

7

Landscape, Lighting, Civil, and Urban Design Drawings

CLIENT

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

SEAL _____

L-000

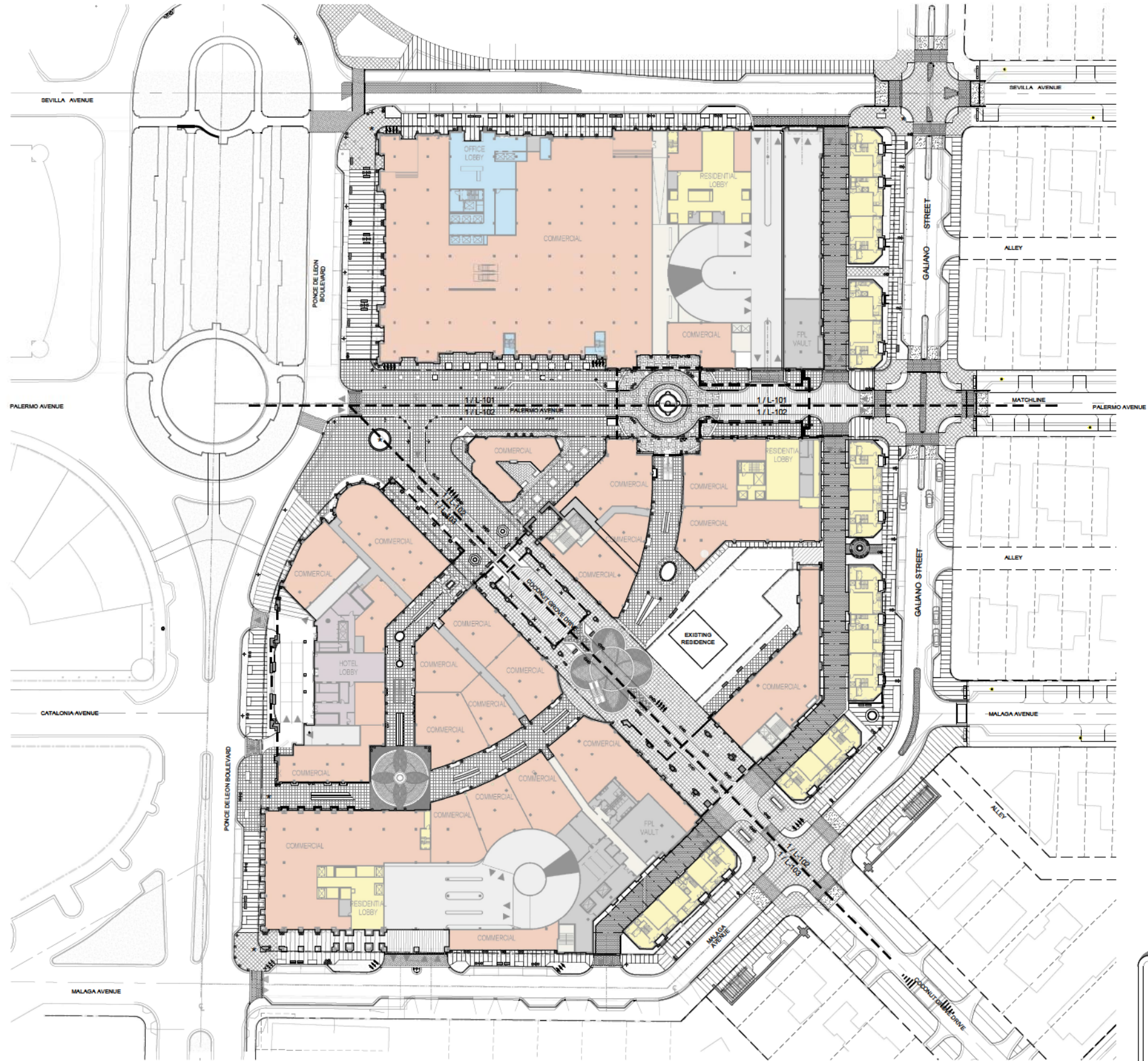
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NOT FOR CONSTRUCTION



NOT FOR CONSTRUCTION

FILE NAME: S:\14 Projects\140121 Old Spanish Village\CD\CD\0111.P2
Submission 201.1.2014 Overall On-Site Public Realm Plan.dwg
TIME: 6/23/2014 6:04 PM



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

NOT FOR CONSTRUCTION

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

PROJECT

MEDITERRANEAN VILLAGE at Ponce Circle

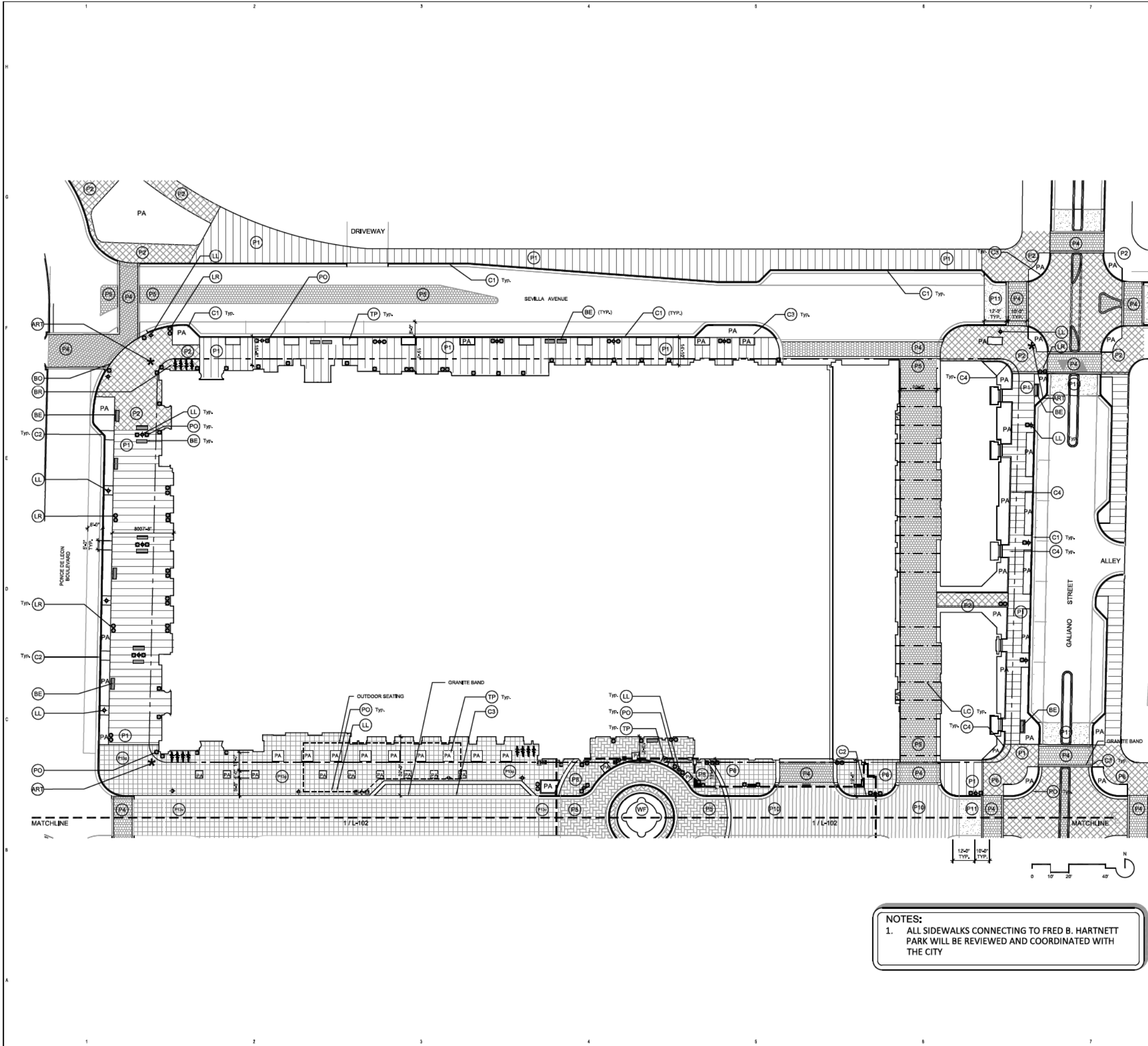
CLIENT
AGAVE PONCE LLC
3501, 3501, 3501 PONCE DE
LEON BOULEVARD

ISSUE DRAWING LOG	
6/30/14	BOARD OF ARCHITECTS
7/28/14	BOARD OF ARCHITECTS
9/26/14	PEER REVIEW
10/23/14	BOARD OF ARCHITECTS
10/8/15	PLANNING & ZONING

SEAL

SHEET IDENTIFICATION
TITLE
**OVERALL ON-SITE
PUBLIC REALM
PLAN**
NUMBER
L-100a

RE: MM2 2514 PROJECT 14317 Old Spanish Village/CADMARK 1 PZ
Submitted to: City of North Miami Public Realm Planning
DATE: 02/02/2014 03:04 PM



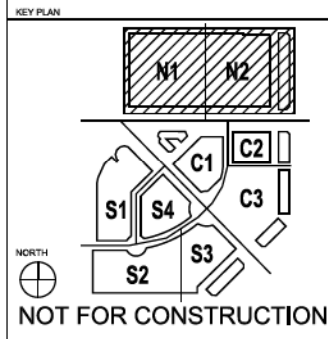
NOTES:
1. ALL SIDEWALKS CONNECTING TO FRED B. HARTNETT PARK WILL BE REVIEWED AND COORDINATED WITH THE CITY

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

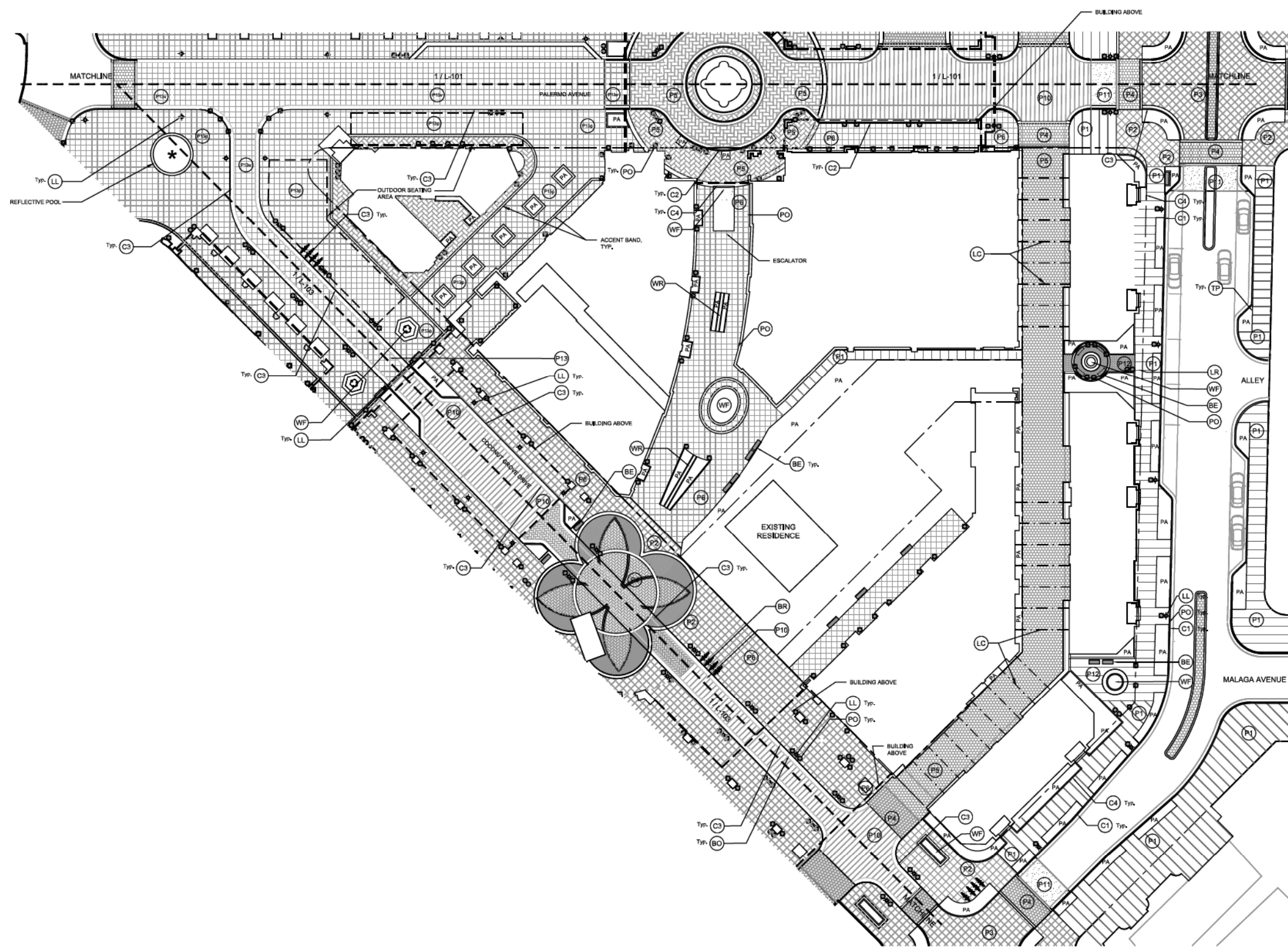
CLIENT
AGAVE POND LLC
2831, 2831, 3301 PONCE DE LEON BOULEVARD

ISSUE DRAWING LOG

6/30/14	BOARD OF ARCHITECTS
7/28/14	BOARD OF ARCHITECTS
8/26/14	PEER REVIEW
12/23/14	BOARD OF ARCHITECTS
1/28/15	PLANNING & ZONING



SHEET IDENTIFICATION
TITLE
**NORTH PARCEL
PUBLIC REALM
PLAN**
NUMBER
L-101



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

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

CONSULTANT

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

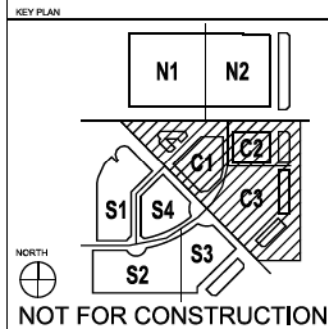
MEDITERRANEAN VILLAGE at Ponce Circle

CLIENT

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

ISSUE DRAWING LOG

6/23/14	BOARD OF ARCHITECTS
7/28/14	BOARD OF ARCHITECTS
9/26/14	PEER REVIEW
12/23/14	BOARD OF ARCHITECTS
1/28/15	PLANNING & ZONING



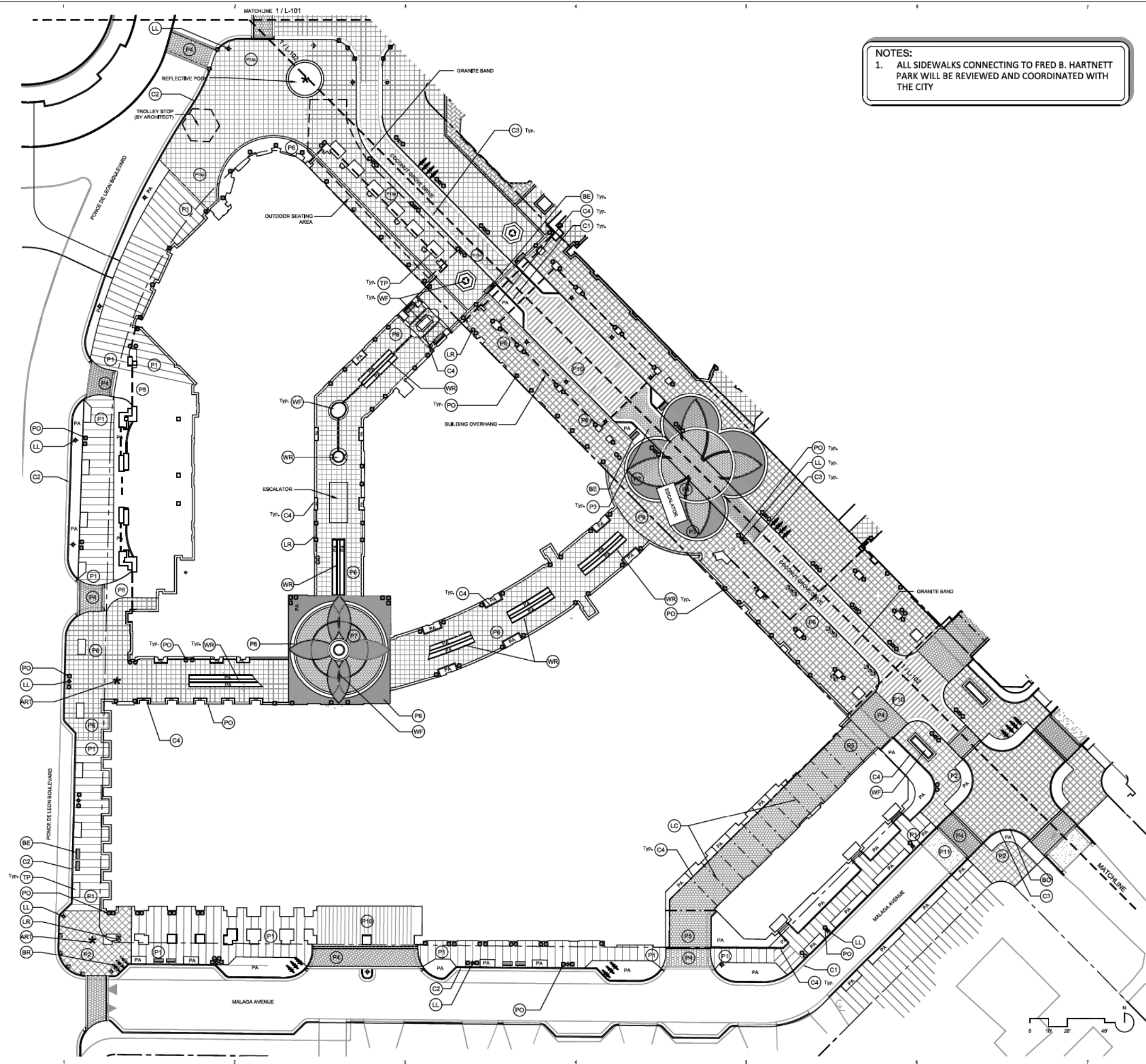
SHEET IDENTIFICATION

TITLE

**CENTRAL PARCEL
PUBLIC REALM
PLAN**

NUMBER

L-102



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

GENERAL NOTES

HARDSCAPE KEY

PAVING

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

WALLS/ STAIRS/ CURBS

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

SITE AMENITIES

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

CLIENT

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

ISSUE DRAWING LOG

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

SEAL

KEY PLAN

SHEET IDENTIFICATION

TITLE

SOUTH PARCEL PUBLIC REALM PLAN

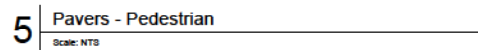
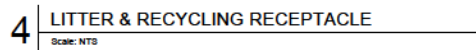
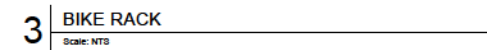
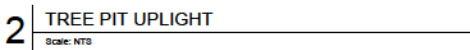
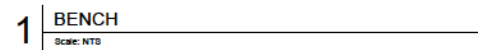
NUMBER

L-103

MAHAN RYKIEL ASSOCIATES INC
The Office Building, 632 Wynton Park Drive, Suite 100, Baltimore, MD 21211 410.689.2001

MEDITERRANEAN VILLAGE at Ponce Circle

FILE NAME: S014_P00000143172_Old Spanish Village/CAD/ARCH/1_PZ
DATE: 6/25/2014 5:04 PM
DRAWN BY: J. L. Smith
CHECKED BY: J. L. Smith
DATE: 6/25/2014 5:04 PM



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

PROJECT

MEDITERRANEAN VILLAGE
at Ponce Circle

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

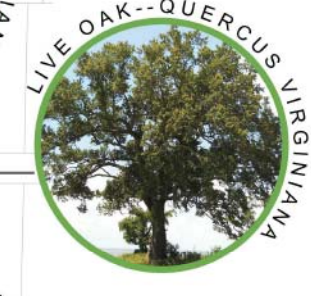
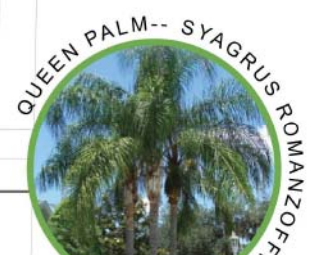
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SEAL _____

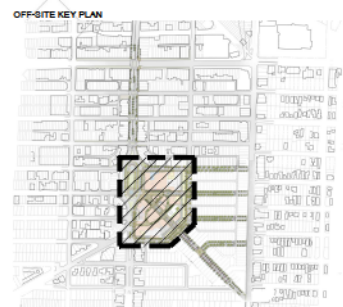
NUMBER

NOT FOR CONSTRUCTION

L-104



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



NOT FOR CONSTRUCTION

CONSULTANT
MAHAN RYKIEL ASSOCIATES INC.
The Shell Tower Building, 800 Wyman Park Drive, Suite 100, Baltimore, MD 21211 410.996.8001

PROJECT

MEDITERRANEAN VILLAGE at Ponce Circle

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

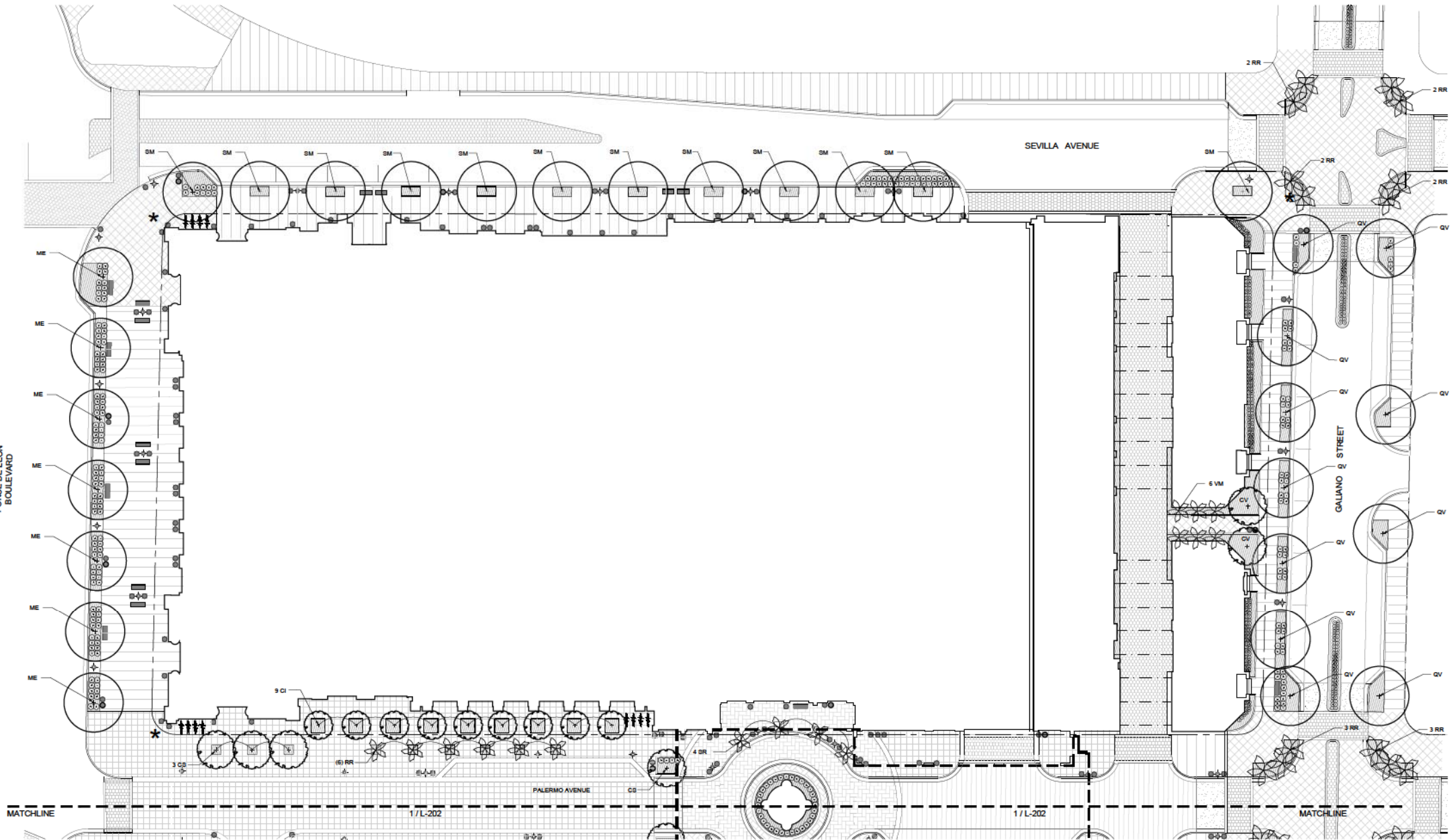
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5/30/14	BOARD OF ARCHITECTS
7/25/14	BOARD OF ARCHITECTS
9/26/14	PEER REVIEW
10/23/14	BOARD OF ARCHITECTS
10/28/15	PLANNING & ZONING

SEAL

SHEET IDENTIFICATION
TITLE
OVERALL ILLUSTRATIVE ON-SITE PLANTING PLAN
NUMBER

L-200

FILE NAME: S:\14 Projects\14012 Oak Branch Village\CA\CA001\11 PZ Submission 10.2.17 North Parcel Planting Plan.dwg
TIME: 6/23/2014 6:04 PM



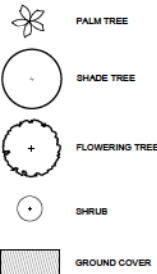
Plant Schedule - This Sheet Only

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

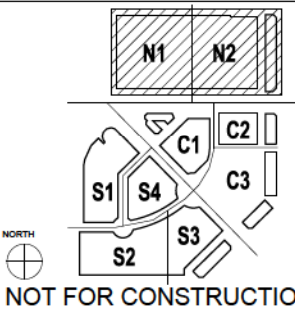
NOTES:

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

PLANT KEY



KEY PLAN



NOT FOR CONSTRUCTION

CONSULTANT

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

PROJECT

MEDITERRANEAN VILLAGE at Ponce Circle

CLIENT

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

ISSUE DRAWING LOG

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

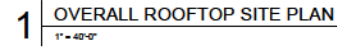
SEAL

SHEET IDENTIFICATION

TITLE
**NORTH PARCEL
PLANTING PLAN**

NUMBER

L-201



NOT FOR CONSTRUCTION

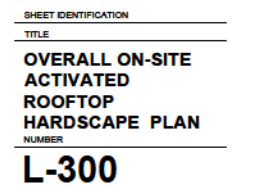
PROJECT

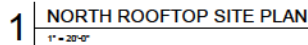
CLIENT

SAVE PONCE LLC.
01, 2901, 3001 PONCE DE
LEON BOULEVARD

	5/30/14	BOARD OF ARCHITECTS
	7/28/14	BOARD OF ARCHITECTS
	9/25/14	PEER REVIEW
	10/23/14	BOARD OF ARCHITECTS
	1/28/15	PLANNING & ZONING

SEAL





1° - 20'-0"



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

NOT FOR CONSTRUCTION

NOR

1

NOT FOR CONSTRUCTION

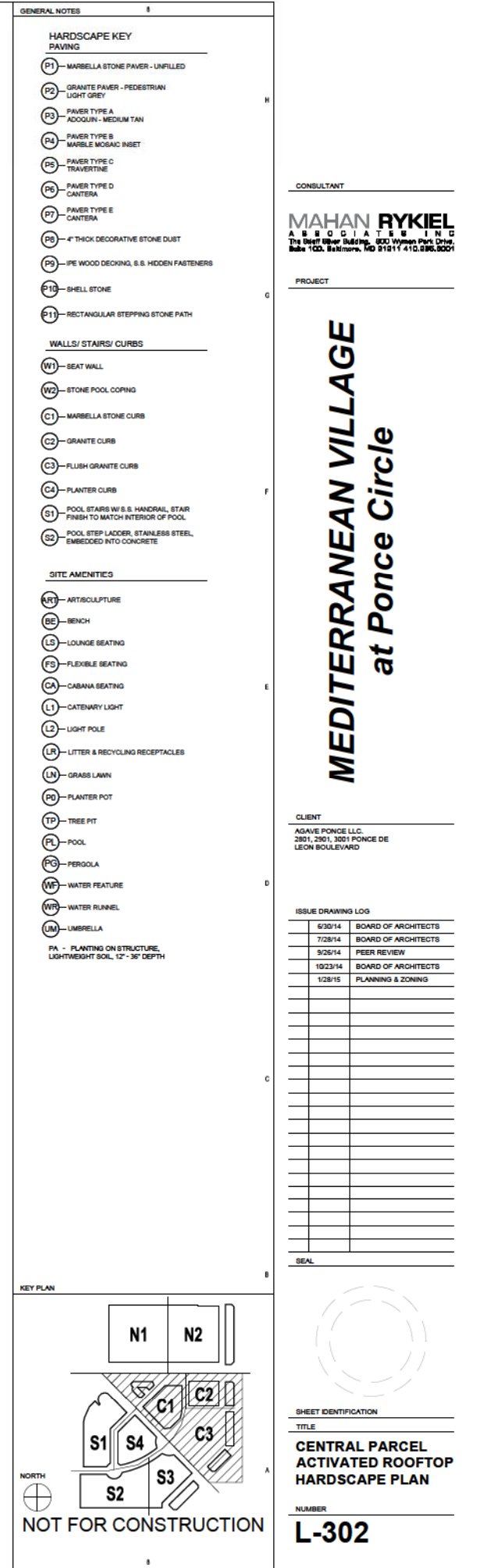
MEDITERRANEAN VILLAGE
at Ponce Circle

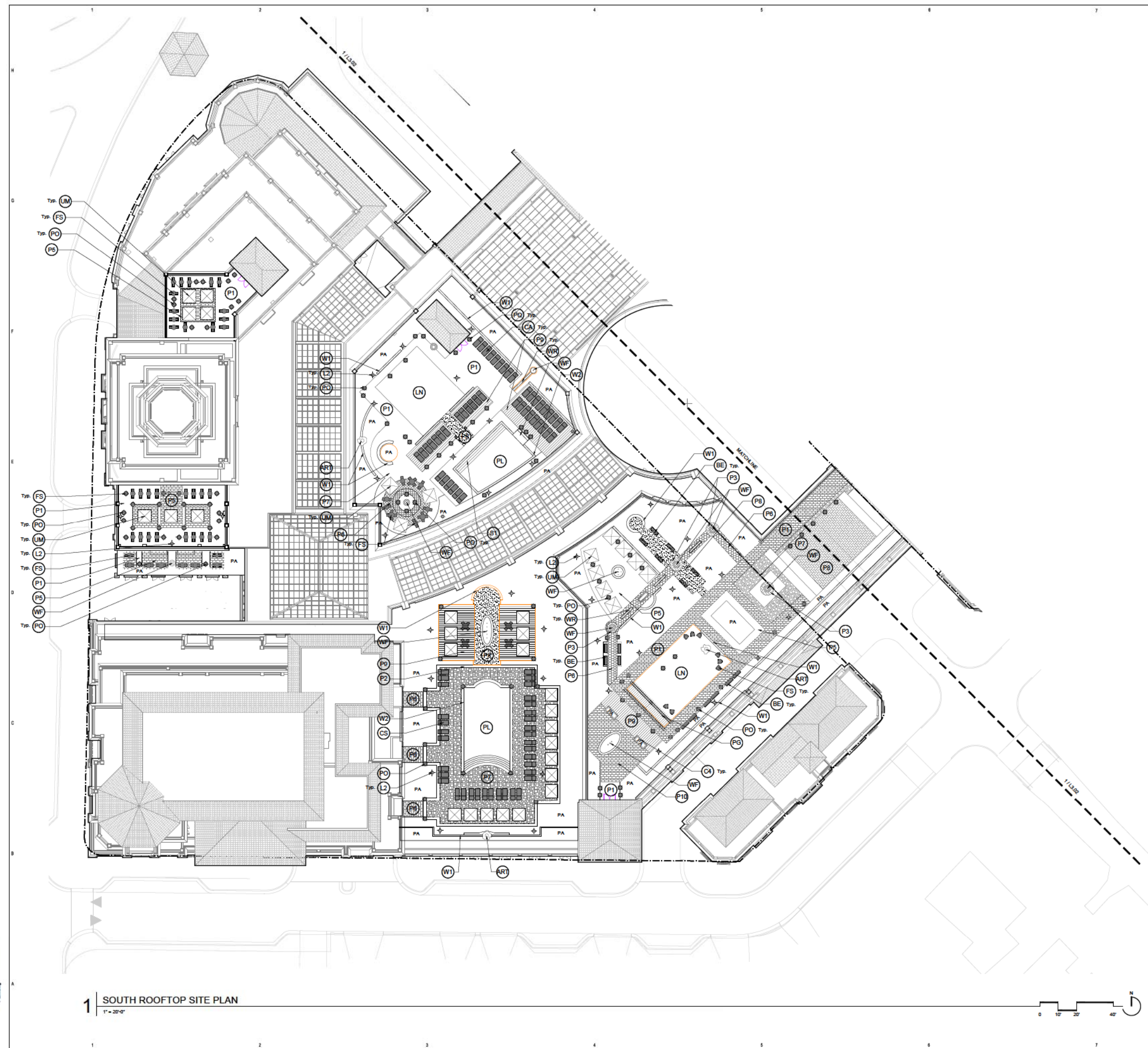
SEAL

TITLE

L-301

FILE NAME: S:\14 Projects\14012 Old Spanish Village\CAD\MRA\11 PZ
Submission 2L3.01 North Parcel Activated Rooftop Handscape
0106.dwg
TIME: 6/23/2014 5:04 PM





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

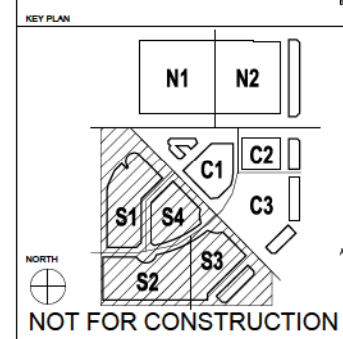
GENERAL NOTES		#
HARDSCAPE KEY PAVING		
(P1)	MARBELLA STONE PAVER - UNFILLED	
(P2)	GRANITE PAVER - PEDESTRIAN LIGHT GREY	
(P3)	PAVER TYPE A ADOQUIN - MEDIUM TAN	
(P4)	PAVER TYPE B MARBLE MOSAIC INSET	
(P5)	PAVER TYPE C TRAVERTINE	
(P6)	PAVER TYPE D CANTERA	
(P7)	PAVER TYPE E CANTERA	
(P8)	4" THICK DECORATIVE STONE DUST	
(P9)	1PE WOOD DECKING, S.S. HIDDEN FASTENERS	
(P10)	SHELL STONE	
(P11)	RECTANGULAR STEPPING STONE PATH	
WALLS/ STAIRS/ CURBS		
(W1)	SEAT WALL	
(W2)	STONE POOL COPING	
(C1)	MARBELLA STONE CURB	
(C2)	GRANITE CURB	
(C3)	FLUSH GRANITE CURB	
(C4)	PLANTER CURB	
(S1)	POOL STAIRS W/ S.S. HANDRAIL, STAIR FINISH TO MATCH INTERIOR OF POOL	
(S2)	POOL STEP LADDER, STAINLESS STEEL, EMBEDDED INTO CONCRETE	
SITE AMENITIES		
(ART)	ART/SCULPTURE	
(BE)	BENCH	
(LS)	LOUNGE SEATING	
(FS)	FLEXIBLE SEATING	
(CA)	CABANA SEATING	
(L1)	CATENARY LIGHT	
(LP)	LIGHT POLE	
(LR)	LITTER & RECYCLING RECEPTACLES	
(LN)	GRASS LAWN	
(PP)	PLANTER POT	
(TP)	TREE PIT	
(PL)	POOL	
(PG)	PERGOLA	
(WF)	WATER FEATURE	
(WR)	WATER RUNNEL	
(UM)	UMBRELLA	
PA - PLANTING ON STRUCTURE, LIGHTWEIGHT SOIL, 12" - 36" DEPTH		
KEY PLAN		
NOT FOR CONSTRUCTION		

MEDITERRANEAN VILLAGE
at Ponce Circle

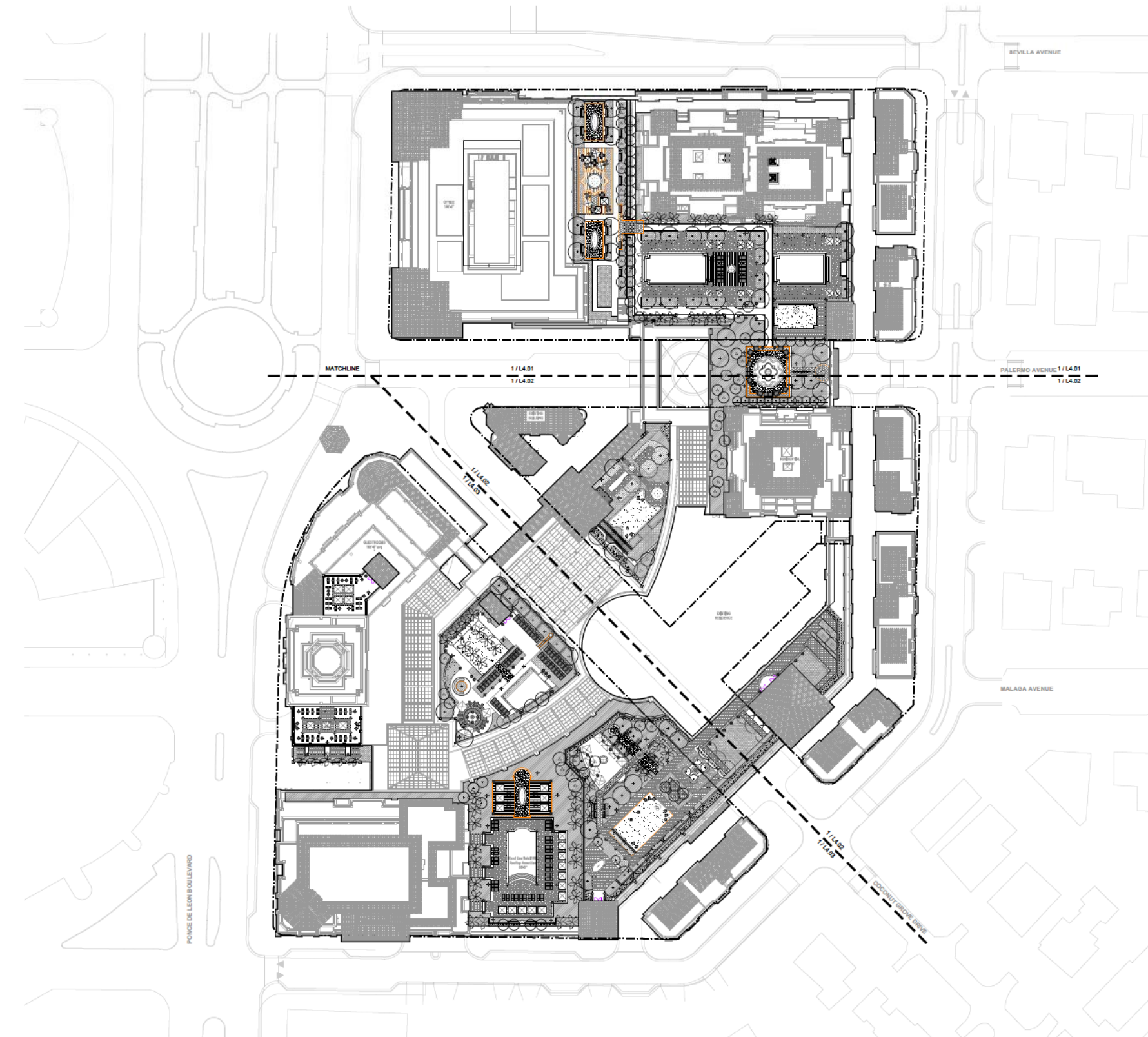
CLIENT
AGAVE PONCE LLC.
2801, 2901, 3001 PONCE DE
LEON BOULEVARD

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

SEAL



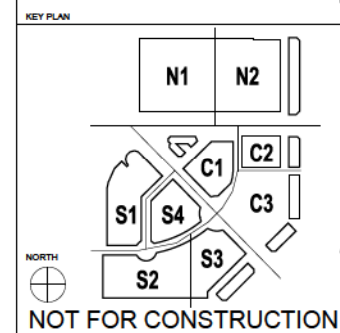
SHEET IDENTIFICATION
TITLE
**SOUTH PARCEL
ACTIVATED ROOFTOP
HARDSCAPE PLAN**
NUMBER
L-303



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

NOTES:

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



MAHAN RYKIEL ASSOCIATES INC.
The Staff Silver Building, 800 Wyman Park Drive,
Baltimore 100, Baltimore, MD 21211 410.286.8001

PROJECT

MEDITERRANEAN VILLAGE
at Ponce Circle

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

ISSUE DRAWING LOG

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

SEAL

SHEET IDENTIFICATION

TITLE
OVERALL ON-SITE ACTIVATED ROOFTOP PLANTING PLAN NUMBER

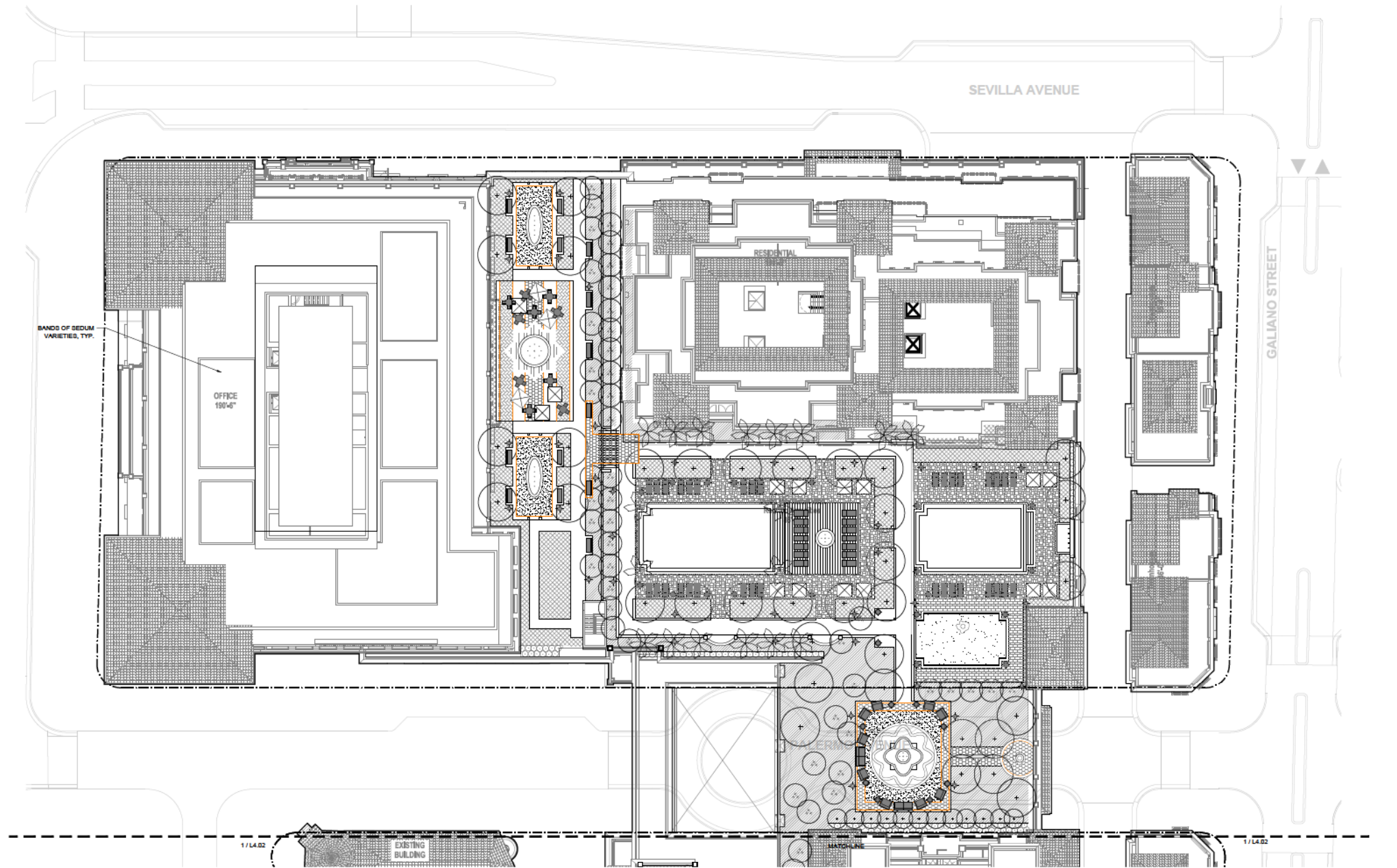
L-400a

Plant Schedule - This Sheet Only

QTY.	KEY	BOTANICAL/COMMON NAME	SIZE	ROOT	COMMENTS
SHADE TREES					
BS		Bursera simaruba	4" Cal	B&B	Florida Fancy
		Gumbo Limbo			Full Crown
QV		Quercus virginiana 'Highrise'	4" Cal	B&B	Florida Fancy
		Southern Live Oak 'Highrise'			Full Crown and Central Leader
SM		Swietenia mahagoni	4" Cal	B&B	Florida Fancy
		Mahogany			Full Crown
FLOWERING TREES					
BA		Bauhinia blakeana	4" Cal	B&B	Florida Fancy
		Hong Kong Orchid Tree			
CV		Callistemon viminalis 'Red Cascade'	10' HT	B&B	Florida Fancy
		'Red Cascade' Weeping Bottlebrush			
CF		Cassia fistula	4" Cal	B&B	Florida Fancy
		Golden Shower			
CI		Citrus spp.	14' HT	B&B	Florida fancy
		Citrus	6' CT		

QTY.	KEY	BOTANICAL/COMMON NAME	SIZE	ROOT	COMMENTS
PALM TREES					
DR		Delonix regia	10-12' HT/SPD	B&B	Florida Fancy
		Royal Poinciana			
JM		Jacaranda mimosifolia	4" Cal	B&B	Florida Fancy
		Jacaranda			
TH		Tabebuia heterophylla	10' HT	B&B	Florida Fancy
		Pink Trumpet Tree			
RR		Roystonia regia	17" Cal	B&B	24' Height Overall
		Royal Palm			Florida Fancy
VM		Veitchii Merrill	18' HT	B&B	Single Trunk
		Christmas Palm			Florida Fancy
WR		Washingtonia robusta	17" Cal	B&B	24' Overall Height
		Mexican Fan Palm			Florida Fancy

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



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

GENERAL NOTES

CONSULTANT

MAHAN RYKIEL ASSOCIATES INC.
The Shell Tower Building, 800 Wyman Park Drive, Suite 100, Baltimore, MD 21211 410.596.9201

PROJECT

MEDITERRANEAN VILLAGE at Ponce Circle

CLIENT

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

ISSUE DRAWING LOG

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

SEAL

PLANT KEY

- PALM TREE
- SHADE TREE
- FLOWERING TREE
- SHRUB
- GROUND COVER

KEY PLAN

NORTH

NOT FOR CONSTRUCTION

SHEET IDENTIFICATION

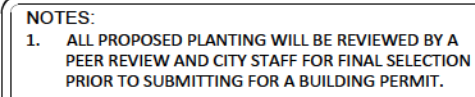
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NORTH PARCEL ACTIVATED ROOFTOP PLANTING PLAN

NUMBER

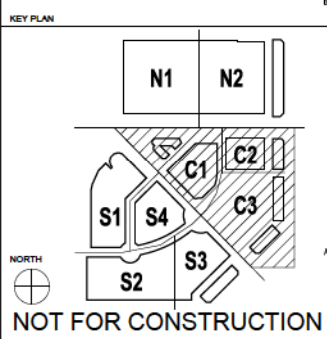
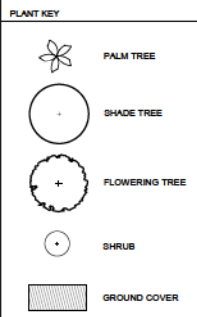
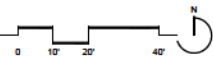
L-401

FILE NAME: L-401 - Mediterranean Village at Ponce Circle - North Parcel Activated Rooftop Planting Plan.dwg
DATE: 05/23/2014 5:04 PM
PLT: 05/23/2014 5:04 PM



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

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



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Suite 100, Baltimore, MD 21211 410.286.8001

MEDITERRANEAN VILLAGE
at Ponce Circle

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

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

SEAL

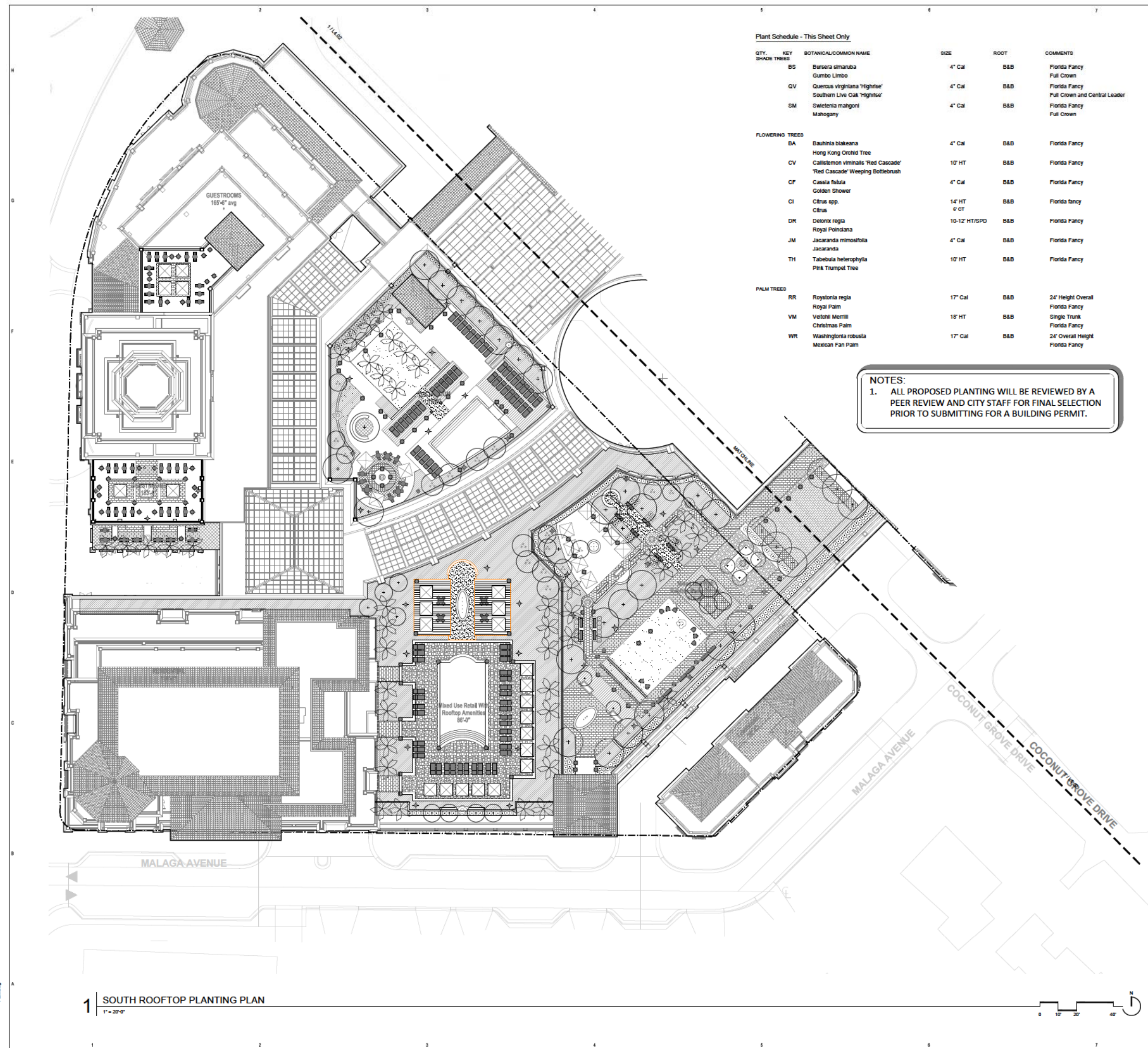
SHEET IDENTIFICATION

TITLE

**CENTRAL PARCEL
ACTIVATED ROOFTOP
PLANTING PLAN**

NUMBER

L-402



Plant Schedule - This Sheet Only					
QTY.	KEY	BOTANICAL/COMMON NAME	SIZE	ROOT	COMMENTS
	SHADE TREES				
BS	Bursera simaruba	4" Cal	B&B	Florida Fancy	
	Gumbo Limbo			Full Crown	
QV	Quercus virginiana 'Highrise'	4" Cal	B&B	Florida Fancy	
	Southern Live Oak 'Highrise'			Full Crown and Central Leader	
SM	Swaletenia mahgoni	4" Cal	B&B	Florida Fancy	
	Mahogany			Full Crown	
	FLOWERING TREES				
BA	Bauhinia blakeana	4" Cal	B&B	Florida Fancy	
	Hong Kong Orchid Tree				
CV	Callistemon viminalis 'Red Cascade'	10' HT	B&B	Florida Fancy	
	'Red Cascade' Weeping Bottlebrush				
CF	Cassia fistula	4" Cal	B&B	Florida Fancy	
	Golden Shower				
CI	Citrus spp.	14" HT	B&B	Florida fancy	
	Citrus	9" CT			
DR	Delonix regia	10-12' HT/SPD	B&B	Florida Fancy	
	Royal Poinciana				
JM	Jacaranda mimosifolia	4" Cal	B&B	Florida Fancy	
	Jacaranda				
TH	Tabebuia heterophylla	10' HT	B&B	Florida Fancy	
	Pink Trumpet Tree				
	PALM TREES				
RR	Roystonea regia	17" Cal	B&B	24" Height Overall	
	Royal Palm			Florida Fancy	
VM	Vectilii Merrilii	18" HT	B&B	Single Trunk	
	Christmas Palm			Florida Fancy	
WR	Washingtonia robusta	17" Cal	B&B	24" Overall Height	
	Mexican Fan Palm			Florida Fancy	

NOTES:

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

[illegible]



CONSULTANT

PROJECT

MEDITERRANEAN VILLAGE
at Ponce Circle

CLIENT

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



AGAVE PONCE LLC

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SEAL

SHEET IDENTIFICATION

TITLES

NEIGHBORHOOD

URBAN

DESIGN

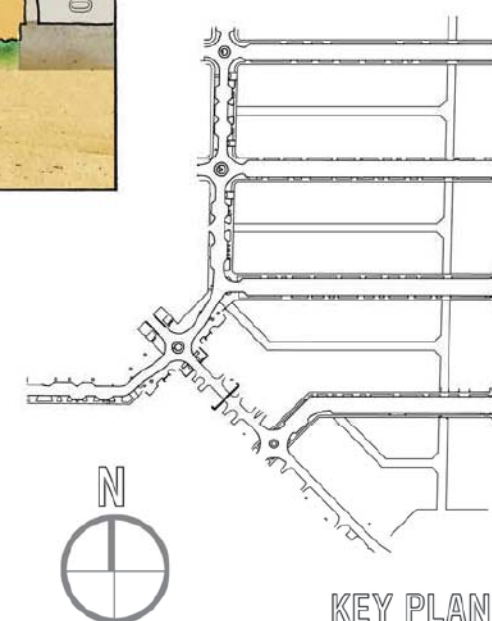
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UD - 101

2014 ALPHA PLAN LLC



COCONUT GROVE DRIVE



MEDITERRANEAN VILLAGE
at Ponce Circle

CLIENT

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



AGAVE PONCE LLC

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SEAR

SHEET IDENTIFICATION

TITLE _____

NEIGHBORHOOD

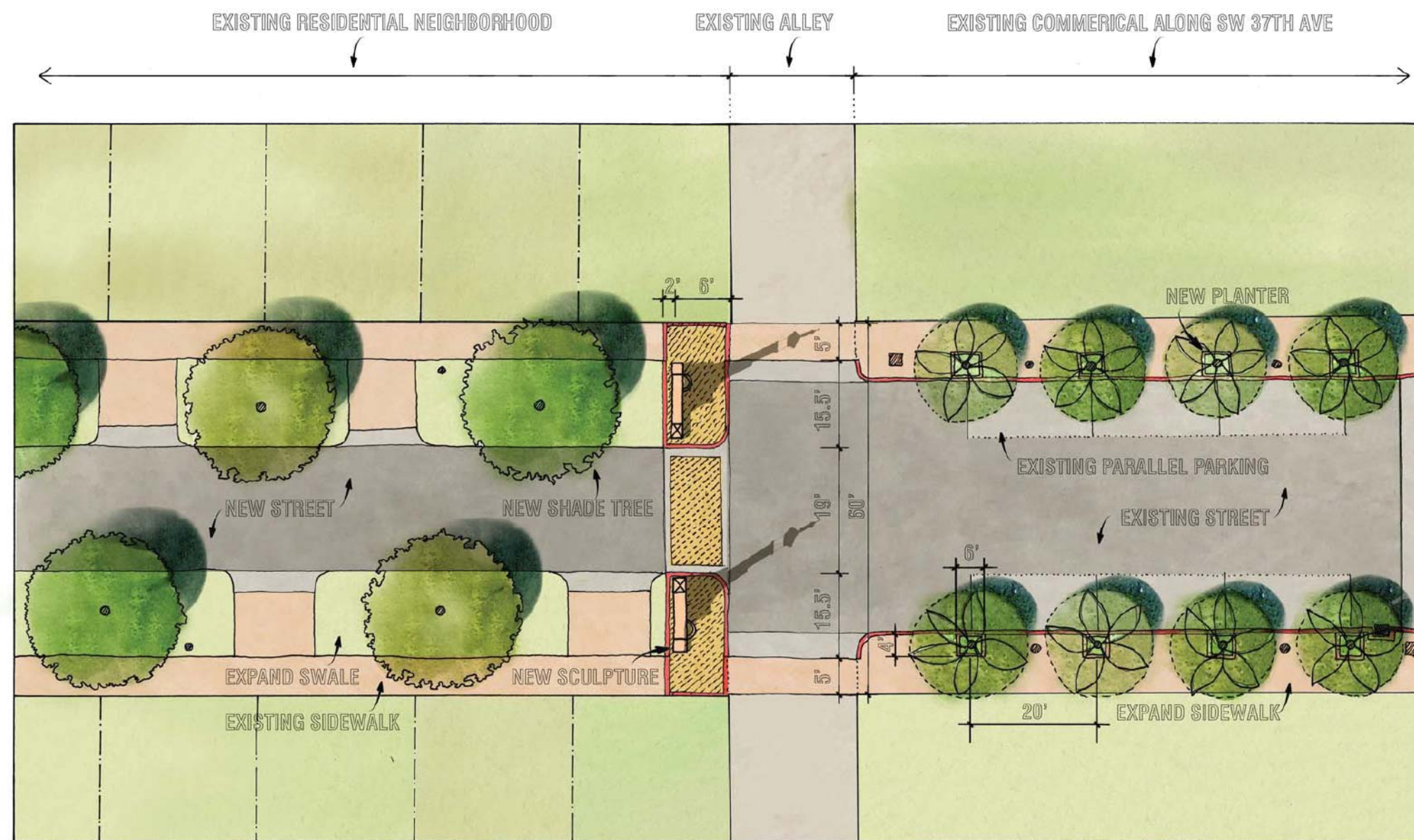
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DESIGN

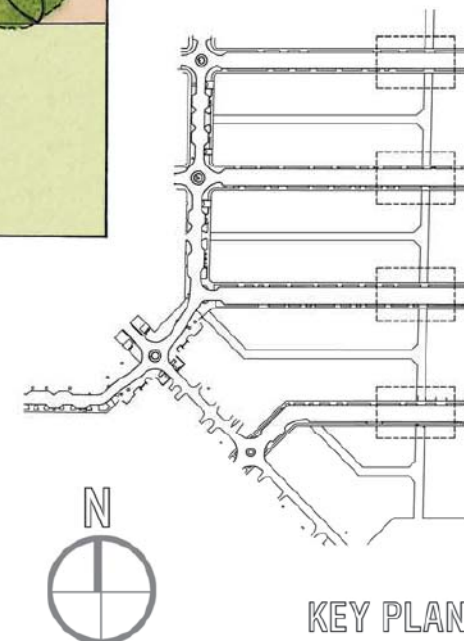
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UD - 101

2014 ALPHA PLAN LLC



PROPOSED STREET PLAN VIEW



KEY PLAN



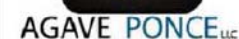
CONSULTANT

PROJECT

MEDITERRANEAN VILLAGE
at Ponce Circle

CLIENT

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

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SEAR

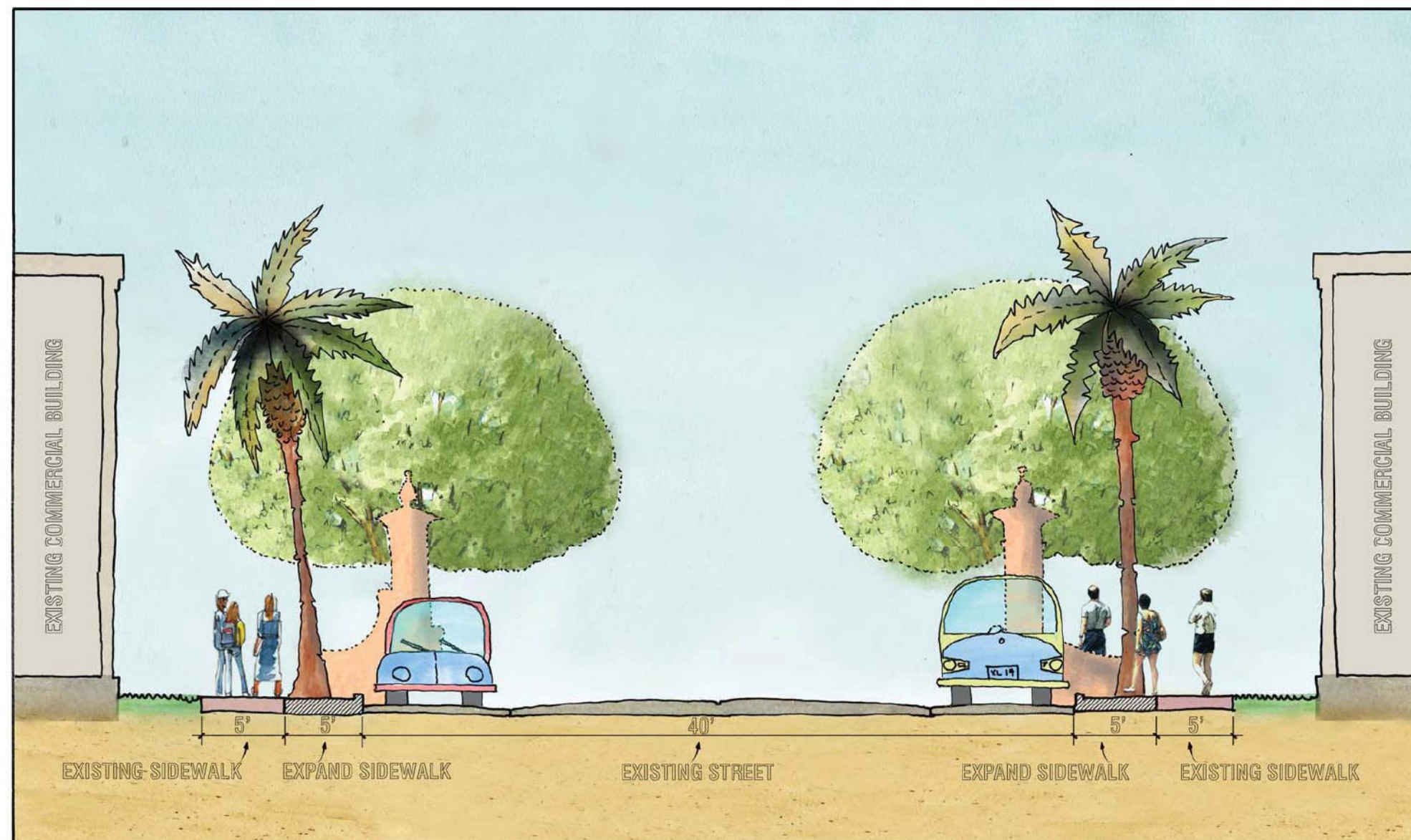
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TITLE
NEIGHBORHOOD
URBAN
DESIGN

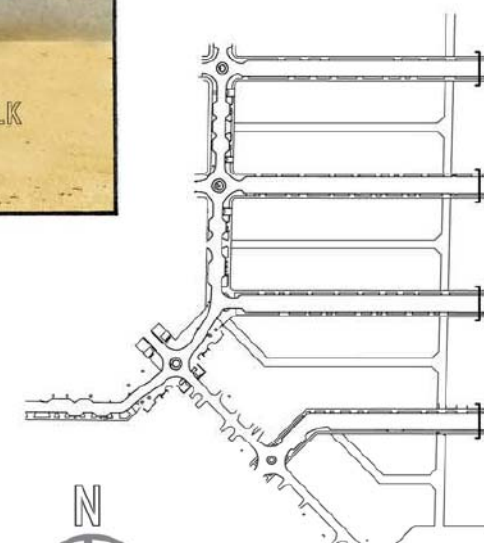
NUMBER

UD - 101

2014 ALPHA PLAN LLC



TYPICAL COMMERCIAL AREA STREET
VIEW FROM SW 37TH AVE





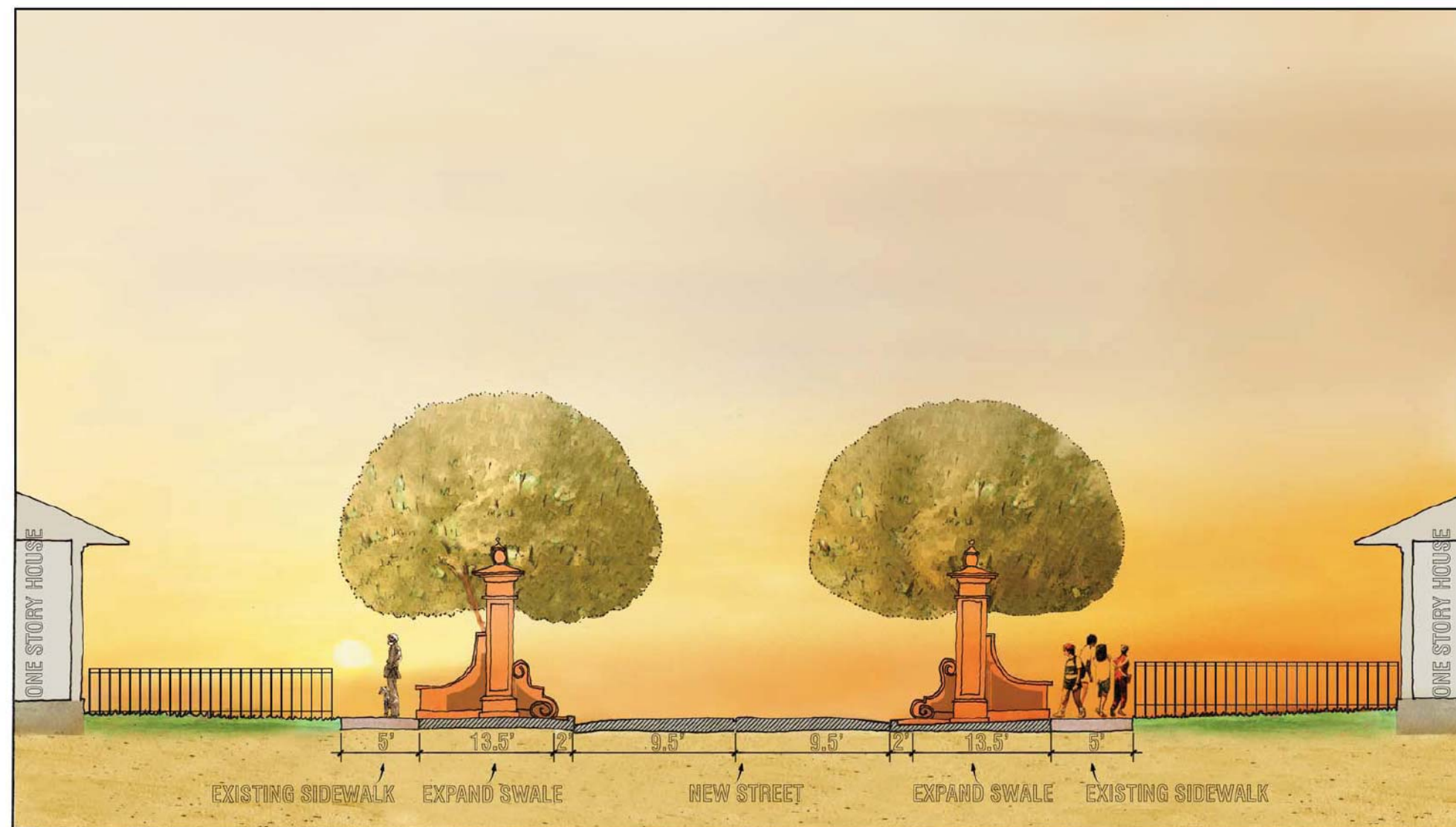
CONSULTANT

PROJECT

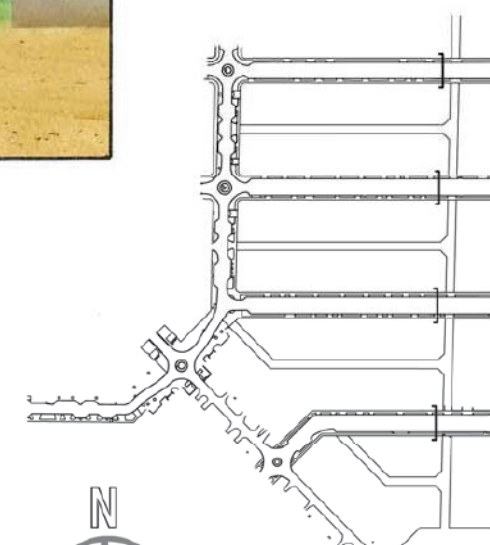
MEDITERRANEAN VILLAGE
at Ponce Circle

CLIENT

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



TYPICAL NEIGHBORHOOD ENTRANCE FEATURE



SEARCH

SHEET IDENTIFICATION

TITLE

NEIGHBORHOOD
URBAN
DESIGN

NUMBER

UD - 101

2014 ALPHA PLAN LLC



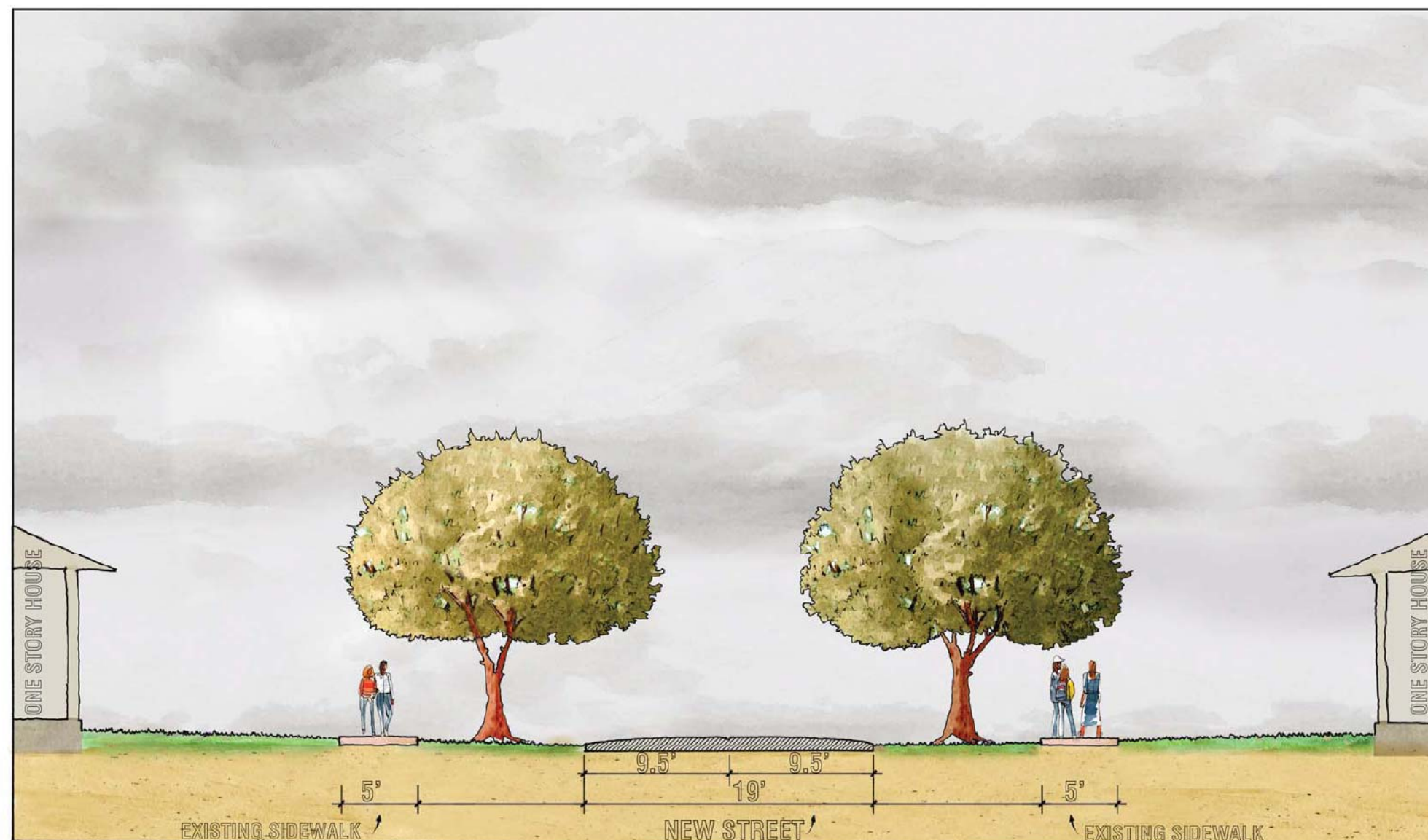
CONSULTANT

PROJECT

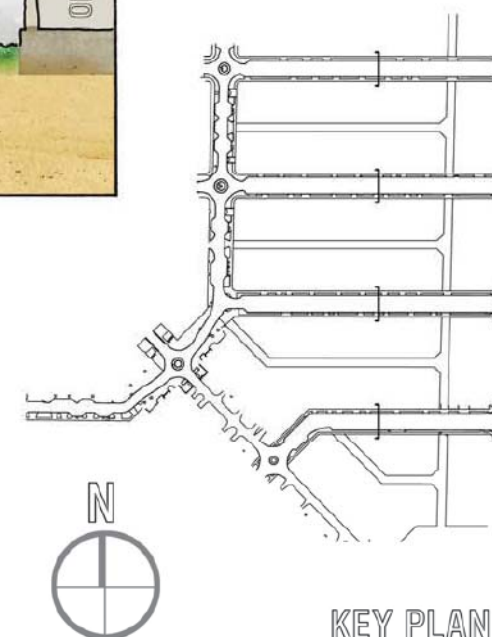
MEDITERRANEAN VILLAGE
at Ponce Circle

CLIENT

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



TYPICAL RESIDENTIAL ROADWAY



SEAR

SHEET IDENTIFICATION

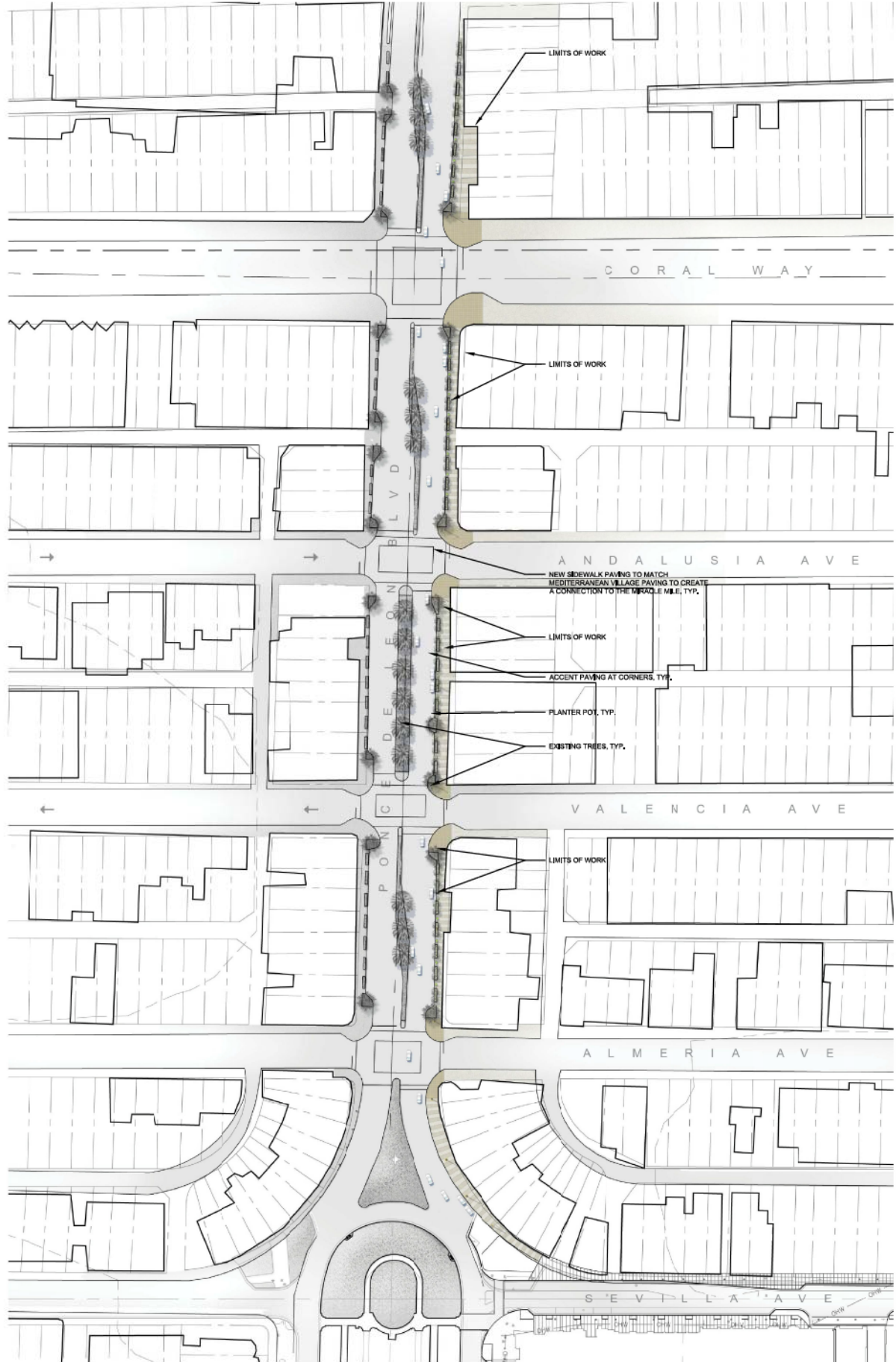
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NEIGHBORHOOD
URBAN
DESIGN

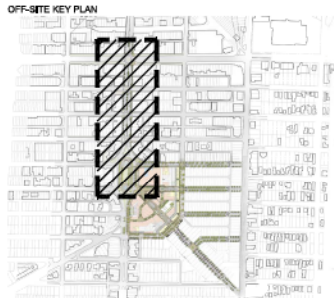
NUMBER

UD - 101

2014 ALPHA PLAN LLC



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



NOT FOR CONSTRUCTION

CONSULTANT

MAHAN RYKIEL
ASSOCIATES, INC.
The Gray Silver Building, 800 Wyman Park Drive,
Suite 100, Baltimore, MD 21211 410.238.8001

PROJECT

MEDITERRANEAN VILLAGE
at Ponce Circle

CLIENT

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

ISSUE DRAWING LOG

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

SEAL



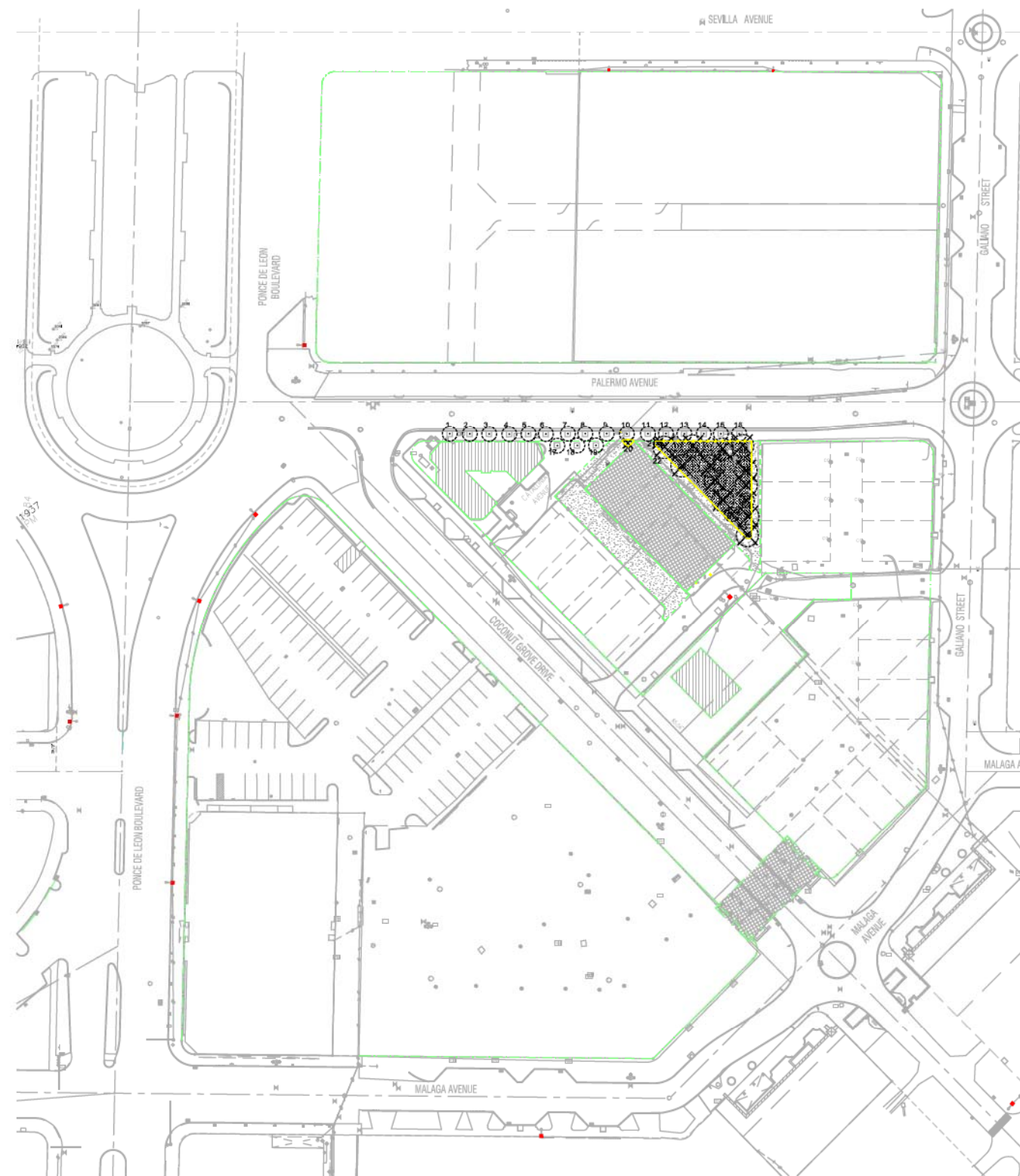
SHEET IDENTIFICATION

TITLE

**ILLUSTRATIVE OFF-SITE
STREETSCAPE
IMPROVEMENTS PLAN**

NUMBER

L-501



TREE LEGEND & DISPOSITION TABLE:

SYM	TREE TYPE	TRUNK DBH (inches)	HEIGHT (in feet)	CANOPY (in feet)	CONDITION	DISPOSITION
1	PALM TREE	18.5	22	8	GOOD	TO REMAIN
2	PALM TREE	17	22	8	GOOD	TO REMAIN
3	PALM TREE	16.5	22	8	FAIR	TO REMAIN
4	PALM TREE	16	22	8	GOOD	TO REMAIN
5	PALM TREE	20	28	10	POOR	TO REMOVE
6	PALM TREE	19.5	27	10	POOR	TO REMOVE
7	PALM TREE	17.5	22	12	GOOD	TO REMAIN
8	PALM TREE	17.5	20	14	GOOD	TO REMAIN
9	PALM TREE	18	27	12	GOOD	TO REMAIN
10	PALM TREE	18	22	12	GOOD	TO REMAIN
11	PALM TREE	21	20	10	GOOD	TO REMAIN
12	PALM TREE	20	20	10	GOOD	TO REMAIN
13	PALM TREE	20	25	10	GOOD	TO REMAIN
14	PALM TREE	20	27	12	GOOD	TO REMAIN
15	PALM TREE	22	20	12	GOOD	TO REMAIN
16	PALM TREE	22	22	12	GOOD	TO REMAIN
17	PALM TREE	19	24	12	GOOD	TO REMAIN
18	PALM TREE	19.5	24	12	GOOD	TO REMAIN
19	PALM TREE	19	22	8	POOR	TO REMOVE
20	SHADE TREE	16	8	FAIR	POOR	TO REMOVE
21	MULTI-TRUNK	11.7/26.0	11, 27	16	GOOD	TO REMOVE
22	MULTI-TRUNK PALM	11.5/21/22.5	20	16	GOOD	TO REMOVE
23	SHADE TREE	24	11	14	FAIR	TO REMOVE
24	MULTI-TRUNK PALM	7.5/20	17, 27	18	GOOD	TO REMOVE
25	MULTI-TRUNK	9.9/11.5	11	14	GOOD	TO REMOVE
26	MULTI-TRUNK	2.5/31	17	12	FAIR	TO REMOVE
27	MULTI-TRUNK PALM	14/31/31.5	19, 27	14	GOOD	TO REMOVE
28	MULTI-TRUNK PALM	14/17/24	20, 27	10	GOOD	TO REMOVE
29	SHADE TREE	11	17	10	POOR	TO REMOVE
30	SHADE TREE	26.5	10	16	GOOD	TO REMOVE
31	MULTI-TRUNK PALM	14/20	17, 27	18	GOOD	TO REMOVE
32	MULTI-TRUNK	2.5/15.1	10	16	GOOD	TO REMOVE
33	SHADE TREE	27	9	14	FAIR	TO REMOVE
A	MULTI-TRUNK	2.5/9.6	8	14	GOOD	TO REMOVE
B	MULTI-TRUNK	12/27.5	12	12	FAIR	TO REMOVE

GENERAL NOTES

- A. EXISTING CONVEYOR NOTED ARE BASED ON BOUNDARY SURVEY WITH ELEVATIONS DRAWING BY SCHWILKE SURVEYING AND ASSOCIATES DATED 04-01-2017. CONTRACTOR TO VERIFY CURRENT STATUS OF CONDITIONS AT START TO WORK. THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS BEFORE BEGINNING WORK.
- B. COORDINATION BETWEEN DESIGN AND CONSTRUCTION SHALL BE COORDINATED AND RESOLVED WITH ARCHITECT AND ENGINEERS.
- C. THE CONTRACTOR SHALL FULLY COORDINATE ALL ARCHITECTURAL, MECHANICAL, PLUMBING, ELECTRICAL, FIRE PROTECTION, STRUCTURAL AND CIVIL, REINFORCEMENT WORK, CIVIL, STRUCTURAL, MECHANICAL, PLUMBING AND ELECTRICAL. FOR FURTHER EXTENT OF DISCUSSION SEE SPECIFICATIONS.
- D. THE CONTRACTOR SHALL SCHEDULE AND COORDINATE WITH THE SUBCONTRACTOR, LOCAL UTILITY COMPANIES AND THE OWNER.
- E. UNLESS OTHERWISE NOTED, ALL DEMOLITION AND EXISTING MATERIALS ARE TO BE DISPOSED OF OFF-SITE BY THE CONTRACTOR.
- F. THE CONTRACTOR SHALL PROTECT ALL EXISTING TO REMAIN.
- G. THE CONTRACTOR SHALL REPAIR ANY FINISHES, EQUIPMENT ETC. SCHEDULE TO REPAIR WHICH AREA DAMAGED AS A RESULT OF DEMOLITION OR NEW WORK.
- H. THE CONTRACTOR SHALL PROVIDE SOLID MANAGEMENT WASTE SYSTEM AND PROPERLY SORTED RECYCLING COLLECTION. WASTE MANAGEMENT WASTE CERT REQUIREMENTS, THE SOLID WASTE MANAGEMENT SHALL BE AS FOLLOWS PART OF THE FOLLOWING FIVE REQUIREMENTS AND COMPLIANCE WITH THE AIA AND THE FOLLOWING REQUIREMENTS SHALL INCLUDE AS PART OF THE PROJECT AT LEAST ONE RECYCLING OR REUSE STATION AS PART OF PROJECT AT LEAST. ON DROFF-OUT POINT FOR POTENTIALLY HAZARDOUS ORF OR HOUSEHOLD WASTES AND ESTABLISH A COLLECTION POINT FOR ALL RECYCLING AND REUSE MATERIALS. INCLUDE AS PART OF THE PROJECT AT LEAST ONE COMPOST STATION OR LOCATION.
- I. PROVIDE RECYCLING OR NONRESIDENTIAL BOPKAT STATION AT LEAST EVERY 800 FEET, WHICHEVER IS SHORTER, INCLUDE RECYCLING CONTAINERS, BOPKAT STATION, OR COMPOST STATION. SORTED BOPKAT OF NONHAZARDOUS, DEMOLITION, AND REINFORCEMENT.
- J. THE CONTRACTOR SHALL CREATE AND IMPLEMENT AN EROSION AND SEDIMENTATION CONTROL PLAN. THE CONTRACTOR SHALL MEET REQUIREMENTS ASSOCIATED WITH THE PROJECT THAT MEET NEIGHBORHOOD DEVELOPMENT 200 CONSTRUCTION ACTIVITY POLLUTION PREVENTION CONTROL PLAN PRESENT.
- K. THE CONTRACTOR SHALL PROTECT THE HISTORIC BUILDINGS ON SITE DURING DEMOLITION AND MEET THE REQUIREMENT OF LEED NATIONWIDE DEVELOPMENT 2000 HISTORIC RESOURCE PRESERVATION ADAPTIVE USE CRITERIA.
- L. COCONUT GROVE DRIVE STREET SHALL BE CLOSED FOR THE PERIOD OF TIME TO THE DEMOLITION OF THE EXISTING AND ENGAGE CONTRACTOR SHALL COORDINATE THE CLOSURE WITH THE CITY.

GRAPHIC LEGEND

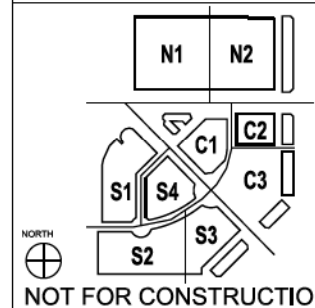
PROPERTY LINES

EXISTING BUILDING TO BE DEMOLISHED

EXISTING SITE TO BE DEMOLISHED

EXISTING BUILDING/STRUCTURE TO REMAIN

KEY PLAN



CONSULTANT

MAHAN RYKIEL
ASSOCIATES INC.
The Silver Building, 800 Wyman Park Drive,
Suite 100, Baltimore, MD 21211 410.258.8001

PROJECT

MEDITERRANEAN VILLAGE
at Ponce Circle

CLIENT

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

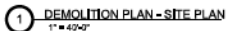
ISSUE DRAWING LOG

[illegible]

SHEET IDENTIFICATION

TREE DISPOSITION PLAN

TD-100



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

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

	SYM	TREE TYPE	TRUNK DIA. (in inches)	HEIGHT (in feet)	CANOPY (in feet)	CONDITION	DISPOST ON
LD-2	34	MULTI-TRUNK	14/16	8	14	GOOD	TO REMOVE
	35	PALM TREE	24	23	10	GOOD	TO REMOVE
	36	PALM TREE	18	19	10	GOOD	TO REMOVE
	37	PALM TREE	12.5	18	10	GOOD	TO REMOVE
	38	PALM TREE	22	20	10	GOOD	TO REMOVE
	39	PALM TREE	20	22	10	GOOD	TO REMOVE
	40	PALM TREE	14.5	17	8	GOOD	TO REMOVE
	41	PALM TREE	24	28	12	GOOD	TO REMOVE
	42	PALM TREE	22	17	8	FAIR	TO REMOVE
	43	PALM TREE	25	19	10	GOOD	TO REMOVE
	44	PALM TREE	21	21	6	GOOD	TO REMOVE
	45	PALM TREE	23	25	8	GOOD	TO REMOVE
	46	MULTI-TRUNK	47/29	19	26	FAIR	TO REMOVE
	5	PALM TREE	20	24	10	FAIR	TO REMOVE
	7	PALM TREE	20	25	10	FAIR	TO REMOVE
E	PALM TREE	21	23	10	FAIR	TO REMOVE	

- A. **EXISTING CONDITIONS** MUST BE BASED ON BOUNDARY SURVEY WITH ELEVATIONS DRAWN BY SCHMIDT & BROWN AND ASSOCIATES INC. CONTRACTOR SHALL VERIFY CURRENT STATUS OF EXISTING CONDITIONS AT START TO WORK. THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS BEFORE BEGINNING WORK. ANY DISCREPANCY BETWEEN DRAWINGS AND ACTUAL CONDITIONS SHALL BE COORDINATED AND RESOLVED WITH ARCHITECT AND ENGINEERS.
- B. THE CONTRACTOR SHALL FULLY COORDINATE ALL ARCHITECTURAL, MECHANICAL, PLUMBING, ELECTRICAL, FIRE PROTECTION, STRUCTURAL AND CIVIL DEMOLITION ACTIVITIES WITH ARCHITECT, MECHANICAL, PLUMBING AND ELECTRICAL FOR FURTHER EXTENT OF DEMOLITION.
- C. THE CONTRACTOR SHALL SECURE AND COORDINATE WITH ALL NEIGHBORING CONTRACTORS AND LOCALITY COMPANIES AND THE OWNER.
- D. UNLESS OTHERWISE NOTED, ALL DEMOLITION AND EXISTING MATERIALS ARE TO BE DISPOSED OF OFF-SITE BY THE CONTRACTOR
- E. THE CONTRACTOR SHALL PROTECT ALL EXISTING TO REMAIN
- F. THE CONTRACTOR SHALL REPAIR ANY INJURIES, EQUIPMENT ETC. SCHEDULE TO REMAIN WHICH AREA DAMAGED AS A RESULT OF DEMOLITION OR NEW WORK.
- G. THE CONTRACTOR SHALL PROVIDE SOLID MANAGEMENT WASTE SYSTEM THAT MUST MEET NEIGHBORHOOD DEVELOPMENT 2010 SOLID MANAGEMENT WASTE SYSTEM PLAN REQUIREMENTS. THE CONTRACTOR SHALL SUBMIT DEMOLITION PLAN AS PART OF LEAST FOUR OF THE FOLLOWING PER REQUIREMENTS AND FURNISH UNDER THE ABOVE REQUIREMENTS:
 - 1. AS PART OF THE PROJECT AT LEAST ONE RECYCLING OR REUSE STATION
 - 2. AS PART OF PROJECT AT LEAST ON DROP-OFF POINT FOR POTENTIALLY HAZARDOUS OILS OR HOUSEHOLD WASTES AND ESTABLISH A POINT FOR POST COLLECTION OF SUCH WASTES
 - 3. AS PART OF THE PROJECT AT LEAST ONE COMPOST STATION AND A LOCATION
 - 4. AS PART OF PROJECT AT LEAST ONE BLOCK AT LEAST EVERY 100 FEET, WHICHEVER IS SHORTER, INCLUDING RECYCLING CONTAINERS, REUSE, REUSE, OR BAY, AT LEAST 80% OF NONHAZARDOUS, DISPOSITION, AND RECYCLATION DEMAND.
- H. THE CONTRACTOR SHALL CREATE AND IMPLEMENT AN EROSION AND SEDIMENT CONTROL PLAN. THE CONTRACTOR SHALL COORDINATE ALL ACTIVITIES ASSOCIATED WITH THE PROJECT THAT MUST MEET NEIGHBORHOOD DEVELOPMENT 2010 CONSTRUCTION ACTIVITY POLLUTION PREVENTION CREDIT REQUIREMENT.
- I. THE CONTRACTOR SHALL PROTECT THE HISTORIC BUILDING ON SITE DURING DEMOLITION AND MEET THE REQUIREMENT OF NEIGHBORHOOD DEVELOPMENT 2010 HISTORIC RESOURCE PRESERVATION AND ADAPTING USE CRITERIA.
- J. COCONUT GROVE DRIVE STREET SHALL BE CLOSED FOR THE PERIOD OF TIME DURING THE DEMOLITION OF THE ENTRY ARC BUILDING. CONTRACTOR SHALL COORDINATE THE STREET CLOSURE WITH THE CITY OF MIAMI.

PROPERTY LINES

EXISTING BUILDINGS TO BE DEMOLISHED

EXISTING SITE TO BE DEMOLISHED

NOT FOR CONSTRUCTION

MAHAN RYKIEL
ASSOCIATES INC.
The Skiff Silver Building, 800 Wyman Park Drive
Suite 100, Baltimore, MD 21211 410.288.9000

MEDITERRANEAN VILLAGE
at Ponce Circle

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

[illegible]

TITLE
TREE
DISPOSITION
PLAN
NUMBER
TD-101

**LANGAM**[illegible]

PROJECT

**MEDITERRANEAN
VILLAGE at
Ponce Circle**

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

[illegible]

8F

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

CONCEPTUAL UTILITIES PLAN

NUMBER _____

EX-1

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

NOT FOR CONSTRUCTION

**LANGAM**

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PROJECT

**MEDITERRANEAN
VILLAGE at
Ponce Circle**

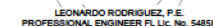
CLIENT

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

ISSUE DRAWING LOG

[illegible]

8F



SHEET IDENTIFICATION

CONCEPTUAL GRADING PLAN

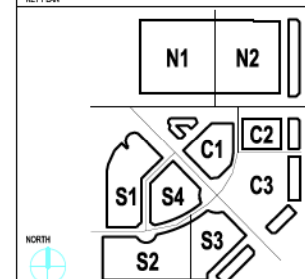
NUMBER

EX-3

NOTES:

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

KEY PLAN



NOT FOR CONSTRUCTION