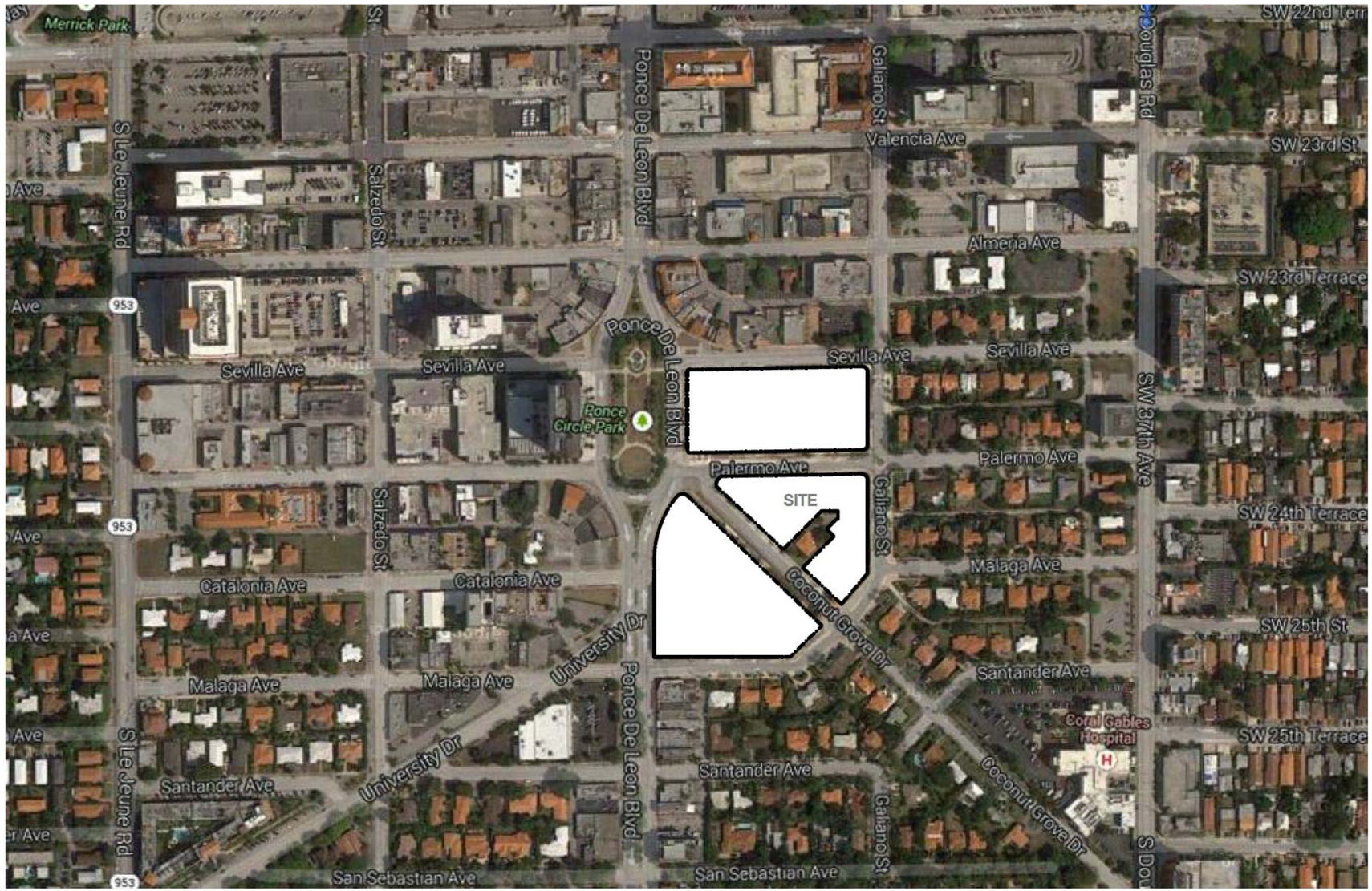
6

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



1 AERIAL VIEW
1 : 5

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PROJECT NUMBER 45-14002.00
CONSULTANT

PROJECT

MEDITERRANEAN VILLAGE at Ponce Circle

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

ISSUE DRAWING LOG

SEAL

SHEET IDENTIFICATION

TITLE

SITE AERIAL VIEW

NUMBER

A-0.2

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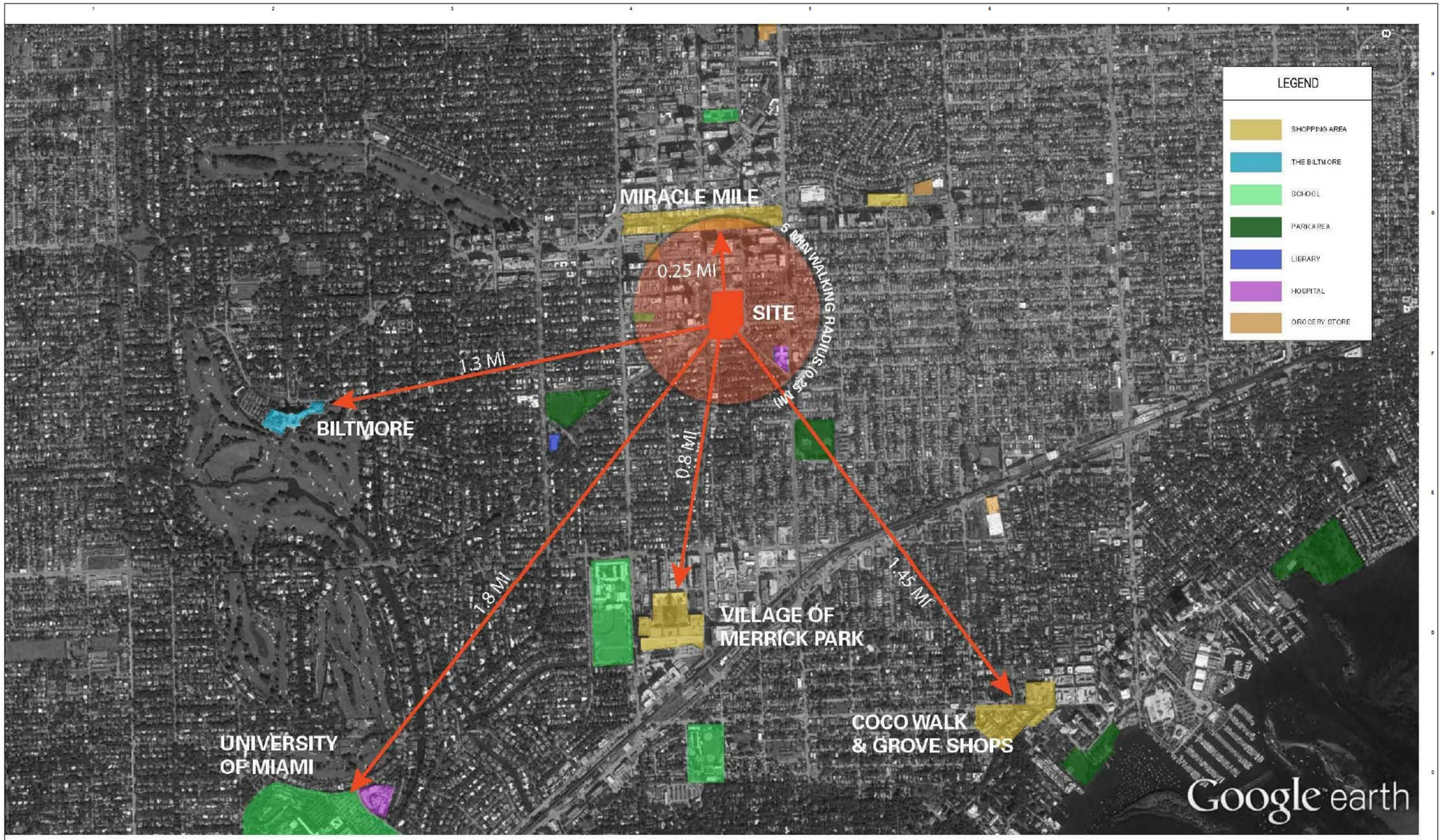

NORTH

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PROJECT NUMBER 45-14002.00

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CLIENT

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

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SEAL

SHEET IDENTIFICATION

TITLE

SITE CONDITION MAP

NUMBER

A-0.2.1

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HISTORIC STRUCTURE ON SITE

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FILE NAME: C:\Users\dpomo\Documents\MOSV-Podium-Central_dpomo.rvt

TIME: 12/5/2015 1:28:50 PM

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SEAL

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TITLE

SITE CONTEXT ANALYSIS

NUMBER

A-0.2.2

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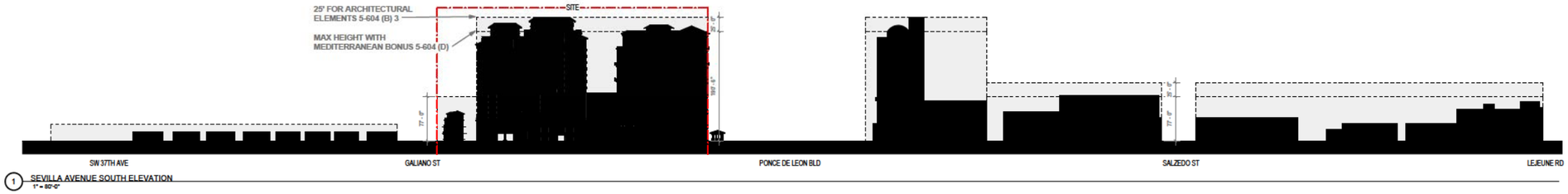
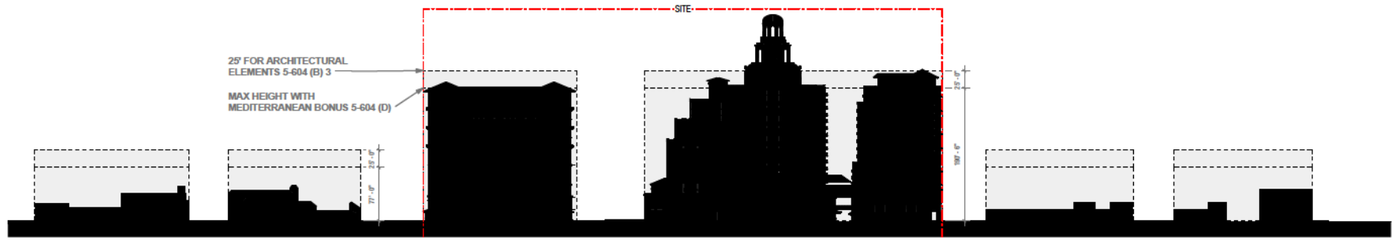
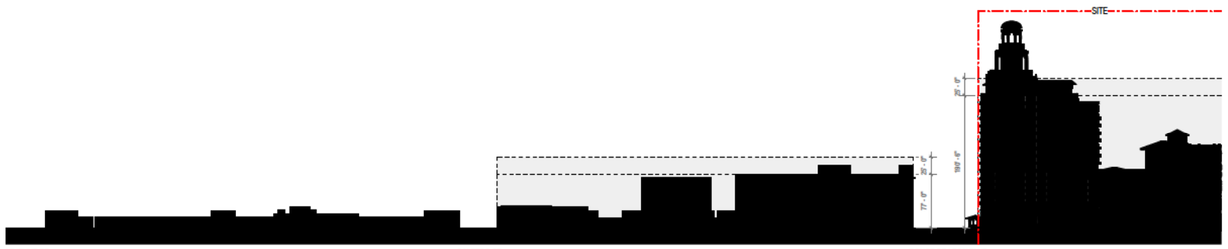


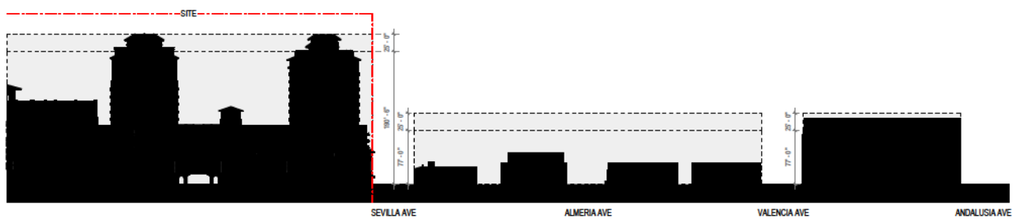
1 SEVILLA AVENUE SOUTH ELEVATION
1" = 80'-0"



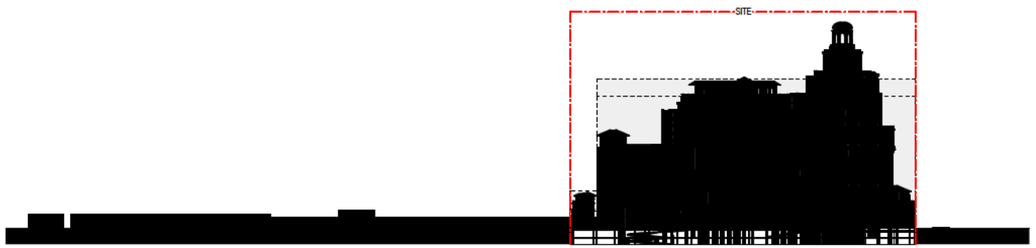
2 PONCE DE LEON BOULEVARD EST ELEVATION
1" = 80'-0"



3 MALAGA AVENUE NORTH ELEVATION
1" = 80'-0"



4 GALIANO STREET WEST ELEVATION
1" = 80'-0"



5 COCONUT GROOVE DRIVE NORTH ELEVATION
1" = 80'-0"

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CONSULTANT

PROJECT

MEDITERRANEAN VILLAGE at Ponce Circle

CLIENT

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

ISSUE DRAWING LOG

SEAL

SHEET IDENTIFICATION

TITLE

SITE CONTEXT EXTERIOR ELEVATION

NUMBER

A-0.2.3

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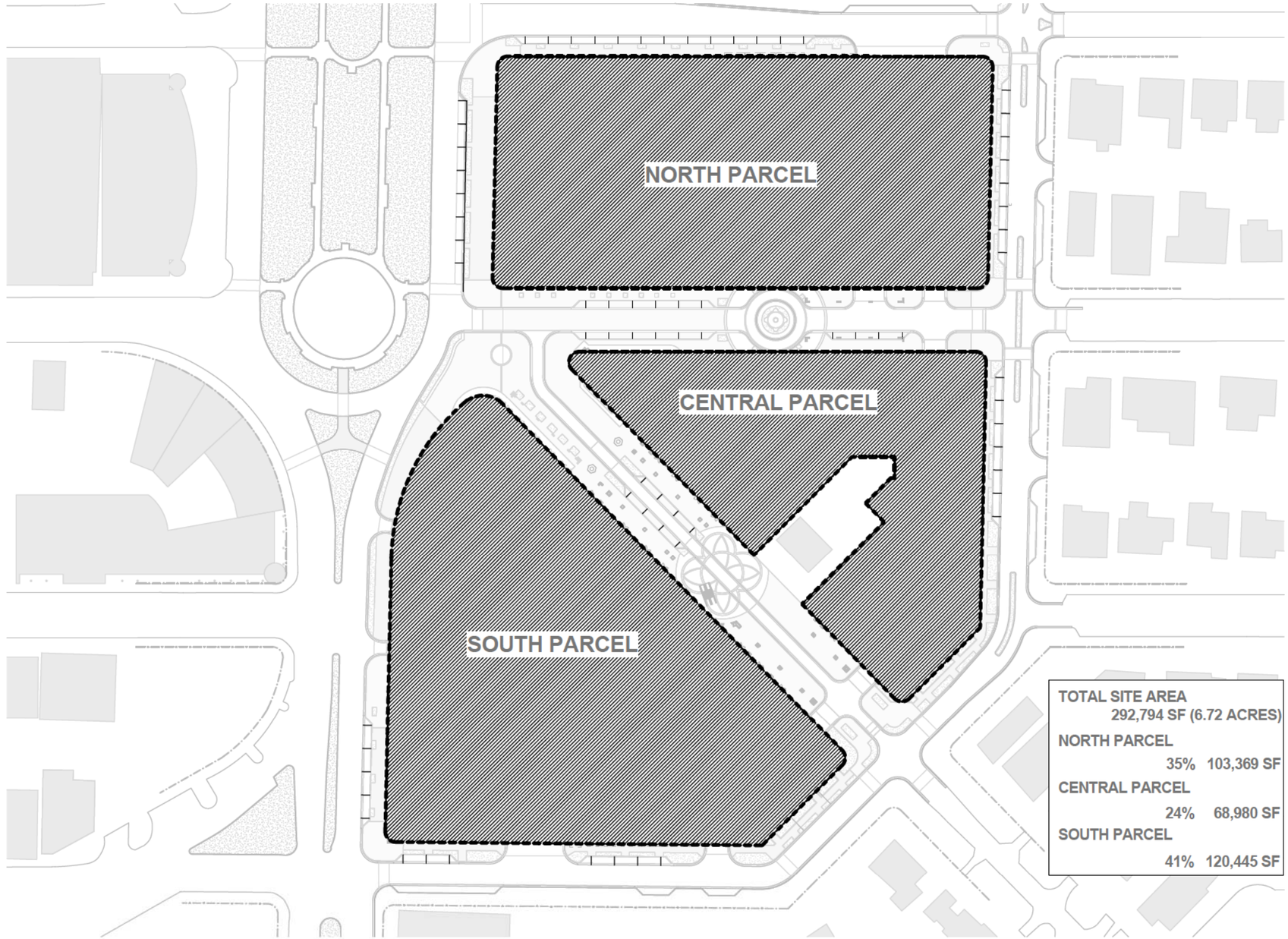

TOTAL SITE AREA	
292,794 SF (6.72 ACRES)	
NORTH PARCEL	
35%	103,369 SF
CENTRAL PARCEL	
24%	68,980 SF
SOUTH PARCEL	
41%	120,445 SF

1 SITE AREA DIAGRAM
1" = 40'-0"

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SEAL

SHEET IDENTIFICATION
TITLE
SITE AREA PLAN

NUMBER
A-0.2.4

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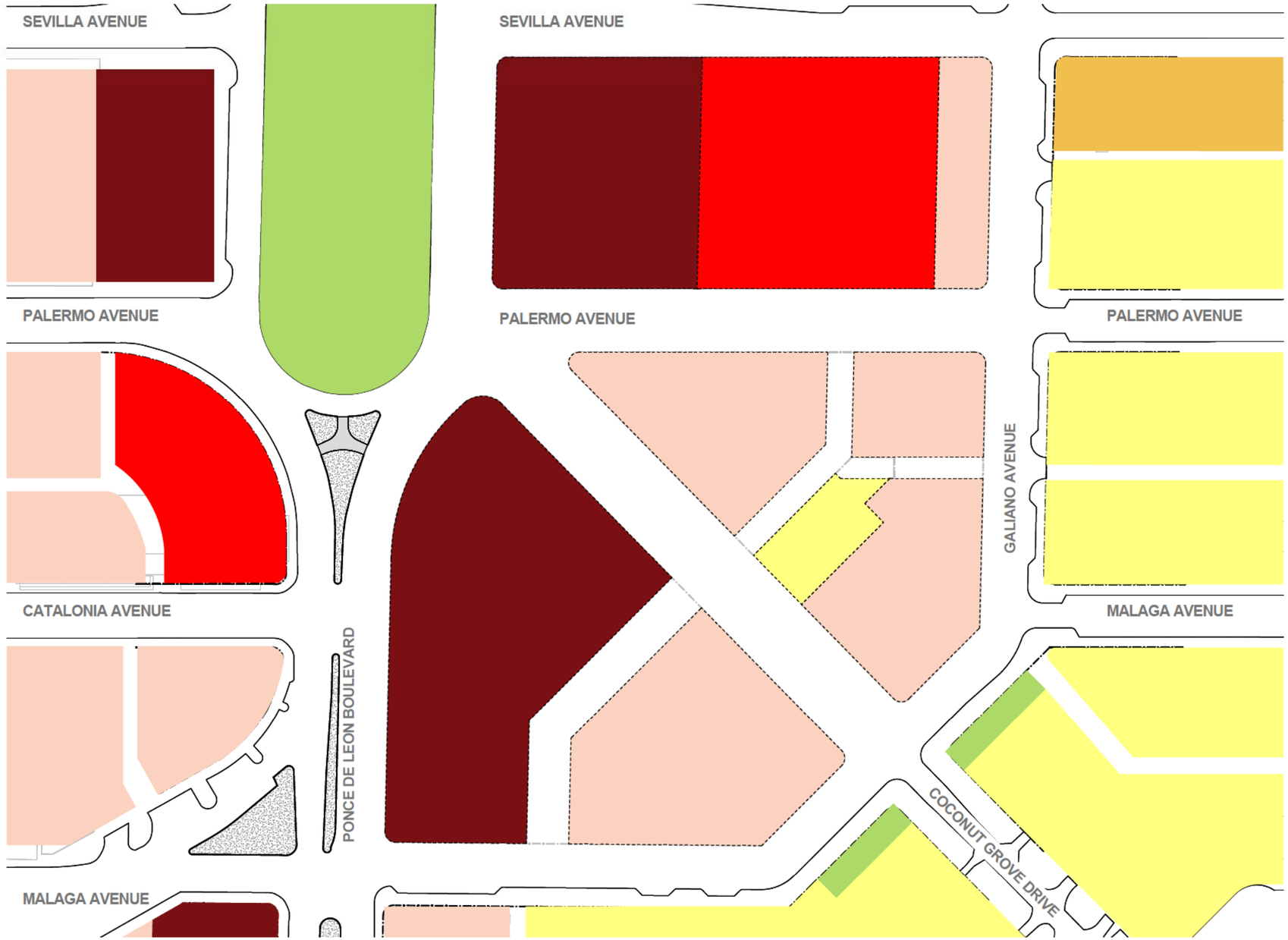

1 FUTURE LAND USE SITE PLAN
1" = 40'-0"

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SEAL

SHEET IDENTIFICATION

TITLE
FUTURE LAND USE MAP

NUMBER
A-0.3

2014 RTKL ASSOCIATES INC.

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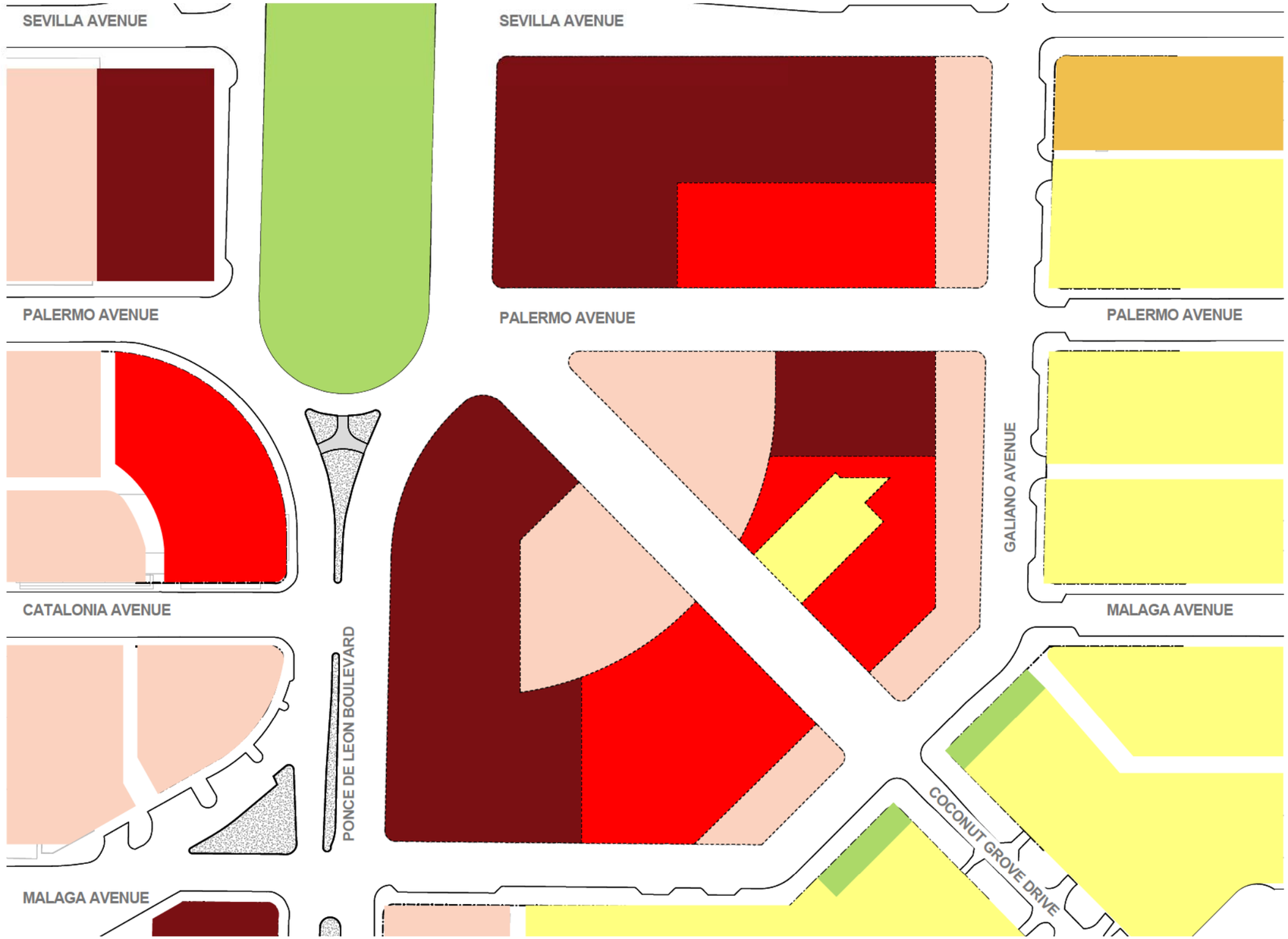

2 PROPOSED FUTURE LAND USE SITE PLAN
1" = 40'-0"

Land Use Classifications

- Residential Single-Family Low Density (6 Units/Acre)
- Residential Single-Family High Density (9 Units/Acre)
- Residential Multi-Family Duplex Density (9 Units/Acre)
- Residential Multi-Family Low Density (50 Feet; 20 Units/Acre)
- Residential Multi-Family Medium Density (70 Feet; 40 Units/Acre)
- Residential Multi-Family High Density (150 Feet; 60 Units/Acre)
- Commercial Low-Rise Intensity (50 Feet; 3.0 F.A.R.)
- Commercial Mid-Rise Intensity (70 Feet; 3.0 F.A.R.)
- Commercial High-Rise Intensity (150 Feet; 3.0 F.A.R.)
- Industrial
- University Campus
- University Campus Multi-Use Area
- Education
- Parks and Recreation
- Open Space
- (CBD) Central Business District
- Conservation Areas
- Public Buildings and Grounds
- Hospital
- Religious/Institutional
- Community Services and Facilities

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MEDITERRANEAN VILLAGE at Ponce Circle

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

ISSUE DRAWING LOG

SEAL

SHEET IDENTIFICATION

TITLE

PROPOSED FUTURE LAND USE MAP

NUMBER

A-0.3.1

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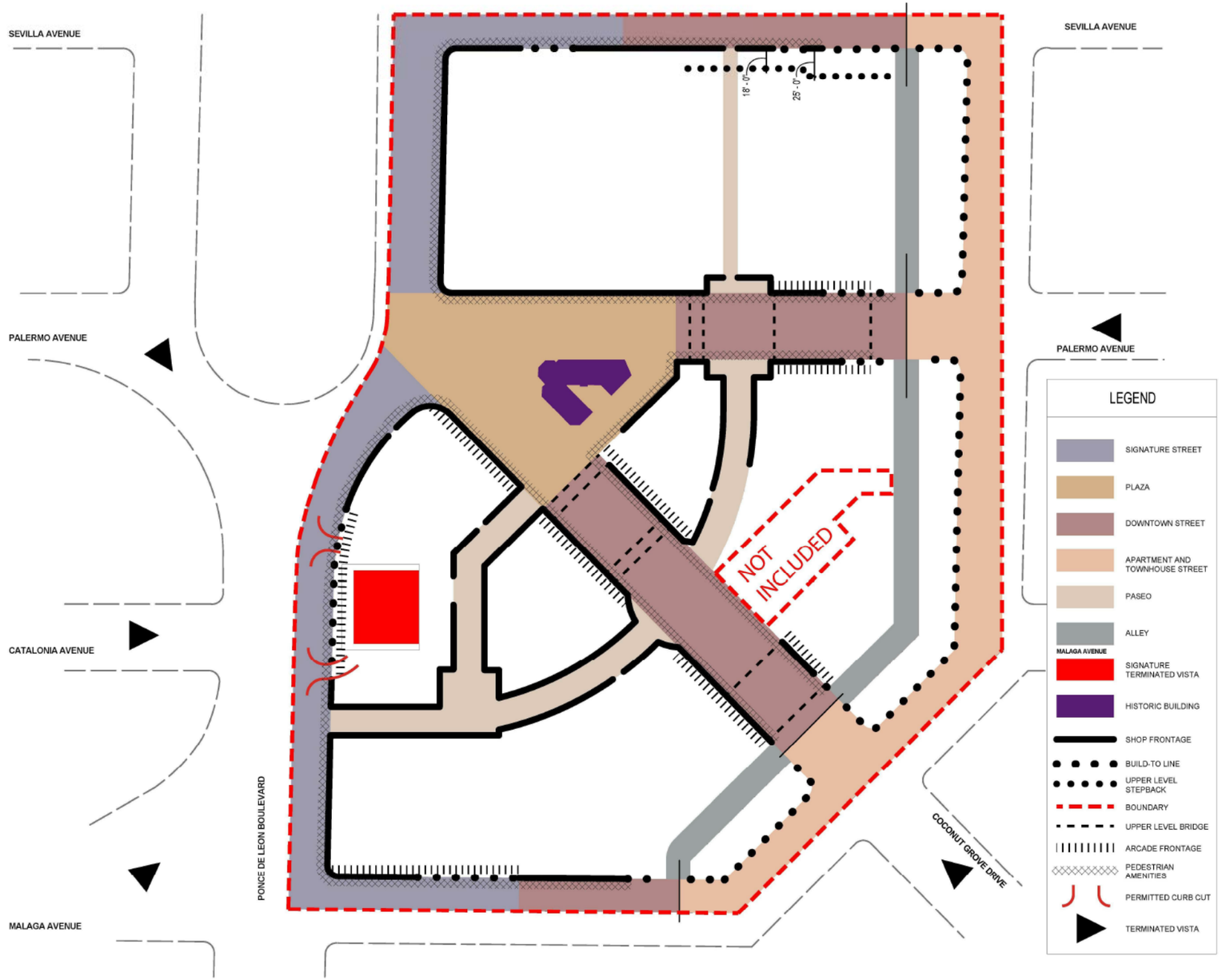

GROUND FLOOR BUILDING FRONTAGE			
STREET TYPE	BUILD-OUT %	REQUIRED FRONTAGE	PROVIDED FRONTAGE
SIGNATURE STREETS	100%	996' - 0"	996' - 0"
PLAZA	100%	513' - 2"	513' - 2"
DOWNTOWN STREETS	80% MIN	1423' - 5" x 0.8 = 1138' - 9"	1185' - 0" (83%)
APARTMENT AND TOWNHOUSE STREETS	50% MIN	951' - 5" x 0.5 = 475'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

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PROJECT

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

ISSUE DRAWING LOG

SEAL

SHEET IDENTIFICATION
TITLE
STREET TYPE AND REGULATING PLAN

NUMBER
A-0.4

2014 RTKL ASSOCIATES INC.

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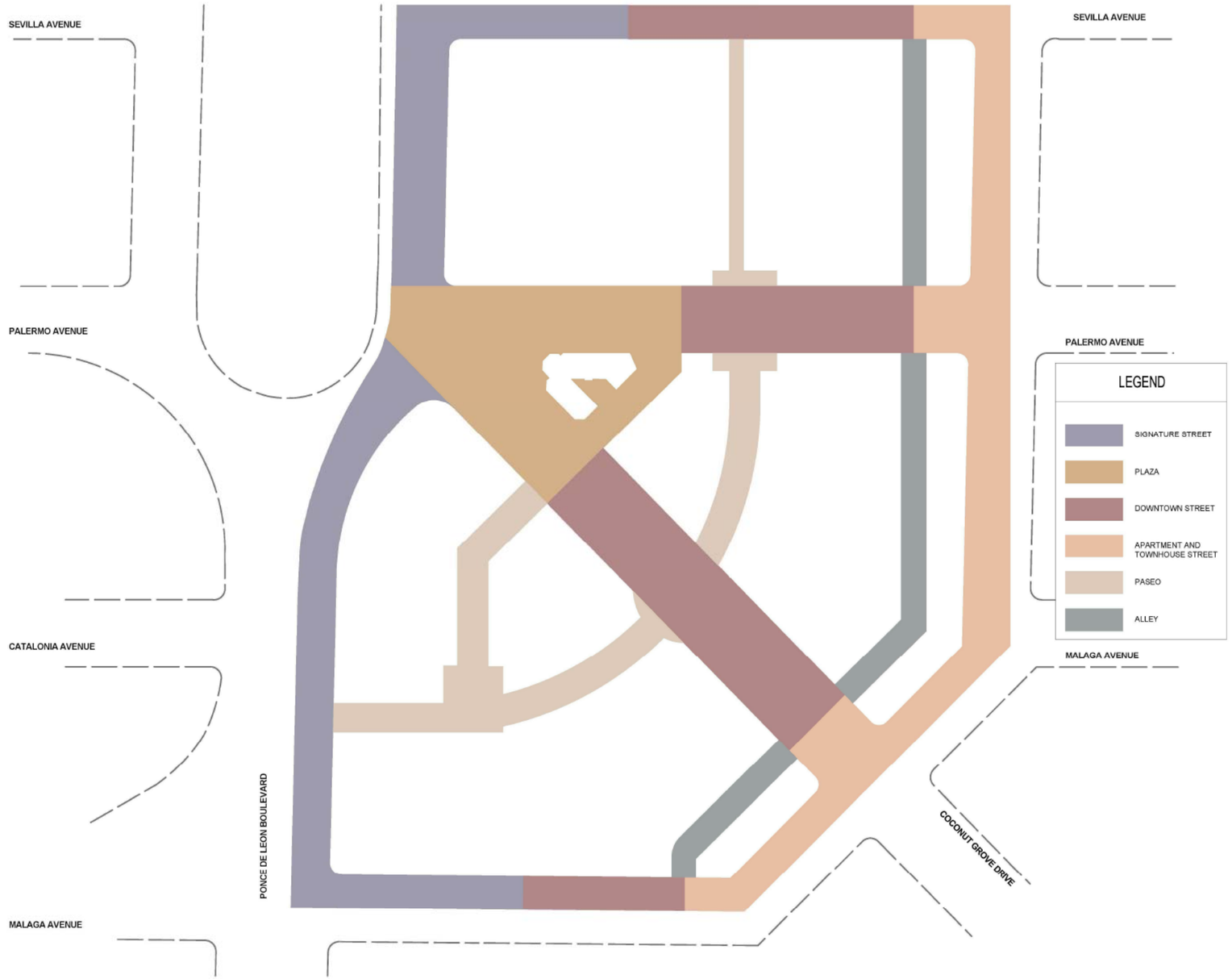

PERMITTED USES PER STREET TYPE	
STREET TYPE	PERMITTED USES
SIGNATURE STREETS	COMMERCIAL, HOTEL
PLAZA	COMMERCIAL
DOWNTOWN STREETS	COMMERCIAL, OFFICE, MULTI-FAMILY RESIDENTIAL
APARTMENT AND TOWNHOUSE STREETS	MULTIFAMILY RESIDENTIAL

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PROJECT

MEDITERRANEAN VILLAGE at Ponce Circle

CLIENT

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

ISSUE DRAWING LOG

SEAL

SHEET IDENTIFICATION

TITLE

USES PER STREET TYPE

NUMBER

A-0.4.1

2014 RTKL ASSOCIATES INC.

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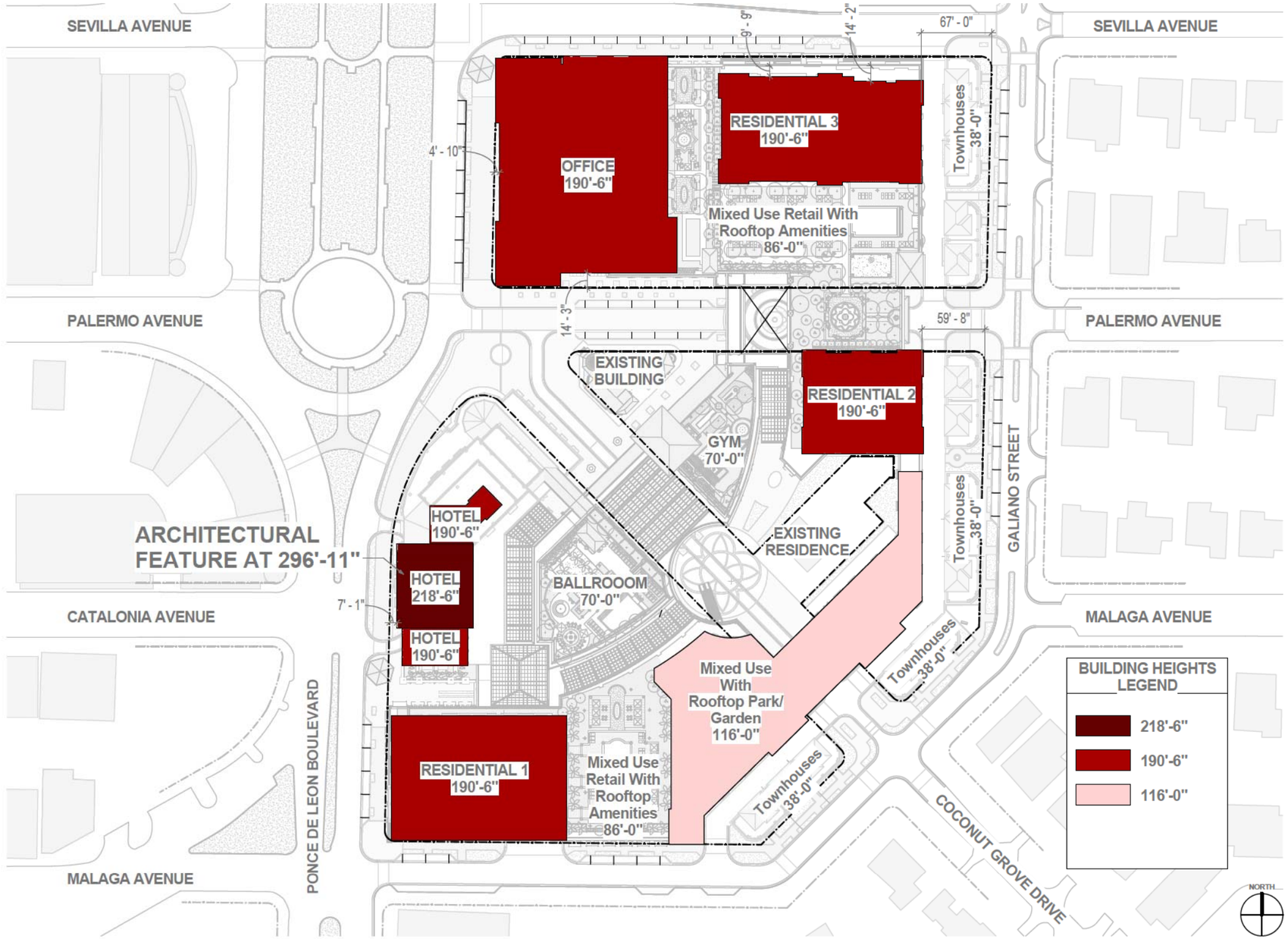

1 HIERARCHY OF PUBLIC SPACES (ROOF LEVEL)
1" = 40'-0"

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PROJECT

MEDITERRANEAN VILLAGE at Ponce Circle

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

ISSUE DRAWING LOG

SEAL

SHEET IDENTIFICATION
TITLE
BUILDING HEIGHTS AND SETBACKS

NUMBER
A-0.5

2014 RTKL ASSOCIATES INC.

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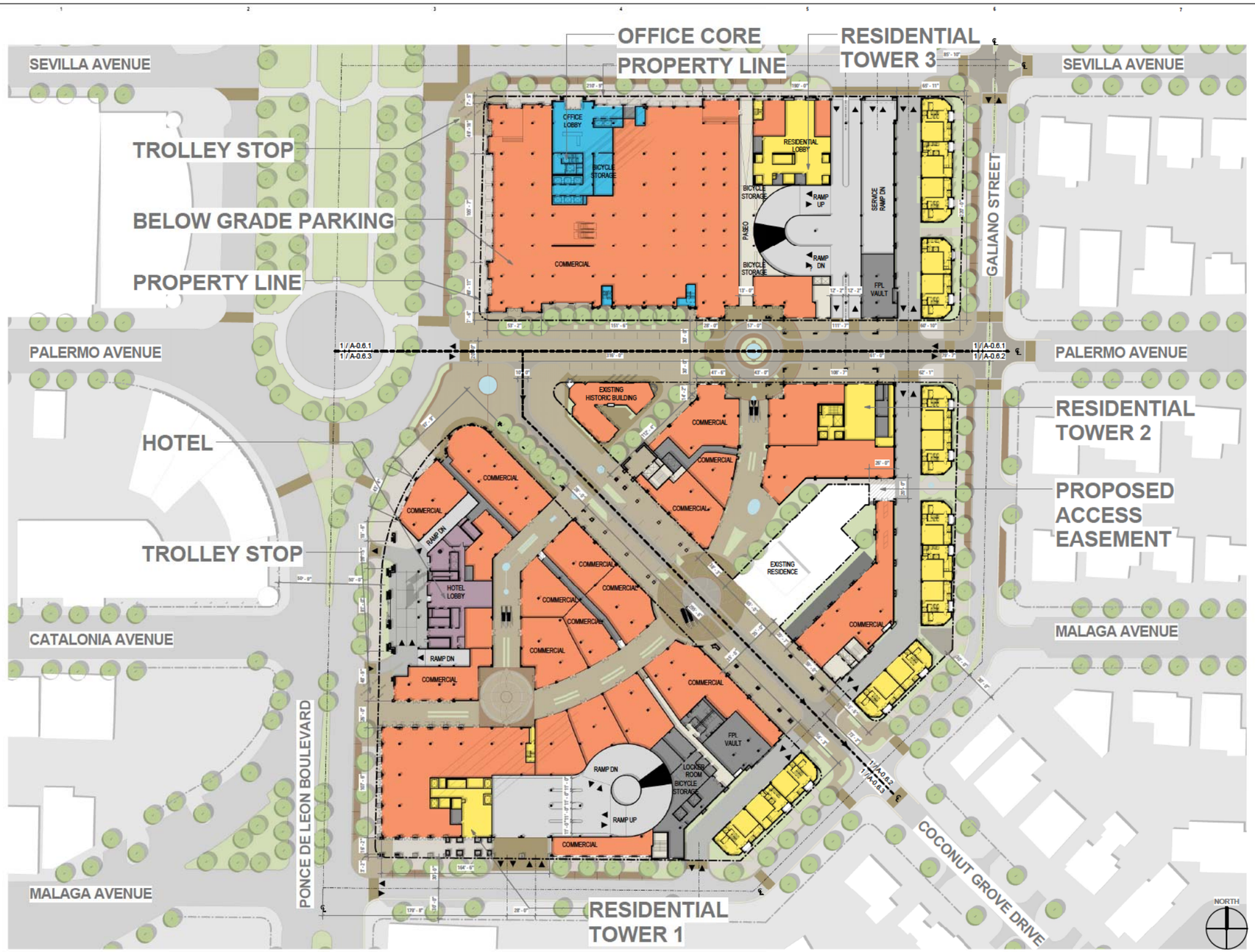

1 ARCHITECTURAL SITE PLAN
1" = 40'-0"

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ISSUE DRAWING LOG

SEAL

SHEET IDENTIFICATION
TITLE
ARCHITECTURAL SITE PLAN

NUMBER
A-0.6

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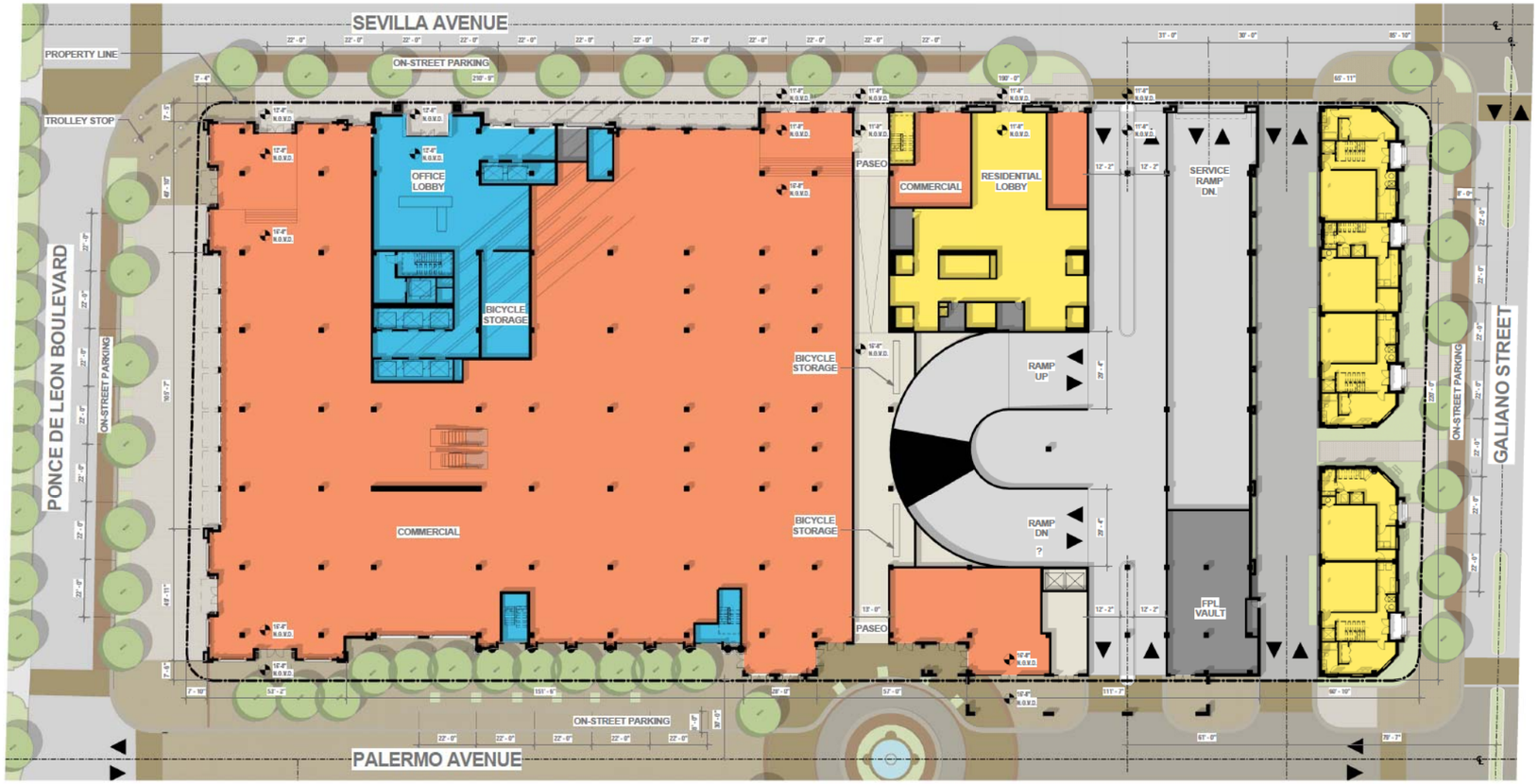

1 ENLARGED SITE PLAN (NORTH PARCEL)
1" = 20'-0"

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PROJECT NUMBER 45-14002.00

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2901,2901, 3001 PONCE DE LEON BOULEVARD

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SEAL

SHEET IDENTIFICATION

TITLE
ENLARGED SITE PLAN

NUMBER
A-0.6.1

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

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MEDITERRANEAN VILLAGE at Ponce Circle

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2901,2901, 3001 PONCE DE LEON BOULEVARD

ISSUE DRAWING LOG

SEAL

SHEET IDENTIFICATION

TITLE
ENLARGED SITE PLAN

NUMBER
A-0.6.2

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

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PROJECT

MEDITERRANEAN VILLAGE at Ponce Circle

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2801,2901, 3001 PONCE DE LEON BOULEVARD

ISSUE DRAWING LOG

SEAL

SHEET IDENTIFICATION
TITLE
ENLARGED SITE PLAN

NUMBER
A-0.6.3

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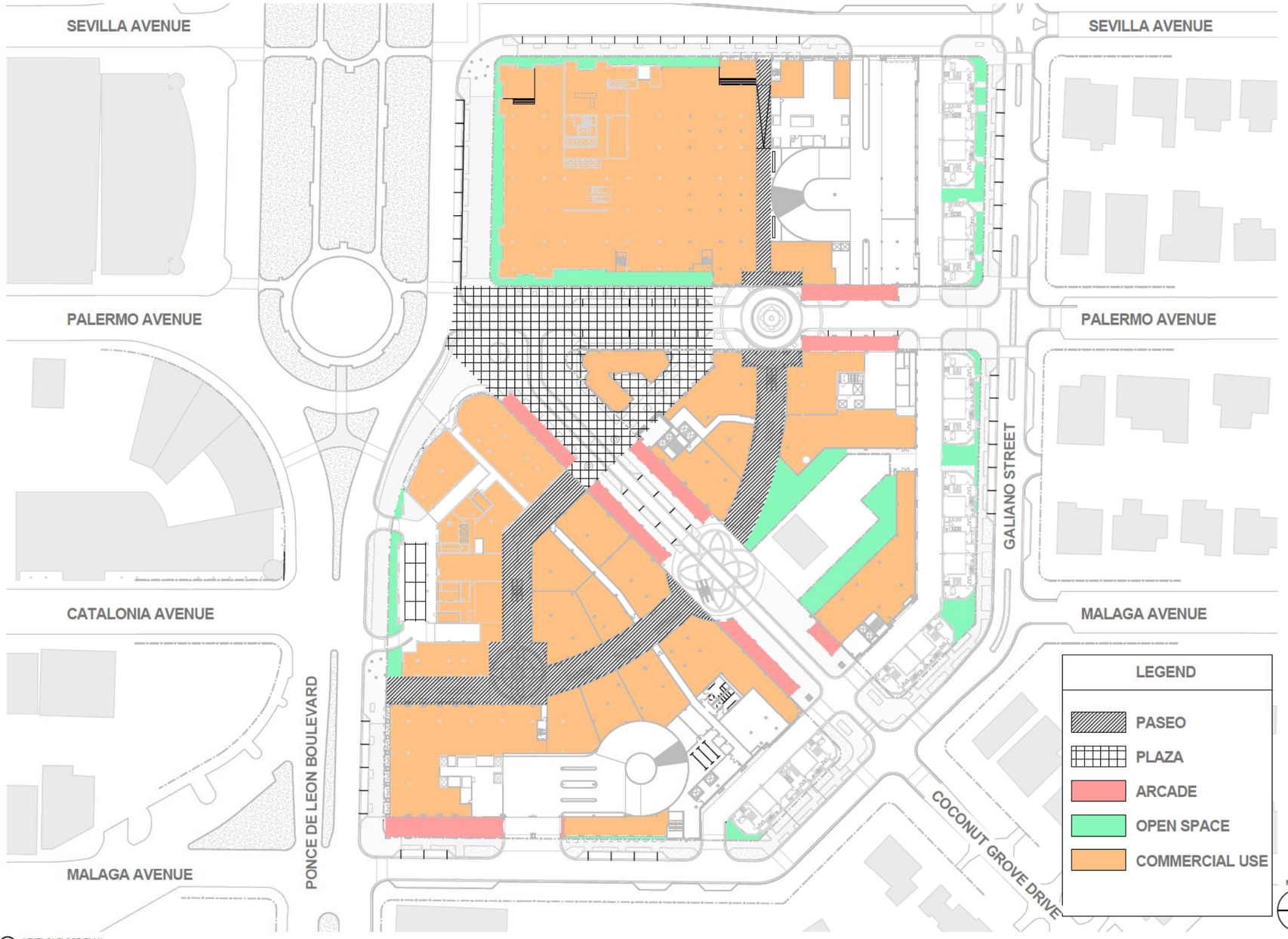

PEDESTRIAN AMENITIES	
PASEO	24,740 SF
PLAZA	28,625 SF
ARCADE	16,600 SF
OTHER OPEN SPACE	17,635 SF
TOTAL AMENITY AREA	87,600 SF

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

MEDITERRANEAN STYLE DESIGN

REQUIRED STANDARDS (SECTION 5-604, TABLE 1)

REF	TYPE	PROVIDED	NOT PROVIDED	COMMENTS
1	ARCHITECTURAL ELEMENTS ON BUILDING FACADE	YES		SEE ELEVATIONS
2	ARCHITECTURAL RELIEF ELEMENTS AT STREET LEVEL	YES		SEE FLOOR PLAN AND ELEVATIONS. DISPLAY WINDOWS, LANDSCAPING, ARCADES, AND ORNAMENTATION ARE ALL PROVIDED AT STREET LEVEL
3	ARCHITECTURAL ELEMENTS AT TOP OF BUILDINGS	YES		SEE ELEVATIONS
4	BICYCLE STORAGE	YES		SEE SITE ZONING DATA
5	BUILDING FACADES	YES		SEE ELEVATIONS (BREAKS PROVIDED AT REGULAR INTERVALS)
6	BUILDING LOT COVERAGE	YES		SEE LOT AREA AND COVERAGE TABLE THIS PAGE
7	DRIVE THROUGH FACILITIES	N/A		
8	LANDSCAPE OPEN SPACE AREA	YES		SEE LANDSCAPE PLANS
9	STREET LIGHTING	YES		SEE LIGHTING PLANS
10	PARKING GARAGES	YES		SEE PLAN LEVELS B1 AND 3-7
11	PORTE-COCHERES		NO	EXCEPTION MADE FOR HOTEL DROP-OFF ON PONCE DE LEON
12	SIDEWALKS / PEDESTRIAN ACCESS	YES		SEE GROUND FLOOR PLAN (PASEOS PROVIDED THROUGHOUT)
13	STRUCTURAL SOIL	YES		SEE LANDSCAPE PLANS
14	WINDOWS ON MEDITERRANEAN BUILDINGS	YES		SEE ELEVATIONS (4" WINDOW CASING DEPTH PROVIDED)

MEDITERRANEAN STYLE DESIGN

ARCHITECTURAL AND PUBLIC REALM STANDARDS (SECTION 5-604, TABLE 2) EIGHT OF TWELVE REQUIRED

REF	TYPE	PROVIDED	NOT PROVIDED	COMMENTS
1	ARCADES AND/OR LOGGIAS	YES		SEE THIS SHEET. ARCADES LOCATED ALONG COCONUT GROVE DRIVE AND MALAGA STREET
2	BUILDING ROOFLINES	YES		SEE ELEVATIONS
3	BUILDING STEPBACKS	YES		SEE REGULATING PLAN
4	BUILDING TOWERS	YES		SEE ELEVATIONS
5	DRIVEWAYS		NO	TWO CURB CUTS ON PONCE DE LEON, PALERMO, MALAGA, AND COCONUT GROVE DRIVE
6	LIGHTING OF LANDSCAPING	YES		SEE LANDSCAPE PLANS
7	MATERIALS ON EXTERIOR BUILDING FACADES	YES		SEE ELEVATIONS
8	OVERHEAD DOORS		NO	OVERHEAD DOORS LOCATED AT SERVICE ENTRY ON MALAGA ARE ACROSS FROM RESIDENTIAL SINGLE FAMILY HIGH DENSITY ZONE (CURRENTLY FUNCTIONS AS A PARKING LOT)
9	PAVER TREATMENTS	YES		SEE LANDSCAPE PLANS
10	PEDESTRIAN AMENITIES	YES		SEE THIS SHEET AND LANDSCAPE PLANS
11	PEDESTRIAN PASSTHROUGHS / PASEOS	YES		SEE THIS SHEET. PASEOS CONNECT PONCE DE LEON WITH COCONUT GROVE DRIVE, COCONUT GROVE DRIVE WITH PALERMO, AND PALERMO WITH MALAGA
12	UNDERGROUND PARKING	YES		SEE BASEMENT LEVEL PLAN

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PROJECT NUMBER 45-14002.00
CONSULTANT

PROJECT

MEDITERRANEAN VILLAGE at Ponce Circle

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2801,2901, 3001 PONCE DE LEON BOULEVARD

ISSUE DRAWING LOG

SEAL

SHEET IDENTIFICATION
TITLE
MEDITERRANEAN BONUS PLAN

NUMBER
A-0.7

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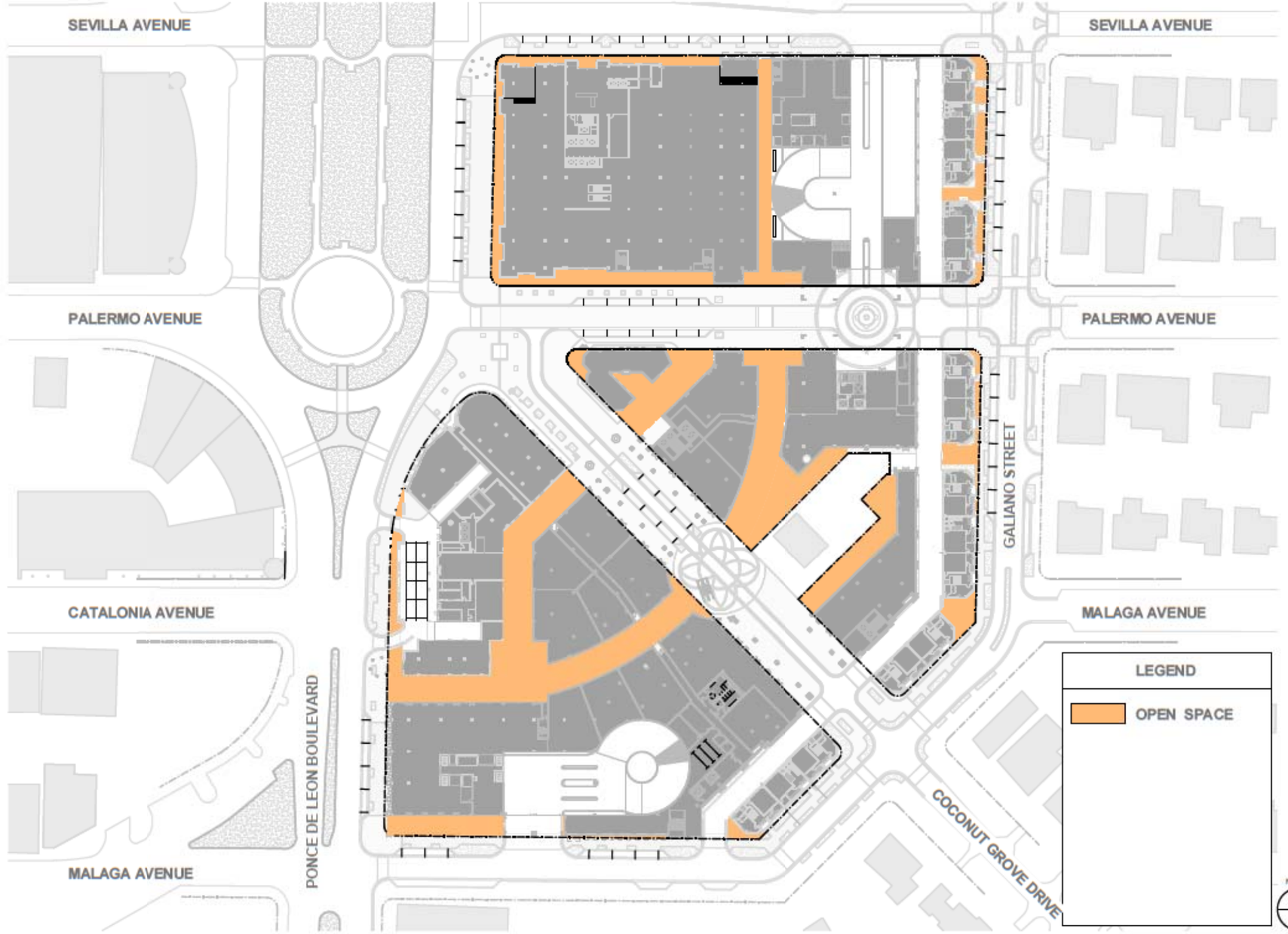


1 LEVEL 01 FLOOR PLAN
1" = 40'-0"

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.

NOT FOR CONSTRUCTION

RTKL

AN ARCADIS COMPANY

RTKL ASSOCIATES INC.
396 ALHAMBRA CIR. SOUTH
CORAL GABLES, FLORIDA
P. 786.268.3200
F. 786.268.3201
WWW.RTKL.COM
PROJECT NUMBER 451400.00

CONSULTANT

PROJECT

MEDITERRANEAN VILLAGE at Ponce Circle

CLIENT

AGAVE PONCE LLC.
2301-2601 PONCE DE LEON BOULEVARD

ISSUE DRAWING LOG

SEAL

SHEET IDENTIFICATION

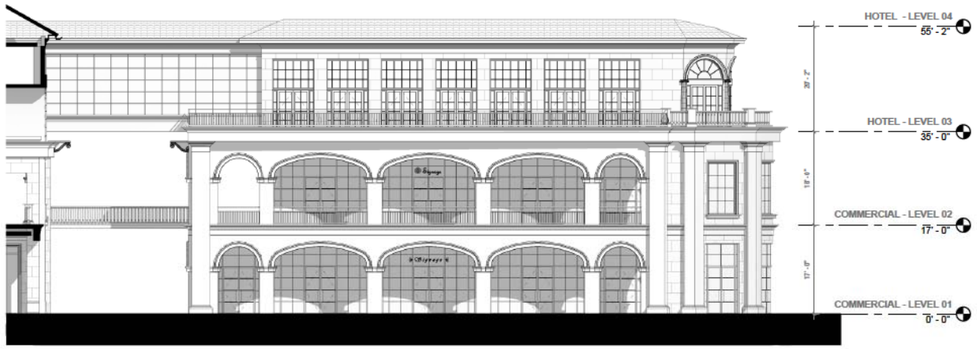
TITLE

OPEN SPACE PLAN

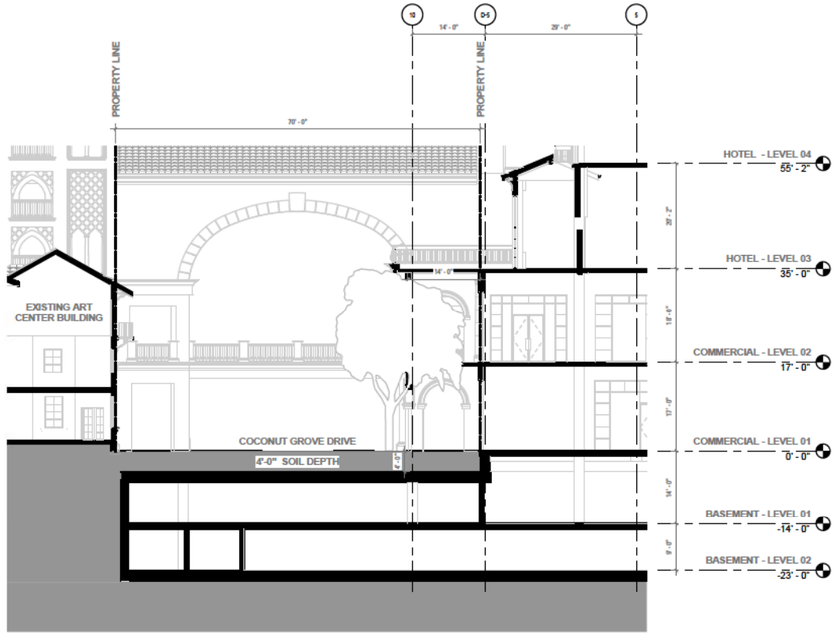
NUMBER

A-0.7.1

2014 RTKL ASSOCIATES INC.

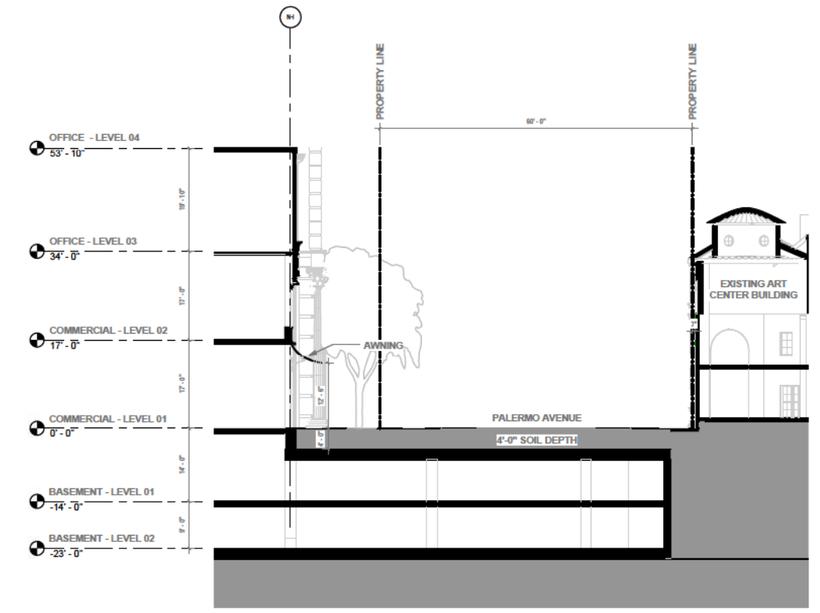


1 ART CENTER PLAZA SOUTH-WEST ELEVATION
3/32" = 1'-0"



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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PROJECT NUMBER 45-14002.00
CONSULTANT

PROJECT

MEDITERRANEAN VILLAGE at Ponce Circle

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

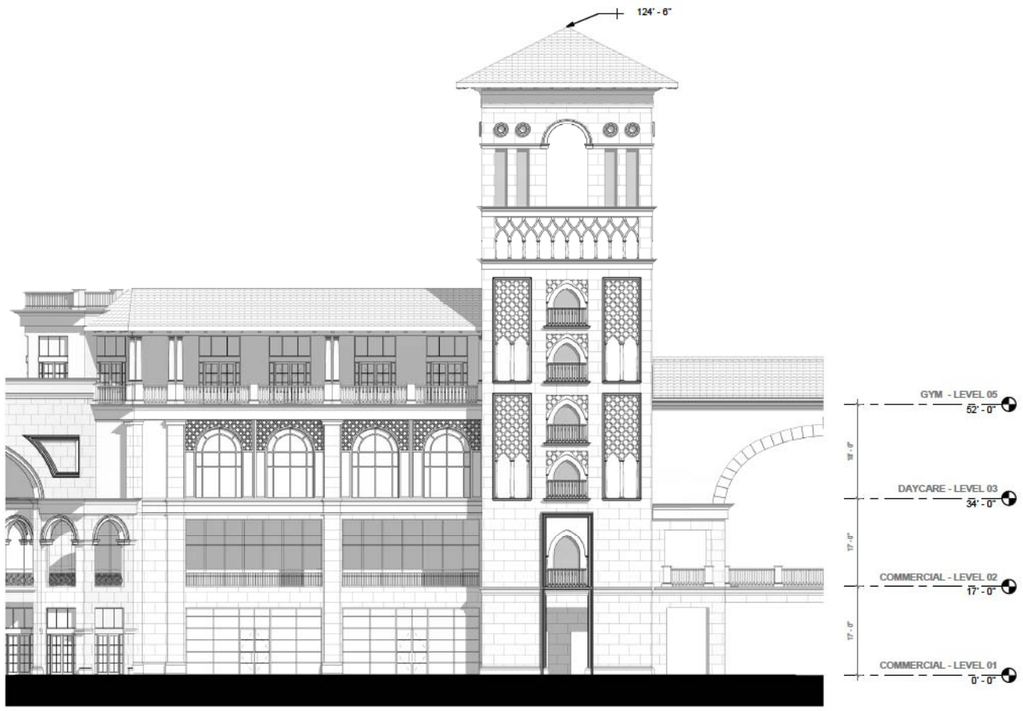
ISSUE DRAWING LOG

SEAL

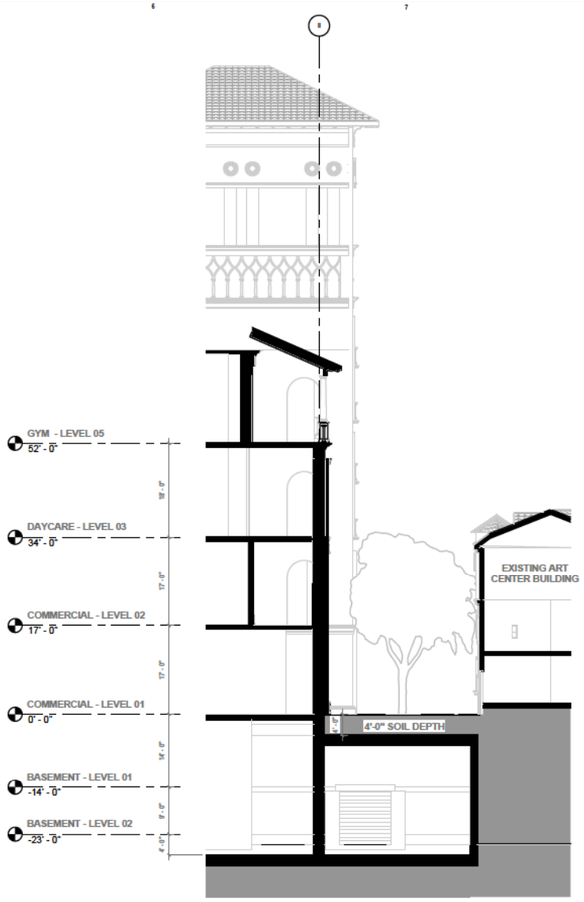
SHEET IDENTIFICATION
TITLE
OPEN SPACE ELEVATIONS/SECTIONS

NUMBER
A-0.7.2

2014 RTKL ASSOCIATES INC.

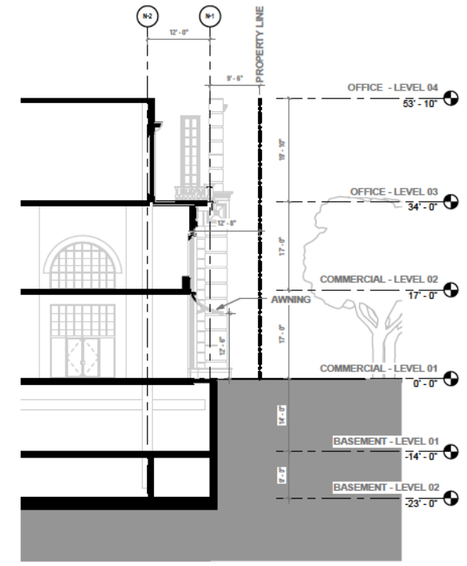


1 ART CENTER PLAZA SOUTH-EAST ELEVATION
3/32" = 1'-0"



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

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



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

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CONSULTANT

PROJECT

MEDITERRANEAN VILLAGE at Ponce Circle

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

ISSUE DRAWING LOG

SEAL

SHEET IDENTIFICATION
TITLE
OPEN SPACE ELEVATIONS/SECTIONS

NUMBER
A-0.7.3

2014 RTKL ASSOCIATES INC.

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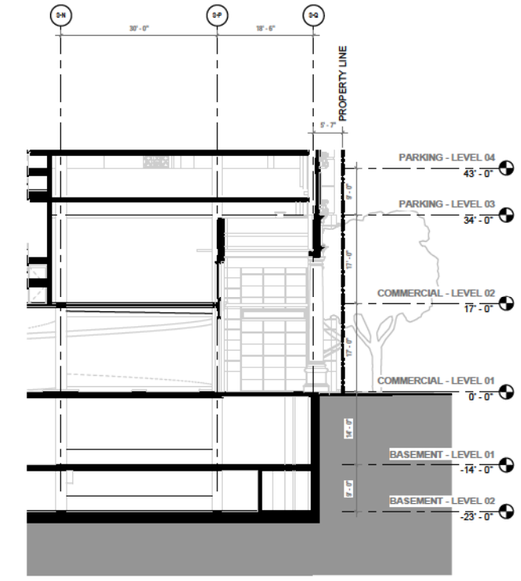
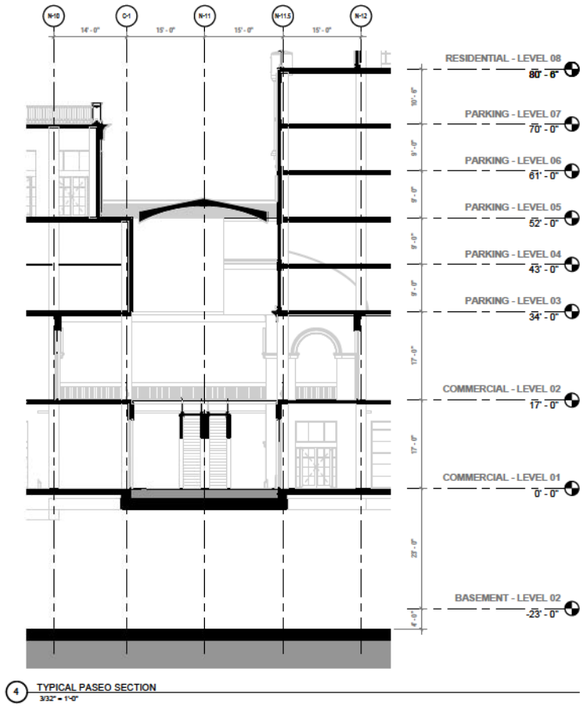
TIME 12/5/2015 1:58:39 PM

1 MALAGA COLONADE ELEVATION
3/32" = 1'-0"



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

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



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

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CONSULTANT

PROJECT

MEDITERRANEAN VILLAGE at Ponce Circle

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

ISSUE DRAWING LOG

SEAL

SHEET IDENTIFICATION

TITLE
OPEN SPACE ELEVATIONS/SECTIONS

NUMBER
A-0.7.4

2014 RTKL ASSOCIATES INC.

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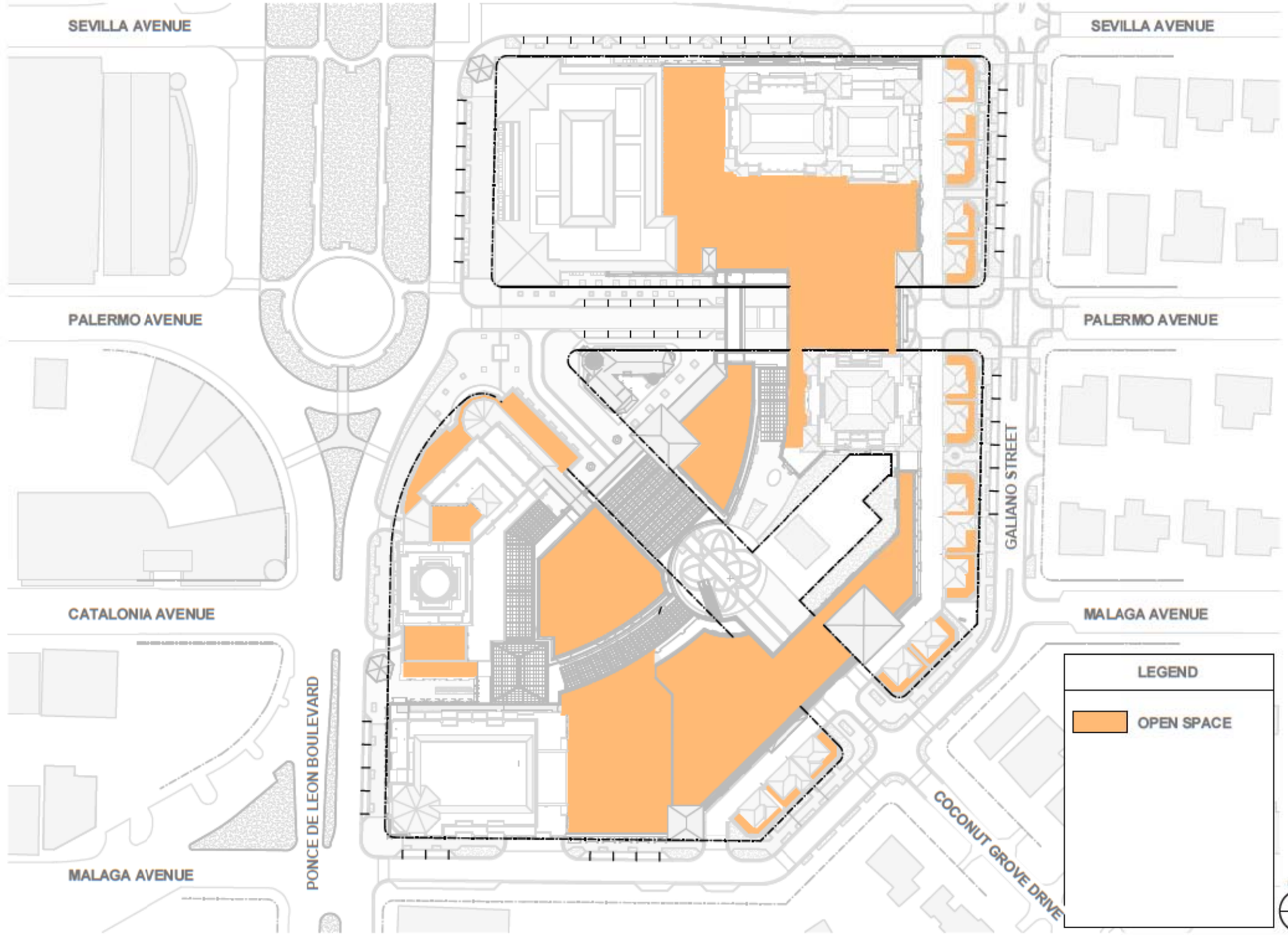

1 ROOF PLAN
1" = 40'-0"

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.

NOT FOR CONSTRUCTION

RTKL

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CONSULTANT

PROJECT

MEDITERRANEAN VILLAGE at Ponce Circle

CLIENT
AGAVE PONCE LLC
3301-3311 PONCE DE LEON BOULEVARD

ISSUE DRAWING LOG

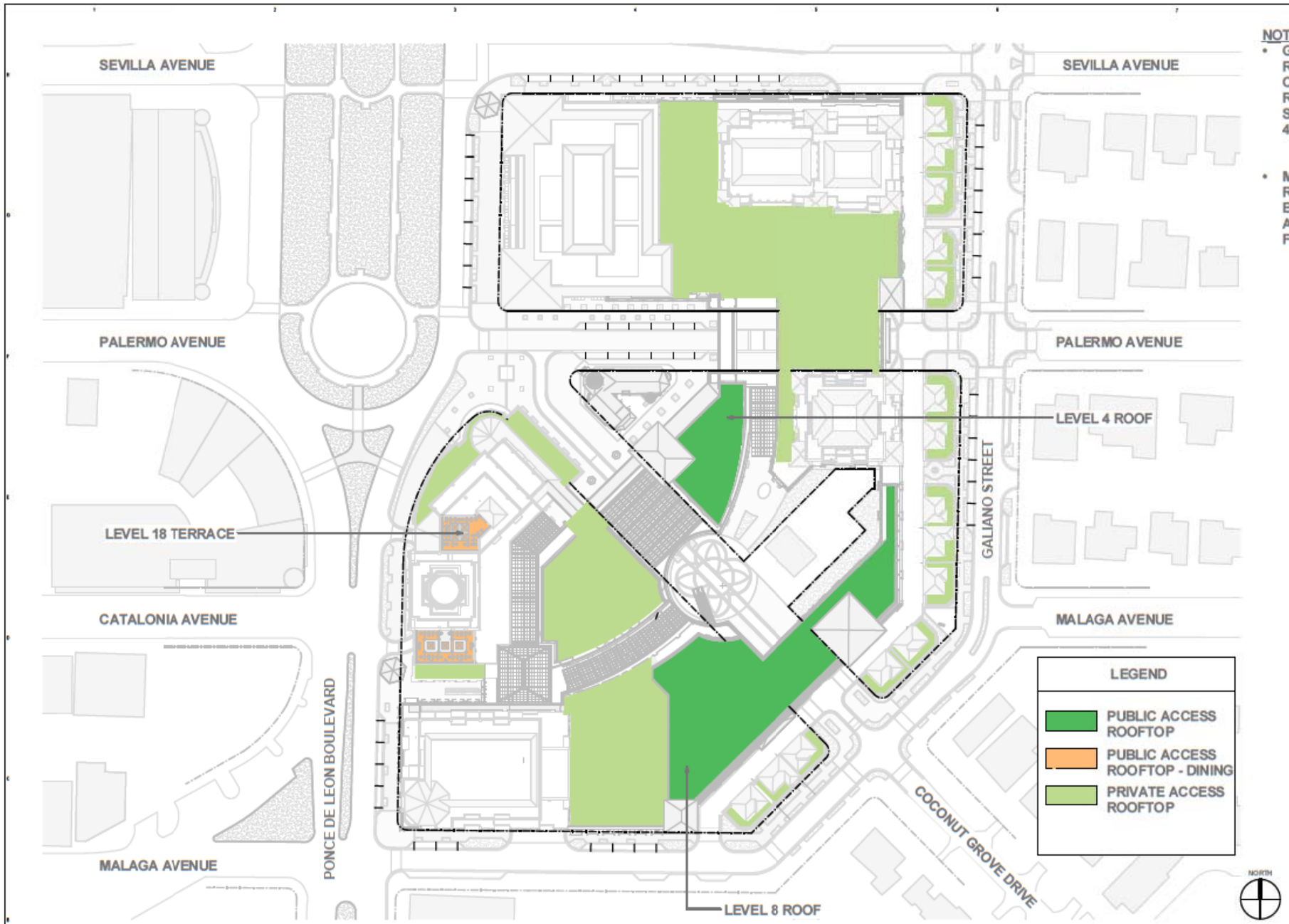
SEAL

SHEET IDENTIFICATION

TITLE
OPEN SPACE ROOFTOP PLAN

NUMBER
A-0.7.5

2014 RTKL ASSOCIATES INC.



NOTE:

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

1 ROOF PLAN
1" = 40'-0"

ACTIVATED ROOFTOPS

COMMERCIAL ROOF AREA	164,753 SF
RESIDENTIAL ROOF AREA	76,452 SF
TOTAL ROOF AREA	241,205 SF

REQUIRED PUBLIC ACCESS (OVER COMMERCIAL)

15% OF 164,753 =	24,713 SF

PROVIDED PUBLIC ACCESS (OVER COMMERCIAL)

ROOFTOP DINING	3,357 SF
OTHER ROOFTOP	31,078 SF
TOTAL ROOF AREA	34,435 SF (21%)

PROVIDED PRIVATE ACCESS

ROOFTOP AREA	69,846 SF (29%)

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PROJECT NUMBER 451400.00

CONSULTANT

PROJECT

MEDITERRANEAN VILLAGE at Ponce Circle

CLIENT
ASAVE PONCE LLC.
3301-3331 PONCE DE LEON BOULEVARD

ISSUE DRAWING LOG

SEAL

SHEET DESIGNATION

TITLE
ACTIVATED ROOFTOPS

NUMBER
A-0.7.6

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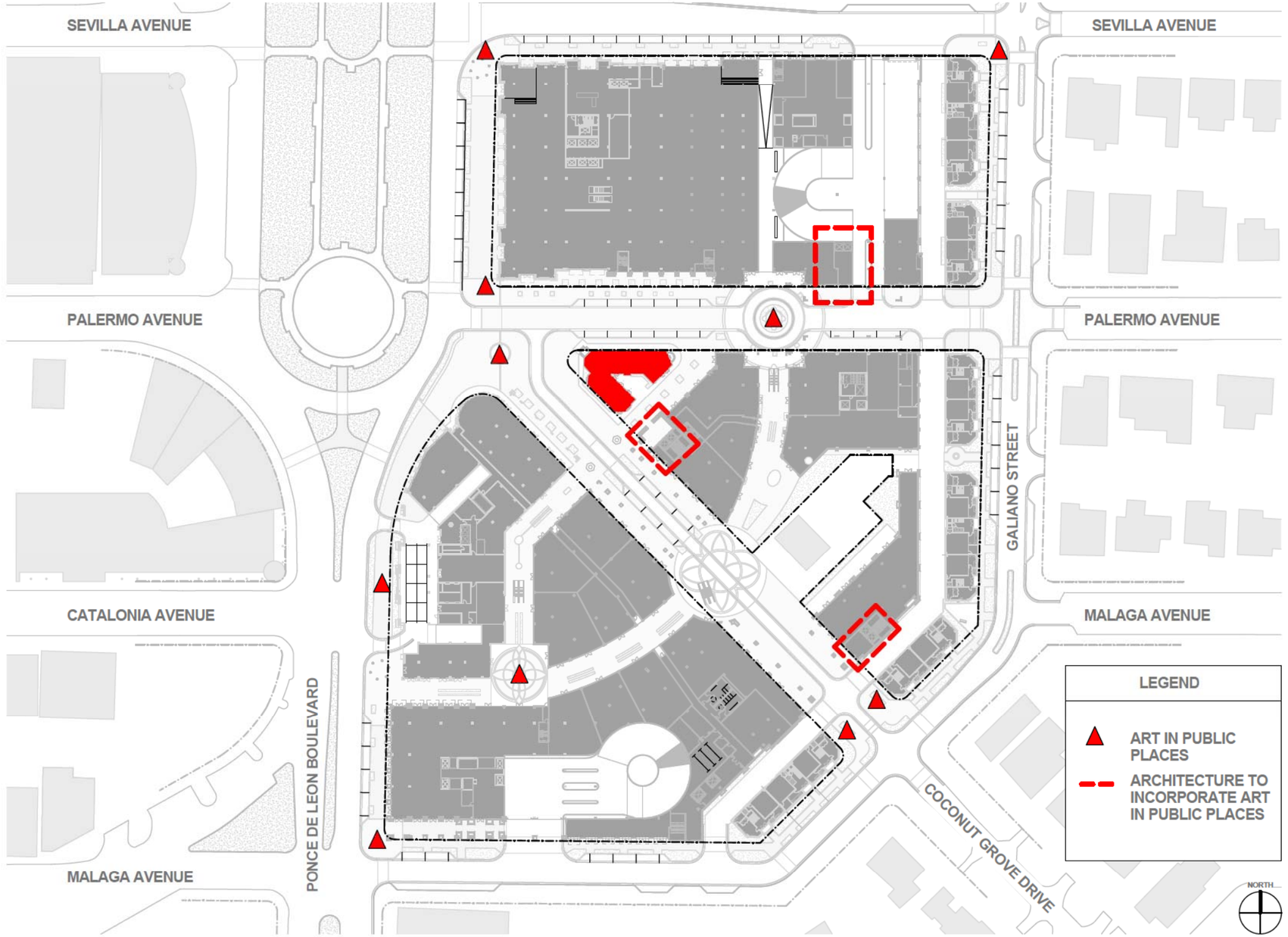
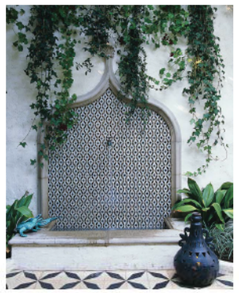


1 LEVEL 01 FLOOR PLAN
1" = 40'-0"



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PROJECT NUMBER 45-14002.00

CONSULTANT

PROJECT

MEDITERRANEAN VILLAGE at Ponce Circle

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

ISSUE DRAWING LOG

SEAL

SHEET IDENTIFICATION
TITLE
ART IN PUBLIC PLACES

NUMBER
A-0.8

2014 RTKL ASSOCIATES INC.

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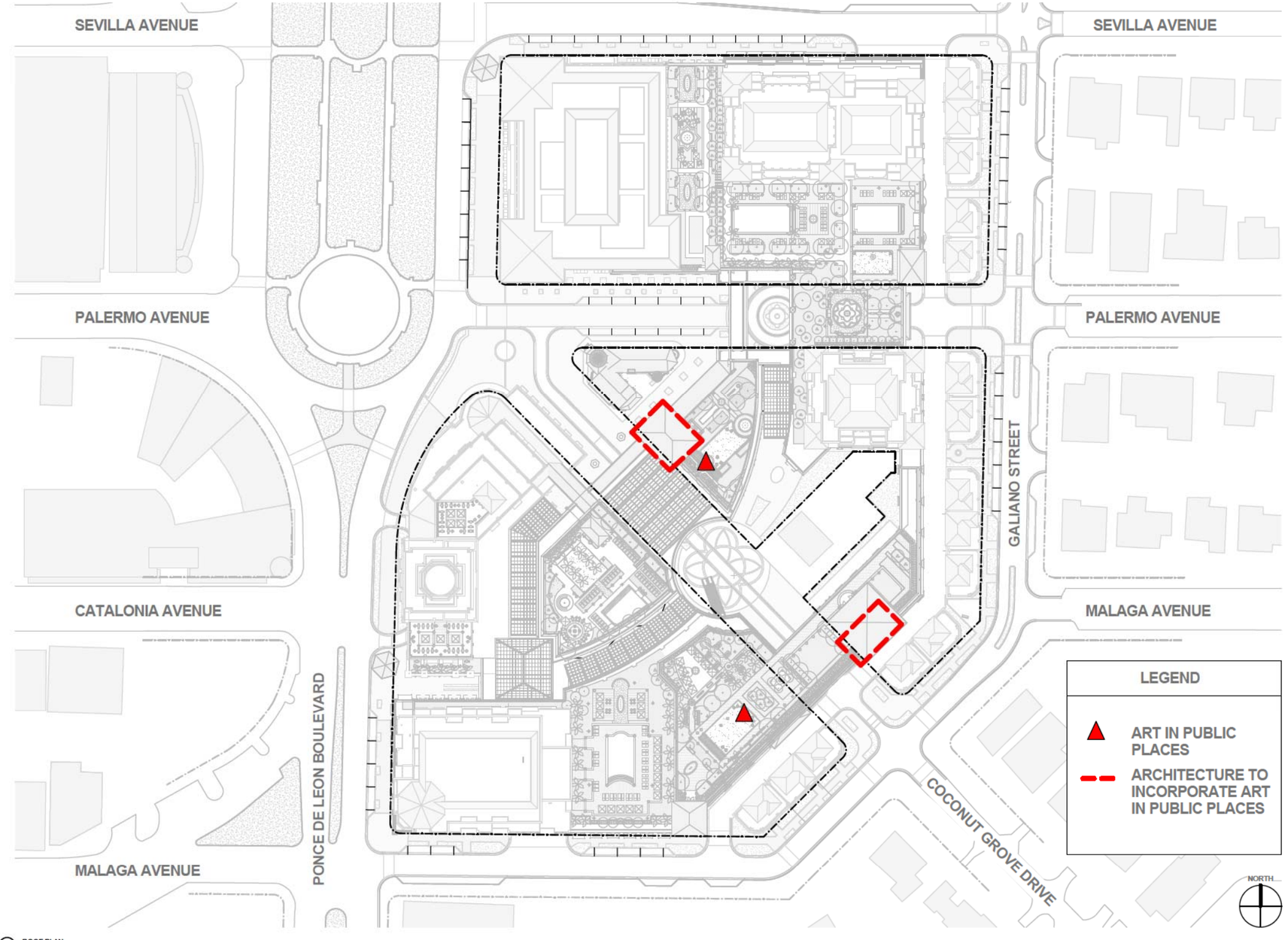
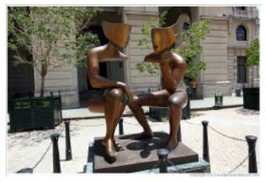
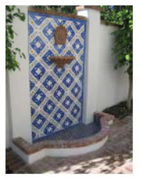
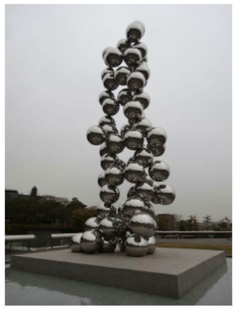


1 ROOF PLAN
1" = 40'-0"

NOT FOR CONSTRUCTION



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PROJECT NUMBER 45-14002.00

CONSULTANT

PROJECT

MEDITERRANEAN VILLAGE at Ponce Circle

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

ISSUE DRAWING LOG

SEAL

SHEET IDENTIFICATION

TITLE
ART IN PUBLIC PLACES

NUMBER
A-0.8.1

2014 RTKL ASSOCIATES INC.

TIME: 1/26/2015 2:05:51 PM
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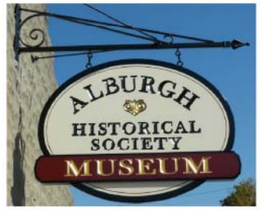
BUILDING SIGNAGE

TENANT SIGNAGE

PLAQUES/ PEDESTRIAN



PARKING GARAGE ENTRY/ EXIT

1 ENLARGED COCONUT DRIVE GROVE SOUTH ELEVATION
3/32" = 1'-0"

NOTE:

- FINAL SIGNAGE TO BE INTEGRATED WITH ARCHITECTURE AND REVIEWED WITH CITY STAFF AT A LATER DATE.
- SEE BUILDING ELEVATIONS FOR PROPOSED SIGN LOCATION

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PROJECT NUMBER 45-14002.00
CONSULTANT

PROJECT

MEDITERRANEAN VILLAGE at Ponce Circle

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

ISSUE DRAWING LOG

SEAL

SHEET IDENTIFICATION
TITLE
CONCEPTUAL SIGNAGE

NUMBER
A-0.9

2014 RTKL ASSOCIATES INC.

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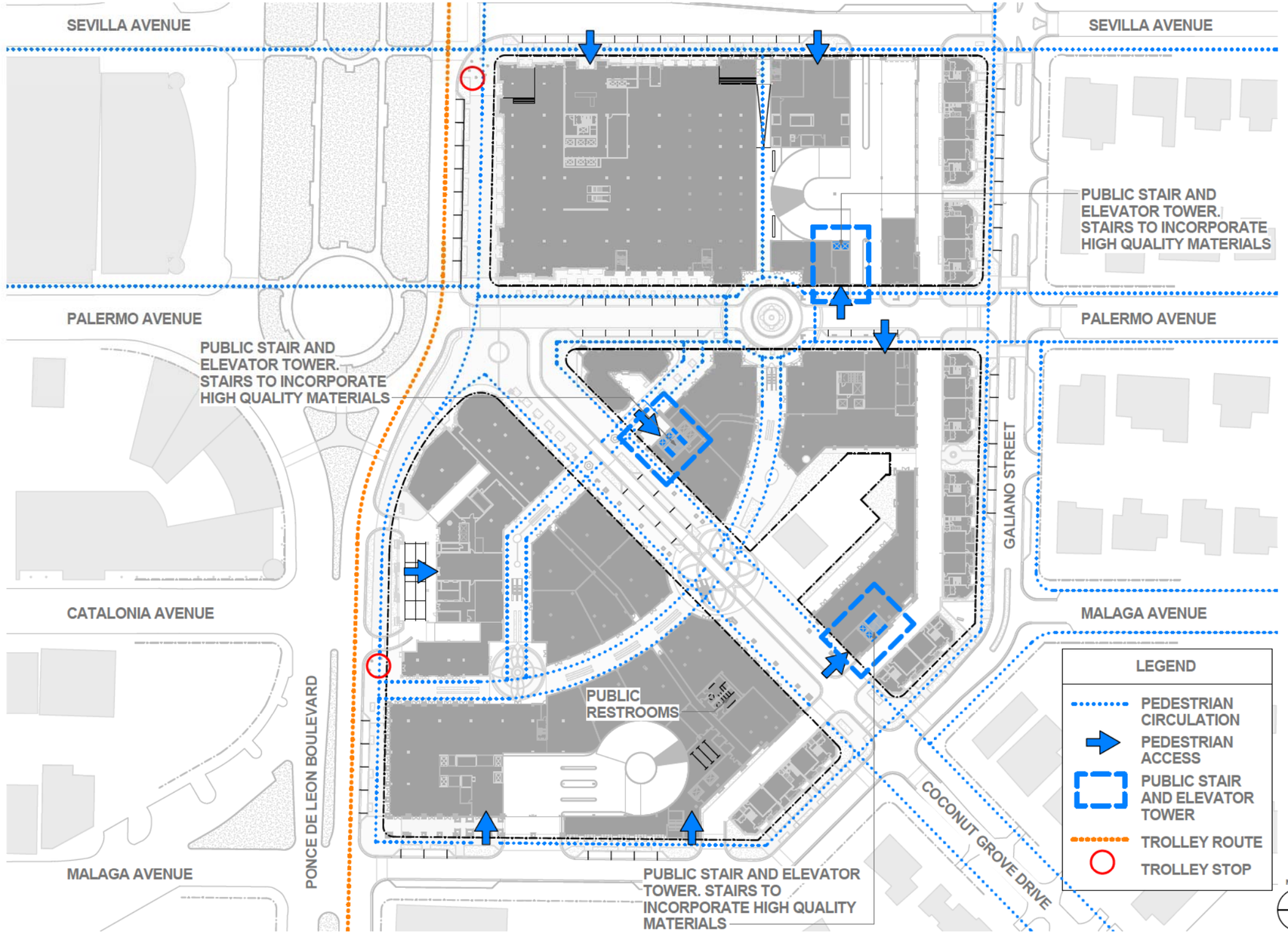

1 LEVEL 01 FLOOR PLAN
1" = 40'-0"

VIEW OF TROLLEY STOP FROM PONCE DE LEON

NOT FOR CONSTRUCTION

TIME: 1/26/2015 1:33:43 PM

FILE NAME: C:\Users\asalomi\Documents\DSV-Podium-Central_v18_asalomi.rvt

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CONSULTANT

PROJECT

MEDITERRANEAN VILLAGE at Ponce Circle

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

ISSUE DRAWING LOG

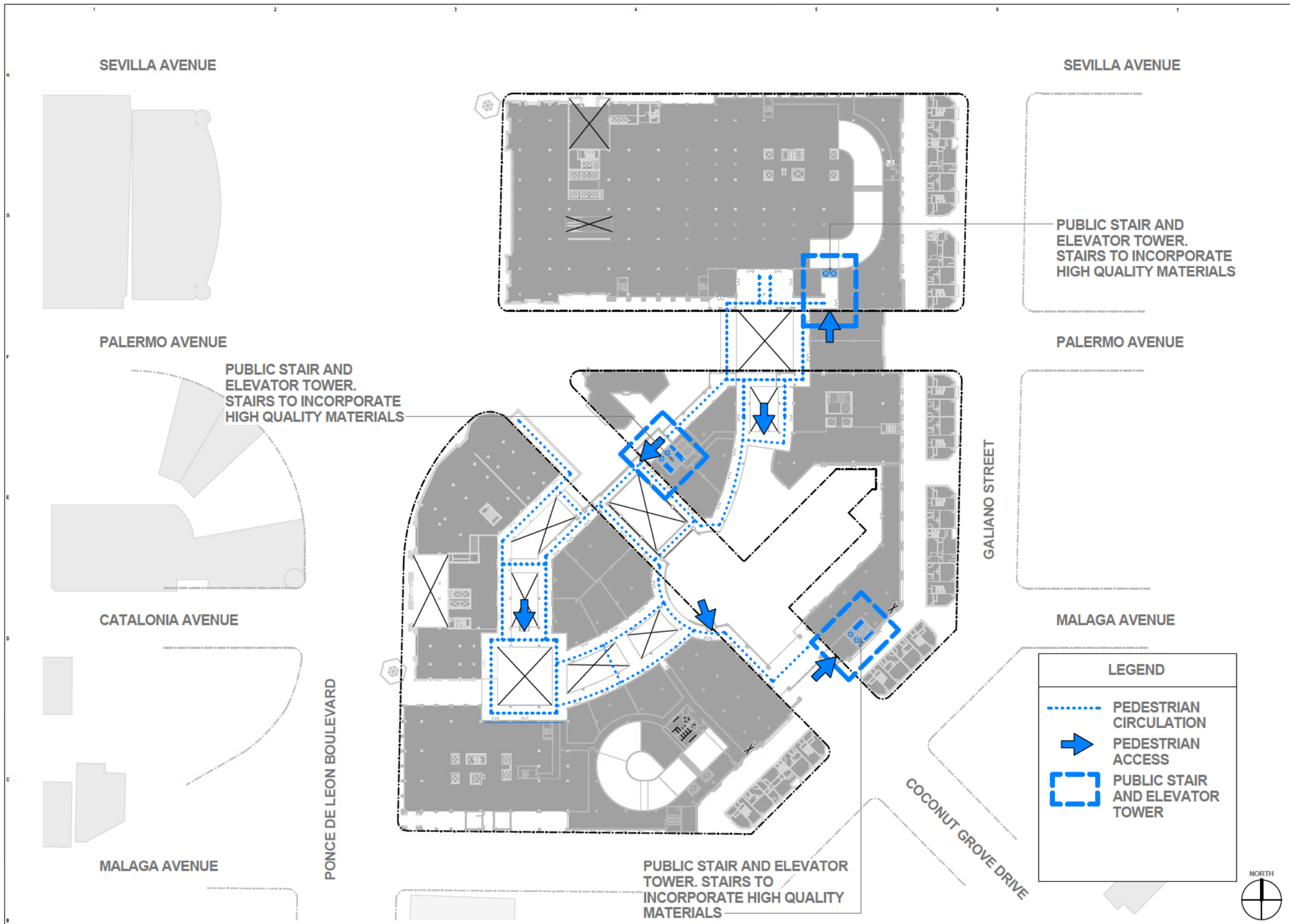
SEAL

SHEET IDENTIFICATION

TITLE
PEDESTRIAN CIRCULATION

NUMBER
A-0.10

2014 RTKL ASSOCIATES INC.



1 LEVEL 02 FLOOR PLAN
1" = 40'-0"

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PROJECT NUMBER 45-14002.00

CONSULTANT

PROJECT

MEDITERRANEAN VILLAGE at Ponce Circle

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

ISSUE DRAWING LOG

SEAL

SHEET IDENTIFICATION

TITLE
PEDESTRIAN CIRCULATION

NUMBER
A-0.10.1

2014 RTKL ASSOCIATES INC.

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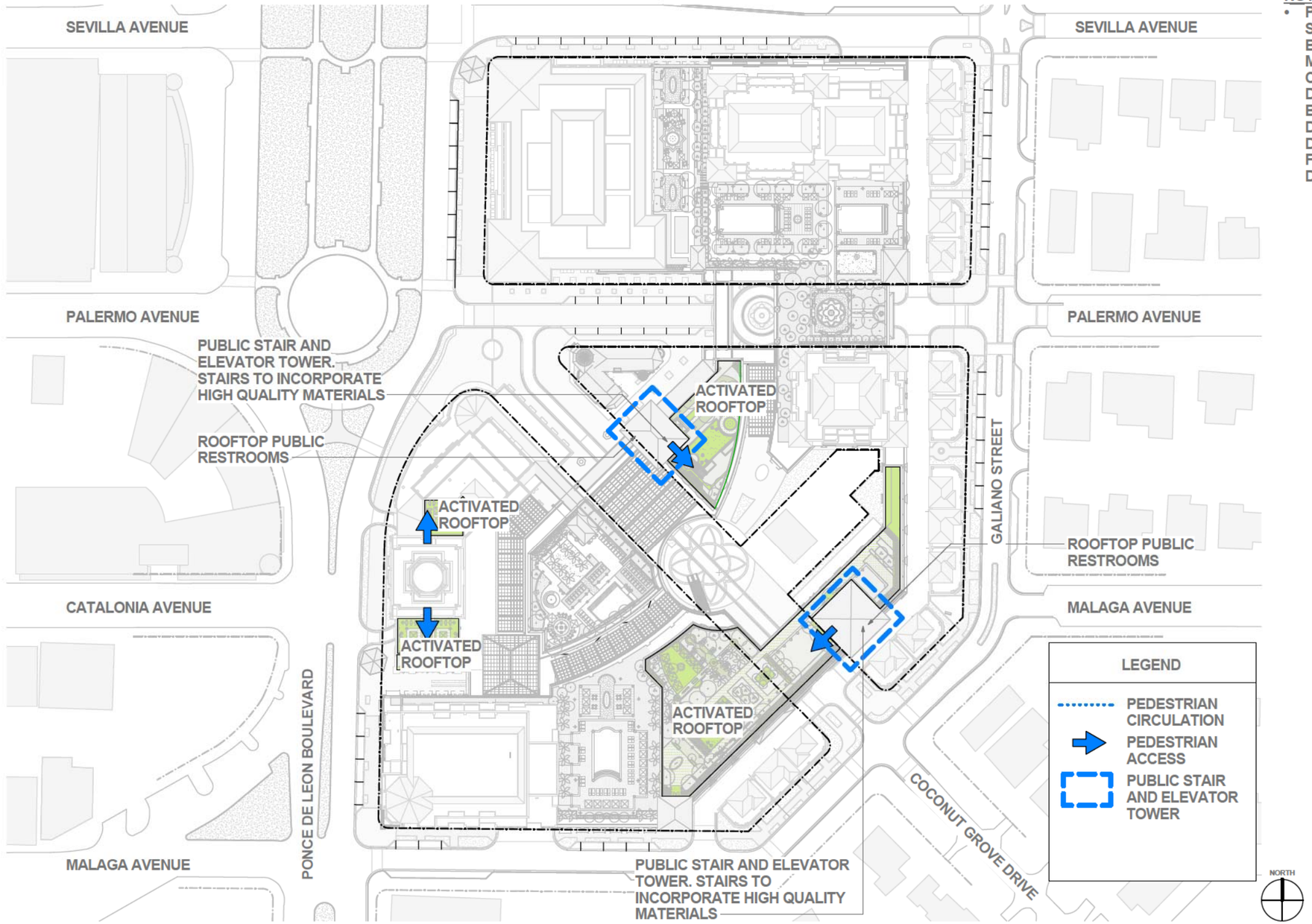

1 ROOF PLAN
1" = 40'-0"

NOTE:

- PRIOR TO SUBMITTING FOR BUILDING PERMIT, A MEETING WITH THE CITY POLICE DEPARTMENT WILL BE HELD TO TO DISCUSS CPTED DESIGN CRITERIA FOR ROOFTOP PARK DESIGN

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PROJECT NUMBER 45-14002.00
CONSULTANT

PROJECT

MEDITERRANEAN VILLAGE at Ponce Circle

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

ISSUE DRAWING LOG

SEAL

SHEET IDENTIFICATION
TITLE
PEDESTRIAN CIRCULATION

NUMBER
A-0.10.2

2014 RTKL ASSOCIATES INC.

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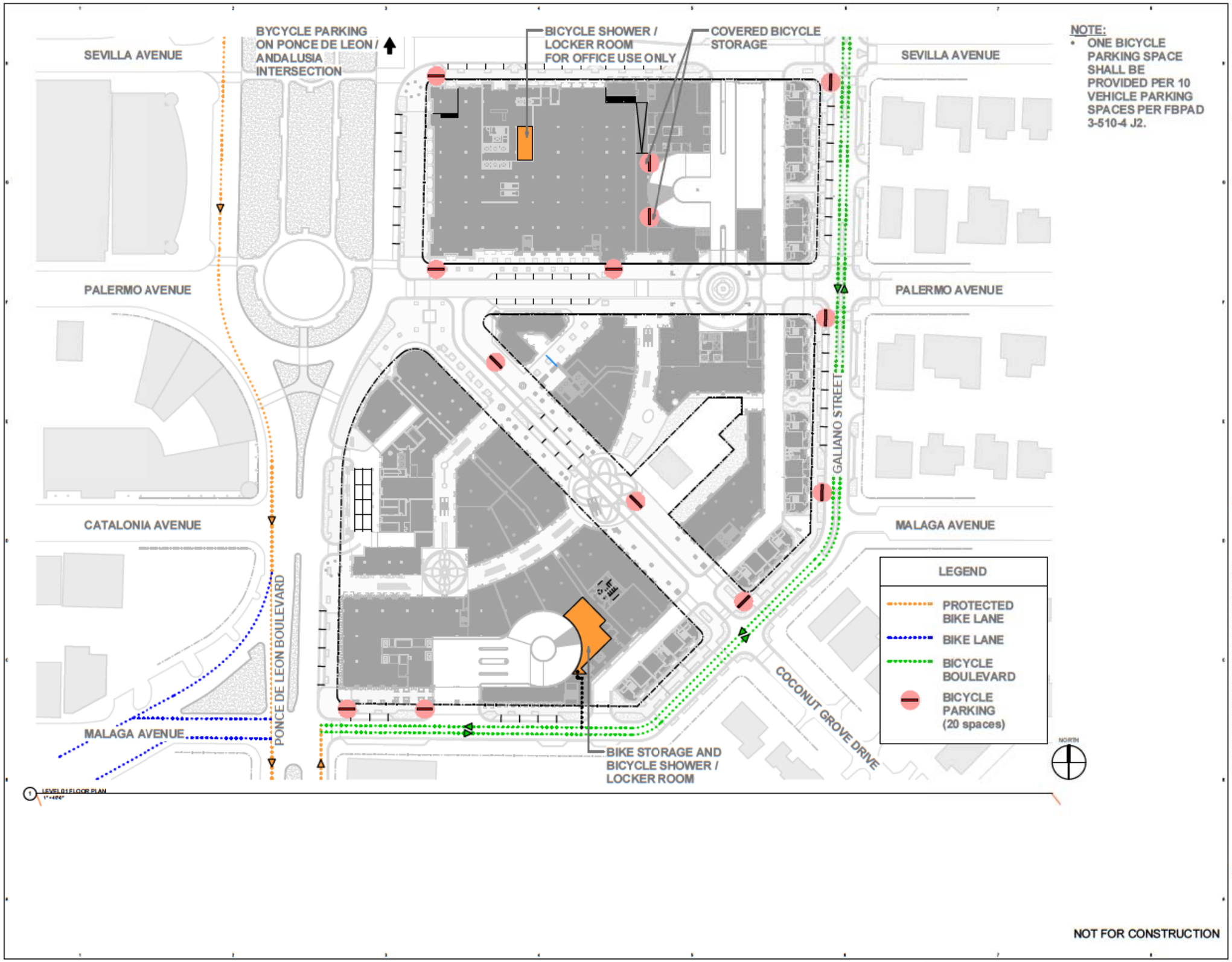

NOTE:

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

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

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CONSULTANT

PROJECT

MEDITERRANEAN VILLAGE at Ponce Circle

CLIENT
AGAVE PONCE LLC.
2301-2331 PONCE DE LEON BOULEVARD

ISSUE DRAWING LOG

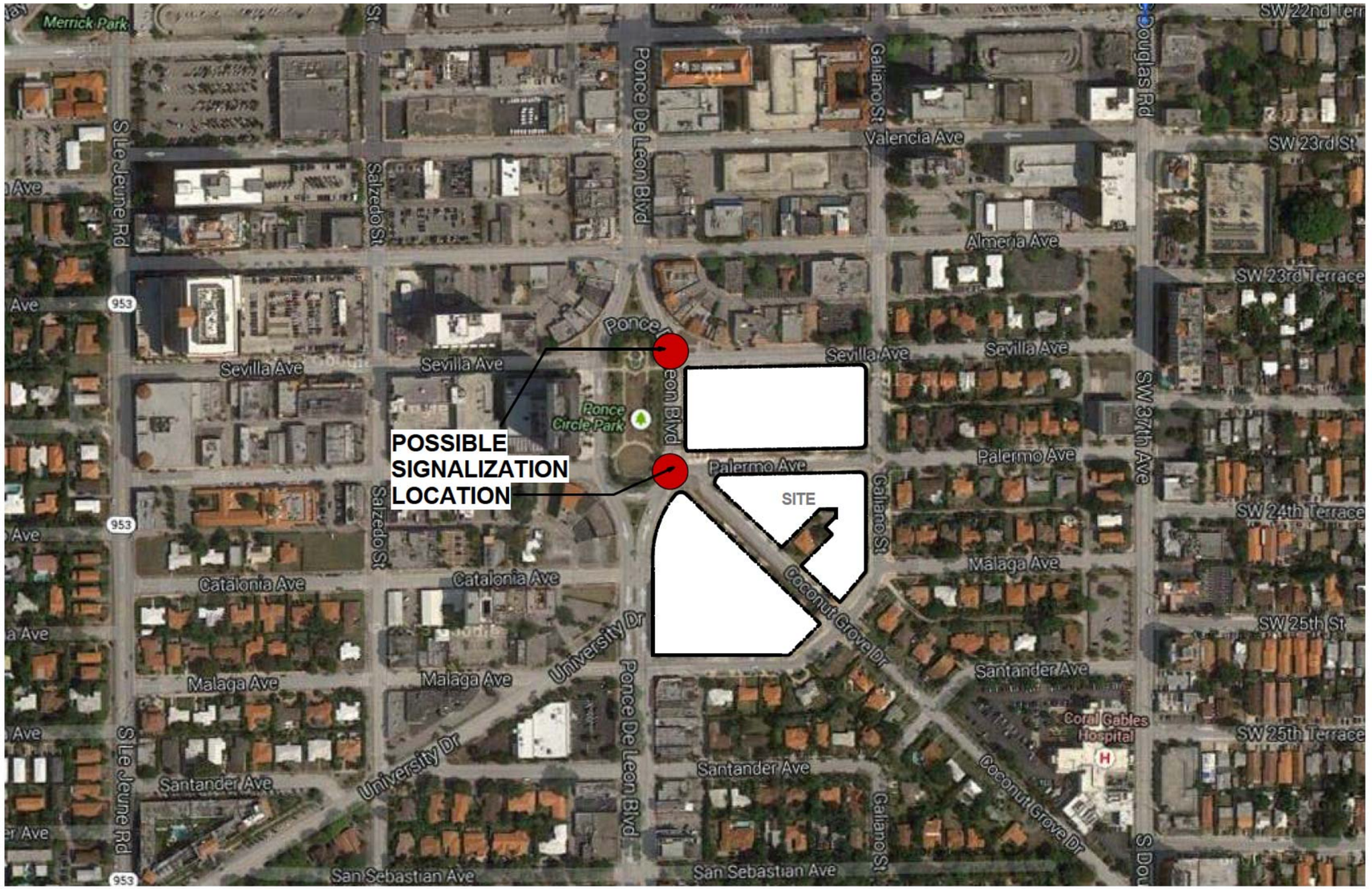
SEAL

SHEET IDENTIFICATION

TITLE
BICYCLE CIRCULATION PLAN

NUMBER
A-0.10.3

2014 RTKL ASSOCIATES INC.



1 AERIAL VIEW
1 : 5

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

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PROJECT NUMBER 45-14002.00
CONSULTANT

PROJECT

MEDITERRANEAN VILLAGE at Ponce Circle

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

ISSUE DRAWING LOG

SEAL

SHEET IDENTIFICATION
TITLE
TRAFFIC SIGNALIZATION PLAN

NUMBER
A-0.10.4

2014 RTKL ASSOCIATES INC.

TIME 10/9/2015 1:48:54 PM
FILE NAME C:\Users\ksalomon\Documents\DSV-Podium-Central_ksalomon.rvt

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.

NOT FOR CONSTRUCTION

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PROJECT NUMBER 45-14002.00
CONSULTANT

PROJECT

MEDITERRANEAN VILLAGE at Ponce Circle

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

ISSUE DRAWING LOG

SEAL

SHEET IDENTIFICATION
TITLE
TROLLEY IMPROVEMENTS PLAN

NUMBER
A-0.10.5

2014 RTKL ASSOCIATES INC.

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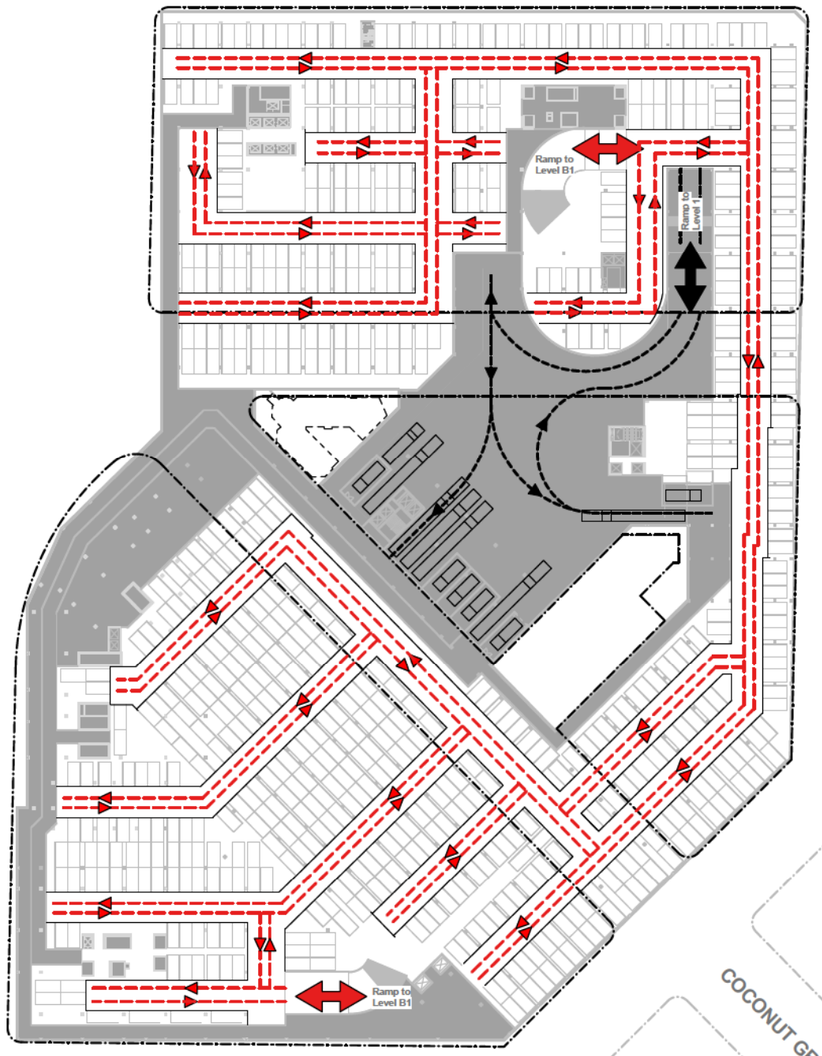

SEVILLA AVENUE

SEVILLA AVENUE

PALERMO AVENUE

PALERMO AVENUE

GALIANO STREET

CATALONIA AVENUE

MALAGA AVENUE

PONCE DE LEON BOULEVARD

MALAGA AVENUE

COCONUT GROVE DRIVE

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.

LEGEND

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

NORTH

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

NOT FOR CONSTRUCTION

RTKL
AN ARCADIS COMPANY
RTKL ASSOCIATES INC.
396 ALHAMBRA CIR. SOUTH
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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

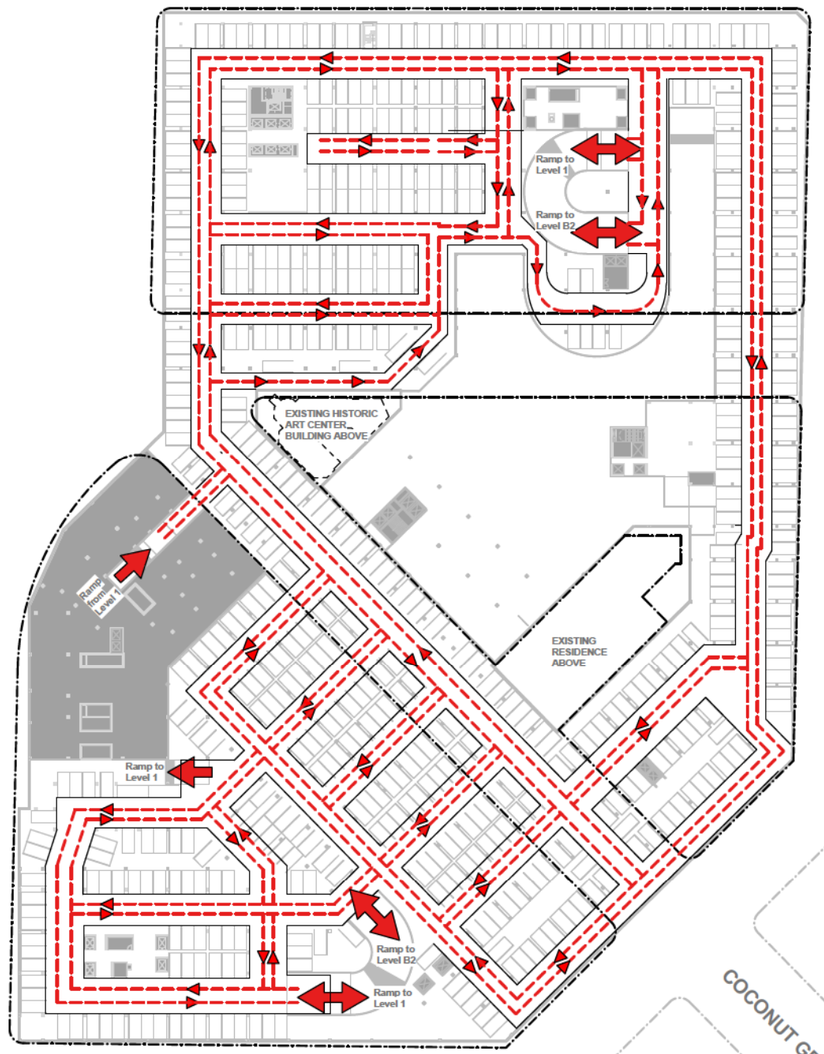
ISSUE DRAWING LOG

SEVILLA AVENUE

SEVILLA AVENUE

PALERMO AVENUE

PALERMO AVENUE



GALIANO STREET

CATALONIA AVENUE

MALAGA AVENUE

PONCE DE LEON BOULEVARD

COCONUT GROVE DRIVE

MALAGA AVENUE

LEGEND

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

NORTH

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

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.

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CONSULTANT

PROJECT

MEDITERRANEAN VILLAGE at Ponce Circle

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

ISSUE DRAWING LOG

SEAL

SHEET IDENTIFICATION

TITLE
VEHICULAR CIRCULATION

NUMBER
A-0.11.1

2014 RTKL ASSOCIATES INC.

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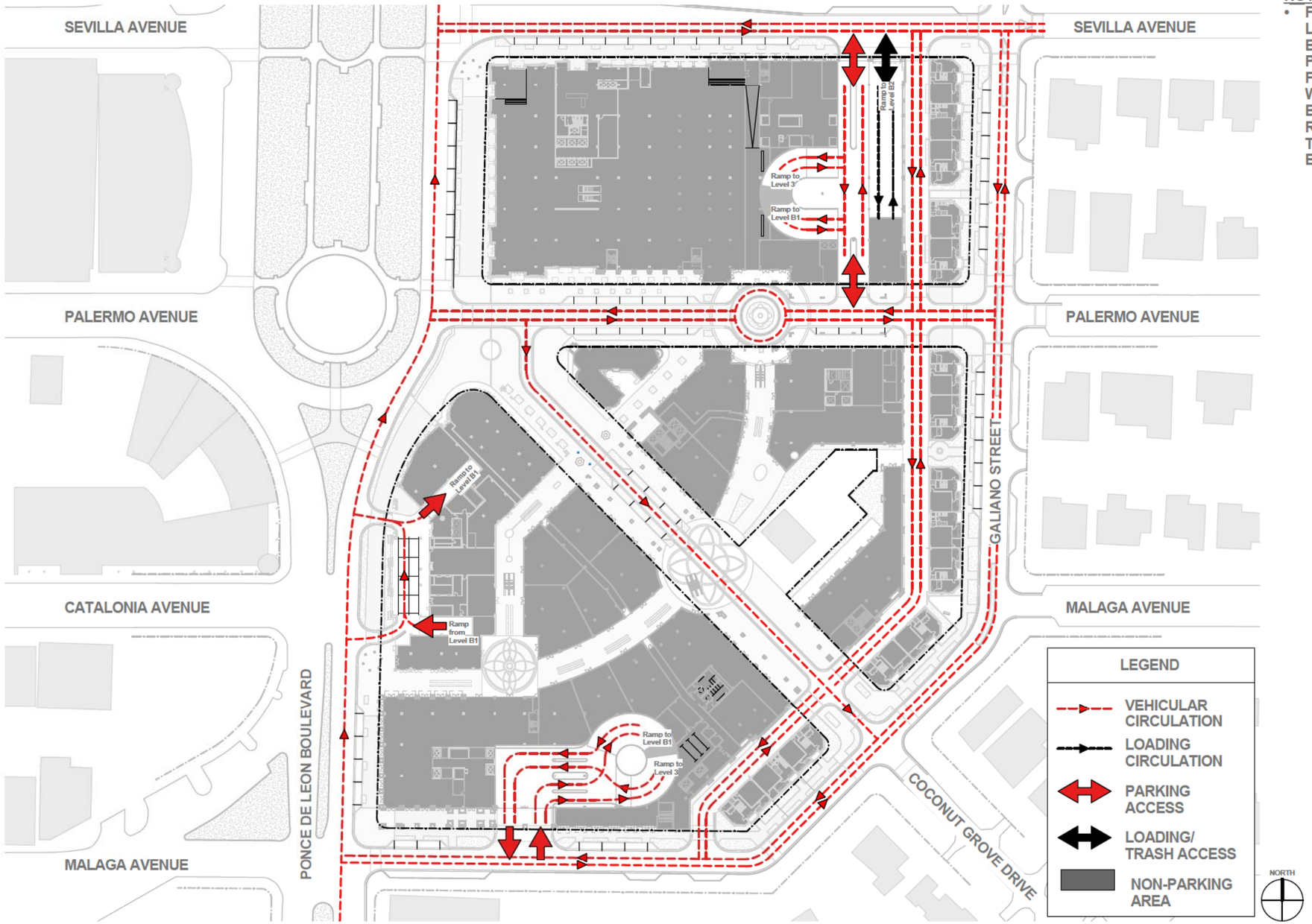

1 LEVEL 01 FLOOR PLAN
1" = 40'-0"

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.

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PROJECT NUMBER 45-14002.00
CONSULTANT

PROJECT

MEDITERRANEAN VILLAGE at Ponce Circle

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

ISSUE DRAWING LOG

SEAL

SHEET IDENTIFICATION
TITLE
VEHICULAR CIRCULATION

NUMBER
A-0.11.2

2014 RTKL ASSOCIATES INC.

TIME: 1/26/2015 1:44:20 PM
FILE NAME: C:\Users\asalomi\Documents\12DV-Podium-Central_v18_asalomi.rvt

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

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.

NOT FOR CONSTRUCTION

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CONSULTANT

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MEDITERRANEAN VILLAGE at Ponce Circle

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

ISSUE DRAWING LOG

SEAL

SHEET IDENTIFICATION

TITLE
VEHICULAR CIRCULATION

NUMBER
A-0.11.3

2014 RTKL ASSOCIATES INC.

TIME: 1/26/2015 1:45:40 PM
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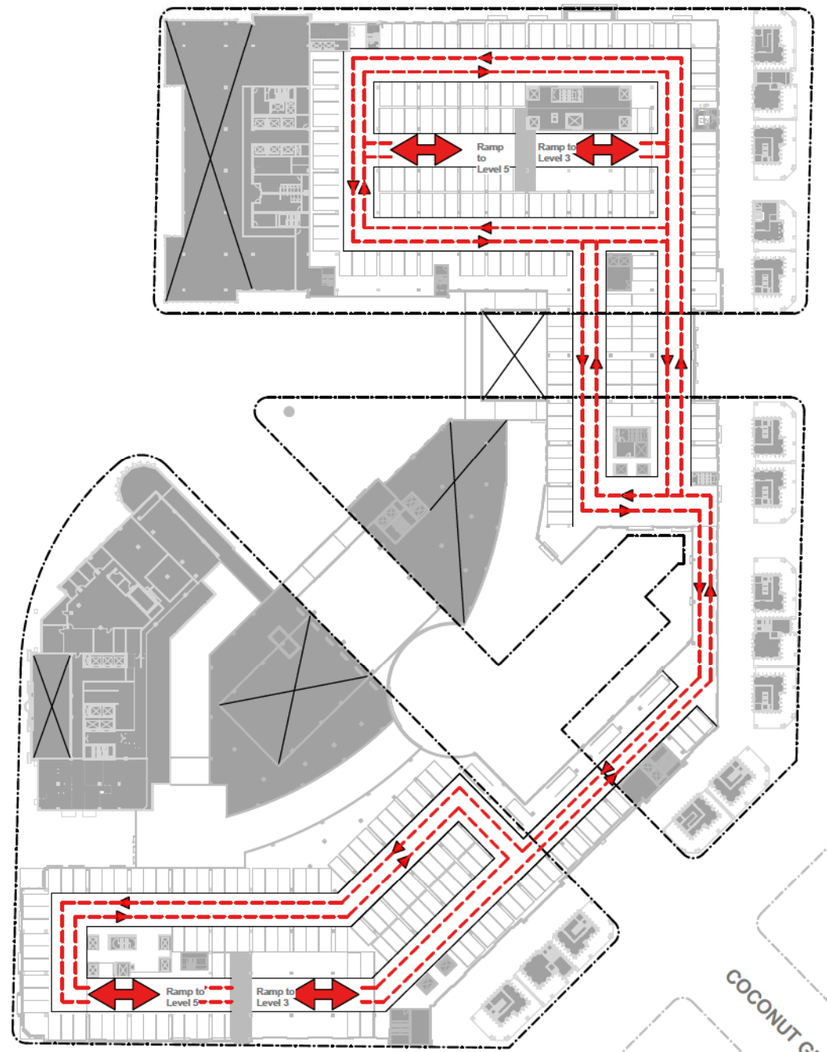
SEVILLA AVENUE

SEVILLA AVENUE

PALERMO AVENUE

PALERMO AVENUE



CATALONIA AVENUE

MALAGA AVENUE

PONCE DE LEON BOULEVARD

GALIANO STREET

COCONUT GROVE DRIVE

MALAGA AVENUE

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.

LEGEND

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

NORTH

2 LEVEL 04-07 FLOOR PLAN
1" = 40'-0"

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CONSULTANT

PROJECT

MEDITERRANEAN VILLAGE at Ponce Circle

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

ISSUE DRAWING LOG

SEAL

SHEET IDENTIFICATION
TITLE
VEHICULAR CIRCULATION

NUMBER
A-0.11.4

2014 RTKL ASSOCIATES INC.

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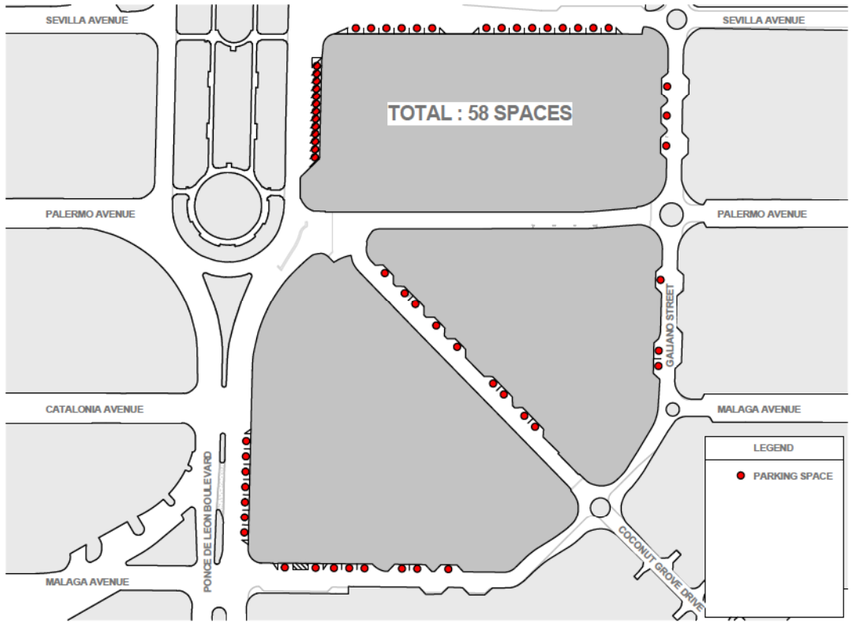
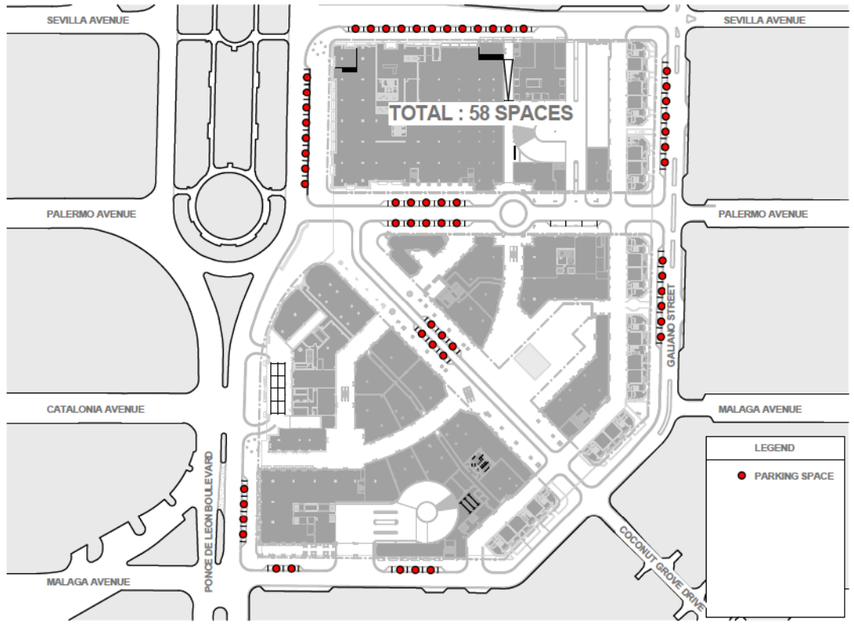


1 EXISTING ON STREET PARKING
1" = 80'-0"



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

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MEDITERRANEAN VILLAGE at Ponce Circle

CLIENT

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

ISSUE DRAWING LOG

SEAL

SHEET IDENTIFICATION

TITLE

ON STREET PARKING

NUMBER

A-0.11.5

2014 RTKL ASSOCIATES INC.

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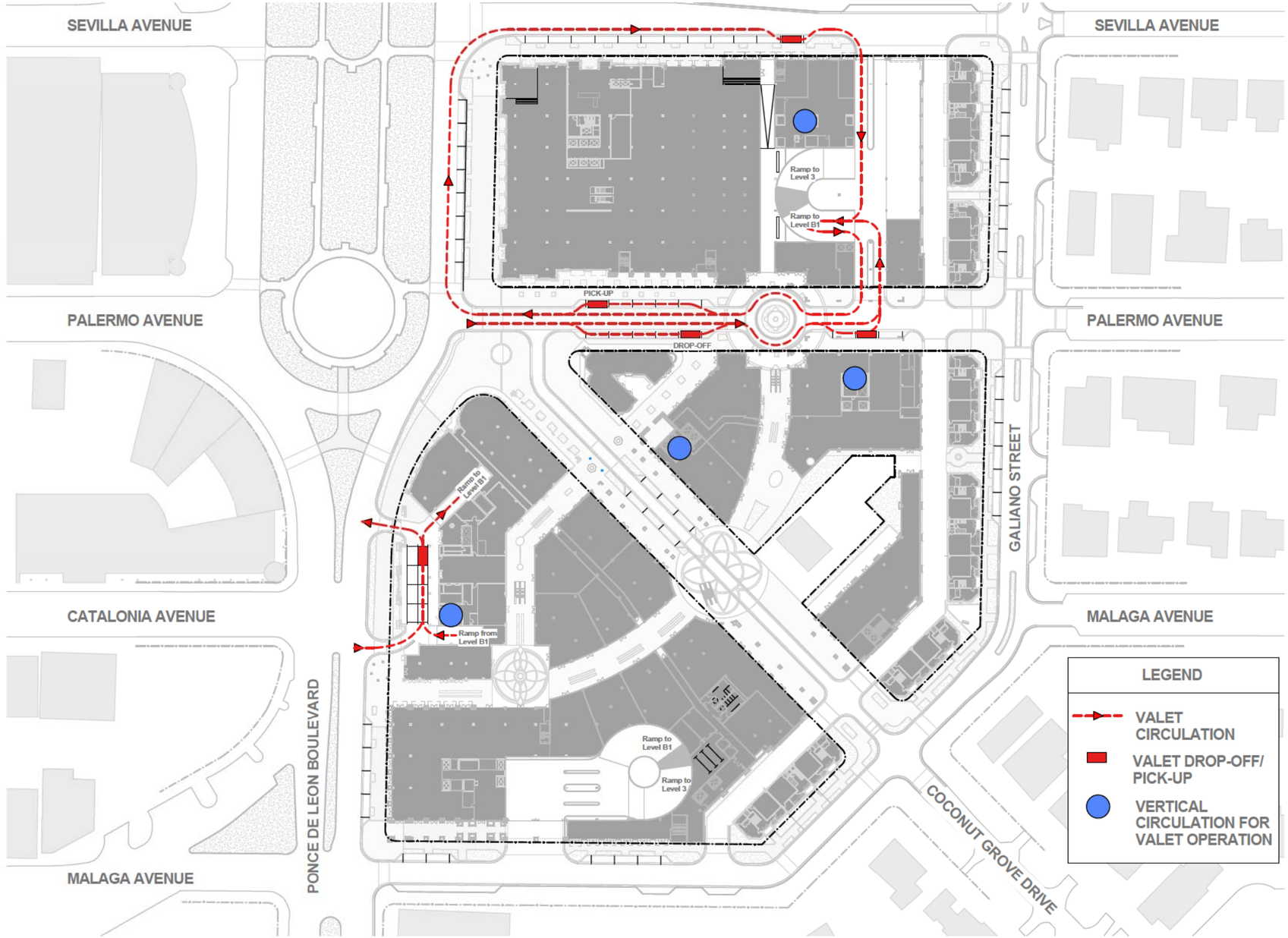

1 LEVEL 01 FLOOR PLAN
1" = 40'-0"

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 DOWNWARD ONE-WAY PARKING RAMP LOCATED WITHIN THE PORTE COCHERE IMMEDIATELY NORTH OF THE VALET STAND PROVIDING DIRECT ACCESS TO THE LOWER PARKING LEVEL. VALETS WILL RETURN PARKED VEHICLES FROM THE LOWER LEVEL 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 HAS A VEHICLE QUEUING CAPACITY OF APPROXIMATELY 7 SPACES WHICH IS EXPECTED TO BE ADEQUATE.

A VALET DROP-OFF STAND WILL BE PROVIDED ALONG PALERMO AVENUE WEST OF THE SITE'S MAIN PARKING GARAGE ACCESS POINT. THE VALET DROP-OFF STANDS WILL BE PROVIDED ALONG THE SOUTH SIDE OF THE ROADWAY WITH THE PRIMARY DROP-OFF STAND LOCATED CENTRAL TO THE STREET BLOCK AND A SECONDARY DROP-OFF (RESIDENTIAL GUESTS ONLY) STAND BE PROVIDED IN FRONT OF THE PALERMO RESIDENTIAL TOWER LOBBY. THE PRIMARY VALET DROP-OFF STAND WILL SERVE RETAIL/RESTAURANT/THEATRE PATRONS OF THE OVERALL DEVELOPMENT. A TOTAL OF FIVE (5) ON-STREET PARKING SPACES ARE REQUIRED FOR THIS PRIMARY VALET DROP-OFF STAND. A TOTAL OF 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 ONTO THE INTERNAL NORTH-SOUTH PARKING SERVICE DRIVE AND PERFORMING A NORTHBOUND 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 RETRIEVE VEHICLES BY TRAVELING ON THE UPWARD HELIX FROM THE BASEMENT LEVEL, PERFORMING AN EASTBOUND RIGHT-TURN ONTO THE NORTH-SOUTH PARKING SERVICE DRIVE, PERFORMING A SOUTHBOUND RIGHT-TURN ONTO PALERMO AVENUE, AND RETURNING TO THE VALET STAND. A TOTAL OF FIVE (5) ON-STREET PARKING SPACES ARE REQUIRED FOR THIS VALET PICK-UP STAND.

A VALET STAND WILL BE PROVIDED ALONG THE SOUTH SIDE OF SEVILLA AVENUE ADJACENT TO THE NORTH RESIDENTIAL TOWER LOBBY AND 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 DRIVE SOUTHBOUND, 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 NORTH-SOUTH PARKING SERVICE DRIVE, PERFORMING AN EASTBOUND RIGHT-TURN ONTO THE NORTH-SOUTH PARKING SERVICE DRIVE, PERFORMING A SOUTHBOUND RIGHT-TURN ONTO PALERMO AVENUE WESTBOUND, AND RETURN TO THE VALET STAND VIA PALERMO AVENUE WESTBOUND, PONCE DE LEON BOULEVARD NORTHBOUND, AND SEVILLA AVENUE EASTBOUND (CLOCKWISE ROUTE). A TOTAL OF SEVEN (7) ON-STREET PARKING SPACES ARE REQUIRED FOR THIS VALET STAND.

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

NOT FOR CONSTRUCTION

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PROJECT NUMBER 45-14002.00
CONSULTANT

PROJECT

MEDITERRANEAN VILLAGE at Ponce Circle

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

ISSUE DRAWING LOG

SEAL

SHEET IDENTIFICATION
TITLE
VALET OPERATING PLAN - LEVEL 01

NUMBER
A-0.11.6

2014 RTKL ASSOCIATES INC.

FILE NAME: C:\Users\asalomon\Documents\CSV\-Podium-Central
TIME: 1/26/2015 1:52:14 PM

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

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WWW.RTKL.COM
PROJECT NUMBER 45-14002.00
CONSULTANT

PROJECT

MEDITERRANEAN VILLAGE at Ponce Circle

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

ISSUE DRAWING LOG

SEAL

SHEET IDENTIFICATION

TITLE
VALET OPERATING PLAN - LEVEL B2

NUMBER
A-0.11.6.1

2014 RTKL ASSOCIATES INC.

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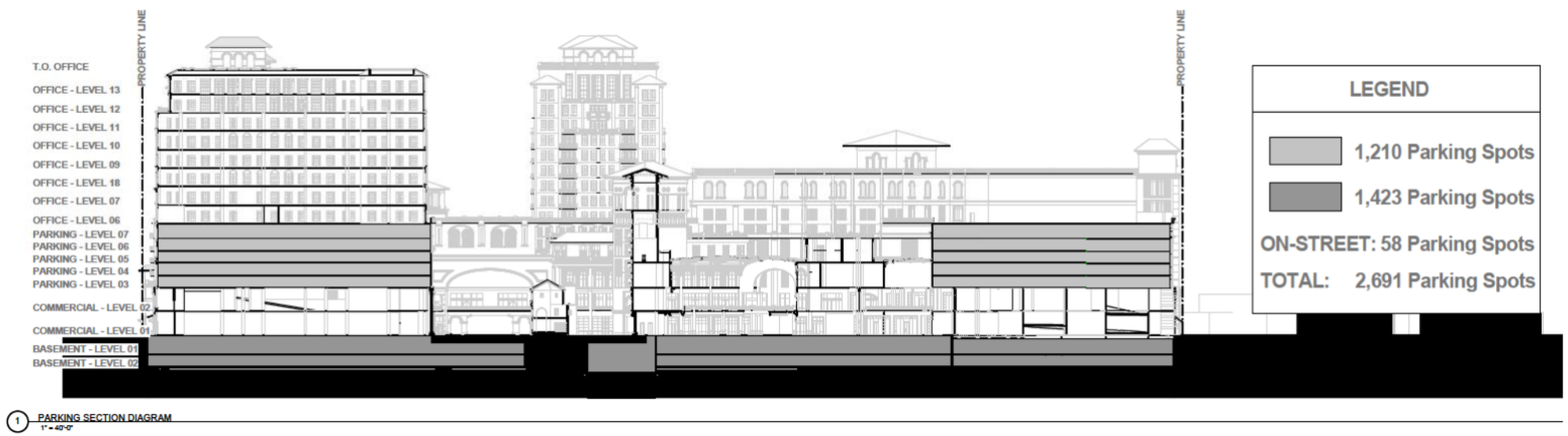

1 PARKING SECTION DIAGRAM
1" = 40'-0"

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TIME: 1/29/2015 5:40:11 PM

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WWW.RTKL.COM
PROJECT NUMBER 45-14002.00

CONSULTANT

PROJECT

MEDITERRANEAN VILLAGE at Ponce Circle

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

ISSUE DRAWING LOG

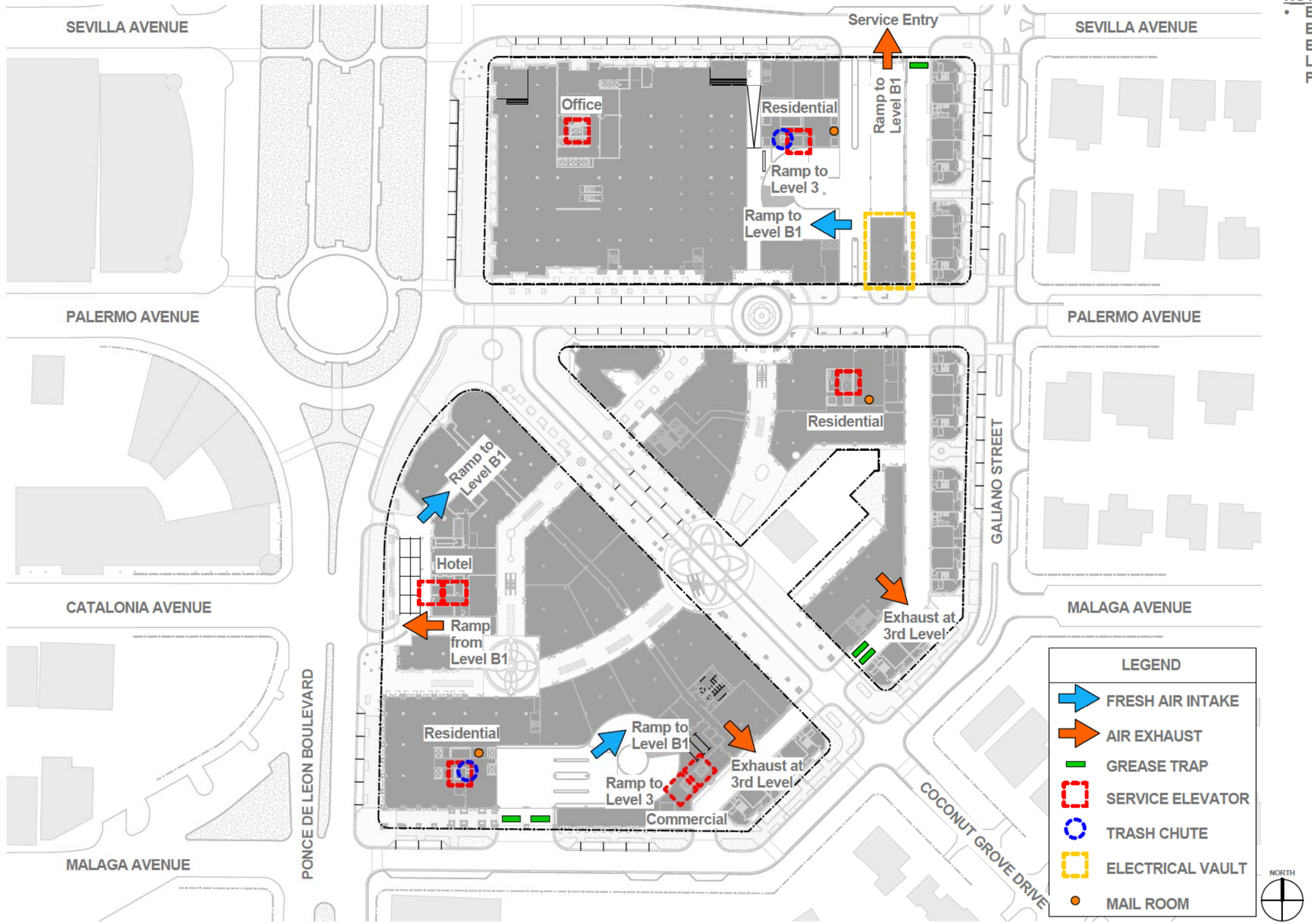
SEAL

SHEET IDENTIFICATION

TITLE
PARKING COMPARISON

NUMBER
A-0.11.7

2014 RTKL ASSOCIATES INC.



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

NOTE:

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

NOT FOR CONSTRUCTION

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CONSULTANT

PROJECT

MEDITERRANEAN VILLAGE at Ponce Circle

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

ISSUE DRAWING LOG

SEAL

SHEET IDENTIFICATION
TITLE
MECHANICAL AND SERVICE PLAN - LEVEL 01

NUMBER
A-0.12

2014 RTKL ASSOCIATES INC.

TIME 12/5/2015 1:59:44 PM
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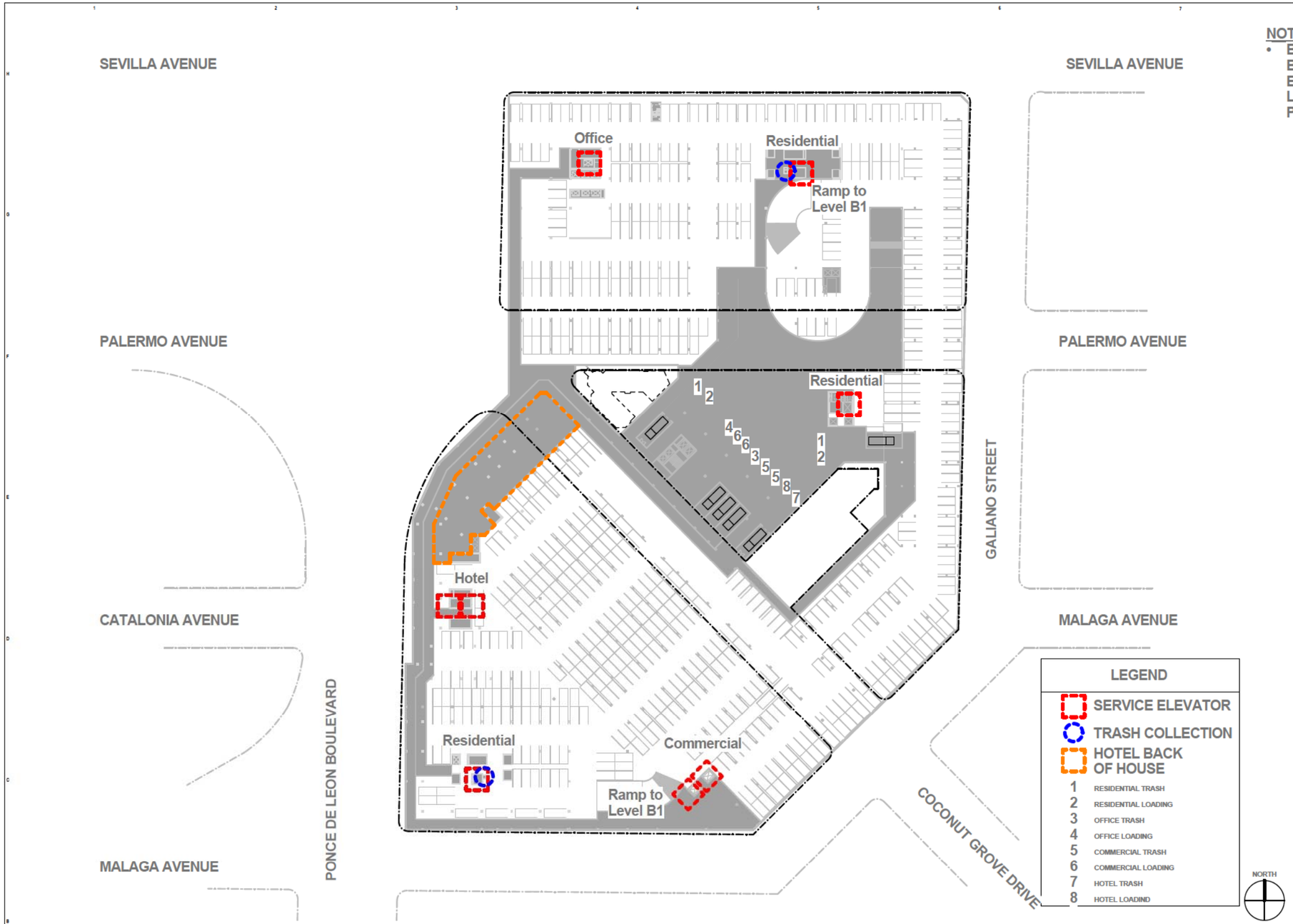

1 LEVEL B2 FLOOR PLAN
1" = 40'-0"

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PROJECT

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AGAVE PONCE LLC.
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ISSUE DRAWING LOG

SEAL

SHEET IDENTIFICATION

TITLE
MECHANICAL AND SERVICE PLAN - LEVEL B2

NUMBER
A-0.12.1

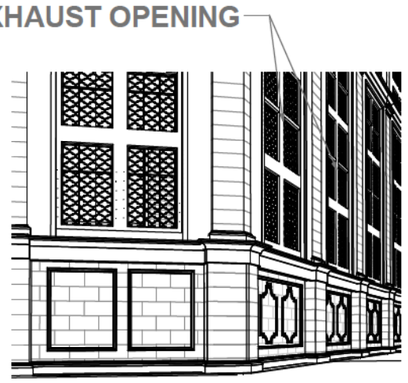
2014 RTKL ASSOCIATES INC.

TIME 1/26/2016 2:00:19 PM
FILE NAME C:\Users\aksmith\Documents\DSV-Podium-Central_aksmith.rvt

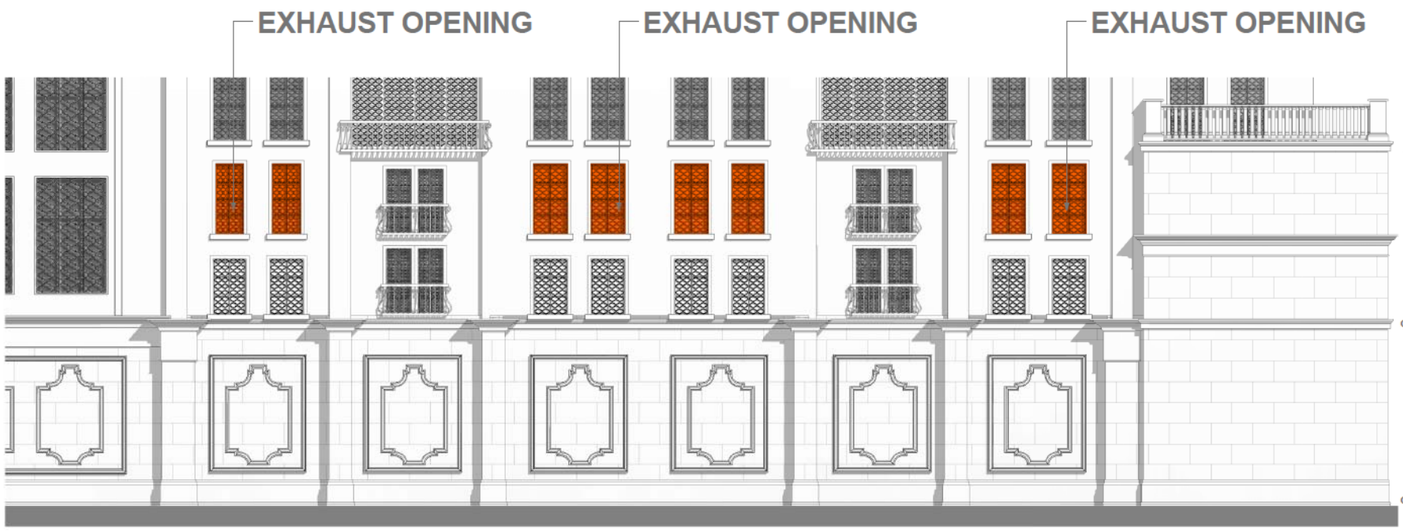
1 BELOW GRADE EXHAUST- SOUTH PARCEL
3/16" = 1'-0"

NOTE:

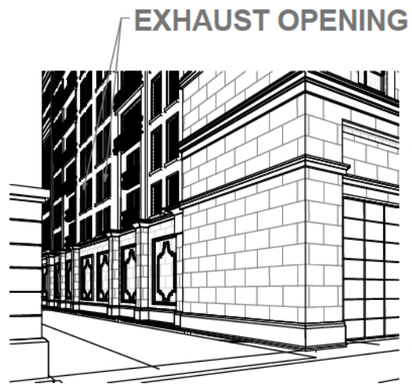
- BELOW GRADE BASEMENT PARKING EXHAUST TO BE LOCATED ABOVE THE PEDESTRIAN LEVEL



2 BASEMENT EXHAUST LOCATION 1



3 BELOW GRADE EXHAUST- NORTH PARCEL
3/16" = 1'-0"



4 BASEMENT EXHAUST LOCATION 2

EXHAUST VENT LOCATION

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RTKL ASSOCIATES INC.
396 ALHAMBRA CIR. SOUTH
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PROJECT NUMBER 45-14002.00
CONSULTANT

PROJECT

MEDITERRANEAN VILLAGE at Ponce Circle

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

ISSUE DRAWING LOG

SEAL

SHEET IDENTIFICATION
TITLE
MECHANICAL AND SERVICE EXHAUST ELEVATIONS

NUMBER
A-0.12.2

2014 RTKL ASSOCIATES INC.

TIME 1/26/2015 2:05:23 PM
FILE NAME: C:\Users\ksalomon\Documents\DSV-Podium-Central_KSalomon.rvt

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

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PROJECT NUMBER 45-14002.00
CONSULTANT

PROJECT

MEDITERRANEAN VILLAGE at Ponce Circle

CLIENT

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

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SEAL

SHEET IDENTIFICATION

TITLE

ENCROACHMENT DIAGRAM

NUMBER

A-0.13

2014 RTKL ASSOCIATES INC.

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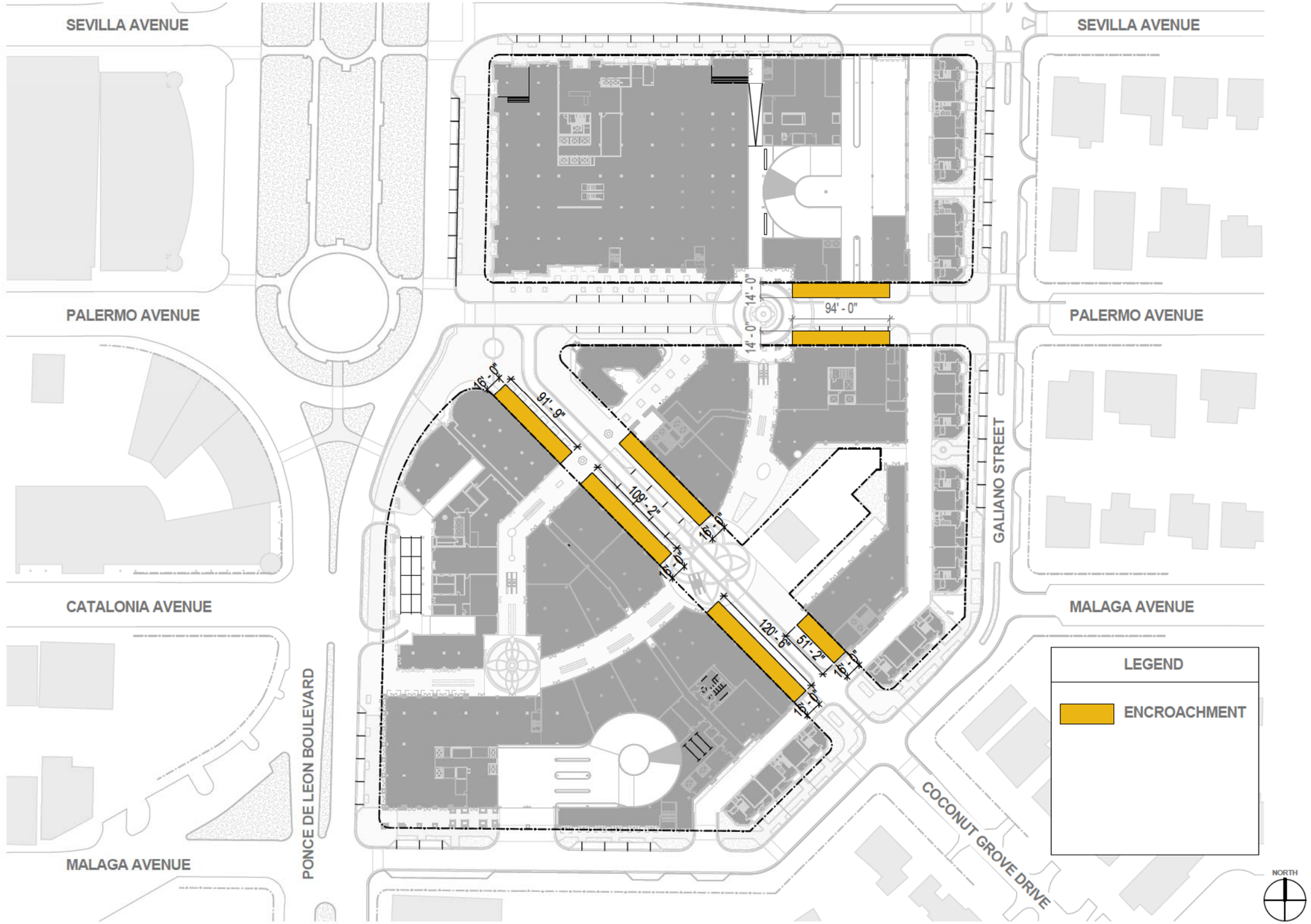

1 RIGHT OF WAY ENCROACHMENT (LEVEL 1)
1" = 40'-0"

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SEAL

SHEET IDENTIFICATION

TITLE
ENCROACHMENT DIAGRAM

NUMBER
A-0.13.1

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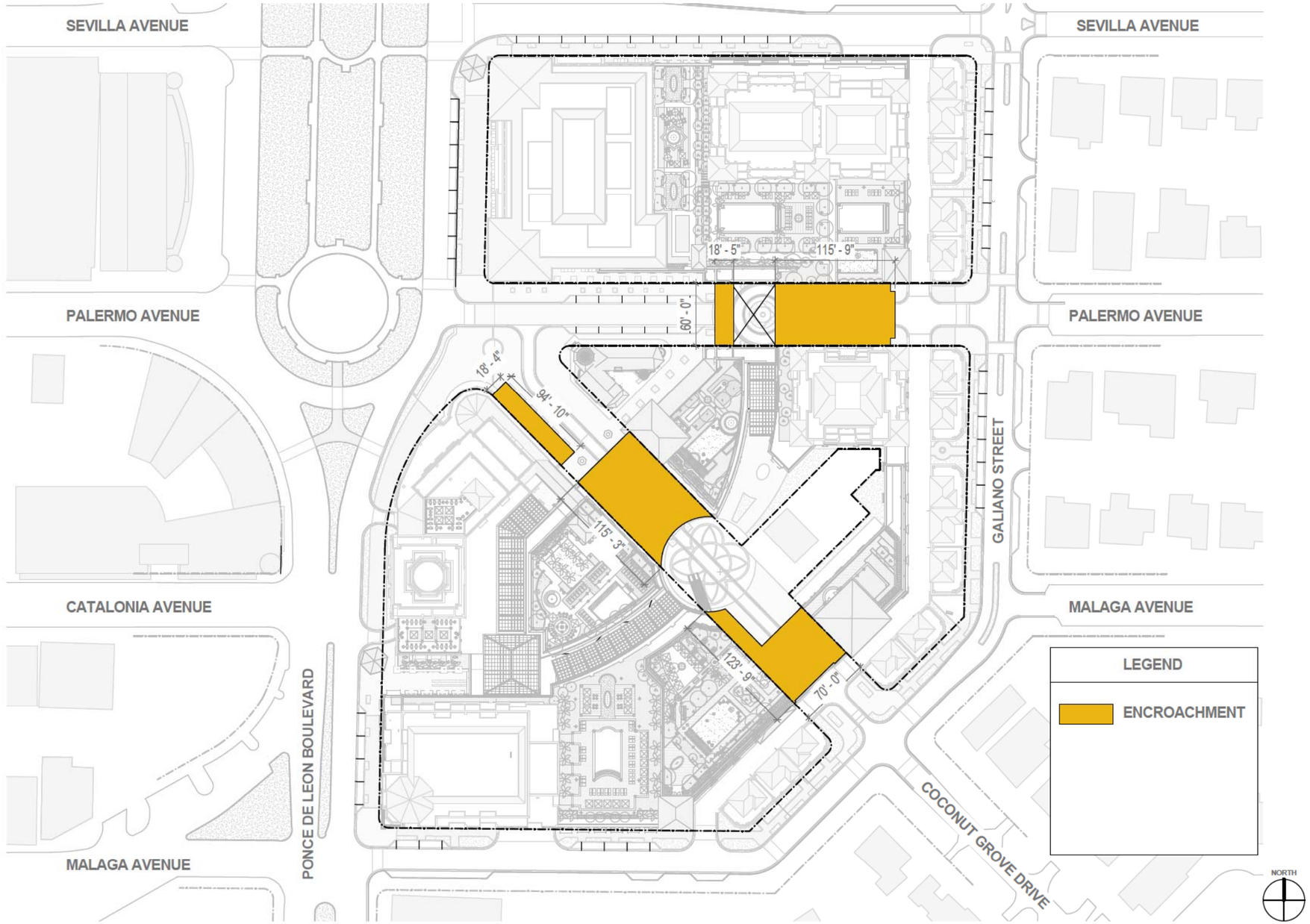

1 RIGHT OF WAY ENCROACHMENT (ROOF LEVEL)
1" = 40'-0"

NOT FOR CONSTRUCTION

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

PROJECT

MEDITERRANEAN VILLAGE at Ponce Circle

CLIENT

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

ISSUE DRAWING LOG

SEAL

SHEET IDENTIFICATION

TITLE

ENCROACHMENT DIAGRAM

NUMBER

A-0.13.2

2014 RTKL ASSOCIATES INC.

TIME 1/29/2015 2:09:23 PM
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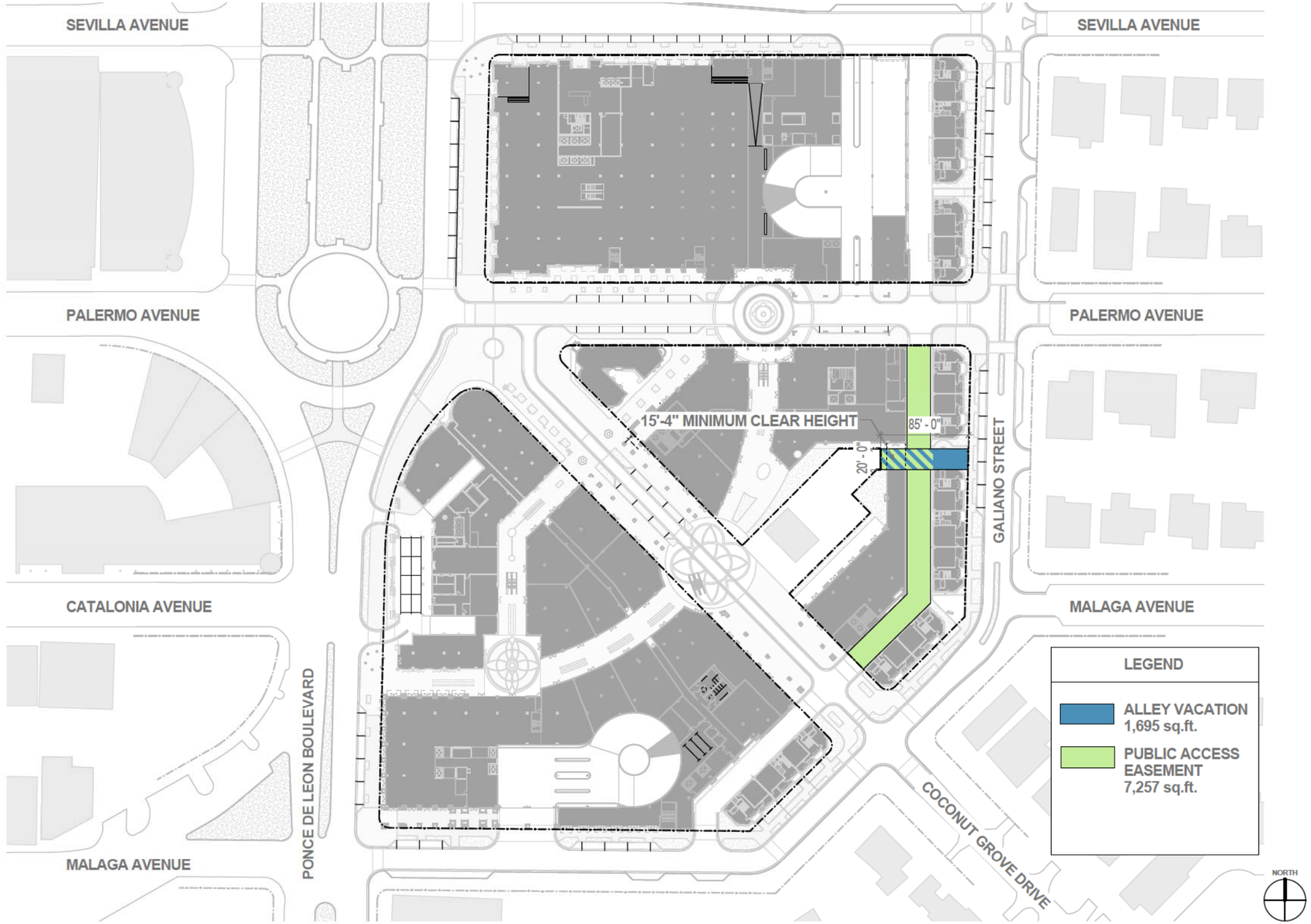

1 ALLEY VACATION DIAGRAM
1" = 40'-0"

NOT FOR CONSTRUCTION

TIME: 1/26/2015 2:11:54 PM

FILE NAME: C:\Users\asalomon\Documents\CSV-Podium-Central_v18jasalomon.rvt

RTKL
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396 ALHAMBRA CIR. SOUTH
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WWW.RTKL.COM
PROJECT NUMBER 45-14002.00

CONSULTANT

PROJECT

MEDITERRANEAN VILLAGE at Ponce Circle

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

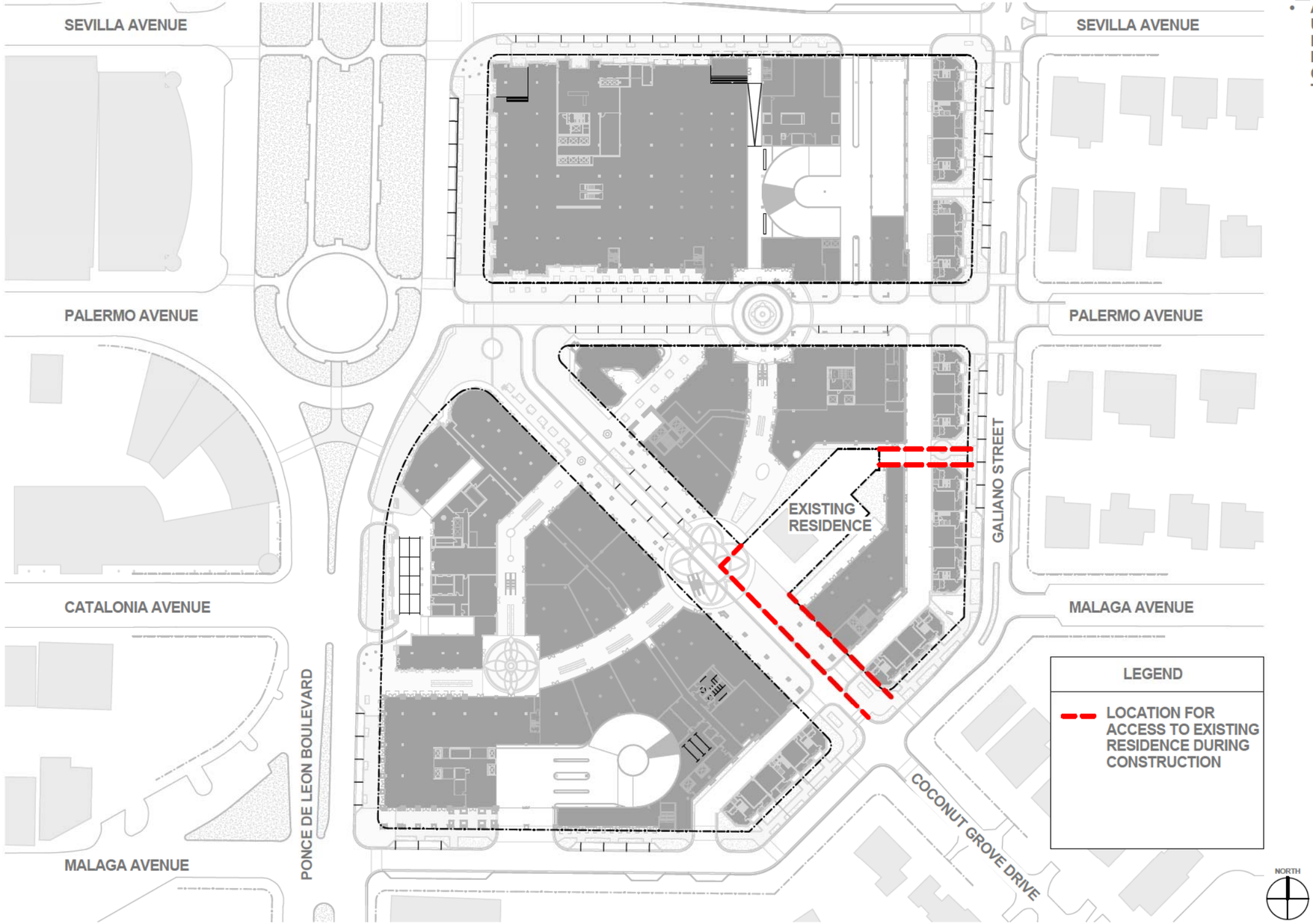
ISSUE DRAWING LOG

SEAL

SHEET IDENTIFICATION
TITLE
ALLEY VACATION

NUMBER
A-0.14

2014 RTKL ASSOCIATES INC.



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

NOTE:

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

NOT FOR CONSTRUCTION

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RTKL ASSOCIATES INC.
396 ALHAMBRA CIR. SOUTH
CORAL GABLES, FLORIDA
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WWW.RTKL.COM
PROJECT NUMBER 45-14002.00
CONSULTANT

PROJECT

MEDITERRANEAN VILLAGE at Ponce Circle

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

ISSUE DRAWING LOG

SEAL

SHEET IDENTIFICATION
TITLE
EXISTING RESIDENCE

NUMBER
A-0.14.1

2014 RTKL ASSOCIATES INC.

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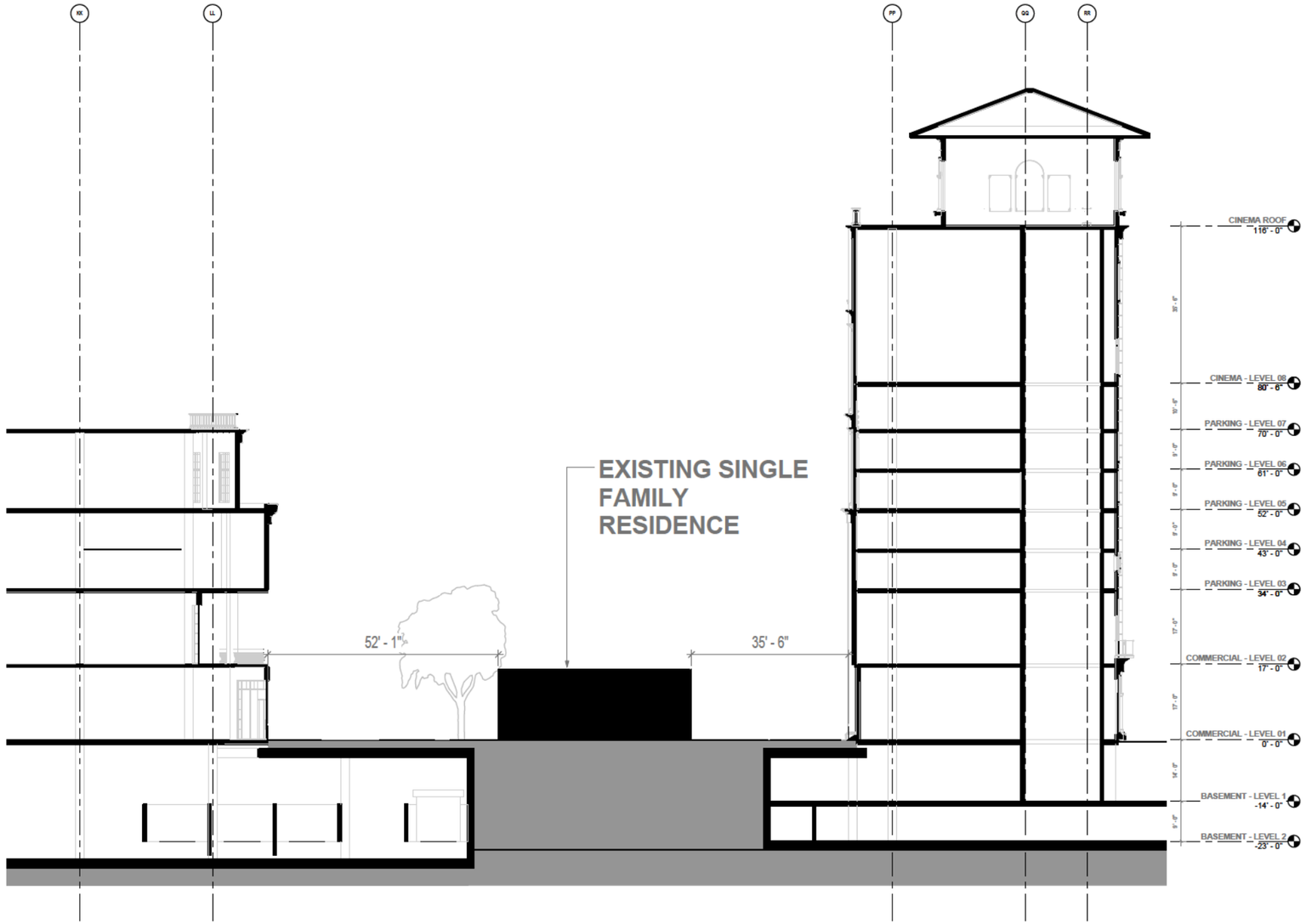

1 EXISTING RESIDENCE CONTEXT SECTION
3/32" = 1'-0"

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AN ARCADIS COMPANY
RTKL ASSOCIATES INC.
396 ALHAMBRA CIR. SOUTH
CORAL GABLES, FLORIDA
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WWW.RTKL.COM
PROJECT NUMBER 45-14002.00
CONSULTANT

PROJECT

MEDITERRANEAN VILLAGE at Ponce Circle

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

ISSUE DRAWING LOG

SEAL

SHEET IDENTIFICATION
TITLE
EXISTING RESIDENCE

NUMBER
A-0.14.2

2014 RTKL ASSOCIATES INC.

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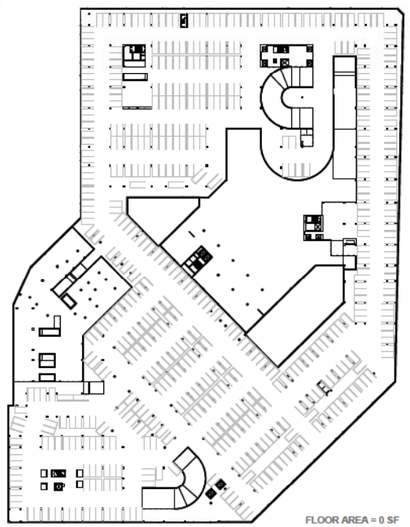
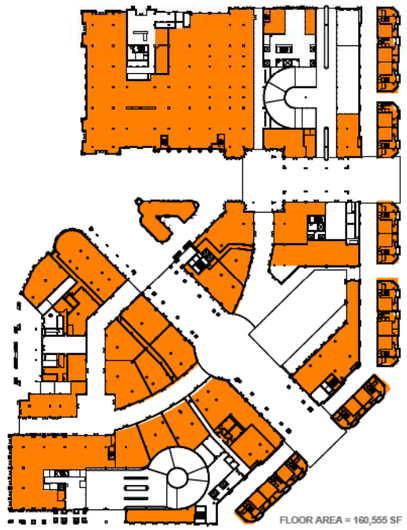


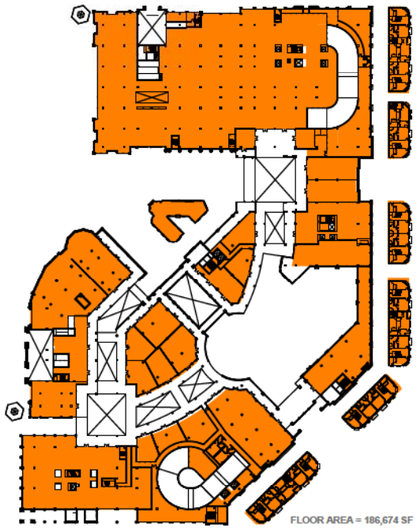
FLOOR AREA = 0 SF

3 LEVEL -01
1" = 80'-0"



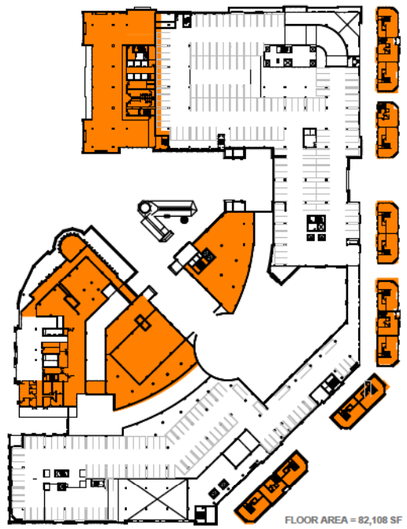
FLOOR AREA = 160,555 SF

4 LEVEL 01
1" = 80'-0"



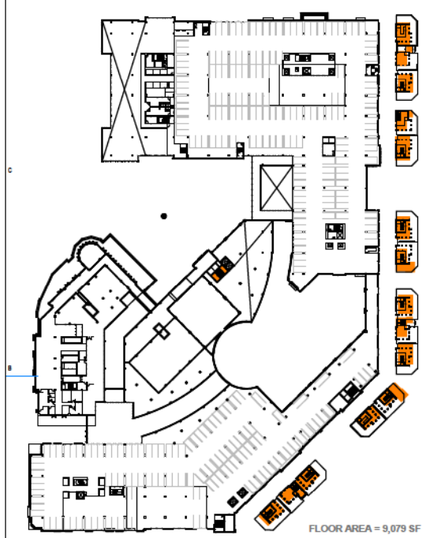
FLOOR AREA = 186,674 SF

5 LEVEL 02
1" = 80'-0"



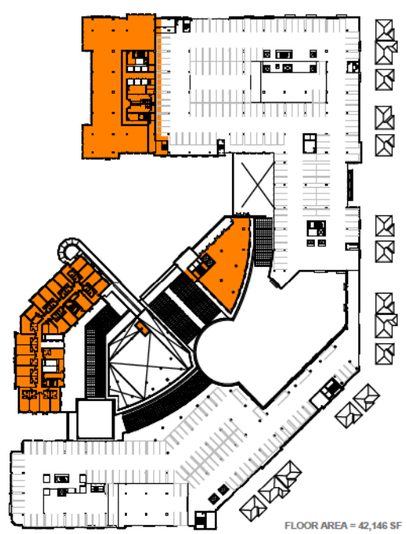
FLOOR AREA = 82,108 SF

6 LEVEL 03
1" = 80'-0"



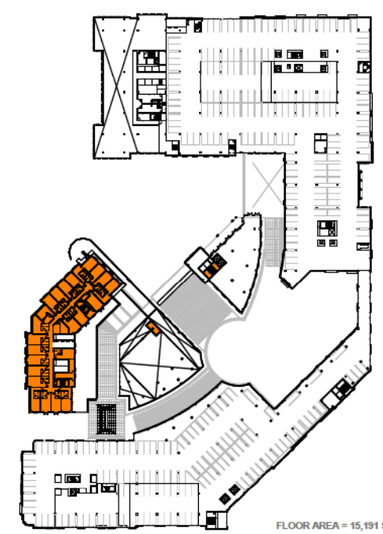
FLOOR AREA = 9,079 SF

8 LEVEL 04
1" = 80'-0"



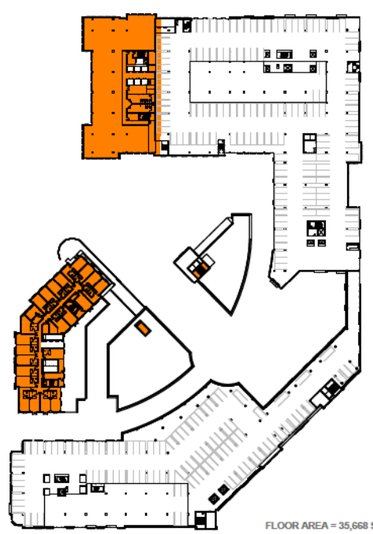
FLOOR AREA = 42,146 SF

9 LEVEL 05
1" = 80'-0"



FLOOR AREA = 15,191 SF

1 LEVEL 06
1" = 80'-0"



FLOOR AREA = 35,668 SF

2 LEVEL 07
1" = 80'-0"

GENERAL NOTES

NOT FOR CONSTRUCTION

RTKL

AN ARCADIS COMPANY

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PROJECT NUMBER 45-14002.00

CONSULTANT

PROJECT

MEDITERRANEAN VILLAGE at Ponce Circle

CLIENT

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

ISSUE DRAWING LOG

SEAL

SHEET IDENTIFICATION

TITLE

FAR DIAGRAM

NUMBER

A-0.15

2014 RTKL ASSOCIATES INC.

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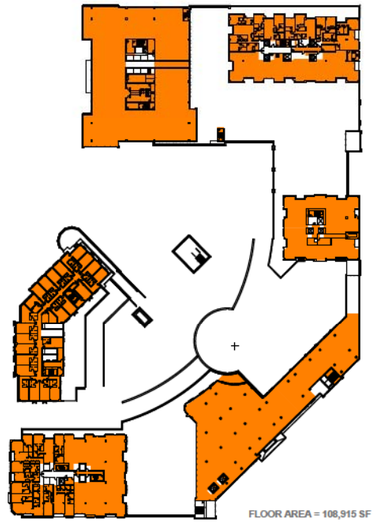
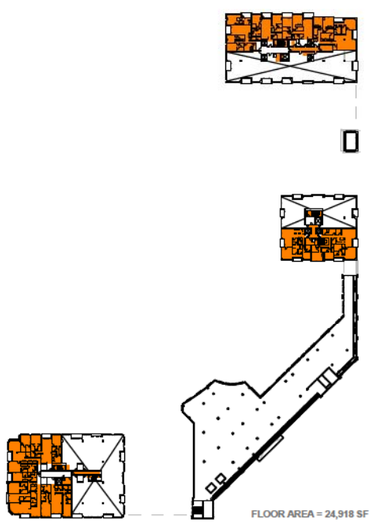


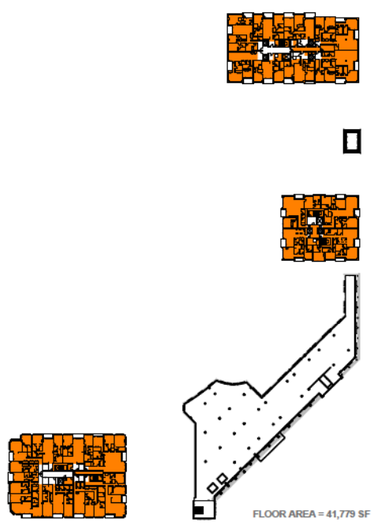
FLOOR AREA = 108,915 SF

3 LEVEL 08
1" = 80'-0"



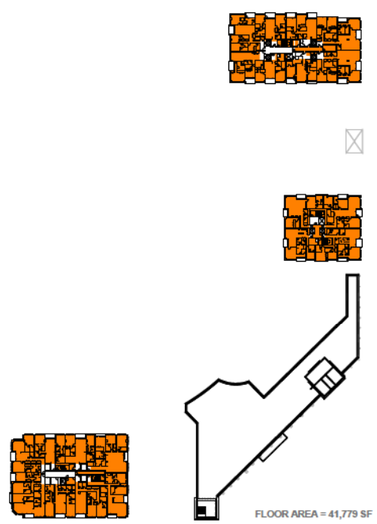
FLOOR AREA = 24,918 SF

12 RESIDENTIAL_LEVEL 09
1" = 80'-0"



FLOOR AREA = 41,779 SF

13 RESIDENTIAL_LEVEL 10
1" = 80'-0"

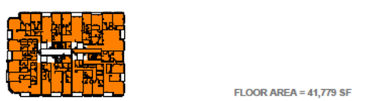


FLOOR AREA = 41,779 SF

14 RESIDENTIAL_LEVEL 11
1" = 80'-0"

FLOOR AREA = 41,779 SF

15 RESIDENTIAL_LEVEL 12
1" = 80'-0"



FLOOR AREA = 41,779 SF

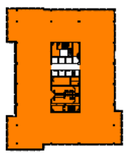
1 RESIDENTIAL_LEVEL 13
1" = 80'-0"

FLOOR AREA = 40,826 SF

2 RESIDENTIAL_LEVEL 14
1" = 80'-0"

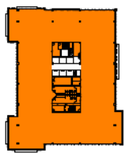
FLOOR AREA = 38,878 SF

4 RESIDENTIAL_LEVEL 15
1" = 80'-0"



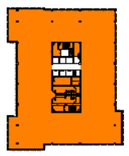
FLOOR AREA = 28,247 SF

5 OFFICE_LEVEL 07
1" = 80'-0"



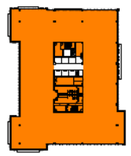
FLOOR AREA = 28,247 SF

6 OFFICE_LEVEL 08
1" = 80'-0"



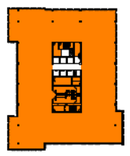
FLOOR AREA = 28,247 SF

7 OFFICE_LEVEL 09
1" = 80'-0"



FLOOR AREA = 28,247 SF

8 OFFICE_LEVEL 10
1" = 80'-0"



FLOOR AREA = 28,247 SF

9 OFFICE_LEVEL 11
1" = 80'-0"

FLOOR AREA = 23,650 SF

10 OFFICE_LEVEL 12
1" = 80'-0"

FLOOR AREA = 23,650 SF

11 OFFICE_LEVEL 13
1" = 80'-0"

GENERAL NOTES

NOT FOR CONSTRUCTION

RTKL
AN ARCADIS COMPANY
RTKL ASSOCIATES INC.
396 ALHAMBRA CIR. SOUTH
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WWW.RTKL.COM
PROJECT NUMBER 45-14002.00
CONSULTANT

PROJECT

MEDITERRANEAN VILLAGE at Ponce Circle

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

ISSUE DRAWING LOG

SEAL

SHEET IDENTIFICATION

TITLE

FAR DIAGRAM

NUMBER

A-0.15.1

2014 RTKL ASSOCIATES INC.

TIME 12/5/2015 2:23:55 PM

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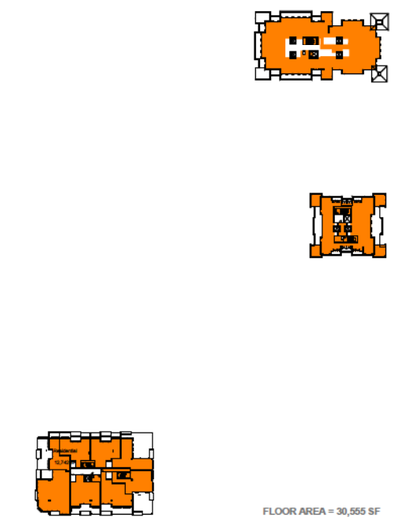
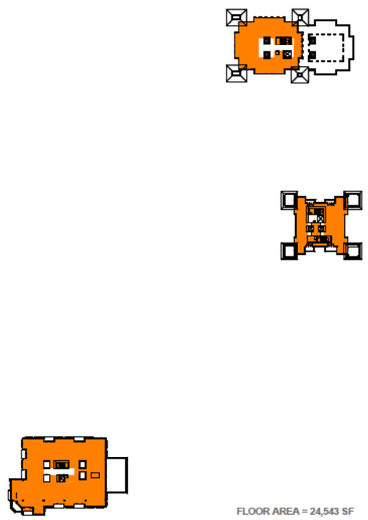


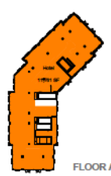
1 RESIDENTIAL LEVEL 16
1" = 80'-0"

FLOOR AREA = 30,555 SF



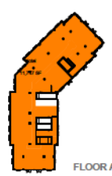
2 RESIDENTIAL LEVEL 17
1" = 80'-0"

FLOOR AREA = 24,543 SF



6 HOTEL LEVEL 08
1" = 80'-0"

FLOOR AREA = 14,728 SF

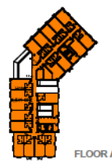


7 HOTEL LEVEL 09
1" = 80'-0"

FLOOR AREA = 14,711 SF

8 HOTEL LEVEL 10
1" = 80'-0"

FLOOR AREA = 13,442 SF

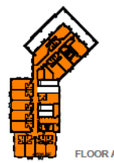


9 HOTEL LEVEL 11
1" = 80'-0"

FLOOR AREA = 12,623 SF

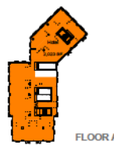
10 HOTEL LEVEL 12
1" = 80'-0"

FLOOR AREA = 12,622 SF



11 HOTEL LEVEL 13
1" = 80'-0"

FLOOR AREA = 10,598 SF

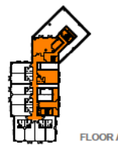


12 HOTEL LEVEL 14
1" = 80'-0"

FLOOR AREA =10,598 SF

13 HOTEL LEVEL 15
1" = 80'-0"

FLOOR AREA = 10,602 SF



14 HOTEL LEVEL 16
1" = 80'-0"

FLOOR AREA = 8,732 SF

15 HOTEL LEVEL 17
1" = 80'-0"

FLOOR AREA = 8,724 SF

16 HOTEL LEVEL 18
1" = 80'-0"

FLOOR AREA = 5,089 SF

17 HOTEL LEVEL 19
1" = 80'-0"

FLOOR AREA = 4,799 SF

GENERAL NOTES

NOT FOR CONSTRUCTION

RTKL

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F. 786.268.3201
WWW.RTKL.COM
PROJECT NUMBER 45-14002.00

CONSULTANT

PROJECT

MEDITERRANEAN VILLAGE at Ponce Circle

CLIENT

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

ISSUE DRAWING LOG

SEAL

SHEET IDENTIFICATION

TITLE

FAR DIAGRAM

NUMBER

A-0.15.2

2014 RTKL ASSOCIATES INC.

FILE NAME: C:\Users\asadmin\Documents\DSV-Robert-Central_Application.rvt

TIME: 12/5/2015 2:29:49 PM

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.

NOT FOR CONSTRUCTION

RTKL

AN ARCADIS COMPANY

RTKL ASSOCIATES INC.
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CORAL GABLES, FLORIDA
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PROJECT NUMBER 45-14002.00

CONSULTANT

PROJECT

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CLIENT

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2801,2901, 3001 PONCE DE LEON BOULEVARD

ISSUE DRAWING LOG

SEAL

SHEET IDENTIFICATION

TITLE

LEED ND ANALYSIS

NUMBER

A-0.16

2014 RTKL ASSOCIATES INC.

FILE NAME: C:\Users\akalmar\Documents\DSV-Podium-Central_Kalyanov.rvt
TIME: 1/26/2015 2:27:27 PM

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.

NOT FOR CONSTRUCTION

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PROJECT NUMBER 45-14002.00

CONSULTANT

PROJECT

MEDITERRANEAN VILLAGE at Ponce Circle

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

ISSUE DRAWING LOG

SEAL

SHEET IDENTIFICATION

TITLE
ARCHITECTURAL STANDARDS

NUMBER
A-0.16.1

2014 RTKL ASSOCIATES INC.

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CITY OF CORAL GABLES ZONING ANALYSIS

1. SITE DATA :

A. LAND USE CLASSIFICATION	RESIDENTIAL MULTI FAMILY MEDIUM INTENSITY COMMERCIAL LOW-RISE INTENSITY COMMERCIAL MID-RISE INTENSITY COMMERCIAL HIGH-RISE INTENSITY
B. FEMA ZONE	ZONE - X
C. LOT AREA	+- 292,794 SF (6.72 ACRES)
D. LOT COVERAGE	NO MIN. OR MAX.
E. HEIGHT RESTRICTIONS	VARIES 36' + MECHANICAL 190'-6" + MECH / HOTEL 216'-6" + MECH

2. ALLOWED FLOOR TO FLOOR HEIGHTS PER STREET TYPE:

SECTION 3-810-3 OF F.B.P.A.D.

	1ST & 2ND FLOORS:	3RD FLOOR:	4+ FLOORS:
A. SIGNATURE STREETS	11' - 17'	9' - 17'	9' - 13' 6"
B. PLAZA STREETS	11' - 17'	9' - 17'	9' - 13' 6"
C. DOWNTOWN STREETS	11' - 17'	9' - 13' 6"	9' - 13' 6"
D. APT & TOWNHOUSE STREETS	9' - 13' 6"	9' - 13' 6"	N/A

3. ALLOWED BUILDING HEIGHTS PER STREET TYPE:

SECTION 3-810-3 OF F.B.P.A.D.

A. SIGNATURE STREETS	190'-6" MAX**
B. PLAZA STREETS	190'-6" MAX
C. DOWNTOWN STREETS	190'-6" MAX
D. APT & TOWNHOUSE STREETS	3 FLOORS

**SIGNATURE TERMINATED VISTAS MAY EXCEED THE BUILDING HEIGHT MAXIMUM BY 2 FLOORS, WITH A MAX FLOOR PLATE OF 5,000 SQ FT OF ENCLOSED AIR CONDITIONED SPACE, AND MUST BE USED FOR PUBLICLY ACCESSIBLE USES SUCH AS RESTAURANTS.

4. PROPOSED BUILDING HEIGHTS AND FLOORS:

	FLOORS:	HEIGHT:
A. HOTEL	19	216'-6"
B. OFFICE	13	190'-6"
C. RESIDENTIAL TOWER 1	17	190'-6"
D. RESIDENTIAL TOWER 2	17	190'-6"
E. RESIDENTIAL TOWER 3	17	190'-6"
F. CINEMA	8	116'-0"

5. SETBACKS:

	PROPOSED:
A. FRONT (N) SEVILLA AVENUE	0'-0"
B. FRONT (E) GALIANO STREET	0'-0"
C. FRONT (S) MALAGA AVENUE	0'-0"
D. FRONT (W) PONCE DE LEON BLVD	0'-0"
E. FRONT (N) PALERMO AVENUE	0'-0"
F. FRONT (S) PALERMO AVENUE	0'-0"
G. FRONT (N) COCONUT GROVE DRIVE	0'-0"
H. FRONT (S) COCONUT GROVE DRIVE	0'-0"

6. LAND USE AREAS:

	EXISTING:	PROPOSED:
COMMERCIAL LOW RISE	111,555 SF	73,599 SF
COMMERCIAL MID RISE	49,496 SF	77,343 SF
COMMERCIAL HIGH RISE	113,207 SF	143,288 SF

7. F.A.R. CALCULATIONS:

LEVEL	
- LEVEL -01	0 SQ.FT.
- LEVEL 01	160,556 SQ.FT.
- LEVEL 02	186,674 SQ.FT.
- LEVEL 03	82,108 SQ.FT.
- LEVEL 04	9,079 SQ.FT.
- LEVEL 05	42,146 SQ.FT.
- LEVEL 06	15,191 SQ.FT.
- LEVEL 07	35,668 SQ.FT.
- LEVEL 08	109,915 SQ.FT.
- RESIDENTIAL LEVEL 09	24,918 SQ.FT.
- RESIDENTIAL LEVEL 10	41,779 SQ.FT.
- RESIDENTIAL LEVEL 11	41,779 SQ.FT.
- RESIDENTIAL LEVEL 12	41,779 SQ.FT.
- RESIDENTIAL LEVEL 13	41,779 SQ.FT.
- RESIDENTIAL LEVEL 14	40,826 SQ.FT.
- RESIDENTIAL LEVEL 15	38,878 SQ.FT.
- RESIDENTIAL LEVEL 16	30,555 SQ.FT.
- RESIDENTIAL LEVEL 17	22,543 SQ.FT.
- OFFICE LEVEL 09	28,247 SQ.FT.
- OFFICE LEVEL 10	28,247 SQ.FT.
- OFFICE LEVEL 11	28,247 SQ.FT.
- OFFICE LEVEL 12	28,247 SQ.FT.
- OFFICE LEVEL 13	28,247 SQ.FT.
- OFFICE LEVEL 14	23,650 SQ.FT.
- OFFICE LEVEL 15	23,650 SQ.FT.
- HOTEL LEVEL 08	14,728 SQ.FT.
- HOTEL LEVEL 09	14,711 SQ.FT.
- HOTEL LEVEL 10	13,442 SQ.FT.
- HOTEL LEVEL 11	12,623 SQ.FT.
- HOTEL LEVEL 12	12,622 SQ.FT.
- HOTEL LEVEL 13	10,598 SQ.FT.
- HOTEL LEVEL 14	10,598 SQ.FT.
- HOTEL LEVEL 15	10,602 SQ.FT.
- HOTEL LEVEL 16	8,732 SQ.FT.
- HOTEL LEVEL 17	8,724 SQ.FT.
- HOTEL LEVEL 18	5,089 SQ.FT.
- HOTEL LEVEL 19	4,799 SQ.FT.
TOTAL	1,280,974 SQ.FT.
F.A.R.	1,280,974 / 292,794 = 4.375

8. PARKING DATA:

*SHARED PARKING REDUCTION AS PER SECTION 3-810-4 OF F.B.P.A.D.

USE	ANALYSIS REQUIREMENT
A. RESIDENTIAL	
- TOWNHOUSE	29
- 2 BR	193
- 3 BR	167
B. COMMERCIAL AND HOTEL	
- RETAIL	885
- CINEMA	57
- RESTAURANT (FAMILY)	48
- RESTAURANT (FINE)	172
- DAYCARE	36
- HOTEL	134
- OFFICE	966
- GYM	22
TOTAL REQ'D PARKING:	2,709 SPACES
TOTAL REQUIRED ELECTRICAL VEHICLE CHARGING STATIONS:	1/50 x RESIDENTIAL UNITS AND HOTEL ROOMS + 1/200 x TOTAL PROVIDED COMMERCIAL PARKING
TOTAL REQUIRED BICYCLE PARKING:	1/10 PARKING SPACES PROVIDED
D. PROVIDED PARKING	
- TOWNHOUSES	30
- LEVEL B2	619
- LEVEL B1	583
- LEVEL 03	277
- LEVEL 04	303
- LEVEL 05	303
- LEVEL 06	303
- LEVEL 07	237
PROVIDED OFF-STREET PARKING:	2655 SPACES
PROVIDED ON-STREET PARKING:	55 SPACES
TOTAL PROVIDED PARKING:	2710 SPACES*
*IN COMPLIANCE WITH FORM BASED PAD SECTION 3-810-6 J 5	
TOTAL PROVIDED MANDATORY VALET SPACES:	383 SPACES
TOTAL PROVIDED ELECTRICAL VEHICLE CHARGING STATIONS:	19 SPACES
TOTAL PROVIDED BICYCLE PARKING:	245 SPACES

9. LOADING SPACES:

TOTAL REQUIRED FOR MIXED USE

3 FOR 399,999 SF OF NON-RESIDENTIAL AREA
1 FOR EACH ADDITONAL 100,000 SF OF NON-RESIDENTIAL AREA

TOTAL PROVIDED 8 SPACES

10. OPEN SPACE DATA:

*OPEN SPACE IN ACCORDANCE WITH ARTICLE 5, DIVISION 11 IN ZONING CODE AND SECTION 3-810-4 OF F.B.P.A.D.

A. REQUIRED OPEN SPACE		
TOWNHOUSE / APT STREET TYPE		26,219 SF
REQUIRED	26,219 x 30%	7,866 SF
ALL OTHER STREET TYPES		266,575 SF
REQUIRED	266,575 x 20%	53,315 SF
B. PROVIDED ON-SITE OPEN SPACE		
TOWNHOUSE / APT STREET TYPE		
LEVEL 1 LANDSCAPE AREA		2,823 SF
LEVEL 1 HARDSCAPE AREA		869 SF
SUB-TOTAL		3,692 SF
ALL OTHER STREET TYPES		
LEVEL 1 LANDSCAPE AREA		5,389 SF
LEVEL 1 HARDSCAPE AREA		52,602 SF
SUB-TOTAL		57,991 SF
TOTAL ON-SITE OPEN SPACE LEVEL 1		61,683 SF
TOWNHOUSE / APT STREET TYPE		
ROOFTOP LANDSCAPE AREA		-
ROOFTOP HARDSCAPE AREA		5,459 SF
SUB-TO-TAL		5,459 SF
ALL OTHER STREET TYPES		
ROOFTOP LANDSCAPE AREA		35,609 SF
ROOFTOP HARDSCAPE AREA		34,489 SF
SUB-TOTAL		70,098 SF
TOTAL ON-SITE OPEN SPACE ROOFTOP		75,557 SF
TOTAL ON-SITE OPEN SPACE		137,240 SF
C. PROVIDED OFF-SITE OPEN SPACE		
TOWNHOUSE / APT STREET TYPE		
LANDSCAPE AREA		4,552 SF
HARDSCAPE AREA		-
SUB-TOTAL		4,552 SF
ALL OTHER STREET TYPES		
LANDSCAPE AREA		4,660 SF
HARDSCAPE AREA		56,018 SF
SUB-TOTAL		60,678 SF
TOTAL OFF-SITE OPEN SPACE		65,230 SF
TOTAL PROVIDED OPEN SPACE (ON AND OFF SITE)		202,470 SF

D. TREE CALCULATIONS

	REQUIRED:	PROVIDED:
- NO. OF TREES REQUIRED 28 X 6.72 AC =	188	227
-% PALMS ALLOWED: NO. TREES X 25% 188 X 25% =	47	86
-% NATIVES REQUIRED: NO. TREES X 30% 188 X 35% =	66	66

E. STREET TREES

	STREET TYPE	REQUIRED	PROVIDED
- PONCE DE LEON 602 LINEAR FEET	SIGNATURE	20	20
- COCONUT GROVE DR 0 LINEAR FEET	PLAZA / DOWNTOWN	0*	0
- MALAGA AVE 526 LINEAR FEET	SIGNATURE / DOWNTOWN	18	18
- GALIANO ST 430 LINEAR FEET	APARTMENT / TOWNHOUSE	14	15
- SEVILLA AVE 375 LINEAR FEET	SIGNATURE / DOWNTOWN	12	12
- PALERMO AVE 0 LINEAR FEET	PLAZA / DOWNTOWN	0*	0

*NOT REQUIRED SINCE AN ARCADE IS PROVIDED WITHIN THE PUBLIC R.O.W.

F. SHRUBS

	REQUIRE	PROVIDED
- NO. OF SHRUBS REQUIRED 224 X 6.72 AC	1,505	1,555

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ISSUE DRAWING LOG

SEAL

SHEET IDENTIFICATION
TITLE
SITE ZONING DATA

NUMBER
A-0.17

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