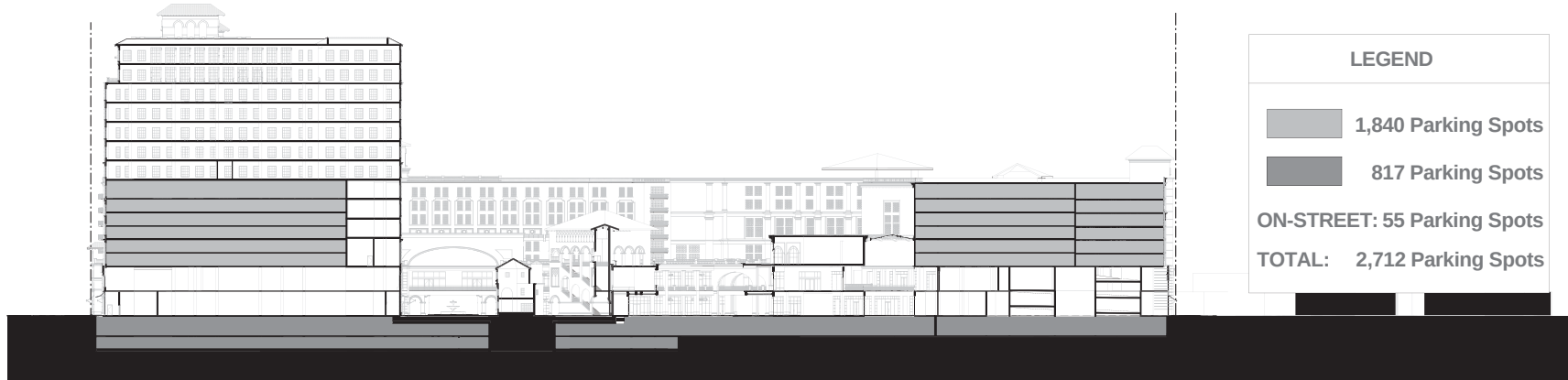


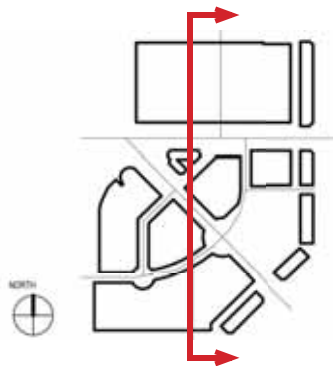
PARKING COMPARISON DIAGRAM

CITY COMMISSION
SECOND READING

MEDITERRANEAN VILLAGE
AT PONCE CIRCLE



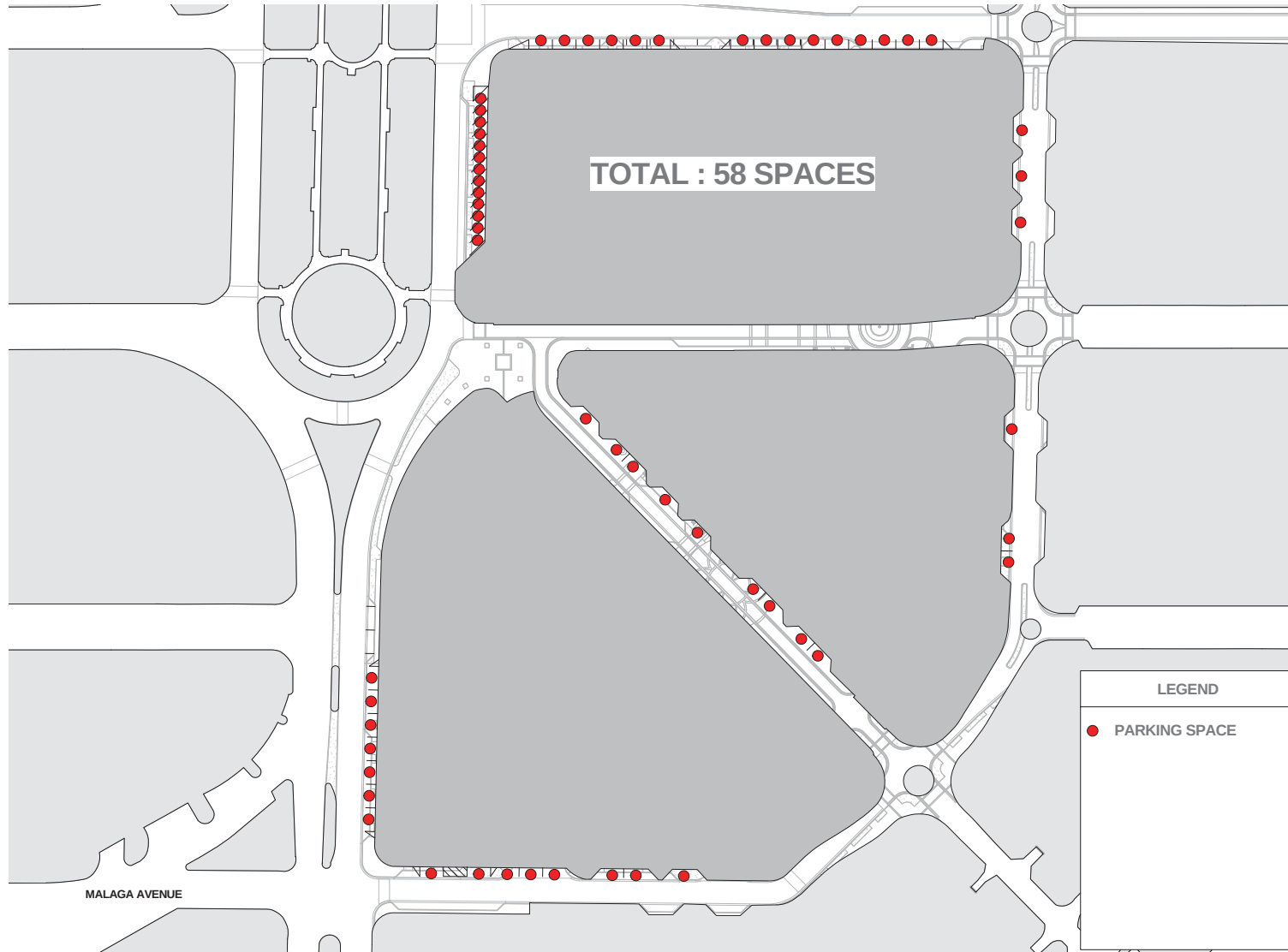
1 PARKING SECTION DIAGRAM
1" = 40'-0"



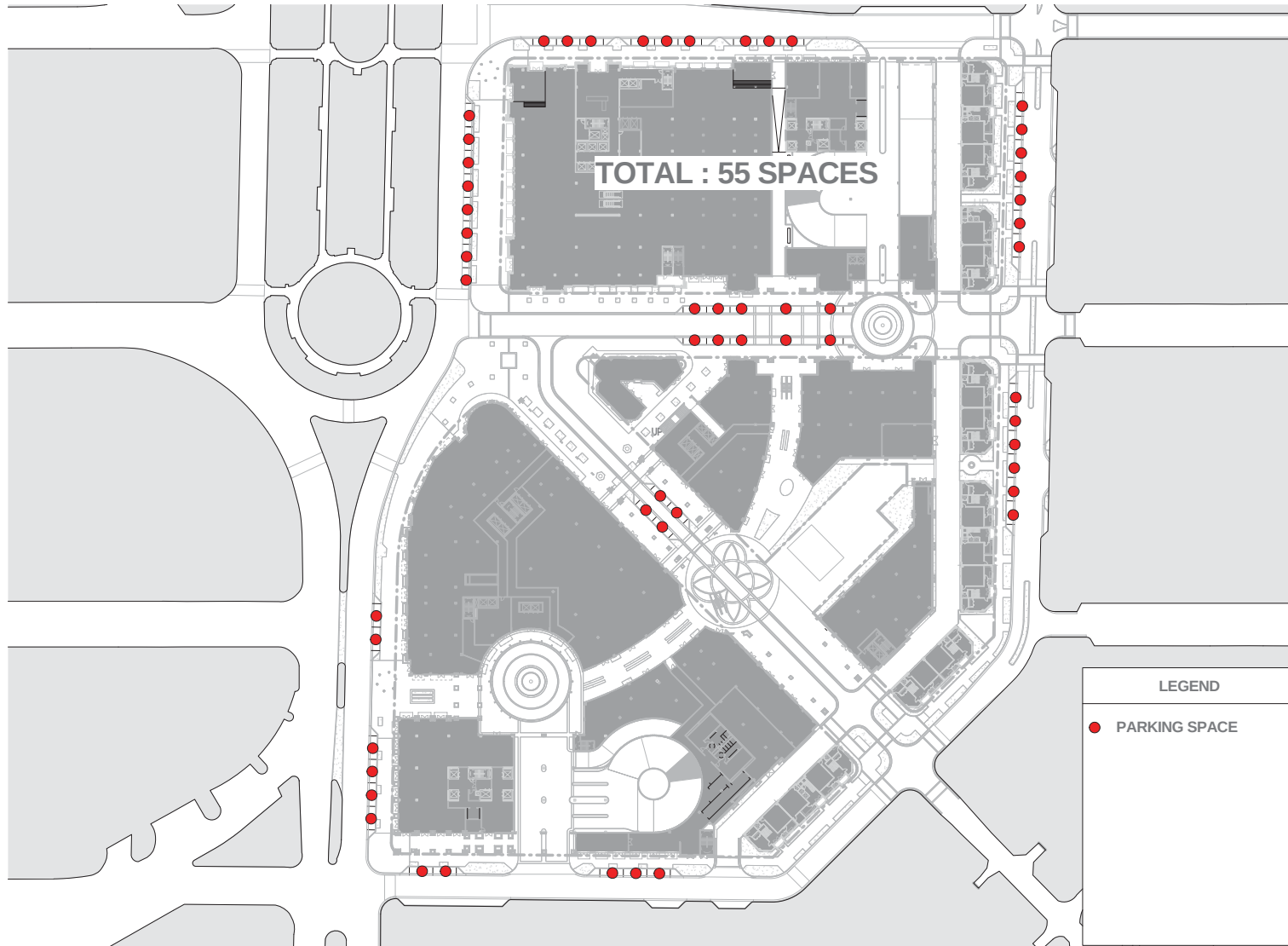
ABOVE GRADE STRUCTURED PARKING	1,840 SPACES
BELOW GRADE STRUCTURED PARKING	817 SPACES
<u>ON-STREET PARKING</u>	<u>55 SPACES</u>
TOTAL ON-SITE PARKING	2,712 SPACES*

*30 TOWNHOUSE SPACES NOT INCLUDED IN
THIS NUMBER

EXISTING ON-STREET PARKING DIAGRAM

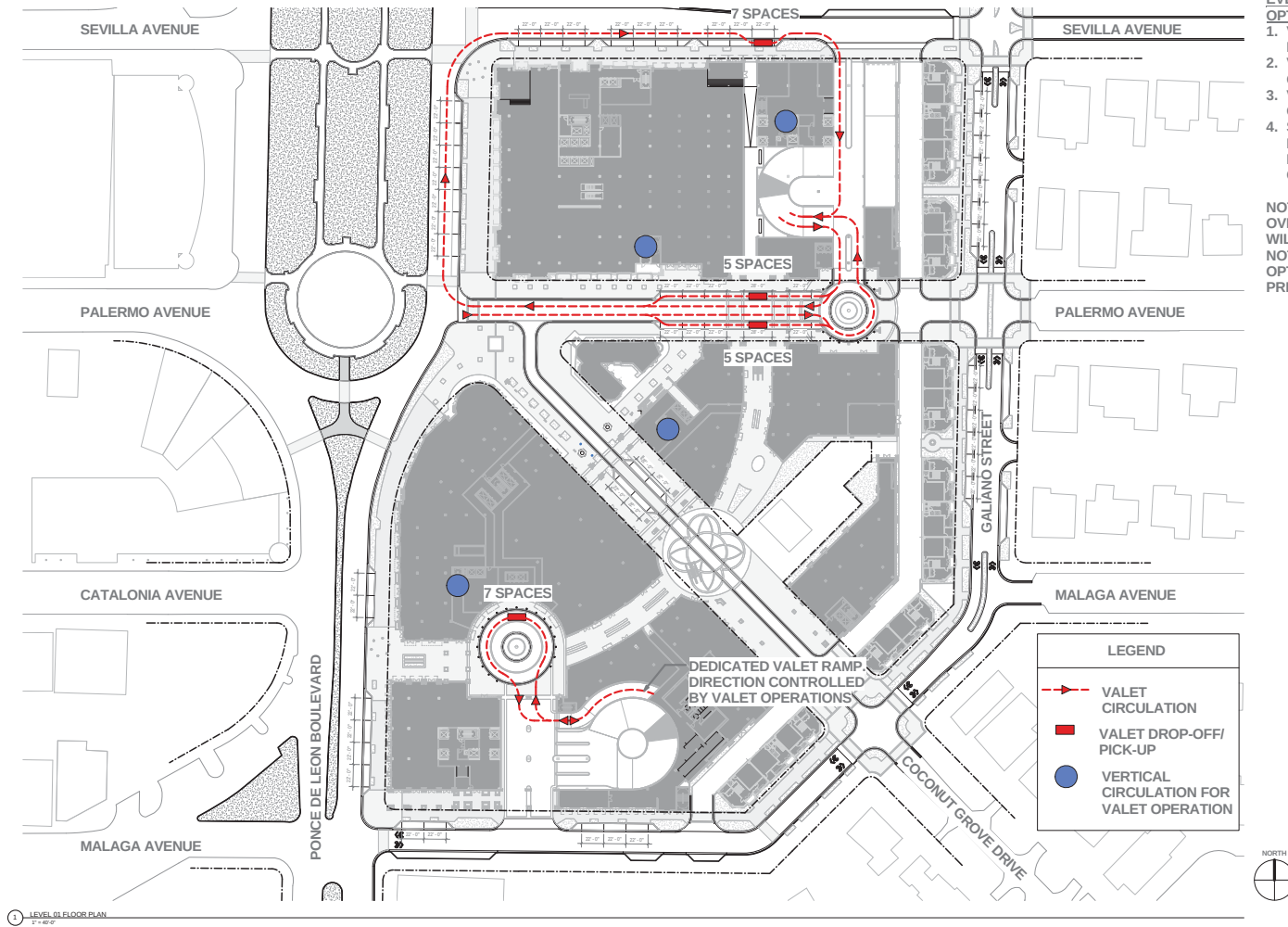


PROPOSED ON-STREET PARKING DIAGRAM



NOTE:
 • PLEASE REFER TO DEVELOPMENT AGREEMENT FOR AGREED TERMS FOR LOSS OF PARKING SPACES

VALET OPERATIONS - GROUND FLOOR PLAN

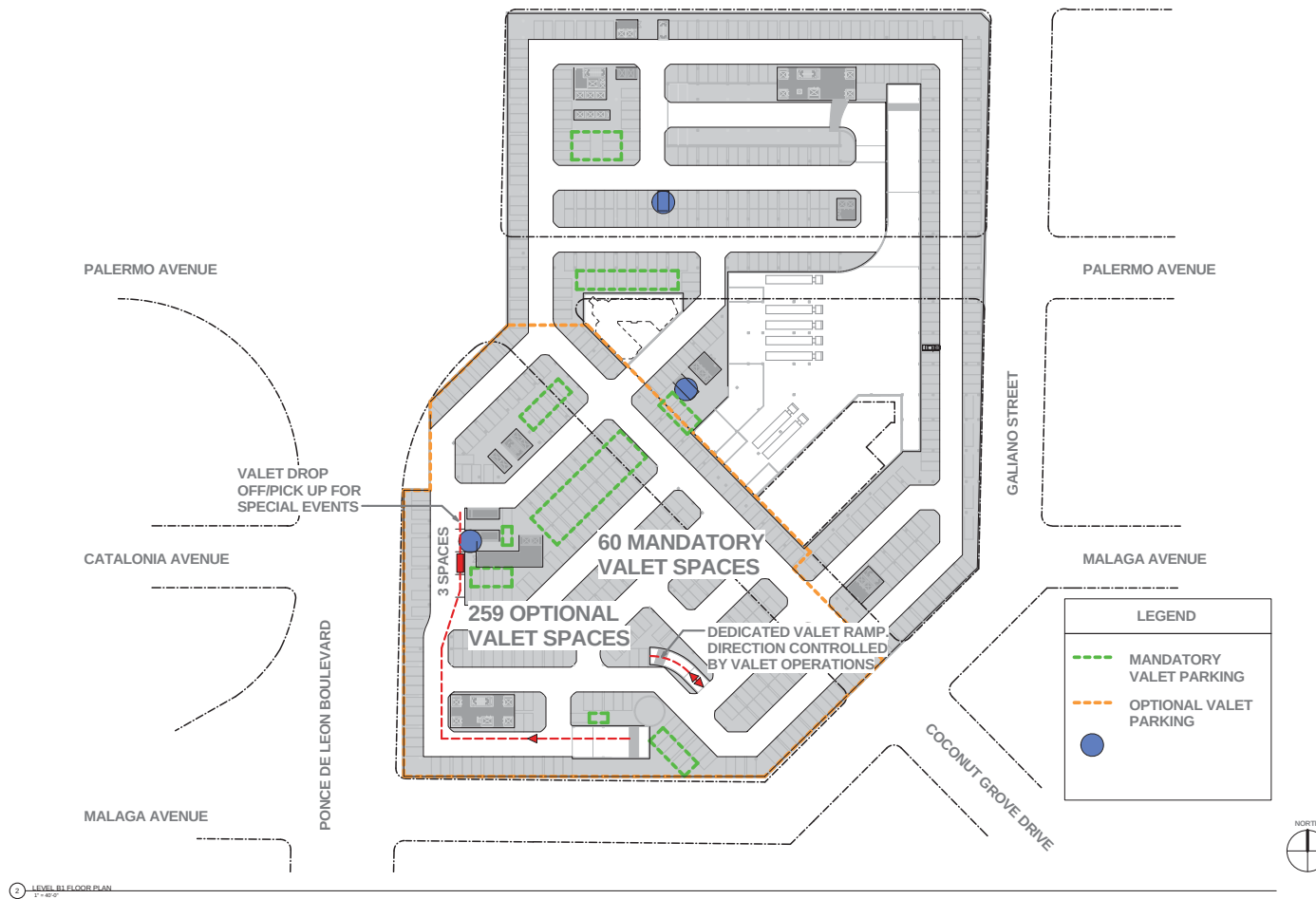


**EVENT PARKING
OPTIONS:**

1. VALET DROP-OFF IN FRONT OF HOTEL
2. VALET DROP-OFF ON B1 LEVEL
3. VALET DROP-OFF ON PALERMO
4. SELF PARKING WITH DIRECT ACCESS INTO HOTEL LOBBY ON LEVEL 3

NOTE: EVENTS WITH OVER 200 PEOPLE WILL BE REQUIRED TO NOTIFY GUESTS OF OPTIONS OF ARRIVAL PRIOR TO EVENT.

VALET OPERATIONS - BASEMENT LEVEL 1 PLAN





HOTEL ENTRY AND VALET OPTIONS

CITY COMMISSION
SECOND READING

MEDITERRANEAN VILLAGE
AT PONCE CIRCLE



HOTEL DROP-OFF - OPTION #1 "ORIGINAL SUBMISSION"

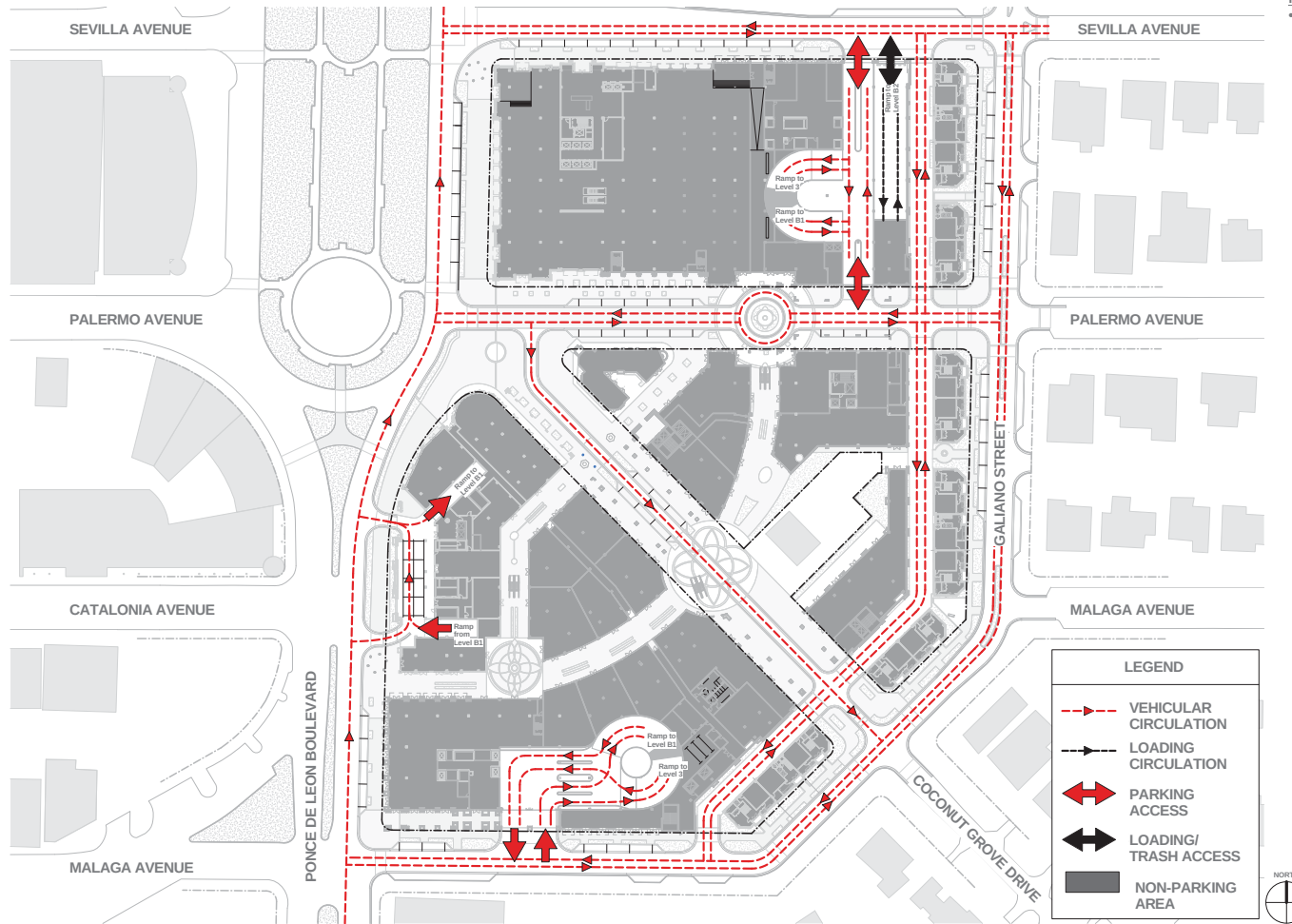


BENEFITS

- PREFERRED TRAFFIC SOLUTION

VEHICULAR CIRCULATION

HOTEL DROP-OFF - OPTION #1 "ORIGINAL SUBMISSION"



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.

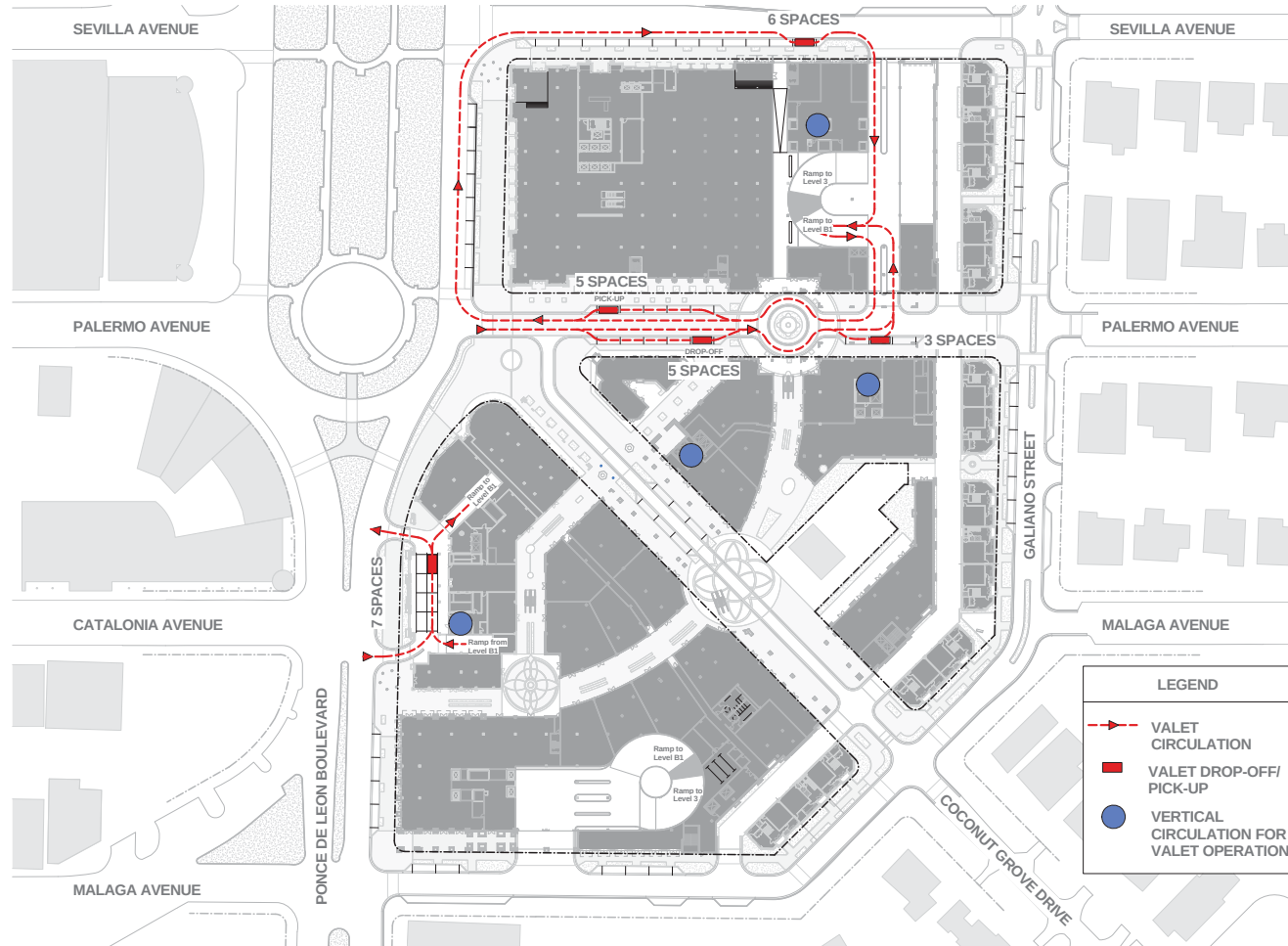
CITY COMMISSION
SECOND READING

MEDITERRANEAN VILLAGE
AT PONCE CIRCLE



VALET OPERATIONS

HOTEL DROP-OFF - OPTION #1 "ORIGINAL SUBMISSION"



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 QUELING 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 PASSE. 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.



HOTEL DROP-OFF - OPTION #2 “OWNERS RECOMMENDATION”



BENEFITS

- MAXIMIZES RETAIL FRONTAGE ON PONCE DE LEON
- PREFERRED PEDESTRIAN EXPERIENCE

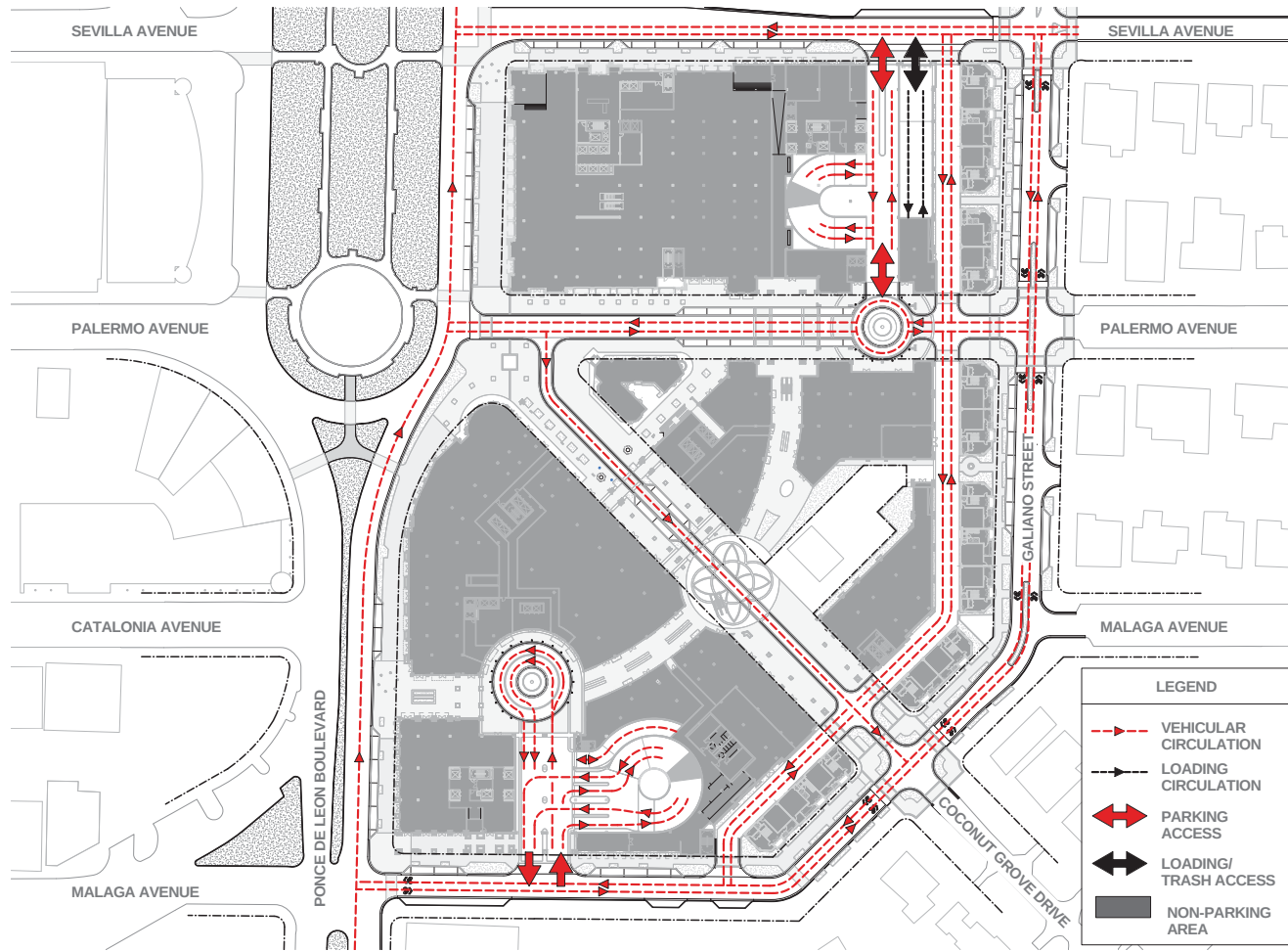
CITY COMMISSION
SECOND READING

MEDITERRANEAN VILLAGE
AT PONCE CIRCLE



AGAVE PONCE

VEHICULAR CIRCULATION HOTEL DROP-OFF - OPTION #2 "OWNER'S RECOMMENDATION"

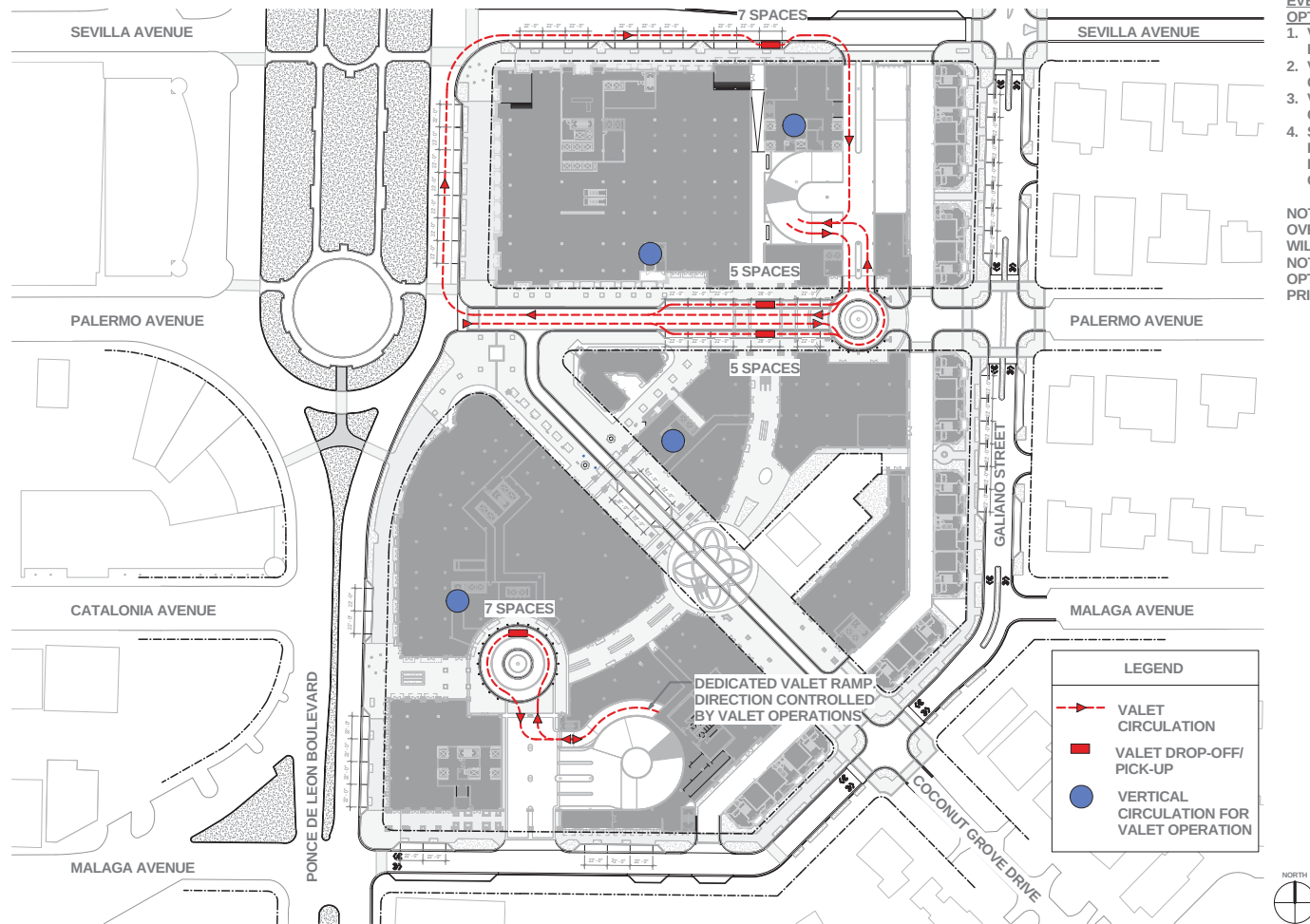


NOTE:

- 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.

VALET OPERATIONS

HOTEL DROP-OFF - OPTION #2 "OWNER'S RECOMMENDATION"



EVENT PARKING OPTIONS:

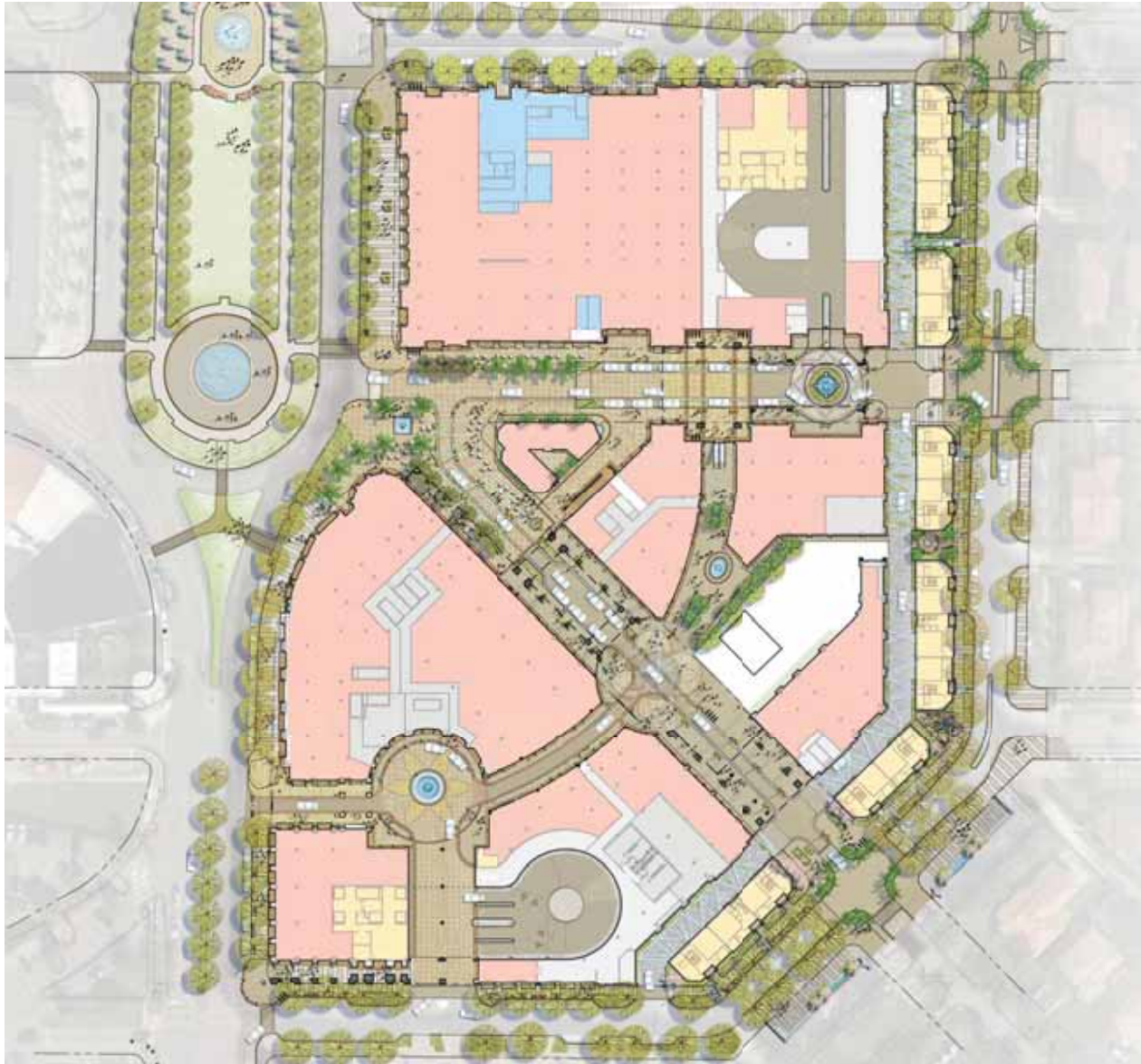
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3. VALET DROP-OFF
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4. SELF PARKING WITH
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ON LEVEL 3

NOTE: EVENTS WITH
OVER 200 PEOPLE
WILL BE REQUIRED TO
NOTIFY GUESTS OF
OPTIONS OF ARRIVAL
PRIOR TO EVENT.

MEDITERRANEAN VILLAGE
AT PONCE CIRCLE



HOTEL DROP-OFF - OPTION #3 "STAFF RECOMMENDATION"

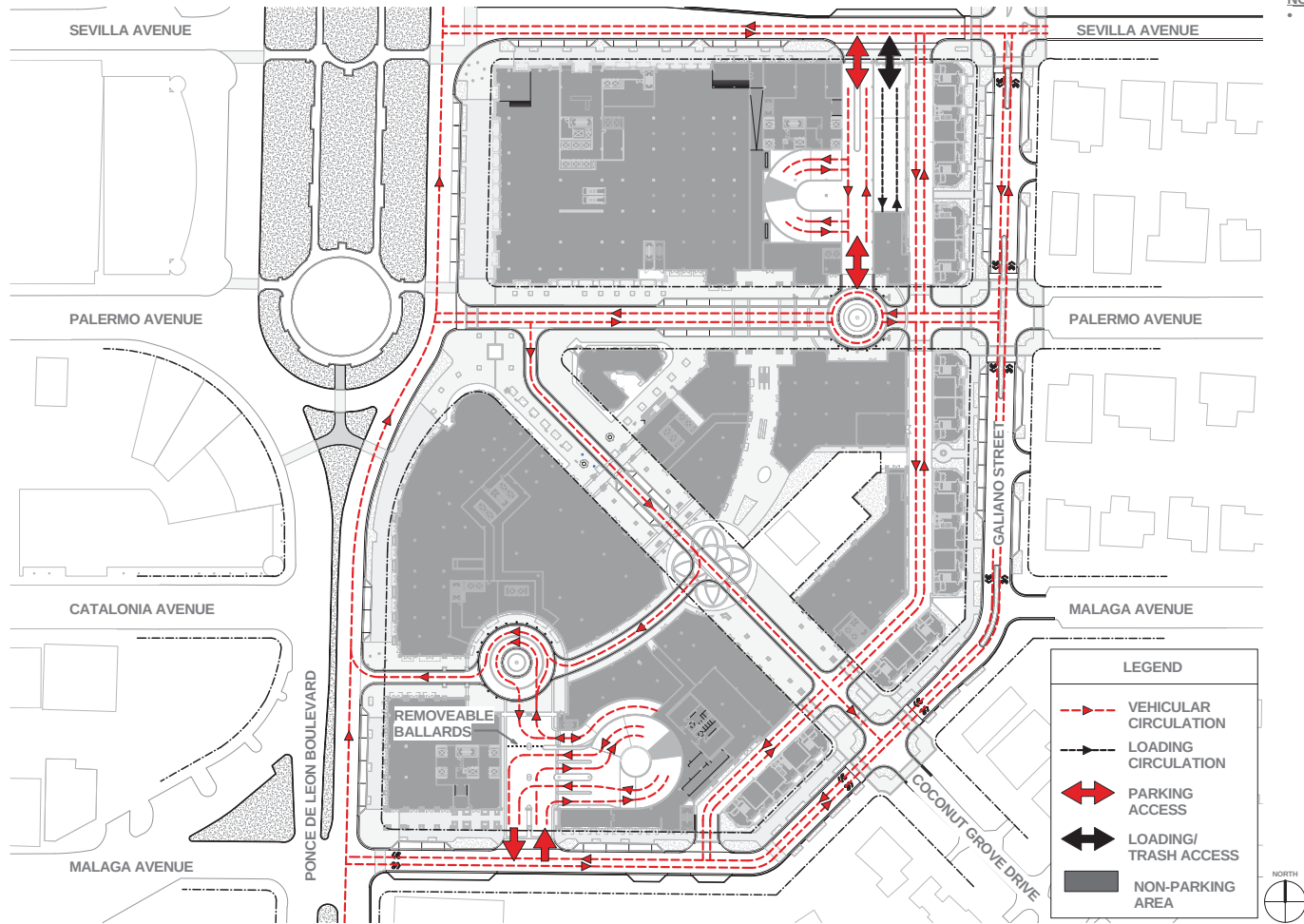


BENEFITS

- STAFF PREFERRED TRAFFIC PATTERN

VEHICULAR CIRCULATION

HOTEL DROP-OFF - OPTION #3 "STAFF RECOMMENDATION"



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.

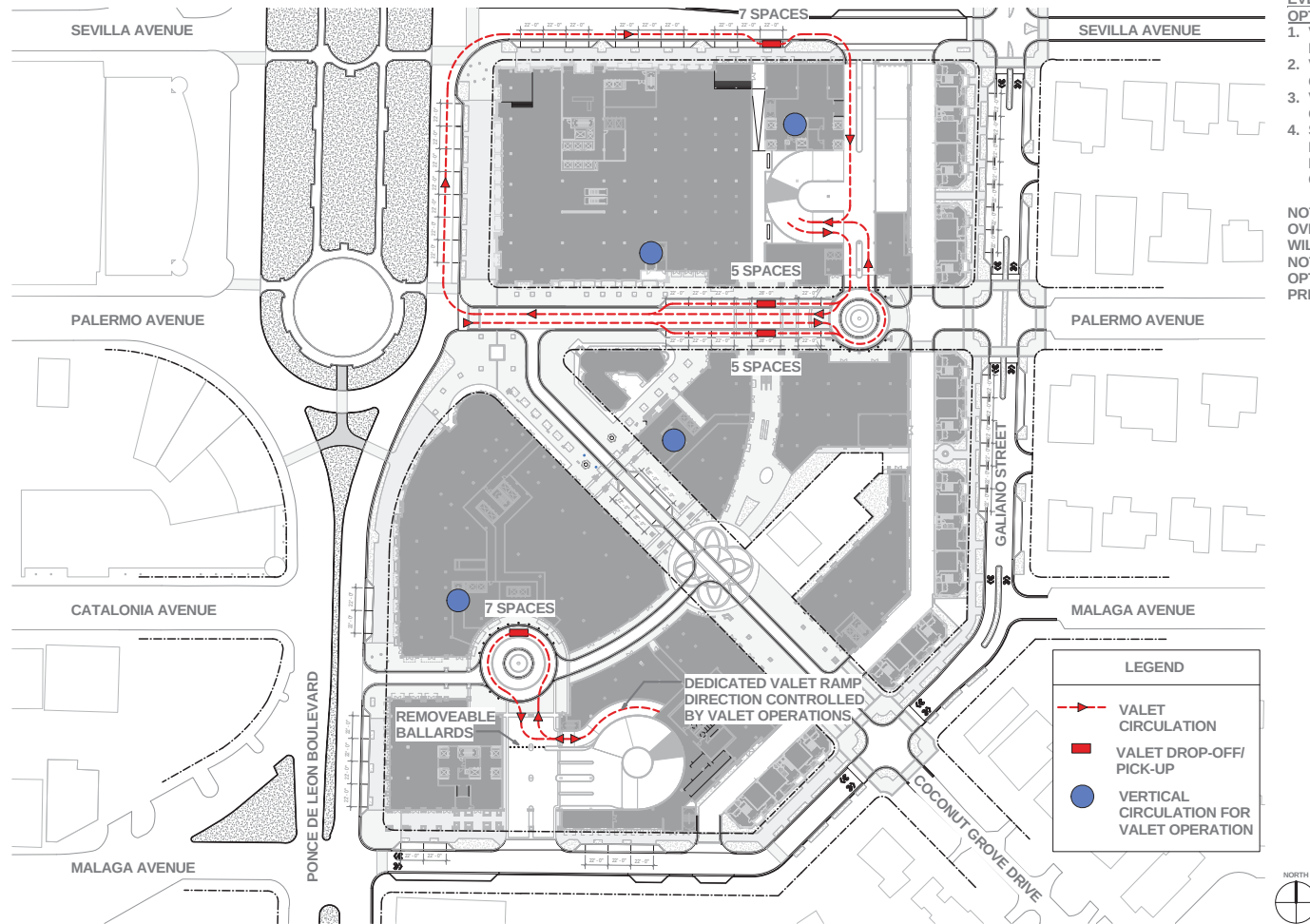
MEDITERRANEAN VILLAGE
AT PONCE CIRCLE

RTKL
AN ARCADIS COMPANY



VALET OPERATIONS

HOTEL DROP-OFF - OPTION #3 "STAFF RECOMMENDATION"



**EVENT PARKING
OPTIONS:**

1. VALET DROP-OFF IN FRONT OF HOTEL
2. VALET DROP-OFF ON B1 LEVEL
3. VALET DROP-OFF ON PALERMO
4. SELF PARKING WITH DIRECT ACCESS INTO HOTEL LOBBY ON LEVEL 3

NOTE: EVENTS WITH OVER 200 PEOPLE WILL BE REQUIRED TO NOTIFY GUESTS OF OPTIONS OF ARRIVAL PRIOR TO EVENT.



UTILITIES, MECHANICAL AND SERVICE DIAGRAMS

CITY COMMISSION
SECOND READING

MEDITERRANEAN VILLAGE
AT PONCE CIRCLE



UTILITIES SERVICE LETTER

LANGAN

Technical Excellence
Practical Experience
Client Responsiveness

Utility Services
Mediterranean Village
Langan Project No.: 300129101

12 March 2015
Page 2 of 2

12 March 2015

City of Coral Gables
405 Biltmore Way
Coral Gables, FL 33134

**Re: Utility Services
Mediterranean Village
Coral Gables, Florida
Langan Project No.: 300129101**

To Whom It May Concern:

Langan Engineering and Environmental Services have been coordinating with Miami-Dade Water and Sewer Department (M-DWASD), the City of Coral Gables Public Works Department, and Florida Power and Light (FPL) with respect to utility services to the subject project. Based on our initial coordination with these agencies, we anticipate that they will serve the Mediterranean Village project. We anticipate that the utility improvements may include the following:

- Water main extension along Ponce De Leon Boulevard from Malaga Avenue to Palermo Avenue.
- Providing fire hydrants along Ponce De Leon Boulevard, Sevilla Avenue, Galiano Street and Malaga Avenue.
- Gravity sewer extension along Malaga Avenue and Sevilla Avenue between Galiano Street and Ponce De Leon Boulevard.
- Sanitary sewer pumping station for service to the project.
- Bringing electrical feeders to the project site from the nearest FPL service point of connection.
- Roadway drainage improvements along Ponce De Leon Boulevard between Malaga Avenue and Sevilla Avenue.
- Roadway drainage improvements along Malaga Avenue and Sevilla Avenue between Ponce De Leon Boulevard and Sevilla Avenue.

Upon receipt of service agreements, copies will be forwarded to the City.

If you have any questions please do not hesitate to contact our offices at 786-264-7200.

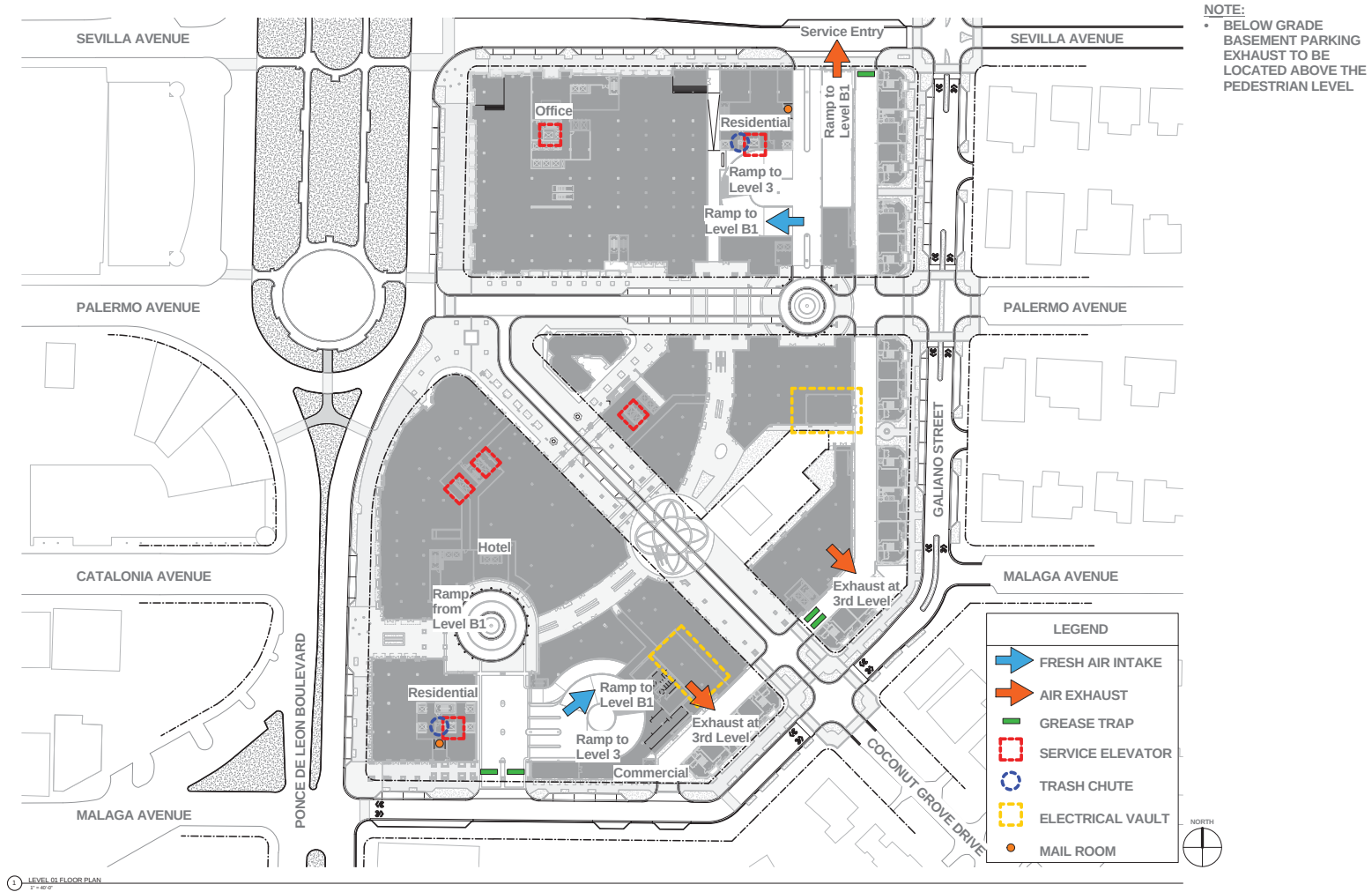
Sincerely,
Langan Engineering and Environmental Services, Inc.



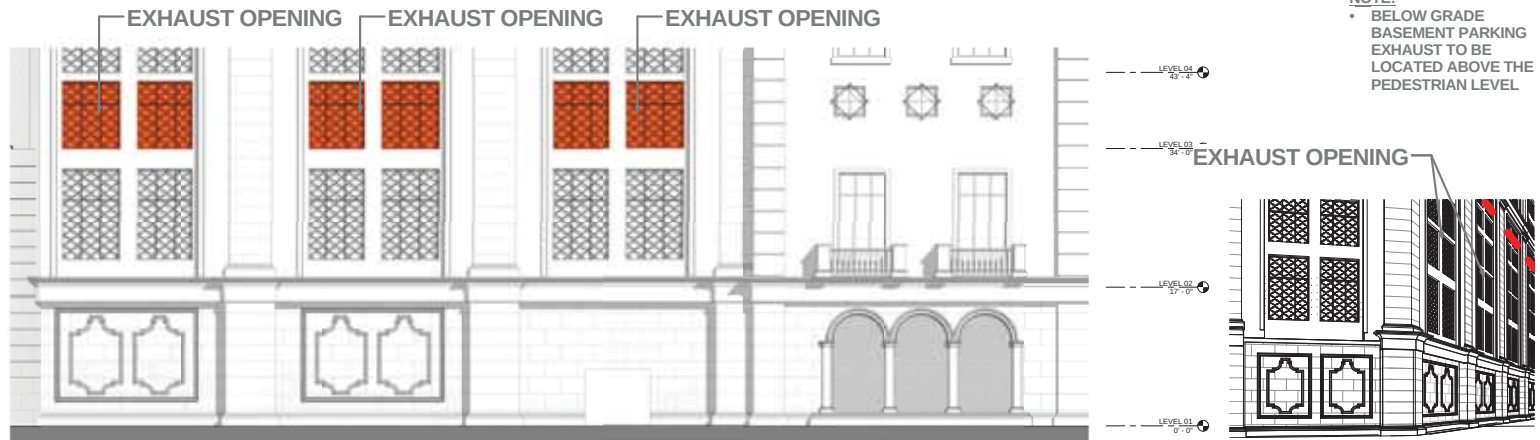
Leonardo Rodriguez, PE
Senior Project Manager

FL Certificate of Authorization No. 6601
\\langan.com\data\M\data\300129101\Office Data\Correspondence\2015-03-12 Revised Utility Letter to CoCG\2015-03-12 Revised Utility Letter to CoCG.docx

MECHANICAL AND SERVICE - GROUND FLOOR PLAN

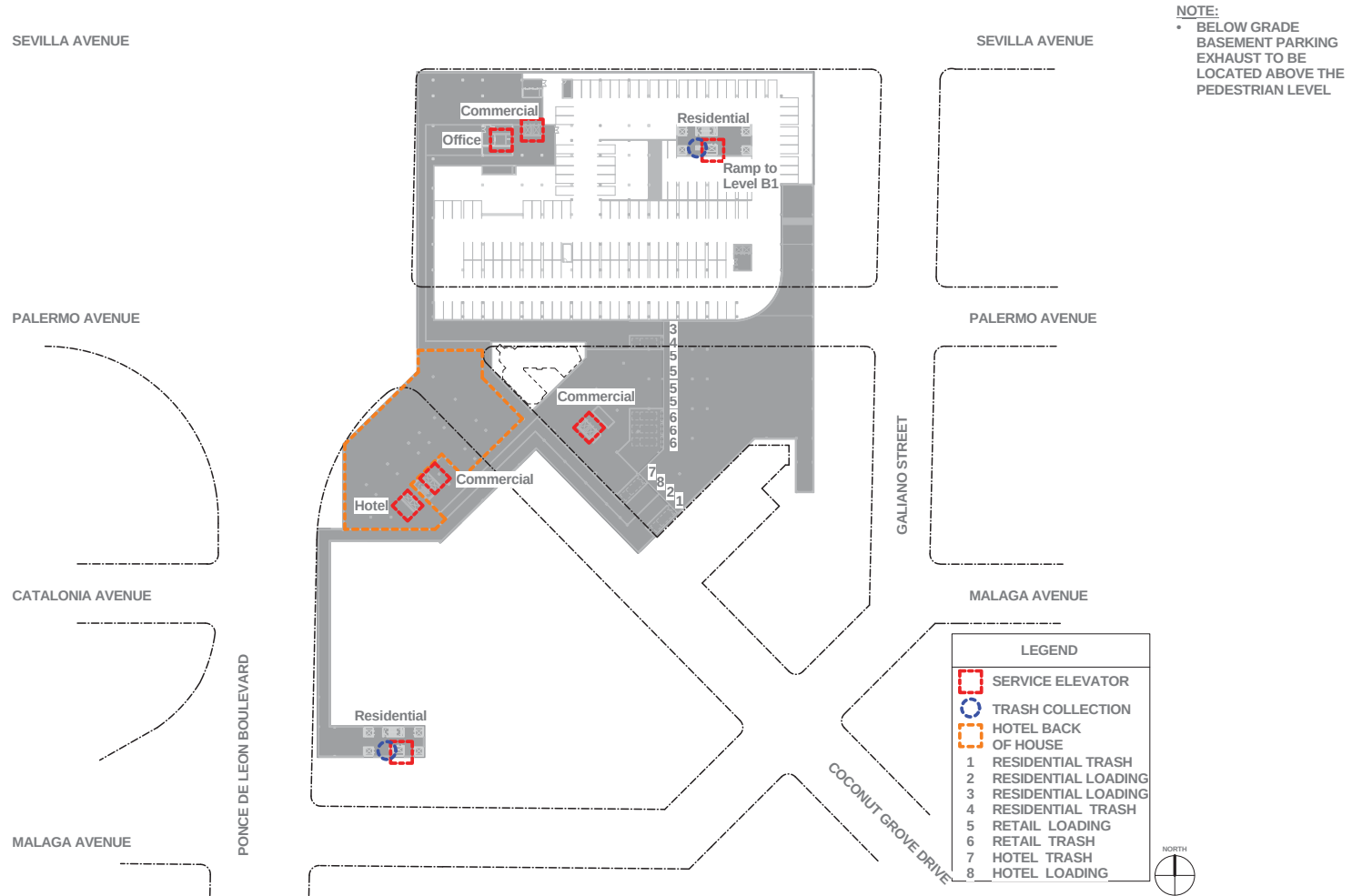


MECHANICAL AND SERVICE - GROUND FLOOR PLAN



EXHAUST VENT LOCATION

MECHANICAL AND SERVICE - BASEMENT LEVEL 2 PLAN



MECHANICAL AND SERVICE - LOADING SECTION



CITY COMMISSION
SECOND READING

**MEDITERRANEAN VILLAGE
AT PONCE CIRCLE**

RTKL
AN ARCADIS COMPANY



MECHANICAL AND SERVICE DIAGRAMS

