



ARCHITECTURAL ELEVATIONS

CITY COMMISSION
SECOND READING

MEDITERRANEAN VILLAGE
AT PONCE CIRCLE

RTKL
AN ARCADIS COMPANY



AGAVE PONCE

CITY COMMISSION
SECOND READING

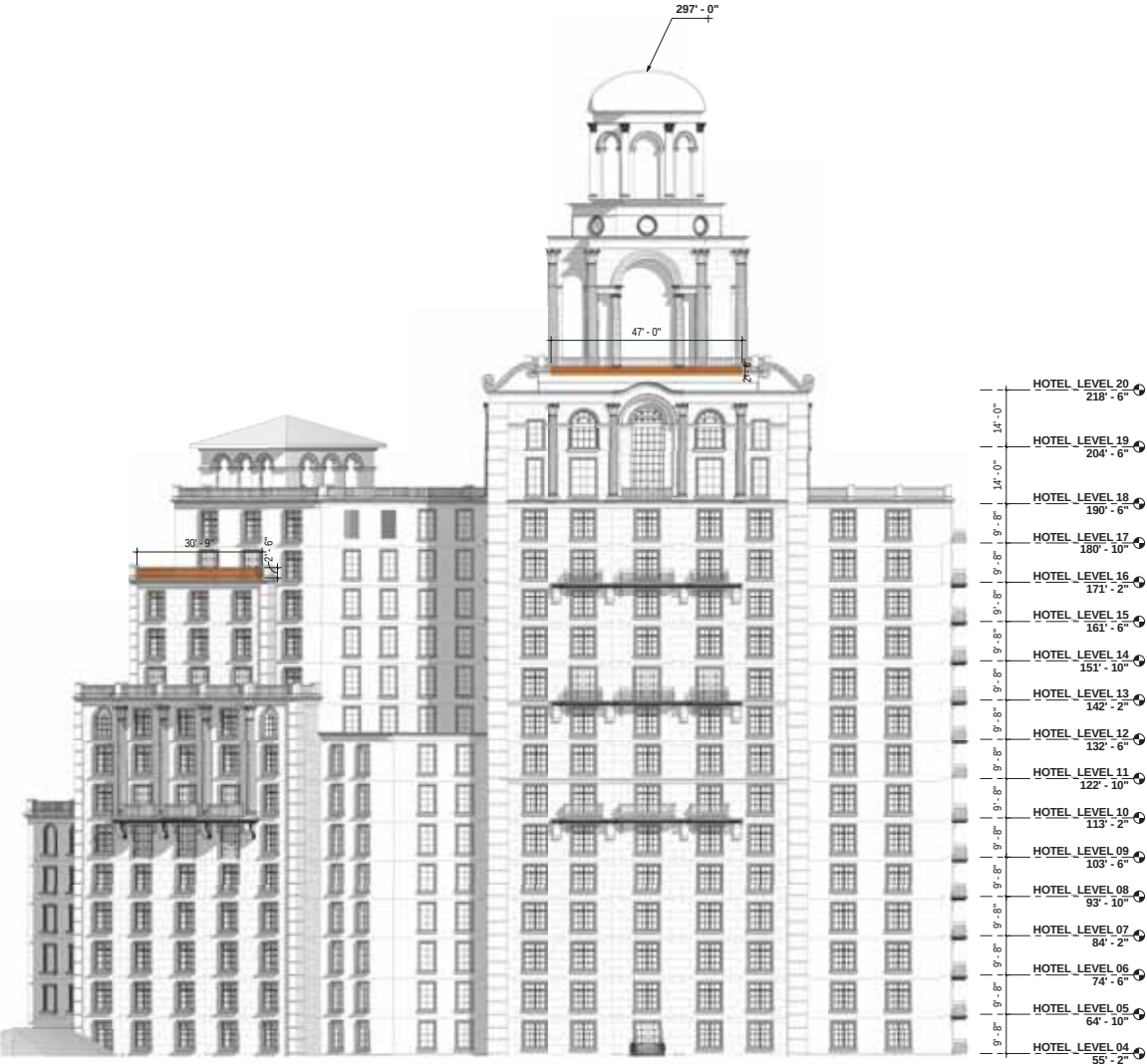
SIGNAGE LEGEND		
TYPE	REQUIREMENTS	
 TENANT SIGNAGE	AREA	18 SQ. FT PER TENANT MAX
	LENGTH	50% OF LINEAL TENANT FRONTAGE MAX
	LETTERING HEIGHT	18 INCHES MAX
	HEIGHT OF SIGNAGE	18 FEET MAX
 PARKING GARAGE ENTRY/EXIT	AREA	100 SQ. FT MAX
	LENGTH	12 FEET MAX
	LETTERING HEIGHT	10 INCHES MAX
	HEIGHT OF SIGNAGE	WITHIN 10 FEET OF T.O. GARAGE OPENING
 PLAQUES (PEDESTRIAN SIGNAGE)	AREA	4 SQ. FT MAX
	LENGTH	2 FEET MAX
	LETTERING HEIGHT	-
	HEIGHT OF SIGNAGE	8 FEET MAX
 BUILDING SIGNAGE	AREA	- 1 SQ. FT PER LINEAL FOOT OF PRIMARY STREET FRONTAGE - 0.5 SQ. FT PER LINEAL FOOT OF SIDE STREET FRONTAGE OR FACADE FRONTAGE
	LENGTH	50% OF LINEAL BUILDING FRONTAGE
	LETTERING HEIGHT	30 INCHES MAX
	HEIGHT OF SIGNAGE	- 25 FEET MAX ABOVE CEILING OF TOP FLOOR - 97 FEET MINI
 AWNING OR CANOPY	AREA	4 SQ. FT MAX
	LENGTH	50% OF AWNING OR CANOPY
	LETTERING HEIGHT	- 6 INCHES MAX - NOT TO EXCEED 60% OF HEIGHT OF VALENCE
	HEIGHT OF SIGNAGE	12 FEET MAX

ELEVATION - PONCE DE LEON - HOTEL



SIGNAGE LEGEND		
TYPE	REQUIREMENTS	
TENANT SIGNAGE	AREA	18 SQ. FT PER TENANT MAX
	LENGTH	50% OF LINEAL TENANT FRONTAGE MAX
	LETTERING HEIGHT	18 INCHES MAX
	HEIGHT OF SIGNAGE	18 FEET MAX
PARKING GARAGE ENTRY/EXIT	AREA	100 SQ. FT MAX
	LENGTH	12 FEET MAX
	LETTERING HEIGHT	10 INCHES MAX
	HEIGHT OF SIGNAGE	WITHIN 10 FEET OF T.O. GARAGE OPENING
PLAQUES (PEDESTRIAN SIGNAGE)	AREA	4 SQ. FT MAX
	LENGTH	2 FEET MAX
	LETTERING HEIGHT	-
	HEIGHT OF SIGNAGE	8 FEET MAX
BUILDING SIGNAGE	AREA	- 1 SQ. FT PER LINEAL FOOT OF PRIMARY STREET FRONTAGE - 0.5 SQ. FT PER LINEAL FOOT OF SIDE STREET FRONTAGE OR FACADE FRONTAGE
	LENGTH	50% OF LINEAL BUILDING FRONTAGE
	LETTERING HEIGHT	30 INCHES MAX
	HEIGHT OF SIGNAGE	- 25 FEET MAX ABOVE CEILING OF TOP FLOOR - 97 FEET MIN
AWNING OR CANOPY	AREA	4 SQ. FT MAX
	LENGTH	50% OF AWNING OR CANOPY
	LETTERING HEIGHT	- 6 INCHES MAX - NOT TO EXCEED 60% OF HEIGHT OF VALENCE
	HEIGHT OF SIGNAGE	12 FEET MAX

ELEVATION - PONCE DE LEON - HOTEL

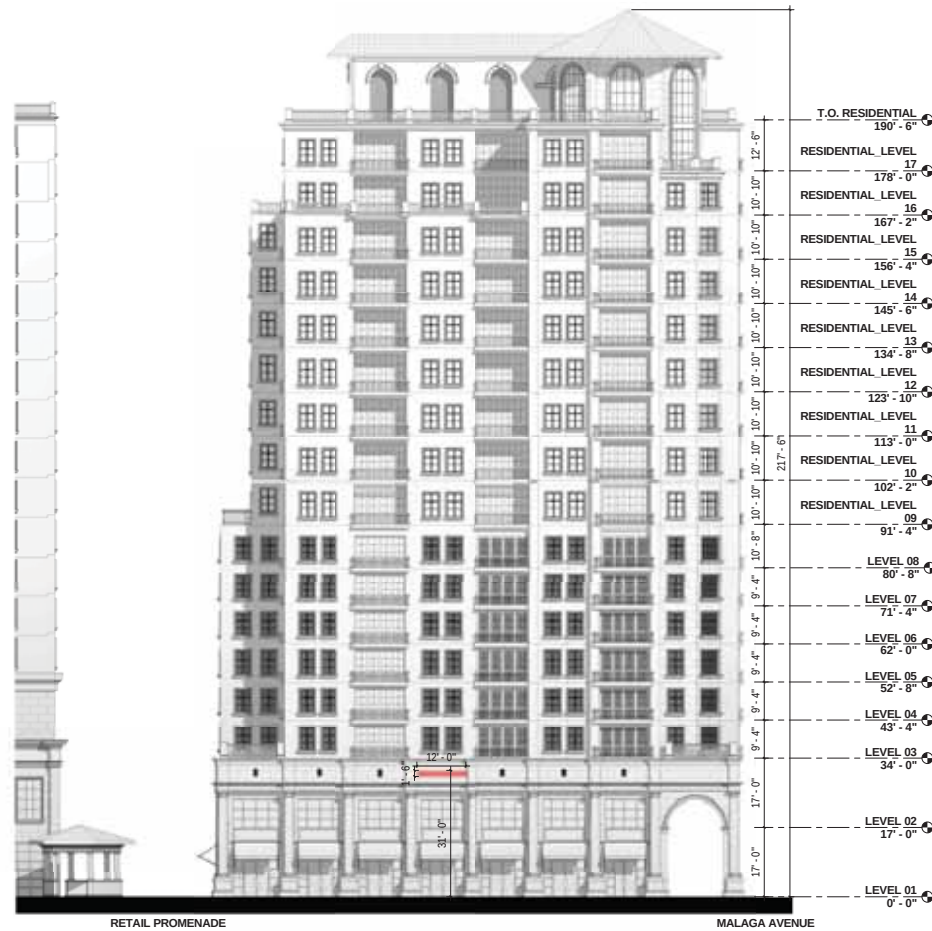


SIGNAGE LEGEND		
TYPE	REQUIREMENTS	
TENANT SIGNAGE	AREA	18 SQ. FT PER TENANT MAX
	LENGTH	50% OF LINEAL TENANT FRONTAGE MAX
	LETTERING HEIGHT	18 INCHES MAX
	HEIGHT OF SIGNAGE	18 FEET MAX
PARKING GARAGE ENTRY/EXIT	AREA	100 SQ. FT MAX
	LENGTH	12 FEET MAX
	LETTERING HEIGHT	10 INCHES MAX
	HEIGHT OF SIGNAGE	WITHIN 10 FEET OF T.O. GARAGE OPENING
PLAQUES (PEDESTRIAN SIGNAGE)	AREA	4 SQ. FT MAX
	LENGTH	2 FEET MAX
	LETTERING HEIGHT	-
	HEIGHT OF SIGNAGE	8 FEET MAX
BUILDING SIGNAGE	AREA	- 1 SQ. FT PER LINEAL FOOT OF PRIMARY STREET FRONTAGE - 0.5 SQ. FT PER LINEAL FOOT OF SIDE STREET FRONTAGE OR FACADE FRONTAGE
	LENGTH	50% OF LINEAL BUILDING FRONTAGE
	LETTERING HEIGHT	30 INCHES MAX
	HEIGHT OF SIGNAGE	- 25 FEET MAX ABOVE CEILING OF TOP FLOOR - 97 FEET MINI
AWNING OR CANOPY	AREA	4 SQ. FT MAX
	LENGTH	50% OF AWNING OR CANOPY
	LETTERING HEIGHT	- 6 INCHES MAX - NOT TO EXCEED 60% OF HEIGHT OF VALENCE
	HEIGHT OF SIGNAGE	12 FEET MAX

MEDITERRANEAN VILLAGE
AT PONCE CIRCLE



ELEVATION - PONCE DE LEON - RESIDENTIAL TOWER 1



SIGNAGE LEGEND		
TYPE	REQUIREMENTS	
	AREA	18 SQ. FT PER TENANT MAX
TENANT SIGNAGE	LENGTH	50% OF LINEAL TENANT FRONTAGE MAX
	LETTERING HEIGHT	18 INCHES MAX
	HEIGHT OF SIGNAGE	18 FEET MAX
	AREA	100 SQ. FT MAX
PARKING GARAGE ENTRY/EXIT	LENGTH	12 FEET MAX
	LETTERING HEIGHT	10 INCHES MAX
	HEIGHT OF SIGNAGE	WITHIN 10 FEET OF T.O. GARAGE OPENING
	AREA	4 SQ. FT MAX
PLAQUES (PEDESTRIAN SIGNAGE)	LENGTH	2 FEET MAX
	LETTERING HEIGHT	-
	HEIGHT OF SIGNAGE	8 FEET MAX
	AREA	- 1 SQ. FT PER LINEAL FOOT OF PRIMARY STREET FRONTAGE - 0.5 SQ. FT PER LINEAL FOOT OF SIDE STREET FRONTAGE OR FACADE FRONTAGE
BUILDING SIGNAGE	LENGTH	50% OF LINEAL BUILDING FRONTAGE
	LETTERING HEIGHT	30 INCHES MAX
	HEIGHT OF SIGNAGE	- 25 FEET MAX ABOVE CEILING OF TOP FLOOR - 97 FEET MIN
	AREA	4 SQ. FT MAX
AWNING OR CANOPY	LENGTH	50% OF AWNING OR CANOPY
	LETTERING HEIGHT	- 6 INCHES MAX - NOT TO EXCEED 60% OF HEIGHT OF VALENCE
	HEIGHT OF SIGNAGE	12 FEET MAX
	AREA	4 SQ. FT MAX

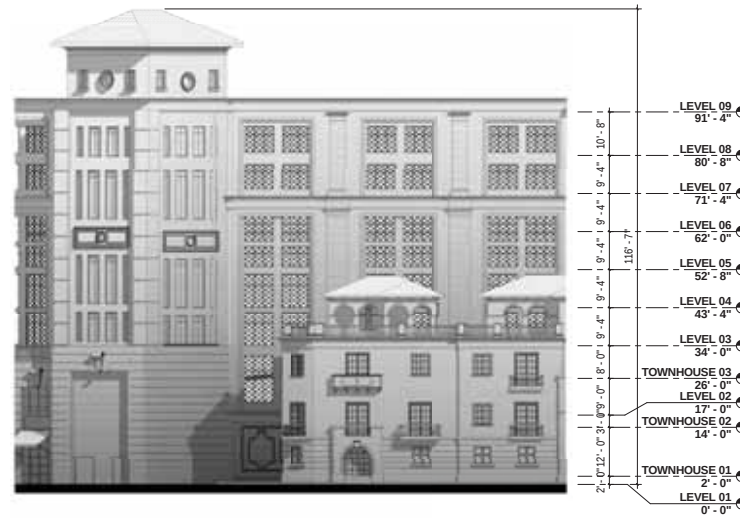
ELEVATION - MALAGA - RESIDENTIAL TOWER 1



SIGNAGE LEGEND		
TYPE	REQUIREMENTS	
	AREA	18 SQ. FT PER TENANT MAX
TENANT SIGNAGE	LENGTH	50% OF LINEAL TENANT FRONTAGE MAX
	LETTERING HEIGHT	18 INCHES MAX
	HEIGHT OF SIGNAGE	18 FEET MAX
	AREA	100 SQ. FT MAX
PARKING GARAGE ENTRY/EXIT	LENGTH	12 FEET MAX
	LETTERING HEIGHT	10 INCHES MAX
	HEIGHT OF SIGNAGE	WITHIN 10 FEET OF T.O. GARAGE OPENING
	AREA	4 SQ. FT MAX
PLAQUES (PEDESTRIAN SIGNAGE)	LENGTH	2 FEET MAX
	LETTERING HEIGHT	-
	HEIGHT OF SIGNAGE	8 FEET MAX
	AREA	- 1 SQ. FT PER LINEAL FOOT OF PRIMARY STREET FRONTAGE - 0.5 SQ. FT PER LINEAL FOOT OF SIDE STREET FRONTAGE OR FACADE FRONTAGE
BUILDING SIGNAGE	LENGTH	50% OF LINEAL BUILDING FRONTAGE
	LETTERING HEIGHT	30 INCHES MAX
	HEIGHT OF SIGNAGE	- 25 FEET MAX ABOVE CEILING OF TOP FLOOR - 97 FEET MAX
	AREA	4 SQ. FT MAX
AWNING OR CANOPY	LENGTH	50% OF AWNING OR CANOPY
	LETTERING HEIGHT	- 6 INCHES MAX - NOT TO EXCEED 60% OF HEIGHT OF VALENCE
	HEIGHT OF SIGNAGE	12 FEET MAX
	AREA	18 SQ. FT PER TENANT MAX

ELEVATION - COCONUT GROVE DRIVE ENTRY (SOUTHEAST)

SIGNAGE LEGEND		
TYPE	REQUIREMENTS	
	AREA	18 SQ. FT PER TENANT MAX
TENANT SIGNAGE	LENGTH	50% OF LINEAL TENANT FRONTAGE MAX
	LETTERING HEIGHT	18 INCHES MAX
	HEIGHT OF SIGNAGE	18 FEET MAX
	AREA	100 SQ. FT MAX
PARKING GARAGE ENTRY/EXIT	LENGTH	12 FEET MAX
	LETTERING HEIGHT	10 INCHES MAX
	HEIGHT OF SIGNAGE	WITHIN 10 FEET OF T.O. GARAGE OPENING
	AREA	4 SQ. FT MAX
PLAQUES (PEDESTRIAN SIGNAGE)	LENGTH	2 FEET MAX
	LETTERING HEIGHT	-
	HEIGHT OF SIGNAGE	8 FEET MAX
	AREA	-
BUILDING SIGNAGE	LENGTH	50% OF LINEAL BUILDING FRONTAGE
	LETTERING HEIGHT	30 INCHES MAX
	HEIGHT OF SIGNAGE	- 25 FEET MAX ABOVE CEILING OF TOP FLOOR - 97 FEET MIN
	AREA	- 1 SQ. FT PER LINEAL FOOT OF PRIMARY STREET FRONTAGE - 0.5 SQ. FT PER LINEAL FOOT OF SIDE STREET FRONTAGE OR FACADE FRONTAGE
AWNING OR CANOPY	LENGTH	50% OF AWNING OR CANOPY
	LETTERING HEIGHT	- 6 INCHES MAX - NOT TO EXCEED 60% OF HEIGHT OF VALENCE
	HEIGHT OF SIGNAGE	12 FEET MAX
	AREA	4 SQ. FT MAX



ELEVATION - COCONUT GROVE DRIVE ENTRY (SOUTHEAST)

SIGNAGE LEGEND		
TYPE	REQUIREMENTS	
	AREA	18 SQ. FT PER TENANT MAX
TENANT SIGNAGE	LENGTH	50% OF LINEAL TENANT FRONTAGE MAX
	LETTERING HEIGHT	18 INCHES MAX
	HEIGHT OF SIGNAGE	18 FEET MAX
	AREA	100 SQ. FT MAX
PARKING GARAGE ENTRY/EXIT	LENGTH	12 FEET MAX
	LETTERING HEIGHT	10 INCHES MAX
	HEIGHT OF SIGNAGE	WITHIN 10 FEET OF T.O. GARAGE OPENING
	AREA	4 SQ. FT MAX
PLAQUES (PEDESTRIAN SIGNAGE)	LENGTH	2 FEET MAX
	LETTERING HEIGHT	-
	HEIGHT OF SIGNAGE	8 FEET MAX
	AREA	-
BUILDING SIGNAGE	AREA	- 1 SQ. FT PER LINEAL FOOT OF PRIMARY STREET FRONTAGE. - 0.5 SQ. FT PER LINEAL FOOT OF SIDE STREET FRONTAGE OR FACADE FRONTAGE
	LENGTH	50% OF LINEAL BUILDING FRONTAGE
	LETTERING HEIGHT	30 INCHES MAX
	HEIGHT OF SIGNAGE	- 25 FEET MAX ABOVE CEILING OF TOP FLOOR - 97 FEET MAX
	AREA	4 SQ. FT MAX
	LENGTH	50% OF AWNING OR CANOPY
AWNING OR CANOPY	LETTERING HEIGHT	- 6 INCHES MAX - NOT TO EXCEED 60% OF HEIGHT OF VALENCE
	HEIGHT OF SIGNAGE	12 FEET MAX



ELEVATION - GALIANO - TOWNHOUSES



1 ENLARGED EAST ELEVATION
1/2" = 1' - 0"

SIGNAGE LEGEND		
TYPE	REQUIREMENTS	
	AREA	18 SQ. FT PER TENANT MAX
TENANT SIGNAGE	LENGTH	50% OF LINEAL TENANT FRONTAGE MAX
	LETTERING HEIGHT	18 INCHES MAX
	HEIGHT OF SIGNAGE	18 FEET MAX
	AREA	100 SQ. FT MAX
PARKING GARAGE ENTRY/EXIT	LENGTH	12 FEET MAX
	LETTERING HEIGHT	10 INCHES MAX
	HEIGHT OF SIGNAGE	WITHIN 10 FEET OF T.O. GARAGE OPENING
	AREA	4 SQ. FT MAX
PLAQUES (PEDESTRIAN SIGNAGE)	LENGTH	2 FEET MAX
	LETTERING HEIGHT	-
	HEIGHT OF SIGNAGE	8 FEET MAX
	AREA	- 1 SQ. FT PER LINEAL FOOT OF PRIMARY STREET FRONTAGE - 0.5 SQ. FT PER LINEAL FOOT OF SIDE STREET FRONTAGE OR FACADE FRONTAGE
BUILDING SIGNAGE	LENGTH	50% OF LINEAL BUILDING FRONTAGE
	LETTERING HEIGHT	30 INCHES MAX
	HEIGHT OF SIGNAGE	- 25 FEET MAX ABOVE CEILING OF TOP FLOOR - 97 FEET MIN
	AREA	4 SQ. FT MAX
AWNING OR CANOPY	LENGTH	50% OF AWNING OR CANOPY
	LETTERING HEIGHT	- 6 INCHES MAX - NOT TO EXCEED 60% OF HEIGHT OF VALENCE
	HEIGHT OF SIGNAGE	12 FEET MAX
	AREA	4 SQ. FT MAX

ELEVATION - GALIANO - TOWNHOUSES

CITY COMMISSION
SECOND READING

MEDITERRANEAN VILLAGE
AT PONCE CIRCLE

SIGNAGE LEGEND		
TYPE	REQUIREMENTS	
	AREA	18 SQ. FT PER TENANT MAX
TENANT SIGNAGE	LENGTH	50% OF LINEAL TENANT FRONTAGE MAX
	LETTERING HEIGHT	18 INCHES MAX
	HEIGHT OF SIGNAGE	18 FEET MAX
	AREA	100 SQ. FT MAX
PARKING GARAGE ENTRY/EXIT	LENGTH	12 FEET MAX
	LETTERING HEIGHT	10 INCHES MAX
	HEIGHT OF SIGNAGE	WITHIN 10 FEET OF T.O. GARAGE OPENING
	AREA	4 SQ. FT MAX
PLAQUES (PEDESTRIAN SIGNAGE)	LENGTH	2 FEET MAX
	LETTERING HEIGHT	-
	HEIGHT OF SIGNAGE	8 FEET MAX
	AREA	-
BUILDING SIGNAGE	AREA	- 1 SQ. FT PER LINEAL FOOT OF PRIMARY STREET FRONTAGE - 0.5 SQ. FT PER LINEAL FOOT OF SIDE STREET FRONTAGE OR FACADE FRONTAGE
	LENGTH	50% OF LINEAL BUILDING FRONTAGE
	LETTERING HEIGHT	30 INCHES MAX
	HEIGHT OF SIGNAGE	- 25 FEET MAX ABOVE CEILING OF TOP FLOOR - 97 FEET MINI
AWNING OR CANOPY	AREA	4 SQ. FT MAX
	LENGTH	50% OF AWNING OR CANOPY
	LETTERING HEIGHT	- 6 INCHES MAX - NOT TO EXCEED 60% OF HEIGHT OF VALENCE
	HEIGHT OF SIGNAGE	12 FEET MAX



ARCHITECTURAL ELEVATIONS

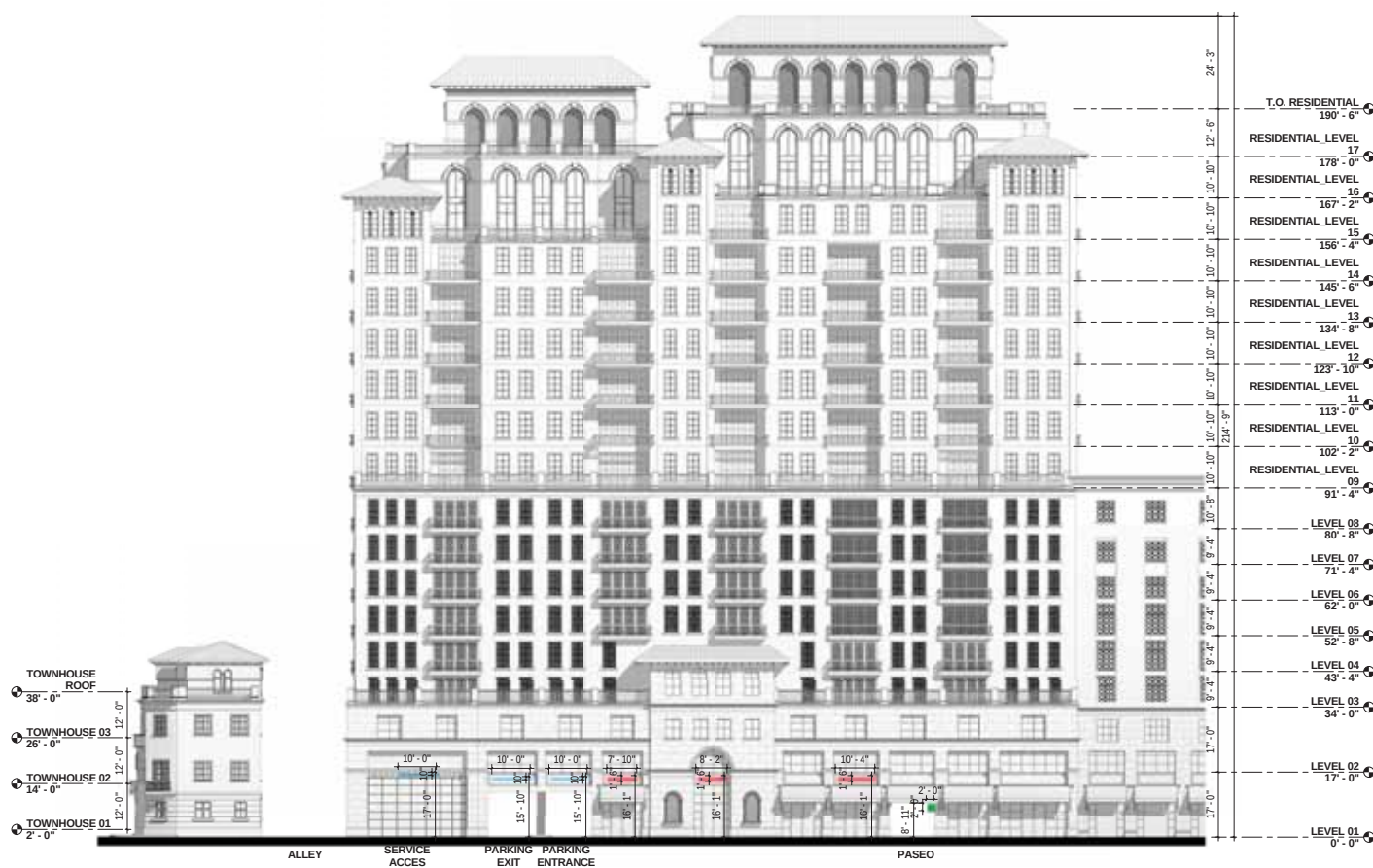


ELEVATION - MALAGA - TOWNHOUSES



SIGNAGE LEGEND		
TYPE	REQUIREMENTS	
 TENANT SIGNAGE	AREA	18 SQ. FT PER TENANT MAX
	LENGTH	50% OF UNLETANENT FRONTAGE MAX
	LETTERING HEIGHT	18 INCHES MAX
	HEIGHT OF SIGNAGE	18 FEET MAX
 PARKING GARAGE ENTRY/EXIT	AREA	100 SQ. FT MAX
	LENGTH	12 FEET MAX
	LETTERING HEIGHT	10 INCHES MAX
	HEIGHT OF SIGNAGE	WITHIN 10 FEET OF T.O. GARAGE OPENING
 PLAQUES (PEDESTRIAN SIGNAGE)	AREA	4 SQ. FT MAX
	LENGTH	2 FEET MAX
	LETTERING HEIGHT	-
	HEIGHT OF SIGNAGE	8 FEET MAX
 BUILDING SIGNAGE	AREA	- 1 SQ. FT PER LINEAL FOOT OF PRIMARY STREET FRONTAGE - 0.5 SQ. FT PER LINEAL FOOT OF SIDE STREET FRONTAGE OR FACADE FRONTAGE
	LENGTH	50% OF LINEAL BUILDING FRONTAGE
	LETTERING HEIGHT	30 INCHES MAX
	HEIGHT OF SIGNAGE	- 25 FEET MAX ABOVE CEILING OF TOP FLOOR - 97 FEET MINI
 AWNING OR CANOPY	AREA	4 SQ. FT MAX
	LENGTH	50% OF AWNING OR CANOPY
	LETTERING HEIGHT	- 6 INCHES MAX - NOT TO EXCEED 60% OF HEIGHT OF VALENCE
	HEIGHT OF SIGNAGE	12 FEET MAX

ELEVATION - SEVILLA - RESIDENTIAL TOWER 2



SIGNAGE LEGEND		
TYPE	REQUIREMENTS	
 TENANT SIGNAGE	AREA	18 SQ. FT PER TENANT MAX
	LENGTH	50% OF LINEAL TENANT FRONTAGE MAX
	LETTERING HEIGHT	18 INCHES MAX
	HEIGHT OF SIGNAGE	18 FEET MAX
 PARKING GARAGE ENTRY/EXIT	AREA	100 SQ. FT MAX
	LENGTH	12 FEET MAX
	LETTERING HEIGHT	10 INCHES MAX
	HEIGHT OF SIGNAGE	WITHIN 10 FEET OF T.O. GARAGE OPENING
 PLAQUES (PEDESTRIAN SIGNAGE)	AREA	4 SQ. FT MAX
	LENGTH	2 FEET MAX
	LETTERING HEIGHT	-
	HEIGHT OF SIGNAGE	8 FEET MAX
 BUILDING SIGNAGE	AREA	- 1 SQ. FT PER LINEAL FOOT OF PRIMARY STREET FRONTAGE - 0.5 SQ. FT PER LINEAL FOOT OF SIDE STREET FRONTAGE OR FACADEFRONTAGE
	LENGTH	50% OF LINEAL BUILDING FRONTAGE
	LETTERING HEIGHT	30 INCHES MAX
	HEIGHT OF SIGNAGE	- 25 FEET MAX ABOVE CEILING OF TOP FLOOR - 97 FEET MIN
 AWNING OR CANOPY	AREA	4 SQ. FT MAX
	LENGTH	50% OF AWNING OR CANOPY
	LETTERING HEIGHT	- 6 INCHES MAX - NOT TO EXCEED 60% OF HEIGHT OF VALENCE
	HEIGHT OF SIGNAGE	12 FEET MAX

ELEVATION - SEVILLA - OFFICE



SIGNAGE LEGEND		
TYPE	REQUIREMENTS	
TENANT SIGNAGE	AREA	18 SQ. FT PER TENANT MAX
	LENGTH	50% OF LINEAL TENANT FRONTAGE MAX
	LETTERING HEIGHT	18 INCHES MAX
	HEIGHT OF SIGNAGE	18 FEET MAX
PARKING GARAGE ENTRY/EXIT	AREA	100 SQ. FT MAX
	LENGTH	12 FEET MAX
	LETTERING HEIGHT	10 INCHES MAX
	HEIGHT OF SIGNAGE	WITHIN 10 FEET OF T.O. GARAGE OPENING
PLAQUES (PEDESTRIAN SIGNAGE)	AREA	4 SQ. FT MAX
	LENGTH	2 FEET MAX
	LETTERING HEIGHT	-
	HEIGHT OF SIGNAGE	8 FEET MAX
BUILDING SIGNAGE	AREA	- 1 SQ. FT PER LINEAL FOOT OF PRIMARY STREET FRONTAGE - 0.5 SQ. FT PER LINEAL FOOT OF SIDE STREET FRONTAGE OR FACADE FRONTAGE
	LENGTH	50% OF LINEAL BUILDING FRONTAGE
	LETTERING HEIGHT	30 INCHES MAX
	HEIGHT OF SIGNAGE	- 25 FEET MAX ABOVE CEILING OF TOP FLOOR - 97 FEET MAX
AWNING OR CANOPY	AREA	4 SQ. FT MAX
	LENGTH	50% OF AWNING OR CANOPY
	LETTERING HEIGHT	- 6 INCHES MAX - NOT TO EXCEED 60% OF HEIGHT OF VALENCE
	HEIGHT OF SIGNAGE	12 FEET MAX

MEDITERRANEAN VILLAGE
AT PONCE CIRCLE



ELEVATION - PALERMO (NORTH) - OFFICE



SIGNAGE LEGEND		
TYPE	REQUIREMENTS	
TENANT SIGNAGE	AREA	18 SQ. FT PER TENANT MAX
	LENGTH	50% OF LINEAL TENANT FRONTAGE MAX
	LETTERING HEIGHT	18 INCHES MAX
	HEIGHT OF SIGNAGE	18 FEET MAX
PARKING GARAGE ENTRY/EXIT	AREA	100 SQ. FT MAX
	LENGTH	12 FEET MAX
	LETTERING HEIGHT	10 INCHES MAX
	HEIGHT OF SIGNAGE	WITHIN 10 FEET OF T.O. GARAGE OPENING
PLAQUES (PEDESTRIAN SIGNAGE)	AREA	4 SQ. FT MAX
	LENGTH	2 FEET MAX
	LETTERING HEIGHT	-
	HEIGHT OF SIGNAGE	8 FEET MAX
BUILDING SIGNAGE	AREA	- 1 SQ. FT PER LINEAL FOOT OF PRIMARY STREET FRONTAGE. - 0.5 SQ. FT PER LINEAL FOOT OF SIDE STREET FRONTAGE OR FACADE FRONTAGE
	LENGTH	50% OF LINEAL BUILDING FRONTAGE
	LETTERING HEIGHT	30 INCHES MAX
	HEIGHT OF SIGNAGE	- 25 FEET MAX ABOVE CEILING OF TOP FLOOR - 97 FEET MIN
AWNING OR CANOPY	AREA	4 SQ. FT MAX
	LENGTH	50% OF AWNING OR CANOPY
	LETTERING HEIGHT	- 6 INCHES MAX - NOT TO EXCEED 60% OF HEIGHT OF VALENCE
	HEIGHT OF SIGNAGE	12 FEET MAX

Architectural elevation drawing of the Palermo North Elevation. The drawing shows a multi-story building with a central parking garage and residential levels. The elevation is labeled with levels 01 through 09, with heights ranging from 0' 0" to 91' 4". The building is situated on a street corner, with a sidewalk and a street labeled "PASEO". The drawing also shows a smaller building to the right, labeled "TOWNHOUSE 01" through "TOWNHOUSE 03". The overall style is a detailed architectural rendering with a focus on the building's facade and structural elements.

LEVEL 09
91' - 4"

LEVEL 08
80' - 8"

LEVEL 07
71' - 4"

LEVEL 06
62' - 0"

LEVEL 05
52' - 8"

LEVEL 04
43' - 4"

LEVEL 03
34' - 0"

LEVEL 02
17' - 0"

LEVEL 01
0' - 0"

PARKING

PARKING

PARKING

PARKING

PARKING

COMMERCIAL

CERAMIC TILE

CLEAR GLASS

LIMESTONE

TOWNHOUSE ROOF
38' - 0"

TOWNHOUSE 03
26' - 0"

TOWNHOUSE 02
14' - 0"

TOWNHOUSE 01
2' - 0"

PASEO

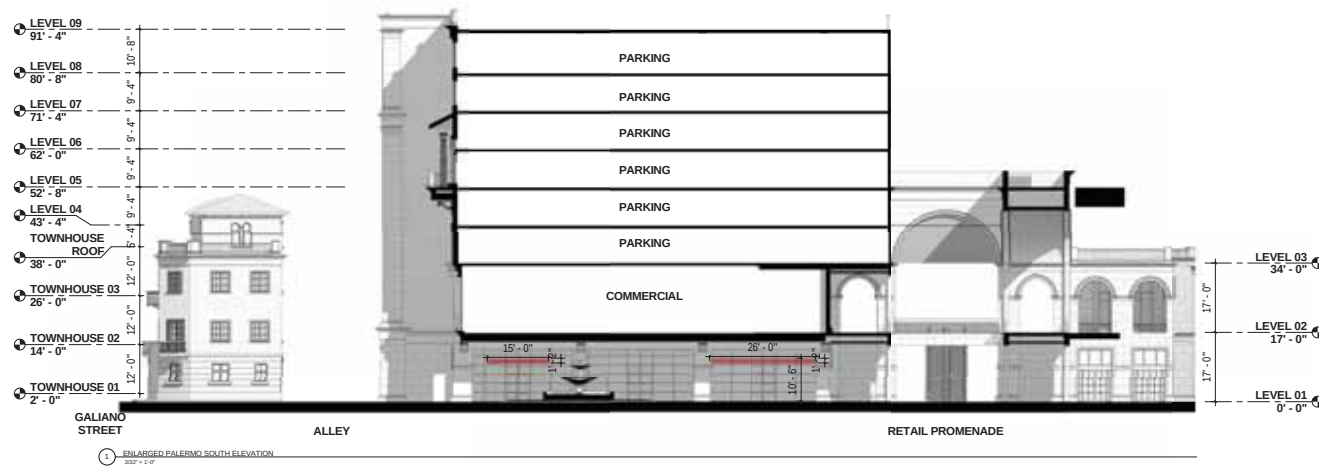
PARKING EXIT

PARKING ENTRANCE

ALLEY

GALIANO STREET

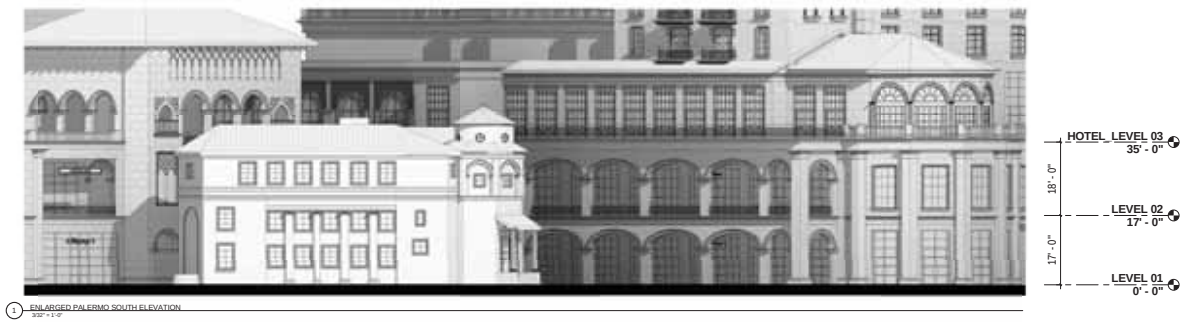
ELEVATION - PALERMO (SOUTH) - RETAIL



SIGNAGE LEGEND			
TYPE	REQUIREMENTS		
TENANT SIGNAGE	AREA	18 SQ. FT PER TENANT MAX	
	LENGTH	50% OF LINEAL TENANT FRONTAGE MAX	
	LETTERING HEIGHT	18 INCHES MAX	
	HEIGHT OF SIGNAGE	18 FEET MAX	
PARKING GARAGE ENTRY/EXIT	AREA	100 SQ. FT MAX	
	LENGTH	12 FEET MAX	
	LETTERING HEIGHT	10 INCHES MAX	
	HEIGHT OF SIGNAGE	WITHIN 10 FEET OF T.O. GARAGE OPENING	
PLAQUES (PEDESTRIAN SIGNAGE)	AREA	4 SQ. FT MAX	
	LENGTH	2 FEET MAX	
	LETTERING HEIGHT	-	
	HEIGHT OF SIGNAGE	8 FEET MAX	
BUILDING SIGNAGE	AREA	- 1 SQ. FT PER LINEAL FOOT OF PRIMARY STREET FRONTAGE. - 0.5 SQ. FT PER LINEAL FOOT OF SIDE STREET FRONTAGE OR FACADE FRONTAGE	
	LENGTH	50% OF LINEAL BUILDING FRONTAGE	
	LETTERING HEIGHT	30 INCHES MAX	
	HEIGHT OF SIGNAGE	- 25 FEET MAX ABOVE CEILING OF TOP FLOOR - 9' FEET MIN	
AWNING OR CANOPY	AREA	4 SQ. FT MAX	
	LENGTH	50% OF AWNING OR CANOPY	
	LETTERING HEIGHT	- 6 INCHES MAX - NOT TO EXCEED 60% OF HEIGHT OF VALENCE	
	HEIGHT OF SIGNAGE	12 FEET MAX	

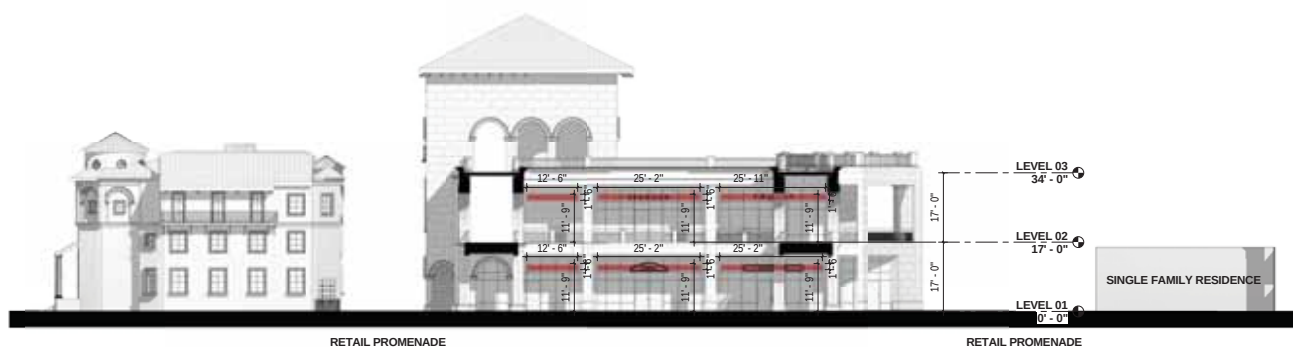
ELEVATION - PALERMO (SOUTH) - HISTORIC ARTS CENTER

SIGNAGE LEGEND		
TYPE	REQUIREMENTS	
	AREA	18 SQ. FT PER TENANT MAX
TENANT SIGNAGE	LENGTH	50% OF LINEAL TENANT FRONTAGE MAX
	LETTERING HEIGHT	18 INCHES MAX
	HEIGHT OF SIGNAGE	18 FEET MAX
	AREA	100 SQ. FT MAX
PARKING GARAGE ENTRY/EXIT	LENGTH	12 FEET MAX
	LETTERING HEIGHT	10 INCHES MAX
	HEIGHT OF SIGNAGE	WITHIN 10 FEET OF T.O. GARAGE OPENING
	AREA	4 SQ. FT MAX
PLAQUES (PEDESTRIAN SIGNAGE)	LENGTH	2 FEET MAX
	LETTERING HEIGHT	-
	HEIGHT OF SIGNAGE	8 FEET MAX
	AREA	- 1 SQ. FT PER LINEAL FOOT OF PRIMARY STREET FRONTAGE - 0.5 SQ. FT PER LINEAL FOOT OF SIDE STREET FRONTAGE OR FACADE FRONTAGE
BUILDING SIGNAGE	LENGTH	50% OF LINEAL BUILDING FRONTAGE
	LETTERING HEIGHT	30 INCHES MAX
	HEIGHT OF SIGNAGE	- 25 FEET MAX ABOVE CEILING OF TOP FLOOR - 97 FEET MINI
	AREA	4 SQ. FT MAX
AWNING OR CANOPY	LENGTH	50% OF AWNING OR CANOPY
	LETTERING HEIGHT	- 6 INCHES MAX - NOT TO EXCEED 60% OF HEIGHT OF VALENCE
	HEIGHT OF SIGNAGE	12 FEET MAX



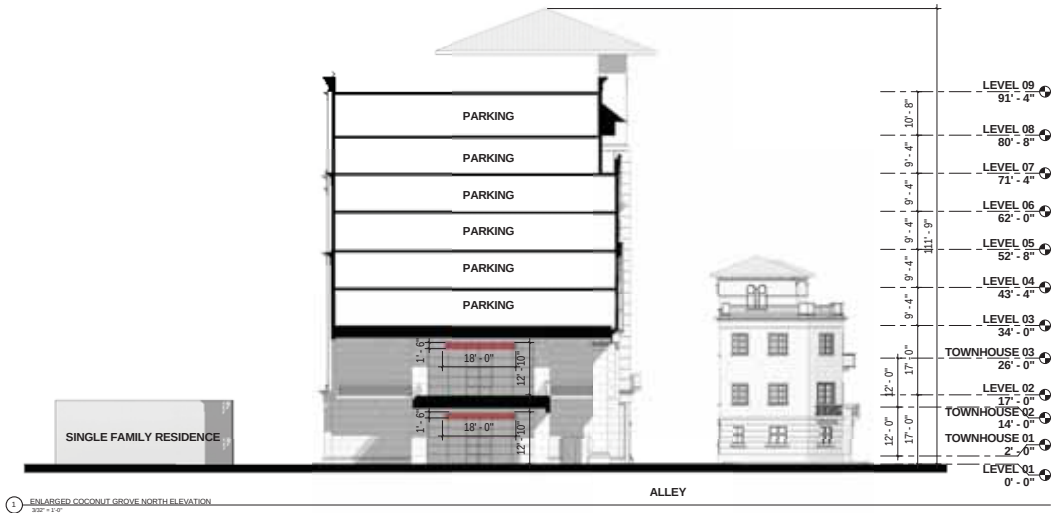
ELEVATION - COCONUT GROVE DRIVE (NORTHEAST) - RETAIL

SIGNAGE LEGEND		
TYPE	REQUIREMENTS	
 TENANT SIGNAGE	AREA	18 SQ. FT PER TENANT MAX
	LENGTH	50% OF LINEAL NET FRONTAGE MAX
	LETTERING HEIGHT	18 INCHES MAX
	HEIGHT OF SIGNAGE	18 FEET MAX
 PARKING GARAGE ENTRY/EXIT	AREA	100 SQ. FT MAX
	LENGTH	12 FEET MAX
	LETTERING HEIGHT	10 INCHES MAX
	HEIGHT OF SIGNAGE	WITHIN 10 FEET OF T.O. GARAGE OPENING
 PLAQUES (PEDESTRIAN SIGNAGE)	AREA	4 SQ. FT MAX
	LENGTH	2 FEET MAX
	LETTERING HEIGHT	-
	HEIGHT OF SIGNAGE	8 FEET MAX
 BUILDING SIGNAGE	AREA	- 1 SQ. FT PER LINEAL FOOT OF PRIMARY STREET FRONTAGE - 0.5 SQ. FT PER LINEAL FOOT OF SIDE STREET FRONTAGE OR FACADE FRONTAGE
	LENGTH	50% OF LINEAL BUILDING FRONTAGE
	LETTERING HEIGHT	30 INCHES MAX
	HEIGHT OF SIGNAGE	- 25 FEET MAX ABOVE CEILING OF TOP FLOOR - 97 FEET MIN
 AWNING OR CANOPY	AREA	4 SQ. FT MAX
	LENGTH	50% OF AWNING OR CANOPY
	LETTERING HEIGHT	- 6 INCHES MAX - NOT TO EXCEED 60% OF HEIGHT OF VALENCE
	HEIGHT OF SIGNAGE	12 FEET MAX



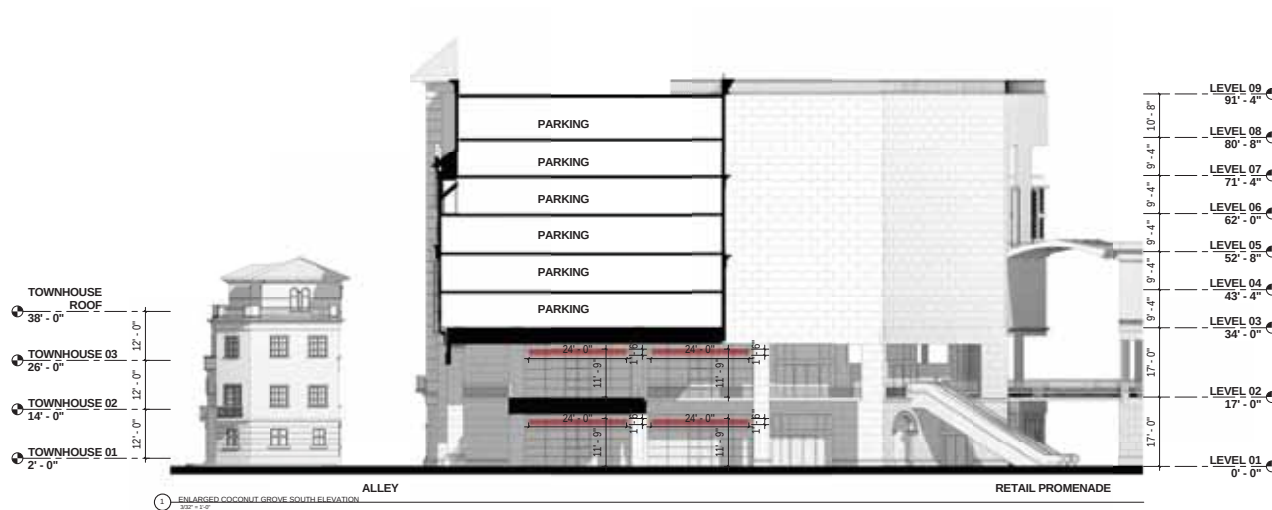
ELEVATION - COCONUT GROVE DRIVE (NORTHEAST) - RETAIL

SIGNAGE LEGEND		
TYPE	REQUIREMENTS	
	AREA	18 SQ. FT PER TENANT MAX
TENANT SIGNAGE	LENGTH	50% OF LINEAL TENANT FRONTAGE MAX
	LETTERING HEIGHT	18 INCHES MAX
	HEIGHT OF SIGNAGE	18 FEET MAX
	AREA	100 SQ. FT MAX
PARKING GARAGE ENTRY/EXIT	LENGTH	12 FEET MAX
	LETTERING HEIGHT	10 INCHES MAX
	HEIGHT OF SIGNAGE	WITHIN 10 FEET OF T.O. GARAGE OPENING
	AREA	4 SQ. FT MAX
PLAQUES (PEDESTRIAN SIGNAGE)	LENGTH	2 FEET MAX
	LETTERING HEIGHT	-
	HEIGHT OF SIGNAGE	8 FEET MAX
	AREA	-
BUILDING SIGNAGE	AREA	-
	LENGTH	-
	LETTERING HEIGHT	-
	HEIGHT OF SIGNAGE	-
AWNING OR CANOPY	AREA	-
	LENGTH	-
	LETTERING HEIGHT	-
	HEIGHT OF SIGNAGE	-



1 ENLARGED COCONUT GROVE NORTH ELEVATION
3/22/2020

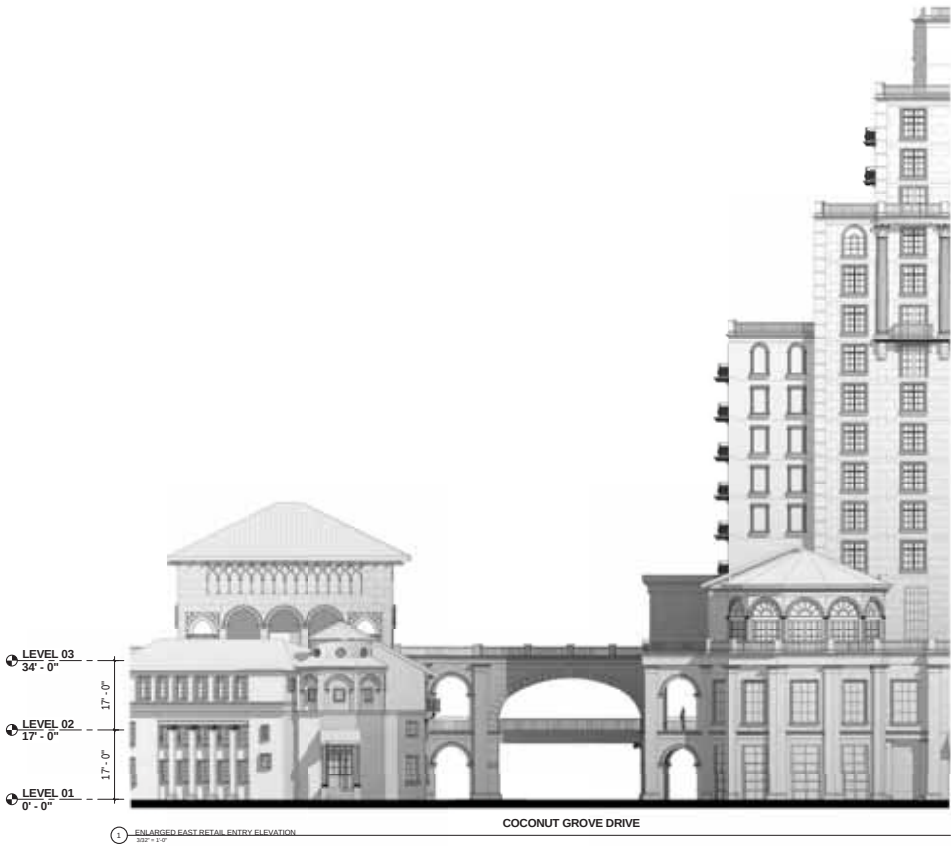
ELEVATION - COCONUT GROVE DRIVE (SOUTHWEST) - RETAIL



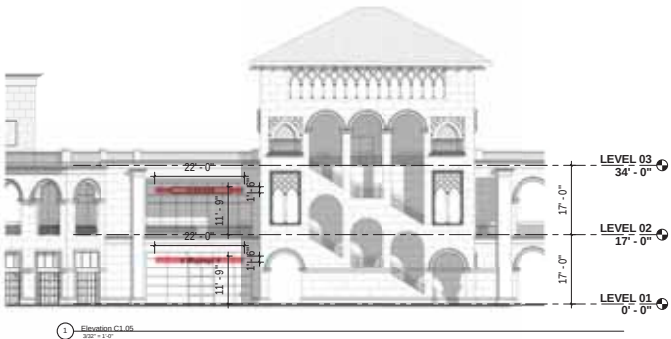
SIGNAGE LEGEND		
TYPE	REQUIREMENTS	
TENANT SIGNAGE	AREA	18 SQ. FT PER TENANT MAX
	LENGTH	50% OF LINEAL TENANT FRONTAGE MAX
	LETTERING HEIGHT	18 INCHES MAX
	HEIGHT OF SIGNAGE	18 FEET MAX
PARKING GARAGE ENTRY/EXIT	AREA	100 SQ. FT MAX
	LENGTH	12 FEET MAX
	LETTERING HEIGHT	10 INCHES MAX
	HEIGHT OF SIGNAGE	WITHIN 10 FEET OF T.O. GARAGE OPENING
PLAQUES (PEDESTRIAN SIGNAGE)	AREA	4 SQ. FT MAX
	LENGTH	2 FEET MAX
	LETTERING HEIGHT	-
	HEIGHT OF SIGNAGE	8 FEET MAX
BUILDING SIGNAGE	AREA	- 1 SQ. FT PER LINEAL FOOT OF PRIMARY STREET FRONTAGE - 0.5 SQ. FT PER LINEAL FOOT OF SIDE STREET FRONTAGE OR FACADE FRONTAGE
	LENGTH	50% OF LINEAL BUILDING FRONTAGE
	LETTERING HEIGHT	30 INCHES MAX
	HEIGHT OF SIGNAGE	- 25 FEET MAX ABOVE CEILING OF TOP FLOOR - 97 FEET MIN
AWNING OR CANOPY	AREA	4 SQ. FT MAX
	LENGTH	50% OF AWNING OR CANOPY
	LETTERING HEIGHT	- 6 INCHES MAX - NOT TO EXCEED 60% OF HEIGHT OF VALENCE
	HEIGHT OF SIGNAGE	12 FEET MAX

CITY COMMISSION
SECOND READING[illegible]

ELEVATION - COCONUT GROVE DRIVE ENTRY (NORTHWEST)



SIGNAGE LEGEND		
TYPE	REQUIREMENTS	
TENANT SIGNAGE	AREA	18 SQ. FT PER TENANT MAX
	LENGTH	50% OF LINEAL TENANT FRONTAGE MAX
	LETTERING HEIGHT	18 INCHES MAX
	HEIGHT OF SIGNAGE	18 FEET MAX
PARKING GARAGE ENTRY/EXIT	AREA	100 SQ. FT MAX
	LENGTH	12 FEET MAX
	LETTERING HEIGHT	10 INCHES MAX
	HEIGHT OF SIGNAGE	WITHIN 10 FEET OF T.O. GARAGE OPENING
PLAQUES (PEDESTRIAN SIGNAGE)	AREA	4 SQ. FT MAX
	LENGTH	2 FEET MAX
	LETTERING HEIGHT	-
	HEIGHT OF SIGNAGE	8 FEET MAX
BUILDING SIGNAGE	AREA	- 1 SQ. FT PER LINEAL FOOT OF PRIMARY STREET FRONTAGE - 0.5 SQ. FT PER LINEAL FOOT OF SIDE STREET FRONTAGE OR FACADE FRONTAGE
	LENGTH	50% OF LINEAL BUILDING FRONTAGE
	LETTERING HEIGHT	30 INCHES MAX
	HEIGHT OF SIGNAGE	- 25 FEET MAX ABOVE CEILING OF TOP FLOOR - 97 FEET MAX
AWNING OR CANOPY	AREA	4 SQ. FT MAX
	LENGTH	50% OF AWNING OR CANOPY
	LETTERING HEIGHT	- 6 INCHES MAX - NOT TO EXCEED 60% OF HEIGHT OF VALENCE
	HEIGHT OF SIGNAGE	12 FEET MAX



ARCHITECTURAL ELEVATIONS



LANDSCAPE DRAWINGS

CITY COMMISSION
SECOND READING

MEDITERRANEAN VILLAGE
AT PONCE CIRCLE



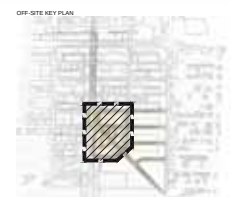
OVERALL ILLUSTRATIVE REALM PLAN



OVERALL ILLUSTRATIVE - ON-SITE PUBLIC REALM PLAN



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



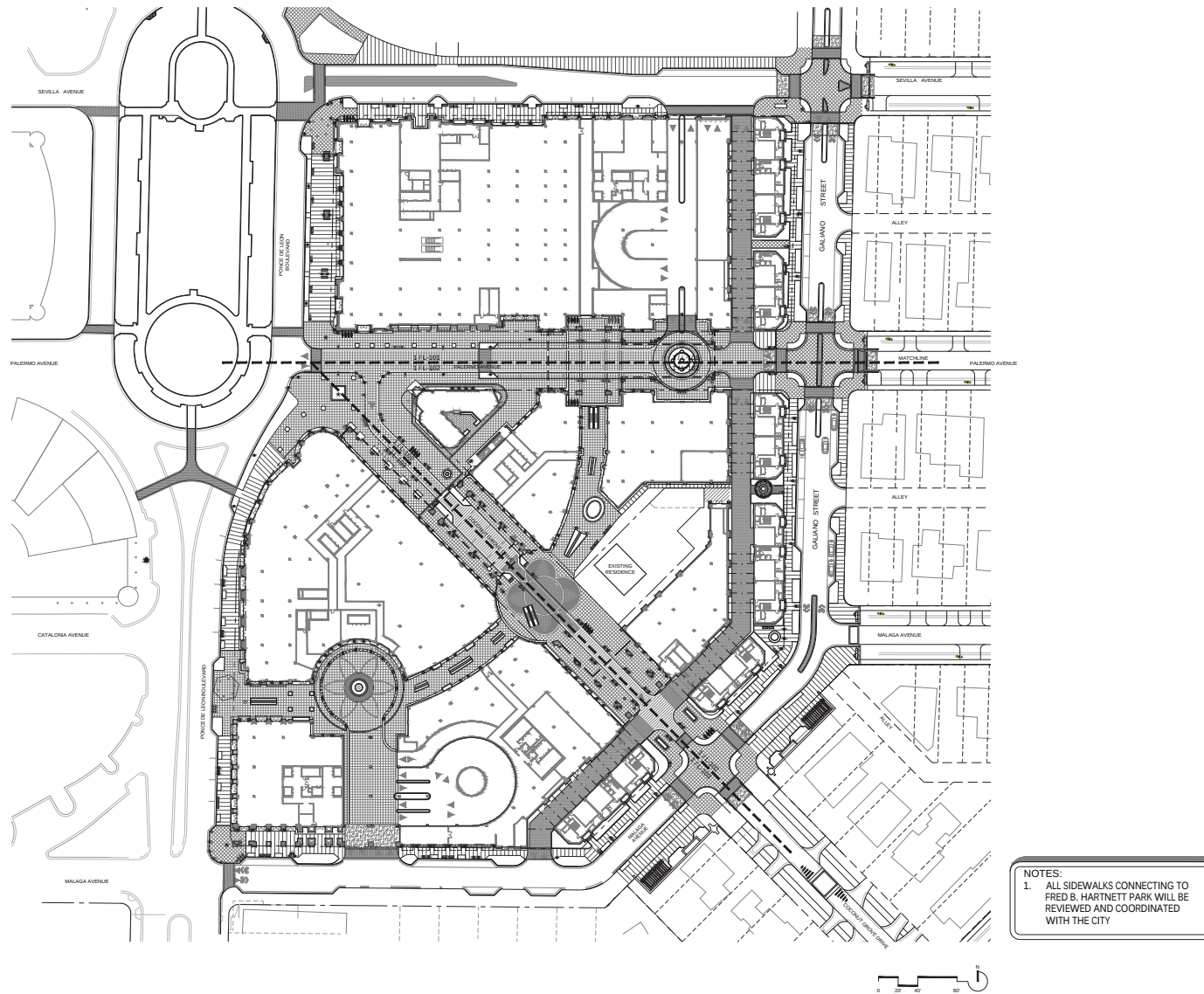
LANDSCAPE DRAWINGS

CITY COMMISSION
SECOND READING

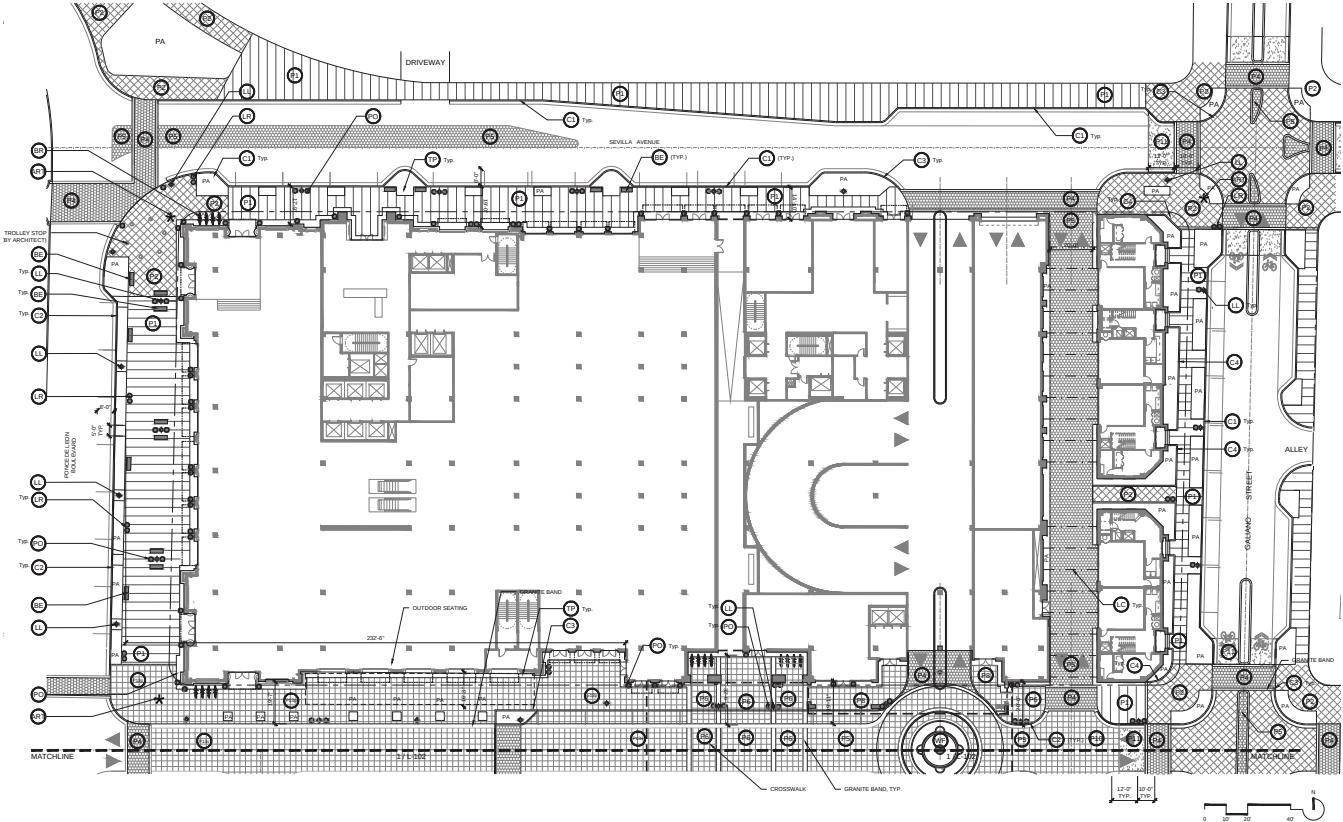
MEDITERRANEAN VILLAGE AT PONCE CIRCLE



OVERALL ON-SITE PUBLIC REALM PLAN

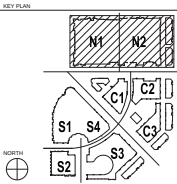


PUBLIC REALM PLAN - NORTH PARCEL

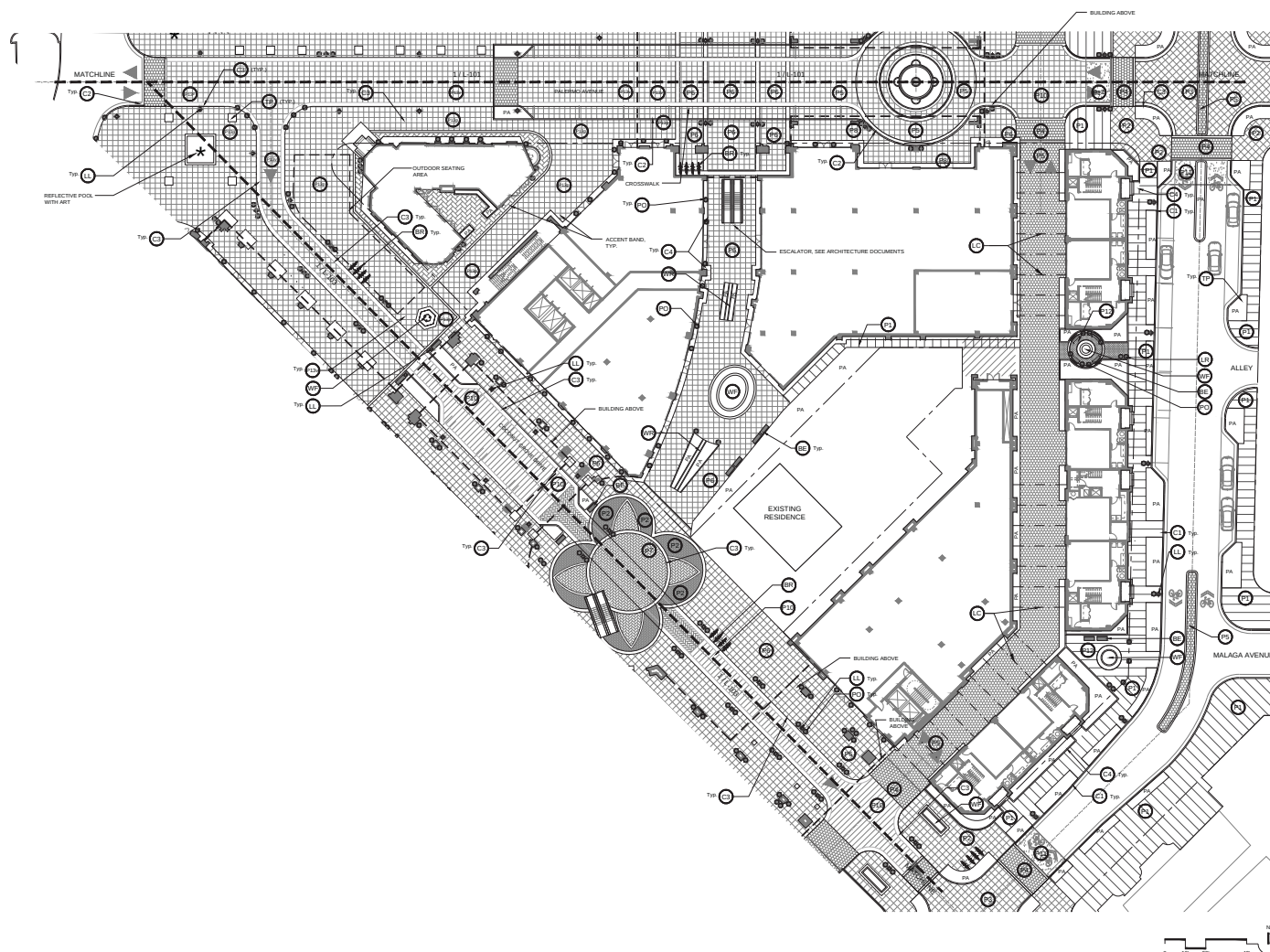


NOTES:
1. ALL SIDEWALKS CONNECTING TO FRED B. HARTNETT PARK WILL BE REVIEWED AND COORDINATED WITH THE CITY

HARDSCAPE KEY	
PAVING	
1	MANHOLE STONE PAVING - UNPAVED
2	GRANITE PAVING - PAVEMENTS
3	GRANITE PAVING - PAVEMENTS
4	GRANITE PAVING - PAVEMENTS
5	GRANITE PAVING - PAVEMENTS
6	GRANITE PAVING - PAVEMENTS
7	GRANITE PAVING - PAVEMENTS
8	GRANITE PAVING - PAVEMENTS
9	GRANITE PAVING - PAVEMENTS
10	GRANITE PAVING - PAVEMENTS
11	GRANITE PAVING - PAVEMENTS
12	GRANITE PAVING - PAVEMENTS
13	GRANITE PAVING - PAVEMENTS
14	GRANITE PAVING - PAVEMENTS
15	GRANITE PAVING - PAVEMENTS
16	GRANITE PAVING - PAVEMENTS
17	GRANITE PAVING - PAVEMENTS
18	GRANITE PAVING - PAVEMENTS
19	GRANITE PAVING - PAVEMENTS
20	GRANITE PAVING - PAVEMENTS
21	GRANITE PAVING - PAVEMENTS
22	GRANITE PAVING - PAVEMENTS
23	GRANITE PAVING - PAVEMENTS
24	GRANITE PAVING - PAVEMENTS
25	GRANITE PAVING - PAVEMENTS
26	GRANITE PAVING - PAVEMENTS
27	GRANITE PAVING - PAVEMENTS
28	GRANITE PAVING - PAVEMENTS
29	GRANITE PAVING - PAVEMENTS
30	GRANITE PAVING - PAVEMENTS
31	GRANITE PAVING - PAVEMENTS
32	GRANITE PAVING - PAVEMENTS
33	GRANITE PAVING - PAVEMENTS
34	GRANITE PAVING - PAVEMENTS
35	GRANITE PAVING - PAVEMENTS
36	GRANITE PAVING - PAVEMENTS
37	GRANITE PAVING - PAVEMENTS
38	GRANITE PAVING - PAVEMENTS
39	GRANITE PAVING - PAVEMENTS
40	GRANITE PAVING - PAVEMENTS
41	GRANITE PAVING - PAVEMENTS
42	GRANITE PAVING - PAVEMENTS
43	GRANITE PAVING - PAVEMENTS
44	GRANITE PAVING - PAVEMENTS
45	GRANITE PAVING - PAVEMENTS
46	GRANITE PAVING - PAVEMENTS
47	GRANITE PAVING - PAVEMENTS
48	GRANITE PAVING - PAVEMENTS
49	GRANITE PAVING - PAVEMENTS
50	GRANITE PAVING - PAVEMENTS
51	GRANITE PAVING - PAVEMENTS
52	GRANITE PAVING - PAVEMENTS
53	GRANITE PAVING - PAVEMENTS
54	GRANITE PAVING - PAVEMENTS
55	GRANITE PAVING - PAVEMENTS
56	GRANITE PAVING - PAVEMENTS
57	GRANITE PAVING - PAVEMENTS
58	GRANITE PAVING - PAVEMENTS
59	GRANITE PAVING - PAVEMENTS
60	GRANITE PAVING - PAVEMENTS
61	GRANITE PAVING - PAVEMENTS
62	GRANITE PAVING - PAVEMENTS
63	GRANITE PAVING - PAVEMENTS
64	GRANITE PAVING - PAVEMENTS
65	GRANITE PAVING - PAVEMENTS
66	GRANITE PAVING - PAVEMENTS
67	GRANITE PAVING - PAVEMENTS
68	GRANITE PAVING - PAVEMENTS
69	GRANITE PAVING - PAVEMENTS
70	GRANITE PAVING - PAVEMENTS
71	GRANITE PAVING - PAVEMENTS
72	GRANITE PAVING - PAVEMENTS
73	GRANITE PAVING - PAVEMENTS
74	GRANITE PAVING - PAVEMENTS
75	GRANITE PAVING - PAVEMENTS
76	GRANITE PAVING - PAVEMENTS
77	GRANITE PAVING - PAVEMENTS
78	GRANITE PAVING - PAVEMENTS
79	GRANITE PAVING - PAVEMENTS
80	GRANITE PAVING - PAVEMENTS
81	GRANITE PAVING - PAVEMENTS
82	GRANITE PAVING - PAVEMENTS
83	GRANITE PAVING - PAVEMENTS
84	GRANITE PAVING - PAVEMENTS
85	GRANITE PAVING - PAVEMENTS
86	GRANITE PAVING - PAVEMENTS
87	GRANITE PAVING - PAVEMENTS
88	GRANITE PAVING - PAVEMENTS
89	GRANITE PAVING - PAVEMENTS
90	GRANITE PAVING - PAVEMENTS
91	GRANITE PAVING - PAVEMENTS
92	GRANITE PAVING - PAVEMENTS
93	GRANITE PAVING - PAVEMENTS
94	GRANITE PAVING - PAVEMENTS
95	GRANITE PAVING - PAVEMENTS
96	GRANITE PAVING - PAVEMENTS
97	GRANITE PAVING - PAVEMENTS
98	GRANITE PAVING - PAVEMENTS
99	GRANITE PAVING - PAVEMENTS
100	GRANITE PAVING - PAVEMENTS
SITE AMENITIES	
1	PLANTING AREA
2	PLANTING AREA
3	PLANTING AREA
4	PLANTING AREA
5	PLANTING AREA
6	PLANTING AREA
7	PLANTING AREA
8	PLANTING AREA
9	PLANTING AREA
10	PLANTING AREA
11	PLANTING AREA
12	PLANTING AREA
13	PLANTING AREA
14	PLANTING AREA
15	PLANTING AREA
16	PLANTING AREA
17	PLANTING AREA
18	PLANTING AREA
19	PLANTING AREA
20	PLANTING AREA
21	PLANTING AREA
22	PLANTING AREA
23	PLANTING AREA
24	PLANTING AREA
25	PLANTING AREA
26	PLANTING AREA
27	PLANTING AREA
28	PLANTING AREA
29	PLANTING AREA
30	PLANTING AREA
31	PLANTING AREA
32	PLANTING AREA
33	PLANTING AREA
34	PLANTING AREA
35	PLANTING AREA
36	PLANTING AREA
37	PLANTING AREA
38	PLANTING AREA
39	PLANTING AREA
40	PLANTING AREA
41	PLANTING AREA
42	PLANTING AREA
43	PLANTING AREA
44	PLANTING AREA
45	PLANTING AREA
46	PLANTING AREA
47	PLANTING AREA
48	PLANTING AREA
49	PLANTING AREA
50	PLANTING AREA
51	PLANTING AREA
52	PLANTING AREA
53	PLANTING AREA
54	PLANTING AREA
55	PLANTING AREA
56	PLANTING AREA
57	PLANTING AREA
58	PLANTING AREA
59	PLANTING AREA
60	PLANTING AREA
61	PLANTING AREA
62	PLANTING AREA
63	PLANTING AREA
64	PLANTING AREA
65	PLANTING AREA
66	PLANTING AREA
67	PLANTING AREA
68	PLANTING AREA
69	PLANTING AREA
70	PLANTING AREA
71	PLANTING AREA
72	PLANTING AREA
73	PLANTING AREA
74	PLANTING AREA
75	PLANTING AREA
76	PLANTING AREA
77	PLANTING AREA
78	PLANTING AREA
79	PLANTING AREA
80	PLANTING AREA
81	PLANTING AREA
82	PLANTING AREA
83	PLANTING AREA
84	PLANTING AREA
85	PLANTING AREA
86	PLANTING AREA
87	PLANTING AREA
88	PLANTING AREA
89	PLANTING AREA
90	PLANTING AREA
91	PLANTING AREA
92	PLANTING AREA
93	PLANTING AREA
94	PLANTING AREA
95	PLANTING AREA
96	PLANTING AREA
97	PLANTING AREA
98	PLANTING AREA
99	PLANTING AREA
100	PLANTING AREA

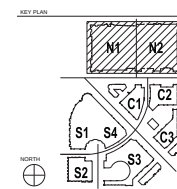


PUBLIC REALM PLAN - CENTRAL PARCEL

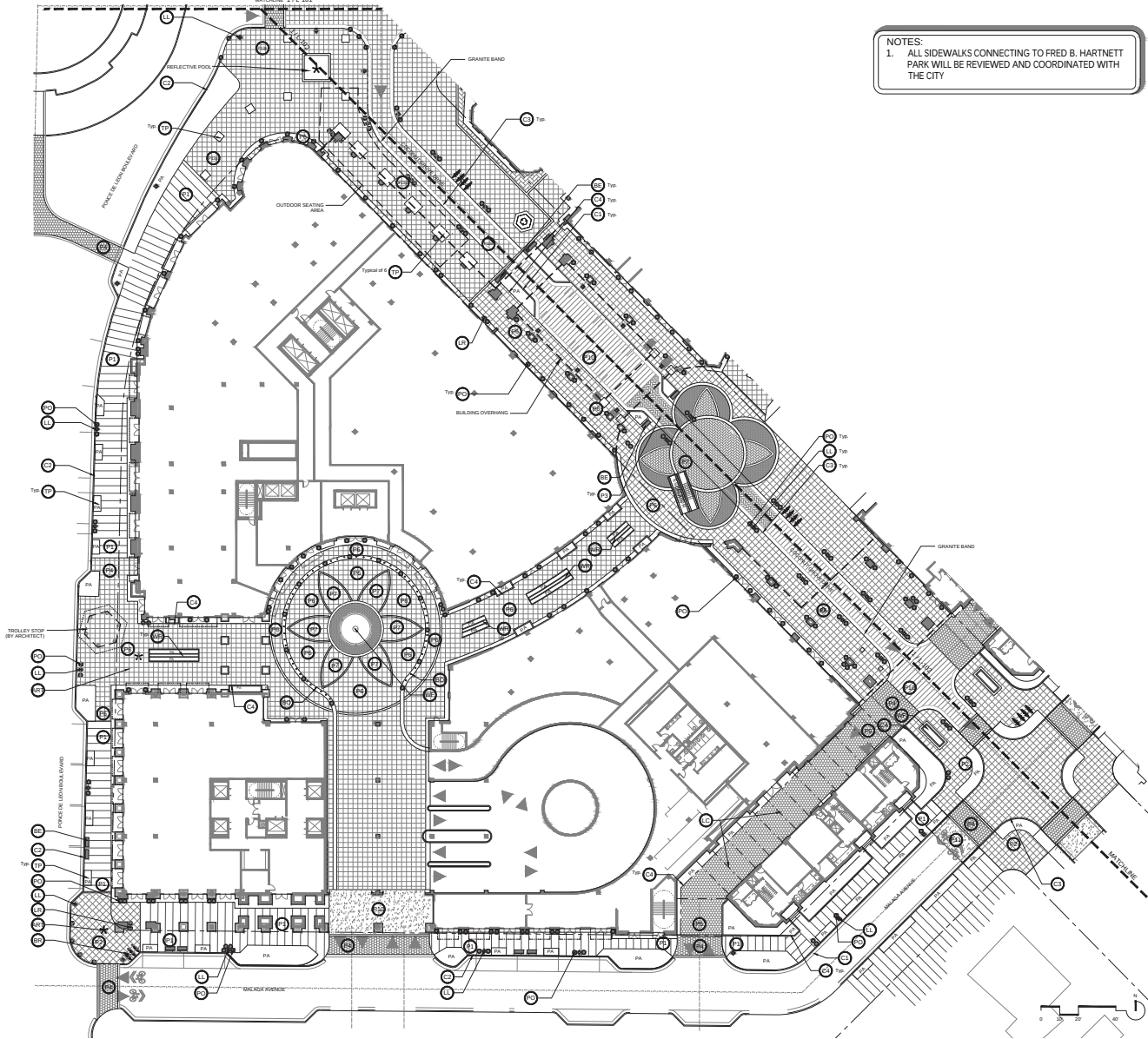


- NOTES:
1. ALL SIDEWALKS CONNECTING TO FRED B. HARTNETT PARK WILL BE REVIEWED AND COORDINATED WITH THE CITY

HARDSCAPE KEY (PAVING)	
	1. TERRAZZO STONE PAVES - UNFINISHED
	2. GRASS PAVES - PEDESTAL PLANTING ONLY
	3. GRASS PAVES - VEHICULAR PLANTING ONLY
	4. GRASS PAVES - WALKWAY
	5. GRASS PAVES - VEHICULAR
	6. GRASS PAVES - MEDIAN ONLY
	7. GRASS PAVES - MEDIAN TANK
	8. PAVED CYCLE & BICYCLE LANE
	9. PAVED CYCLE & BICYCLE LANE - FINISHED
	10. PAVED CYCLE & BICYCLE LANE - FINISHED
	11. PAVED CYCLE & BICYCLE LANE - FINISHED
	12. PAVED CYCLE & BICYCLE LANE - FINISHED
	13. GRASS PAVES - VEHICULAR
	14. GRASS PAVES - VEHICULAR
	15. GRASS PAVES - VEHICULAR
	16. GRASS PAVES - VEHICULAR
	17. GRASS PAVES - VEHICULAR
	18. GRASS PAVES - VEHICULAR
	19. GRASS PAVES - VEHICULAR
	20. GRASS PAVES - VEHICULAR
	21. GRASS PAVES - VEHICULAR
	22. GRASS PAVES - VEHICULAR
	23. GRASS PAVES - VEHICULAR
	24. GRASS PAVES - VEHICULAR
	25. GRASS PAVES - VEHICULAR
	26. GRASS PAVES - VEHICULAR
	27. GRASS PAVES - VEHICULAR
	28. GRASS PAVES - VEHICULAR
	29. GRASS PAVES - VEHICULAR
	30. GRASS PAVES - VEHICULAR
	31. GRASS PAVES - VEHICULAR
	32. GRASS PAVES - VEHICULAR
	33. GRASS PAVES - VEHICULAR
	34. GRASS PAVES - VEHICULAR
	35. GRASS PAVES - VEHICULAR
	36. GRASS PAVES - VEHICULAR
	37. GRASS PAVES - VEHICULAR
	38. GRASS PAVES - VEHICULAR
	39. GRASS PAVES - VEHICULAR
	40. GRASS PAVES - VEHICULAR
	41. GRASS PAVES - VEHICULAR
	42. GRASS PAVES - VEHICULAR
	43. GRASS PAVES - VEHICULAR
	44. GRASS PAVES - VEHICULAR
	45. GRASS PAVES - VEHICULAR
	46. GRASS PAVES - VEHICULAR
	47. GRASS PAVES - VEHICULAR
	48. GRASS PAVES - VEHICULAR
	49. GRASS PAVES - VEHICULAR
	50. GRASS PAVES - VEHICULAR
	51. GRASS PAVES - VEHICULAR
	52. GRASS PAVES - VEHICULAR
	53. GRASS PAVES - VEHICULAR
	54. GRASS PAVES - VEHICULAR
	55. GRASS PAVES - VEHICULAR
	56. GRASS PAVES - VEHICULAR
	57. GRASS PAVES - VEHICULAR
	58. GRASS PAVES - VEHICULAR
	59. GRASS PAVES - VEHICULAR
	60. GRASS PAVES - VEHICULAR
	61. GRASS PAVES - VEHICULAR
	62. GRASS PAVES - VEHICULAR
	63. GRASS PAVES - VEHICULAR
	64. GRASS PAVES - VEHICULAR
	65. GRASS PAVES - VEHICULAR
	66. GRASS PAVES - VEHICULAR
	67. GRASS PAVES - VEHICULAR
	68. GRASS PAVES - VEHICULAR
	69. GRASS PAVES - VEHICULAR
	70. GRASS PAVES - VEHICULAR
	71. GRASS PAVES - VEHICULAR
	72. GRASS PAVES - VEHICULAR
	73. GRASS PAVES - VEHICULAR
	74. GRASS PAVES - VEHICULAR
	75. GRASS PAVES - VEHICULAR
	76. GRASS PAVES - VEHICULAR
	77. GRASS PAVES - VEHICULAR
	78. GRASS PAVES - VEHICULAR
	79. GRASS PAVES - VEHICULAR
	80. GRASS PAVES - VEHICULAR
	81. GRASS PAVES - VEHICULAR
	82. GRASS PAVES - VEHICULAR
	83. GRASS PAVES - VEHICULAR
	84. GRASS PAVES - VEHICULAR
	85. GRASS PAVES - VEHICULAR
	86. GRASS PAVES - VEHICULAR
	87. GRASS PAVES - VEHICULAR
	88. GRASS PAVES - VEHICULAR
	89. GRASS PAVES - VEHICULAR
	90. GRASS PAVES - VEHICULAR
	91. GRASS PAVES - VEHICULAR
	92. GRASS PAVES - VEHICULAR
	93. GRASS PAVES - VEHICULAR
	94. GRASS PAVES - VEHICULAR
	95. GRASS PAVES - VEHICULAR
	96. GRASS PAVES - VEHICULAR
	97. GRASS PAVES - VEHICULAR
	98. GRASS PAVES - VEHICULAR
	99. GRASS PAVES - VEHICULAR
	100. GRASS PAVES - VEHICULAR
	101. GRASS PAVES - VEHICULAR
	102. GRASS PAVES - VEHICULAR
	103. GRASS PAVES - VEHICULAR
	104. GRASS PAVES - VEHICULAR
	105. GRASS PAVES - VEHICULAR
	106. GRASS PAVES - VEHICULAR
	107. GRASS PAVES - VEHICULAR
	108. GRASS PAVES - VEHICULAR
	109. GRASS PAVES - VEHICULAR
	110. GRASS PAVES - VEHICULAR
	111. GRASS PAVES - VEHICULAR
	112. GRASS PAVES - VEHICULAR
	113. GRASS PAVES - VEHICULAR
	114. GRASS PAVES - VEHICULAR
	115. GRASS PAVES - VEHICULAR
	116. GRASS PAVES - VEHICULAR
	117. GRASS PAVES - VEHICULAR
	118. GRASS PAVES - VEHICULAR
	119. GRASS PAVES - VEHICULAR
	120. GRASS PAVES - VEHICULAR
	121. GRASS PAVES - VEHICULAR
	122. GRASS PAVES - VEHICULAR
	123. GRASS PAVES - VEHICULAR
	124. GRASS PAVES - VEHICULAR
	125. GRASS PAVES - VEHICULAR
	126. GRASS PAVES - VEHICULAR
	127. GRASS PAVES - VEHICULAR
	128. GRASS PAVES - VEHICULAR
	129. GRASS PAVES - VEHICULAR
	130. GRASS PAVES - VEHICULAR
	131. GRASS PAVES - VEHICULAR
	132. GRASS PAVES - VEHICULAR
	133. GRASS PAVES - VEHICULAR
	134. GRASS PAVES - VEHICULAR
	135. GRASS PAVES - VEHICULAR
	136. GRASS PAVES - VEHICULAR
	137. GRASS PAVES - VEHICULAR
	138. GRASS PAVES - VEHICULAR
	139. GRASS PAVES - VEHICULAR
	140. GRASS PAVES - VEHICULAR
	141. GRASS PAVES - VEHICULAR
	142. GRASS PAVES - VEHICULAR
	143. GRASS PAVES - VEHICULAR
	144. GRASS PAVES - VEHICULAR
	145. GRASS PAVES - VEHICULAR
	146. GRASS PAVES - VEHICULAR
	147. GRASS PAVES - VEHICULAR
	148. GRASS PAVES - VEHICULAR
	149. GRASS PAVES - VEHICULAR
	150. GRASS PAVES - VEHICULAR
	151. GRASS PAVES - VEHICULAR
	152. GRASS PAVES - VEHICULAR
	153. GRASS PAVES - VEHICULAR
	154. GRASS PAVES - VEHICULAR
	155. GRASS PAVES - VEHICULAR
	156. GRASS PAVES - VEHICULAR
	157. GRASS PAVES - VEHICULAR
	158. GRASS PAVES - VEHICULAR
	159. GRASS PAVES - VEHICULAR
	160. GRASS PAVES - VEHICULAR
	161. GRASS PAVES - VEHICULAR
	162. GRASS PAVES - VEHICULAR
	163. GRASS PAVES - VEHICULAR
	164. GRASS PAVES - VEHICULAR
	165. GRASS PAVES - VEHICULAR
	166. GRASS PAVES - VEHICULAR
	167. GRASS PAVES - VEHICULAR
	168. GRASS PAVES - VEHICULAR
	169. GRASS PAVES - VEHICULAR
	170. GRASS PAVES - VEHICULAR
	171. GRASS PAVES - VEHICULAR
	172. GRASS PAVES - VEHICULAR
	173. GRASS PAVES - VEHICULAR
	174. GRASS PAVES - VEHICULAR
	175. GRASS PAVES - VEHICULAR
	176. GRASS PAVES - VEHICULAR
	177. GRASS PAVES - VEHICULAR
	178. GRASS PAVES - VEHICULAR
	179. GRASS PAVES - VEHICULAR
	180. GRASS PAVES - VEHICULAR
	181. GRASS PAVES - VEHICULAR
	182. GRASS PAVES - VEHICULAR
	183. GRASS PAVES - VEHICULAR
	184. GRASS PAVES - VEHICULAR
	185. GRASS PAVES - VEHICULAR
	186. GRASS PAVES - VEHICULAR
	187. GRASS PAVES - VEHICULAR
	188. GRASS PAVES - VEHICULAR
	189. GRASS PAVES - VEHICULAR
	190. GRASS PAVES - VEHICULAR
	191. GRASS PAVES - VEHICULAR
	192. GRASS PAVES - VEHICULAR
	193. GRASS PAVES - VEHICULAR
	194. GRASS PAVES - VEHICULAR
	195. GRASS PAVES - VEHICULAR
	196. GRASS PAVES - VEHICULAR
	197. GRASS PAVES - VEHICULAR
	198. GRASS PAVES - VEHICULAR
	199. GRASS PAVES - VEHICULAR
	200. GRASS PAVES - VEHICULAR
	201. GRASS PAVES - VEHICULAR
	202. GRASS PAVES - VEHICULAR
	203. GRASS PAVES - VEHICULAR
	204. GRASS PAVES - VEHICULAR
	205. GRASS PAVES - VEHICULAR
	206. GRASS PAVES - VEHICULAR
	207. GRASS PAVES - VEHICULAR
	208. GRASS PAVES - VEHICULAR
	209. GRASS PAVES - VEHICULAR
	210. GRASS PAVES - VEHICULAR
	211. GRASS PAVES - VEHICULAR
	212. GRASS PAVES - VEHICULAR
	213. GRASS PAVES - VEHICULAR
	214. GRASS PAVES - VEHICULAR
	215. GRASS PAVES - VEHICULAR
	216. GRASS PAVES - VEHICULAR
	217. GRASS PAVES - VEHICULAR
	218. GRASS PAVES - VEHICULAR
	219. GRASS PAVES - VEHICULAR
	220. GRASS PAVES - VEHICULAR
	221. GRASS PAVES - VEHICULAR
	222. GRASS PAVES - VEHICULAR
	223. GRASS PAVES - VEHICULAR
	224. GRASS PAVES - VEHICULAR
	225. GRASS PAVES - VEHICULAR
	226. GRASS PAVES - VEHICULAR
	227. GRASS PAVES - VEHICULAR
	228. GRASS PAVES - VEHICULAR
	229. GRASS PAVES - VEHICULAR
	230. GRASS PAVES - VEHICULAR
	231. GRASS PAVES - VEHICULAR
	232. GRASS PAVES - VEHICULAR
	233. GRASS PAVES - VEHICULAR
	234. GRASS PAVES - VEHICULAR
	235. GRASS PAVES - VEHICULAR
	236. GRASS PAVES - VEHICULAR
	237. GRASS PAVES - VEHICULAR
	238. GRASS PAVES - VEHICULAR
	239. GRASS PAVES - VEHICULAR
	240. GRASS PAVES - VEHICULAR
	241. GRASS PAVES - VEHICULAR
	242. GRASS PAVES - VEHICULAR
	243. GRASS PAVES - VEHICULAR
	244. GRASS PAVES - VEHICULAR
	245. GRASS PAVES - VEHICULAR
	246. GRASS PAVES - VEHICULAR
	247. GRASS PAVES - VEHICULAR
	248. GRASS PAVES - VEHICULAR
	249. GRASS PAVES - VEHICULAR
	250. GRASS PAVES - VEHICULAR
	251. GRASS PAVES - VEHICULAR
	252. GRASS PAVES - VEHICULAR
	253. GRASS PAVES - VEHICULAR
	254. GRASS PAVES - VEHICULAR
	255. GRASS PAVES - VEHICULAR
	256. GRASS PAVES - VEHICULAR
	257. GRASS PAVES - VEHICULAR
	258. GRASS PAVES - VEHICULAR
	259. GRASS PAVES - VEHICULAR
	260. GRASS PAVES - VEHICULAR
	261. GRASS PAVES - VEHICULAR
	262. GRASS PAVES - VEHICULAR
	263. GRASS PAVES - VEHICULAR
	264. GRASS PAVES - VEHICULAR
	265. GRASS PAVES - VEHICULAR
	266. GRASS PAVES - VEHICULAR
	267. GRASS PAVES - VEHICULAR
	268. GRASS PAVES - VEHICULAR
	269. GRASS PAVES - VEHICULAR
	270. GRASS PAVES - VEHICULAR
	271. GRASS PAVES - VEHICULAR
	272. GRASS PAVES - VEHICULAR
	273. GRASS PAVES - VEHICULAR
	274. GRASS PAVES - VEHICULAR
	275. GRASS PAVES - VEHICULAR
	276. GRASS PAVES - VEHICULAR
	277. GRASS PAVES - VEHICULAR
	278. GRASS PAVES - VEHICULAR
	279. GRASS PAVES - VEHICULAR
	280. GRASS PAVES - VEHICULAR
	281. GRASS PAVES - VEHICULAR
	282. GRASS PAVES - VEHICULAR
	283. GRASS PAVES - VEHICULAR
	284. GRASS PAVES - VEHICULAR
	285. GRASS PAVES - VEHICULAR
	286. GRASS PAVES - VEHICULAR
	287. GRASS PAVES - VEHICULAR
	288. GRASS PAVES - VEHICULAR
	289. GRASS PAVES - VEHICULAR
	290. GRASS PAVES - VEHICULAR
	291. GRASS PAVES - VEHICULAR
	292. GRASS PAVES - VEHICULAR
	293. GRASS PAVES - VEHICULAR
	294. GRASS PAVES - VEHICULAR
	295. GRASS PAVES - VEHICULAR
	296. GRASS PAVES - VEHICULAR
	297. GRASS PAVES - VEHICULAR
	298. GRASS PAVES - VEHICULAR
	299. GRASS PAVES - VEHICULAR
	300. GRASS PAVES - VEHICULAR
	301. GRASS PAVES - VEHICULAR
	302. GRASS PAVES - VEHICULAR
	303. GRASS PAVES - VEHICULAR
	304. GRASS PAVES - VEHICULAR
	305. GRASS PAVES - VEHICULAR
	306. GRASS PAVES - VEHICULAR
	307. GRASS PAVES - VEHICULAR
	308. GRASS PAVES - VEHICULAR
	309. GRASS PAVES - VEHICULAR
	310. GRASS PAVES - VEHICULAR
	311. GRASS PAVES - VEHICULAR
	312. GRASS PAVES - VEHICULAR
	313. GRASS PAVES - VEHICULAR
	314. GRASS PAVES - VEHICULAR
	315. GRASS PAVES - VEHICULAR
	316. GRASS PAVES - VEHICULAR
	317. GRASS PAVES - VEHICULAR
	318. GRASS PAVES - VEHICULAR
	319. GRASS PAVES - VEHICULAR
	320. GRASS PAVES - VEHICULAR
	321. GRASS PAVES - VEHICULAR
	322. GRASS PAVES - VEHICULAR
	323. GRASS PAVES - VEHICULAR
	324. GRASS PAVES - VEHICULAR
	325. GRASS PAVES - VEHICULAR
	326. GRASS PAVES - VEHICULAR
	327.

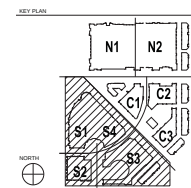


PUBLIC REALM PLAN - SOUTH PARCEL



NOTES:

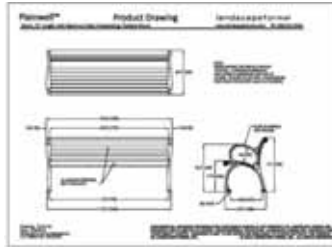
1. ALL SIDEWALKS CONNECTING TO FRED B. HARTNETT PARK WILL BE REVIEWED AND COORDINATED WITH THE CITY

[illegible]CITY COMMISSION
SECOND READING

**MEDITERRANEAN VILLAGE
AT PONCE CIRCLE**



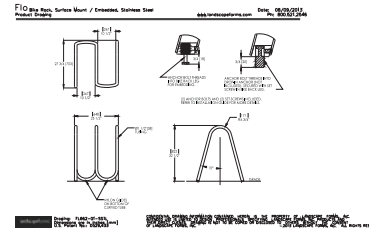
PUBLIC REALM - DETAILS AND CALCS



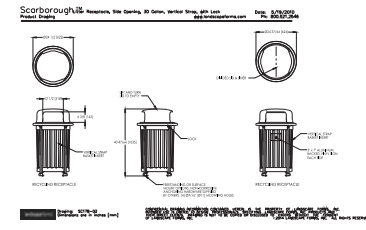
1 BENCH
Scale: NTS



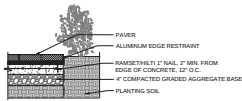
2 TREE PIT UPLIGHT
Scale: NTS



3 BIKE RACK
Scale: NTS



4 LITTER & RECYCLING RECEPTACLE
Scale: NTS



5 Pavers - Pedestrian
Scale: NTS

LANDSCAPE/ OPEN SPACE CALCULATIONS

Townhouse/ Apt Street Type	0.48 acres	36,210 sf
All other Street Types	6.32 acres	466,476 sf
TOTAL	6.80 acres	502,686 sf

A. CIVILIAN LANDSCAPE/ OPEN SPACE	REQUIRED	PROVIDED
Square foot of open space required by Art c/c of Townhouse Code		
Townhouse/ Apt Street Type	26,220 sf x 30%	7,866 sf
All other Street Types	246,576 sf x 30%	73,973 sf
TOTAL	43,181 sf	81,839 sf

B. TOWNHOUSE/ APT STREET TYPE LANDSCAPE/ OPEN SPACE

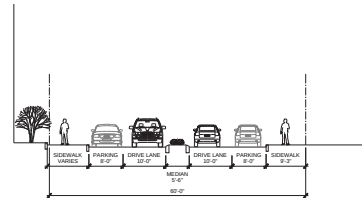
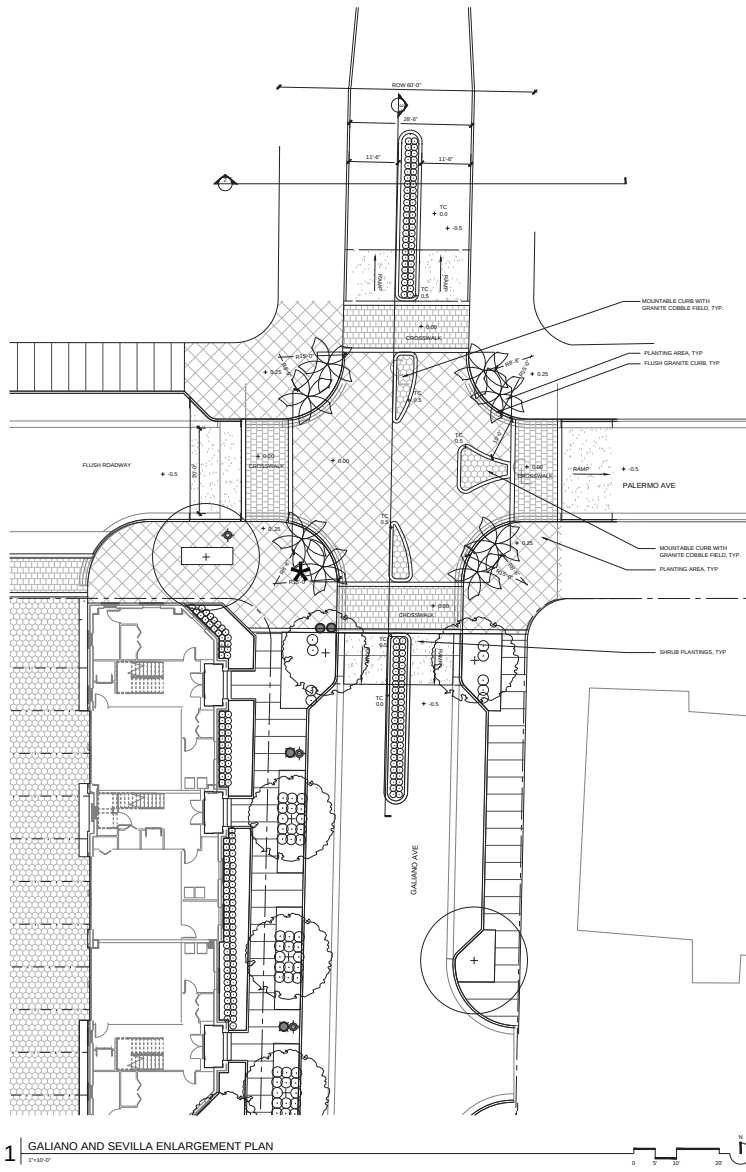
On site	Required	Provided
Landscaping Area at Ground Level	2,827 sf	n/a
Landscaping Area at Rooftop	n/a	n/a
Landscaping Area at Ground Level	1,798 sf	n/a
Landscaping Area at Rooftop	7,270 sf	n/a
Subtotal	11,925 sf	
Off site		
Landscaping Area at Ground Level	4,552 sf	n/a
Landscaping Area at Rooftop	n/a	n/a
Landscaping Area at Ground Level	n/a	n/a
Landscaping Area at Rooftop	4,552 sf	n/a
Subtotal	9,104 sf	
TOTAL	21,029 sf	

C. ALL OTHER STREET TYPE LANDSCAPE/ OPEN SPACE

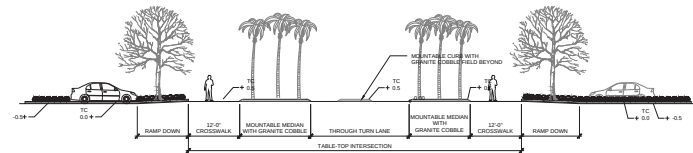
On site	Required	Provided
Landscaping Area at Ground Level	4,300 sf	n/a
Landscaping Area at Rooftop	61,752 sf	n/a
Landscaping Area at Ground Level	0	n/a
Landscaping Area at Rooftop	67,760 sf	n/a
Subtotal	126,052 sf	
Off site		
Landscaping Area at Ground Level	4,492 sf	n/a
Landscaping Area at Rooftop	n/a	n/a
Landscaping Area at Ground Level	74,088 sf	n/a
Landscaping Area at Rooftop	70,546 sf	n/a
Subtotal	149,126 sf	
TOTAL	375,178 sf	

OVERALL TOTAL 61,181 SF 271,682 SF

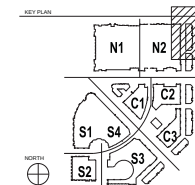
PUBLIC REALM - DETAILS



2 | GALIANO STREET SECTION LOOKING NORTH

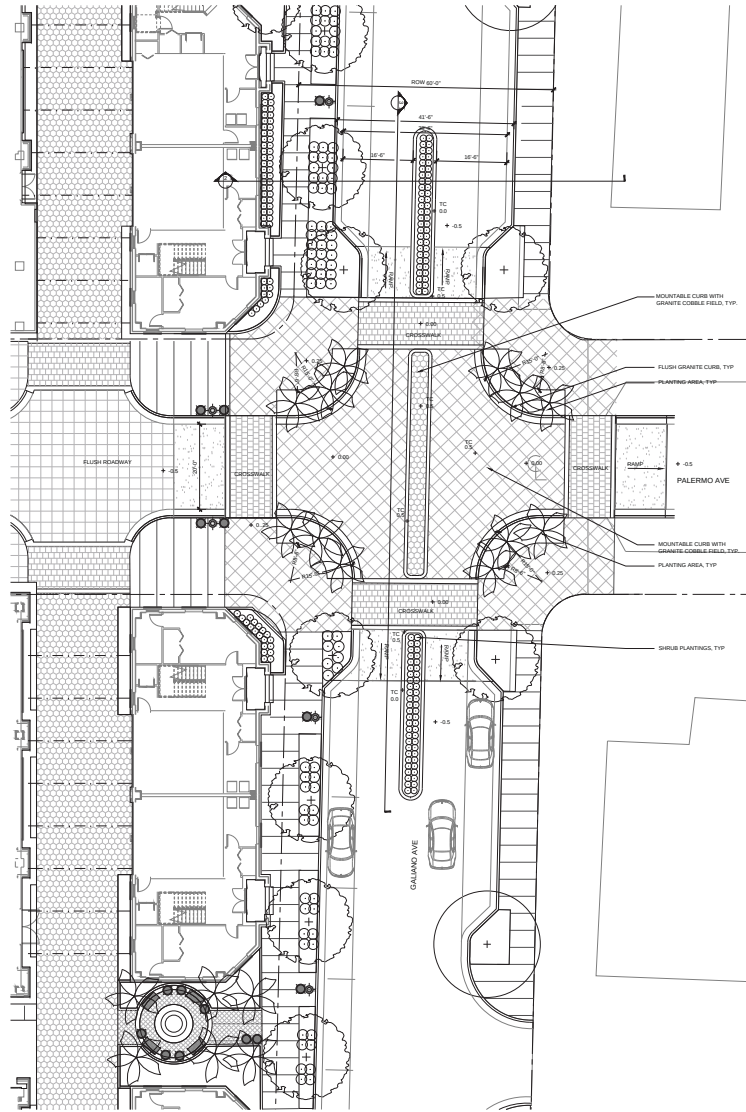


3 GALIANO STREET SECTION LOOKING EAST
1"=10'-0"

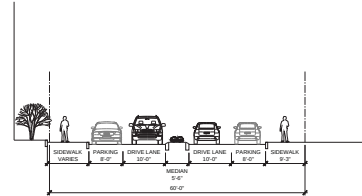


LANDSCAPE DRAWINGS

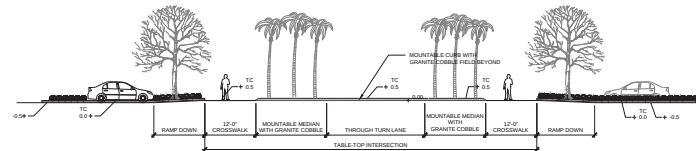
PUBLIC REALM - DETAILS



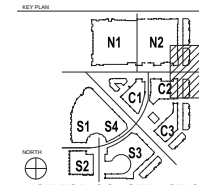
1 GALIANO AND PALERMO ENLARGEMENT PLAN
1"=10'-0"



2 GALIANO STREET SECTION LOOKING NORTH
1"=10'-0"



3 GALIANO STREET SECTION LOOKING EAST
1"=10'-0"



OVERALL ILLUSTRATIVE ON-SITE PLANTING PLAN



- NOTES:
1. ALL SIDEWALKS CONNECTING TO FRED B. HARTNETT PARK WILL BE REVIEWED AND COORDINATED WITH THE CITY
 2. WHERE ON-STREET PARKING OCCURS, STREET TREES SHALL BE LOCATED 3' MIN. FROM THE BACK OF CURB, WHERE POSSIBLE.
 3. ADEQUATE SOIL TYPE AND VOLUME WILL BE PROVIDED FOR ALL STREET TREES AND WILL BE REVIEWED AND COORDINATED WITH PUBLIC SERVICE.



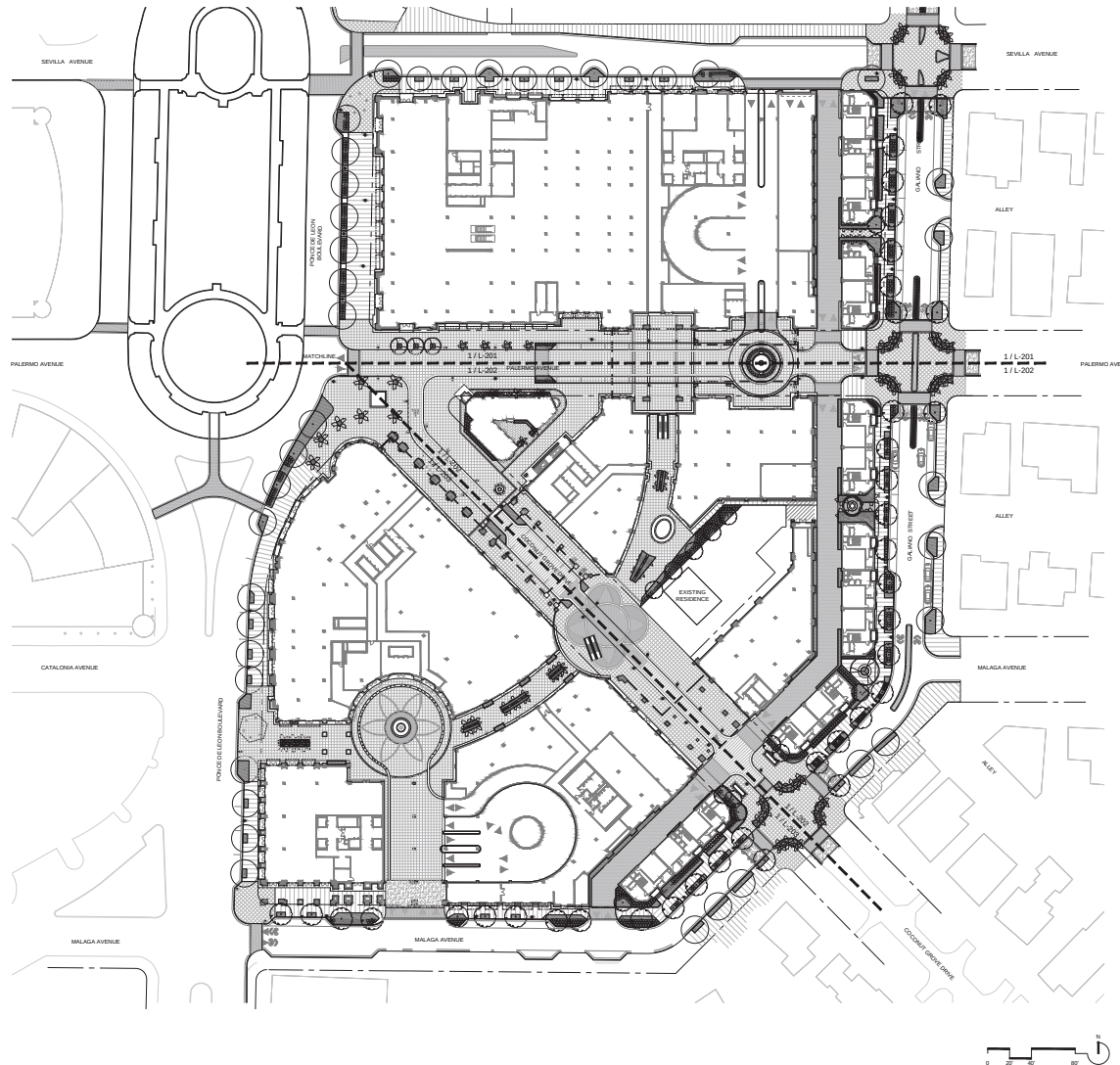
LANDSCAPE DRAWINGS

CITY COMMISSION
SECOND READING

MEDITERRANEAN VILLAGE
AT PONCE CIRCLE



OVERALL ON-SITE PLANTING PLAN

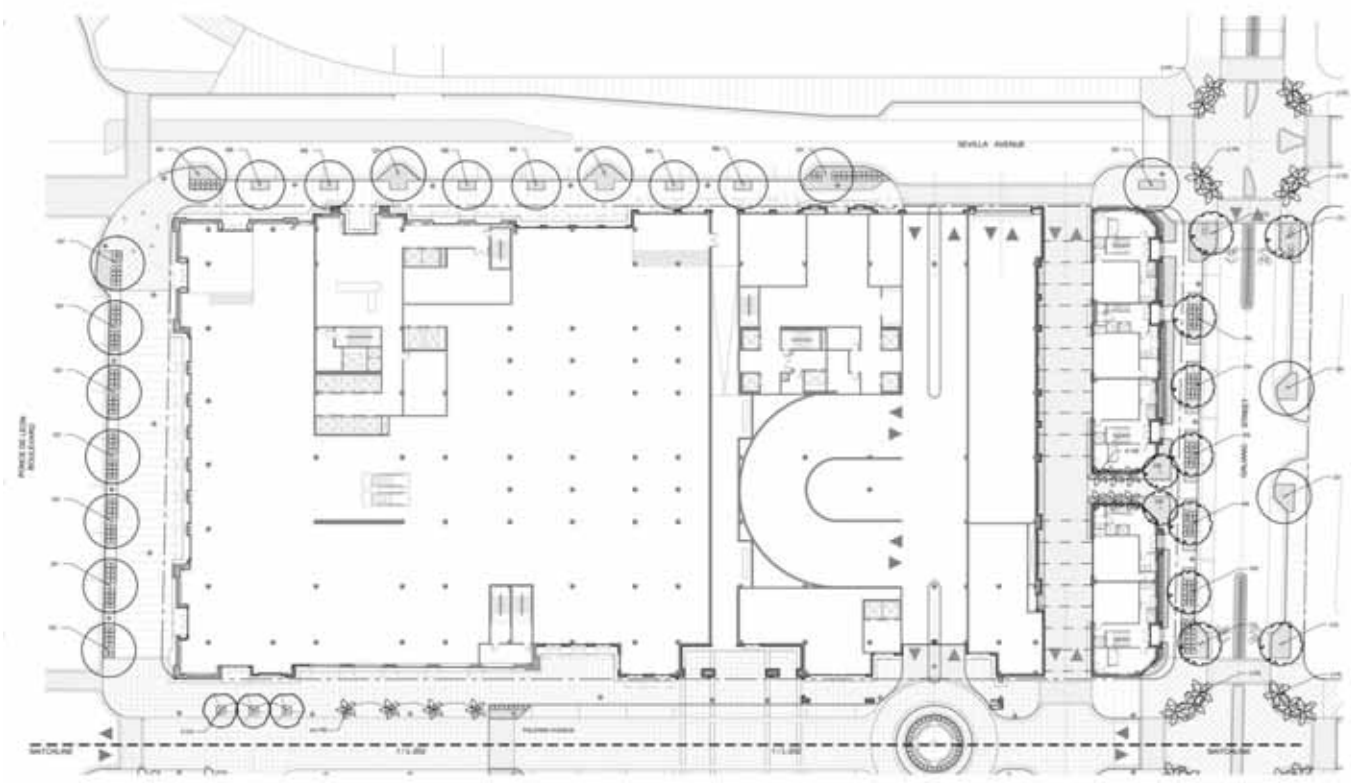


- NOTES:
1. ALL SIDEWALKS CONNECTING TO FRED B. HARTNETT PARK WILL BE REVIEWED AND COORDINATED WITH THE CITY.
 2. WHERE ON-STREET PARKING OCCURS, STREET TREES SHALL BE LOCATED 3' MIN. FROM THE BACK OF CURB, WHERE POSSIBLE.
 3. ADEQUATE SOIL TYPE AND VOLUME WILL BE PROVIDED FOR ALL STREET TREES AND WILL BE REVIEWED AND COORDINATED WITH PUBLIC SERVICE.

KEY PLAN

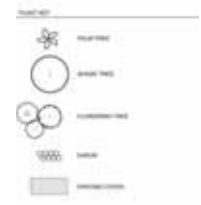


PLANTING PLAN - NORTH PARCEL

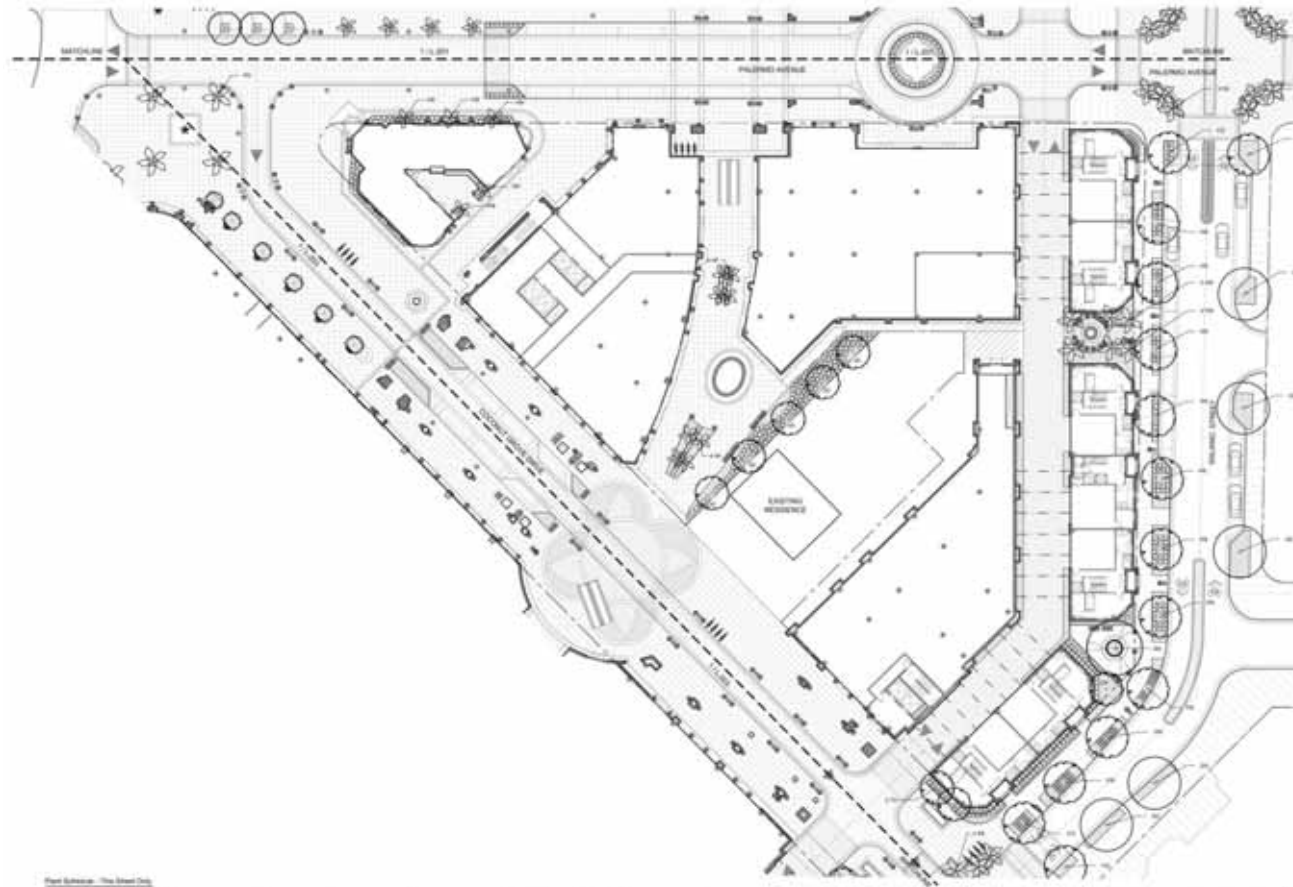


Plant Schedule - Tree Planting					Plant Schedule - Street Planting				
QTY	SIZE	SPACING	LOCATION	COMMENTS	QTY	SIZE	SPACING	LOCATION	COMMENTS
100	12"	12' x 12'	Along Ponce de Leon Avenue	Florida Palmyra	100	12"	12' x 12'	Along Sevilla Avenue	Florida Palmyra
100	12"	12' x 12'	Along Ponce de Leon Avenue	Florida Palmyra	100	12"	12' x 12'	Along Sevilla Avenue	Florida Palmyra
100	12"	12' x 12'	Along Ponce de Leon Avenue	Florida Palmyra	100	12"	12' x 12'	Along Sevilla Avenue	Florida Palmyra
100	12"	12' x 12'	Along Ponce de Leon Avenue	Florida Palmyra	100	12"	12' x 12'	Along Sevilla Avenue	Florida Palmyra
100	12"	12' x 12'	Along Ponce de Leon Avenue	Florida Palmyra	100	12"	12' x 12'	Along Sevilla Avenue	Florida Palmyra
100	12"	12' x 12'	Along Ponce de Leon Avenue	Florida Palmyra	100	12"	12' x 12'	Along Sevilla Avenue	Florida Palmyra
100	12"	12' x 12'	Along Ponce de Leon Avenue	Florida Palmyra	100	12"	12' x 12'	Along Sevilla Avenue	Florida Palmyra
100	12"	12' x 12'	Along Ponce de Leon Avenue	Florida Palmyra	100	12"	12' x 12'	Along Sevilla Avenue	Florida Palmyra
100	12"	12' x 12'	Along Ponce de Leon Avenue	Florida Palmyra	100	12"	12' x 12'	Along Sevilla Avenue	Florida Palmyra

- NOTES:
1. ALL SIDEWALKS CONNECTING TO FRED B. HARTNETT PARK WILL BE REVIEWED AND COORDINATED WITH THE CITY.
 2. WHERE ON-STREET PARKING OCCURS, STREET TREES SHALL BE LOCATED 7' MIN. FROM THE BACK OF CURB, WHERE POSSIBLE.
 3. ADEQUATE SOIL TYPE AND VOLUME WILL BE PROVIDED FOR ALL STREET TREES AND WILL BE REVIEWED AND COORDINATED WITH PUBLIC SERVICE.



PLANTING PLAN - CENTRAL PARCEL



Plant Schedule - Tree Street Only

PLANT CODE	COMMON NAME	SIZE	QUANTITY	COMMENTS
------------	-------------	------	----------	----------

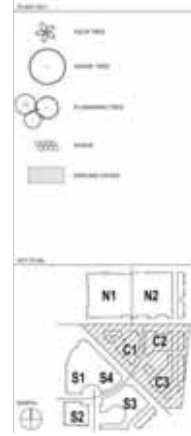
101	Flowering Cereus	4" DIA	500	Threats: Pests
102	Red Palm Tree	4" DIA	500	Threats: Pests
103	Redwood (Gigantea) (Gigantea)	4" DIA	500	Threats: Pests
104	Redwood (Gigantea) (Gigantea)	4" DIA	500	Threats: Pests

PLANT CODE	COMMON NAME	SIZE	QUANTITY	COMMENTS
105	Flowering Cereus	4" DIA	500	Threats: Pests
106	Red Palm Tree	4" DIA	500	Threats: Pests
107	Redwood (Gigantea) (Gigantea)	4" DIA	500	Threats: Pests
108	Redwood (Gigantea) (Gigantea)	4" DIA	500	Threats: Pests

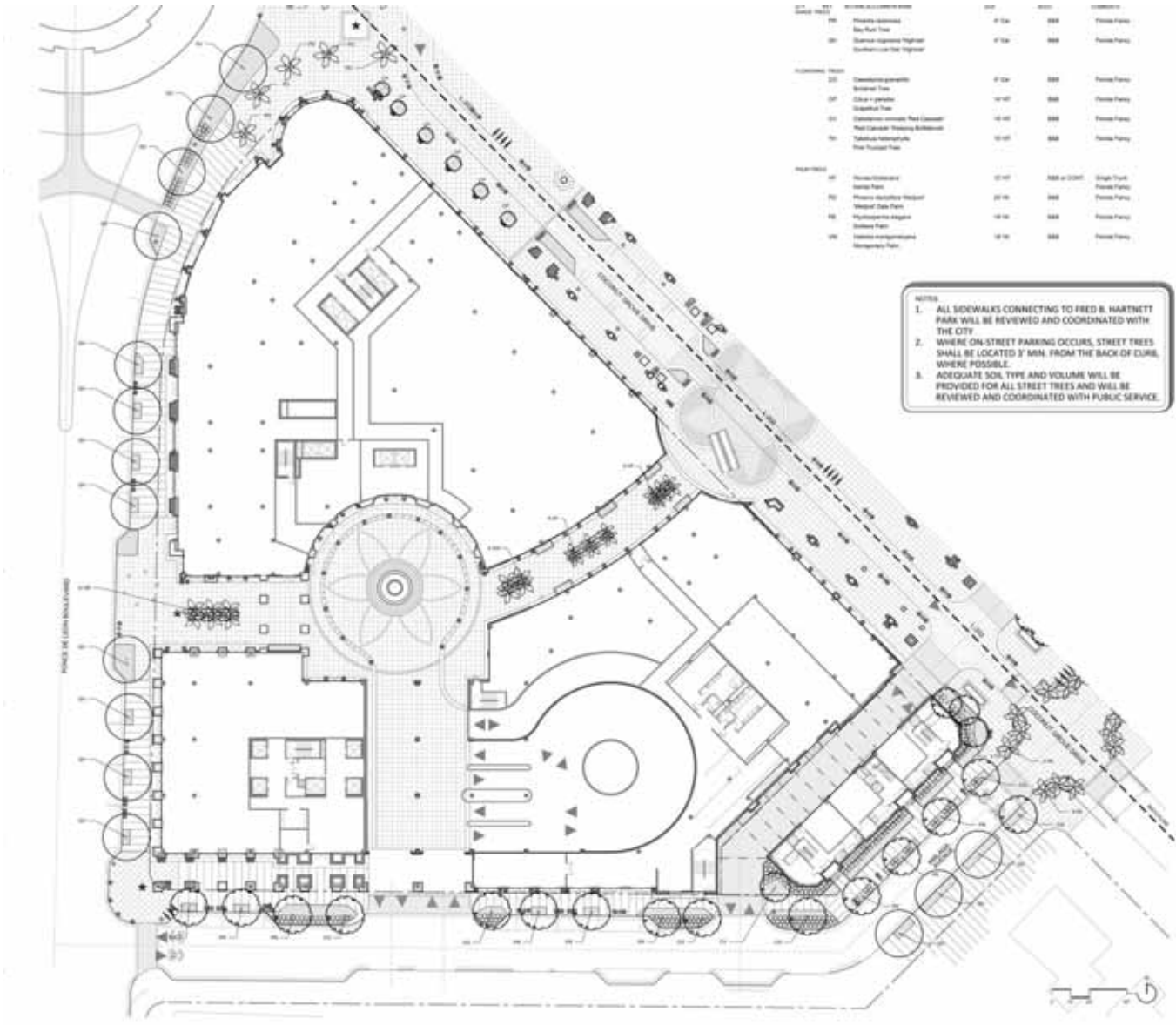
PLANT CODE	COMMON NAME	SIZE	QUANTITY	COMMENTS
109	Flowering Cereus	4" DIA	500	Threats: Pests
110	Red Palm Tree	4" DIA	500	Threats: Pests
111	Redwood (Gigantea) (Gigantea)	4" DIA	500	Threats: Pests
112	Redwood (Gigantea) (Gigantea)	4" DIA	500	Threats: Pests

PLANT CODE	COMMON NAME	SIZE	QUANTITY	COMMENTS
113	Flowering Cereus	4" DIA	500	Threats: Pests
114	Red Palm Tree	4" DIA	500	Threats: Pests
115	Redwood (Gigantea) (Gigantea)	4" DIA	500	Threats: Pests
116	Redwood (Gigantea) (Gigantea)	4" DIA	500	Threats: Pests

- NOTES:
1. ALL SIDEWALKS CONNECTING TO FRED B. HARTNETT PARK WILL BE REVIEWED AND COORDINATED WITH THE CITY.
 2. WHERE ON STREET PARKING OCCURS, STREET TREES SHALL BE LOCATED 8' MIN. FROM THE BACK OF CURB, WHERE POSSIBLE.
 3. ADEQUATE SOIL TYPE AND VOLUME WILL BE PROVIDED FOR ALL STREET TREES AND WILL BE REVIEWED AND COORDINATED WITH PUBLIC SERVICE.

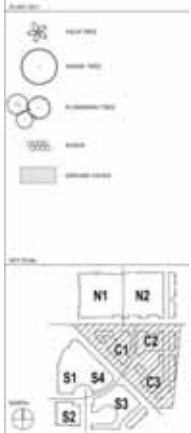


PLANTING PLAN - SOUTH PARCEL

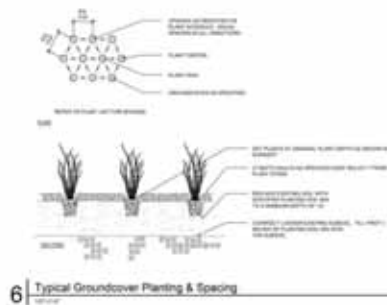
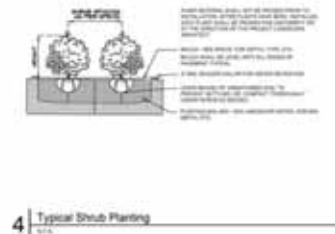
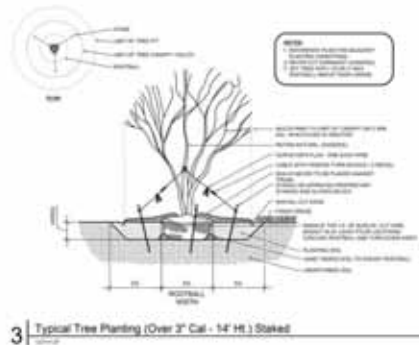
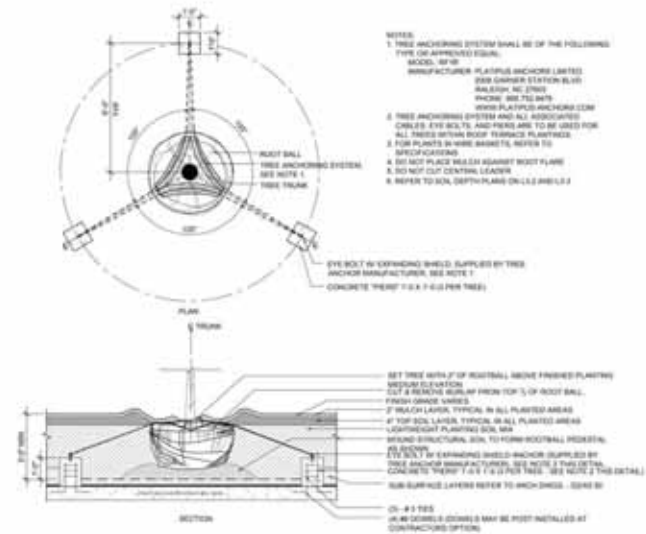
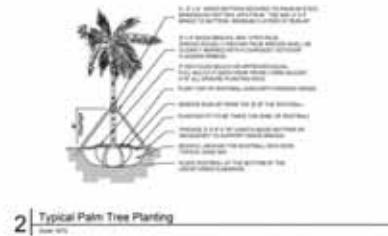
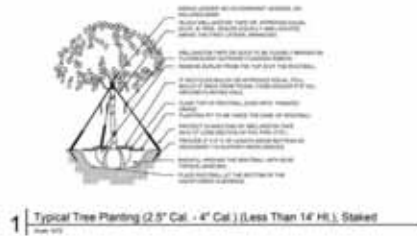


PLANT	QUANTITY	PLANT	QUANTITY	PLANT
1. 10' 1/2" DBH	100	2. 10' 1/2" DBH	100	3. 10' 1/2" DBH
4. 10' 1/2" DBH	100	5. 10' 1/2" DBH	100	6. 10' 1/2" DBH
7. 10' 1/2" DBH	100	8. 10' 1/2" DBH	100	9. 10' 1/2" DBH
10. 10' 1/2" DBH	100	11. 10' 1/2" DBH	100	12. 10' 1/2" DBH
13. 10' 1/2" DBH	100	14. 10' 1/2" DBH	100	15. 10' 1/2" DBH
16. 10' 1/2" DBH	100	17. 10' 1/2" DBH	100	18. 10' 1/2" DBH
19. 10' 1/2" DBH	100	20. 10' 1/2" DBH	100	21. 10' 1/2" DBH
22. 10' 1/2" DBH	100	23. 10' 1/2" DBH	100	24. 10' 1/2" DBH
25. 10' 1/2" DBH	100	26. 10' 1/2" DBH	100	27. 10' 1/2" DBH
28. 10' 1/2" DBH	100	29. 10' 1/2" DBH	100	30. 10' 1/2" DBH
31. 10' 1/2" DBH	100	32. 10' 1/2" DBH	100	33. 10' 1/2" DBH
34. 10' 1/2" DBH	100	35. 10' 1/2" DBH	100	36. 10' 1/2" DBH
37. 10' 1/2" DBH	100	38. 10' 1/2" DBH	100	39. 10' 1/2" DBH
40. 10' 1/2" DBH	100	41. 10' 1/2" DBH	100	42. 10' 1/2" DBH
43. 10' 1/2" DBH	100	44. 10' 1/2" DBH	100	45. 10' 1/2" DBH
46. 10' 1/2" DBH	100	47. 10' 1/2" DBH	100	48. 10' 1/2" DBH
49. 10' 1/2" DBH	100	50. 10' 1/2" DBH	100	51. 10' 1/2" DBH
52. 10' 1/2" DBH	100	53. 10' 1/2" DBH	100	54. 10' 1/2" DBH
55. 10' 1/2" DBH	100	56. 10' 1/2" DBH	100	57. 10' 1/2" DBH
58. 10' 1/2" DBH	100	59. 10' 1/2" DBH	100	60. 10' 1/2" DBH
61. 10' 1/2" DBH	100	62. 10' 1/2" DBH	100	63. 10' 1/2" DBH
64. 10' 1/2" DBH	100	65. 10' 1/2" DBH	100	66. 10' 1/2" DBH
67. 10' 1/2" DBH	100	68. 10' 1/2" DBH	100	69. 10' 1/2" DBH
70. 10' 1/2" DBH	100	71. 10' 1/2" DBH	100	72. 10' 1/2" DBH
73. 10' 1/2" DBH	100	74. 10' 1/2" DBH	100	75. 10' 1/2" DBH
76. 10' 1/2" DBH	100	77. 10' 1/2" DBH	100	78. 10' 1/2" DBH
79. 10' 1/2" DBH	100	80. 10' 1/2" DBH	100	81. 10' 1/2" DBH
82. 10' 1/2" DBH	100	83. 10' 1/2" DBH	100	84. 10' 1/2" DBH
85. 10' 1/2" DBH	100	86. 10' 1/2" DBH	100	87. 10' 1/2" DBH
88. 10' 1/2" DBH	100	89. 10' 1/2" DBH	100	90. 10' 1/2" DBH
91. 10' 1/2" DBH	100	92. 10' 1/2" DBH	100	93. 10' 1/2" DBH
94. 10' 1/2" DBH	100	95. 10' 1/2" DBH	100	96. 10' 1/2" DBH
97. 10' 1/2" DBH	100	98. 10' 1/2" DBH	100	99. 10' 1/2" DBH
100. 10' 1/2" DBH	100	101. 10' 1/2" DBH	100	102. 10' 1/2" DBH
103. 10' 1/2" DBH	100	104. 10' 1/2" DBH	100	105. 10' 1/2" DBH
106. 10' 1/2" DBH	100	107. 10' 1/2" DBH	100	108. 10' 1/2" DBH
109. 10' 1/2" DBH	100	110. 10' 1/2" DBH	100	111. 10' 1/2" DBH
112. 10' 1/2" DBH	100	113. 10' 1/2" DBH	100	114. 10' 1/2" DBH
115. 10' 1/2" DBH	100	116. 10' 1/2" DBH	100	117. 10' 1/2" DBH
118. 10' 1/2" DBH	100	119. 10' 1/2" DBH	100	120. 10' 1/2" DBH
121. 10' 1/2" DBH	100	122. 10' 1/2" DBH	100	123. 10' 1/2" DBH
124. 10' 1/2" DBH	100	125. 10' 1/2" DBH	100	126. 10' 1/2" DBH
127. 10' 1/2" DBH	100	128. 10' 1/2" DBH	100	129. 10' 1/2" DBH
130. 10' 1/2" DBH	100	131. 10' 1/2" DBH	100	132. 10' 1/2" DBH
133. 10' 1/2" DBH	100	134. 10' 1/2" DBH	100	135. 10' 1/2" DBH
136. 10' 1/2" DBH	100	137. 10' 1/2" DBH	100	138. 10' 1/2" DBH
139. 10' 1/2" DBH	100	140. 10' 1/2" DBH	100	141. 10' 1/2" DBH
142. 10' 1/2" DBH	100	143. 10' 1/2" DBH	100	144. 10' 1/2" DBH
145. 10' 1/2" DBH	100	146. 10' 1/2" DBH	100	147. 10' 1/2" DBH
148. 10' 1/2" DBH	100	149. 10' 1/2" DBH	100	150. 10' 1/2" DBH
151. 10' 1/2" DBH	100	152. 10' 1/2" DBH	100	153. 10' 1/2" DBH
154. 10' 1/2" DBH	100	155. 10' 1/2" DBH	100	156. 10' 1/2" DBH
157. 10' 1/2" DBH	100	158. 10' 1/2" DBH	100	159. 10' 1/2" DBH
160. 10' 1/2" DBH	100	161. 10' 1/2" DBH	100	162. 10' 1/2" DBH
163. 10' 1/2" DBH	100	164. 10' 1/2" DBH	100	165. 10' 1/2" DBH
166. 10' 1/2" DBH	100	167. 10' 1/2" DBH	100	168. 10' 1/2" DBH
169. 10' 1/2" DBH	100	170. 10' 1/2" DBH	100	171. 10' 1/2" DBH
172. 10' 1/2" DBH	100	173. 10' 1/2" DBH	100	174. 10' 1/2" DBH
175. 10' 1/2" DBH	100	176. 10' 1/2" DBH	100	177. 10' 1/2" DBH
178. 10' 1/2" DBH	100	179. 10' 1/2" DBH	100	180. 10' 1/2" DBH
181. 10' 1/2" DBH	100	182. 10' 1/2" DBH	100	183. 10' 1/2" DBH
184. 10' 1/2" DBH	100	185. 10' 1/2" DBH	100	186. 10' 1/2" DBH
187. 10' 1/2" DBH	100	188. 10' 1/2" DBH	100	189. 10' 1/2" DBH
190. 10' 1/2" DBH	100	191. 10' 1/2" DBH	100	192. 10' 1/2" DBH
193. 10' 1/2" DBH	100	194. 10' 1/2" DBH	100	195. 10' 1/2" DBH
196. 10' 1/2" DBH	100	197. 10' 1/2" DBH	100	198. 10' 1/2" DBH
199. 10' 1/2" DBH	100	200. 10' 1/2" DBH	100	201. 10' 1/2" DBH
202. 10' 1/2" DBH	100	203. 10' 1/2" DBH	100	204. 10' 1/2" DBH
205. 10' 1/2" DBH	100	206. 10' 1/2" DBH	100	207. 10' 1/2" DBH
208. 10' 1/2" DBH	100	209. 10' 1/2" DBH	100	210. 10' 1/2" DBH
211. 10' 1/2" DBH	100	212. 10' 1/2" DBH	100	213. 10' 1/2" DBH
214. 10' 1/2" DBH	100	215. 10' 1/2" DBH	100	216. 10' 1/2" DBH
217. 10' 1/2" DBH	100	218. 10' 1/2" DBH	100	219. 10' 1/2" DBH
220. 10' 1/2" DBH	100	221. 10' 1/2" DBH	100	222. 10' 1/2" DBH
223. 10' 1/2" DBH	100	224. 10' 1/2" DBH	100	225. 10' 1/2" DBH
226. 10' 1/2" DBH	100	227. 10' 1/2" DBH	100	228. 10' 1/2" DBH
229. 10' 1/2" DBH	100	230. 10' 1/2" DBH	100	231. 10' 1/2" DBH
232. 10' 1/2" DBH	100	233. 10' 1/2" DBH	100	234. 10' 1/2" DBH
235. 10' 1/2" DBH	100	236. 10' 1/2" DBH	100	237. 10' 1/2" DBH
238. 10' 1/2" DBH	100	239. 10' 1/2" DBH	100	240. 10' 1/2" DBH
241. 10' 1/2" DBH	100	242. 10' 1/2" DBH	100	243. 10' 1/2" DBH
244. 10' 1/2" DBH	100	245. 10' 1/2" DBH	100	246. 10' 1/2" DBH
247. 10' 1/2" DBH	100	248. 10' 1/2" DBH	100	249. 10' 1/2" DBH
250. 10' 1/2" DBH	100	251. 10' 1/2" DBH	100	252. 10' 1/2" DBH
253. 10' 1/2" DBH	100	254. 10' 1/2" DBH	100	255. 10' 1/2" DBH
256. 10' 1/2" DBH	100	257. 10' 1/2" DBH	100	258. 10' 1/2" DBH
259. 10' 1/2" DBH	100	260. 10' 1/2" DBH	100	261. 10' 1/2" DBH
262. 10' 1/2" DBH	100	263. 10' 1/2" DBH	100	264. 10' 1/2" DBH
265. 10' 1/2" DBH	100	266. 10' 1/2" DBH	100	267. 10' 1/2" DBH
268. 10' 1/2" DBH	100	269. 10' 1/2" DBH	100	270. 10' 1/2" DBH
271. 10' 1/2" DBH	100	272. 10' 1/2" DBH	100	273. 10' 1/2" DBH
274. 10' 1/2" DBH	100	275. 10' 1/2" DBH	100	276. 10' 1/2" DBH
277. 10' 1/2" DBH	100	278. 10' 1/2" DBH	100	279. 10' 1/2" DBH
280. 10' 1/2" DBH	100	281. 10' 1/2" DBH	100	282. 10' 1/2" DBH
283. 10' 1/2" DBH	100	284. 10' 1/2" DBH	100	285. 10' 1/2" DBH
286. 10' 1/2" DBH	100	287. 10' 1/2" DBH	100	288. 10' 1/2" DBH
289. 10' 1/2" DBH	100	290. 10' 1/2" DBH	100	291. 10' 1/2" DBH
292. 10' 1/2" DBH	100	293. 10' 1/2" DBH	100	294. 10' 1/2" DBH
295. 10' 1/2" DBH	100	296. 10' 1/2" DBH	100	297. 10' 1/2" DBH
298. 10' 1/2" DBH	100	299. 10' 1/2" DBH	100	300. 10' 1/2" DBH

1. ALL SIDEWALKS CONNECTING TO FRED B. HARTNETT PARK WILL BE REVIEWED AND COORDINATED WITH THE CITY.
2. WHERE ON-STREET PARKING OCCURS, STREET TREES SHALL BE LOCATED 3' MIN. FROM THE BACK OF CURB, WHERE POSSIBLE.
3. ADEQUATE SOIL TYPE AND VOLUME WILL BE PROVIDED FOR ALL STREET TREES AND WILL BE REVIEWED AND COORDINATED WITH PUBLIC SERVICE.



PLANTING - DETAILS AND CALCS



GENERAL NOTES:

- The Landscape Contractor is to locate and verify all underground and overhead utilities prior to beginning work. Contact proper utility companies and/or General Contractor prior to digging for field verification. The Owner and the Landscape Architect shall not be responsible for any damages to utility or irrigation lines (see Roadway Plans for more utility notes).
- Landscape Contractor is to verify all current drawings and check for discrepancies and bring to the attention of the Landscape Architect prior to commencing with the work.
- All unutilized and unplanted tree pits are to be properly mulched and flagged during installation.
- All planting plans are issued as directives for site layout. Any deviations, site changes, etc. are to be brought to the attention of the Landscape Architect for confirmation prior to installation.

PLANTING NOTES:

- All plant material is to be Florida Number 1 or better pursuant to the Florida Department of Agriculture's Grades and Standards for Nursery Plants.
- All plants are to be top dressed with a minimum 2" layer of Mulchmate mulch. Eucalyptus mulch or equal.
- Planting plans shall show precedence over plant list in case of discrepancies.
- Site changes are to be made without the prior consent of the Landscape Architect and Owner. Additions and/or deletions to the plant material must be approved by the project engineer.
- Landscape Contractor is responsible for providing their own square footage takeoffs and field verification for 100% cost coverage for all areas specified.
- All landscape areas are to be provided with automatic irrigation system which provide 100% coverage, and 50% watering.
- All trees in lawn areas are to receive a 24" diameter mulched saucer at the base of the trunk.
- Trees are to be planted within parking islands after soil is brought up to grade. Directly over road beds are not acceptable.
- Planting soil for topsoil and landfill shall be 50/50 mix, non-saline free. Planting soil for annual beds to be comprised of 50% Canadian peat moss, 20% soil free coarse sand and 30% Florida.
- Tree and shrub pits will be supplemented with "Agilum-Pel" 21 gram size with a 20-10-5 analysis, or substitute application accepted by Landscape Architect. Deliver in manufacturer's standard containers showing weight, analysis and name of manufacturer.

LANDSCAPE DESIGN

TABLE

Information Required to be Furnished by the Contractor

	NO.	QTY.	UNIT	REMARKS	REMARKS
1. No. of trees required	10	1	10	10	10
2. No. of shrubs required	10	1	10	10	10
3. No. of plants required	10	1	10	10	10

CONTRACTOR'S TOTAL

OWNER'S TOTAL

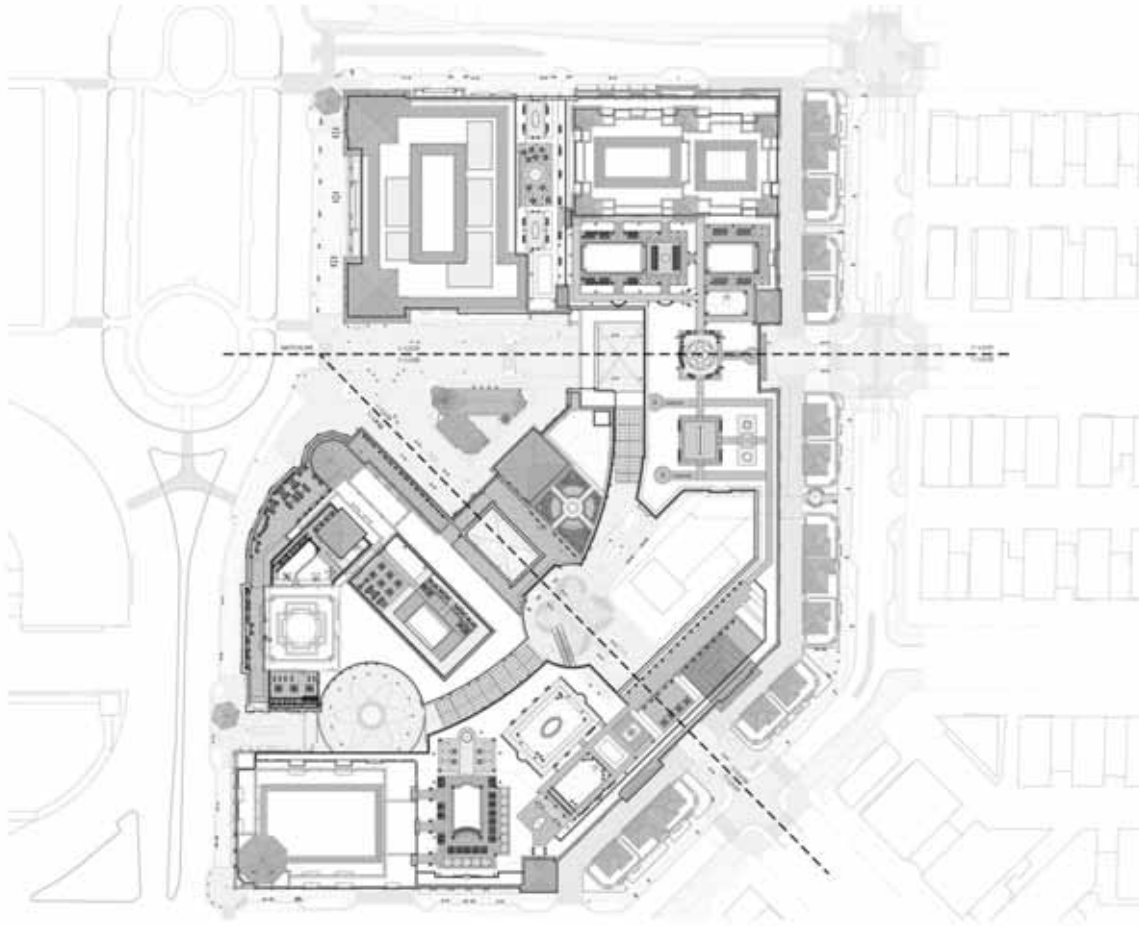
GRAND TOTAL

NO. OF TREES REQUIRED

NO. OF SHRUBS REQUIRED

NO. OF PLANTS REQUIRED

OVERALL ON-SITE ACTIVATED ROOFTOP HARDSCAPE PLAN



1 OVERALL ROOFTOP SITE PLAN
1-100



CITY COMMISSION
SECOND READING

MEDITERRANEAN VILLAGE
AT PONCE CIRCLE



AN ARCADIS COMPANY

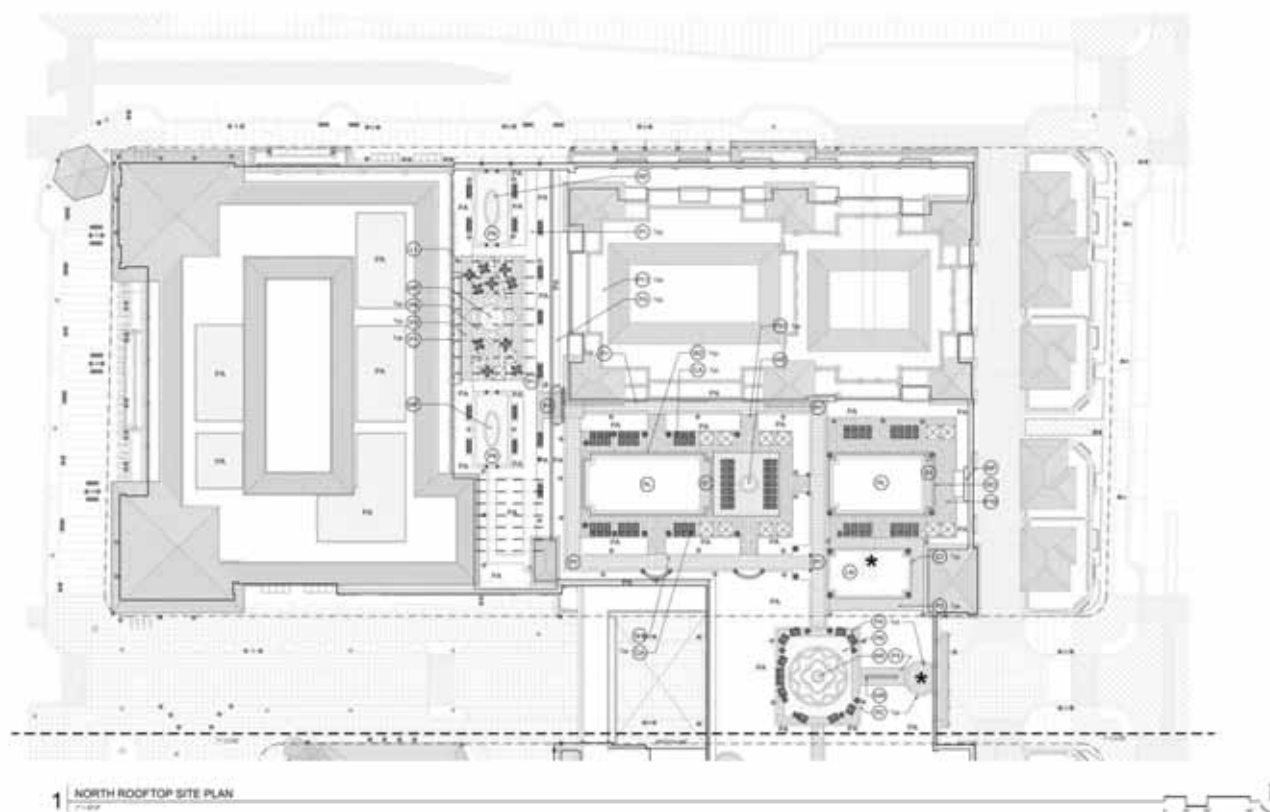


AGAVE PONCE

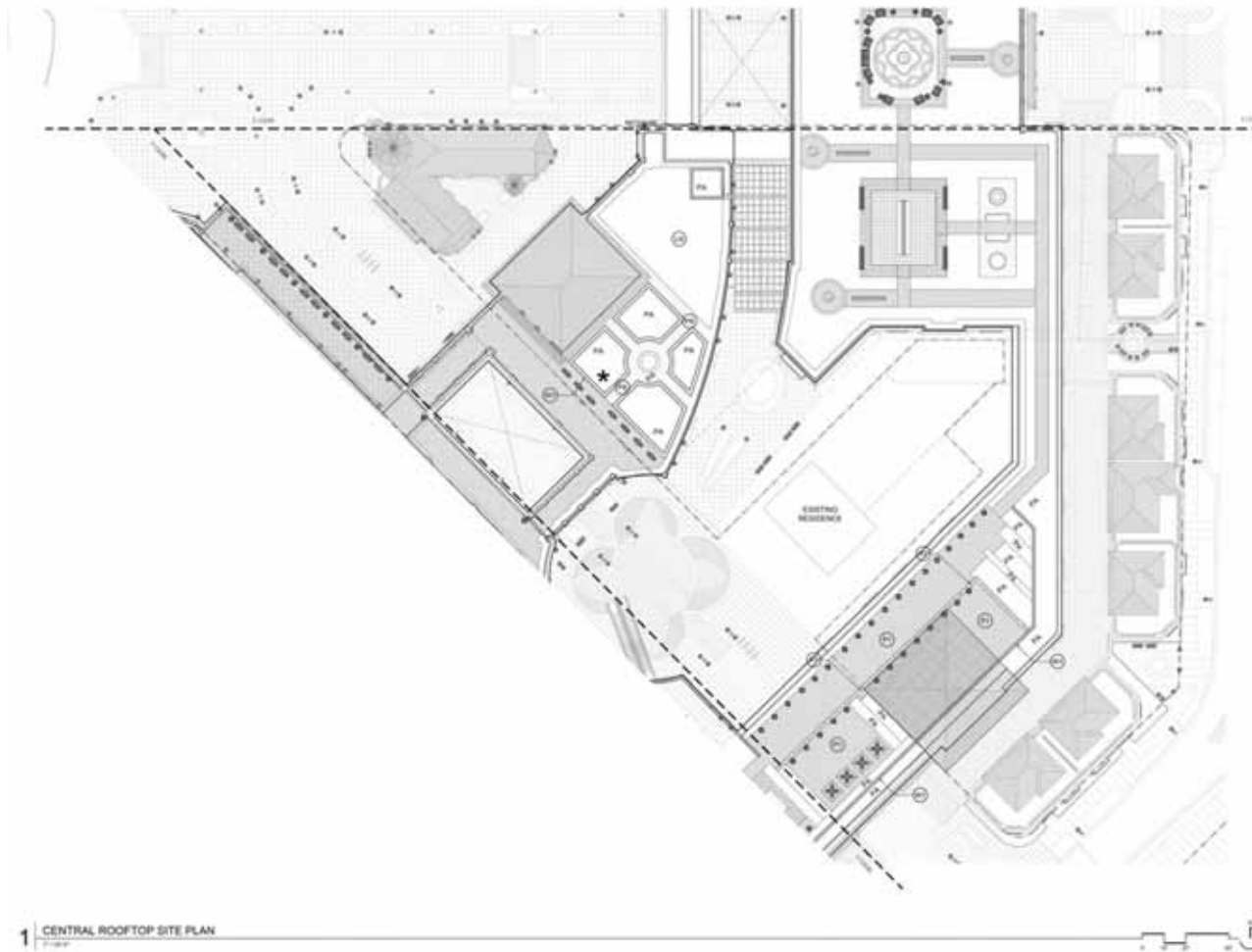
LANDSCAPE DRAWINGS

237

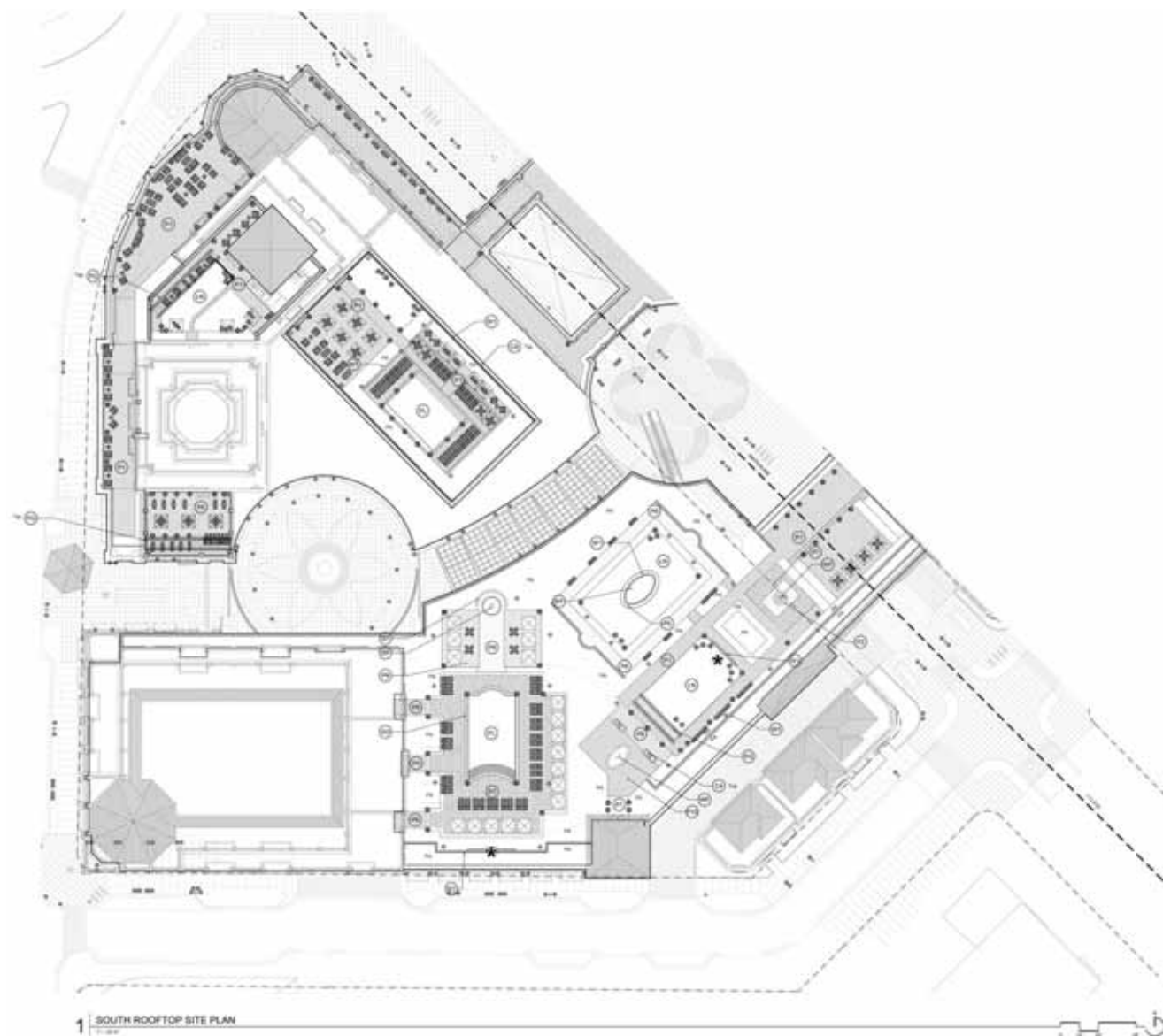
ACTIVATED ROOFTOP HARDSCAPE PLAN - NORTH PARCEL



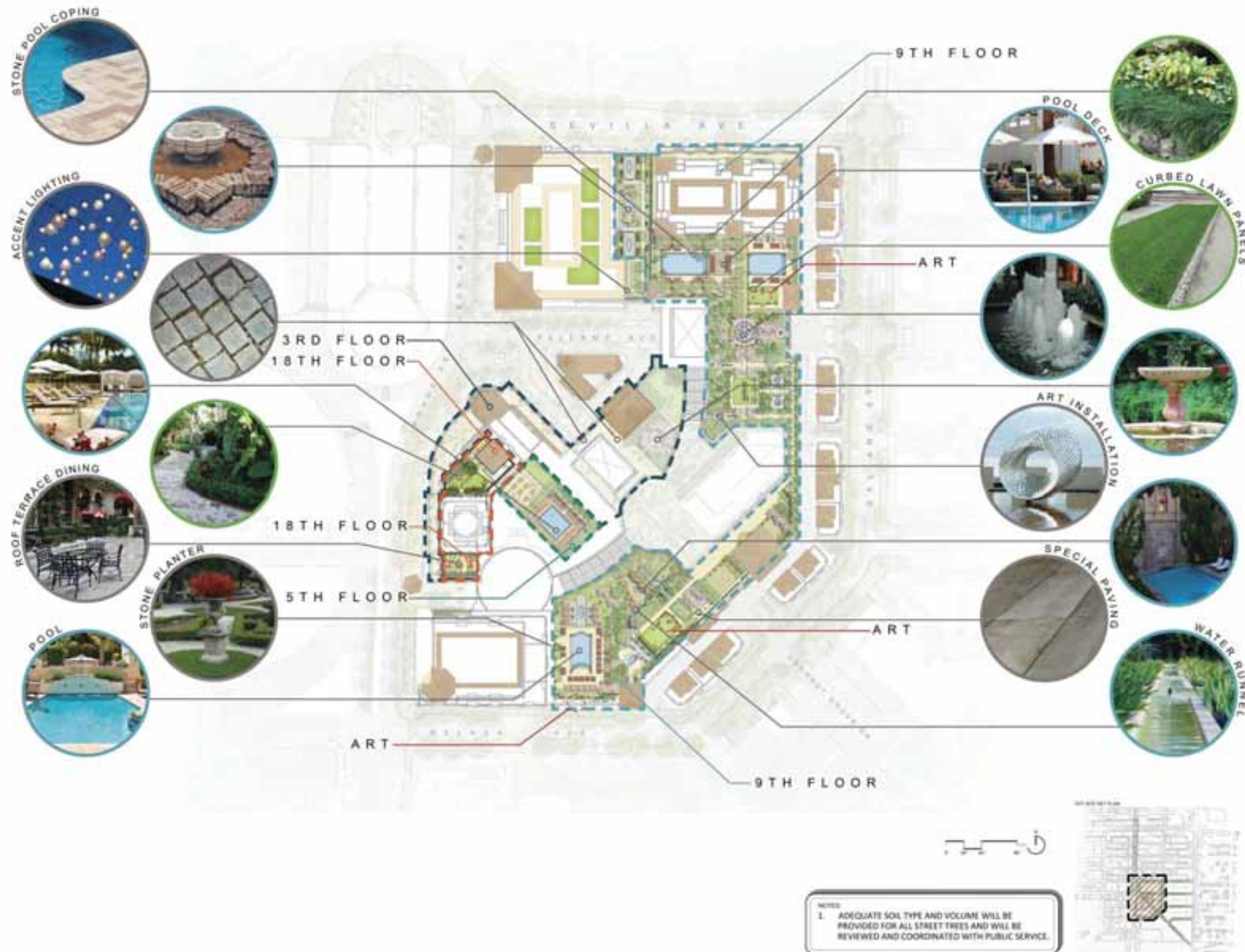
ACTIVATED ROOFTOP HARDSCAPE PLAN - CENTRAL PARCEL

[illegible]

ACTIVATED ROOFTOP HARDSCAPE PLAN - SOUTH PARCEL



OVERALL ILLUSTRATIVE ON-SITE ACTIVATED ROOFTOP PLANTING PLAN



LANDSCAPE DRAWINGS

CITY COMMISSION
SECOND READING

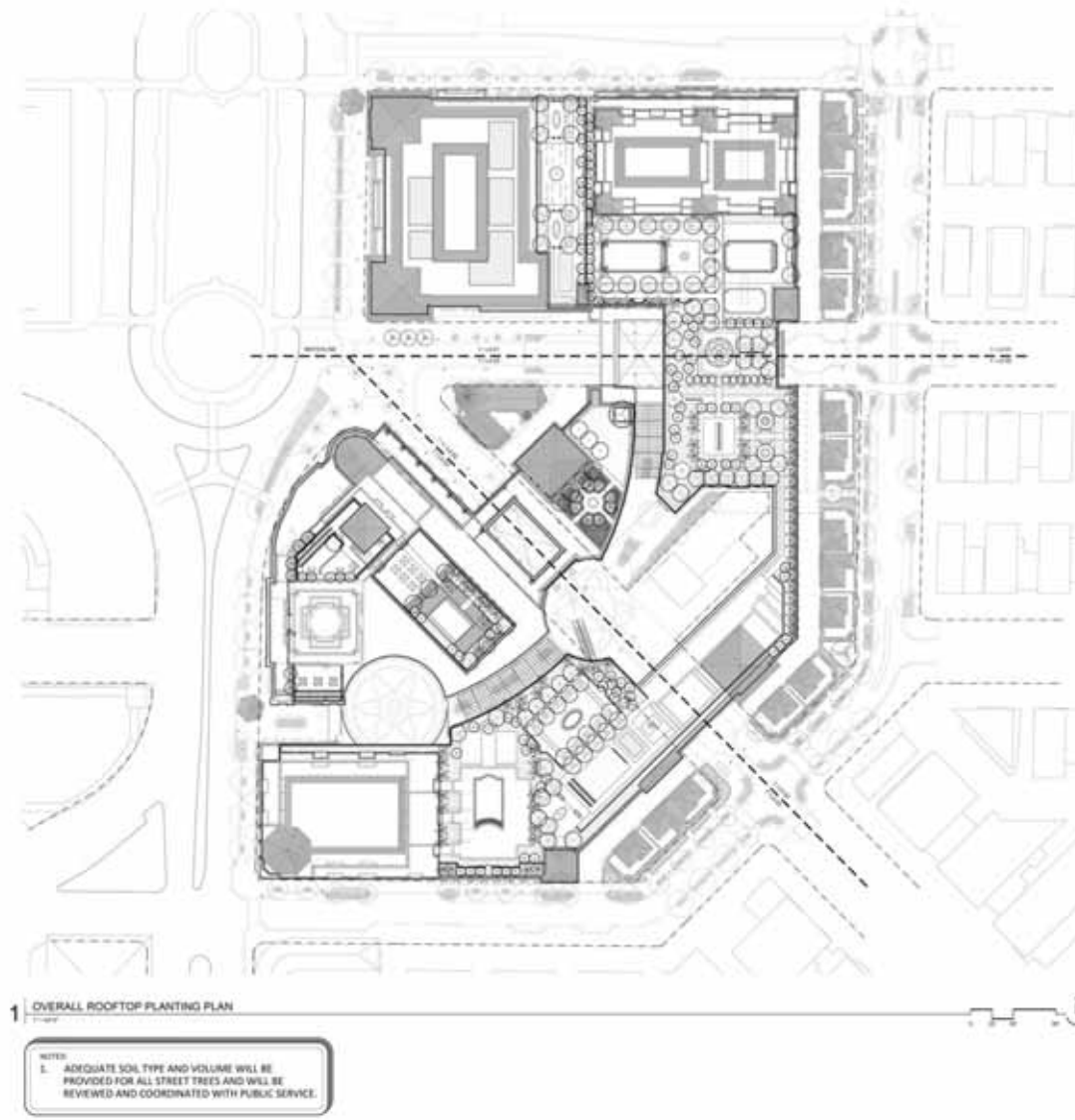
MEDITERRANEAN VILLAGE
AT PONCE CIRCLE

RTKL
AN ARCADIS COMPANY

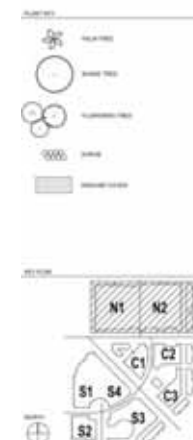
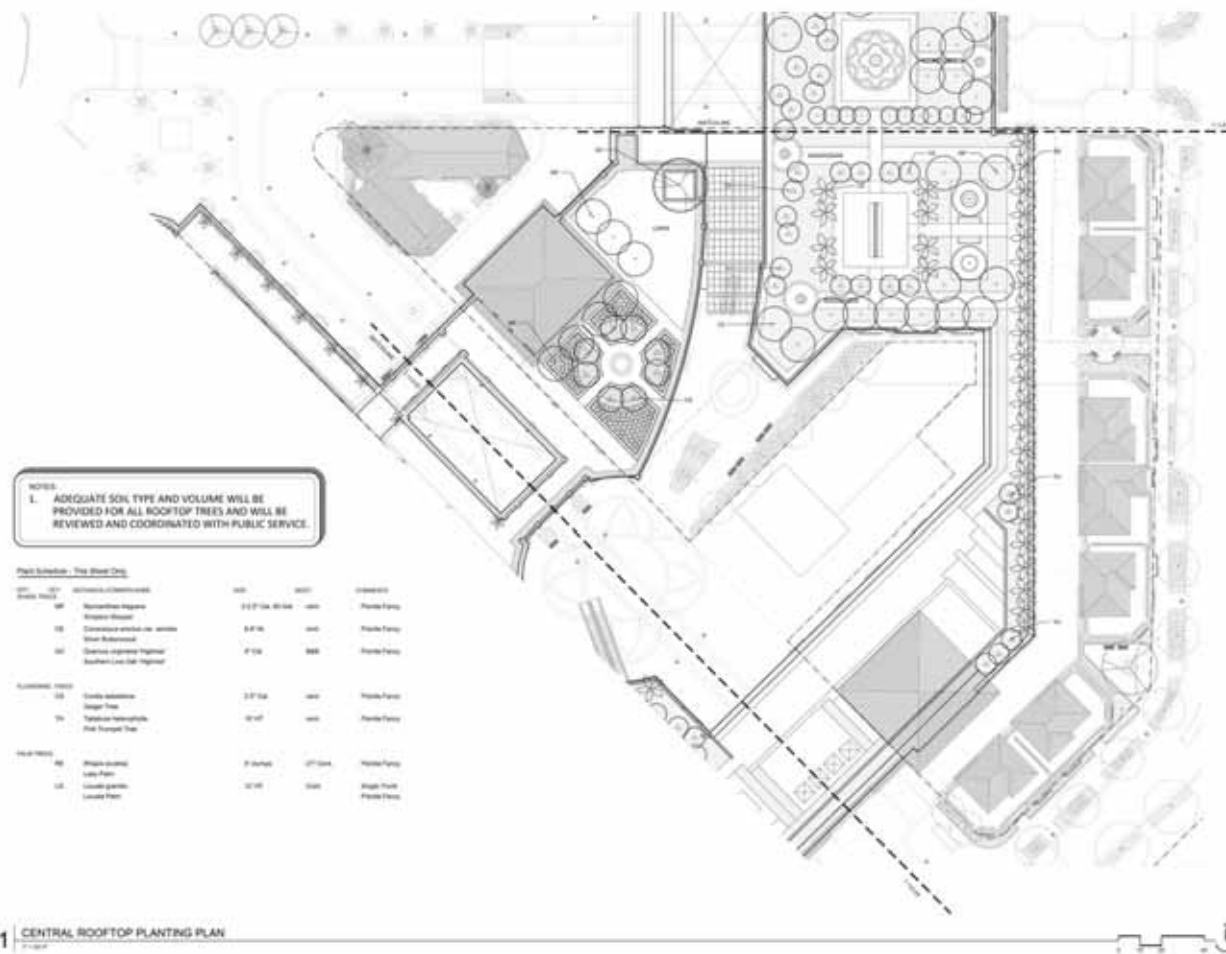
AGAVE PONCE

241

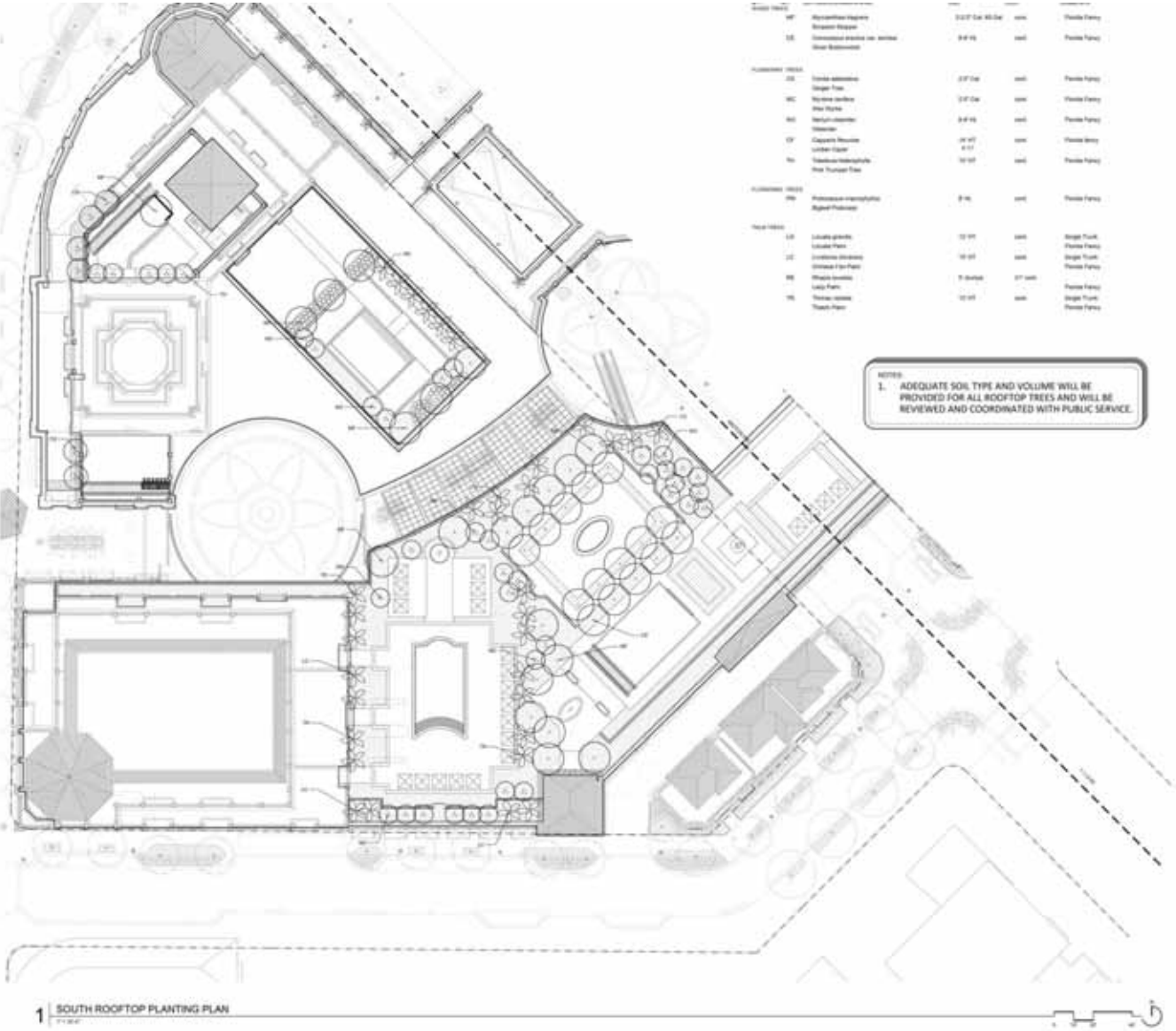
OVERALL ON-SITE ACTIVATED ROOFTOP PLANTING PLAN

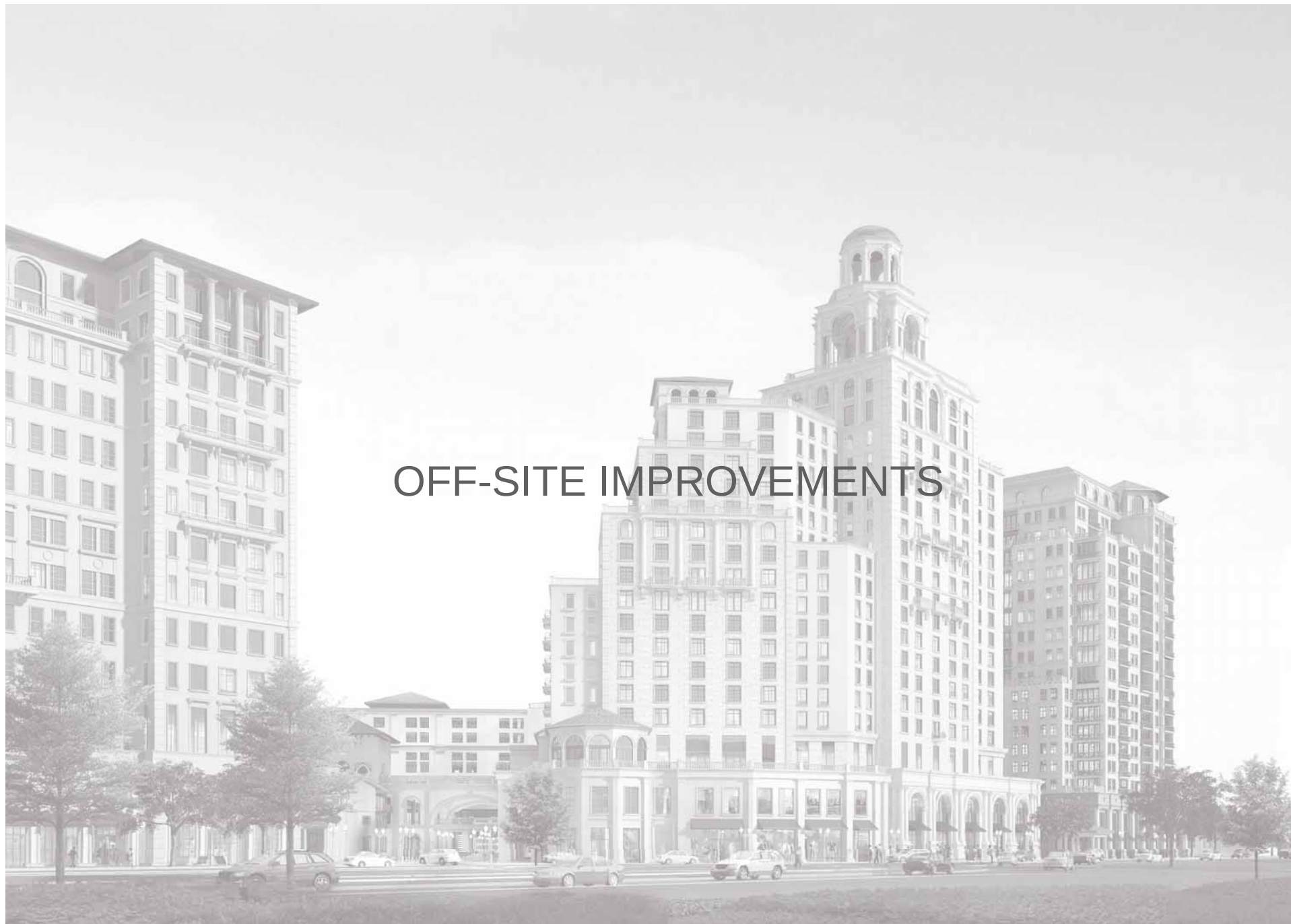


ACTIVATED ROOFTOP PLANTING PLAN - CENTRAL PARCEL



ACTIVATED ROOFTOP PLANTING PLAN - SOUTH PARCEL





OFF-SITE IMPROVEMENTS

CITY COMMISSION
SECOND READING

MEDITERRANEAN VILLAGE
AT PONCE CIRCLE



AGAVE PONCE

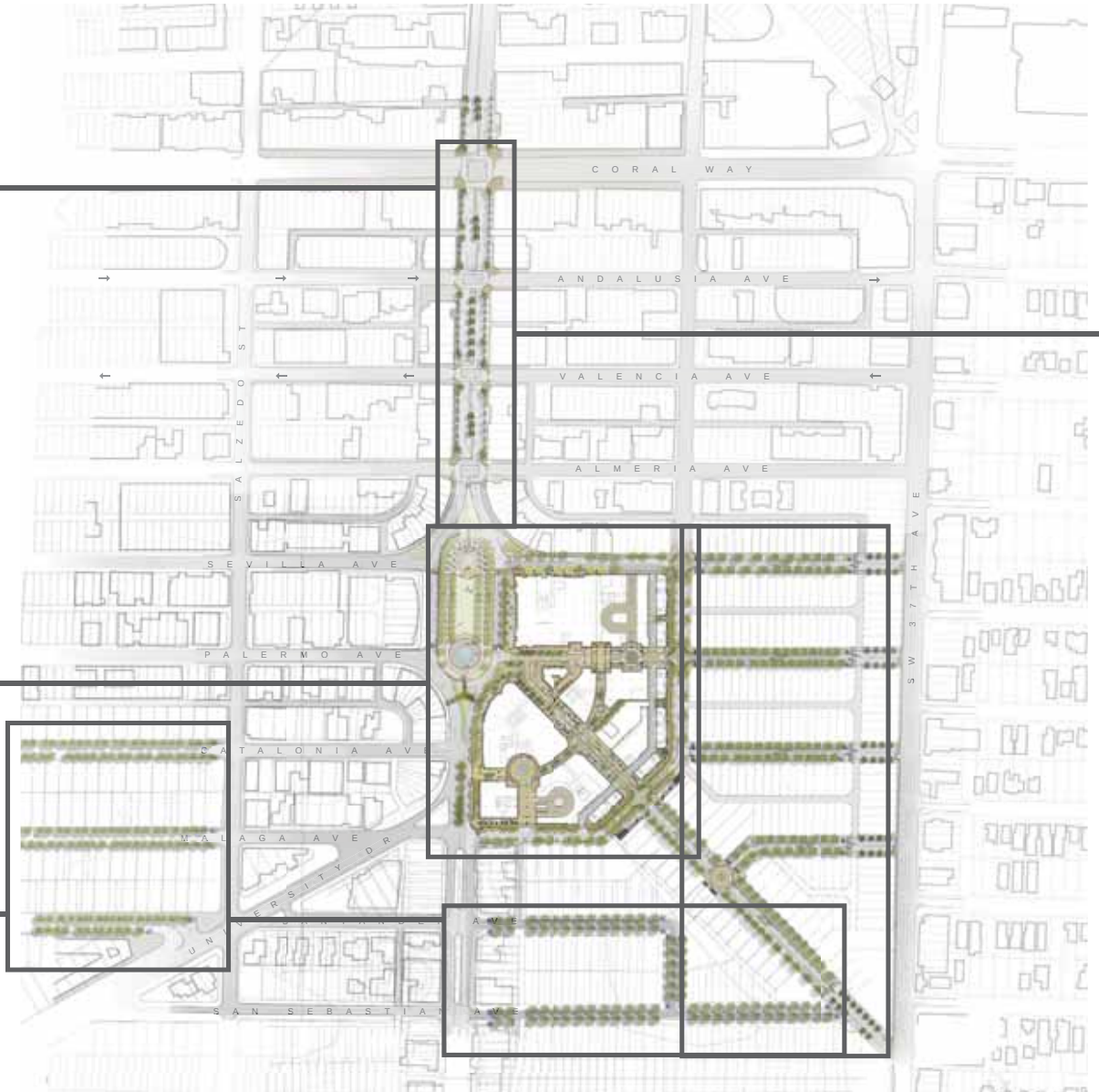
OVERALL NEIGHBORHOOD/STREETSCAPE ENHANCEMENTS

STREETSCAPE
IMPROVEMENTS TO EAST AND
WEST SIDE OF PONCE DE
LEON BLVD

SITE AND SURROUNDING
STREET IMPROVEMENTS

NEIGHBORHOOD
STREETSCAPE
IMPROVEMENTS

OFF-SITE IMPROVEMENTS

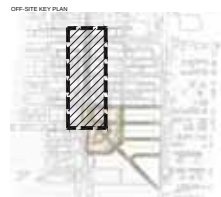


PONCE DE LEON STREETSCAPE ENHANCEMENTS

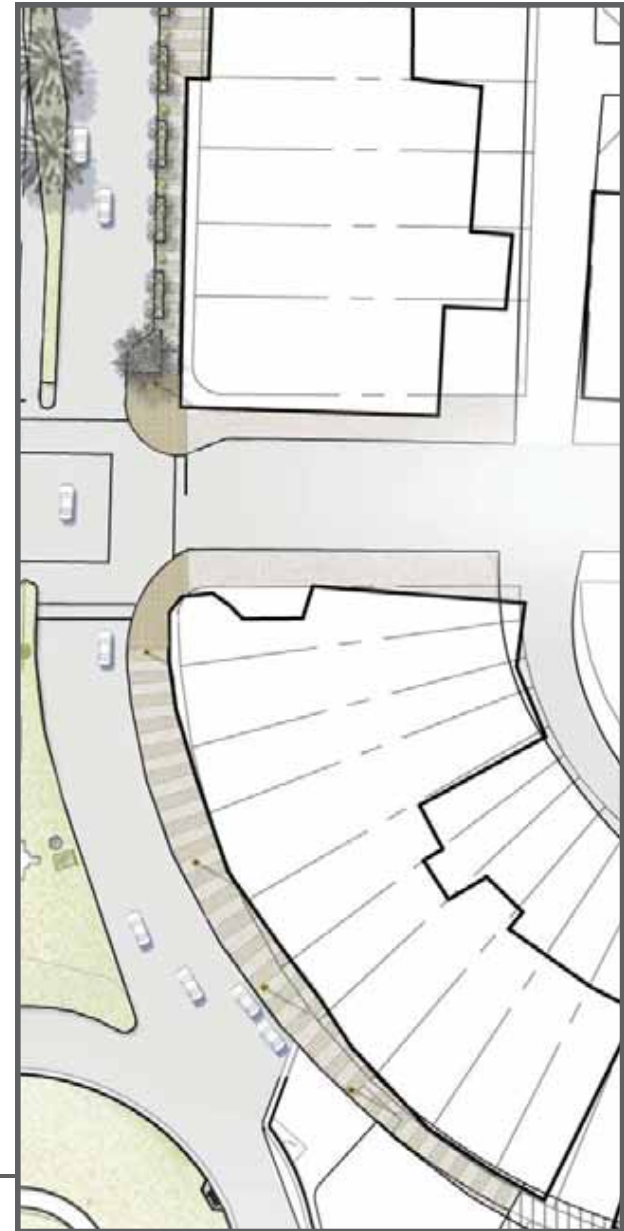
*EAST AND SIDE OF PONCE DE LEON



- NOTES:
1. STREETSCAPE IMPROVEMENTS TO BE DESIGNED AND PREPARED BY CITY OF CORAL GABLES CONSULTANT AND PAID FOR BY THE DEVELOPER.
 2. EXISTING BASE INFORMATION WAS PULLED FROM PUBLIC GIS INFORMATION AND AERIAL PHOTOS. ALL EXISTING CONDITIONS SHALL BE VERIFIED IN THE FIELD.



PLEASE REFER
TO DEVELOPMENT
AGREEMENT



OFF-SITE IMPROVEMENTS

CITY COMMISSION
SECOND READING

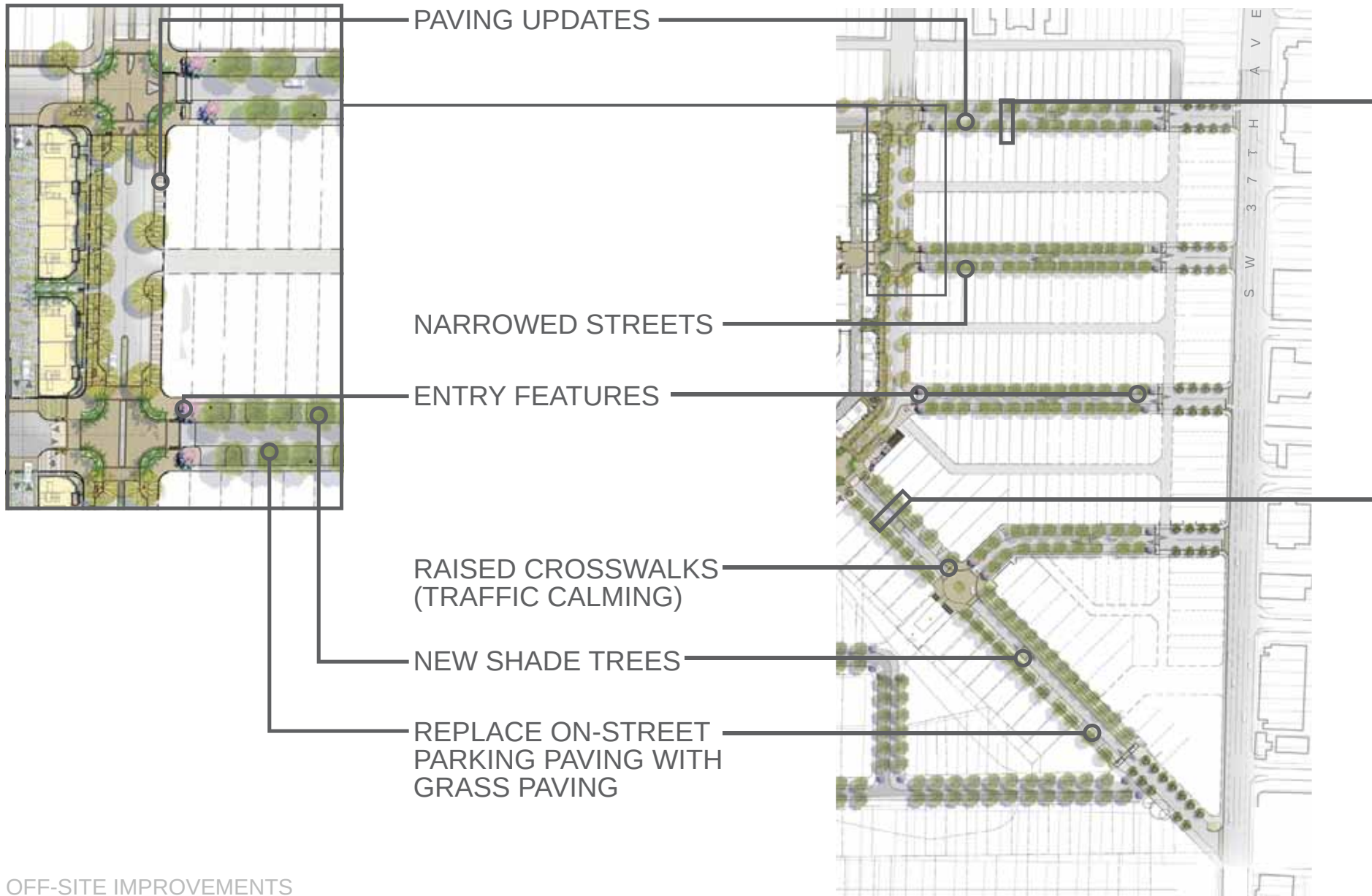
MEDITERRANEAN VILLAGE
AT PONCE CIRCLE

MAHAN RYKIEL
LANDSCAPE ARCHITECTS

RTKL
AN ARCADIS COMPANY

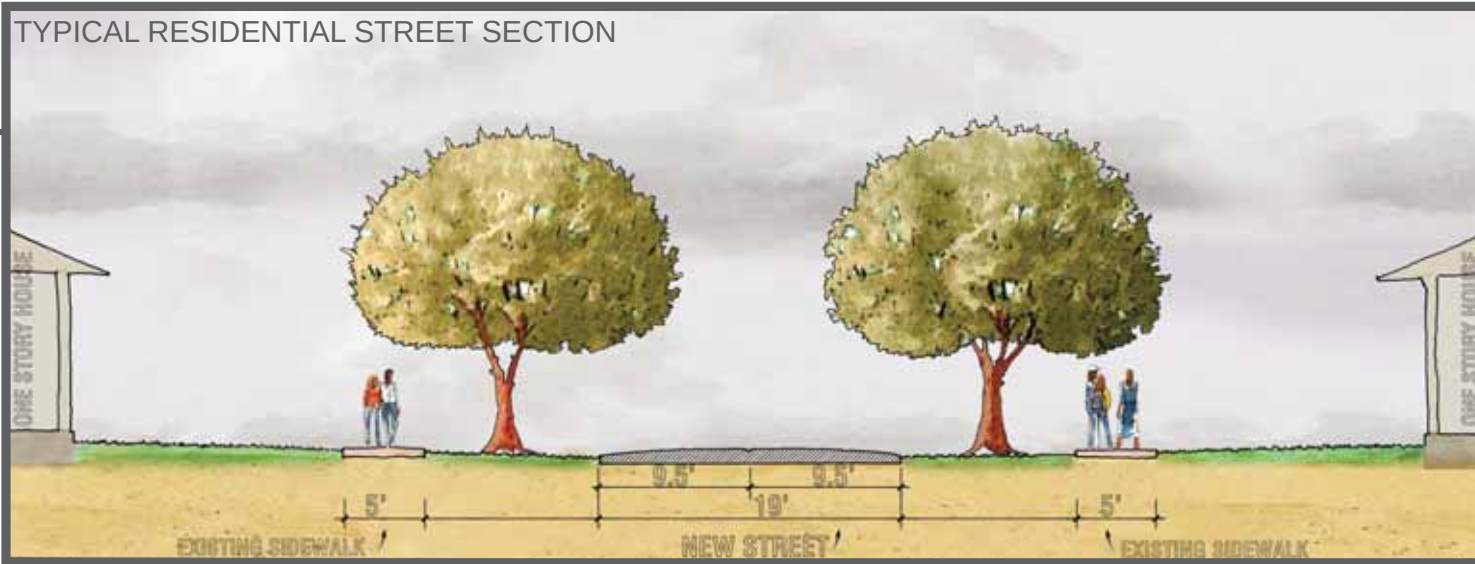
AGAVE PONCE

EAST NEIGHBORHOOD ENHANCEMENTS

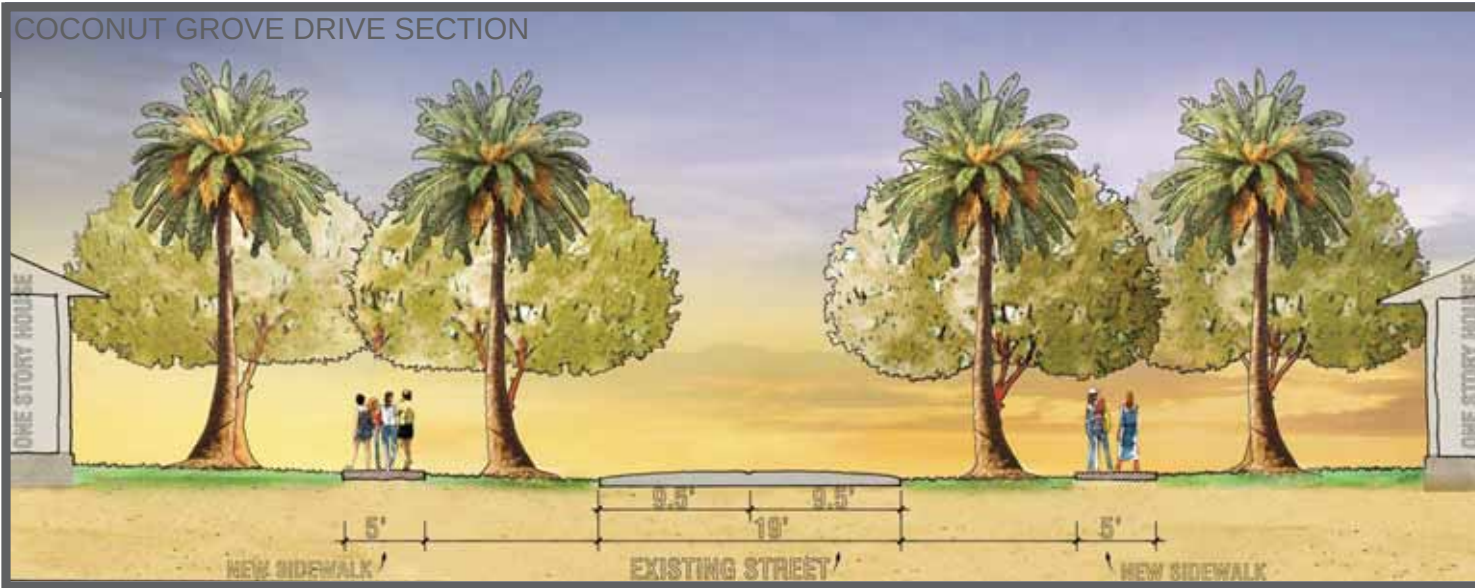


STREET SECTIONS

TYPICAL RESIDENTIAL STREET SECTION



COCONUT GROVE DRIVE SECTION



WEST NEIGHBORHOOD ENHANCEMENTS



RAISED
CROSSWALKS
(TRAFFIC CALMING)

NARROWED
STREETS

NEW SHADE
TREES

OFF-SITE IMPROVEMENTS

CITY COMMISSION
SECOND READING

MEDITERRANEAN VILLAGE
AT PONCE CIRCLE





PROJECT RENDERINGS

CITY COMMISSION
SECOND READING

MEDITERRANEAN VILLAGE
AT PONCE CIRCLE



FRED B. HARTNETT PARK - LOOKING SOUTHEAST



PLAZA AT PONCE AND PALERMO - LOOKING SOUTHEAST

CITY COMMISSION
SECOND READING

**MEDITERRANEAN VILLAGE
AT PONCE CIRCLE**



PROJECT RENDERINGS

MEDITERRANEAN VILLAGE
AT PONCE CIRCLE

LOOKING SOUTHEAST ON PONCE DE LEON



OFFICE ENTRANCE ON SEVILLA

CITY COMMISSION
SECOND READING

MEDITERRANEAN VILLAGE
AT PONCE CIRCLE

RTKL

AN ARCADIS COMPANY



AGAVE PONCE

PROJECT RENDERINGS

MEDITERRANEAN VILLAGE AT PONCE CIRCLE

AERIAL LOOKING SOUTHWEST



PROJECT RENDERINGS



LOADING ENTRANCE ON SEVILLA

CITY COMMISSION
SECOND READING

MEDITERRANEAN VILLAGE
AT PONCE CIRCLE

RTKL
AN ARCADIS COMPANY



AGAVE PONCE

PROJECT RENDERINGS

261

MEDITERRANEAN VILLAGE
AT PONCE CIRCLE



MALAGA AVENUE - LOOKING NORTHEAST AT COCONUT GROVE DRIVE



MALAGA AVENUE AT COCONUT GROVE DRIVE

CITY COMMISSION
SECOND READING

**MEDITERRANEAN VILLAGE
AT PONCE CIRCLE**

RTKL
AN ARCADIS COMPANY



AGAVE PONCE

PROJECT RENDERINGS

263

MEDITERRANEAN VILLAGE AT PONCE CIRCLE

AERIAL LOOKING SOUTHWEST



PROJECT RENDERINGS





CITY COMMISSION
SECOND READING

MEDITERRANEAN VILLAGE AT PONCE CIRCLE



AN ARCADIS COMPANY



AGAVE PONCE

RETAIL ENTRANCE ON PONCE DE LEON

PROJECT RENDERINGS

CITY COMMISSION
SECOND READING

MEDITERRANEAN VILLAGE AT PONCE CIRCLE

AERIAL LOOKING SOUTHEAST



AERIAL LOOKING NORTHWEST

CITY COMMISSION
SECOND READING

MEDITERRANEAN VILLAGE
AT PONCE CIRCLE

RTKL
AN ARCADIS COMPANY



PROJECT RENDERINGS

267



CITY COMMISSION
SECOND READING

MEDITERRANEAN VILLAGE AT PONCE CIRCLE

RTKL
AN ARCADIS COMPANY



AGAVE PONCE

PROJECT RENDERINGS