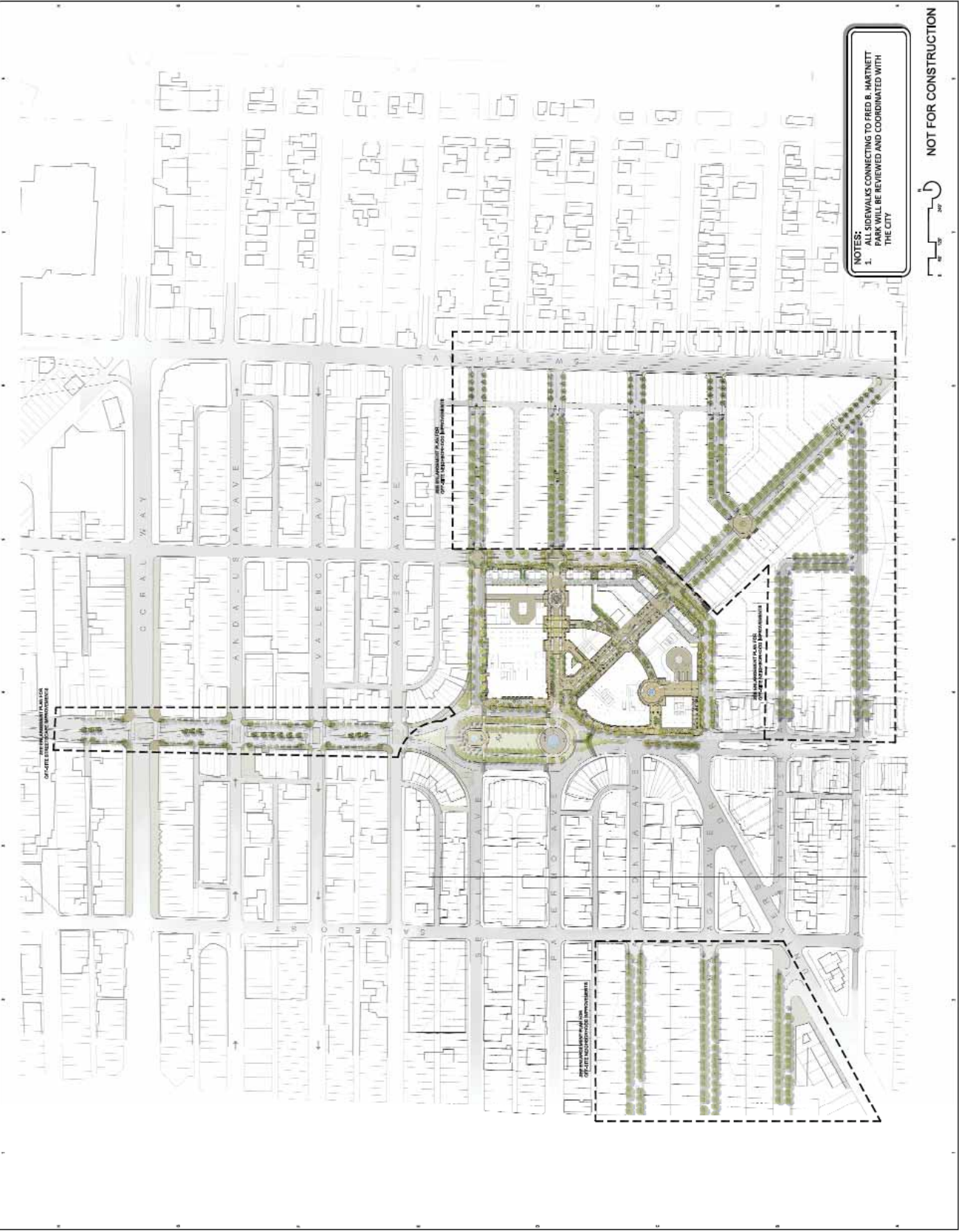


7

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

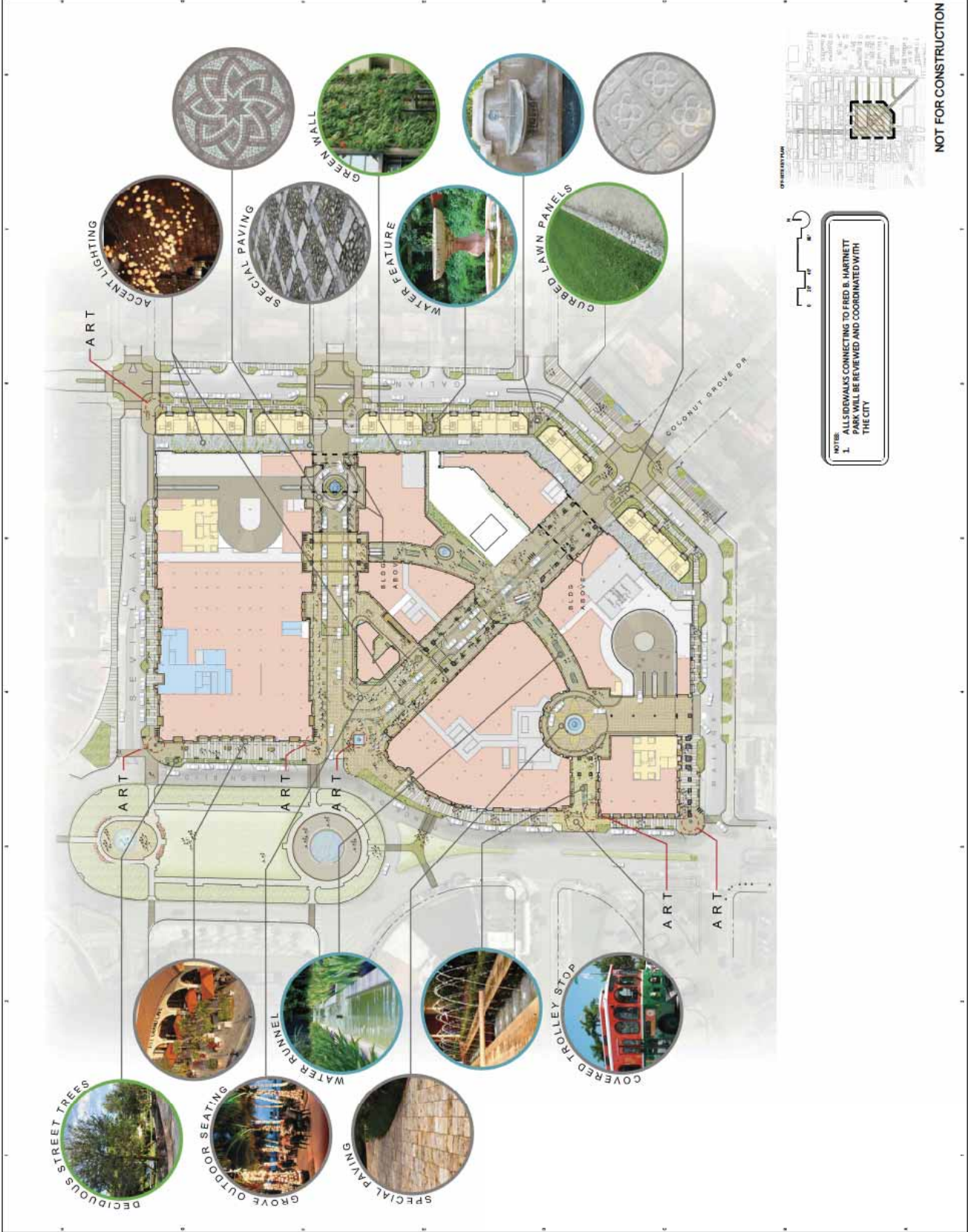
L-000

MEDITERRANEAN VILLAGE at Ponce Circle

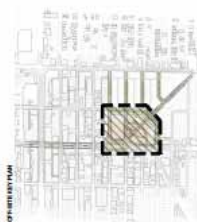
MAHAN RYKIEL
 ARCHITECTS
 1000 POND LANE, SUITE 100
 ATLANTA, GA 30308
 PHONE: 404.525.1234
 FAX: 404.525.1235
 WWW.MAHANRYKIEL.COM

CLIENT: ATLANTA DEPARTMENT OF PUBLIC WORKS
 PROJECT: MEDITERRANEAN VILLAGE AT PONCE CIRCLE
 DATE: 08/14/2014
 DRAWING: L-000

NO.	DESCRIPTION	DATE	BY	CHKD BY
1	ISSUED FOR PERMIT	08/14/2014	MAHAN RYKIEL	MAHAN RYKIEL
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			



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



NOT FOR CONSTRUCTION

MEDITERRANEAN VILLAGE at Ponce Circle

CLIENT: ATLANTA-DEVELOPMENT
1000 N. W. 10TH AVE., SUITE 100
MIAMI, FL 33136
TEL: 305.575.1100
WWW.MAHANRYKIEL.COM

DATE: 01/15/2015

PROJECT: MEDITERRANEAN VILLAGE AT PONCE CIRCLE

PHASE: PRELIMINARY

DESIGNER: MAHAN RYKIEL ARCHITECTS

ARCHITECT: MAHAN RYKIEL ARCHITECTS

ENGINEER: MAHAN RYKIEL ARCHITECTS

LANDSCAPE ARCHITECT: MAHAN RYKIEL ARCHITECTS

PLANNING: MAHAN RYKIEL ARCHITECTS

ENVIRONMENTAL: MAHAN RYKIEL ARCHITECTS

TRANSPORTATION: MAHAN RYKIEL ARCHITECTS

UTILITY: MAHAN RYKIEL ARCHITECTS

CONSTRUCTION: MAHAN RYKIEL ARCHITECTS

PERMITTING: MAHAN RYKIEL ARCHITECTS

MARKETING: MAHAN RYKIEL ARCHITECTS

SALES: MAHAN RYKIEL ARCHITECTS

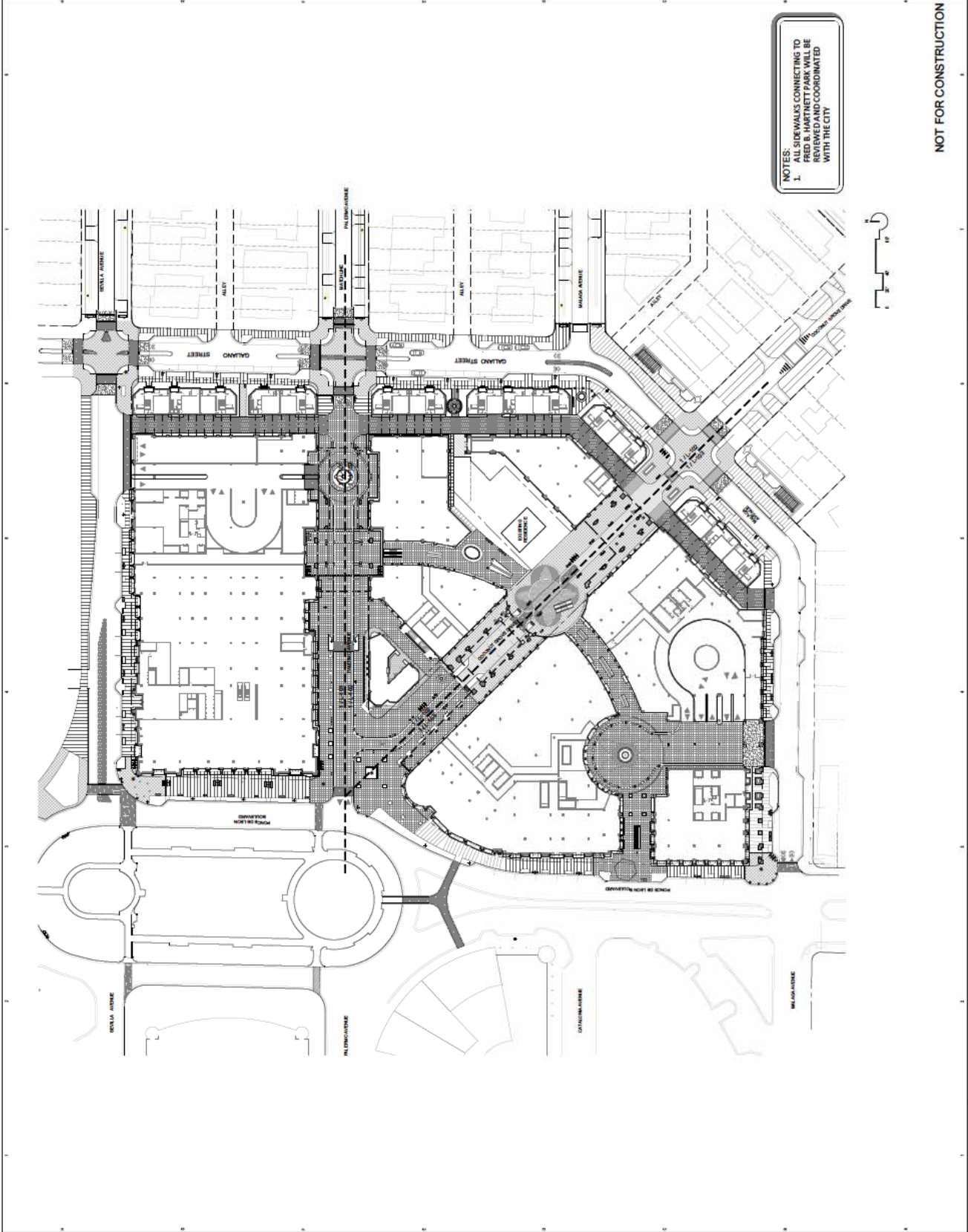
FINANCIAL: MAHAN RYKIEL ARCHITECTS

LEGAL: MAHAN RYKIEL ARCHITECTS

RECORDING: MAHAN RYKIEL ARCHITECTS

AS-BUILT: MAHAN RYKIEL ARCHITECTS

FINAL: MAHAN RYKIEL ARCHITECTS



MAHAN RYKIEL
 ARCHITECTS
 1000 POND LANE, SUITE 200
 ATLANTA, GA 30328
 TEL: 404.525.1234
 FAX: 404.525.1235
 WWW.MAHANRYKIEL.COM
 PROJECT NO. 2007

MEDITERRANEAN VILLAGE at Ponce Circle

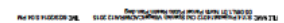
CLIENT: THE CITY OF ATLANTA
 PROJECT NO. 2007
 DATE: 01/10/07

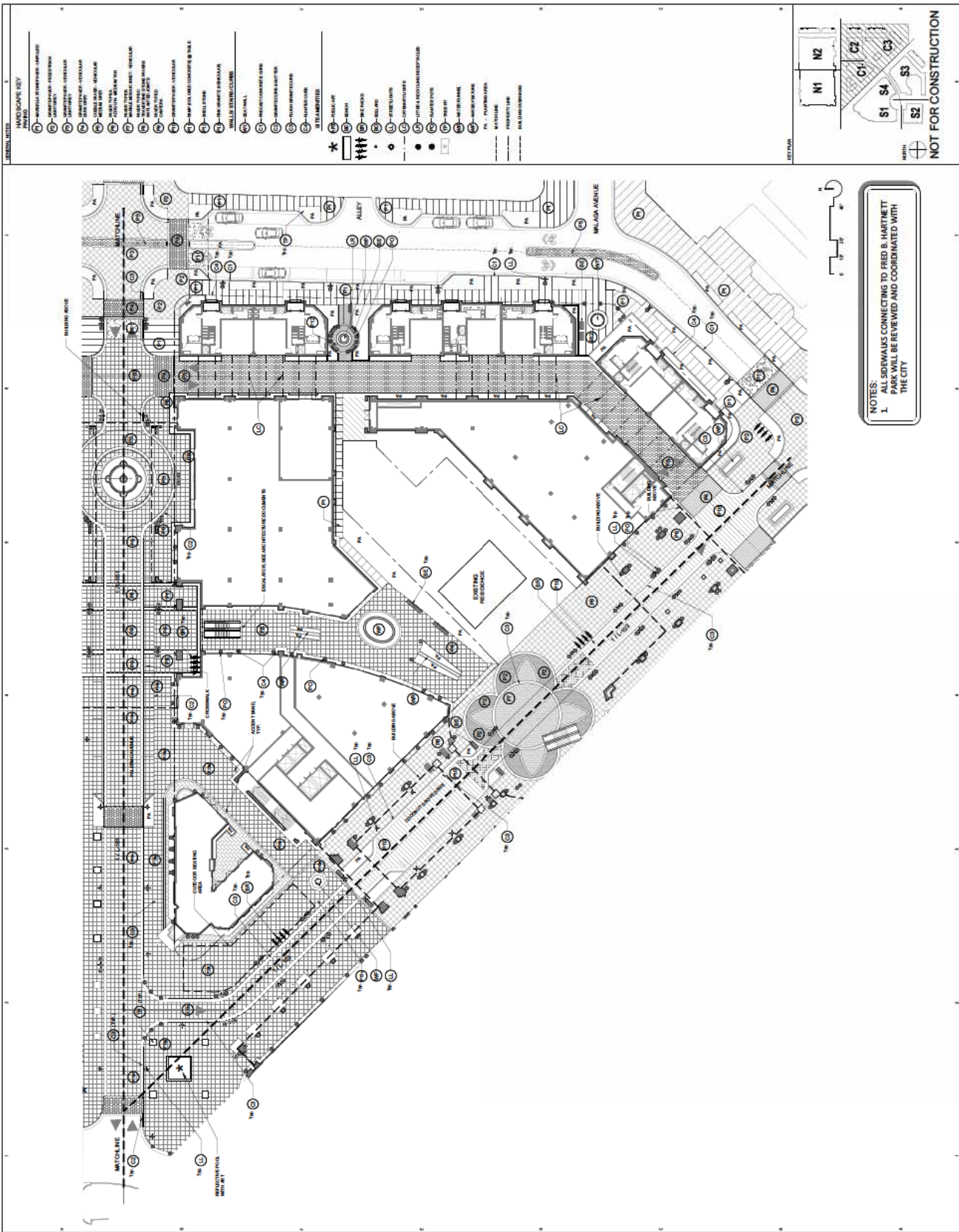
NO.	REVISION	DATE
1	ISSUED FOR PERMIT	01/10/07
2	REVISED FOR CITY REVIEW	01/10/07
3	REVISED FOR CITY REVIEW	01/10/07
4	REVISED FOR CITY REVIEW	01/10/07
5	REVISED FOR CITY REVIEW	01/10/07
6	REVISED FOR CITY REVIEW	01/10/07
7	REVISED FOR CITY REVIEW	01/10/07
8	REVISED FOR CITY REVIEW	01/10/07
9	REVISED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

SITE INFORMATION
 ALL DIMENSIONS IN FEET
 OVERALL ON-SITE
 PUBLIC REALM
 PLAN

L-100a

NOT FOR CONSTRUCTION





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

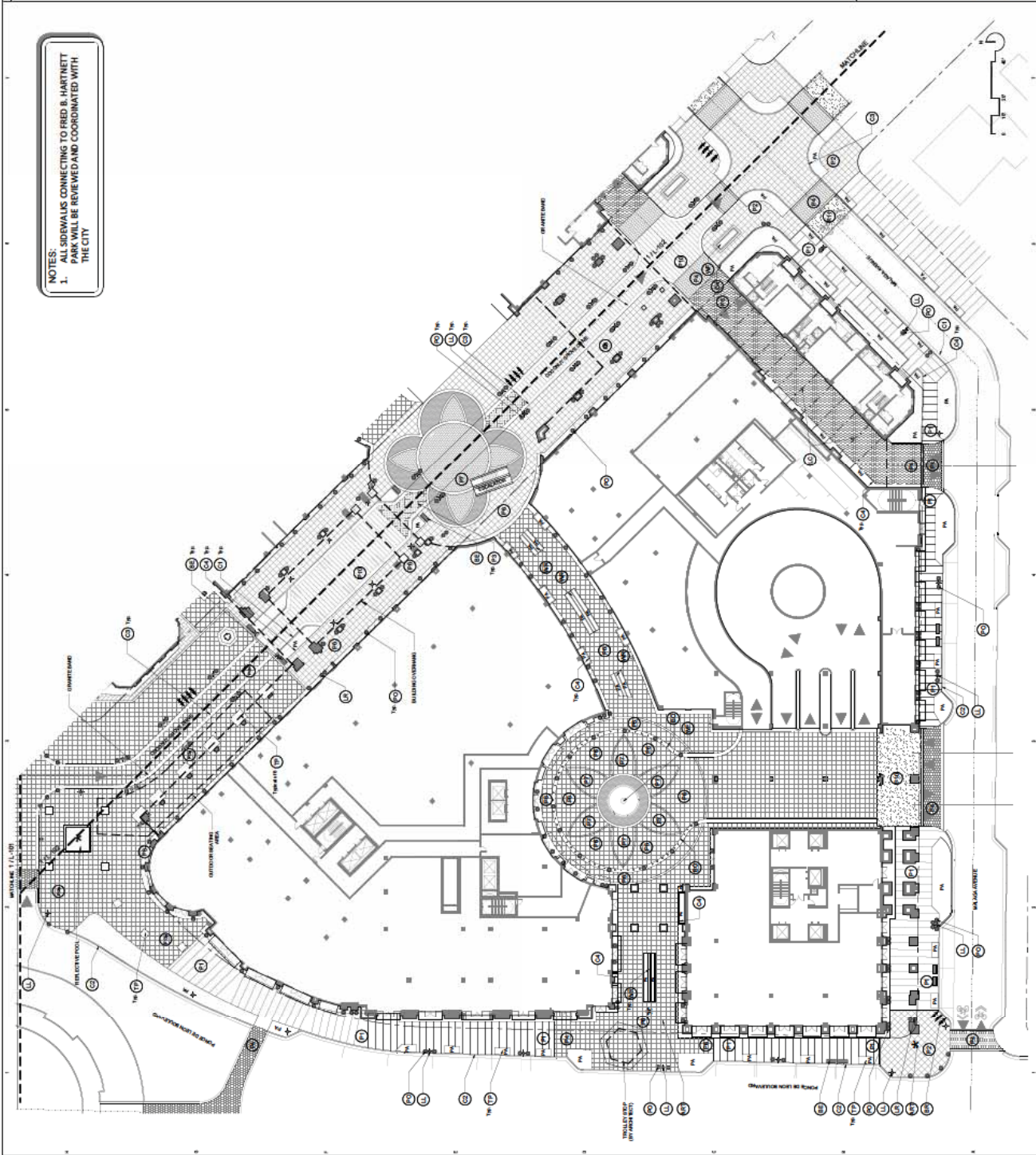
LEGEND

LANDSCAPE KEY

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

LEGEND

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



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

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

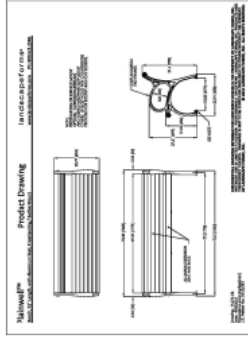
UTILITIES

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

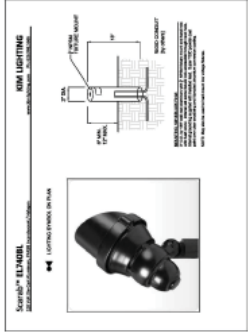
PLAN

LEGEND

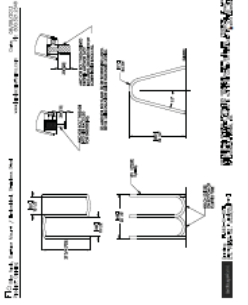
- 1. PLANTING
- 2. PLANTING
- 3. PLANTING
- 4. PLANTING
- 5. PLANTING
- 6. PLANTING
- 7. PLANTING
- 8. PLANTING
- 9. PLANTING
- 10. PLANTING
- 11. PLANTING
- 12. PLANTING
- 13. PLANTING
- 14. PLANTING
- 15. PLANTING
- 16. PLANTING
- 17. PLANTING
- 18. PLANTING
- 19. PLANTING
- 20. PLANTING
- 21. PLANTING
- 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



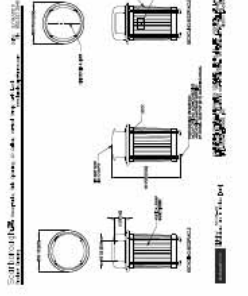
1 BENCH
Sheet 010



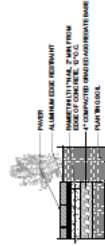
2 TREE PIT UPLIGHT
Sheet 010



3 BIKE RACK
Sheet 010



4 LITTER & RECYCLING RECEPTACLE
Sheet 010



5 Pavers - Pedestrian
Sheet 010

LANDSCAPE OPEN SPACE CALCULATIONS

Item	Quantity	Unit	Area (sq ft)
Grass	10,000	sq ft	10,000
Gravel	5,000	sq ft	5,000
Path	1,000	sq ft	1,000
Water	1,000	sq ft	1,000
Planting	1,000	sq ft	1,000
Other	1,000	sq ft	1,000
TOTAL			23,000

A. OVERALL LANDSCAPE OPEN SPACE

Item	Quantity	Unit	Area (sq ft)
Grass	10,000	sq ft	10,000
Gravel	5,000	sq ft	5,000
Path	1,000	sq ft	1,000
Water	1,000	sq ft	1,000
Planting	1,000	sq ft	1,000
Other	1,000	sq ft	1,000
TOTAL			23,000

B. TERRACE/DECK/STREET TYPIC LANDSCAPE/OPEN SPACE

Item	Quantity	Unit	Area (sq ft)
Grass	10,000	sq ft	10,000
Gravel	5,000	sq ft	5,000
Path	1,000	sq ft	1,000
Water	1,000	sq ft	1,000
Planting	1,000	sq ft	1,000
Other	1,000	sq ft	1,000
TOTAL			23,000

C. ALL OTHER STREET TYPIC LANDSCAPE/OPEN SPACE

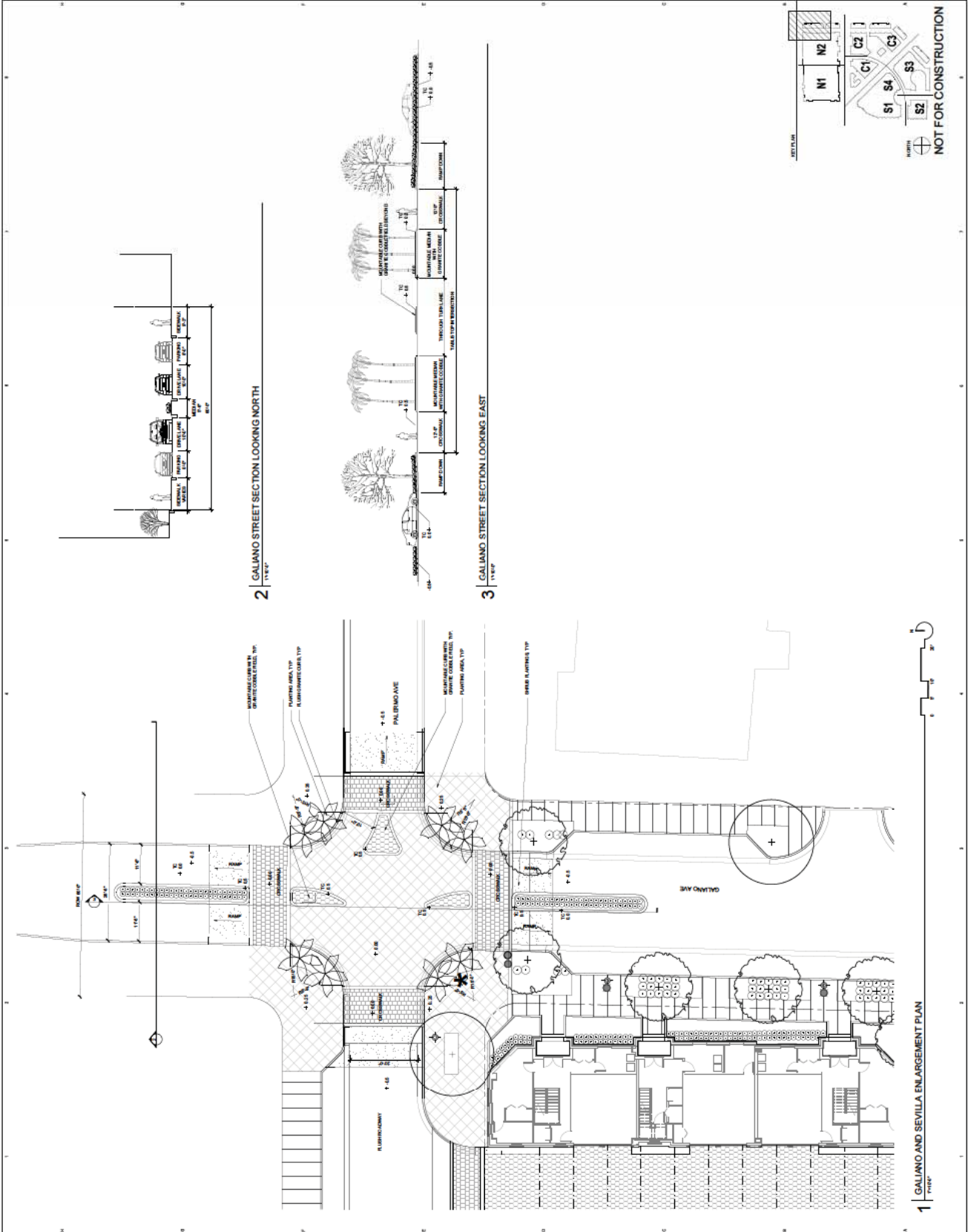
Item	Quantity	Unit	Area (sq ft)
Grass	10,000	sq ft	10,000
Gravel	5,000	sq ft	5,000
Path	1,000	sq ft	1,000
Water	1,000	sq ft	1,000
Planting	1,000	sq ft	1,000
Other	1,000	sq ft	1,000
TOTAL			23,000

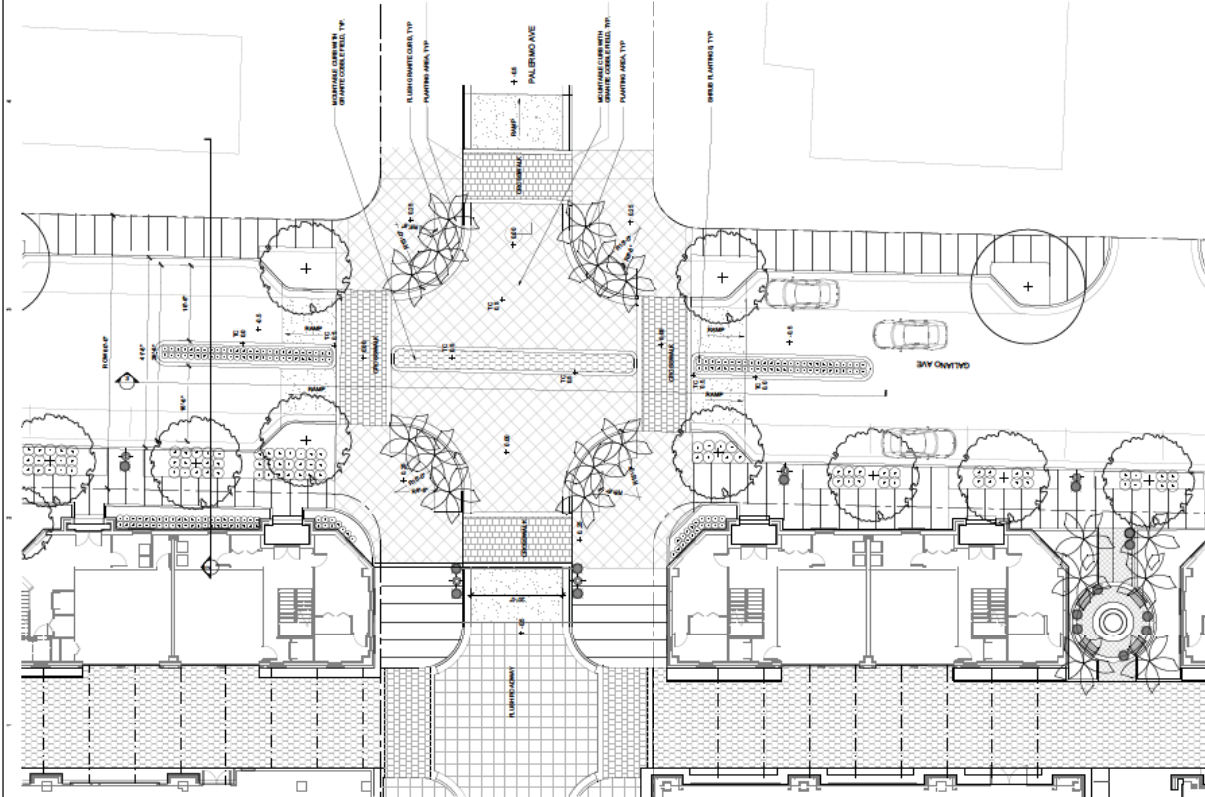
MAJOR EXHIBITS LIST

Exhibit	Description	Location
1	Site Plan	Sheet 001
2	Grading Plan	Sheet 002
3	Drainage Plan	Sheet 003
4	Utility Plan	Sheet 004
5	Lighting Plan	Sheet 005
6	Landscaping Plan	Sheet 006
7	Structural Plan	Sheet 007
8	Electrical Plan	Sheet 008
9	MEP Plan	Sheet 009
10	Other	Sheet 010

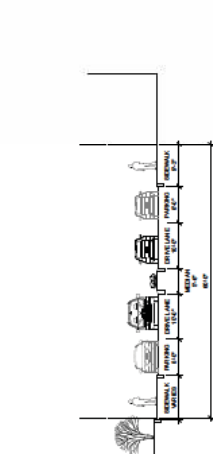


PUBLIC REALM
DESIGN
CALCULATIONS

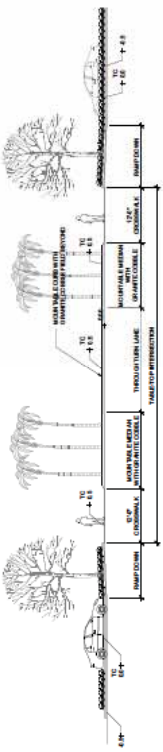




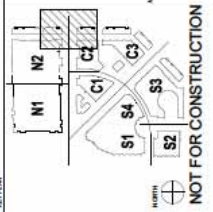
1 GALIANO AND PALERMO ENLARGEMENT PLAN
1/8"=1'-0"



2 GALIANO STREET SECTION LOOKING NORTH
1/8"=1'-0"



3 GALIANO STREET SECTION LOOKING EAST
1/8"=1'-0"



NOT FOR CONSTRUCTION

MEDITERRANEAN VILLAGE at Ponce Circle

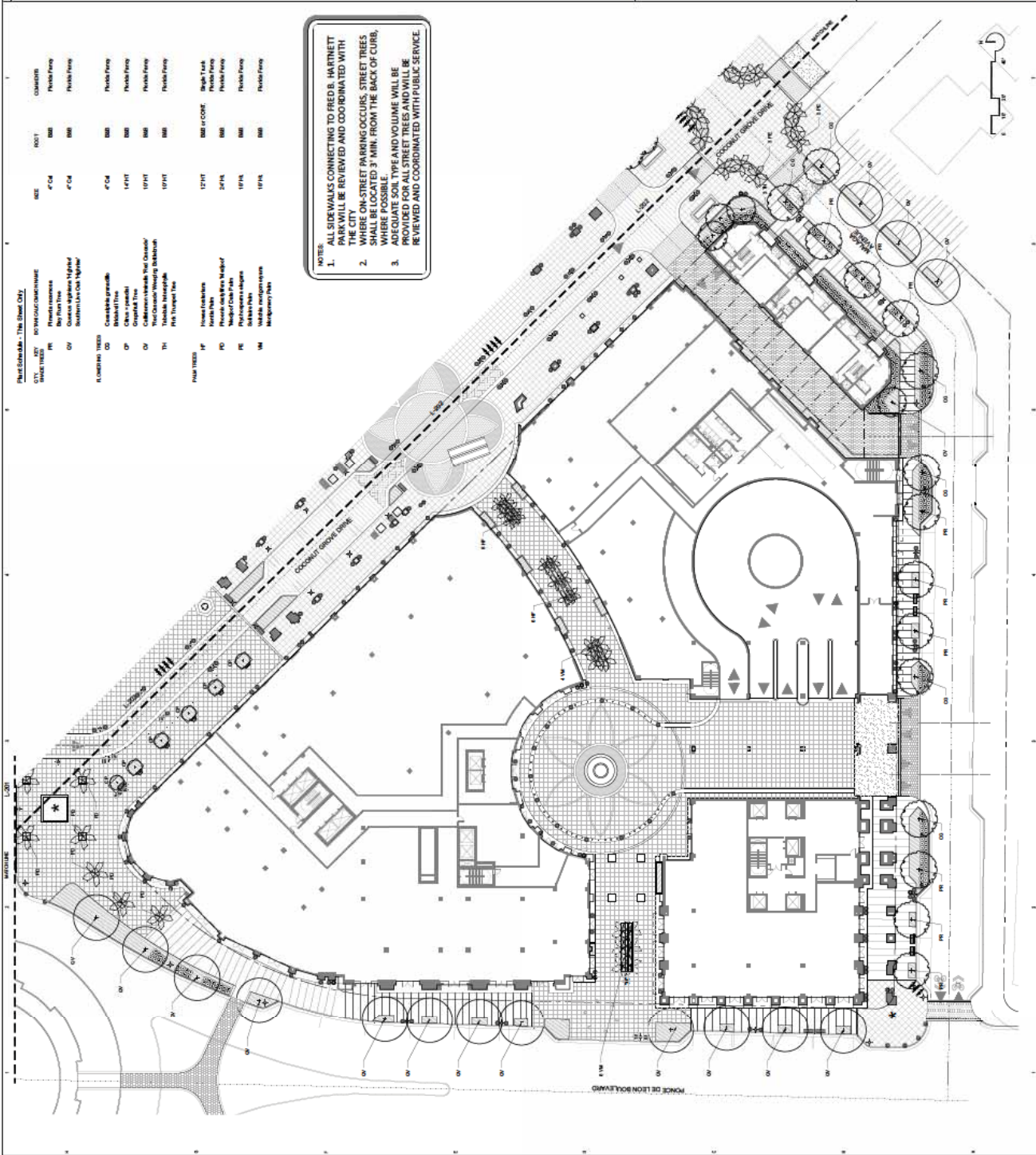
CONTRACTOR
MAHAN HYKEL
ARCHITECTS
PROJECT
PROJECT

CL. DATE	DATE	BY	REVISION
01/11/2011	01/11/2011	MAHAN HYKEL	1.00
02/11/2011	02/11/2011	MAHAN HYKEL	1.01
03/11/2011	03/11/2011	MAHAN HYKEL	1.02
04/11/2011	04/11/2011	MAHAN HYKEL	1.03
05/11/2011	05/11/2011	MAHAN HYKEL	1.04
06/11/2011	06/11/2011	MAHAN HYKEL	1.05
07/11/2011	07/11/2011	MAHAN HYKEL	1.06
08/11/2011	08/11/2011	MAHAN HYKEL	1.07
09/11/2011	09/11/2011	MAHAN HYKEL	1.08
10/11/2011	10/11/2011	MAHAN HYKEL	1.09
11/11/2011	11/11/2011	MAHAN HYKEL	1.10
12/11/2011	12/11/2011	MAHAN HYKEL	1.11
01/12/2012	01/12/2012	MAHAN HYKEL	1.12
02/12/2012	02/12/2012	MAHAN HYKEL	1.13
03/12/2012	03/12/2012	MAHAN HYKEL	1.14
04/12/2012	04/12/2012	MAHAN HYKEL	1.15
05/12/2012	05/12/2012	MAHAN HYKEL	1.16
06/12/2012	06/12/2012	MAHAN HYKEL	1.17
07/12/2012	07/12/2012	MAHAN HYKEL	1.18
08/12/2012	08/12/2012	MAHAN HYKEL	1.19
09/12/2012	09/12/2012	MAHAN HYKEL	1.20
10/12/2012	10/12/2012	MAHAN HYKEL	1.21
11/12/2012	11/12/2012	MAHAN HYKEL	1.22
12/12/2012	12/12/2012	MAHAN HYKEL	1.23
01/13/2013	01/13/2013	MAHAN HYKEL	1.24
02/13/2013	02/13/2013	MAHAN HYKEL	1.25
03/13/2013	03/13/2013	MAHAN HYKEL	1.26
04/13/2013	04/13/2013	MAHAN HYKEL	1.27
05/13/2013	05/13/2013	MAHAN HYKEL	1.28
06/13/2013	06/13/2013	MAHAN HYKEL	1.29
07/13/2013	07/13/2013	MAHAN HYKEL	1.30
08/13/2013	08/13/2013	MAHAN HYKEL	1.31
09/13/2013	09/13/2013	MAHAN HYKEL	1.32
10/13/2013	10/13/2013	MAHAN HYKEL	1.33
11/13/2013	11/13/2013	MAHAN HYKEL	1.34
12/13/2013	12/13/2013	MAHAN HYKEL	1.35
01/14/2014	01/14/2014	MAHAN HYKEL	1.36
02/14/2014	02/14/2014	MAHAN HYKEL	1.37
03/14/2014	03/14/2014	MAHAN HYKEL	1.38
04/14/2014	04/14/2014	MAHAN HYKEL	1.39
05/14/2014	05/14/2014	MAHAN HYKEL	1.40
06/14/2014	06/14/2014	MAHAN HYKEL	1.41
07/14/2014	07/14/2014	MAHAN HYKEL	1.42
08/14/2014	08/14/2014	MAHAN HYKEL	1.43
09/14/2014	09/14/2014	MAHAN HYKEL	1.44
10/14/2014	10/14/2014	MAHAN HYKEL	1.45
11/14/2014	11/14/2014	MAHAN HYKEL	1.46
12/14/2014	12/14/2014	MAHAN HYKEL	1.47
01/15/2015	01/15/2015	MAHAN HYKEL	1.48
02/15/2015	02/15/2015	MAHAN HYKEL	1.49
03/15/2015	03/15/2015	MAHAN HYKEL	1.50
04/15/2015	04/15/2015	MAHAN HYKEL	1.51
05/15/2015	05/15/2015	MAHAN HYKEL	1.52
06/15/2015	06/15/2015	MAHAN HYKEL	1.53
07/15/2015	07/15/2015	MAHAN HYKEL	1.54
08/15/2015	08/15/2015	MAHAN HYKEL	1.55
09/15/2015	09/15/2015	MAHAN HYKEL	1.56
10/15/2015	10/15/2015	MAHAN HYKEL	1.57
11/15/2015	11/15/2015	MAHAN HYKEL	1.58
12/15/2015	12/15/2015	MAHAN HYKEL	1.59
01/16/2016	01/16/2016	MAHAN HYKEL	1.60
02/16/2016	02/16/2016	MAHAN HYKEL	1.61
03/16/2016	03/16/2016	MAHAN HYKEL	1.62
04/16/2016	04/16/2016	MAHAN HYKEL	1.63
05/16/2016	05/16/2016	MAHAN HYKEL	1.64
06/16/2016	06/16/2016	MAHAN HYKEL	1.65
07/16/2016	07/16/2016	MAHAN HYKEL	1.66
08/16/2016	08/16/2016	MAHAN HYKEL	1.67
09/16/2016	09/16/2016	MAHAN HYKEL	1.68
10/16/2016	10/16/2016	MAHAN HYKEL	1.69
11/16/2016	11/16/2016	MAHAN HYKEL	1.70
12/16/2016	12/16/2016	MAHAN HYKEL	1.71
01/17/2017	01/17/2017	MAHAN HYKEL	1.72
02/17/2017	02/17/2017	MAHAN HYKEL	1.73
03/17/2017	03/17/2017	MAHAN HYKEL	1.74
04/17/2017	04/17/2017	MAHAN HYKEL	1.75
05/17/2017	05/17/2017	MAHAN HYKEL	1.76
06/17/2017	06/17/2017	MAHAN HYKEL	1.77
07/17/2017	07/17/2017	MAHAN HYKEL	1.78
08/17/2017	08/17/2017	MAHAN HYKEL	1.79
09/17/2017	09/17/2017	MAHAN HYKEL	1.80
10/17/2017	10/17/2017	MAHAN HYKEL	1.81
11/17/2017	11/17/2017	MAHAN HYKEL	1.82
12/17/2017	12/17/2017	MAHAN HYKEL	1.83
01/18/2018	01/18/2018	MAHAN HYKEL	1.84
02/18/2018	02/18/2018	MAHAN HYKEL	1.85
03/18/2018	03/18/2018	MAHAN HYKEL	1.86
04/18/2018	04/18/2018	MAHAN HYKEL	1.87
05/18/2018	05/18/2018	MAHAN HYKEL	1.88
06/18/2018	06/18/2018	MAHAN HYKEL	1.89
07/18/2018	07/18/2018	MAHAN HYKEL	1.90
08/18/2018	08/18/2018	MAHAN HYKEL	1.91
09/18/2018	09/18/2018	MAHAN HYKEL	1.92
10/18/2018	10/18/2018	MAHAN HYKEL	1.93
11/18/2018	11/18/2018	MAHAN HYKEL	1.94
12/18/2018	12/18/2018	MAHAN HYKEL	1.95
01/19/2019	01/19/2019	MAHAN HYKEL	1.96
02/19/2019	02/19/2019	MAHAN HYKEL	1.97
03/19/2019	03/19/2019	MAHAN HYKEL	1.98
04/19/2019	04/19/2019	MAHAN HYKEL	1.99
05/19/2019	05/19/2019	MAHAN HYKEL	2.00

MAHAN HYKEL
ARCHITECTS
PUBLIC REALM
DETAILS

L-106

NOT FOR CONSTRUCTION



Plant Schedule - The Street Only

ITEM	DESCRIPTION	QUANTITY	UNIT	PRICE
1	Plant Schedule - The Street Only	1	Unit	100.00
2	Plant Schedule - The Street Only	1	Unit	100.00
3	Plant Schedule - The Street Only	1	Unit	100.00
4	Plant Schedule - The Street Only	1	Unit	100.00
5	Plant Schedule - The Street Only	1	Unit	100.00
6	Plant Schedule - The Street Only	1	Unit	100.00
7	Plant Schedule - The Street Only	1	Unit	100.00
8	Plant Schedule - The Street Only	1	Unit	100.00
9	Plant Schedule - The Street Only	1	Unit	100.00
10	Plant Schedule - The Street Only	1	Unit	100.00
11	Plant Schedule - The Street Only	1	Unit	100.00
12	Plant Schedule - The Street Only	1	Unit	100.00
13	Plant Schedule - The Street Only	1	Unit	100.00
14	Plant Schedule - The Street Only	1	Unit	100.00
15	Plant Schedule - The Street Only	1	Unit	100.00
16	Plant Schedule - The Street Only	1	Unit	100.00
17	Plant Schedule - The Street Only	1	Unit	100.00
18	Plant Schedule - The Street Only	1	Unit	100.00
19	Plant Schedule - The Street Only	1	Unit	100.00
20	Plant Schedule - The Street Only	1	Unit	100.00
21	Plant Schedule - The Street Only	1	Unit	100.00
22	Plant Schedule - The Street Only	1	Unit	100.00
23	Plant Schedule - The Street Only	1	Unit	100.00
24	Plant Schedule - The Street Only	1	Unit	100.00
25	Plant Schedule - The Street Only	1	Unit	100.00
26	Plant Schedule - The Street Only	1	Unit	100.00
27	Plant Schedule - The Street Only	1	Unit	100.00
28	Plant Schedule - The Street Only	1	Unit	100.00
29	Plant Schedule - The Street Only	1	Unit	100.00
30	Plant Schedule - The Street Only	1	Unit	100.00
31	Plant Schedule - The Street Only	1	Unit	100.00
32	Plant Schedule - The Street Only	1	Unit	100.00
33	Plant Schedule - The Street Only	1	Unit	100.00
34	Plant Schedule - The Street Only	1	Unit	100.00
35	Plant Schedule - The Street Only	1	Unit	100.00
36	Plant Schedule - The Street Only	1	Unit	100.00
37	Plant Schedule - The Street Only	1	Unit	100.00
38	Plant Schedule - The Street Only	1	Unit	100.00
39	Plant Schedule - The Street Only	1	Unit	100.00
40	Plant Schedule - The Street Only	1	Unit	100.00
41	Plant Schedule - The Street Only	1	Unit	100.00
42	Plant Schedule - The Street Only	1	Unit	100.00
43	Plant Schedule - The Street Only	1	Unit	100.00
44	Plant Schedule - The Street Only	1	Unit	100.00
45	Plant Schedule - The Street Only	1	Unit	100.00
46	Plant Schedule - The Street Only	1	Unit	100.00
47	Plant Schedule - The Street Only	1	Unit	100.00
48	Plant Schedule - The Street Only	1	Unit	100.00
49	Plant Schedule - The Street Only	1	Unit	100.00
50	Plant Schedule - The Street Only	1	Unit	100.00
51	Plant Schedule - The Street Only	1	Unit	100.00
52	Plant Schedule - The Street Only	1	Unit	100.00
53	Plant Schedule - The Street Only	1	Unit	100.00
54	Plant Schedule - The Street Only	1	Unit	100.00
55	Plant Schedule - The Street Only	1	Unit	100.00
56	Plant Schedule - The Street Only	1	Unit	100.00
57	Plant Schedule - The Street Only	1	Unit	100.00
58	Plant Schedule - The Street Only	1	Unit	100.00
59	Plant Schedule - The Street Only	1	Unit	100.00
60	Plant Schedule - The Street Only	1	Unit	100.00
61	Plant Schedule - The Street Only	1	Unit	100.00
62	Plant Schedule - The Street Only	1	Unit	100.00
63	Plant Schedule - The Street Only	1	Unit	100.00
64	Plant Schedule - The Street Only	1	Unit	100.00
65	Plant Schedule - The Street Only	1	Unit	100.00
66	Plant Schedule - The Street Only	1	Unit	100.00
67	Plant Schedule - The Street Only	1	Unit	100.00
68	Plant Schedule - The Street Only	1	Unit	100.00
69	Plant Schedule - The Street Only	1	Unit	100.00
70	Plant Schedule - The Street Only	1	Unit	100.00
71	Plant Schedule - The Street Only	1	Unit	100.00
72	Plant Schedule - The Street Only	1	Unit	100.00
73	Plant Schedule - The Street Only	1	Unit	100.00
74	Plant Schedule - The Street Only	1	Unit	100.00
75	Plant Schedule - The Street Only	1	Unit	100.00
76	Plant Schedule - The Street Only	1	Unit	100.00
77	Plant Schedule - The Street Only	1	Unit	100.00
78	Plant Schedule - The Street Only	1	Unit	100.00
79	Plant Schedule - The Street Only	1	Unit	100.00
80	Plant Schedule - The Street Only	1	Unit	100.00
81	Plant Schedule - The Street Only	1	Unit	100.00
82	Plant Schedule - The Street Only	1	Unit	100.00
83	Plant Schedule - The Street Only	1	Unit	100.00
84	Plant Schedule - The Street Only	1	Unit	100.00
85	Plant Schedule - The Street Only	1	Unit	100.00
86	Plant Schedule - The Street Only	1	Unit	100.00
87	Plant Schedule - The Street Only	1	Unit	100.00
88	Plant Schedule - The Street Only	1	Unit	100.00
89	Plant Schedule - The Street Only	1	Unit	100.00
90	Plant Schedule - The Street Only	1	Unit	100.00
91	Plant Schedule - The Street Only	1	Unit	100.00
92	Plant Schedule - The Street Only	1	Unit	100.00
93	Plant Schedule - The Street Only	1	Unit	100.00
94	Plant Schedule - The Street Only	1	Unit	100.00
95	Plant Schedule - The Street Only	1	Unit	100.00
96	Plant Schedule - The Street Only	1	Unit	100.00
97	Plant Schedule - The Street Only	1	Unit	100.00
98	Plant Schedule - The Street Only	1	Unit	100.00
99	Plant Schedule - The Street Only	1	Unit	100.00
100	Plant Schedule - The Street Only	1	Unit	100.00

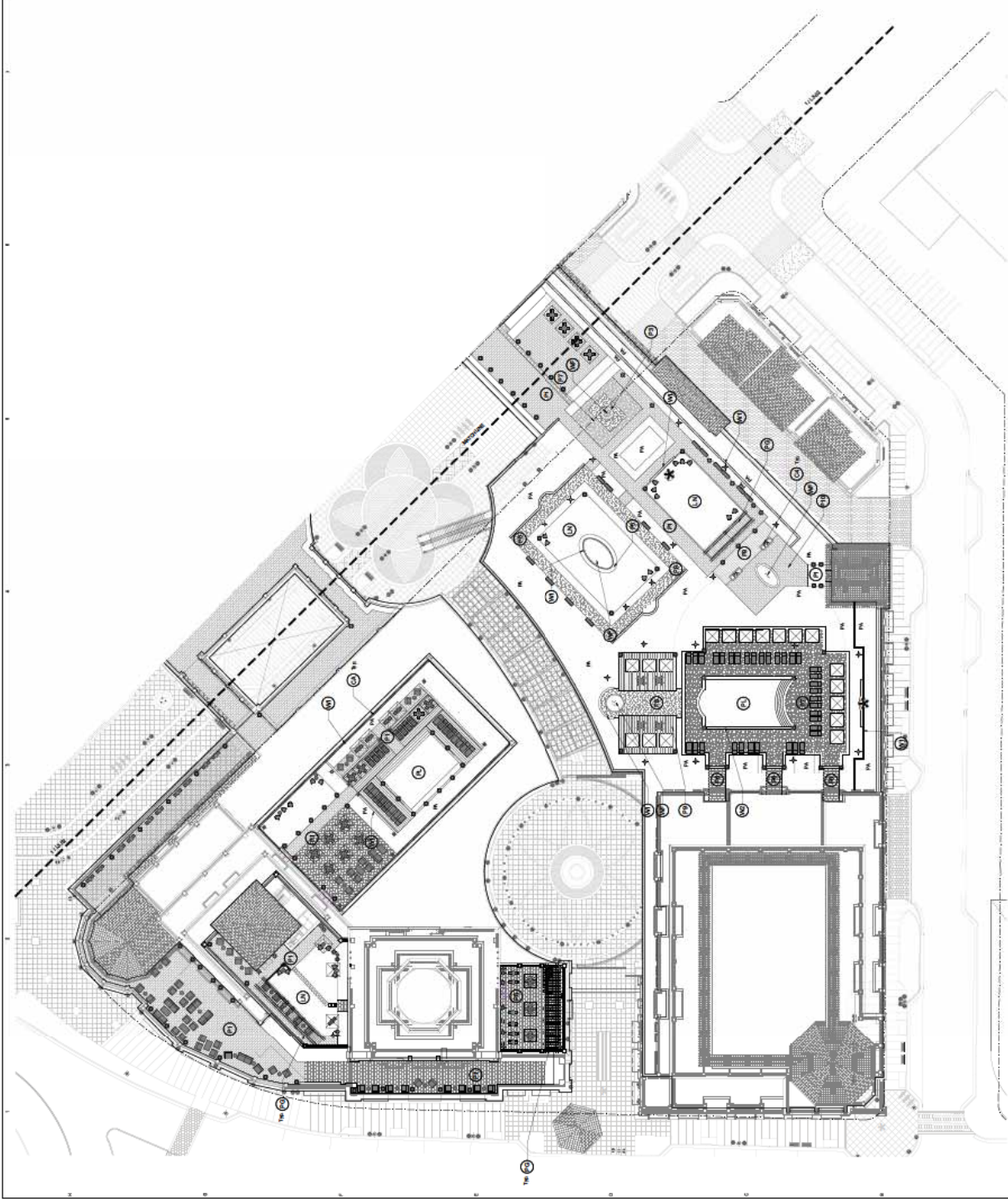
NOTES:
 1. ALL SIDEWALKS CONNECTING TO FREEDS, HARTNETT PARK WILL BE REVIEWED AND COORDINATED WITH THE CITY.
 2. WHERE ON-STREET PARKING OCCURS, STREET TREES SHALL BE LOCATED 3' MIN. FROM THE BACK OF CURB, WHERE POSSIBLE.
 3. PLANTING SCHEDULE AND VOLUME WILL BE PROVIDED FOR ALL STREET TREES AND WILL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

MEDITERRANEAN VILLAGE
at Ponce Circle

MAHAN RYKIEL
ARCHITECTS
1000 N. 10TH AVE., SUITE 200
DENVER, CO 80202
TEL: 303.733.1111
WWW.MAHANRYKIEL.COM

NOT FOR CONSTRUCTION

DATE: 01/15/2015
 SHEET: 01 OF 01
 PROJECT: MEDITERRANEAN VILLAGE
 CLIENT: THE CITY OF DENVER
 DESIGNER: MAHAN RYKIEL ARCHITECTS
 DRAWN BY: J. RYKIEL
 CHECKED BY: J. RYKIEL
 DATE: 01/15/2015
 SCALE: AS SHOWN
 PROJECT NO.: 15-001
 SHEET NO.: 01 OF 01



1 SOUTH ROOFTOP SITE PLAN
1"=40'

- 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



NOT FOR CONSTRUCTION



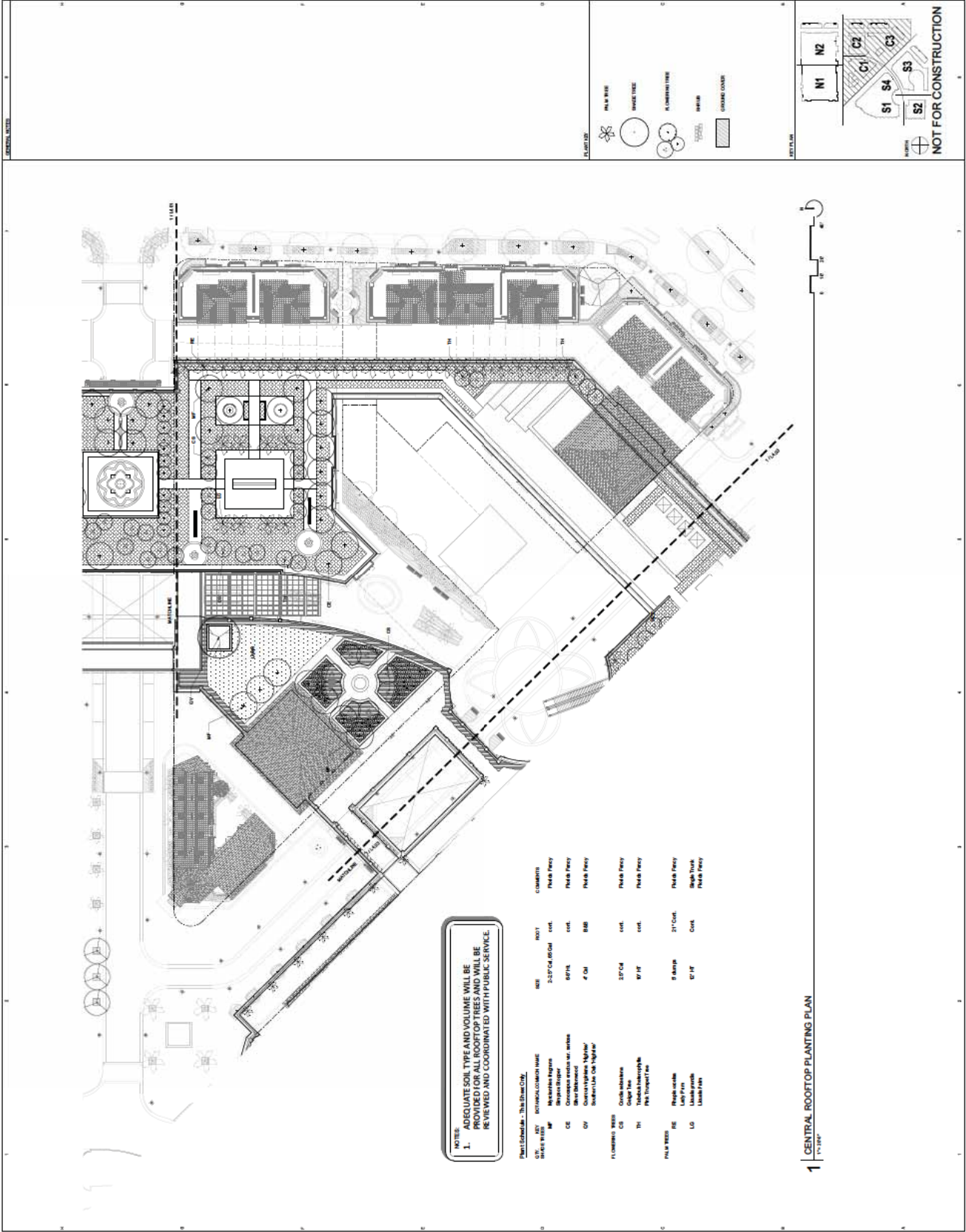
NOTES:
 1. ACCURATE SOIL TYPE AND VOLUME WILL BE PROVIDED FOR ALL STREET TREES AND WILL BE REVIEWED AND COORDINATED WITH PUBLIC SERVICE.

NOT FOR CONSTRUCTION

MEDITERRANEAN VILLAGE at Ponce Circle

CL. DATE: 01/11/2017
 PROJECT: MEDITERRANEAN VILLAGE AT PONCE CIRCLE
 DRAWING: L-400

NO.	DESCRIPTION	DATE	BY	CHKD.
1	REVISION			
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			
51	REVISION			
52	REVISION			
53	REVISION			
54	REVISION			
55	REVISION			
56	REVISION			
57	REVISION			
58	REVISION			
59	REVISION			
60	REVISION			
61	REVISION			
62	REVISION			
63	REVISION			
64	REVISION			
65	REVISION			
66	REVISION			
67	REVISION			
68	REVISION			
69	REVISION			
70	REVISION			
71	REVISION			
72	REVISION			
73	REVISION			
74	REVISION			
75	REVISION			
76	REVISION			
77	REVISION			
78	REVISION			
79	REVISION			
80	REVISION			
81	REVISION			
82	REVISION			
83	REVISION			
84	REVISION			
85	REVISION			
86	REVISION			
87	REVISION			
88	REVISION			
89	REVISION			
90	REVISION			
91	REVISION			
92	REVISION			
93	REVISION			
94	REVISION			
95	REVISION			
96	REVISION			
97	REVISION			
98	REVISION			
99	REVISION			
100	REVISION			

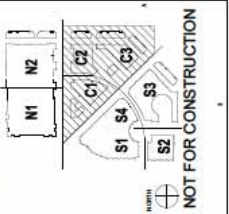


NOTES:
1. ADEQUATE SOIL TYPE AND VOLUME WILL BE PROVIDED FOR ALL ROOFTOP TREES AND WILL BE REVIEWED AND COORDINATED WITH PUBLIC SERVICE

PLANT	SIZE	PROT	COMMENTS
FLORISSANT - C2	3-5' Cal. 40' Cal.	vert.	Floral Tree
FLORISSANT - C2	6' Cal.	vert.	Floral Tree
FLORISSANT - C2	8' Cal.	vert.	Floral Tree
FLORISSANT - C2	10' Cal.	vert.	Floral Tree
FLORISSANT - C2	12' Cal.	vert.	Floral Tree
FLORISSANT - C2	14' Cal.	vert.	Floral Tree
FLORISSANT - C2	16' Cal.	vert.	Floral Tree
FLORISSANT - C2	18' Cal.	vert.	Floral Tree
FLORISSANT - C2	20' Cal.	vert.	Floral Tree
FLORISSANT - C2	22' Cal.	vert.	Floral Tree
FLORISSANT - C2	24' Cal.	vert.	Floral Tree
FLORISSANT - C2	26' Cal.	vert.	Floral Tree
FLORISSANT - C2	28' Cal.	vert.	Floral Tree
FLORISSANT - C2	30' Cal.	vert.	Floral Tree
FLORISSANT - C2	32' Cal.	vert.	Floral Tree
FLORISSANT - C2	34' Cal.	vert.	Floral Tree
FLORISSANT - C2	36' Cal.	vert.	Floral Tree
FLORISSANT - C2	38' Cal.	vert.	Floral Tree
FLORISSANT - C2	40' Cal.	vert.	Floral Tree
FLORISSANT - C2	42' Cal.	vert.	Floral Tree
FLORISSANT - C2	44' Cal.	vert.	Floral Tree
FLORISSANT - C2	46' Cal.	vert.	Floral Tree
FLORISSANT - C2	48' Cal.	vert.	Floral Tree
FLORISSANT - C2	50' Cal.	vert.	Floral Tree
FLORISSANT - C2	52' Cal.	vert.	Floral Tree
FLORISSANT - C2	54' Cal.	vert.	Floral Tree
FLORISSANT - C2	56' Cal.	vert.	Floral Tree
FLORISSANT - C2	58' Cal.	vert.	Floral Tree
FLORISSANT - C2	60' Cal.	vert.	Floral Tree
FLORISSANT - C2	62' Cal.	vert.	Floral Tree
FLORISSANT - C2	64' Cal.	vert.	Floral Tree
FLORISSANT - C2	66' Cal.	vert.	Floral Tree
FLORISSANT - C2	68' Cal.	vert.	Floral Tree
FLORISSANT - C2	70' Cal.	vert.	Floral Tree
FLORISSANT - C2	72' Cal.	vert.	Floral Tree
FLORISSANT - C2	74' Cal.	vert.	Floral Tree
FLORISSANT - C2	76' Cal.	vert.	Floral Tree
FLORISSANT - C2	78' Cal.	vert.	Floral Tree
FLORISSANT - C2	80' Cal.	vert.	Floral Tree
FLORISSANT - C2	82' Cal.	vert.	Floral Tree
FLORISSANT - C2	84' Cal.	vert.	Floral Tree
FLORISSANT - C2	86' Cal.	vert.	Floral Tree
FLORISSANT - C2	88' Cal.	vert.	Floral Tree
FLORISSANT - C2	90' Cal.	vert.	Floral Tree
FLORISSANT - C2	92' Cal.	vert.	Floral Tree
FLORISSANT - C2	94' Cal.	vert.	Floral Tree
FLORISSANT - C2	96' Cal.	vert.	Floral Tree
FLORISSANT - C2	98' Cal.	vert.	Floral Tree
FLORISSANT - C2	100' Cal.	vert.	Floral Tree

1 CENTRAL ROOFTOP PLANTING PLAN

1/1/2024



L-402

CENTRAL PARCEL
CENTRAL ROOFTOP
PLANTING PLAN

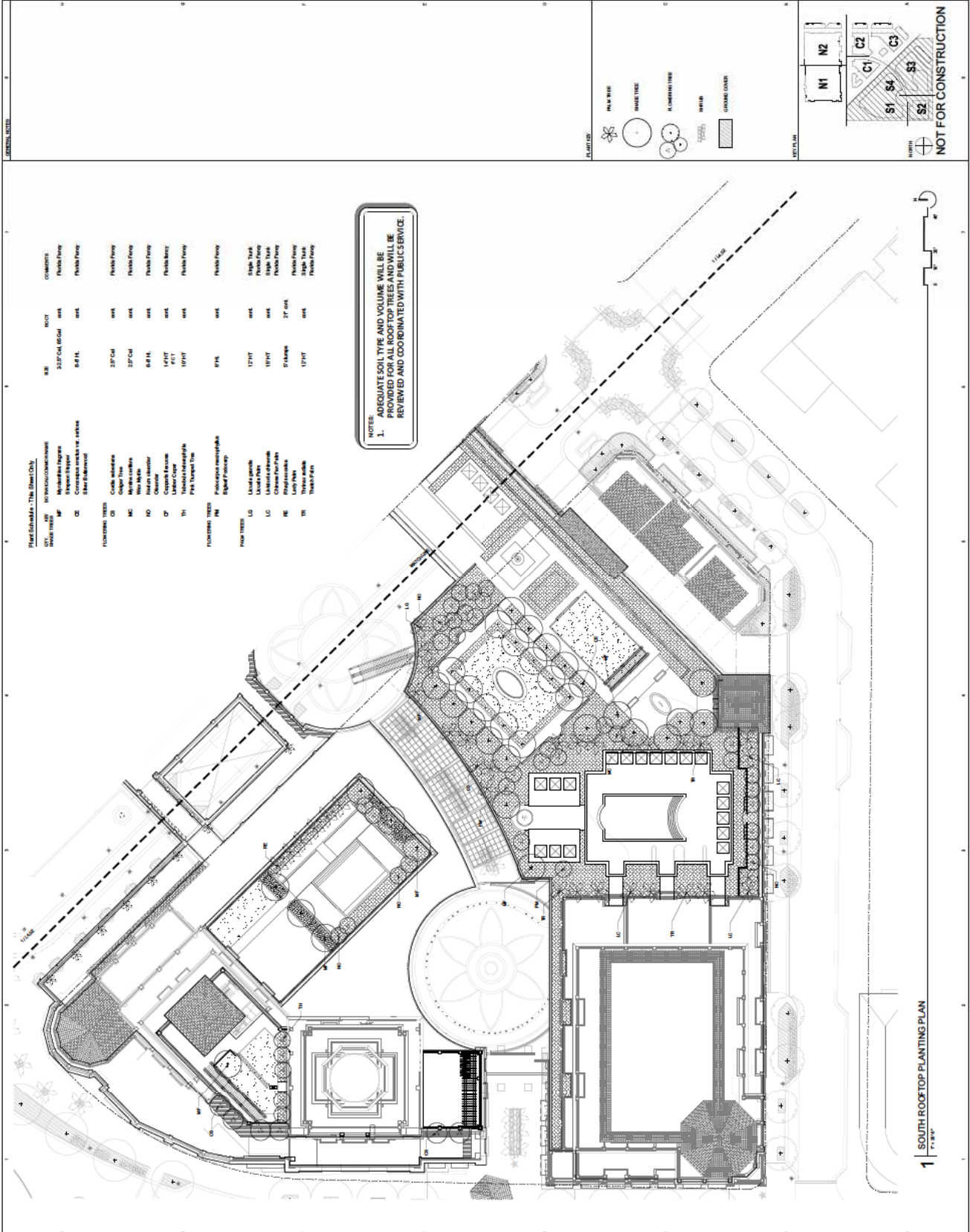
NOT FOR CONSTRUCTION

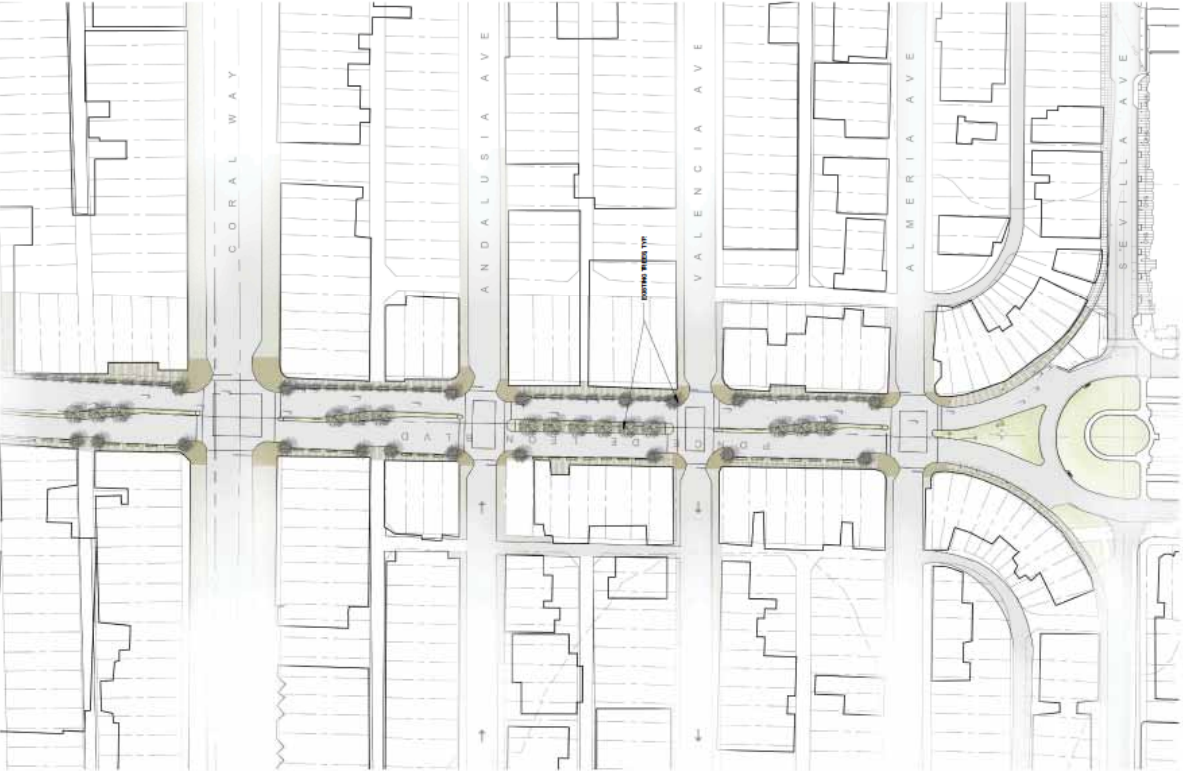
NO.	DATE	DESCRIPTION
1	1/1/2024	ISSUED FOR PERMIT
2	1/1/2024	REVISION
3	1/1/2024	REVISION
4	1/1/2024	REVISION
5	1/1/2024	REVISION
6	1/1/2024	REVISION
7	1/1/2024	REVISION
8	1/1/2024	REVISION
9	1/1/2024	REVISION
10	1/1/2024	REVISION
11	1/1/2024	REVISION
12	1/1/2024	REVISION
13	1/1/2024	REVISION
14	1/1/2024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

MEDITERRANEAN VILLAGE
at Ponce Circle

MAHAN RYKEL
ARCHITECTS
P.L.L.C.

PROJECT





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



NOT FOR CONSTRUCTION

MAHAN RYKIEL
 ARCHITECTS
 1000 N. GAVIN BLVD. SUITE 200
 AUSTIN, TX 78701
 TEL: 512.476.1111
 WWW.MAHANRYKIEL.COM

MEDITERRANEAN VILLAGE at Ponce Circle

PROJECT LOCATION
 1000 N. GAVIN BLVD. SUITE 200
 AUSTIN, TX 78701

ITEM	DESCRIPTION	QUANTITY	UNIT	NOTES
1	STREETSCAPE IMPROVEMENTS			
2	PLANTING			
3	PAVING			
4	LANDSCAPE ARCHITECTURE			
5	LANDSCAPE ARCHITECTURE			
6	LANDSCAPE ARCHITECTURE			
7	LANDSCAPE ARCHITECTURE			
8	LANDSCAPE ARCHITECTURE			
9	LANDSCAPE ARCHITECTURE			
10	LANDSCAPE ARCHITECTURE			
11	LANDSCAPE ARCHITECTURE			
12	LANDSCAPE ARCHITECTURE			
13	LANDSCAPE ARCHITECTURE			
14	LANDSCAPE ARCHITECTURE			
15	LANDSCAPE ARCHITECTURE			
16	LANDSCAPE ARCHITECTURE			
17	LANDSCAPE ARCHITECTURE			
18	LANDSCAPE ARCHITECTURE			
19	LANDSCAPE ARCHITECTURE			
20	LANDSCAPE ARCHITECTURE			
21	LANDSCAPE ARCHITECTURE			
22	LANDSCAPE ARCHITECTURE			
23	LANDSCAPE ARCHITECTURE			
24	LANDSCAPE ARCHITECTURE			
25	LANDSCAPE ARCHITECTURE			
26	LANDSCAPE ARCHITECTURE			
27	LANDSCAPE ARCHITECTURE			
28	LANDSCAPE ARCHITECTURE			
29	LANDSCAPE ARCHITECTURE			
30	LANDSCAPE ARCHITECTURE			
31	LANDSCAPE ARCHITECTURE			
32	LANDSCAPE ARCHITECTURE			
33	LANDSCAPE ARCHITECTURE			
34	LANDSCAPE ARCHITECTURE			
35	LANDSCAPE ARCHITECTURE			
36	LANDSCAPE ARCHITECTURE			
37	LANDSCAPE ARCHITECTURE			
38	LANDSCAPE ARCHITECTURE			
39	LANDSCAPE ARCHITECTURE			
40	LANDSCAPE ARCHITECTURE			
41	LANDSCAPE ARCHITECTURE			
42	LANDSCAPE ARCHITECTURE			
43	LANDSCAPE ARCHITECTURE			
44	LANDSCAPE ARCHITECTURE			
45	LANDSCAPE ARCHITECTURE			
46	LANDSCAPE ARCHITECTURE			
47	LANDSCAPE ARCHITECTURE			
48	LANDSCAPE ARCHITECTURE			
49	LANDSCAPE ARCHITECTURE			
50	LANDSCAPE ARCHITECTURE			

DATE: 01/15/2024
 DRAWN BY: J. RYKIEL
 CHECKED BY: J. RYKIEL
 PROJECT NO: L-501

L-501

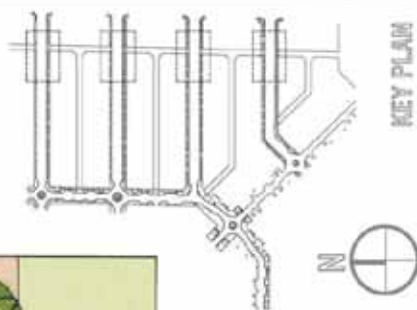
Figure 1



COCONUT GROVE DRIVE

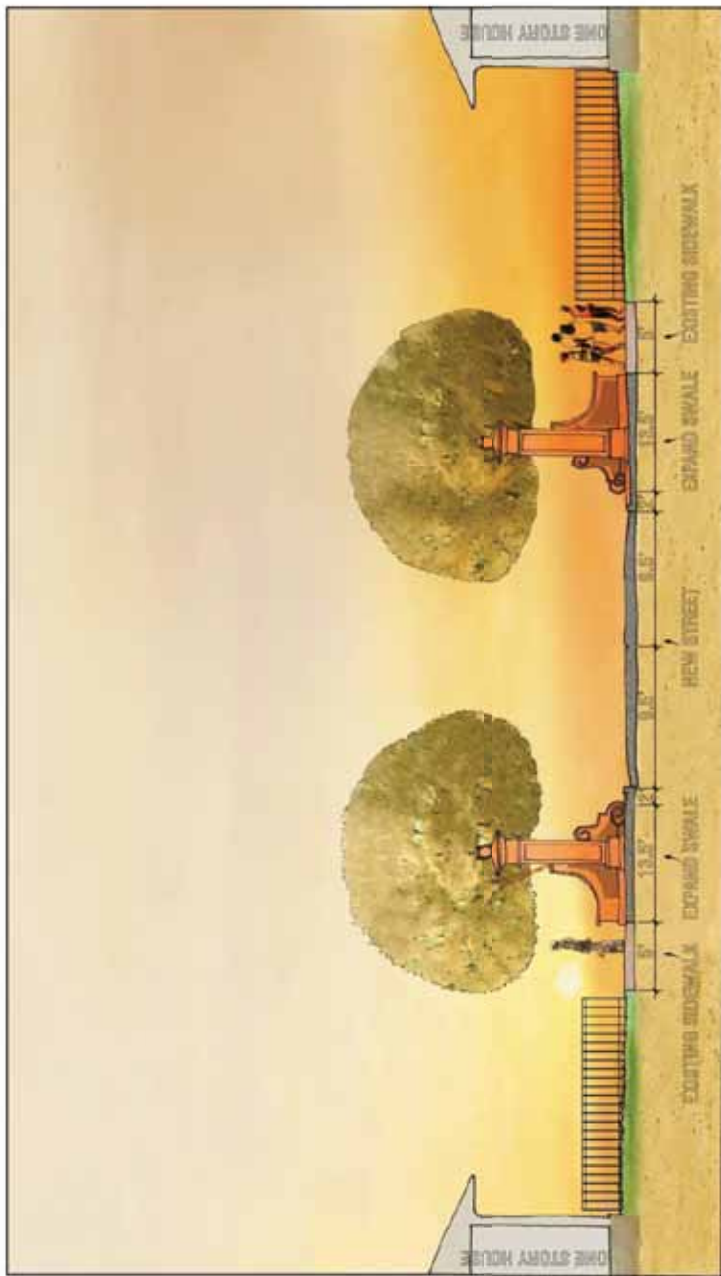


KEY POINTS

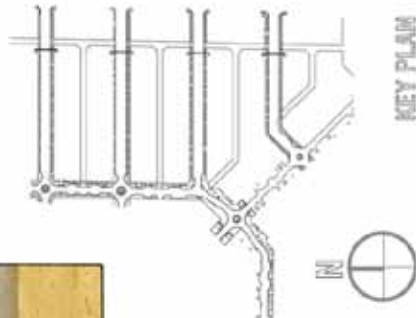


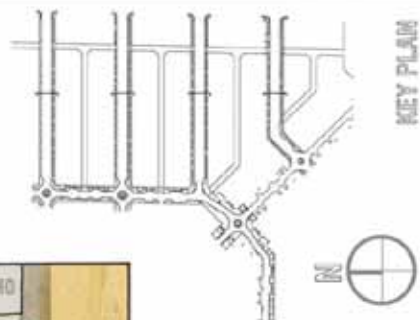
PROPOSED STREET PLAN VIEW

TYPICAL COMMERCIAL AREA STREET
VIEW FROM SW 37TH AVE



TYPICAL NEIGHBORHOOD ENTRANCE FEATURE





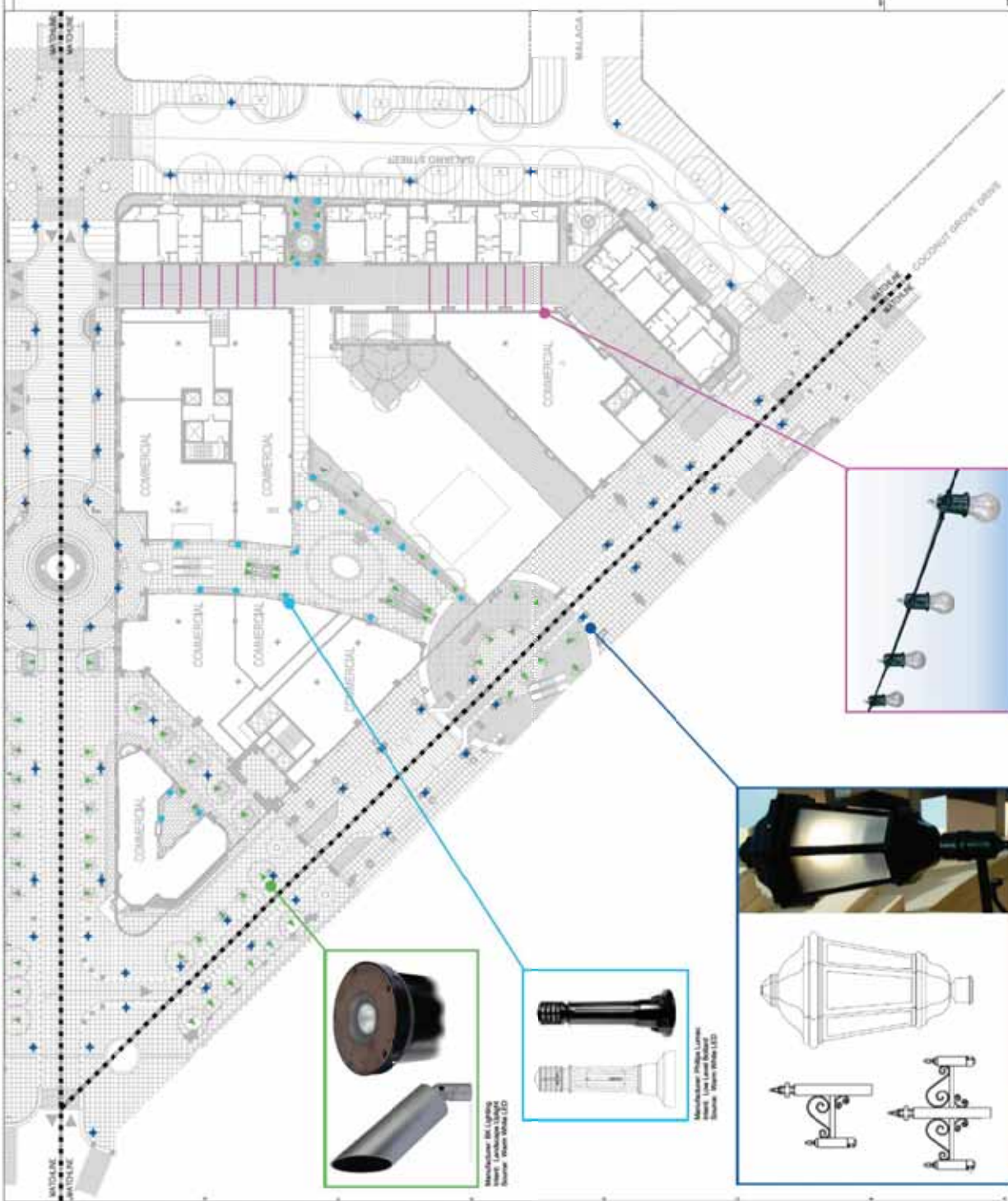
MEDITERRANEAN VILLAGE at Ponce Circle

SHEET NO. _____
 TOTAL SHEETS _____
 DATE _____
 PROJECT NO. _____
 PROJECT NAME _____
 PROJECT LOCATION _____
 PROJECT OWNER _____
 PROJECT ARCHITECT _____
 PROJECT ENGINEER _____
 PROJECT CONSULTANT _____
 PROJECT CONTRACTOR _____
 PROJECT SUBMITTER _____
 PROJECT REVIEWER _____
 PROJECT APPROVER _____
 PROJECT SIGNATURE _____
 PROJECT DATE _____

CENTRAL PARCEL
 LIGHTING
 PLAN
 LD-202



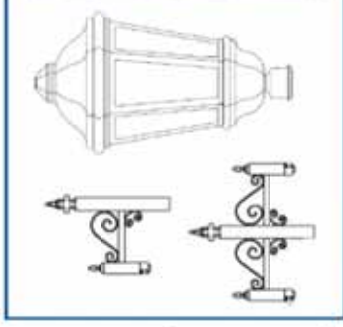
NOT FOR CONSTRUCTION



Mediterranean Street Lighting
 Modern - Low Luminaire
 Structure - Modern White LED



Mediterranean Street Lighting
 Modern - Low Luminaire
 Structure - Modern White LED



Mediterranean Street Lighting
 Modern - Low Luminaire
 Structure - Modern White LED

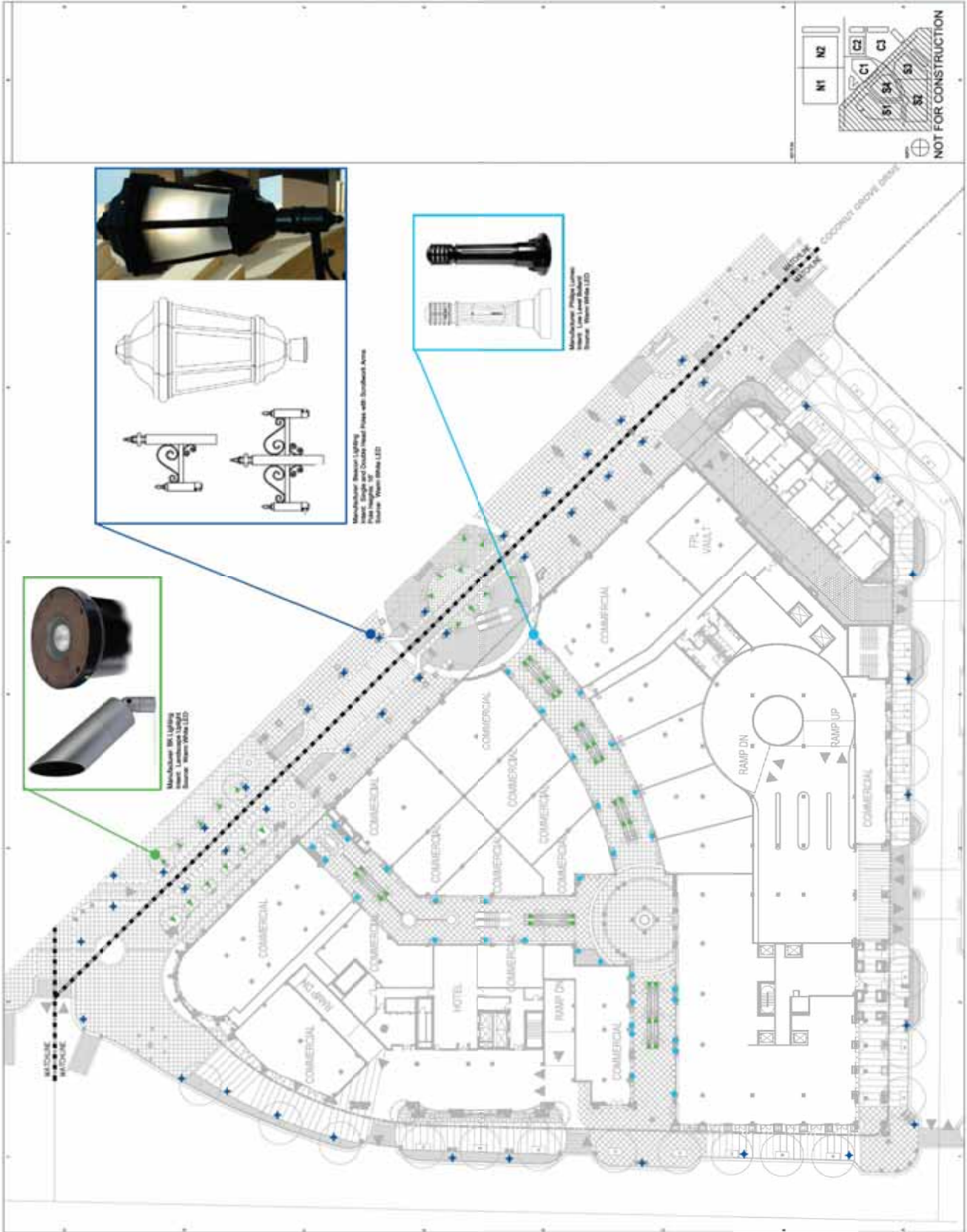


Mediterranean Street Lighting
 Modern - Low Luminaire
 Structure - Modern White LED

[illegible]

1000

**MEDITERRANEAN
VILLAGE at
Ponce Circle**

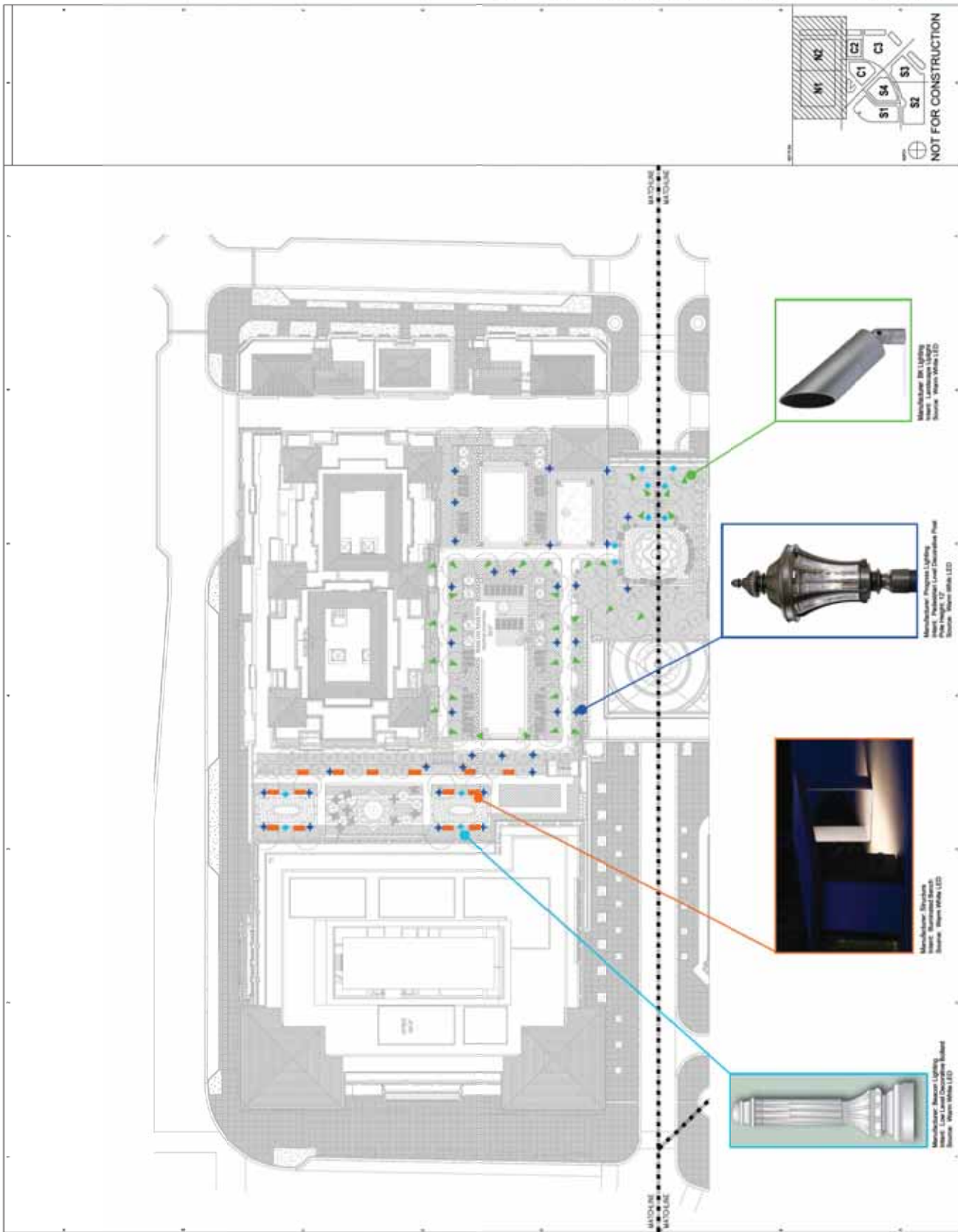


MEDITERRANEAN VILLAGE at Ponce Circle

NO.	REVISION	DATE	BY	CHK
1	ISSUED FOR PERMIT	08/14/2018	MM	MM
2	REVISED PER COMMENTS	08/14/2018	MM	MM
3	REVISED PER COMMENTS	08/14/2018	MM	MM
4	REVISED PER COMMENTS	08/14/2018	MM	MM
5	REVISED PER COMMENTS	08/14/2018	MM	MM
6	REVISED PER COMMENTS	08/14/2018	MM	MM
7	REVISED PER COMMENTS	08/14/2018	MM	MM
8	REVISED PER COMMENTS	08/14/2018	MM	MM
9	REVISED PER COMMENTS	08/14/2018	MM	MM
10	REVISED PER COMMENTS	08/14/2018	MM	MM
11	REVISED PER COMMENTS	08/14/2018	MM	MM
12	REVISED PER COMMENTS	08/14/2018	MM	MM
13	REVISED PER COMMENTS	08/14/2018	MM	MM
14	REVISED PER COMMENTS	08/14/2018	MM	MM
15	REVISED PER COMMENTS	08/14/2018	MM	MM
16	REVISED PER COMMENTS	08/14/2018	MM	MM
17	REVISED PER COMMENTS	08/14/2018	MM	MM
18	REVISED PER COMMENTS	08/14/2018	MM	MM
19	REVISED PER COMMENTS	08/14/2018	MM	MM
20	REVISED PER COMMENTS	08/14/2018	MM	MM
21	REVISED PER COMMENTS	08/14/2018	MM	MM
22	REVISED PER COMMENTS	08/14/2018	MM	MM
23	REVISED PER COMMENTS	08/14/2018	MM	MM
24	REVISED PER COMMENTS	08/14/2018	MM	MM
25	REVISED PER COMMENTS	08/14/2018	MM	MM
26	REVISED PER COMMENTS	08/14/2018	MM	MM
27	REVISED PER COMMENTS	08/14/2018	MM	MM
28	REVISED PER COMMENTS	08/14/2018	MM	MM
29	REVISED PER COMMENTS	08/14/2018	MM	MM
30	REVISED PER COMMENTS	08/14/2018	MM	MM
31	REVISED PER COMMENTS	08/14/2018	MM	MM
32	REVISED PER COMMENTS	08/14/2018	MM	MM
33	REVISED PER COMMENTS	08/14/2018	MM	MM
34	REVISED PER COMMENTS	08/14/2018	MM	MM
35	REVISED PER COMMENTS	08/14/2018	MM	MM
36	REVISED PER COMMENTS	08/14/2018	MM	MM
37	REVISED PER COMMENTS	08/14/2018	MM	MM
38	REVISED PER COMMENTS	08/14/2018	MM	MM
39	REVISED PER COMMENTS	08/14/2018	MM	MM
40	REVISED PER COMMENTS	08/14/2018	MM	MM
41	REVISED PER COMMENTS	08/14/2018	MM	MM
42	REVISED PER COMMENTS	08/14/2018	MM	MM
43	REVISED PER COMMENTS	08/14/2018	MM	MM
44	REVISED PER COMMENTS	08/14/2018	MM	MM
45	REVISED PER COMMENTS	08/14/2018	MM	MM
46	REVISED PER COMMENTS	08/14/2018	MM	MM
47	REVISED PER COMMENTS	08/14/2018	MM	MM
48	REVISED PER COMMENTS	08/14/2018	MM	MM
49	REVISED PER COMMENTS	08/14/2018	MM	MM
50	REVISED PER COMMENTS	08/14/2018	MM	MM

NORTH PARCEL
 LIGHTING
 ROOF PLAN
 LD-301

NOT FOR CONSTRUCTION



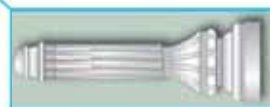
Manufacturer: BCI Lighting
 Model: LSC-1000
 Source: Warm White LED



Manufacturer: Progress Lighting
 Model: PLS-1000
 Source: Warm White LED



Manufacturer: Progress Lighting
 Model: PLS-1000
 Source: Warm White LED



Manufacturer: Progress Lighting
 Model: PLS-1000
 Source: Warm White LED



A blank graph grid for plotting distance versus time. The vertical axis is labeled 'Time (minutes)' and the horizontal axis is labeled 'Distance (meters)'. The grid consists of 10 major units on the horizontal axis and 10 major units on the vertical axis, with minor grid lines every 1 unit.

[illegible]

MEDITERRANEAN
VILLAGE at
Ponce Circle



Manufacturer: 3M Lighting
 Series: Landscape Lights
 Source: Warm White (100)



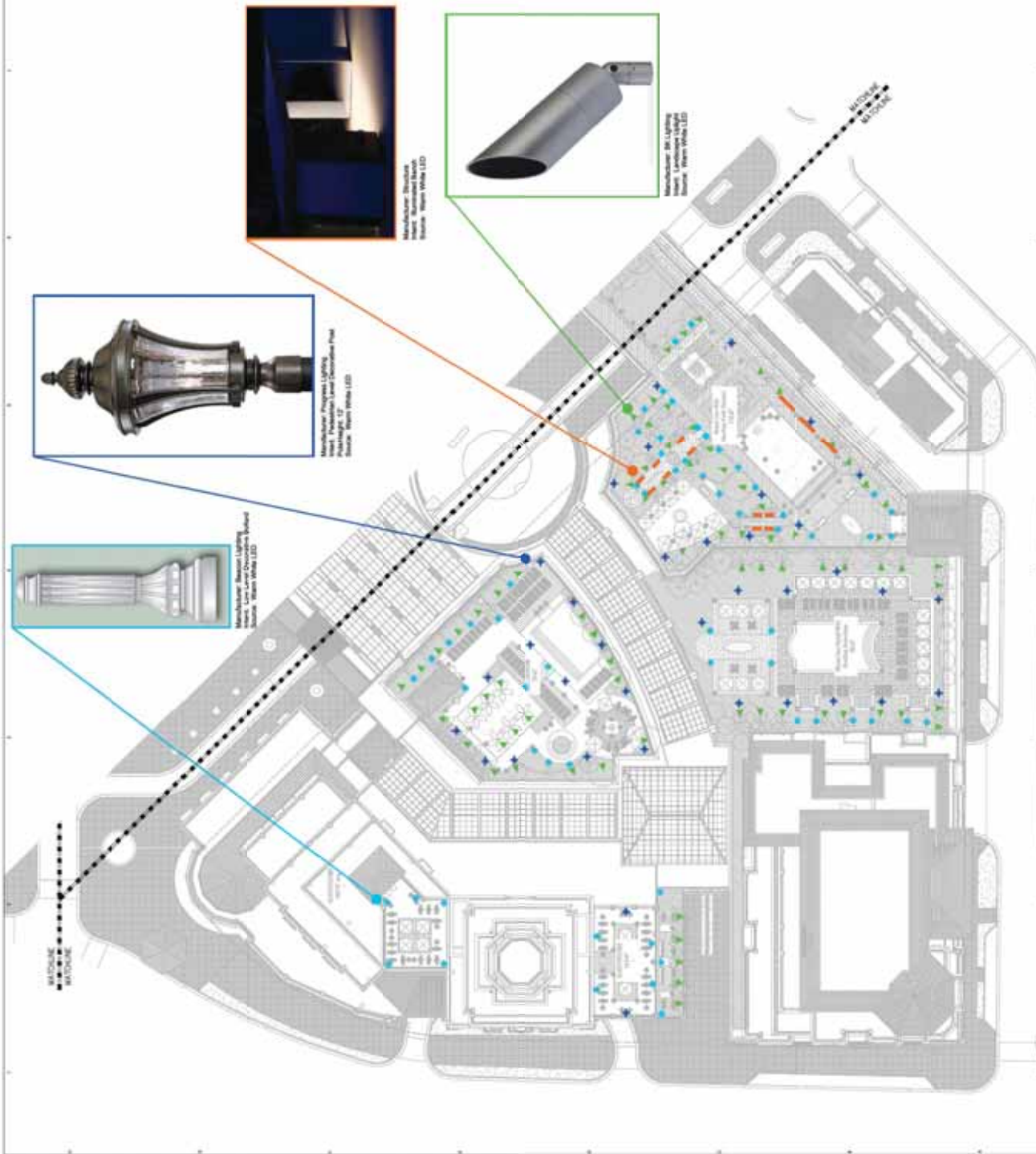
Manufacturer: Structura
Material: Anodized Aluminum
Source: Home Depot LED



Architecture Program Lighting
and Pedestrian Lamp Corporation Post
Office Box 20



Architecture: Beacon Lighting
 Interior: Live Local Decorative Objects
 Furniture: West Elm



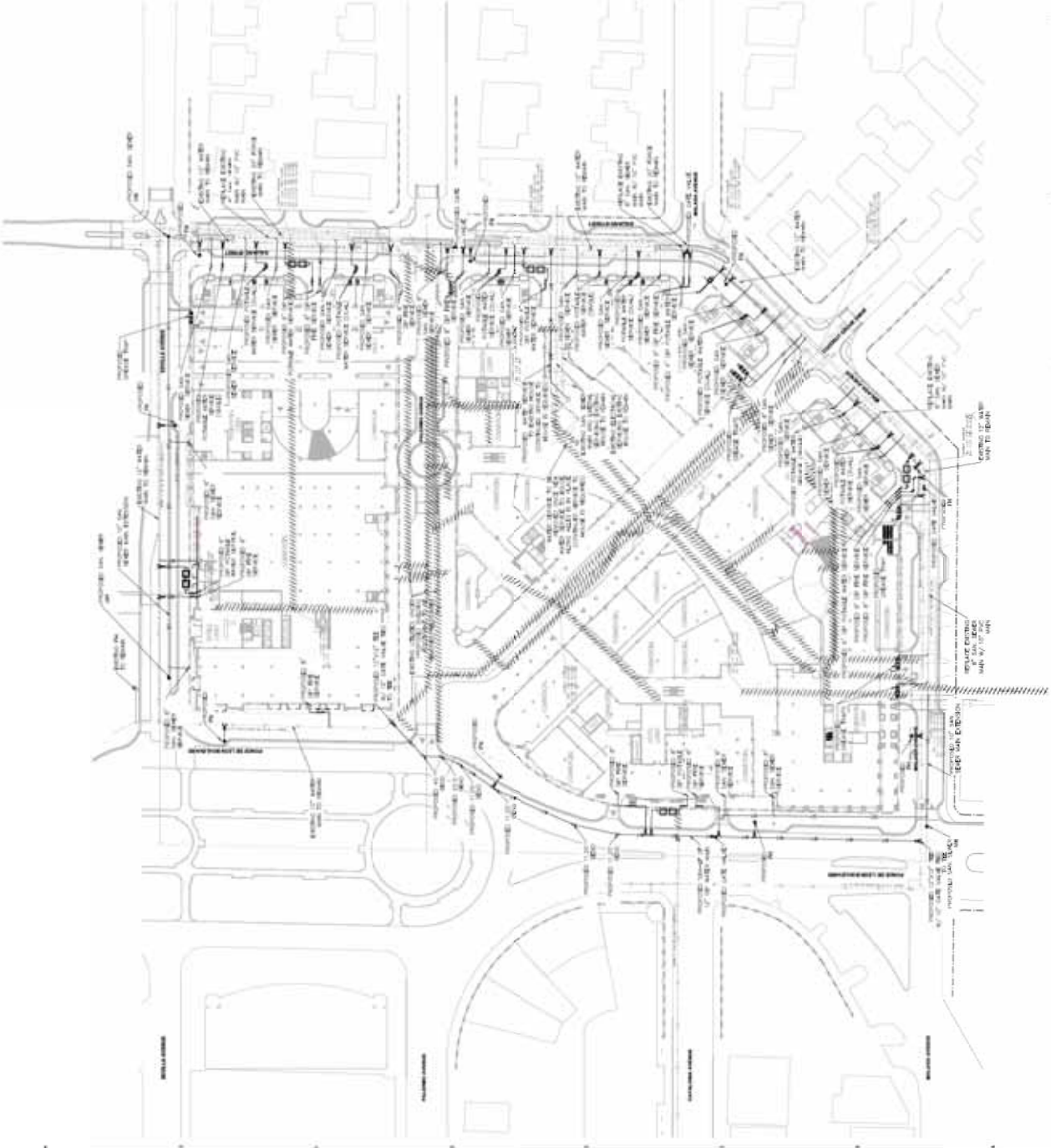


AGAVE FORKS

LANE

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

MEDITERRANEAN VILLAGE at Ponce Circle



NOTES
1. THIS IS A PRELIMINARY DRAWING. IT IS SUBJECT TO CHANGE. CONSULTING ON THE DRAWING IS NOT A GUARANTEE OF THE ACCURACY OF THE INFORMATION. THE CONSULTING ENGINEER SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE PROJECT.



NOT FOR CONSTRUCTION

EX-1



AGAVE PORCELL

LANE

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

MEDITERRANEAN VILLAGE at Ponce Circle



LEGEND	
	10' x 10' x 10' concrete pad
	10' x 10' x 10' concrete pad
	10' x 10' x 10' concrete pad
	10' x 10' x 10' concrete pad
	10' x 10' x 10' concrete pad
	10' x 10' x 10' concrete pad
	10' x 10' x 10' concrete pad
	10' x 10' x 10' concrete pad
	10' x 10' x 10' concrete pad
	10' x 10' x 10' concrete pad

NOTES
1. THIS IS A PRELIMINARY DRAWING SUBJECT TO CHANGE. CONSULTING ON EXISTING CONDITIONS AND FUTURE CONSTRUCTION WITH ALL NEIGHBORS IS REQUIRED.



NOT FOR CONSTRUCTION

EX-2



LANGAN

...the ...

**MEDITERRANEAN
VILLAGE at
Ponce Circle**

© 2000 Blackwell Science Ltd
Journal of Internal Medicine 247: 391-397

© 2000 Blackwell Science Ltd
Journal of Internal Medicine 247: 395–402

1999

CONCEPTUAL GRADING PLAN

EX-3

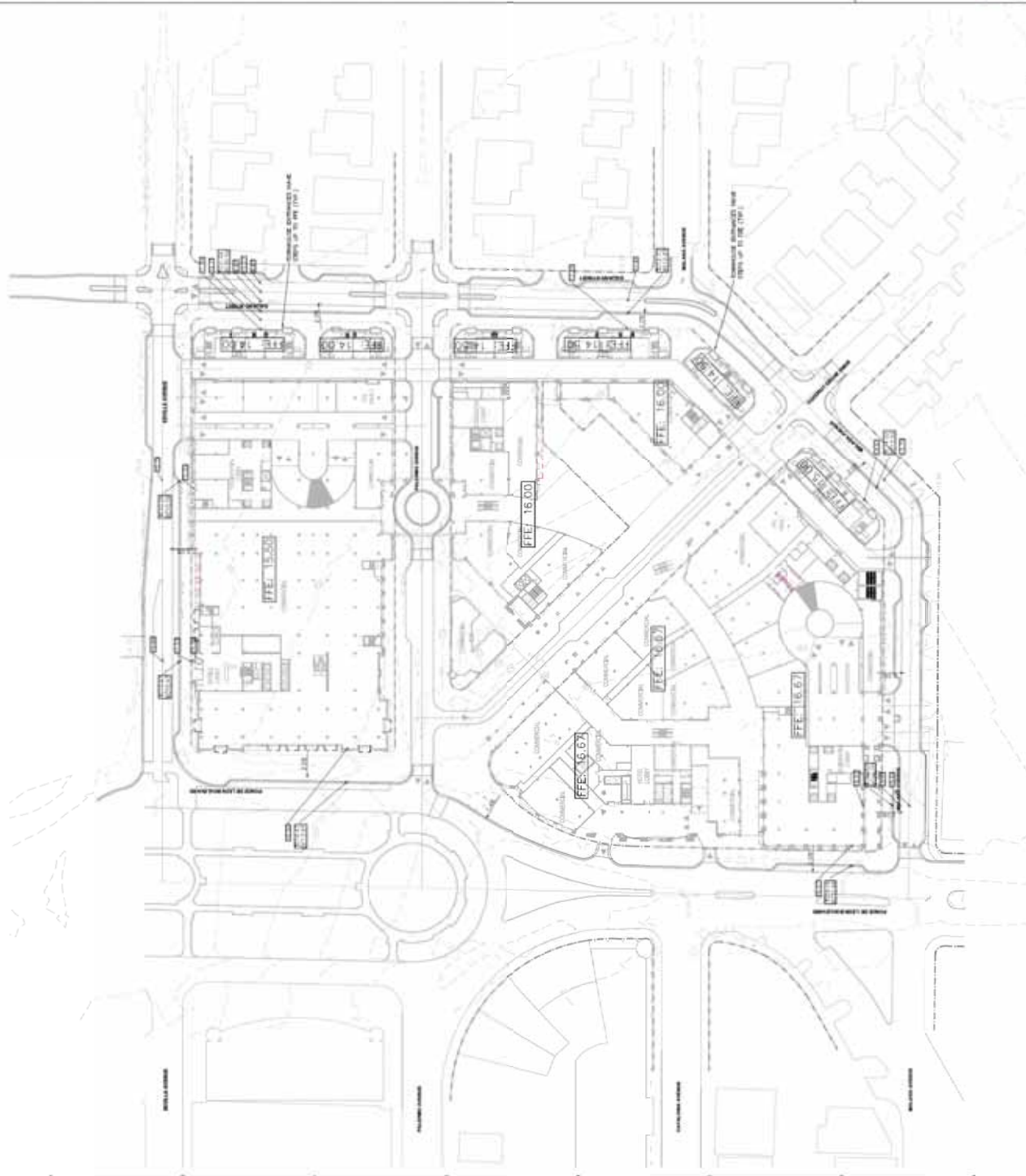


10

THIS IS A PRELIMINARY DRAWING. NUMBERED NO. CHANGES, INDICATING ON PLANS DEVELOPMENT OF ARCHITECTURAL PLANS AND COORDINATION WITH CITY OF CHICAGO. CANNOT BE USED FOR CONSTRUCTION.



NOT FOR CONSTRUCTION



Building Floor Plans

PROJECT

MEDITERRANEAN VILLAGE at Ponce Circle

CLIENT

1001 AVENUE OF THE ARTS
SUITE 1000
MIAMI, FL 33134

DATE: 08/11/2010

BY: [Signature]

FOR: [Signature]

1001 AVENUE OF THE ARTS
SUITE 1000
MIAMI, FL 33134

DATE: 08/11/2010

BY: [Signature]

FOR: [Signature]

1001 AVENUE OF THE ARTS
SUITE 1000
MIAMI, FL 33134

DATE: 08/11/2010

BY: [Signature]

FOR: [Signature]

1001 AVENUE OF THE ARTS
SUITE 1000
MIAMI, FL 33134

DATE: 08/11/2010

BY: [Signature]

FOR: [Signature]

1001 AVENUE OF THE ARTS
SUITE 1000
MIAMI, FL 33134

DATE: 08/11/2010

BY: [Signature]

FOR: [Signature]

1001 AVENUE OF THE ARTS
SUITE 1000
MIAMI, FL 33134

DATE: 08/11/2010

BY: [Signature]

FOR: [Signature]

1001 AVENUE OF THE ARTS
SUITE 1000
MIAMI, FL 33134

DATE: 08/11/2010

BY: [Signature]

FOR: [Signature]

1001 AVENUE OF THE ARTS
SUITE 1000
MIAMI, FL 33134

DATE: 08/11/2010

BY: [Signature]

FOR: [Signature]

1001 AVENUE OF THE ARTS
SUITE 1000
MIAMI, FL 33134

DATE: 08/11/2010

BY: [Signature]

FOR: [Signature]

1001 AVENUE OF THE ARTS
SUITE 1000
MIAMI, FL 33134

DATE: 08/11/2010

BY: [Signature]

FOR: [Signature]

1001 AVENUE OF THE ARTS
SUITE 1000
MIAMI, FL 33134

DATE: 08/11/2010

BY: [Signature]

FOR: [Signature]

1001 AVENUE OF THE ARTS
SUITE 1000
MIAMI, FL 33134

DATE: 08/11/2010

BY: [Signature]

FOR: [Signature]

1001 AVENUE OF THE ARTS
SUITE 1000
MIAMI, FL 33134

DATE: 08/11/2010

BY: [Signature]

FOR: [Signature]

1001 AVENUE OF THE ARTS
SUITE 1000
MIAMI, FL 33134

DATE: 08/11/2010

BY: [Signature]

FOR: [Signature]

1001 AVENUE OF THE ARTS
SUITE 1000
MIAMI, FL 33134

DATE: 08/11/2010

BY: [Signature]

FOR: [Signature]

1001 AVENUE OF THE ARTS
SUITE 1000
MIAMI, FL 33134

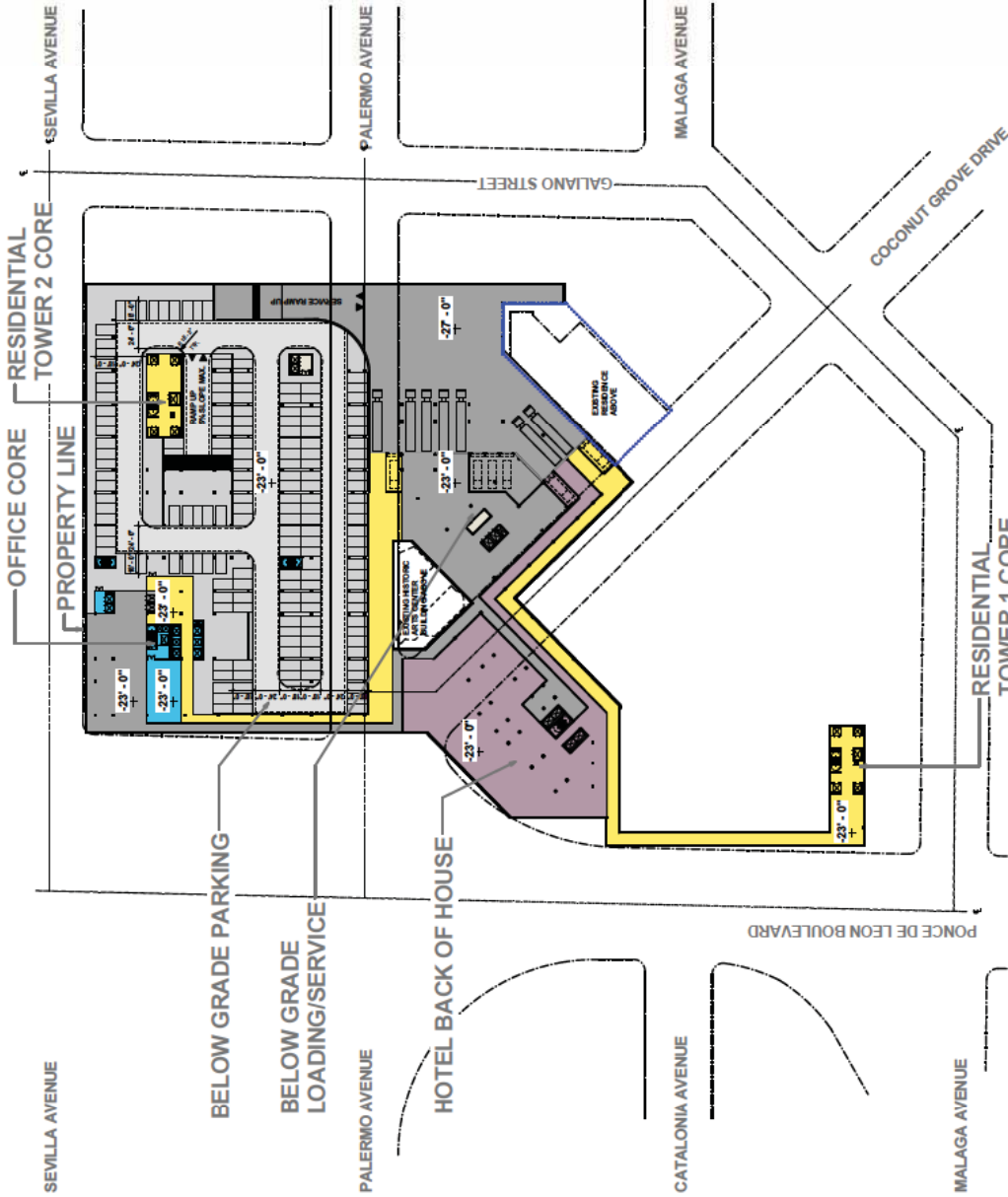
DATE: 08/11/2010

BY: [Signature]

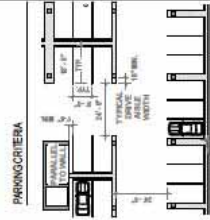
FOR: [Signature]

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%



LEVEL 2, 3D
PLAN



LEVEL 2, 3D
PLAN



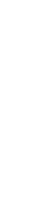
LEVEL 2, 3D
PLAN



LEVEL 2, 3D
PLAN

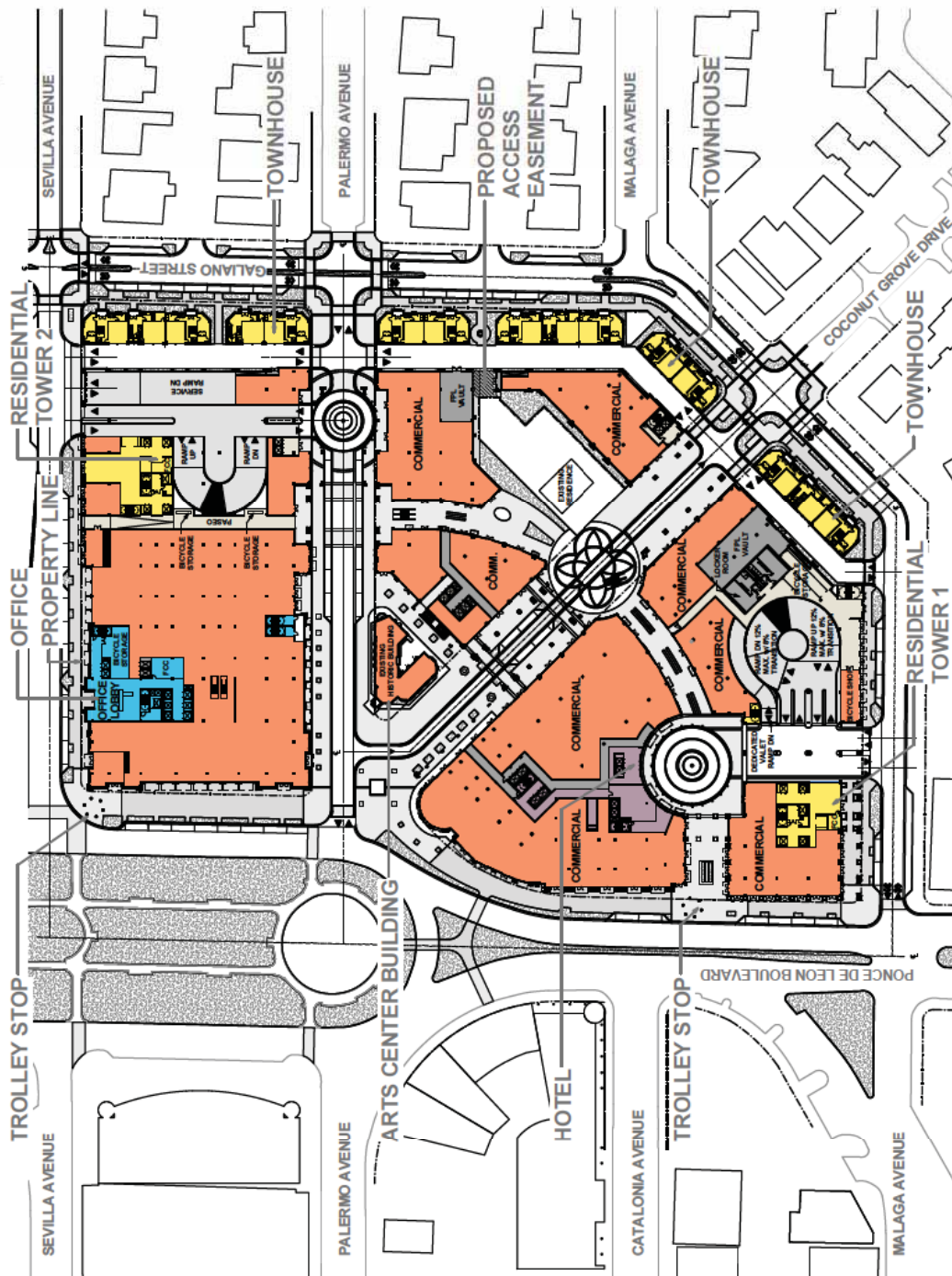


LEVEL 2, 3D
PLAN



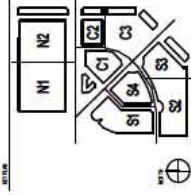
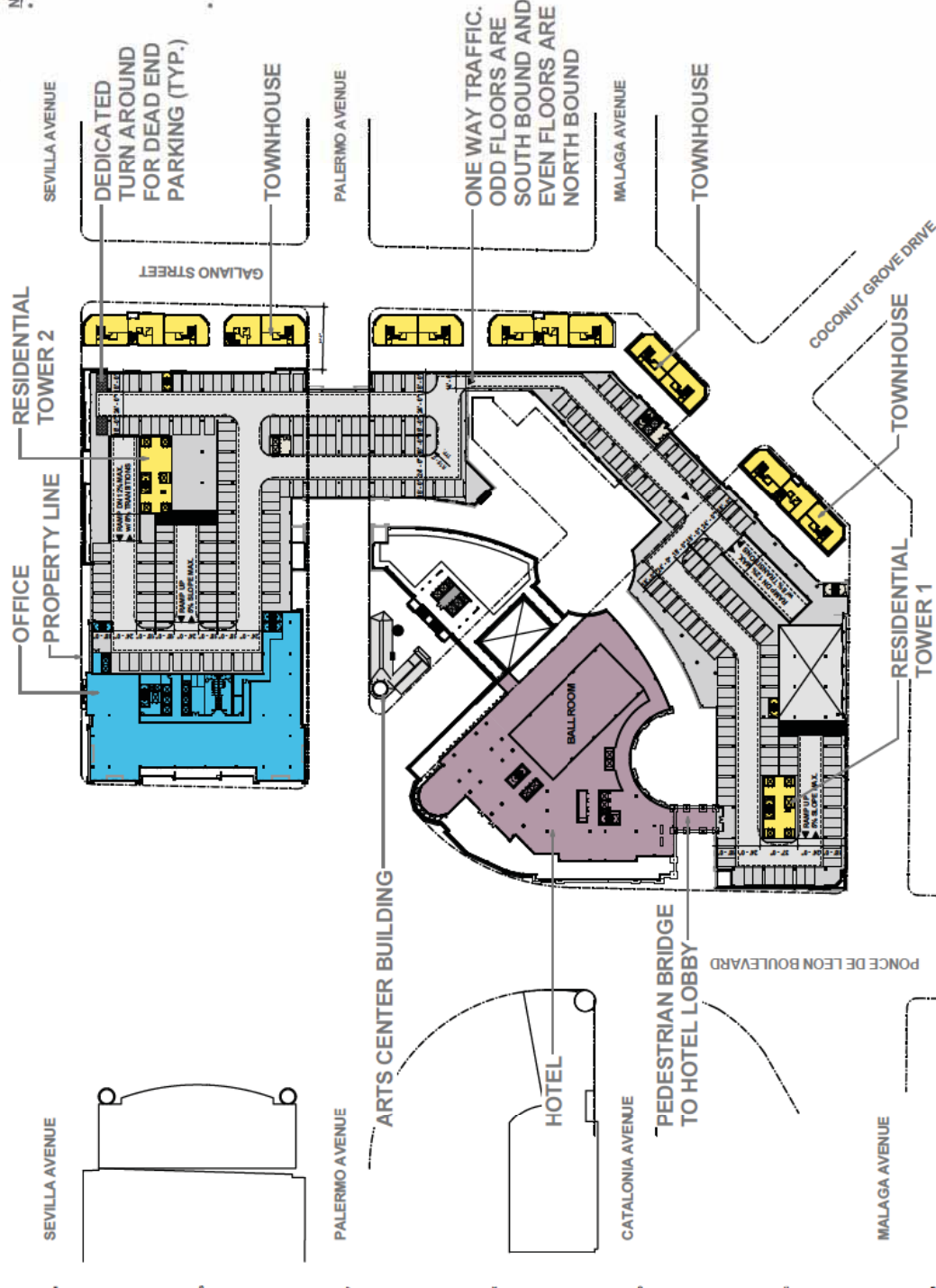
LEVEL 2, 3D
PLAN





NOTE:

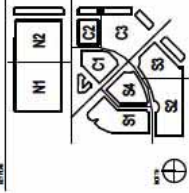
- FINAL PARKING AND LOADING DESIGN TO BE REVIEWED BY CITY PARKING CONSULTANT FOR COMPLIANCE WITH ZONING AND BUILDING CODE REQUIREMENTS PRIOR TO APPLYING FOR A BUILDING PERMIT.
- ALL VEHICULAR RAMPS NOT BEING PARKED ON SHALL BE DESIGNED WITH THE INDUSTRY STANDARD OF A MAXIMUM OF 12% SLOPE EACH RAMP SHALL INCORPORATE A TRANSITION RAMP AT BOTH TOP AND BOTTOM WITH A MAXIMUM SLOPE OF 8%.



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
MEDITERRANEAN VILLAGE
1000 Ponce Circle
Atlanta, GA 30303

DATE
08/11/10

BY
J. L. HARRIS

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

20. SEE SHEET A-126 FOR

GENERAL NOTES

21. SEE SHEET A-127 FOR

GENERAL NOTES

22. SEE SHEET A-128 FOR

GENERAL NOTES

23. SEE SHEET A-129 FOR

GENERAL NOTES

24. SEE SHEET A-130 FOR

GENERAL NOTES

25. SEE SHEET A-131 FOR

GENERAL NOTES

26. SEE SHEET A-132 FOR

GENERAL NOTES

27. SEE SHEET A-133 FOR

GENERAL NOTES

28. SEE SHEET A-134 FOR

GENERAL NOTES

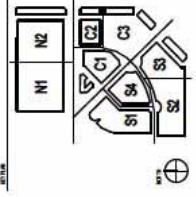
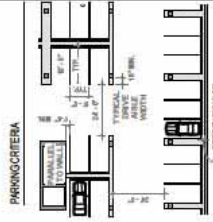
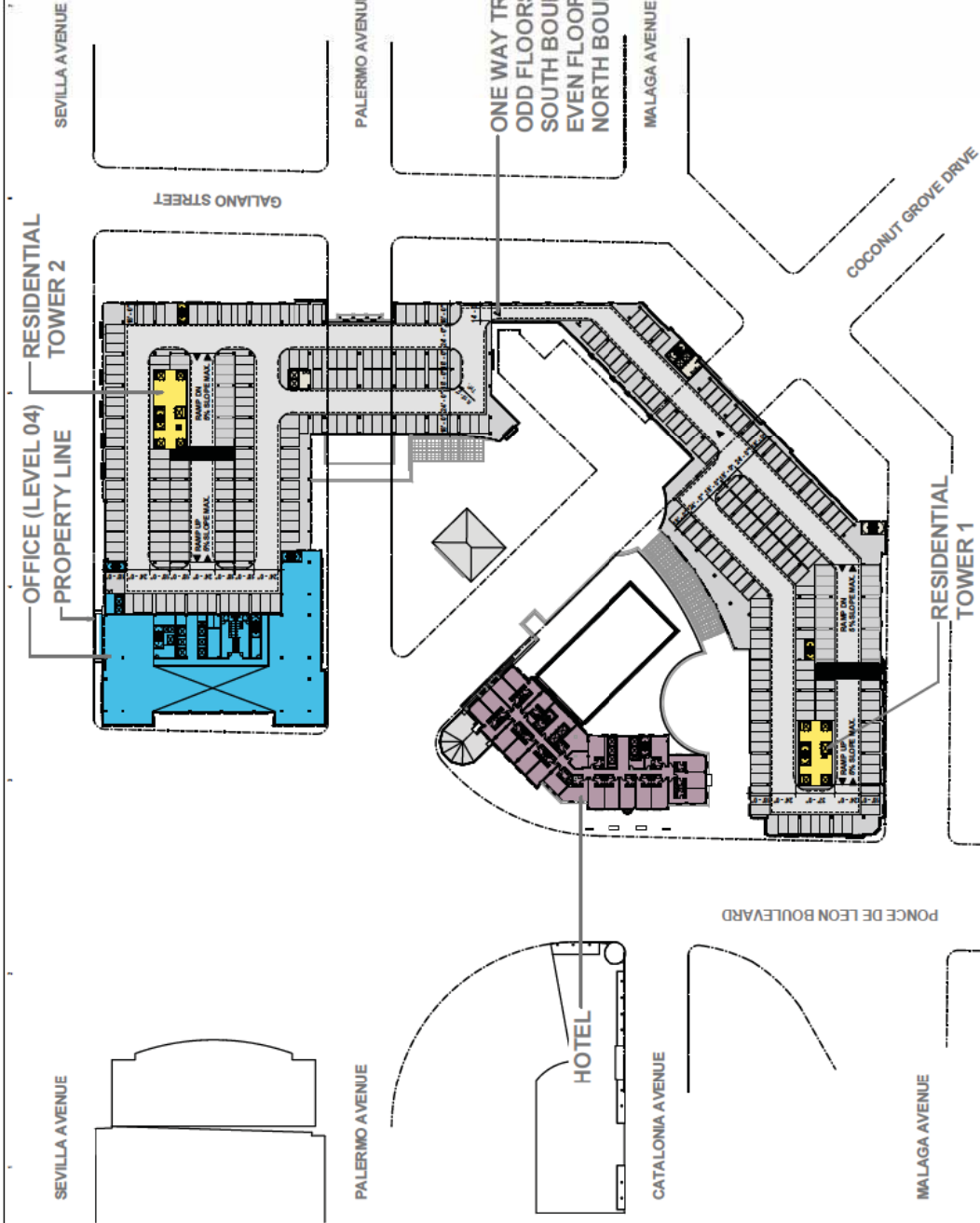
29. SEE SHEET A-135 FOR

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 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



TITLE
FLOOR PLAN
LEVEL 06

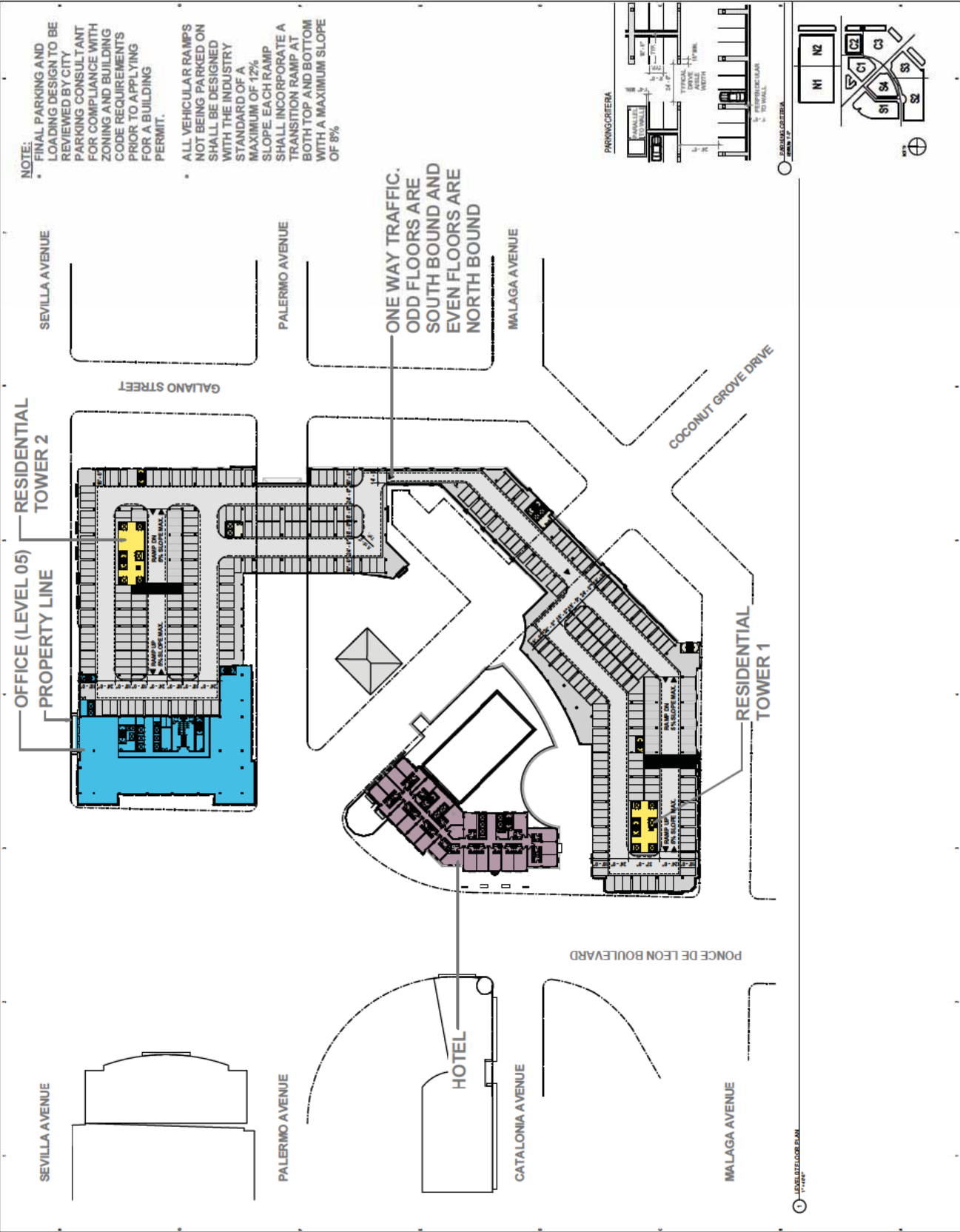
NUMBER
A-107

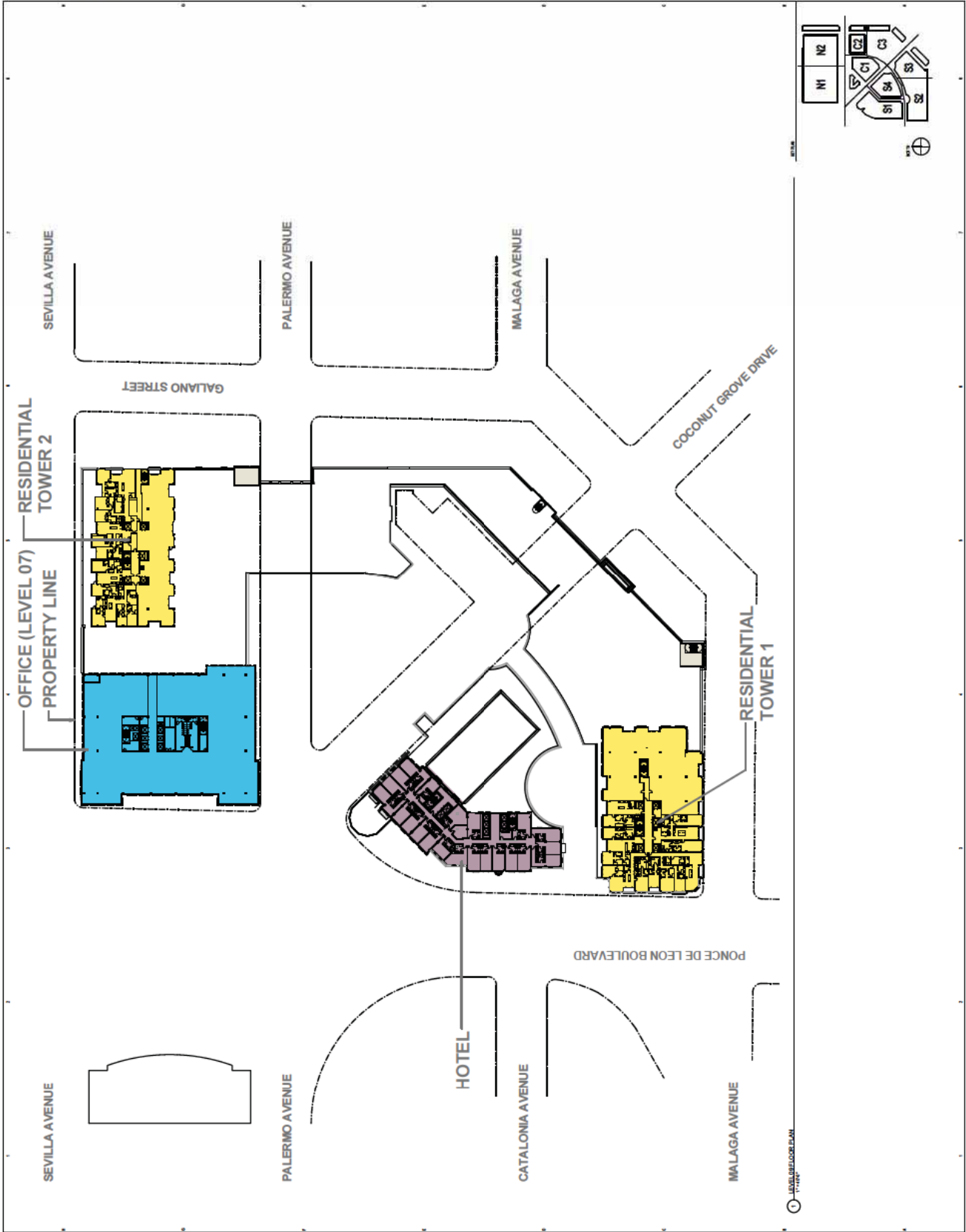
DATE
08/11/10

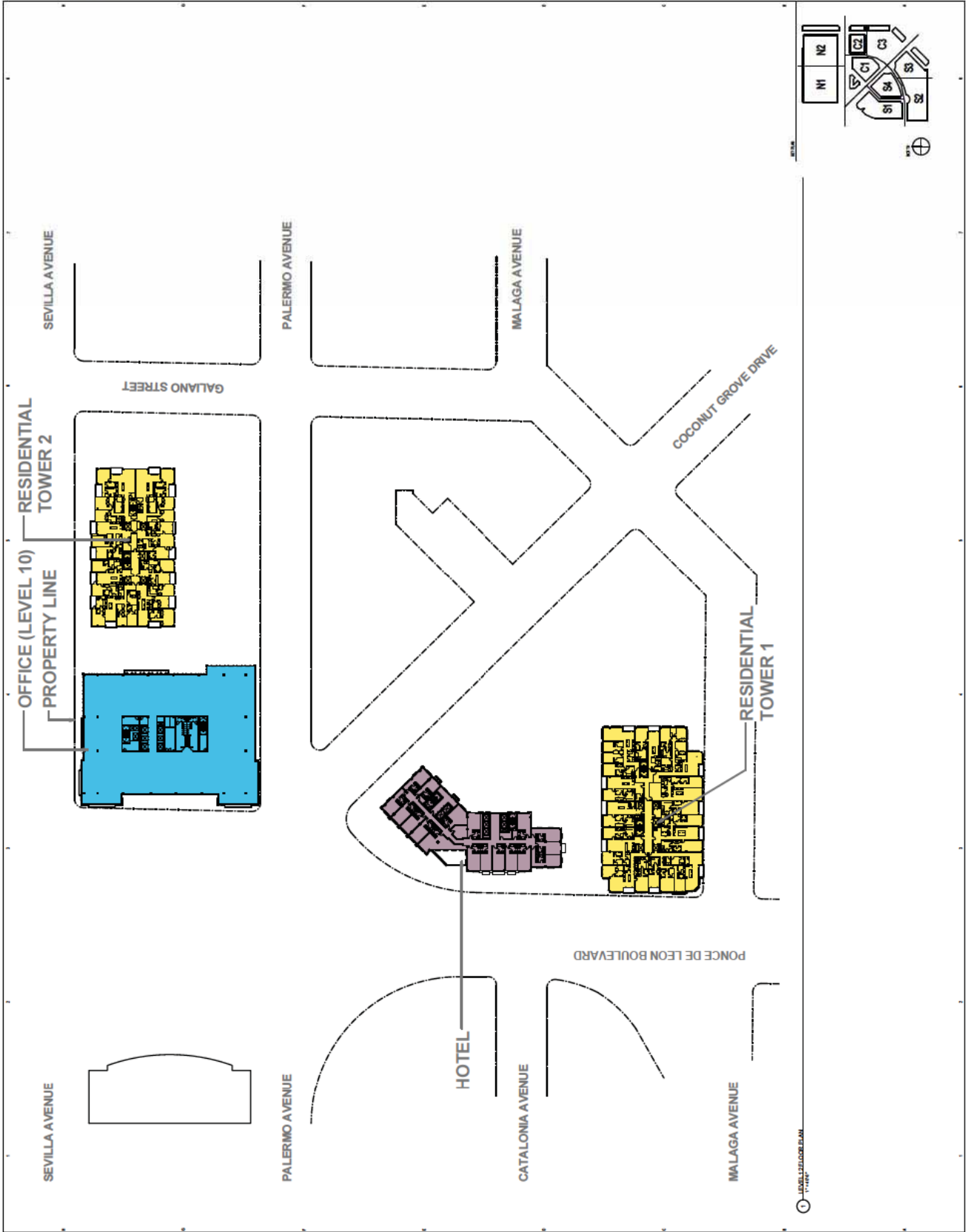
MEDITERRANEAN VILLAGE at Ponce Circle

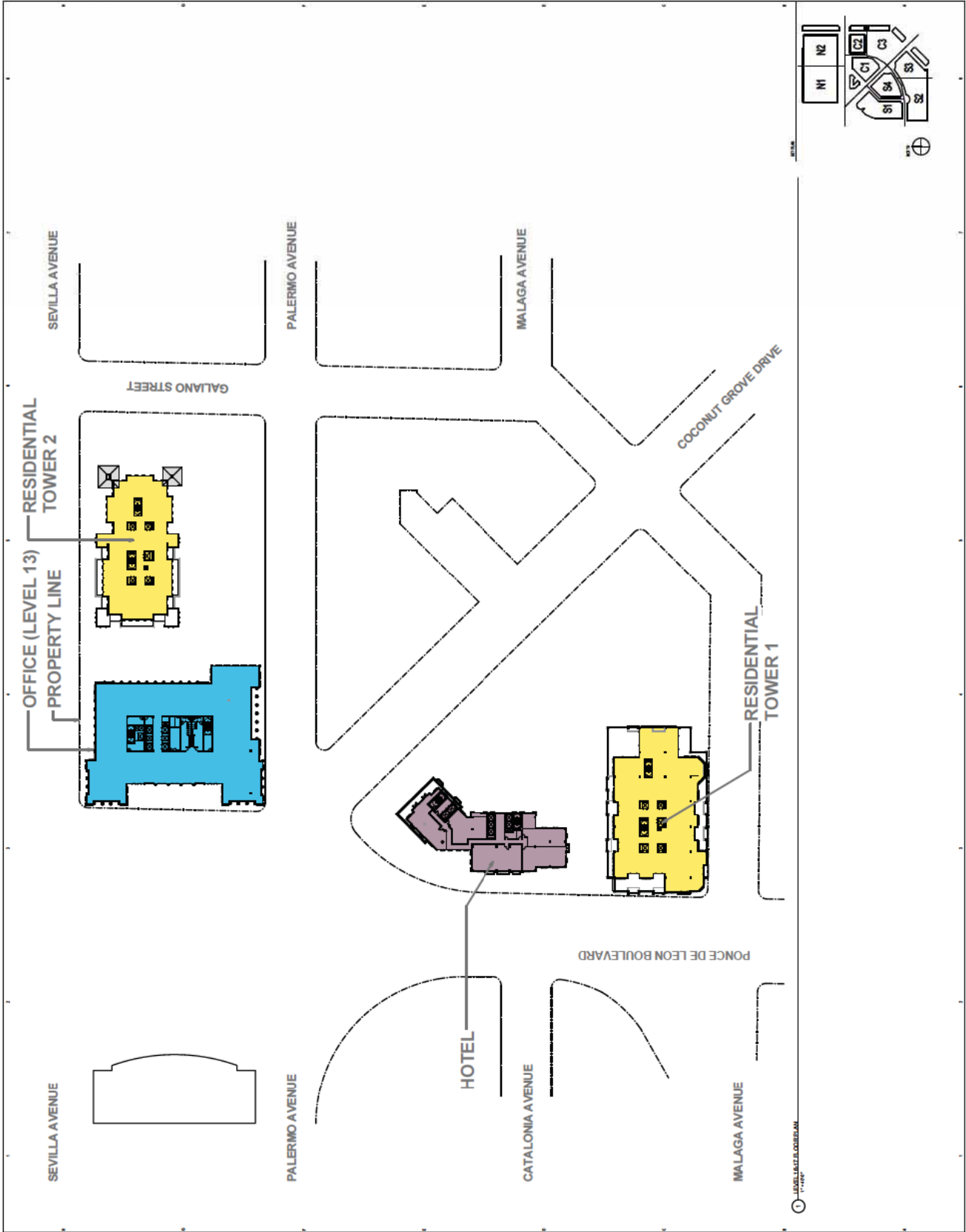
DATE: 11/11/11
BY: J. L. HARRIS
CHECKED: J. L. HARRIS

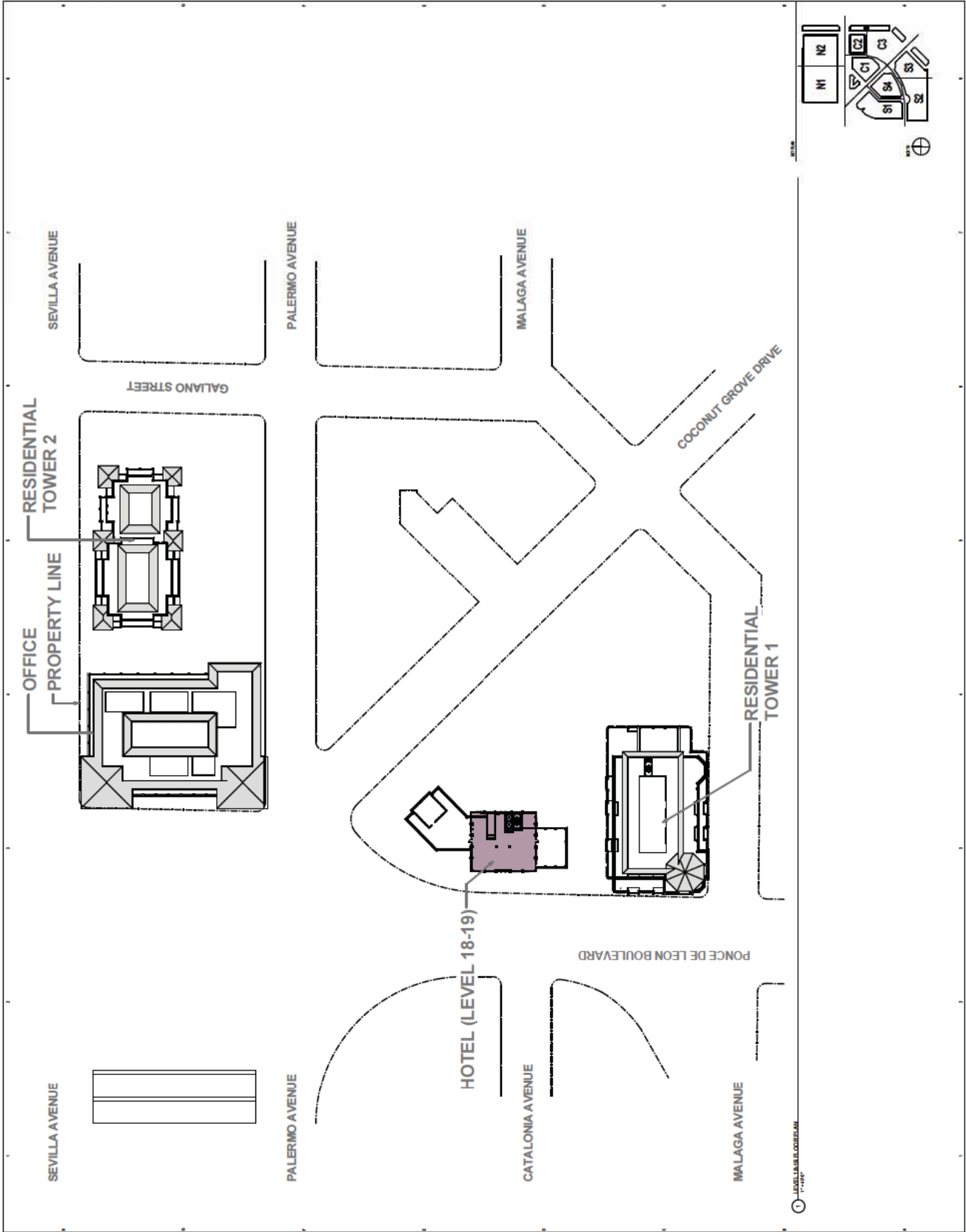
NO. 1
NO. 2
NO. 3
NO. 4
NO. 5
NO. 6
NO. 7
NO. 8
NO. 9
NO. 10
NO. 11
NO. 12
NO. 13
NO. 14
NO. 15
NO. 16
NO. 17
NO. 18
NO. 19
NO. 20
NO. 21
NO. 22
NO. 23
NO. 24
NO. 25
NO. 26
NO. 27
NO. 28
NO. 29
NO. 30
NO. 31
NO. 32
NO. 33
NO. 34
NO. 35
NO. 36
NO. 37
NO. 38
NO. 39
NO. 40
NO. 41
NO. 42
NO. 43
NO. 44
NO.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

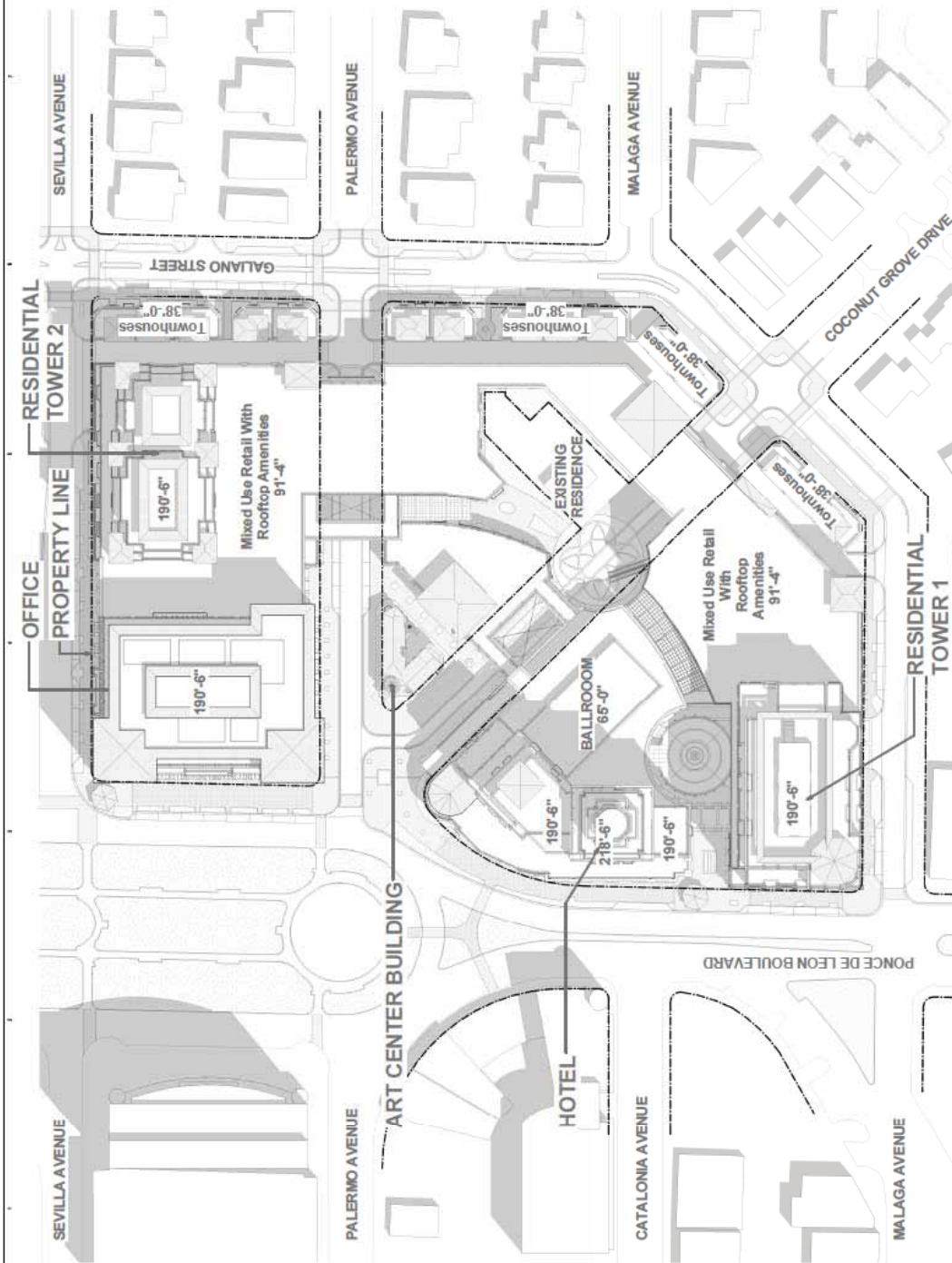
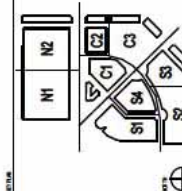
CLUBBY
ALWAYS FORTHILL C.C.
1000 3RD ST. SE. WASHINGTON, D.C.
20003-4400

www.elsevier.com/locate/jbiotec

ROOF PLAN

A-121

THE NEW YORK PUBLIC LIBRARY



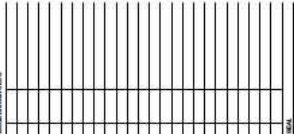
**MEDITERRANEAN
 VILLAGE at
 Ponce Circle**

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

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



1. J. BLOOM
 10/1/10



Architectural Building Elevations

MEDITERRANEAN VILLAGE at Ponce Circle

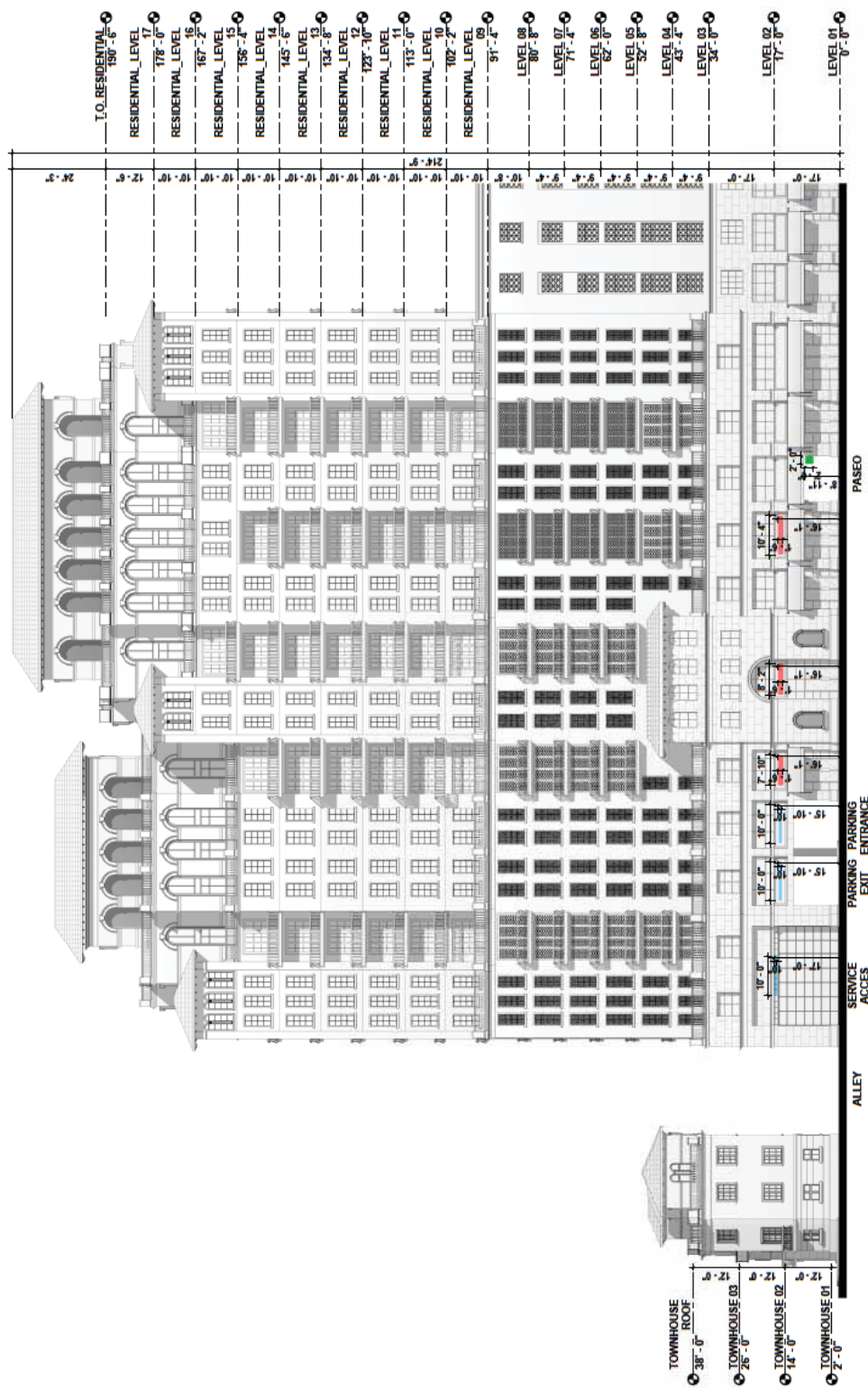
CLIENT
MEDIAN DEVELOPMENT, LLC
10000 ARCADIS DRIVE, SUITE 100
DALLAS, TEXAS 75243

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-201.1

NO.	DESCRIPTION	DATE	BY	CHKD.
1	REVISION	10/10/2017	JL	ML
2	REVISION	10/10/2017	JL	ML
3	REVISION	10/10/2017	JL	ML
4	REVISION	10/10/2017	JL	ML
5	REVISION	10/10/2017	JL	ML
6	REVISION	10/10/2017	JL	ML
7	REVISION	10/10/2017	JL	ML
8	REVISION	10/10/2017	JL	ML
9	REVISION	10/10/2017	JL	ML
10	REVISION	10/10/2017	JL	ML
11	REVISION	10/10/2017	JL	ML
12	REVISION	10/10/2017	JL	ML
13	REVISION	10/10/2017	JL	ML
14	REVISION	10/10/2017	JL	ML
15	REVISION	10/10/2017	JL	ML
16	REVISION	10/10/2017	JL	ML
17	REVISION	10/10/2017	JL	ML
18	REVISION	10/10/2017	JL	ML
19	REVISION	10/10/2017	JL	ML
20	REVISION	10/10/2017	JL	ML
21	REVISION	10/10/2017	JL	ML
22	REVISION	10/10/2017	JL	ML
23	REVISION	10/10/2017	JL	ML
24	REVISION	10/10/2017	JL	ML
25	REVISION	10/10/2017	JL	ML
26	REVISION	10/10/2017	JL	ML
27	REVISION	10/10/2017	JL	ML
28	REVISION	10/10/2017	JL	ML
29	REVISION	10/10/2017	JL	ML
30	REVISION	10/10/2017	JL	ML
31	REVISION	10/10/2017	JL	ML
32	REVISION	10/10/2017	JL	ML
33	REVISION	10/10/2017	JL	ML
34	REVISION	10/10/2017	JL	ML
35	REVISION	10/10/2017	JL	ML
36	REVISION	10/10/2017	JL	ML
37	REVISION	10/10/2017	JL	ML
38	REVISION	10/10/2017	JL	ML
39	REVISION	10/10/2017	JL	ML
40	REVISION	10/10/2017	JL	ML
41	REVISION	10/10/2017	JL	ML
42	REVISION	10/10/2017	JL	ML
43	REVISION	10/10/2017	JL	ML
44	REVISION	10/10/2017	JL	ML
45	REVISION	10/10/2017	JL	ML
46	REVISION	10/10/2017	JL	ML
47	REVISION	10/10/2017	JL	ML
48	REVISION	10/10/2017	JL	ML
49	REVISION	10/10/2017	JL	ML
50	REVISION	10/10/2017	JL	ML
51	REVISION	10/10/2017	JL	ML
52	REVISION	10/10/2017	JL	ML
53	REVISION	10/10/2017	JL	ML
54	REVISION	10/10/2017	JL	ML
55	REVISION	10/10/2017	JL	ML
56	REVISION	10/10/2017	JL	ML
57	REVISION	10/10/2017	JL	ML
58	REVISION	10/10/2017	JL	ML
59	REVISION	10/10/2017	JL	ML
60	REVISION	10/10/2017	JL	ML
61	REVISION	10/10/2017	JL	ML
62	REVISION	10/10/2017	JL	ML
63	REVISION	10/10/2017	JL	ML
64	REVISION	10/10/2017	JL	ML
65	REVISION	10/10/2017	JL	ML
66	REVISION	10/10/2017	JL	ML
67	REVISION	10/10/2017	JL	ML
68	REVISION	10/10/2017	JL	ML
69	REVISION	10/10/2017	JL	ML
70	REVISION	10/10/2017	JL	ML
71	REVISION	10/10/2017	JL	ML
72	REVISION	10/10/2017	JL	ML
73	REVISION	10/10/2017	JL	ML
74	REVISION	10/10/2017	JL	ML
75	REVISION	10/10/2017	JL	ML
76	REVISION	10/10/2017	JL	ML
77	REVISION	10/10/2017	JL	ML
78	REVISION	10/10/2017	JL	ML
79	REVISION	10/10/2017	JL	ML
80	REVISION	10/10/2017	JL	ML
81	REVISION	10/10/2017	JL	ML
82	REVISION	10/10/2017	JL	ML
83	REVISION	10/10/2017	JL	ML
84	REVISION	10/10/2017	JL	ML
85	REVISION	10/10/2017	JL	ML
86	REVISION	10/10/2017	JL	ML
87	REVISION	10/10/2017	JL	ML
88	REVISION	10/10/2017	JL	ML
89	REVISION	10/10/2017	JL	ML
90	REVISION	10/10/2017	JL	ML
91	REVISION	10/10/2017	JL	ML
92	REVISION	10/10/2017	JL	ML
93	REVISION	10/10/2017	JL	ML
94	REVISION	10/10/2017	JL	ML
95	REVISION	10/10/2017	JL	ML
96	REVISION	10/10/2017	JL	ML
97	REVISION	10/10/2017	JL	ML
98	REVISION	10/10/2017	JL	ML
99	REVISION	10/10/2017	JL	ML
100	REVISION	10/10/2017	JL	ML



TOWNHOUSE ROOF 38'-0"
TOWNHOUSE 03 26'-0"
TOWNHOUSE 02 14'-0"
TOWNHOUSE 01 2'-0"

ALLEY

SERVICE ACCES

PARKING ENTRANCE

PASEO

LEVEL 01 0'-0"
LEVEL 02 17'-0"
LEVEL 03 34'-0"
LEVEL 04 43'-4"
LEVEL 05 52'-8"
LEVEL 06 62'-0"
LEVEL 07 71'-4"
LEVEL 08 80'-8"
LEVEL 09 89'-2"
RESIDENTIAL LEVEL 100'-0"
RESIDENTIAL LEVEL 101'-0"
RESIDENTIAL LEVEL 102'-0"
RESIDENTIAL LEVEL 103'-0"
RESIDENTIAL LEVEL 104'-0"
RESIDENTIAL LEVEL 105'-0"
RESIDENTIAL LEVEL 106'-0"
RESIDENTIAL LEVEL 107'-0"
RESIDENTIAL LEVEL 108'-0"
RESIDENTIAL LEVEL 109'-0"
RESIDENTIAL LEVEL 110'-0"
RESIDENTIAL LEVEL 111'-0"
RESIDENTIAL LEVEL 112'-0"
RESIDENTIAL LEVEL 113'-0"
RESIDENTIAL LEVEL 114'-0"
RESIDENTIAL LEVEL 115'-0"
RESIDENTIAL LEVEL 116'-0"
RESIDENTIAL LEVEL 117'-0"
T.O. RESIDENTIAL 120'-0"

1. ENLARGED EXTERIOR ELEVATION

MEDITERRANEAN VILLAGE
at Ponce Circle

CLIENT
MEDICAL CENTER
1000 N. ARCADIS AVENUE
ANN ARBOR, MI 48106

DESIGN TEAM

ARCHITECT	RTNL
ENGINEER	RTNL
INTERIOR DESIGNER	RTNL
LANDSCAPE ARCHITECT	RTNL
MECHANICAL ENGINEER	RTNL
ELECTRICAL ENGINEER	RTNL
PLUMBING ENGINEER	RTNL
STRUCTURAL ENGINEER	RTNL
ENVIRONMENTAL ENGINEER	RTNL
TRANSPORTATION ENGINEER	RTNL
TRAILER ENGINEER	RTNL
WATER ENGINEER	RTNL
WASTE ENGINEER	RTNL
WIND ENGINEER	RTNL
WOOD ENGINEER	RTNL
YARD ENGINEER	RTNL
ZONING ENGINEER	RTNL
OTHER ENGINEER	RTNL



ENLARGED
EXTERIOR
ELEVATIONS

A-201.2

2011.01.01

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



1. MEDIAN SIDE ELEVATION
10/10/11

THE UNIVERSITY OF CHICAGO PRESS

MEDITERRANEAN VILLAGE at Ponce Circle

CLIENT
MEDIANE REAL ESTATE
10000 W. ARCADIS BLVD. SUITE 100
DENVER, CO 80231

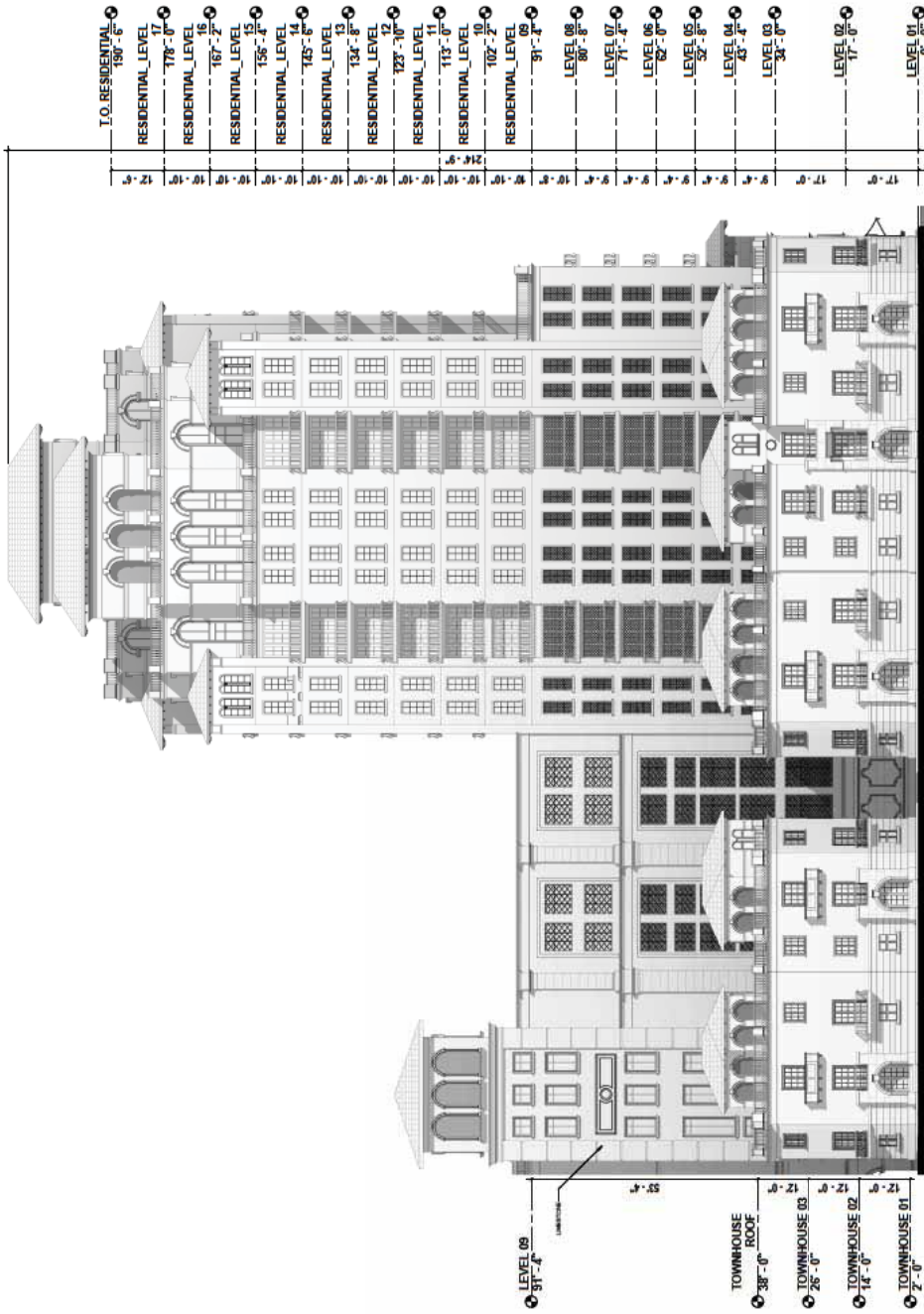
NO. OF STORIES	17
NO. OF UNITS	17
NO. OF GARAGES	17
NO. OF PARKING SPACES	17
NO. OF BICYCLE SPACES	17
NO. OF STORAGE SPACES	17
NO. OF LOUNGE SPACES	17
NO. OF OFFICE SPACES	17
NO. OF RETAIL SPACES	17
NO. OF RESTAURANT SPACES	17
NO. OF BAR SPACES	17
NO. OF THEATER SPACES	17
NO. OF GYM SPACES	17
NO. OF SPA SPACES	17
NO. OF POOL SPACES	17
NO. OF TENNIS COURT SPACES	17
NO. OF OTHER SPACES	17



ENLARGED
EXTERIOR
ELEVATIONS

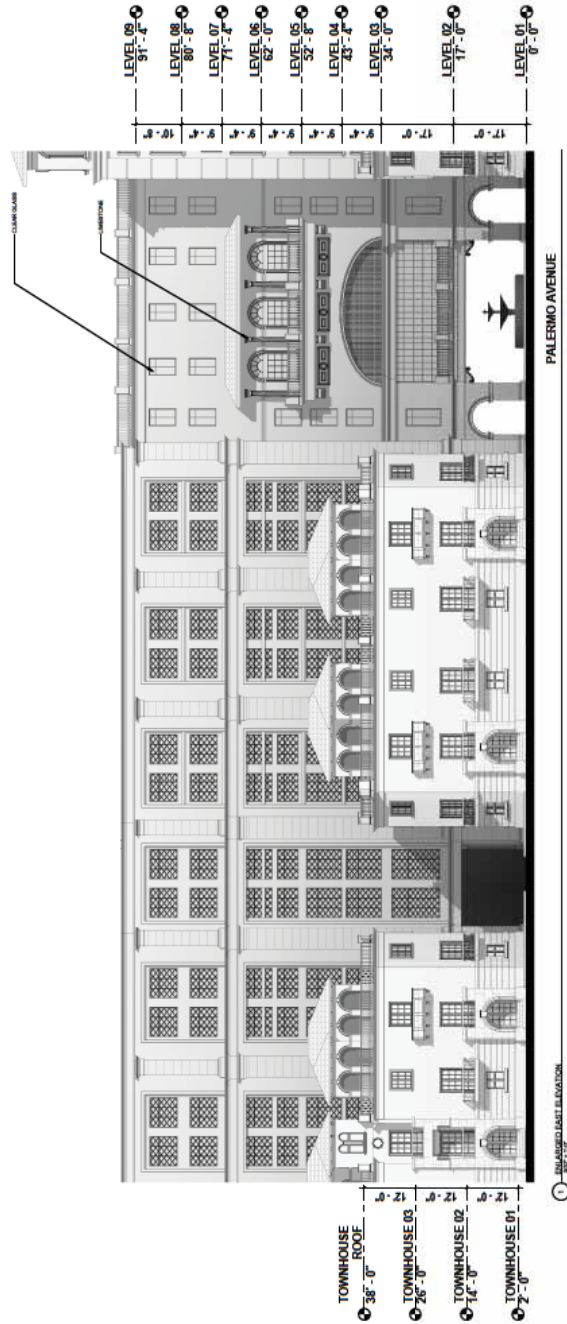
A-202.1





















NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	10/1/2018
2	ISSUED FOR CONSTRUCTION	10/1/2018
3	ISSUED FOR OCCUPANCY	10/1/2018
4	ISSUED FOR AS-BUILT	10/1/2018
5	ISSUED FOR FINAL	10/1/2018
6	ISSUED FOR ARCHIVE	10/1/2018
7	ISSUED FOR DESTRUCTION	10/1/2018
8	ISSUED FOR RECONSTRUCTION	10/1/2018
9	ISSUED FOR RENOVATION	10/1/2018
10	ISSUED FOR MAINTENANCE	10/1/2018
11	ISSUED FOR REPAIR	10/1/2018
12	ISSUED FOR REPLACEMENT	10/1/2018
13	ISSUED FOR REMEDIATION	10/1/2018
14	ISSUED FOR RESTORATION	10/1/2018
15	ISSUED FOR REUSE	10/1/2018
16	ISSUED FOR RECYCLING	10/1/2018
17	ISSUED FOR REPAIR AND MAINTENANCE	10/1/2018
18	ISSUED FOR REPAIR AND MAINTENANCE	10/1/2018
19	ISSUED FOR REPAIR AND MAINTENANCE	10/1/2018
20	ISSUED FOR REPAIR AND MAINTENANCE	10/1/2018

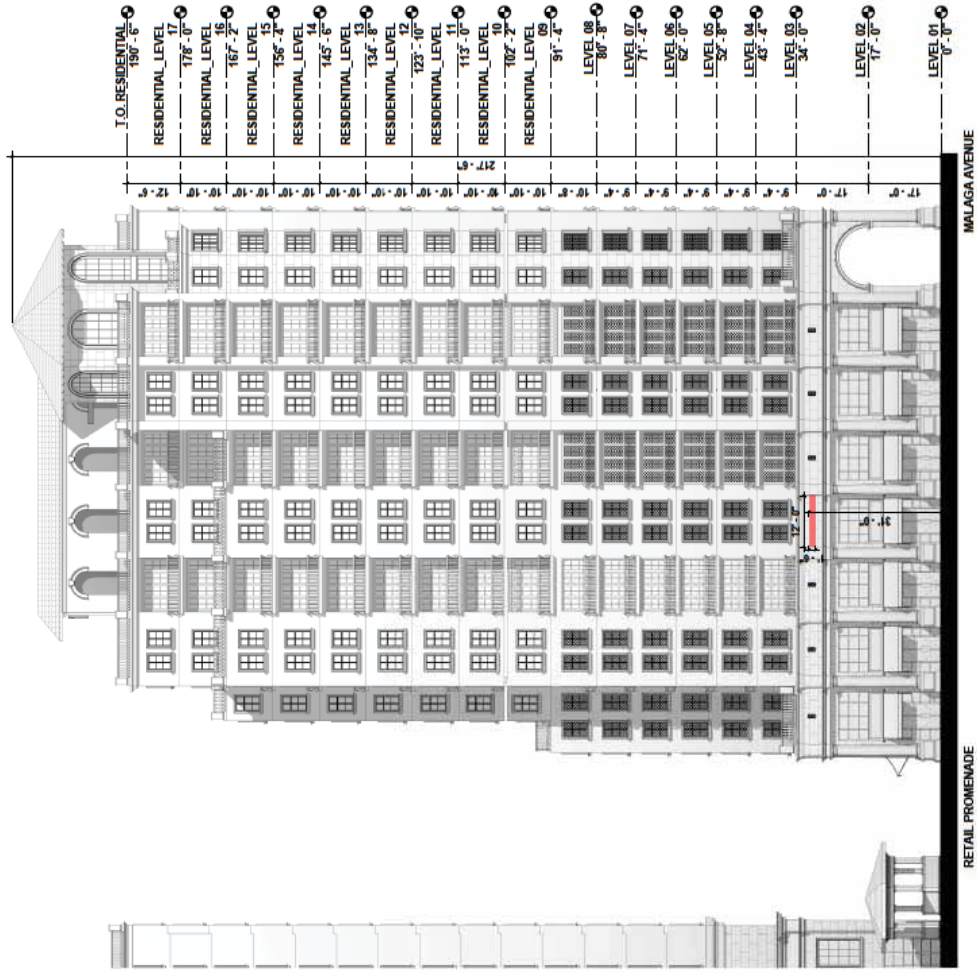


SEE ARCHITECT'S ELEVATION
DRAWING

Session / Date	Topic	Activity	Resources
10/10/2020	Maths	Area of a Square	Area of a Square Worksheet
	English	Reading Comprehension	Reading Comprehension Worksheet
11/10/2020	Maths	Area of a Rectangle	Area of a Rectangle Worksheet
	English	Writing a Letter	Writing a Letter Worksheet
12/10/2020	Maths	Area of a Triangle	Area of a Triangle Worksheet
	English	Grammar: Nouns	Nouns Worksheet
13/10/2020	Maths	Area of a Circle	Area of a Circle Worksheet
	English	Reading Comprehension	Reading Comprehension Worksheet
14/10/2020	Maths	Area of a Parallelogram	Area of a Parallelogram Worksheet
	English	Writing a Letter	Writing a Letter Worksheet
15/10/2020	Maths	Area of a Trapezium	Area of a Trapezium Worksheet
	English	Grammar: Verbs	Verbs Worksheet
16/10/2020	Maths	Area of a Rhombus	Area of a Rhombus Worksheet
	English	Reading Comprehension	Reading Comprehension Worksheet
17/10/2020	Maths	Area of a Kite	Area of a Kite Worksheet
	English	Writing a Letter	Writing a Letter Worksheet
18/10/2020	Maths	Area of a Square	Area of a Square Worksheet
	English	Grammar: Adjectives	Adjectives Worksheet
19/10/2020	Maths	Area of a Rectangle	Area of a Rectangle Worksheet
	English	Reading Comprehension	Reading Comprehension Worksheet
20/10/2020	Maths	Area of a Triangle	Area of a Triangle Worksheet
	English	Writing a Letter	Writing a Letter Worksheet
21/10/2020	Maths	Area of a Circle	Area of a Circle Worksheet
	English	Grammar: Prepositions	Prepositions Worksheet
22/10/2020	Maths	Area of a Parallelogram	Area of a Parallelogram Worksheet
	English	Reading Comprehension	Reading Comprehension Worksheet
23/10/2020	Maths	Area of a Trapezium	Area of a Trapezium Worksheet
	English	Writing a Letter	Writing a Letter Worksheet
24/10/2020	Maths	Area of a Rhombus	Area of a Rhombus Worksheet
	English	Grammar: Conjunctions	Conjunctions Worksheet
25/10/2020	Maths	Area of a Kite	Area of a Kite Worksheet
	English	Reading Comprehension	Reading Comprehension Worksheet
26/10/2020	Maths	Area of a Square	Area of a Square Worksheet
	English	Writing a Letter	Writing a Letter Worksheet
27/10/2020	Maths	Area of a Rectangle	Area of a Rectangle Worksheet
	English	Grammar: Interjections	Interjections Worksheet
28/10/2020	Maths	Area of a Triangle	Area of a Triangle Worksheet
	English	Reading Comprehension	Reading Comprehension Worksheet
29/10/2020	Maths	Area of a Circle	Area of a Circle Worksheet
	English	Writing a Letter	Writing a Letter Worksheet
30/10/2020	Maths	Area of a Parallelogram	Area of a Parallelogram Worksheet
	English	Grammar: Modifiers	Modifiers Worksheet



GENERAL PURPOSE		SPECIFIC PURPOSE	
1.  RED	ADULTS	ADULTS	ADULTS
2.  BLUE	ADULTS	ADULTS	ADULTS
3.  GREEN	ADULTS	ADULTS	ADULTS
4.  YELLOW	ADULTS	ADULTS	ADULTS
5.  PURPLE	ADULTS	ADULTS	ADULTS
6.  ORANGE	ADULTS	ADULTS	ADULTS
7.  PINK	ADULTS	ADULTS	ADULTS
8.  LIGHT BLUE	ADULTS	ADULTS	ADULTS
9.  LIGHT GREEN	ADULTS	ADULTS	ADULTS
10.  LIGHT ORANGE	ADULTS	ADULTS	ADULTS
11.  LIGHT PINK	ADULTS	ADULTS	ADULTS
12.  LIGHT YELLOW	ADULTS	ADULTS	ADULTS
13.  LIGHT PURPLE	ADULTS	ADULTS	ADULTS
14.  LIGHT BLUE	ADULTS	ADULTS	ADULTS
15.  LIGHT GREEN	ADULTS	ADULTS	ADULTS
16.  LIGHT ORANGE	ADULTS	ADULTS	ADULTS
17.  LIGHT PINK	ADULTS	ADULTS	ADULTS
18.  LIGHT YELLOW	ADULTS	ADULTS	ADULTS
19.  LIGHT PURPLE	ADULTS	ADULTS	ADULTS
20.  LIGHT BLUE	ADULTS	ADULTS	ADULTS



RETAIL PROMENADE

ENLARGED WEST ELEVATION

— **first a secret**

— **first a secret**

19.8 1998-1999 1999-2000 2000-2001 2001-2002 2002-2003 2003-2004 2004-2005 2005-2006 2006-2007 2007-2008 2008-2009 2009-2010 2010-2011 2011-2012 2012-2013 2013-2014 2014-2015 2015-2016 2016-2017 2017-2018 2018-2019 2019-2020 2020-2021 2021-2022 2022-2023 2023-2024 2024-2025 2025-2026 2026-2027 2027-2028 2028-2029 2029-2030 2030-2031 2031-2032 2032-2033 2033-2034 2034-2035 2035-2036 2036-2037 2037-2038 2038-2039 2039-2040 2040-2041 2041-2042 2042-2043 2043-2044 2044-2045 2045-2046 2046-2047 2047-2048 2048-2049 2049-2050 2050-2051 2051-2052 2052-2053 2053-2054 2054-2055 2055-2056 2056-2057 2057-2058 2058-2059 2059-2060 2060-2061 2061-2062 2062-2063 2063-2064 2064-2065 2065-2066 2066-2067 2067-2068 2068-2069 2069-2070 2070-2071 2071-2072 2072-2073 2073-2074 2074-2075 2075-2076 2076-2077 2077-2078 2078-2079 2079-2080 2080-2081 2081-2082 2082-2083 2083-2084 2084-2085 2085-2086 2086-2087 2087-2088 2088-2089 2089-2090 2090-2091 2091-2092 2092-2093 2093-2094 2094-2095 2095-2096 2096-2097 2097-2098 2098-2099 2099-2100 2100-2101 2101-2102 2102-2103 2103-2104 2104-2105 2105-2106 2106-2107 2107-2108 2108-2109 2109-2110 2110-2111 2111-2112 2112-2113 2113-2114 2114-2115 2115-2116 2116-2117 2117-2118 2118-2119 2119-2120 2120-2121 2121-2122 2122-2123 2123-2124 2124-2125 2125-2126 2126-2127 2127-2128 2128-2129 2129-2130 2130-2131 2131-2132 2132-2133 2133-2134 2134-2135 2135-2136 2136-2137 2137-2138 2138-2139 2139-2140 2140-2141 2141-2142 2142-2143 2143-2144 2144-2145 2145-2146 2146-2147 2147-2148 2148-2149 2149-2150 2150-2151 2151-2152 2152-2153 2153-2154 2154-2155 2155-2156 2156-2157 2157-2158 2158-2159 2159-2160 2160-2161 2161-2162 2162-2163 2163-2164 2164-2165 2165-2166 2166-2167 2167-2168 2168-2169 2169-2170 2170-2171 2171-2172 2172-2173 2173-2174 2174-2175 2175-2176 2176-2177 2177-2178 2178-2179 2179-2180 2180-2181 2181-2182 2182-2183 2183-2184 2184-2185 2185-2186 2186-2187 2187-2188 2188-2189 2189-2190 2190-2191 2191-2192 2192-2193 2193-2194 2194-2195 2195-2196 2196-2197 2197-2198 2198-2199 2199-2200 2200-2201 2201-2202 2202-2203 2203-2204 2204-2205 2205-2206 2206-2207 2207-2208 2208-2209 2209-2210 2210-2211 2211-2212 2212-2213 2213-2214 2214-2215 2215-2216 2216-2217 2217-2218 2218-2219 2219-2220 2220-2221 2221-2222 2222-2223 2223-2224 2224-2225 2225-2226 2226-2227 2227-2228 2228-2229 2229-2230 2230-2231 2231-2232 2232-2233 2233-2234 2234-2235 2235-2236 2236-2237 2237-2238 2238-2239 2239-2240 2240-2241 2241-2242 2242-2243 2243-2244 2244-2245 2245-2246 2246-2247 2247-2248 2248-2249 2249-2250 2250-2251 2251-2252 2252-2253 2253-2254 2254-2255 2255-2256 2256-2257 2257-2258 2258-2259 2259-2260 2260-2261 2261-2262 2262-2263 2263-2264 2264-2265 2265-2266 2266-2267 2267-2268 2268-2269 2269-2270 2270-2271 2271-2272 2272-2273 2273-2274 2274-2275 2275-2276 2276-2277 2277-2278 2278-2279 2279-2280 2280-2281 2281-2282 2282-2283 2283-2284 2284-2285 2285-2286 2286-2287 2287-2288 2288-2289 2289-2290 2290-2291 2291-2292 2292-2293 2293-2294 2294-2295 2295-2296 2296-2297 2297-2298 2298-2299 2299-2300 2300-2301 2301-2302 2302-2303 2303-2304 2304-2305 2305-2306 2306-2307 2307-2308 2308-2309 2309-2310 2310-2311 2311-2312 2312-2313 2313-2314 2314-2315 2315-2316 2316-2317 2317-2318 2318-2319 2319-2320 2320-2321 2321-2322 2322-2323 2323-2324 2324-2325 2325-2326 2326-2327 2327-2328 2328-2329 2329-2330 2330-2331 2331-2332 2332-2333 2333-2334 2334-2335 2335-2336 2336-2337 2337-2338 2338-2339 2339-2340 2340-2341 2341-2342 2342-2343 2343-2344 2344-2345 2345-2346 2346-2347 2347-2348 2348-2349 2349-2350 2350-2351 2351-2352 2352-2353 2353-2354 2354-2355 2355-2356 2356-2357 2357-2358 2358-2359 2359-2360 2360-2361 2361-2362 2362-2363 2363-2364 2364-2365 2365-2366 2366-2367 2367-2368 2368-2369 2369-2370 2370-2371 2371-2372 2372-2373 2373-2374 2374-2375 2375-2376 2376-2377 2377-2378 2378-2379 2379-2380 2380-2381 2381-2382 2382-2383 2383-2384 2384-2385 2385-2386 2386-2387 2387-2388 2388-2389 2389-2390 2390-2391 2391-2392 2392-2393 2393-2394 2394-2395 2395-2396 2396-2397 2397-2398 2398-2399 2399-2400 2400-2401 2401-2402 2402-2403 2403-2404 2404-2405 2405-2406 2406-2407

[illegible]

MEDITERRANEAN VILLAGE

at Ponce Circle

CLIENT

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

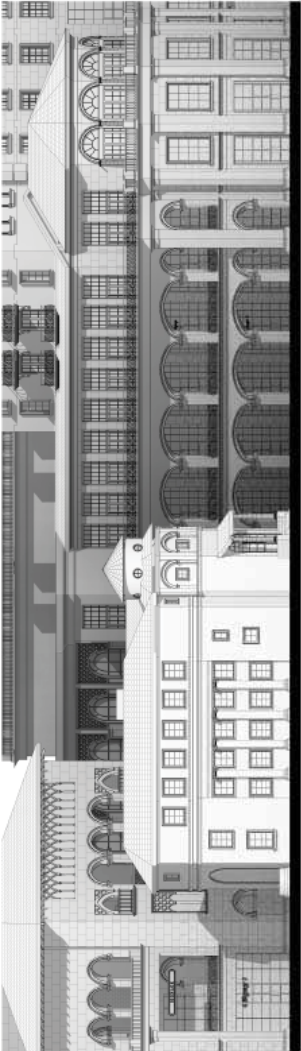
NO. 1	NO. 2	NO. 3	NO. 4	NO. 5	NO. 6	NO. 7	NO. 8	NO. 9	NO. 10	NO. 11	NO. 12	NO. 13	NO. 14	NO. 15	NO. 16	NO. 17	NO. 18	NO. 19	NO. 20	NO. 21	NO. 22	NO. 23	NO. 24	NO. 25	NO. 26	NO. 27	NO. 28	NO. 29	NO. 30	NO. 31	NO. 32	NO. 33	NO. 34	NO. 35	NO. 36	NO. 37	NO. 38	NO. 39	NO. 40	NO. 41	NO. 42	NO. 43	NO. 44	NO. 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-203.3

NO.	DESCRIPTION	REVISIONS
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



HOTEL LEVEL 02

17'-0"

17'-0"

17'-0"

ENLARGED EXTERIOR ELEVATIONS

A-203.3

MEDITERRANEAN VILLAGE

at Ponce Circle

CLIENT

ATLANTA-OLYMPIC
 COMMITTEE
 1000 AVENUE OF THE ARTS
 SUITE 1000
 ATLANTA, GA 30303

NO. OF SHEETS	10
SHEET NO.	10
TITLE	SECTION
DATE	10/10/00
BY	10/10/00
CHECKED BY	10/10/00
APPROVED BY	10/10/00
REVISIONS	
NO.	DESCRIPTION
1	10/10/00
2	10/10/00
3	10/10/00
4	10/10/00
5	10/10/00
6	10/10/00
7	10/10/00
8	10/10/00
9	10/10/00
10	10/10/00
11	10/10/00
12	10/10/00
13	10/10/00
14	10/10/00
15	10/10/00
16	10/10/00
17	10/10/00
18	10/10/00
19	10/10/00
20	10/10/00
21	10/10/00
22	10/10/00
23	10/10/00
24	10/10/00
25	10/10/00
26	10/10/00
27	10/10/00
28	10/10/00
29	10/10/00
30	10/10/00
31	10/10/00
32	10/10/00
33	10/10/00
34	10/10/00
35	10/10/00
36	10/10/00
37	10/10/00
38	10/10/00
39	10/10/00
40	10/10/00
41	10/10/00
42	10/10/00
43	10/10/00
44	10/10/00
45	10/10/00
46	10/10/00
47	10/10/00
48	10/10/00
49	10/10/00
50	10/10/00
51	10/10/00
52	10/10/00
53	10/10/00
54	10/10/00
55	10/10/00
56	10/10/00
57	10/10/00
58	10/10/00
59	10/10/00
60	10/10/00
61	10/10/00
62	10/10/00
63	10/10/00
64	10/10/00
65	10/10/00
66	10/10/00
67	10/10/00
68	10/10/00
69	10/10/00
70	10/10/00
71	10/10/00
72	10/10/00
73	10/10/00
74	10/10/00
75	10/10/00
76	10/10/00
77	10/10/00
78	10/10/00
79	10/10/00
80	10/10/00
81	10/10/00
82	10/10/00
83	10/10/00
84	10/10/00
85	10/10/00
86	10/10/00
87	10/10/00
88	10/10/00
89	10/10/00
90	10/10/00
91	10/10/00
92	10/10/00
93	10/10/00
94	10/10/00
95	10/10/00
96	10/10/00
97	10/10/00
98	10/10/00
99	10/10/00
100	10/10/00

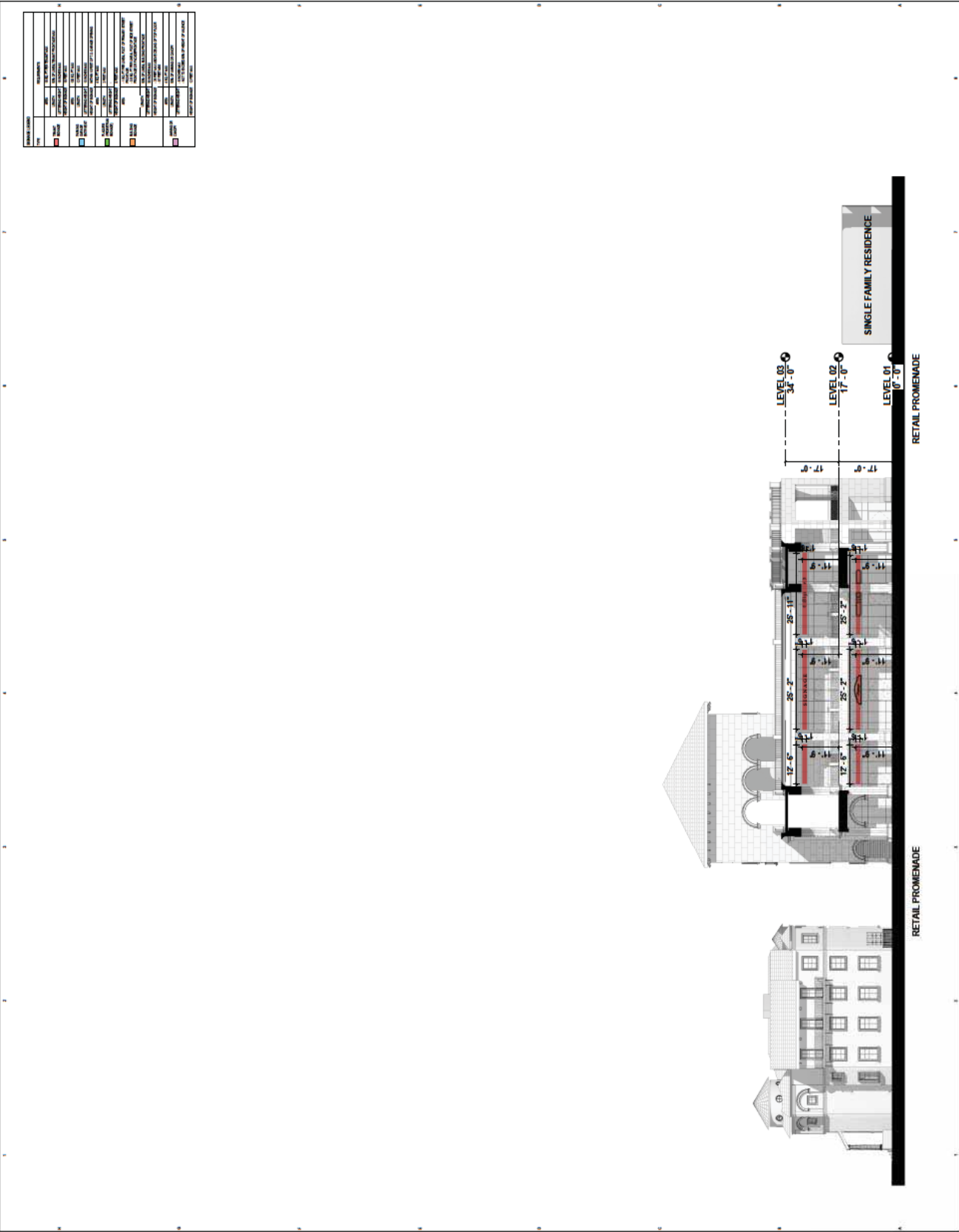


ENLARGED
EXTERIOR
ELEVATIONS

A-204.1

DATE

10/10/00



REVISION	DATE	DESCRIPTION
1	10/10/00	10/10/00
2	10/10/00	10/10/00
3	10/10/00	10/10/00
4	10/10/00	10/10/00
5	10/10/00	10/10/00
6	10/10/00	10/10/00
7	10/10/00	10/10/00
8	10/10/00	10/10/00
9	10/10/00	10/10/00
10	10/10/00	10/10/00
11	10/10/00	10/10/00
12	10/10/00	10/10/00
13	10/10/00	10/10/00
14	10/10/00	10/10/00
15	10/10/00	10/10/00
16	10/10/00	10/10/00
17	10/10/00	10/10/00
18	10/10/00	10/10/00
19	10/10/00	10/10/00
20	10/10/00	10/10/00
21	10/10/00	10/10/00
22	10/10/00	10/10/00
23	10/10/00	10/10/00
24	10/10/00	10/10/00
25	10/10/00	10/10/00
26	10/10/00	10/10/00
27	10/10/00	10/10/00
28	10/10/00	10/10/00
29	10/10/00	10/10/00
30	10/10/00	10/10/00
31	10/10/00	10/10/00
32	10/10/00	10/10/00
33	10/10/00	10/10/00
34	10/10/00	10/10/00
35	10/10/00	10/10/00
36	10/10/00	10/10/00
37	10/10/00	10/10/00
38	10/10/00	10/10/00
39	10/10/00	10/10/00
40	10/10/00	10/10/00
41	10/10/00	10/10/00
42	10/10/00	10/10/00
43	10/10/00	10/10/00
44	10/10/00	10/10/00
45	10/10/00	10/10/00
46	10/10/00	10/10/00
47	10/10/00	10/10/00
48	10/10/00	10/10/00
49	10/10/00	10/10/00
50	10/10/00	10/10/00
51	10/10/00	10/10/00
52	10/10/00	10/10/00
53	10/10/00	10/10/00
54	10/10/00	10/10/00
55	10/10/00	10/10/00
56	10/10/00	10/10/00
57	10/10/00	10/10/00
58	10/10/00	10/10/00
59	10/10/00	10/10/00
60	10/10/00	10/10/00
61	10/10/00	10/10/00
62	10/10/00	10/10/00
63	10/10/00	10/10/00
64	10/10/00	10/10/00
65	10/10/00	10/10/00
66	10/10/00	10/10/00
67	10/10/00	10/10/00
68	10/10/00	10/10/00
69	10/10/00	10/10/00
70	10/10/00	10/10/00
71	10/10/00	10/10/00
72	10/10/00	10/10/00
73	10/10/00	10/10/00
74	10/10/00	10/10/00
75	10/10/00	10/10/00
76	10/10/00	10/10/00
77	10/10/00	10/10/00
78	10/10/00	10/10/00
79	10/10/00	10/10/00
80	10/10/00	10/10/00
81	10/10/00	10/10/00
82	10/10/00	10/10/00
83	10/10/00	10/10/00
84	10/10/00	10/10/00
85	10/10/00	10/10/00
86	10/10/00	10/10/00
87	10/10/00	10/10/00
88	10/10/00	10/10/00
89	10/10/00	10/10/00
90	10/10/00	10/10/00
91	10/10/00	10/10/00
92	10/10/00	10/10/00
93	10/10/00	10/10/00
94	10/10/00	10/10/00
95	10/10/00	10/10/00
96	10/10/00	10/10/00
97	10/10/00	10/10/00
98	10/10/00	10/10/00
99	10/10/00	10/10/00
100	10/10/00	10/10/00

MEDITERRANEAN VILLAGE

at Ponce Circle

CLIENT
MEDIAN INVESTMENT GROUP
1000 N. ARCADIS AVENUE, SUITE 100
TAMPA, FL 33606

DESIGN TEAM
ARCHITECT
INTERIOR DESIGNER
Landscape Architect
Civil Engineer
Mechanical Engineer
Electrical Engineer
Structural Engineer
Environmental Engineer
Historic Preservation Consultant
Archaeologist
Traffic Engineer
Public Works Engineer
Construction Manager
Construction Inspector
Construction Administrator
Construction Superintendent
Construction Safety Manager
Construction Quality Manager
Construction Cost Manager
Construction Schedule Manager
Construction Risk Manager
Construction Legal Counsel
Construction Insurance Broker
Construction Surety Broker
Construction Bond Broker
Construction Financing Broker
Construction Leasing Broker
Construction Sales Broker
Construction Marketing Broker
Construction Recruiting Broker
Construction Training Broker
Construction Consulting Broker
Construction Research Broker
Construction Analytics Broker
Construction Technology Broker
Construction Innovation Broker
Construction Sustainability Broker
Construction Social Responsibility Broker
Construction Governance Broker
Construction Ethics Broker
Construction Compliance Broker
Construction Security Broker
Construction Privacy Broker
Construction Data Broker
Construction Information Broker
Construction Knowledge Broker
Construction Expertise Broker
Construction Leadership Broker
Construction Vision Broker
Construction Mission Broker
Construction Values Broker
Construction Culture Broker
Construction Identity Broker
Construction Reputation Broker
Construction Brand Broker
Construction Image Broker
Construction Voice Broker
Construction Message Broker
Construction Relationship Broker
Construction Network Broker
Construction Community Broker
Construction Industry Broker
Construction Association Broker
Construction Organization Broker
Construction Institution Broker
Construction Authority Broker
Construction Influence Broker
Construction Power Broker
Construction Wealth Broker
Construction Status Broker
Construction Prestige Broker
Construction Honor Broker
Construction Recognition Broker
Construction Award Broker
Construction Achievement Broker
Construction Success Broker
Construction Fulfillment Broker
Construction Well-being Broker
Construction Happiness Broker
Construction Health Broker
Construction Wealth Broker
Construction Status Broker
Construction Prestige Broker
Construction Honor Broker
Construction Recognition Broker
Construction Award Broker
Construction Achievement Broker
Construction Success Broker
Construction Fulfillment Broker
Construction Well-being Broker
Construction Happiness Broker
Construction Health Broker

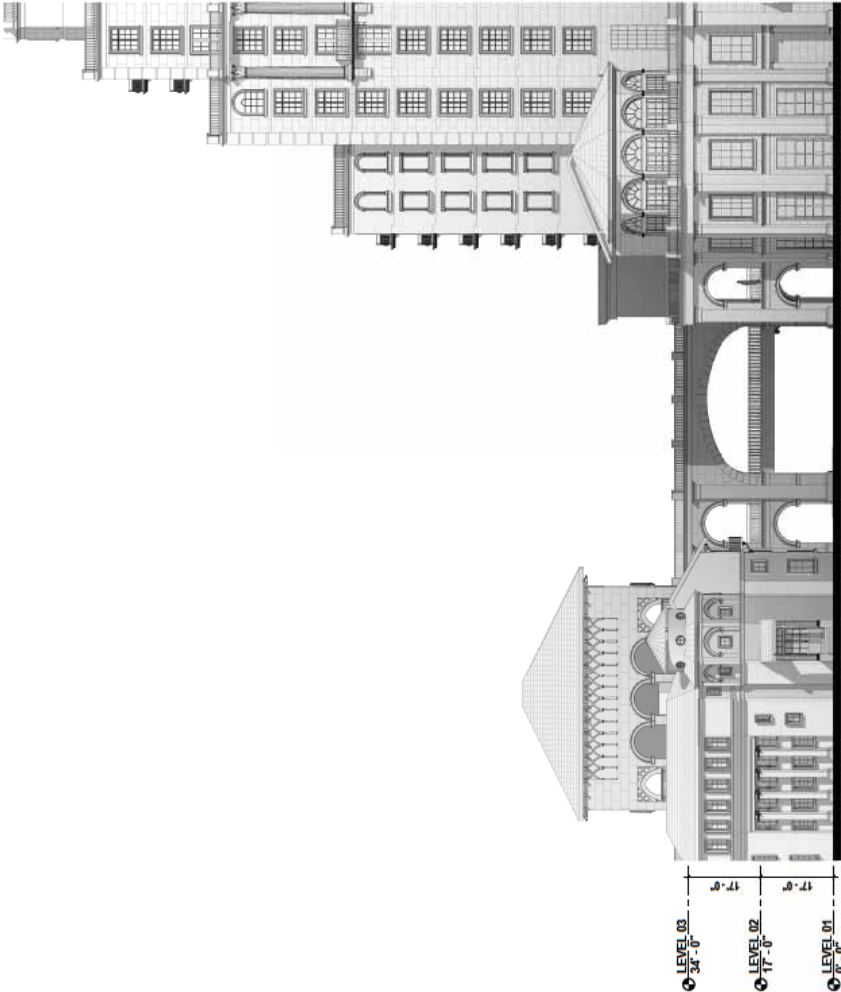


ENLARGED
EXTERIOR
ELEVATIONS

A-205.3

2024.07.01 - 10:00 AM

REVISION	DATE	BY	DESCRIPTION
1	07/01/2024	RTNL	ISSUED FOR PERMIT
2	07/01/2024	RTNL	REVISIONS TO EXISTING CONDITIONS
3	07/01/2024	RTNL	REVISIONS TO EXISTING CONDITIONS
4	07/01/2024	RTNL	REVISIONS TO EXISTING CONDITIONS
5	07/01/2024	RTNL	REVISIONS TO EXISTING CONDITIONS
6	07/01/2024	RTNL	REVISIONS TO EXISTING CONDITIONS
7	07/01/2024	RTNL	REVISIONS TO EXISTING CONDITIONS
8	07/01/2024	RTNL	REVISIONS TO EXISTING CONDITIONS
9	07/01/2024	RTNL	REVISIONS TO EXISTING CONDITIONS
10	07/01/2024	RTNL	REVISIONS TO EXISTING CONDITIONS
11	07/01/2024	RTNL	REVISIONS TO EXISTING CONDITIONS
12	07/01/2024	RTNL	REVISIONS TO EXISTING CONDITIONS
13	07/01/2024	RTNL	REVISIONS TO EXISTING CONDITIONS
14	07/01/2024	RTNL	REVISIONS TO EXISTING CONDITIONS
15	07/01/2024	RTNL	REVISIONS TO EXISTING CONDITIONS
16	07/01/2024	RTNL	REVISIONS TO EXISTING CONDITIONS
17	07/01/2024	RTNL	REVISIONS TO EXISTING CONDITIONS
18	07/01/2024	RTNL	REVISIONS TO EXISTING CONDITIONS
19	07/01/2024	RTNL	REVISIONS TO EXISTING CONDITIONS
20	07/01/2024	RTNL	REVISIONS TO EXISTING CONDITIONS
21	07/01/2024	RTNL	REVISIONS TO EXISTING CONDITIONS
22	07/01/2024	RTNL	REVISIONS TO EXISTING CONDITIONS
23	07/01/2024	RTNL	REVISIONS TO EXISTING CONDITIONS
24	07/01/2024	RTNL	REVISIONS TO EXISTING CONDITIONS
25	07/01/2024	RTNL	REVISIONS TO EXISTING CONDITIONS
26	07/01/2024	RTNL	REVISIONS TO EXISTING CONDITIONS
27	07/01/2024	RTNL	REVISIONS TO EXISTING CONDITIONS
28	07/01/2024	RTNL	REVISIONS TO EXISTING CONDITIONS
29	07/01/2024	RTNL	REVISIONS TO EXISTING CONDITIONS
30	07/01/2024	RTNL	REVISIONS TO EXISTING CONDITIONS
31	07/01/2024	RTNL	REVISIONS TO EXISTING CONDITIONS
32	07/01/2024	RTNL	REVISIONS TO EXISTING CONDITIONS
33	07/01/2024	RTNL	REVISIONS TO EXISTING CONDITIONS
34	07/01/2024	RTNL	REVISIONS TO EXISTING CONDITIONS
35	07/01/2024	RTNL	REVISIONS TO EXISTING CONDITIONS
36	07/01/2024	RTNL	REVISIONS TO EXISTING CONDITIONS
37	07/01/2024	RTNL	REVISIONS TO EXISTING CONDITIONS
38	07/01/2024	RTNL	REVISIONS TO EXISTING CONDITIONS
39	07/01/2024	RTNL	REVISIONS TO EXISTING CONDITIONS
40	07/01/2024	RTNL	REVISIONS TO EXISTING CONDITIONS
41	07/01/2024	RTNL	REVISIONS TO EXISTING CONDITIONS
42	07/01/2024	RTNL	REVISIONS TO EXISTING CONDITIONS
43	07/01/2024	RTNL	REVISIONS TO EXISTING CONDITIONS
44	07/01/2024	RTNL	REVISIONS TO EXISTING CONDITIONS
45	07/01/2024	RTNL	REVISIONS TO EXISTING CONDITIONS
46	07/01/2024	RTNL	REVISIONS TO EXISTING CONDITIONS
47	07/01/2024	RTNL	REVISIONS TO EXISTING CONDITIONS
48	07/01/2024	RTNL	REVISIONS TO EXISTING CONDITIONS
49	07/01/2024	RTNL	REVISIONS TO EXISTING CONDITIONS
50	07/01/2024	RTNL	REVISIONS TO EXISTING CONDITIONS
51	07/01/2024	RTNL	REVISIONS TO EXISTING CONDITIONS
52	07/01/2024	RTNL	REVISIONS TO EXISTING CONDITIONS
53	07/01/2024	RTNL	REVISIONS TO EXISTING CONDITIONS
54	07/01/2024	RTNL	REVISIONS TO EXISTING CONDITIONS
55	07/01/2024	RTNL	REVISIONS TO EXISTING CONDITIONS
56	07/01/2024	RTNL	REVISIONS TO EXISTING CONDITIONS
57	07/01/2024	RTNL	REVISIONS TO EXISTING CONDITIONS
58	07/01/2024	RTNL	REVISIONS TO EXISTING CONDITIONS
59	07/01/2024	RTNL	REVISIONS TO EXISTING CONDITIONS
60	07/01/2024	RTNL	REVISIONS TO EXISTING CONDITIONS
61	07/01/2024	RTNL	REVISIONS TO EXISTING CONDITIONS
62	07/01/2024	RTNL	REVISIONS TO EXISTING CONDITIONS
63	07/01/2024	RTNL	REVISIONS TO EXISTING CONDITIONS
64	07/01/2024	RTNL	REVISIONS TO EXISTING CONDITIONS
65	07/01/2024	RTNL	REVISIONS TO EXISTING CONDITIONS
66	07/01/2024	RTNL	REVISIONS TO EXISTING CONDITIONS
67	07/01/2024	RTNL	REVISIONS TO EXISTING CONDITIONS
68	07/01/2024	RTNL	REVISIONS TO EXISTING CONDITIONS
69	07/01/2024	RTNL	REVISIONS TO EXISTING CONDITIONS
70	07/01/2024	RTNL	REVISIONS TO EXISTING CONDITIONS
71	07/01/2024	RTNL	REVISIONS TO EXISTING CONDITIONS
72	07/01/2024	RTNL	REVISIONS TO EXISTING CONDITIONS
73	07/01/2024	RTNL	REVISIONS TO EXISTING CONDITIONS
74	07/01/2024	RTNL	REVISIONS TO EXISTING CONDITIONS
75	07/01/2024	RTNL	REVISIONS TO EXISTING CONDITIONS
76	07/01/2024	RTNL	REVISIONS TO EXISTING CONDITIONS
77	07/01/2024	RTNL	REVISIONS TO EXISTING CONDITIONS
78	07/01/2024	RTNL	REVISIONS TO EXISTING CONDITIONS
79	07/01/2024	RTNL	REVISIONS TO EXISTING CONDITIONS
80	07/01/2024	RTNL	REVISIONS TO EXISTING CONDITIONS
81	07/01/2024	RTNL	REVISIONS TO EXISTING CONDITIONS
82	07/01/2024	RTNL	REVISIONS TO EXISTING CONDITIONS
83	07/01/2024	RTNL	REVISIONS TO EXISTING CONDITIONS
84	07/01/2024	RTNL	REVISIONS TO EXISTING CONDITIONS
85	07/01/2024	RTNL	REVISIONS TO EXISTING CONDITIONS
86	07/01/2024	RTNL	REVISIONS TO EXISTING CONDITIONS
87	07/01/2024	RTNL	REVISIONS TO EXISTING CONDITIONS
88	07/01/2024	RTNL	REVISIONS TO EXISTING CONDITIONS
89	07/01/2024	RTNL	REVISIONS TO EXISTING CONDITIONS
90	07/01/2024	RTNL	REVISIONS TO EXISTING CONDITIONS
91	07/01/2024	RTNL	REVISIONS TO EXISTING CONDITIONS
92	07/01/2024	RTNL	REVISIONS TO EXISTING CONDITIONS
93	07/01/2024	RTNL	REVISIONS TO EXISTING CONDITIONS
94	07/01/2024	RTNL	REVISIONS TO EXISTING CONDITIONS
95	07/01/2024	RTNL	REVISIONS TO EXISTING CONDITIONS
96	07/01/2024	RTNL	REVISIONS TO EXISTING CONDITIONS
97	07/01/2024	RTNL	REVISIONS TO EXISTING CONDITIONS
98	07/01/2024	RTNL	REVISIONS TO EXISTING CONDITIONS
99	07/01/2024	RTNL	REVISIONS TO EXISTING CONDITIONS
100	07/01/2024	RTNL	REVISIONS TO EXISTING CONDITIONS



10

3D Renderings



A-917
NUMBER
2014 RTOL ASSOCIATES INC.

[illegible]

CLIENT	ADAMS PONSER LLC 3001 20TH STREET FORT WORTH TX 76104-4000
--------	--

Project

RTKL

AN ARCADIS COMPANY

RTKL AMERICA/CH2M HILL INC.
200 ALABAMA AVE. SOUTH
SUITE 1000
ATLANTA, GEORGIA 30333
P. 770.200.2200
F. 770.200.2201
WWW.RTKL.COM
PHOTOGRAPHY: ALABAMA 40-14002.00



1997年12月15日 星期一

A-918

3D VIEW

BEST CERTIFICATION

100% Satisfaction Guarantee

CUSTOMER:
INDUSTRIAL PROCESS LLC
800 N. 7TH ST. SUITE 200
LAKES MINNEAPOLIS

**MEDITERRANEAN
VILLAGE at
Ponce Circle**

1500

AN ARCADIS COMPANY

FIN



101 1000 C. SOUTH AVENUE, SUITE 1000, ATLANTA, GA 30309
 TEL: 404.525.1000 FAX: 404.525.1001
 WWW.ARCADIS.COM

3D VIEW

A-922

MEDITERRANEAN VILLAGE
 at Ponce Circle

RTNL
 AN ARCADIS COMPANY



Abstract

CLIENT: **INDIAN POWER LLC**
 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, 2731-2732, 2733-2734, 2735-2736, 2737-2738, 2739-2740, 2741-2742, 2743-2744, 2745-2746, 2747-2748, 2749-2750, 2751-27

© 2000 Blackwell Science Ltd

[illegible]

3-D VIEW

A-923

© 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,



© 2005 Blackwell Publishing Ltd *Journal of Internal Medicine* 257: 105–112

[illegible]

Source: *Journal of the American Statistical Association*, 93(463), 1303-1310.

CLIENT	ADAMS POWER LLC 3801 38TH STREET, SUITE 1000 DENVER, CO 80202
--------	---

MEDITERRANEAN VILLAGE
at Ponce Circle

100

AN ARCADIS COMPANY

RTKL ASSOCIATES INC.
380 ALABAMA CIR. SOUTH
CORAL GABLES, FLORIDA
P. 786.268.3200
F. 786.268.3221
WWW.RTKL.COM
PROJECT NUMBER: 45-14002-0

INDEX

A-924

3D VIEW

QUESTIONS

A-925

[illegible]

CLIENT
ARMUS POWER LLC
3801.3801.3801 POWER DR
LEHIGH BOULEVARD

MEDITERRANEAN VILLAGE
at Ponce Circle

IRTEL

AN ARCADIS COMPANY

IRTEL AMERICAN INC.
590 AL HAMBRA CIRCLE SOUTH
CORAL GABLES, FLORIDA
33134
P. 786.384.2201
WWW.IRTEL.COM
PROJECT NUMBER 46-14025 (0)

CONSULTANT

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:

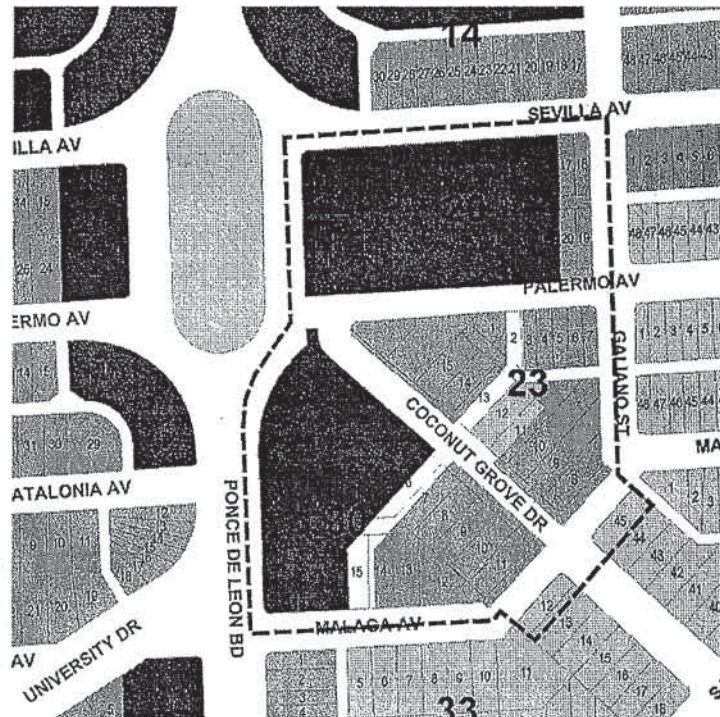
A large, stylized handwritten signature in black ink, with the name 'Elizabeth Hernandez' clearly legible within the loops.

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:



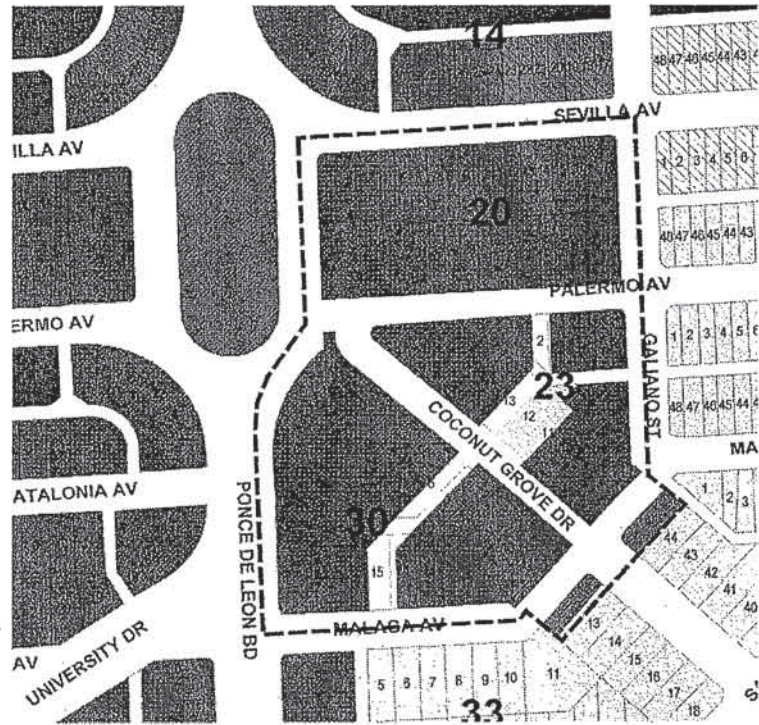
ELIZABETH HERNANDEZ
CITY ATTORNEY

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.,

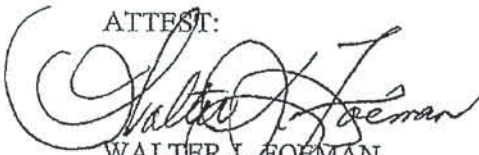
(Moved: Kerdyk / Seconded: Anderson)
(Yeas: Kerdyk, Withers, Anderson, Slesnick)
(Absent: Cabrera)
(Majority: 4-0 Vote)
(Agenda Item: E-4)

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.

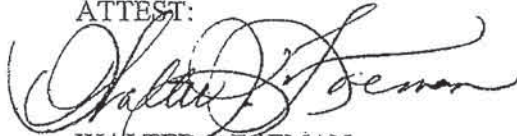
(Moved: Anderson / Seconded: Withers)
(Yeas: Withers, Anderson, Kerdyk, Slesnick)
(Absent: Cabrera)
(Majority: 4-0 Vote)
(Agenda Item: E-5)

APPROVED:



DONALD D. SLESNICK II
MAYOR

ATTEST:



WALTER J. FOEMAN
CITY CLERK

APPROVED AS TO FORM AND
LEGAL SUFFICIENCY:



ELIZABETH M. HERNANDEZ
CITY ATTORNEY