

Landscape, Lighting, Civil, and Urban Design Drawings



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

NOT FOR CONSTRUCTION



DATE FOR REVIEW
 BY
 OVERALL ILLUSTRATIVE PUBLIC REALM PLAN

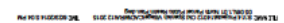
L-000

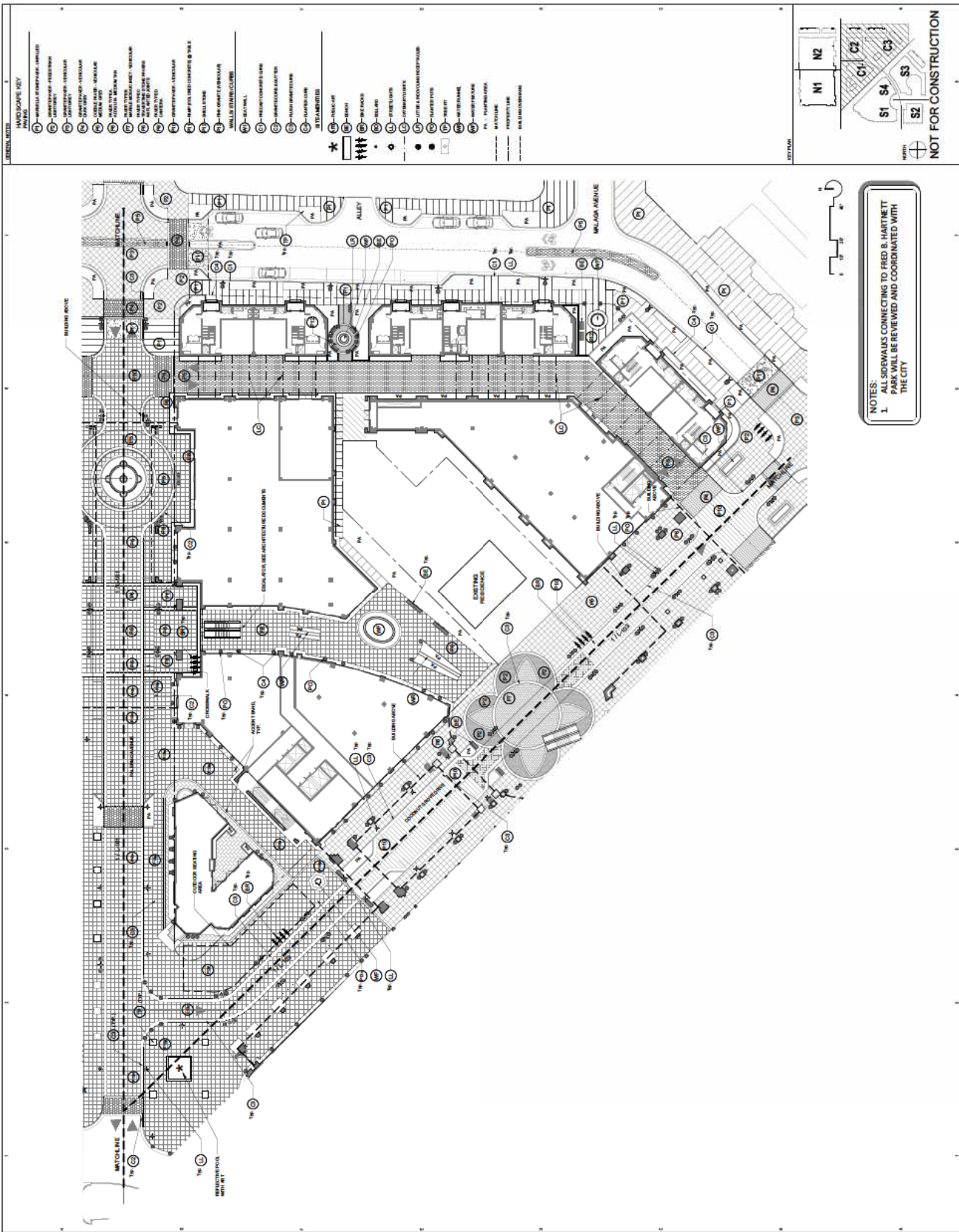
MEDITERRANEAN VILLAGE at Ponce Circle

MAHAN RYKIEL
 ARCHITECTS
 1000 POND LANE
 ATLANTA, GA 30308
 PHONE: 404.525.1234
 FAX: 404.525.1235
 WWW.MAHANRYKIEL.COM

CLIENT: ATLANTA-CLAY COUNTY TRANSIT AUTHORITY
 PROJECT: ATLANTA-CLAY COUNTY TRANSIT AUTHORITY
 DATE: 08/14/2014
 BY: [Redacted]
 CHECKED BY: [Redacted]
 APPROVED BY: [Redacted]
 TITLE: [Redacted]
 SCALE: [Redacted]
 SHEET: [Redacted]
 TOTAL SHEETS: [Redacted]

NO.	DESCRIPTION	DATE	BY	CHECKED BY	APPROVED BY
1	ISSUED FOR PERMIT	08/14/2014	[Redacted]	[Redacted]	[Redacted]
2	REVISION				
3	REVISION				
4	REVISION				
5	REVISION				
6	REVISION				
7	REVISION				
8	REVISION				
9	REVISION				
10	REVISION				
11	REVISION				
12	REVISION				
13	REVISION				
14	REVISION				
15	REVISION				
16	REVISION				
17	REVISION				
18	REVISION				
19	REVISION				
20	REVISION				
21	REVISION				
22	REVISION				
23	REVISION				
24	REVISION				
25	REVISION				
26	REVISION				
27	REVISION				
28	REVISION				
29	REVISION				
30	REVISION				
31	REVISION				
32	REVISION				
33	REVISION				
34	REVISION				
35	REVISION				
36	REVISION				
37	REVISION				
38	REVISION				
39	REVISION				
40	REVISION				
41	REVISION				
42	REVISION				
43	REVISION				
44	REVISION				
45	REVISION				
46	REVISION				
47	REVISION				
48	REVISION				
49	REVISION				
50	REVISION				





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

LEGEND

LANDSCAPE KEY

- 1. PLANTING - PLANTING
- 2. PLANTING - PLANTING
- 3. PLANTING - PLANTING
- 4. PLANTING - PLANTING
- 5. PLANTING - PLANTING
- 6. PLANTING - PLANTING
- 7. PLANTING - PLANTING
- 8. PLANTING - PLANTING
- 9. PLANTING - PLANTING
- 10. PLANTING - PLANTING
- 11. PLANTING - PLANTING
- 12. PLANTING - PLANTING
- 13. PLANTING - PLANTING
- 14. PLANTING - PLANTING
- 15. PLANTING - PLANTING
- 16. PLANTING - PLANTING
- 17. PLANTING - PLANTING
- 18. PLANTING - PLANTING
- 19. PLANTING - PLANTING
- 20. PLANTING - PLANTING
- 21. PLANTING - PLANTING
- 22. PLANTING - PLANTING
- 23. PLANTING - PLANTING
- 24. PLANTING - PLANTING
- 25. PLANTING - PLANTING
- 26. PLANTING - PLANTING
- 27. PLANTING - PLANTING
- 28. PLANTING - PLANTING
- 29. PLANTING - PLANTING
- 30. PLANTING - PLANTING
- 31. PLANTING - PLANTING
- 32. PLANTING - PLANTING
- 33. PLANTING - PLANTING
- 34. PLANTING - PLANTING
- 35. PLANTING - PLANTING
- 36. PLANTING - PLANTING
- 37. PLANTING - PLANTING
- 38. PLANTING - PLANTING
- 39. PLANTING - PLANTING
- 40. PLANTING - PLANTING

LEGEND

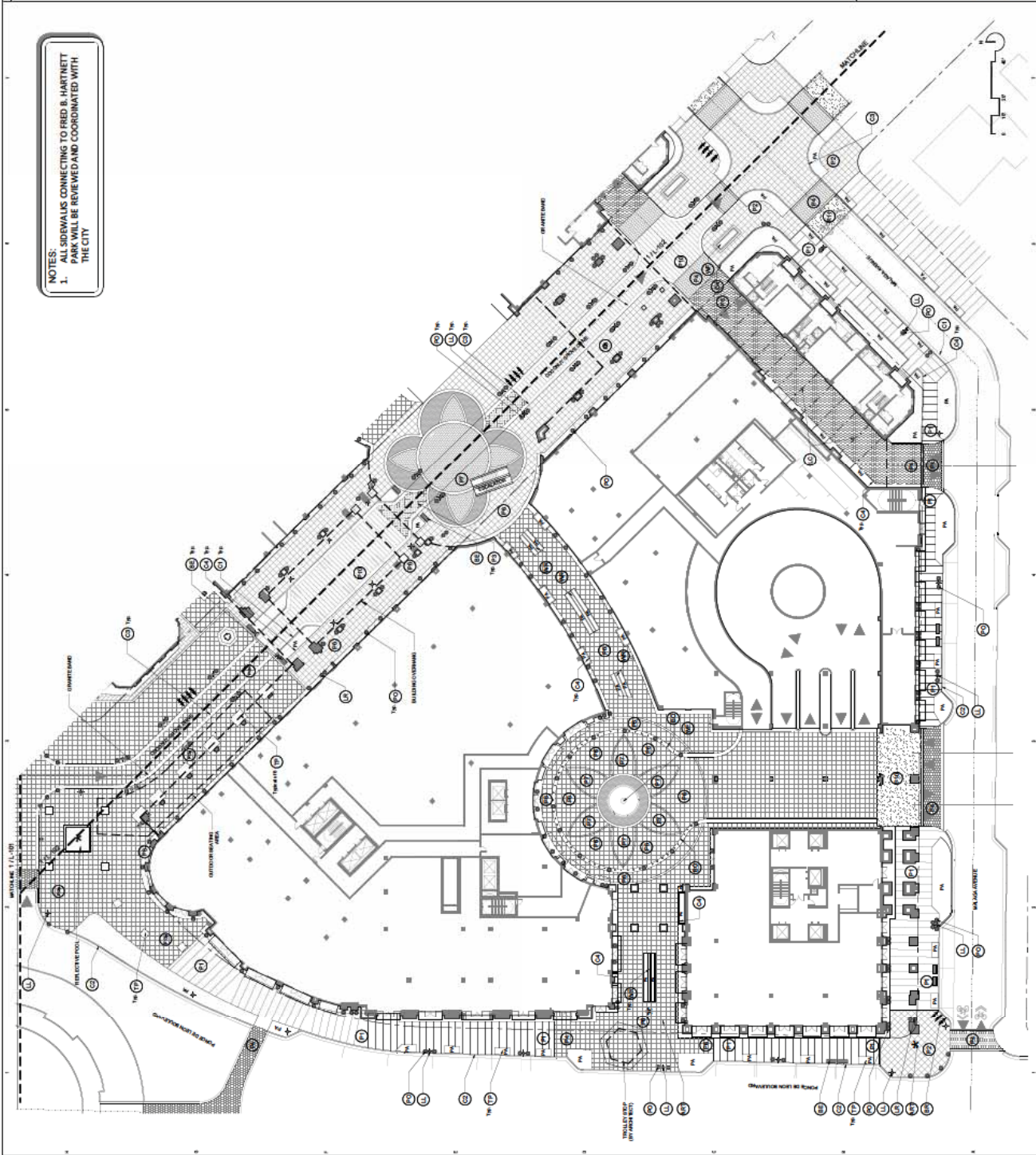
- 1. PLANTING - PLANTING
- 2. PLANTING - PLANTING
- 3. PLANTING - PLANTING
- 4. PLANTING - PLANTING
- 5. PLANTING - PLANTING
- 6. PLANTING - PLANTING
- 7. PLANTING - PLANTING
- 8. PLANTING - PLANTING
- 9. PLANTING - PLANTING
- 10. PLANTING - PLANTING
- 11. PLANTING - PLANTING
- 12. PLANTING - PLANTING
- 13. PLANTING - PLANTING
- 14. PLANTING - PLANTING
- 15. PLANTING - PLANTING
- 16. PLANTING - PLANTING
- 17. PLANTING - PLANTING
- 18. PLANTING - PLANTING
- 19. PLANTING - PLANTING
- 20. PLANTING - PLANTING
- 21. PLANTING - PLANTING
- 22. PLANTING - PLANTING
- 23. PLANTING - PLANTING
- 24. PLANTING - PLANTING
- 25. PLANTING - PLANTING
- 26. PLANTING - PLANTING
- 27. PLANTING - PLANTING
- 28. PLANTING - PLANTING
- 29. PLANTING - PLANTING
- 30. PLANTING - PLANTING
- 31. PLANTING - PLANTING
- 32. PLANTING - PLANTING
- 33. PLANTING - PLANTING
- 34. PLANTING - PLANTING
- 35. PLANTING - PLANTING
- 36. PLANTING - PLANTING
- 37. PLANTING - PLANTING
- 38. PLANTING - PLANTING
- 39. PLANTING - PLANTING
- 40. PLANTING - PLANTING

MEDITERRANEAN VILLAGE **at Ponce Circle**

MAHAN RYKIEL
 ARCHITECTS
 1000 POND LANE, SUITE 100
 ATLANTA, GA 30308
 TEL: 404.525.1000
 FAX: 404.525.1001
 WWW.MAHANRYKIEL.COM

LEGEND

ITEM	DESCRIPTION
1	PLANTING - PLANTING
2	PLANTING - PLANTING
3	PLANTING - PLANTING
4	PLANTING - PLANTING
5	PLANTING - PLANTING
6	PLANTING - PLANTING
7	PLANTING - PLANTING
8	PLANTING - PLANTING
9	PLANTING - PLANTING
10	PLANTING - PLANTING
11	PLANTING - PLANTING
12	PLANTING - PLANTING
13	PLANTING - PLANTING
14	PLANTING - PLANTING
15	PLANTING - PLANTING
16	PLANTING - PLANTING
17	PLANTING - PLANTING
18	PLANTING - PLANTING
19	PLANTING - PLANTING
20	PLANTING - PLANTING
21	PLANTING - PLANTING
22	PLANTING - PLANTING
23	PLANTING - PLANTING
24	PLANTING - PLANTING
25	PLANTING - PLANTING
26	PLANTING - PLANTING
27	PLANTING - PLANTING
28	PLANTING - PLANTING
29	PLANTING - PLANTING
30	PLANTING - PLANTING
31	PLANTING - PLANTING
32	PLANTING - PLANTING
33	PLANTING - PLANTING
34	PLANTING - PLANTING
35	PLANTING - PLANTING
36	PLANTING - PLANTING
37	PLANTING - PLANTING
38	PLANTING - PLANTING
39	PLANTING - PLANTING
40	PLANTING - PLANTING



NOTES:
 1. ALL SIGNALS CONNECTING TO RED & HARTNETT PARK WILL BE REVIEWED AND COORDINATED WITH THE CITY

LEGEND

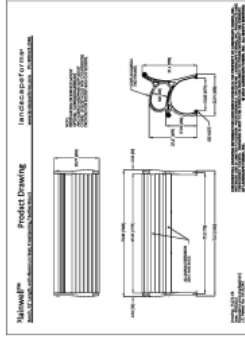
LANDSCAPE

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

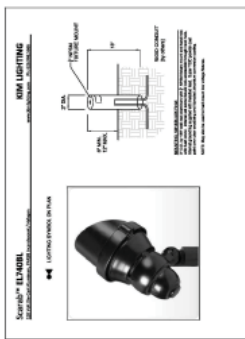
LEGEND

STRUCTURE

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



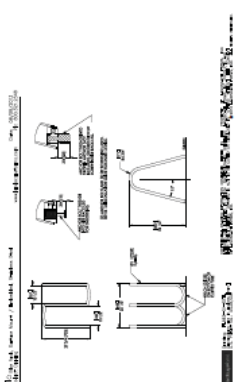
1 BENCH
Scale: 1/8" = 1'-0"



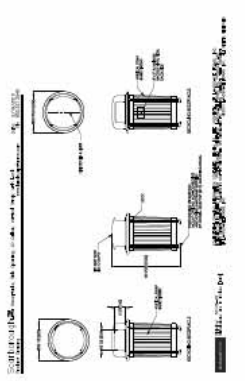
2 TREE PIT UPLIGHT
Scale: 1/8" = 1'-0"



5 Pavers - Pedestrian
Scale: 1/8" = 1'-0"



3 BIKE RACK
Scale: 1/8" = 1'-0"



4 LITTER & RECYCLING RECEPTACLE
Scale: 1/8" = 1'-0"

LANDSCAPE OPEN SPACE CALCULATIONS

Item	Quantity	Area (sq. ft.)	Area (sq. ft.)
1. BENCH	20	20.00	20.00
2. TREE PIT UPLIGHT	10	10.00	10.00
3. BIKE RACK	10	10.00	10.00
4. LITTER & RECYCLING RECEPTACLE	10	10.00	10.00
TOTAL		50.00	50.00

A. OVERALL LANDSCAPE OPEN SPACE

Item	Quantity	Area (sq. ft.)	Area (sq. ft.)
1. BENCH	20	20.00	20.00
2. TREE PIT UPLIGHT	10	10.00	10.00
3. BIKE RACK	10	10.00	10.00
4. LITTER & RECYCLING RECEPTACLE	10	10.00	10.00
TOTAL		50.00	50.00

B. TERRACE/DECK/STREET OPEN SPACE

Item	Quantity	Area (sq. ft.)	Area (sq. ft.)
1. BENCH	20	20.00	20.00
2. TREE PIT UPLIGHT	10	10.00	10.00
3. BIKE RACK	10	10.00	10.00
4. LITTER & RECYCLING RECEPTACLE	10	10.00	10.00
TOTAL		50.00	50.00

C. ALL OTHER STREET OPEN SPACE

Item	Quantity	Area (sq. ft.)	Area (sq. ft.)
1. BENCH	20	20.00	20.00
2. TREE PIT UPLIGHT	10	10.00	10.00
3. BIKE RACK	10	10.00	10.00
4. LITTER & RECYCLING RECEPTACLE	10	10.00	10.00
TOTAL		50.00	50.00

D. TERRACE/DECK/STREET OPEN SPACE

Item	Quantity	Area (sq. ft.)	Area (sq. ft.)
1. BENCH	20	20.00	20.00
2. TREE PIT UPLIGHT	10	10.00	10.00
3. BIKE RACK	10	10.00	10.00
4. LITTER & RECYCLING RECEPTACLE	10	10.00	10.00
TOTAL		50.00	50.00

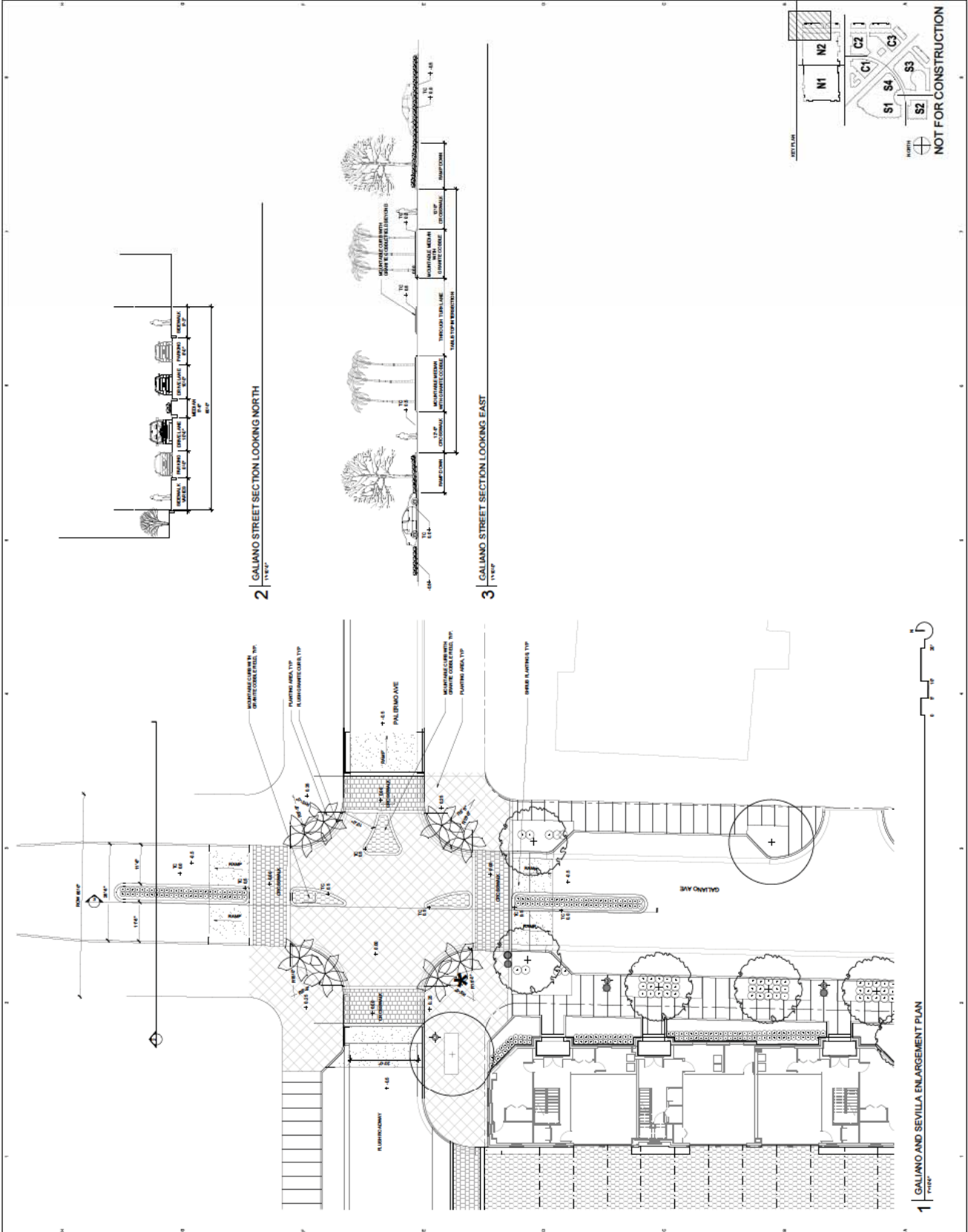
E. ALL OTHER STREET OPEN SPACE

Item	Quantity	Area (sq. ft.)	Area (sq. ft.)
1. BENCH	20	20.00	20.00
2. TREE PIT UPLIGHT	10	10.00	10.00
3. BIKE RACK	10	10.00	10.00
4. LITTER & RECYCLING RECEPTACLE	10	10.00	10.00
TOTAL		50.00	50.00

OVERALL TOTAL: 50.00 sq. ft.

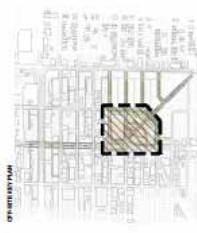
NO. 1	CONCRETE	100.00
NO. 2	CONCRETE	100.00
NO. 3	CONCRETE	100.00
NO. 4	CONCRETE	100.00
NO. 5	CONCRETE	100.00
NO. 6	CONCRETE	100.00
NO. 7	CONCRETE	100.00
NO. 8	CONCRETE	100.00
NO. 9	CONCRETE	100.00
NO. 10	CONCRETE	100.00
NO. 11	CONCRETE	100.00
NO. 12	CONCRETE	100.00
NO. 13	CONCRETE	100.00
NO. 14	CONCRETE	100.00
NO. 15	CONCRETE	100.00
NO. 16	CONCRETE	100.00
NO. 17	CONCRETE	100.00
NO. 18	CONCRETE	100.00
NO. 19	CONCRETE	100.00
NO. 20	CONCRETE	100.00
NO. 21	CONCRETE	100.00
NO. 22	CONCRETE	100.00
NO. 23	CONCRETE	100.00
NO. 24	CONCRETE	100.00
NO. 25	CONCRETE	100.00
NO. 26	CONCRETE	100.00
NO. 27	CONCRETE	100.00
NO. 28	CONCRETE	100.00
NO. 29	CONCRETE	100.00
NO. 30	CONCRETE	100.00
NO. 31	CONCRETE	100.00
NO. 32	CONCRETE	100.00
NO. 33	CONCRETE	100.00
NO. 34	CONCRETE	100.00
NO. 35	CONCRETE	100.00
NO. 36	CONCRETE	100.00
NO. 37	CONCRETE	100.00
NO. 38	CONCRETE	100.00
NO. 39	CONCRETE	100.00
NO. 40	CONCRETE	100.00
NO. 41	CONCRETE	100.00
NO. 42	CONCRETE	100.00
NO. 43	CONCRETE	100.00
NO. 44	CONCRETE	100.00
NO. 45	CONCRETE	100.00
NO. 46	CONCRETE	100.00
NO. 47	CONCRETE	100.00
NO. 48	CONCRETE	100.00
NO. 49	CONCRETE	100.00
NO. 50	CONCRETE	100.00
NO. 51	CONCRETE	100.00
NO. 52	CONCRETE	100.00
NO. 53	CONCRETE	100.00
NO. 54	CONCRETE	100.00
NO. 55	CONCRETE	100.00
NO. 56	CONCRETE	100.00
NO. 57	CONCRETE	100.00
NO. 58	CONCRETE	100.00
NO. 59	CONCRETE	100.00
NO. 60	CONCRETE	100.00
NO. 61	CONCRETE	100.00
NO. 62	CONCRETE	100.00
NO. 63	CONCRETE	100.00
NO. 64	CONCRETE	100.00
NO. 65	CONCRETE	100.00
NO. 66	CONCRETE	100.00
NO. 67	CONCRETE	100.00
NO. 68	CONCRETE	100.00
NO. 69	CONCRETE	100.00
NO. 70	CONCRETE	100.00
NO. 71	CONCRETE	100.00
NO. 72	CONCRETE	100.00
NO. 73	CONCRETE	100.00
NO. 74	CONCRETE	100.00
NO. 75	CONCRETE	100.00
NO. 76	CONCRETE	100.00
NO. 77	CONCRETE	100.00
NO. 78	CONCRETE	100.00
NO. 79	CONCRETE	100.00
NO. 80	CONCRETE	100.00
NO. 81	CONCRETE	100.00
NO. 82	CONCRETE	100.00
NO. 83	CONCRETE	100.00
NO. 84	CONCRETE	100.00
NO. 85	CONCRETE	100.00
NO. 86	CONCRETE	100.00
NO. 87	CONCRETE	100.00
NO. 88	CONCRETE	100.00
NO. 89	CONCRETE	100.00
NO. 90	CONCRETE	100.00
NO. 91	CONCRETE	100.00
NO. 92	CONCRETE	100.00
NO. 93	CONCRETE	100.00
NO. 94	CONCRETE	100.00
NO. 95	CONCRETE	100.00
NO. 96	CONCRETE	100.00
NO. 97	CONCRETE	100.00
NO. 98	CONCRETE	100.00
NO. 99	CONCRETE	100.00
NO. 100	CONCRETE	100.00







- 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 PLANTED 5' 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.



NOT FOR CONSTRUCTION

MEDITERRANEAN VILLAGE at Ponce Circle

MAHAN RYKIEL
ARCHITECTS
P.L.L.C.

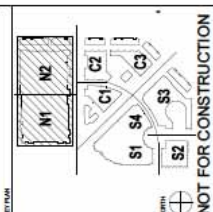
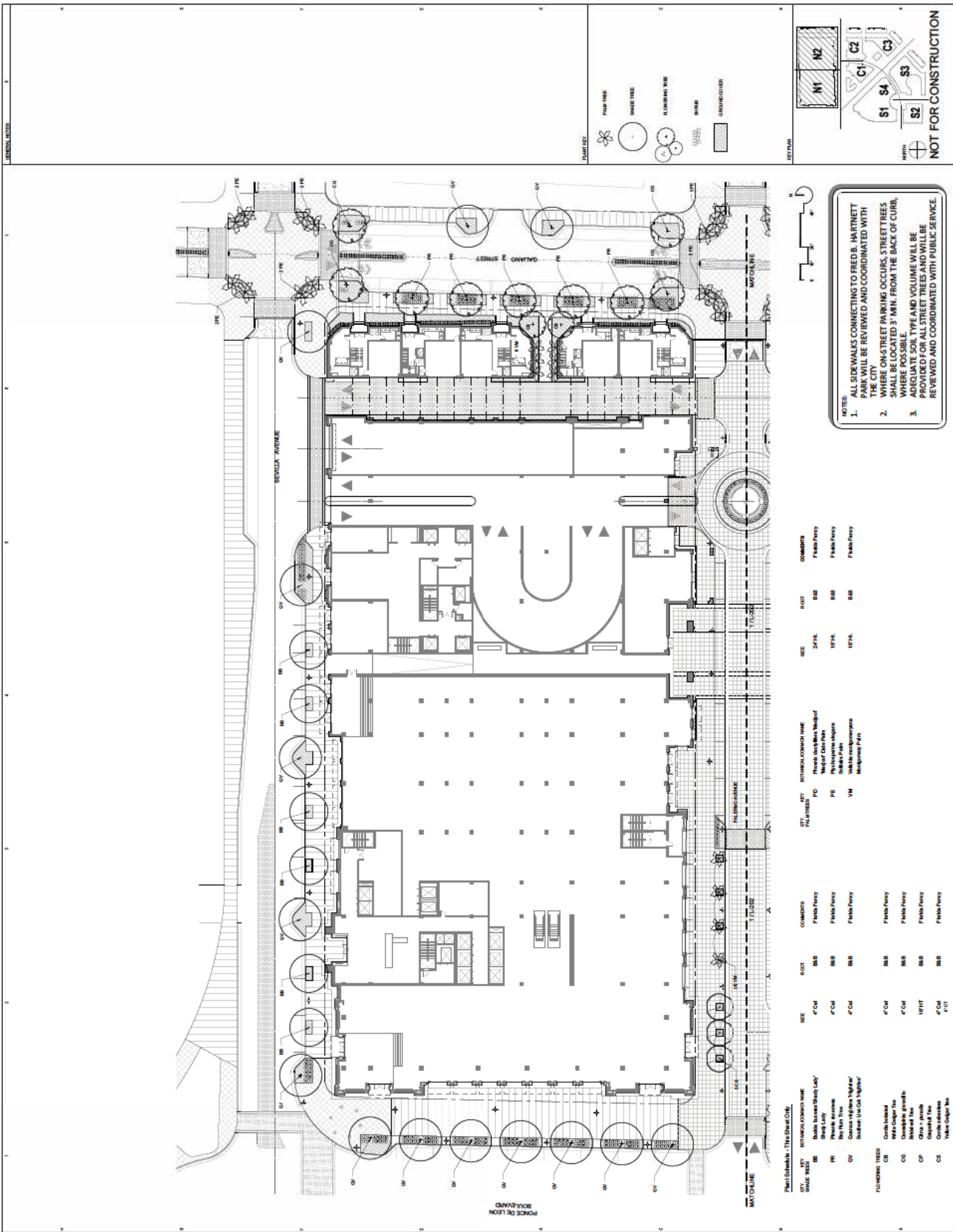
CLIENT	
MAHAN RYKIEL LLC	
10000 10TH AVE	
LEWIS BOUL	
10000 10TH AVE	
LEWIS BOUL	
10000 10TH AVE	
LEWIS BOUL	
10000 10TH AVE	
LEWIS BOUL	
10000 10TH AVE	
LEWIS BOUL	
10000 10TH AVE	
LEWIS BOUL	
10000 10TH AVE	
LEWIS BOUL	
10000 10TH AVE	
LEWIS BOUL	
10000 10TH AVE	
LEWIS BOUL	
10000 10TH AVE	
LEWIS BOUL	
10000 10TH AVE	
LEWIS BOUL	
10000 10TH AVE	
LEWIS BOUL	
10000 10TH AVE	
LEWIS BOUL	
10000 10TH AVE	
LEWIS BOUL	
10000 10TH AVE	
LEWIS BOUL	
10000 10TH AVE	
LEWIS BOUL	
10000 10TH AVE	
LEWIS BOUL	
10000 10TH AVE	
LEWIS BOUL	
10000 10TH AVE	
LEWIS BOUL	
10000 10TH AVE	
LEWIS BOUL	
10000 10TH AVE	
LEWIS BOUL	
10000 10TH AVE	
LEWIS BOUL	
10000 10TH AVE	
LEWIS BOUL	
10000 10TH AVE	
LEWIS BOUL	
10000 10TH AVE	
LEWIS BOUL	
10000 10TH AVE	
LEWIS BOUL	
10000 10TH AVE	
LEWIS BOUL	
10000 10TH AVE	
LEWIS BOUL	
10000 10TH AVE	
LEWIS BOUL	
10000 10TH AVE	
LEWIS BOUL	
10000 10TH AVE	
LEWIS BOUL	
10000 10TH AVE	
LEWIS BOUL	
10000 10TH AVE	
LEWIS BOUL	
10000 10TH AVE	
LEWIS BOUL	
10000 10TH AVE	
LEWIS BOUL	
10000 10TH AVE	
LEWIS BOUL	
10000 10TH AVE	
LEWIS BOUL	
10000 10TH AVE	
LEWIS BOUL	
10000 10TH AVE	
LEWIS BOUL	
10000 10TH AVE	
LEWIS BOUL	
10000 10TH AVE	
LEWIS BOUL	
10000 10TH AVE	
LEWIS BOUL	
10000 10TH AVE	
LEWIS BOUL	
10000 10TH AVE	
LEWIS BOUL	
10000 10TH AVE	
LEWIS BOUL	
10000 10TH AVE	
LEWIS BOUL	
10000 10TH AVE	
LEWIS BOUL	
10000 10TH AVE	
LEWIS BOUL	
10000 10TH AVE	
LEWIS BOUL	
10000 10TH AVE	
LEWIS BOUL	
10000 10TH AVE	
LEWIS BOUL	
10000 10TH AVE	
LEWIS BOUL	
10000 10TH AVE	
LEWIS BOUL	
10000 10TH AVE	
LEWIS BOUL	
10000 10TH AVE	
LEWIS BOUL	
10000 10TH AVE	
LEWIS BOUL	
10000 10TH AVE	
LEWIS BOUL	
10000 10TH AVE	
LEWIS BOUL	
10000 10TH AVE	
LEWIS BOUL	
10000 10TH AVE	
LEWIS BOUL	
10000 10TH AVE	
LEWIS BOUL	
10000 10TH AVE	
LEWIS BOUL	
10000 10TH AVE	
LEWIS BOUL	
10000 10TH AVE	
LEWIS BOUL	
10000 10TH AVE	
LEWIS BOUL	
10000 10TH AVE	
LEWIS BOUL	
10000 10TH AVE	
LEWIS BOUL	
10000 10TH AVE	
LEWIS BOUL	
10000 10TH AVE	
LEWIS BOUL	
10000 10TH AVE	
LEWIS BOUL	
10000 10TH AVE	
LEWIS BOUL	
10000 10TH AVE	
LEWIS BOUL	
10000 10TH AVE	
LEWIS BOUL	
10000 10TH AVE	
LEWIS BOUL	
10000 10TH AVE	
LEWIS BOUL	
10000 10TH AVE	
LEWIS BOUL	
10000 10TH AVE	
LEWIS BOUL	
10000 10TH AVE	
LEWIS BOUL	
10000 10TH AVE	
LEWIS BOUL	
10000 10TH AVE	
LEWIS BOUL	
10000 10TH AVE	
LEWIS BOUL	
10000 10TH AVE	
LEWIS BOUL	
10000 10TH AVE	
LEWIS BOUL	
10000 10TH AVE	
LEWIS BOUL	
10000 10TH AVE	
LEWIS BOUL	
10000 10TH AVE	
LEWIS BOUL	
10000 10TH AVE	
LEWIS BOUL	
10000 10TH AVE	
LEWIS BOUL	
10000 10TH AVE	
LEWIS BOUL	
10000 10TH AVE	
LEWIS BOUL	
10000 10TH AVE	
LEWIS BOUL	
10000 10TH AVE	
LEWIS BOUL	
10000 10TH AVE	
LEWIS BOUL	
10000 10TH AVE	
LEWIS BOUL	
10000 10TH AVE	
LEWIS BOUL	
10000 10TH AVE	
LEWIS BOUL	
10000 10TH AVE	
LEWIS BOUL	
10000 10TH AVE	
LEWIS BOUL	
10000 10TH AVE	
LEWIS BOUL	
10000 10TH AVE	
LEWIS BOUL	
10000 10TH AVE	
LEWIS BOUL	
10000 10TH AVE	
LEWIS BOUL	
10000 10TH AVE	
LEWIS BOUL	
10000 10TH AVE	
LEWIS BOUL	
10000 10TH AVE	
LEWIS BOUL	
10000 10TH AVE	
LEWIS BOUL	
10000 10TH AVE	
LEWIS BOUL	
10000 10TH AVE	
LEWIS BOUL	
10000 10TH AVE	
LEWIS BOUL	
10000 10TH AVE	
LEWIS BOUL	
10000 10TH AVE	
LEWIS BOUL	
10000 10TH AVE	
LEWIS BOUL	
10000 10TH AVE	
LEWIS BOUL	
10000 10TH AVE	
LEWIS BOUL	
10000 10TH AVE	
LEWIS BOUL	
10000 10TH AVE	
LEWIS BOUL	
10000 10TH AVE	
LEWIS BOUL	
10000 10TH AVE	
LEWIS BOUL	
10000 10TH AVE	
LEWIS BOUL	
10000 10TH AVE	
LEWIS BOUL	
10000 10TH AVE	
LEWIS BOUL	
10000 10TH AVE	
LEWIS BOUL	
10000 10TH AVE	
LEWIS BOUL	
10000 10TH AVE	
LEWIS BOUL	
10000 10TH AVE	
LEWIS BOUL	
10000 10TH AVE	
LEWIS BOUL	
10000 10TH AVE	
LEWIS BOUL	
10000 10TH AVE	
LEWIS BOUL	
10000 10TH AVE	
LEWIS BOUL	
10000 10TH AVE	
LEWIS BOUL	
10000 10TH AVE	
LEWIS BOUL	
10000 10TH AVE	
LEWIS BOUL	
10000 10TH AVE	
LEWIS BOUL	
10000 10TH AVE	
LEWIS BOUL	
10000 10TH AVE	
LEWIS BOUL	
10000 10TH AVE	
LEWIS BOUL	
10000 10TH AVE	
LEWIS BOUL	
10000 10TH AVE	
LEWIS BOUL	
10000 10TH AVE	
LEWIS BOUL	
10000 10TH AVE	
LEWIS BOUL	
10000 10TH AVE	
LEWIS BOUL	
10000 10TH AVE	
LEWIS BOUL	
10000 10TH AVE	
LEWIS BOUL	
10000 10TH AVE	
LEWIS BOUL	
10000 10TH AVE	
LEWIS BOUL	
10000 10TH AVE	
LEWIS BOUL	
10000 10TH AVE	
LEWIS BOUL	
10000 10TH AVE	
LEWIS BOUL	
10000 10TH AVE	
LEWIS BOUL	
10000 10TH AVE	
LEWIS BOUL	
10000 10TH AVE	
LEWIS BOUL	
10000 10TH AVE	
LEWIS BOUL	
10000 10TH AVE	
LEWIS BOUL	
10000 10TH AVE	
LEWIS BOUL	
10000 10TH AVE	
LEWIS BOUL	
10000 10TH AVE	
LEWIS BOUL	
10000 10TH AVE	
LEWIS BOUL	
10000 10TH AVE	
LEWIS BOUL	
10000 10TH AVE	
LEWIS BOUL	
10000 10TH AVE	
LEWIS BOUL	
10000 10TH AVE	
LEWIS BOUL	
10000 10TH AVE	
LEWIS BOUL	
10000 10TH AVE	
LEWIS BOUL	
10000 10TH AVE	
LEWIS BOUL	
10000 10TH AVE	
LEWIS BOUL	
10000 10TH AVE	
LEWIS BOUL	
10000 10TH AVE	
LEWIS BOUL	
10000 10TH AVE	
LEWIS BOUL	
10000 10TH AVE	
LEWIS BOUL	
10000 10TH AVE	
LEWIS BOUL	
10000 10TH AVE	
LEWIS BOUL	
10000 10TH AVE	
LEWIS BOUL	
10000 10TH AVE	
LEWIS BOUL	
10000 10TH AVE	
LEWIS BOUL	
10000 10TH AVE	
LEWIS BOUL	
10000 10TH AVE	

MEDITERRANEAN VILLAGE
at Ponce Circle

PROJECT
MEDITERRANEAN VILLAGE
3001 AVENUE 10, SUITE 100
DENVER, COLORADO 80202

NO.	DATE	DESCRIPTION
1	10/1/2010	PRELIMINARY
2	10/1/2010	REVISED
3	10/1/2010	REVISED
4	10/1/2010	REVISED
5	10/1/2010	REVISED
6	10/1/2010	REVISED
7	10/1/2010	REVISED
8	10/1/2010	REVISED
9	10/1/2010	REVISED
10	10/1/2010	REVISED
11	10/1/2010	REVISED
12	10/1/2010	REVISED
13	10/1/2010	REVISED
14	10/1/2010	REVISED
15	10/1/2010	REVISED
16	10/1/2010	REVISED
17	10/1/2010	REVISED
18	10/1/2010	REVISED
19	10/1/2010	REVISED
20	10/1/2010	REVISED
21	10/1/2010	REVISED
22	10/1/2010	REVISED
23	10/1/2010	REVISED
24	10/1/2010	REVISED
25	10/1/2010	REVISED
26	10/1/2010	REVISED
27	10/1/2010	REVISED
28	10/1/2010	REVISED
29	10/1/2010	REVISED
30	10/1/2010	REVISED
31	10/1/2010	REVISED
32	10/1/2010	REVISED
33	10/1/2010	REVISED
34	10/1/2010	REVISED
35	10/1/2010	REVISED
36	10/1/2010	REVISED
37	10/1/2010	REVISED
38	10/1/2010	REVISED
39	10/1/2010	REVISED
40	10/1/2010	REVISED
41	10/1/2010	REVISED
42	10/1/2010	REVISED
43	10/1/2010	REVISED
44	10/1/2010	REVISED
45	10/1/2010	REVISED
46	10/1/2010	REVISED
47	10/1/2010	REVISED
48	10/1/2010	REVISED
49	10/1/2010	REVISED
50	10/1/2010	REVISED
51	10/1/2010	REVISED
52	10/1/2010	REVISED
53	10/1/2010	REVISED
54	10/1/2010	REVISED
55	10/1/2010	REVISED
56	10/1/2010	REVISED
57	10/1/2010	REVISED
58	10/1/2010	REVISED
59	10/1/2010	REVISED
60	10/1/2010	REVISED
61	10/1/2010	REVISED
62	10/1/2010	REVISED
63	10/1/2010	REVISED
64	10/1/2010	REVISED
65	10/1/2010	REVISED
66	10/1/2010	REVISED
67	10/1/2010	REVISED
68	10/1/2010	REVISED
69	10/1/2010	REVISED
70	10/1/2010	REVISED
71	10/1/2010	REVISED
72	10/1/2010	REVISED
73	10/1/2010	REVISED
74	10/1/2010	REVISED
75	10/1/2010	REVISED
76	10/1/2010	REVISED
77	10/1/2010	REVISED
78	10/1/2010	REVISED
79	10/1/2010	REVISED
80	10/1/2010	REVISED
81	10/1/2010	REVISED
82	10/1/2010	REVISED
83	10/1/2010	REVISED
84	10/1/2010	REVISED
85	10/1/2010	REVISED
86	10/1/2010	REVISED
87	10/1/2010	REVISED
88	10/1/2010	REVISED
89	10/1/2010	REVISED
90	10/1/2010	REVISED
91	10/1/2010	REVISED
92	10/1/2010	REVISED
93	10/1/2010	REVISED
94	10/1/2010	REVISED
95	10/1/2010	REVISED
96	10/1/2010	REVISED
97	10/1/2010	REVISED
98	10/1/2010	REVISED
99	10/1/2010	REVISED
100	10/1/2010	REVISED

DATE SUBMITTED
10/1/2010
NORTH PARCEL
PLANTING PLAN
L-201



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

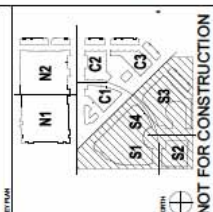
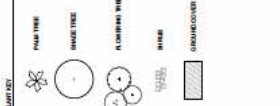
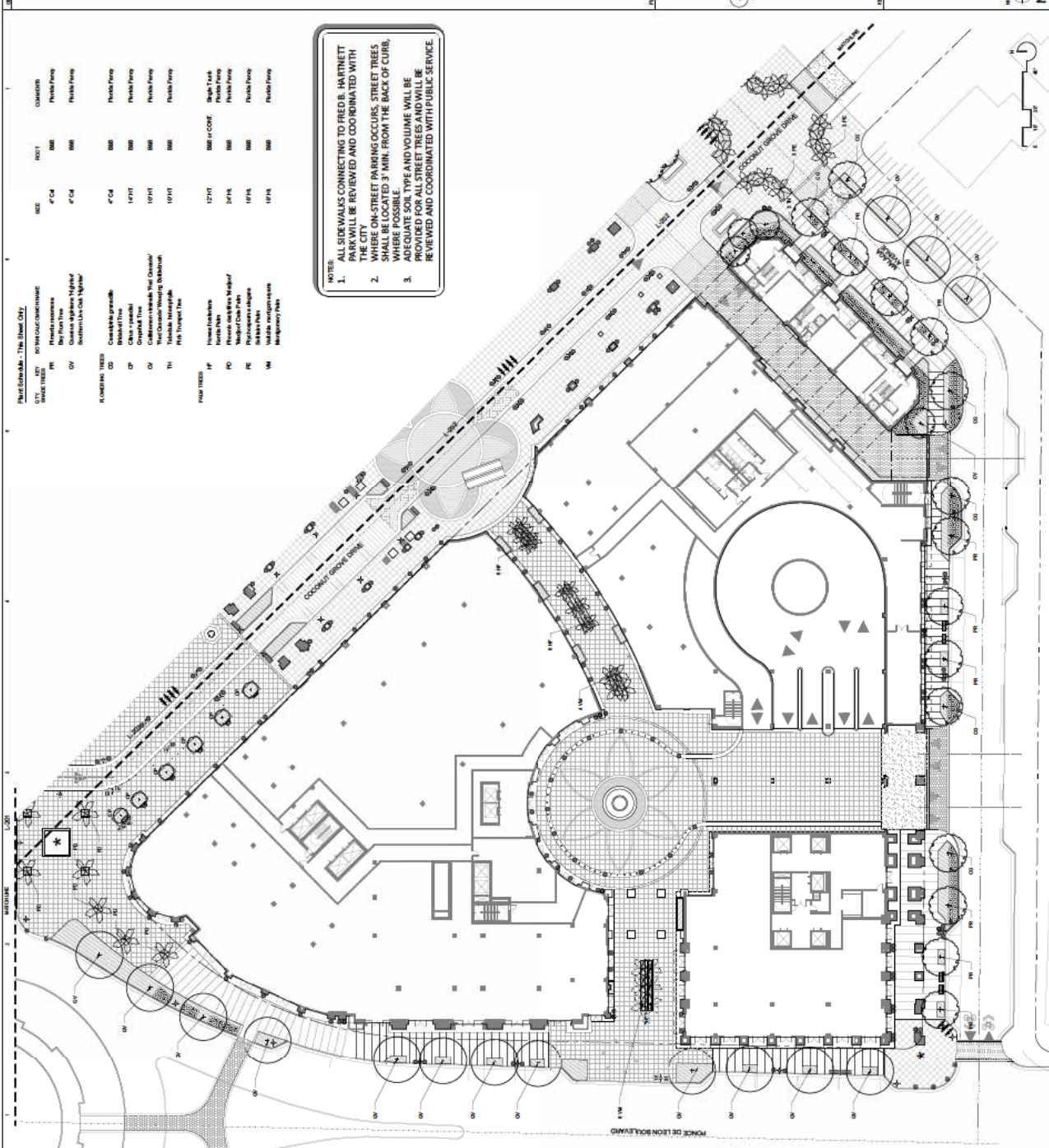
Plant Schedule - The Shaw City						
QTY.	KEY	SYMBOL	PLANT SPECIES	PLANT SIZE	PLANT TYPE	PLANT COMMENTS
10	BB		Buddie Buddie "Shady Lady"	4" Cal	Shrub	Field Plant
10	PR		Female acacia	4" Cal	Shrub	Field Plant
10	GV		White Yucca "The Nightingale"	4" Cal	Shrub	Field Plant
10			Common Yucca "The Nightingale"	4" Cal	Shrub	Field Plant
10			Red Yucca "The Nightingale"	4" Cal	Shrub	Field Plant
10			Common Yucca "The Nightingale"	4" Cal	Shrub	Field Plant
10			Red Yucca "The Nightingale"	4" Cal	Shrub	Field Plant
10			Common Yucca "The Nightingale"	4" Cal	Shrub	Field Plant
10			Red Yucca "The Nightingale"	4" Cal	Shrub	Field Plant
10			Common Yucca "The Nightingale"	4" Cal	Shrub	Field Plant
10			Red Yucca "The Nightingale"	4" Cal	Shrub	Field Plant
10			Common Yucca "The Nightingale"	4" Cal	Shrub	Field Plant
10			Red Yucca "The Nightingale"	4" Cal	Shrub	Field Plant
10			Common Yucca "The Nightingale"	4" Cal	Shrub	Field Plant
10			Red Yucca "The Nightingale"	4" Cal	Shrub	Field Plant
10			Common Yucca "The Nightingale"	4" Cal	Shrub	Field Plant
10			Red Yucca "The Nightingale"	4" Cal	Shrub	Field Plant
10			Common Yucca "The Nightingale"	4" Cal	Shrub	Field Plant
10			Red Yucca "The Nightingale"	4" Cal	Shrub	Field Plant
10			Common Yucca "The Nightingale"	4" Cal	Shrub	Field Plant
10			Red Yucca "The Nightingale"	4" Cal	Shrub	Field Plant
10			Common Yucca "The Nightingale"	4" Cal	Shrub	Field Plant
10			Red Yucca "The Nightingale"	4" Cal	Shrub	Field Plant
10			Common Yucca "The Nightingale"	4" Cal	Shrub	Field Plant
10			Red Yucca "The Nightingale"	4" Cal	Shrub	Field Plant
10			Common Yucca "The Nightingale"	4" Cal	Shrub	Field Plant
10			Red Yucca "The Nightingale"	4" Cal	Shrub	Field Plant
10			Common Yucca "The Nightingale"	4" Cal	Shrub	Field Plant
10			Red Yucca "The Nightingale"	4" Cal	Shrub	Field Plant
10			Common Yucca "The Nightingale"	4" Cal	Shrub	Field Plant
10			Red Yucca "The Nightingale"	4" Cal	Shrub	Field Plant
10			Common Yucca "The Nightingale"	4" Cal	Shrub	Field Plant
10			Red Yucca "The Nightingale"	4" Cal	Shrub	Field Plant
10			Common Yucca "The Nightingale"	4" Cal	Shrub	Field Plant
10			Red Yucca "The Nightingale"	4" Cal	Shrub	Field Plant
10			Common Yucca "The Nightingale"	4" Cal	Shrub	Field Plant
10			Red Yucca "The Nightingale"	4" Cal	Shrub	Field Plant
10			Common Yucca "The Nightingale"	4" Cal	Shrub	Field Plant
10			Red Yucca "The Nightingale"	4" Cal	Shrub	Field Plant
10			Common Yucca "The Nightingale"	4" Cal	Shrub	Field Plant
10			Red Yucca "The Nightingale"	4" Cal	Shrub	Field Plant
10			Common Yucca "The Nightingale"	4" Cal	Shrub	Field Plant
10			Red Yucca "The Nightingale"	4" Cal	Shrub	Field Plant
10			Common Yucca "The Nightingale"	4" Cal	Shrub	Field Plant
10			Red Yucca "The Nightingale"	4" Cal	Shrub	Field Plant
10			Common Yucca "The Nightingale"	4" Cal	Shrub	Field Plant
10			Red Yucca "The Nightingale"	4" Cal	Shrub	Field Plant
10			Common Yucca "The Nightingale"	4" Cal	Shrub	Field Plant
10			Red Yucca "The Nightingale"	4" Cal	Shrub	Field Plant
10			Common Yucca "The Nightingale"	4" Cal	Shrub	Field Plant
10			Red Yucca "The Nightingale"	4" Cal	Shrub	Field Plant
10			Common Yucca "The Nightingale"	4" Cal	Shrub	Field Plant
10			Red Yucca "The Nightingale"	4" Cal	Shrub	Field Plant
10			Common Yucca "The Nightingale"	4" Cal	Shrub	Field Plant
10			Red Yucca "The Nightingale"	4" Cal	Shrub	Field Plant
10			Common Yucca "The Nightingale"	4" Cal	Shrub	Field Plant
10			Red Yucca "The Nightingale"	4" Cal	Shrub	Field Plant
10			Common Yucca "The Nightingale"	4" Cal	Shrub	Field Plant
10			Red Yucca "The Nightingale"	4" Cal	Shrub	Field Plant
10			Common Yucca "The Nightingale"	4" Cal	Shrub	Field Plant
10			Red Yucca "The Nightingale"	4" Cal	Shrub	Field Plant
10			Common Yucca "The Nightingale"	4" Cal	Shrub	Field Plant
10			Red Yucca "The Nightingale"	4" Cal	Shrub	Field Plant
10			Common Yucca "The Nightingale"	4" Cal	Shrub	Field Plant
10			Red Yucca "The Nightingale"	4" Cal	Shrub	Field Plant
10			Common Yucca "The Nightingale"	4" Cal	Shrub	Field Plant
10			Red Yucca "The Nightingale"	4" Cal	Shrub	Field Plant
10			Common Yucca "The Nightingale"	4" Cal	Shrub	Field Plant
10			Red Yucca "The Nightingale"	4" Cal	Shrub	Field Plant
10			Common Yucca "The Nightingale"	4" Cal	Shrub	Field Plant
10			Red Yucca "The Nightingale"	4" Cal	Shrub	Field Plant
10			Common Yucca "The Nightingale"	4" Cal	Shrub	Field Plant
10			Red Yucca "The Nightingale"	4" Cal	Shrub	Field Plant
10			Common Yucca "The Nightingale"	4" Cal	Shrub	Field Plant
10			Red Yucca "The Nightingale"	4" Cal	Shrub	Field Plant
10			Common Yucca "The Nightingale"	4" Cal	Shrub	Field Plant
10			Red Yucca "The Nightingale"	4" Cal	Shrub	Field Plant
10			Common Yucca "The Nightingale"	4" Cal	Shrub	Field Plant
10			Red Yucca "The Nightingale"	4" Cal	Shrub	Field Plant
10			Common Yucca "The Nightingale"	4" Cal	Shrub	Field Plant
10			Red Yucca "The Nightingale"	4" Cal	Shrub	Field Plant
10			Common Yucca "The Nightingale"	4" Cal	Shrub	Field Plant
10			Red Yucca "The Nightingale"	4" Cal	Shrub	Field Plant
10			Common Yucca "The Nightingale"	4" Cal	Shrub	Field Plant
10			Red Yucca "The Nightingale"	4" Cal	Shrub	Field Plant
10			Common Yucca "The Nightingale"	4" Cal	Shrub	Field Plant
10			Red Yucca "The Nightingale"	4" Cal	Shrub	Field Plant
10			Common Yucca "The Nightingale"	4" Cal	Shrub	Field Plant
10			Red Yucca "The Nightingale"	4" Cal	Shrub	Field Plant
10			Common Yucca "The Nightingale"	4" Cal	Shrub	Field Plant
10			Red Yucca "The Nightingale"	4" Cal	Shrub	Field Plant
10			Common Yucca "The Nightingale"	4" Cal	Shrub	Field Plant
10			Red Yucca "The Nightingale"	4" Cal	Shrub	Field Plant
10			Common Yucca "The Nightingale"	4" Cal	Shrub	Field Plant
10			Red Yucca "The Nightingale"	4" Cal	Shrub	Field Plant
10			Common Yucca "The Nightingale"	4" Cal	Shrub	Field Plant
10			Red Yucca "The Nightingale"	4" Cal	Shrub	Field Plant
10						

DATE	TIME	LOCATION	REMARKS
10/10/2011	10:00	1000	1000

[illegible]

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.



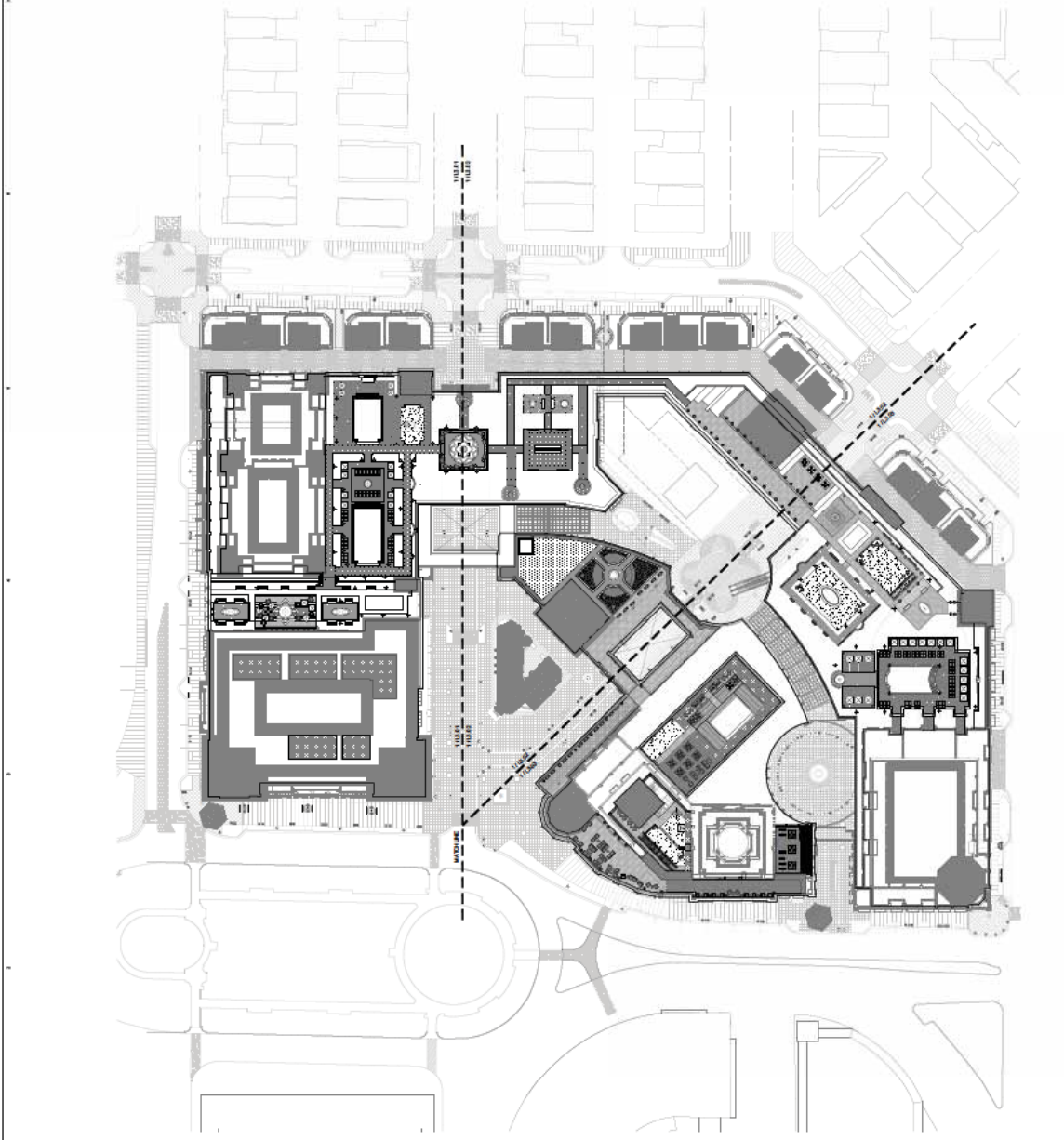
NOT FOR CONSTRUCTION

MEDITERRANEAN VILLAGE
at Ponce Circle

CLIENT
ARMSTRONG FURNACE LLC
300 N. 20TH, SUITE 1000E
LEWISTON, PA 15662

[illegible]

SEED GENERATION
FILE
SOUTH PARCEL
PLANTING PLAN



1 OVERALL ROOFTOP SITE PLAN
1" = 40'



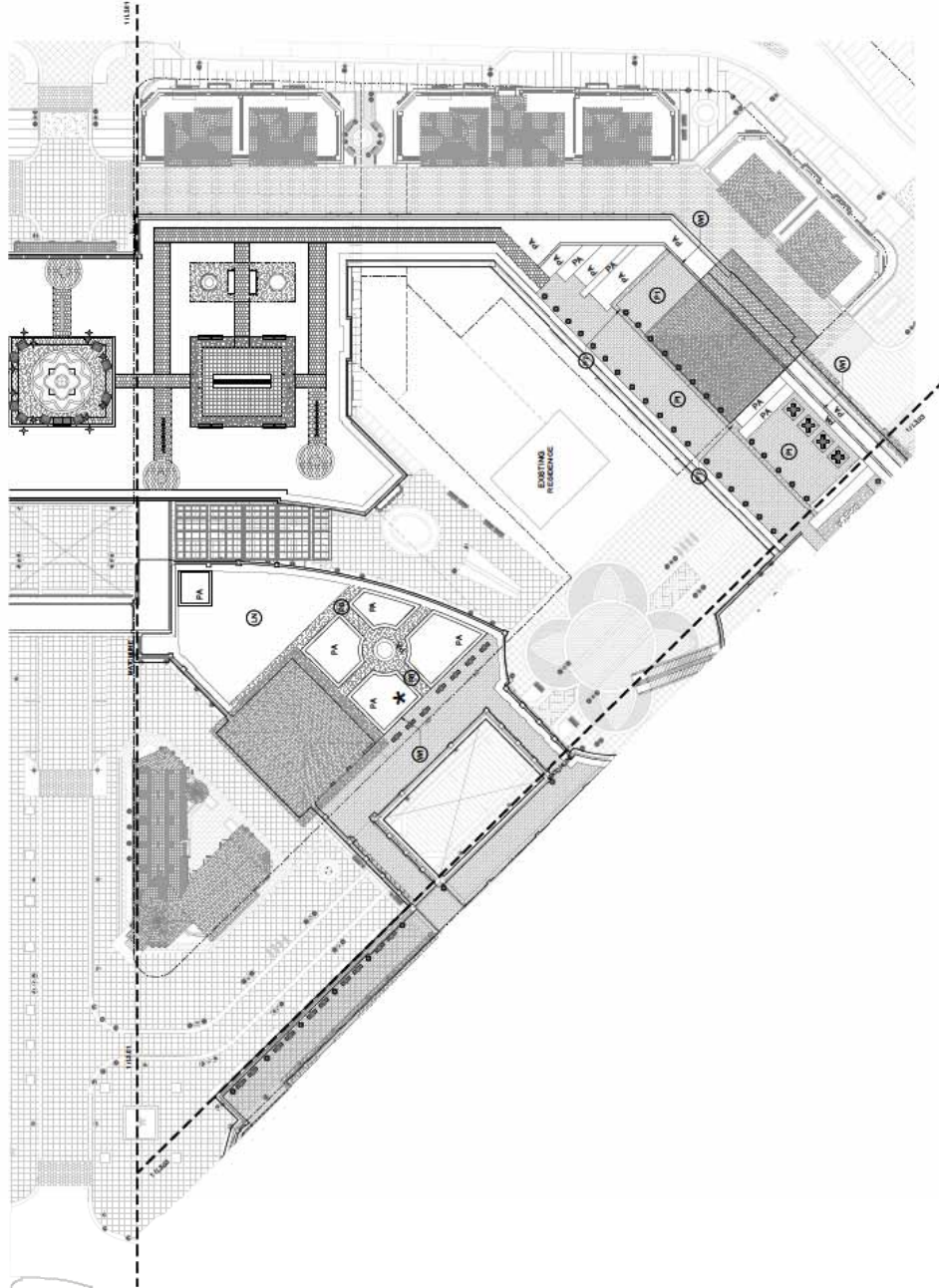
NOT FOR CONSTRUCTION

MAHAN RYKEL
ARCHITECTS
OVERALL ON-SITE
ARCHITECTURAL
ROOFTOP
HARDSCAPE PLAN
L-300

NO.	DATE	DESCRIPTION	BY	CHKD.
1	01/11/2011	ISSUED FOR PERMIT	MAHAN RYKEL	
2	01/11/2011	REVISION	MAHAN RYKEL	
3	01/11/2011	REVISION	MAHAN RYKEL	
4	01/11/2011	REVISION	MAHAN RYKEL	
5	01/11/2011	REVISION	MAHAN RYKEL	
6	01/11/2011	REVISION	MAHAN RYKEL	
7	01/11/2011	REVISION	MAHAN RYKEL	
8	01/11/2011	REVISION	MAHAN RYKEL	
9	01/11/2011	REVISION	MAHAN RYKEL	
10	01/11/2011	REVISION	MAHAN RYKEL	
11	01/11/2011	REVISION	MAHAN RYKEL	
12	01/11/2011	REVISION	MAHAN RYKEL	
13	01/11/2011	REVISION	MAHAN RYKEL	
14	01/11/2011	REVISION	MAHAN RYKEL	
15	01/11/2011	REVISION	MAHAN RYKEL	
16	01/11/2011	REVISION	MAHAN RYKEL	
17	01/11/2011	REVISION	MAHAN RYKEL	
18	01/11/2011	REVISION	MAHAN RYKEL	
19	01/11/2011	REVISION	MAHAN RYKEL	
20	01/11/2011	REVISION	MAHAN RYKEL	
21	01/11/2011	REVISION	MAHAN RYKEL	
22	01/11/2011	REVISION	MAHAN RYKEL	
23	01/11/2011	REVISION	MAHAN RYKEL	
24	01/11/2011	REVISION	MAHAN RYKEL	
25	01/11/2011	REVISION	MAHAN RYKEL	
26	01/11/2011	REVISION	MAHAN RYKEL	
27	01/11/2011	REVISION	MAHAN RYKEL	
28	01/11/2011	REVISION	MAHAN RYKEL	
29	01/11/2011	REVISION	MAHAN RYKEL	
30	01/11/2011	REVISION	MAHAN RYKEL	
31	01/11/2011	REVISION	MAHAN RYKEL	
32	01/11/2011	REVISION	MAHAN RYKEL	
33	01/11/2011	REVISION	MAHAN RYKEL	
34	01/11/2011	REVISION	MAHAN RYKEL	
35	01/11/2011	REVISION	MAHAN RYKEL	
36	01/11/2011	REVISION	MAHAN RYKEL	
37	01/11/2011	REVISION	MAHAN RYKEL	
38	01/11/2011	REVISION	MAHAN RYKEL	
39	01/11/2011	REVISION	MAHAN RYKEL	
40	01/11/2011	REVISION	MAHAN RYKEL	
41	01/11/2011	REVISION	MAHAN RYKEL	
42	01/11/2011	REVISION	MAHAN RYKEL	
43	01/11/2011	REVISION	MAHAN RYKEL	
44	01/11/2011	REVISION	MAHAN RYKEL	
45	01/11/2011	REVISION	MAHAN RYKEL	
46	01/11/2011	REVISION	MAHAN RYKEL	
47	01/11/2011	REVISION	MAHAN RYKEL	
48	01/11/2011	REVISION	MAHAN RYKEL	
49	01/11/2011	REVISION	MAHAN RYKEL	
50	01/11/2011	REVISION	MAHAN RYKEL	
51	01/11/2011	REVISION	MAHAN RYKEL	
52	01/11/2011	REVISION	MAHAN RYKEL	
53	01/11/2011	REVISION	MAHAN RYKEL	
54	01/11/2011	REVISION	MAHAN RYKEL	
55	01/11/2011	REVISION	MAHAN RYKEL	
56	01/11/2011	REVISION	MAHAN RYKEL	
57	01/11/2011	REVISION	MAHAN RYKEL	
58	01/11/2011	REVISION	MAHAN RYKEL	
59	01/11/2011	REVISION	MAHAN RYKEL	
60	01/11/2011	REVISION	MAHAN RYKEL	
61	01/11/2011	REVISION	MAHAN RYKEL	
62	01/11/2011	REVISION	MAHAN RYKEL	
63	01/11/2011	REVISION	MAHAN RYKEL	
64	01/11/2011	REVISION	MAHAN RYKEL	
65	01/11/2011	REVISION	MAHAN RYKEL	
66	01/11/2011	REVISION	MAHAN RYKEL	
67	01/11/2011	REVISION	MAHAN RYKEL	
68	01/11/2011	REVISION	MAHAN RYKEL	
69	01/11/2011	REVISION	MAHAN RYKEL	
70	01/11/2011	REVISION	MAHAN RYKEL	
71	01/11/2011	REVISION	MAHAN RYKEL	
72	01/11/2011	REVISION	MAHAN RYKEL	
73	01/11/2011	REVISION	MAHAN RYKEL	
74	01/11/2011	REVISION	MAHAN RYKEL	
75	01/11/2011	REVISION	MAHAN RYKEL	
76	01/11/2011	REVISION	MAHAN RYKEL	
77	01/11/2011	REVISION	MAHAN RYKEL	
78	01/11/2011	REVISION	MAHAN RYKEL	
79	01/11/2011	REVISION	MAHAN RYKEL	
80	01/11/2011	REVISION	MAHAN RYKEL	
81	01/11/2011	REVISION	MAHAN RYKEL	
82	01/11/2011	REVISION	MAHAN RYKEL	
83	01/11/2011	REVISION	MAHAN RYKEL	
84	01/11/2011	REVISION	MAHAN RYKEL	
85	01/11/2011	REVISION	MAHAN RYKEL	
86	01/11/2011	REVISION	MAHAN RYKEL	
87	01/11/2011	REVISION	MAHAN RYKEL	
88	01/11/2011	REVISION	MAHAN RYKEL	
89	01/11/2011	REVISION	MAHAN RYKEL	
90	01/11/2011	REVISION	MAHAN RYKEL	
91	01/11/2011	REVISION	MAHAN RYKEL	
92	01/11/2011	REVISION	MAHAN RYKEL	
93	01/11/2011	REVISION	MAHAN RYKEL	
94	01/11/2011	REVISION	MAHAN RYKEL	
95	01/11/2011	REVISION	MAHAN RYKEL	
96	01/11/2011	REVISION	MAHAN RYKEL	
97	01/11/2011	REVISION	MAHAN RYKEL	
98	01/11/2011	REVISION	MAHAN RYKEL	
99	01/11/2011	REVISION	MAHAN RYKEL	
100	01/11/2011	REVISION	MAHAN RYKEL	

MEDITERRANEAN VILLAGE at Ponce Circle

MAHAN RYKEL
ARCHITECTS
OVERALL ON-SITE
ARCHITECTURAL
ROOFTOP
HARDSCAPE PLAN
L-300



1 | CENTRAL ROOFTOP SITE PLAN



NOT FOR CONSTRUCTION

[illegible]

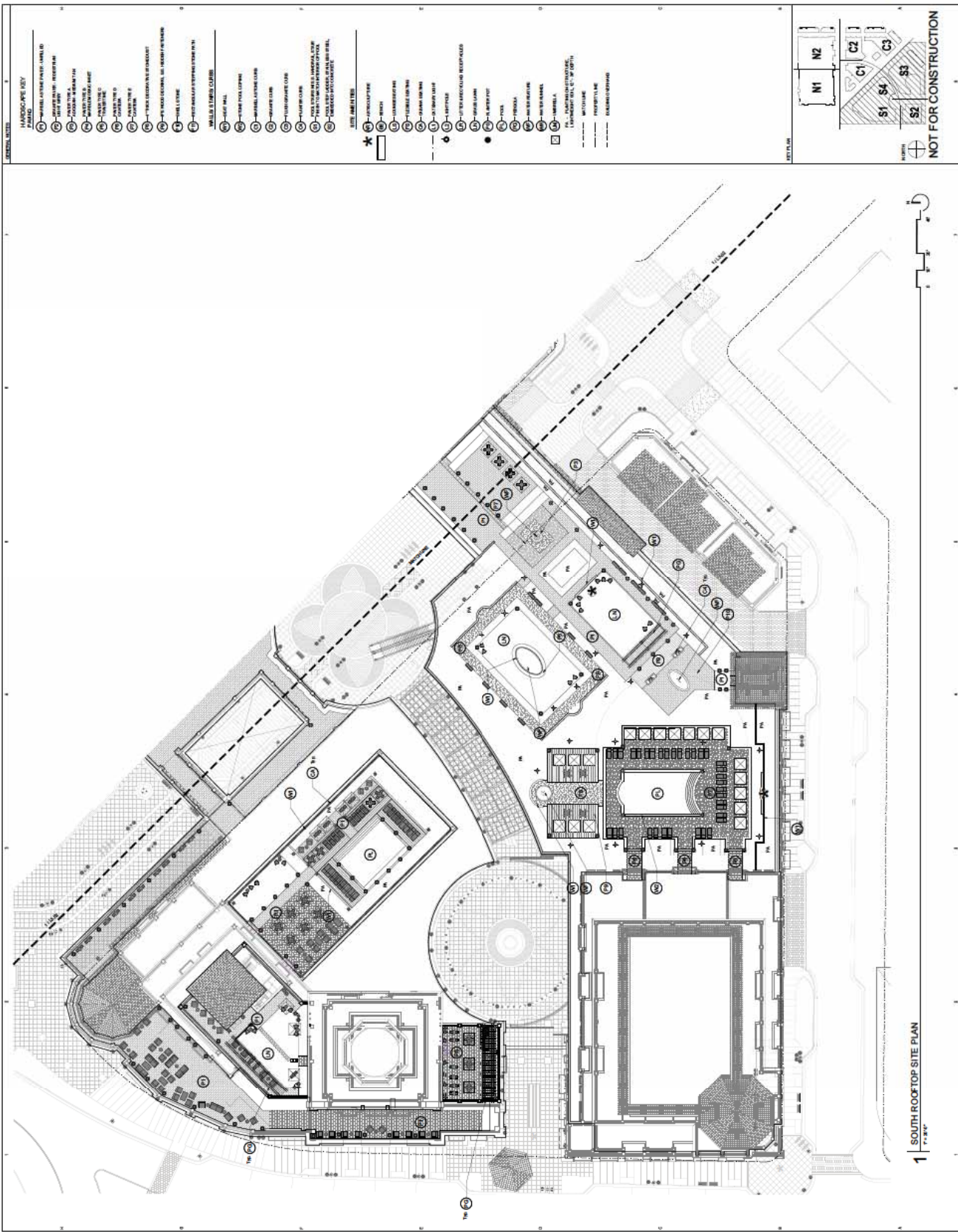
CLIENT
AGAVE POWER, LLC
3851, 38th, 38th POWER DE
LEON (GOVERNMENT)

MEDITERRANEAN VILLAGE
at Ponce Circle

CO-1485 & T444T

MAHAN RYKEL
LEGAT
100 W. 14th St. New York, NY 10011-4202

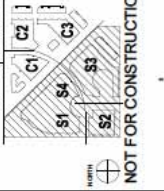
PRO-JECT

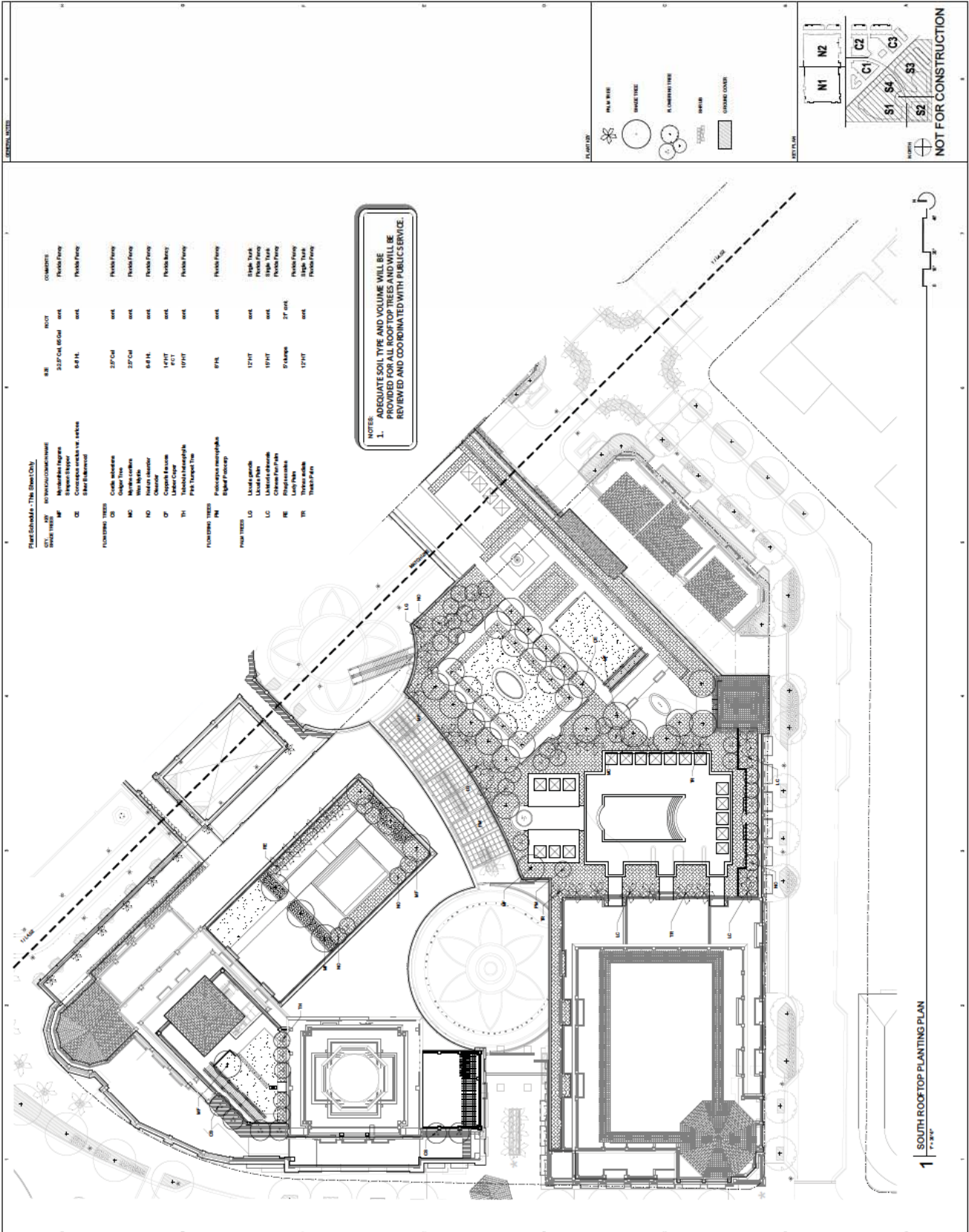


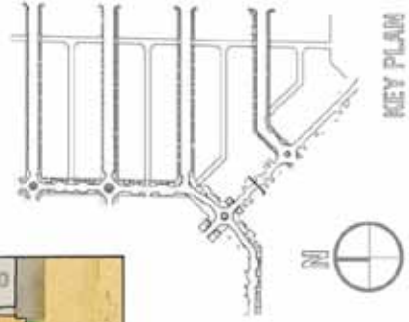
- LANDSCAPE KEY**
- 1-2-3-4-5-6-7-8-9-10-11-12-13-14-15-16-17-18-19-20-21-22-23-24-25-26-27-28-29-30-31-32-33-34-35-36-37-38-39-40-41-42-43-44-45-46-47-48-49-50-51-52-53-54-55-56-57-58-59-60-61-62-63-64-65-66-67-68-69-70-71-72-73-74-75-76-77-78-79-80-81-82-83-84-85-86-87-88-89-90-91-92-93-94-95-96-97-98-99-100

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

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

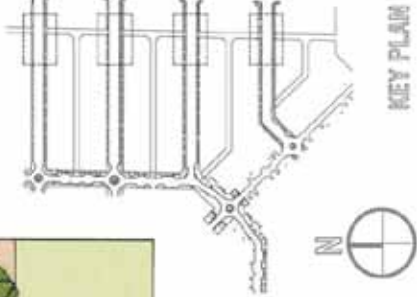




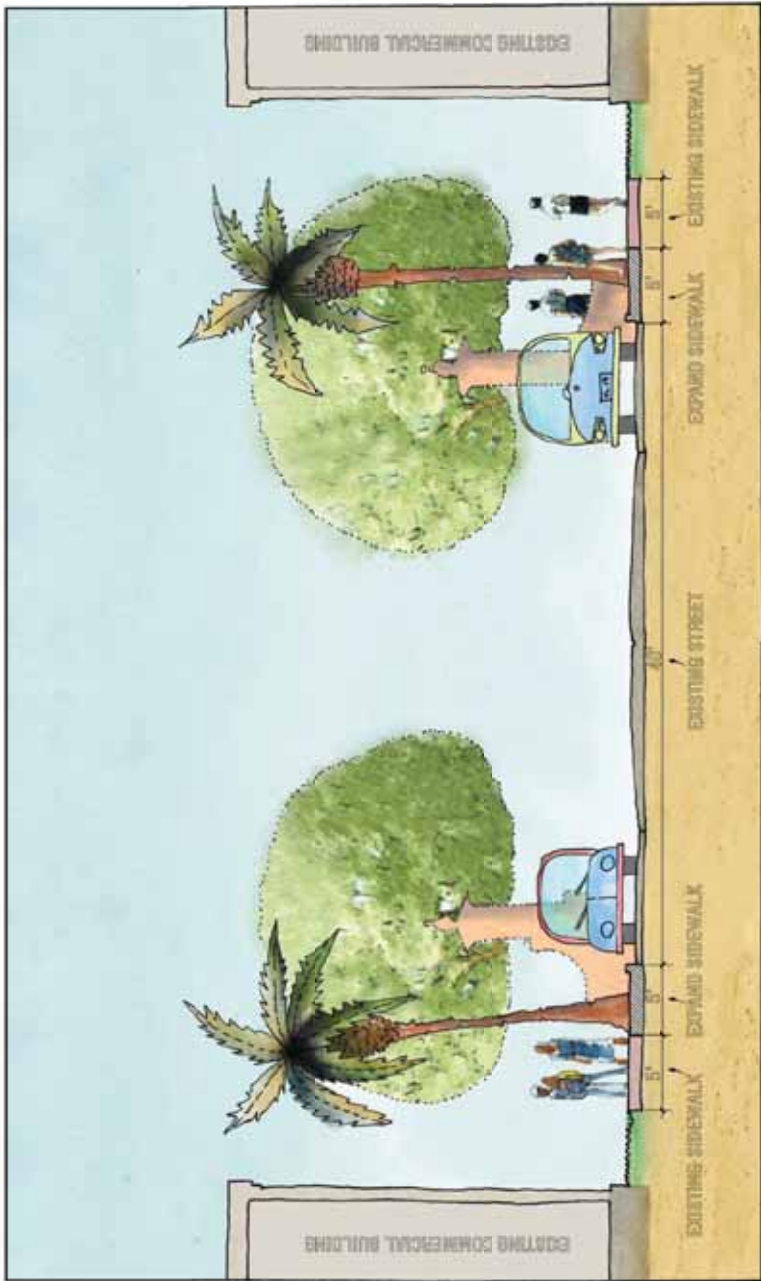
[illegible]



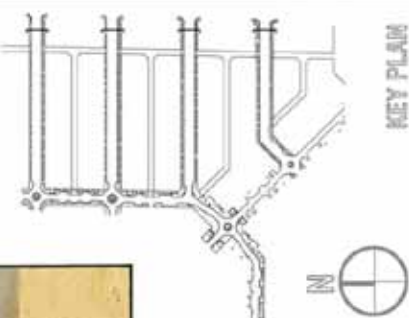
PROPOSED STREET PLAN VIEW

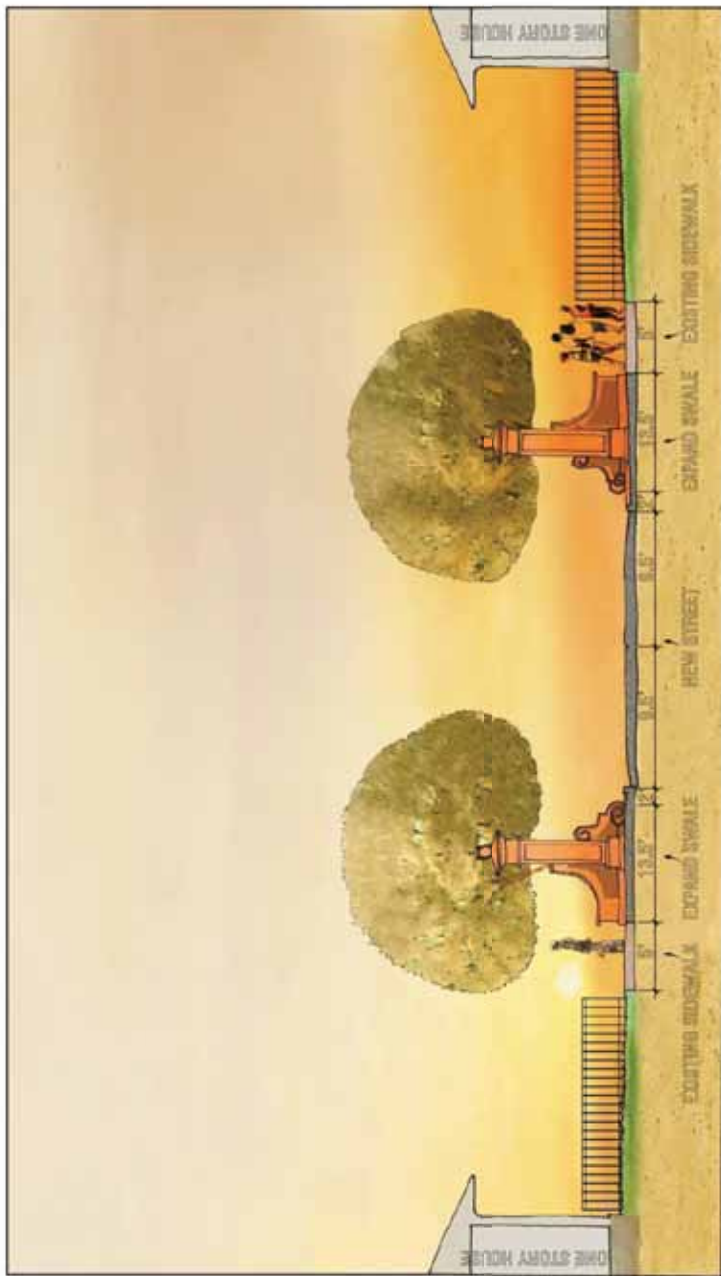


KEY PLAN

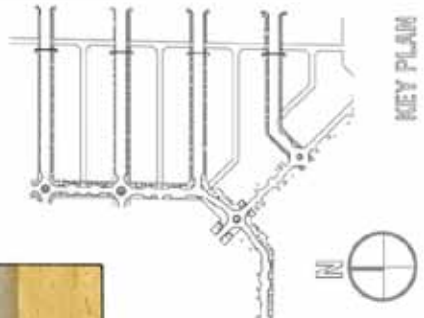


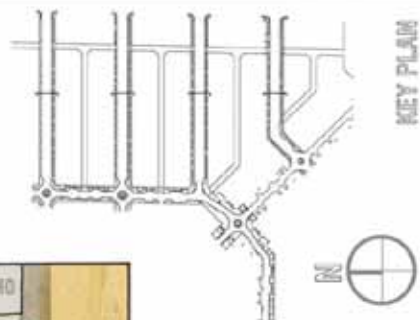
TYPICAL COMMERCIAL AREA STREET
VIEW FROM SW 37TH AVE



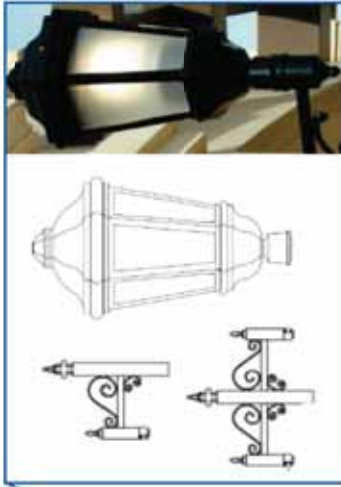
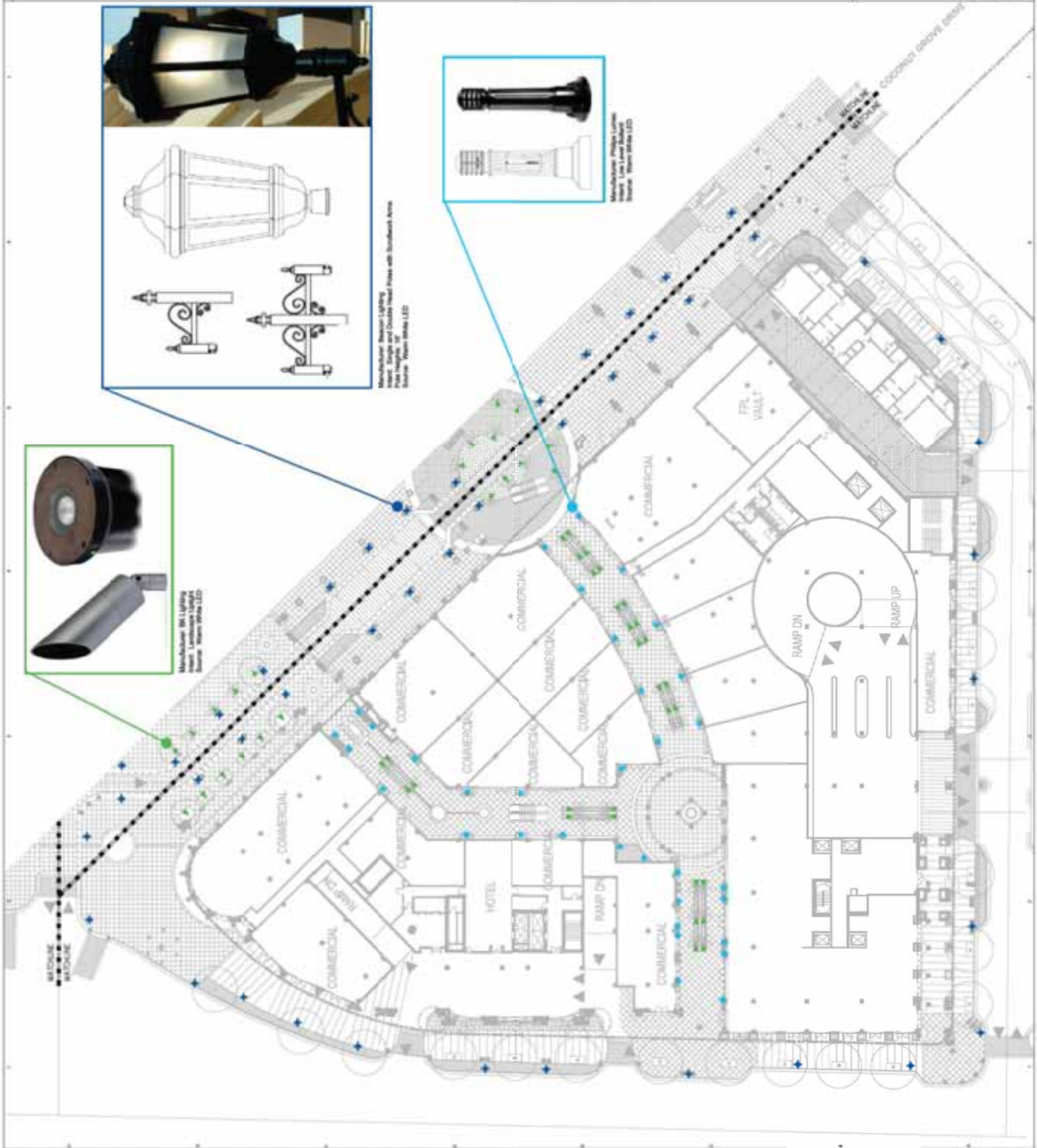


TYPICAL NEIGHBORHOOD ENTRANCE FEATURE





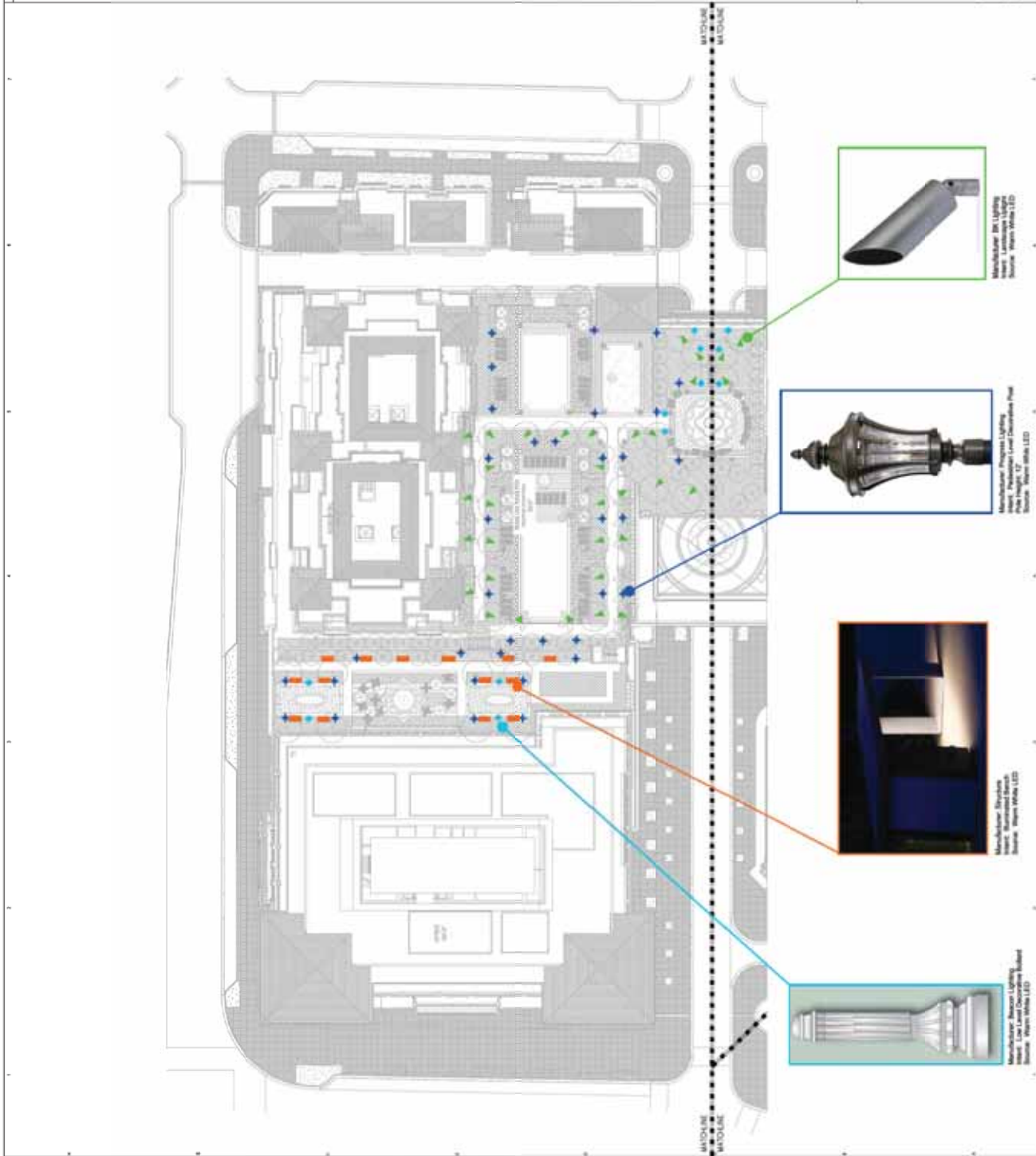
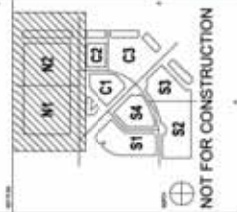
Manufacturer: Sun Lighting
 Mount: Landscape Uplight
 Source: Warm White LED



MEDITERRANEAN VILLAGE at Ponce Circle

NO.	REVISION	DATE	BY	CHK
1				
2				
3				
4				
5				
6				
7				
8				
9				
10				
11				
12				
13				
14				
15				
16				
17				
18				
19				
20				
21				
22				
23				
24				
25				
26				
27				
28				
29				
30				
31				
32				
33				
34				
35				
36				
37				
38				
39				
40				
41				
42				
43				
44				
45				
46				
47				
48				
49				
50				

NORTH PARCEL
 LIGHTING
 ROOF PLAN
 LD-301



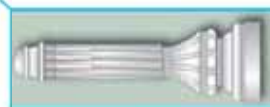
Manufacturer: BTL Lighting
 Model: L-Series
 Source: Warm White LED



Manufacturer: Progress Lighting
 Model: P-Series
 Source: Warm White LED



Manufacturer: Progress Lighting
 Model: R-Series
 Source: Warm White LED



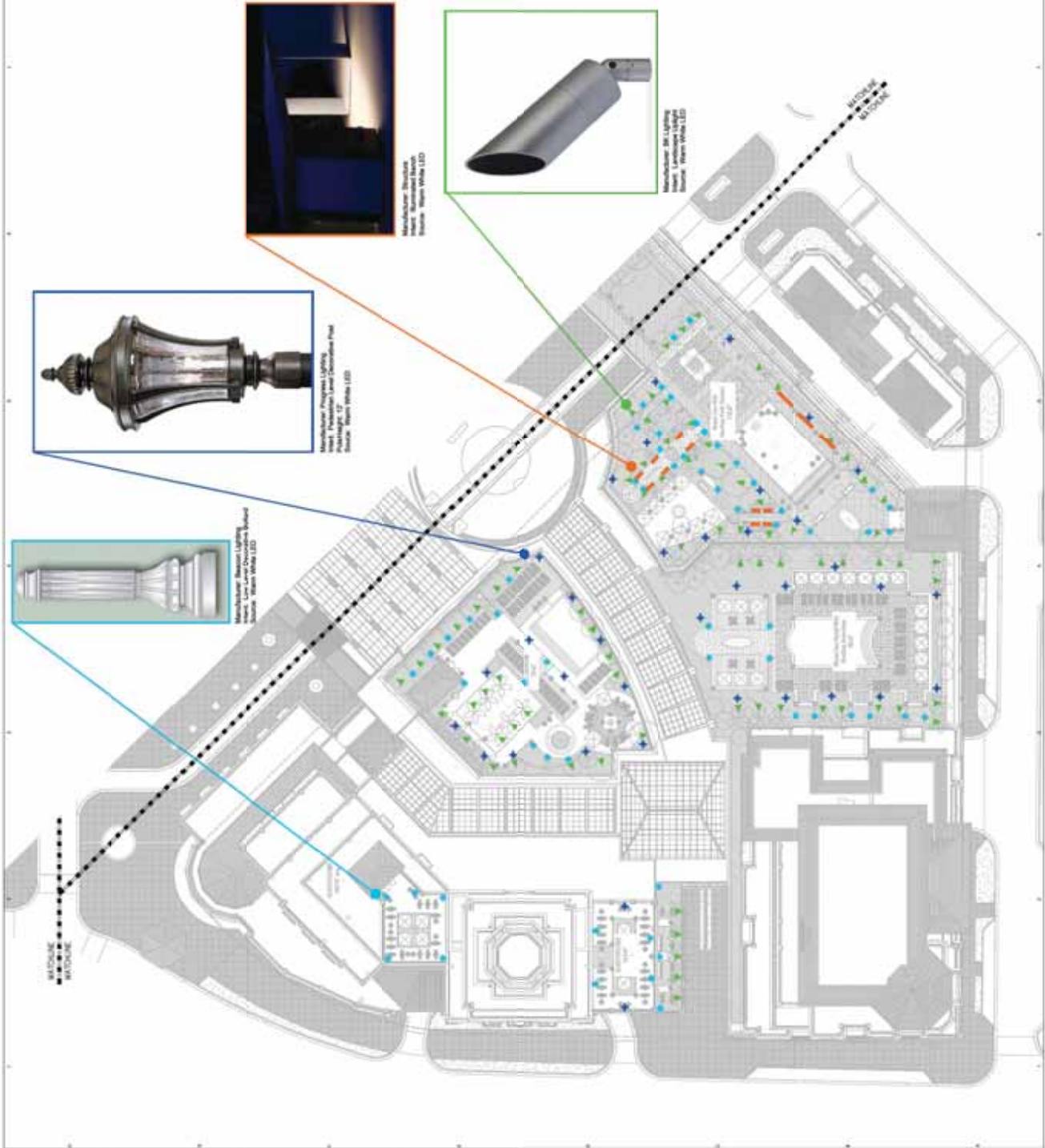
Manufacturer: Progress Lighting
 Model: P-Series
 Source: Warm White LED



A large rectangular area with a grid of small squares, intended for drawing a picture.

© 2000 Blackwell Science Ltd
Journal of Internal Medicine 247: 391–398

**MEDITERRANEAN
VILLAGE at
Ponce Circle**





LANGAN

...the ...

**MEDITERRANEAN
VILLAGE at
Ponce Circle**

© 2000 Blackwell Science Ltd
Journal of Internal Medicine 247: 101-107

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



CONCEPTUAL UTILITIES PLAN

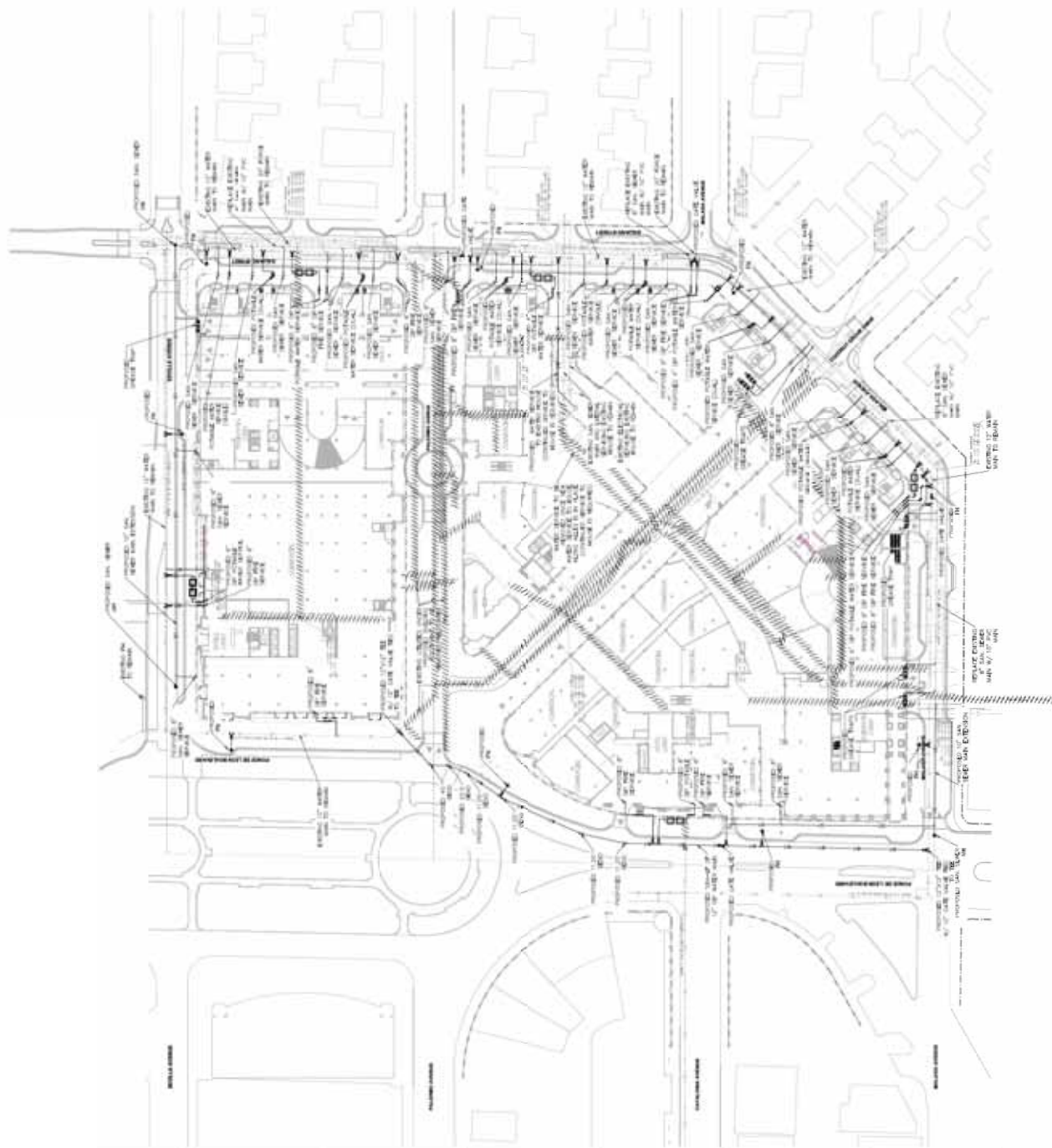
EX-1



1. This is a preliminary drawing to assist in the design of the building. It is not a final drawing and should not be used for construction purposes.



NOT FOR CONSTRUCTION





AGAVE PORCELL

LANE

ARCHITECTS
1000 10th Street, Suite 100
San Francisco, CA 94103
Tel: 415.774.1000
www.agaveporcell.com

MEDITERRANEAN VILLAGE at Ponce Circle



LEGEND	
	10' x 10' x 8' concrete wall
	10' x 10' x 8' concrete wall with 1/2\"/>
	10' x 10' x 8' concrete wall with 1/2\"/>
	10' x 10' x 8' concrete wall with 1/2\"/>
	10' x 10' x 8' concrete wall with 1/2\"/>
	10' x 10' x 8' concrete wall with 1/2\"/>
	10' x 10' x 8' concrete wall with 1/2\"/>
	10' x 10' x 8' concrete wall with 1/2\"/>
	10' x 10' x 8' concrete wall with 1/2\"/>
	10' x 10' x 8' concrete wall with 1/2\"/>

NOTES
1. THIS IS A PRELIMINARY DRAWING SUBJECT TO CHANGE. CONSULTING ON THE DRAWING IS THE RESPONSIBILITY OF THE USER. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR THE ACCURACY OF THE INFORMATION PROVIDED. THE USER SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE INFORMATION PROVIDED.



NOT FOR CONSTRUCTION

EX-2

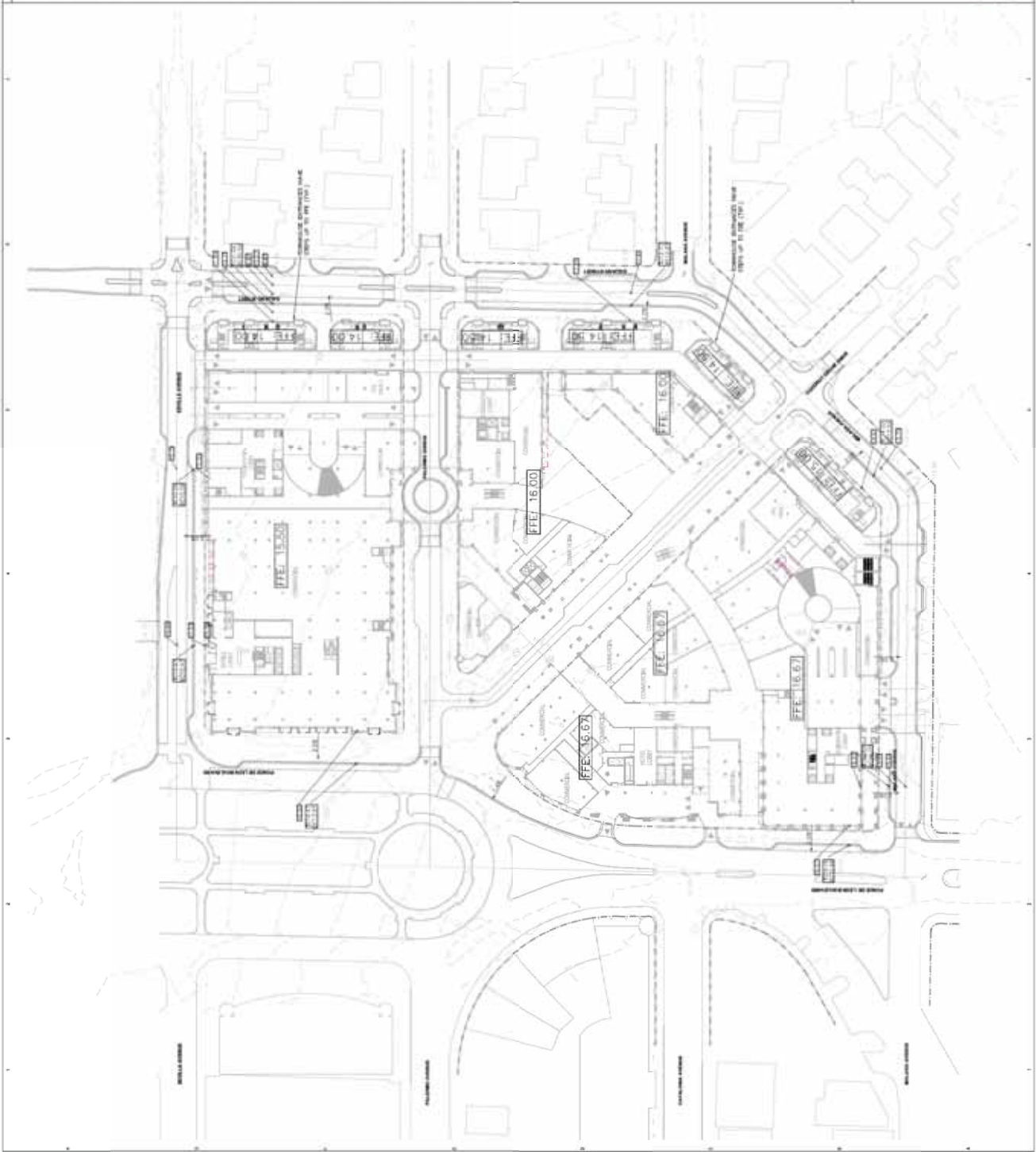


AGAVE FORKS

LANE

ARCHITECTS
1000 S. 10TH AVENUE, SUITE 100
DENVER, CO 80202
TEL: 303.733.1100
WWW.LANEARCHITECTS.COM

MEDITERRANEAN VILLAGE at Ponce Circle



NOTES
1. THIS IS A PRELIMINARY GRADING SUBJECT TO
CHANGE. COORDINATE ON THE
COORDINATION WITH CITY OF DENVER
FLOOD PLAIN MAPS.



NOT FOR CONSTRUCTION

EX-3

NO.	DATE	DESCRIPTION
1	10/1/2011	ISSUED FOR PERMIT
2	10/1/2011	ISSUED FOR PERMIT
3	10/1/2011	ISSUED FOR PERMIT
4	10/1/2011	ISSUED FOR PERMIT
5	10/1/2011	ISSUED FOR PERMIT
6	10/1/2011	ISSUED FOR PERMIT
7	10/1/2011	ISSUED FOR PERMIT
8	10/1/2011	ISSUED FOR PERMIT
9	10/1/2011	ISSUED FOR PERMIT
10	10/1/2011	ISSUED FOR PERMIT
11	10/1/2011	ISSUED FOR PERMIT
12	10/1/2011	ISSUED FOR PERMIT
13	10/1/2011	ISSUED FOR PERMIT
14	10/1/2011	ISSUED FOR PERMIT
15	10/1/2011	ISSUED FOR PERMIT
16	10/1/2011	ISSUED FOR PERMIT
17	10/1/2011	ISSUED FOR PERMIT
18	10/1/2011	ISSUED FOR PERMIT
19	10/1/2011	ISSUED FOR PERMIT
20	10/1/2011	ISSUED FOR PERMIT
21	10/1/2011	ISSUED FOR PERMIT
22	10/1/2011	ISSUED FOR PERMIT
23	10/1/2011	ISSUED FOR PERMIT
24	10/1/2011	ISSUED FOR PERMIT
25	10/1/2011	ISSUED FOR PERMIT
26	10/1/2011	ISSUED FOR PERMIT
27	10/1/2011	ISSUED FOR PERMIT
28	10/1/2011	ISSUED FOR PERMIT
29	10/1/2011	ISSUED FOR PERMIT
30	10/1/2011	ISSUED FOR PERMIT
31	10/1/2011	ISSUED FOR PERMIT
32	10/1/2011	ISSUED FOR PERMIT
33	10/1/2011	ISSUED FOR PERMIT
34	10/1/2011	ISSUED FOR PERMIT
35	10/1/2011	ISSUED FOR PERMIT
36	10/1/2011	ISSUED FOR PERMIT
37	10/1/2011	ISSUED FOR PERMIT
38	10/1/2011	ISSUED FOR PERMIT
39	10/1/2011	ISSUED FOR PERMIT
40	10/1/2011	ISSUED FOR PERMIT
41	10/1/2011	ISSUED FOR PERMIT
42	10/1/2011	ISSUED FOR PERMIT
43	10/1/2011	ISSUED FOR PERMIT
44	10/1/2011	ISSUED FOR PERMIT
45	10/1/2011	ISSUED FOR PERMIT
46	10/1/2011	ISSUED FOR PERMIT
47	10/1/2011	ISSUED FOR PERMIT
48	10/1/2011	ISSUED FOR PERMIT
49	10/1/2011	ISSUED FOR PERMIT
50	10/1/2011	ISSUED FOR PERMIT
51	10/1/2011	ISSUED FOR PERMIT
52	10/1/2011	ISSUED FOR PERMIT
53	10/1/2011	ISSUED FOR PERMIT
54	10/1/2011	ISSUED FOR PERMIT
55	10/1/2011	ISSUED FOR PERMIT
56	10/1/2011	ISSUED FOR PERMIT
57	10/1/2011	ISSUED FOR PERMIT
58	10/1/2011	ISSUED FOR PERMIT
59	10/1/2011	ISSUED FOR PERMIT
60	10/1/2011	ISSUED FOR PERMIT
61	10/1/2011	ISSUED FOR PERMIT
62	10/1/2011	ISSUED FOR PERMIT
63	10/1/2011	ISSUED FOR PERMIT
64	10/1/2011	ISSUED FOR PERMIT
65	10/1/2011	ISSUED FOR PERMIT
66	10/1/2011	ISSUED FOR PERMIT
67	10/1/2011	ISSUED FOR PERMIT
68	10/1/2011	ISSUED FOR PERMIT
69	10/1/2011	ISSUED FOR PERMIT
70	10/1/2011	ISSUED FOR PERMIT
71	10/1/2011	ISSUED FOR PERMIT
72	10/1/2011	ISSUED FOR PERMIT
73	10/1/2011	ISSUED FOR PERMIT
74	10/1/2011	ISSUED FOR PERMIT
75	10/1/2011	ISSUED FOR PERMIT
76	10/1/2011	ISSUED FOR PERMIT
77	10/1/2011	ISSUED FOR PERMIT
78	10/1/2011	ISSUED FOR PERMIT
79	10/1/2011	ISSUED FOR PERMIT
80	10/1/2011	ISSUED FOR PERMIT
81	10/1/2011	ISSUED FOR PERMIT
82	10/1/2011	ISSUED FOR PERMIT
83	10/1/2011	ISSUED FOR PERMIT
84	10/1/2011	ISSUED FOR PERMIT
85	10/1/2011	ISSUED FOR PERMIT
86	10/1/2011	ISSUED FOR PERMIT
87	10/1/2011	ISSUED FOR PERMIT
88	10/1/2011	ISSUED FOR PERMIT
89	10/1/2011	ISSUED FOR PERMIT
90	10/1/2011	ISSUED FOR PERMIT
91	10/1/2011	ISSUED FOR PERMIT
92	10/1/2011	ISSUED FOR PERMIT
93	10/1/2011	ISSUED FOR PERMIT
94	10/1/2011	ISSUED FOR PERMIT
95	10/1/2011	ISSUED FOR PERMIT
96	10/1/2011	ISSUED FOR PERMIT
97	10/1/2011	ISSUED FOR PERMIT
98	10/1/2011	ISSUED FOR PERMIT
99	10/1/2011	ISSUED FOR PERMIT
100	10/1/2011	ISSUED FOR PERMIT

**MEDITERRANEAN
VILLAGE at
Ponce Circle**

CLUB Y
ADAMS POND C.C.
2005-2006 3005 POND C.C.
2. 2005-2006 3005 POND C.C.

www.elsevier.com/locate/jmb

[illegible]

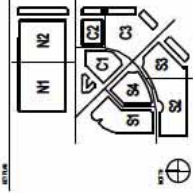
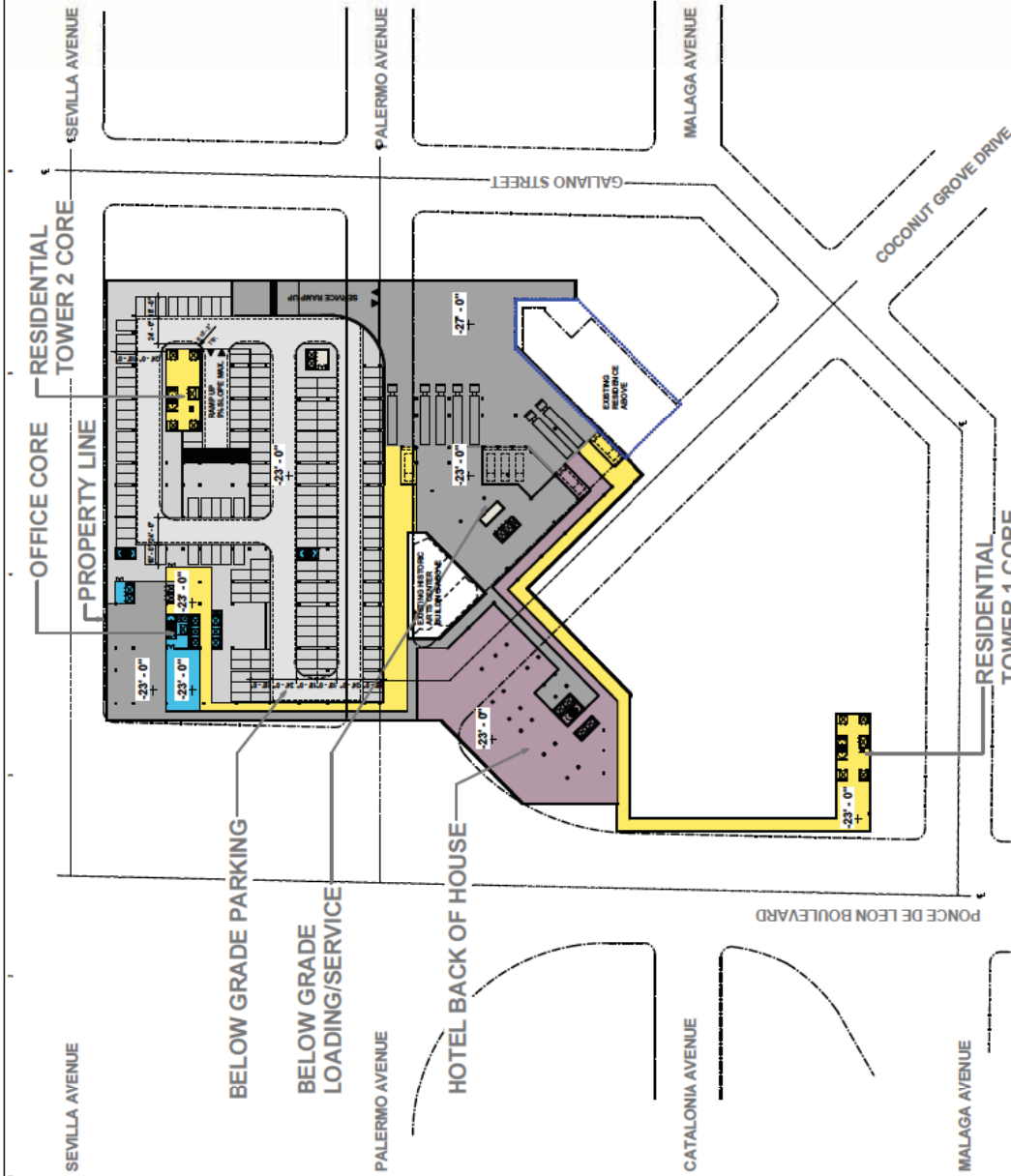
FLOOR PLAN LEVEL
B2

RESEARCH

NEW ORLEANS ASSOCIATION FOR

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

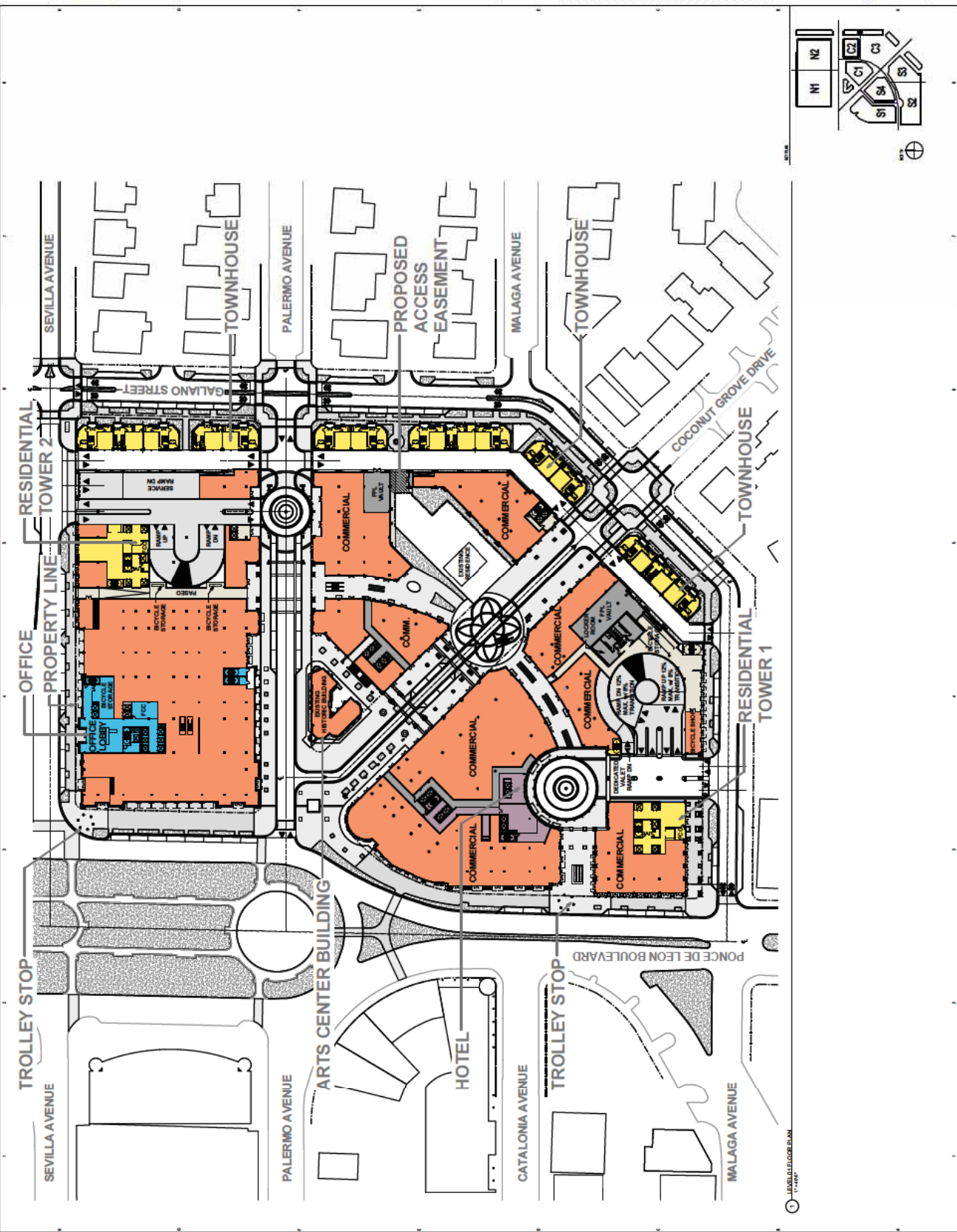
- ALL VEHICULAR RAMPS NOT BEING PARKED ON SHALL BE DESIGNED WITH THE INDUSTRY STANDARD OF A MAXIMUM OF 12% SLOPE. EACH RAMP SHALL INCORPORATE A TRANSITION RAMP AT BOTH TOP AND BOTTOM WITH A MAXIMUM SLOPE OF 8%.



MEDITERRANEAN VILLAGE at Ponce Circle

DATE: 10/15/10
 DRAWN BY: J. L. LEE
 CHECKED BY: J. L. LEE
 APPROVED BY: J. L. LEE

NO. 1
NO. 2
NO. 3
NO. 4
NO. 5
NO. 6
NO. 7
NO. 8
NO. 9
NO. 10
NO. 11
NO. 12
NO. 13
NO. 14
NO. 15
NO. 16
NO. 17
NO. 18
NO. 19
NO. 20
NO. 21
NO. 22
NO. 23
NO. 24
NO. 25
NO. 26
NO. 27
NO. 28
NO. 29
NO. 30
NO. 31
NO. 32
NO. 33
NO. 34
NO. 35
NO. 36
NO. 37
NO. 38
NO. 39
NO. 40
NO. 41
NO. 42
NO. 43
NO. 44
NO. 45
NO. 46
NO. 47
NO. 48
NO. 49
NO. 50
NO. 51
NO. 52
NO. 53
NO. 54
NO. 55
NO. 56
NO. 57
NO. 58
NO. 59
NO. 60
NO. 61
NO. 62
NO. 63
NO. 64
NO. 65
NO. 66
NO. 67
NO. 68
NO. 69
NO. 70
NO. 71
NO. 72
NO. 73
NO. 74
NO. 75
NO. 76
NO. 77
NO. 78
NO. 79
NO. 80
NO. 81
NO. 82
NO. 83
NO. 84
NO. 85
NO. 86
NO. 87
NO. 88
NO. 89
NO. 90
NO. 91
NO. 92
NO. 93
NO. 94
NO. 95
NO. 96
NO. 97
NO. 98
NO. 99
NO. 100



MEDITERRANEAN VILLAGE at Ponce Circle

DATE: 11/11/11
BY: J. L. HARRIS
CHECKED: J. L. HARRIS

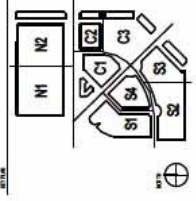
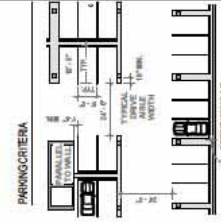
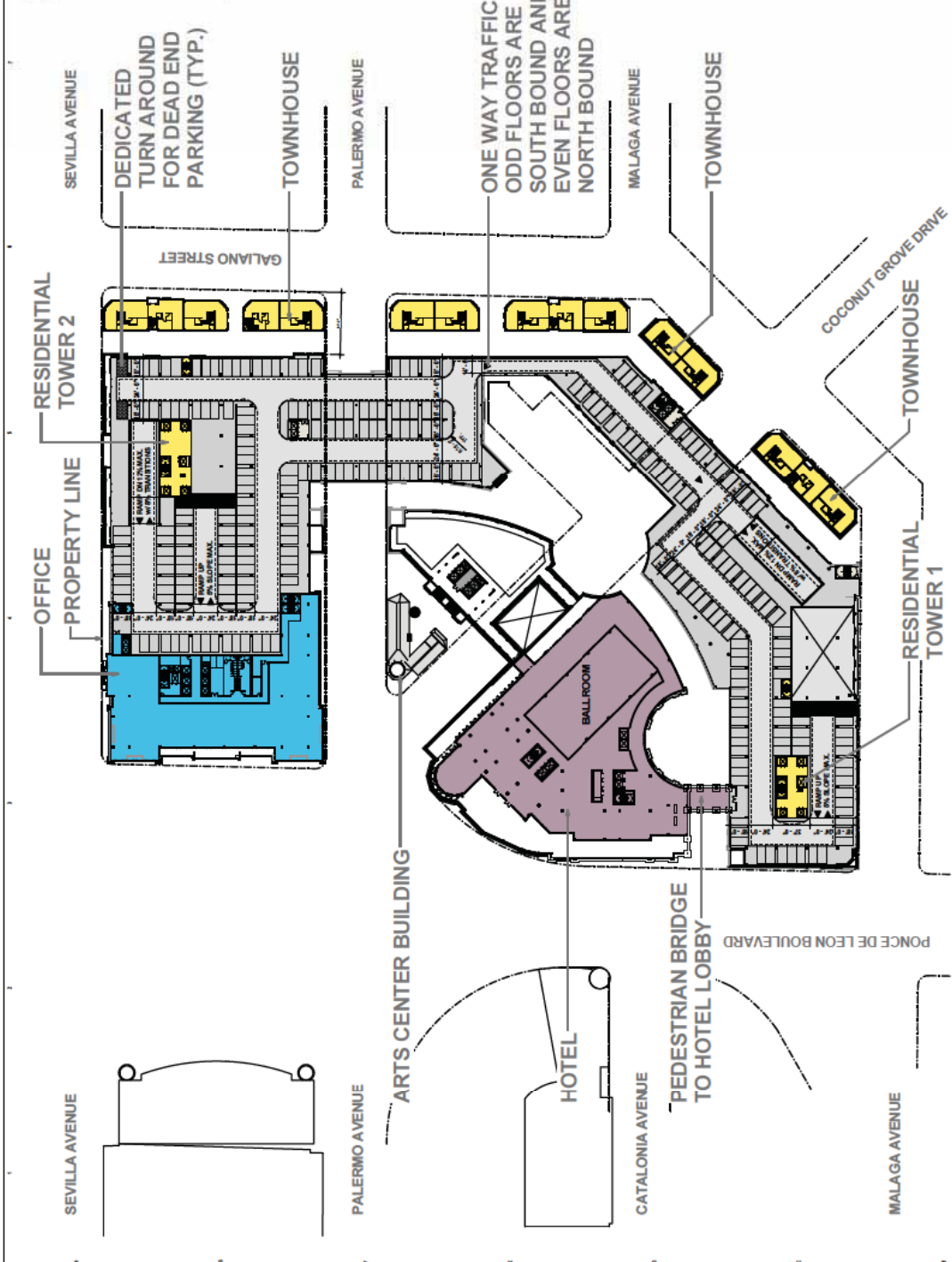
NO.	REVISION	DATE
1	ISSUED FOR PERMIT	11/11/11
2	REVISED TO ADD 10' WIDE SIDEWALK	11/11/11
3	REVISED TO ADD 10' WIDE SIDEWALK	11/11/11
4	REVISED TO ADD 10' WIDE SIDEWALK	11/11/11
5	REVISED TO ADD 10' WIDE SIDEWALK	11/11/11
6	REVISED TO ADD 10' WIDE SIDEWALK	11/11/11
7	REVISED TO ADD 10' WIDE SIDEWALK	11/11/11
8	REVISED TO ADD 10' WIDE SIDEWALK	11/11/11
9	REVISED TO ADD 10' WIDE SIDEWALK	11/11/11
10	REVISED TO ADD 10' WIDE SIDEWALK	11/11/11



FLOOR PLAN
LEVEL 03

A-104

- NOTE:**
- FINAL PARKING AND LOADING DESIGN TO BE REVIEWED BY CITY PARKING CONSULTANT FOR COMPLIANCE WITH ZONING AND BUILDING CODE REQUIREMENTS PRIOR TO APPLYING FOR A BUILDING PERMIT.
 - ALL VEHICULAR RAMP SHALL BE DESIGNED WITH THE INDUSTRY STANDARD OF A MAXIMUM OF 12% SLOPE EACH RAMP SHALL INCORPORATE A TRANSITION RAMP AT BOTH TOP AND BOTTOM WITH A MAXIMUM SLOPE OF 8%.



1. LEVEL 03 FLOOR PLAN

MEDITERRANEAN VILLAGE at Ponce Circle

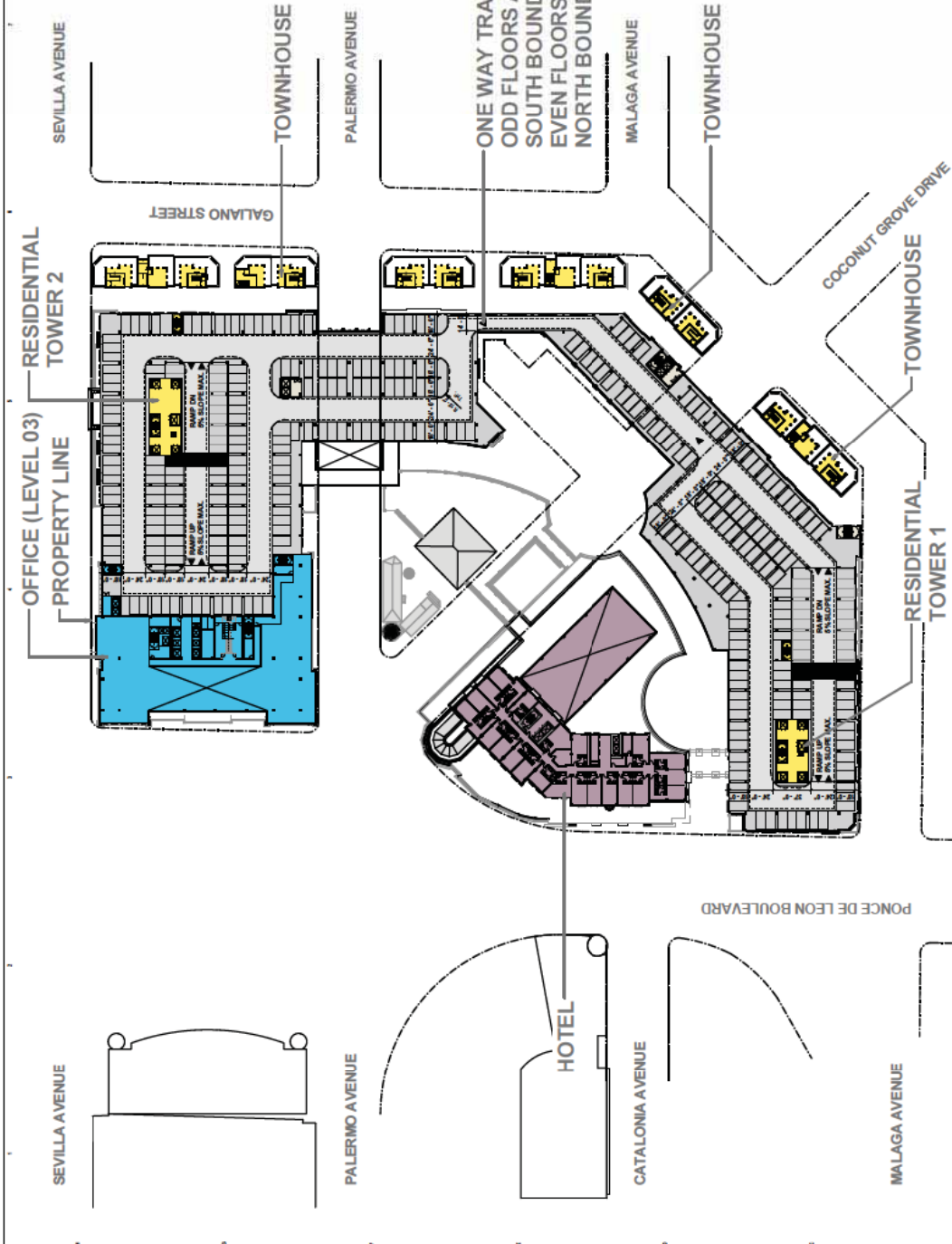
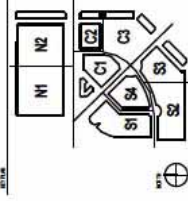
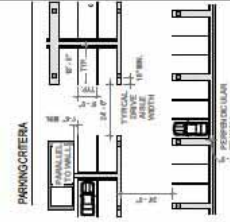
12/20/11
REVISED
10/10/11
10/10/11
10/10/11

NO. 1	NO. 2	NO. 3	NO. 4	NO. 5	NO. 6	NO. 7	NO. 8	NO. 9	NO. 10	NO. 11	NO. 12	NO. 13	NO. 14	NO. 15	NO. 16	NO. 17	NO. 18	NO. 19	NO. 20	NO. 21	NO. 22	NO. 23	NO. 24	NO. 25	NO. 26	NO. 27	NO. 28	NO. 29	NO. 30	NO. 31	NO. 32	NO. 33	NO. 34	NO. 35	NO. 36	NO. 37	NO. 38	NO. 39	NO. 40	NO. 41	NO. 42	NO. 43	NO. 44	NO. 45	NO. 46	NO. 47	NO. 48	NO. 49	NO. 50	NO. 51	NO. 52	NO. 53	NO. 54	NO. 55	NO. 56	NO. 57	NO. 58	NO. 59	NO. 60	NO. 61	NO. 62	NO. 63	NO. 64	NO. 65	NO. 66	NO. 67	NO. 68	NO. 69	NO. 70	NO. 71	NO. 72	NO. 73	NO. 74	NO. 75	NO. 76	NO. 77	NO. 78	NO. 79	NO. 80	NO. 81	NO. 82	NO. 83	NO. 84	NO. 85	NO. 86	NO. 87	NO. 88	NO. 89	NO. 90	NO. 91	NO. 92	NO. 93	NO. 94	NO. 95	NO. 96	NO. 97	NO. 98	NO. 99	NO. 100
-------	-------	-------	-------	-------	-------	-------	-------	-------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	---------

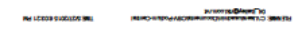
NOTE:
FINAL PARKING AND
LOADING DESIGN TO BE
REVIEWED BY CITY
PARKING CONSULTANT
FOR COMPLIANCE WITH
ZONING AND BUILDING
CODE REQUIREMENTS
PRIOR TO APPLYING
FOR A BUILDING
PERMIT.

ALL VEHICULAR RAMP
NOT BEING PARKED ON
SHALL BE DESIGNED
WITH THE INDUSTRY
STANDARD OF A
MAXIMUM OF 12%
SLOPE EACH RAMP
SHALL INCORPORATE A
TRANSITION RAMP AT
BOTH TOP AND BOTTOM
WITH A MAXIMUM SLOPE
OF 8%

ONE WAY TRAFFIC.
ODD FLOORS ARE
SOUTH BOUND AND
EVEN FLOORS ARE
NORTH BOUND



LEVEL 04 OF 04 PLAN



MEDITERRANEAN VILLAGE at Ponce Circle

CLIENT
MEDITERRANEAN VILLAGE
1000 Ponce Circle
Atlanta, GA 30303

DATE
08/11/10

BY
J. L. HARRIS

FOR
SUBMITTAL

SCALE
1" = 10'

NOTES

1. SEE SHEET A-107 FOR

GENERAL NOTES

2. SEE SHEET A-108 FOR

GENERAL NOTES

3. SEE SHEET A-109 FOR

GENERAL NOTES

4. SEE SHEET A-110 FOR

GENERAL NOTES

5. SEE SHEET A-111 FOR

GENERAL NOTES

6. SEE SHEET A-112 FOR

GENERAL NOTES

7. SEE SHEET A-113 FOR

GENERAL NOTES

8. SEE SHEET A-114 FOR

GENERAL NOTES

9. SEE SHEET A-115 FOR

GENERAL NOTES

10. SEE SHEET A-116 FOR

GENERAL NOTES

11. SEE SHEET A-117 FOR

GENERAL NOTES

12. SEE SHEET A-118 FOR

GENERAL NOTES

13. SEE SHEET A-119 FOR

GENERAL NOTES

14. SEE SHEET A-120 FOR

GENERAL NOTES

15. SEE SHEET A-121 FOR

GENERAL NOTES

16. SEE SHEET A-122 FOR

GENERAL NOTES

17. SEE SHEET A-123 FOR

GENERAL NOTES

18. SEE SHEET A-124 FOR

GENERAL NOTES

19. SEE SHEET A-125 FOR

GENERAL NOTES

PROJECT

DATE

BY

FOR

SCALE

NOTES

1. SEE SHEET A-107 FOR

GENERAL NOTES

2. SEE SHEET A-108 FOR

GENERAL NOTES

3. SEE SHEET A-109 FOR

GENERAL NOTES

4. SEE SHEET A-110 FOR

GENERAL NOTES

5. SEE SHEET A-111 FOR

GENERAL NOTES

6. SEE SHEET A-112 FOR

GENERAL NOTES

7. SEE SHEET A-113 FOR

GENERAL NOTES

8. SEE SHEET A-114 FOR

GENERAL NOTES

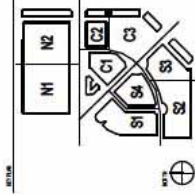
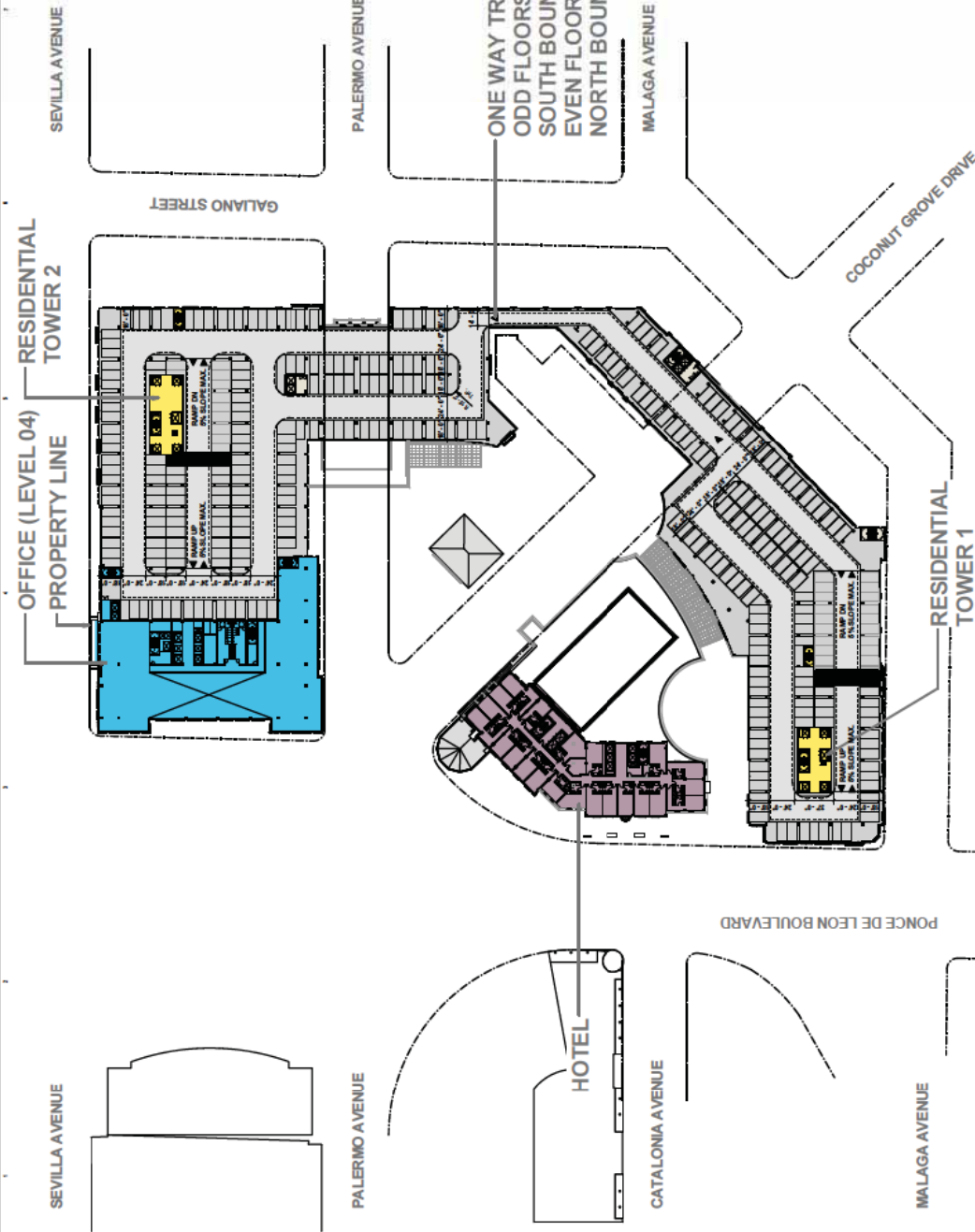
9. SEE SHEET A-115 FOR

GENERAL NOTES

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

ALL VEHICULAR RAMPS
NOT BEING PARKED ON
SHALL BE DESIGNED
WITH THE INDUSTRY
STANDARD OF A
MAXIMUM OF 12%
SLOPE EACH RAMP
SHALL INCORPORATE A
TRANSITION RAMP AT
BOTH TOP AND BOTTOM
WITH A MAXIMUM SLOPE
OF 8%.

ONE WAY TRAFFIC.
ODD FLOORS ARE
SOUTH BOUND AND
EVEN FLOORS ARE
NORTH BOUND



LEGEND

PROPERTY LINE

N1, N2, C1, C2, C3, S1, S2, S3, S4

HOTEL

OFFICE (LEVEL 04)

RESIDENTIAL TOWER 1

RESIDENTIAL TOWER 2

PROJECT

DATE

BY

FOR

SCALE

NOTES

1. SEE SHEET A-107 FOR

GENERAL NOTES

2. SEE SHEET A-108 FOR

GENERAL NOTES

3. SEE SHEET A-109 FOR

GENERAL NOTES

4. SEE SHEET A-110 FOR

GENERAL NOTES

5. SEE SHEET A-111 FOR

GENERAL NOTES

6. SEE SHEET A-112 FOR

GENERAL NOTES

7. SEE SHEET A-113 FOR

GENERAL NOTES

8. SEE SHEET A-114 FOR

GENERAL NOTES

9. SEE SHEET A-115 FOR

GENERAL NOTES

PROJECT

DATE

BY

FOR

SCALE

NOTES

1. SEE SHEET A-107 FOR

GENERAL NOTES

2. SEE SHEET A-108 FOR

GENERAL NOTES

3. SEE SHEET A-109 FOR

GENERAL NOTES

4. SEE SHEET A-110 FOR

GENERAL NOTES

5. SEE SHEET A-111 FOR

GENERAL NOTES

6. SEE SHEET A-112 FOR

GENERAL NOTES

7. SEE SHEET A-113 FOR

GENERAL NOTES

8. SEE SHEET A-114 FOR

GENERAL NOTES

9. SEE SHEET A-115 FOR

GENERAL NOTES

PROJECT

DATE

BY

FOR

SCALE

NOTES

1. SEE SHEET A-107 FOR

GENERAL NOTES

2. SEE SHEET A-108 FOR

GENERAL NOTES

3. SEE SHEET A-109 FOR

GENERAL NOTES

4. SEE SHEET A-110 FOR

GENERAL NOTES

5. SEE SHEET A-111 FOR

GENERAL NOTES

6. SEE SHEET A-112 FOR

GENERAL NOTES

7. SEE SHEET A-113 FOR

GENERAL NOTES

8. SEE SHEET A-114 FOR

GENERAL NOTES

9. SEE SHEET A-115 FOR

GENERAL NOTES

PROJECT

DATE

BY

FOR

SCALE

NOTES

1. SEE SHEET A-107 FOR

GENERAL NOTES

2. SEE SHEET A-108 FOR

GENERAL NOTES

3. SEE SHEET A-109 FOR

GENERAL NOTES

4. SEE SHEET A-110 FOR

GENERAL NOTES

5. SEE SHEET A-111 FOR

GENERAL NOTES

6. SEE SHEET A-112 FOR

GENERAL NOTES

7. SEE SHEET A-113 FOR

GENERAL NOTES

8. SEE SHEET A-114 FOR

GENERAL NOTES

9. SEE SHEET A-115 FOR

GENERAL NOTES

PROJECT

DATE

BY

FOR

SCALE

NOTES

1. SEE SHEET A-107 FOR

GENERAL NOTES

2. SEE SHEET A-108 FOR

GENERAL NOTES

3. SEE SHEET A-109 FOR

GENERAL NOTES

4. SEE SHEET A-110 FOR

GENERAL NOTES

5. SEE SHEET A-111 FOR

GENERAL NOTES

6. SEE SHEET A-112 FOR

GENERAL NOTES

7. SEE SHEET A-113 FOR

GENERAL NOTES

8. SEE SHEET A-114 FOR

GENERAL NOTES

9. SEE SHEET A-115 FOR

GENERAL NOTES

PROJECT

DATE

BY

FOR

SCALE

NOTES

1. SEE SHEET A-107 FOR

GENERAL NOTES

2. SEE SHEET A-108 FOR

GENERAL NOTES

3. SEE SHEET A-109 FOR

GENERAL NOTES

4. SEE SHEET A-110 FOR

GENERAL NOTES

5. SEE SHEET A-111 FOR

GENERAL NOTES

6. SEE SHEET A-112 FOR

GENERAL NOTES

7. SEE SHEET A-113 FOR

GENERAL NOTES

8. SEE SHEET A-114 FOR

GENERAL NOTES

9. SEE SHEET A-115 FOR

GENERAL NOTES

PROJECT

DATE

BY

FOR

SCALE

NOTES

1. SEE SHEET A-107 FOR

GENERAL NOTES

2. SEE SHEET A-108 FOR

GENERAL NOTES

3. SEE SHEET A-109 FOR

GENERAL NOTES

4. SEE SHEET A-110 FOR

GENERAL NOTES

5. SEE SHEET A-111 FOR

GENERAL NOTES

6. SEE SHEET A-112 FOR

GENERAL NOTES

7. SEE SHEET A-113 FOR

GENERAL NOTES

8. SEE SHEET A-114 FOR

GENERAL NOTES

9. SEE SHEET A-115 FOR

GENERAL NOTES

PROJECT

DATE

BY

FOR

SCALE

NOTES

1. SEE SHEET A-107 FOR

GENERAL NOTES

2. SEE SHEET A-108 FOR

GENERAL NOTES

3. SEE SHEET A-109 FOR

GENERAL NOTES

4. SEE SHEET A-110 FOR

GENERAL NOTES

5. SEE SHEET A-111 FOR

GENERAL NOTES

6. SEE SHEET A-112 FOR

GENERAL NOTES

7. SEE SHEET A-113 FOR

GENERAL NOTES

8. SEE SHEET A-114 FOR

GENERAL NOTES

9. SEE SHEET A-115 FOR

GENERAL NOTES

PROJECT

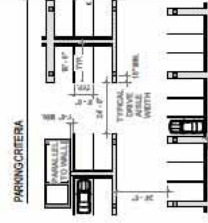
DATE

BY

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

- ALL VEHICULAR RAMPS NOT BEING PARKED ON SHALL BE DESIGNED WITH THE INDUSTRY STANDARD OF A MAXIMUM OF 12% SLOPE. EACH RAMP SHALL INCORPORATE A TRANSITION RAMP AT BOTH TOP AND BOTTOM WITH A MAXIMUM SLOPE OF 8%.

**-ONE WAY TRAFFIC.
ODD FLOORS ARE
SOUTH BOUND AND
EVEN FLOORS ARE
NORTH BOUND**



—OFFICE (LEVEL 05)
—PROPERTY LINE
—RESIDENTIAL TOWER 2

SEVILLA AVENUE

GALIANO STREET

PALERMO AVENUE

MALAGA AVENUE

COCONUT GROVE DRIVE

RESIDENTIAL
TOWER 1

PONCE DE LEON BOULEVARD

HOTEL

CATALONIA AVENUE

MALAGA AVENUE IE

SEVILLA AVENUE

PALERMO AVENUE

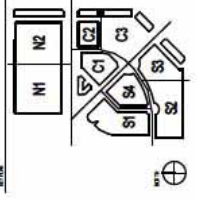
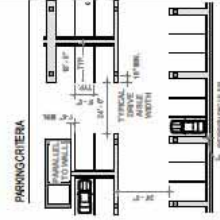
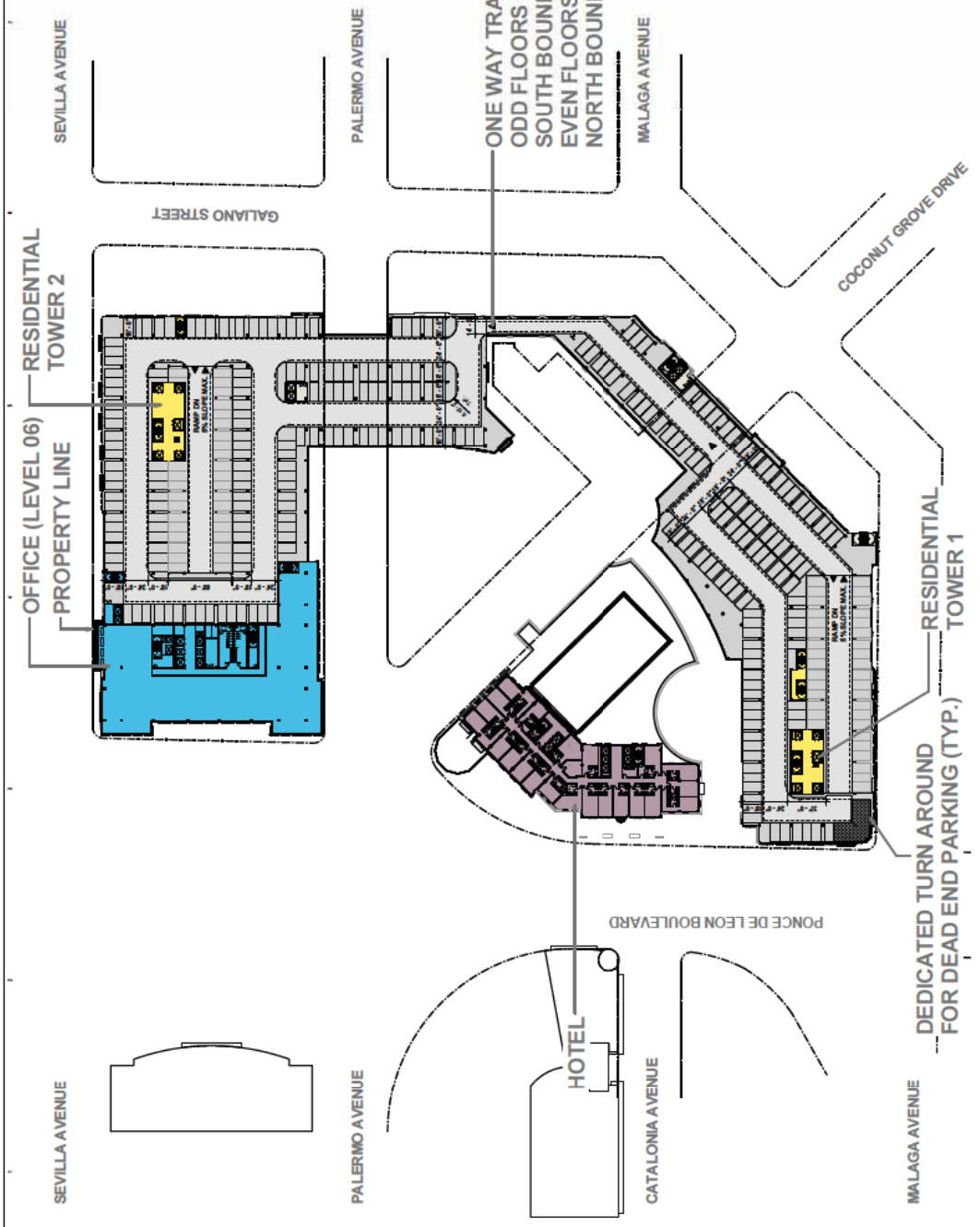
1 LEVEL 07 FLOOR PLAN

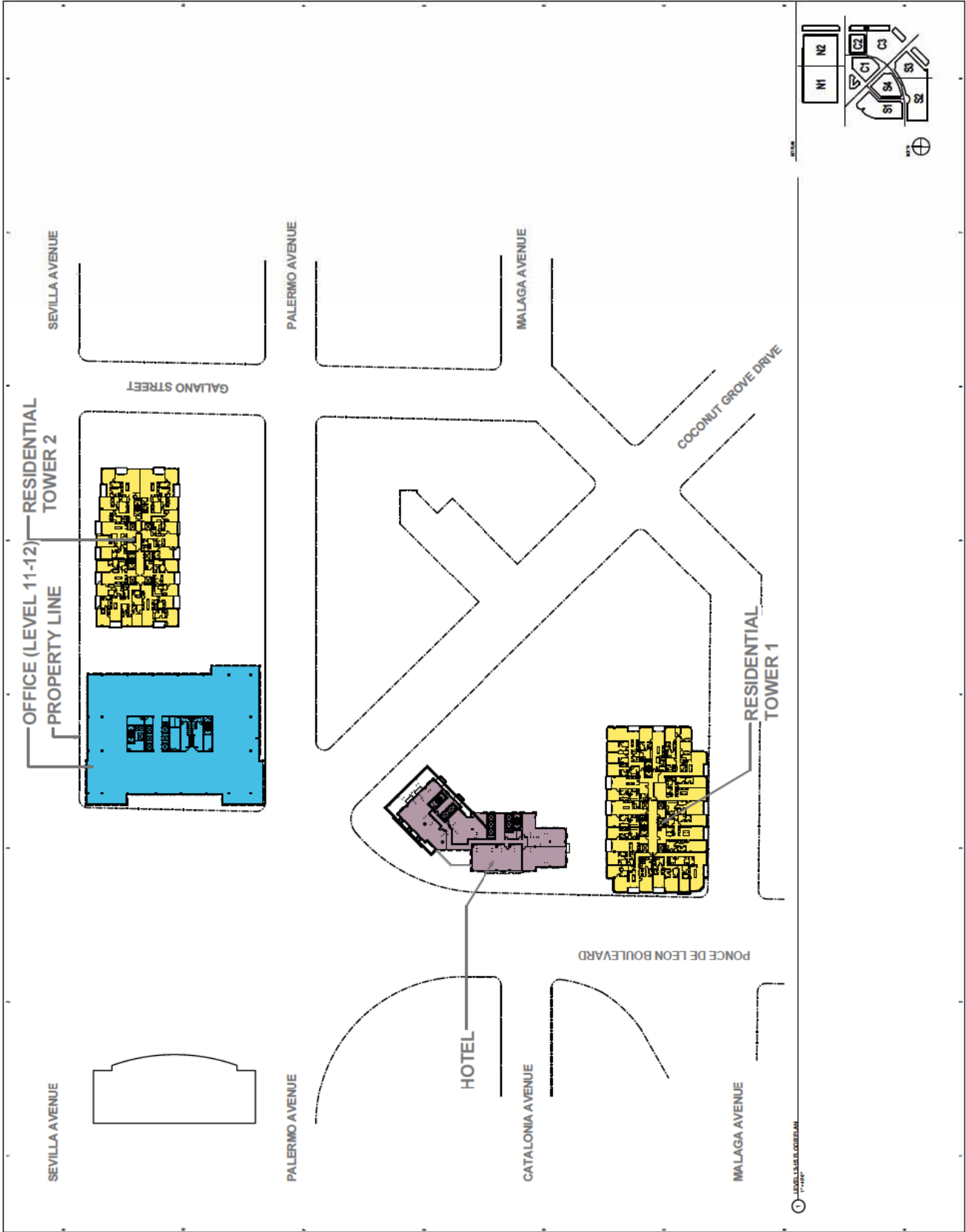
TABLE 1

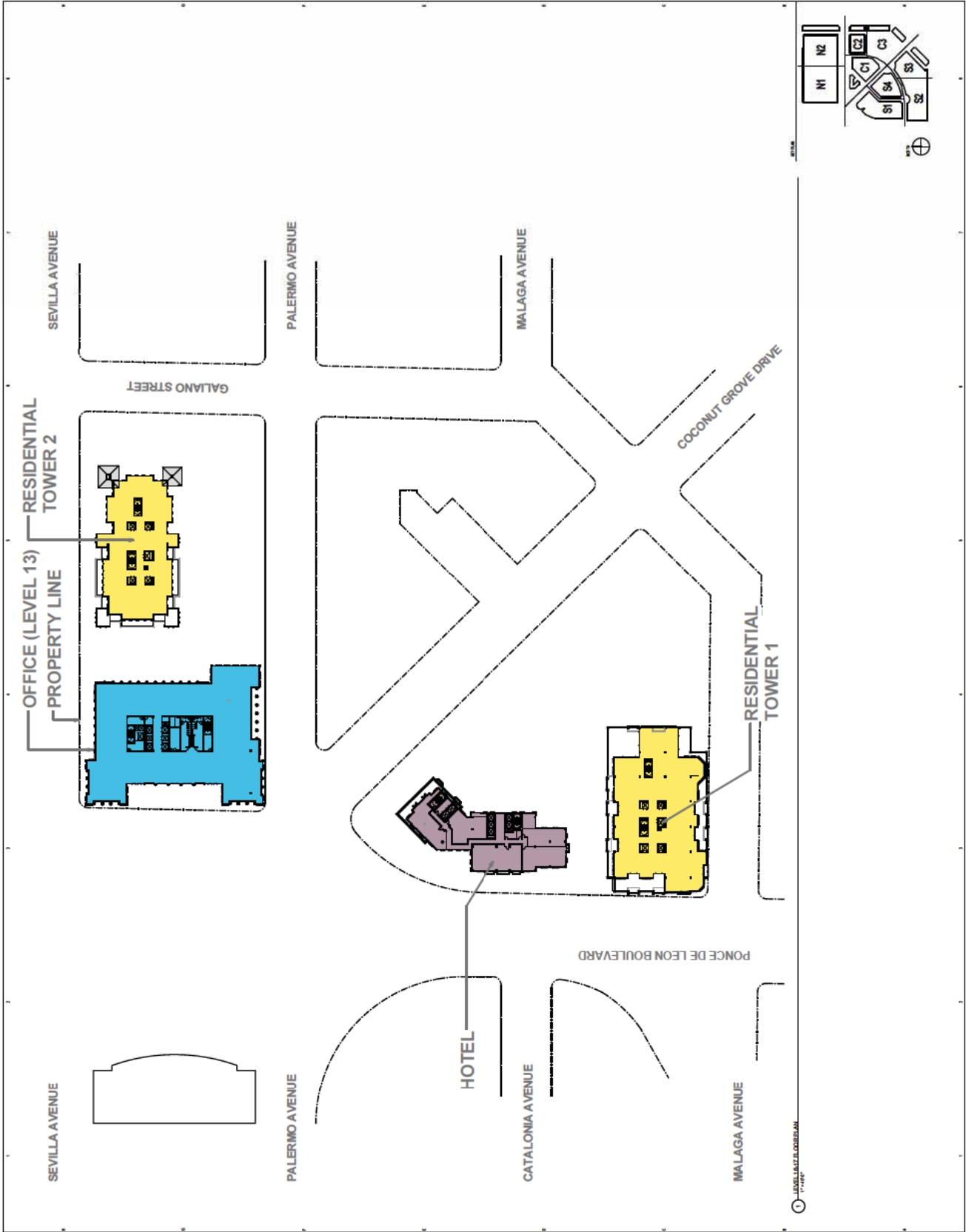
NOTE:
* FINAL PARKING AND
LOADING DESIGN TO BE
REVIEWED BY CITY
PARKING CONSULTANT
FOR COMPLIANCE WITH
ZONING AND BUILDING
CODE REQUIREMENTS
PRIOR TO APPLYING
FOR A BUILDING
PERMIT.

- ALL VEHICULAR RAMPS NOT BEING PARKED ON SHALL BE DESIGNED WITH THE INDUSTRY STANDARD OF A MAXIMUM OF 12% SLOPE. EACH RAMP SHALL INCORPORATE A TRANSITION RAMP AT BOTH TOP AND BOTTOM WITH A MAXIMUM SLOPE OF 8%.

**-ONE WAY TRAFFIC.
ODD FLOORS ARE
SOUTH BOUND AND
EVEN FLOORS ARE
NORTH BOUND**



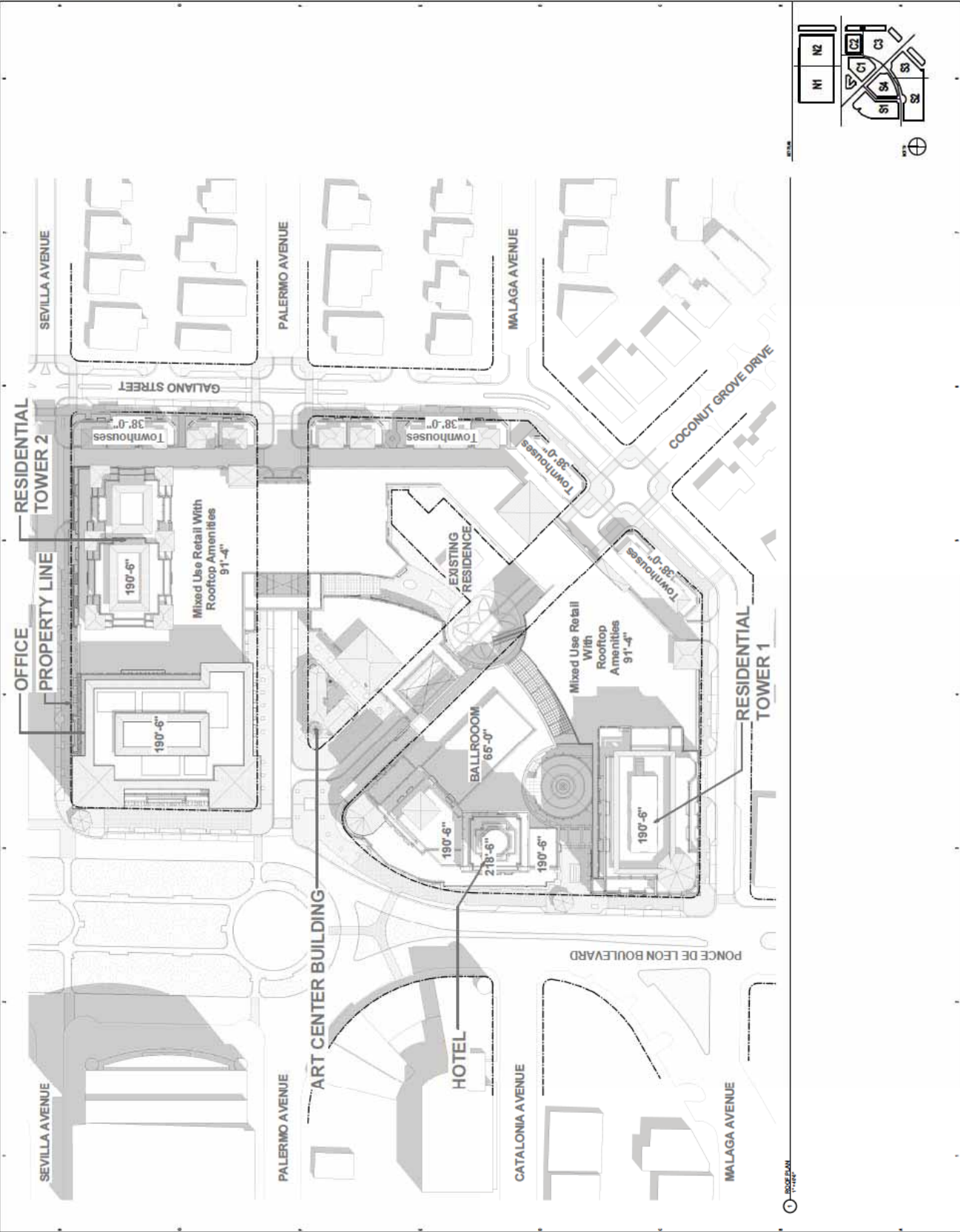




MEDITERRANEAN VILLAGE at Ponce Circle

CLIENT
 THE POND
 1000 AVENUE OF THE ARTS
 SUITE 1000
 ATLANTA, GA 30303
 TEL: 404.524.4400
 FAX: 404.524.4401
 WWW.POND.COM

NO.	REVISION	DATE	BY	CHKD.
1				
2				
3				
4				
5				
6				
7				
8				
9				
10				
11				
12				
13				
14				
15				
16				
17				
18				
19				
20				
21				
22				
23				
24				
25				
26				
27				
28				
29				
30				
31				
32				
33				
34				
35				
36				
37				
38				
39				
40				
41				
42				
43				
44				
45				
46				
47				
48				
49				
50				
51				
52				
53				
54				
55				
56				
57				
58				
59				
60				
61				
62				
63				
64				
65				
66				
67				
68				
69				
70				
71				
72				
73				
74				
75				
76				
77				
78				
79				
80				
81				
82				
83				
84				
85				
86				
87				
88				
89				
90				
91				
92				
93				
94				
95				
96				
97				
98				
99				
100				



**MEDITERRANEAN
 VILLAGE at
 Ponce Circle**

CLIENT: SEATTLE ARTS CENTER
 PROJECT: MEDITERRANEAN VILLAGE AT PONCE CIRCLE
 LOCATION: SEATTLE, WA

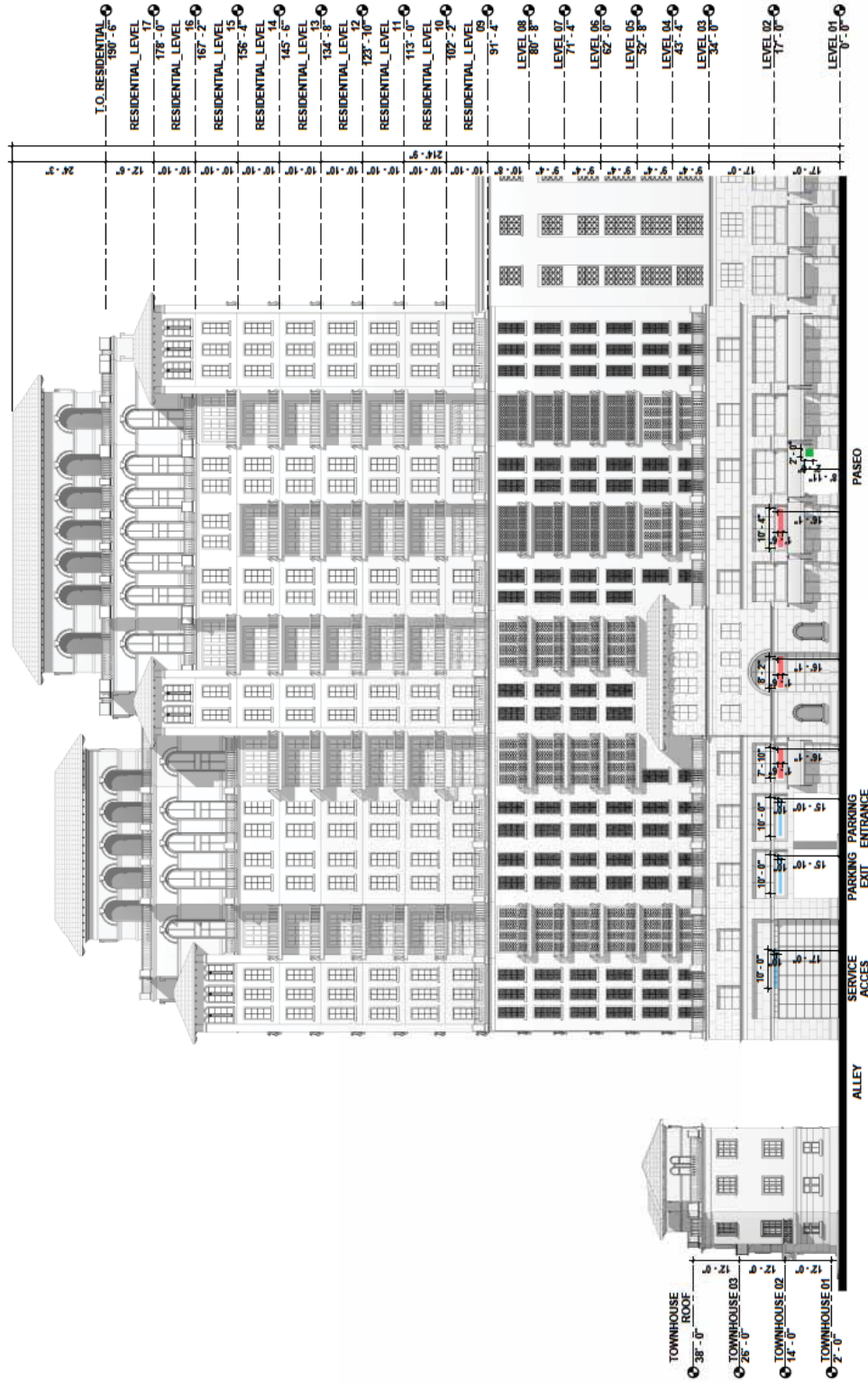
NO.	DATE	DESCRIPTION
1	10/1/10	ISSUED FOR PERMITTING
2	10/1/10	ISSUED FOR PERMITTING
3	10/1/10	ISSUED FOR PERMITTING
4	10/1/10	ISSUED FOR PERMITTING
5	10/1/10	ISSUED FOR PERMITTING
6	10/1/10	ISSUED FOR PERMITTING
7	10/1/10	ISSUED FOR PERMITTING
8	10/1/10	ISSUED FOR PERMITTING
9	10/1/10	ISSUED FOR PERMITTING
10	10/1/10	ISSUED FOR PERMITTING
11	10/1/10	ISSUED FOR PERMITTING
12	10/1/10	ISSUED FOR PERMITTING
13	10/1/10	ISSUED FOR PERMITTING
14	10/1/10	ISSUED FOR PERMITTING
15	10/1/10	ISSUED FOR PERMITTING
16	10/1/10	ISSUED FOR PERMITTING
17	10/1/10	ISSUED FOR PERMITTING
18	10/1/10	ISSUED FOR PERMITTING
19	10/1/10	ISSUED FOR PERMITTING
20	10/1/10	ISSUED FOR PERMITTING
21	10/1/10	ISSUED FOR PERMITTING
22	10/1/10	ISSUED FOR PERMITTING
23	10/1/10	ISSUED FOR PERMITTING
24	10/1/10	ISSUED FOR PERMITTING
25	10/1/10	ISSUED FOR PERMITTING
26	10/1/10	ISSUED FOR PERMITTING
27	10/1/10	ISSUED FOR PERMITTING
28	10/1/10	ISSUED FOR PERMITTING
29	10/1/10	ISSUED FOR PERMITTING
30	10/1/10	ISSUED FOR PERMITTING
31	10/1/10	ISSUED FOR PERMITTING
32	10/1/10	ISSUED FOR PERMITTING
33	10/1/10	ISSUED FOR PERMITTING
34	10/1/10	ISSUED FOR PERMITTING
35	10/1/10	ISSUED FOR PERMITTING
36	10/1/10	ISSUED FOR PERMITTING
37	10/1/10	ISSUED FOR PERMITTING
38	10/1/10	ISSUED FOR PERMITTING
39	10/1/10	ISSUED FOR PERMITTING
40	10/1/10	ISSUED FOR PERMITTING
41	10/1/10	ISSUED FOR PERMITTING
42	10/1/10	ISSUED FOR PERMITTING
43	10/1/10	ISSUED FOR PERMITTING
44	10/1/10	ISSUED FOR PERMITTING
45	10/1/10	ISSUED FOR PERMITTING
46	10/1/10	ISSUED FOR PERMITTING
47	10/1/10	ISSUED FOR PERMITTING
48	10/1/10	ISSUED FOR PERMITTING
49	10/1/10	ISSUED FOR PERMITTING
50	10/1/10	ISSUED FOR PERMITTING
51	10/1/10	ISSUED FOR PERMITTING
52	10/1/10	ISSUED FOR PERMITTING
53	10/1/10	ISSUED FOR PERMITTING
54	10/1/10	ISSUED FOR PERMITTING
55	10/1/10	ISSUED FOR PERMITTING
56	10/1/10	ISSUED FOR PERMITTING
57	10/1/10	ISSUED FOR PERMITTING
58	10/1/10	ISSUED FOR PERMITTING
59	10/1/10	ISSUED FOR PERMITTING
60	10/1/10	ISSUED FOR PERMITTING
61	10/1/10	ISSUED FOR PERMITTING
62	10/1/10	ISSUED FOR PERMITTING
63	10/1/10	ISSUED FOR PERMITTING
64	10/1/10	ISSUED FOR PERMITTING
65	10/1/10	ISSUED FOR PERMITTING
66	10/1/10	ISSUED FOR PERMITTING
67	10/1/10	ISSUED FOR PERMITTING
68	10/1/10	ISSUED FOR PERMITTING
69	10/1/10	ISSUED FOR PERMITTING
70	10/1/10	ISSUED FOR PERMITTING
71	10/1/10	ISSUED FOR PERMITTING
72	10/1/10	ISSUED FOR PERMITTING
73	10/1/10	ISSUED FOR PERMITTING
74	10/1/10	ISSUED FOR PERMITTING
75	10/1/10	ISSUED FOR PERMITTING
76	10/1/10	ISSUED FOR PERMITTING
77	10/1/10	ISSUED FOR PERMITTING
78	10/1/10	ISSUED FOR PERMITTING
79	10/1/10	ISSUED FOR PERMITTING
80	10/1/10	ISSUED FOR PERMITTING
81	10/1/10	ISSUED FOR PERMITTING
82	10/1/10	ISSUED FOR PERMITTING
83	10/1/10	ISSUED FOR PERMITTING
84	10/1/10	ISSUED FOR PERMITTING
85	10/1/10	ISSUED FOR PERMITTING
86	10/1/10	ISSUED FOR PERMITTING
87	10/1/10	ISSUED FOR PERMITTING
88	10/1/10	ISSUED FOR PERMITTING
89	10/1/10	ISSUED FOR PERMITTING
90	10/1/10	ISSUED FOR PERMITTING
91	10/1/10	ISSUED FOR PERMITTING
92	10/1/10	ISSUED FOR PERMITTING
93	10/1/10	ISSUED FOR PERMITTING
94	10/1/10	ISSUED FOR PERMITTING
95	10/1/10	ISSUED FOR PERMITTING
96	10/1/10	ISSUED FOR PERMITTING
97	10/1/10	ISSUED FOR PERMITTING
98	10/1/10	ISSUED FOR PERMITTING
99	10/1/10	ISSUED FOR PERMITTING
100	10/1/10	ISSUED FOR PERMITTING



10/1/10 J. BLOOM



Architectural Building Elevations

[illegible]

1 ENLARGED NORTH ELEVATION

1 ENLARGED

1 ENLARGED

MEDITERRANEAN VILLAGE at Ponce Circle

CLIENT: MEDICAL CENTER
ARCHITECT: MEDICAL CENTER
GENERAL CONTRACTOR: MEDICAL CENTER

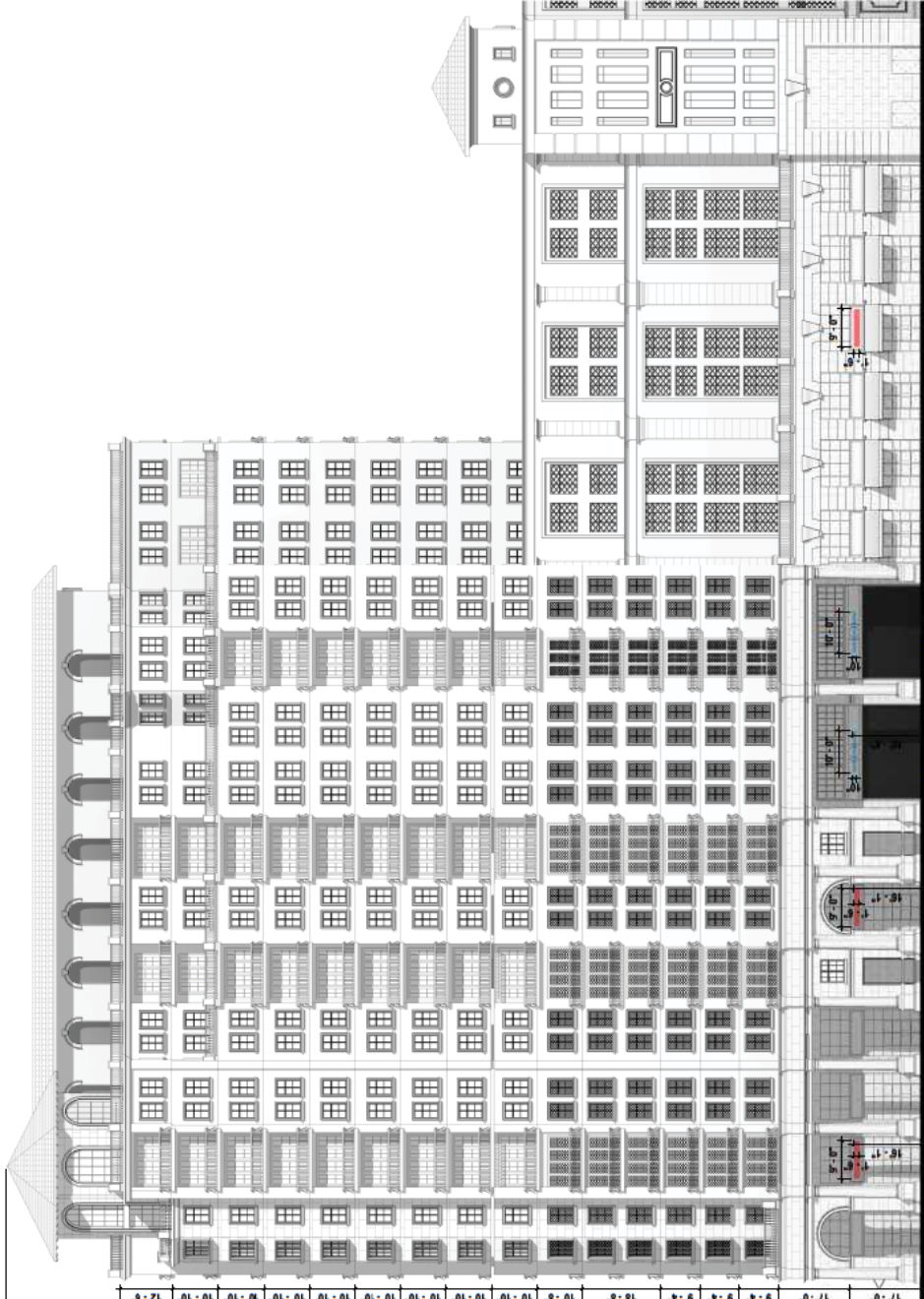
NO. 1	NO. 2	NO. 3	NO. 4	NO. 5	NO. 6	NO. 7	NO. 8	NO. 9	NO. 10	NO. 11	NO. 12	NO. 13	NO. 14	NO. 15	NO. 16	NO. 17	NO. 18	NO. 19	NO. 20	NO. 21	NO. 22	NO. 23	NO. 24	NO. 25	NO. 26	NO. 27	NO. 28	NO. 29	NO. 30	NO. 31	NO. 32	NO. 33	NO. 34	NO. 35	NO. 36	NO. 37	NO. 38	NO. 39	NO. 40	NO. 41	NO. 42	NO. 43	NO. 44	NO. 45	NO. 46	NO. 47	NO. 48	NO. 49	NO. 50	NO. 51	NO. 52	NO. 53	NO. 54	NO. 55	NO. 56	NO. 57	NO. 58	NO. 59	NO. 60	NO. 61	NO. 62	NO. 63	NO. 64	NO. 65	NO. 66	NO. 67	NO. 68	NO. 69	NO. 70	NO. 71	NO. 72	NO. 73	NO. 74	NO. 75	NO. 76	NO. 77	NO. 78	NO. 79	NO. 80	NO. 81	NO. 82	NO. 83	NO. 84	NO. 85	NO. 86	NO. 87	NO. 88	NO. 89	NO. 90	NO. 91	NO. 92	NO. 93	NO. 94	NO. 95	NO. 96	NO. 97	NO. 98	NO. 99	NO. 100
-------	-------	-------	-------	-------	-------	-------	-------	-------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	---------



ENLARGED
EXTERIOR
ELEVATIONS

A-201.3

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	01/15/2019
2	ISSUED FOR CONSTRUCTION	02/15/2019
3	ISSUED FOR CONSTRUCTION	03/15/2019
4	ISSUED FOR CONSTRUCTION	04/15/2019
5	ISSUED FOR CONSTRUCTION	05/15/2019
6	ISSUED FOR CONSTRUCTION	06/15/2019
7	ISSUED FOR CONSTRUCTION	07/15/2019
8	ISSUED FOR CONSTRUCTION	08/15/2019
9	ISSUED FOR CONSTRUCTION	09/15/2019
10	ISSUED FOR CONSTRUCTION	10/15/2019
11	ISSUED FOR CONSTRUCTION	11/15/2019
12	ISSUED FOR CONSTRUCTION	12/15/2019
13	ISSUED FOR CONSTRUCTION	01/15/2020
14	ISSUED FOR CONSTRUCTION	02/15/2020
15	ISSUED FOR CONSTRUCTION	03/15/2020
16	ISSUED FOR CONSTRUCTION	04/15/2020
17	ISSUED FOR CONSTRUCTION	05/15/2020
18	ISSUED FOR CONSTRUCTION	06/15/2020
19	ISSUED FOR CONSTRUCTION	07/15/2020
20	ISSUED FOR CONSTRUCTION	08/15/2020
21	ISSUED FOR CONSTRUCTION	09/15/2020
22	ISSUED FOR CONSTRUCTION	10/15/2020
23	ISSUED FOR CONSTRUCTION	11/15/2020
24	ISSUED FOR CONSTRUCTION	12/15/2020
25	ISSUED FOR CONSTRUCTION	01/15/2021
26	ISSUED FOR CONSTRUCTION	02/15/2021
27	ISSUED FOR CONSTRUCTION	03/15/2021
28	ISSUED FOR CONSTRUCTION	04/15/2021
29	ISSUED FOR CONSTRUCTION	05/15/2021
30	ISSUED FOR CONSTRUCTION	06/15/2021
31	ISSUED FOR CONSTRUCTION	07/15/2021
32	ISSUED FOR CONSTRUCTION	08/15/2021
33	ISSUED FOR CONSTRUCTION	09/15/2021
34	ISSUED FOR CONSTRUCTION	10/15/2021
35	ISSUED FOR CONSTRUCTION	11/15/2021
36	ISSUED FOR CONSTRUCTION	12/15/2021
37	ISSUED FOR CONSTRUCTION	01/15/2022
38	ISSUED FOR CONSTRUCTION	02/15/2022
39	ISSUED FOR CONSTRUCTION	03/15/2022
40	ISSUED FOR CONSTRUCTION	04/15/2022
41	ISSUED FOR CONSTRUCTION	05/15/2022
42	ISSUED FOR CONSTRUCTION	06/15/2022
43	ISSUED FOR CONSTRUCTION	07/15/2022
44	ISSUED FOR CONSTRUCTION	08/15/2022
45	ISSUED FOR CONSTRUCTION	09/15/2022
46	ISSUED FOR CONSTRUCTION	10/15/2022
47	ISSUED FOR CONSTRUCTION	11/15/2022
48	ISSUED FOR CONSTRUCTION	12/15/2022
49	ISSUED FOR CONSTRUCTION	01/15/2023
50	ISSUED FOR CONSTRUCTION	02/15/2023
51	ISSUED FOR CONSTRUCTION	03/15/2023
52	ISSUED FOR CONSTRUCTION	04/15/2023
53	ISSUED FOR CONSTRUCTION	05/15/2023
54	ISSUED FOR CONSTRUCTION	06/15/2023
55	ISSUED FOR CONSTRUCTION	07/15/2023
56	ISSUED FOR CONSTRUCTION	08/15/2023
57	ISSUED FOR CONSTRUCTION	09/15/2023
58	ISSUED FOR CONSTRUCTION	10/15/2023
59	ISSUED FOR CONSTRUCTION	11/15/2023
60	ISSUED FOR CONSTRUCTION	12/15/2023
61	ISSUED FOR CONSTRUCTION	01/15/2024
62	ISSUED FOR CONSTRUCTION	02/15/2024
63	ISSUED FOR CONSTRUCTION	03/15/2024
64	ISSUED FOR CONSTRUCTION	04/15/2024
65	ISSUED FOR CONSTRUCTION	05/15/2024
66	ISSUED FOR CONSTRUCTION	06/15/2024
67	ISSUED FOR CONSTRUCTION	07/15/2024
68	ISSUED FOR CONSTRUCTION	08/15/2024
69	ISSUED FOR CONSTRUCTION	09/15/2024
70	ISSUED FOR CONSTRUCTION	10/15/2024
71	ISSUED FOR CONSTRUCTION	11/15/2024
72	ISSUED FOR CONSTRUCTION	12/15/2024
73	ISSUED FOR CONSTRUCTION	01/15/2025
74	ISSUED FOR CONSTRUCTION	02/15/2025
75	ISSUED FOR CONSTRUCTION	03/15/2025
76	ISSUED FOR CONSTRUCTION	04/15/2025
77	ISSUED FOR CONSTRUCTION	05/15/2025
78	ISSUED FOR CONSTRUCTION	06/15/2025
79	ISSUED FOR CONSTRUCTION	07/15/2025
80	ISSUED FOR CONSTRUCTION	08/15/2025
81	ISSUED FOR CONSTRUCTION	09/15/2025
82	ISSUED FOR CONSTRUCTION	10/15/2025
83	ISSUED FOR CONSTRUCTION	11/15/2025
84	ISSUED FOR CONSTRUCTION	12/15/2025
85	ISSUED FOR CONSTRUCTION	01/15/2026
86	ISSUED FOR CONSTRUCTION	02/15/2026
87	ISSUED FOR CONSTRUCTION	03/15/2026
88	ISSUED FOR CONSTRUCTION	04/15/2026
89	ISSUED FOR CONSTRUCTION	05/15/2026
90	ISSUED FOR CONSTRUCTION	06/15/2026
91	ISSUED FOR CONSTRUCTION	07/15/2026
92	ISSUED FOR CONSTRUCTION	08/15/2026
93	ISSUED FOR CONSTRUCTION	09/15/2026
94	ISSUED FOR CONSTRUCTION	10/15/2026
95	ISSUED FOR CONSTRUCTION	11/15/2026
96	ISSUED FOR CONSTRUCTION	12/15/2026
97	ISSUED FOR CONSTRUCTION	01/15/2027
98	ISSUED FOR CONSTRUCTION	02/15/2027
99	ISSUED FOR CONSTRUCTION	03/15/2027
100	ISSUED FOR CONSTRUCTION	04/15/2027



PARKING
ENTRANCE

PARKING
EXIT

1.0 RESIDENTIAL SOUTH ELEVATION
REV. 1/19

MEDITERRANEAN VILLAGE at Ponce Circle

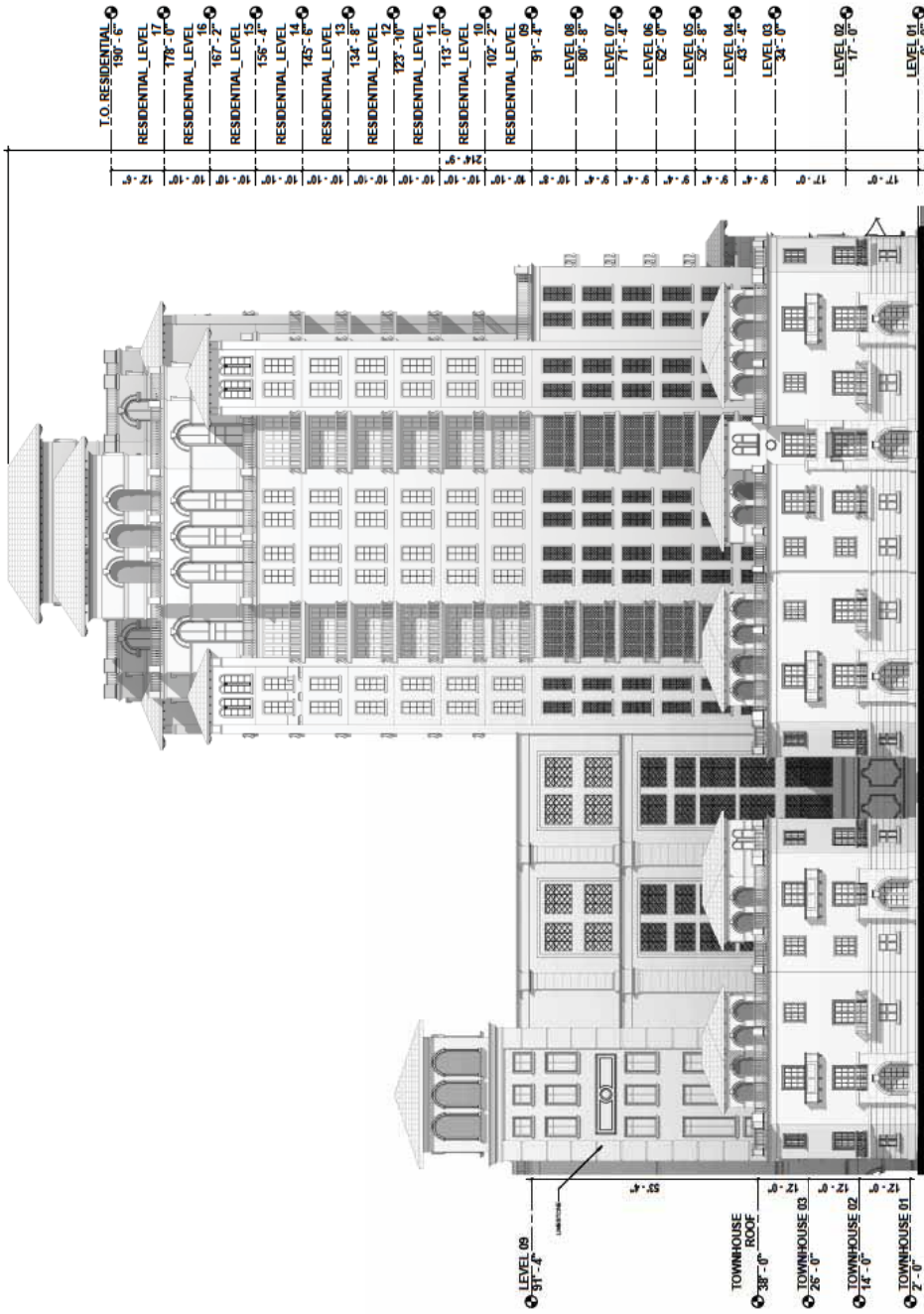
CLIENT
MEDIANE COMMERCIAL REAL ESTATE
10000 ARCADIS DRIVE, SUITE 100
DALLAS, TEXAS 75243

NO. 1	NO. 2	NO. 3	NO. 4	NO. 5	NO. 6	NO. 7	NO. 8	NO. 9	NO. 10	NO. 11	NO. 12	NO. 13	NO. 14	NO. 15	NO. 16	NO. 17	NO. 18	NO. 19	NO. 20	NO. 21	NO. 22	NO. 23	NO. 24	NO. 25	NO. 26	NO. 27	NO. 28	NO. 29	NO. 30	NO. 31	NO. 32	NO. 33	NO. 34	NO. 35	NO. 36	NO. 37	NO. 38	NO. 39	NO. 40	NO. 41	NO. 42	NO. 43	NO. 44	NO. 45	NO. 46	NO. 47	NO. 48	NO. 49	NO. 50	NO. 51	NO. 52	NO. 53	NO. 54	NO. 55	NO. 56	NO. 57	NO. 58	NO. 59	NO. 60	NO. 61	NO. 62	NO. 63	NO. 64	NO. 65	NO. 66	NO. 67	NO. 68	NO. 69	NO. 70	NO. 71	NO. 72	NO. 73	NO. 74	NO. 75	NO. 76	NO. 77	NO. 78	NO. 79	NO. 80	NO. 81	NO. 82	NO. 83	NO. 84	NO. 85	NO. 86	NO. 87	NO. 88	NO. 89	NO. 90	NO. 91	NO. 92	NO. 93	NO. 94	NO. 95	NO. 96	NO. 97	NO. 98	NO. 99	NO. 100
-------	-------	-------	-------	-------	-------	-------	-------	-------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	---------



ENLARGED
EXTERIOR
ELEVATIONS
A-202.1

NO.	DESCRIPTION	DATE	BY	CHKD.
1	REVISION	10/1/2011	JLH	JLH
2	REVISION	10/1/2011	JLH	JLH
3	REVISION	10/1/2011	JLH	JLH
4	REVISION	10/1/2011	JLH	JLH
5	REVISION	10/1/2011	JLH	JLH
6	REVISION	10/1/2011	JLH	JLH
7	REVISION	10/1/2011	JLH	JLH
8	REVISION	10/1/2011	JLH	JLH
9	REVISION	10/1/2011	JLH	JLH
10	REVISION	10/1/2011	JLH	JLH
11	REVISION	10/1/2011	JLH	JLH
12	REVISION	10/1/2011	JLH	JLH
13	REVISION	10/1/2011	JLH	JLH
14	REVISION	10/1/2011	JLH	JLH
15	REVISION	10/1/2011	JLH	JLH
16	REVISION	10/1/2011	JLH	JLH
17	REVISION	10/1/2011	JLH	JLH
18	REVISION	10/1/2011	JLH	JLH
19	REVISION	10/1/2011	JLH	JLH
20	REVISION	10/1/2011	JLH	JLH
21	REVISION	10/1/2011	JLH	JLH
22	REVISION	10/1/2011	JLH	JLH
23	REVISION	10/1/2011	JLH	JLH
24	REVISION	10/1/2011	JLH	JLH
25	REVISION	10/1/2011	JLH	JLH
26	REVISION	10/1/2011	JLH	JLH
27	REVISION	10/1/2011	JLH	JLH
28	REVISION	10/1/2011	JLH	JLH
29	REVISION	10/1/2011	JLH	JLH
30	REVISION	10/1/2011	JLH	JLH
31	REVISION	10/1/2011	JLH	JLH
32	REVISION	10/1/2011	JLH	JLH
33	REVISION	10/1/2011	JLH	JLH
34	REVISION	10/1/2011	JLH	JLH
35	REVISION	10/1/2011	JLH	JLH
36	REVISION	10/1/2011	JLH	JLH
37	REVISION	10/1/2011	JLH	JLH
38	REVISION	10/1/2011	JLH	JLH
39	REVISION	10/1/2011	JLH	JLH
40	REVISION	10/1/2011	JLH	JLH
41	REVISION	10/1/2011	JLH	JLH
42	REVISION	10/1/2011	JLH	JLH
43	REVISION	10/1/2011	JLH	JLH
44	REVISION	10/1/2011	JLH	JLH
45	REVISION	10/1/2011	JLH	JLH
46	REVISION	10/1/2011	JLH	JLH
47	REVISION	10/1/2011	JLH	JLH
48	REVISION	10/1/2011	JLH	JLH
49	REVISION	10/1/2011	JLH	JLH
50	REVISION	10/1/2011	JLH	JLH
51	REVISION	10/1/2011	JLH	JLH
52	REVISION	10/1/2011	JLH	JLH
53	REVISION	10/1/2011	JLH	JLH
54	REVISION	10/1/2011	JLH	JLH
55	REVISION	10/1/2011	JLH	JLH
56	REVISION	10/1/2011	JLH	JLH
57	REVISION	10/1/2011	JLH	JLH
58	REVISION	10/1/2011	JLH	JLH
59	REVISION	10/1/2011	JLH	JLH
60	REVISION	10/1/2011	JLH	JLH
61	REVISION	10/1/2011	JLH	JLH
62	REVISION	10/1/2011	JLH	JLH
63	REVISION	10/1/2011	JLH	JLH
64	REVISION	10/1/2011	JLH	JLH
65	REVISION	10/1/2011	JLH	JLH
66	REVISION	10/1/2011	JLH	JLH
67	REVISION	10/1/2011	JLH	JLH
68	REVISION	10/1/2011	JLH	JLH
69	REVISION	10/1/2011	JLH	JLH
70	REVISION	10/1/2011	JLH	JLH
71	REVISION	10/1/2011	JLH	JLH
72	REVISION	10/1/2011	JLH	JLH
73	REVISION	10/1/2011	JLH	JLH
74	REVISION	10/1/2011	JLH	JLH
75	REVISION	10/1/2011	JLH	JLH
76	REVISION	10/1/2011	JLH	JLH
77	REVISION	10/1/2011	JLH	JLH
78	REVISION	10/1/2011	JLH	JLH
79	REVISION	10/1/2011	JLH	JLH
80	REVISION	10/1/2011	JLH	JLH
81	REVISION	10/1/2011	JLH	JLH
82	REVISION	10/1/2011	JLH	JLH
83	REVISION	10/1/2011	JLH	JLH
84	REVISION	10/1/2011	JLH	JLH
85	REVISION	10/1/2011	JLH	JLH
86	REVISION	10/1/2011	JLH	JLH
87	REVISION	10/1/2011	JLH	JLH
88	REVISION	10/1/2011	JLH	JLH
89	REVISION	10/1/2011	JLH	JLH
90	REVISION	10/1/2011	JLH	JLH
91	REVISION	10/1/2011	JLH	JLH
92	REVISION	10/1/2011	JLH	JLH
93	REVISION	10/1/2011	JLH	JLH
94	REVISION	10/1/2011	JLH	JLH
95	REVISION	10/1/2011	JLH	JLH
96	REVISION	10/1/2011	JLH	JLH
97	REVISION	10/1/2011	JLH	JLH
98	REVISION	10/1/2011	JLH	JLH
99	REVISION	10/1/2011	JLH	JLH
100	REVISION	10/1/2011	JLH	JLH



SEE ARCHITECT'S ELEVATION
DRAWING

MEDITERRANEAN VILLAGE

at Ponce Circle

CLIENT

THE ARCADIS COMPANY
 100 N. ARCADIS AVENUE
 SUITE 200
 DALLAS, TEXAS 75201

NO. 1	NO. 2	NO. 3	NO. 4	NO. 5	NO. 6	NO. 7	NO. 8	NO. 9	NO. 10	NO. 11	NO. 12	NO. 13	NO. 14	NO. 15	NO. 16	NO. 17	NO. 18	NO. 19	NO. 20	NO. 21	NO. 22	NO. 23	NO. 24	NO. 25	NO. 26	NO. 27	NO. 28	NO. 29	NO. 30	NO. 31	NO. 32	NO. 33	NO. 34	NO. 35	NO. 36	NO. 37	NO. 38	NO. 39	NO. 40	NO. 41	NO. 42	NO. 43	NO. 44	NO. 45	NO. 46	NO. 47	NO. 48	NO. 49	NO. 50	NO. 51	NO. 52	NO. 53	NO. 54	NO. 55	NO. 56	NO. 57	NO. 58	NO. 59	NO. 60	NO. 61	NO. 62	NO. 63	NO. 64	NO. 65	NO. 66	NO. 67	NO. 68	NO. 69	NO. 70	NO. 71	NO. 72	NO. 73	NO. 74	NO. 75	NO. 76	NO. 77	NO. 78	NO. 79	NO. 80	NO. 81	NO. 82	NO. 83	NO. 84	NO. 85	NO. 86	NO. 87	NO. 88	NO. 89	NO. 90	NO. 91	NO. 92	NO. 93	NO. 94	NO. 95	NO. 96	NO. 97	NO. 98	NO. 99	NO. 100
-------	-------	-------	-------	-------	-------	-------	-------	-------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	---------



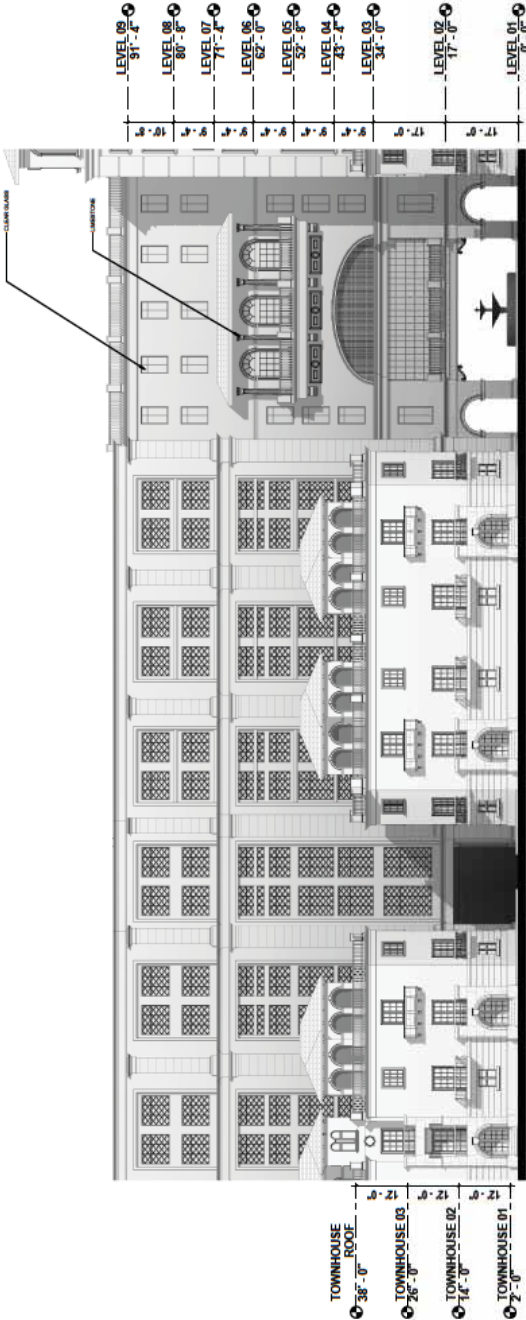
ENLARGED EXTERIOR ELEVATIONS

A-202.2

DATE: 01/11/2018

BY: J. L. BROWN

NO.	DESCRIPTION	REVISION
1	1.00	1.00
2	2.00	2.00
3	3.00	3.00
4	4.00	4.00
5	5.00	5.00
6	6.00	6.00
7	7.00	7.00
8	8.00	8.00
9	9.00	9.00
10	10.00	10.00
11	11.00	11.00
12	12.00	12.00
13	13.00	13.00
14	14.00	14.00
15	15.00	15.00
16	16.00	16.00
17	17.00	17.00
18	18.00	18.00
19	19.00	19.00
20	20.00	20.00
21	21.00	21.00
22	22.00	22.00
23	23.00	23.00
24	24.00	24.00
25	25.00	25.00
26	26.00	26.00
27	27.00	27.00
28	28.00	28.00
29	29.00	29.00
30	30.00	30.00
31	31.00	31.00
32	32.00	32.00
33	33.00	33.00
34	34.00	34.00
35	35.00	35.00
36	36.00	36.00
37	37.00	37.00
38	38.00	38.00
39	39.00	39.00
40	40.00	40.00
41	41.00	41.00
42	42.00	42.00
43	43.00	43.00
44	44.00	44.00
45	45.00	45.00
46	46.00	46.00
47	47.00	47.00
48	48.00	48.00
49	49.00	49.00
50	50.00	50.00
51	51.00	51.00
52	52.00	52.00
53	53.00	53.00
54	54.00	54.00
55	55.00	55.00
56	56.00	56.00
57	57.00	57.00
58	58.00	58.00
59	59.00	59.00
60	60.00	60.00
61	61.00	61.00
62	62.00	62.00
63	63.00	63.00
64	64.00	64.00
65	65.00	65.00
66	66.00	66.00
67	67.00	67.00
68	68.00	68.00
69	69.00	69.00
70	70.00	70.00
71	71.00	71.00
72	72.00	72.00
73	73.00	73.00
74	74.00	74.00
75	75.00	75.00
76	76.00	76.00
77	77.00	77.00
78	78.00	78.00
79	79.00	79.00
80	80.00	80.00
81	81.00	81.00
82	82.00	82.00
83	83.00	83.00
84	84.00	84.00
85	85.00	85.00
86	86.00	86.00
87	87.00	87.00
88	88.00	88.00
89	89.00	89.00
90	90.00	90.00
91	91.00	91.00
92	92.00	92.00
93	93.00	93.00
94	94.00	94.00
95	95.00	95.00
96	96.00	96.00
97	97.00	97.00
98	98.00	98.00
99	99.00	99.00
100	100.00	100.00



TOWNHOUSE ROOF

36'-0"

TOWNHOUSE 03

26'-0"

TOWNHOUSE 02

14'-0"

TOWNHOUSE 01

2'-0"

ENLARGED EXTERIOR ELEVATION

PALERMO AVENUE

CLIMB PLANE

CLIMB PLANE

LEVEL 08

31'-4"

LEVEL 08

30'-0"

LEVEL 07

27'-4"

LEVEL 06

22'-0"

LEVEL 05

22'-0"

LEVEL 04

22'-0"

LEVEL 03

34'-0"

LEVEL 02

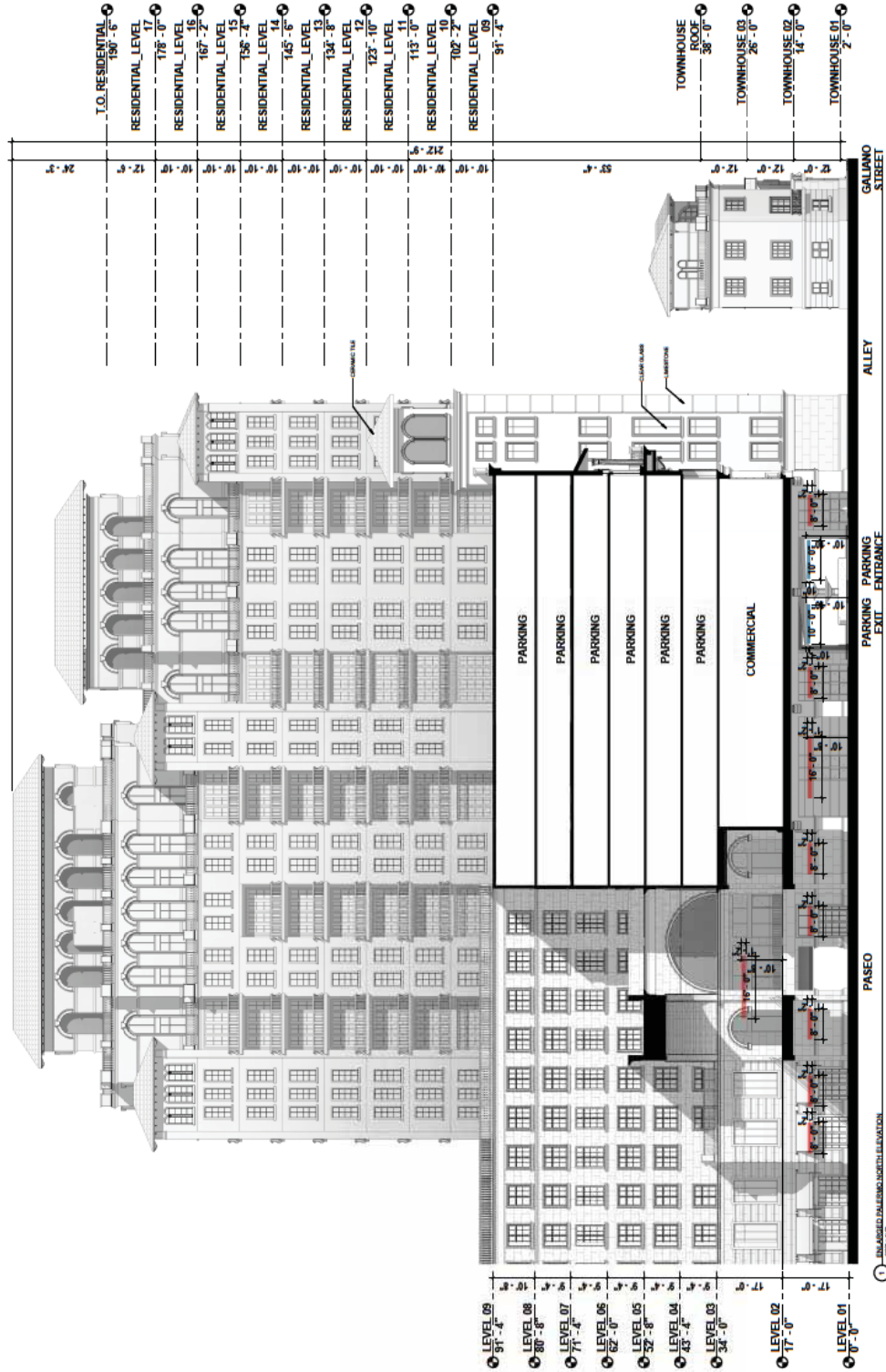
17'-0"

LEVEL 01

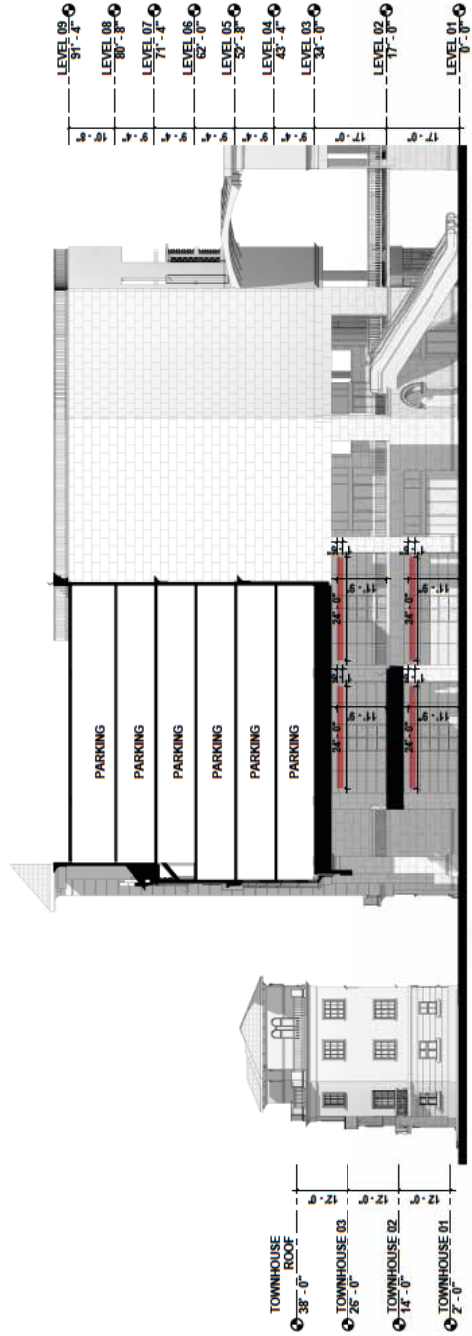
0'-0"

1987-1988, 1989-1990, 1991-1992, 1993-1994, 1995-1996, 1997-1998, 1999-2000, 2001-2002, 2003-2004, 2005-2006, 2007-2008, 2009-2010, 2011-2012, 2013-2014, 2015-2016, 2017-2018, 2019-2020, 2021-2022, 2023-2024, 2025-2026, 2027-2028, 2029-2030, 2031-2032, 2033-2034, 2035-2036, 2037-2038, 2039-2040, 2041-2042, 2043-2044, 2045-2046, 2047-2048, 2049-2050, 2051-2052, 2053-2054, 2055-2056, 2057-2058, 2059-2060, 2061-2062, 2063-2064, 2065-2066, 2067-2068, 2069-2070, 2071-2072, 2073-2074, 2075-2076, 2077-2078, 2079-2080, 2081-2082, 2083-2084, 2085-2086, 2087-2088, 2089-2090, 2091-2092, 2093-2094, 2095-2096, 2097-2098, 2099-2100, 2101-2102, 2103-2104, 2105-2106, 2107-2108, 2109-2110, 2111-2112, 2113-2114, 2115-2116, 2117-2118, 2119-2120, 2121-2122, 2123-2124, 2125-2126, 2127-2128, 2129-2130, 2131-2132, 2133-2134, 2135-2136, 2137-2138, 2139-2140, 2141-2142, 2143-2144, 2145-2146, 2147-2148, 2149-2150, 2151-2152, 2153-2154, 2155-2156, 2157-2158, 2159-2160, 2161-2162, 2163-2164, 2165-2166, 2167-2168, 2169-2170, 2171-2172, 2173-2174, 2175-2176, 2177-2178, 2179-2180, 2181-2182, 2183-2184, 2185-2186, 2187-2188, 2189-2190, 2191-2192, 2193-2194, 2195-2196, 2197-2198, 2199-2200, 2201-2202, 2203-2204, 2205-2206, 2207-2208, 2209-2210, 2211-2212, 2213-2214, 2215-2216, 2217-2218, 2219-2220, 2221-2222, 2223-2224, 2225-2226, 2227-2228, 2229-2230, 2231-2232, 2233-2234, 2235-2236, 2237-2238, 2239-2240, 2241-2242, 2243-2244, 2245-2246, 2247-2248, 2249-2250, 2251-2252, 2253-2254, 2255-2256, 2257-2258, 2259-2260, 2261-2262, 2263-2264, 2265-2266, 2267-2268, 2269-2270, 2271-2272, 2273-2274, 2275-2276, 2277-2278, 2279-2280, 2281-2282, 2283-2284, 2285-2286, 2287-2288, 2289-2290, 2291-2292, 2293-2294, 2295-2296, 2297-2298, 2299-2300, 2301-2302, 2303-2304, 2305-2306, 2307-2308, 2309-2310, 2311-2312, 2313-2314, 2315-2316, 2317-2318, 2319-2320, 2321-2322, 2323-2324, 2325-2326, 2327-2328, 2329-2330, 2331-2332, 2333-2334, 2335-2336, 2337-2338, 2339-2340, 2341-2342, 2343-2344, 2345-2346, 2347-2348, 2349-2350, 2351-2352, 2353-2354, 2355-2356, 2357-2358, 2359-2360, 2361-2362, 2363-2364, 2365-2366, 2367-2368, 2369-2370, 2371-2372, 2373-2374, 2375-2376, 2377-2378, 2379-2380, 2381-2382, 2383-2384, 2385-2386, 2387-2388, 2389-2390, 2391-2392, 2393-2394, 2395-2396, 2397-2398, 2399-2400, 2401-2402, 2403-2404, 2405-2406, 2407-2408, 2409-2410, 2411-2412, 2413-2414, 2415-2416, 2417-2418, 2419-2420, 2421-2422, 2423-2424, 2425-2426, 2427-2428, 2429-2430, 2431-2432, 2433-2434, 2435-2436, 2437-2438, 2439-2440, 2441-2442, 2443-2444, 2445-2446, 2447-2448, 2449-2450, 2451-2452, 2453-2454, 2455-2456, 2457-2458, 2459-2460, 2461-2462, 2463-2464, 2465-2466, 2467-2468, 2469-2470, 2471-2472, 2473-2474, 2475-2476, 2477-2478, 2479-2480, 2481-2482, 2483-2484, 2485-2486, 2487-2488, 2489-2490, 2491-2492, 2493-2494, 2495-2496, 2497-2498, 2499-2500, 2501-2502, 2503-2504, 2505-2506, 2507-2508, 2509-2510, 2511-2512, 2513-2514, 2515-2516, 2517-2518, 2519-2520, 2521-2522, 2523-2524, 2525-2526, 2527-2528, 2529-2530, 2531-2532, 2533-2534, 2535-2536, 2537-2538, 2539-2540, 2541-2542, 2543-2544, 2545-2546, 2547-2548, 2549-2550, 2551-2552, 2553-2554, 2555-2556, 2557-2558, 2559-2560, 2561-2562, 2563-2564, 2565-2566, 2567-2568, 2569-2570, 2571-2572, 2573-2574, 2575-2576, 2577-2578, 2579-2580, 2581-2582, 2583-2584, 2585-2586, 2587-2588, 2589-2590, 2591-2592, 2593-2594, 2595-2596, 2597-2598, 2599-2600, 2601-2602, 2603-2604, 2605-2606, 2607-2608, 2609-2610, 2611-2612, 2613-2614, 2615-2616, 2617-2618, 2619-2620, 2621-2622, 2623-2624, 2625-2626, 2627-2628, 2629-2630, 2631-2632, 2633-2634, 2635-2636, 2637-2638, 2639-2640, 2641-2642, 2643-2644, 2645-2646, 2647-2648, 2649-2650, 2651-2652, 2653-2654, 2655-2656, 2657-2658, 2659-2660, 2661-2662, 2663-2664, 2665-2666, 2667-2668, 2669-2670, 2671-2672, 2673-2674, 2675-2676, 2677-2678, 2679-2680, 2681-2682, 2683-2684, 2685-2686, 2687-2688, 2689-2690, 2691-2692, 2693-2694, 2695-2696, 2697-2698, 2699-2700, 2701-2702, 2703-2704, 2705-2706, 2707-2708, 2709-2710, 2711-2712, 2713-2714, 2715-2716, 2717-2718, 2719-2720, 2721-2722, 2723-2724, 2725-2726, 2727-2728, 2729-2730, 27

STANDARD / CODE		DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	TOTAL
		1.000	1.000	1.000	1.000	1.000
		2.000	2.000	2.000	2.000	2.000
		3.000	3.000	3.000	3.000	3.000
		4.000	4.000	4.000	4.000	4.000
		5.000	5.000	5.000	5.000	5.000
		6.000	6.000	6.000	6.000	6.000
		7.000	7.000	7.000	7.000	7.000
		8.000	8.000	8.000	8.000	8.000
		9.000	9.000	9.000	9.000	9.000
		10.000	10.000	10.000	10.000	10.000
		11.000	11.000	11.000	11.000	11.000
		12.000	12.000	12.000	12.000	12.000
		13.000	13.000	13.000	13.000	13.000
		14.000	14.000	14.000	14.000	14.000
		15.000	15.000	15.000	15.000	15.000
		16.000	16.000	16.000	16.000	16.000
		17.000	17.000	17.000	17.000	17.000
		18.000	18.000	18.000	18.000	18.000
		19.000	19.000	19.000	19.000	19.000
		20.000	20.000	20.000	20.000	20.000
		21.000	21.000	21.000	21.000	21.000
		22.000	22.000	22.000	22.000	22.000
		23.000	23.000	23.000	23.000	23.000
		24.000	24.000	24.000	24.000	24.000
		25.000	25.000	25.000	25.000	25.000
		26.000	26.000	26.000	26.000	26.000
		27.000	27.000	27.000	27.000	27.000
		28.000	28.000	28.000	28.000	28.000
		29.000	29.000	29.000	29.000	29.000
		30.000	30.000	30.000	30.000	30.000
		31.000	31.000	31.000	31.000	31.000
		32.000	32.000	32.000	32.000	32.000
		33.000	33.000	33.000	33.000	33.000
		34.000	34.000	34.000	34.000	34.000
		35.000	35.000	35.000	35.000	35.000
		36.000	36.000	36.000	36.000	36.000
		37.000	37.000	37.000	37.000	37.000
		38.000	38.000	38.000	38.000	38.000
		39.000	39.000	39.000	39.000	39.000
		40.000	40.000	40.000	40.000	40.000
		41.000	41.000	41.000	41.000	41.000
		42.000	42.000	42.000	42.000	42.000
		43.000	43.000	43.000	43.000	43.000
		44.000	44.000	44.000	44.000	44.000
		45.000	45.000	45.000	45.000	45.000
		46.000	46.000	46.000	46.000	46.000
		47.000	47.000	47.000	47.000	47.000
		48.000	48.000	48.000	48.000	48.000
		49.000	49.000	49.000	49.000	49.000
		50.000	50.000	50.000	50.000	50.000
		51.000	51.000	51.000	51.000	51.000
		52.000	52.000	52.000	52.000	52.000
		53.000	53.000	53.000	53.000	5



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



10

3D Renderings



RENT



A-917

[illegible]

CUSTOMER
ARMUS POWER LLC
3801.3801.3801 POWER DR
LEHIGH BOULEVARD

PROJECT

BEKE

AN ARCADIS COMPANY

8001 AMERICAN INC.
300 ALABAMA DR. SOUTH
FARMINGTON, CT 06030
P 203 286-2200
F 203 286-2201
PROJECT NUMBER 45-14023-03

ARCADIS U.S. COMPANY



11. 12. 2019 10:00 AM

A-918

3D VIEW

QUESTIONS

Copyright © 2007 by McGraw-Hill Education, Inc. All rights reserved. No part of this publication may be reproduced, stored in a retrieval system, or transmitted, in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without prior written permission from McGraw-Hill Education, Inc.

**MEDITERRANEAN
VILLAGE at
Ponce Circle**

Abstract

AN ARCADES COMPANY

REF

THE CHANGING LAND

© 2007
HARRIS PAPER LLC
PRINTED IN THE U.S.A.
ALL RIGHTS RESERVED

MEDITERRANEAN VILLAGE
at Ponce Circle

Abstract

AN ARCADIS COMPANY

FIN





Abstract

CLIENT: **INDIAN POWER LLC**
 2011-2012, 2013-2014 POWER PURCHASE AGREEMENTS

© 2000 Blackwell Science Ltd

[illegible]

3-D VIEW

A-923

© 1994, 1995, 1996, 1997, 1998, 1999, 2000, 2001, 2002, 2003, 2004, 2005, 2006, 2007, 2008, 2009, 2010, 2011, 2012, 2013, 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023, 2024, 2025, 2026, 2027, 2028, 2029, 2030, 2031, 2032, 2033, 2034, 2035, 2036, 2037, 2038, 2039, 2040, 2041, 2042, 2043, 2044, 2045, 2046, 2047, 2048, 2049, 2050, 2051, 2052, 2053, 2054, 2055, 2056, 2057, 2058, 2059, 2060, 2061, 2062, 2063, 2064, 2065, 2066, 2067, 2068, 2069, 2070, 2071, 2072, 2073, 2074, 2075, 2076, 2077, 2078, 2079, 2080, 2081, 2082, 2083, 2084, 2085, 2086, 2087, 2088, 2089, 2090, 2091, 2092, 2093, 2094, 2095, 2096, 2097, 2098, 2099, 2100, 2101, 2102, 2103, 2104, 2105, 2106, 2107, 2108, 2109, 2110, 2111, 2112, 2113, 2114, 2115, 2116, 2117, 2118, 2119, 2120, 2121, 2122, 2123, 2124, 2125, 2126, 2127, 2128, 2129, 2130, 2131, 2132, 2133, 2134, 2135, 2136, 2137, 2138, 2139, 2140, 2141, 2142, 2143, 2144, 2145, 2146, 2147, 2148, 2149, 2150, 2151, 2152, 2153, 2154, 2155, 2156, 2157, 2158, 2159, 2160, 2161, 2162, 2163, 2164, 2165, 2166, 2167, 2168, 2169, 2170, 2171, 2172, 2173, 2174, 2175, 2176, 2177, 2178, 2179, 2180, 2181, 2182, 2183, 2184, 2185, 2186, 2187, 2188, 2189, 2190, 2191, 2192, 2193, 2194, 2195, 2196, 2197, 2198, 2199, 2200, 2201, 2202, 2203, 2204, 2205, 2206, 2207, 2208, 2209, 2210, 2211, 2212, 2213, 2214, 2215, 2216, 2217, 2218, 2219, 2220, 2221, 2222, 2223, 2224, 2225, 2226, 2227, 2228, 2229, 2230, 2231, 2232, 2233, 2234, 2235, 2236, 2237, 2238, 2239, 2240, 2241, 2242, 2243, 2244, 2245, 2246, 2247, 2248, 2249, 2250, 2251, 2252, 2253, 2254, 2255, 2256, 2257, 2258, 2259, 2260, 2261, 2262, 2263, 2264, 2265, 2266, 2267, 2268, 2269, 2270, 2271, 2272, 2273, 2274, 2275, 2276, 2277, 2278, 2279, 2280, 2281, 2282, 2283, 2284, 2285, 2286, 2287, 2288, 2289, 2290, 2291, 2292, 2293, 2294, 2295, 2296, 2297, 2298, 2299, 2300, 2301, 2302, 2303, 2304, 2305, 2306, 2307, 2308, 2309, 2310, 2311, 2312, 2313, 2314, 2315, 2316, 2317, 2318, 2319, 2320, 2321, 2322, 2323, 2324, 2325, 2326, 2327, 2328, 2329, 2330, 2331, 2332, 2333, 2334, 2335, 2336, 2337, 2338, 2339, 2340, 2341, 2342, 2343, 2344, 2345, 2346, 2347, 2348, 2349, 2350, 2351, 2352, 2353, 2354, 2355, 2356, 2357, 2358, 2359, 2360, 2361, 2362, 2363, 2364, 2365, 2366, 2367, 2368, 2369, 2370, 2371, 2372, 2373, 2374, 2375, 2376, 2377, 2378, 2379, 2380, 2381, 2382, 2383, 2384, 2385, 2386, 2387, 2388, 2389, 2390, 2391, 2392, 2393, 2394, 2395, 2396, 2397, 2398, 2399, 2400, 2401, 2402, 2403, 2404, 2405, 2406, 2407, 2408, 2409, 2410, 2411, 2412, 2413, 2414, 2415, 2416, 2417, 2418, 2419, 2420, 2421, 2422, 2423, 2424, 2425, 2426, 2427, 2428, 2429, 2430, 2431, 2432, 2433, 2434, 2435, 2436, 2437, 2438, 2439, 2440, 2441, 2442, 2443, 2444, 2445, 2446, 2447, 2448, 2449, 2450, 2451, 2452, 2453, 2454, 2455, 2456, 2457, 2458, 2459, 2460, 2461, 2462, 2463, 2464, 2465, 2466, 2467, 2468, 2469, 2470, 2471, 2472, 2473, 2474, 2475, 2476, 2477, 2478, 2479, 2480, 2481, 2482, 2483, 2484, 2485, 2486, 2487, 2488, 2489, 2490, 2491, 2492, 2493, 2494, 2495, 2496, 2497, 2498, 2499, 2500, 2501, 2502, 2503, 2504, 2505, 2506, 2507, 2508, 2509, 2510, 2511, 2512, 2513, 2514, 2515, 2516, 2517, 2518, 2519, 2520, 2521, 2522, 2523, 2524, 2525, 2526, 2527, 2528, 2529, 2530, 2531, 2532, 2533, 2534, 2535, 2536, 2537, 2538, 2539, 2540, 2541, 2542, 2543, 2544, 2545, 2546, 2547, 2548, 2549, 2550, 2551, 2552, 2553, 2554, 2555, 2556, 2557, 2558, 2559, 2560, 2561, 2562, 2563, 2564, 2565, 2566, 2567, 2568, 2569, 2570, 2571, 2572, 2573, 2574, 2575, 2576, 2577, 2578, 2579, 2580, 2581, 2582, 2583, 2584, 2585, 2586, 2587, 2588, 2589, 2590, 2591, 2592, 2593, 2594, 2595, 2596, 2597, 2598, 2599, 2600, 2601, 2602, 2603, 2604, 2605, 2606, 2607, 2608, 2609, 2610, 2611, 2612, 2613, 2614, 2615, 2616, 2617, 2618, 2619, 2620, 2621, 2622, 2623, 2624, 2625, 2626, 2627, 2628, 2629, 2630, 2631, 2632, 2633, 2634, 2635, 2636, 2637, 2638, 2639, 2640, 2641, 2642, 2643, 2644, 2645, 2646, 2647, 2648, 2649, 2650, 2651, 2652, 2653, 2654, 2655, 2656, 2657, 2658, 2659, 2660, 2661, 2662, 2663, 2664, 2665, 2666, 2667, 2668, 2669, 2670, 2671, 2672, 2673, 2674, 2675,



11. *Journal of the American Medical Association*, 2000; 284: 2689-2695.

MEDITERRANEAN VILLAGE
 at Ponce Circle

CLIENT
 MEDICAL CENTER
 10000 ARCADIS DRIVE, SUITE 200
 FORT WORTH, TEXAS 76135

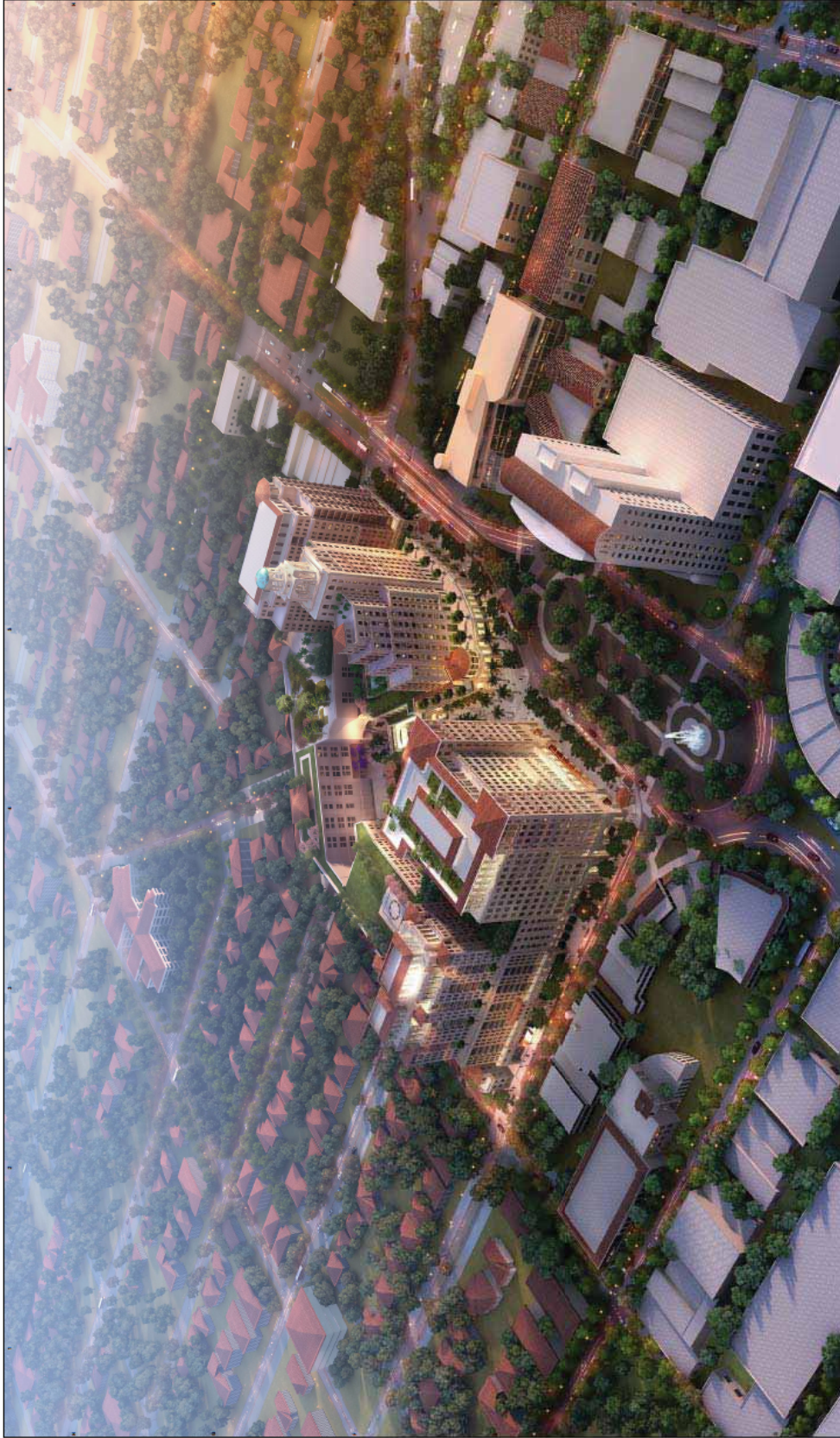
NO. OF SHEETS	1
SHEET NO.	1
TITLE	3D VIEW
DATE	10/10/10
DRAWN BY	RTNL
CHECKED BY	RTNL
APPROVED BY	RTNL
DATE	10/10/10



3D VIEW

A-924

10000 ARCADIS DRIVE, SUITE 200



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

© 2007
NORTH POWER LLC
SEP 2007. NOT POWER IN
ANY MANNER

MEDITERRANEAN VILLAGE
at Ponce Circle

Product

AN ARCADIS COMPANY

REFERENCES

Ordinances, Resolutions, Covenants, and Development Agreement



CITY OF CORAL GABLES

405 Biltmore Way, Coral Gables, Florida 33134

PUBLIC RECORDS REQUESTS FORM

(FY 2012-2013)

CITY OF CORAL GABLES
RECEIVED BY THE
OFFICE OF THE CITY CLERK
2014 FEB - 6 PM 2:44

OPTIONAL INFORMATION

Name: Jose Rivero Date: 2/6/14
Company: Greenberg Traurig
Address: 333 Avenue of the Americas
City: MIAMI State: FL Zip Code: 33151
Daytime Telephone: (305) 29-5473 Fax: (305) 961-9473
E-mail: Riverojo@gtlaw.com

Optional Information is not required; however, the information is essential to us in communicating with you regarding the status of your request.

State of Florida's Public Records Law, Chapter 119, Florida Statutes, requires that the records which are made or received in connection with the transaction of official business by any "agency" must be open for inspection and copying in the absence of statute exempting such records or making such records confidential. As such, the City of Coral Gables provides copies of certain copyright protected documents. The copyright law of the United States (Title 17, United States Code) governs the making of photocopies or other reproductions of copyrighted material. Under certain conditions specified in the law, libraries and archives are authorized to furnish a photocopy or other reproduction. One of the specific conditions is that the photocopy or reproduction is to be "used for any purpose other than private study, scholarship or research." If a user makes a request for or later uses a photocopy or reproduction for purposes in excess of "fair use" that user may be liable for copyright infringement. Further the City reserves the right to refuse to accept a copying order, if in its judgment fulfillment of the order would involve violation of copyright law.

All payments MUST be made to the Finance Department

Please describe the records you are requesting and any additional information that will assist in locating the information. Failure to provide sufficient information may cause delay.

- ☒ I wish to have copies/duplicates of the records indicated below (50 % deposit required).
☐ I wish to make an appointment to review the records before copies are made.

copies of any resolutions, Ordinances, covenants and agreements
which affect the properties on the attached exhibit

*Please select one of the followings methods by which to receive the records requested. *The full amount must be prepaid.*

- ☐ To be mailed
☐ To be faxed*
☒ To be picked up*

Signature (not required):

Date:

2/6/14

Please read before signing

Pursuant to Chapter 119.07(4) F.S. The custodian of record shall furnish a copy of the record upon payment of the fee prescribed by law. If a fee is not prescribed by law, the following fees are authorized: (a) 1. Up to 15 cents per one-sided copy for duplicated copies of not more than 14 inches by 8 1/4 inches; 2. No more than an additional 5 cents for each two-sided copy; and 3. For all other copies, the actual cost of duplication of the actual record. (b) The charge for copies of county maps or aerial photographs supplies by county constitutional officers may also include a reasonable charge for the labor and overhead associated with their duplication. (c) An agency may charge up to \$1 per copy for certified copy of a public record. (d) if the nature or volume of the public records requested to be inspected or copied is such as to require extensive use of information technology resources or extensive clerical or supervisory assistance by personnel ... or both, the agency may charge, in addition to the actual cost of duplication, a special service charge. Section 2-389, City Code, states that the city is permitted and shall charge an extensive research fee whenever extraordinary time constraint is designated by the person requesting copies or research of public records... For purposes of this section the term "extraordinary expenditure of time" shall mean 20 minutes or more. The extensive research fee shall be calculated using the hourly wage of the employee performing such services.

(FY 2012/2013 - Renewal 4/2013)

2014 FEB . 6 PM 2: 44

Property Address	Folio No.
2801 Ponce De Leon Blvd.	03-4117-005-5390
107 Palermo Ave.	03-4117-005-5500
111 Palermo Ave.	03-4117-005-5510
2901 Ponce De Leon Blvd.	03-4117-069-0240
2915 Coconut Grove Dr.	03-4117-005-6230
3001 Ponce De Leon Blvd.	03-4117-005-7320
Vacant	03-4117-005-5391
Vacant	03-4117-005-5470
Vacant	03-4117-005-5480
Vacant	03-4117-069-0050
Vacant	03-4117-069-0060
Vacant	03-4117-069-0070
Vacant	03-4117-069-0080
Vacant	03-4117-069-0260
Vacant	03-4117-069-0040
Vacant	03-4117-069-0030
Vacant	03-4117-069-0020
Vacant	03-4117-069-0010
Vacant	03-4117-069-0250
Vacant	03-4117-069-0270
Vacant	03-4117-069-0280
Vacant	03-4117-069-0290
Vacant	03-4117-069-0120
Vacant	03-4117-069-0130
Vacant	03-4117-069-0140
Vacant	03-4117-069-0110
Vacant	03-4117-069-0100
Vacant	03-4117-069-0090
Vacant	03-4117-069-0300
Vacant	03-4117-069-0150
Vacant	03-4117-069-0160
Vacant	03-4117-069-0170
Vacant	03-4117-069-0200
Vacant	03-4117-069-0210
Vacant	03-4117-069-0220
Vacant	03-4117-069-0230
Vacant	03-4117-069-0190
Vacant	03-4117-069-0180
Vacant	03-4117-005-7370
Vacant	03-4117-005-7380
Vacant	03-4117-005-7390
Vacant	03-4117-005-7400
Vacant	03-4417-005-7410
Vacant	03-4417-005-7930

CITY OF CORAL GABLES, FLORIDA

ORDINANCE NO. 2006-20

AN ORDINANCE OF THE CITY COMMISSION OF CORAL GABLES, FLORIDA APPROVING A CHANGE OF LAND USE FROM "COMMERCIAL, MID-RISE INTENSITY", "COMMERCIAL, LOW-RISE INTENSITY", "RESIDENTIAL USE (SINGLE-FAMILY) HIGH DENSITY" AND "RESIDENTIAL USE (SINGLE-FAMILY) LOW DENSITY" TO "COMMERCIAL, HIGH-RISE INTENSITY", "COMMERCIAL, MID-RISE INTENSITY", "COMMERCIAL, LOW-RISE INTENSITY" AND "PARKS AND RECREATIONAL USE" FOR THE PROPOSED PROJECT REFERRED TO AS "OLD SPANISH VILLAGE", ON THE PROPERTY LEGALLY DESCRIBED AS LOTS 5-32, BLOCK 20, BLOCK 23 LESS A PORTION OF LOT 11 AND LOT 12, ALL OF BLOCK 30, AND LOT 45, BLOCK 31 AND PORTION OF LOT 13, BLOCK 33, AND ADJACENT PUBLIC RIGHTS-OF-WAYS (ROW), CRAFTS SECTION, TRACTS A, B AND C, CATAMAL CORNER, CORAL GABLES, FLORIDA; PROVIDING FOR A REPEALER PROVISION, A SAVINGS CLAUSE, AND A SEVERABILITY CLAUSE, AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the State Legislature passed the Local Government Comprehensive Planning and Land Development Regulation Act requiring all counties and cities to prepare a Comprehensive Land Use Plan; and

WHEREAS, the City of Coral Gables, pursuant to Florida Statutes and the City of Coral Gables Zoning Code, has designated the Planning and Zoning Board as the Local Planning Agency; and

WHEREAS, Application No. 01-06-395-P was submitted requesting that the Future Land Use Map of the Comprehensive Land Use Plan be amended to change the land use of various parcels of land from "Commercial, Mid-Rise Intensity", "Commercial, Low-Rise Intensity", "Residential Use (Single-Family) High Density" and "Residential Use (Single-Family) Low Density" to "Commercial, High-Rise Intensity", "Commercial, Mid-Rise Intensity", "Commercial, Low-Rise Intensity" and "Parks and Recreational Use" for the proposed project referred to as "Old Spanish Village", on the properties legally described in the heading of this ordinance; and

WHEREAS, after a courtesy public notice was mailed to all property owners within the affected area, and within 1,000 foot radius from the affected area; and

WHEREAS, after notice of a public hearing being duly published, a public hearing was held before the Planning and Zoning Board, acting as the Local Planning Agency, of the City of Coral Gables on June 14, 2006 at which hearing all interested parties were afforded the opportunity to be heard; and

WHEREAS, at the June 14, 2006 Local Planning Agency meeting, the Local Planning Agency recommended approval of the proposed amendments to the Future Land Use Map (vote: 4-1); and

WHEREAS, the City Commission on July 11, 2006 passed the proposed amendment to the Future Land Use Map on First Reading as provided herein (vote: 4-1); and

WHEREAS, due to the location of the application site with the City's transportation concurrency exception area (i.e., the Gables Redevelopment and Infill District), the application is considered a small-scale amendment, and therefore not subject to state and regional review; and

WHEREAS, public hearings have been completed as indicated herein by the Coral Gables City Commission in consideration of a request to amend the Future Land Use Map of the City's Comprehensive Land Use Plan pursuant to Florida Statutes after carefully considering written and oral comments by members of the public and governing agencies;

NOW, THEREFORE, BE IT ORDAINED BY THE COMMISSION OF THE CITY OF CORAL GABLES:

SECTION 1. The foregoing 'WHEREAS' clauses are hereby ratified and confirmed as being true and correct and are hereby made a specific part of this Ordinance upon adoption hereof.

SECTION 2. That the Future Land Use Map of the City of Coral Gables Comprehensive Land Use Plan be amended to change the land use of various parcels of land from "Commercial, Mid-Rise Intensity", "Commercial, Low-Rise Intensity", "Residential Use (Single-Family) High Density" and "Residential Use (Single-Family) Low Density" to "Commercial, High-Rise Intensity", "Commercial, Mid-Rise Intensity", "Commercial, Low-Rise Intensity" and "Parks and Recreational Use" for the proposed project referred to as "Old Spanish Village", on the properties legally described in the heading of this ordinance, and as graphically displayed in the proposed Future Land Use Map provided herein as "Attachment A."

SECTION 3. That the City transmit the amendment to the Florida Department of Community Affairs with an acknowledgement that the amendment is a small-scale amendment as defined by Florida Statutes, and therefore not subject to state and regional review.

SECTION 4. That it is the intention of the City Commission that each provision hereof be considered severable, and that the invalidity of any provision of this Ordinance shall not affect the validity of any other portion of this Ordinance, the Coral Gables Comprehensive Land Use Plan, or the Coral Gables Zoning Code.

SECTION 5. All rights, actions, proceedings and Contracts of the City, including the City Commissioners, the City Manager, or any of its departments, boards or officers undertaken pursuant to the existing code provisions, shall be enforced, continued, or completed, in all respects, as though begun or executed hereunder.

SECTION 6. All ordinance or parts of ordinances that are inconsistent or in conflict with the provisions of this Ordinance are repealed.

SECTION 7. If any section, part of session, paragraph, clause, phrase or word of this Ordinance is declared invalid, the remaining provisions of this Ordinance shall not be affected.

SECTION 8. It is the intention of the City Commission that the provisions of this Ordinance shall become and be made a part of the Code of the City of Coral Gables, Florida, as amended, which provisions may be renumbered or relettered and that the word ordinance be changed to "section", "article", or other appropriate word to accomplish such intention.

SECTION 9. That this Ordinance shall become effective thirty (30) days upon the date of its adoption herein.

PASSED AND ADOPTED THIS TWENTY-SECOND DAY OF AUGUST,
A.D., 2006.

(Moved: Anderson / Seconded: Cabrera)
(Seconded: Cabrera, Withers, Anderson, Slesnick)
(Nays: Kerdyk)
(Unanimous/ 4-1 Vote)
(Agenda Item E-5)

APPROVED:

A large, stylized handwritten signature in black ink, consisting of several loops and a long horizontal stroke extending to the right.

DONALD D. SLESNICK II
MAYOR

ATTEST:

A large, stylized handwritten signature in black ink, with the name 'Walter J. Foeman' clearly legible within the loops.

WALTER J. FOEMAN
CITY CLERK

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY:

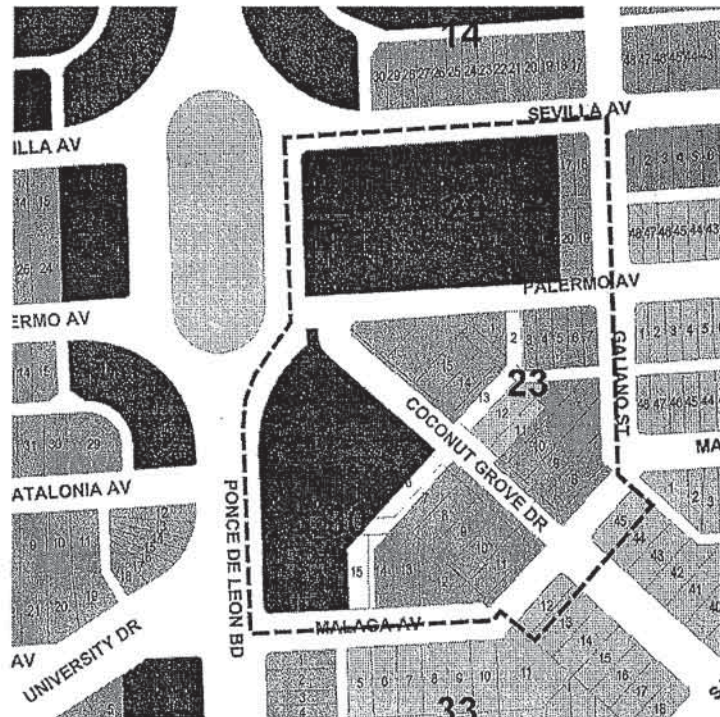
A large, stylized handwritten signature in black ink, with the name 'Elizabeth Hernandez' clearly legible within the loops.

ELIZABETH HERNANDEZ
CITY ATTORNEY

Attachment A

Comprehensive Land Use Plan Map Legend

- RESIDENTIAL USE (SINGLE FAMILY)**
- Low Density (6 Units/Acre)
 - High Density (9 Units/Acre)
- RESIDENTIAL USE (MULTI FAMILY)**
- Duplex Density (9 Units/Acre)
 - Low Density (20 Units/Acre; 4 Stories)
 - Medium Density (40 Units/Acre; 6 Stories)
 - High Density (60 Units/Acre; 13 Stories)
- COMMERCIAL USE**
- Low-Rise Intensity (4 Stories; F.A.R. 3.0)
 - Mid-Rise Intensity (6 Stories; F.A.R. 3.0)
 - High-Rise Intensity (13 Stories; F.A.R. 3.0)
- INDUSTRIAL USE**
- UNIVERSITY USE**
- EDUCATIONAL USE**
- PARKS AND RECREATIONAL USE**
- OPEN SPACE**
- CONSERVATION AREAS**
- PUBLIC BUILDINGS AND GROUNDS**
- HOSPITAL USE**
- RELIGIOUS/INSTITUTIONAL**



CITY OF CORAL GABLES, FLORIDA

ORDINANCE NO. 2006-21

AN ORDINANCE OF THE CITY COMMISSION OF CORAL GABLES, FLORIDA AMENDING THE ZONING CODE TEXT BY AMENDING PROVISIONS CONTAINED IN ARTICLE 3, "USE DISTRICT AND REGULATIONS", SECTION 3-5, "MIXED-USE DISTRICT REGULATIONS", BY EXTENDING THE SOUTHERN BOUNDARY OF MIXED-USE DISTRICT NO. 1 FROM PALERMO AVENUE TO MALAGA AVENUE; PROVIDING A REPEALER PROVISION, A SAVINGS CLAUSE AND A SEVERABILITY CLAUSE, AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Coral Gables has adopted and codified Mixed Use District No. 1 (MXD1) provisions in Section 3-5(b) of the Zoning Code;

WHEREAS, a commercial mixed-use project containing proposed office, retail, townhouse, and multi-family residential uses has been submitted requiring this Zoning Code amendment as a prerequisite to review of the proposed project at public hearings;

WHEREAS, Application No. 01-06-395-P was submitted requesting that the Zoning Code be amended to expand the southern boundary of the MXD1 zoning district from Palermo Avenue to Malaga Avenue, as indicated herein as "Attachment A";

WHEREAS, after a courtesy public notice was mailed to all property owners within the affected area, and within 1,000 foot radius from the affected area;

WHEREAS, after notice of a public hearing being duly published, a public hearing was held before the Planning and Zoning Board of the City of Coral Gables on June 14, 2006 at which hearing all interested parties were afforded the opportunity to be heard;

WHEREAS, at the June 14, 2006 Planning and Zoning Board meeting, the Board recommended approval of the proposed amendments to the Zoning Code (vote: 4-1);

WHEREAS, the City Commission on July 11, 2006 passed the proposed amendment to the Zoning Code on First Reading as provided herein (vote: 4-1); and

WHEREAS, public hearings have been completed as indicated herein by the Coral Gables City Commission in consideration of a request to amend the Zoning Code pursuant to Florida Statutes after carefully considering written and oral comments by members of the public and governing agencies;

NOW, THEREFORE, BE IT ORDAINED BY THE COMMISSION OF THE CITY OF CORAL GABLES:

SECTION 1. The foregoing **‘WHEREAS’** clauses are hereby ratified and confirmed as being true and correct and are hereby made a specific part of this Ordinance upon adoption hereof.

SECTION 2. That the “Zoning Code of the City of Coral Gables” shall be and it is hereby amended by amending Section 3-5(b), as follows:

“1. Location eligibility. All properties zoned for C-Use and located within the following described geographic area shall be eligible to use the standards set forth herein for Mixed-use District No. 1.

a. The area bounded by Southwest Eighth Street to the north, ~~Palermo~~ Malaga Avenue to the south, Douglas Road to the east and LeJeune road to the west. (3326)”

SECTION 3. That it is the intention of the City Commission that each provision hereof be considered severable, and that the invalidity of any provision of this Ordinance shall not affect the validity of any other portion of this Ordinance, the Coral Gables Comprehensive Land Use Plan, or the Coral Gables Zoning Code.

SECTION 4. All rights, actions, proceedings and Contracts of the City, including the City Commissioners, the City Manager, or any of its departments, boards or officers undertaken pursuant to the existing code provisions, shall be enforced, continued, or completed, in all respects, as though begun or executed hereunder.

SECTION 5. All ordinance or parts of ordinances that are inconsistent or in conflict with the provisions of this Ordinance are repealed.

SECTION 6. If any section, part of section, paragraph, clause, phrase or word of this Ordinance is declared invalid, the remaining provisions of this Ordinance shall not be affected.


SECTION 7. It is the intention of the City Commission that the provisions of this Ordinance shall become and be made a part of the Code of the City of Coral Gables, Florida, as amended, which provisions may be renumbered or relettered and that the word ordinance be changed to “section”, “article”, or other appropriate word to accomplish such intention.

SECTION 8. That this Ordinance shall become effective upon the date of its adoption herein.

PASSED AND ADOPTED THIS TWENTY-SECOND DAY OF AUGUST,
A.D. 2006.

(Moved: Cabrera / Seconded: Anderson)
(Yeas: Withers, Anderson, Cabrera, Slesnick)
(Nays: Kerdyk)
(Unanimous 4-1 Vote)
(Agenda Item E-6)

APPROVED:



DONALD D. SLESNICK II
MAYOR

ATTEST:



WALTER L. FOEMAN
CITY CLERK

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY:



ELIZABETH HERNANDEZ
CITY ATTORNEY

CITY OF CORAL GABLES, FLORIDA

ORDINANCE NO. 2006-22

AN ORDINANCE OF THE CITY COMMISSION OF CORAL GABLES, FLORIDA APPROVING THE CHANGE OF ZONING FROM "CC", COMMERCIAL, "XCB", COMMERCIAL, "A-15", APARTMENT AND "XR-3", "R-2" AND "R-3", RESIDENTIAL, SINGLE-FAMILY TO "CB", COMMERCIAL AND "S", SPECIAL USE FOR THE PROPOSED PROJECT REFERRED TO AS "OLD SPANISH VILLAGE", ON THE PROPERTY LEGALLY DESCRIBED AS ALL OF BLOCK 20, BLOCK 23 LESS A PORTION OF LOT 11 AND LOT 12, ALL OF BLOCK 24 AND 30, AND LOT 45, BLOCK 31 AND PORTION OF LOT 13, BLOCK 33, AND ADJACENT PUBLIC RIGHTS-OF-WAYS (ROW), CRAFTS SECTION, TRACTS A, B AND C, CATAMAL CORNER, CORAL GABLES, FLORIDA; PROVIDING FOR A REPEALER PROVISION, A SAVINGS CLAUSE, AND A SEVERABILITY CLAUSE, AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Coral Gables has adopted and codified Mixed Use District No. 1 (MXD1) provisions in Section 3-5(b) of the Zoning Code;

WHEREAS, the City Commission desires to expand the southern boundary of the MXD1 zoning district from Palermo Avenue to Malaga Avenue;

WHEREAS, a commercial mixed-use project containing proposed office, retail, townhouse, and multi-family residential uses has been submitted requiring this Zoning Code amendment as a prerequisite to review of the proposed project at public hearings;

WHEREAS, Application No. 01-06-395-P was submitted requesting that the Zoning Code be amended to change the zoning of various parcels of land from "CC", Commercial, "XCB", Commercial, "A-15", Apartment and "XR-3", "R-2" and "R-3", Residential, Single-Family to "CB", Commercial and "S", Special Use for the proposed project referred to as "Old Spanish Village", on the properties legally described in the heading of this ordinance;

WHEREAS, after a courtesy public notice was mailed to all property owners within the affected area, and within 1,000 foot radius from the affected area;

WHEREAS, after notice of a public hearing being duly published, a public hearing was held before the Planning and Zoning Board of the City of Coral Gables on June 14, 2006 at which hearing all interested parties were afforded the opportunity to be heard;

WHEREAS, at the June 14, 2006 Planning and Zoning Board meeting, the Board recommended approval of the proposed amendments to the Zoning Code (vote: 4-1);

WHEREAS, the City Commission on July 11, 2006 passed the proposed amendment to the Zoning Code on First Reading as provided herein (vote: 4-1);

WHEREAS, public hearings have been completed as indicated herein by the Coral Gables City Commission in consideration of a request to amend the Zoning Code pursuant to Florida Statutes after carefully considering written and oral comments by members of the public and governing agencies;

NOW, THEREFORE, BE IT ORDAINED BY THE COMMISSION OF THE CITY OF CORAL GABLES:

SECTION 1. The foregoing "**WHEREAS**" clauses are hereby ratified and confirmed as being true and correct and are hereby made a specific part of this Ordinance upon adoption hereof.

SECTION 2. That the Zoning Code of the City of Coral Gables be amended to change the zoning designations of various parcels of land from "CC", Commercial, "XCB", Commercial, "A-15", Apartment and "XR-3", "R-2" and "R-3", Residential, Single-Family to "CB", Commercial and "S", Special Use for the proposed project referred to as "Old Spanish Village", on the properties legally described in the heading of this ordinance, and as graphically displayed in the proposed Zoning Code Map provided herein as "Attachment A."

SECTION 3. That it is the intention of the City Commission that each provision hereof be considered severable, and that the invalidity of any provision of this Ordinance shall not affect the validity of any other portion of this Ordinance, the Coral Gables Comprehensive Land Use Plan, or the Coral Gables Zoning Code.

SECTION 4. All rights, actions, proceedings and Contracts of the City, including the City Commissioners, the City Manager, or any of its departments, boards or officers undertaken pursuant to the existing code provisions, shall be enforced, continued, or completed, in all respects, as though begun or executed hereunder.

SECTION 5. All ordinance or parts of ordinances that are inconsistent or in conflict with the provisions of this Ordinance are repealed.

SECTION 6. If any section, part of session, paragraph, clause, phrase or word of this Ordinance is declared invalid, the remaining provisions of this Ordinance shall not be affected.


SECTION 7. It is the intention of the City Commission that the provisions of this Ordinance shall become and be made a part of the Code of the City of Coral Gables, Florida, as amended, which provisions may be renumbered or relettered and that the word ordinance be changed to "section", "article", or other appropriate word to accomplish such intention.

SECTION 8. That this Ordinance shall become effective upon the date of its adoption herein.

PASSED AND ADOPTED THIS TWENTY-SECOND DAY OF SEPTEMBER,
A.D., 2006.

(Moved: Anderson / Seconded: Cabrera)
(Yeas: Withers, Anderson, Cabrera, Slesnick)
(Nays: Kerdyk)
(Unanimous/ 4-1 Vote)
(Agenda Item E-7)

APPROVED:



DONALD D. SLESNICK II
MAYOR

ATTEST:



WALTER J. FOEMAN
CITY CLERK

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY:



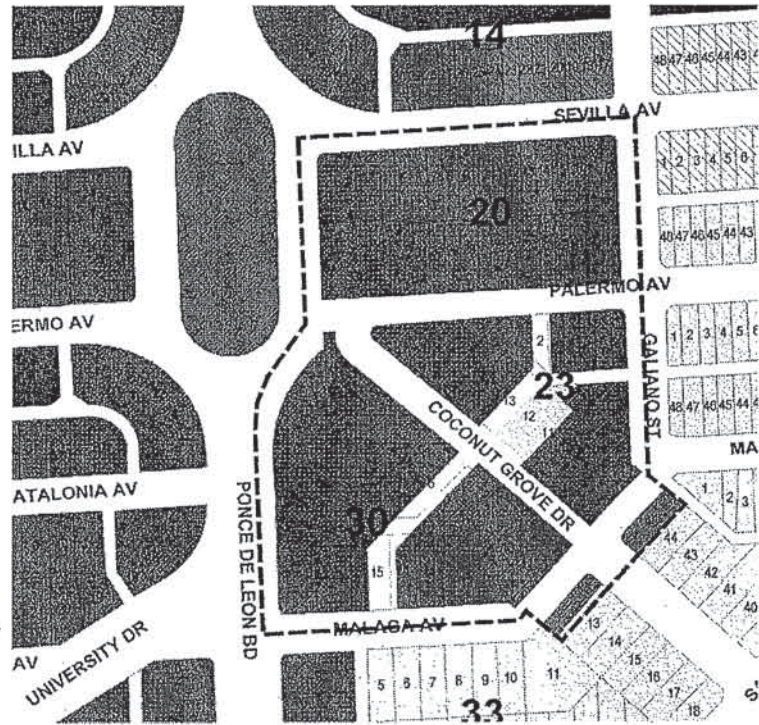
ELIZABETH HERNANDEZ
CITY ATTORNEY

Attachment A

Zoning Map Legend

ZONING

A	R-6
A-13	R-6-7
A-15	R-7
A-17	R-8
XA-#	R-8-9
CA	R-9
CB	R-9-10
CC	R-11
XC	R-12
D-10	R-14
D-14	R-14-15
XD-#	R-16
M	R-17
P	R-18
R-TH	R-19
R-1-2	R
R-2	XR
R-3	XR-#
R-4	S
R-5	



CITY OF CORAL GABLES, FLORIDA

ORDINANCE NO. 2006-23

AN ORDINANCE OF THE CITY COMMISSION OF CORAL GABLES APPROVING THE PLANNED AREA DEVELOPMENT (PAD) MIXED-USE SITE PLAN PURSUANT TO ZONING CODE SECTION 3-5 AND SECTION 9-3, FOR THE PROPOSED PROJECT REFERRED TO AS "OLD SPANISH VILLAGE", ON TITLE PROPERTY LEGALLY DESCRIBED AS ALL OF BLOCK 20, BLOCK 23 LESS A PORTION OF LOT 11 AND LOT 12, ALL OF BLOCK 24 AND 30, AND LOT 45, BLOCK 31 AND A PORTION OF LOT 13, BLOCK 33, AND ADJACENT PUBLIC RIGHTS-OF-WAYS (ROW), CRAFTS SECTION, TRACTS A, B AND C, CATAMAL CORNER, CORAL GABLES, FLORIDA; AND INCLUDING REQUIRED CONDITIONS; PROVIDING FOR A REPEALER PROVISION, A SAVINGS CLAUSE, AND A SEVERABILITY CLAUSE, AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Application No. 01-06-395-P was submitted for PAD mixed-use site plan review for the properties legally described in the heading of this ordinance to permit the construction of a mixed-use project consisting of office, retail, townhouse, and multi-family residential uses known as "Old Spanish Village"; and,

WHEREAS, companion applications have been submitted and filed with the City for change of land use, Zoning Code text amendment, change of zoning, street and alley vacations and dedications, and conditional use special location review necessary to allow for the development of the project referred to as "Old Spanish Village"; and,

WHEREAS, after notice of a public hearing being duly published and a courtesy public notice was mailed to all property owners of record within a one thousand (1,000) foot radius from the said property, a public hearing was held before the Planning and Zoning Board of the City of Coral Gables on June 14, 2006, at which hearing all interested persons were afforded the opportunity to be heard; and,

WHEREAS, at the June 14, 2006 Planning and Zoning Board meeting, the Board recommended approval of the proposed PAD mixed use site plan subject to Staff conditions of approval with modifications (vote: 4-1); and,

WHEREAS, pursuant to Section 9-3 of the Zoning Code all proposed PAD Site Plan applications are subject to a public hearing for City Commission review and approval via Ordinance; and,

WHEREAS, after notice of public hearing was duly published, a public hearing was held before the City Commission on July 11, 2006 and the Commission approved the related application requests on First Reading (vote: 4-1), at which hearing all interested persons were afforded the opportunity to be heard;

WHEREAS, after notice of public hearing was duly published, a public hearing was held before the City Commission on August 22, 2006 and the Commission approved the related application requests on Second Reading (vote: 4-1) at which hearing all interested persons were afforded the opportunity to be heard;

NOW, THEREFORE, BE IT ORDAINED BY THE COMMISSION OF THE CITY OF CORAL GABLES:

SECTION 1. The foregoing "WHEREAS" clauses are hereby ratified and confirmed as being true and correct and are hereby made a specific part of this Ordinance upon adoption hereof.

SECTION 2. The City Commission, upon consideration of the recommendation of the Planning and Zoning Board, the project architect, the testimony of the project historian, the maps, elevations, schematics, context studies, and other presentation materials submitted into the record, finds and concludes that:

1. To the extent that certain provisions of Article 9 of the Zoning Code, requiring specific minimum standards, are in conflict with other provisions of the City's Codes, Zoning Codes and regulations, as approved or recommended for approval by the Planning and Zoning Board, Board of Adjustment, and Board of Architects, those inconsistent provisions of Article 9 are superseded to the extent of such conflict, as follows:
 - a. The actions, designs, construction and/or other solutions proposed by the applicant, although not literally in accord with the special regulations in the PAD ordinance, satisfy regulations in Article 28 and Article 3, the Coral Gables Mediterranean Architectural Style Design Bonuses and the Mixed Use District Regulations, respectively, and, by virtue of compliance with these regulations, provide public purposes to at least an equivalent degree; and,
 - b. Pursuant to Section 9-3 a and b, by virtue of compliance with Article 28 -the Coral Gables Mediterranean Architectural Style Design Bonus and Article 3 - Mixed Use District regulations, Old Spanish Village furthers the purpose and intent of the PAD ordinance and the other applicable land development regulations cited above.
2. Old Spanish Village is designed pursuant to and complies with certain provisions of the PAD, Coral Gables Mediterranean Style Design Bonus, and MXD-1 regulations.
3. Old Spanish Village embodies the shared intent of these three sets of regulations to further George Merrick's vision of architectural design excellence by preserving a historic landmark, providing plazas, open spaces and urban passageways and promoting a harmonious mix of uses in a well planned and designed project.
4. Old Spanish Village fully complies with the Coral Gables Mediterranean Style Design Bonus Regulations, including the landscape/open space requirement.

5. The Board of Architects has determined that Old Spanish Village satisfies the criteria set forth in Article 28 and has incorporated the allowable FAR into its design.

SECTION 3. In furtherance of the Comprehensive Land Use Plan, Zoning Code, and other applicable City provisions, the "Old Spanish Village" PAD is approved subject to all of the following conditions:

1. Application/supporting documentation. Construction of the project shall be in conformance with the following:
 - a. Site plan, building elevations and building program contained in application package (Sheets No. 1-100) prepared by Bermello Ajamil & Partners, Inc., dated 06.05.06, and updated on 07.24.06.
 - b. Traffic Study prepared by David Plummer and Associates, Inc., dated November, 2005, with addendums dated 03 .24.06 and 05.23 .06.
 - c. Improvements and/or conditions contained herein, unless otherwise specified herein, shall be completed prior to receipt of final Certificate of Occupancy (CO).
 - d. All representations and exhibits as prepared and provided to the Planning Department as a part of the application submittal package dated 04.03.06, and revised and submitted on 06.05.06.
 - e. All representations proffered by the applicant's representatives provided during public hearing review.
 - f. Changes to the plans required by the City Commission as part of the review of this application at public hearings.
 - g. The project shall be constructed in compliance with the following materials as entered into the record by the Applicant:
 - 1) 07.24.06 Master Plan Proposal for Ponce Circle Developers (Site Plan).
 - 2) 07.11.06 City Commission PowerPoint presentation.
 - 3) 07.11.06 City Commission Video presentation.
 - 4) 08.14.06 Letter from David Plummer and Associates re: traffic calming.
2. Verification of revisions to plans, elevations and all supporting documents.
 - a. Modification to all applicable documents that are necessary as a part of the public hearing review and approval of the application shall be submitted to the Planning Department within 60 days of final approval for verification that all conditions of approval are satisfied.
3. Changes to approved plans.
 - a. The applicant, successors or assigns shall advise of any-changes to the plans and drawings referenced above as a part of building permit review process. Changes shall require Building and Zoning Department review and approval to determine the extent of changes and may require reconsideration by the Planning and Zoning Board and City Commission as determined by the Building and Zoning Director, pursuant to Section 9-6 of the Zoning Code (2006.)
 - b. The applicant, successors or assigns shall advise the Department of any applicable changes in writing prior to the issuance of a Temporary Certificate of Occupancy (TCO) for any principal structure for each phase of the project.
 - c. The City will facilitate and help expedite all reviews and approvals necessary through the City Manager's Office.
4. General.

- a. Restrictive Covenant. Within 30 days of approval of the adoption of the ordinances, the property owner, its successors or assigns shall secure City Attorney review and approval of a Restrictive Covenant outlining all conditions of approval required by the City Commission. Failure to submit the draft Restrictive Covenant within the specified time frame shall render all approvals void.
 - b. PAD ownership. Applicant shall present and record with the City proof of ownership of all land within PAD, and shall establish a property owner's association for the ownership and maintenance of all common areas, including open space, recreation areas and private streets and driveways. Proof of ownership and establishment of property owner's association shall be subject to review and approval by the City Attorney.
5. Prior to the issuance of a building permit for any phase of the project, the property owner, its successors or assigns, shall adhere or agree to the following conditions:
- a. The applicant provide detailed plans and sections of proposed buffering around remaining single family residence to address and include any proposed walls, landscaping, nighttime lighting, drainage and noise control, subject to review and approval by the Directors of Public Service and Planning Departments.
 - b. Building signage.
 - 1) No building signage shall be permitted above the second floor on any building elevation that faces onto "R", Residential Single-Family zoned property located to the east and south of the project site.
 - 2) Permitted building signage above the third floor may have night time back lighting, but no other form of signage illumination shall be permitted.
 - 3) No signage shall be permitted to encroach off-site onto public or private property which is not apart of the subject property.
 - 4) No commercial signage shall be permitted on residential townhouse units.
 - 5) All signage shall comply with the examples of permitted signage provided as part of the submitted application package on Application Sheets No. 26, 27 and 28 of 100 entitled "Signage", prepared by Tom Graboski Assoc., Inc. and dated 06-05-06.
 - 6) Illumination necessary to satisfy applicable emergency, building code, and life/safety requirements shall be exempt from the above prohibitions.
 - c. Public Realm Improvements.
 - 1) Infrastructure Improvements. As proffered by the Applicant, Applicant agrees to provide one (1) million dollar contribution to City for infrastructure improvements, in accordance with a schedule subject to approval by City Manager but with full payment prior to final CO on project.
 - 2) Ponce Circle Park improvements. As proffered by the Applicant, Applicant agrees to provide funding for design costs of Ponce Circle Park not to exceed two (2) hundred thousand dollars, in accordance with a schedule subject to approval by City Manager but with full payment prior to final CO on project.
 - 3) Public Realm Improvement Plan. Prepare and submit a Public Realm Improvement Plan that provides the location and description of all public realm improvements proposed within public rights-of-ways within and adjoining the project site, including but not limited to landscaping, trolley stops, mid block pedestrian paseo/passageways, water features, information and directional signage, street lighting, examples and locations of street furniture including benches, waste cans, information kiosks, lighting standards, bicycle racks, newspaper racks, moveable planters and other related items, subject to review and approval by the Directors of Public Works, Public Service and Planning Departments. All proposed public realm improvements and landscaping

within any public right-of-way shall conform with the City's Master Streetscape Plan, subject to review and approval by the Directors of Public Works, Public Service and Planning Departments.

- d. Landscape Plan. Prepare and submit a Landscape Plan that provides the location, type and size at time of planting of all landscaping proposed within the project, subject to review and approval by the Directors of the Public Works, Public Service and Planning Departments. All landscaping provided by applicant located within the project site and public rights-of-ways shall comply with the following:
 - 1) Landscape costs. All costs associated with the installation of landscaping, irrigation, maintenance and other improvements within the rights-of-way, as referenced on the approved landscape plans shall be the responsibility of the applicant.
 - 2) Landscape maintenance. Maintain all landscaping as detailed on the landscaping plan, and replace all dead or non-complying plant materials in accordance with the plant materials identified.
 - 3) Irrigation. All landscaped areas shall be irrigated to provide for 100% coverage of plant materials identified.
 - 4) Utilize structural soil within all planter areas.
- e. Parking and traffic circulation.
 - 1) Metered parking. Payment shall be provided by applicant, its successors or assigns according to established City requirements for the loss of thirty-four (34) existing on- street metered parking spaces resulting from proposed project. The final number of lost metered parking spaces shall be confirmed by the Director of the Parking and Public Works Departments. Applicant may appeal this determination to the City Manager.
 - 2) Sale or leasing. The sale or leasing of parking spaces to any person, business or entity that is not a tenant or resident of this project shall be prohibited, except for parking management services.
 - 3) Parking garage gates. All vehicular and parking garage gates shall be included and shown on site and building plans. All decorative gates along Coconut Grove Drive shall remain permanently open and shall not be closed at any time. No vehicular gates shall be installed that prohibit or restrict required and designated commercial parking spaces.
 - 4) Valet parking. Valet parking on any adjoining public street or alleyway shall be prohibited. Valet/employee parking shall only be from valet parking stations located on private property located within the project site, subject to review and approval by the Directors of Parking, Public Works and Planning Departments.
- f. Construction information/contact. The applicant shall complete the following to advise as to the construction status of the project:
 - 1) Contact person. Provide and advise the surrounding residential and commercial neighborhood properties within 1000 feet a specific liaison/contact person including a contact name, contact telephone number and email, etc. to allow easy communication of potential concerns, construction activity progress, etc.
 - 2) Written notice. Provide a minimum of 72 hour written notice to those residents impacted by any proposed partial street closures as determined by the Building and Zoning Department in preparation of the Construction Staging Plan. Full closure of streets shall be prohibited, except as approved by the City Manager.
 - 3) Email communication. Develop an email subscription/distribution list to allow communication between adjacent neighbors or interested parties to assist in communication of construction activities and project status.

6. Prior to the issuance of a final CO for first completed phase of the project, the owner, its successors or assigns shall complete the following:
 - a. Traffic improvements. Install intersection/roadway improvements as agreed to and graphically represented on the submitted site plans and project phasing plan, Application Sheets No. 9, 16, 19, 24 and 25 of 100, prepared by Bermello Ajamil & Partners, Inc., dated 07.24.06, as outlined in the 08.14.06 letter from David Plummer & Associates re: traffic calming, and as recommended by and subject to review and approval of the Director of the Public Works Department, as follows:
 - 1) Re-alignment of Coconut Grove Drive at Palermo Avenue and the re-alignment of Malaga Avenue.
 - 2) Intersection improvements at the intersection of University Drive and Ponce de Leon Boulevard.
 - b. Streetscape improvements. Provide and install landscaping, irrigation and other associated public realm improvements as graphically represented on the conceptual landscape plan and phasing plan, Application Sheets No. 9, 17, 18, 19, 22 and 24 prepared by Bermello Ajamil & Partners, Inc., and dated 06.05.06, to be reviewed and approved by the Directors of Public Works, Public Service and Planning Departments.
 - c. Additional conditions proffered by Applicant. As proffered by the Applicant at the 07.11.06 City Commission meeting, the Applicant agrees to provide the following:
 - 1) Landscaping and beautification of the area at Santander Street and Coconut Grove that is currently a dead end area covered with asphalt. Remove asphalt, add new sod, plant trees (including new trees on adjacent green space bordering Santander Avenue) and pave a new driveway for the neighbor's entrance at west side of the area, subject to City's approval.
 - 2) Work with City of Coral Gables' Public Works department using reasonable best efforts to provide:
 - i. Speed bumps and stop signs at alley behind Christy's restaurant and in the alley one block south.
 - ii. To construct small median/divider along Malaga Avenue between Ponce de Leon Boulevard and Coconut Grove Drive to prevent cars going north on alley behind Christy's from crossing Malaga.
 - iii. Improve intersection as per City's Streetscape Master Plan at Santander Street and Ponce de Leon Boulevard.
 - 3) Add old-fashioned streetlights on Santander Street, subject to approval by City of Coral Gables and FPL.
 - 4) Examine adding additional green space to City's right of way at University Drive and Malaga Avenue, subject to City review and approval.
 - 5) Remove two (2) units only (one unit per floor) off the southeast corner of the proposed 3001 Ponce de Leon Boulevard building in order to reduce the height to seventy-two feet (72') in that area of the building, resulting in a maximum 171 total multi-family residential units within the 3001 Ponce de Leon Boulevard building.
 - 6) Provide an additional fifty (50) parking spaces dedicated and available for public use within the project, bringing the total parking to be provided to 1,070 parking spaces.
 - 7) Replace all dead, damaged, and missing trees to both sides of the swale on the 100 block of Santander Avenue as determined by and subject to the review and approval of the City.
7. Prior to the issuance of a building permit, the property owner, its successors or assigns, shall apply for and receive the following required City reviews and approvals.
 - a. Right-of-way encroachments. Secure City Commission review and approval of all proposed encroachments into public rights-of-way.

- b. Infrastructure improvements. Prepare and submit an infrastructure improvement plan for the coordination and construction of water, sewer, gas, electrical and other infrastructure facilities upon request by the Director of the Public Works Department for review and approval.
 - c. Construction staging plan. The applicant, its successors or assigns, shall submit a construction parking and traffic management plan for each phase of the project for the Building and Zoning Department review and approval.
8. Prior to the issuance of a building permit, the deficiency in available infrastructure necessary to provide required racquetball courts identified by the Concurrency Impact Statement (CIS) shall be satisfactorily resolved.
9. Affordable housing component. The Applicant shall develop a detailed proposal subject to City Manager's review and approval to provide 22 units (new or rehabilitated) of affordable housing or payment in lieu thereof within five (5) years from issuance of building permit for Phase I or within five (5) years of January 1, 2008. In the event that the City passes an Affordable Housing ordinance that would require this project to provide less than 22 units, the Applicant may elect to proceed under the ordinance. Any subsidies, rental programs and/or government incentives or bonuses shall belong to the Applicant. Consistent with the foregoing sentence, Applicant shall assume sole responsibility for the costs of compliance with any such subsidy, rental program, or governmental incentive package. Likewise, it shall be the Applicant's sole responsibility to comply with any monitoring or reporting obligations that arise from Applicant's participation in any such programs.
10. Future legislation and The Applicant Contributions.
- a. Over the course of the project, the Applicant will make certain contributions to the City that are in the form of money and in-kind improvements to the public realm within the project boundaries.

"The Applicant's Contributions" are defined as the combined sum of the In-kind Contributions and Monetary Contributions as set forth in this paragraph.

 - (i) "In-kind Contributions" consist of the cost of under-grounding utilities and infrastructure improvements within the public realm and contained within the project boundaries over the construction duration of the project.
 - (ii) "Monetary Contributions" consist of the one million two hundred thousand dollar (\$1,200,000.00) contributions set forth in Section 3, paragraph 5c.1) and 2).
 - b. The Applicant acknowledges that the City has discussed future adoption of legislation for impact fees and separately, art-in-public places. Should either or both of these ordinances be adopted, the City agrees to the Applicant's obligations under these ordinances by applying the Applicant's Contributions as follows:
 - (i) Toward any impact fees that may be assessed.
 - (ii) Toward any arts-in-public places fee that may be assessed after credit for cost of historic preservation measures above minimum requirements that would be triggered by Applicant's improvements to historic structure(s) outside of minimum required maintenance; for public art and qualifying landscape improvements;
 - (iii) The remaining balance of the Applicant's Contribution, if any may be applied as determined by City Manager and/or City Commission..

SECTION 4. The applicant shall further be required to comply with all applicable zoning regulations and any changes to the submitted plans in connection with the site plan herein granted shall require a recommendation from the Planning and Zoning Board and approval by the City Commission.

SECTION 5. It is the intention of the City Commission that each provision hereof be considered severable, and that the invalidity of any provision of this Ordinance shall not affect the validity of any other portion of this Ordinance, the Coral Gables Comprehensive Land Use Plan, or the Coral Gables Zoning Code.

SECTION 6. All rights, actions, proceedings and Contracts of the City, including the City Commissioners, the City Manager, or any of its departments, boards or officers undertaken pursuant to the existing code provisions, shall be enforced, continued, or completed, in all respects, as though begun or executed hereunder.

SECTION 7. All ordinance or parts of ordinances that are inconsistent or in conflict with the provisions of this Ordinance are repealed.

SECTION 8. If any section, part of session, paragraph, clause, phrase or word of this Ordinance is declared invalid, the remaining provisions of this Ordinance shall not be affected.

SECTION 9. It is the intention of the City Commission that the provisions of this Ordinance shall become and be made a part of the Code of the City of Coral Gables, Florida, as amended, which provisions may be renumbered or relettered and that the word ordinance be changed to "section", "article", or other appropriate word to accomplish such intent

SECTION 10. This Ordinance shall become effective upon the date of its adoption herein.

PASSED AND ADOPTED THIS 22nd day of August, A.D., 2006.

APPROVED:



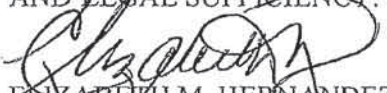
DONALD D. SLESNICK II
MAYOR

ATTEST:



WALTER J. FOEMAN
CITY CLERK

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY:



ELIZABETH M. HERNANDEZ
CITY ATTORNEY

CITY OF CORAL GABLES, FLORIDA

ORDINANCE NO. 2006-24

AN ORDINANCE OF THE CITY COMMISSION OF CORAL GABLES, FLORIDA APPROVING STREET AND ALLEY VACATIONS AND DEDICATIONS PURSUANT TO CITY CODE CHAPTER 62, ARTICLE 8, FOR THE PROPOSED PROJECT REFERRED TO AS "OLD SPANISH VILLAGE", ON THE PROPERTY LEGALLY DESCRIBED AS ALL OF BLOCK 20, BLOCK 23 LESS A PORTION OF LOT 11 AND LOT 12, ALL OF BLOCK 24 AND 30, AND LOT 45, BLOCK 31 AND LOTS 12-13, BLOCK 33, AND ADJACENT PUBLIC RIGHTS-OF-WAYS (ROW), CRAFTS SECTION, TRACTS A, B AND C, CATAMAL CORNER, CORAL GABLES, FLORIDA; AND INCLUDING REQUIRED CONDITIONS; PROVIDING FOR A REPEALER PROVISION, A SAVINGS CLAUSE, AND A SEVERABILITY CLAUSE, AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Application No. 01-06-395-P was submitted for one development proposal which included six (6) separate applications for a Planned Area Development (PAD) on property legally described as Block 20, Block 23 less a portion of Lot 11 and Lot 12, all of Block 24 and 30, and Lot 45, Block 31 and Lots 12-13, Block 33, and adjacent public rights-of-ways (ROW), Coral Gables, Florida, to permit the construction of a MXD1 mixed-use project; and

WHEREAS, the proposed vacations and dedications of public ROW's are required to accomplish the traffic circulation within and around the project site as proposed in the submitted PAD site plan; and

WHEREAS, as required by the City Code, the proposed public ROW vacations and dedications have been reviewed by the Public Works Department, and on June 9, 2006 by the Development Review Committee (DRC) at a special meeting at which the Committee had no objections to the proposed public ROW vacations and dedications; and

WHEREAS, after notice of public hearing duly published and notifications of all property owners of record within one thousand (1000) feet, public hearings were held before the Planning and Zoning Board/LPA of the City of Coral Gables on June 14, 2006, at which hearing all interested persons were afforded the opportunity to be heard and the Planning and Zoning Board/LPA recommended approval (vote 4-1); and

WHEREAS, the applicant has proffered various improvements and contributions to mitigate the proposed development's potential impact; and

WHEREAS, the City Commission at its regular meeting of July 11, 2006 recommended approval (vote: 4-1) of the proposed public ROW vacations and dedications on First Reading;

NOW, THEREFORE, BE IT ORDAINED BY THE COMMISSION OF THE CITY OF CORAL GABLES:

SECTION 1. The foregoing "**WHEREAS**" clauses are hereby ratified and confirmed as being true and correct and are hereby made a specific part of this Ordinance upon adoption hereof.

SECTION 2. The request for public ROW vacations and dedications for the construction of the proposed PAD mixed-use project referred to as "Old Spanish Village", legally described as Block 20, Block 23 less a portion of Lot 11 and Lot 12, all of Block 24 and 30, and Lot 45, Block 31 and Lots 12-13, Block 33, and adjacent public rights-of-ways (ROW) , Coral Gables, Florida, as set forth in Application No. 01-06-395-P, shall be and are hereby approved.

SECTION 3. That it is the intention of the City Commission that each provision hereof be considered severable, and that the invalidity of any provision of this Ordinance shall not affect the validity of any other portion of this Ordinance, the Coral Gables Comprehensive Land Use Plan, or the Coral Gables Zoning Code.

SECTION 4. All rights, actions, proceedings and Contracts of the City, including the City Commissioners, the City Manager, or any of its departments, boards or officers undertaken pursuant to the existing code provisions, shall be enforced, continued, or completed, in all respects, as though begun or executed hereunder.

SECTION 5. All ordinance or parts of ordinances that are inconsistent or in conflict with the provisions of this Ordinance are repealed.

SECTION 6. If any section, part of session, paragraph, clause, phrase or word of this Ordinance is declared invalid, the remaining provisions of this Ordinance shall not be affected.

SECTION 7. It is the intention of the City Commission that the provisions of this Ordinance shall become and be made a part of the Code of the City of Coral Gables, Florida, as amended, which provisions may be renumbered or relettered and that the word ordinance be changed to "section", "article", or other appropriate word to accomplish such intention.

SECTION 8. That this Ordinance shall become effective upon the date of its adoption herein.

PASSED AND ADOPTED THIS TWENTY-SECOND DAY OF AUGUST A.D.,
2006.

(Moved: Anderson / Seconded: Withers)
(Yeas: Cabrera, Withers, Anderson, Slesnick)
(Natys: Kerdyk)
(Unanimous/ 4-1 Vote)
(Agenda Item E-9)

APPROVED:



DONALD D. SLESNICK II
MAYOR

ATTEST



WALTER FOEMAN
CITY CLERK

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY:



ELIZABETH HERNANDEZ
CITY ATTORNEY

CITY OF CORAL GABLES, FLORIDA

RESOLUTION NO. 2006-163

A RESOLUTION OF THE CITY COMMISSION OF CORAL GABLES, FLORIDA GRANTING SPECIAL LOCATIONAL SITE PLAN APPROVAL PURSUANT TO ZONING CODE SECTION 28-6, TO ALLOW MEDITERRANEAN ARCHITECTURAL BONUSES ADJACENT TO AN "R" USE DISTRICT FOR THE PROPOSED PROJECT REFERRED TO AS "OLD SPANISH VILLAGE", AND LEGALLY DESCRIBED AS ALL OF BLOCK 20, BLOCK 23 LESS A PORTION OF LOT 11 AND LOT 12, ALL OF BLOCK 24 AND 30, AND LOT 45, BLOCK 31 AND LOTS 12-13, BLOCK 33, AND ADJACENT PUBLIC RIGHTS-OF-WAYS (ROW), CRAFTS SECTION, TRACTS A, B AND C, CATAMAL CORNER, CORAL GABLES, FLORIDA; AS SET FORTH IN APPLICATION NO. 01-06-395-P; SUBJECT TO CERTAIN CONDITIONS, AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Application No. 01-06-395-P was submitted for special locational site plan approval to allow Mediterranean Architectural bonuses for a proposed project referred to as "Old Spanish Village" on the properties legally described in the heading of this Resolution; and

WHEREAS, after notice of public hearing duly published and notifications of all property owners of record within one thousand (1000) feet, public hearings were held before the Planning and Zoning Board of the City of Coral Gables on June 14, 2006, at which hearing all interested persons were afforded the opportunity to be heard; and

WHEREAS, the granting of special locational site plan review is required to allow Mediterranean Architectural bonuses for the construction of the proposed townhouse and multi-family units across the street from a single-family residential zoned district; and

WHEREAS, the City Commission at its regular meeting of July 11, 2006 recommended approval of the companion application requests on First Reading;

NOW, THEREFORE, BE IT ORDAINED BY THE COMMISSION OF THE CITY OF CORAL GABLES:

SECTION 1. The foregoing "WHEREAS" clauses are hereby ratified and confirmed as being true and correct and are hereby made a specific part of this Resolution upon adoption hereof.

SECTION 2. The request for special locational approval for the proposed mixed-use project shall be and is hereby approved with the conditions contained in the accompanying PAD site plan ordinance for this application.

SECTION 3. That the applicant shall further be required to comply with all applicable zoning regulations, and any changes to the submitted plans in connection with the site plan herein granted shall require a recommendation from the Planning and Zoning Board and approval by the City Commission.

SECTION 4. That it is the intention of the City Commission that each provision hereof be considered severable, and that the invalidity of any provision of this Resolution shall not affect the validity of any other portion of this Resolution, the Coral Gables Comprehensive Land Use Plan, or the Coral Gables Zoning Code.

SECTION 5. All rights, actions, proceedings and Contracts of the City, including the City Commissioners, the City Manager, or any of its departments, boards or officers undertaken pursuant to the existing code provisions, shall be enforced, continued, or completed, in all respects, as though begun or executed hereunder.

SECTION 6. All Resolutions or parts of Resolutions that are inconsistent or in conflict with the provisions of this Resolution are repealed.

SECTION 7. If any section, part of session, paragraph, clause, phrase or word of this Resolution is declared invalid, the remaining provisions of this Resolution shall not be affected.

SECTION 8. It is the intention of the City Commission that the provisions of this Resolution shall become and be made a part of the Code of the City of Coral Gables, Florida, as amended, which provisions may be renumbered or relettered and that the word resolution be changed to "section", "article", or other appropriate word to accomplish such intention.

SECTION 9. That this Resolution shall become effective upon the date of its adoption herein.

PASSED AND ADOPTED THIS TWENTY-SECOND DAY OF AUGUST,
A.D., 2006.

(Moved: Withers / Seconded: Anderson)
(Yeas: Withers, Anderson, Cabrera, Slesnick)
(Nays: Kerdyk)
(Unanimous/ 4-1 Vote)
(Agenda Item E-10)

APPROVED:



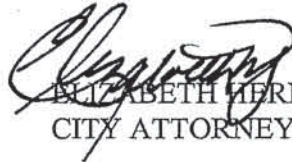
DONALD D. SLESNICK II
MAYOR

ATTEST



WALTER J. FOEMAN
CITY CLERK

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY:



ELIZABETH HERNANDEZ
CITY ATTORNEY

CITY OF CORAL GABLES, FLORIDA

ORDINANCE NO. 2007-27.1

AN ORDINANCE OF THE CITY COMMISSION OF CORAL GABLES APPROVING AMENDMENTS TO THE SITE PLAN OF THE PREVIOUSLY APPROVED MIXED USE PLANNED AREA DEVELOPMENT (PAD) KNOWN AS "OLD SPANISH VILLAGE", LOCATED ON PROPERTY LEGALLY DESCRIBED AS ALL OF BLOCK 20, BLOCK 23 LESS A PORTION OF LOT 11 AND LOT 12, ALL OF BLOCK 24 AND 30, AND LOT 45, BLOCK 31 AND A PORTION OF LOT 13, BLOCK 33, AND ADJACENT PUBLIC RIGHTS-OF-WAYS (ROW), CRAFTS SECTION, TRACT A, B AND C, CATAMAL CORNER, CORAL GABLES, FLORIDA; AND INCLUDING REQUIRED CONDITIONS; PROVIDING FOR A REPEALER PROVISION, A SAVINGS CLAUSE, AND A SEVERABILITY CLAUSE, AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Application No. 01-06-395-P was submitted for PAD mixed-use site plan review for the properties legally described in the heading of this ordinance to permit the construction of a mixed-use project consisting of office, retail, townhouse, and multi-family residential uses known as "Old Spanish Village"; and

WHEREAS, Application No. 01-06-395-P included six (6) separate related applications required for review at public hearings for the "Old Spanish Village" project including change of land use, change of zoning, Zoning Code text amendment, PAD site plan review, street and alley vacations and dedications and conditional use for the award of Mediterranean architectural style bonuses; and

WHEREAS, all six (6) applications were adopted by the City Commission at a public hearing on August 22, 2006, including Ordinance No. 2006-23 approving the proposed PAD mixed-use site plan for the "Old Spanish Village" project; and

WHEREAS, revisions to the previously approved PAD site plan were requested by the applicant and presented in Application No. 06-07-012-P submitted on June 1, 2007; and

WHEREAS, pursuant to the Zoning Code, the proposed revisions to the 2801 Casa Palermo Building and 3001 Ponce Building have been determined to be major amendments to the approved PAD site plan as defined by the Code, and are subject to site plan review at public hearings and approval via Ordinance; and

WHEREAS, after notice of a public hearing being duly published and a courtesy public notice was mailed to all property owners of record within a one thousand (1,000) foot radius from the said property, a public hearing was held before the Planning and Zoning Board of the City of Coral Gables on July 18, 2007, at which hearing all interested persons were afforded the opportunity to be heard; and

WHEREAS, at the July 18, 2007 Planning and Zoning Board meeting, the Board recommended approval of the proposed amendments to the PAD mixed use site plan subject to the originally approved conditions of approval as amended herein (vote: 5-0); and

WHEREAS, after notice of public hearing was duly published, a public hearing was held before the City Commission on August 28, 2007 and the Commission approved the proposed amendments to the previously approved PAD mixed use site plan subject to the originally approved conditions of approval as amended herein on First Reading (vote: 4-0), at which hearing all interested persons were afforded the opportunity to be heard;

NOW, THEREFORE, BE IT ORDAINED BY THE COMMISSION OF THE CITY OF CORAL GABLES:

SECTION 1. The foregoing "WHEREAS" clauses are hereby ratified and confirmed as being true and correct and are hereby made a specific part of this Ordinance upon adoption hereof.

SECTION 2. The City Commission, upon consideration of the recommendation of the Planning and Zoning Board, the testimony of the project architect and professional representatives, the maps, elevations, schematics, context studies, and other presentation materials submitted into the record, finds and concludes that:

1. To the extent that certain provisions of Article 9 of the Zoning Code, requiring specific minimum standards, are in conflict with other provisions of the City's Codes, Zoning Codes and regulations, as approved or recommended for approval by the Planning and Zoning Board, Board of Adjustment, and Board of Architects, those inconsistent provisions of Article 9 are superseded to the extent of such conflict, as follows:
 - a. The actions, designs, construction and/or other solutions proposed by the applicant, although not literally in accord with the special regulations in the PAD ordinance, satisfy regulations in Article 28 and Article 3, the Coral Gables Mediterranean Architectural Style Design Bonuses and the Mixed Use District Regulations, respectively, and, by virtue of compliance with these regulations, provide public purposes to at least an equivalent degree; and,
 - b. Pursuant to Section 9-3 a and b, by virtue of compliance with Article 28 -the Coral Gables Mediterranean Architectural Style Design Bonus and Article 3 - Mixed Use District regulations, the proposed amendments to the approved "Old Spanish Village" project furthers the purpose and intent of the PAD ordinance and the other applicable land development regulations cited above.
2. "Old Spanish Village" is designed pursuant to and complies with certain provisions of the PAD, Coral Gables Mediterranean Style Design Bonus, and MXD-1 regulations.
3. "Old Spanish Village" embodies the shared intent of these three sets of regulations to further George Merrick's vision of architectural design excellence by preserving a historic landmark, providing plazas, open spaces and urban passageways and promoting a harmonious mix of uses in a well planned and designed project.

4. "Old Spanish Village" fully complies with the Coral Gables Mediterranean Style Design Bonus Regulations, including the landscape/open space requirement.
5. The Board of Architects has determined that the proposed amendments to the approved "Old Spanish Village" project satisfies the criteria set forth in Article 28 and has incorporated the allowable FAR into its design.

SECTION 3. In furtherance of the Comprehensive Land Use Plan, Zoning Code, and other applicable City provisions, the proposed amendments to the previously approved "Old Spanish Village" PAD site plan is approved subject to the originally approved and adopted conditions of approval as amended as follows:

1. Application/supporting documentation. Construction of the project shall be in conformance with the following:
 - a. Site plan, landscape plan and detailed improvements, building elevations and building program contained in application package (Sheets No. 1-100) prepared by Bermello Ajamil & Partners, Inc., dated 06.05.06, and updated on 07.24.06, and as amended in Application No. 06-07-012-P, (Sheets No. 1-94), prepared by Bermello Ajamil & Partners, dated 07.12.07.
 - b. Traffic Study prepared by David Plummer and Associates, Inc., dated November, 2005, with addendums dated 03.24.06, 05.23 .06, and revised in June 2007.
 - d. All representations and exhibits as prepared and provided to the Planning Department as a part of the application submittal package dated 04.03.06, and revised and submitted on 06.05.06, and as amended in Application No. 06-07-12-P submittal package prepared by Bermello Ajamil & Partners, dated 07.12.07.
4. General.
 - a. Restrictive Covenant. Within 30 days of approval of the adoption of the ordinances, the property owner, its successors or assigns shall submit to the City Attorney for review and approval of a Restrictive Covenant outlining all conditions of approval required by the City Commission. Failure to submit the draft Restrictive Covenant within the specified time frame shall render the applications referenced herein void.
5. Prior to the issuance of a building permit for any phase of the project, the property owner, its successors or assigns, shall adhere or agree to the following conditions:
 - e. Parking and traffic circulation.
 - 1) Metered parking. Payment shall be provided by applicant, its successors or assigns according to established City requirements for the loss of twenty-seven (27) existing on-street metered parking spaces resulting from proposed project. The final number of lost metered parking spaces shall be confirmed by the Director of the Parking and Public Works Departments. Applicant may appeal this determination to the City Manager.
6. Prior to the issuance of a final CO for first completed phase of the project, the owner, its successors or assigns shall complete the following:
 - a. Traffic improvements. Install intersection/roadway improvements as agreed to and graphically represented on the submitted site plans and project phasing plan, Application Sheets No. 9, 16, 19, 24 and 25 of 100, prepared by Bermello Ajamil & Partners, Inc., dated 07.24.06, as outlined in the 08.14.06 letter from David Plummer & Associates re: traffic calming, and as amended in Application No. 06-07-012-P, (Sheets No. 1-94), prepared by Bermello Ajamil & Partners, dated 07.12.07, and as recommended by and subject to review and approval of the Director of the Public Works Department, as follows:

- 1) Re-alignment of Coconut Grove Drive at Palermo Avenue and the re-alignment of Malaga Avenue.
- 2) Intersection improvements at the intersection of University Drive and Ponce de Leon Boulevard.

Traffic calming: Within six months of City Commission approval, the applicant agrees to provide the following:

- 1) Traffic Impact Study for determining potential traffic calming alternatives for the residential areas bounded by Sevilla Avenue on the north, Douglas Road on the east, Galiano Street on the west and Coconut Grove Drive on the south.
- 2) Design and funding of all traffic calming devices based upon final recommendations of the traffic calming study.

The type and location of traffic calming improvements shall be based on the traffic impacts created by the proposed project as determined by the Traffic Impact Study, and subject to the Public Works Director's review and approval.

- b. Streetscape improvements. Provide and install landscaping, irrigation and other associated public realm improvements as graphically represented on the conceptual landscape plan and phasing plan, Application Sheets No. 9, 17, 18, 19, 22 and 24 prepared by Bermello Ajamil & Partners, Inc., and dated 06.05.06, and as amended in Application No. 06-07-012-P, (Sheets No. 1-94), prepared by Bermello Ajamil & Partners, dated 07.12.07, to be reviewed and approved by the Directors of Public Works and Public Service.
- c. Additional conditions proffered by Applicant. As proffered by the Applicant at the 07.11.06 City Commission meeting, the Applicant agrees to provide the following:
 - 5) Reduce the height of the southeast corner of the proposed 3001 Ponce de Leon Boulevard building to seventy-two feet (72') in that area of the building.
 - 6) Provide an additional fifty (50) parking spaces dedicated and available for public use within the project, bringing the total parking to be provided to 1,409 parking spaces.

SECTION 4. The applicant shall further be required to comply with all applicable zoning regulations and any changes to the submitted plans in connection with the site plan herein granted shall require a recommendation from the Planning and Zoning Board and approval by the City Commission.

SECTION 5. It is the intention of the City Commission that each provision hereof be considered severable, and that the invalidity of any provision of this Ordinance shall not affect the validity of any other portion of this Ordinance, the Coral Gables Comprehensive Land Use Plan, or the Coral Gables Zoning Code.

SECTION 6. All rights, actions, proceedings and Contracts of the City, including the City Commissioners, the City Manager, or any of its departments, boards or officers undertaken pursuant to the existing code provisions, shall be enforced, continued, or completed, in all respects, as though begun or executed hereunder.

SECTION 7. All ordinance or parts of ordinances that are inconsistent or in conflict with the provisions of this Ordinance are repealed.

SECTION 8. If any section, part of session, paragraph, clause, phrase or word of this Ordinance is declared invalid, the remaining provisions of this Ordinance shall not be affected.

SECTION 9. It is the intention of the City Commission that the provisions of this Ordinance shall become and be made a part of the Code of the City of Coral Gables, Florida, as amended, which provisions may be renumbered or relettered and that the word ordinance be changed to "section", "article", or other appropriate word to accomplish such intention.

SECTION 10. This Ordinance shall become effective upon the date of its adoption herein.

PASSED AND ADOPTED THIS TWENTY-FIFTH DAY OF SEPTEMBER, A.D.,
2007.

(Moved: Anderson / Seconded: Kerdyk)
(Yeas: Cabrera, kerdyk, Withers, Anderson, Slesnick)
(Unanimous: 5-0 Vote)
(Agenda Item: E-1)

APPROVED:



DONALD D. SLESNICK II
MAYOR

ATTEST:



WALTER J. FOEMAN
CITY CLERK

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY:



ELIZABETH M. HERNANDEZ
CITY ATTORNEY

CITY OF CORAL GABLES, FLORIDA

RESOLUTION NO. 2008-78

A RESOLUTION OF THE CITY COMMISSION OF CORAL GABLES APPROVING FINAL PLAT ENTITLED "PONCE PLACE VILLAS EAST" BEING A RE-PLAT OF AN APPROXIMATELY 1.5 ACRE SITE, BEING A PORTION OF THE PREVIOUSLY APPROVED "OLD SPANISH VILLAGE" PLANNED AREA DEVELOPMENT (PAD) SITE PLAN, LEGALLY DESCRIBED AS BLOCK 23 LESS A PORTION OF LOT 11 AND LOT 12, ALL OF BLOCK 24 AND ADJACENT PUBLIC RIGHTS-OF-WAYS (ROW), CRAFTS SECTION (2901 PONCE DE LEON BOULEVARD), CORAL GABLES, FLORIDA; AS SET FORTH IN APPLICATION NO. 10-07-037-P; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Application No. 10-07-037-P was submitted for review of a plat entitled "Ponce Place Villas East", being a replat of an approximately 1.5 acre site for the property legally described as Block 23 less a portion of Lot 11 and Lot 12, all of Block 24 and adjacent public rights-of-ways (ROW), Crafts Section (2901 Ponce de Leon Boulevard), Coral Gables, Florida; and

WHEREAS, the proposed plat is in compliance with the previously approved "Old Spanish Village" PAD site plan and amendments, adopted by Ordinances No. 2006-23 and 2007-27.1, and all conditions of approval required at the time the PAD site plan was approved remain in effect; and

WHEREAS, this proposed plat is intended to create separate building sites for the historic 2901 Ponce Arts Center Building and 23 townhouses; and

WHEREAS, this application has been submitted in conjunction with another proposed plat entitled "Ponce Place Villas West", which is a re-plat of the adjoining portion of the project which would create separate building sites for the 3001 Ponce Building and 15 townhouses; and

WHEREAS, after notice of a public hearing being duly published and a courtesy public notice was mailed to all property owners of record within a one thousand (1,000) foot radius from the said property, a public hearing was held before the Planning and Zoning Board on November 14, 2007, at which hearing all interested persons were afforded the opportunity to be heard; and

WHEREAS, at the November 14, 2007 Planning and Zoning Board meeting, the Board recommended approval of the proposed tentative plat (vote: 7-0); and

WHEREAS, pursuant to Article 3, Division 9, "Platting/Subdivision" of the Zoning Code all proposed re-plat applications are subject to a public hearing for City Commission review and approval via Resolution; and

WHEREAS, after notice of public hearing was duly published, a public hearing was held before the City Commission on January 22, 2008, at which hearing this item was presented and all interested persons were afforded the opportunity to be heard; and

WHEREAS, the City Commission on May 27, 2008 approved the request subject to conditions;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF CORAL GABLES THAT:

SECTION 1. The foregoing "Whereas" clauses are hereby ratified and confirmed as being true and correct and are hereby made a specific part of this Ordinance upon adoption hereof.

SECTION 2. The request for re-plat of Block 23 less a portion of Lot 11 and Lot 12, all of Block 24 and adjacent public rights-of-ways (ROW), Crafts Section (2901 Ponce de Leon Boulevard), Coral Gables, Florida, as set forth in Application No. 10-07-037-P, requesting approval of a plat entitled "Ponce Place Villas East", being a re-plat of an approximately 1.5 acre site shall be approved.

SECTION 3. That the applicant shall further be required to comply with all applicable zoning regulations and any changes to the application herein granted shall require a recommendation from the Planning and Zoning Board and approval by the City Commission.

SECTION 4. That this resolution shall become effective upon the date of its adoption herein.

2008.

PASSED AND ADOPTED THIS TWENTY-SEVENTH DAY OF MAY, A.D.,

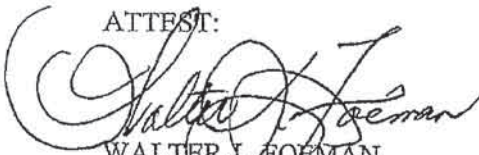
(Moved: Kerdyk / Seconded: Anderson)
(Yeas: Kerdyk, Withers, Anderson, Slesnick)
(Absent: Cabrera)
(Majority: 4-0 Vote)
(Agenda Item: E-4)

APPROVED:



DONALD D. SLESNICK II
MAYOR

ATTEST:



WALTER J. FOEMAN
CITY CLERK

APPROVED AS TO FORM AND
LEGAL SUFFICIENCY:



ELIZABETH M. HERNANDEZ
CITY ATTORNEY

CITY OF CORAL GABLES, FLORIDA

RESOLUTION NO. 2008-79

A RESOLUTION OF THE CITY COMMISSION OF CORAL GABLES APPROVING FINAL PLAT ENTITLED "PONCE PLACE VILLAS WEST" BEING A RE-PLAT OF AN APPROXIMATELY 3.0 ACRE SITE, BEING A PORTION OF THE PREVIOUSLY APPROVED "OLD SPANISH VILLAGE" PLANNED AREA DEVELOPMENT (PAD) SITE PLAN, LEGALLY DESCRIBED AS ALL OF BLOCK 30, LOT 45, BLOCK 31, LOTS 12-13, BLOCK 33 AND ADJACENT PUBLIC RIGHTS-OF-WAYS (ROW), CRAFTS SECTION, TRACTS A, B AND C, CATAMAL CORNER (3001 PONCE DE LEON BOULEVARD), CORAL GABLES, FLORIDA; AS SET FORTH IN APPLICATION NO. 10-07-038-P; AND PROVIDING FOR AN EFFECTIVE DATE.

BE IT RESOLVED BY THE COMMISSION OF THE CITY OF CORAL GABLES:

WHEREAS, Application No. 10-07-038-P was submitted for review of a plat entitled "Ponce Place Villas West", being a replat of an approximately 3.0 acre site for the property legally described as all of Block 30, Lot 45, Block 31, Lots 12-13, Block 33 and adjacent public rights-of-ways (ROW), Crafts Section, Tracts A, B and C, Catamal Corner (3001 Ponce de Leon Boulevard), Coral Gables, Florida; and

WHEREAS, the proposed plat is in compliance with the previously approved "Old Spanish Village" PAD site plan and amendments, adopted by Ordinances No. 2006-23 and 2007-27.1, and all conditions of approval required at the time the PAD site plan was approved remain in effect; and

WHEREAS, this proposed plat is intended to create separate building sites for the 3001 Ponce Building and 15 townhouses; and

WHEREAS, this application has been submitted in conjunction with another proposed plat entitled "Ponce Place Villas East", which is a re-plat of the adjoining portion of the project which would create separate building sites for the historic 2901 Ponce Arts Center Building and 23 townhouses; and

WHEREAS, after notice of a public hearing being duly published and a courtesy public notice was mailed to all property owners of record within a one thousand (1,000) foot radius from the said property, a public hearing was held before the Planning and Zoning Board on November 14, 2007, at which hearing all interested persons were afforded the opportunity to be heard; and

WHEREAS, at the November 14, 2007 Planning and Zoning Board meeting, the Board recommended approval of the proposed tentative plat (vote: 7-0); and

WHEREAS, pursuant to Article 3, Division 9, "Platting/Subdivision" of the Zoning Code all proposed re-plat applications are subject to a public hearing for City Commission review and approval via Resolution; and

WHEREAS, after notice of public hearing was duly published, a public hearing was held before the City Commission on January 22, 2008, at which hearing this item was presented and all interested persons were afforded the opportunity to be heard; and

WHEREAS, the City Commission on May 27, 2008 approved the request subject to conditions; now therefore;

NOW, THEREFORE, BE IT ORDAINED BY THE COMMISSION OF THE CITY OF CORAL GABLES:

SECTION 1. The foregoing "Whereas" clauses are hereby ratified and confirmed as being true and correct and are hereby made a specific part of this Resolution upon adoption hereof.

SECTION 2. The request for re-plat of all of Block 30, Lot 45, Block 31, Lots 12-13, Block 33 and adjacent public rights-of-ways (ROW), Crafts Section, Tracts A, B and C, Catamal Corner (3001 Ponce de Leon Boulevard), Coral Gables, Florida, as set forth in Application No. 10-07-038-P, requesting approval of a plat entitled "Ponce Place Villas West", being a re-plat of an approximately 3.0 acre site shall be approved.

SECTION 3. That the applicant shall further be required to comply with all applicable zoning regulations and any changes to the application herein granted shall require a recommendation from the Planning and Zoning Board and approval by the City Commission.

SECTION 4. That this resolution shall become effective upon the date of its passage and adoption herein.

PASSED AND ADOPTED THIS DAY OF TWENTY-SEVENTH DAY OF
MAY, A.D., 2008.

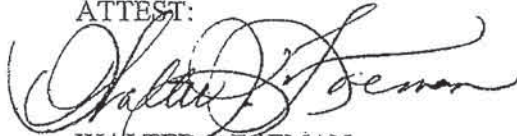
(Moved: Anderson / Seconded: Withers)
(Yeas: Withers, Anderson, Kerdyk, Slesnick)
(Absent: Cabrera)
(Majority: 4-0 Vote)
(Agenda Item: E-5)

APPROVED:



DONALD D. SLESNICK II
MAYOR

ATTEST:



WALTER J. FOEMAN
CITY CLERK

APPROVED AS TO FORM AND
LEGAL SUFFICIENCY:



ELIZABETH M. HERNANDEZ
CITY ATTORNEY