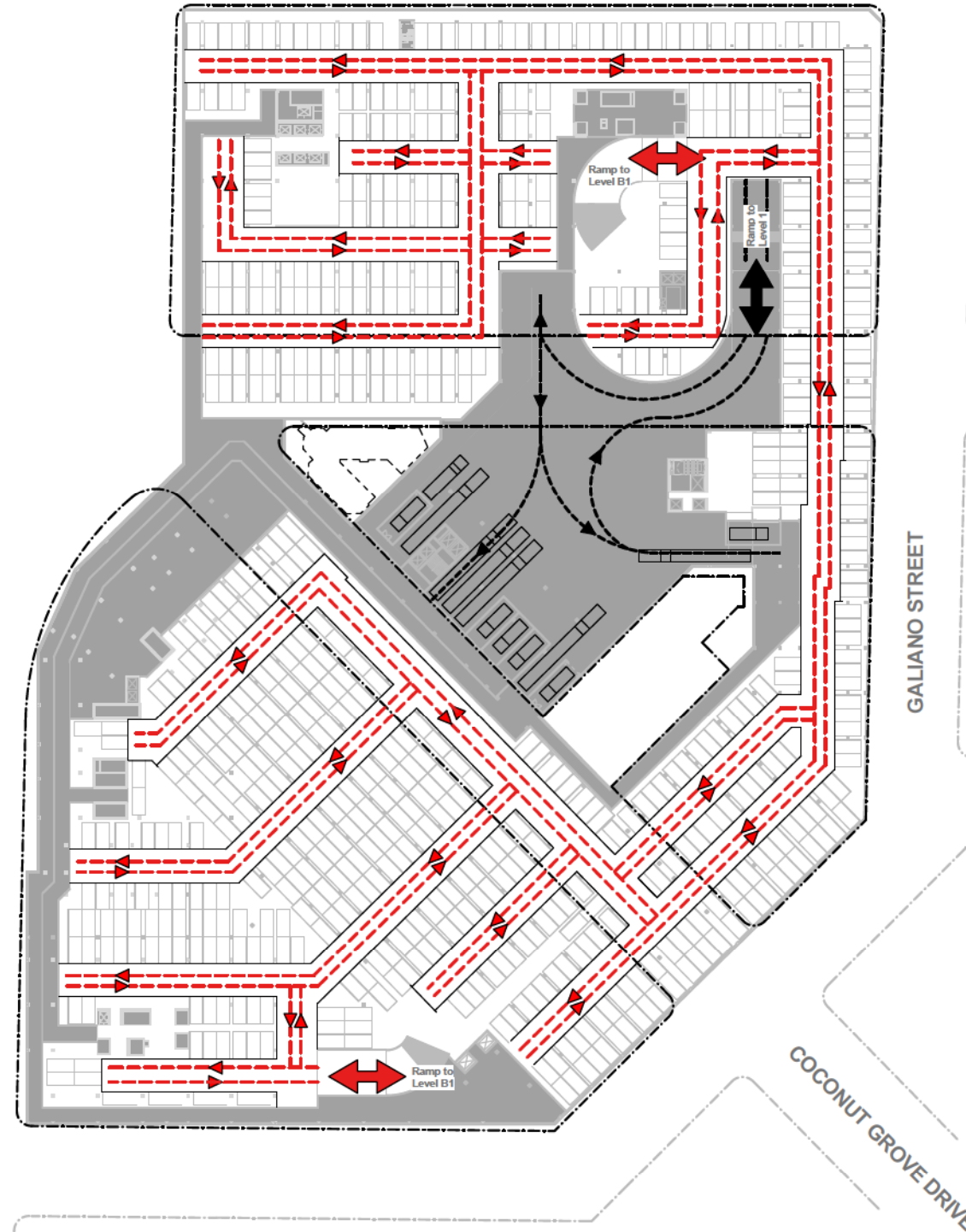
NOT FOR CONSTRUCTION

SEVILLA AVENUE

PALERMO AVENUE

MALAGA AVENUE

PONCE DE LEON BOULEVARD



VEHICULAR CIRCULATION

LOADING CIRCULATION

PARKING ACCESS

▶ **LOADING/
TRASH ACCESS**

**NON-PARKING
AREA**



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

AN ARCADIS COMPANY

CONSULTANT

PROJECT

**MEDITERRANEAN
VILLAGE at
Ponce Circle**

ISSUE DRAWING LOG

[illegible]

SHEET IDENTIFICATION

VEHICULAR CIRCULATION

NUMBER _____

A-0.11

2014 RTKL ASSOCIATES INC.

NOT FOR CONSTRUCTION

NUMBER
A-0.11

2014 RTKL ASSOCIATES INC.

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NOTE:

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

PROJECT

MEDITERRANEAN
VILLAGE at
Ponce Circle

CLIENT

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

ISSUE DRAWING LOG

[illegible]

SE

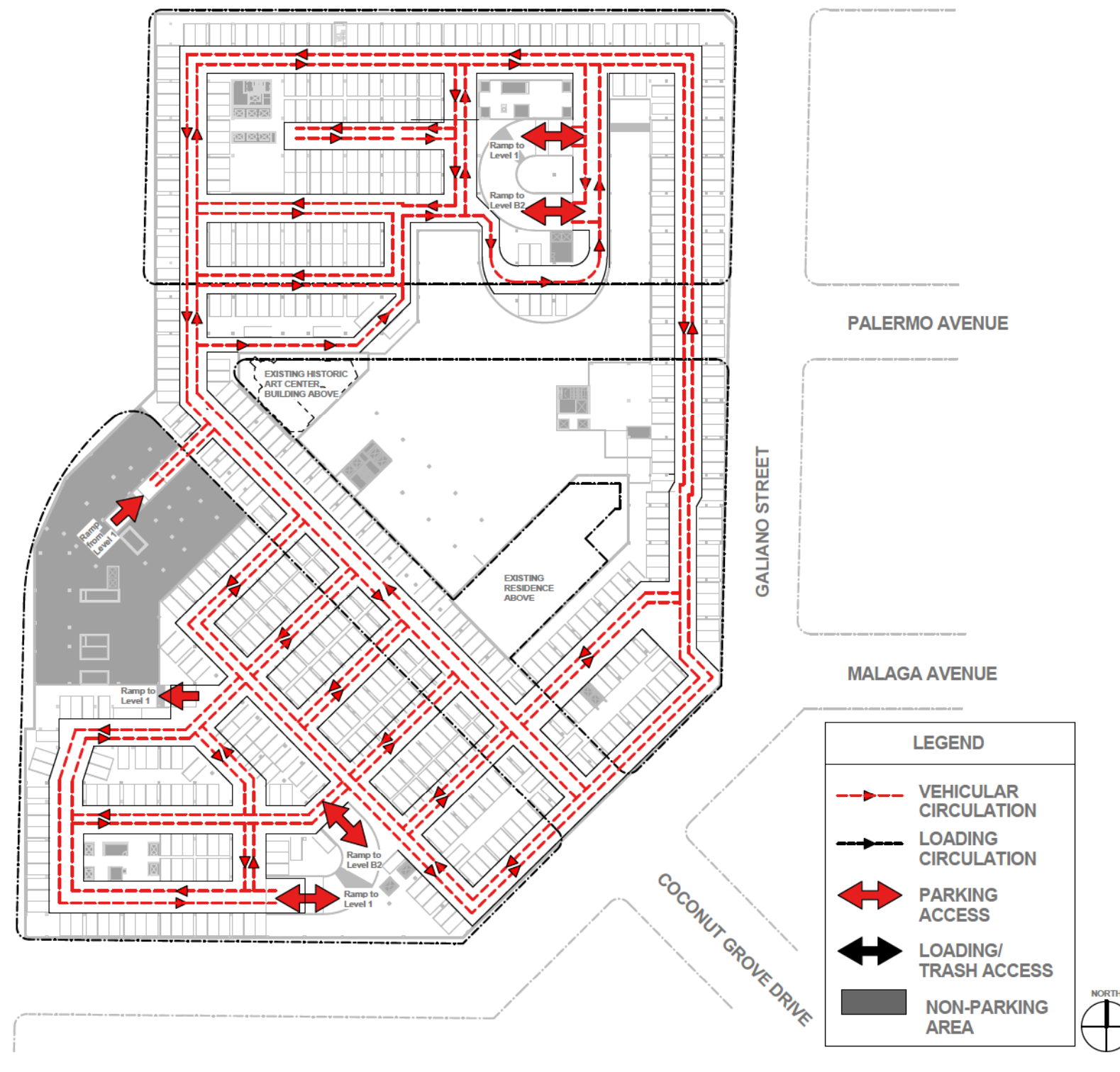
SHEET IDENTIFICATION

VEHICULAR CIRCULATION

NUMBER

A-0.11.1

2014 RTKL ASSOCIATES INC.



NORTH



NOT FOR CONSTRUCTION

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**MEDITERRANEAN
VILLAGE at
Ponce Circle**

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

ISSUE DRAWING LOG

[illegible]

SHEET IDENTIFICATION

TITLE

**VEHICULAR
CIRCULATION**

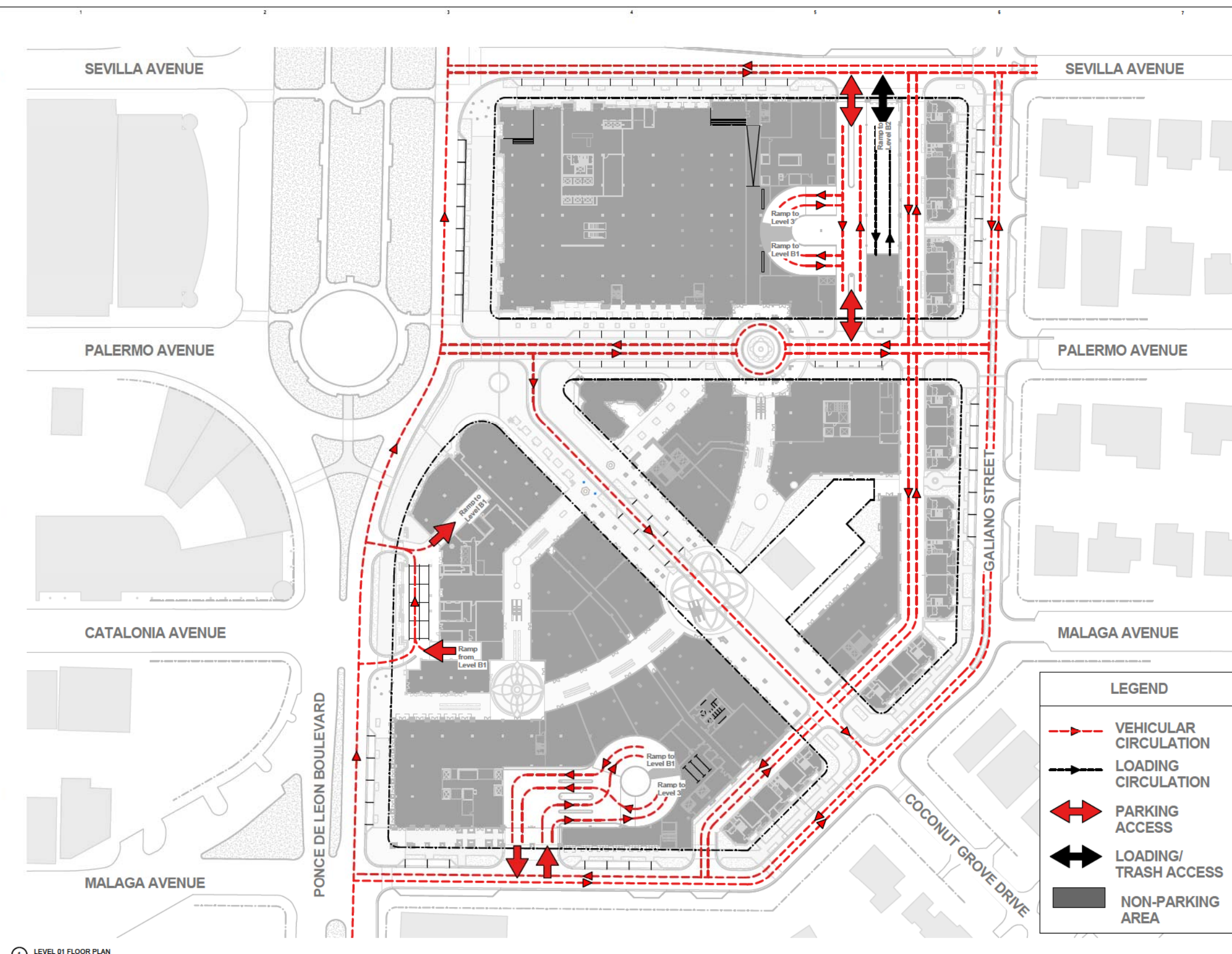
NUMBER

A-0.11.2

2014 RTKL ASSOCIATES INC.

NOTE:

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



NORTH



NOT FOR CONSTRUCTION

JUNE 1/26/2015 1:44:20 PM

FILE NAME: C:\Users\vsadmin\Documents\Documents\DSM-Podium-Central
00_WhereIsLinda.pdf

NOTE:

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

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

**VEHICULAR
CIRCULATION**

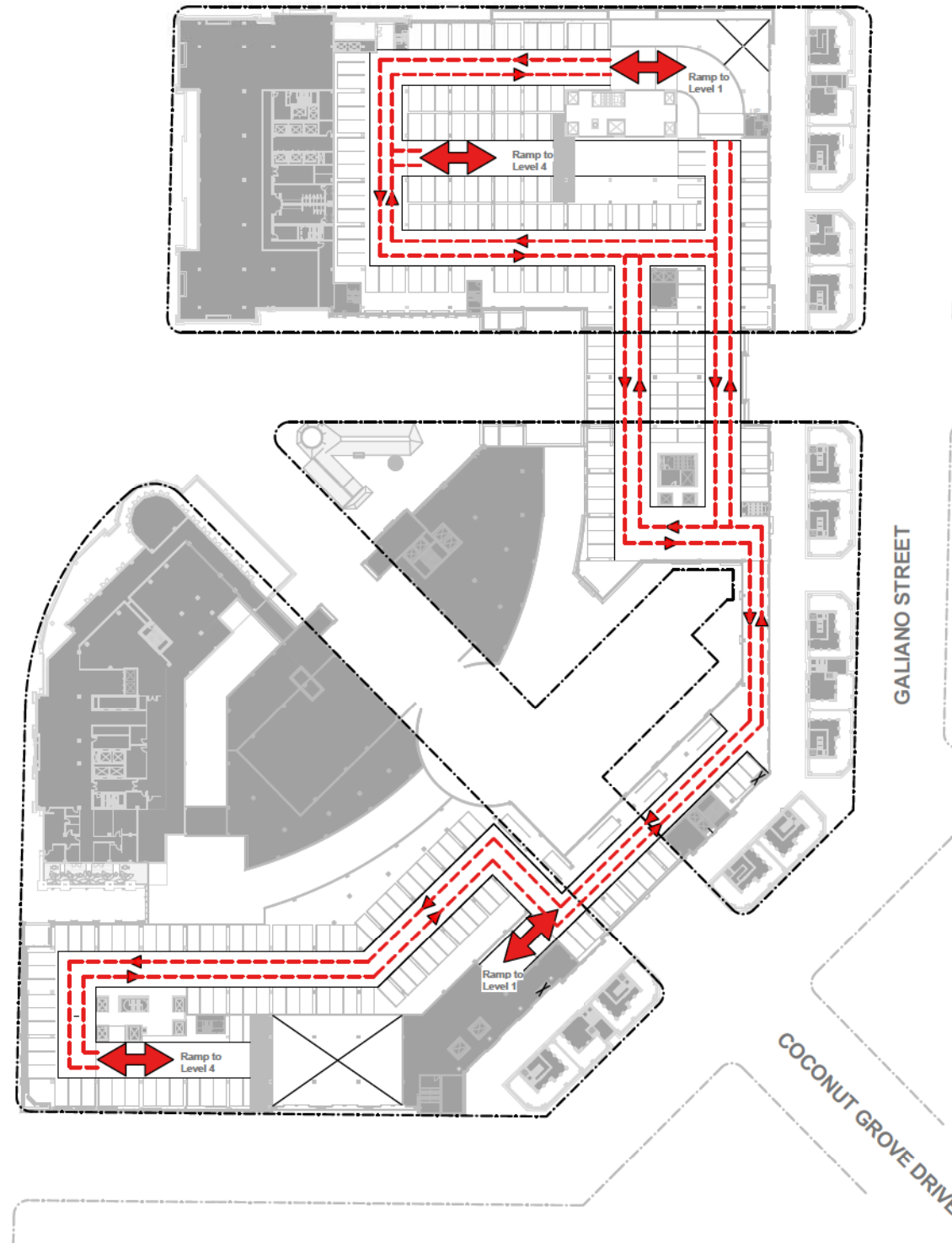
NUMBER

A-0.11.3






2014 RTKL ASSOCIATES INC.



NOT FOR CONSTRUCTION



LEGEND

-
-  VEHICULAR CIRCULATION
 LOADING CIRCULATION
 PARKING ACCESS
 LOADING/TRASH ACCESS
 NON-PARKING AREA

SEVILLA AVENUE

SEVILLA AVENUE

PALERMO AVENUE

PALERMO AVENUE

CATALONIA AVENUE

MALAGA AVENUE

MALAGA AVENUE

PONCE DE LEON BOULEVARD

COCONUT GROVE DRIVE

1 LEVEL 03 FLOOR PLAN
1" = 40'-0"

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

FILE NAME C:\Users\jui\admin\Documents\DSV_Podium-Central-02_yizquendo.net

PROJECT

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

ISSUE DRAWING LOG

[illegible]

SHEET IDENTIFICATION

TITLE

VEHICULAR
CIRCULATION






NUMBER

A-0.11.4

2014 RTKL ASSOCIATES INC.

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



 VEHICULAR CIRCULATION
 LOADING CIRCULATION
 PARKING ACCESS
 LOADING/ TRASH ACCESS
 NON-PARKING AREA

NOT FOR CONSTRUCTION

MEDITERRANEAN
VILLAGE at
Ponce Circle

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

ISSUE DRAWING LOG

[illegible]

SEA

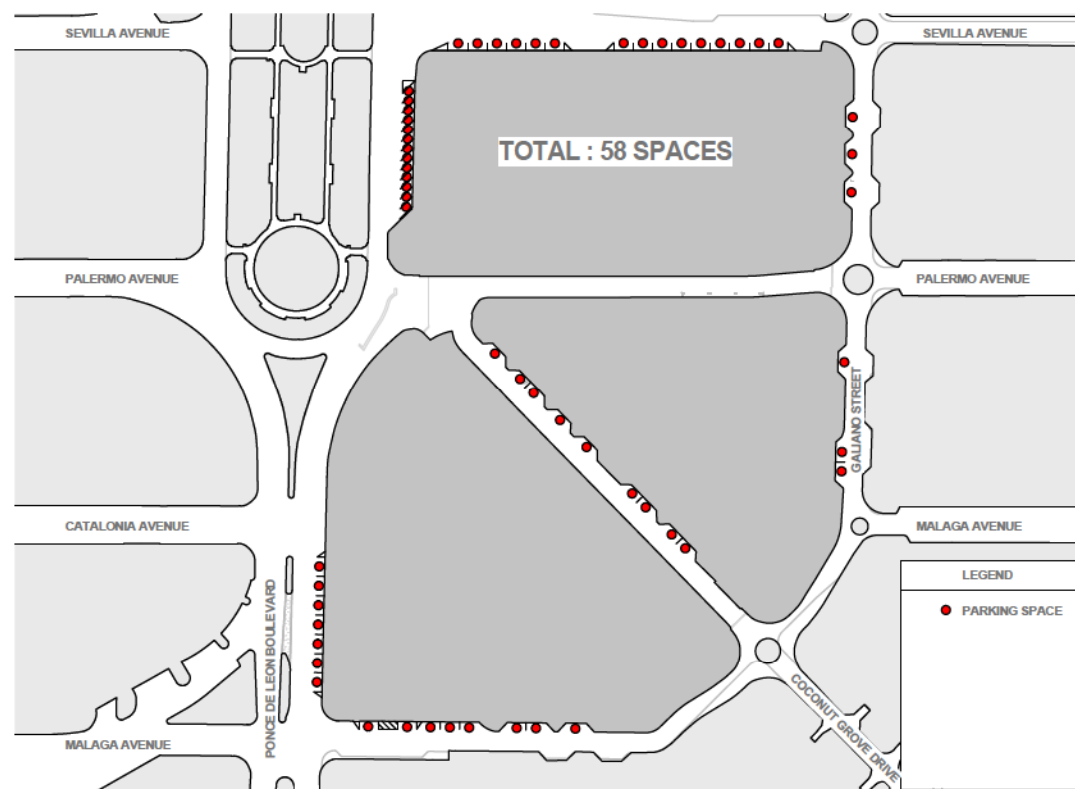
SHEET IDENTIFICATION

ON STREET PARKING

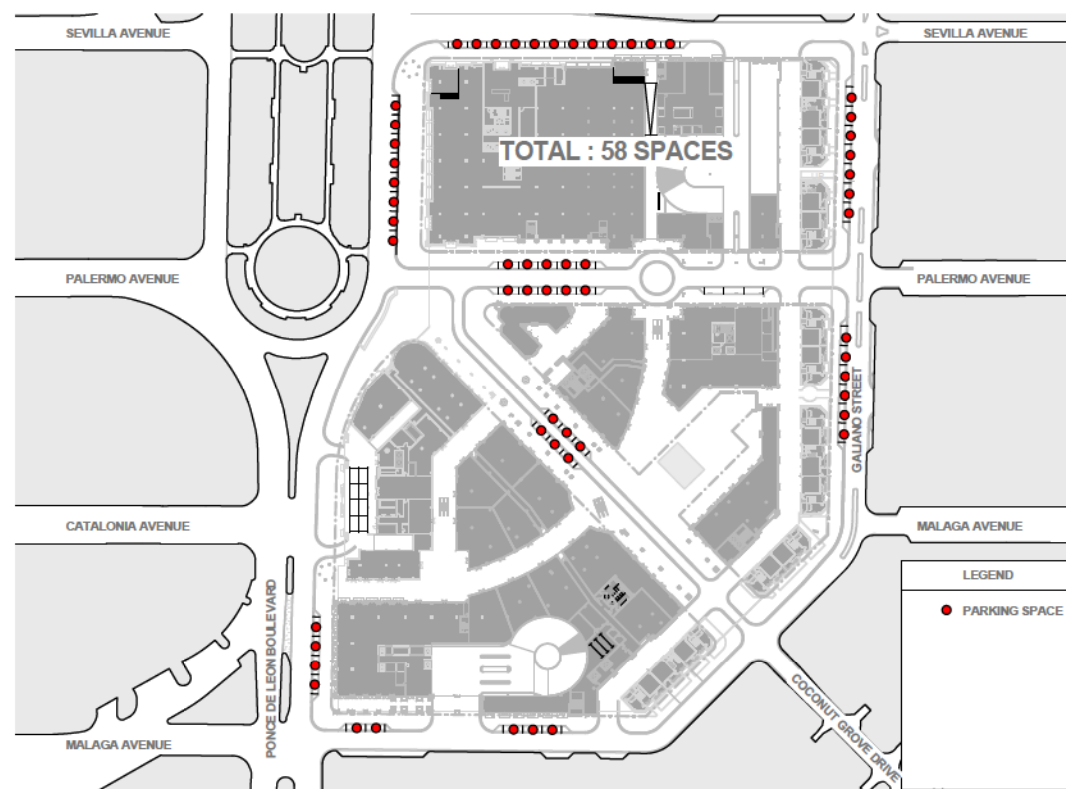
NUMBER

A-0.11.5

2014 RTKL ASSOCIATES INC



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



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

NOT FOR CONSTRUCTION

MEDITERRANEAN
VILLAGE at
Ponce Circle

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

ISSUE DRAWING LOG

SEA

SHEET IDENTIFICATION

TITLE

**VALET OPERATING
PLAN - LEVEL 01**

NUMBER

A-0.11.6

2014 RTKL ASSOCIATES INC.

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 PARKING WILL BE PROVIDED WITHIN THE LOWER/BASEMENT LEVEL OF THE PARKING AREA. THE FOLLOWING SECTIONS SUMMARIZE THE ANTICIPATED LOCATION OF THE VALET STAND FOR EACH USE AND THE VALET ROUTE FOR EACH VALET STAND.

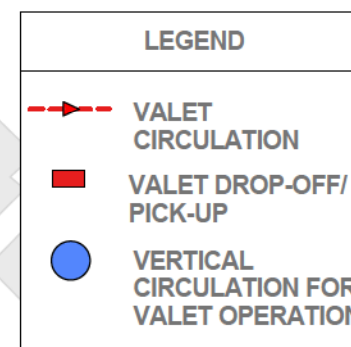
A HOTEL/SOUTH RESIDENTIAL TOWER VALET STAND WILL BE PROVIDED FOR HOTEL GUESTS AND GUEST OF THE SOUTH RESIDENTIAL TOWER WITHIN THE PORTE COCHERE LOCATED DIRECTLY OFF THE NORTHBOUND LANES OF PONCE DE LEON BOULEVARD NORTH OF MALAGA AVENUE. VALET DRIVERS WILL ENTER THE PARKING AREA VIA THE DRIVEWAY ON THE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

A VALET DROP-OFF STAND WILL BE PROVIDED ALONG PALERMO AVENUE WEST OF THE SITE. THE MAIN PARKING GARAGE ACCESS POINT. THE VALET DROP-OFF STANDS WILL BE PROVIDED ALONG THE SOUTH SIDE OF THE ROADWAY WITH THE PRIMARY DROP-OFF STAND LOCATED CENTRAL TO THE STREET BLOCK AND A SECONDARY DROP-OFF (RESIDENTIAL GUESTS ONLY) STAND BE PROVIDED IN FRONT OF THE 10-STOREY RESIDENTIAL TOWER LOBBY. THE PRIMARY VALET DROP-OFF STAND WILL SERVE RETAIL/RESTAURANT/THEATRE PATRONS OF THE OVERALL DEVELOPMENT. A TOTAL OF FIVE (5) ON-STREET PARKING SPACES ARE REQUIRED FOR THIS SITE. ONE VALET DROP-OFF STAND, TOTAL THREE (3) ON-STREET PARKING SPACES ARE REQUIRED FOR THE SECONDARY VALET DROP-OFF STAND. VALET OPERATORS WILL ENTER THE PARKING AREA FROM THE VALET DROP-OFF STANDS BY PERFORMING AN EASTBOUND LEFT-TURN ON THE INTERNAL NORTH-SOUTH PARKING DRIVE AND MAKE A RIGHT-TURN ONTO THE ROAD AND LEFT-TURN ONTO THE DOWNWARD HELIX TO THE VALET PARKING AREA.

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

A VALET STAND WILL BE PROVIDED ALONG THE SOUTH SIDE OF SEVILLA AVENUE ADJACENT TO THE NORTH RESIDENTIAL TOWER LOBBY AND PASEO. THIS VALET STAND WILL SERVE BOTH RESIDENTIAL GUESTS OF THE NORTH TOWER AND A PORTION OF THE RESIDENTIAL GUESTS OF THE SOUTH PATRONS. VALET DRIVERS WILL ACCESS THE PARKING AREA BY PERFORMING AN EASTBOUND RIGHT-TURN ONTO THE NORTH-SOUTH PARKING DRIVE SOUTH OF THE EAST TOWER, 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 VALET STAND WITH PARKING SPACES. VALET DRIVERS PERFORMING AN EASTBOUND RIGHT-TURN ONTO THE NORTH-SOUTH PARKING SERVICE DRIVE, PERFORMING A SOUTHBOUND RIGHT-TURN ONTO VALERMO AVENUE WEST OF THE VALET STAND, RETURN TO THE VALET STAND VIA VALERMO AVENUE WESTBOUND, PONCE DE LEON BOULEVARD NORTHBOUND, AND SEVILLA AVENUE EASTBOUND (CLOCKWISE ROUTE). A TOTAL OF SEVEN (7) ON-STREET PARKING SPACES ARE REQUIRED FOR THIS VALET STAND.

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



NOT FOR CONSTRUCTION

MEDITERRANEAN
VILLAGE at
Ponce Circle

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

ISSUE DRAWING LOG

[illegible]

SHEET IDENTIFICATION

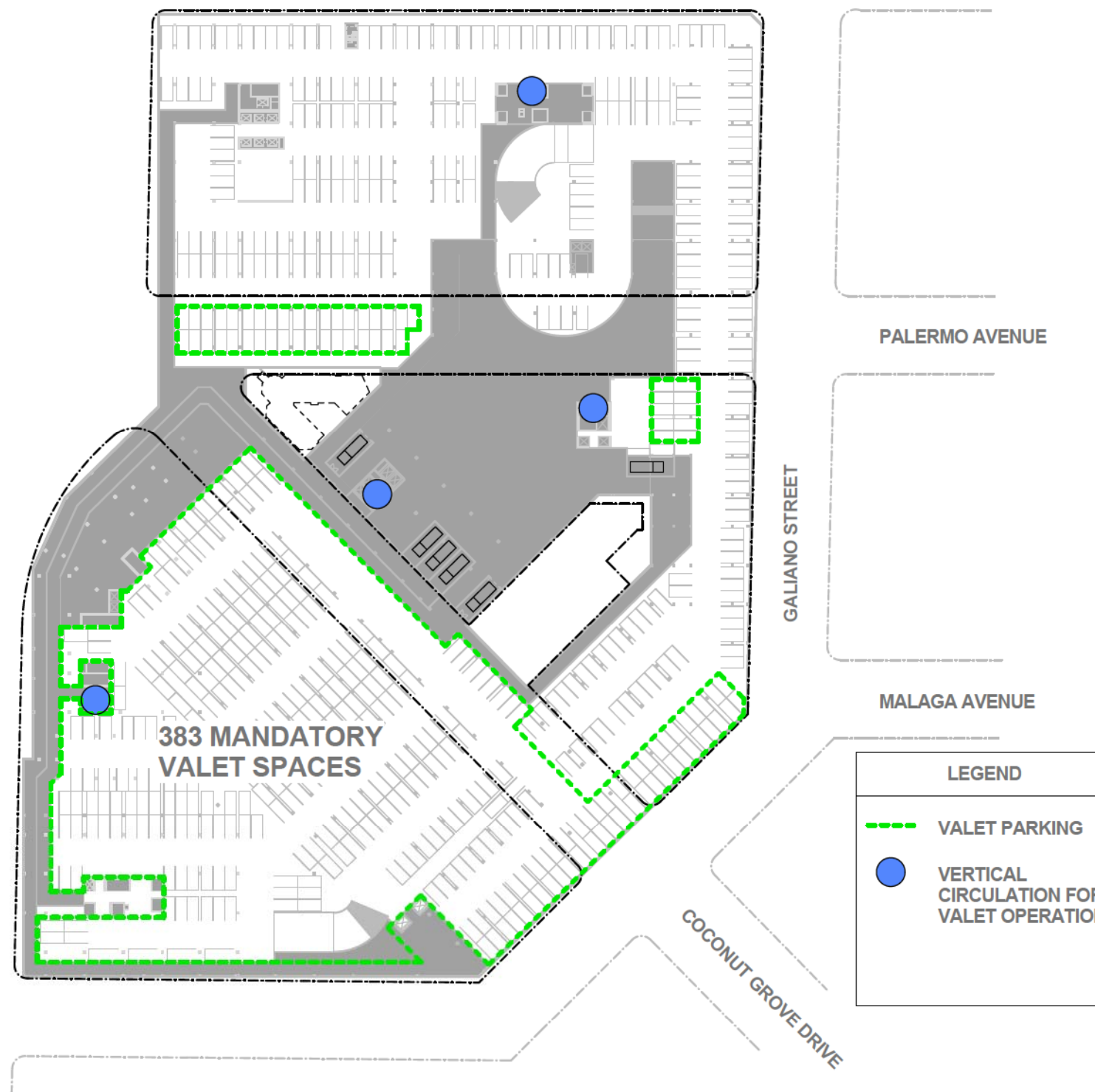
TITLE

**VALET OPERATING
PLAN - LEVEL B2**

NUMBER

A-0.11.6.1

2014 RTKL ASSOCIATES INC.



NOT FOR CONSTRUCTION

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

TIME 1/26/2015 1:52:36 PM

FILE NAME: C:\Users\user\admin\Documents\Documents\DSV-Podium-Central\

MEDITERRANEAN
VILLAGE at
Ponce Circle

[illegible]

NOT FOR CONSTRUCTION



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

SEVILLA AVENUE

SEVILLA AVENUE

PALERMO AVENUE

PALERMO AVENUE

CATALONIA AVENUE

MALAGA AVENUE

MALAGA AVENUE

PONCE DE LEON BOULEVARD

GALIANO STREET

COCONUT GROVE DRIVE

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

MEDITERRANEAN
VILLAGE at
Ponce Circle

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

CONSULTANT

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

ISSUE DRAWING LOG



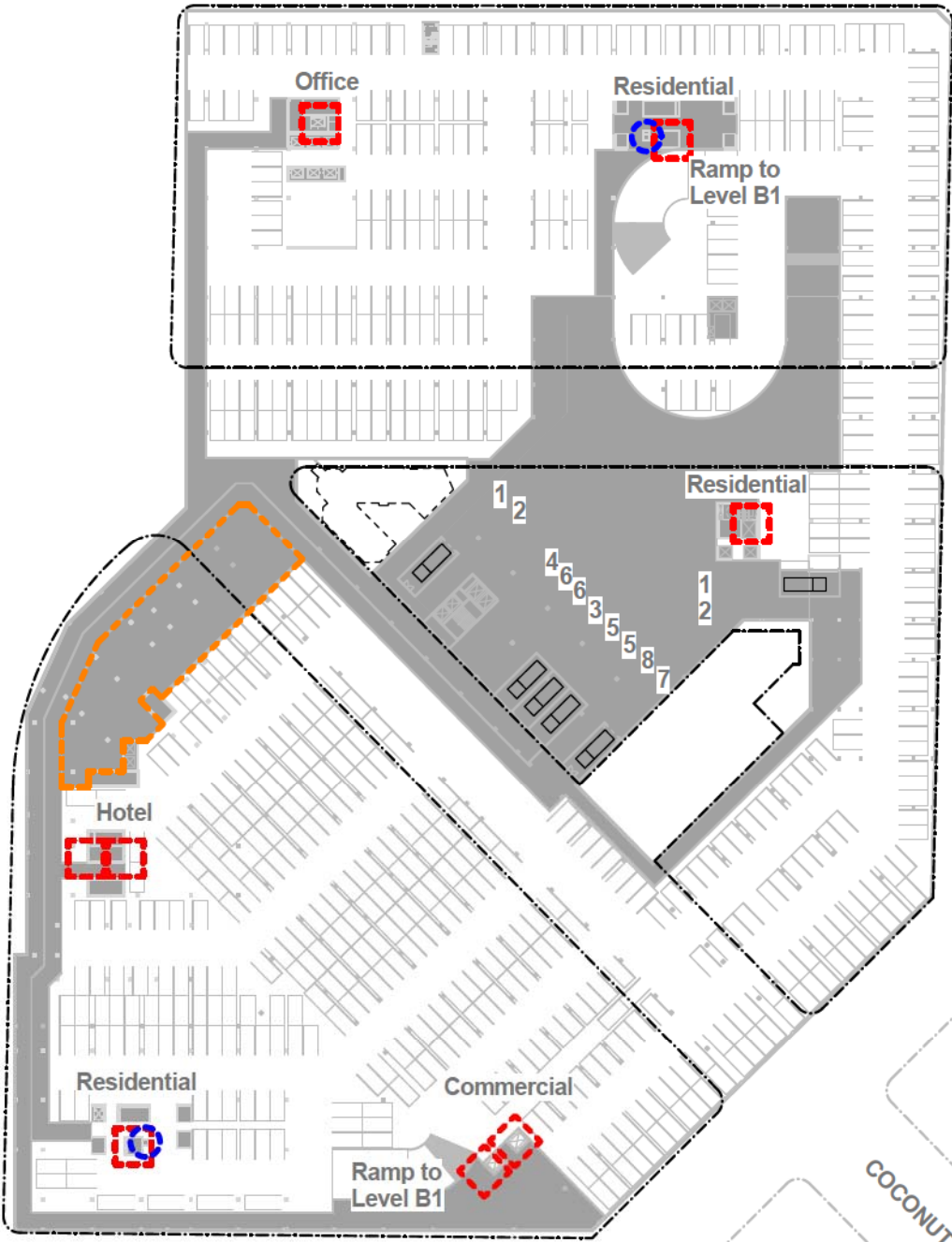
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TITLE
MECHANICAL AND
SERVICE PLAN -
LEVEL B2

NUMBER

A-0.12.1

2014 RTKL ASSOCIATES INC.



LEGEND

SERVICE ELEVATOR

TRASH COLLECTION

HOTEL BACK OF HOUSE

1

RESIDENTIAL TRASH

2

RESIDENTIAL LOADING

3

OFFICE TRASH

4

OFFICE LOADING

5

COMMERCIAL TRASH

6

COMMERCIAL LOADING

7

HOTEL TRASH

8

HOTEL LOADING



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

NOT FOR CONSTRUCTION

TIME: 1/20/2015 2:00:15 PM

FILE NAME: C:\Users\jason\Documents\2014\Project\Central
02_Mechanical.dwg

PROJECT

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

ISSUE DRAWING LOG

[illegible]

SEAL

SHEET IDENTIFICATION

TITLE

MECHANICAL AND SERVICE EXHAUST ELEVATIONS

NUMBER

A-0.12.2

2014 RTKL ASSOCIATES INC.

2 BASEMENT EXHAUST LOCATION 1

4 BASEMENT EXHAUST LOCATION 2

NOT FOR CONSTRUCTION

EXHAUST VENT LOCATION

TIME 1/28/2015 2:05:23 PM

FILE NAME: C:\Users\kai.admin\Documents\DSV-Podium-Central

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

ISSUE DRAWING LOG

[illegible]

SE

SHEET IDENTIFICATION

TITLE

ENCROACHMENT DIAGRAM

NUMBER

A-0.13

2014 RTKL ASSOCIATES INC.



NORTH

SEVILLA AVENUE

PALERMO AVENUE

MALAGA AVENUE

PONCE DE LEON BOULEVARD

COCONUT GROVE DRIVE

LEGEND

ENCROACHMENT

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

NOT FOR CONSTRUCTION

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

[illegible]

SHEET IDENTIFICATION

ENCROACHMENT DIAGRAM

NUMBER
A-0.13.1

2014 RTX ASSOCIATES INC.

NOT FOR CONSTRUCTION

PROJECT

CLIENT

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

ISSUE DRAWING LOG

[illegible]

SEAL

SHEET IDENTIFICATION

TITLE
EXISTING RESIDENCE

NUMBER

A-0.14.1

2014 RTKL ASSOCIATES INC.

NORTH

A circular compass rose with a vertical line and a horizontal line intersecting at the center. The top of the vertical line is labeled 'NORTH' in bold capital letters. The bottom of the vertical line is labeled 'SOUTH' in bold capital letters. The right end of the horizontal line is labeled 'EAST' in bold capital letters. The left end of the horizontal line is labeled 'WEST' in bold capital letters.

NOT FOR CONSTRUCTION

COCONUT GROVE DRIVE

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

FILE NAME: C:\Users\ldgonmez\Documents\OSV-Podium-Central-02_dgonmez.rvt

MEDITERRANEAN
VILLAGE at
Ponce Circle

CLIENT

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

ISSUE DRAWING LOG

[illegible]

SEAI

SHEET IDENTIFICATION

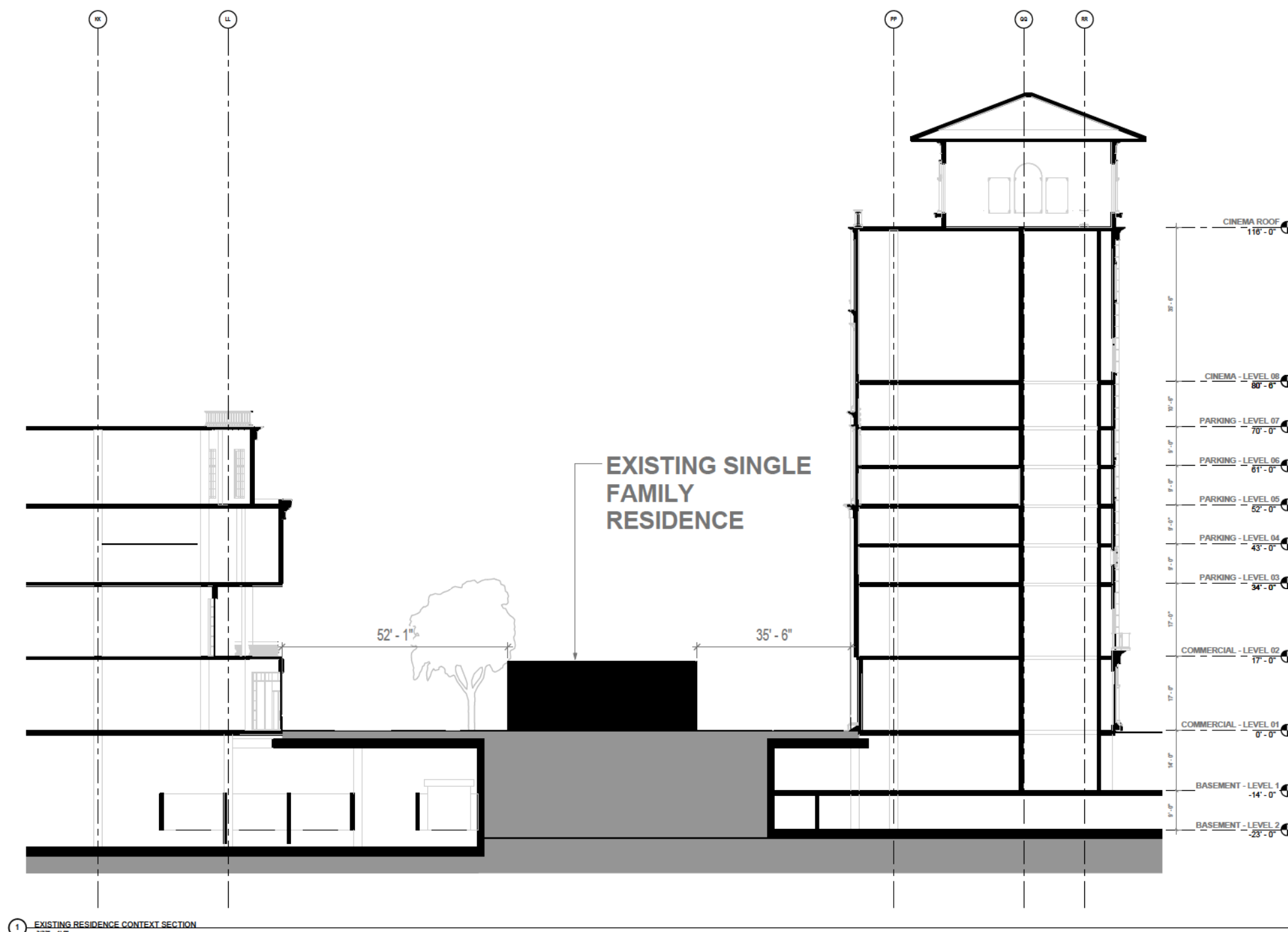
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EXISTING RESIDENCE

NUMBER

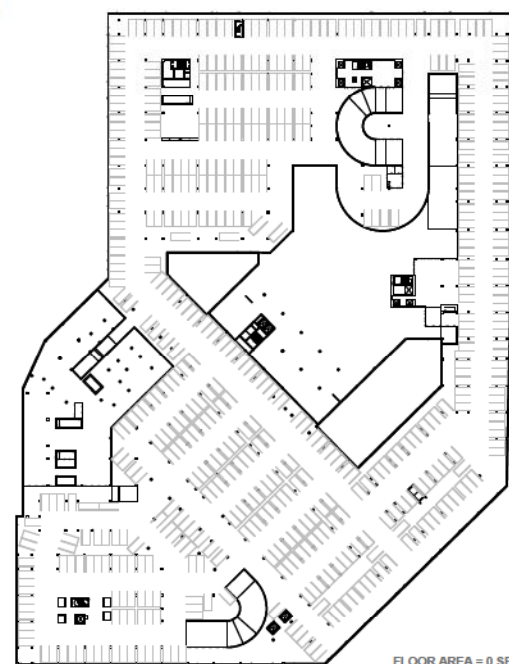
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2014 RTKL ASSOCIATES INC.



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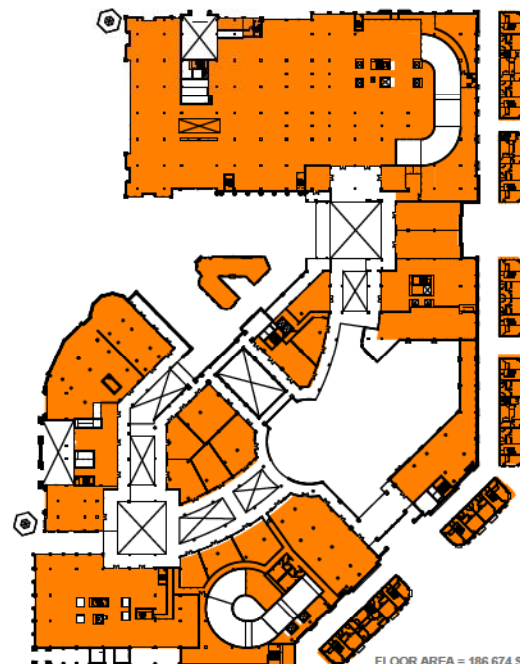
MEDITERRANEAN VILLAGE
at Ponce Circle

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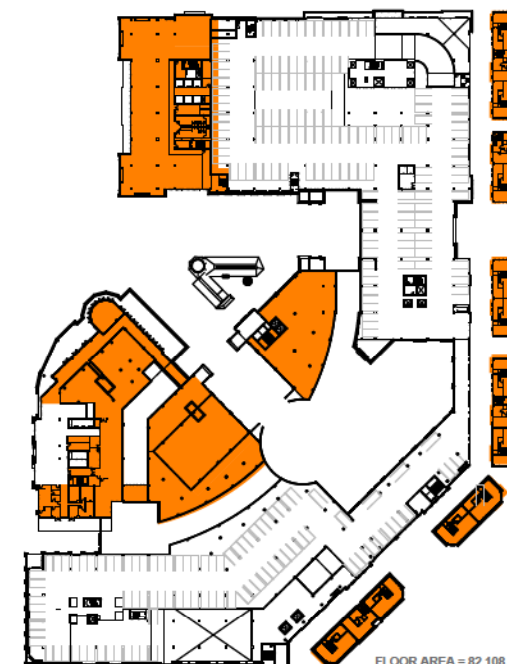
3 LEVEL -01



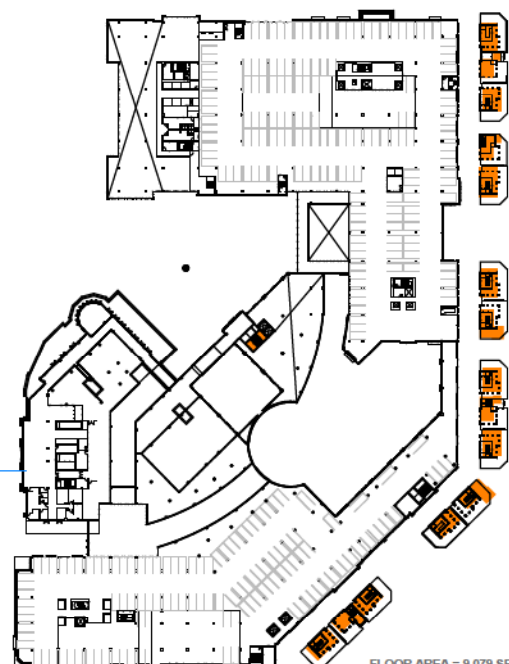
4 LEVEL 01
12-00-01



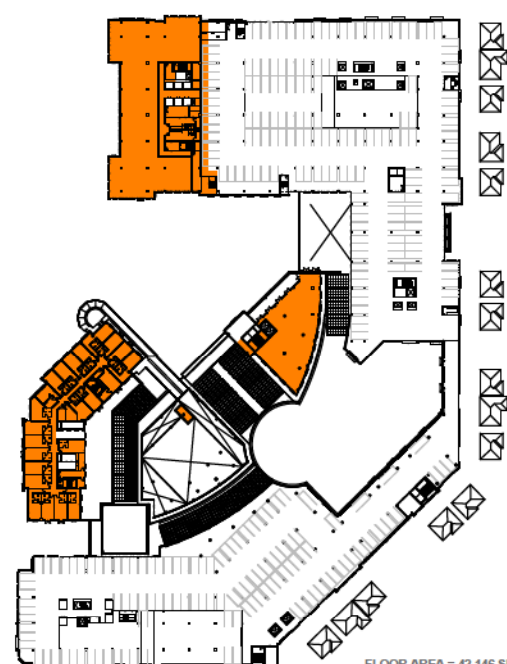
5 LEVEL 02
17 - 20/07



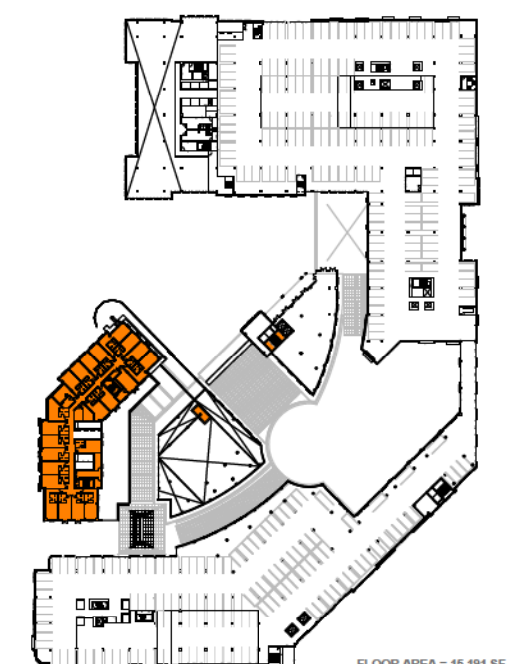
6 LEVEL 03
45 - 50%



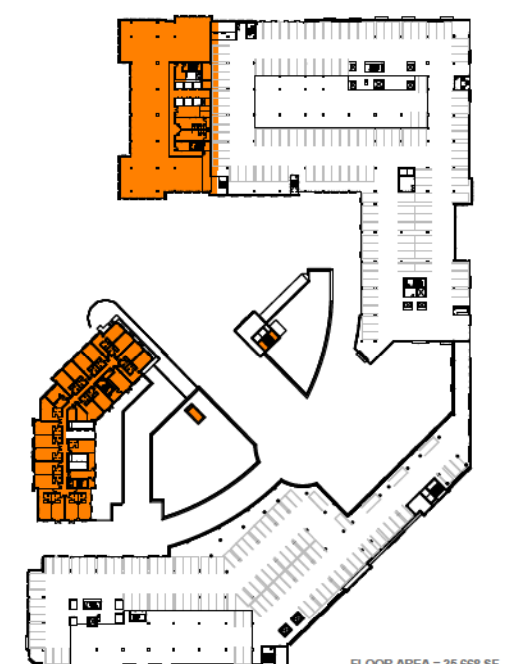
8 LEVEL 04
1" = 80'-0"



9 LEVEL 05
1° - 80° 0'



1 LEVEL 08
1" = 80'-0"



2 LEVEL 07
1° - 80° - 7°

NOT FOR CONSTRUCTION

1/28/2015 2:19:09 PM

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

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

[illegible]

SE

SHEET IDENTIFICATION

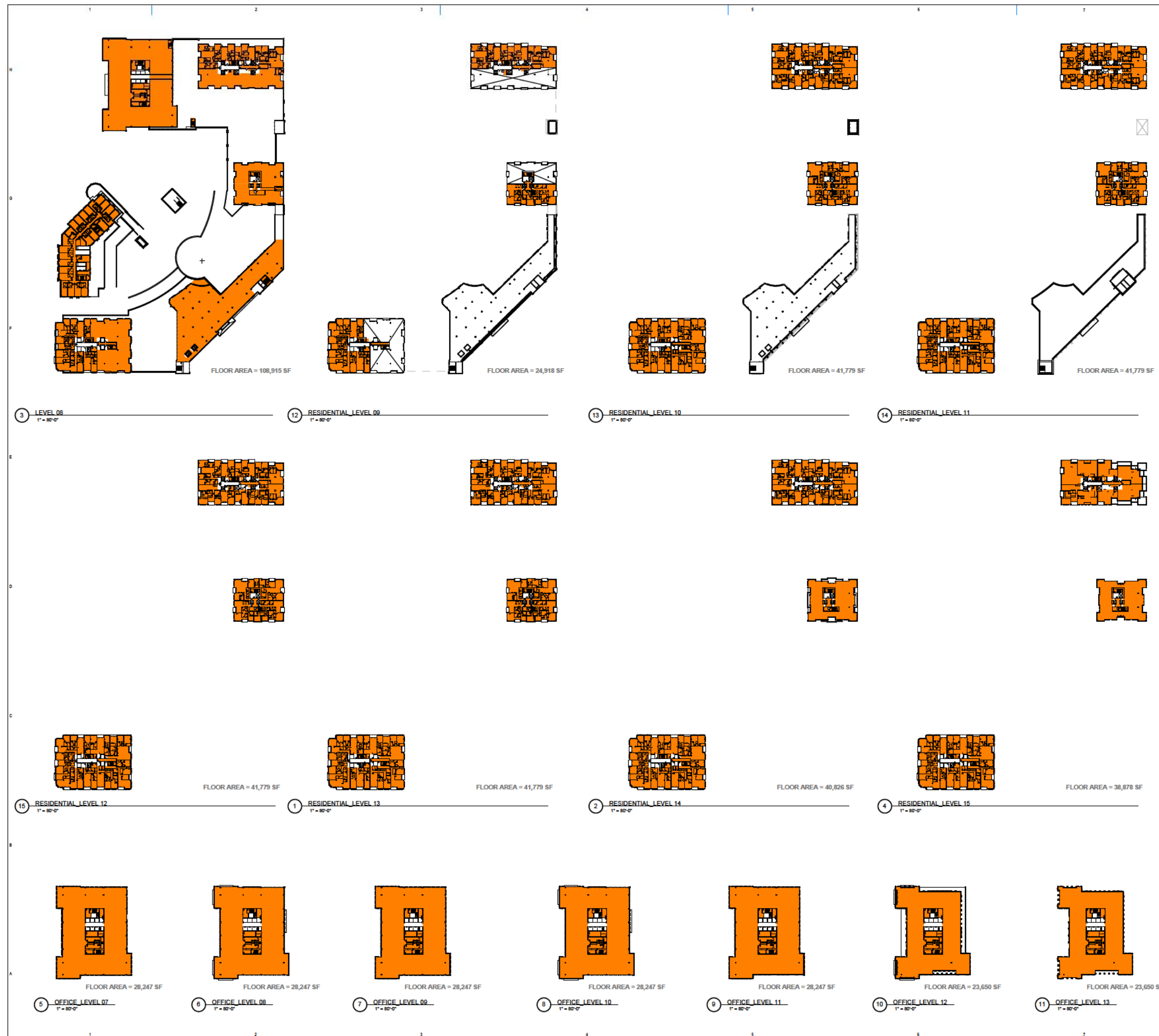
TITLE

FAR DIAGRAM

NUMBER
A-0.15.1

2014 RTX ASSOCIATES INC.

NOT FOR CONSTRUCTION



PROJECT

MEDITERRANEAN VILLAGE
at Ponce Circle

CLIENT

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

ISSUE DRAWING LOG

[illegible]

SEAL

SHEET IDENTIFICATION

TITLE

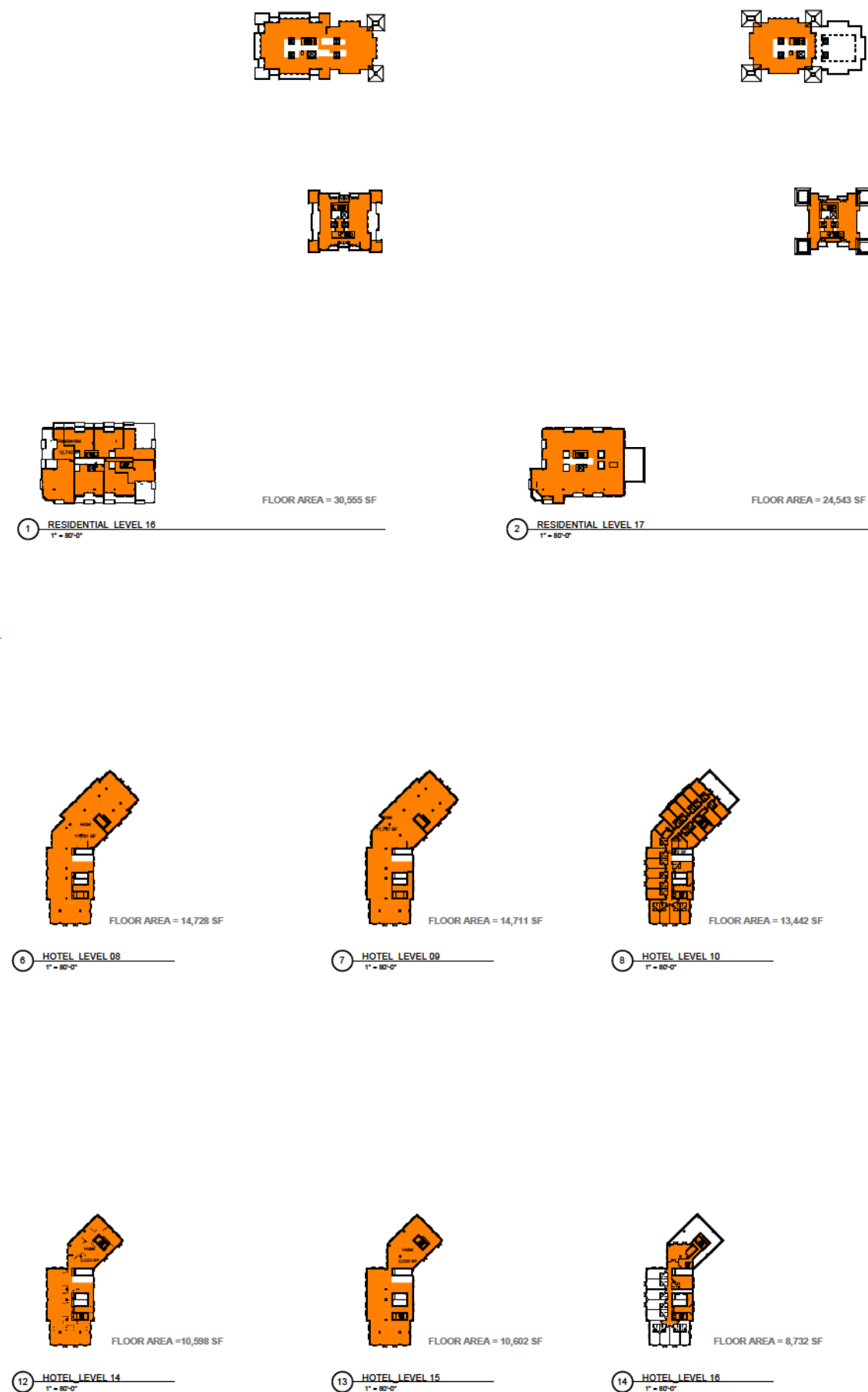
FAR DIAGRAM

NUMBER

A-0.15.2

2014 RTKL ASSOCIATES INC.

NOT FOR CONSTRUCTION





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

CONSULTANT

PROJECT

**MEDITERRANEAN
VILLAGE at
Ponce Circle**

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

ISSUE DRAWING LOG

[illegible]

SEA

SHEET IDENTIFICATION

LEED ND ANALYSIS

NUMBER

A-0.16

2014 RTK ASSOCIATES INC.

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

NOT FOR CONSTRUCTION

TIME 1/26/2016 2:27:27 PM

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09_28_2016_17-00

RFKE

ITRIL ASSOCIATES INC.
386 ALHAMBRA CBL, SOUTH
CENTRAL, GAINESVILLE, FLORIDA
P. 786.388.3300
F. 786.388.3301
WWW.ITRIL.COM
PROJECT NUMBER 4514005.00

CONSULTANT

NOT FOR

[illegible]

A-0.17

JH-14 FBI ASSOCIATES INC.

Full text: <http://www.industrydocuments.ucsf.edu/docs/000000>
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