

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

MEDITERRANEAN VILLAGE
at Ponce Circle

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

ISSUE DRAWING LOG

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SEA

SHEET IDENTIFICATION

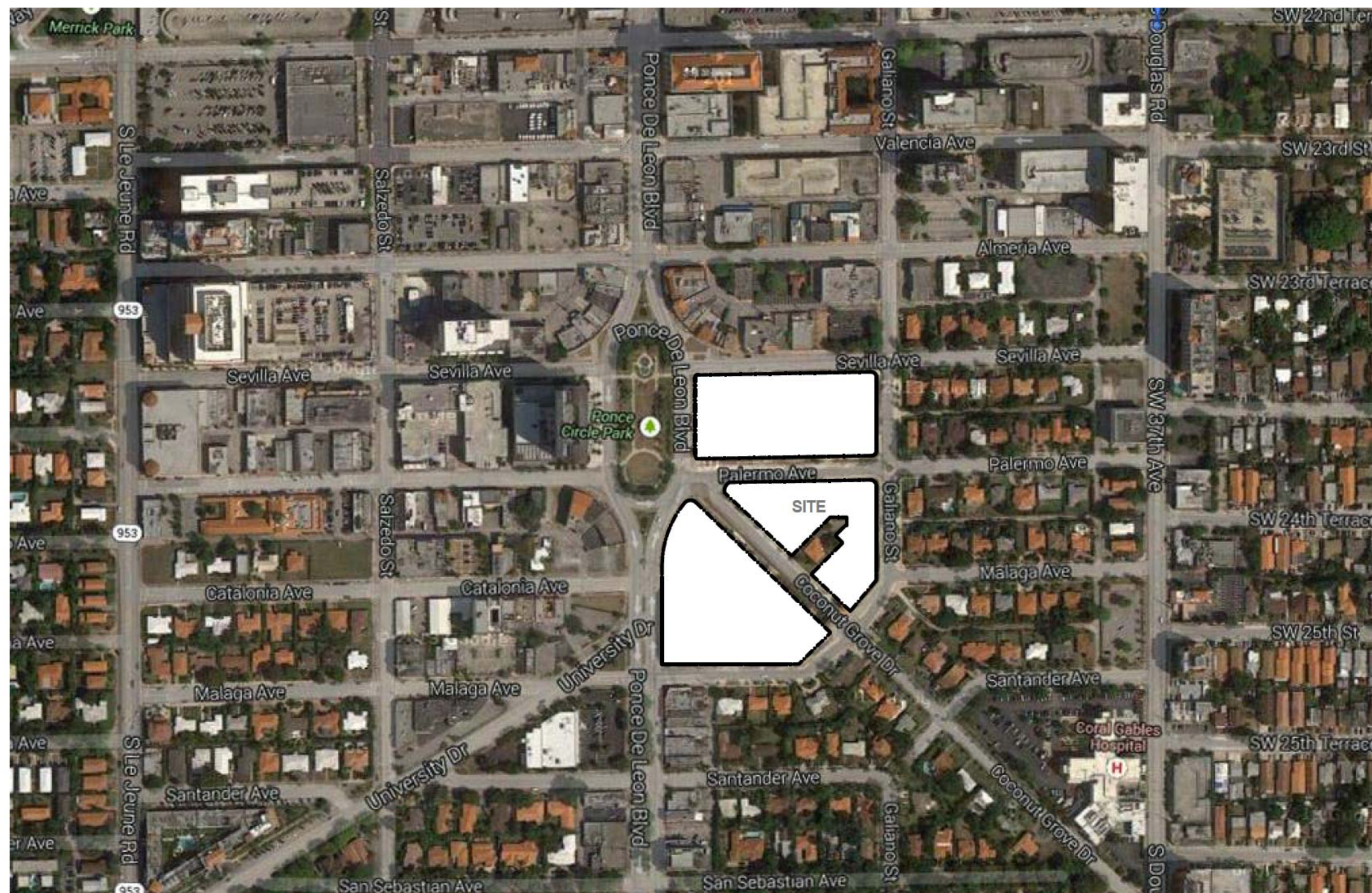
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**SITE AERIAL
VIEW**

NUMBER

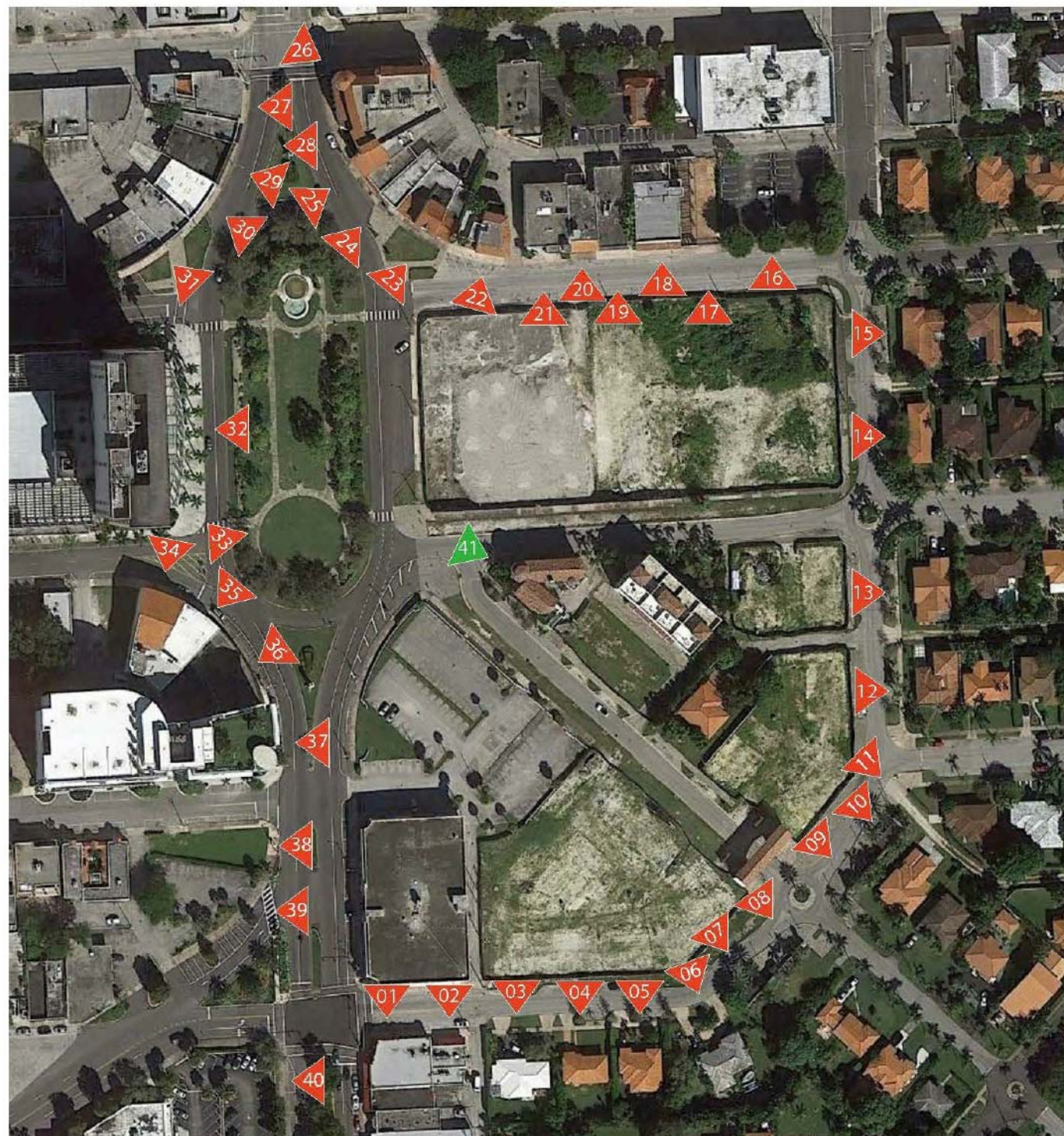
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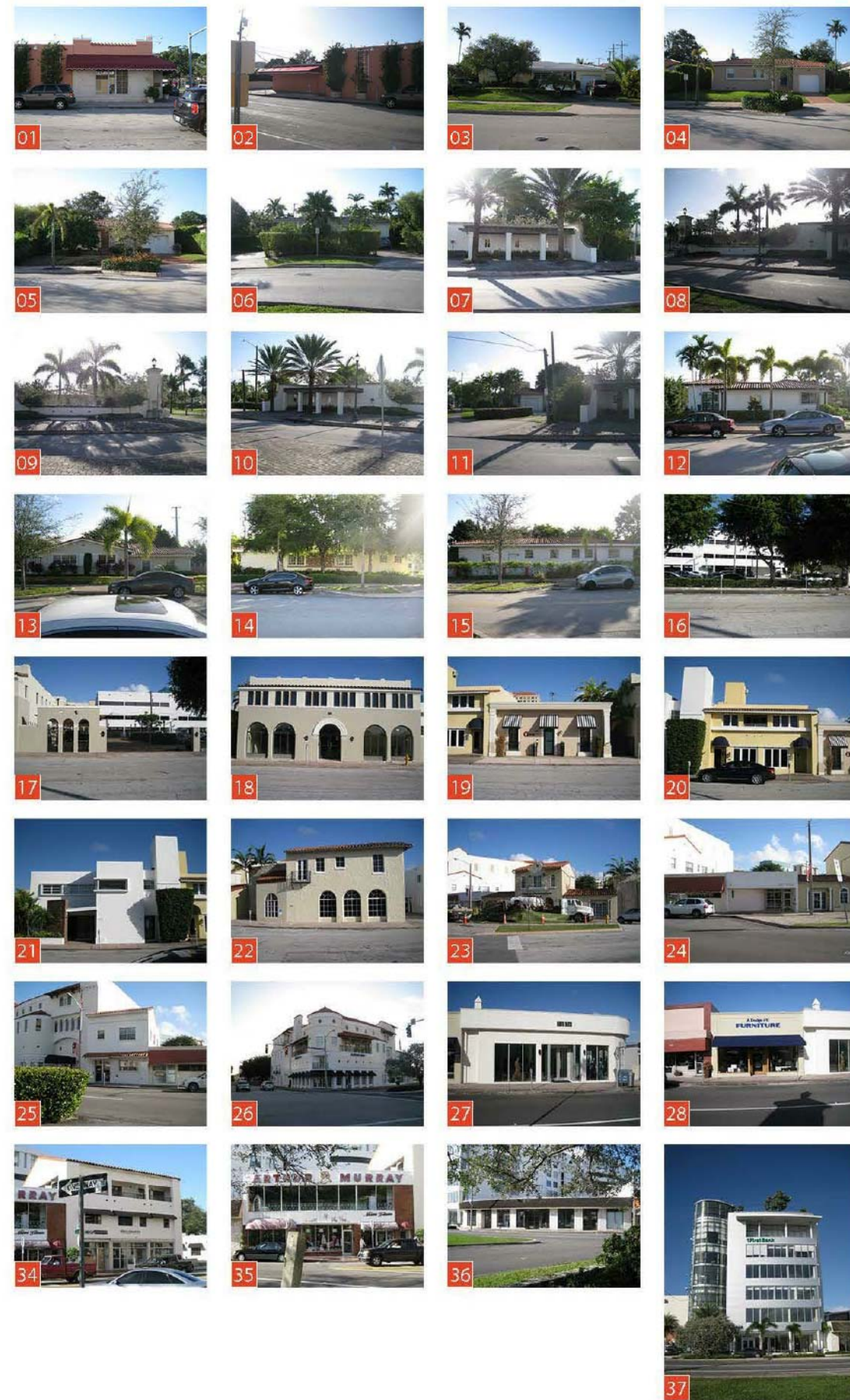


1 AERIAL VIEW
1:5

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HISTORIC STRUCTURE ON SITE



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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
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[illegible]

SEAL

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SITE CONTEXT ANALYSIS

NUMBER

A-0.2.2

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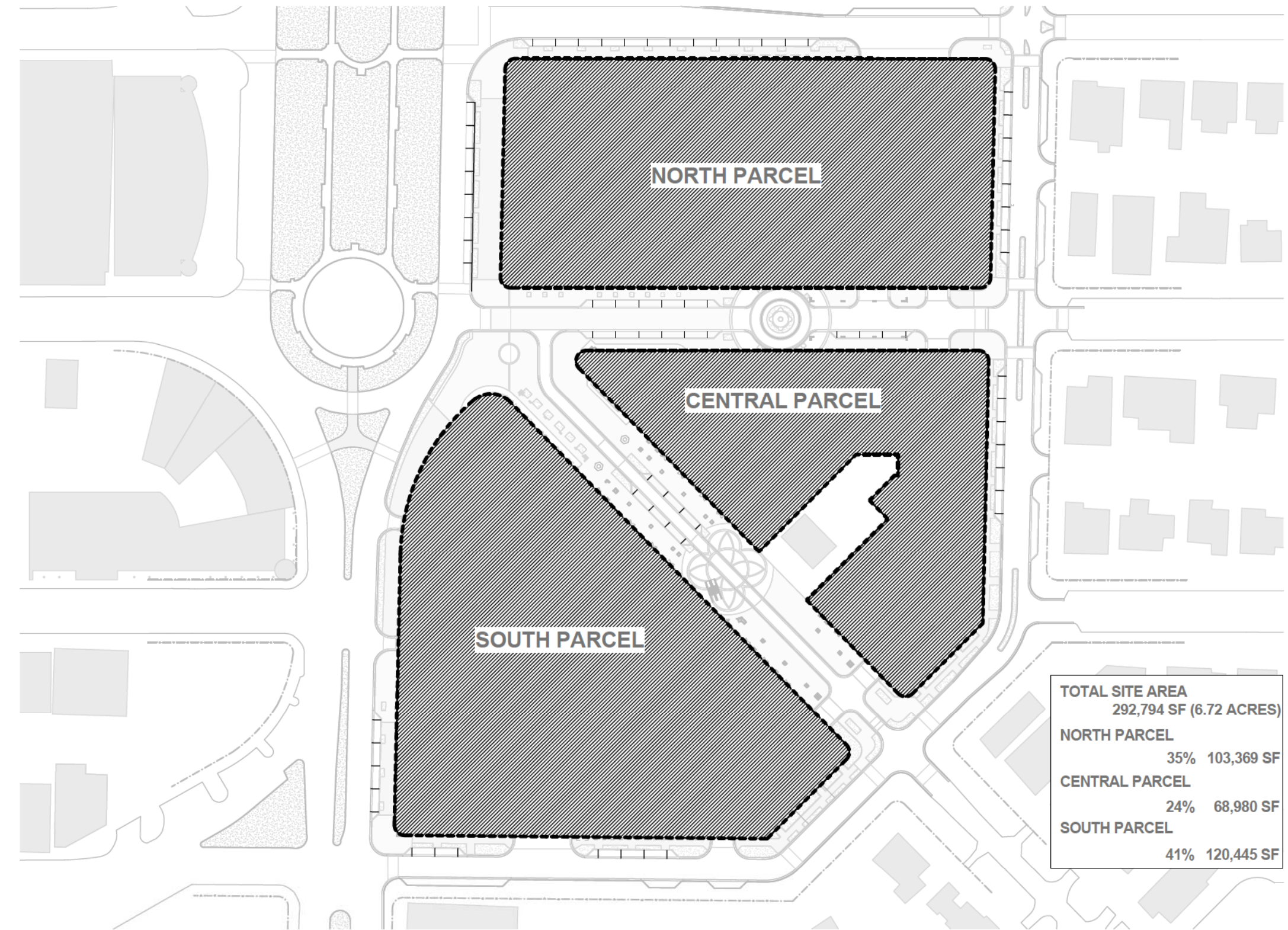
MEDITERRANEAN VILLAGE
at Ponce Circle

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SITE AREA PLAN

A-0.2.4

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

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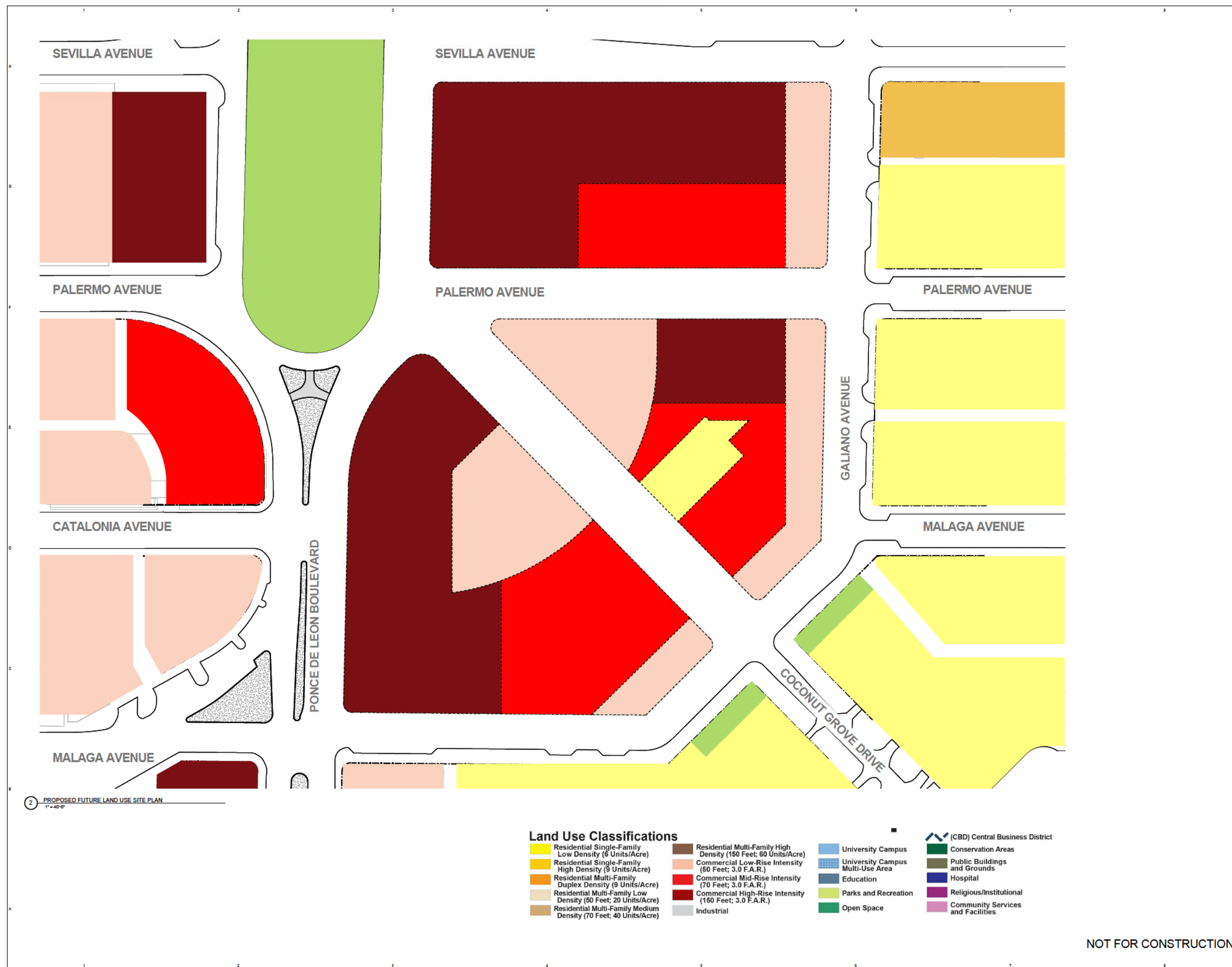
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SEA

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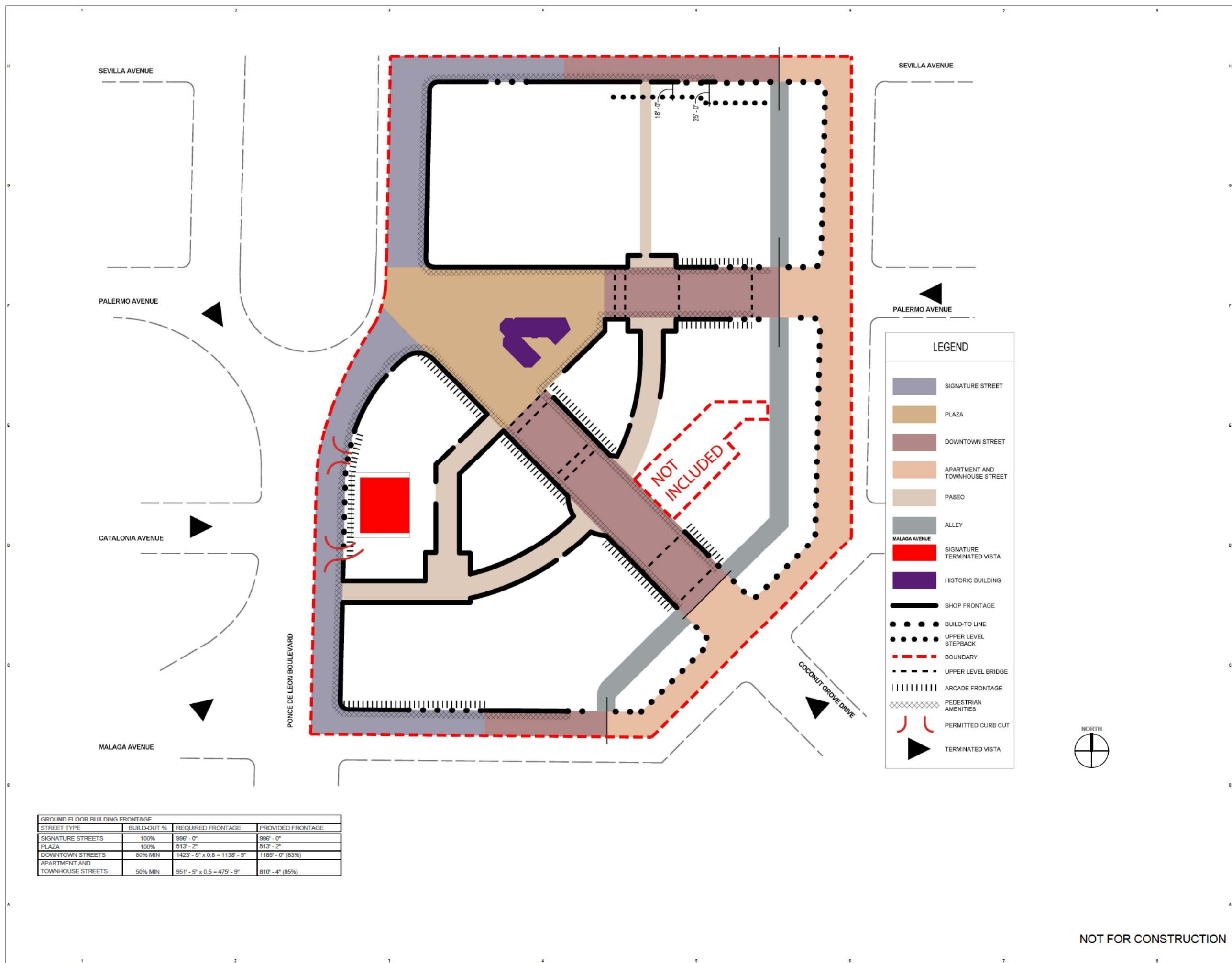
TITLE

**STREET TYPE AND
REGULATING PLAN**

NUMBER

A-0.4

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PROJECT NUMBER 45-14002.00

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TITLE

USES PER STREET TYPE

NUMBER

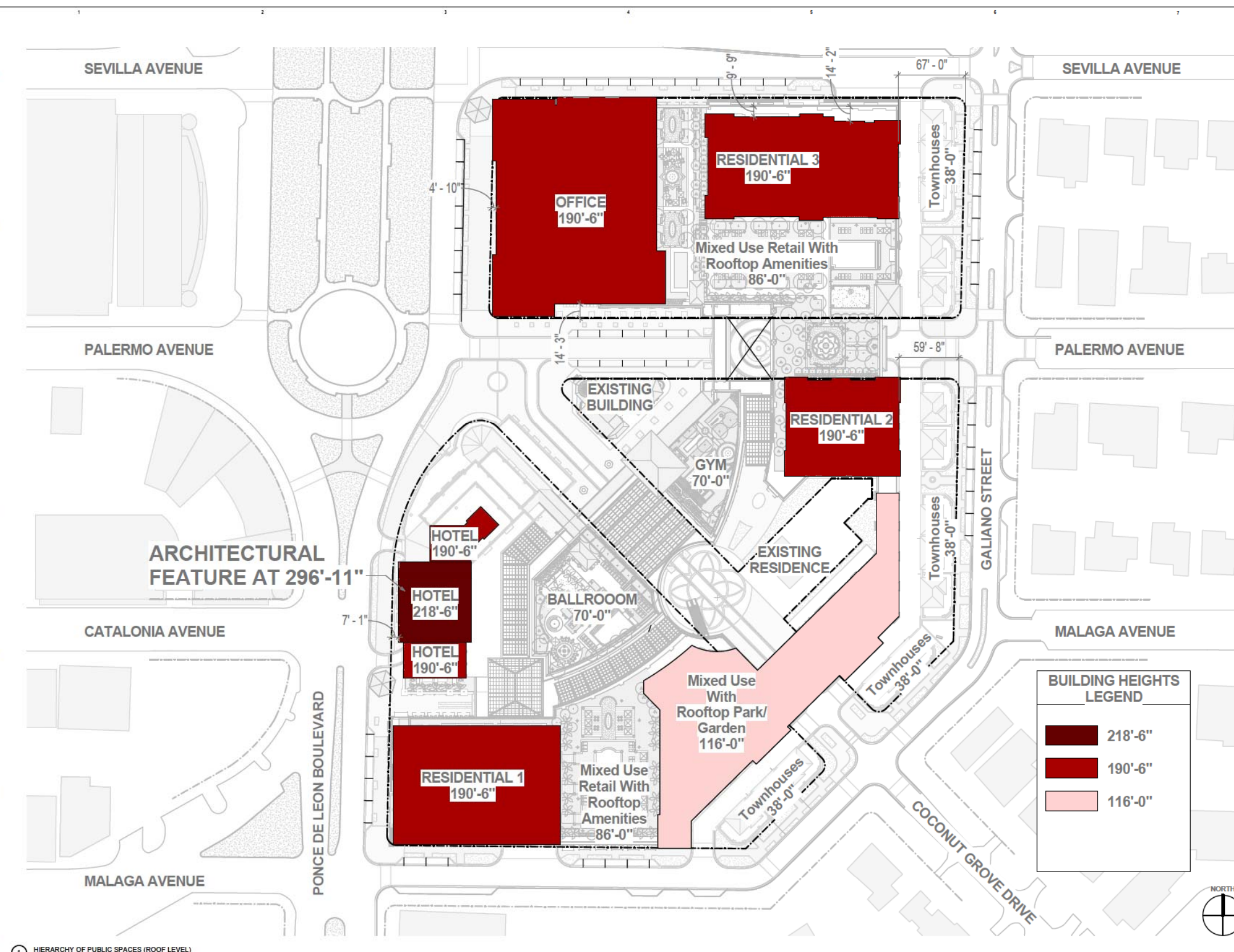
A-0.4.1

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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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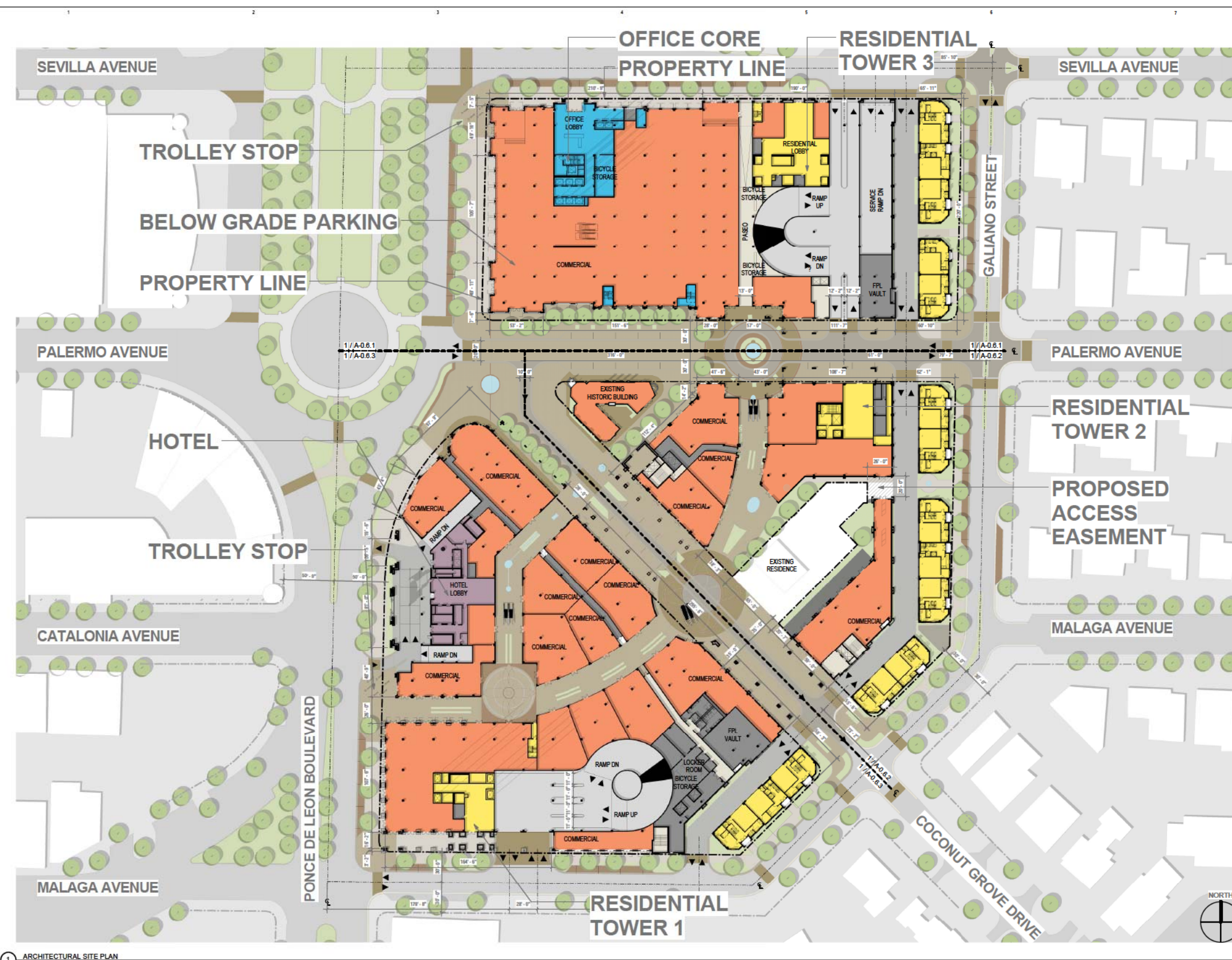
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**ARCHITECTURAL
SITE PLAN**

NUMBER

A-0.6

2014 RTKL ASSOCIATES INC.



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

12/28/2015 1:47:41 PM

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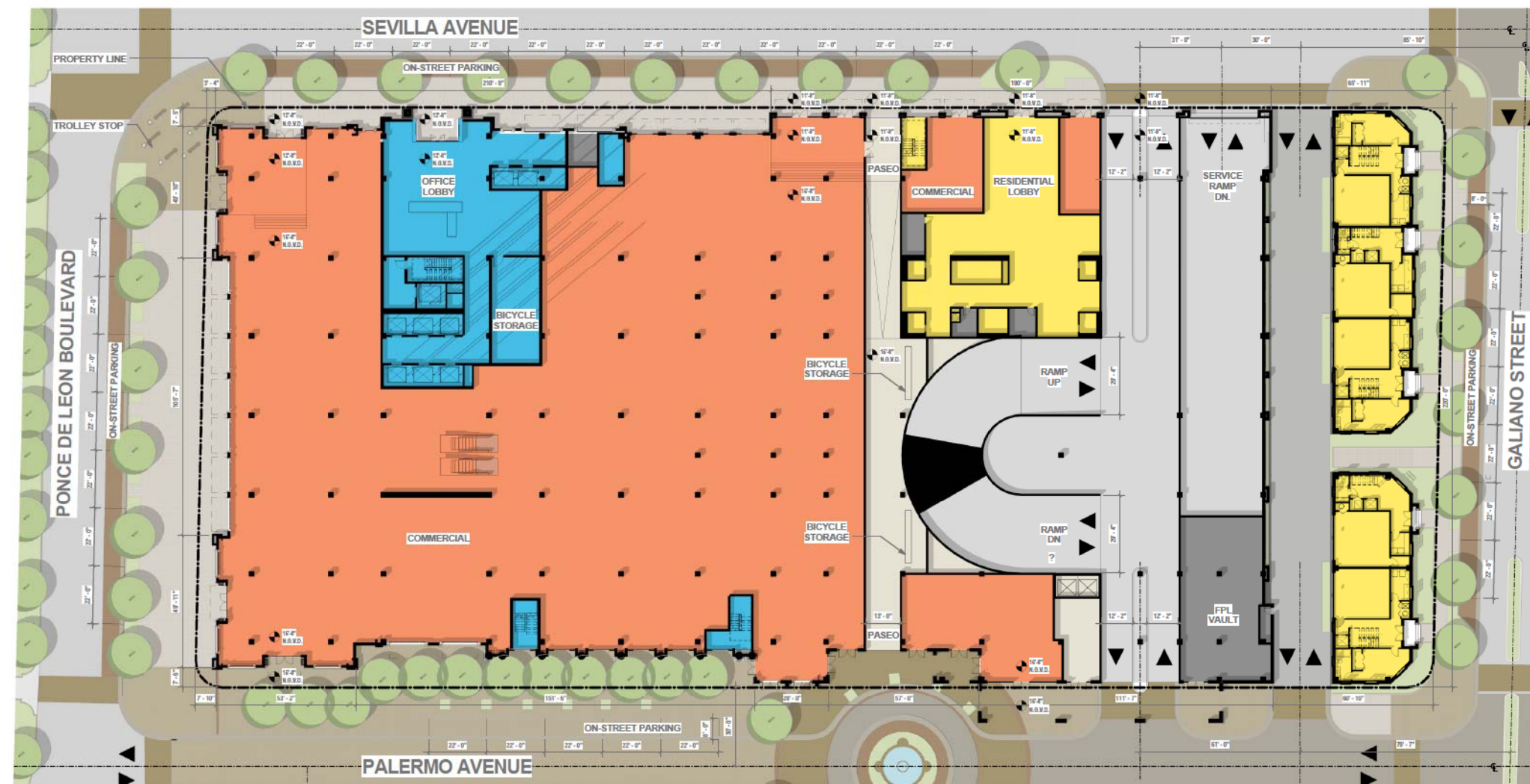
SHEET IDENTIFICATION

**ENLARGED SITE
PLAN**

NUMBER

A-0.6.1

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

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LEON BOULEVARD

ISSUE DRAWING LOG

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SE

SHEET IDENTIFICATION

TITLE

**ENLARGED SITE
PLAN**

NUMBER

A-0.6.2

2014 RTKL ASSOCIATES INC.



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

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VILLAGE at
Ponce Circle

CLIENT
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SEA

SHEET IDENTIFICATION

TITLE
**ENLARGED SITE
PLAN**

NUMBER

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LUBBOCK, TEXAS

ESPAÑOL

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DISCLOSURE STATEMENT: The authors are solely responsible for the design and conduct of this research. They are also responsible for writing and reviewing this report. The authors have no financial or other relationships that could have influenced the outcome of this research.

OPEN SPACE PLAN

A-0.7.1

10-6A FIVE ASSUMPTIONS

NOTE:

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

LEGEND

OPEN SPACE

NOTES



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1 LEVEL 01 FLOOR PLAN
1"=4'-0"

doi:10.1371/journal.pone.0154058.g001

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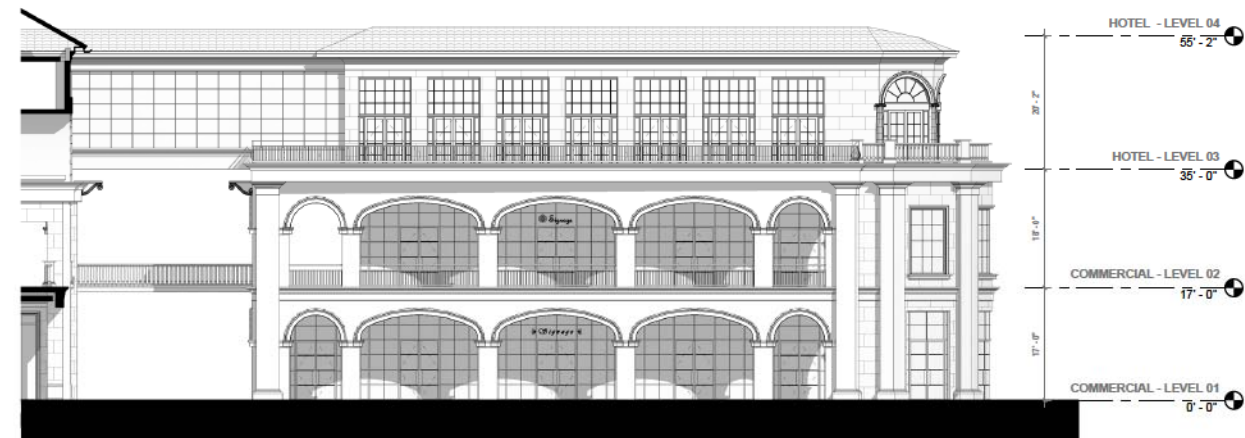
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ELEVATIONS/SECTIONS**

NUMBER

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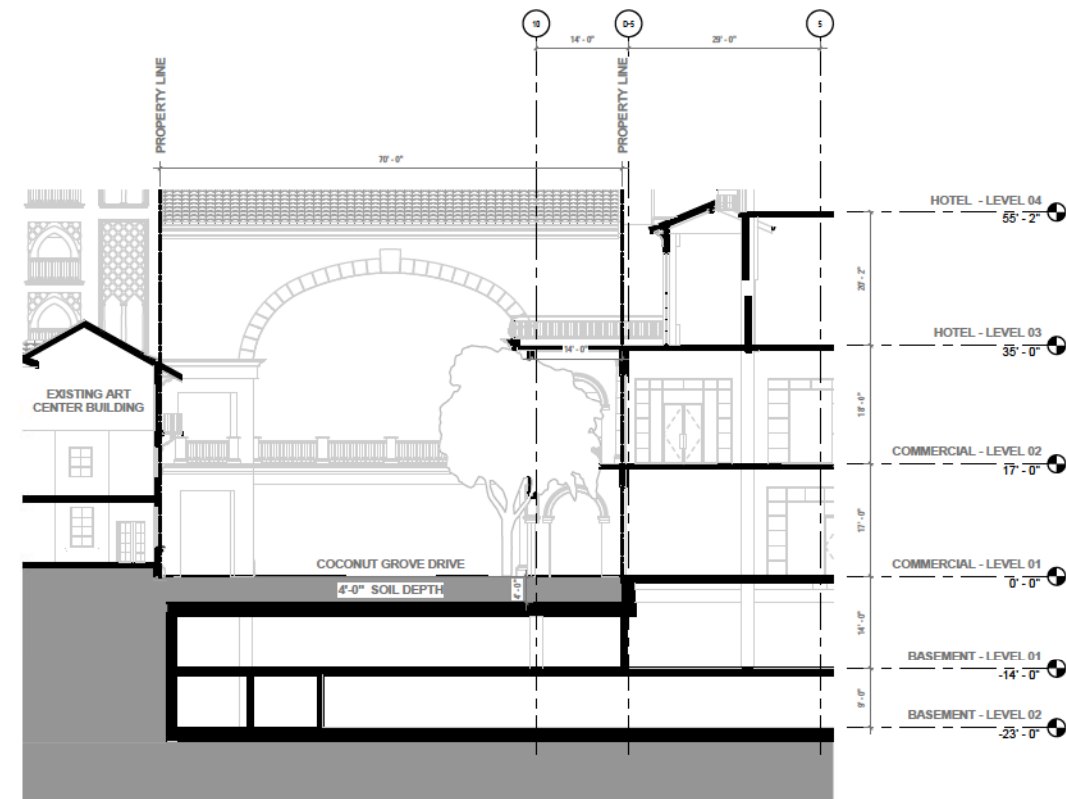
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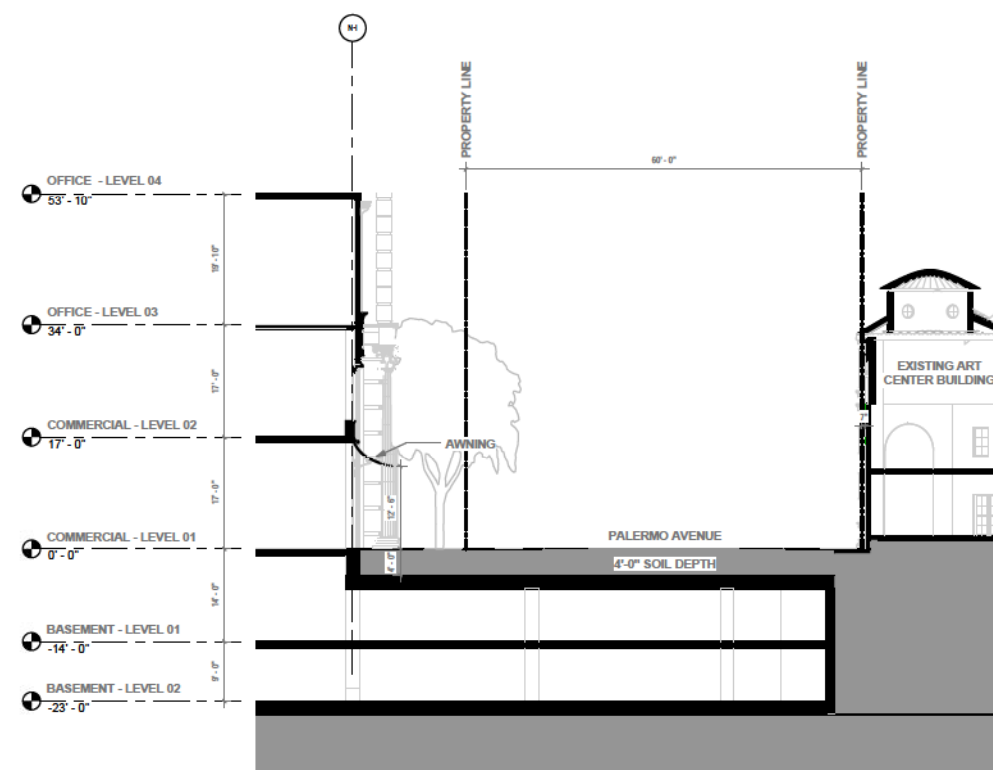
1 ART CENTER PLAZA SOUTH-WEST ELEVATION
3/32" = 1'-0"



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



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



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

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Ponce Circle**

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2801, 2801, 3801 PONCE DE
LEON BOULEVARD

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SEAL

SHEET IDENTIFICATION

TITLE
**OPEN SPACE
ELEVATIONS/SECTIONS**

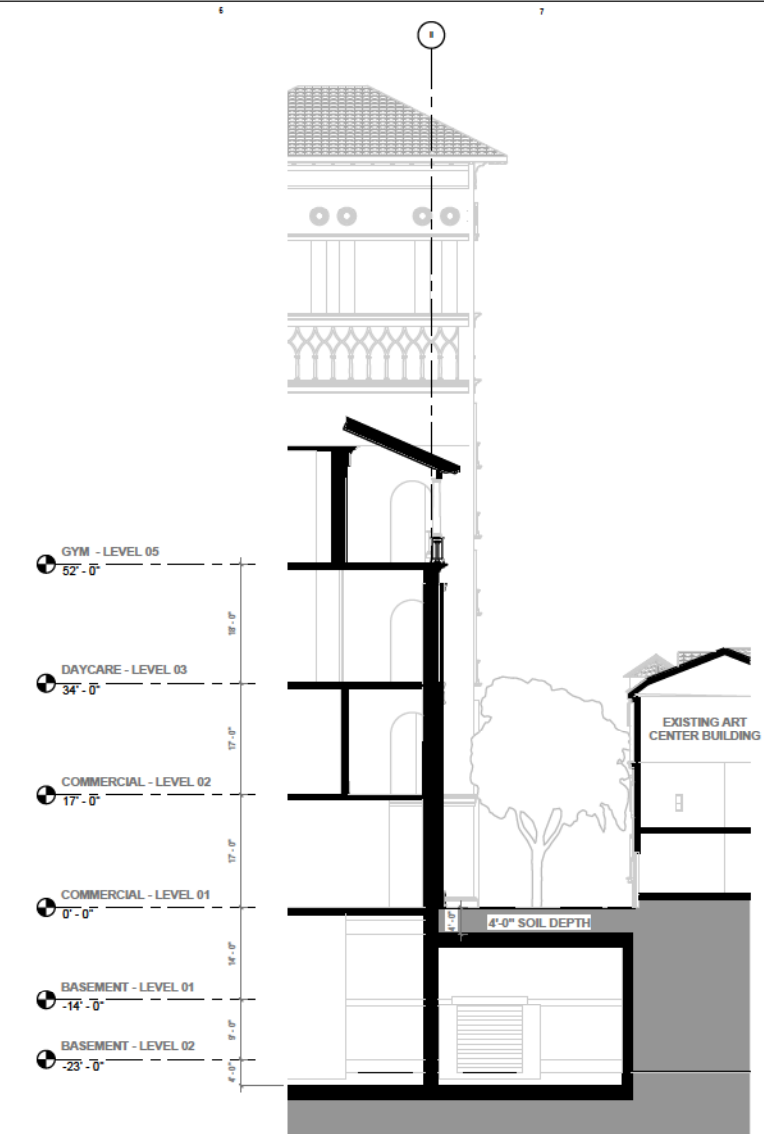
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2014 RTKL ASSOCIATES INC.



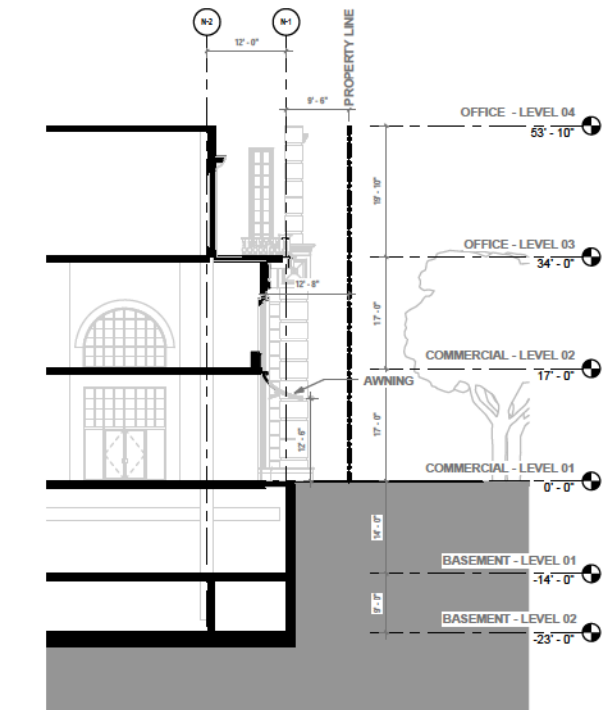
1 ART CENTER PLAZA SOUTH-EAST ELEVATION
3/32" = 1'-0"



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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SHEET IDENTIFICATION

TITLE

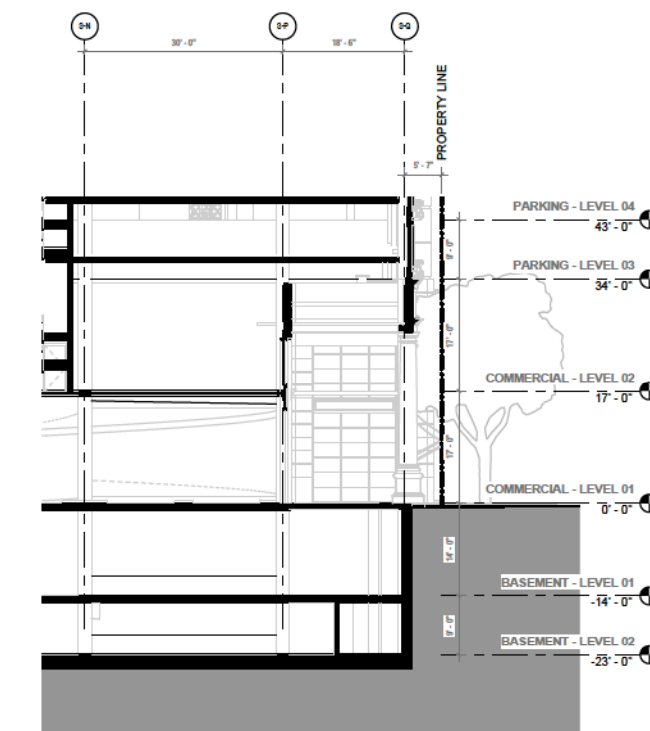
**OPEN SPACE
ELEVATIONS/SECTIONS**

NUMBER
A-0.7.4

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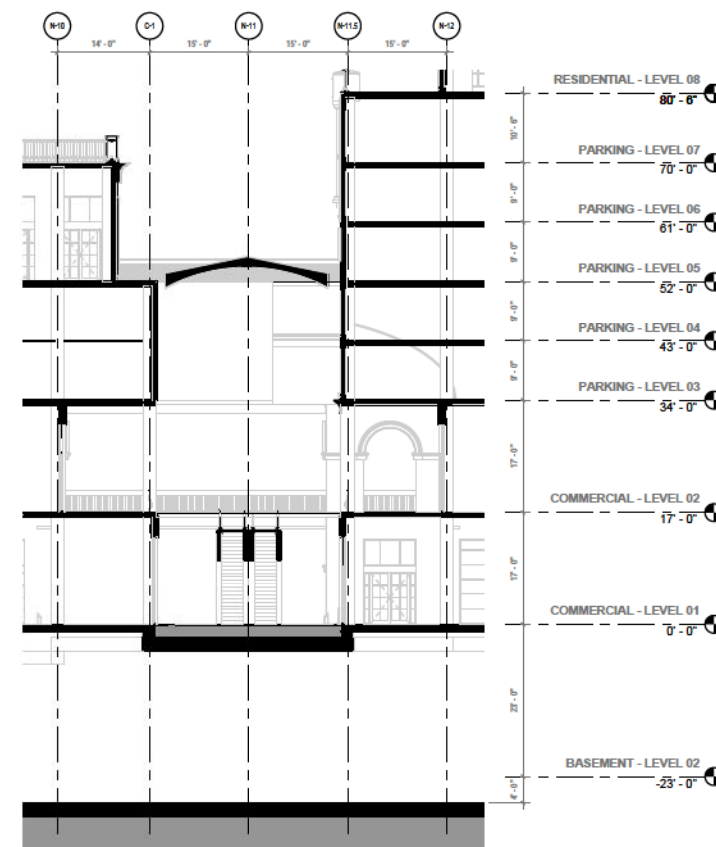
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3/32" = 1'-0"



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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VILLAGE at
Ponce Circle**

NOTE:

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

LEGEND

 OPEN SPACE

NORTH



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A-0.7.5

THE U.S. EDITION OF *A JOURNALL OF THE TRAVELLING* BY

SEVILLA AVENUE

SEVILLA AVENUE

PALERMO AVENUE

PALERMO AVENUE

CATALONIA AVENUE

MALAGA AVENUE

MALAGA AVENUE

PONCE DE LEON BOULEVARD

COCONUT GROVE DRIVE

1 EDGE PLAN
1"=400'

Small Business Development Corporation

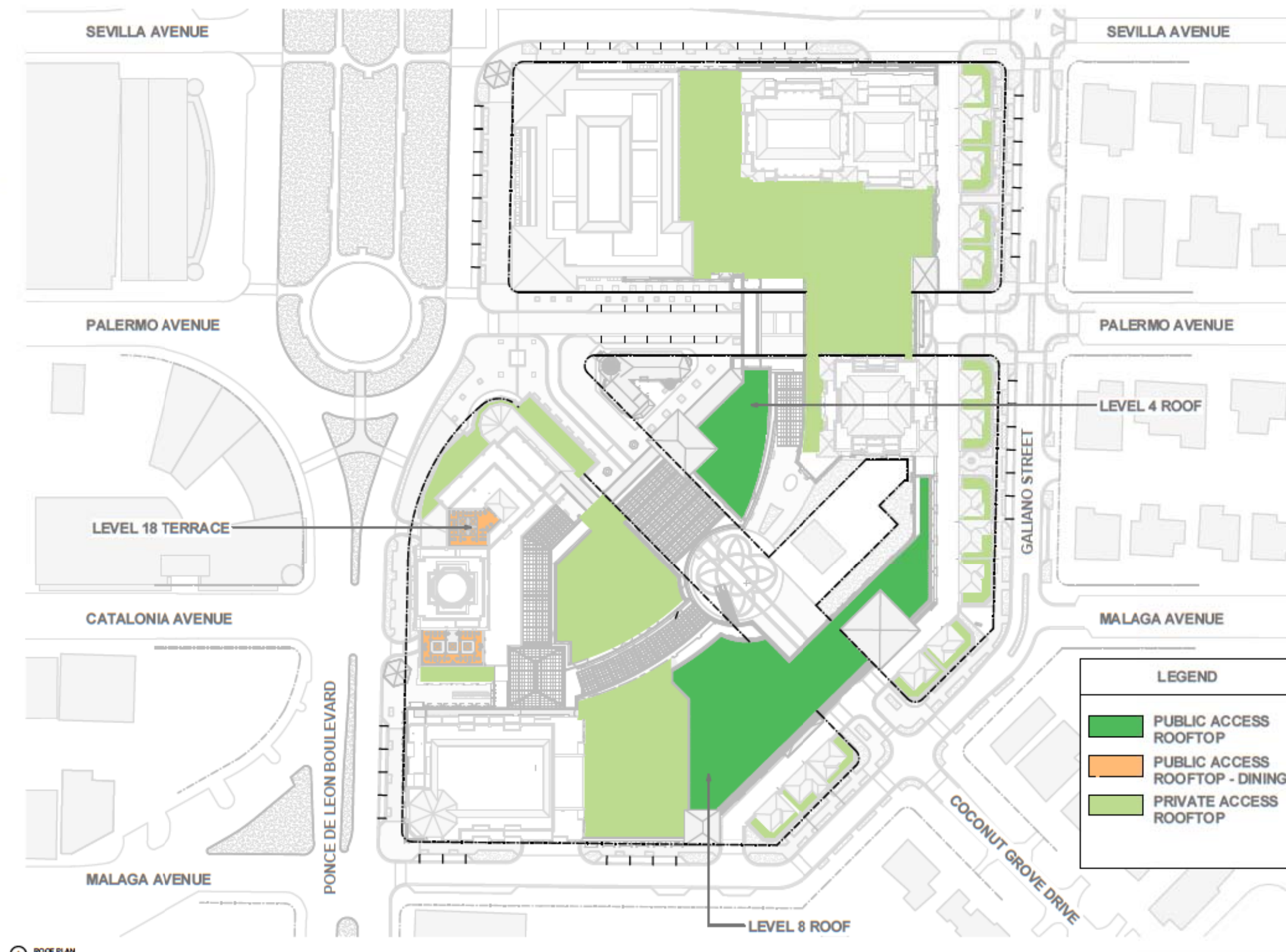
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Ponce Circle**

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NOTE:

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



1 ROOF PLAN
1"=45'-0"

ACTIVATED ROOFTOPS	
COMMERCIAL ROOF AREA	16,473 SF
RESIDENTIAL ROOF AREA	73,482 SF
TOTAL ROOF AREA	241,205 SF
REQUIRED PUBLIC ACCESS (OVER COMMERCIAL)	
10% OF 164,733 =	24,713 SF
PROVIDED PUBLIC ACCESS (OVER COMMERCIAL)	
ROOFTOP DINING	13,857 SF
OTHER ROOFTOP	31,078 SF
TOTAL ROOF AREA	344,365 SF (21%)
PROVIDED PRIVATE ACCESS	
ROOFTOP AREA	618,46 SF (29%)

NOTE



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SEA

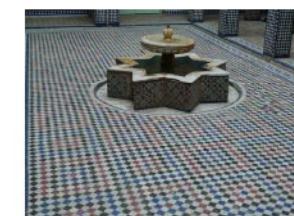
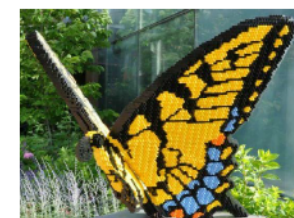
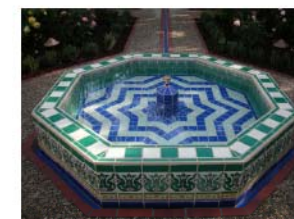
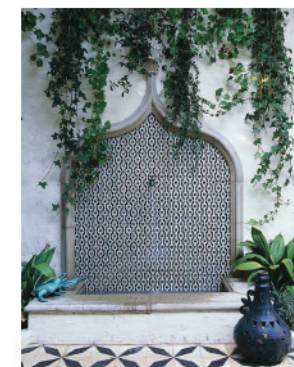
SHEET IDENTIFICATION

ART IN PUBLIC PLACES

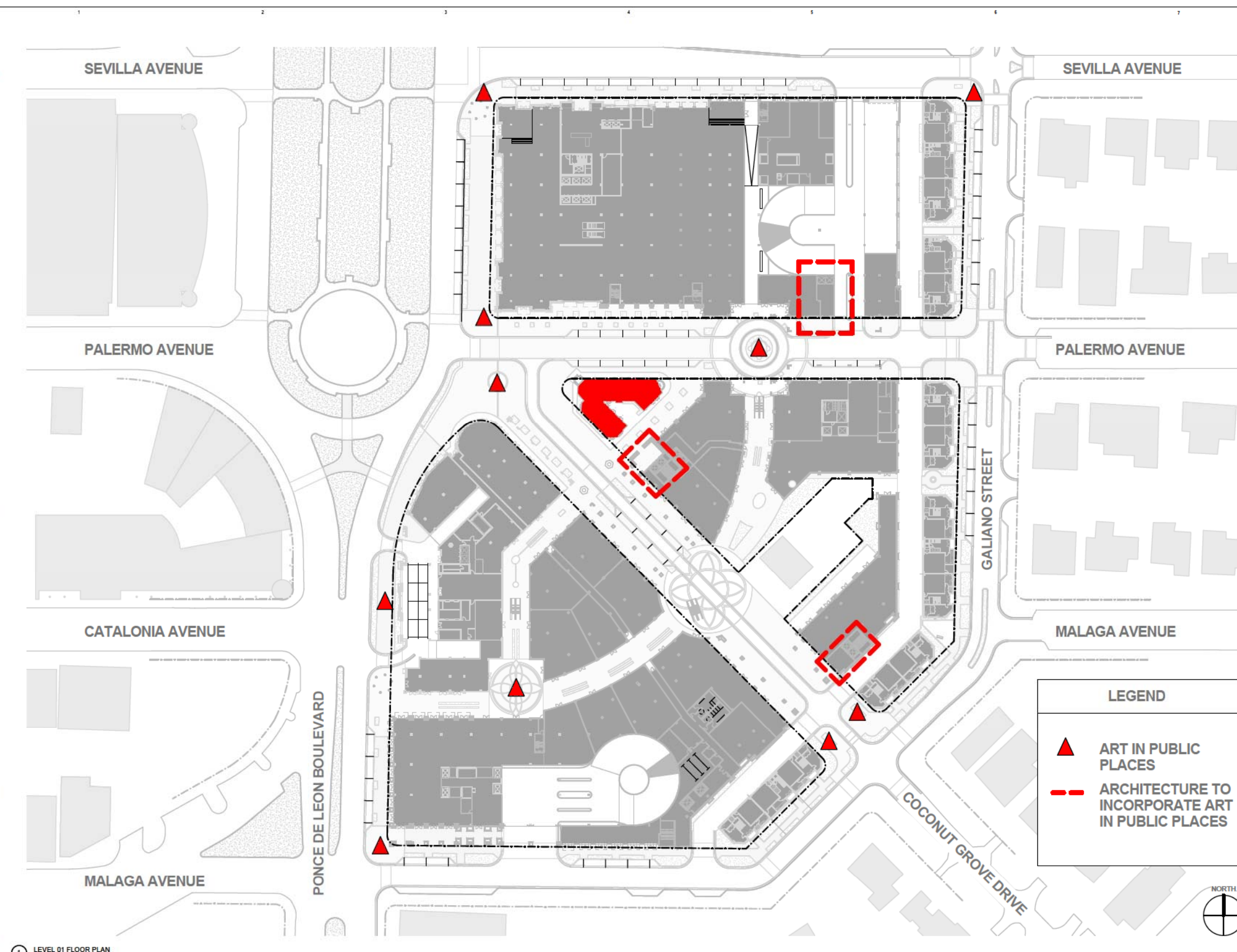
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SHEET IDENTIFICATION

ART IN PUBLIC PLACES

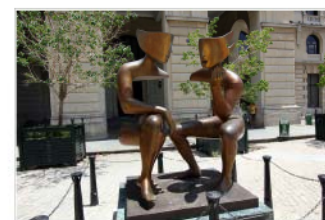
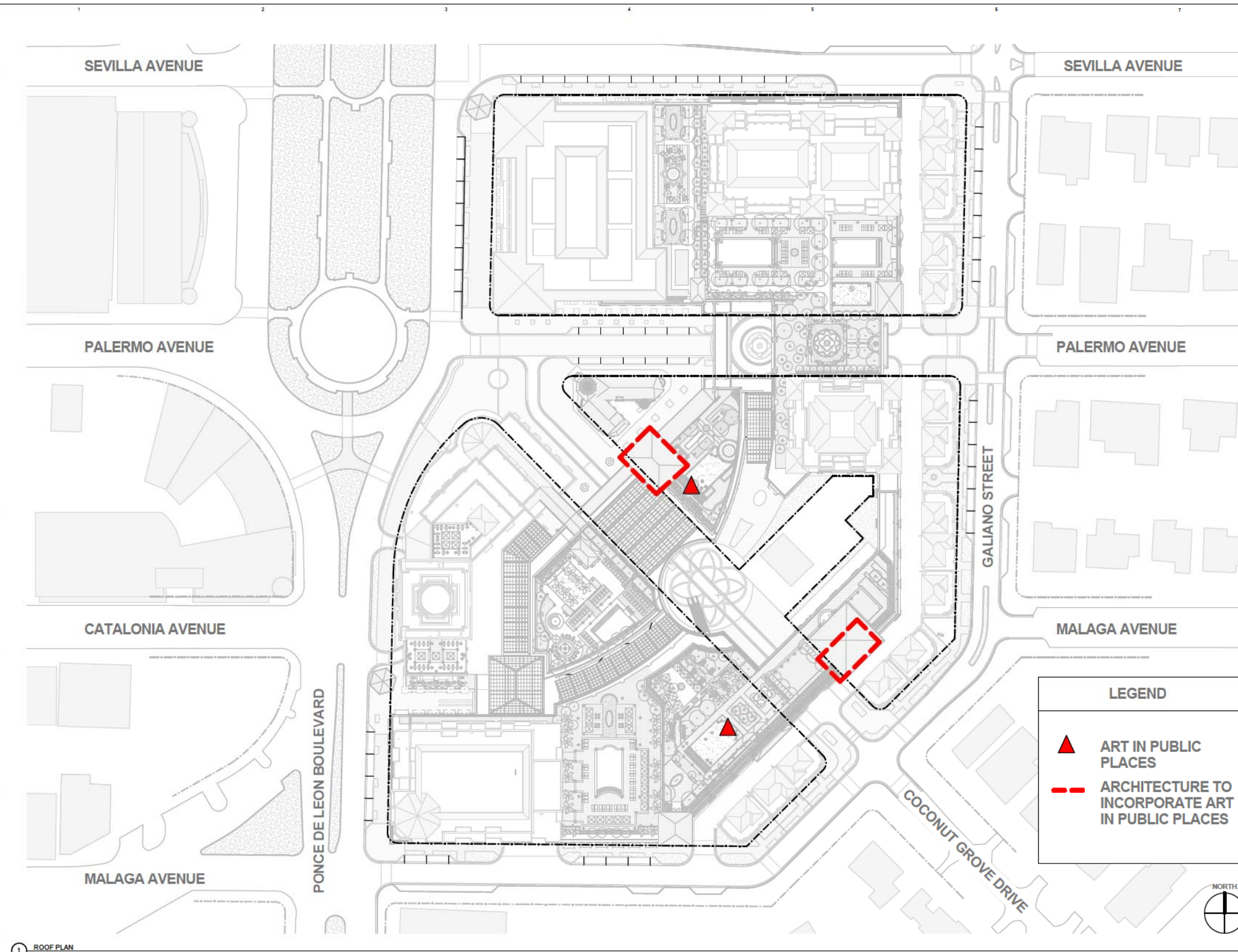
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A-0.8.1

2014 RTKL ASSOCIATES INC.



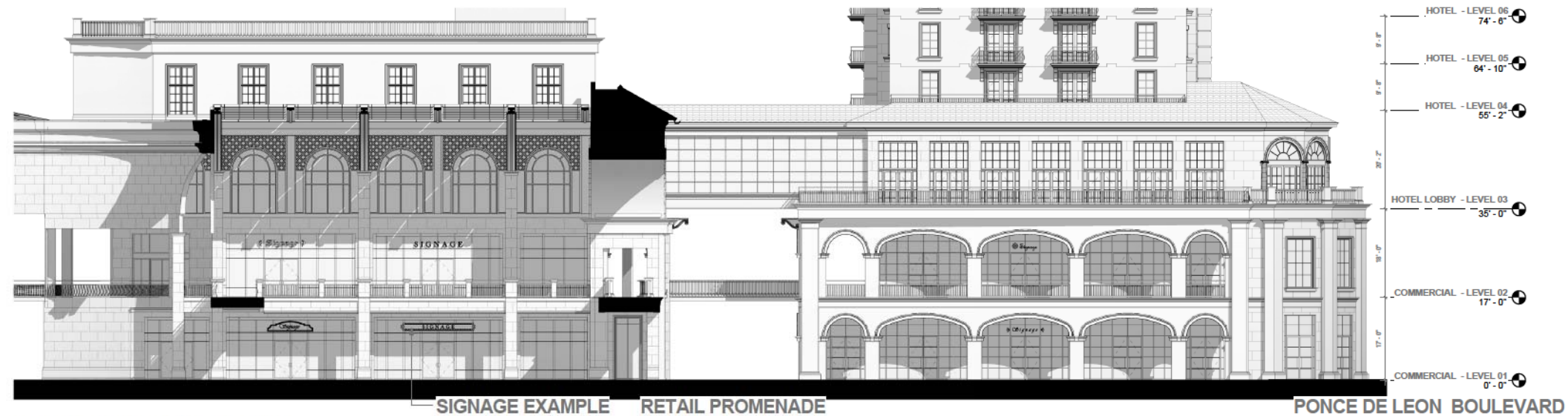
NOT FOR CONSTRUCTION



GRAND CENTRAL
TERMINAL



A decorative sign for 'METRO'. The word 'METRO' is written in large, bold, yellow capital letters on a dark red rectangular background. This central panel is framed by an ornate, dark metal scrollwork border. At the top center of the frame is a small, ornate crest or finial. The entire sign is mounted on a light-colored, textured wall.



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

- FINAL SIGNAGE TO BE INTEGRATED WITH ARCHITECTURE AND REVIEWED WITH CITY STAFF AT A LATER DATE.

RTKL

AN ARCADIS COMPANY

RTKL ASSOCIATES INC.
356 ALHAMBRA CIR. SOUTH
CORAL GABLES, FLORIDA
P. 786.289.3200
F. 786.289.3201
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

**CONCEPTUAL
SIGNAGE**

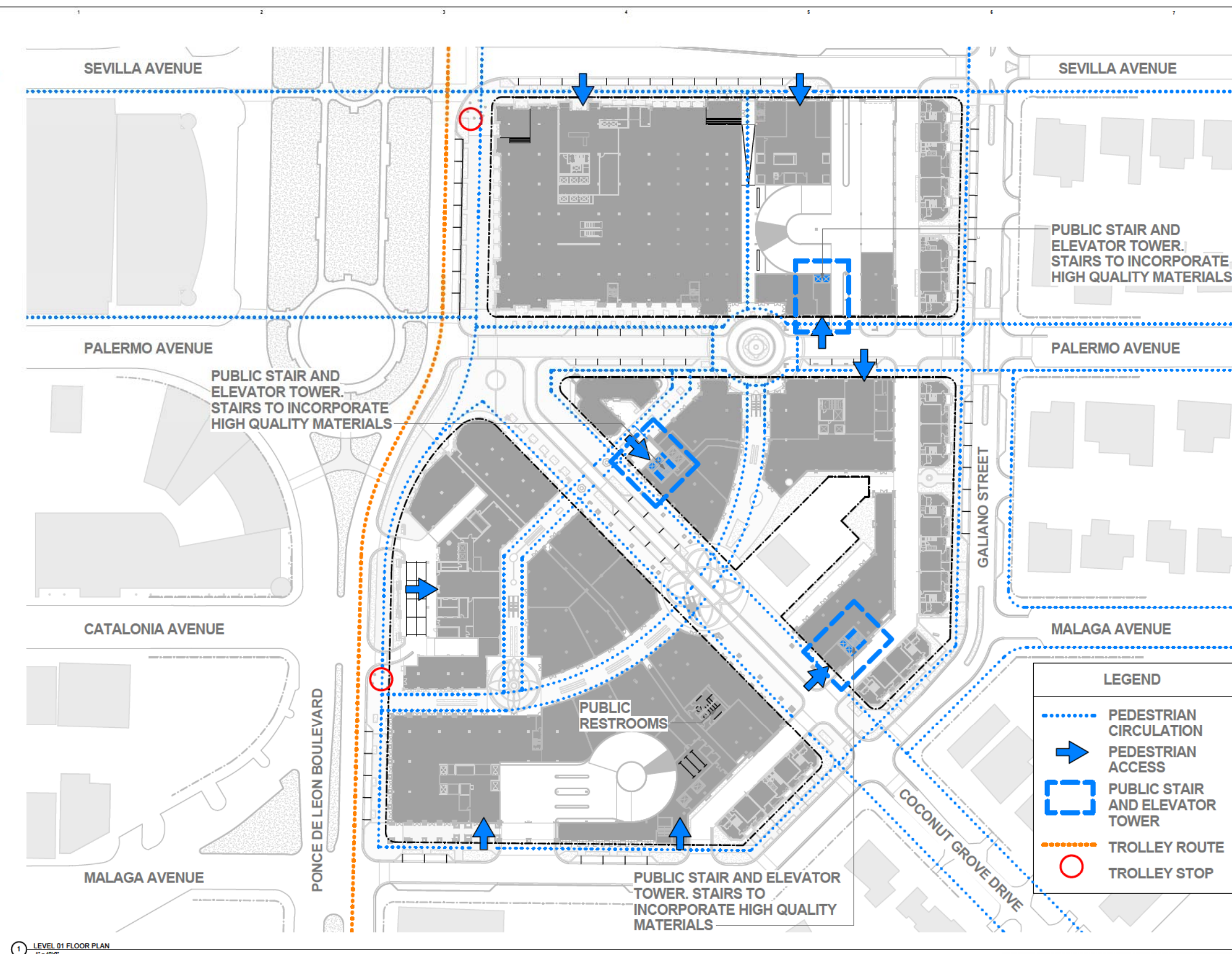
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A-0.9

2014 RTKL ASSOCIATES INC.

NOT FOR CONSTRUCTION

MEDITERRANEAN
VILLAGE at
Ponce Circle

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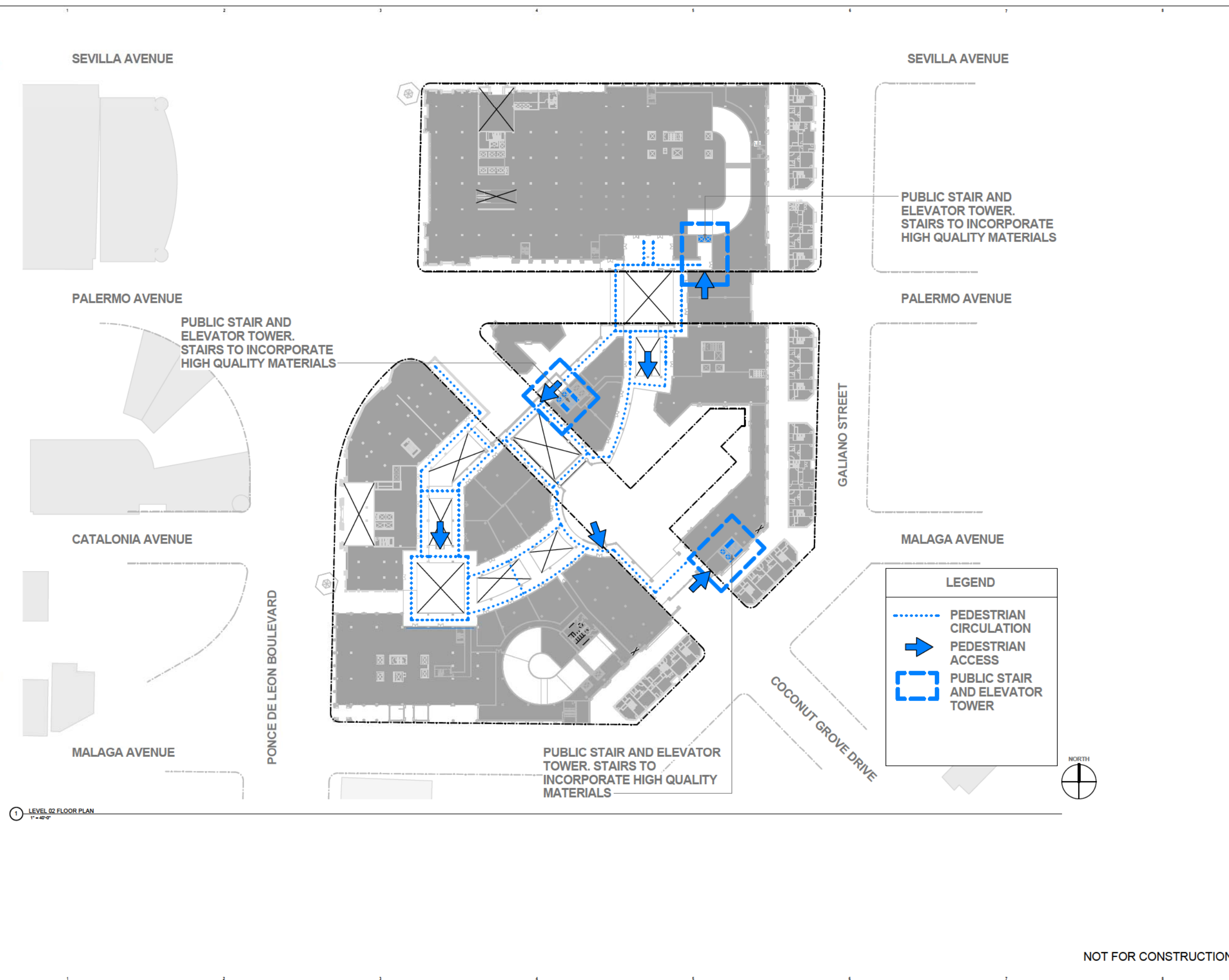
VIEW OF TROLLEY STOP FROM PONCE DE LEON

NORTH



NOT FOR CONSTRUCTION

MEDITERRANEAN
VILLAGE at
Ponce Circle

[illegible]

PROJECT

MEDITERRANEAN VILLAGE at Ponce Circle

CLIENT

ARCADE PONT LLC
2801 S.W. 3RD AVENUE, SUITE 100
MIAMI, FL 33136

DATE: 01/10/2018

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	01/10/2018
2	ISSUED FOR PERMIT	01/10/2018
3	ISSUED FOR PERMIT	01/10/2018
4	ISSUED FOR PERMIT	01/10/2018
5	ISSUED FOR PERMIT	01/10/2018
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98	ISSUED FOR PERMIT	01/10/2018
99	ISSUED FOR PERMIT	01/10/2018
100	ISSUED FOR PERMIT	01/10/2018

DATE: 01/10/2018

BY: [Signature]

**BICYCLE
CIRCULATION PLAN**

NUMBER

A-0.10.3

2018 RTKL ASSOCIATES INC.

NOTE:
• ONE BICYCLE
PARKING SPACE
SHALL BE
PROVIDED PER 10
VEHICLE PARKING
SPACES PER FBPA
3-510-4 J2.



LEGEND	
	PROTECTED BIKE LANE
	BIKE LANE
	BICYCLE BOULEVARD
	BICYCLE PARKING (20 spaces)

BIKE STORAGE AND
BICYCLE SHOWER /
LOCKER ROOM

BICYCLE SHOWER /
LOCKER ROOM
FOR OFFICE USE ONLY

COVERED BICYCLE
STORAGE

BYCICLE PARKING
ON PONCE DE LEON /
ANDALUSIA
INTERSECTION

SEVILLA AVENUE

SEVILLA AVENUE

PALERMO AVENUE

PALERMO AVENUE

CATALONIA AVENUE

MALAGA AVENUE

MALAGA AVENUE

PONCE DE LEON BOULEVARD

COCONUT GROVE DRIVE

1 LEVEL 01 FLOOR PLAN
1"=40'

NOT FOR CONSTRUCTION

PROJECT

MEDITERRANEAN
VILLAGE at
Ponce Circle

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

ISSUE DRAWING LOG

[illegible]

SHEET IDENTIFICATION

TITLE

**TRAFFIC
SIGNALIZATION PLAN**

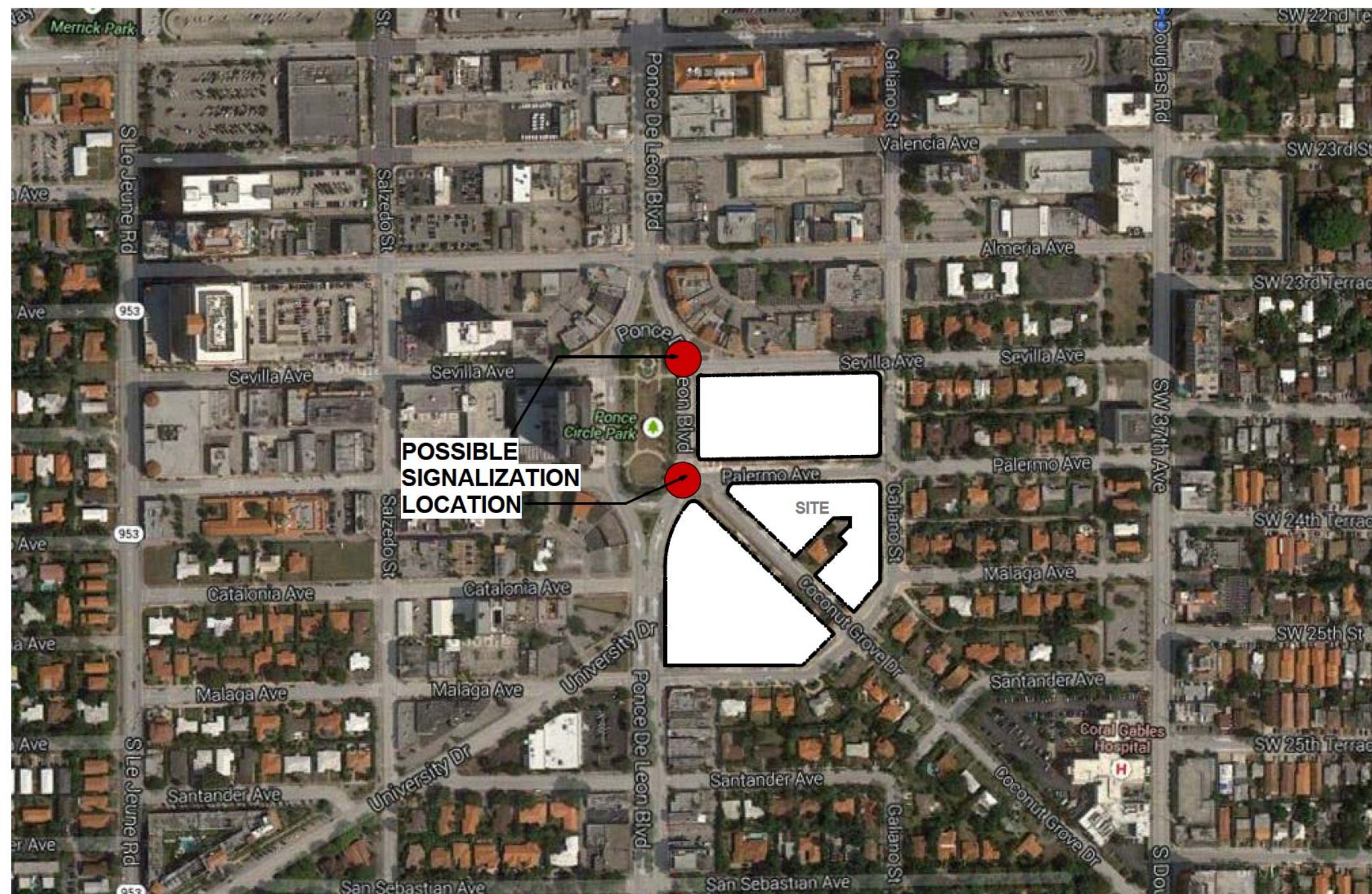
NUMBER _____

A-0.10.4

2014 RTKL ASSOCIATES INC.

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

NOT FOR CONSTRUCTION

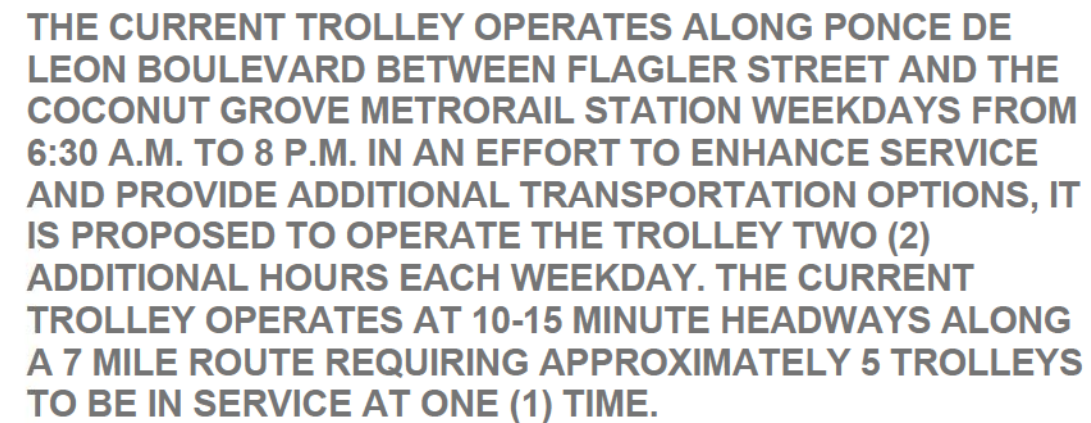


1 AERIAL VIEW
1:5

TIME 1/29/2016 1:48:54 PM

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OPTION A EXISTING TROLLEY ROUTE SERVICE ENHANCEMENTS



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

NOTE:

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

PROJECT

MEDITERRANEAN
VILLAGE at
Ponce Circle

CLIENT

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

ISSUE DRAWING LOG

[illegible]

SEA

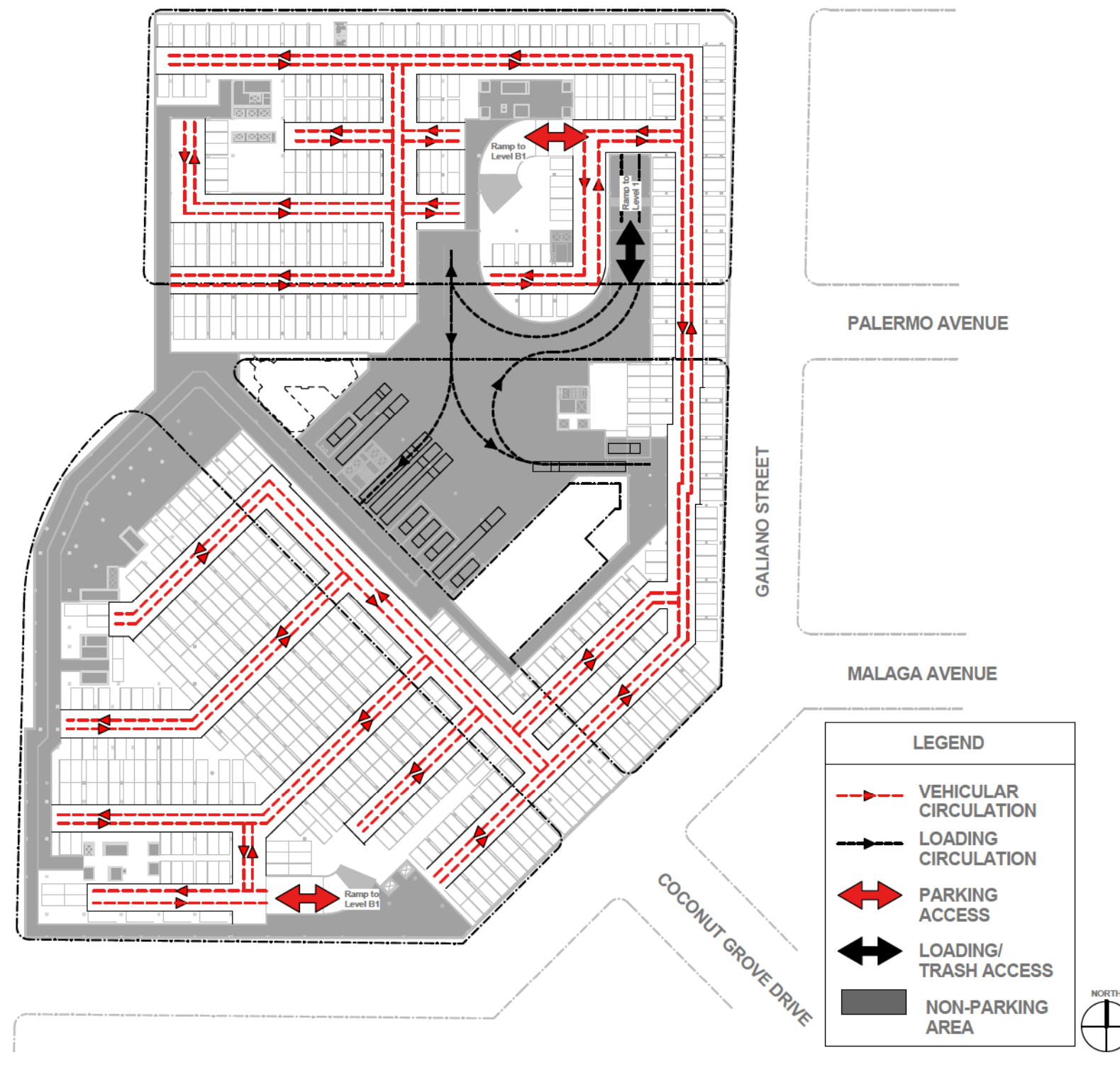
SHEET IDENTIFICATION

**VEHICULAR
CIRCULATION**

NUMBER

A-0.11

2014 RTKL ASSOCIATES INC.



NORTH

SEVILLA AVENUE

SEVILLA AVENUE

PALERMO AVENUE

PALERMO AVENUE

CATALONIA AVENUE

MALAGA AVENUE

MALAGA AVENUE

PONCE DE LEON BOULEVARD

COCONUT GROVE DRIVE

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

NOT FOR CONSTRUCTION

SEVILLA AVENUE

SEVILLA AVENUE

PALERMO AVENUE

PALERMO AVENUE

CATALONIA AVENUE

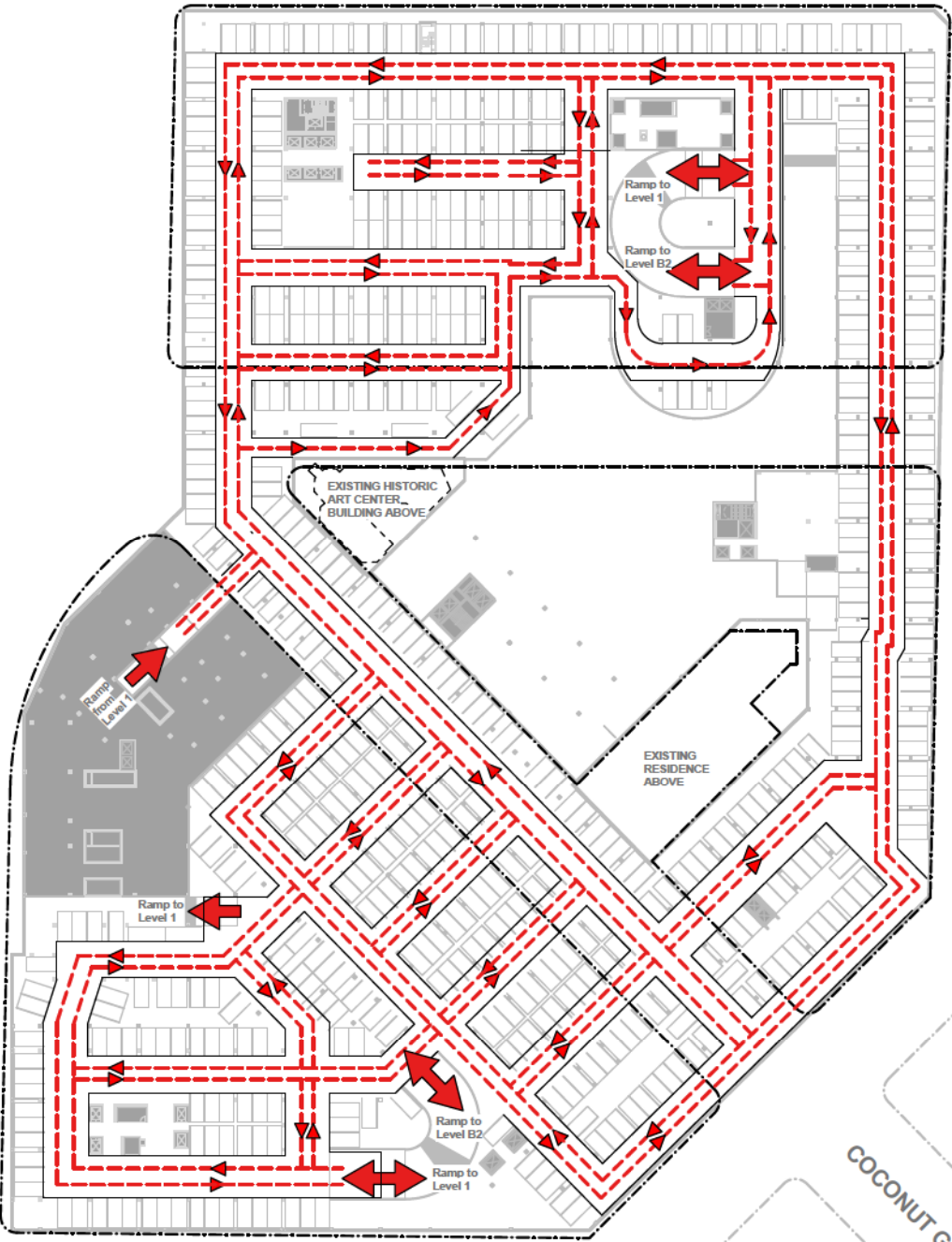
MALAGA AVENUE

MALAGA AVENUE

PONCE DE LEON BOULEVARD

GALIANO STREET

COCONUT GROVE DRIVE



LEGEND

VEHICULAR CIRCULATION

LOADING CIRCULATION

PARKING ACCESS

LOADING/TRASH ACCESS

NON-PARKING AREA



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.

MEDITERRANEAN
VILLAGE at
Ponce Circle

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

ISSUE DRAWING LOG



SHEET IDENTIFICATION
TITLE
VEHICULAR CIRCULATION

NUMBER
A-0.11.1

2014 RTKL ASSOCIATES INC.

RTKL

AN ARCADIS COMPANY

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

CONSULTANT

PROJECT

NOT FOR CONSTRUCTION

TIME: 1/20/2015 1:42:23 PM

FILE NAME: C:\Users\jason\Documents\2014\Project\Central
02_Requirements.rvt

MEDITERRANEAN
VILLAGE at
Ponce Circle

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

ISSUE DRAWING LOG

[illegible]

SHEET IDENTIFICATION

VEHICULAR CIRCULATION

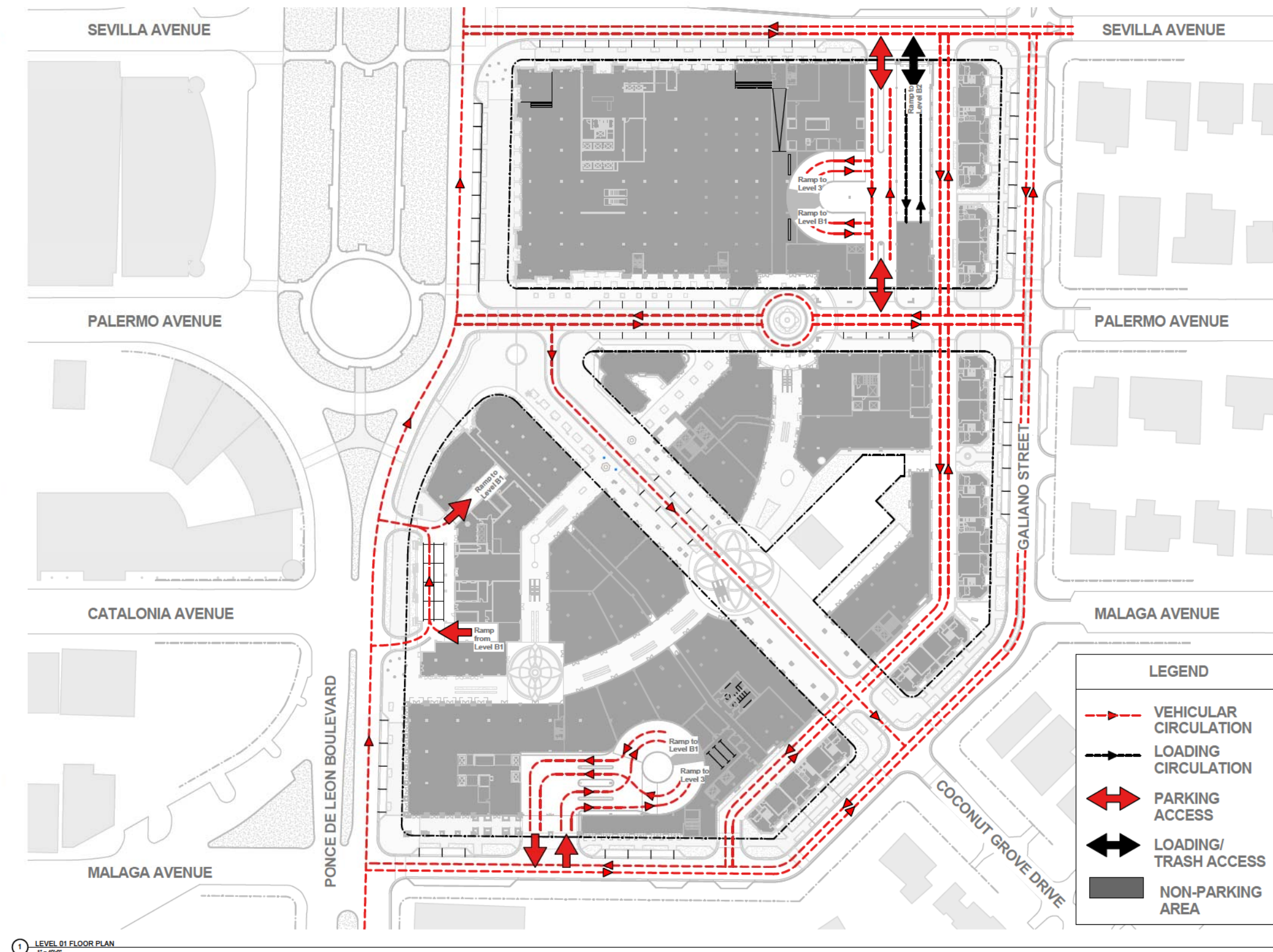
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A-0.11.2

2014 RTKL ASSOCIATES INC.

NOTE:

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



NORTH



NOT FOR CONSTRUCTION

NOTE:

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

PROJECT

MEDITERRANEAN
VILLAGE at
Ponce Circle

CLIENT

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

ISSUE DRAWING LOG

[illegible]

SEA

SHEET IDENTIFICATION

**VEHICULAR
CIRCULATION**

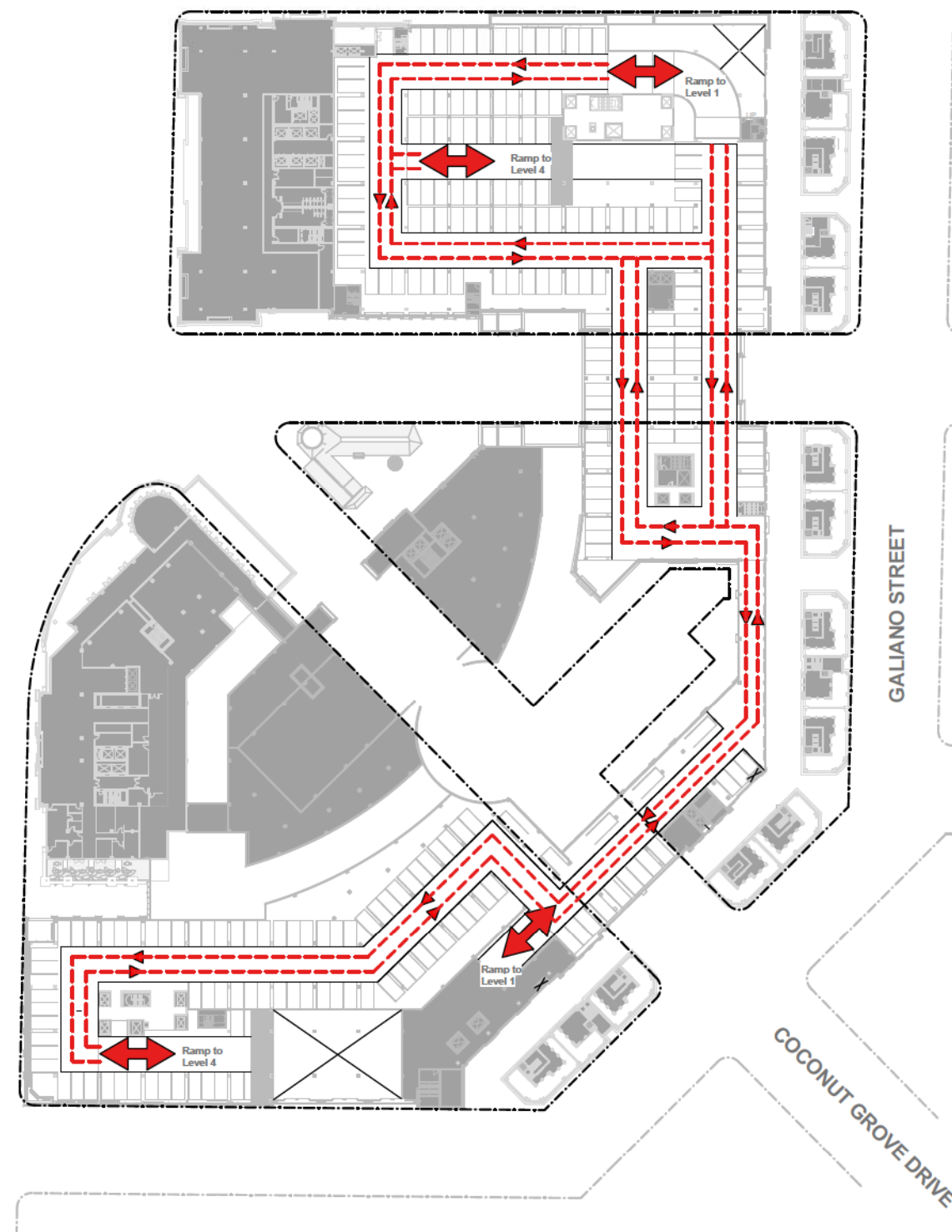
NUMBER

A-0.11.3

2014 RTX ASSOCIATES INC.



NOT FOR CONSTRUCTION



SEVILLA AVENUE

SEVILLA AVENUE

PALERMO AVENUE

PALERMO AVENUE

CATALONIA AVENUE

MALAGA AVENUE

MALAGA AVENUE

PONCE DE LEON BOULEVARD

COCONUT GROVE DRIVE

LEGEND

VEHICULAR CIRCULATION

LOADING CIRCULATION

PARKING ACCESS

▶ **LOADING/
TRASH ACCESS**

**NON-PARKING
AREA**

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

JUNE 1/26/2015 1:45:40 PM

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2014 RTKL ASSOCIATES INC.

FILE NAME C:\Users\jui\admin\Documents\DSM-Podium-Central
02_yizquendo.rvt

MEDITERRANEAN
VILLAGE at
Ponce Circle

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

ISSUE DRAWING LOG

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SEA

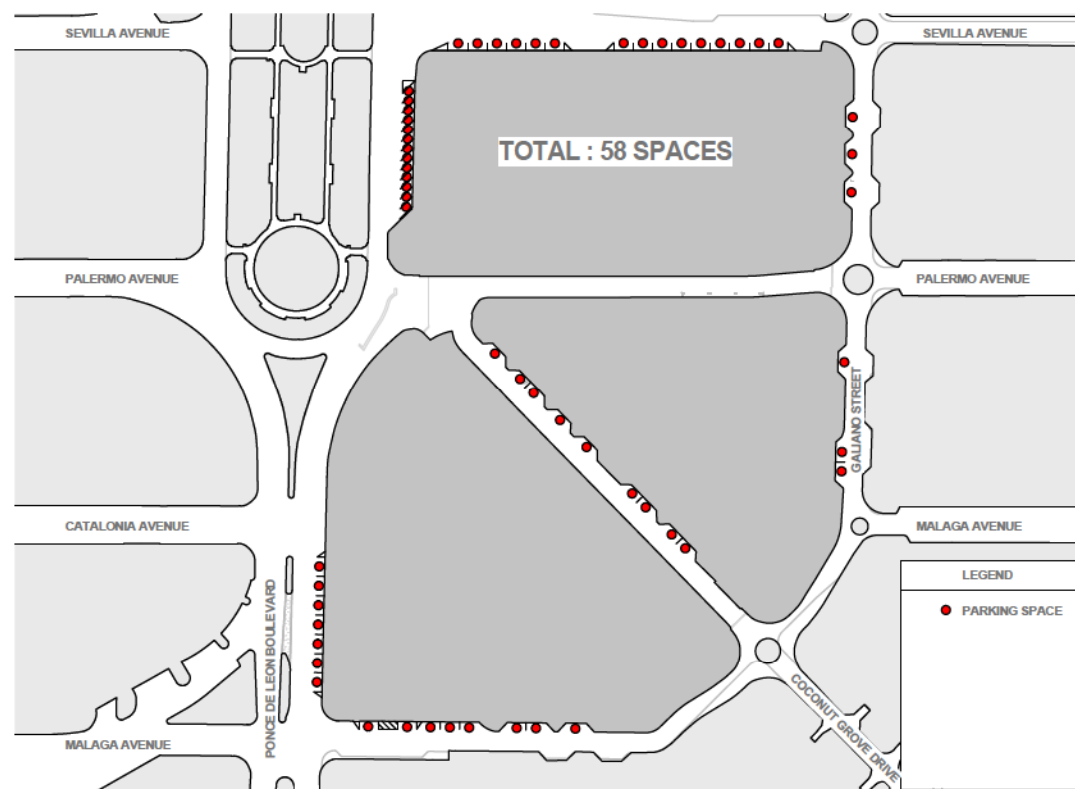
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ON STREET PARKING

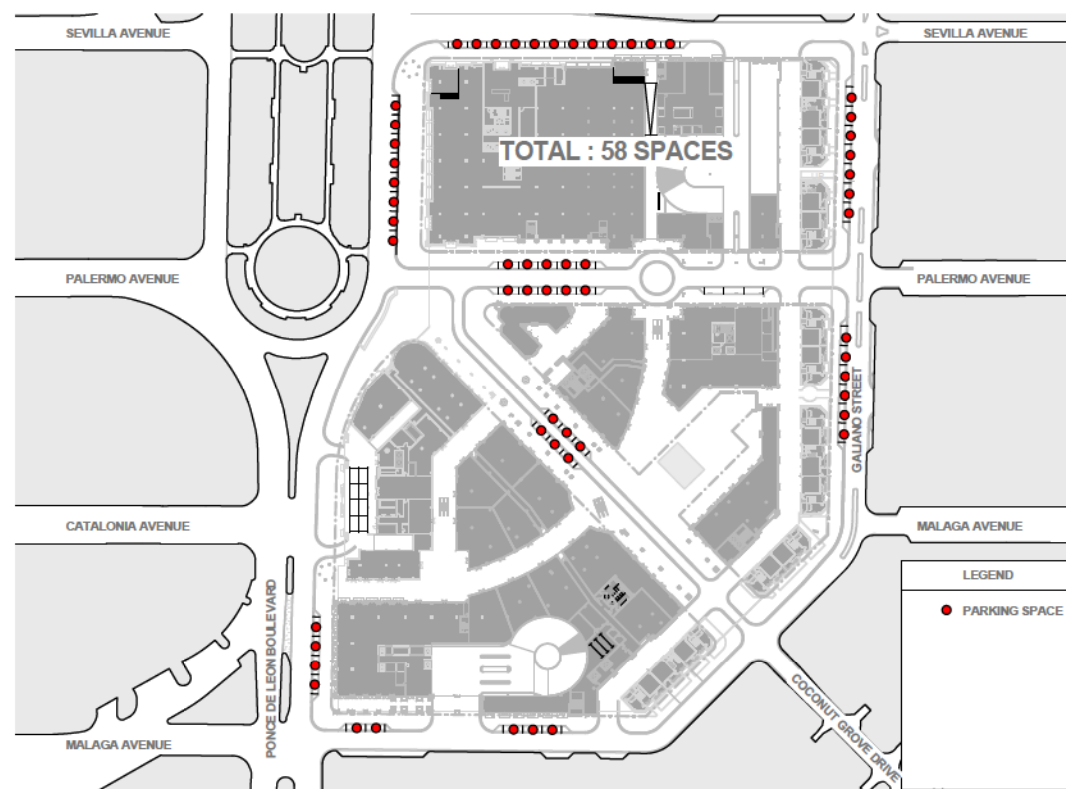
NUMBER

A-0.11.5

2014 RTKL ASSOCIATES INC



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



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

NOT FOR CONSTRUCTION

MEDITERRANEAN
VILLAGE at
Ponce Circle

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

ISSUE DRAWING LOG

SEA

SHEET IDENTIFICATION

TITLE

**VALET OPERATING
PLAN - LEVEL 01**

NUMBER

A-0.11.6

2014 RTKL ASSOCIATES INC.

MEDITERRANEAN VILLAGE CONCEPTUAL VALET
OPERATING PLAN

VALET SERVICE IS PLANNED FOR SEVERAL USES WITHIN THE OVERALL PROJECT FOR HOTEL GUESTS, RESIDENTIAL VISITORS, AND RETAIL PATRONS. ALL VALET PARKING WILL BE PROVIDED WITHIN THE LOWER/BASEMENT LEVEL OF THE PARKING AREA. THE FOLLOWING SECTIONS SUMMARIZE THE ANTICIPATED LOCATION OF THE VALET STAND FOR EACH USE AND THE VALET ROUTE FOR EACH VALET STAND.

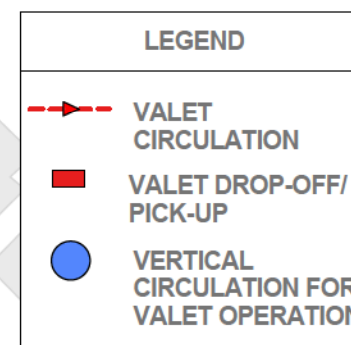
A HOTEL/SOUTH RESIDENTIAL TOWER VALET STAND WILL BE PROVIDED FOR HOTEL GUESTS AND GUEST OF THE SOUTH RESIDENTIAL TOWER WITHIN THE PORTE COCHERE LOCATED DIRECTLY OFF THE NORTHBOUND LANES OF PONCE DE LEON BOULEVARD NORTH OF MALAGA AVENUE. VALET DRIVERS WILL ENTER THE PARKING AREA VIA THE DOWNWARD OR UPWARD TRAVELING 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 DOWNWARD TRAVELING RAMP WILL BE DESIGNING CAPACITY OF APPROXIMATELY 7 SPACES WHICH IS EXPECTED TO BE ADEQUATE.

A VALET DROP-OFF STAND WILL BE PROVIDED ALONG PALERMO AVENUE WEST OF THE STREET 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 AT THE EAST END OF THE HOTEL POWER 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 FIVE (5) 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 INTO THE INTERNAL NORTH-SOUTH PARKING GARAGE DRIVE, THEN A RIGHT TURN AND A NORTHBOUND LEFT-TURN ONTO THE FORWARD 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 RESIDENTS OF THE SOUTH TOWER PATRONS. VALET DRIVERS WILL ACCESS THE PARKING AREA BY PERFORMING AN EASTBOUND RIGHT-TURN ONTO THE NORTH-SOUTH PARKING DRIVE SOUTH OF THE EAST TOWER, AND A SOUTHBOUND RIGHT-TURN ONTO THE DOWNWARD HELIX TO THE VALET PARKING AREA. VALET DRIVERS WILL RETRIEVE BY TRAVELING ON THE UPWARD HELIX FROM THE BASEMENT LEVEL TO THE VALET STAND WITH PARKING SPACES. VALET DRIVERS WILL PERFORMING AN EASTBOUND RIGHT-TURN ONTO THE NORTH-SOUTH PARKING SERVICE DRIVE, PERFORMING A SOUTHBOUND RIGHT-TURN ONTO VALERMO AVENUE WEST OF THE VALET STAND, RETURN TO THE VALET STAND VIA VALERMO AVENUE WESTBOUND, PONCE DE LEON BOULEVARD NORTHBOUND, AND SEVILLA AVENUE EASTBOUND (CLOCKWISE ROUTE). A TOTAL OF SEVEN (7) ON-STREET PARKING SPACES ARE REQUIRED FOR THIS VALET STAND.

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



NOT FOR CONSTRUCTION

MEDITERRANEAN
VILLAGE at
Ponce Circle

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

ISSUE DRAWING LOG

[illegible]

SEA

SHEET IDENTIFICATION

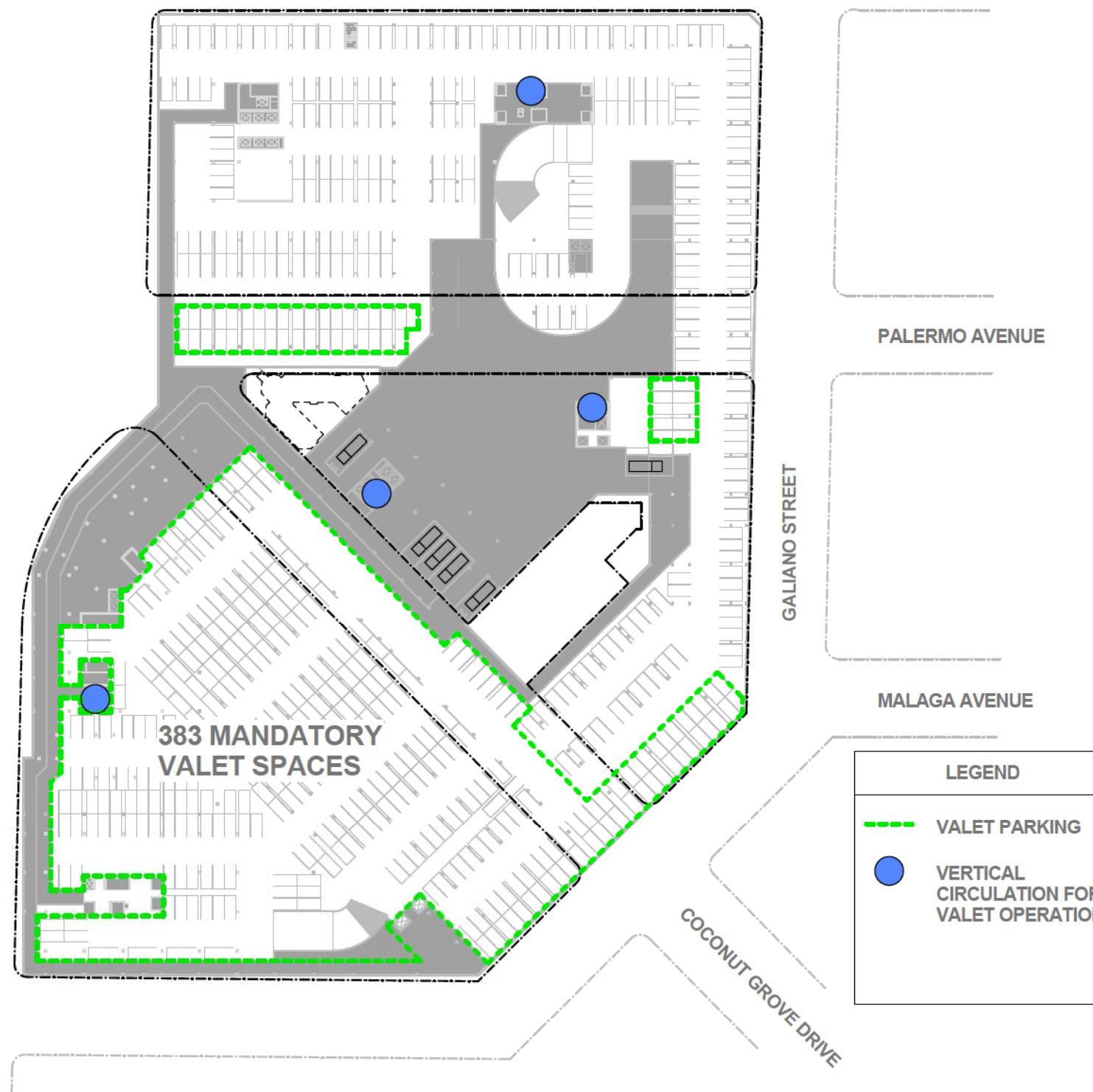
TITLE

**VALET OPERATING
PLAN - LEVEL B2**

NUMBER

A-0.11.6.1

2014 RTKL ASSOCIATES INC.



NOT FOR CONSTRUCTION

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

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

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MEDITERRANEAN
VILLAGE at
Ponce Circle

[illegible]

NOT FOR CONSTRUCTION



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

SEVILLA AVENUE

SEVILLA AVENUE

PALERMO AVENUE

PALERMO AVENUE

CATALONIA AVENUE

MALAGA AVENUE

MALAGA AVENUE

PONCE DE LEON BOULEVARD

GALIANO STREET

COCONUT GROVE DRIVE

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

MEDITERRANEAN
VILLAGE at
Ponce Circle

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

CONSULTANT

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

ISSUE DRAWING LOG



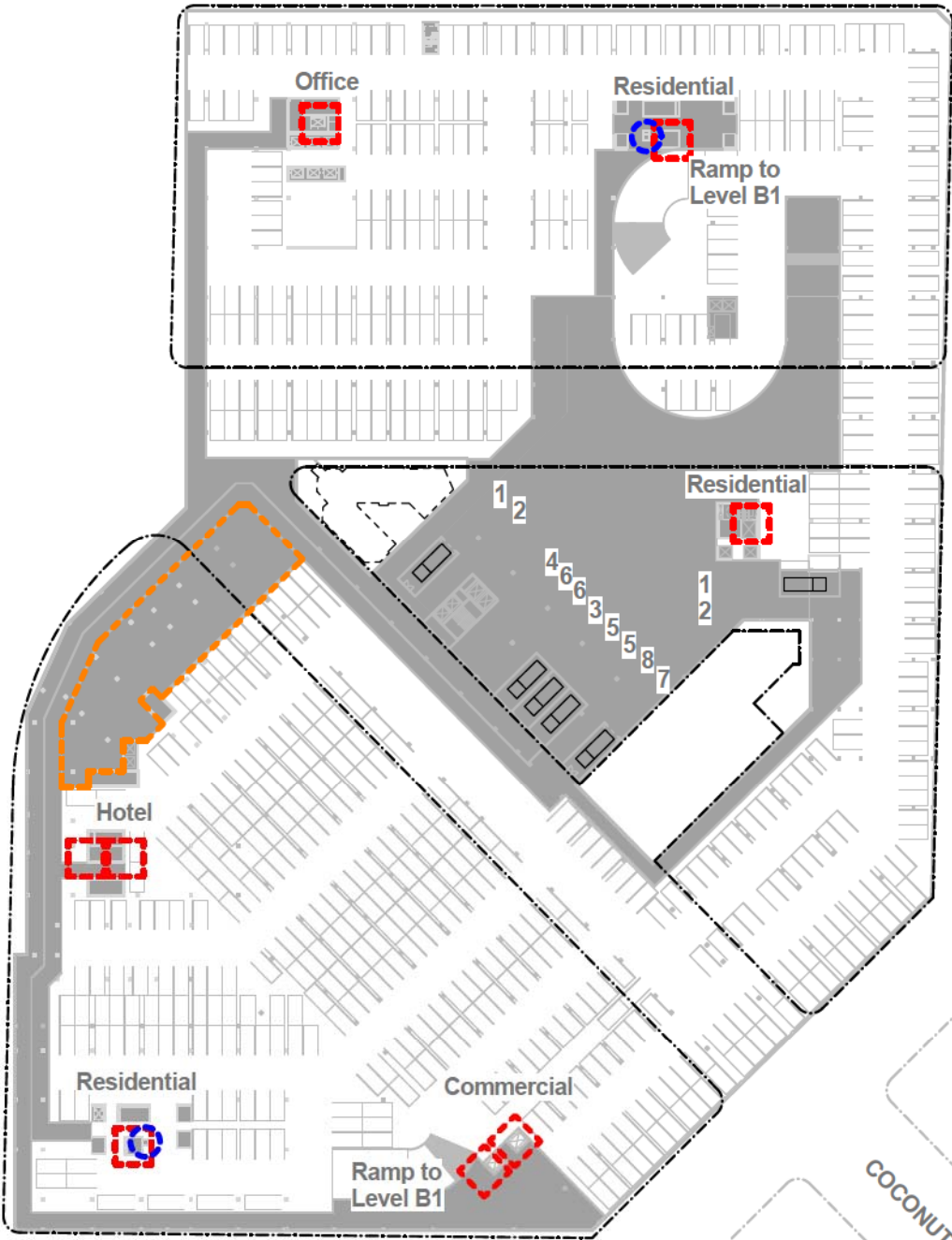
SHEET IDENTIFICATION

TITLE
MECHANICAL AND
SERVICE PLAN -
LEVEL B2

NUMBER

A-0.12.1

2014 RTKL ASSOCIATES INC.



LEGEND

SERVICE ELEVATOR

TRASH COLLECTION

HOTEL BACK OF HOUSE

1

RESIDENTIAL TRASH

2

RESIDENTIAL LOADING

3

OFFICE TRASH

4

OFFICE LOADING

5

COMMERCIAL TRASH

6

COMMERCIAL LOADING

7

HOTEL TRASH

8

HOTEL LOADING



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

NOT FOR CONSTRUCTION

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

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

**MEDITERRANEAN
VILLAGE at
Ponce Circle**

CLIENT
AGAVE PONCE LLC
2801, 2801, 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.

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

PARKING - LEVEL 04
43' - 0"

PARKING - LEVEL 03
34' - 0"

COMMERCIAL - LEVEL 02
17' - 0"

COMMERCIAL - LEVEL 01
0' - 0"

EXHAUST OPENING



2 BASEMENT EXHAUST LOCATION 1

PARKING - LEVEL 03
34' - 0"

COMMERCIAL - LEVEL 02
17' - 0"

COMMERCIAL - LEVEL 01
0' - 0"

EXHAUST OPENING



4 BASEMENT EXHAUST LOCATION 2

EXHAUST OPENING **EXHAUST OPENING** **EXHAUST OPENING**



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

EXHAUST OPENING **EXHAUST OPENING** **EXHAUST OPENING**



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

 **EXHAUST VENT
LOCATION**

NOT FOR CONSTRUCTION

TIME: 1/20/2015 2:05:23 PM
FILE NAME: C:\Users\jason\Documents\2014\Project-Corral
02_14002.00.dwg

MEDITERRANEAN VILLAGE
at Ponce Circle

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

ISSUE DRAWING LOG

[illegible]

SHEET IDENTIFICATION

ENCROACHMENT DIAGRAM

NUMBER

A-0.13

2014 RTKL ASSOCIATES INC



NOT FOR CONSTRUCTION

GALIANO STREET

PROVE DRIVE

LEGEND

ENCROACHMENT

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

TIME 1/26/2015 2:05:48 PM

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

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

[illegible]

SHEET IDENTIFICATION

TITLE

**ENCROACHMENT
DIAGRAM**

NUMBER
A-0.13.1

2014 RTKL ASSOCIATES INC.



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

ISSUE DRAWING LOG

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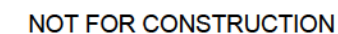
SHEET IDENTIFICATION

ENCROACHMENT DIAGRAM

NUMBER

A-0.13.2

2014 RTKL ASSOCIATES INC.



**MEDITERRANEAN
VILLAGE at
Ponce Circle**

CLIENT

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

ISSUE DRAWING LOG

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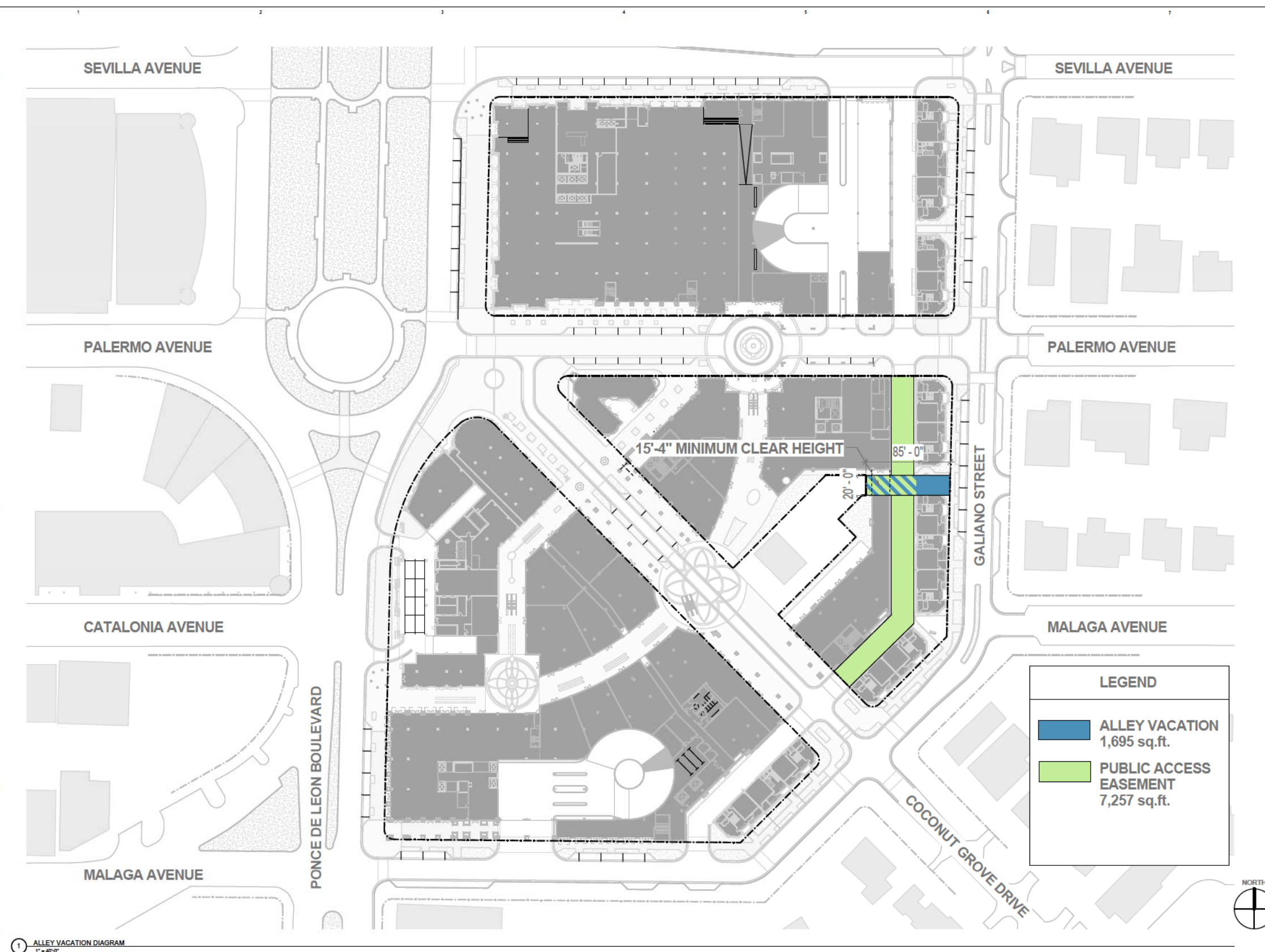
SHEET IDENTIFICATION

ALLEY VACATION

NUMBER

A-0.14

2014 RTKL ASSOCIATES INC.



NORTH

NOT FOR CONSTRUCTION

PROJECT

**MEDITERRANEAN
VILLAGE at
Ponce Circle**

CLIENT

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

ISSUE DRAWING LOG

[illegible]

SEA

SHEET IDENTIFICATION

TITLE

EXISTING RESIDENCE

NUMBER

A-0.14.1

2014 RTKL ASSOCIATES INC.

NOTE:

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

LEGEND

LOCATION FOR ACCESS TO EXISTING RESIDENCE DURING CONSTRUCTION

NORTH



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

NOT FOR CONSTRUCTION

MEDITERRANEAN VILLAGE
at Ponce Circle

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

ISSUE DRAWING LOG

[illegible]

SEA

SHEET IDENTIFICATION

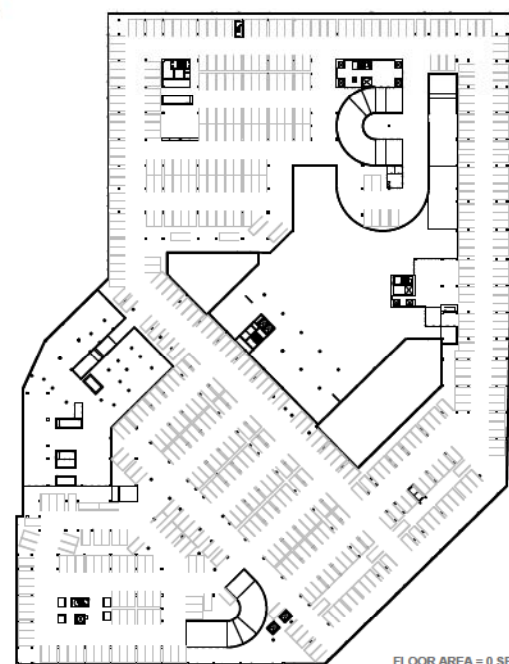
TITLE

FAR DIAGRAM

NUMBER

A-0.15

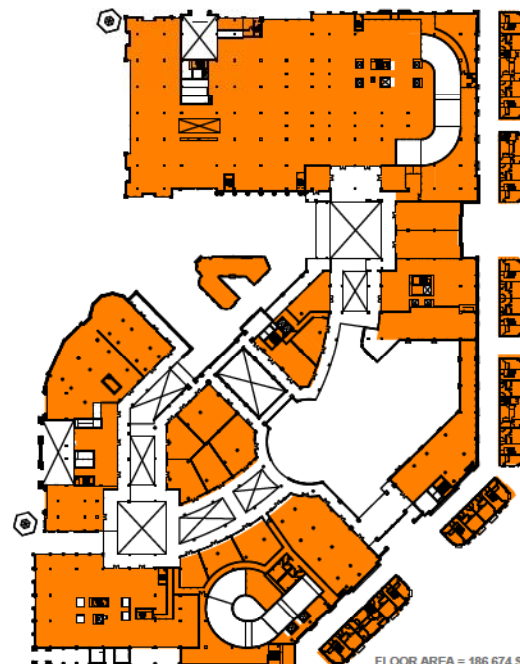
2014 RTKL ASSOCIATES INC.



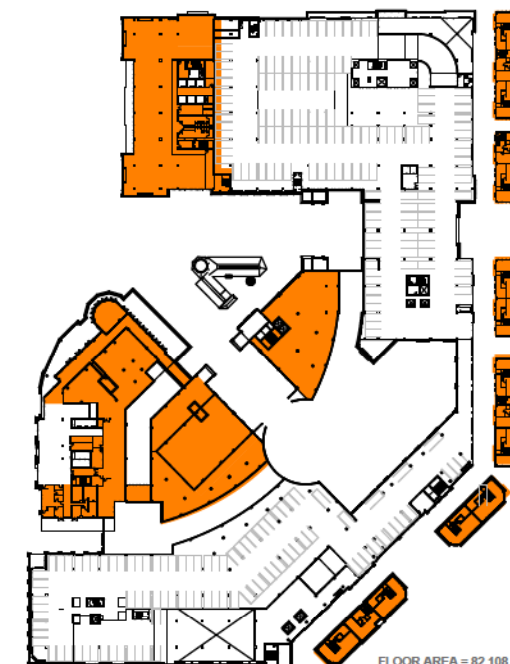
3 LEVEL -01
1" = 80'-0"



4 LEVEL 01
1" = 80'-0"



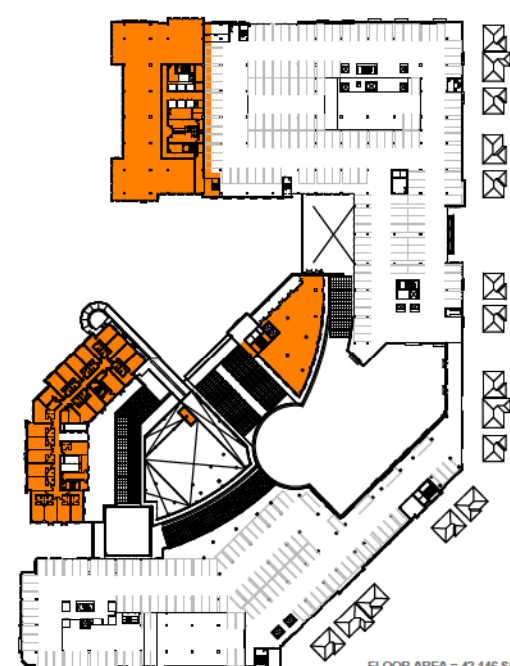
5 LEVEL 02
1" = 80'-0"



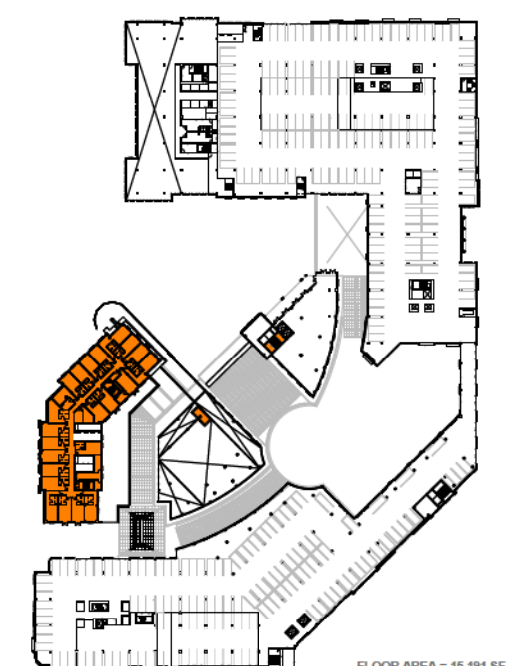
6 LEVEL 03
1" = 80'-0"



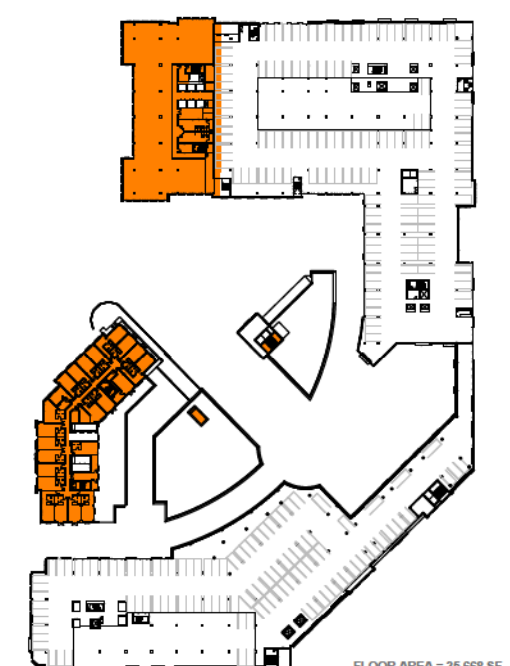
8 LEVEL 04
1° - 80° - 2°



9 LEVEL 05
1° - 80° - 9°



1 LEVEL 06
15 - 80/82



2 LEVEL 07
1° - 80° 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

[illegible]

SEA

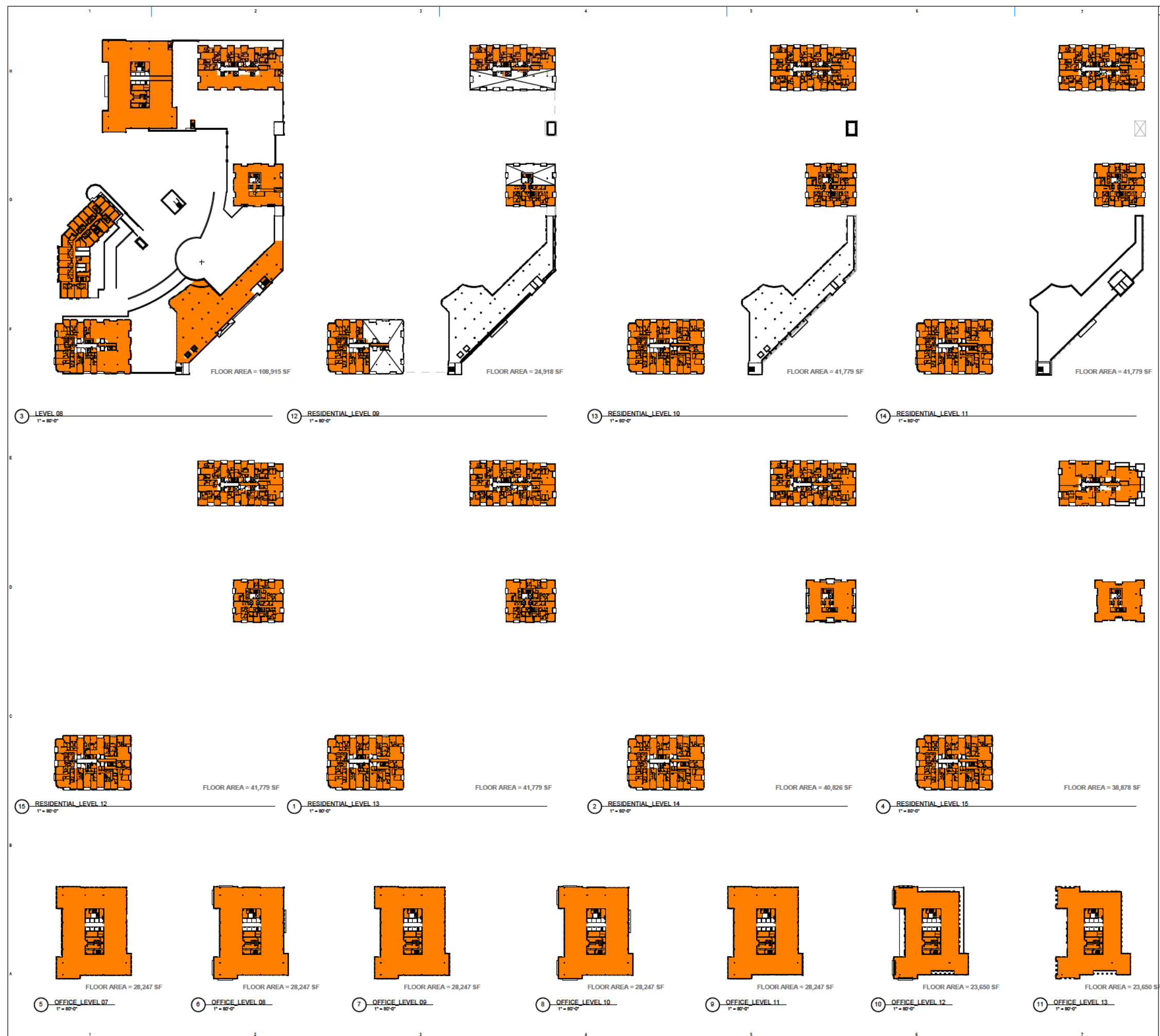
SHEET IDENTIFICATION

FAR DIAGRAM

NUMBER

A-0.15.1

2014 RTKL ASSOCIATES INC.



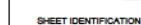
NOT FOR CONSTRUCTION

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

ISSUE DRAWING LOG

[illegible]

SEAL



FAR DIAGRAM

NUMBER

A-0.15.2

2014 RTKL ASSOCIATES INC.

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CONSULTANT

PROJECT

**MEDITERRANEAN
VILLAGE at
Ponce Circle**

ISSUE DRAWING LOG

[illegible]

SEA



LEED ND ANALYSIS

NUMBER

A-0.16

2014 RTKL ASSOCIATES INC.

- **SITE DEVELOPMENT WITH EXISTING NEIGHBORHOOD ASSETS:** THE GOAL FOR THIS PROJECT'S CONCEPT IS TO SITUATE A DEVELOPMENT WITHIN A 1/4 MILE WALK OF AT LEAST 5 DIFFERENT SHOPS, USES AND FACILITIES. IN ADDITION, THE PROJECT'S GEOGRAPHIC CENTER IS LOCATED WITHIN A 1/2 MILE WALK OF 7 DIFFERENT DIVERSE USES.
- **CONSERVATION OF EXISTING SPECIES AND ECOLOGICAL COMMUNITIES:** A STUDY WILL BE COMPLETED TO DETERMINE IF THERE ARE ANY EXISTING OR POSSIBLE FUTURE ENDANGERED SPECIES AND ECOLOGICAL COMMUNITIES THAT MAY AFFECT THE PROJECT'S SITE. IF ANY SPECIES OR ECOLOGICAL COMMUNITIES ARE FOUND OR ARE LIKELY TO OCCUR, THEN THE DEVELOPMENT SHALL COMPLY WITH AN APPROVED HABITAT CONSERVATION PLAN.
- **WETLAND AND WATER BODY CONSERVATION:** WE WILL STRIVE TO PRESERVE WATER QUALITY, NATURAL HYDROLOGY AND HABITATS BY LESSENING THE IMPACT ON WETLANDS AND WATER BODIES. DUE TO THE LOCATION OF THE SITE, NO WETLANDS OR NATURAL BODIES OF WATER WILL BE IMPACTED.
- **AGRICULTURAL AND LAND CONSERVATION:** BY INCORPORATING THIS CONCEPT WE INTEND TO PROTECT VALUABLE FARMLAND AND FORESTS FROM BEING DEVELOPED. DUE TO THE NATURE OF THE SITE, NO VALUABLE FARMLAND OR FORESTS WILL BE AFFECTED.
- **FLOODPLAIN AVOIDANCE:** THE PROPOSED LOCATION OF THE PROJECT IS IN A FEMA DESIGNATED FLOOD ZONE X. THIS TYPE OF ZONE IS NOT PRONE TO A 100 YEAR FLOOD.
- **WALKABLE STREETS:** WE WILL STRIVE TO PROVIDE A MORE LIVABLE AND WALKABLE MICRO ENVIRONMENT WHERE PEOPLE ARE LESS AUTO DEPENDENT.
- **COMPACT DEVELOPMENT:** WE PLAN TO PROVIDE A MORE LIVABLE AND WALKABLE MICRO ENVIRONMENT WHERE PEOPLE ARE LESS AUTO DEPENDANT.
- **CONNECTED AND OPEN COMMUNITY:** THE SITE WAS SELECTED TO MAXIMIZE THE PEDESTRIAN CONNECTIVITY TO OTHER PARTS OF THE COMMUNITY. WE ALSO MEET THE REQUIRED NUMBER OF INTERSECTIONS TO CONNECT THE SITE WITH THE SURROUNDING COMMUNITY THROUGH OTHER TYPES OF TRANSPORTATION.
- **BUILDING ENERGY EFFICIENCY:** IT IS THE GOAL TO PROVIDE AN ENERGY EFFICIENT PROJECT THROUGH THE USE OF PASSIVE AND ACTIVE SYSTEMS.
- **BUILDING WATER EFFICIENCY:** IT IS THE GOAL TO PROVIDE A WATER EFFICIENT PROJECT THROUGH THE USE OF LOW FLOW FIXTURES.

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

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for
for

FILE NAME: C:\Users\jason\Documents\2014\RTKL\02_Standards.dwg
TIME: 1/20/2015 2:28:06 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

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.

RTKL

AN ARCADIS COMPANY

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PROJECT NUMBER 45-14002.00

CONSULTANT

RFKL

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PROJECT NUMBER 4514005.00

CONSULTANT

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A-0.17

JH-14 FBI ASSOCIATES INC.