

MECHANICAL & SERVICE LOCATIONS - BASEMENT LEVEL 2 PLAN

SEVILLA AVENUE

SEVILLA AVENUE

PALERMO AVENUE

PALERMO AVENUE

CATALONIA AVENUE

MALAGA AVENUE

MALAGA AVENUE

PONCE DE LEON BOULEVARD

GALIANO STREET

COCONUT GROVE DRIVE



NOTE:

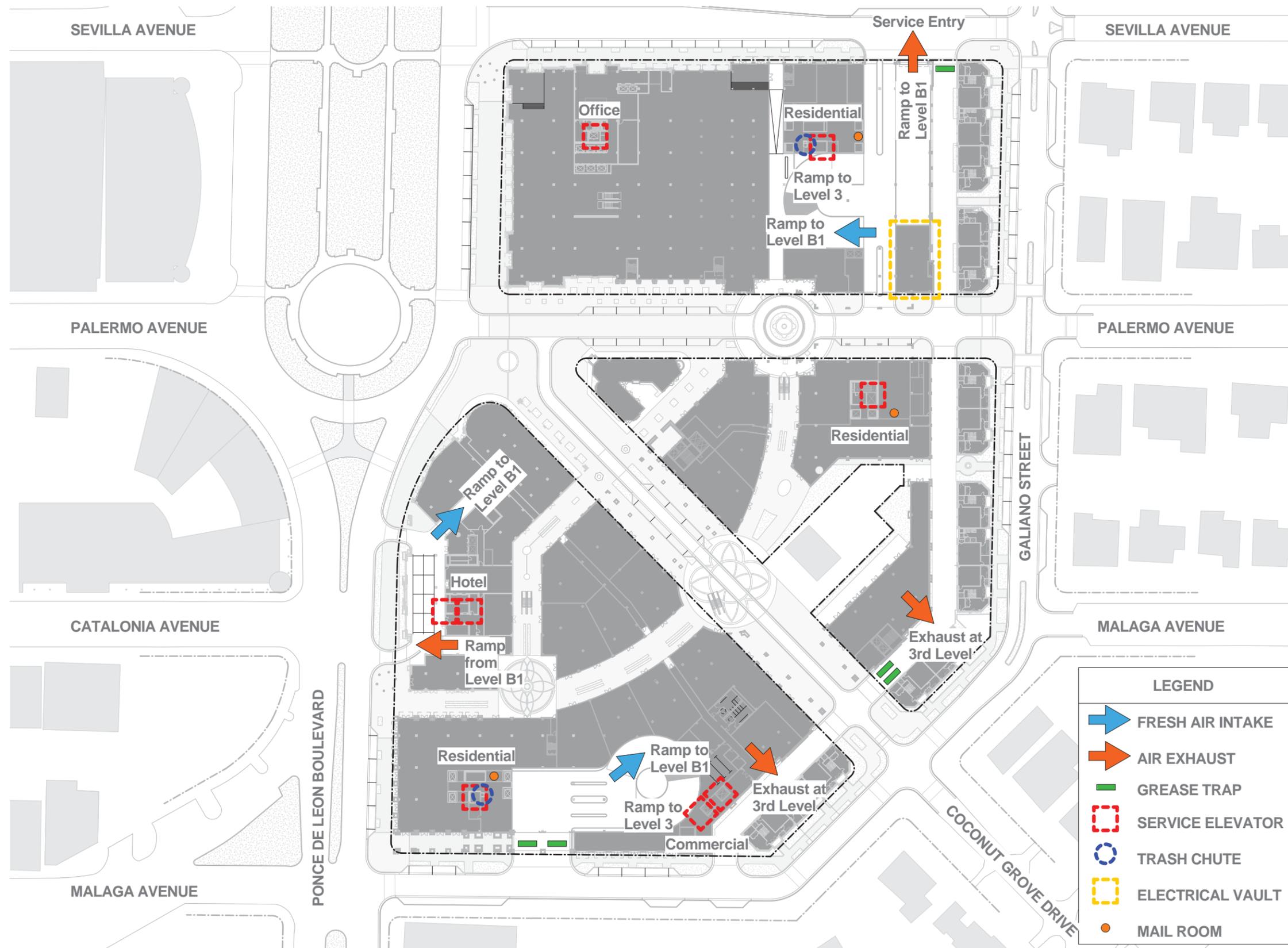
- BELOW GRADE BASEMENT PARKING EXHAUST TO BE LOCATED ABOVE THE PEDESTRIAN LEVEL

LEGEND

-  SERVICE ELEVATOR
-  TRASH COLLECTION
-  HOTEL BACK OF HOUSE
- 1 RESIDENTIAL TRASH
- 2 RESIDENTIAL LOADING
- 3 OFFICE TRASH
- 4 OFFICE LOADING
- 5 COMMERCIAL TRASH
- 6 COMMERCIAL LOADING
- 7 HOTEL TRASH
- 8 HOTEL LOADING



MECHANICAL & SERVICE LOCATIONS - GROUND FLOOR PLAN

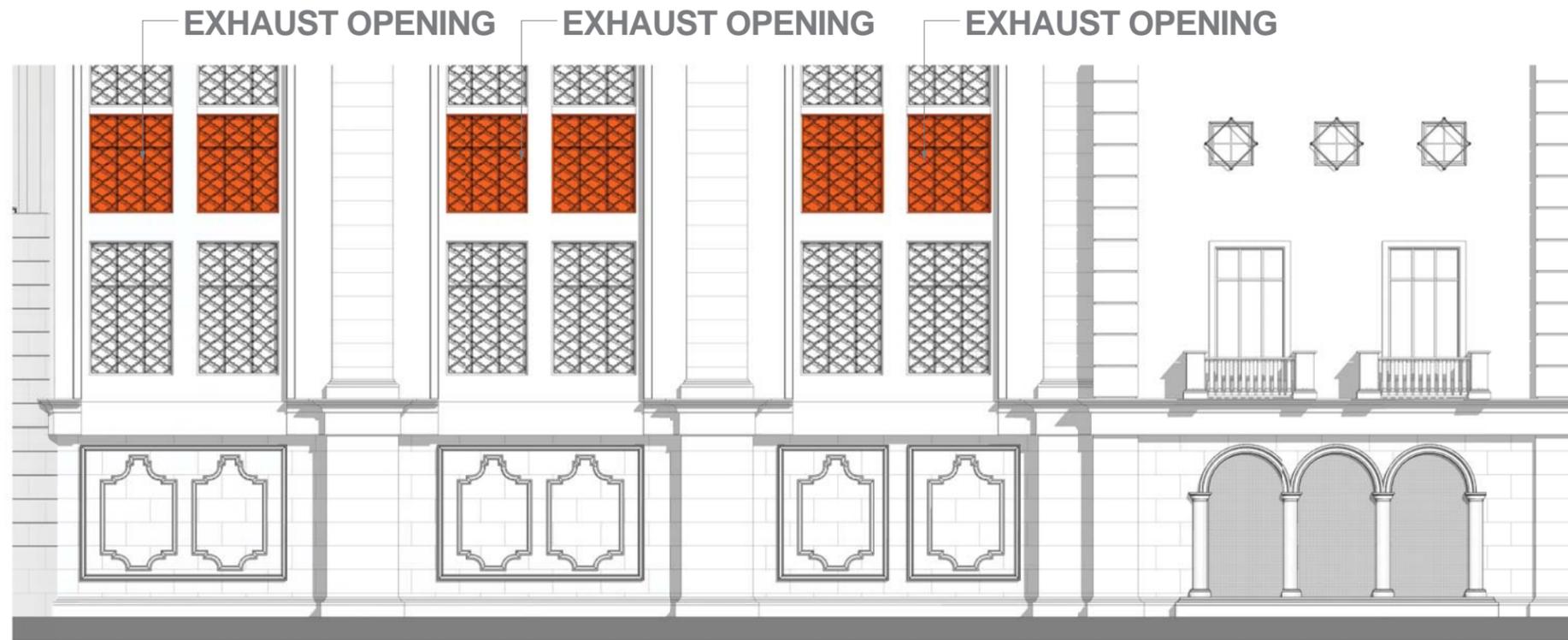


NOTE:
 • BELOW GRADE BASEMENT PARKING EXHAUST TO BE LOCATED ABOVE THE PEDESTRIAN LEVEL

LEGEND	
	FRESH AIR INTAKE
	AIR EXHAUST
	GREASE TRAP
	SERVICE ELEVATOR
	TRASH CHUTE
	ELECTRICAL VAULT
	MAIL ROOM



MECHANICAL & SERVICE LOCATIONS - ELEVATIONS



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

PARKING - LEVEL 04
43'-0"

PARKING - LEVEL 03
34'-0"

COMMERCIAL - LEVEL 02
17'-0"

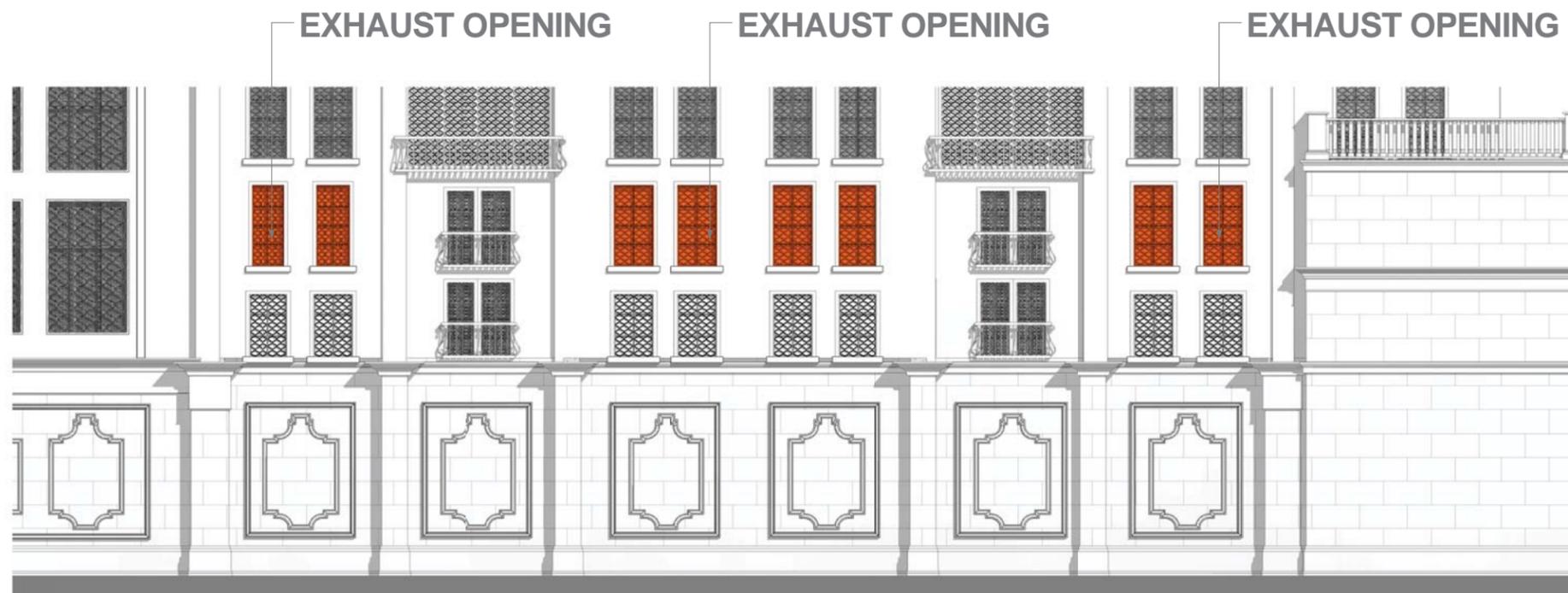
COMMERCIAL - LEVEL 01
0'-0"

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

EXHAUST OPENING



2 BASEMENT EXHAUST LOCATION 1



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

PARKING - LEVEL 03
34'-0"

COMMERCIAL - LEVEL 02
17'-0"

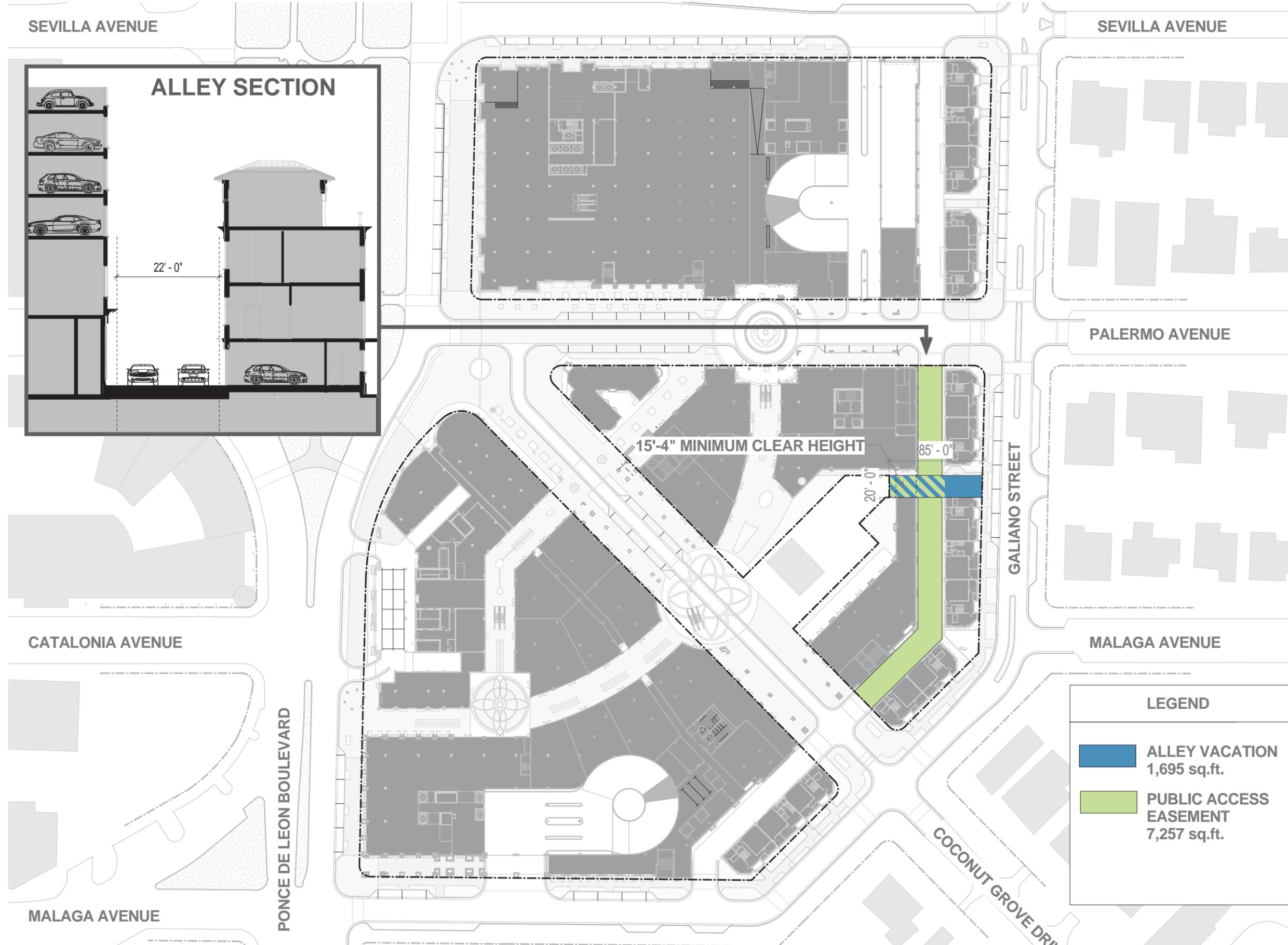
COMMERCIAL - LEVEL 01
0'-0"

EXHAUST OPENING



4 BASEMENT EXHAUST LOCATION 2

ALLEY VACATION



SEVILLA AVENUE

SEVILLA AVENUE

ALLEY SECTION

22'-0"

15'-4" MINIMUM CLEAR HEIGHT

85'-0"

20'-0"

GALIANO STREET

PALERMO AVENUE

CATALONIA AVENUE

MALAGA AVENUE

PONCE DE LEON BOULEVARD

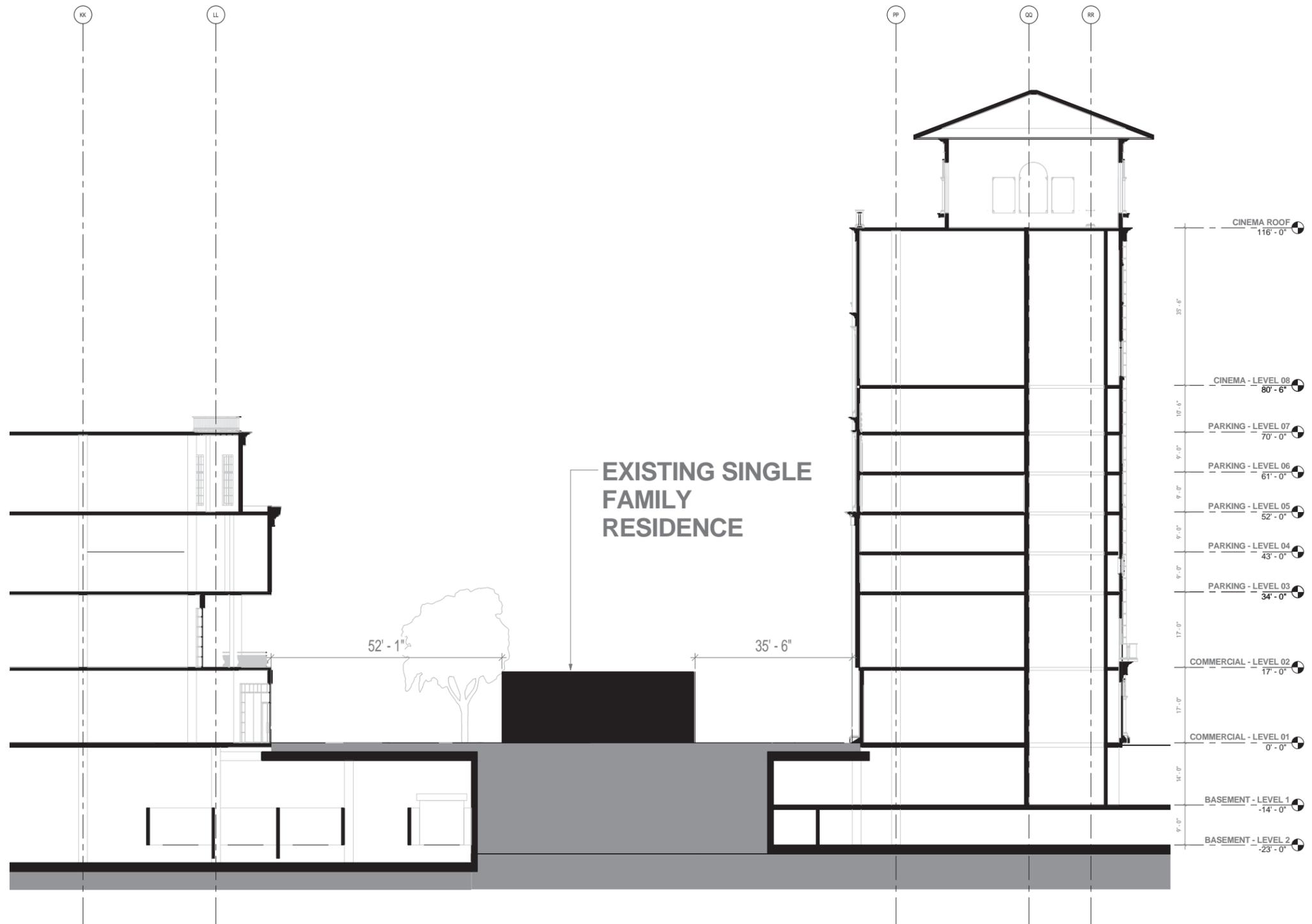
MALAGA AVENUE

COCONUT GROVE DR

LEGEND

- ALLEY VACATION
1,695 sq.ft.
- PUBLIC ACCESS
EASEMENT
7,257 sq.ft.

SINGLE FAMILY RESIDENCE CONTEXT SECTION

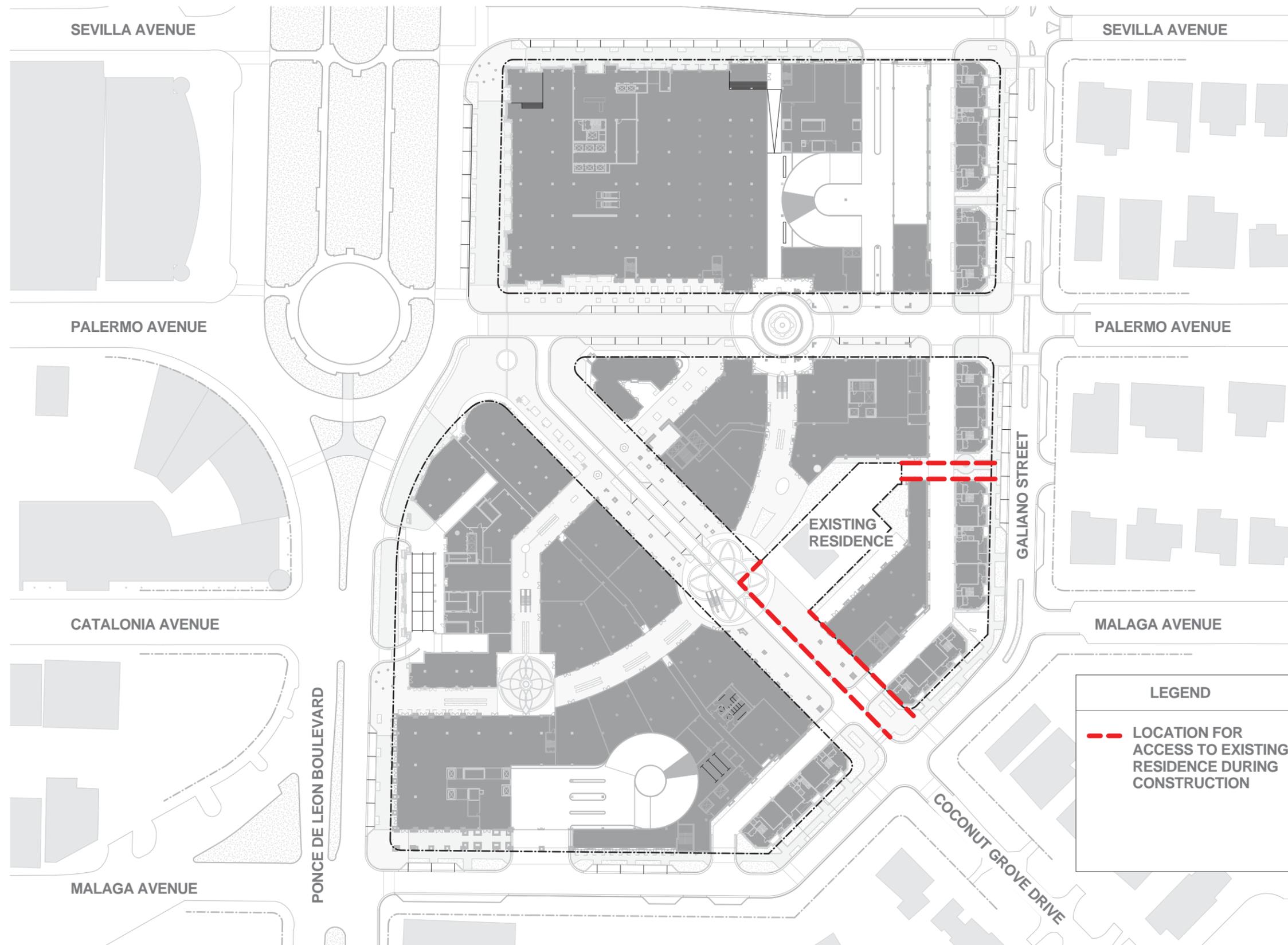


AN ARCADIS COMPANY



AGAVE PONCE LLC

SINGLE FAMILY RESIDENCE CONSTRUCTION ACCESS DIAGRAM



NOTE:

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

LEGEND

 LOCATION FOR ACCESS TO EXISTING RESIDENCE DURING CONSTRUCTION





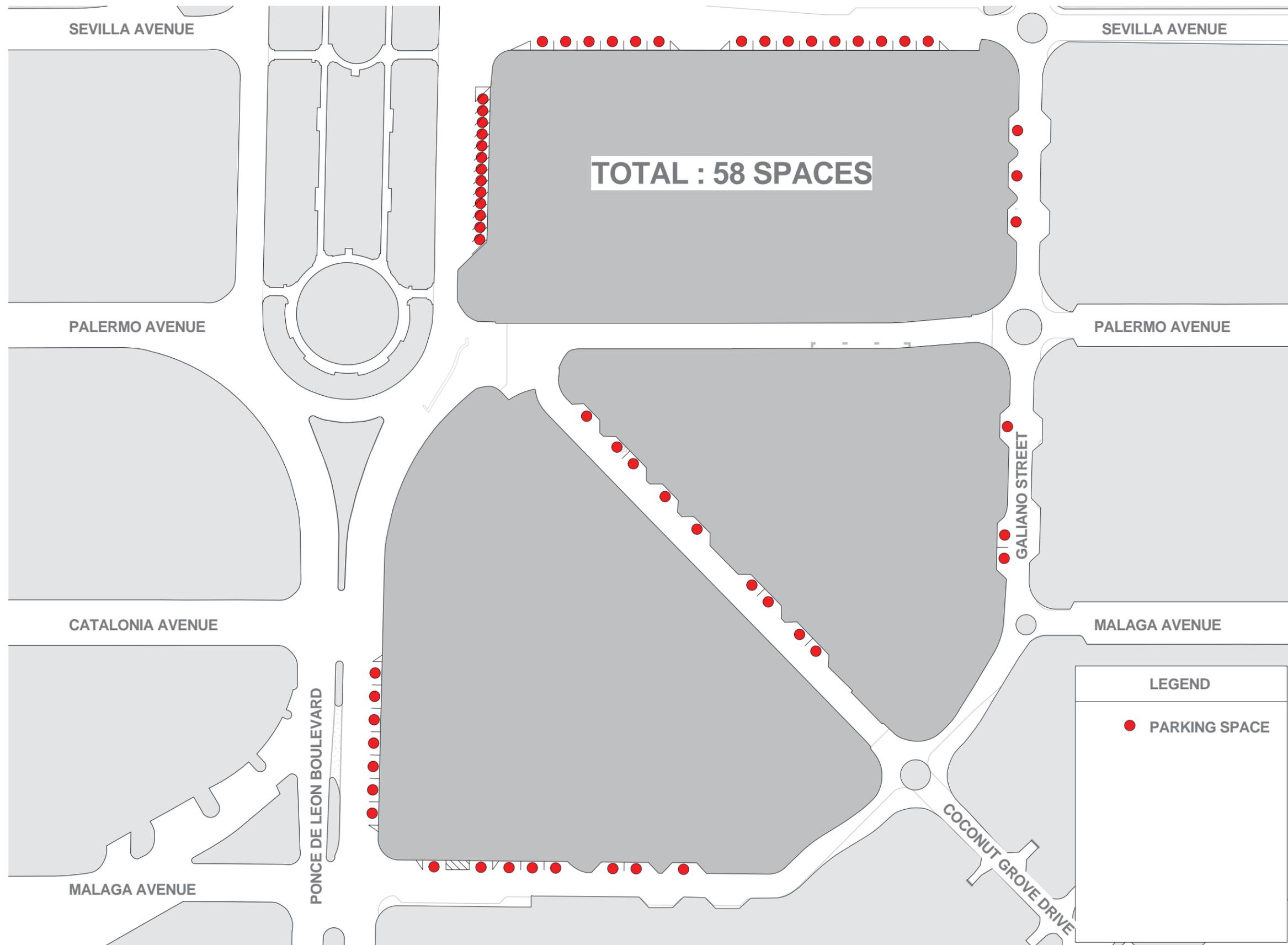
PARKING AND CIRCULATION DIAGRAMS

MEDITERRANEAN VILLAGE
AT PONCE CIRCLE

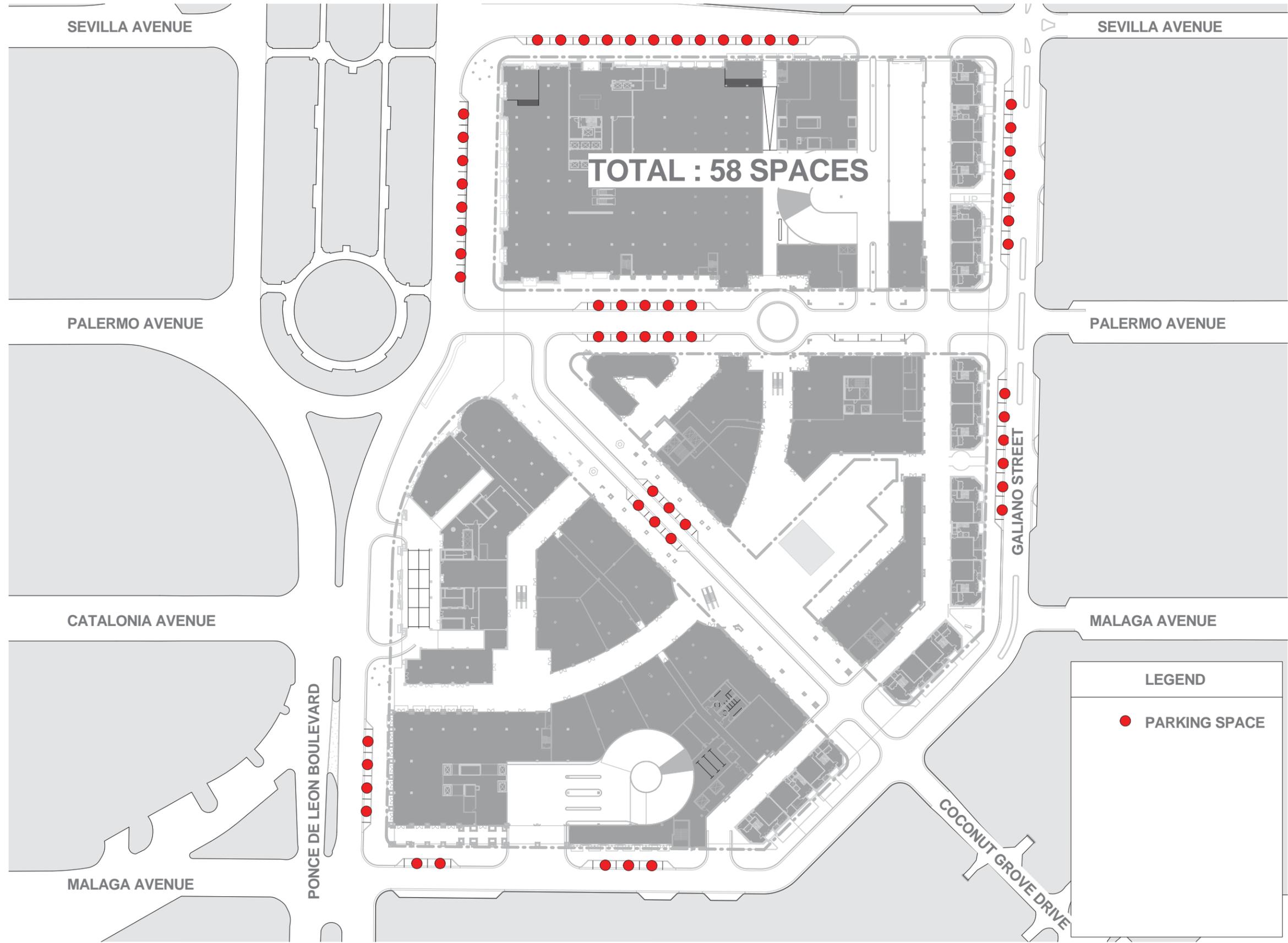
RTKL
AN ARCADIS COMPANY


AGAVE PONCE

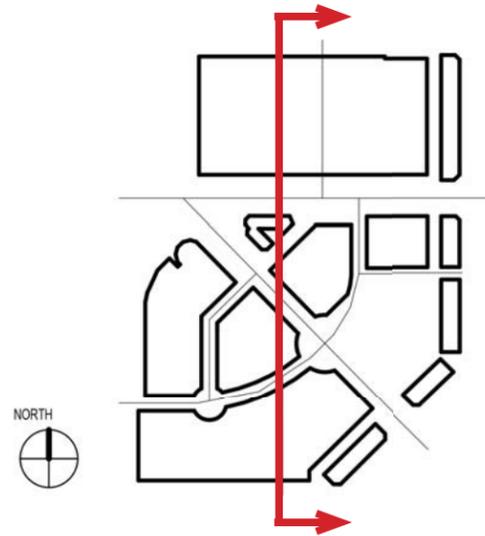
EXISTING ON-STREET PARKING



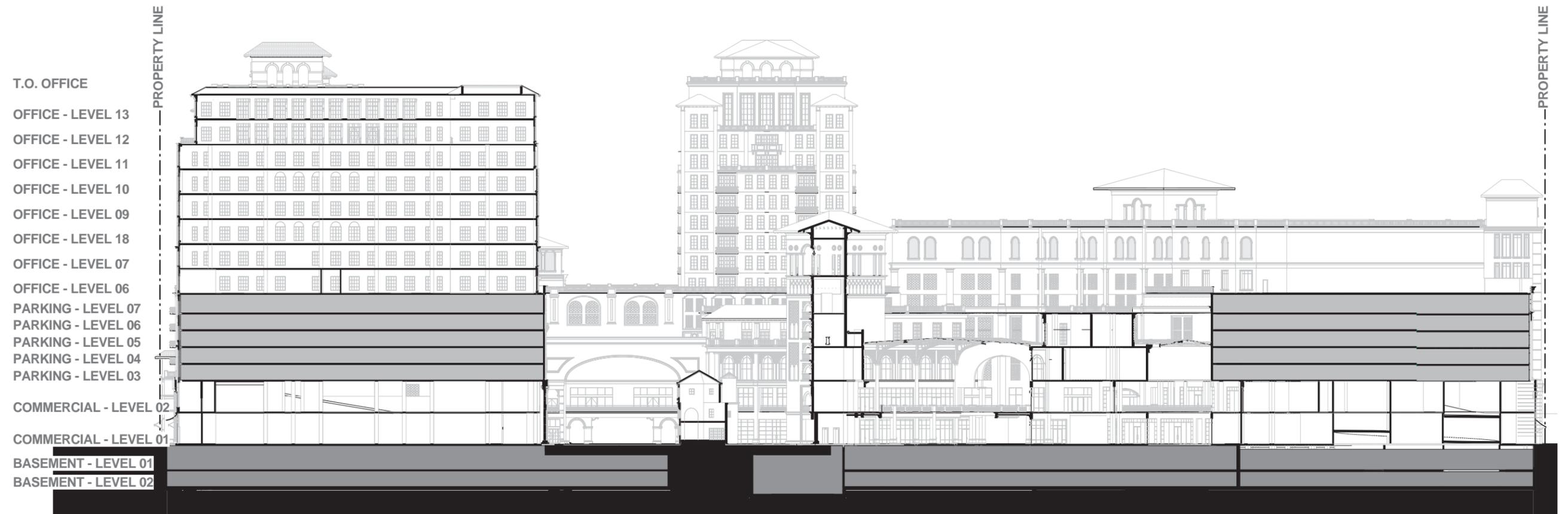
PROPOSED ON-STREET PARKING



PARKING SECTION DIAGRAM



ABOVE GRADE STRUCTURED PARKING	1,210 SPACES
BELOW GRADE STRUCTURED PARKING	1,423 SPACES
<u>ON-STREET PARKING</u>	<u>58 SPACES</u>
TOTAL ON-SITE PARKING	2,691 SPACES



VEHICULAR CIRCULATION DIAGRAM - GROUND FLOOR

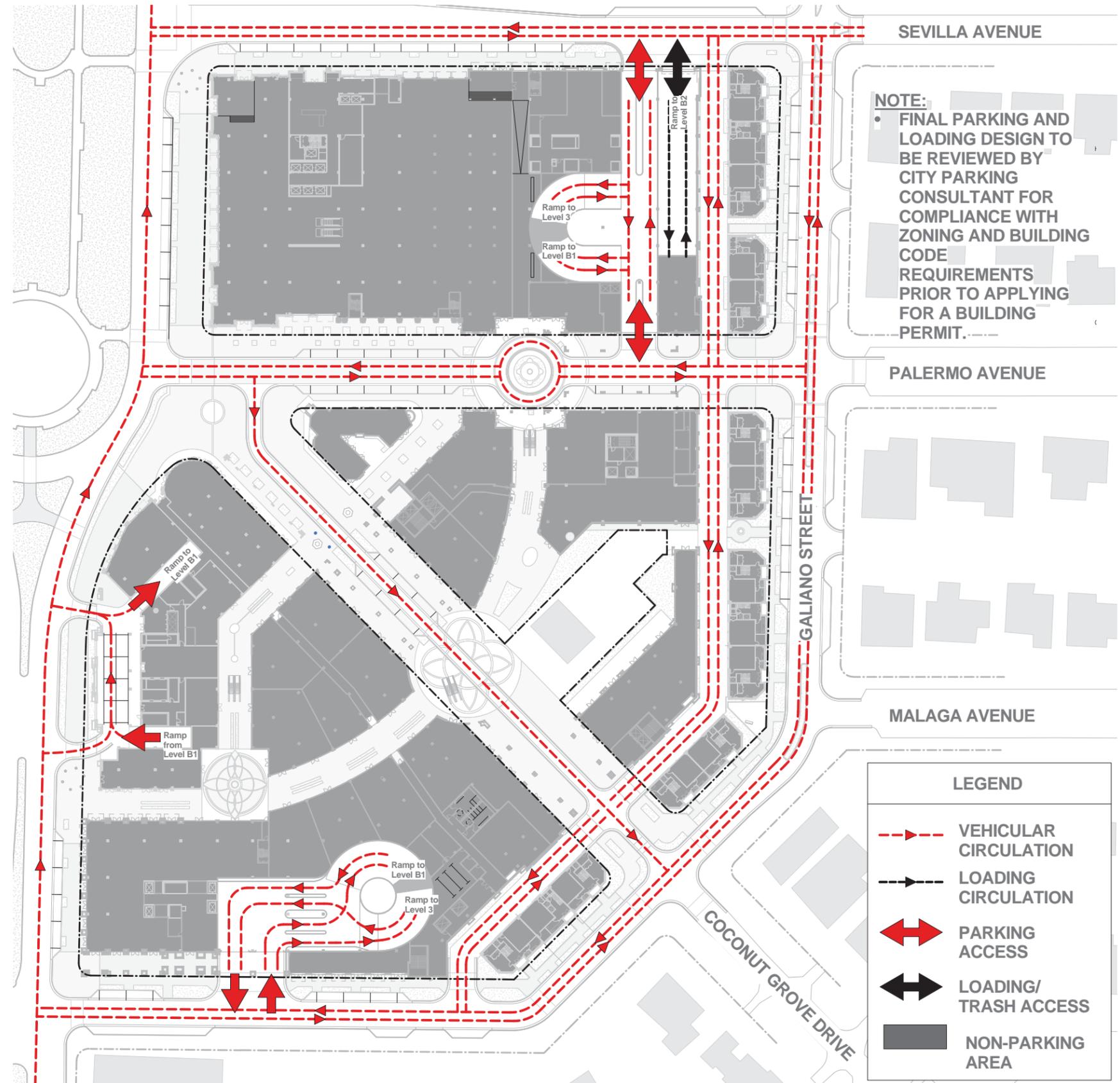
- North Parcel Curb Cuts Grouped And Moved East
- Improved Vehicle Circulation And Stacking Within Parking Garages

PARKING COUNTS

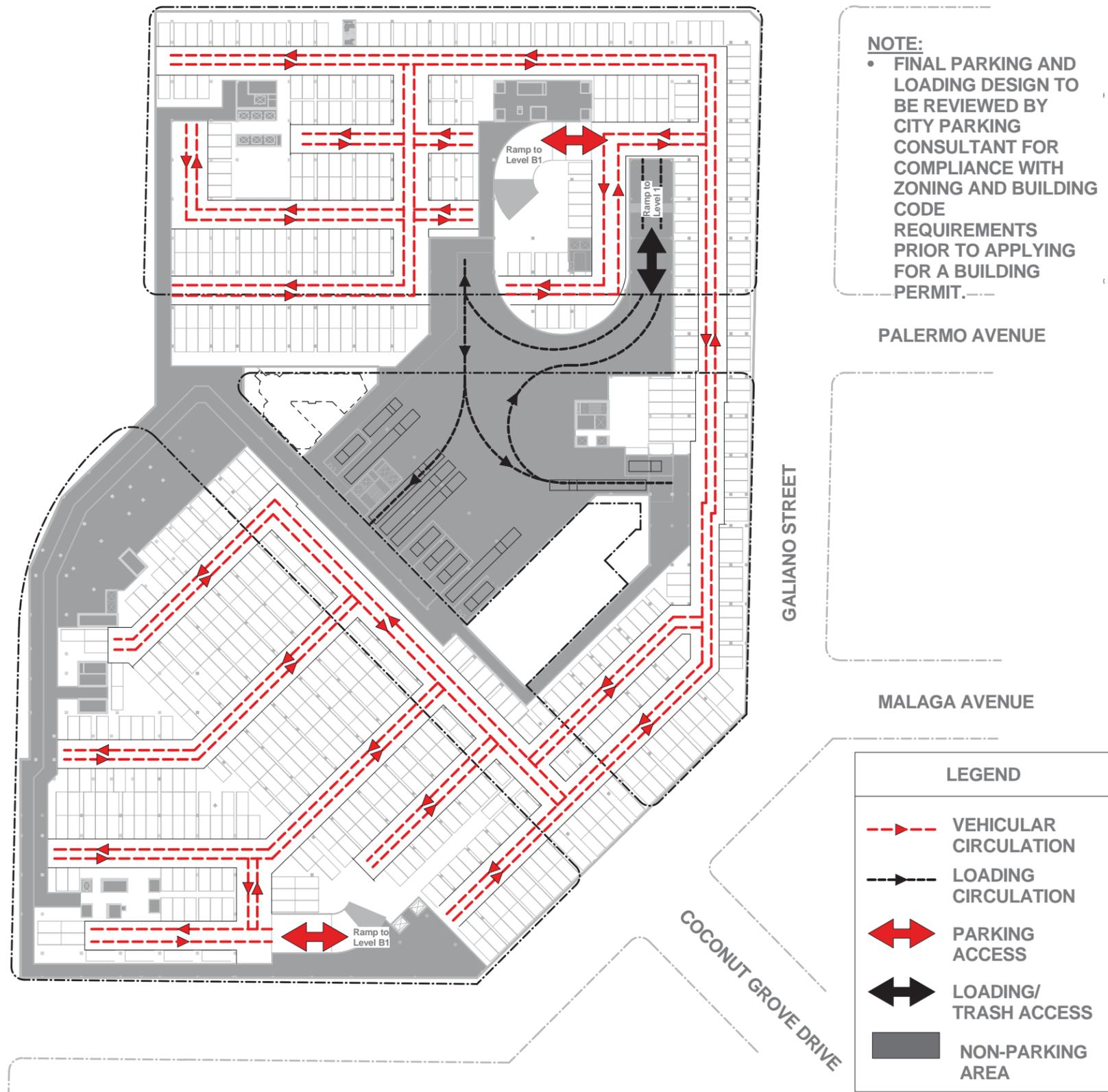
ON-STREET PARKING	58
TOWNHOUSES	30
BASEMENT LEVEL 2	630
BASEMENT LEVEL 1	550
LEVEL 3	277
LEVEL 4	303
LEVEL 5	303
LEVEL 6	303
LEVEL 7	237
TOTAL PROVIDED PARKING	2,691

TOTAL PARKING
REQUIRED BASED
ON PARKING ANALYSIS: 2,653

BASEMENT LEVEL 2
VALET SPACES : 383
(14% OF TOTAL PROVIDED PARKING)



VEHICULAR CIRCULATION DIAGRAM - BASEMENT FLOOR 2



SEVILLA AVENUE

PALERMO AVENUE

MALAGA AVENUE

GALIANO STREET

COCONUT GROVE DRIVE

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.

LEGEND	
	VEHICULAR CIRCULATION
	LOADING CIRCULATION
	PARKING ACCESS
	LOADING/TRASH ACCESS
	NON-PARKING AREA

- Two Levels Of Below Grade Parking
- More Efficient Parking Layout



VEHICULAR CIRCULATION DIAGRAM - BASEMENT FLOOR 1

- Two Levels Of Below Grade Parking
- More Efficient Parking Layout



SEVILLA AVENUE

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.

PALERMO AVENUE

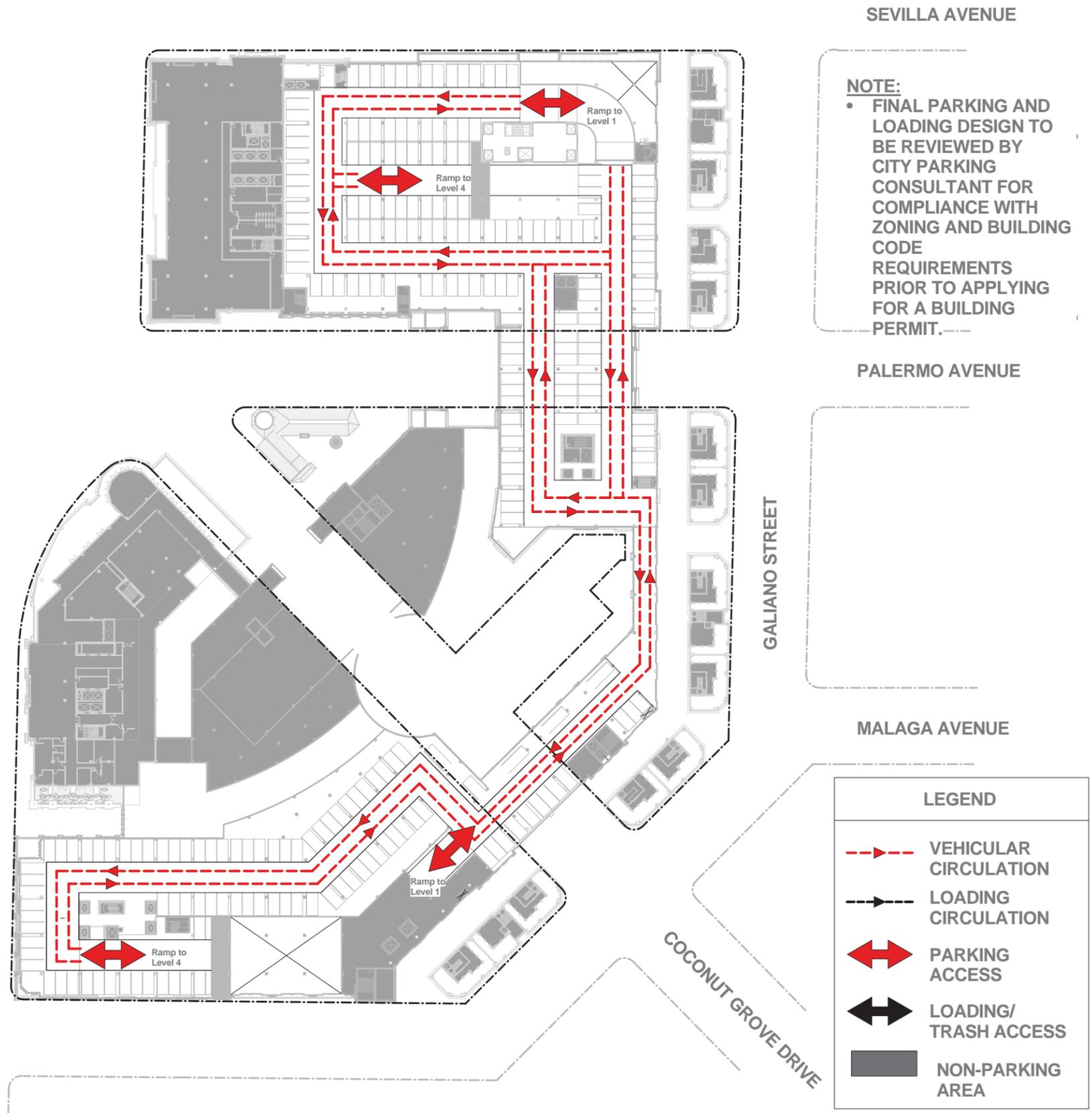
GALIANO STREET

MALAGA AVENUE

LEGEND

- ▶— VEHICULAR CIRCULATION
- ▶— LOADING CIRCULATION
- ↔ PARKING ACCESS
- ↔ LOADING/TRASH ACCESS
- NON-PARKING AREA

VEHICULAR CIRCULATION DIAGRAM - THIRD FLOOR



SEVILLA AVENUE

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.

PALERMO AVENUE

MALAGA AVENUE

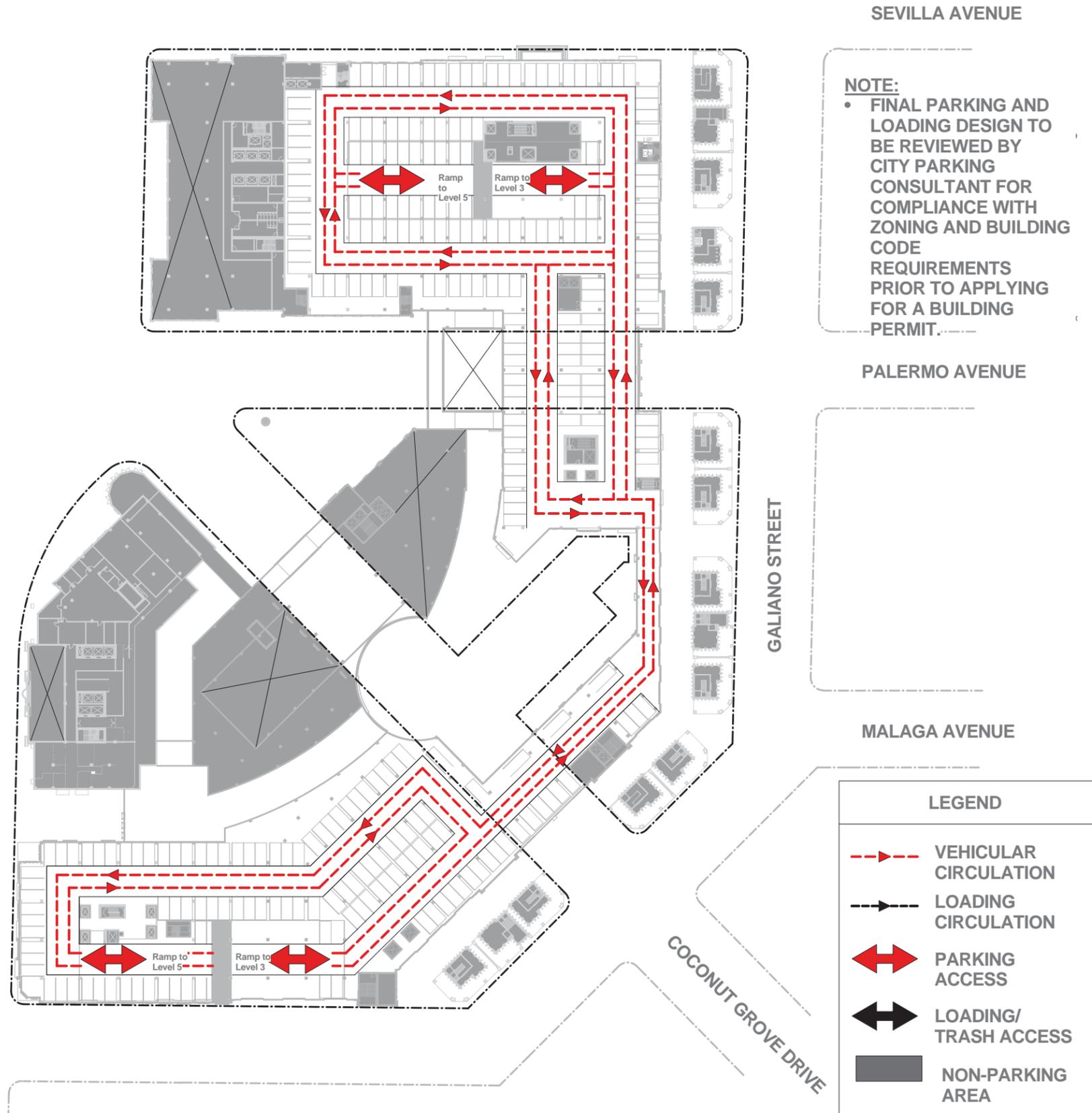
LEGEND

- VEHICULAR CIRCULATION
- LOADING CIRCULATION
- PARKING ACCESS
- LOADING/TRASH ACCESS
- NON-PARKING AREA

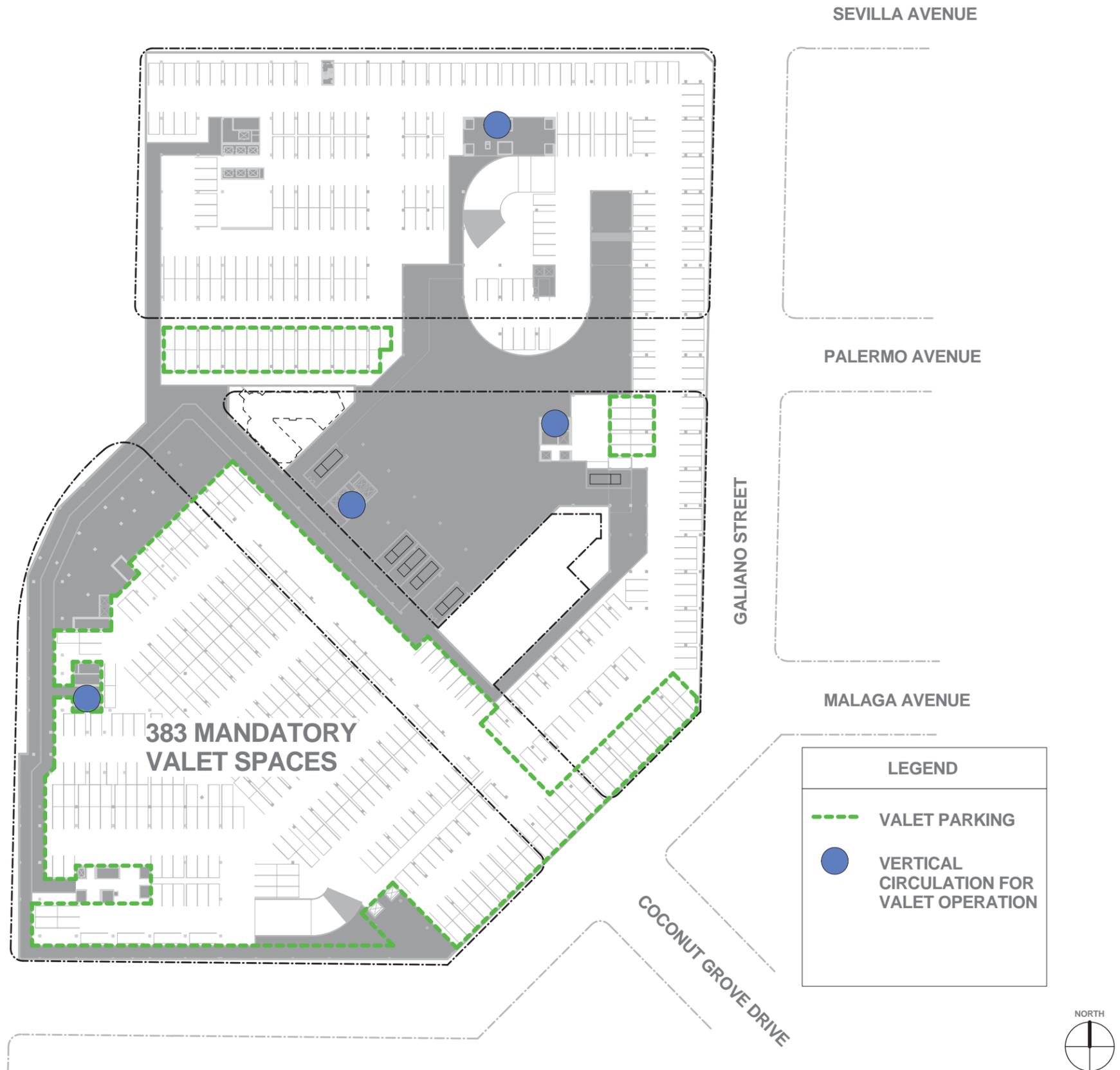


VEHICULAR CIRCULATION DIAGRAM - FLOORS 4-7

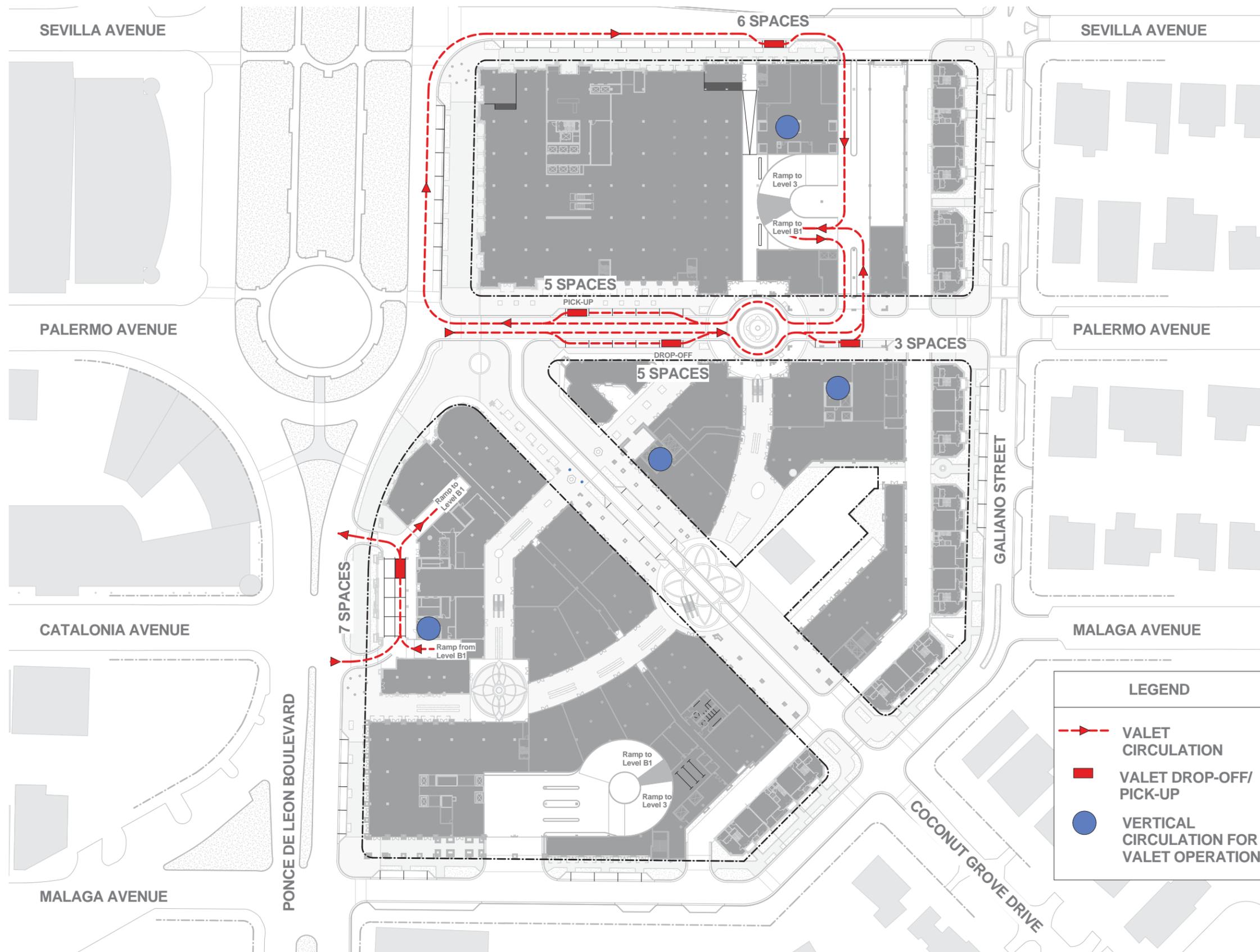
- More Efficient Parking
- Fully Connected Parking



VALET OPERATIONS DIAGRAM - BASEMENT FLOOR 2



VALET OPERATIONS DIAGRAM - GROUND FLOOR



MEDITERRANEAN VILLAGE CONCEPTUAL VALET OPERATING PLAN

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

A HOTEL/SOUTH RESIDENTIAL TOWER VALET STAND WILL BE PROVIDED FOR HOTEL GUESTS AND GUEST OF THE SOUTH RESIDENTIAL TOWER WITHIN THE PORTE COCHERE LOCATED DIRECTLY OFF THE NORTHBOUND LANES OF PONCE DE LEON BOULEVARD NORTH OF MALAGA AVENUE. VALET DRIVERS WILL ENTER THE PARKING AREA VIA THE DOWNWARD ONE-WAY PARKING RAMP LOCATED WITHIN THE PORTE COCHERE IMMEDIATELY NORTH OF THE VALET STAND PROVIDING DIRECT ACCESS TO THE LOWER PARKING LEVEL. VALETS WILL RETURN PARKED VEHICLES FROM THE LOWER LEVEL VIA THE UPWARD ONE-WAY PARKING RAMP LOCATED WITHIN THE PORTE COCHERE AREA IMMEDIATELY SOUTH OF THE VALET STAND. NOTE THAT ALL VALET OPERATIONS WILL OCCUR WITHIN THE PORTE COCHERE AREA AND WILL NOT REQUIRE CIRCULATION ON TO PONE DE LEON BOULEVARD. THE PORTE COCHERE HAS A VEHICLE QUEUING CAPACITY OF APPROXIMATELY 7 SPACES WHICH IS EXPECTED TO BE ADEQUATE.

A VALET DROP-OFF STAND WILL BE PROVIDED ALONG PALERMO AVENUE WEST OF THE SITE'S MAIN PARKING GARAGE ACCESS POINT. THE VALET DROP-OFF STANDS WILL BE PROVIDED ALONG THE SOUTH SIDE OF THE ROADWAY WITH THE PRIMARY DROP-OFF STAND LOCATED CENTRAL TO THE STREET BLOCK AND A SECONDARY DROP-OFF (RESIDENTIAL GUESTS ONLY) STAND BE PROVIDED IN FRONT OF THE PALERMO RESIDENTIAL TOWER LOBBY. THE PRIMARY VALET DROP-OFF STAND WILL SERVE RETAIL/RESTAURANT/THEATRE PATRONS OF THE OVERALL DEVELOPMENT. A TOTAL OF FIVE (5) ON-STREET PARKING SPACES ARE REQUIRED FOR THIS PRIMARY VALET DROP-OFF STAND. A TOTAL OF THREE (3) ON-STREET PARKING SPACES ARE REQUIRED FOR THE SECONDARY VALET DROP-OFF STAND. VALET OPERATORS WILL ENTER THE PARKING AREA FROM THE VALET DROP-OFF STANDS BY PERFORMING AN EASTBOUND LEFT-TURN ONTO THE INTERNAL NORTH-SOUTH PARKING SERVICE DRIVE AND PERFORMING A NORTHBOUND LEFT-TURN ONTO THE DOWNWARD HELIX TO THE VALET PARKING AREA.

A VALET PICK-UP STAND WILL BE PROVIDED ALONG THE NORTH SIDE OF PALERMO AVENUE SERVING BOTH THE RESIDENTIAL GUESTS AND GENERAL RETAIL/RESTAURANT/THEATRE PATRONS. VALET DRIVERS WILL RETRIEVE VEHICLES BY TRAVELING ON THE UPWARD HELIX FROM THE BASEMENT LEVEL, PERFORMING AN EASTBOUND RIGHT-TURN ONTO THE NORTH-SOUTH PARKING SERVICE DRIVE, PERFORMING A SOUTHBOUND RIGHT-TURN ONTO PALERMO AVENUE, AND RETURNING TO THE VALET STAND. A TOTAL OF FIVE (5) ON-STREET PARKING SPACES ARE REQUIRED FOR THIS VALET PICK-UP STAND.

A VALET STAND WILL BE PROVIDED ALONG THE SOUTH SIDE OF SEVILLA AVENUE ADJACENT TO THE NORTH RESIDENTIAL TOWER LOBBY AND PASEO. THIS VALET STAND WILL SERVE BOTH RESIDENTIAL GUESTS OF THE NORTH TOWER AND A PORTION OF THE RETAIL/RESTAURANT/THEATRE PATRONS. VALET DRIVERS WILL ACCESS THE PARKING AREA BY PERFORMING AN EASTBOUND RIGHT-TURN ONTO THE NORTH-SOUTH PARKING SERVICE DRIVE SOUTHBOUND, PERFORMING A SOUTHBOUND RIGHT-TURN ONTO THE DOWNWARD HELIX TO THE VALET PARKING AREA. VALET DRIVERS WILL RETRIEVE BY TRAVELING ON THE UPWARD HELIX FROM THE BASEMENT LEVEL TO THE NORTH-SOUTH PARKING SERVICE DRIVE, PERFORMING AN EASTBOUND RIGHT-TURN ONTO THE NORTH-SOUTH PARKING SERVICE DRIVE, PERFORMING A SOUTHBOUND RIGHT-TURN ONTO PALERMO AVENUE WESTBOUND, AND RETURN TO THE VALET STAND VIA PALERMO AVENUE WESTBOUND, PONCE DE LEON BOULEVARD NORTHBOUND, AND SEVILLA AVENUE EASTBOUND (CLOCKWISE ROUTE). A TOTAL OF SEVEN (7) ON-STREET PARKING SPACES ARE REQUIRED FOR THIS VALET STAND.

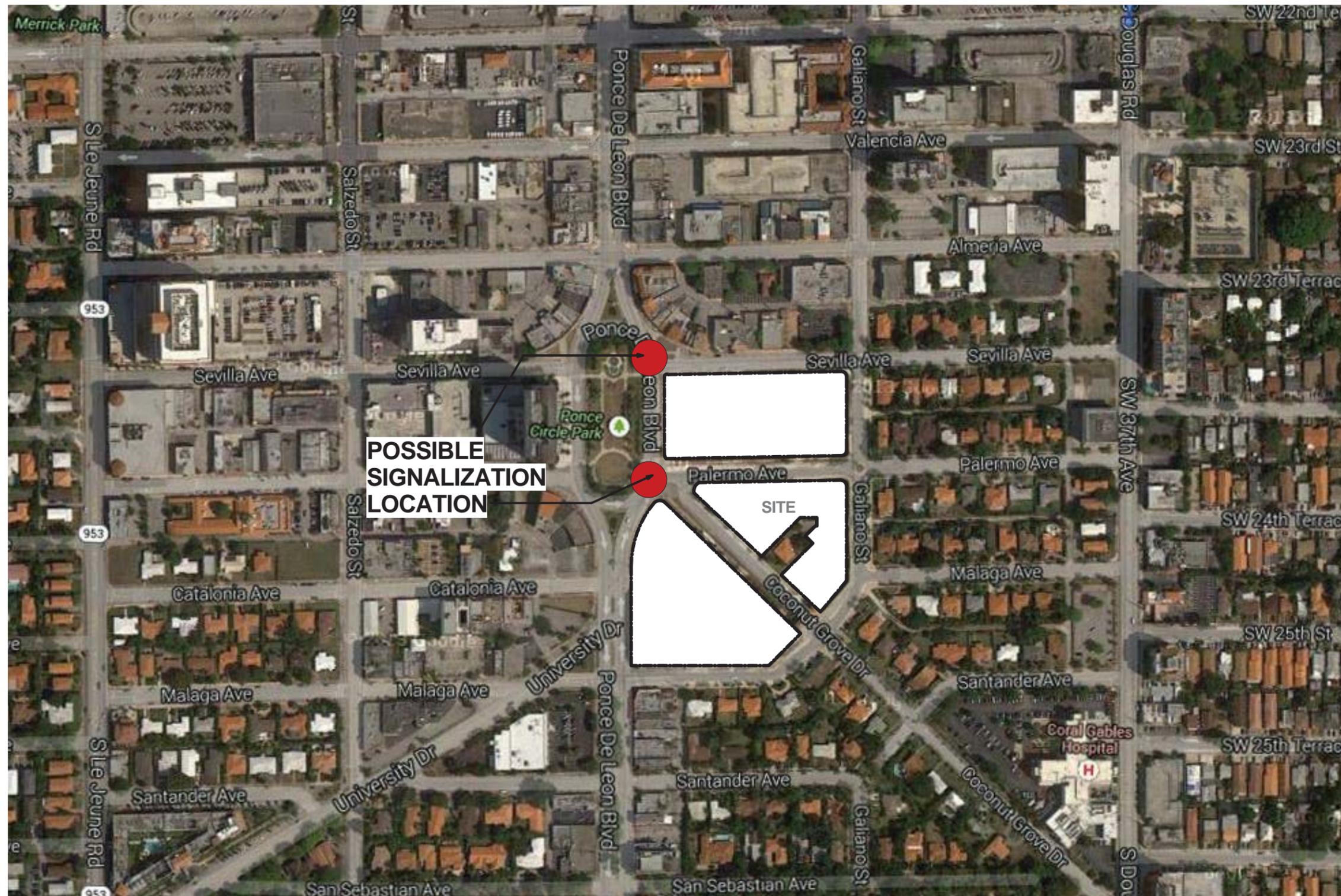
DETAILED VALET OPERATIONS/STAFF PLANS FOR EACH LOCATION WILL BE FURTHER DEVELOPED AS THE PROJECT IS REFINED AND OPERATING COMPANIES ARE RETAINED.



TRAFFIC SIGNALIZATION PLAN

NOTE:

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



TROLLEY IMPROVEMENTS PLAN

OPTION B PROPOSED CENTRAL BUSINESS DISTRICT (CBD) ROUTE



OPTION A EXISTING TROLLEY ROUTE SERVICE ENHANCEMENTS

THE CURRENT TROLLEY OPERATES ALONG PONCE DE LEON BOULEVARD BETWEEN FLAGLER STREET AND THE COCONUT GROVE METRORAIL STATION WEEKDAYS FROM 6:30 A.M. TO 8 P.M. IN AN EFFORT TO ENHANCE SERVICE AND PROVIDE ADDITIONAL TRANSPORTATION OPTIONS, IT IS PROPOSED TO OPERATE THE TROLLEY TWO (2) ADDITIONAL HOURS EACH WEEKDAY. THE CURRENT TROLLEY OPERATES AT 10-15 MINUTE HEADWAYS ALONG A 7 MILE ROUTE REQUIRING APPROXIMATELY 5 TROLLEYS TO BE IN SERVICE AT ONE (1) TIME.

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