MEDITERRANEAN VILLAGE at Ponce Circle

SITE ADDRESS
2801, 2901, 3001 PONCE DE LEON BOULEVARD
CORAL GABLES, FLORIDA 33134

PACKAGE 5

OWNER / DEVELOPER
AGAVE PONCE LLC.
2801, 2901, 3001 PONCE DE LEON BOULEVARD
CORAL GABLES, FLORIDA 33134

ARCHITECT
CALLISONRTKL INC.
396 ALHAMBRA CIRCLE, SUITE 500
CORAL GABLES, FLORIDA 33134

STRUCTURAL ENGINEER
DESIMONE CONSULTING ENGINEERS
800 BRICKELL AVENUE, 6TH FLOOR
MIAMI, FLORIDA 33131

MEP ENGINEER
EXP US SERVICES INC.
2601 WESTHALL LANE
MAITLAND, FLORIDA 32751

INTERIOR DESIGNER
CALLISONRTKL INC.
396 ALHAMBRA CIRCLE, SUITE 500
CORAL GABLES, FLORIDA 33134

GEOTECHNICAL ENGINEER
LANGAN ENGINEERING
AND ENVIRONMENTAL SERVICES
15150 NW 79TH COURT, SUITE 200
MIAMI LAKES, FLORIDA 33016

CIVIL ENGINEER
LANGAN ENGINEERING
AND ENVIRONMENTAL SERVICES
15150 NW 79TH COURT, SUITE 200
MIAMI LAKES, FLORIDA 33016

LANDSCAPE ARCHITECT
MAYHAN RYKIEL LANDSCAPE ARCHITECTURE
URBAN DESIGN & PLANNING
800 WYMAN PARK DRIVE
BALTIMORE, MARYLAND 21211

LIFE SAFETY CONSULTANT
SLS CONSULTING, INC.
1825 PONCE DE LEON BOULEVARD, SUITE 565
CORAL GABLES, FLORIDA 33134

LOW VOLTAGE CONSULTANT
CALLISONRTKL INC.
901 SOUTH BOND STREET
BALTIMORE, MARYLAND 21231

LIGHTING CONSULTANT
CM KLING + ASSOCIATES INC.
1411 KING STREET
ALEXANDRIA, VIRGINIA 22314

LEED CONSULTANT
EXP US SERVICES INC.
2601 WESTHALL LANE
MAITLAND, FLORIDA 32751

VERTICAL TRANSPORTATION
LERCH BATES INC.
12421 NW 35TH STREET
CORAL SPRINGS, FLORIDA 33065

PARKING CONSULTANT
KIMLEY-HORN
1221 BRICKELL AVENUE, SUITE 400
MIAMI, FLORIDA 33131

WATERPROOFING CONSULTANT
CURTAIN WALL DESIGN & CONSULTING INC.
8070 PARK LANE, SUITE 400
DALLAS, TEXAS 75231

POOL CONSULTANT
AQUATIC DESIGN & ENGINEERING
189 SOUTH ORANGE AVENUE, SUITE 1220
ORLANDO, FLORIDA 32801

SIGNAGE AND WAYFINDING CONSULTANT
CALLISONRTKL INC.
396 ALHAMBRA CIRCLE, SUITE 500
CORAL GABLES, FLORIDA 33134

ACOUSTICAL CONSULTANT
SIEBEIN ASSOCIATES, INC.
625 NW 60TH STREET, SUITE C
GAINSVILLE, FLORIDA 32607

WIND TUNNEL CONSULTANT
BMT FLUID MECHANICS
180 VARICK STREET, SUITE 506
NEW YORK, NEW YORK 10014

CALLISONRTKL
A DESIGN CONSULTANCY OF ARCADIS

CallisonRTKL Inc.
396 ALHAMBRA CIR. SOUTH TOWER, SUITE
CORAL GABLES, FLORIDA 33134
Tel: P. 786.268.3200
Fax: F. 786.268.3201

Consultant

MEDITERRANEAN VILLAGE at Ponce Circle

BOARD OF ARCHITECTS - PACKAGE 5

Client/Owner/Project Address
AGAVE PONCE LLC.
2801,2901,3001 PONCE DE LEON BOULEVARD

Issue Drawing Log

	08/05/16	

Seal

Sheet Identification
COVER SHEET

G5-0000

C:\Users\rdelord\Documents\MED VILLAGE- North Residential Tower-Central 01_rdelord.rvt 8/4/2016 11:09:50 AM © 2016 CallisonRTKL Inc.

CALLISONRTKL
A DESIGN CONSULTANCY OF ARCADIS

CallisonRTKL Inc.
396 ALHAMBRA CIR. SOUTH TOWER, SUITE
CORAL GABLES, FLORIDA 33134
Tel: P. 786.268.3200
Fax: F. 786.268.3201

Consultant

MEDITERRANEAN VILLAGE at Ponce Circle

BOARD OF ARCHITECTS - PACKAGE 5

Client/Owner/Project Address

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

Issue Drawing Log

	08/05/16	

Seal

Sheet Identification

CONTEXT PHOTOS

G5-0002

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MEDITERRANEAN VILLAGE AT PONCE CIRCLE

ALL OF BLOCKS 20 AND 30, AND A PORTION OF THE PLATTED ALLEY LYING WITHIN BLOCK 23, "CORAL GABLES CRAFTS SECTION," AS RECORDED IN PLAT BOOK 10, AT PAGE 40, AND BLOCKS 1, 2, 3, 4, 5, 6 AND 7, AND TRACTS "A," "B," "C, "D," "E," "F" AND "G," "PONCE PLACE VILLAS EAST," PLAT BOOK 168, PAGE 42, BOTH OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA,
LYING AND BEING IN SECTION 17, TOWNSHIP 54 SOUTH, RANGE 41 EAST, CITY OF CORAL GABLES, MIAMI-DADE COUNTY, FLORIDA.

LOCATION MAP

A PORTION OF SECTION 17, TOWNSHIP 54 SOUTH, RANGE 41 EAST
CITY OF CORAL GABLES, MIAMI-DADE COUNTY, FLORIDA
SCALE: 1"=300'

PLAT DETAIL

SCALE: 1"=150'

LEGAL DESCRIPTION:

PARCEL (1):

LOTS 1 THROUGH 36, BLOCK 20, CRAFTS SECTION OF CORAL GABLES, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 10, AT PAGE 40, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

PARCEL (2):

ALL OF THE NORTH-SOUTH ALLEY, WHICH EXTENDS FROM SEVILLA AVENUE TO PALERMO AVENUE, AND THE EAST-WEST ALLEY IN BLOCK 20, CRAFTS SECTION OF CORAL GABLES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 10, AT PAGE 40, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, AS VACATED BY CITY OF CORAL GABLES ORDINANCE 2006-24.

PARCEL (3):

LOTS 1, 2, 3, 16, 17, 18 AND 19, BLOCK 30, OF CORAL GABLES CRAFTS SECTION ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 10, PAGE 40 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA; AND TRACTS A, B AND C OF CATAMAL CORNER, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 102, PAGE 69 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA; AND LOTS 6 AND 7, LESS THE NORTHEASTERLY 107.5 FT. THEREOF, BLOCK 30, OF CORAL GABLES CRAFTS SECTION ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 10, PAGE 40 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

PARCEL (4):

ALL THAT PORTION OF THE NORTH-SOUTH ALLEY IN BLOCK 30, CORAL GABLES CRAFTS SECTION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 10, PAGE 40, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, WHICH LIES SOUTH OF THE EASTERLY EXTENSION OF THE NORTH LINE OF LOT 1, BLOCK 30, CORAL GABLES CRAFTS SECTION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 10, PAGE 40, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, AS VACATED BY CITY OF CORAL GABLES ORDINANCE 2006-24.

PARCEL (5):

LOTS 14 AND 15 AND THE WEST 10 FEET OF LOT 13, BLOCK 30, OF CORAL GABLES CRAFTS SECTION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 10, PAGE 40 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

PARCEL (6):

LOTS 12 AND 13, LESS THE WEST 10 FEET OF LOT 13, BLOCK 30, OF CORAL GABLES CRAFTS SECTION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 10, PAGE 40 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

PARCEL (7):

LOTS 10 AND 11, IN BLOCK 30, OF CORAL GABLES CRAFTS SECTION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 10, PAGE 40 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

PARCEL (8):

LOTS 8 AND 9, BLOCK 30, OF CORAL GABLES CRAFTS SECTION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 10, PAGE 40 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

PARCEL (9):

NORTHEASTERLY 107.5 FEET OF LOTS 6 AND 7, BLOCK 30, OF CORAL GABLES CRAFTS SECTION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 10, PAGE 40 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

PARCEL (10):

ALL OF THE LANDS AS CONTAINED IN THAT CERTAIN RECORD PLAT OF "PONCE PLACE VILLAS EAST," ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 168 AT PAGE 42, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

PARCEL (11):

THAT PORTION OF ALLEY VACATED BY ORDINANCE NO. 2015-14 (AS AMENDED).

NOTE:

AN EXPRESS PURPOSE OF THIS PLAT IS TO CLOSE, VACATE, ABANDON AND DISCONTINUE FROM USE ALL OF THOSE CERTAIN "LIMITED ACCESS RIGHT-OF-WAY LINES" ALONG COCONUT GROVE DRIVE, AVENUE MALAGA AND GALIANO STREET AS CREATED BY THE PLAT OF "PONCE PLACE VILLAS EAST," AS RECORDED IN PLAT BOOK 168 AT PAGE 42, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

AN EXPRESS PURPOSE OF THIS PLAT IS TO CLOSE, VACATE, ABANDON AND DISCONTINUE FROM USE THOSE CERTAIN UTILITY EASEMENTS LOCATED WITHIN TRACTS "B," "C," "E" AND "F" CREATED BY THE PLAT OF "PONCE PLACE VILLAS EAST," AS RECORDED IN PLAT BOOK 168 AT PAGE 42, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

AN EXPRESS PURPOSE OF THIS PLAT IS TO CLOSE, VACATE, ABANDON AND DISCONTINUE FROM USE THOSE CERTAIN PUBLIC INGRESS-EGRESS EASEMENTS LOCATED WITHIN TRACTS "B" AND "E" CREATED BY THE PLAT OF "PONCE PLACE VILLAS EAST," AS RECORDED IN PLAT BOOK 168 AT PAGE 42, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

SURVEYOR'S NOTES:

1. THIS SKETCH REPRESENTS A "BOUNDARY SURVEY" WITH ELEVATIONS FOR A TENTATIVE PLAT.
2. THERE ARE NO VISIBLE ENCROACHMENTS, OTHER THAN THOSE SHOWN HEREON.
3. THE ELEVATIONS SHOWN HEREON RELATE TO NATIONAL GEODETIC VERTICAL DATUM (N.G.V.D.) OF 1929.
4. VISIBLE INDICATORS OF UTILITIES ARE SHOWN HEREON, HOWEVER, NO ATTEMPT WAS MADE TO LOCATE UNDERGROUND ITEMS.
5. NO ATTEMPT WAS MADE BY THIS FIRM TO LOCATE WALL OR FENCE FOOTERS/FOUNDATIONS.
6. THE DISTANCES SHOWN ALONG THE PROPERTY LINES HEREON ARE RECORD AND MEASURED, UNLESS NOTED OTHERWISE.
7. THE PROPERTY SHOWN HEREON FALLS WITHIN FEDERAL FLOOD ZONE "X" PER FLOOD INSURANCE RATE MAP NO. 12086C0457L, COMMUNITY NO. 120639, PANEL NO. 0457, SUFFIX L, OF MAP DATED SEPTEMBER 11, 2009.
8. THIS SKETCH HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE ENTITY (ENTITIES) NAMED HEREON. THE CERTIFICATION SHOWN HEREON DOES NOT EXTEND TO ANY UNNAMED PARTIES.
9. BENCHMARK A: P.K. NAIL & BRASS WASHER ON TOP OF CURB AT FRONT OF SIDEWALK AT THE SOUTHWEST CORNER OF PONCE DE LEON BOULEVARD AND AVENUE ALMERIA. ELEVATION=10.81 N.G.V.D. (11.07 CITY OF MIAMI MEAN LOW WATER BAY DATUM).
10. BENCHMARK B: 2" SQUARE ON TOP OF CURB AT THE NORTHWEST CORNER OF AVENUE MALAGA AND GALIANO STREET. ELEVATION=12.46 N.G.V.D. (12.72 CITY OF MIAMI MEAN LOW WATER BAY DATUM).
11. THE UNDERGROUND WATER AND SEWER UTILITY ITEMS SHOWN HEREON REPRESENT AN APPROXIMATE LOCATION OF SAID UTILITIES AS SHOWN ON CERTAIN ATLAS SHEETS OBTAINED FROM MIAMI-DADE WATER & SEWER AUTHORITY AND AUGMENTED BY FIELD LOCATIONS BY THIS FIRM AND ARE SUBJECT TO THE ACCURACY OF THE INFORMATION PROVIDED.
12. PORTIONS OF THE LANDS DESCRIBED HEREIN ARE SUBJECT TO UTILITY EASEMENTS PURSUANT TO DEED BOOK 1304, PAGE 9, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.
13. AN EXPRESS PURPOSE OF THIS PLAT IS TO CLOSE, VACATE, ABANDON AND DISCONTINUE FROM USE THE HISTORIC RESERVATIONS CALLING FOR FIVE FOOT REAR EASEMENTS AND THREE FOOT EASEMENTS ALONG SIDE LOT LINES "WHEN NECESSARY". WHILE ENCUMBERING THE UNDERLYING LANDS, HISTORICALLY THEY ARE GENERALLY NOT ENFORCED UNLESS THEY ARE ACCOMMODATING EXISTING FACILITIES. IT IS IMPORTANT TO NOTE THAT THE PARTICULAR LANDS INCLUDED IN THIS SURVEY HAVE COMPLETED A DEVELOPMENT REVIEW PROCESS WHICH THE CURRENT PROJECT IMPROVEMENTS ARE PART OF. ALTHOUGH INCOMPLETE, THE IMPROVEMENTS AND UTILITY SERVICES RELATED TO THEM HAVE BEEN COORDINATED AND APPROVED BY ALL PARTICIPATING UTILITY PROVIDERS WITHOUT THE RELIANCE ON ANY OF THESE HISTORIC EASEMENTS.

DEVELOPMENT INFORMATION

1. OWNER: AGAVE PONCE, LLC
   396 ALHAMBRA CIRCLE, SUITE 201
   CORAL GABLES, FLORIDA 33134
2. NUMBER OF TRACTS: 4
   (SEE "AREA TABULATION")
3. NUMBER OF LOTS: 0
3. UTILITY SERVICE:
   EXISTING WATER (MIAMI-DADE WATER & SEWER AUTHORITY)
   EXISTING SEWER (CITY OF CORAL GABLES)
4. EXISTING ZONING: "P.A.D." (PLANNED AREA DEVELOPMENT)
5. MIAMI-DADE COUNTY, FLORIDA, FLOOD CRITERIA:
   7.0 FEET N.G.V.D. 1929 (PER PLAT BOOK 120, PAGE 13, PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA)
6. PROPERTY SHOWN HEREON FALLS WITHIN FEDERAL FLOOD ZONE "X" PER FLOOD INSURANCE RATE MAP NUMBER 12086C0457L, COMMUNITY NO. 120639, PANEL NO. 0457, SUFFIX L, MAP AND INDEX MAP BOTH DATED 09-11-2009.
7. MIAMI-DADE COUNTY, FLORIDA, PROPERTY APPRAISER TAX FOLIO NO.:

03-4117-005-5390,	03-4117-005-5391,
03-4117-005-5470,	03-4117-005-5480,
03-4117-005-5510,	03-4117-005-5500,
03-4117-069-0010,	03-4117-069-0020,
03-4117-069-0030,	03-4117-069-0040,
03-4117-069-0050,	03-4117-069-0060,
03-4117-069-0070,	03-4117-069-0080,
03-4117-069-0090,	03-4117-069-0100,
03-4117-069-0110,	03-4117-069-0120,
03-4117-069-0130,	03-4117-069-0140,
03-4117-069-0150,	03-4117-069-0160,
03-4117-069-0170,	03-4117-069-0180,
03-4117-069-0190,	03-4117-069-0200,
03-4117-069-0210,	03-4117-069-0220,
03-4117-069-0230,	03-4117-069-0240,
03-4117-069-0250,	03-4117-069-0260,
03-4117-069-0270,	03-4117-069-0280,
03-4117-069-0290,	03-4117-069-0300
03-4117-005-7320,	03-4117-005-7370
03-4117-005-7380,	03-4117-005-7390
03-4117-005-7400,	03-4117-005-7410

PROPOSED USE:

TRACT "A": 92,641 SQ. FT. COMMERCIAL
321,139 SQ. FT. OFFICE
RESIDENTIAL APARTMENT UNITS: 67
RESIDENTIAL TOWNHOUSE UNITS: 5

TRACT "B": 78,221 SQ. FT. COMMERCIAL
60,000 SQ. FT. RESTAURANT
RESIDENTIAL TOWNHOUSE UNITS: 7

TRACT "C": 125,871 SQ. FT. COMMERCIAL
RESIDENTIAL APARTMENT UNITS: 80
RESIDENTIAL TOWNHOUSE UNITS: 3
HOTEL ROOMS: 214 (NO EXTENDED STAY & NO KITCHENETTES)

TRACT "D": EXISTING HISTORICAL BUILDING (TO REMAIN)

ZONING:
SINGLE FAMILY ATTACHED UNITS: 0
SINGLE FAMILY DETACHED UNITS: 0
MULTI-FAMILY UNITS: 162
TOTAL ACREAGE:
GROSS AREA = 10.344± ACRES (450,570 SQ. FT.)
NET AREA = 6.731± ACRES (293,205 SQ. FT.)

AREA TABULATION:		
TRACT "A"	103,369 SQ. FT.	2.373± ACRES
TRACT "B"	65,564 SQ. FT.	1.706± ACRES
TRACT "C"	120,444 SQ. FT.	2.764± ACRES
TRACT "D"	3828 SQ. FT.	0.088± ACRES
TOTAL TRACT AREA	293,205 SQ. FT.	6.731± ACRES

CERTIFIED TO:
AGAVE PONCE, LLC
2901 PONCE, LLC
FIRST AMERICAN TITLE INSURANCE COMPANY
BILZIN SUMBERG BAENA PRICE & AXELROD, LLP

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT THIS "TENTATIVE PLAT" OF THE PROPERTY DESCRIBED HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS RECENTLY SURVEYED AND DRAWN UNDER MY SUPERVISION AND DIRECTION. THIS SURVEY COMPLIES WITH THE STANDARDS OF PRACTICE REQUIREMENTS ADOPTED BY THE FLORIDA STATE BOARD OF SURVEYORS AND MAPPERS PURSUANT TO CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, AND CHAPTER 472.027, FLORIDA STATUTES.

Schwebke-Shiskin & Associates, Inc.
BY: [signature]
MARK STEVEN JOHNSON, PRINCIPAL
PROFESSIONAL LAND SURVEYOR No. 4775
STATE OF FLORIDA.

Schwebke-Shiskin & Associates, Inc.
LAND PLANNERS • ENGINEERS • LAND SURVEYORS
3240 CORPORATE WAY, MIRAMAR, FLORIDA 33025 TEL: (954) 435-7010 FAX: (954) 438-3288
CERTIFICATE OF AUTHORIZATION No. LB-87

Drawn By: L.F.G. | Checked By: M.S.J. | Date: 03-18-14
Order No. 205252 | F.B. No.: SE 5176 Pg. 44 | Scale: AS SHOWN
File No. AJ-5165 TP | Sheet 1 of 3 Sheet(s)

NOTE: This sketch is not valid unless it bears the signature and the original raised seal of a Florida licensed surveyor and mapper.

This is not a "Boundary Survey."

TENTATIVE PLAT
MEDITERRANEAN VILLAGE AT PONCE CIRCLE
PREPARED FOR: AGAVE PONCE LLC
Section 17, Township 54 South, Range 41 East, City of Coral Gables, Miami-Dade County, Florida

REVISIONS

File No. AJ-5165 TP

GENERAL LEGEND:

AERIAL CABLE
ALUMINUM LIGHT POST
ALUMINUM LIGHT POST (SINGLE)
ALUMINUM LIGHT POST (DOUBLE)
ALUMINUM LIGHT POST (TRIPLE)
ALUMINUM LIGHT POST (QUAD)
ANCHOR/GUY WIRE
BACKFLOW PREVENTER ASSEMBLY
CABLE TELEVISION BOX
CATCH BASIN
CENTERLINE
CHECK VALVE ASSEMBLY
CIRCULAR DRAIN
COLUMN (CIRCULAR)
COLUMN (SQUARE)
CONCRETE LIGHT POLE
CONCRETE LIGHT POLE (DOUBLE)
CONCRETE POWER POLE
CONTROL POINT
CURB INLET
ELECTRIC BOX
ELECTRIC HAND HOLE
ELEVATIONS (SEE NOTES FOR DATUM)
FIRE HYDRANT
FLAGPOLE
FLOW LINE
FORCE MAIN MANHOLE
FORCE MAIN VALVE
F.P.L. ELECTRIC MANHOLE
F.P.L. TRANSFORMER PAD
F.P.L. TRANSMISSION POLE
GAS MANHOLE
GAS METER
GAS PUMP
GAS VALVE
GREASE TRAP MANHOLE
GROUND LIGHTING
GUARD POST
IRRIGATION HAND HOLE
IRRIGATION VALVE
MAILBOX
MONITOR WELL
MONUMENT LINE
OVERHEAD WIRES (APPROXIMATE)
P-S INLET
P-S INLET
PARKING METER
PEDESTRIAN CROSSING SIGNAL
PERMANENT REFERENCE MONUMENT
POST INDICATOR VALVE
VACUUM BREAKER ASSEMBLY
PROPERTY LINE
SANITARY SEWER CLEANOUT
SANITARY SEWER MANHOLE
SIAMESE CONNECTION
SIGN POST
SPRINKLER PUMP
STANDPIPE
STORM SEWER MANHOLE
STREET LIGHT HAND HOLE
SWALE INLET
TELEPHONE BOX (SOUTHERN BELL)
TELEPHONE HAND HOLE
TELEPHONE MANHOLE (SO. BELL)
TELEPHONE PAYPHONE
TRAFFIC HAND HOLE
TRAFFIC UTILITY BOX
TRAFFIC SIGNAL POST
UNDERGROUND UTILITY MARKER
UNKNOWN UTILITY MANHOLE
UNKNOWN UTILITY HAND HOLE
WATER MANHOLE
WATER METER
WATER VALVE
WOOD LIGHT POLE
WOOD POWER POLE
HANDICAP PARKING
STROLLER PARKING

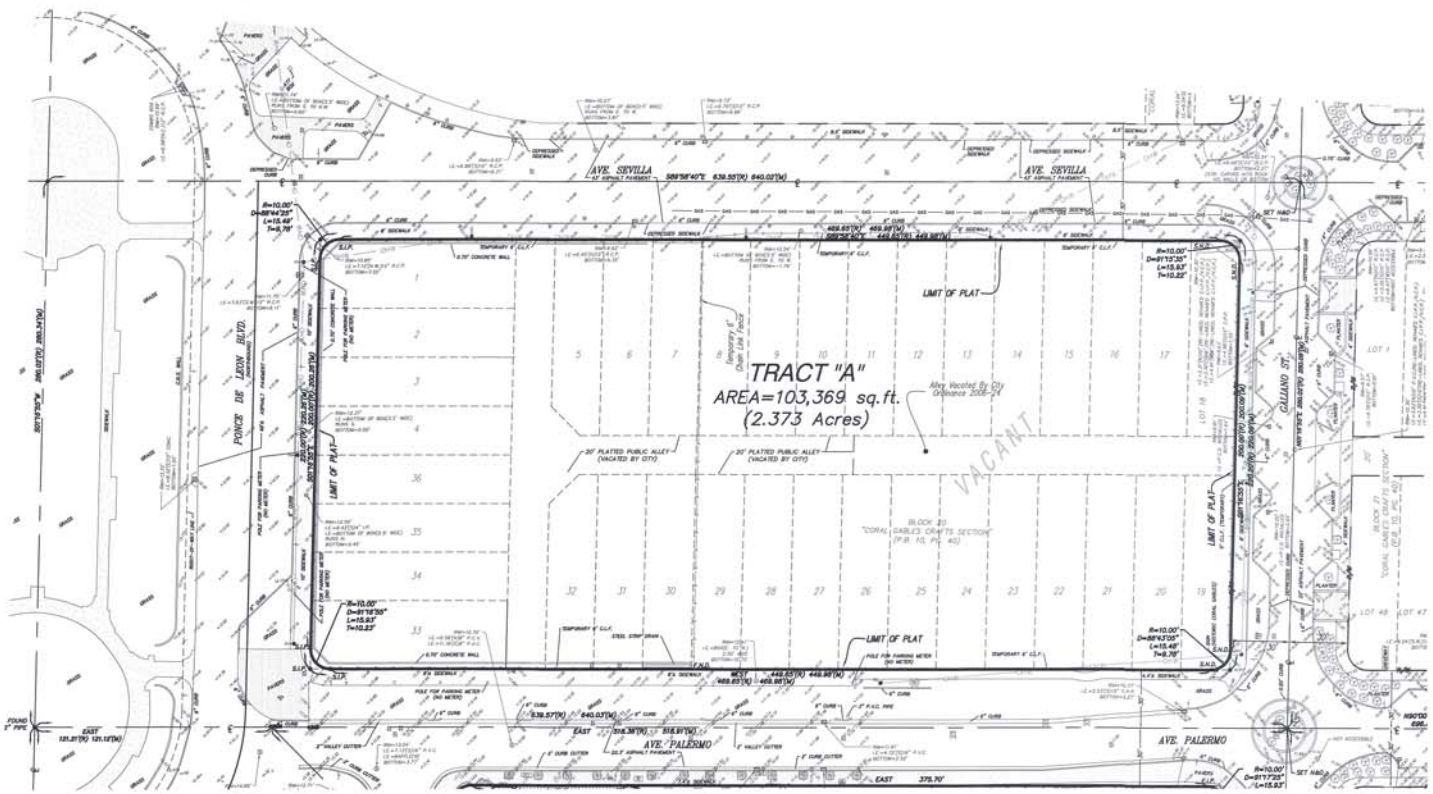
ABBREVIATIONS:

A - denotes ARRAY
Δ - denotes DELTA ANGLE
R - denotes ARC DISTANCE
T - denotes TANGENT DISTANCE
PCP - denotes PERMANENT CONTROL POINT
PRM - denotes PERMANENT REFERENCE MONUMENT
PB - denotes PLAT BOOK
PG - denotes PLAT PAGE
POC - denotes POINT OF COMMENCEMENT
POB - denotes POINT OF BEGINNING
OHW - denotes OVERHEAD UTILITY WIRES
ORB - denotes OFFICIAL RECORDS BOOK
PC - denotes POINT OF CURVATURE
PCC - denotes POINT OF COMPOUND CURVATURE
CBS - denotes CONCRETE BLOCK STRUCTURE
CLF - denotes CHAINLINK FENCE
WF - denotes WOOD FENCE
F.I.P. - denotes FOUND IRON PIPE
F.I.R. - denotes FOUND IRON ROD
F.N.D. - denotes FOUND NAIL & DISK
I.R.S. - denotes SET 1/2" REBAR & BRASS DISC
SIB - denotes SET IRON
ENCR - denotes ENCROACHMENT
R/W - denotes RIGHT-OF-WAY

(D) - denotes DEED DISTANCE
(C) - denotes DISTANCE BY LEGAL DESCRIPTION
(M) - denotes MEASURED DISTANCE
(R) - denotes RECORD OF PLATTED DISTANCE

PARTIAL UNDERGROUND UTILITIES (APPROXIMATE)

COM — COMMUNICATION
DRAIN — DRAINAGE
ELEC — ELECTRIC
FM — FORCE MAIN
IRRIG — IRRIGATION
GAS — NATURAL GAS
SAN — SANITARY SEWER
WM — WATER



See Sheet 2 of 3

LICENSED MARK STEVEN JONCAS STATE OF FLORIDA LICENSE NO. 4776 STATE OF

Schwebke-Shiskin & Associates, Inc.
LAND PLANNERS • ENGINEERS • LAND SURVEYORS
2240 CORPORATE BLVD. NORTH, MIAMI, FLORIDA 33126 TEL. (954) 435-7010 FAX (954) 435-3398

NOTE: This sketch is not valid unless it bears the signature and the original raised seal of a Florida licensed surveyor and mapper.

This is not a "Boundary Survey."

CERTIFICATE OF AUTHORIZATION No. LB-87

Drawn By: L.E.G. Checked By: M.S.J. Date: 02-24-18
Order No. 305232 Sign: 03-13-14 Scale: AS SHOWN
F.B. No. SE 5/72 Pg. 44
Sheet 3 of 3 Sheet(s)
File No. AJ-5165 TP

TENTATIVE PLAT

MEDITERRANEAN VILLAGE AT PONCE CIRCLE

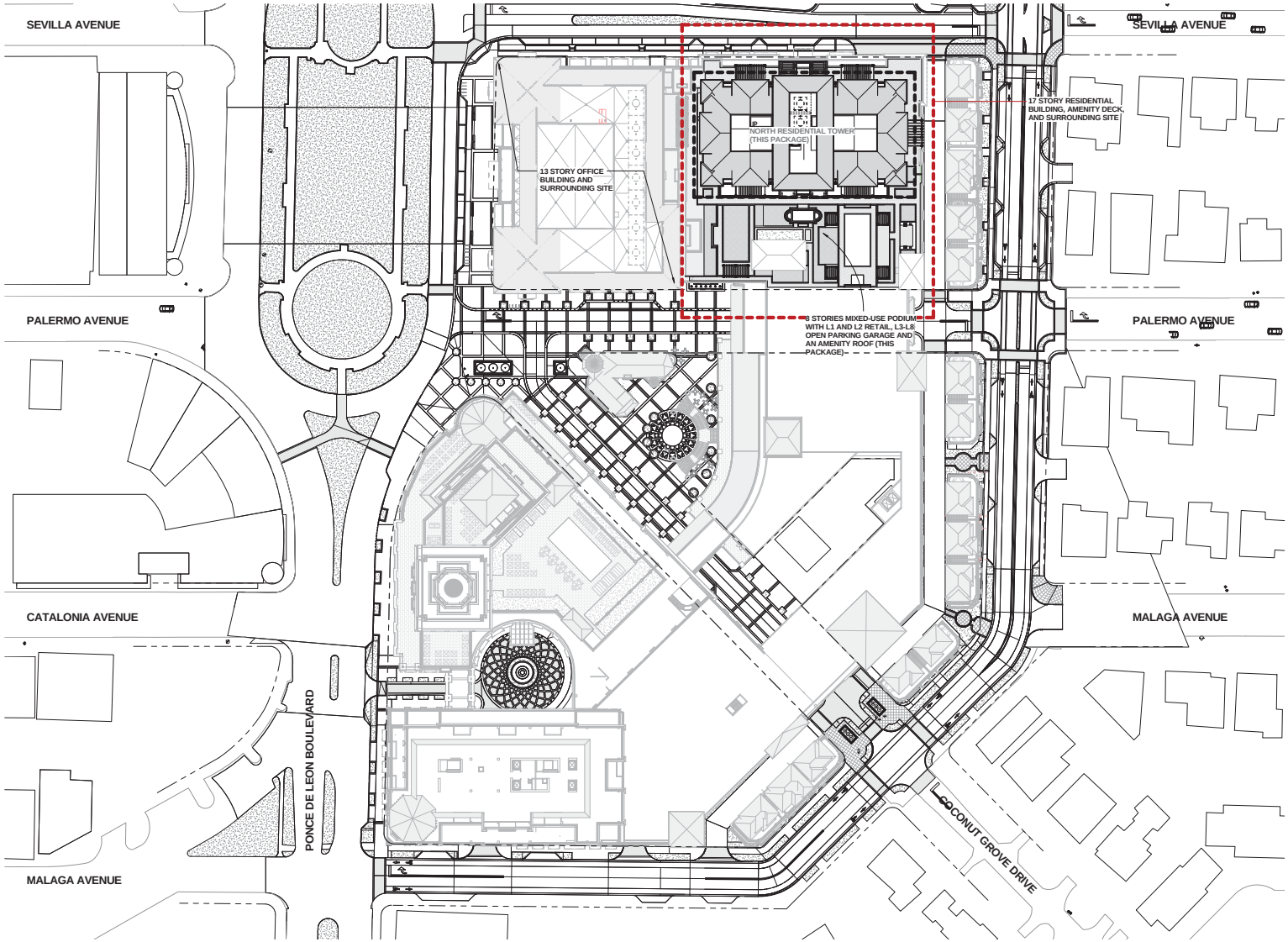
PREPARED FOR: AGAVE PONCE LLC

Section 17, Township 54 South, Range 41 East, City of Coral Gables, Miami-Dade County, Florida

REVISIONS

Revision	Date	Drawn By	Chk'd By

FILE NO. AJ-5165 TP



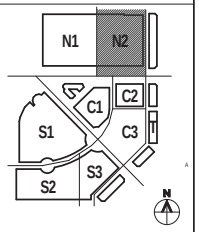
1 SITE PLAN
1" = 40'-0"

GENERAL NOTES

NORTH PARCEL RESIDENTIAL BUILDING PROJECT SUMMARY:

THIS PACKAGE INCLUDES A NINE STORY RESIDENTIAL TOWER LOCATED ON THE EASTERN PORTION OF TRACT "A" OF THE TENATIVE PLAT. WITH ITS MAIN ENTRANCE ON SEVILLA AVENUE. THE RESIDENTIAL TOWER FLOORS BEGIN ON LEVEL 9 AND CONTINUE UP THROUGH LEVEL 17. THERE IS AN AMENITY DECK FOR THE RESIDENTS LOCATED ON LEVEL 9 AS WELL. THE FIRST TWO LEVELS ARE RETAIL FOLLOWED BY SIX LEVELS OF PARKING. A BASEMENT FLOOR WITH PARKING SPACES AND BACK OF HOUSE FACILITIES IS ALSO PROVIDED. THE ADJACENT SIDEWALKS AND STREETS ARE INTEGRATED INTO THE PROJECT AS PART OF THE LANDSCAPE DESIGN PROPOSAL TO CONNECT THE DIFFERENT COMPONENTS OF THE DEVELOPMENT WITH THE EXISTINGS CONTEXT CREATING A HIGH END URBAN/PEDESTRIAN ENVIRONTMENT.

KEY PLAN



CALLISONRTKL
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Consultant

MEDITERRANEAN VILLAGE at Ponce Circle

BOARD OF ARCHITECTS - PACKAGE 5

Client/Owner/Project Address

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

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ARCHITECTURAL SITE PLAN

A5-1000

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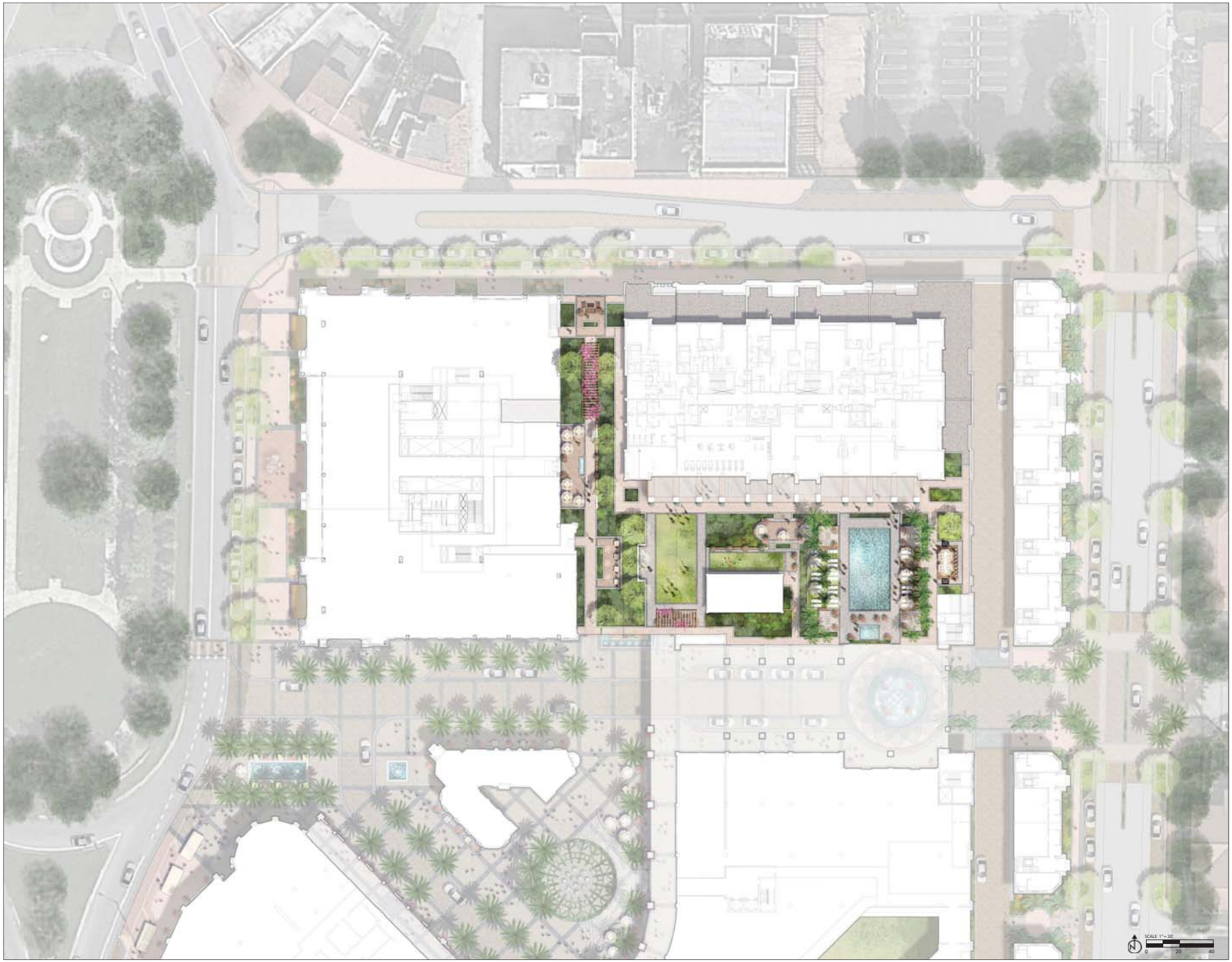

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Tel. P. 786.268.3200
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CallisonRTKL Project No: 045-140002.00

Consultant

MAHAN RYKIEL ASSOCIATES INC

MEDITERRANEAN VILLAGE at Ponce Circle

BOARD OF ARCHITECTS - PACKAGE 5

Client/Owner/Project Address

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

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Level 9 Roof
Amenity Deck Plan

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Hardscape Materials

Storm Grey Porphyry

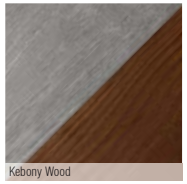
Cerro Marron Porphyry

Basalto Nero Porphyry

Gris Oscuro Porphyry

Cafe II Cantera

Marbella Shellstone


Kebony Wood

Planting Typologies

Planting Typologies

Raised Planter Planting Typology

Bromeliads

Flowering Grasses

Flowering Perrenial Shrubs

Ficus

Large sculptural groupings of plants will be mixed with a colorful mix of tropical groundcovers and grasses

Native Palms and Cycads

Broad Leaf Hedges

Flowering and Colorful Annuals

Ferns and Other Shade Tolerent Shrubs

Philodendrons

Flowering Vines

Colored Leaf Perrenials

Sculptural Agaves

Flowering Tropicals

Site Furnishings

B1 Bench - Type 1
Modern Design Site Furnishings Preva Urbana Bench

B2 Bench - Type 2
Custom wood slats mounted to stone wals

SL Lounge Seating
Sitas Komfy Collection

SD Dining Table and Chairs
Kettal Collection

SC Chaise Lounge
Dedon Chaise

SS Bar Stools and Tables
Royal Botania - 200H Bar Table

SB Bistro Tables and Chairs
Kettal - Net Side Table (match dining chairs)

CA Cabana
Kettal - Pavilion, fabric removable

LR Litter Receptacle
Landscape Forms - Wellspring

OK Outdoor Kitchen
Gas grill with sink, stone walls, light granite countertop

PG Pergola
Custom cedar pergola with stone bases

WF Water Feature
Custom linear reased basin with overflow

P1 Pot - Type 1
Generic Clay, urn shape

P2 Pot - Type 2
Generic ceramic, urn shape

P3 Pot - Type 3
Kornegay Ribbed Collection

P4 Pot - Type 4
Kornegay Mex Bold Collection

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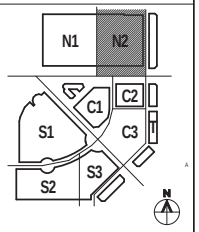
Character and Materials Reference Images - Roof Amenity Deck

GENERAL NOTES

2 OVERALL NORTH ELEVATION
1/16" = 1'-0"

KEY PLAN



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Sheet Identification

OVERALL EXTERIOR ELEVATIONS

A5-2001

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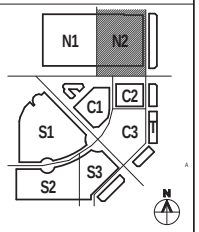
GENERAL NOTES

KEYNOTE NUMBER	KEYNOTE TEXT
085113	IMPACT RESISTANT ALUMINUM FRAMED WINDOWS
085123	IMPACT RESISTANT STEEL FRAMED WINDOWS
107313	AWNINGS
108213	EXTERIOR GRILLES AND SCREENS

1 NORTH ELEVATION
3/32" = 1'-0"

2 ENLARGED SECTION AXONOMETRIC

KEY PLAN



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BUILDING ELEVATIONS

A5-2001.1

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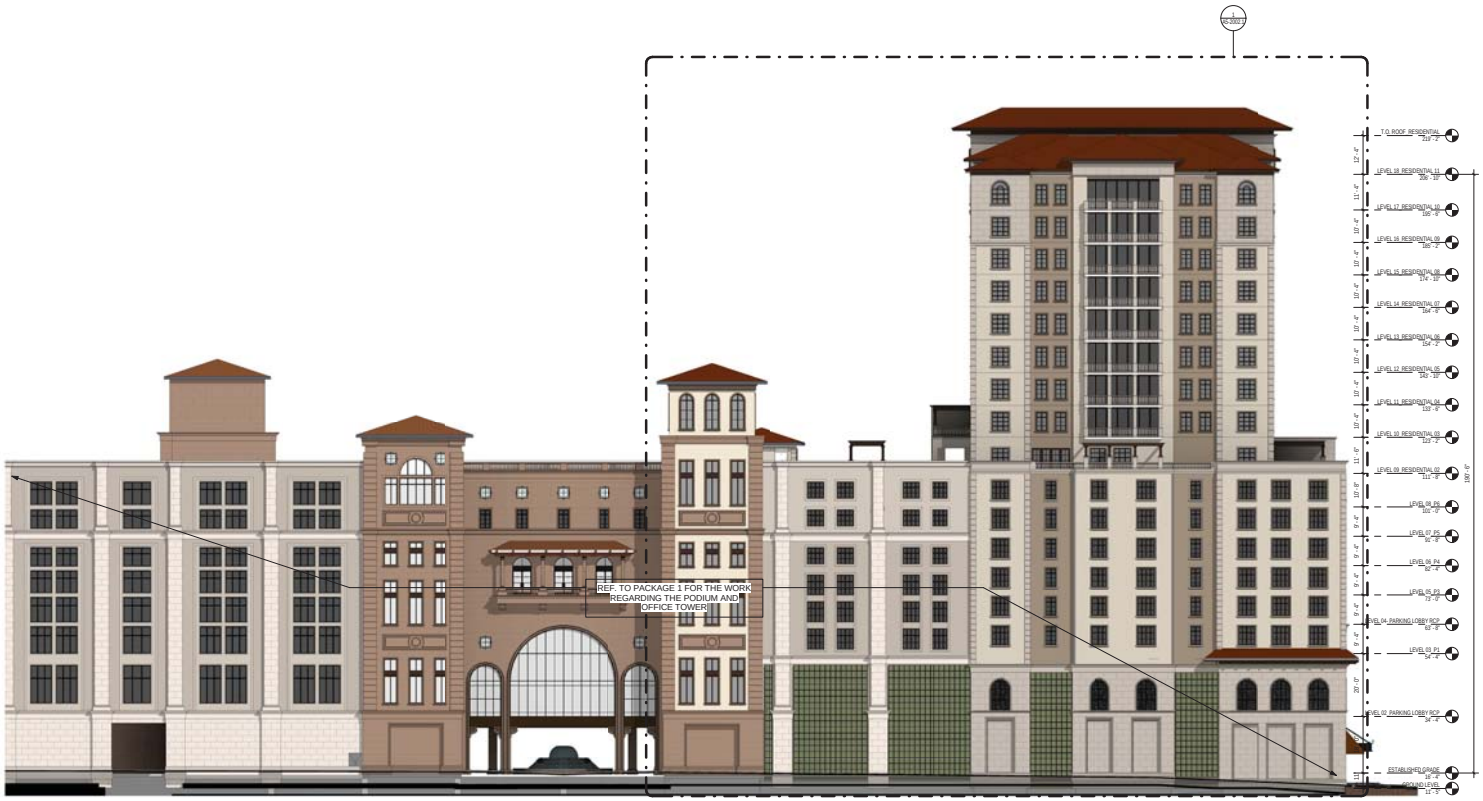
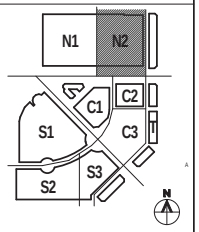
GENERAL NOTES



1 OVERALL EAST ELEVATION
1/16" = 1'-0"

KEY PLAN



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OVERALL EXTERIOR ELEVATIONS

A5-2002

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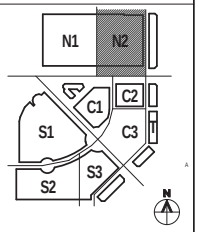
1 EAST ELEVATION
3/32" = 1'-0"

2 AXONOMETRIC VIEW

GENERAL NOTES

KEYNOTE NUMBER	KEYNOTE TEXT
085113	IMPACT RESISTANT ALUMINUM FRAMED WINDOWS
085123	IMPACT RESISTANT STEEL FRAMED WINDOWS
108213	EXTERIOR GRILLES AND SCREENS

KEY PLAN



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BUILDING ELEVATIONS

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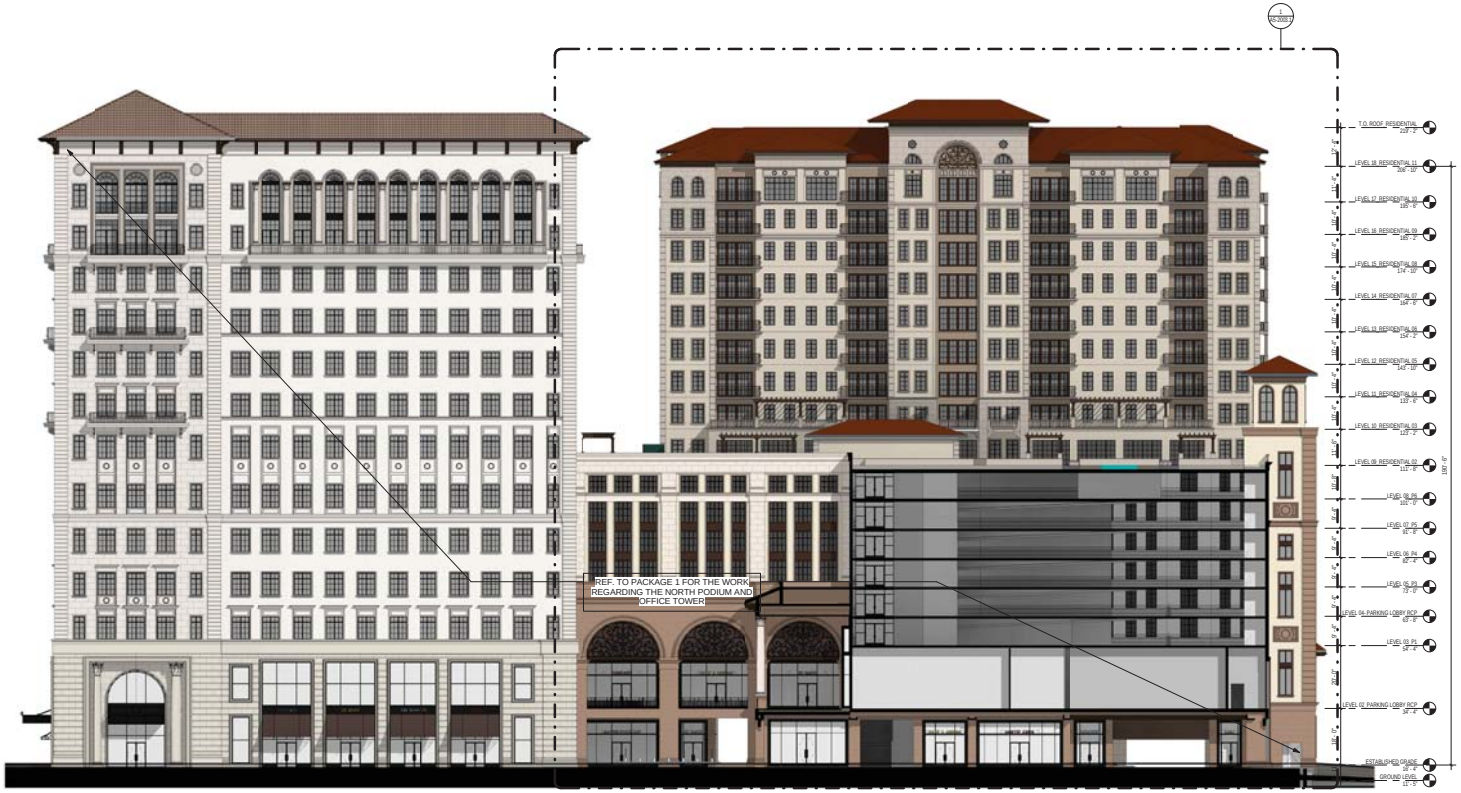
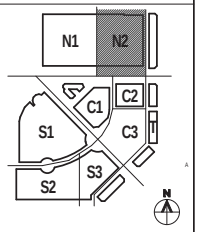
GENERAL NOTES



1 OVERALL SOUTH ELEVATION
1/16" = 1'-0"

KEY PLAN



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OVERALL EXTERIOR ELEVATIONS

A5-2003

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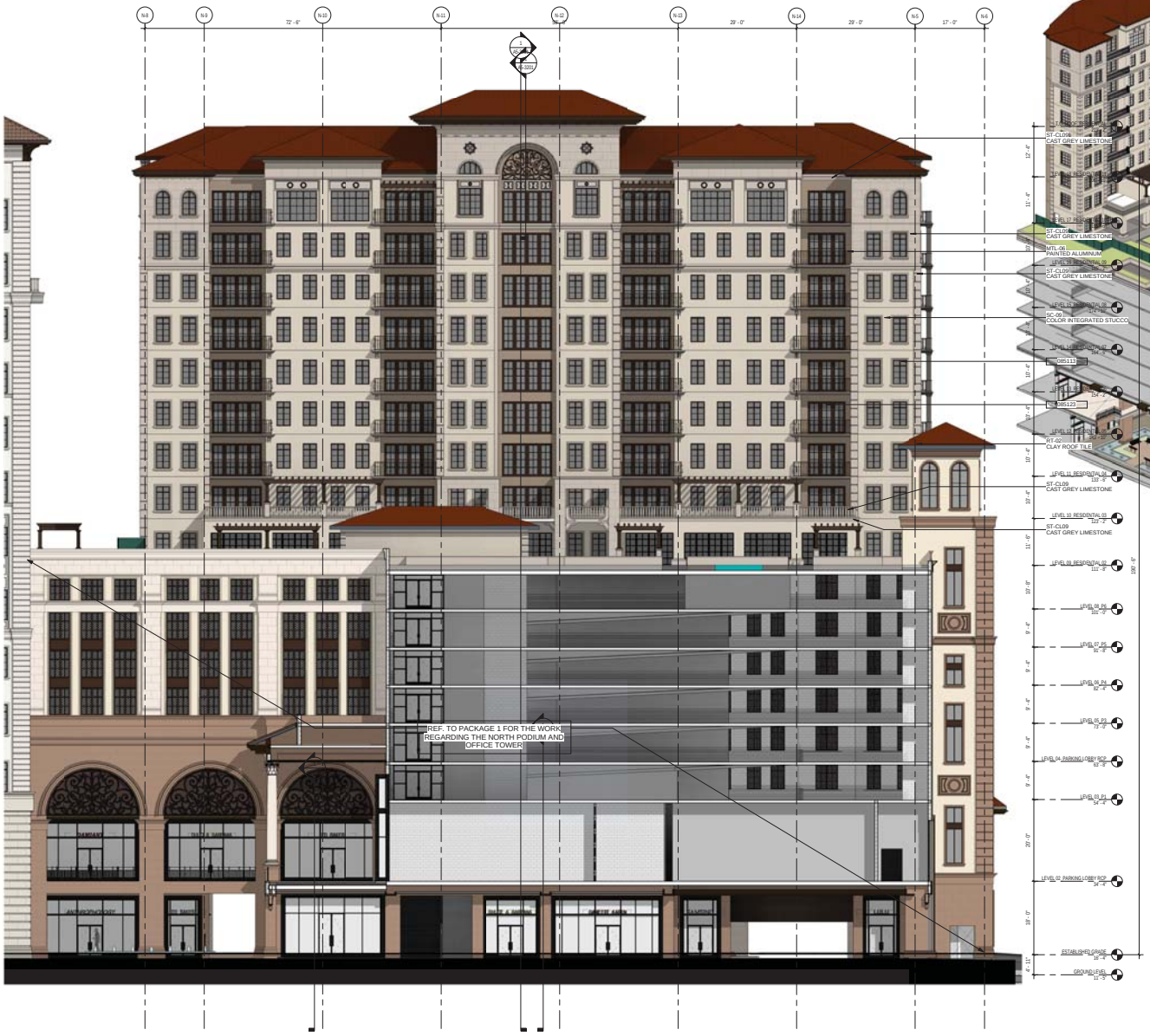
GENERAL NOTES

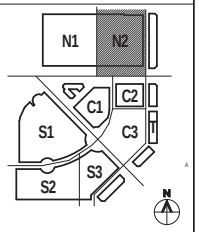
KEYNOTE NUMBER	KEYNOTE TEXT
085113	IMPACT RESISTANT ALUMINUM FRAMED WINDOWS
085123	IMPACT RESISTANT STEEL FRAMED WINOWS



1 SOUTH ELEVATION
3/32" = 1'-0"

2 ENLARGED SECTION AXONOMETRIC

KEY PLAN



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BUILDING ELEVATIONS

A5-2003.1

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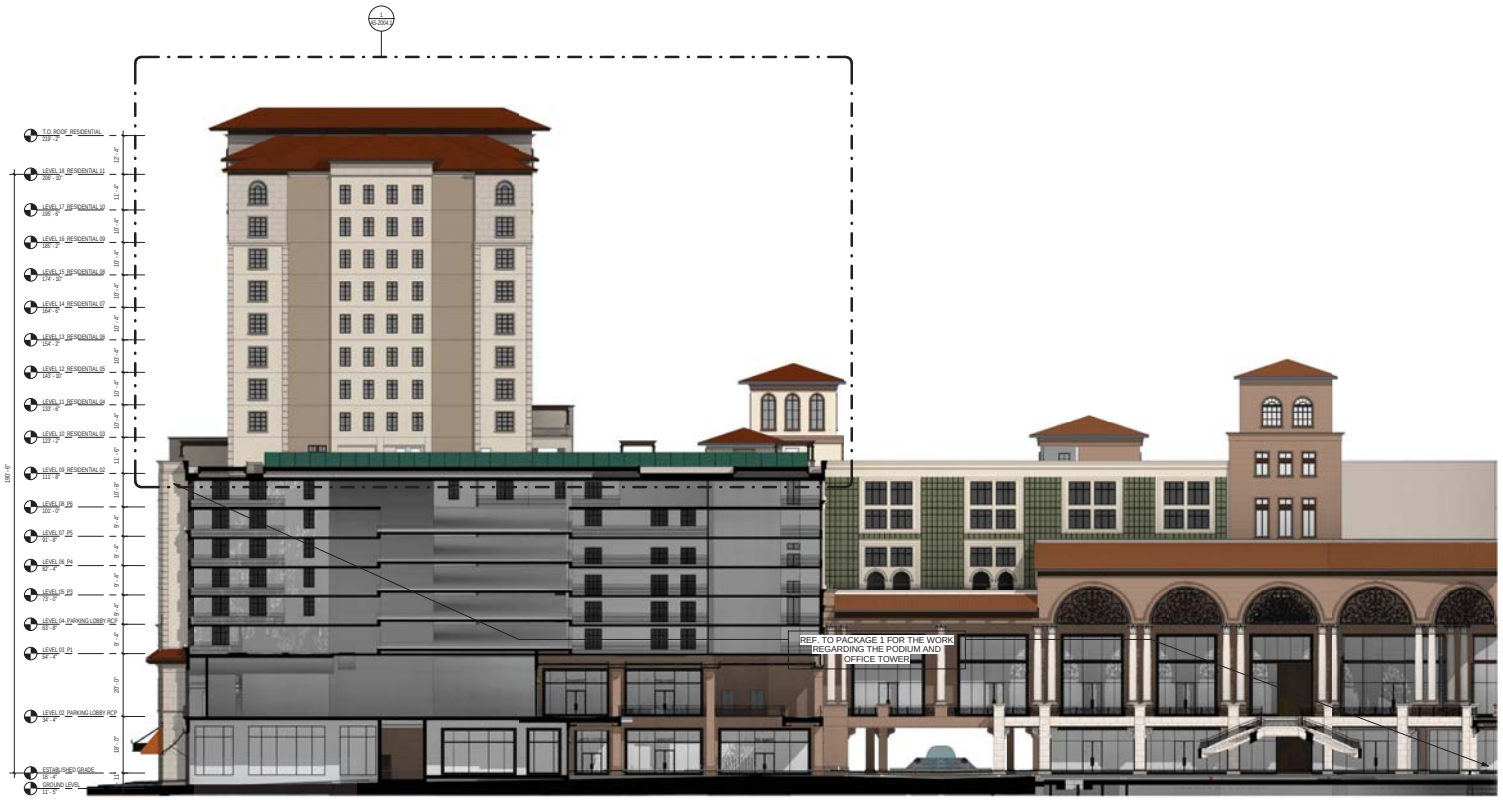
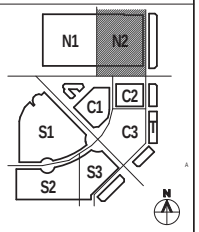
GENERAL NOTES



1 OVERALL WEST ELEVATION
1/16" = 1'-0"

KEY PLAN



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OVERALL EXTERIOR ELEVATIONS

A5-2004

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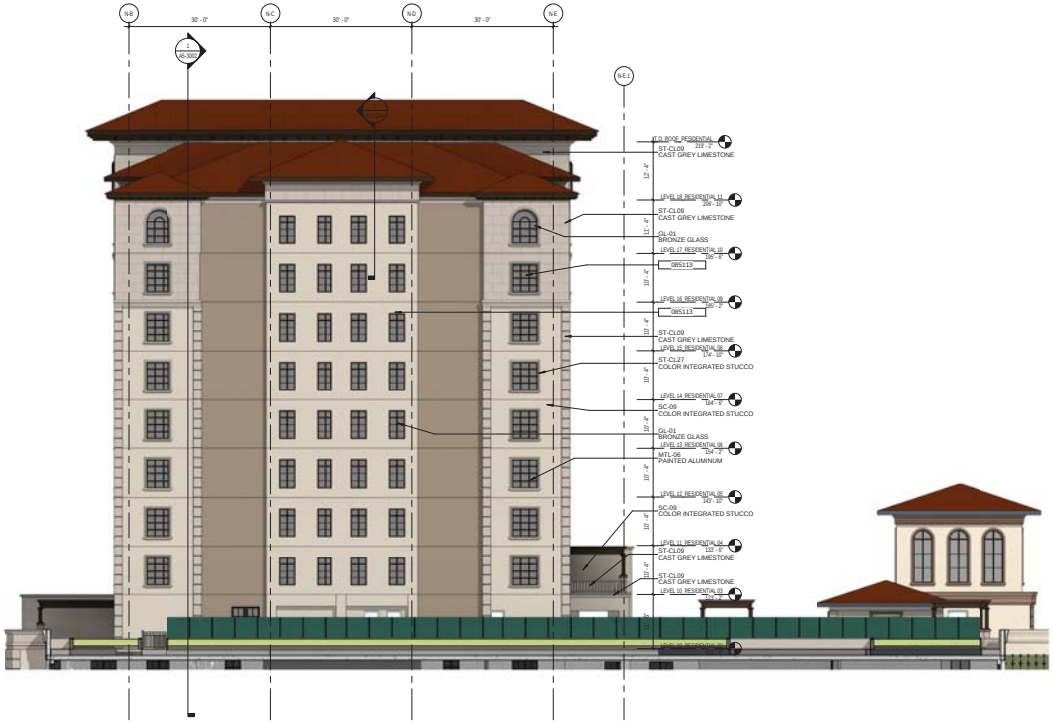
GENERAL NOTES

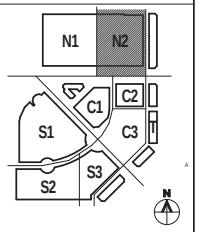
KEYNOTE NUMBER	KEYNOTE TEXT
GB5113	IMPACT RESISTANT ALUMINUM FRAMED WINDOWS



1 WEST ELEVATION
3/32" = 1'-0"

2 ENLARGED SECTION AXONOMETRIC

KEY PLAN



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BUILDING ELEVATIONS

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EXTERIOR MATERIAL SCHEDULE-RETAIL

BUILDING ELEMENT	MARK	IMAGE	MANUFACTURER	MODEL	DESCRIPTION	SPEC SECTION
DOORS AND WINDOWS	GL-01		VIRACON	1 5/16" INSULATED LOW-E LAMINATED -CLEAR GLASS	-1/4" OPTIWHITE HS -#2 SURFACE VNE-63 -1/2" ALUMINUM SPACER (BLACK FINISH) -1/4" OPTIWHITE HS -0.030" CLEAR PVB -1/4" OPTIWHITE HS -BLACK SILICONE	088000
DOOR AND WINDOW FRAMES	MTL-01			PAINTED STEEL	BLACK STEEL	085123
DOOR AND WINDOW FRAMES	MTL-02			PAINTED STEEL	DARK BRONZE STEEL	085123
DOOR AND WINDOW FRAMES	MTL-03			PAINTED ALUMINUM	BLACK ALUMINUM	085113
DOOR AND WINDOW FRAMES	MTL-04			PAINTED ALUMINUM	DARK BRONZE ALUMINUM	085113
CANOPY	MTL-10			COPPER		107313
WALLS	SC-18		THERMOCROMEX	COLOR INTERGRAL STUCCO	COLOR TO MATCH BEJAMIN MOORE-CAPRI COAST OC-87	092523
WALLS	SC-19		THERMOCROMEX	COLOR INTERGRAL STUCCO	COLOR TO MATCH BEJAMIN MOORE-NUGGET AC-9	092523
WALLS	SC-20		THERMOCROMEX	COLOR INTERGRAL STUCCO	COLOR TO MATCH BEJAMIN MOORE-TICONDEROGA TAUPE 992	092523
WALLS	SC-21		THERMOCROMEX	COLOR INTERGRAL STUCCO	COLOR TO MATCH BEJAMIN MOORE-BUTTE ROCK AC-8	092523
WALLS	SC-22		THERMOCROMEX	COLOR INTERGRAL STUCCO	COLOR TO MATCH BEJAMIN MOORE-BIG BEND BEIGE AC-37	092523
WALLS	SC-23		THERMOCROMEX	COLOR INTERGRAL STUCCO	COLOR TO MATCH BEJAMIN MOORE-OLD COUNTRY OC-76	092523
WALLS	SC-24		THERMOCROMEX	COLOR INTERGRAL STUCCO	COLOR TO MATCH BEJAMIN MOORE-MT RUSHMORE ROCK AC-39	092523
WALLS	SC-25		THERMOCROMEX	COLOR INTERGRAL STUCCO	COLOR TO MATCH BEJAMIN MOORE-MYSTIC BEIGE 2162-60	092523
WALLS	SC-26		THERMOCROMEX	COLOR INTERGRAL STUCCO	COLOR TO MATCH BEJAMIN MOORE-IVORY TOWER 2157-70	092523
WALLS	SC-27		THERMOCROMEX	COLOR INTERGRAL STUCCO	COLOR TO MATCH BEJAMIN MOORE-NORTH HAMPTON BEIGE AC-38	092523

EXTERIOR MATERIAL SCHEDULE-RETAIL

BUILDING ELEMENT	MARK	IMAGE	MANUFACTURER	MODEL	DESCRIPTION	SPEC SECTION
	ST-CL20			CAST GREY LIMESTONE	CAST STONE TO MATCH JERUSALEM STONE-GREY (HONED) LIMESTONE	047200
WALLS, ACCENT TRIM	ST-CL21			CAST BROWN LIMESTONE	CAST STONE TO MATCH CREMA PERLADO MARBLE	047200
	ST-CL22			CAST BEIGE LIMESTONE	CAST STONE TO MATCH SHELL REEF BEIGE (BRUSHED) LIMESTONE	047200
	ST-CL23			CAST GOLD LIMESTONE	CAST STONE TO MATCH TOSCA ROSA LIMESTONE	047200
	ST-CL24			CAST BEIGE LIMESTONE	CAST STONE TO MATCH FLORIDA KEYSTONE LIMESTONE	047200
	ST-CL25			CAST BROWN TRAVERTINE	CAST STONE TO MATCH DARK BROWN TRAVERTINE	047200
	ST-CL26			CAST BEIGE LIMESTONE	CAST STONE TO MATCH JERUSALEM STONE-CREAM (HONED) LIMESTONE	047200
	ST-CL28			CAST STONE	COLOR TO MATCH BEJAMIN MOORE-CAPRI COAST OC-87	047200
	ST-CL30			CAST STONE	COLOR TO MATCH BEJAMIN MOORE-BIG BEND BEIGE AC-37	047200
	ST-L20		TILE AND MARBLE COLLECTION	GREY LIMESTONE	JERUSALEM STONE-GREY (HONED) LIMESTONE	044200
	ST-L21		TILE AND MARBLE COLLECTION	BROWN LIMESTONE	CREMA PERLADO MARBLE	044200
	ST-L22		KEYSGRANITE	BEIGE LIMESTONE	SHELL REEF BEIGE (BRUSHED)	044200
	ST-L23		KEYSGRANITE	GOLD LIMESTONE	TOSCA ROSA LIMESTONE	044200
	ST-L24		HAIFA LIMESTONE	BEIGE LIMESTONE	FLORIDA KEYSTONE	044200
WALLS, ACCENT TRIM	ST-L25			BROWN TRAVERTINE	DARK BROWN TRAVERTINE	044200
WALLS, ACCENT TRIM, STAIRS, COLUMNS, FLOORS	ST-L26		ANTICO STONE	BEIGE LIMESTONE	JERUSALEM STONE-CREAM (HONED) LIMESTONE	044200
BEAMS, CORBEL, SOFFIT	WD-01		TERRAMAI	WOOD	MORA STAIN: TBD	064013

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CallisonRTKL Project No: 045-140002.00

Consultant

MEDITERRANEAN VILLAGE at Ponce Circle

BOARD OF ARCHITECTS - PACKAGE 5

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Sheet Identification

MAT.SCHEDULE RETAIL, HOTEL, TOWNHOUSE

A5-6103

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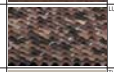
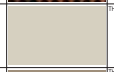
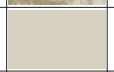
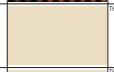
EXTERIOR MATERIAL SCHEDULE-OFFICE

BUILDING ELEMENT	MARK	IMAGE	MANUFACTURER	MODEL	DESCRIPTION	SPEC SECTION
DOORS AND WINDOWS	GL-02		VIRACON	1 5/16" INSULATED LOW E LAMINATED -GRAY GLASS	-1/4" CRYSTAL GRAY HS -#2 SURFACE VE-2M -1/2" ALUMINUM SPACER (BLACK FINISH) -1/4" CLEAR HS -0.060" CLEAR PVB -1/4" CLEAR HS -BLACK SILICONE	088000
DOOR AND WINDOW FRAMES	MTL-05			PAINTED ALUMINUM	BLACK ALUMINUM	085113
CANOPY	MTL-11			COPPER		107313
ROOF	RT-01		LUDOWICI ROOF TILE	FIREFLASH IMPRESSIONIST BLEND	18" PALM BEACH MISSION TILE	073213
WALLS	SC-12		THERMOCROMEX	COLOR INTERGRAL STUCCO	COLOR TO MATCH BEJAMIN MOORE-NORTH HAMPTON BEIGE AC-38	092523
WALLS	SC-13		THERMOCROMEX	COLOR INTERGRAL STUCCO	COLOR TO MATCH BEJAMIN MOORE-WHITE OPULENCE OC-69	092523
	ST-CL10			CAST BEIGE LIMESTONE	CAST STONE TO MATCH SHELLSTONE (HONED) LIMESTONE	047200
WALLS, DOOR AND WINDOW TRIM, ACCENT TRIM	ST-CL11			CAST BEIGE LIMESTONE	CAST STONE TO MATCH NATURAL CORAL STONE	047200
	ST-CL29			CAST STONE	COLOR TO MATCH BEJAMIN MOORE-WHITE OPULENCE OC-69	047200
WALLS, DOOR AND WINDOW TRIM, ACCENT TRIM, RAILINGS	ST-L10		TILE AND MARBLE COLLECTION	BEIGE LIMESTONE	SHELLSTONE (HONED) LIMESTONE	044200
	ST-L11		DOMINICAN CORAL STONE	BEIGE LIMESTONE	NATURAL CORAL STONE LIMESTONE	044200
BEAMS, CORBEL, SOFFIT	WD-02		TERRAMAI	WOOD	MORA STAIN: TBD	064013

EXTERIOR MATERIAL SCHEDULE-RESIDENTIAL (NORTH)

BUILDING ELEMENT	MARK	IMAGE	MANUFACTURER	MODEL	DESCRIPTION	SPEC SECTION
DOORS AND WINDOWS	GL-03		VIRACON	1 5/16" INSULATED LOW E LAMINATED -BRONZE GLASS	-1/4" BRONZE HS -#2 SURFACE VE-2M -1/2" ALUMINUM SPACER (BLACK FINISH) -1/4" CLEAR HS -0.060" CLEAR PVB -1/4" CLEAR HS -BLACK SILICONE	088000
DOOR AND WINDOW FRAMES	MTL-06			PAINTED ALUMINUM	DARK BRONZE ALUMINUM	085113
CANOPY	MTL-12			COPPER		107313
ROOF	RT-02		LUDOWICI ROOF TILE	EBONY MIST BLEND M-H	18" PALM BEACH MISSION TILE	073213
WALLS AND TRIM	SC-09		THERMOCROMEX	COLOR INTERGRAL STUCCO	COLOR TO MATCH BEJAMIN MOORE-CEDAR KEY OC-16	092523
WALLS	SC-10		THERMOCROMEX	COLOR INTERGRAL STUCCO	COLOR TO MATCH BEJAMIN MOORE-CABOT TRAIL 998	092523
WALLS, DOOR AND WINDOW TRIM, ACCENT TRIM, RAILINGS	ST-CL09			CAST GREY LIMESTONE	CAST STONE TO MATCH JERUSALEM STONE-GREY (HONED) LIMESTONE	047200
	ST-CL27			CAST STONE	COLOR TO MATCH BEJAMIN MOORE-CEDAR KEY OC-16	047200
WALLS, DOOR AND WINDOW TRIM, ACCENT TRIM, RAILINGS	ST-L09		TILE AND MARBLE COLLECTION	GREY LIMESTONE	JERUSALEM STONE-GREY (HONED) LIMESTONE	044200
BEAMS, CORBEL, SOFFIT	WD-03		TERRAMAI	WOOD	MORA STAIN: TBD	064013

EXTERIOR MATERIAL SCHEDULE-RESIDENTIAL (SOUTH)

BUILDING ELEMENT	MARK	IMAGE	MANUFACTURER	MODEL	DESCRIPTION	SPEC SECTION
DOORS AND WINDOWS	GL-04		VIRACON	1 5/16" INSULATED LOW E LAMINATED -BRONZE GLASS	-1/4" BRONZE HS -#2 SURFACE VE-2M -1/2" ALUMINUM SPACER (BLACK FINISH) -1/4" CLEAR HS -0.060" CLEAR PVB -1/4" CLEAR HS -BLACK SILICONE	088000
DOOR AND WINDOW FRAMES	MTL-07			PAINTED ALUMINUM	DARK BRONZE ALUMINUM	085113
CANOPY	MTL-13			COPPER		107313
ROOF	RT-03		LUDOWICI ROOF TILE	EBONY MIST BLEND M-H	RUSTIC COLONIAL CLAY SHINGLE TILE	073213
WALLS	SC-05		THERMOCROMEX	COLOR INTERGRAL STUCCO	COLOR TO MATCH BEJAMIN MOORE-MYSTIC BEIGE 2162-60	092523
WALLS	SC-06		THERMOCROMEX	COLOR INTERGRAL STUCCO	COLOR TO MATCH BEJAMIN MOORE-LAMBSKIN OC-3	092523
WALLS	SC-07		THERMOCROMEX	COLOR INTERGRAL STUCCO	COLOR TO MATCH BEJAMIN MOORE-MONTICELLO ROSE OC-3	092523
	ST-CL05			CAST PINK LIMESTONE	CAST STONE TO MATCH ROJO CORAL (BRUSHED) LIMESTONE	047200
	ST-CL06			CAST WHITE LIMESTONE	CAST STONE TO MATCH NEW CREMA (HONED) LIMESTONE	047200
	ST-L05		HAIFA LIMESTONE	PINK LIMESTONE	ROJO CORAL (BRUSHED)	044200
	ST-L06		TILE AND MARBLE COLLECTION	WHITE LIMESTONE	NEW CREMA (HONED)	044200
BEAMS, CORBEL, SOFFIT	WD-04		TERRAMAI	WOOD	MORA STAIN: TBD	064013

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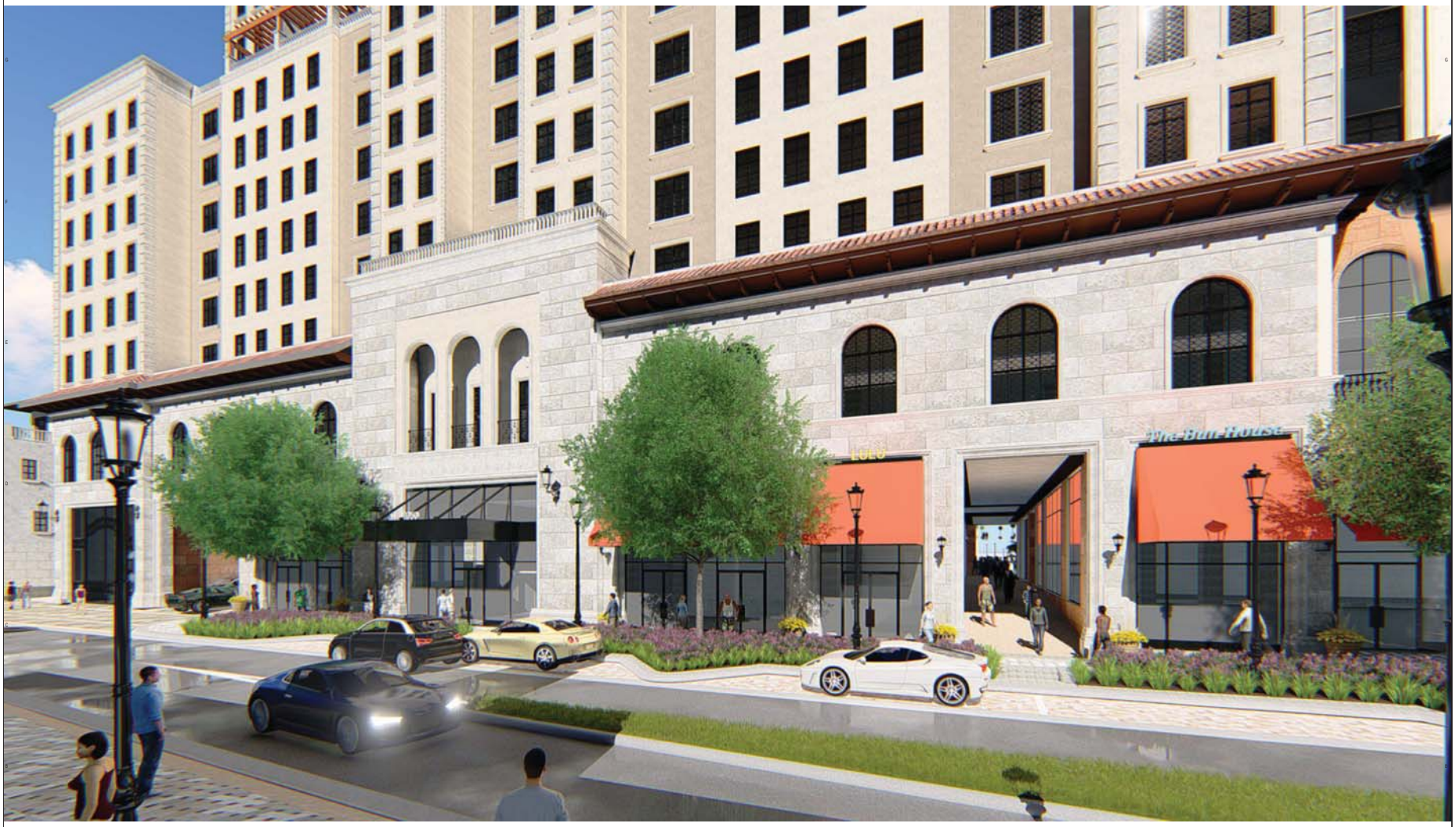

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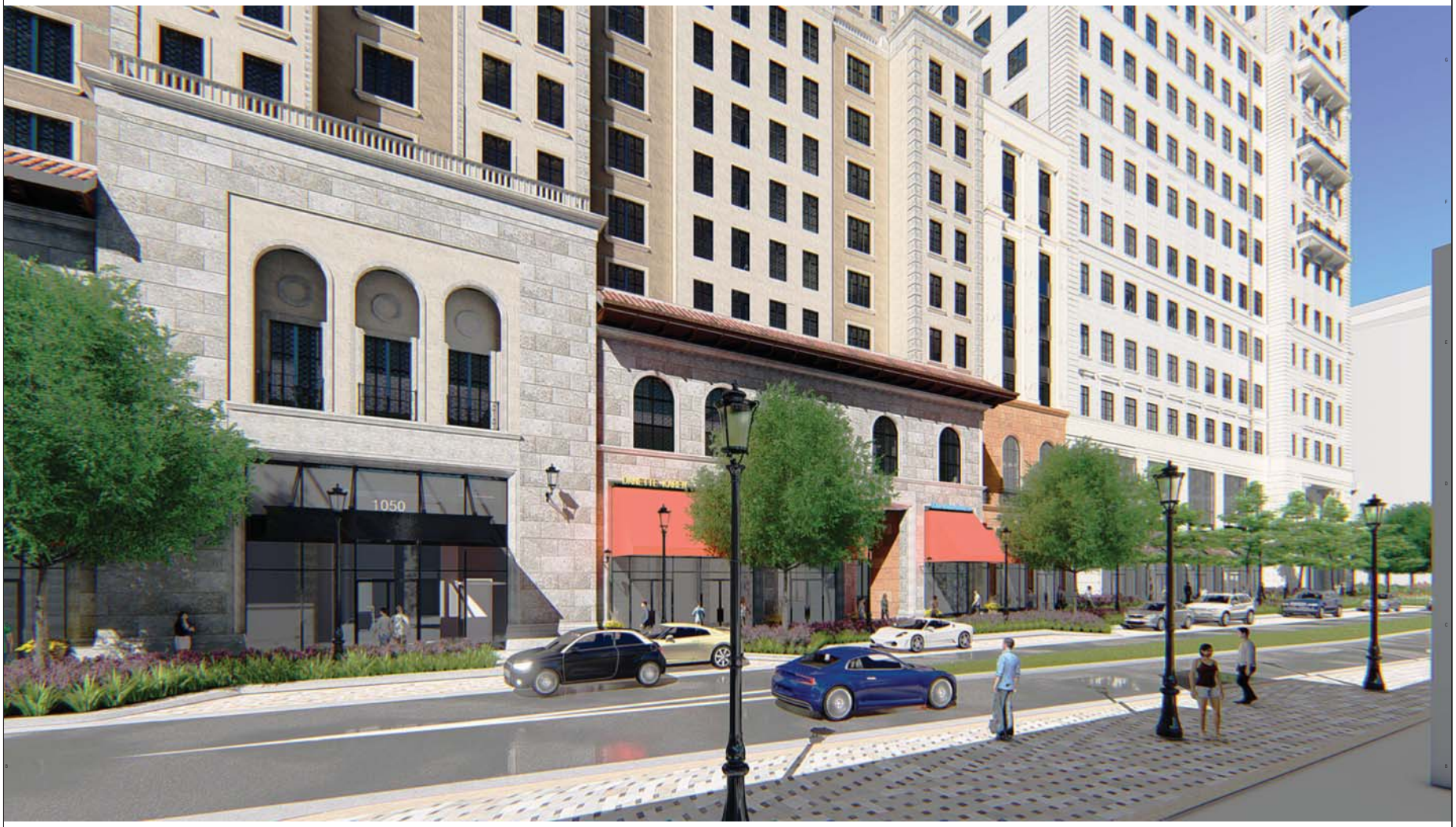

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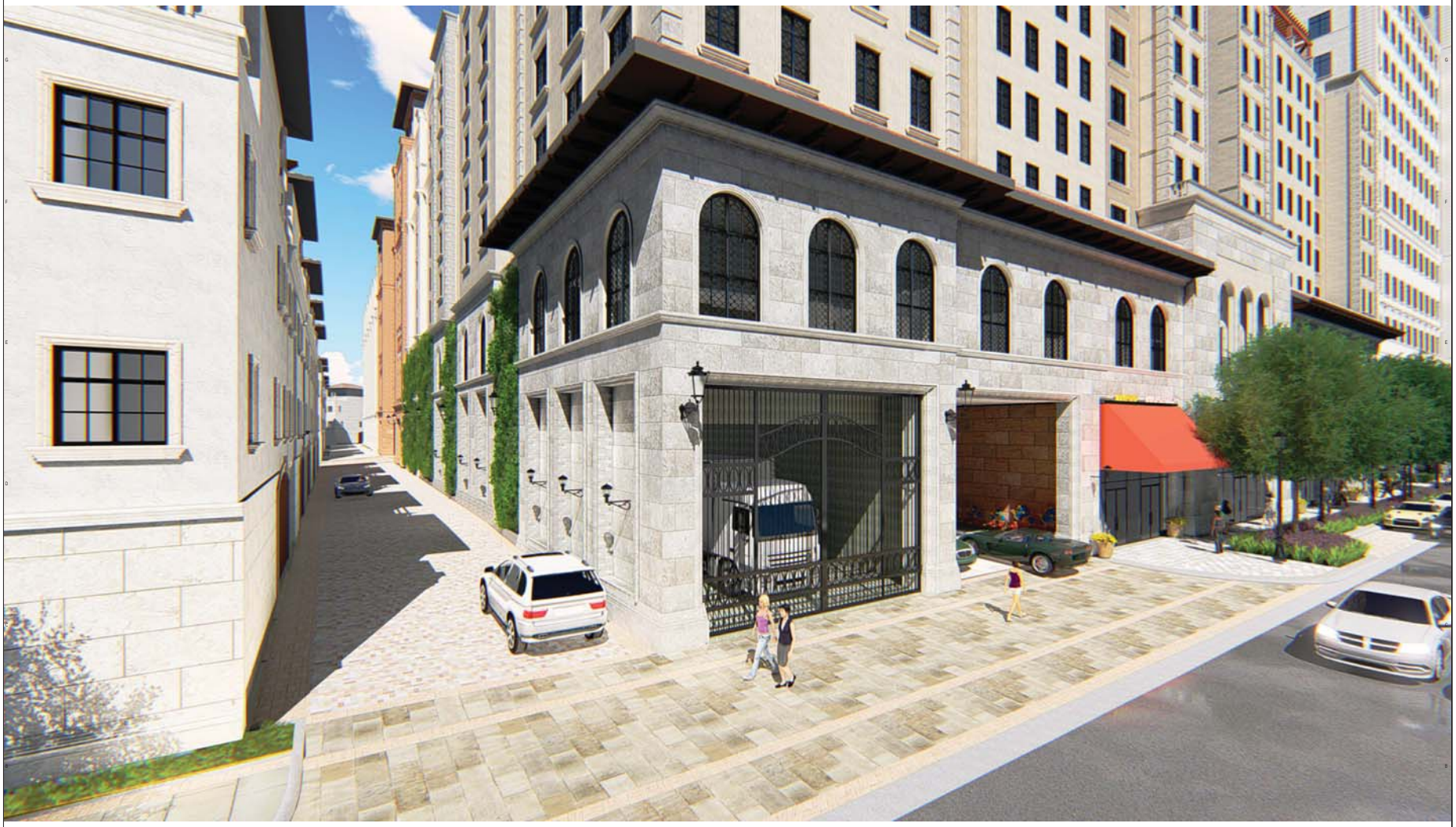

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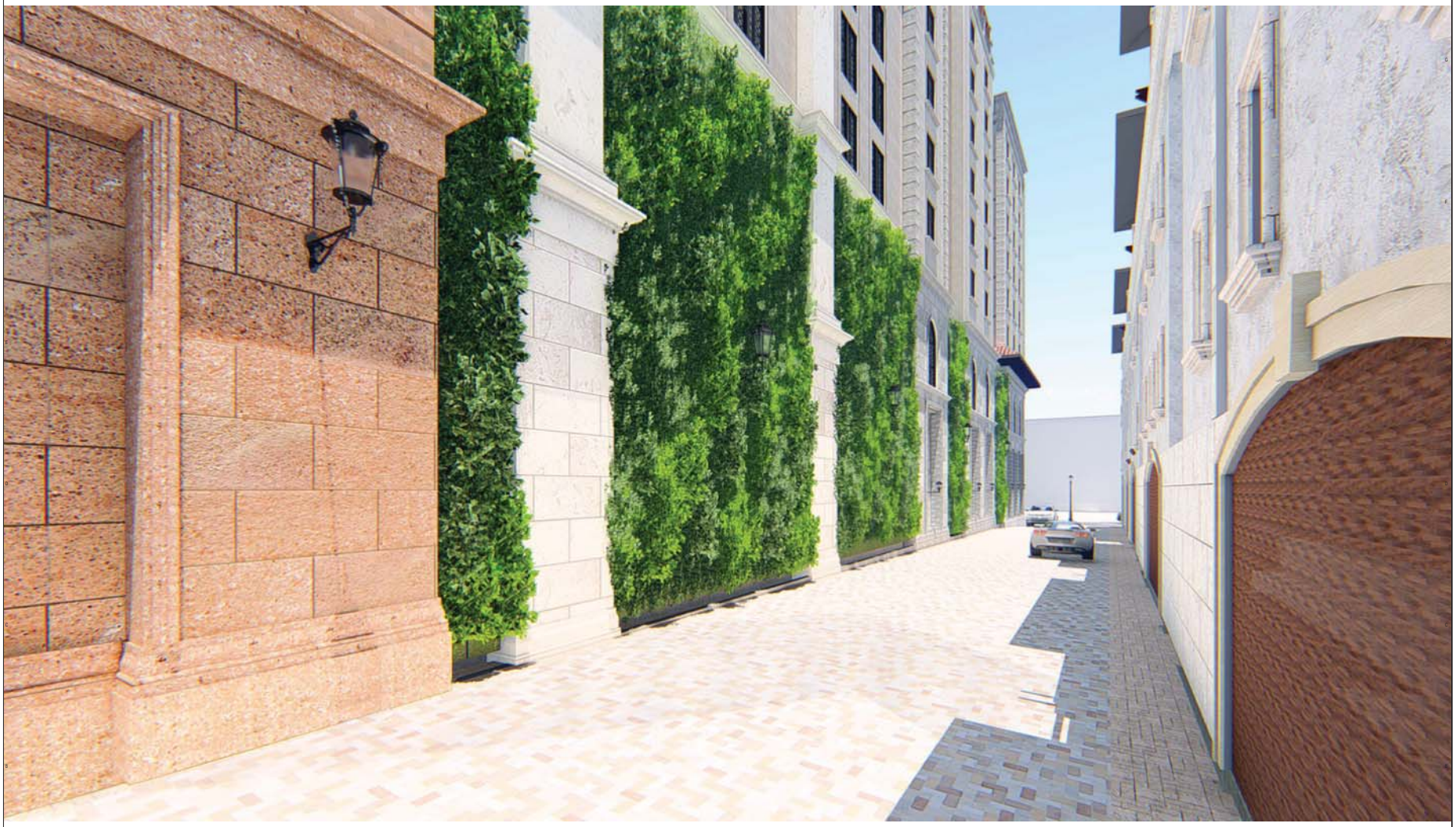

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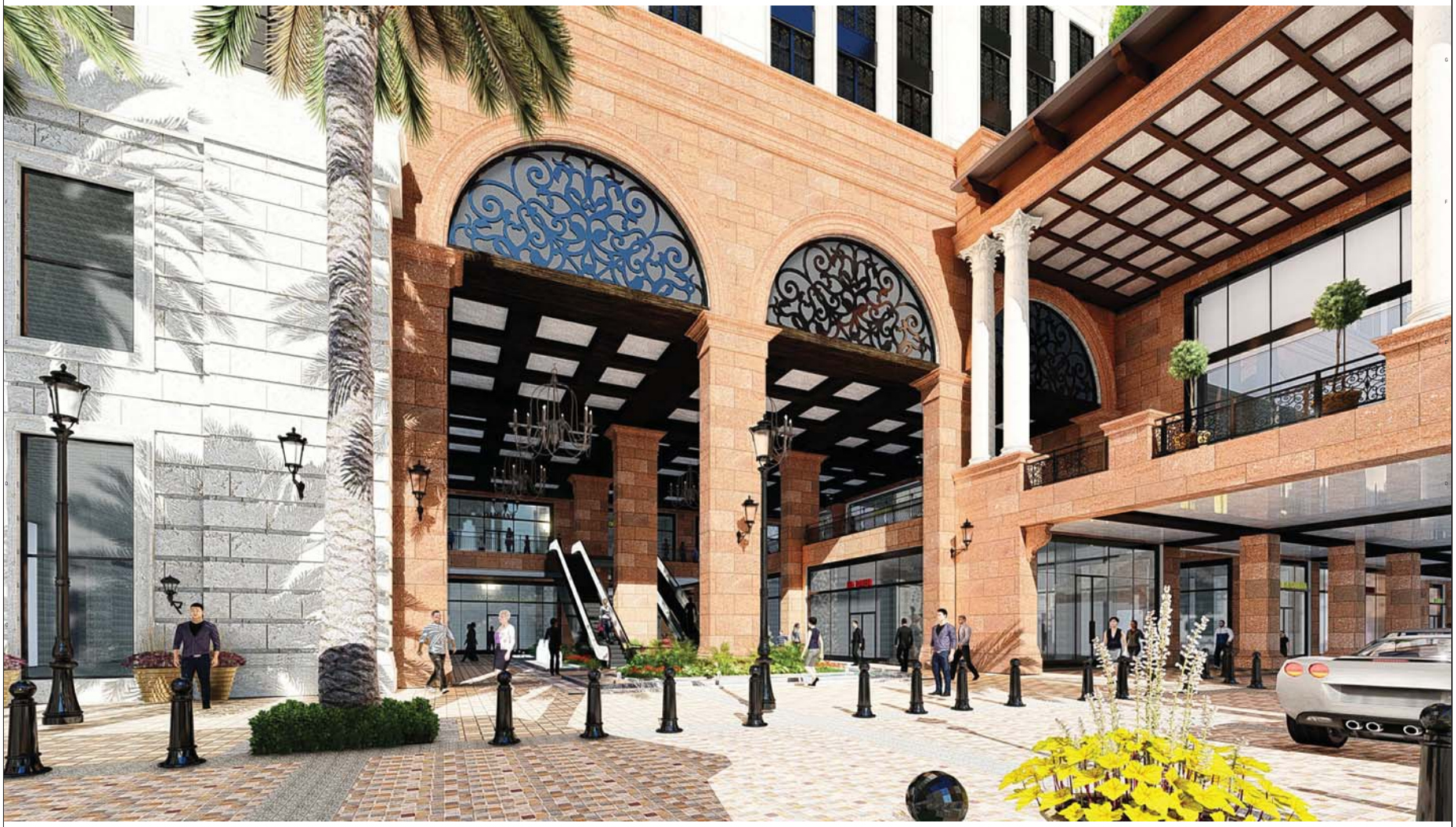

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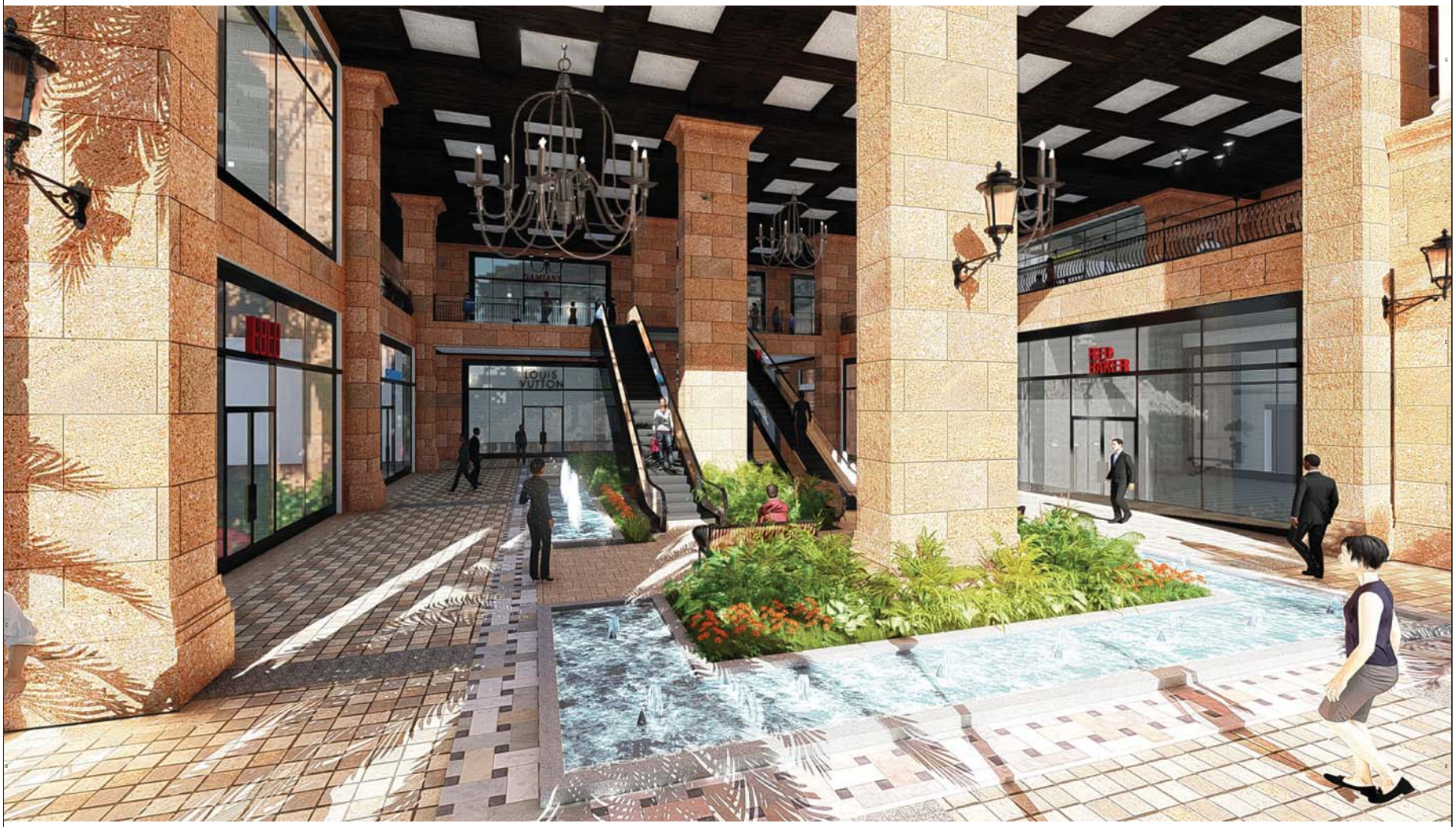

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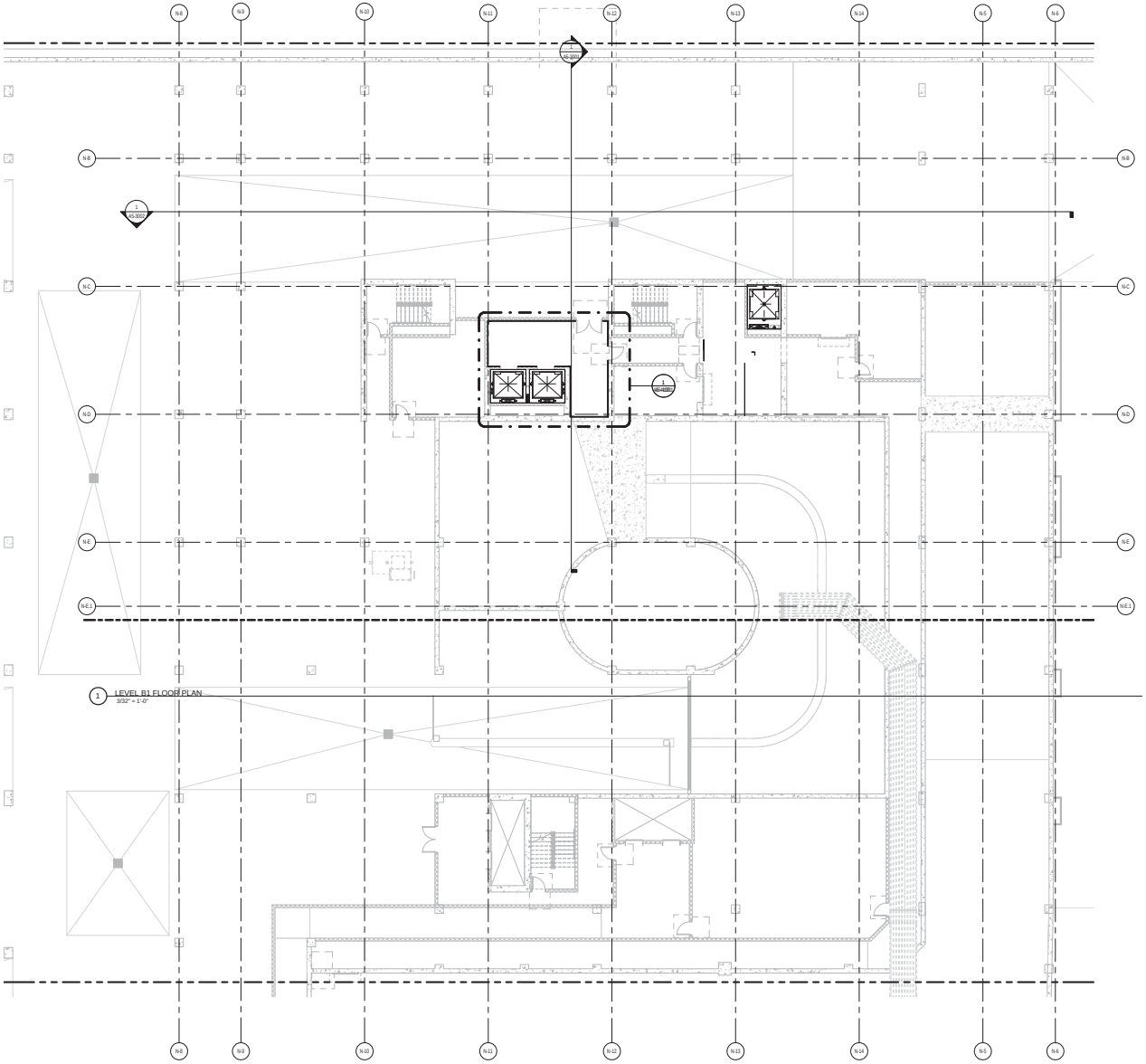
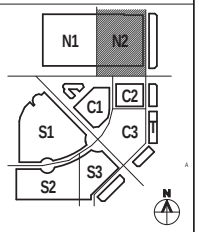


1 LEVEL B1 FLOOR PLAN
3/32" = 1'-0"

KEY PLAN



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FLOOR PLAN
LEVEL B2

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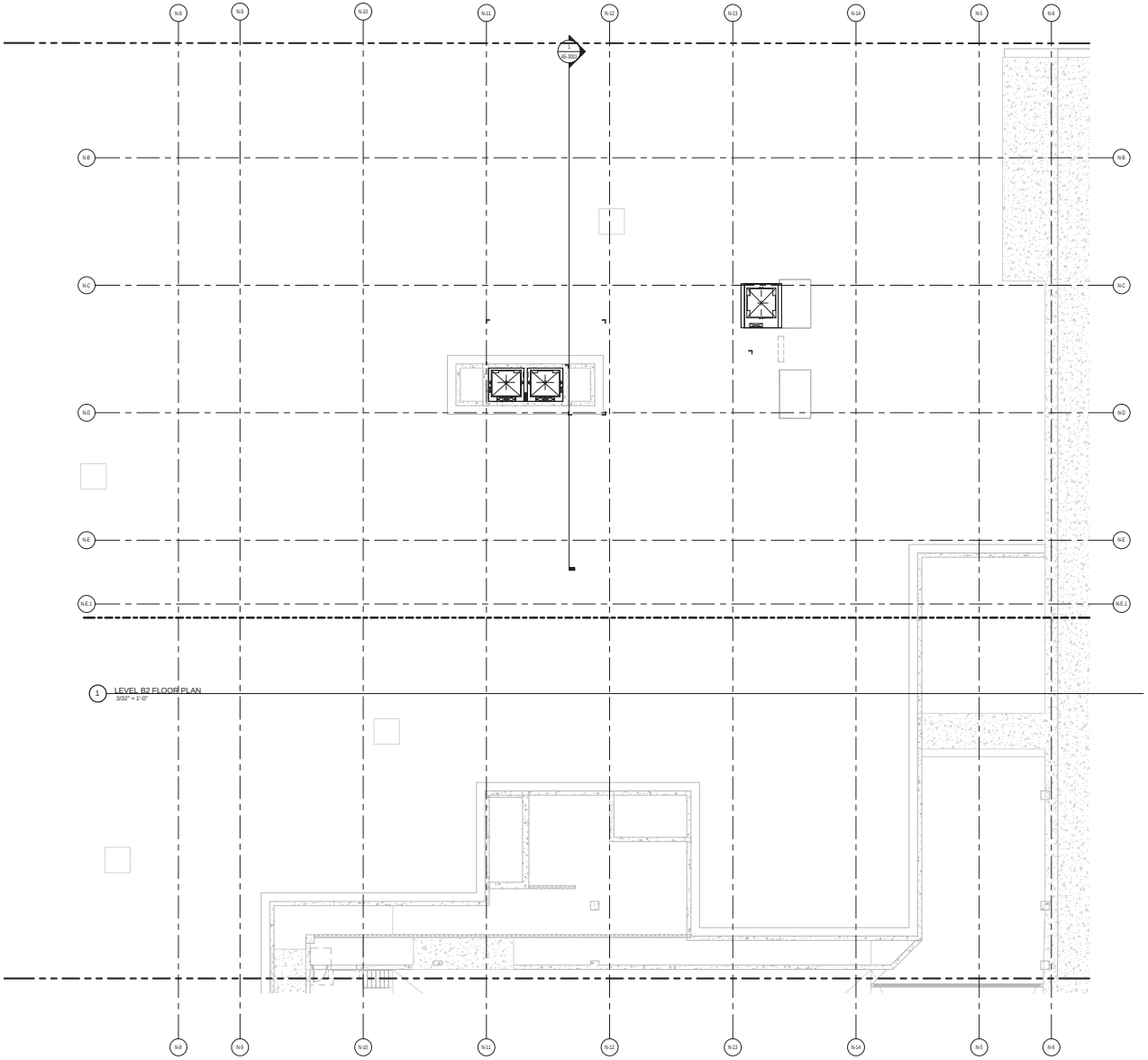
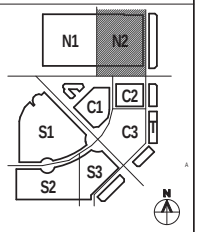


1 LEVEL B2 FLOOR PLAN
3/32" = 1'-0"

GENERAL NOTES

KEY PLAN



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FLOOR PLAN
LEVEL B1

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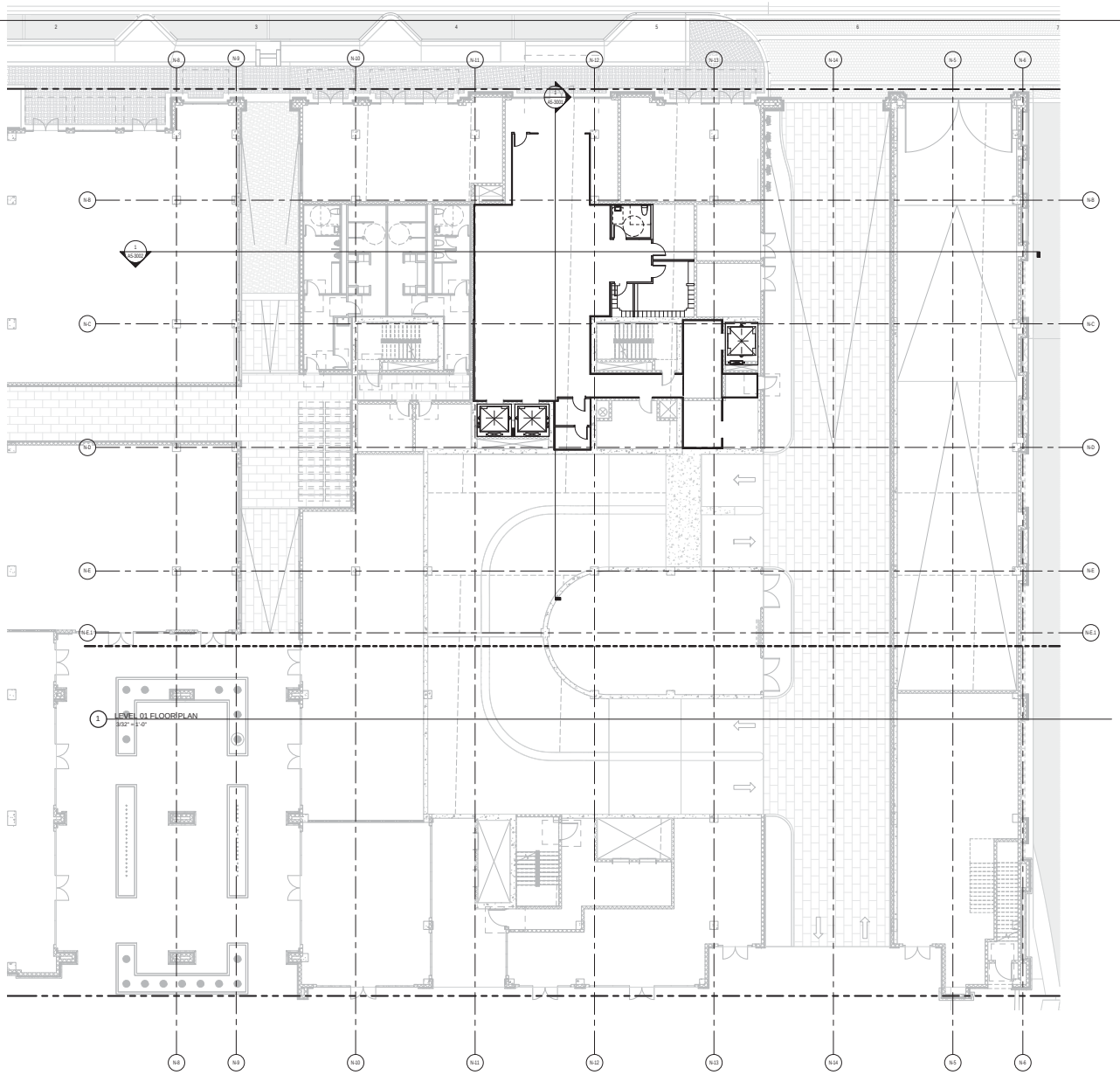
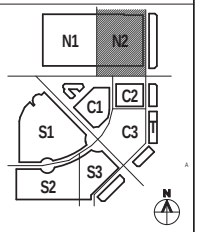


1 LEVEL 01 FLOOR PLAN
3/32" = 1'-0"

GENERAL NOTES

KEY PLAN



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FLOOR PLAN
LEVEL 01

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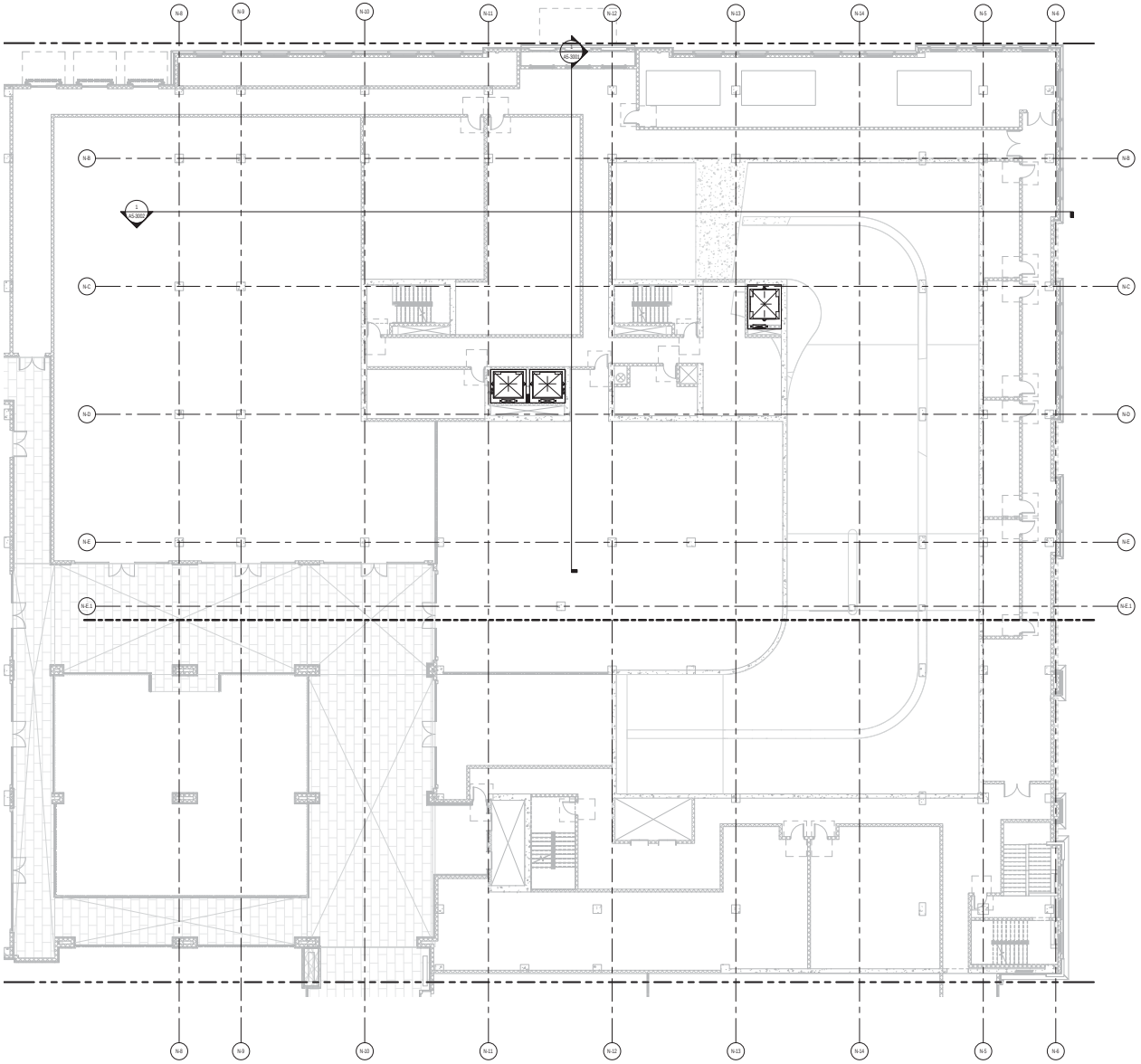

1 LEVEL 02 FLOOR PLAN
3/32" = 1'-0"

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FLOOR PLAN
LEVEL 02

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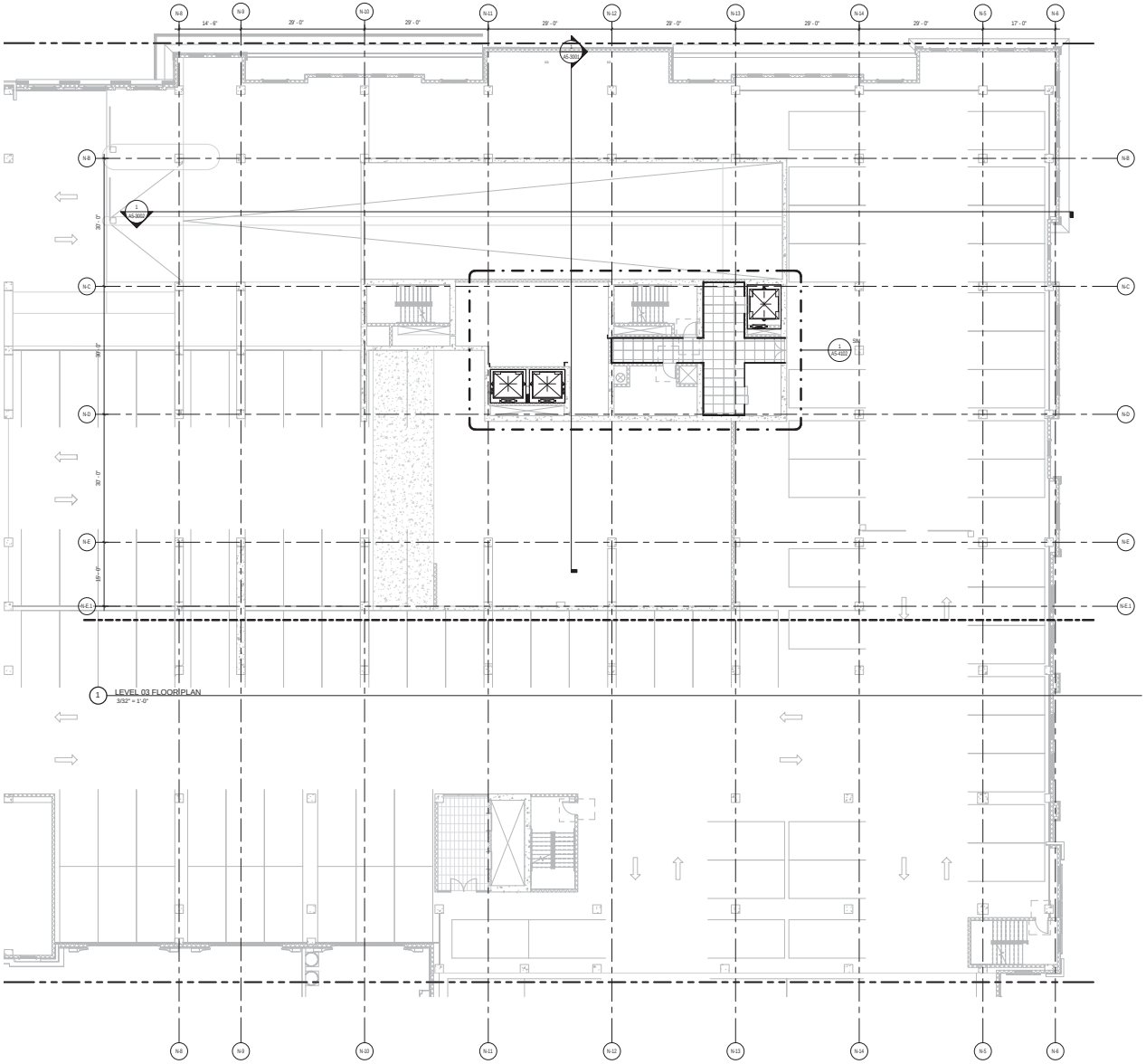
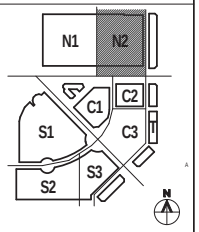


1 LEVEL 03 FLOOR PLAN
3/32" = 1'-0"

GENERAL NOTES

KEY PLAN



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FLOOR PLAN
LEVEL 03

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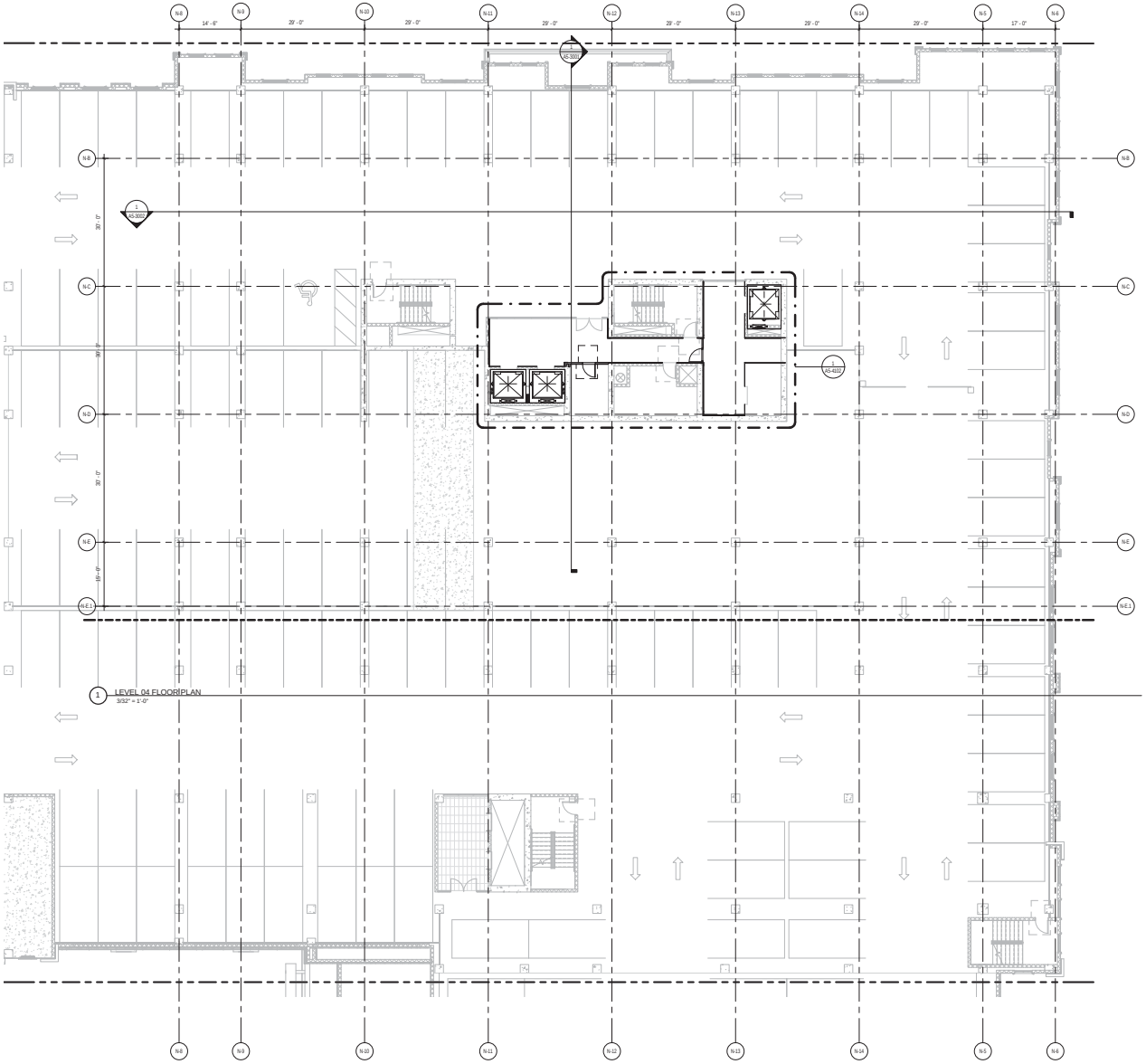

GENERAL NOTES

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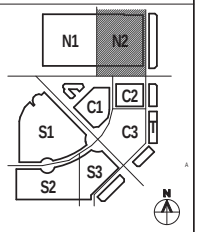

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FLOOR PLAN
LEVEL 04

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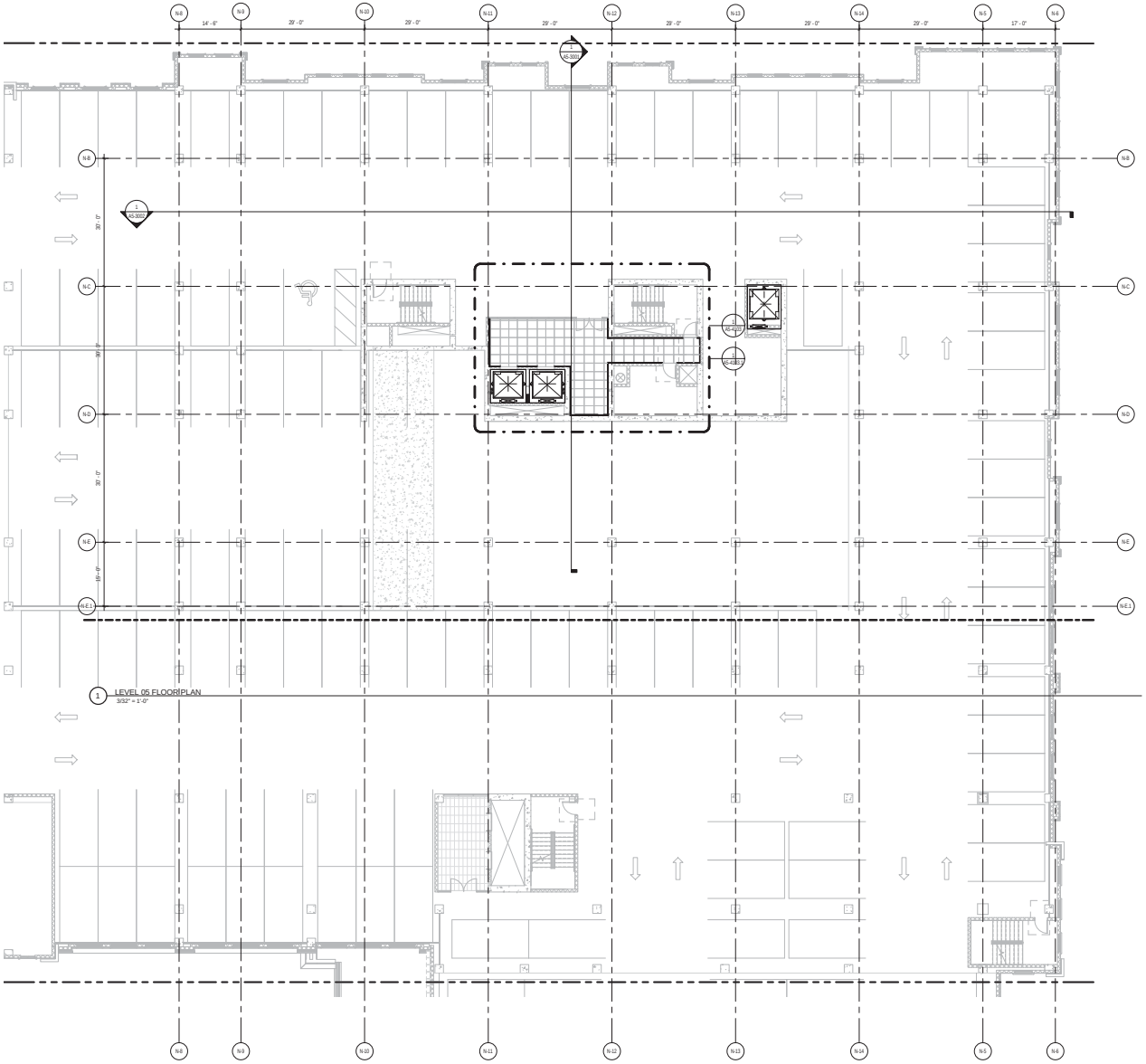
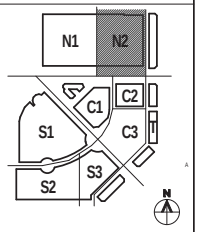


1 LEVEL 05 FLOOR PLAN
3/32" = 1'-0"

GENERAL NOTES

KEY PLAN



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FLOOR PLAN
LEVEL 05

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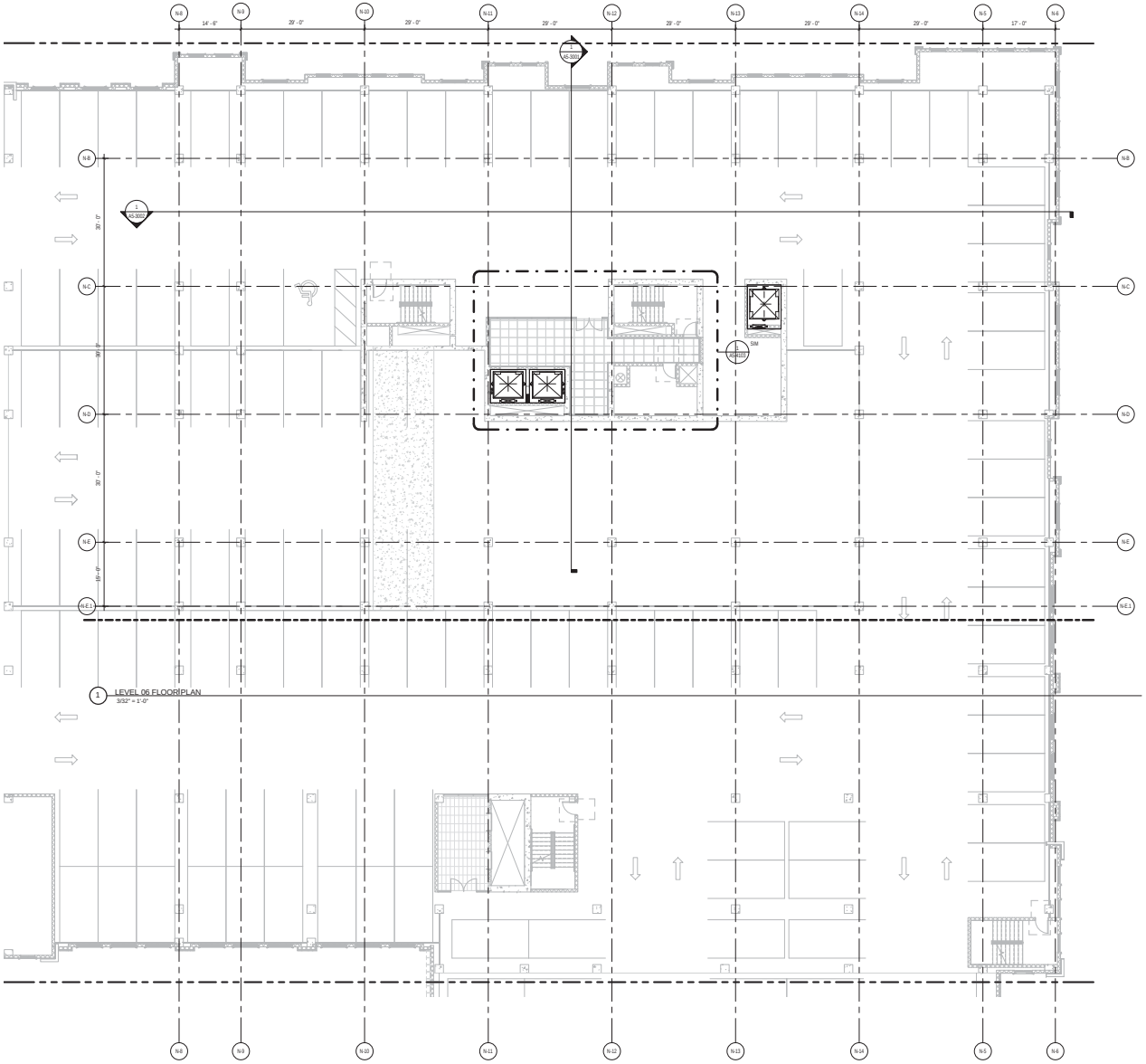
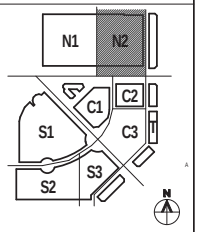


GENERAL NOTES

KEY PLAN



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Sheet Identification

FLOOR PLAN
LEVEL 06

A5-1308

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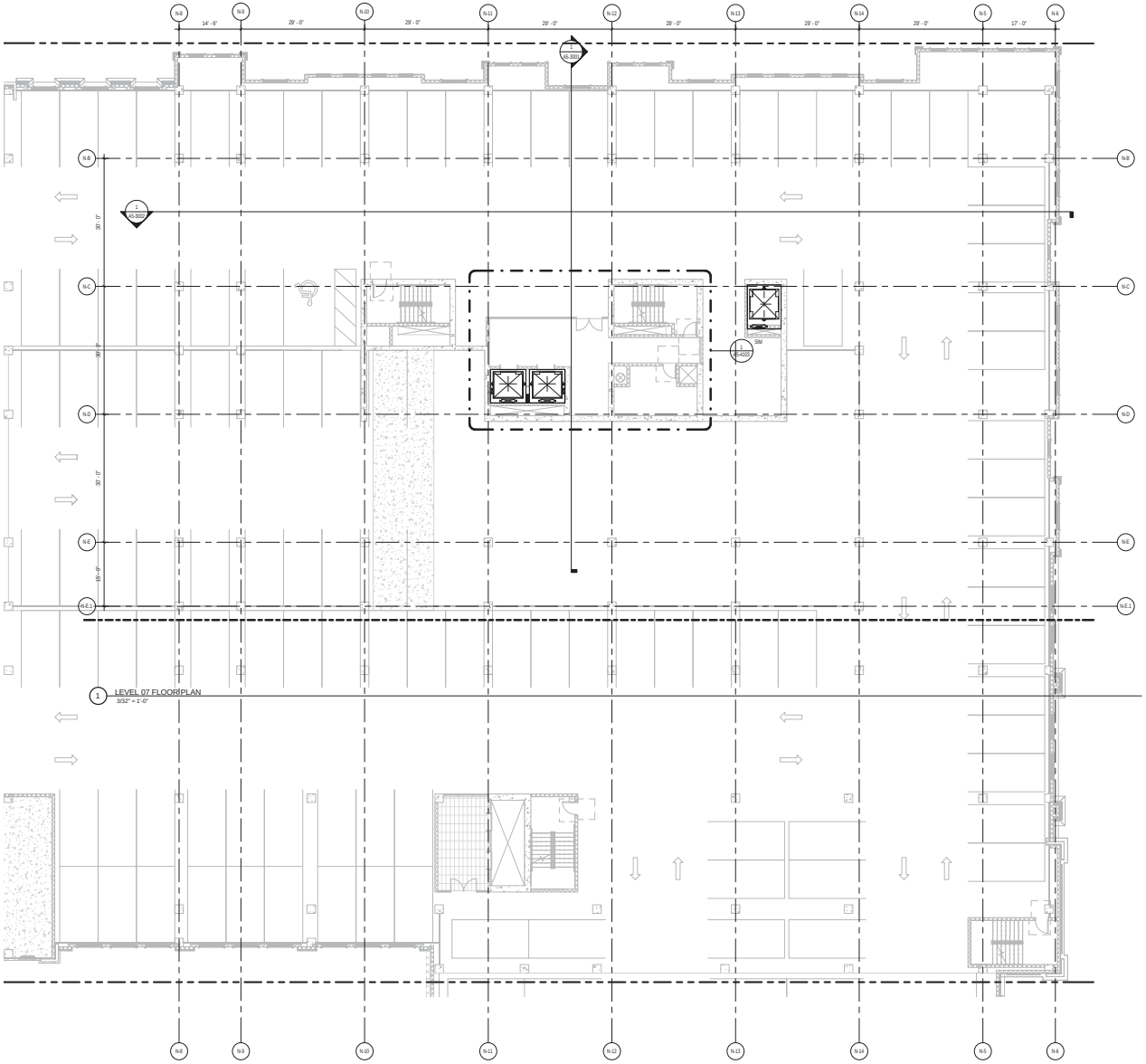

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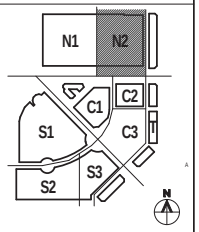

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FLOOR PLAN
LEVEL 07

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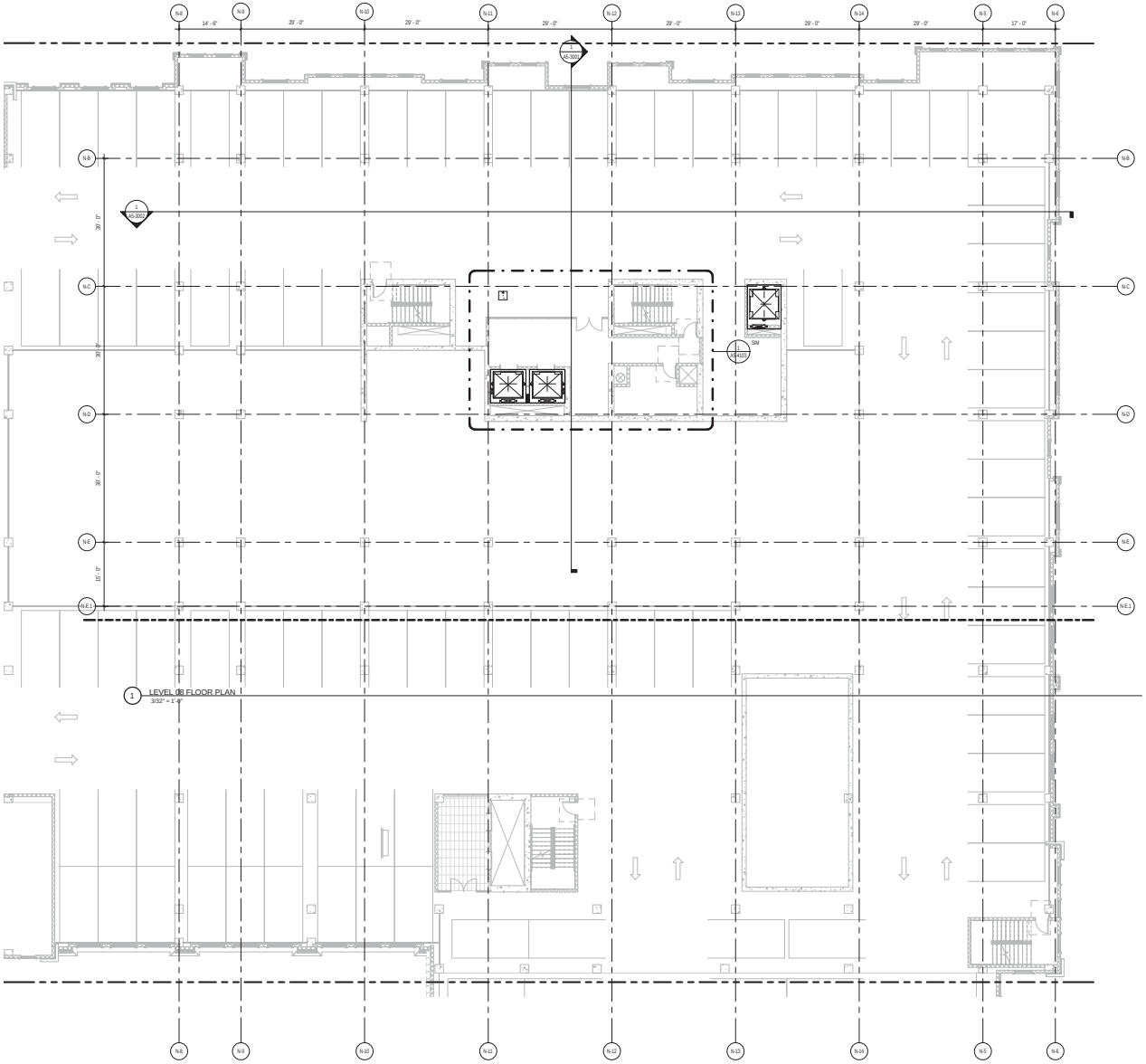
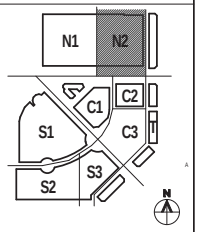


1 LEVEL 08 FLOOR PLAN
3/32" = 1' - 0"

KEY PLAN



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FLOOR PLAN
LEVEL 08

A5-1310

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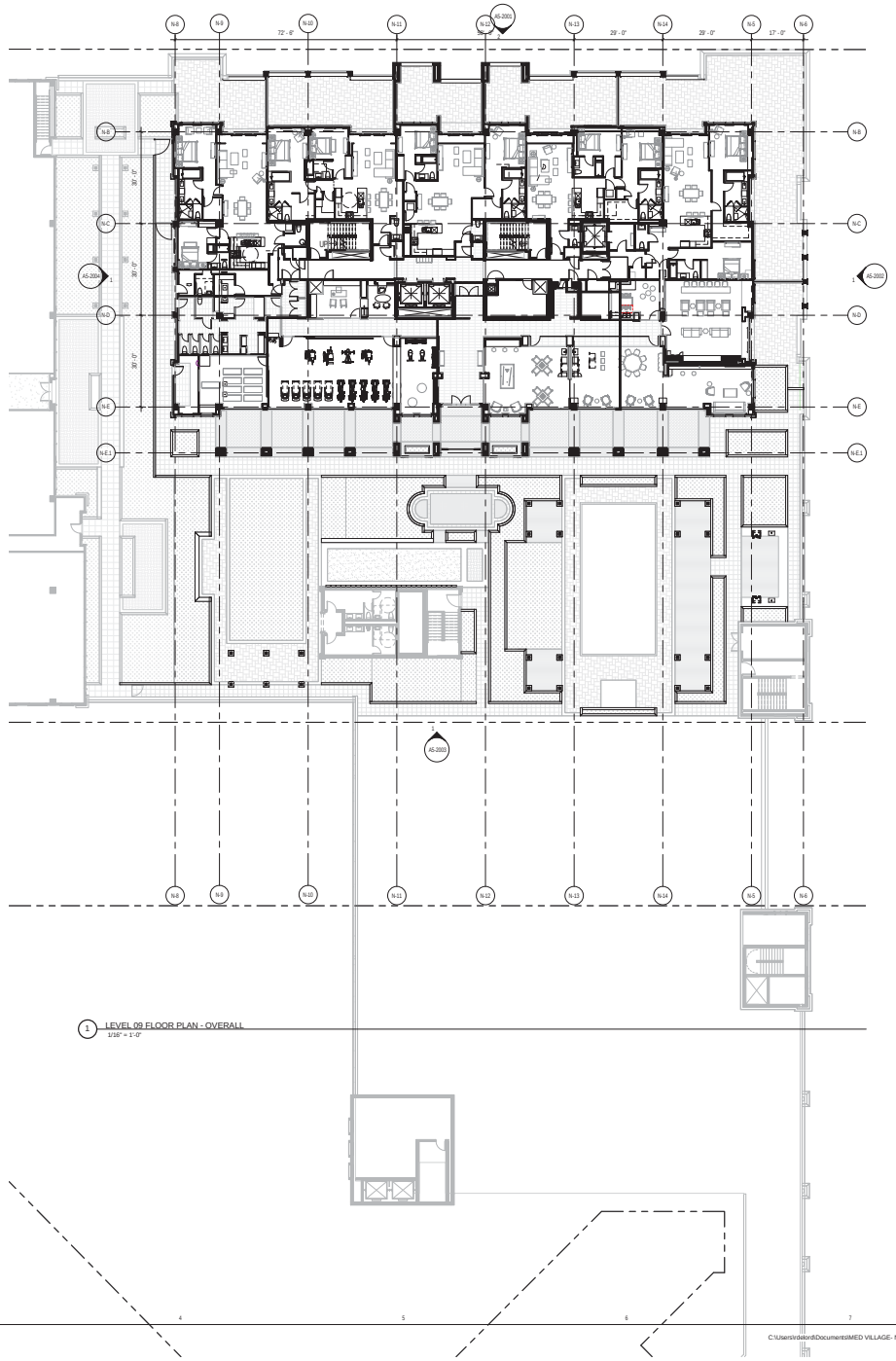
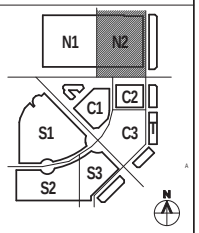


1 LEVEL 09 FLOOR PLAN - OVERALL
1/16" = 1'-0"

KEY PLAN



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OVERALL FLOOR PLAN LEVEL 09

A5-1311

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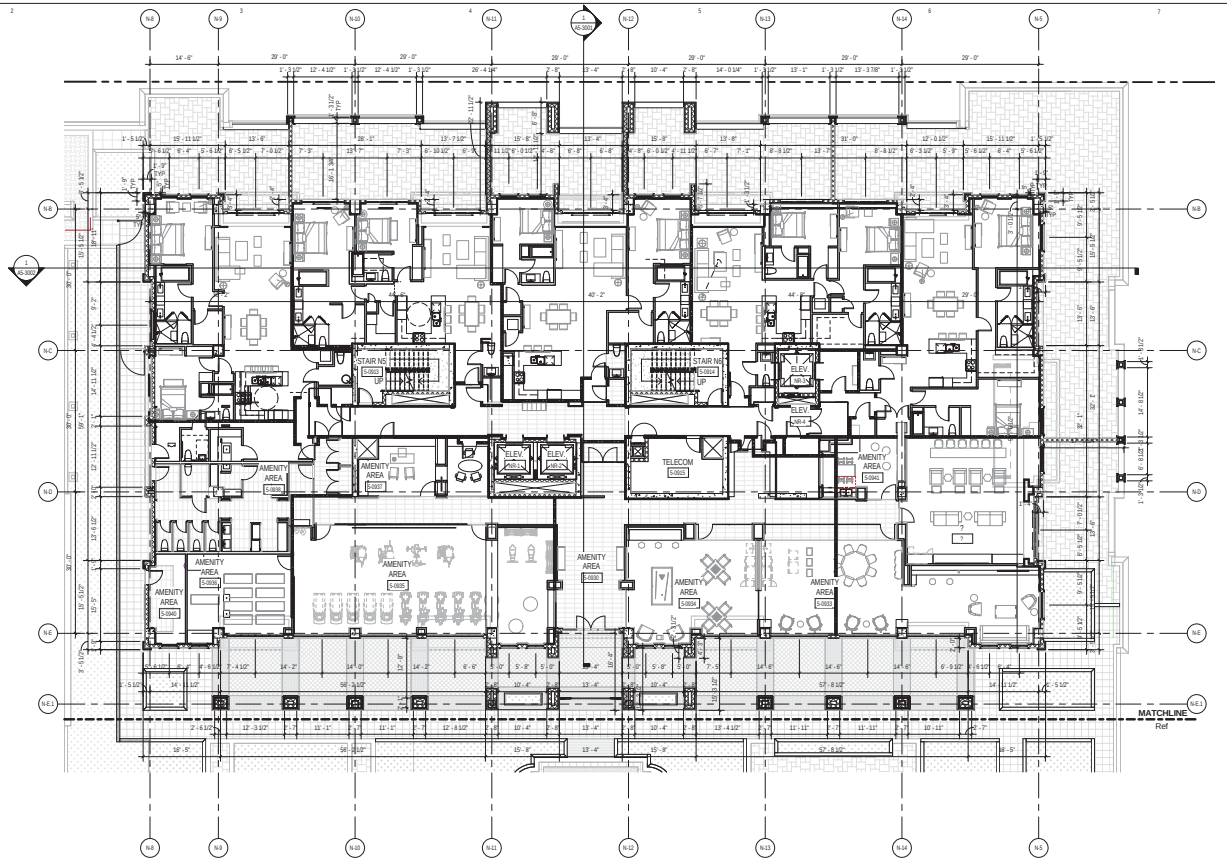
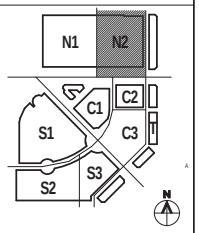


1 LEVEL 09 FLOOR PLAN - TOWER
3/32" = 1'-0"

GENERAL NOTES

KEY PLAN



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FLOOR PLAN
LEVEL 09

A5-1311.1

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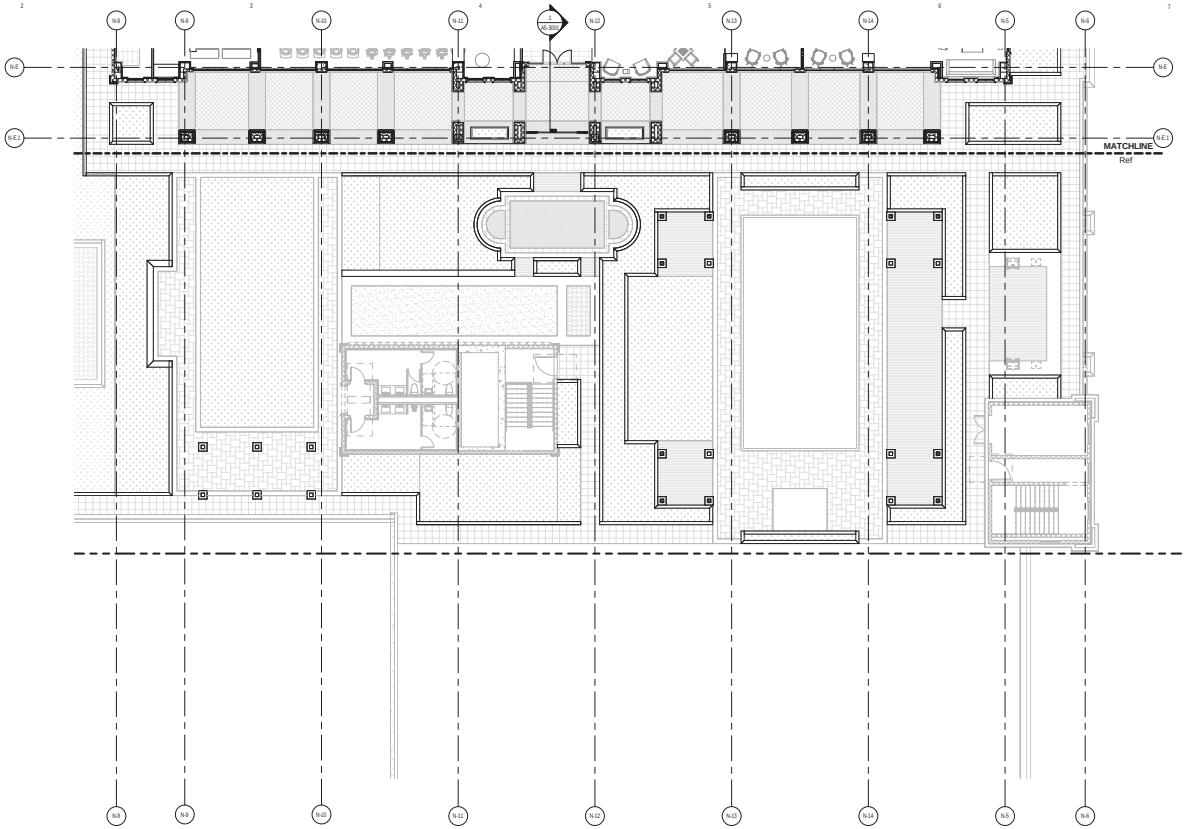
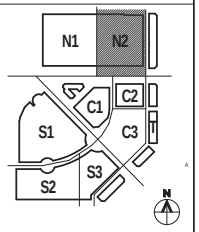


1 LEVEL 09 FLOOR PLAN - AMENITY DECK
3/32" = 1'-0"

GENERAL NOTES

KEY PLAN



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FLOOR PLAN
LEVEL 09

A5-1311.2

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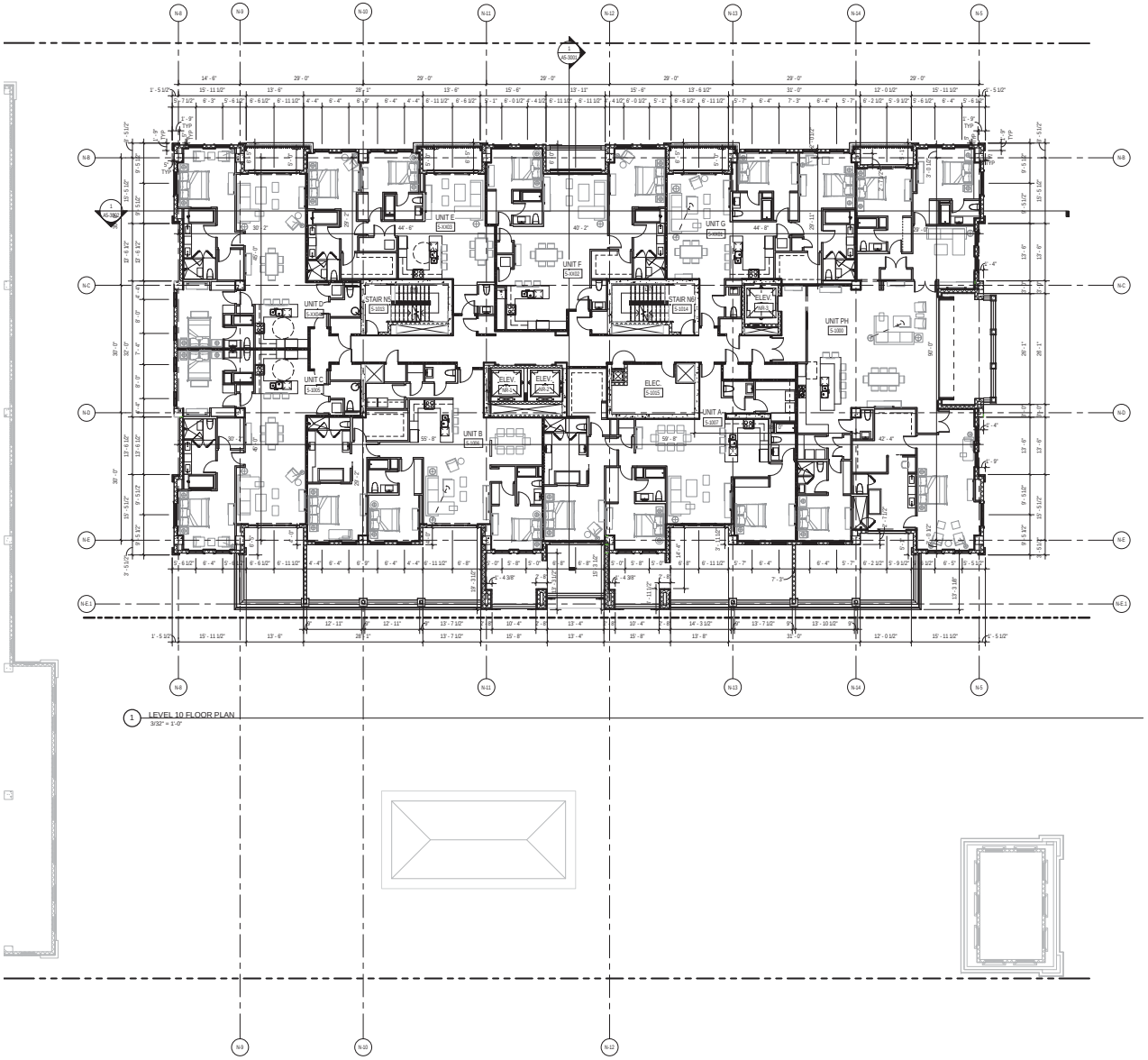
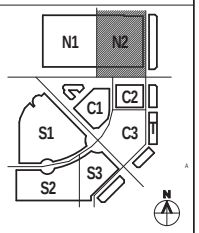


1 LEVEL 10 FLOOR PLAN
3/32" = 1'-0"

KEY PLAN



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LEVEL 10 FLOOR PLAN

A5-1312

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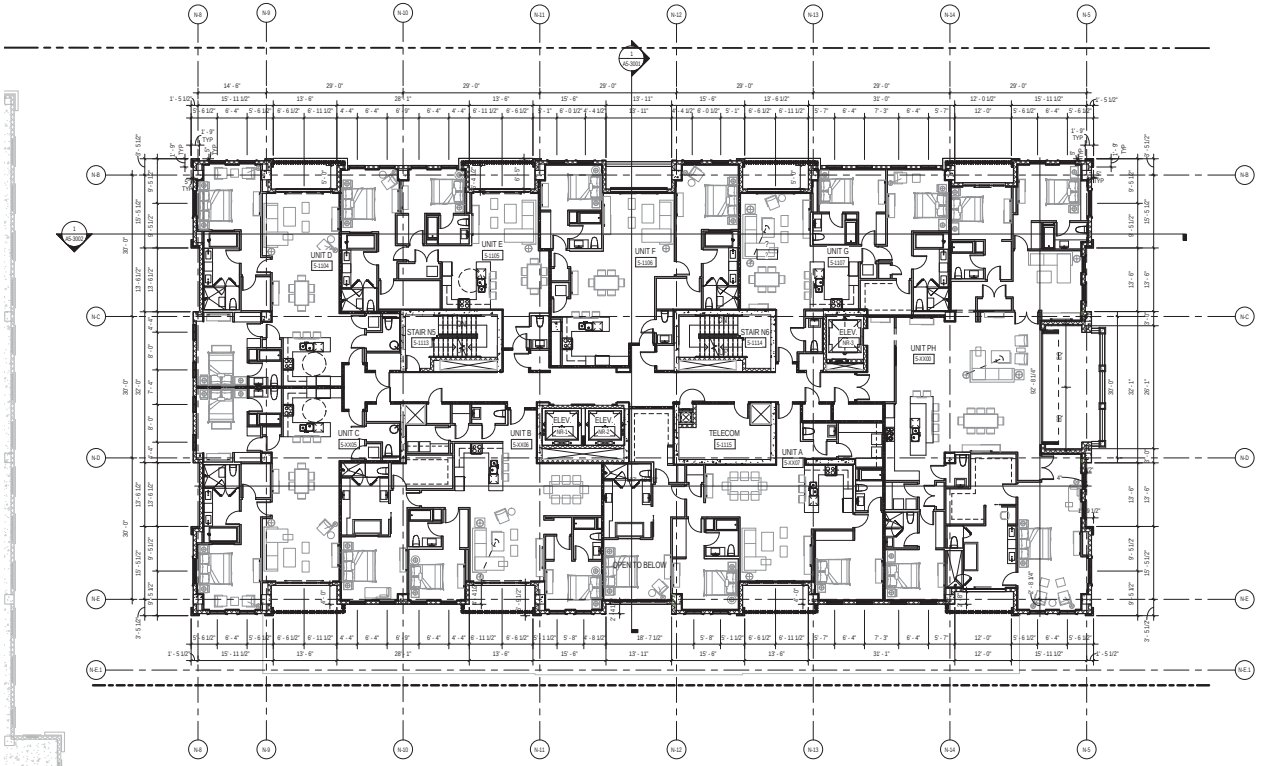
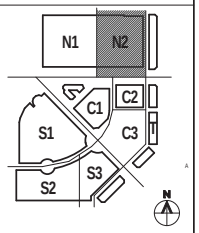


1 LEVEL 11-17 TYP FLOOR PLAN
3/32" = 1'-0"

KEY PLAN



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LEVEL 11-17 TYP FLOOR PLAN

A5-1313

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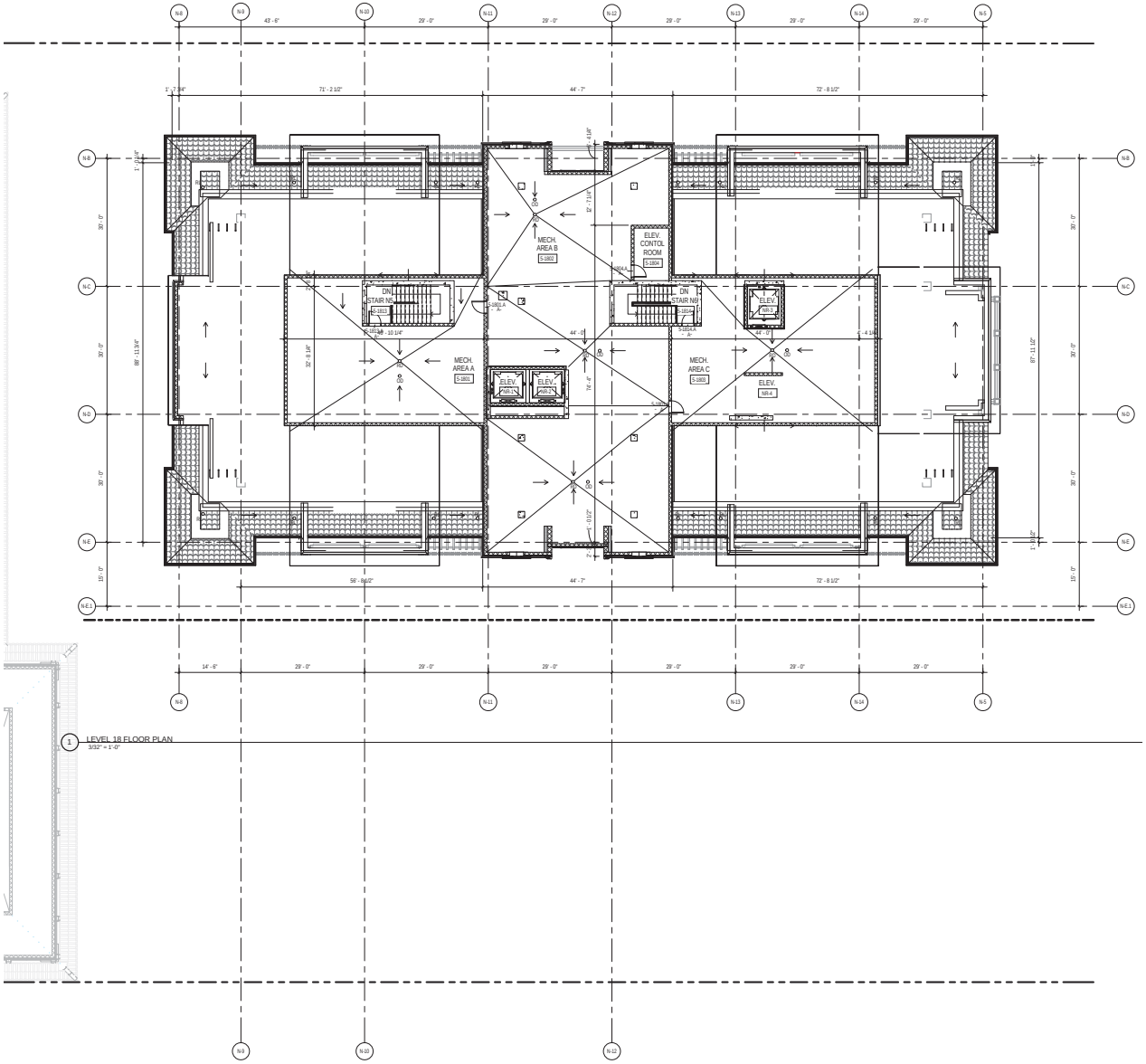
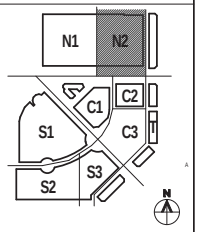


1 LEVEL 18 FLOOR PLAN
3/32" = 1'-0"

KEY PLAN



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LEVEL 18 FLOOR PLAN

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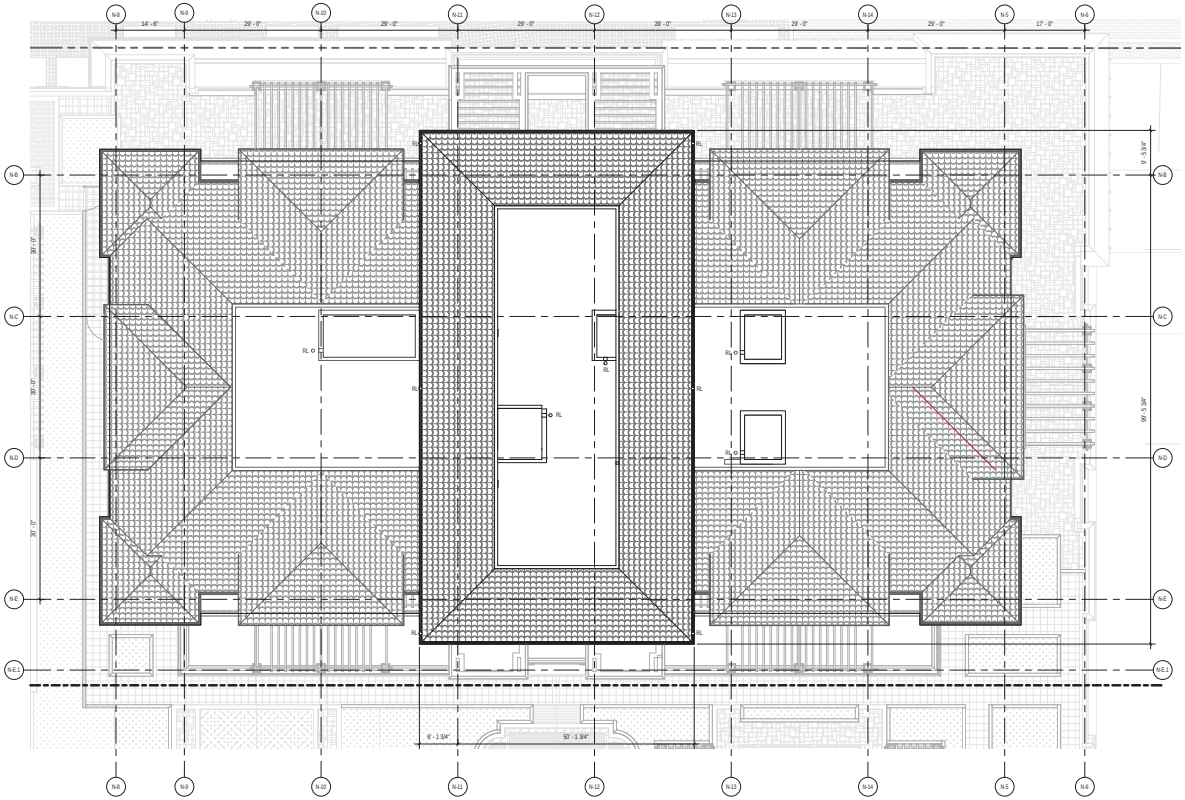
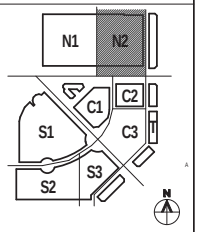


1 ROOF PLAN
3/32" = 1'-0"

GENERAL NOTES

KEY PLAN



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Sheet Identification

ROOF PLAN

A5-1317

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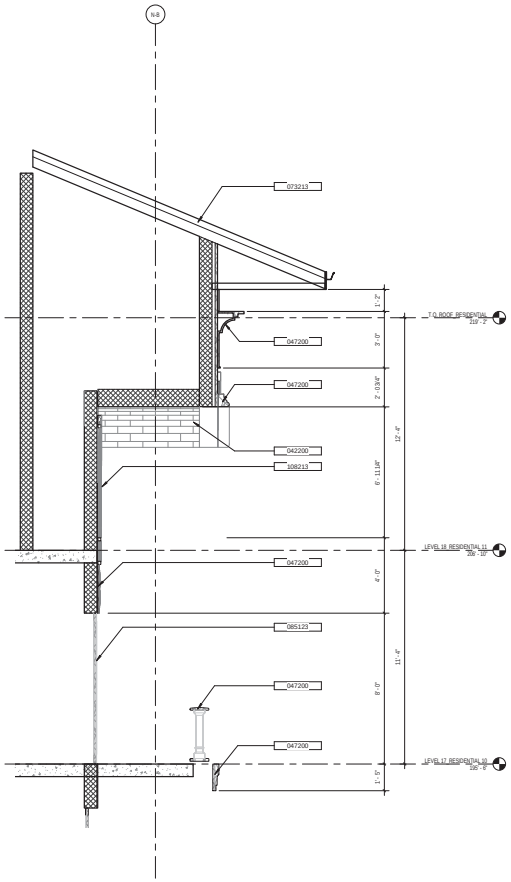
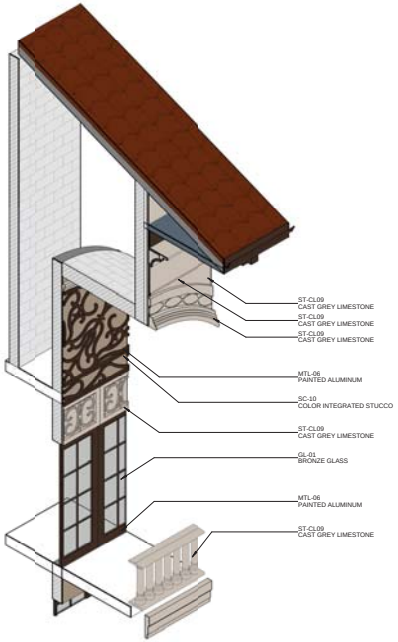
GENERAL NOTES

KEYNOTE NUMBER	KEYNOTE TEXT
042200	CONCRETE MASONRY UNITS
047200	CAST STONE MASONRY
073213	CLAY ROOF TILE
085123	IMPACT RESISTANT STEEL FRAMES WINDOWS
108213	EXTERIOR GRILLES AND SCREENS

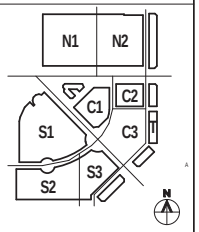


1 ENLARGED WALL SECTION
3/8" = 1'-0"



2 ENLARGED SECTION AXONOMETRIC

KEY PLAN



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ENLARGED SECTIONS

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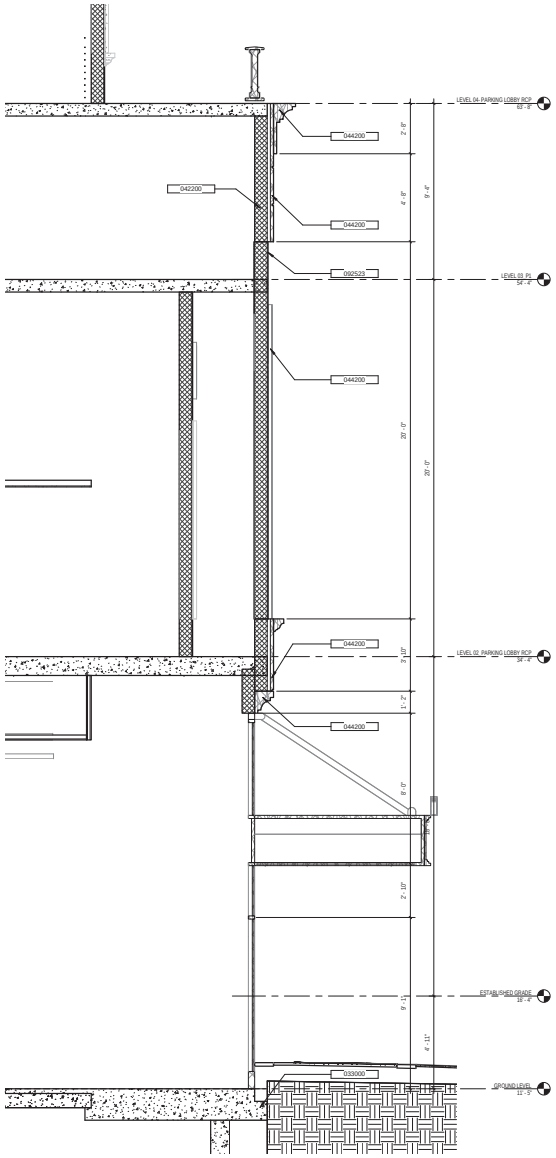
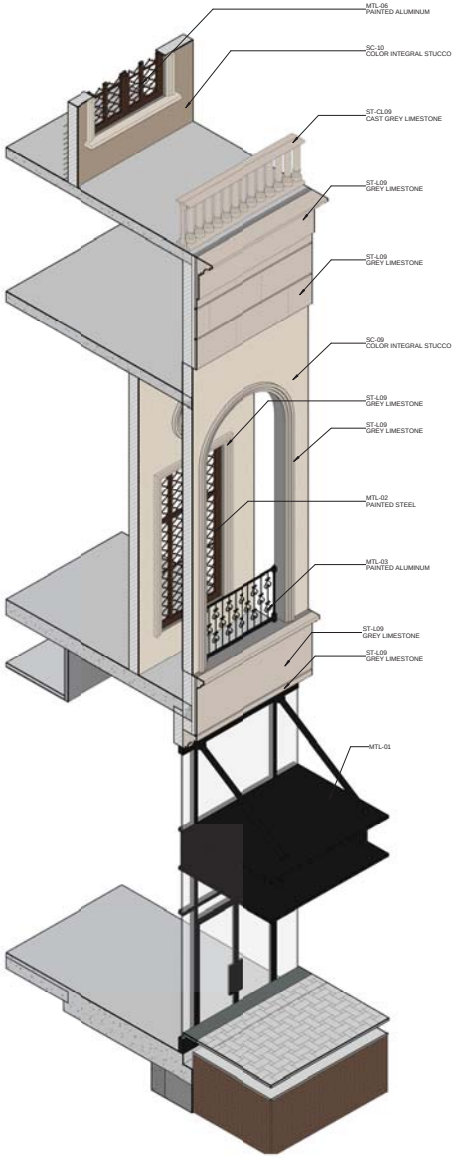


1 ENLARGED WALL SECTION
3/8" = 1'-0"

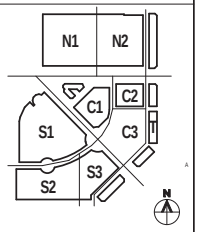


2 ENLARGED SECTION AXONOMETRIC

GENERAL NOTES

KEYNOTE NUMBER	KEYNOTE TEXT
033000	CAST-IN-PLACE CONCRETE
042200	CONCRETE MASONRY UNITS
044200	EXTERIOR STONE CLADDING
092523	LIME BASED PLASTERING

KEY PLAN



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ENLARGED SECTIONS

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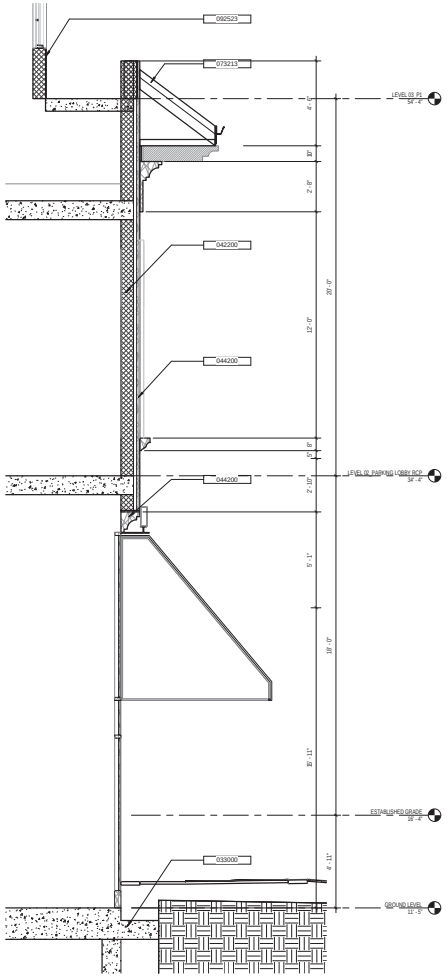
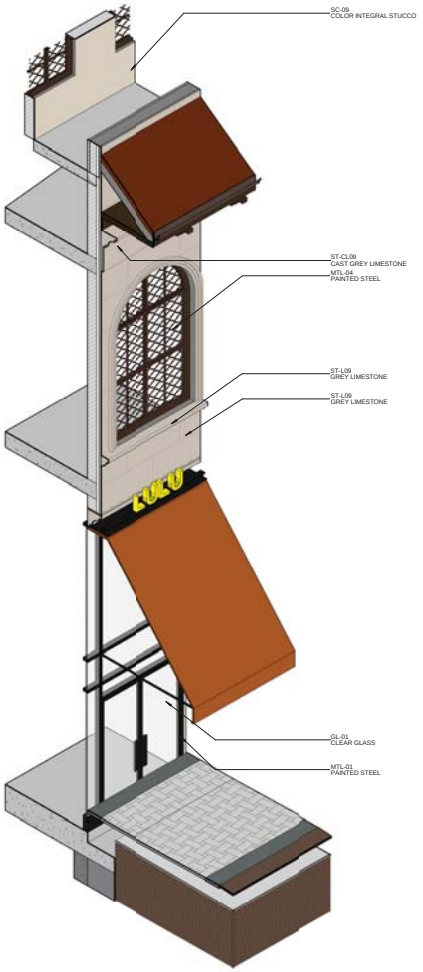
GENERAL NOTES

KEYNOTE NUMBER	KEYNOTE TEXT
033000	CAST-IN-PLACE CONCRETE
042200	CONCRETE MASONRY UNITS
044200	EXTERIOR STONE CLADDING
073213	CLAY ROOF TILE
092523	LIME BASED PLASTERING

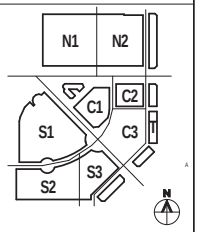


1 ENLARGED WALL SECTION
3/8" = 1'-0"



2 ENLARGED SECTION AXONOMETRIC

KEY PLAN



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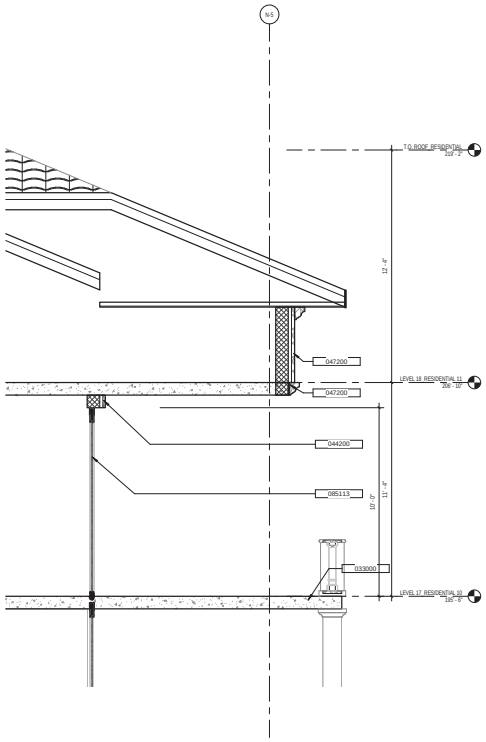
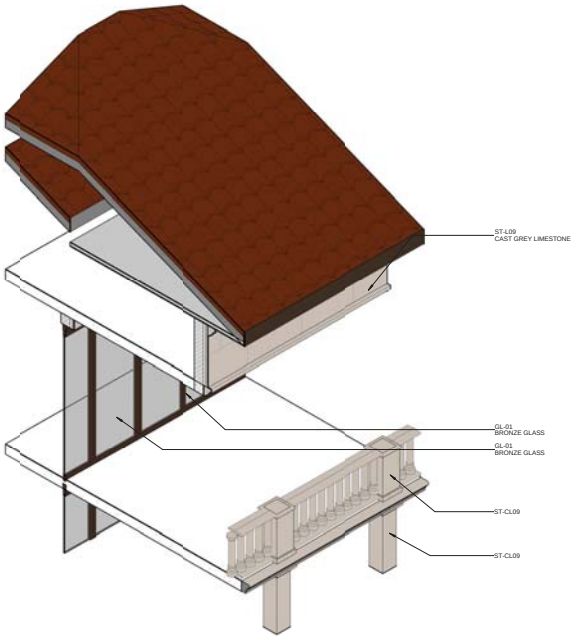


1 ENLARGED WALL SECTION
3/8" = 1'-0"

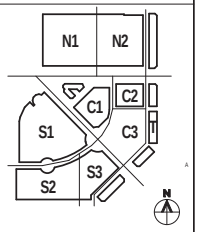


2 ENLARGED SECTION AXONOMETRIC

GENERAL NOTES

KEYNOTE NUMBER	KEYNOTE TEXT
033000	CAST-IN-PLACE CONCRETE
044200	EXTERIOR STONE CLADDING
047200	CAST STONE MASONRY
085113	IMPACT RESISTANT ALUMINUM FRAMED WINDOWS

KEY PLAN



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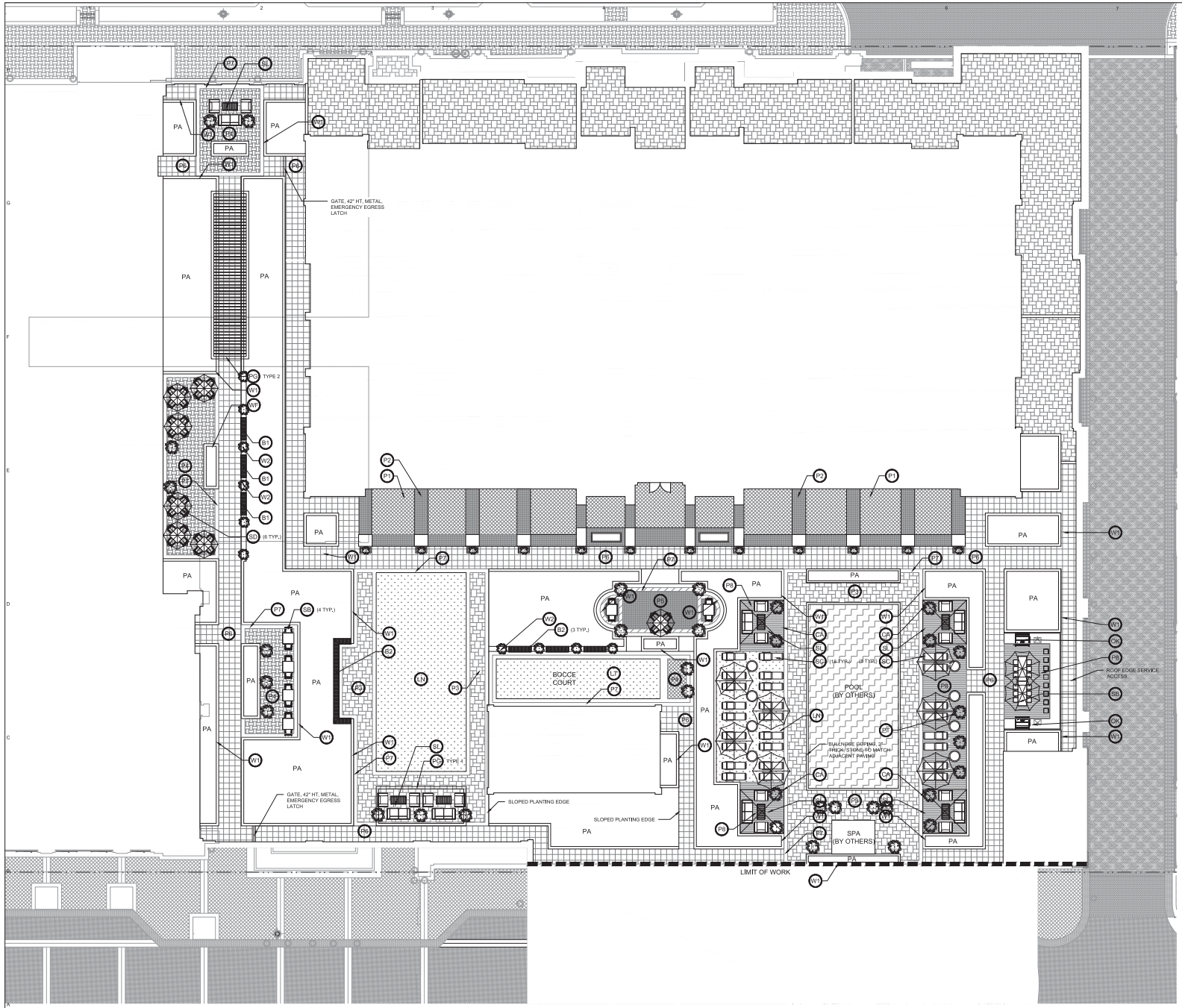


1 LVL5 Roof Materials Plan
1"=10'

HARDSCAPE KEY

PAVING

- P1 — PEDESTRIAN PAVER TYPE 1
- P2 — PEDESTRIAN PAVER TYPE 2
- P3 — PEDESTRIAN PAVER TYPE 3
- P4 — PEDESTRIAN PAVER TYPE 4
- P5 — PEDESTRIAN PAVER TYPE 5
- P6 — PEDESTRIAN PAVER TYPE 6
- P7 — PEDESTRIAN PAVER TYPE 7
- P8 — PEDESTRIAN PAVER TYPE 8
- LN — LAWN, NATURAL BERMUDA
- LT — LAWN, ARTIFICIAL TURF

WALLS/ STAIRS/ CURBS

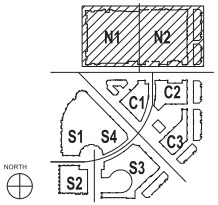
- W1 — STONE VENEER RETAINING WALL, STONE TO MATCH BUILDING, 8" THICK, 2' DEPTH TO PAVING, 3' PLANTING DEPTH, 2" STONE CAP
- W2 — STONE SEAT WALL, 16" THICK, STONE TO MATCH BUILDING, 2' HEIGHT (TO PAVING), 3' PLANTING DEPTH

SITE AMENITIES

- B1 — BENCH, FREE STANDING
- SL — LOUNGE SEATING
- SD — FLEXIBLE SEATING
- SC — CHAISE LOUNGE
- SS — BAR STOOLS AND TABLE
- SB — BISTRO TABLE AND CHAIRS
- CA — CABANA
- LR — LITTER & RECYCLING RECEPTACLES
- OK — OUTDOOR KITCHEN
- PO — PLANTER POT
- PG — PERGOLA
- WF — WATER FEATURE
- UM — UMBRELLA
- PA — PLANTING ON STRUCTURE, LIGHTWEIGHT SOIL, 12" - 36" DEPTH
- MATCH LINE
- PROPERTY LINE
- BUILDING OVERHANG

NOTES:
1.

KEY PLAN



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Consultant

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MEDITERRANEAN VILLAGE at Ponce Circle

BOARD OF ARCHITECTS - PACKAGE 5

Client/Owner/Project Address

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

Issue Drawing Log

	08/05/16	BOA REVIEW

Seal

Sheet Identification

ROOF MATERIALS PLAN

L1-2100

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KEY	ITEM	MATERIAL	COLOR	FINISH	DIMENSION	THICKNESS	MANUFACTURER	DESCRIPTION	REFERENCE IMAGE
P1	PAVER TYPE 1 PEDESTRIAN	PORPHYRY	CERRO MARRON	HONED	8"X8"	2 1/4"	MILESTONE IMPORTS 866.641.1999 www.milestoneimports.com	45 DEGREE STACKED BOND PATTERN	
P2	PAVER TYPE 2 PEDESTRIAN	PORPHYRY	STORM GREY	HONED	4"X4"	2 1/4"	MILESTONE IMPORTS 866.641.1999 www.milestoneimports.com	90 DEGREE STACKED BOND PATTERN	
P3	PAVER TYPE 3 PEDESTRIAN	MARBELLA SHELLSTONE			3-4 SIZES	1 5/8"	MONTERREY TILE 480.507.7966 www.monterreytile.com		
P4	PAVER TYPE 4 PEDESTRIAN	PORPHYRY	CERRO MARRON, BASALTO NERO	HONED	16"X8", 4"x4"	2 1/4"	MILESTONE IMPORTS 866.641.1999 www.milestoneimports.com	BASKETWEAVE PATTERN	
P5	PAVER TYPE 5 PEDESTRIAN	PORPHYRY	CERRO MARRON, BASALTO NERO	HONED	16"X8", 4"x4"	2 1/4"	MILESTONE IMPORTS 866.641.1999 www.milestoneimports.com		
P6	PAVER TYPE 6 PEDESTRIAN	CANTERA	CAFE II	HONED	18"X18"	1 5/8"	MONTERREY TILE 480.507.7966 www.monterreytile.com		
P7	PAVER TYPE 7	PORPHYRY	GRIS OSCURO	HONED	4"X4"	2 1/4"	MILESTONE IMPORTS 866.641.1999 www.milestoneimports.com	90 DEGREE STACKED BOND PATTERN	
P8	PAVER TYPE 8	KEBONY WOOD			4" PLANKS	1"			

1 ROOF GARDEN PAVING MATERIALS SCHEDULE

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BOARD OF ARCHITECTS - PACKAGE 5

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MATERIALS SCHEDULE

L1-2200

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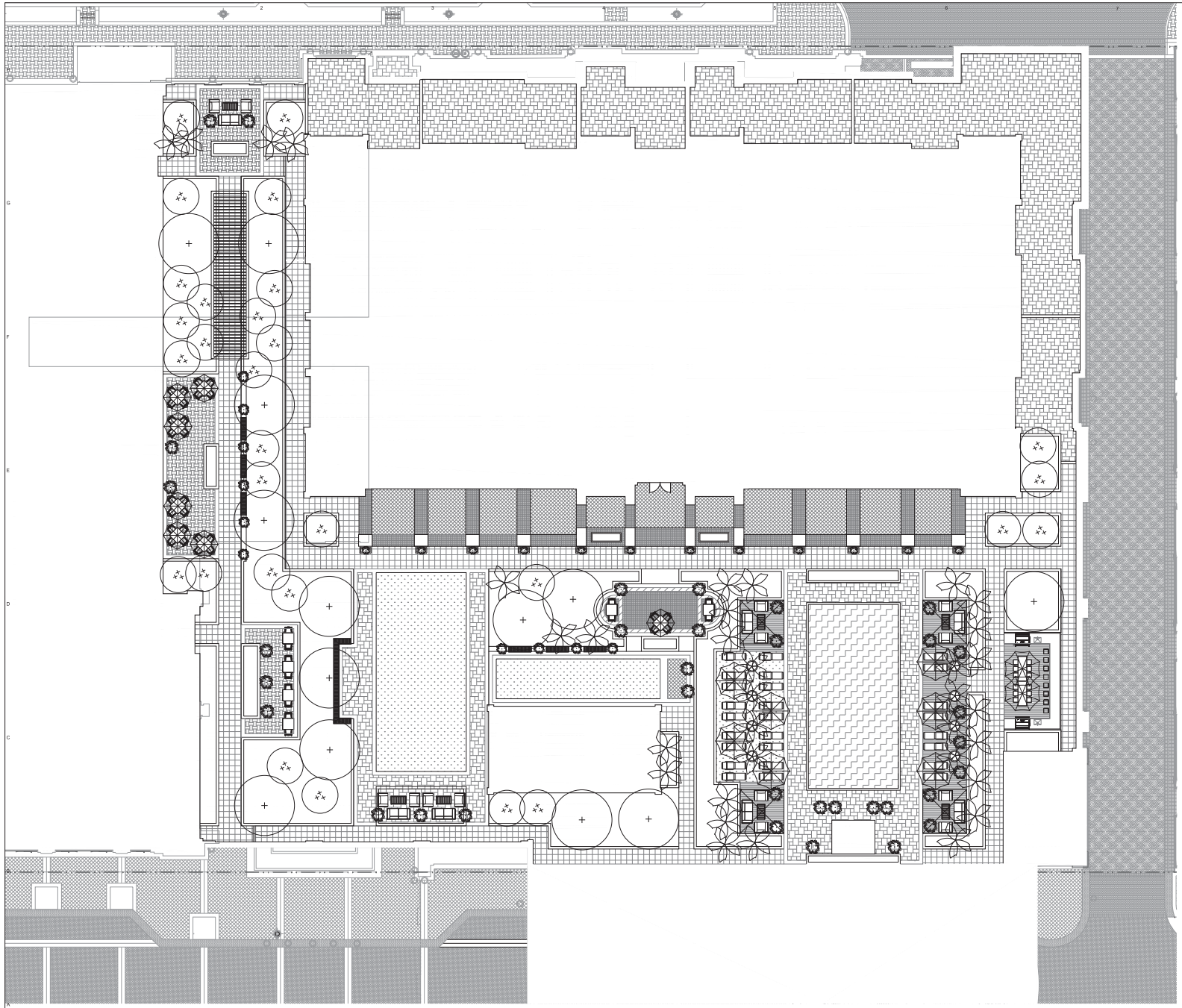
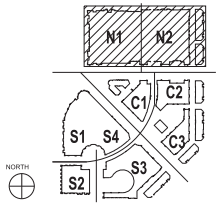


1 LVL5 Roof Planting Plan
1"=10'

NOTES:
1.

KEY PLAN



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ROOF PLANTING PLAN

L1-2300

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