CENTURY LAGUNA, LLC

CDMP PLAN, SITE PLAN AND ZONING APPLICATION FOR CHASE BANK AT 390 BIRD ROAD

October 9, 2013

Planning Zoning Board Meeting

Holland & Knight

Inés Marrero-Priegues, Esq.
701 Brickell Avenue
Suite 3000
Miami, Florida 33131
305.789.7776 Phone
305.679.6325 Fax

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CENTURY LAGUNA

COMP PLAN, SITE PLAN AND ZONING APPLICATION FOR CHASE BANK AT 390 BIRD ROAD

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Holland & Knight

701 Brickell Avenue, Suite 3000 | Miami, FL 33131 | T 305.374.8500 | F 305.789.7799
Holland & Knight LLP | www.hklaw.com

Inés Marrero-Priegues
305.789.7776
ines.marrero@hklaw.com

September 17, 2013

VIA HAND DELIVERY

Mr. Ramon Trias, AIA AICP LEED AP
Director of Planning and Zoning
City of Coral Gables
Development Services Department
Planning and Zoning Division
427 Biltmore Way, Suite 201
Coral Gables, FL 33134

Re: Century Laguna, LLC / Letter of Intent accompanying applications for Land Use change, Zoning change and Site Plan and Conditional Use approval in connection with proposed Chase Bank at 390 Bird Road

Dear Mr. Riel:

This firm represents Century Laguna, LLC ("Century"), the owner of the property located generally at 390 Bird Road (the "Property"). The Property consists of approximately 25,707 square feet (0.59 acres) and is located on the south side of Bird Road, between LeJeune Road and Laguna Road. Century proposes to develop the Property, which was previously used as a gas service station, with a new, one-story retail banking facility (the "Project").

The Project contemplates the development of the Property with a one-story commercial bank branch with detached drive-through teller lanes. The development of the Property is made possible by a Land Exchange Agreement entered into by Century and the City of Coral Gables, Florida (the "City") whereby a lot owned by Century (the "Century Lot") will be exchanged for property owned by the City (the "City Lot") in order to provide a contiguous, larger lot for Century to develop. In return, the City is receiving a relocated surface parking lot on the existing Century Lot and cash considerations.

This letter and the accompanying applications serve to accomplish three requests: (1) a small-scale comprehensive plan map amendment for the redesignation of the City Lot and the Century Lot as Commercial Low-Rise Intensity in the future land use map of the City (the "Land

Use Change"); (2) a zoning code map amendment for the rezoning of the City Lot and Century Lot to Commercial District (the "Zoning Change"); and, (3) the approval of the site plan and conditional use approval for the development of the Project (the "Site Plan Approval")[1].

Land Use Change

The requested Land Use Change is supported by, and consistent with, the following Goals, Objectives and Policies of the Coral Gables Comprehensive Plan (the "Comprehensive Plan"):

Goal FLU-1. Protect, strengthen, and enhance the City of Coral Gables as a vibrant community ensuring that its neighborhoods, business opportunities, shopping, employment centers, cultural activities, historic value, desirable housing, open spaces, and natural resources make the City a very desirable place to work, live and play.

Objective FLU-1.1. Preserve Coral Gables as a "placemaker" where the balance of existing and future uses is maintained to achieve a high quality living environment by encouraging compatible land uses, restoring and protecting the natural environment, and providing facilities and services which meet or exceed the minimum Level of Service (LOS) standards and meet the social and economic needs of the community through the Comprehensive Plan and Future Land Use Classifications and Map (see FLU-1: Future Land Use Map).

Policy FLU-1.1.5. Mixed-Use land use classifications are as follows (Land use descriptions provided herein are general descriptions, refer to underlying/assigned Zoning Classification for the list of permitted uses). The general intent of the MXD is to promote a multi-faceted pedestrian friendly environment comprised of an assortment of uses, including the following: residential; retail/commercial; office; industrial; and public open spaces.

Objective FLU-1.2. Efforts shall continue to be made to control blighting influences, and redevelopment shall continue to be encouraged in areas experiencing deterioration.

Objective FLU-1.7. When amendments to the Zoning Code are processed, discourage the proliferation of urban sprawl by including a regulatory framework for encouraging future infill and redevelopment within existing developed areas. In drafting the infill/redevelopment program, the City shall coordinate public and private resources necessary to initiate needed improvements and/or redevelopment within these areas.

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[1] Please note that the Land Use and Zoning changes are for the properties to be swapped pursuant to the Land Exchange Agreement (the Century Lot and the City Lot); the property owned by Century Laguna, LLC and evidenced by folio number 03-4120-017-0010 is already designated Commercial Low Rise Intensity on the City's Future Land Use Map and zoned Commercial (C). The Site Plan approval process is for the entirety of the Property, including the swapped parcels and the existing commercial parcel.

Policy FLU-1.7.1. Encourage effective and proper high quality development of the Central Business District, the Industrial District and the University of Miami employment centers which offer potential for local employment in proximity to protected residential neighborhoods.

Goal DES-1. Maintain the City as a livable city, attractive in its setting and dynamic in its urban character.

Objective DES-1.1. Preserve and promote high quality, creative design and site planning that is compatible with the City's architectural heritage, surrounding development, public spaces and open spaces.

Policy DES-1.1.2. Provide for rigorous design guidelines, standards, and review processes via the City's Zoning Code that ensure high quality design of buildings and spaces.

Objective DES-1.2. Preserve the Coral Gables Mediterranean design and architecture.

Policy DES-1.2.2. Require that private development and public projects are designed consistent with the City's unique and historical Mediterranean appearance in balance with contemporary architecture.

The proposed Project will promote the goals, policies and objectives stated above by providing for a well designed, architecturally significant commercial retail project to an underutilized prominent intersection in the City. This area of Coral Gables, while still mostly designated Industrial, has undergone a transformation in the past decade with the development of the Village of Merrick Park. The property to the south of the Property is to be developed as the Merrick Manor project, a recently approved mixed-use project with residential components. Additional commercial retail space such as the Project will serve the neighboring residents, as well as those patrons who regularly traverse either Bird Road or Le Jeune Road, two well traveled thoroughfares.

In addition, the request for the Land Use Change is consistent with the standards of review in Section 3-1506, "Standards for Comprehensive Plan Text and Map Amendments" in that the request advances the policies and objectives of the Comprehensive Plan, in internally consistent with the Comprehensive Plan, has no adverse effect on the level of service of public infrastructure, has no adverse effect on environmental resources and does not affect the availability of housing that is affordable to people who live or work in the City.

Zoning Change

In order to provide for the development of the Project the Century Lot and City Lot must be rezoned as Commercial District (C). According to Section 4-302 of the City's Zoning Code, the purpose of the Commercial District is to provide convenient access to higher intensity goods

and services throughout the City in conjunction with providing economic stability without adversely impacting the integrity of residential neighborhoods, diminishing the scenic quality of the City or negatively impacting the safe and efficient movement of people and things within the City. The proposed Project is consistent with this purpose.

The rezoning of the Century Lot and City Lot to Commercial District will provide a larger, contiguous parcel to develop property that is already mostly zoned Commercial District. The proposed Project, a bank, is a permitted use in the Commercial District. In accordance with Section 3-1404, "[s]tandards for review of applicant-initiated district boundary changes," a district boundary change shall be approved if the rezoning is consistent with the Comprehensive Plan in that it does not allow uses that are prohibited by the future land use category, does not allow intensities or densities in excess of those allowed by the future land use category, will not cause a decline in the acceptable levels of service for public infrastructure and does not directly conflict with any objective or policy of the Comprehensive Plan. The proposed Zoning Change would satisfy each of those requirements with respect to the Comprehensive Plan. The proposed Zoning Change will promote high-quality development or redevelopment in an area that is experiencing declining or flat property values and will implement specific objectives and policies of the Comprehensive Plan' (as outlined above under Land Use Change). Finally, the proposed rezoning will not cause a substantial diminution of the market value of adjacent property or materially diminish the suitability of adjacent property for its existing or proposed use. As a result, this request for a Zoning Change meets the criteria set forth to be approved.

Site Plan Approval

Finally, the Applicant respectfully requests approval of the proposed site plan pursuant to Article 3, Division 2 of the Zoning Code. This Project has previously been reviewed by the City's Development Review Committee on two occasions, and comments that were issued have been resolved. The main issue was the requirement to provide for a binding land exchange of the City Lot and Century Lot. That has now been effectuated by the execution of the Land Exchange Agreement, which has been signed by the City and Century and approved by the City Commission. The only other change from the site plan reviewed by the DRC is that one drive-through lane has been removed (there are now two drive through lanes). No other changes have been made to the site plan.

Based on the foregoing, we respectfully request favorable review of our various requests. Should you have any questions, please do not hesitate to contact the undersigned.

Very truly yours,

HOLLAND & KNIGHT LLP

Inés Marrero-Priegues

City of Coral Gables Planning Division Application

305.460.5211 planning@coralgables.com www.coralgables.com

Application request

The undersigned applicant(s)/agent(s)/property owner(s) request City of Coral Gables consideration and review of the following application(s) (please check all that apply):

- ☐ Abandonment and Vacations
- ☐ Annexation
- ☐ Coral Gables Mediterranean Architectural Design Special Locational Site Plan
- ☒ Comprehensive Plan Map Amendment - Small Scale
- ☐ Comprehensive Plan Map Amendment - Large Scale
- ☐ Comprehensive Plan Text Amendment
- ☐ Conditional Use - Administrative Review
- ☐ Conditional Use without Site Plan
- ☐ Conditional Use with Site Plan
- ☐ Development Agreement
- ☐ Development of Regional Impact
- ☐ Development of Regional Impact - Notice of Proposed Change
- ☐ Mixed Use Site Plan
- ☐ Planned Area Development Designation and Site Plan
- ☐ Planned Area Development Major Amendment
- ☐ Restrictive Covenants and/or Easements
- ☒ Site Plan
- ☐ Separation/Establishment of a Building Site
- ☐ Subdivision Review for a Tentative Plat and Variance
- ☐ Transfer of Development Rights Receiving Site Plan
- ☐ University Campus District Modification to the Adopted Campus Master Plan
- ☒ Zoning Code Map Amendment
- ☐ Zoning Code Text Amendment
- ☒ Other: TBD, if necessary

General information

Street address of the subject property: 390 Bird Road

Property/project name: Chase Bank at Bird Road and Lejune Road

Legal description: Lot(s) See Exhibit "A"

Block(s) _____ Section (s) Revised Plat Coral Gables Industrial

---

Property owner(s): Century Laguna, LLC, a Limited Liability company / c/o Ines Marrero Priegues / Holland and Knight

Property owner(s) mailing address: 701 Brickell Avenue, Miami, Florida 33131

Telephone: Business 305-789-7776 Fax 305-679-6325

Other _____ Email ines.marrero @ hklaw.com

City of Coral Gables Planning Division Application

Applicant(s)/agent(s): Ines Marrero Priegues

Applicant(s)/agent(s) mailing address: 701 Brickell Avenue, Miami, Florida 33131

Telephone: Business 305-789-7776 Fax 305-679-6325

Other _____ Email ines.marrero @ hklaw.com

Property information

Current land use classification(s): Industrial of 390 Bird Rd / None on City owned parcel

Current zoning classification(s): Commerical on 390 Bird d / None on City owned parcel

Proposed land use classification(s) (if applicable): Commercial on both parcels

Proposed zoning classification(s) (if applicable): Commercial on City owned parcel

Supporting information (to be completed by Planning Staff)

A Preapplication Conference is required with the Planning Division in advance of application submittal to determine the information necessary to be filed with the application(s). Please refer to the Planning Divison Development Review Process Handbook, Section 3.0, for an explanation of each item. If necessary, attach additional sheets to application. The Planning Division reserves the right to request additional information as necessary throughout the entire review process.

- ☒ Aerial.
- ☒ Affidavit providing for property owner's authorization to process application.
- ☐ Annexation supporting materials.
- ☒ Application fees.
- ☒ Application representation and contact information.
- ☐ Appraisal.
- ☒ Architectural/building elevations.
- ☒ Building floor plans.
- ☒ Comprehensive Plan text amendment justification.
- ☒ Comprehensive Plan analysis.
- ☒ Concurrency impact statement.
- ☒ Encroachments plan.
- ☐ Environmental assessment.
- ☐ Historic contextual study and/or historical significance determination.
- ☒ Landscape plan.
- ☒ Lighting plan.
- ☐ Massing model and/or 3D computer model.
- ☒ Miami-Dade County Conflict of Interest and Code of Ethics Lobbyist form.
- ☒ Ordinances, resolutions, covenants, development agreements, etc. previously granted for the property.
- ☐ Parking study.
- ☒ Photographs of property, adjacent uses and/or streetscape.
- ☒ Plat.
- ☒ Property survey and legal description.

- [x] Property owners list, notification radius map and two sets of labels.
- [x] Public Realm Improvements Plan for mixed use projects.
- [ ] Public school preliminary concurrency analysis (residential land use/zoning applications only).
- [x] Sign master plan.
- [x] Site plan and supporting information.
- [x] Statement of use and/or cover letter.
- [x] Streetscape master plan.
- [x] Traffic accumulation assessment.
- [ ] Traffic impact statement.
- [x] Traffic impact study.
- [x] Traffic stacking analysis.
- [ ] Utilities consent.
- [x] Utilities location plan.
- [ ] Vegetation survey.
- [ ] Video of the subject property.
- [x] Zoning Analysis (Preliminary).
- [ ] Zoning Code text amendment justification.
- [ ] Warranty Deed.
- [ ] Other:_____

Application submittal requirements

1. Hard copies. Three (3) hard copies of the entire application shall be submitted including all the items identified in the preapplication conference.
2. Digital media copies. Twelve (12) compact discs (CD ROMs) of the entire application including all items identified in the Preapplication Conference. Each document shall be separated into PDF files (i.e., application; site plan, landscape plan; etc.). Please include a "Table of Contents" identifying all PDF file name(s). Each PDF file size shall not exceed 10 Mb. All discs shall be labeled with the applicant(s) name, project name and date of submittal.

Applicant/agent/property owner affirmation and consent

(I) (We) affirm and certify to all of the following:

1. Submission of the following:
   a. Warranty deed/tax record as proof of ownership for all properties considered as a part of the application request; or
   b. Authorized as the applicant(s)/agent(s) identified herein to file this application and act on behalf of all current property owner(s) and modify any valid City of Coral Gables entitlements in effect during the entire review process.
2. This request, application, application supporting materials and all future supporting materials complies with all provisions and regulations of the Zoning Code, Comprehensive Land Use Plan and Code of Ordinances of the City of Coral Gables unless identified and approved as a part of this application request or other previously approved applications. Applicant understands that any violation of these provisions renders the application invalid.
3. That all the information contained in this application and all documentation submitted herewith is true to the best of (my) (our) knowledge and belief.
4. Understand that the application, all attachments and fees become a part of the official records of the City of Coral Gables and are not returnable.

5. Failure to provide the information necessary pursuant to the established time frames included but not limited to application submittal, submission of revised documents, etc. for review by City Staff and the designated reviewing entity may cause application to be deferred without further review until such time the requested information is submitted.
6. All representatives of the application have registered with the Miami-Dade County Clerk's office as a lobbyist, in accordance with "Miami-Dade County Code," Section 2-11.1, as amended.
7. Understand that under Florida Law, all the information submitted as part of the application are public records.
8. Additional costs in addition to the application fees may be assessed associated with the review of applications by the City. These are costs that may be incurred by the applicant due to consultant fees paid by City to review the application. The types of reviews that could be conducted may include but are not limited to the following: property appraisals; traffic impact analyses; vegetation/environmental assessments; archeological/historic assessments; market studies; engineering studies or reports; and legal fees. Such fees will be assessed upon finalization of the City application review.

Century Laguna, LLC, a limited liability company

Property owner(s) signature(s):	Property owner(s) print name:
Property owner(s) signature(s): Sergio Pino, Manager	Property owner(s) print name:
Property owner(s) signature(s):	Property owner(s) print name:
Address:	
Telephone: / Fax:	Email:

NOTARIZATION

STATE OF FLORIDA/COUNTY OF
The foregoing instrument was acknowledged before me this 28 day of November 2012 by Sergio Pino
(Signature of Notary Public - State of Florida)

MIGUEL A. FREIRE
MY COMMISSION # DD 924520
EXPIRES: January 11, 2014
Bonded Thru Notary Public Underwriters

(Print, Type or Stamp Commissioned Name of Notary Public)
☑ Personally Known OR ☐ Produced Identification; Type of Identification Produced _____

Contract Purchaser(s) Signature:	Contract Purchaser(s) Print Name:
Contract Purchaser(s) Signature:	Contract Purchaser(s) Print Name:
Address:	

Telephone:	Fax:	Email:

NOTARIZATION

STATE OF FLORIDA/COUNTY OF
The foregoing instrument was acknowledged before me this _____ day of _____ by _____
(Signature of Notary Public - State of Florida)

(Print, Type or Stamp Commissioned Name of Notary Public)
☐ Personally Known OR ☐ Produced Identification; Type of Identification Produced _____

Applicant(s)/Agent(s) Signature: Century Laguna, LLC	Applicant(s)/Agent(s) Print Name:
Address: Sergio Pino, Manager	

Telephone:	Fax:	Email:

NOTARIZATION

STATE OF FLORIDA/COUNTY OF
The foregoing instrument was acknowledged before me this 28 day of November 2012 by Sergio Pino
(Signature of Notary Public - State of Florida)

MIGUEL A. FREIRE
MY COMMISSION # DD 924520
EXPIRES: January 11, 2014
Bonded Thru Notary Public Underwriters

(Print, Type or Stamp Commissioned Name of Notary Public)
☑ Personally Known OR ☐ Produced Identification; Type of Identification Produced _____

August 2011

EXHIBIT "A"

LEGAL DESCRIPTION:

Lots 1 through 4, inclusive of Lots 39 through 42, Block 1, in the REVISED PLAT CORAL GABLES INDUSTRIAL SECTION, according to the plat thereof recorded in Plat Book 28 at Page 22 of the Public Records of Miami-Dade County, Florida, LESS that portion of said Lot 42 conveyed to the County of Miami-Dade by deed dated October 18, 1961, and recorded in the Public Records of Miami-Dade County, Florida, described as the external area formed by a 15-foot radius arc concave to the Southeast, tangent to the North line of said Lot 42 and tangent to the West line of said Lot 42, TOGETHER WITH a portion of the 20 foot wide alley lying in said Block 1 and adjoining the East line of said Lots 39 through 42.

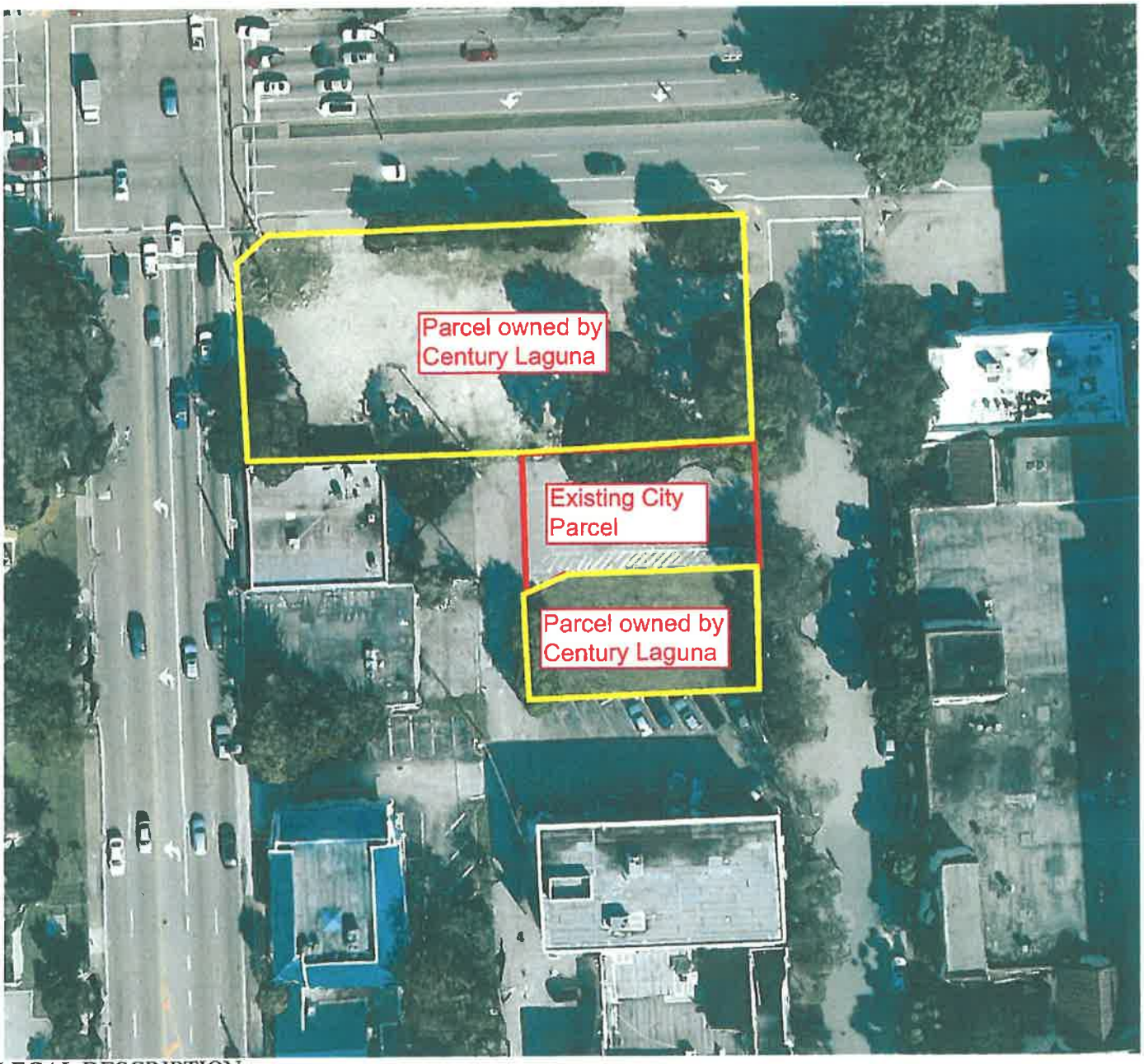
AND

Lots 5 and 6, Block 1, of the REVISED PLAT CORAL GABLES INDUSTRIAL SECTION, according to the plat thereof recorded in Plat Book 28 at Page 22 of the Public Records of Miami-Dade County, Florida, LESS that portion of said Lot 6 being more particularly described as follows:

Begin at the Southeast corner of said Lot 6, thence run North along the East line of said Lot 6, a distance of 10 feet; thence Westerly a distance of 90.06 feet; thence run in a Southwesterly direction a distance of 14.14 to the Southwest corner of said Lot 6; thence East along the South line of said Lot 6, a distance of 100.24 feet to the point of beginning; containing 4,060 square feet more or less.

Velarde Ave
Bird Rd
976
Laguna St
Salzedo St
Aurora St
Ponce De Leon Blvd
953
Altara Ave
S Le Jeune Rd
San Lorenzo Ave
© 2012 Google
Google earth

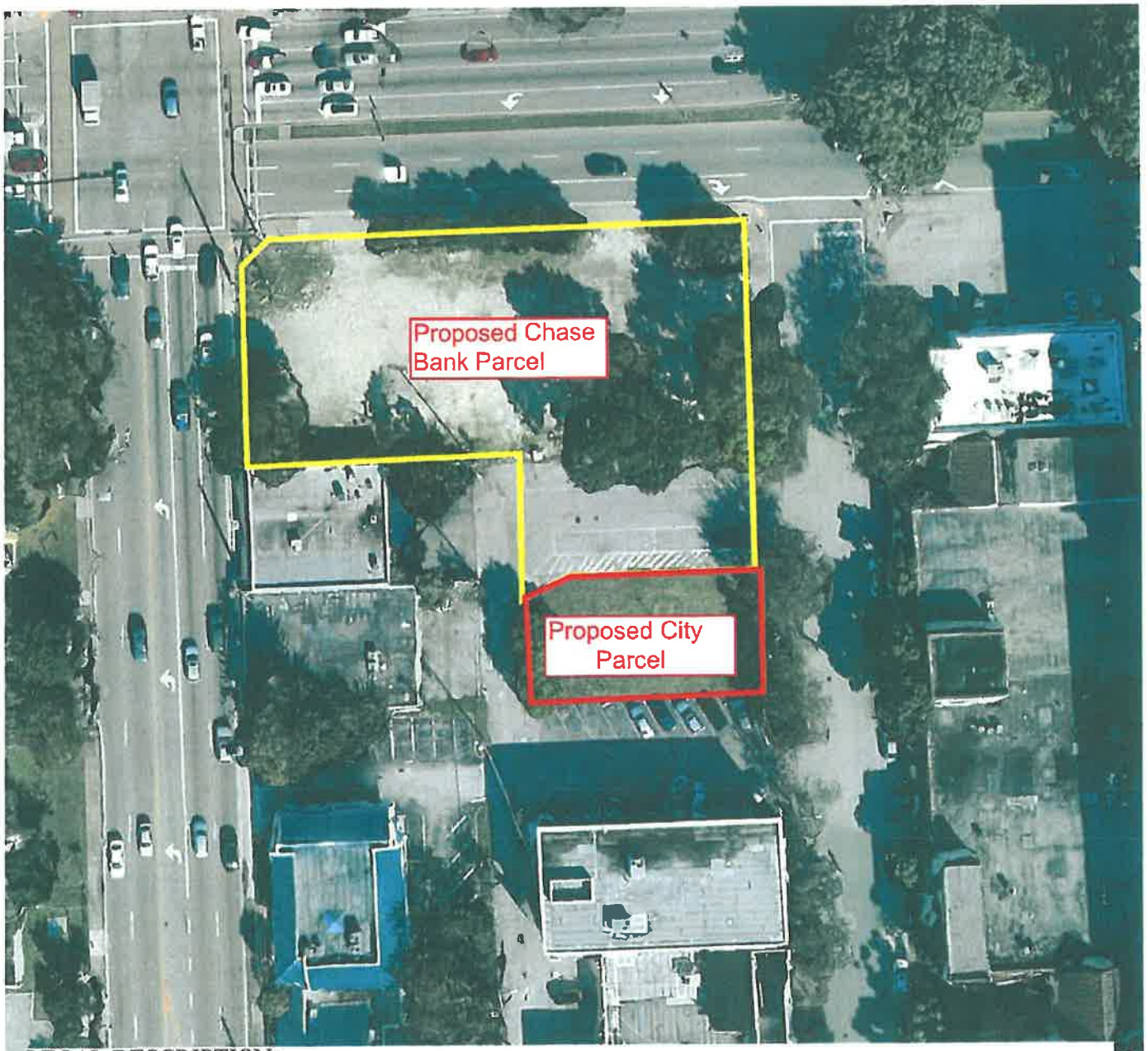
CHASE BANK
390 BIRD ROAD
LAND SWAP EXHIBIT – EXISTING CITY PARCEL



LEGAL DESCRIPTION:

Lot 5 and Lot 6, less beginning 10 feet north of the southeast corner of Lot 6, thence westerly 90.06 feet, thence southwesterly 14.14 feet, thence easterly 100.08 feet, and thence northerly 10 feet to point of beginning, Block 1, Coral Gables Industrial Section, according to the Plat thereof as recorded in Plat Book 28, at Page 22 of the Public Records of Miami-Dade County, Florida

CHASE BANK
390 BIRD ROAD
EASEMENT EXHIBIT – PROPOSED CITY PARCEL



LEGAL DESCRIPTION:

Lots 7 and 8, in Block 1, of the REVISED PLAT CORAL GABLES INDUSTRIAL SECTION, according to the plat thereof recorded in Plat Book 28 at Page 22 of the Public Records of Miami-Dade County, Florida; together with that portion of Lot 6 being more particularly described as follows:

Begin at the Southeast corner of said Lot 6, thence run North along the East line of said Lot 6, a distance of 10 feet; thence Westerly a distance of 90.06 feet; thence run in a Southwesterly direction a distance of 14.14 to the Southwest corner of said Lot 6; thence East along the South line of said Lot 6, a distance of 100.24 feet to the point of beginning; containing 4,060 square feet more or less.

CASH ONLY IF ALL CheckLock™ SECURITY FEATURES LISTED ON BACK INDICATE NO TAMPERING OR COPYING

2537

BDG ARCHITECTS, LLP
100 South Ashley Drive Suite 100
Tampa, FL 33602
813-323-9233

JPMORGAN CHASE BANK, NA
63-8413/2670

10/24/2012

PAY TO THE ORDER OF City of Coral Gables $ **11,418.75

Eleven Thousand Four Hundred Eighteen and 75/100********** DOLLARS

City of Coral Gables

MEMO

Site Plan Review; Chase Bird & LeJune 10336

⑈002537⑈ ⑆267084131⑆ 922193347⑈

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BDG Architects

2537

City of Coral Gables		10/24/2012	
	Site Plan Review; Chase Bird & LeJune 10336		11,418.75

Permitting	Site Plan Review; Chase Bird & LeJune 10336	11,418.75

THIS CHECK IS VOID WITHOUT A BLUE BACKGROUND AND AN ARTIFICIAL WATERMARK ON THE BACK - HOLD AT ANGLE TO VIEW

Century Laguna, LLC
2301 NW 87 Avenue
6th Floor
Doral, FL 33172

U.S. Century Bank

1435

DATE 10/23/2012

PAY TO THE ORDER OF **City of Coral Gables** $ **11,418.75

ELEVEN-THOUSAND FOUR-HUNDRED-EIGHTEEN AND 75/100******** DOLLARS

City of Coral Gables

MEMO 390 BIRD- ZONING CHANGES

⑈001435⑈ ⑆067015397⑆ 3008016 ⑈

Century Laguna, LLC 1435

Century Laguna, LLC 1435

THIS CHECK IS VOID WITHOUT A BLUE BACKGROUND AND AN ARTIFICIAL WATERMARK ON THE BACK - HOLD AT ANGLE TO VIEW

Century Laguna, LLC
2301 NW 87 Avenue
6th Floor
Doral, FL 33172

U.S. Century Bank

1434

DATE 10/23/2012

PAY TO THE ORDER OF **City of Coral Gables** $ **11,418.75

*ELEVEN-THOUSAND FOUR-HUNDRED-EIGHTEEN AND 75/100*** DOLLARS

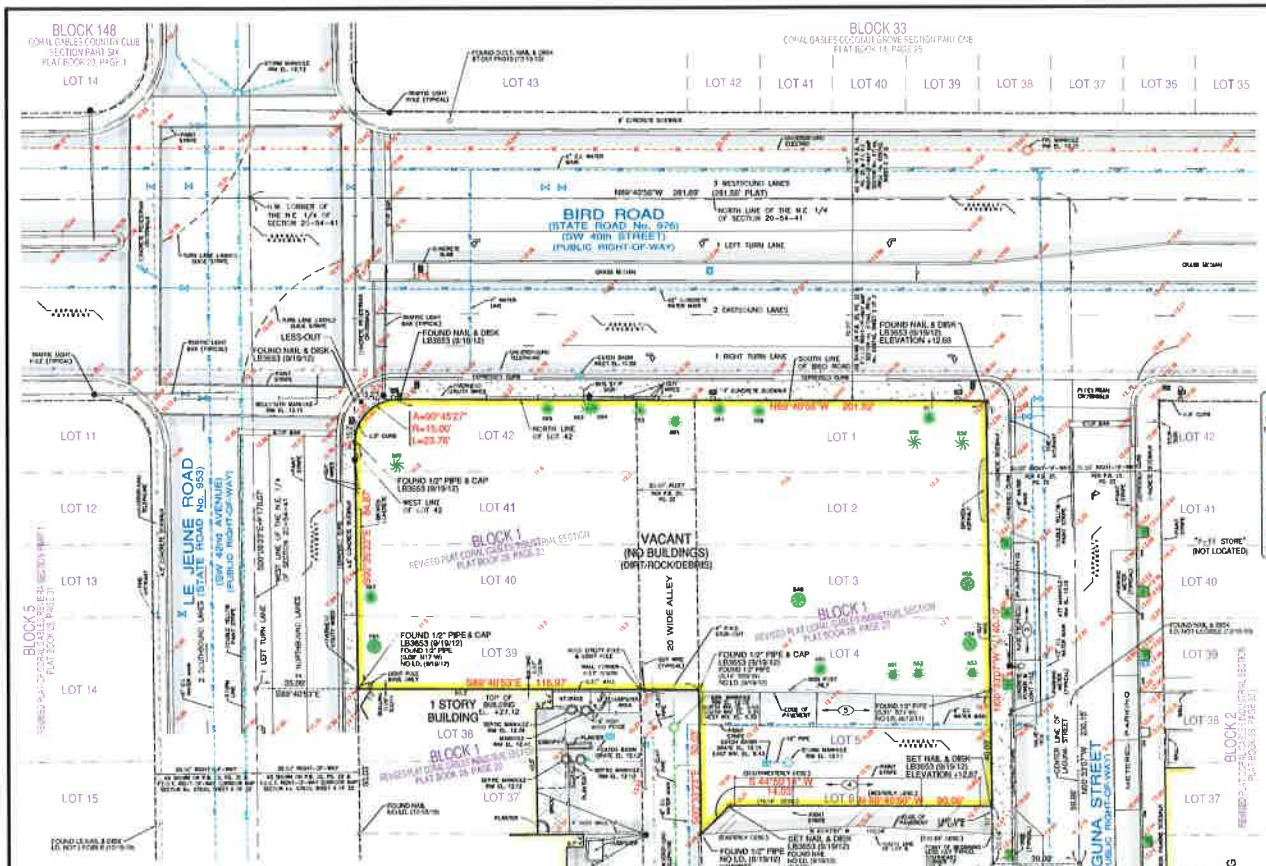
City of Coral Gables

MEMO 390 BIRD-LAND USE

⑈001434⑈ ⑆067015397⑆ 3008016 ⑈

Century Laguna, LLC 1434

Century Laguna, LLC 1434



LOCATION SKETCH
SCALE: 1" = 300'±

NORTH

GRAPHIC SCALE

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LEGEND

- CATCH BASIN
- CATCH BASIN INLET
- MANHOLE
- LIGHT POLE
- WATER METER
- WATER VALVE
- UTILITY POLE
- MAIL BOX
- FIRE HYDRANT
- WATER VALVE
- CLEANOUT
- WELL
- DRAIN
- GRADE ELEVATION
- BOLLARD
- SIGN
- OVERHEAD UTILITY WIRE
- CHAIN LINK FENCE
- NON-MONUMENT ACCESS LINE
- 6.0' CURB
- 3.0' CURB & GUTTER
- EL. ELEVATION
- INV. INVERT
- SANI. SANITARY
- B.O.S. BOTTOM OF STRUCTURE
- P.R.M. PERMANENT REFERENCE MONUMENT
- F.O.D.T. FLORIDA DEPT. OF TRANSPORTATION
- CONCRETE
- ASPHALT PAVEMENT
- EDGE OF WATER LINE
- WATERMAIN LINE
- FIELD TILE LINE
- FIELD TILE
- VITRIFIED CLAY
- CAST IRON
- DUCTILE IRON
- CONCRETE PIPE

TREE LEGEND

- MAHOGANY TREE
- PALM TREE
- TREE

TREE TABLE

TREE #	SIZE	SPREAD	HEIGHT	TYPE
#49	13"	30'	45'	Mahogany
#50	36"	40'	45'	Blackpoble
#51	12"	10'	30'	Blackpoble
#52	12"	20'	30'	Blackpoble
#53	24"	25'	45'	Unknown
#54	13"	20'	45'	Mahogany
#55	13"	30'	45'	Mahogany
#56	14"	15'	10'	Christmas Palm
#57	12"	25'	20'	Unknown
#58	16"	18'	20'	Christmas Palm
#59	10"	20'	25'	Unknown
#60	10"	20'	25'	Unknown
#61	8"	20'	10'	Unknown
#62	12"	20'	20'	Unknown
#63	10"	14'	15'	Cabbage Palm
#64	10"	15'	20'	Unknown
#65	10"	15'	20'	Unknown
#66	10"	12'	25'	Royal Palm
#67	15"	40'	30'	Unknown
#68	18"	45'	45'	Mahogany

LEGAL DESCRIPTION:

Lots 1 through 4, inclusive of Lots 38 through 42, Block 1, in the REVISED PLAT CORAL GABLES INDUSTRIAL SECTION, according to the plat thereof recorded in Plat Book 28 at Page 22 of the Public Records of Miami-Dade County, Florida, LESS that portion of said Lot 42 conveyed to the County of Miami-Dade by deed dated October 18, 1981, and recorded in the Public Records of Miami-Dade County, Florida, described as the external area formed by a 15-foot radius arc concave to the Southeast, tangent to the North line of said Lot 42 and tangent to the West line of said Lot 42, TOGETHER WITH a portion of the 20 foot wide alley lying in said Block 1 and adjoining the East line of said Lots 38 through 42.

AND

Lots 5 and 6, Block 1, of the REVISED PLAT CORAL GABLES INDUSTRIAL SECTION, according to the plat thereof recorded in Plat Book 28 at Page 22 of the Public Records of Miami-Dade County, Florida, LESS that portion of said Lot 6 being more particularly described as follows:

Begin at the Southeast corner of said Lot 6, thence run North along the East line of said Lot 6, a distance of 33 feet; thence Westerly a distance of 30.08 feet; thence run in a Southwesterly direction a distance of 14.14 to the Southeast corner of said Lot 6, thence East along the South line of said Lot 6, a distance of 30.24 feet to the point of beginning, containing 4,000 square feet more or less.

SURVEYOR'S NOTES:

- This site lies in Section 20, Township 54 South, Range 41 East, City of Coral Gables, Miami-Dade County, Florida
- All documents are recorded in the Public Records of Miami-Dade County, Florida, unless otherwise noted.
- Lands shown hereon were NOT abstracted for restrictions, easements and/or rights-of-way of records
- Bearings hereon are referred to an assumed value of N00°33'07"W for the center line of Laguna Street, and evidenced by one (1) Found Nail & Disk (L.D. Not Legible) and one (1) Found Magnetic Nail (No I.D.)
- Elevations shown hereon are relative to the National Geodetic Vertical Datum of 1929, based on Miami-Dade County Bench Mark No. CC-10-R, Elevation +13.09, located on November 24, 2010 near the intersection of Bird Road and University Drive on top of a headwall at the Coral Gables Canal Bridge.
- Lands shown hereon are located within an area having a Zone Designation X by the Federal Emergency Management Agency (FEMA), on Flood Insurance Rate Map No. 12086C0457L, for Community No. 120639, dated September 11, 2009, and index map revised September 11, 2009, and is relative to the National Geodetic Vertical Datum of 1929
- Dimensions indicated hereon are field measured by electronic measurement, unless otherwise noted
- All horizontal control measurements are within a precision of 1:10,000
- This map is intended to be displayed at the graphic scale shown hereon or smaller.
- Lands shown hereon containing 25,710 square feet, or 0.590 acres, more or less
- Pool overhang not located unless otherwise shown
- Trees shown are surveyed for their horizontal location and/or size. Identification and/or name verification of all trees should be confirmed by the Division of Forestry County Forester or a professional in that field
- Total striped parking spaces within legal description: 9 Regular and 0 Handicap Parking spaces were not verified for any applicable requirements.
- Underground improvements and/or underground encroachments not shown, unless otherwise indicated
- The approximate location of all utilities shown hereon were determined from As-Built plans and/or on-site locations and should be verified before construction.
- The underground utilities shown have been located from field survey information and existing as-built drawings from the City of Coral Gables. The surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated although he does certify that they are located as accurately as possible from the information available. The surveyor has not physically located the underground utilities.
- This firm recommends that the client obtain a certified zoning verification letter from the city, county or agency responsible for zoning classification for the parcel
- Confirm all Minimum Building Setbacks and Height Restrictions with reference to the City of Coral Gables and/or Miami-Dade County as setbacks may vary depending on proposed construction.
- Legal description shown hereon based on information furnished by client and no claims as to ownership are made or implied

SURVEYOR'S CERTIFICATION:

This is to certify that this "Boundary & Topographic Survey" was made under my responsible charge on September 19, 2012, in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and meets the applicable codes as set forth in the Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

Not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper

FORTIN, LEAVY, SKILES, INC., LB3653

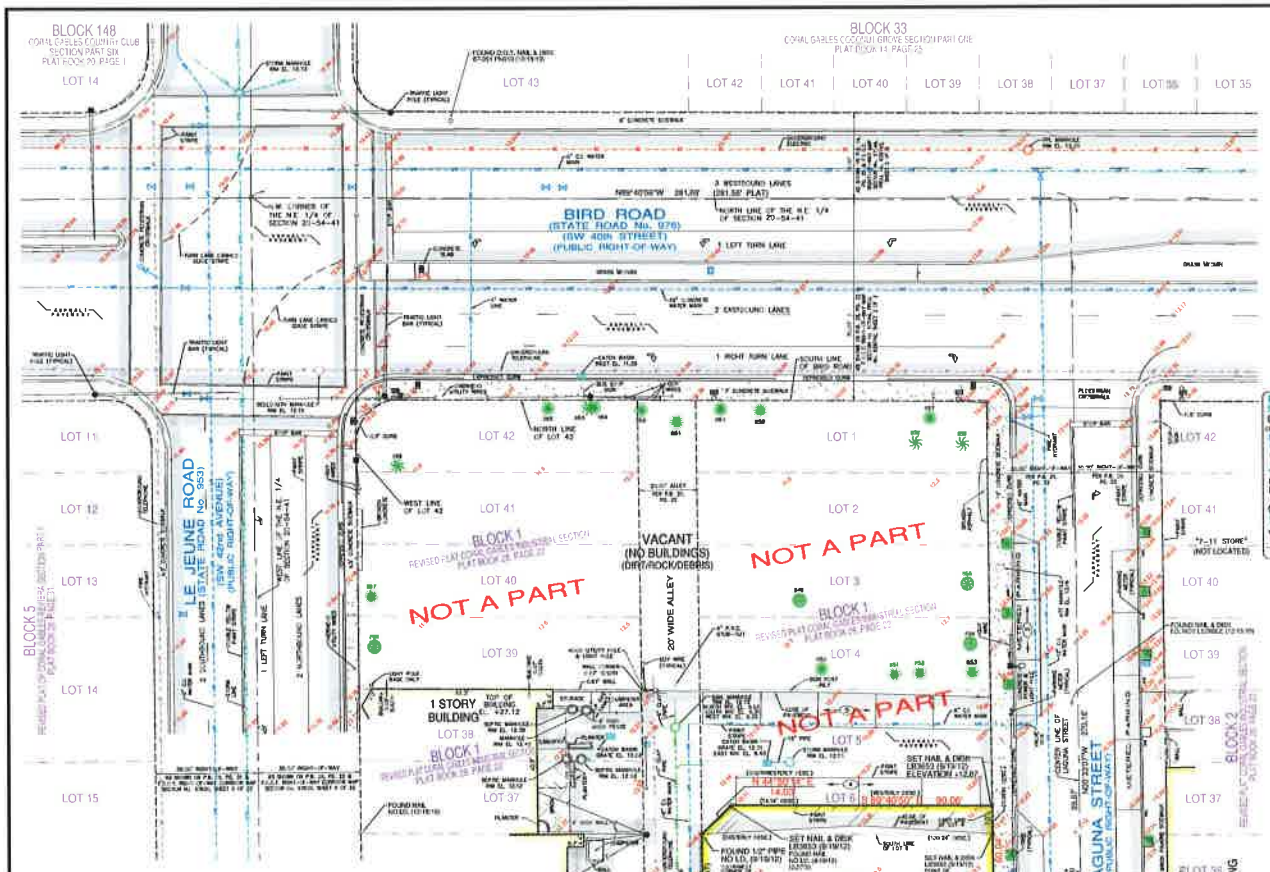
By: _____
Daniel C. Fortin, For The Firm
Surveyor and Mapper, LS2553
State of Florida.

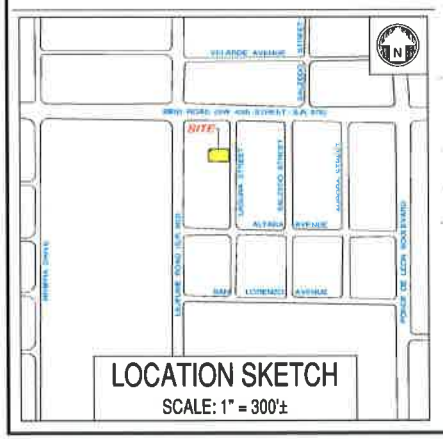
Revisions Description | By | Date

FORTIN, LEAVY, SKILES, INC.
CONSULTING ENGINEERS, SURVEYORS & MAPPERS
FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER: LB3653
2850 W. CORAL WAY, MIAMI, FL 33145
Phone: 305-653-4493 / Fax: 305-651-7152 Email: fls@fleaveyc.com

ALTA/ACSM LAND TITLE SURVEY
CHASE - BIRD ROAD & LEJEUNE ROAD
CITY OF CORAL GABLES, MIAMI-DADE COUNTY, FLORIDA

Date	9/19/12
Scale	1" = 20'
Drawn By	DWF
Cad No.	100950
Plotted	9/27/12 11:02a
Ref. Dwg	2010-152-1
Field Book	813/40 & F.S. - FEL
Job. No.	121019
Dwg. No.	2010-152-1
Sheet	1 of 1





LOCATION SKETCH
SCALE: 1" = 300'±

NORTH

GRAPHIC SCALE
(IN FEET)
1 inch = 80 ft.

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LEGEND

- CATCH BASIN
- CATCH BASIN INLET
- MANHOLE
- LIGHT POLE
- WATER METER
- WATER VALVE
- UTILITY POLE
- HOSE
- FIRE HYDRANT
- MAILBOX
- SIGNS/FLAG POLE
- CLEANOUT
- WELL
- GRATE
- SPOT ELEVATION
- BOLLARD
- SIGN
- OVERHEAD UTILITY WIRE
- CHAIN LINK FENCE
- NON-VEHICULAR ACCESS LINE
- 6" CURB
- 2.5' CURB & GUTTER
- EL. = ELEVATION
- INV. = INVERT
- SIM. = SIMILAR
- B.O.S. = BOTTOM OF SIDEWALK
- P.R.M. = PERMANENT REFERENCE MONUMENT
- F.D.O.T. = FLORIDA DEPT. OF TRANSPORTATION
- CONCRETE
- ASPHALT PAVEMENT
- R/W = RIGHT-OF-WAY LINE
- M = MONUMENT LINE
- C = CENTER LINE
- T.O.C. = TREE COUT
- S.C. = SURFACE CLAY
- C.I. = CAST IRON
- D.I. = DUCTILE IRON
- DESCRIPTION

TREE LEGEND

- MAHOGANY TREE
- PALM TREE
- TREE

TREE TABLE

TREE #	SIZE	SPREAD	HEIGHT	TYPE
948	18"	30'	40'	Mahogany
951	36"	40	45'	Bishopwhite
952	4"	10'	30'	Bishopwhite
953	12"	25'	30'	Bishopwhite
953	24"	25'	45'	Umbrella
954	12"	20'	45'	Mahogany
955	10"	30'	45'	Mahogany
956	24"	12'	18'	Christmas Palm
957	12"	25'	30'	Unknown
958	24"	10'	20'	Christmas Palm
959	10"	20'	30'	Unknown
960	10"	20'	30'	Unknown
961	8"	20'	25'	Unknown
962	12"	25'	30'	Unknown
963	18"	18'	18'	Cabbage Palm
964	10"	10'	20'	Unknown
965	10"	10'	20'	Unknown
966	10"	10'	20'	Royal Palm
967	36"	40'	50'	Unknown
968	12"	45'	45'	Mahogany

LEGAL DESCRIPTION:

Lots 7 and 8, in Block 1, of the REVISED PLAT CORAL GABLES INDUSTRIAL SECTION, according to the plat thereof recorded in Plat Book 28 at Page 22 of the Public Records of Miami-Dade County, Florida; together with that portion of Lot 6 being more particularly described as follows:

Begin at the Southeast corner of said Lot 6, thence run North along the East line of said Lot 6, a distance of 10 feet; thence Westerly a distance of 90.08 feet; thence run in a Southwesterly direction a distance of 14.14 to the Southwest corner of said Lot 6; thence East along the South line of said Lot 6, a distance of 100.24 feet to the point of beginning, containing 4,060 square feet more or less.

SURVEYOR'S NOTES:

- This site lies in Section 20, Township 54 South, Range 41 East, City of Coral Gables, Miami-Dade County, Florida.
- All documents are recorded in the Public Records of Miami-Dade County, Florida, unless otherwise noted.
- Lands shown hereon were NOT abstracted for restrictions, easements and/or rights-of-way of records.
- Bearings hereon are referred to an assumed value of N00°33'07"W for the center line of Laguna Street, and evidenced by one (1) Found Nail & Disk (I.D. Not Legible) and one (1) Found Magnetic Nail (No I.D.).
- Elevations shown hereon are relative to the National Geodetic Vertical Datum of 1929, based on Miami-Dade County Bench Mark No. CG-10-R, Elevation +12.05, located on November 24, 2010 near the intersection of Bird Road and University Drive in front of a headwall at the Coral Gables Canal Bridge.
- Lands shown hereon are located within an area having a Zone Designation X by the Federal Emergency Management Agency (FEMA), on Flood Insurance Rate Map No. 12086C0457L, for Community No. 120639, dated September 11, 2009, and index map revised September 11, 2009, and is relative to the National Geodetic Vertical Datum of 1929.
- Dimensions indicated hereon are field measured by electronic measurement, unless otherwise noted.
- All horizontal control measurements are within a precision of 1:10,000.
- This map is intended to be displayed at the graphic scale shown hereon or smaller.
- Lands shown hereon containing 8,968 square feet, or 0.187 acres, more or less.
- Roof overhang not located unless otherwise shown.
- Trees shown are surveyed for their horizontal location and/or size identification and/or name verification of all trees should be confirmed by the Division of Forestry County Forester or a professional in that field.
- Underground improvements and/or underground encroachments not shown, unless otherwise indicated.
- The approximate location of all utilities shown hereon were determined from As-Built plans and/or on-site locations and should be verified before construction.
- The underground utilities shown have been located from field survey information and existing as-built drawings from the City of Coral Gables. The surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated although he does certify that they are located as accurately as possible from the information available. The surveyor has not physically located the underground utilities.
- This firm recommends that the client obtain a certified zoning verification letter from the city, county or agency responsible for zoning classification for the parcel.
- Confirm all Minimum Building Setbacks and Height Restrictions with reference to the City of Coral Gables and/or Miami-Dade County as setbacks may vary depending on proposed construction.
- Legal description shown hereon based on information furnished by client and no claims as to ownership are made or implied.

SURVEYOR'S CERTIFICATION:

This is to certify that this "Boundary & Topographic Survey" was made under my responsible charge on September 18, 2012, in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and meets the applicable codes as set forth in the Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

"Not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper"

FORTIN, LEAVY, SKILES, INC., LB3653

By: _____
Daniel C. Fortin, For the Firm
Surveyor and Mapper, LS2653
State of Florida

FORTIN, LEAVY, SKILES, INC.
CONSULTING ENGINEERS, SURVEYORS & MAPPERS
FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER: 0000653
1101 Northeast 168th Street / North Miami Beach, Florida 33162
Phone: 305-653-4493 / Fax: 305-651-7525 / Email: flsi@fortleavy.com

ALTA/ACSM LAND TITLE SURVEY
CITY PARCEL
CITY OF CORAL GABLES, MIAMI-DADE COUNTY, FLORIDA

Date	9/19/12
Scale	1" = 20'
Drawn By	DWF
Cad. No.	100050
Plotted	9/27/12 11:50a
Ref. Dwg.	2010-152
Field Book	FLL & TC 61240 & F.E. - FLL
Job. No.	121018
Dwg. No.	2010-152-1
Sheet	1 of 1

No.	Date	Revisions Description

This drawing is the property of Fortin, Leavy, Skiles, Inc. and is an instrument of service and is to be reproduced in whole or in part without the express written permission of same.

DRAINAGE CALCULATIONS

CHASE BANK #14903
390 Bird Road
Coral Gables, Florida

CKE GROUP, INC. (CA #4432)
ENGINEERING – ARCHITECTURE
15500 NEW BARN ROAD
SUITE 106
MIAMI LAKES, FLORIDA 33014
(305) 558-4124

Eduardo Carcache, PE 31914

6/7/13

6/10/2013

Chase Bank #14903 (390 Bird Road Coral Gables, Florida)

Post Condition Analysis

Surface Water Management Calculations

Soil Storage & Water Quality Calculations

Prepared By:
CKE Group, Inc.
15500 New Barn Road, Suite 106
Miami Lakes, FL 33014
Ph: (305) 558-4124 Fax: (305) 826-0619

I. Given

A. **Acreages**

				Elevations From	To
1.	Total		0.590 acres		
2.	Impervious		0.498 acres		
		Buildings	0.095 acres		
		Paved Areas & Walks	0.403 acres	12.00	13.80
4.	Pervious		0.092 acres		
		Landscaped Areas	0.092 acres	13.00	13.80

B. **Minimum elevations**

1. Pavement/Roads 12 feet

C. **Control Water Elevation:** 3.00 NGVD

D. **Rainfall Amounts**

1.	10 year	1 day	7.5 inches
2.	25 year	3 day	12.5 inches
3.	100 year	3 day	14.5 inches

E. **Quality**

The greater of the following:

1. The first inch of runoff from the developed project:
   1" x0.590 acres x 1ft/12in = 0.049 ac-ft

2. 2.5" times the percent imperviousness
   a. Site area for water quality pervious/impervious
      Total project - (water surface + roof)
      0.496

6/7/13

b. Impervious area for water quality pervious/impervious calculations
Site area for water quality pervious/impervious - pervious
0.403

c. Percentage of imperviousness for water quality
81.35%

d. 2.5" x the percentage impervious
2.03 inches

e. Compute volume required for water quality detention:
inches to be treated x (total site - lake)
0.100 ac-ft

3. 0.110 > 0.053 therefore 0.110 ac-ft. controls

F.

Soil Storage

1. The c.w.e is 3.0

2. Average finished site grade for pervious areas

Landscaped Areas	0.092 acres	4	100.00%
	0.092 acres	4	100.00%

3. Avg. Depth to Water Table: 4.00

4. From the soil storage curve and using a depth of 4.00 feet, the soil storage is 10.9". Assuming 25% compaction, the soil storage is 6.75"
S = 8.18 inches

5. Compute average soil storage
= storage available x pervious area
0.06 ac-ft

6. Convert soil storage to site-wide moisture storage
S = available soil storage/site area
1.28 inches

Exfiltration Trench Volume Requirements
V = cAi

A = 0.59 acres (excludes retention area)
i= 6.5 inches

$$c = \frac{(\text{Impervious area} \times 0.90) + (\text{Pervious area} \times 0.20)}{A}$$

c = 0.79

V = 3.03 ac-in

6/7/13

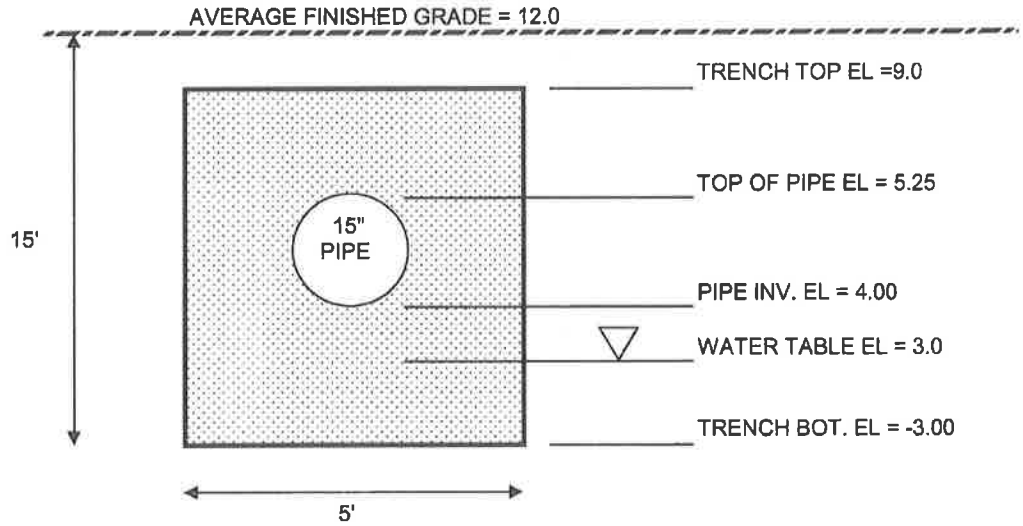
Chase Bank #14903 (390 Bird Road Coral Gables, Florida)

Exfiltration Trench Calculations

Prepared By:
CKE Group, Inc.
15500 New Barn Road, Suite 106
Miami Lakes, FL 33014
Ph: (305) 558-4124 Fax: (305) 826-0619

Required Volume: 6.5" x area = 6.5" x 0.59 ac = 3.84 ac-in = 0.32 ac-ft

TRENCH LENGTH AND EXFILTRATION VOLUME



Formula for situation where saturated depth is greater than unsaturated depth:

$$L = \frac{V}{K((H2 \times W)(2 \times H_2 \times Du) - (Du^2) + (2 \times H_2 \times Ds)) + (1.39 \times 10^{-4})(W \times Du)}$$

V = (L) * (K((H2 x W) + (2 x H2 x Du) - (Du2) + (2 x H2 x Ds)) + (1.39 x 10-4)(W x Du))

K =	1.82E-04	cfs/ft^2-ft. head	Hydraulic conductivity
Du =	6	ft.	Non-saturated trench depth
Ds =	6	ft.	Saturated trench depth
H_2 =	9	ft.	Depth to water table
W =	5	ft.	Trench width
L =	128	ft.	Trench length
V =	Volume exfiltrated	ac-in	

V = 128 ft x (0.000182 cfs/ft^2-ft.head)(((5 * 5)+2x9'x6') - (6')^2 + (2x9'x6')) + (0.000139)(5'x6')

V = 5.78 ac - in = 0.481 Ac-ft > 0.32 ac-ft

6/17/13

USUAL OPEN - HOLE TEST EVALUATION
SOUTH FLORIDA WATER MANAGEMENT METHOD

Client:	bdg Architects, Inc.	Test No.:	BHP-1	Date:	07/20/11
Project:	Bird and LeJeune	Well Depth:	15.0 Feet	Analyst:	MEN
Job No.:	6511-11-235	Location:	BHP-1		

Elapsed Time (min)	Meter Reading	Flow Rate (gpm)
0	29862.1	0.0
1	29870.3	8.2
2	29879.5	9.2
3	29888.4	8.9
4	29897.3	8.9
5	29906.5	9.2
6	29915.5	9.0
7	29924.6	9.1
8	29933.5	8.9
9	29942.5	9.0
10	29951.6	9.1
Constant Flow Rate (gpm)		8.95
Constant Flow Rate (cfs)		1.99E-02

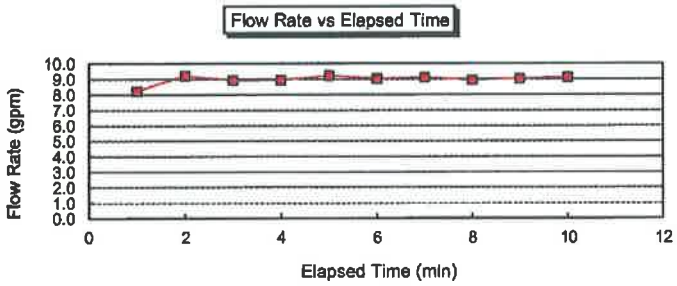
Equation for K Value: 4Q / pi*d(2H2^2 + 4H2Ds + H2d)

Soil profile at BHP Location:
0-2' Fine Sand With Limestone/Limerock (SP/SP-SM) (Stratum 1)
2-15' Weathered Limestone (Stratum 2)

Where:					
	k	=	**1.82E-04**	**cfs/ft^2**	**Hydraulic conductivity**
	H2	=	11.00	ft	Depth to water table
	DS	=	4.00	ft	Saturated Hole Depth
	d	=	0.33	ft	Diameter of test Hole

k = 1.82E-04 cfs/ft^2

Note: k is measured *insitu* value; no reduction or safety factors have been applied to this value



CHASE

BIRD ROAD AND LeJEUNE ROAD
CORAL GABLES, FLORIDA

ENGINEER'S CERTIFICATION:

THIS PLAN WAS PREPARED UNDER MY DIRECTION AND TO THE BEST OF MY KNOWLEDGE AND BELIEF COMPLIES WITH THE INTENT OF THE MANUAL OF UNIFORM MINIMUM STANDARDS FOR DESIGN, CONSTRUCTION AND MAINTENANCE FOR STREETS AND HIGHWAYS, AS ADOPTED BY THE STATE OF FLORIDA LEGISLATURE, CHAPTER 72-328 F.S.

EDUARDO L. CARCACHE, PE 31914
CKE GROUP, INC. COA-4432

TENANT:

JP MORGAN CHASE BANK
8500 SW 117th ROAD
MIAMI, FLORIDA 33183-3318
ATTN: TERESA TORRES, VP

LANDLORD:

CENTURY LAGUNA, LLC
2301 NW 87 AVENUE
DORAL, FLORIDA 33172
ATTN: PEDRO HERNANDEZ

ARCHITECT:

bdg ARCHITECTS
100 S. ASHLEY DRIVE, SUITE 100
TAMPA, FLORIDA 33602
(813) 323-9233
ATTN: JEFF MIDDLEBROOK

ENGINEER:

CKE GROUP, INC.
15500 NEW BARN ROAD, SUITE 106
MIAMI LAKES, FLORIDA 33014
(305) 558-4124
ATTN: EDUARDO L. CARCACHE

SURVEYOR:

FORTIN, LEAVY, SKILES, INC.
180 NORTHEAST 168th STREET
NORTH MIAMI BEACH, FLORIDA 33162
(305) 653-4493
ATTN: DANIEL C. FORTIN, P.S.M.

LANDSCAPE:

RICHARD BARTLETT LANDSCAPE, INC.
14417 STIRRUP LANE
WELLINGTON, FLORIDA 33414
(561) 795-0443
ATTN: RICHARD BARTLETT

LOCATION SKETCH
SCALE: 1"=500'±

LEGAL DESCRIPTION:

Lots 1 through 4, inclusive of Lots 39 through 42, Block 1, in the REVISED PLAT CORAL GABLES INDUSTRIAL SECTION, according to the plat thereof recorded in Plat Book 28 at Page 22 of the Public Records of Miami-Dade County, Florida, LESS that portion of said Lot 42 conveyed in the County of Miami-Dade by deed dated October 18, 1951, and recorded in the Public Records of Miami-Dade County, Florida, described as the external area formed by a 15-foot radius arc concave to the Southeast, tangent to the North line of said Lot 42 and tangent to the West line of said Lot 42, TOGETHER WITH a portion of the 20 foot wide alley lying in said Block 1 and adjoining the East line of said Lots 39 through 42.

AND

Lots 6 and 8, Block 1, of the REVISED PLAT CORAL GABLES INDUSTRIAL SECTION, according to the plat thereof recorded in Plat Book 28 at Page 22 of the Public Records of Miami-Dade County, Florida, LESS that portion of said Lot 8 being more particularly described as follows:

Begin at the Southeast corner of said Lot 6, thence run North along the East line of said Lot 6, a distance of 10 feet; thence Westerly a distance of 90.08 feet; thence run in a Southwesterly direction a distance of 14.14 to the Southwest corner of said Lot 8; thence East along the South line of said Lot 8, a distance of 100.24 feet to the point of beginning; containing 4,060 square feet more or less.

This site lies in Section 20, Township 54 South, Range 41 East, City of Coral Gables, Miami-Dade County, Florida.

LEGAL DESCRIPTION (ALLEY):

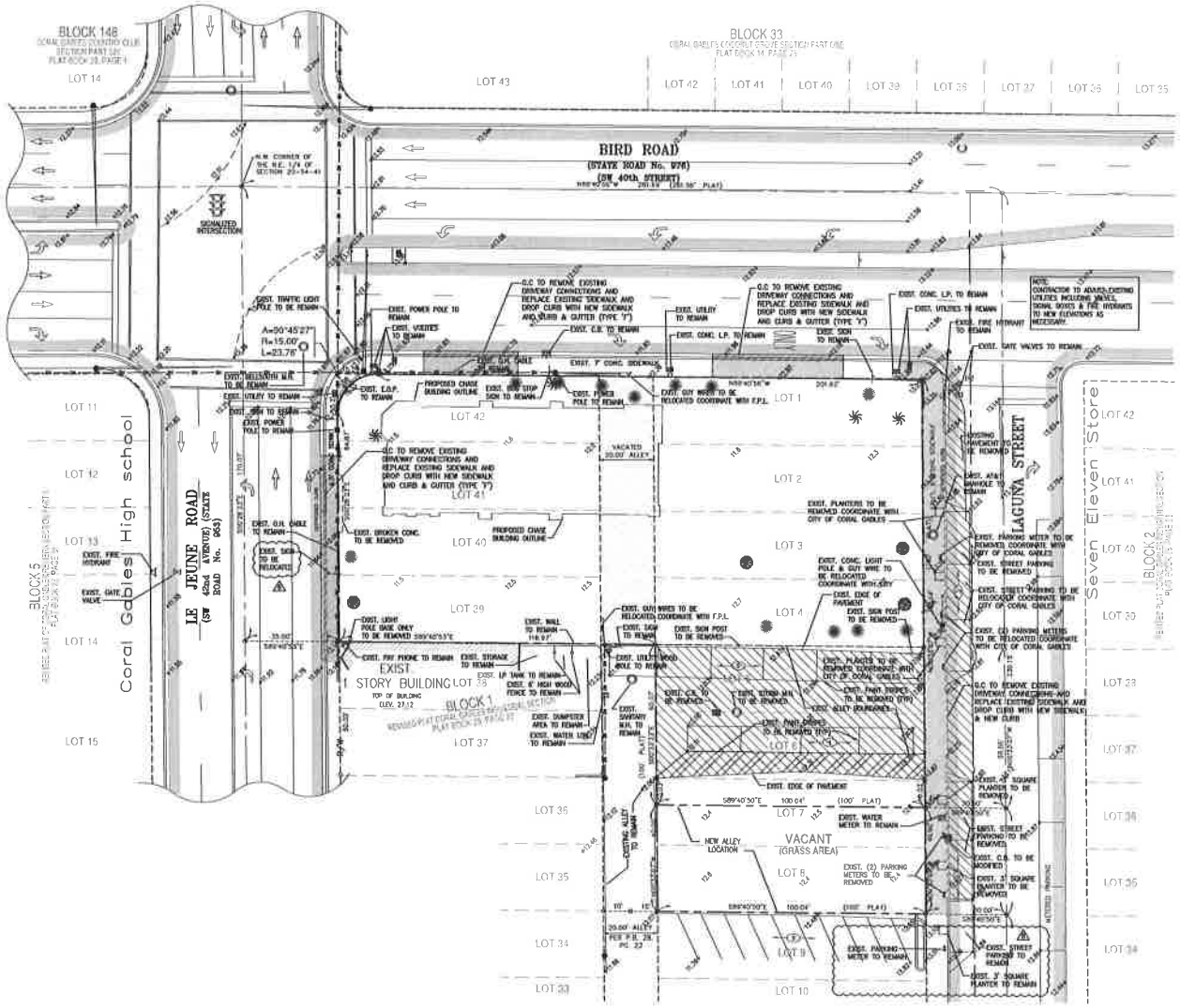
Lots 7 and 8, in Block 1, of the REVISED PLAT CORAL GABLES INDUSTRIAL SECTION, according to the plat thereof recorded in Plat Book 28 at Page 22 of the Public Records of Miami-Dade County, Florida; together with that portion of Lot 6 being more particularly described as follows:

Begin at the Southeast corner of said Lot 6, thence run North along the East line of said Lot 6, a distance of 10 feet; thence Westerly a distance of 90.08 feet; thence run in a Southwesterly direction a distance of 14.14 to the Southwest corner of said Lot 6; thence East along the South line of said Lot 6, a distance of 100.24 feet to the point of beginning; containing 4,060 square feet more or less.

INDEX OF DRAWINGS:

	COVER SHEET
	SURVEY
SD-1	SITE DEMOLITION PLAN
C-1	SITE PLAN
C-1.1	AERIAL OVERLAY
C-2	PAVING AND DRAINAGE PLAN
C-3	SITE UTILITY PLAN
C-4	SITE DETAILS
C-5	SITE DETAILS
C-6	POLLUTION PREVENTION DETAILS
C-7	MASSING PLAN
RD-1	ROADWAY PLAN (LAGUNA STREET)
CE-1	SITE ILLUMINATION PLAN
L-1	LANDSCAPE PLAN
L-2	IRRIGATION PLAN
L-3	LANDSCAPE AND IRRIGATION SPECIFICATIONS
L-4	TREE DISPOSITION PLAN
LR	LANDSCAPE RENDERING
A1.1	FLOOR PLAN
A1.2	FLOOR FINISH PLAN
A1.3	FURNITURE & EQUIPMENT PLAN
A3.0	ROOF PLAN
A4.1	BUILDING ELEVATIONS
A4.2	BUILDING ELEVATIONS
A4.3	DRIVE-THRU FLOOR PLAN AND ELEVATIONS
A0.2	DUMPSTER ENCLOSURE PLAN
	COLOR ELEVATIONS
	3-D BUILDING PERSPECTIVE

CKE GROUP INCORPORATED
engineering • architecture • planning



SITE DEMOLITION PLAN

1"=20'-0"

GRAPHIC SCALE
20 0 10 20 40
(IN FEET)
1 inch = 20 ft.

LOCATION SKETCH
SCALE: 1"=300'±

811
Know what's below.
Call before you dig.

DEMOLITION NOTES

1. FOR TREES AND/OR LANDSCAPE REMOVAL AND/OR RELOCATION, REFER TO LANDSCAPE DRAWINGS.
2. ALL EXISTING PAVEMENT MARKINGS AND SIGNS WITHIN PROPERTY LINES TO BE REMOVED.
3. EXISTING ASPHALT PAVEMENT AND BASE WITHIN PROPERTY LINES TO BE REMOVED (DEPTH OF BASE REMOVAL BASED ON PROPOSED GRADES)
4. - - - - - - DENOTES TO BE REMOVED
5. ——— DENOTES TO REMAIN

EXIST. ASPHALT PAVEMENT AND BASE TO BE REMOVED

EXIST. SIDEWALK TO BE REMOVED

GENERAL NOTES

1. SEE SURVEY FOR DESCRIPTION OF EXISTING FEATURES WITHIN SITE.

2. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR THE DEMOLITION OF EXISTING ON SITE FACILITIES ABOVE AND UNDERGROUND. THE CONTRACTOR IS RESPONSIBLE FOR THE REMOVAL FROM THE SITE OF ALL DEMOLISHED MATERIALS, THE FILLING OF ALL DEPRESSIONS CAUSED BY DEMOLITION, AND THE GRADING OF THESE AREAS SO AS NOT TO BE OBJECTIONABLE TO VIEW. THE CONTRACTOR SHALL OBSERVE ALL REQUIRED SAFETY PRECAUTIONS IN THE PERFORMANCE OF HIS WORK.

3. REMOVE ALL VEGETATION, ROLL AND COMPACT AREAS BEFORE REPLACING FILL. FILL SHALL BE PLACED IN 12" LAYERS LOOSE MEASURE AND COMPACTED TO 90% OF MAXIMUM DENSITY AS DETERMINED BY AASHTO-T180-78. FILL SHALL BE LOCALLY ACCEPTABLE AND SUITABLE FOR FILL PURPOSES. THE TOP 12" OF FILL OR CUT UNDER PAVEMENT BASE SHALL BE COMPACTED TO 95% OF MAXIMUM DENSITY AS DETERMINED BY AASHTO-T180-78.

4. THE CONTRACTOR SHALL BE REQUIRED TO STABILIZE SLOPED AREAS. THE CONTRACTOR SHALL GRADE AND SEED OR SOD THE AREA WITH THE PROVISION THAT HE SHALL MAINTAIN THE SEEDED OR SODDED AREA AS REQUIRED UNTIL SUCH TIME THAT THERE IS SUITABLE GROWTH TO ADEQUATELY PROTECT THE EMBANKMENT. THE MAXIMUM ALLOWABLE SLOPE SHALL BE 3 : 1. CONTRACTOR SHALL MATCH EXISTING GRADES AND ALL PROPERTY LINES AROUND SITE, UNLESS OTHERWISE SHOWN ON GRADING PLAN. FINISHED GRADING AND LANDSCAPING BY LANDSCAPE CONTRACTOR. GENERAL CONTRACTOR IS TO GRADE ALL LANDSCAPED AREAS TO WITHIN 4" (0.33') OF FINISHED GRADES. ALL GRADES SHOWN ON GRADING PLAN ARE FINISHED GRADES.

5. DIMENSIONS, BUILDING LOCATION AND GRADING OF THIS SITE ARE BASED ON AVAILABLE INFORMATION AT TIME OF LAYOUT. DEVIATIONS MAY BE NECESSARY IN THE FIELD. ANY SUCH CHANGES OR CONFLICTS BETWEEN THIS PLAN AND FIELD CONDITIONS ARE TO BE REPORTED TO THE ENGINEER PRIOR TO STARTING CONSTRUCTION.

6. ALL CONSTRUCTION OF UTILITIES TO BE IN ACCORDANCE WITH LOCAL BUILDING CODES.

7. IT IS THE CONTRACTOR'S FULL RESPONSIBILITY TO FURNISH AND INSTALL WATER SERVICES AS REQUIRED. LINES TO BE INSTALLED SHOULD BE EXTENDED FROM THE CLOSEST WATER MAIN CAP PLUGGED AT BUILDING. SEE C-3 FOR REQUIRED WATER SERVICE SIZE.

8. LOCATION OF UNDERGROUND UTILITIES, EXISTING OR PROPOSED, ARE APPROXIMATE OR SCHEMATIC. LOCATION OF EXISTING UTILITIES MUST BE VERIFIED IN THE FIELD PRIOR TO ANY CONSTRUCTION.

9. GENERAL CONTRACTOR IS TO INCLUDE IN BID ALL UTILITY COSTS NECESSARY TO PROVIDE COMPLETE ELECTRICAL SERVICE, SEWER TIE-IN, TAP FEES, CONNECTION COSTS, AND WATER SERVICE AS REQUIRED BY LOCAL CODES AND UTILITY COMPANIES.

10. THE CONTRACTOR SHALL BE REQUIRED TO EXTEND AND CONNECT SANITARY SEWER TO THE EXISTING SEWER SYSTEM. IF SEWER IS NOT ADJACENT TO SITE, THE CONTRACTOR SHALL BE REQUIRED TO EXTEND THE SANITARY SEWER SERVICE TO THIS SITE IN ACCORDANCE WITH THE PLANS. SANITARY SEWER LINE TO BE CONNECTED AT A MINIMUM 2% SLOPE USING A MINIMUM PIPE, MATCHING EXISTING PIPE MATERIAL, UNLESS OTHERWISE SPECIFIED.

11. CONCRETE SIDEWALKS TO BE 3,000 P.S.I. CONCRETE, 4" THICK, WITH 6x6 - W1.4 x W1.4 WELDED WIRE MESH REINFORCED UNLESS OTHERWISE NOTED.

12. ALL CONCRETE CURB TO BE CONSTRUCTED OF 3,000 P.S.I. CONCRETE.

13. THE CONCRETE TRASH ENCLOSURE APRON SHALL BE 8" THICK OF 3,000 P.S.I. CONCRETE REINFORCED WITH #4 BARS @ 16" O.C. EACH WAY.

14. COMMERCIAL DRIVEWAYS TO BE CONSTRUCTED IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS OF THE CITY, COUNTY, OR STATE HIGHWAY DEPARTMENT, WHICHEVER APPLIES.

15. ALL WORK TO BE PERFORMED THAT IS NOT COVERED BY THESE PLANS SHALL BE CONSTRUCTED IN ACCORDANCE WITH APPLICABLE STATE, COUNTY, OR LOCAL CODES. ALL WORK IN PUBLIC RIGHT OF WAYS SHALL BE IN ACCORDANCE WITH ALL STATE AND LOCAL REQUIREMENTS AND STANDARDS.

16. THE CONTRACTOR IS ADVISED THAT THE SOILS REPORT IS A PART OF THE BIDDING DOCUMENTS. IF THE SOILS REPORT IS NOT RECEIVED WITH THE BID SET, IT IS THE BIDDER'S RESPONSIBILITY TO OBTAIN AND REVIEW THE SOILS REPORT PRIOR TO SUBMITTING FINAL BID.

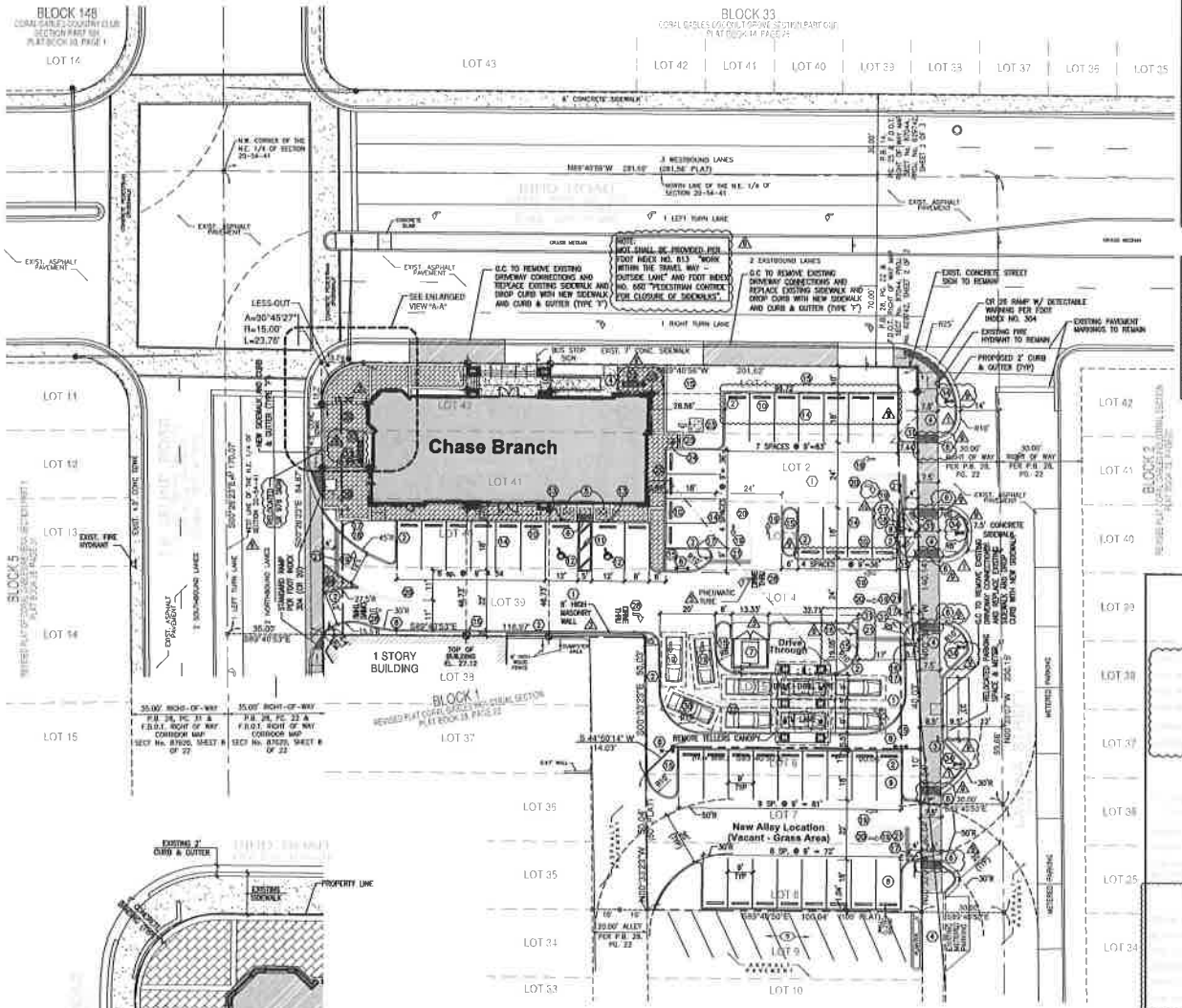
17. SHOP DRAWINGS OF ALL MATERIALS BEING USED SHALL BE SUBMITTED TO C.K.E. GROUP, INC. AND TO MIAMI-DADE COUNTY PUBLIC WORKS DEPARTMENT FOR APPROVAL PRIOR TO ORDERING THE MATERIALS.

CKE GROUP INCORPORATED
engineering • architecture • planning
15500 NEW BARN ROAD • SUITE 106 • MIAMI LAKES, FLORIDA 33014 • (305) 558-4124

CHASE
BIRD ROAD & LeJEUNE ROAD
CORAL GABLES, FLORIDA

Chase project no: 14903
CKE project no: 1259
scale: AS SHOWN
date: 9-09-10
drawn by: R.G.
revisions
seal

SD-1



ENLARGED VIEW "A-A"

SITE PLAN

GRAPHIC SCALE
(IN FEET)
1 inch = 20 ft.

LEGAL DESCRIPTION

Lots 1 through 4, inclusive of Lots 38 through 42, Block 1, in the REVISED PLAT CORAL GABLES INDUSTRIAL SECTION, according to the plat thereof recorded in Plat Book 28 at Page 22 of the Public Records of Miami-Dade County, Florida, LESS that portion of said Lot 42 conveyed to the County of Miami-Dade by deed dated October 18, 1961, and recorded in the Public Records of Miami-Dade County, Florida, described as the external area formed by a 15-foot radius arc concave to the Southeast, tangent to the North line of said Lot 42 and tangent to the West line of said Lot 42, TOGETHER WITH a portion of the 20 foot wide alley lying in said Block 1 and adjoining the East line of said Lots 38 through 42.

AND

Lots 5 and 6, Block 1, of the REVISED PLAT CORAL GABLES INDUSTRIAL SECTION, according to the plat thereof recorded in Plat Book 28 at Page 22 of the Public Records of Miami-Dade County, Florida, LESS that portion of said Lot 6 being more particularly described as follows:

Begin at the Southeast corner of said Lot 6, thence run North along the East line of said Lot 6, a distance of 10 feet; thence Westerly a distance of 90.06 feet; thence run in a Southwesterly direction a distance of 14.14 to the Southwest corner of said Lot 6; thence East along the South line of said Lot 6, a distance of 100.24 feet to the point of beginning; containing 4,060 square feet more or less.

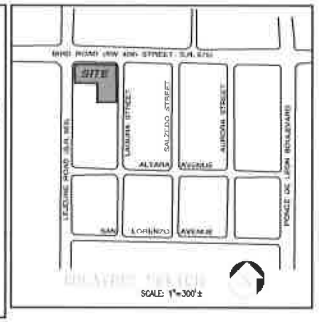
The site lies in Section 20, Township 54 South, Range 41 East, City of Coral Gables, Miami-Dade County, Florida.

LEGAL DESCRIPTION PARCEL

Lots 7 and 8, in Block 1, of the REVISED PLAT CORAL GABLES INDUSTRIAL SECTION, according to the plat thereof recorded in Plat Book 28 at Page 22 of the Public Records of Miami-Dade County, Florida; together with that portion of Lot 6 being more particularly described as follows:

Begin at the Southeast corner of said Lot 6, thence run North along the East line of said Lot 6, a distance of 10 feet; thence Westerly a distance of 90.06 feet; thence run in a Southwesterly direction a distance of 14.14 to the Southwest corner of said Lot 6; thence East along the South line of said Lot 6, a distance of 100.24 feet to the point of beginning; containing 4,060 square feet more or less.

NOTE:
VISIBILITY TRIANGLES SHALL COMPLY WITH MIAMI-DADE COUNTY STANDARDS.



CONSTRUCTION NOTES

1. ASPHALT PAVEMENT AS PER DETAIL.
2. 6" P.C.C. TYPE 'D' CURB AS PER DETAIL.
3. CURB EDGE SIDEWALK AS PER DETAIL.
4. CONCRETE SIDEWALK AS PER DETAIL.
5. P.C.C. HANDICAP RAMP – MAX SLOPE 1:12
6. DETECTABLE WARNING SURFACE MATS PER FLORIDA ACCESSIBILITY CODE & PER CHASE SPECIFICATIONS
7. TRASH ENCLOSURE (12'W X 10'D)
8. METAL HALIDE PARKING LIGHT
9. STEEL BOLLARDS
10. 6" LONG P.C.C. WHEEL STOP AS PER DETAIL
11. 4" WHITE STRIPES AT 60° (PER FDOT INDEX No.17346)
12. HANDICAP PARKING AS PER DETAIL.
13. HANDICAP SIGN 7'-0" A.F.P AS PER DETAIL.
14. 2-4" WHITE STRIPES (TYPICAL AT PARKING SPACES)
15. LANDSCAPE AREA.
16. "DO NOT ENTER" SIGN AS PER DETAIL
17. STANDARD F.D.O.T. HIGH INTENSITY "STOP" SIGN R1-1 (30"x30")
18. STANDARD F.D.O.T. "RIGHT TURN ONLY" SIGN (R3-5R)
19. TRAFFIC ARROWS PAINTED WHITE
20. 6" DOUBLE YELLOW SOLID STRIPES (THERMOPLASTIC)
21. 24" WHITE STOP BAR (THERMOPLASTIC)
22. 6" WHITE STRIPE (THERMOPLASTIC)
23. TRANSFORMER PAD & MANUAL TRANSFER SWITCH
24. BICYCLE RACK BY MUNTCO–MODEL BR3 OR APPROVED EQUAL FINISH: POWDER COATED RED (SEE DETAIL ON SHEET C-4)
25. "BICYCLE PARKING" SIGN
26. NOT USED
27. NOT USED
28. PAVEMENT MARKING–24" HIGH LETTERS AND ARROWS PAINTED WHITE
29. PAVER SIDEWALK WITH CURB EDGE
30. 20' X 10' CAR ENVELOPE
31. 10' VISIBILITY TRIANGLE (PER MIAMI-DADE COUNTY STANDARDS)
32. 72" ALUMINUM BENCH BY LANDSCAPEFORMS, PLANNWELL MODEL (SEE DETAIL)
33. 30 GALLON SIDE OPENING ALUMINUM LITTER RECEPTACLE BY LANDSCAPEFORMS, SCARBOROUGH MODEL (SEE DETAIL)
34. BLACK, 120 VOLT DIE-CAST ALUMINUM LIGHT FIXTURE BY KIM LIGHTING, MODEL SCARAB ELT40RL (SEE DETAIL)

25,706.48 SQ. FT.	(0.590± ACRES)
4,120.00 SQ. FT.	(16.03 %)
4,026.56 SQ. FT.	(15.67 %)
17,557.90 SQ. FT.	(68.30 %)
4,026.56 SQ. FT.	(15.67 %) (0.092± AC)
21,677.00 SQ. FT.	(84.33 %) (0.498± AC)

	17 SPACES
	1 SPACES
	2 SPACES
	24 SPACES

	6 SPACES
	9 SPACES
	15 SPACES
	1 SPACES
	17 SPACES
	18 SPACES

ZONING LEGEND

Height (top of parapet):		–	
Net Land Area:		25,706.48 SQ. FT. (0.590± ACRES)	
Lot Coverage (everything under roof):		4,120 SQ. FT.	
Floor Area Ratio: 4,120/25,706.48:		0.160	
Front (LEJEUNE RD.)	10'	15.0' (LEJEUNE ROAD)	
Side (N) (BIRD RD.)	15' *	10.0' (BIRD ROAD)	
Side (S) Interior	15'	46.13'	
Rear (LAGUNA ST)	10'	96.72'	

* VARIANCE REQUIRED

NOTES

1. ALL PAVEMENT MARKINGS ARE TO COMPLY WITH MIAMI-DADE COUNTY PUBLIC WORKS STANDARDS/MUTCD AND FDOT STANDARDS.
2. PAVEMENT MARKING MATERIAL = PAINT (UNLESS OTHERWISE NOTED)
3. ALL SIGNS BY SEPARATE PERMIT.
4. ALL RADII AND DIMENSIONS ARE TO FACE OF CURB/EDGE OF PAVEMENT.
5. NOT SHALL BE PROVIDED PER FDOT INDEX NO. 613 "WORK WITHIN THE TRAVEL WAY – OUTSIDE LANE" AND FDOT INDEX NO. 660 "PEDESTRIAN CONTROL FOR CLOSURE OF SIDEWALKS".

8-14-13 "RIGHT TURN" AT NORTH ENTRANCE
5-15-13 CITY COMMENTS
8-28-12 REV. PROP. LINE

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CHASE
BIRD ROAD & LeJEUNE ROAD
CORAL GABLES, FLORIDA

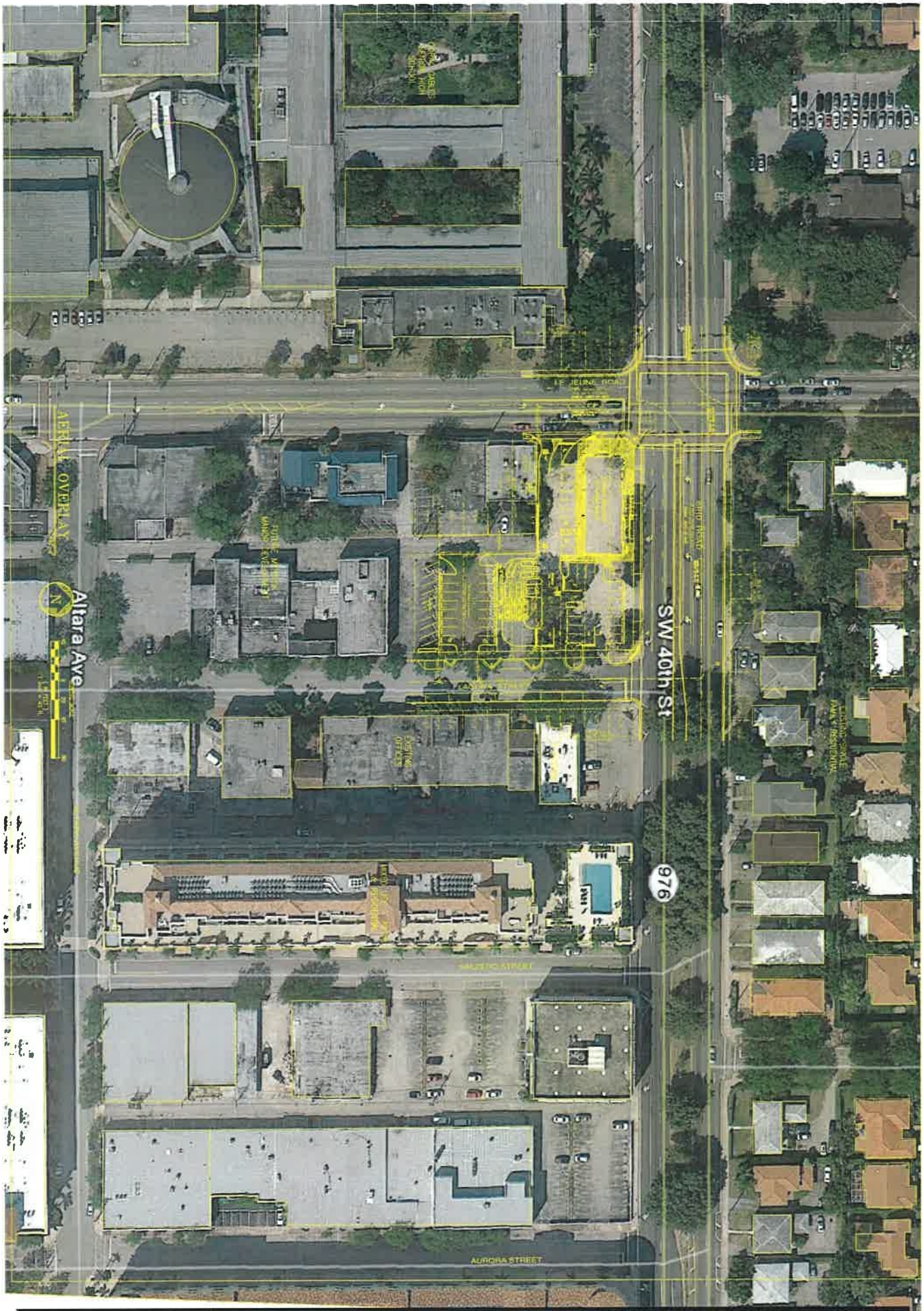
Chase project no: 14903
CKE project no: 1269
scale: AS SHOWN
date: 9-09-10
drawn by: R.G.

revisions
1-25-11 PER FDOT
4-5-11 REV. TREES
4-7-11 REV. LIGHTING
4-25-11 HCA COMMENTS
6-5-11 DRA COMMENTS

seal

16500 NEW BARN ROAD • SUITE 106 • MIAMI LAKES, FLORIDA 33014

C-1



C-1.1

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revisions | seal

CHASE

BIRD ROAD & LeJEUNE ROAD
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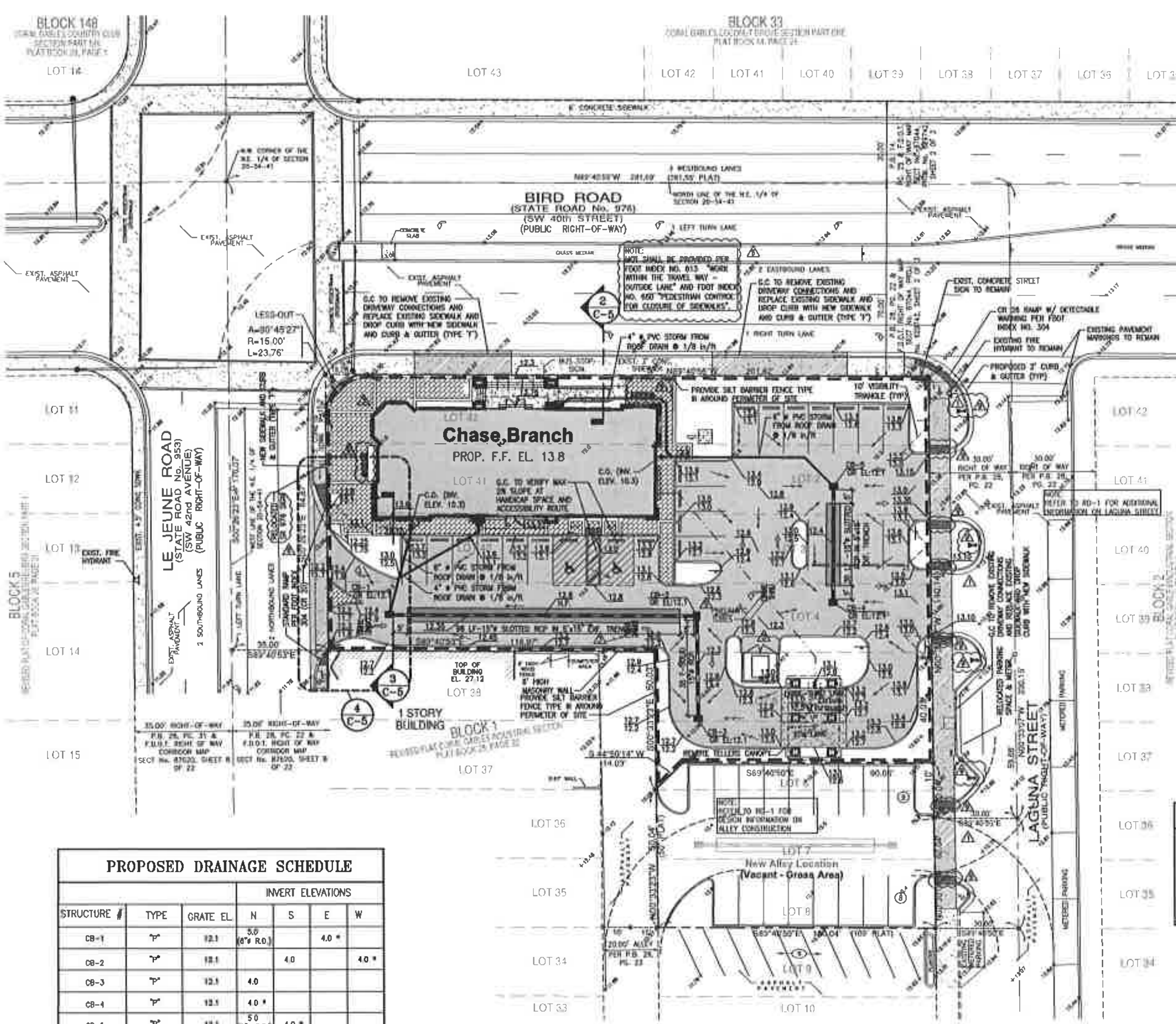
GROUP

15500 NEW BARN ROAD • SUITE 106 • MIAMI LAKES, FLORIDA 33014 • (305) 558-4124



LEGAL DESCRIPTION:

Lots 1 through 4, inclusive of Lots 39 through 42, Block 1, in the REVISED PLAT CORAL GABLES INDUSTRIAL SECTION, according to the plat thereof recorded in Plat Book 28 at Page 22 of the Public Records of Miami-Dade County, Florida, LESS that portion of said Lot 42 conveyed to the County of Miami-Dade by deed dated October 16, 1951, and recorded in the Public Records of Miami-Dade County, Florida, described as the external area formed by a 15-foot radius arc concave to the Southeast, tangent to the North line of said Lot 42 and tangent to the West line of said Lot 42, TOGETHER WITH a portion of the 20 foot wide alley lying in said Block 1 and adjoining the East line of said Lots 39 through 42.

AND

Lots 5 and 6, Block 1, of the REVISED PLAT CORAL GABLES INDUSTRIAL SECTION, according to the plat thereof recorded in Plat Book 28 at Page 22 of the Public Records of Miami-Dade County, Florida, LESS that portion of said Lot 6 being more particularly described as follows:

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This site lies in Section 20, Township 54 South, Range 41 East, City of Coral Gables, Miami-Dade County, Florida.

LOCATION SKETCH
SCALE: 1"=300'±

LEGAL DESCRIPTION (ALLEY):

Lots 7 and 8, in Block 1, of the REVISED PLAT CORAL GABLES INDUSTRIAL SECTION, according to the plat thereof recorded in Plat Book 28 at Page 22 of the Public Records of Miami-Dade County, Florida; together with that portion of Lot 6 being more particularly described as follows:

Begin at the Southeast corner of said Lot 6, thence run North along the East line of said Lot 6, a distance of 10 feet; thence Westerly a distance of 90.06 feet; thence run in a Southwesterly direction a distance of 14.14 to the Southwest corner of said Lot 6; thence East along the South line of said Lot 6, a distance of 100.24 feet to the point of beginning; containing 4,060 square feet more or less.

NOTES

1. SITE CONTRACTOR SHALL GRADE ALL LANDSCAPED AREAS TO AN ELEVATION 3" BELOW TOP OF CURB OR SIDEWALK. REFER TO LANDSCAPE DRAWINGS.
2. SITE CONTRACTOR IS RESPONSIBLE FOR GRADING ALL SITE, INCLUDING BERMS AND SWALES, IF ANY. COORDINATE WITH LANDSCAPE DRAWINGS AND LANDSCAPE CONTRACTOR.
3. SITE CONTRACTOR IS RESPONSIBLE FOR POSITIVE DRAINAGE OVER ENTIRE SITE. NOTIFY CKE GROUP OF ANY PROBLEM AREAS.
4. GENERAL CONTRACTOR SHALL PROVIDE SLEEVES FOR LANDSCAPE IRRIGATION LINES PRIOR TO PAVING. COORDINATE WITH IRRIGATION DRAWINGS AND IRRIGATION CONTRACTOR.
5. SILT BARRIER FENCE MUST BE INSTALLED PRIOR TO START ANY WORK, AND MUST BE MAINTAINED IN PLACE UNTIL COMPLETION OF PROJECT.
6. SITE CONTRACTOR SHALL REVIEW SOILS REPORT EXISTING SITE LBR AND RECOMMENDATIONS TO IMPROVE IT IF NECESSARY TO MIN. LBR=40

LEGEND

(arrow)	DIRECTION OF DRAINAGE FLOW ARROW
12.0	EXISTING ELEVATION
12.0 / 11.5	PROP. TOP OF CURB & FINISHED GRADE ELEV.
11.5	PROPOSED ELEVATIONS

811
Know what's below.
Call before you dig.

GENERAL NOTES

1. ALL ORGANIC OR DELETERIOUS MATERIAL SHALL BE REMOVED FROM WITHIN 10 FEET OF ANY AREA TO BE FILLED. THIS INCLUDES ALL BUILDING AREAS AND PAVING AREAS WHICH ARE BEING FILLED. ANY SUCH MATERIAL SHALL BE REPLACED WITH APPROVED GRANULAR FILL WHICH SHALL BE COMPACTED IN 8" LAYERS TO 100% OF MAXIMUM DENSITY AS PER AASHTO T-99C.
2. ALL UTILITIES AND DRAINAGE INSTALLATIONS SHALL BE CONSTRUCTED, INSTALLED, AND ACCEPTED BY THE CITY OF CORAL GABLES ENGINEERING DEPARTMENT.
3. STABILIZED SUBGRADE SHALL HAVE LIMEROCK BEARING RATION (LBR) OF 40 AND SHALL BE COMPACTED TO 98% OF MAXIMUM DENSITY AS DETERMINED BY AASHTO T-99C.
4. LIMEROCK BASE COURSE SHALL CONFORM TO THE REQUIREMENTS OF SECTION 911 OF THE FLORIDA D. O. T. STANDARD SPECIFICATIONS, EXCEPT THAT THE MINIMUM PERCENTAGE OF CARBONATES OF CALCIUM AND MAGNESIUM SHALL BE 70%.
5. ASPHALTIC CONCRETE SURFACE COURSE SHALL BE TYPE S-III.
6. PRIME COAT AND TACK COAT FOR BASE COURSES SHALL CONFORM TO THE REQUIREMENTS OF SECTIONS 300-1 THROUGH 300-7 OF FLORIDA D. O. T. STANDARD SPECIFICATIONS. PRIME COAT SHALL BE APPLIED AT A RATE OF 0.25 GALLONS PER SQUARE YARD.
7. ALL CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI AT 28 DAYS UNLESS OTHERWISE NOTED.
8. PRECAST CONCRETE MANHOLES AND CATCH BASINS SHALL MEET THE REQUIREMENTS OF A. S. T. M. SPECIFICATIONS C-478 AND 64T, AND CITY OF CORAL GABLES ENGINEERING DEPARTMENT MINIMUM STANDARDS.
9. CONCRETE FOR PRECAST MANHOLE AND CATCH BASINS SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 4000 PSI AT 28 DAYS.
10. REINFORCING STEEL FOR MANHOLES AND CATCH BASINS SHALL CONFORM TO A. S. T. M. SPECIFICATIONS A-615 AND A-306, LATEST REVISION.
11. ALL JOINTS IN CONCRETE STRUCTURES SHALL BE FINISHED WATERTIGHT.
12. ALL SPACES AROUND PIPING ENTERING OR LEAVING MANHOLES AND CATCH BASINS SHALL BE COMPLETELY FILLED WITH 2 : 1 CEMENT MORTAR MIX.
13. REINFORCED CONCRETE PIPE SHALL CONFORM TO THE REQUIREMENTS OF A. S. T. M. SPECIFICATION C-76, CLASS III, WALL THICKNESS "B", LATEST REVISION, AND AS MODIFIED BY SECTION 941 FLORIDA D. O. T. STANDARD SPECIFICATIONS. (LATEST EDITION)
14. ALL DRAINAGE SYSTEM PIPE JOINTS INCLUDING THOSE OUTSIDE THE EXFILTRATION TRENCH, TO BE WRAPPED IN FDOT APPROVED FILTER FABRIC WITH SECURING DEVICE (INDEX No. 280, FDOT DESIGN STANDARDS JANUARY 2004)
15. ALL WORKMANSHIP, INSTALLATIONS, AND MATERIALS SHALL MEET THE REQUIREMENTS OF THE CITY OF CORAL GABLES ENGINEERING DEPARTMENT MINIMUM STANDARDS.
16. THE LOCATION OF EXISTING UTILITIES SHOWN ON THE PLANS ARE APPROXIMATE AND ARE BASED ON AS-BUILT INFORMATION. ADDITIONAL UTILITIES MAY EXIST WHICH ARE NOT SHOWN ON THESE PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING AND VERIFYING ALL UTILITIES PRIOR TO BEGINNING CONSTRUCTION.
17. SHOP DRAWINGS OF ALL MATERIALS BEING USED SHALL BE SUBMITTED TO C. K. E. GROUP, INC. AND TO THE CITY OF CORAL GABLES ENGINEERING DEPARTMENT FOR APPROVAL PRIOR TO ORDERING THE MATERIALS.
18. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING CERTIFIED AS-BUILT DRAWINGS PRIOR TO FINAL INSPECTION BY THE CITY OF CORAL GABLES ENGINEERING DEPARTMENT OF UNDERGROUND UTILITIES.
19. SOIL BORING RECORDS ARE PART OF THE BID DOCUMENTS. IN THE EVENT OF DISCREPANCY BETWEEN THE SPECIFICATIONS AND THE SOILS REPORT RECOMMENDATIONS, THE MOST STRINGENT OF THE TWO SHALL BE USED.

PROPOSED DRAINAGE SCHEDULE

STRUCTURE #	TYPE	GRATE EL.	INVERT ELEVATIONS N	S	E	W
CB-1	"P"	12.1	5.0 (8"ø R.D.)		4.0 *	
CB-2	"P"	12.1		4.0		4.0 *
CB-3	"P"	12.1	4.0			
CB-4	"P"	12.1	4.0 *			
CB-5	"P"	12.1	5.0 (8"ø R.D.)	4.0 *		

* PROVIDE POLLUTION RETARDANT BAFFLES AT ALL EXFILTRATION TRENCHES

NOTE:
Elevations shown hereon are relative to the National Geodetic Vertical Datum of 1929, based on Miami-Dade County Bench Mark No. CG-10-R, Elevation +13.09, located on November 24, 2010 near the intersection of Bird Road and University Drive on top of a headwall at the Coral Gables Canal Bridge.

PAVING AND DRAINAGE PLAN

1"=20'-0"

GRAPHIC SCALE
20 0 10 20 40
(IN FEET)
1 inch = 20 ft.

Flood Legend

For compliance with Chapter 11C of the Miami-Dade County Code
Special Flood Hazard Area - Outside Special Flood Hazard Area
Commercial, Industrial & Multi Units

Process #: ______ Folio #: 03-4120-017-0010 PB 28 PG 22

Address: BIRD ROAD & LEJEUNE ROAD MIAMI-DADE COUNTY, FLORIDA Highest Crown of Road Elev.: 13.48

Highest Crown of Road Elevation above was taken from a certified survey prepared by:
FORTIN, LEAVY, SKILES, INC. (DANIEL C. FORTIN) PLS Lic. #: LB 3653/LS 2853
Surveyor's Name

PAVING AND DRAINAGE PLANS

DERM/WC - ENVIRONMENTAL RESOURCES PERMIT (ERP COPY ATTACHED) # N/A

SFWMD - SURFACE STORMWATER PERMIT (SWM PERMIT COPY ATTACHED) # N/A

Total Impervious Area: 0.686 Ac. (IF >1 ACRES DERM/WATER CONTROL (ERP) PERMIT AND APPROVED PAVING & DRAINAGE MUST BE ATTACHED)

Underground Parking YES / NO (circle one) Basement: YES / NO (circle one)

	Lowest Floor Elev.	Adjacent Grade Elev.	Lowest Catch Basin	Retention Area
EXISTING	N/A	11.0	11.29	N/A
PROPOSED	13.8	13.5	12.1	N/A

9-28-12 REV. PROP. LINE
5-15-13 CITY COMMENTS

CHASE
BIRD ROAD & LeJEUNE ROAD
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Chase project no: 14903
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scale: AS SHOWN
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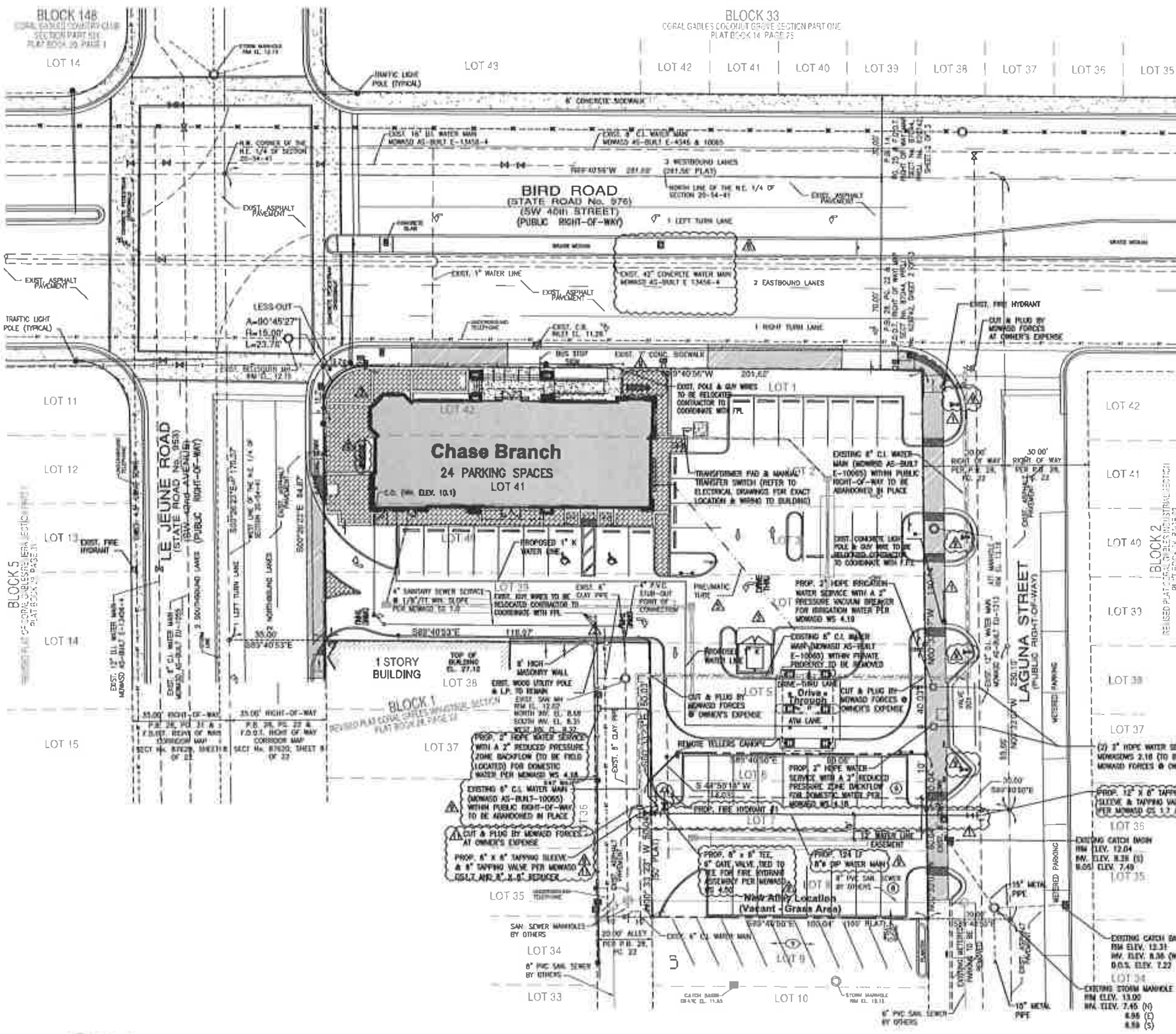
revisions
10-25-11 PER FDOT
6-25-11 ADD TUBES
7-27-11 REV. D/THRU
6-22-11 ... COMMENTS
6-3-11 ... COMMENTS
5-15-11 PER CITY

seal

C-2



LEGAL DESCRIPTION:

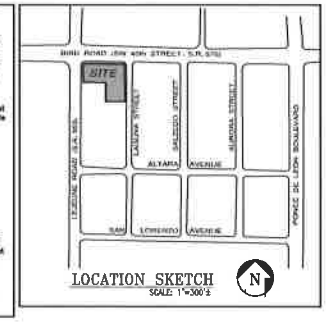
Lots 1 through 4, inclusive of Lots 39 through 42, Block 1, in the REVISED PLAT CORAL GABLES INDUSTRIAL SECTION, according to the plat thereof recorded in Plat Book 28 at Page 22 of the Public Records of Miami-Dade County, Florida, LESS that portion of said Lot 42 conveyed to the County of Miami-Dade by deed dated October 18, 1951, and recorded in the Public Records of Miami-Dade County, Florida, described as the external area formed by a 15-foot radius arc concave to the Southeast, tangent to the North line of said Lot 42 and tangent to the West line of said Lot 42, TOGETHER WITH a portion of the 20 foot wide alley lying in said Block 1 and adjoining the East line of said Lots 39 through 42.

AND

Lots 5 and 6, Block 1, of the REVISED PLAT CORAL GABLES INDUSTRIAL SECTION, according to the plat thereof recorded in Plat Book 28 at Page 22 of the Public Records of Miami-Dade County, Florida, LESS that portion of said Lot 6 being more particularly described as follows:

Begin at the Southeast corner of said Lot 6, thence run North along the East line of said Lot 6, a distance of 10 feet; thence Westerly a distance of 90.06 feet; thence run in a Southwesterly direction a distance of 14.14 to the Southeast corner of said Lot 6; thence East along the South line of said Lot 6, a distance of 100.24 feet to the point of beginning; containing 4,060 square feet more or less.

This site lies in Section 20, Township 54 South, Range 41 East, City of Coral Gables, Miami-Dade County, Florida.



LOCATION SKETCH
SCALE: 1"=300'±

LEGAL DESCRIPTION (ALLEY):

Lots 7 and 8, in Block 1, of the REVISED PLAT CORAL GABLES INDUSTRIAL SECTION, according to the plat thereof recorded in Plat Book 28 at Page 22 of the Public Records of Miami-Dade County, Florida; together with that portion of Lot 6 being more particularly described as follows:

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GENERAL NOTES:

1. ALL HYDRANTS SHALL BE AT 4 TO 7 FEET FROM CURB STEAMER CONNECTION TO FACE ROADWAY.
2. LANDSCAPING SHALL NOT OBSCURE FIRE HYDRANT NOR SPRINKLER / STANDPIPE WYES.
3. BUILDING ADDRESS SHALL BE CLEARLY VISIBLE FROM ROADWAY.
4. ALL CLEAN-OUTS IN DRIVEWAYS TO HAVE TRAFFIC BEARING CAPS (USE #7605 VALVE BOX).
5. ON-SITE SANITARY SEWER TO BE PRIVATELY MAINTAINED.
6. CONTRACTOR TO VERIFY INVERTS AND EXACT LOCATION OF UTILITIES PRIOR TO COMMENCING WITH WORK.
7. MINIMUM SLOPE OF SANITARY WASTE = 1%.
8. CONTRACTOR TO PROVIDE CLEANOUTS AT EACH CHANGE OF DIRECTION OF SEWER LINE AND AT INTERVALS NOT TO EXCEED 70FT.
9. NO SOLVENT WELD SHALL BE USED.
10. REFER TO CITY OF CORAL GABLES PUBLIC WORKS STANDARD DETAILS FOR ADDITIONAL DETAILS.
11. REFER TO SHEET CE-1 FOR SITE LIGHTING AND SITE ELECTRICAL.
12. ALL PIPING MUST HAVE VITON GASKETS DUE TO CONTAMINATED SITE.

NOTES:

1. ALL FIRE HYDRANTS SHALL BE AT 4' TO 7' FROM CURB
2. ALL WATER MAIN FITTINGS AND PIPE NEED TO BE RESTRAINED AS PER STANDARD DETAIL GS 2.0
3. SEWER SYSTEM IS PROPERTY OF CITY OF CORAL GABLES.
4. ALL PIPING MUST HAVE VITON GASKETS DUE TO CONTAMINATED SITE.

FOR ALL PROJECTS WHERE REMOVAL OF UTILITY LINES IS PROPOSED

ALL EXISTING UTILITIES BEING REMOVED AND/OR RELOCATED MUST REMAIN ACTIVE AND IN SERVICE UNTIL SUCH TIME WHEN NEW REPLACING UTILITIES HAVE BEEN INSTALLED, IN SERVICE, ACCEPTED BY THE DEPARTMENT AND ALL RELATED SERVICES FROM THE EXISTING MAINS HAVE BEEN TRANSFERRED TO THE NEW ONES, BY M-DWASD FORCES AT OWNER'S EXPENSE AS APPLICABLE.

ALL WATER AND/OR SEWER FACILITIES LOCATED IN PRIVATE PROPERTY SHALL BE REMOVED AFTER ALL INSTALLED SERVICES FROM THEM HAVE BEEN TRANSFERRED TO THE ALREADY INSTALLED AND IN SERVICE NEW MAINS. ANY ASSOCIATED EXCLUSIVE EASEMENTS SHALL BE CLOSED AND VACATED PRIOR TO THE REMOVAL OF THE EXISTING WATER AND/OR SEWER FACILITIES.

(NOT PART OF M-DWASD NOTES NOR APPROVAL)

DERM NOTES ON WATER-SEWER INSTALLATION

1. A horizontal distance of at least 6 feet, and preferably 10 feet (outside to outside), shall be maintained between gravity or pressure sewer pipes and water pipes. The minimum horizontal separation can be reduced to 3 feet for vacuum-type sewers or for gravity sewers where the bottom of the sewer pipe is at least 6 inches below the bottom of the water pipe. When the above specified horizontal distance criteria cannot be met due to an existing underground facility conflict, smaller separations are allowed if:
   - a- The sewer pipes are designed and constructed equal to the water pipe and pressure tested at 150 psi.
   - b- The sewer is encased in a watertight carrier pipe or concrete.
   - c- The top of the sewer is at least 12 inches below the bottom of the water pipe.
2. A vertical distance of at least 12 inches (outside to outside) shall be maintained between any water and sewer mains with sewer pipes preferably crossing under water mains. The minimum vertical separation can be reduced to 6 inches for vacuum-type sewers or for gravity sewers where the sewer pipe is below the water main. The crossing shall be arranged so that all water main joints are at least 3 feet from all joints in gravity and pressure sewer pipes. The distance can be reduced to 3 feet for vacuum-type sewers. When the above specified vertical distance criteria cannot be met due to an existing underground facility conflict, smaller separations are allowed if:
   - a- The sewer pipes are designed and constructed equal to the water pipe and pressure tested at 150 psi.
   - b- The sewer is encased in a watertight carrier pipe or concrete.
3. In highly congested areas, where either water or sewer facilities are existing and the separation requirements cannot be met, special consideration may be given subject to submittal of documentation showing that the proposed alternative will result in an equivalent level of reliability and public health protection.
4. The maximum allowable exfiltration rate of gravity sanitary sewers constructed in a public wellfield protection area shall be fifty (50) gallons per inch pipe diameter per mile per day for residential land use and twenty (20) gallons per inch pipe diameter per mile per day for non-residential land use.
5. Force main sewers constructed in a public wellfield protection area shall be either ductile iron or reinforced concrete pressure sewer pipes.
   For ductile iron pipe exfiltration rate shall not be greater than the allowable leakage rate specified in American Water Works Association Standard (AWWAS) C600-82 at a test pressure of 100 psi.
   For reinforced concrete pressure sanitary sewer exfiltration rate shall not be greater than half (1/2) the allowable leakage rate specified in AWWA C600-82 at a test pressure of 100 psi.
6. The contractor shall verify nature, depth, and character of existing underground utilities prior to start of construction.
7. All other public or private utility facilities shall be constructed at least 5 feet from any water and sewer main as measured from the outside bell of the water of the utility pipe.
8. When the 5 feet separation between proposed and existing line is not possible, the contractor shall hand dig or expose the water and sewer pipes before proceeding with power equipment excavation.
9. In no case shall a contractor install utility pipes, conduits, cables, etc. in the same trench parallel and above an existing water or sewer pipe except where they cross. Any deviation from notes 6, 7 and 8 shall be approved in writing by the responsible water and sewer utility.
10. A non-resettable elapsed time meter shall be installed at each pump to record the total number of operating hours of the station.

811
Know what's below.
Call before you dig.

UTILITY SITE PLAN
1"=20'-0"

GRAPHIC SCALE
0 10 20 40
(IN FEET)
1 inch = 20 ft.

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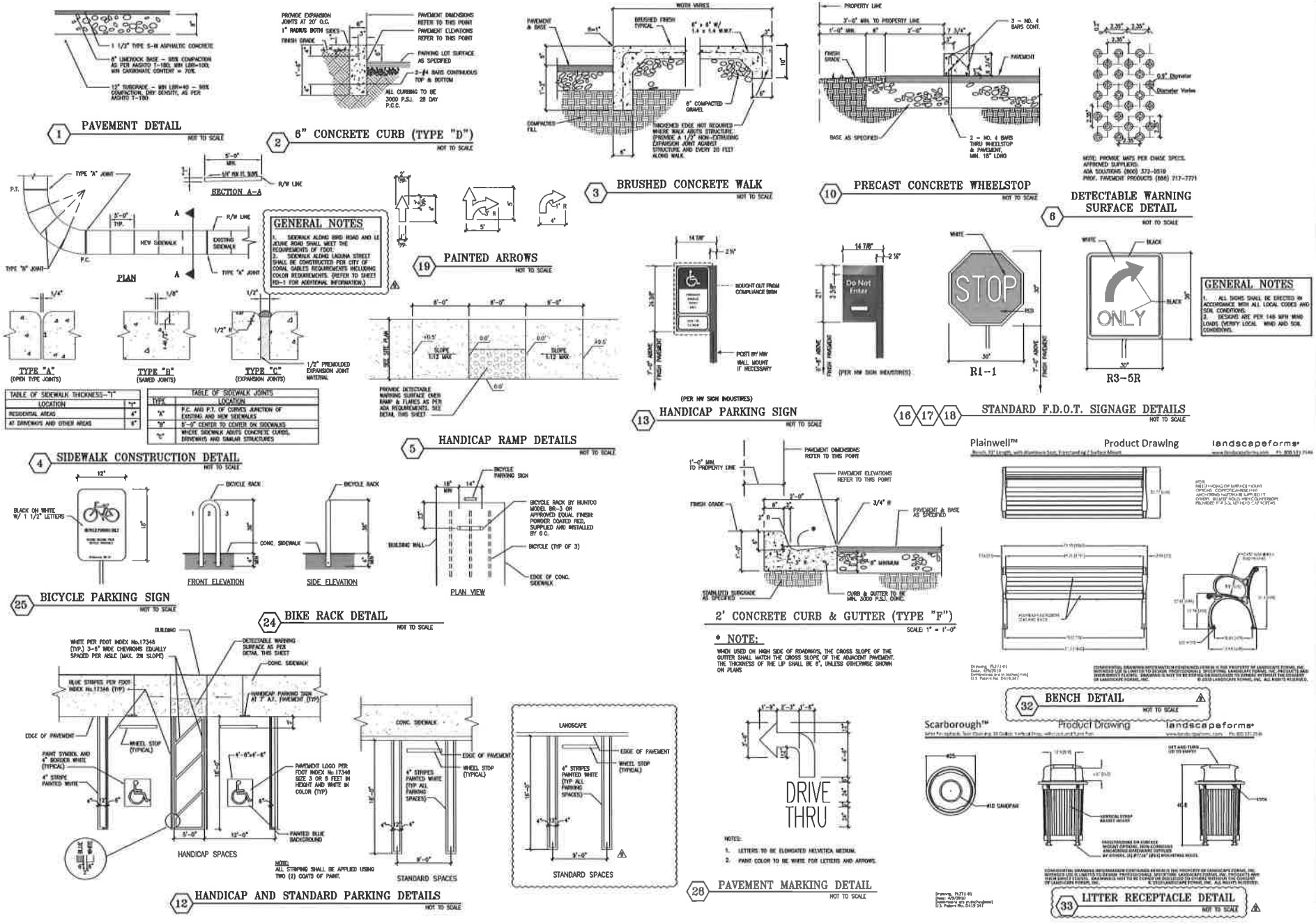
CORAL GABLES, FLORIDA

Chase project no: 14903
CKE project no: 1269
scale: AS SHOWN
date: 9-09-10
drawn by: R.G.

revisions / seal

C-3



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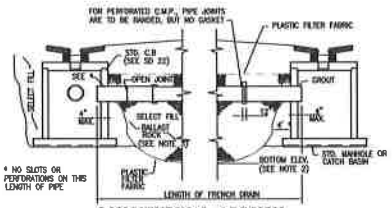
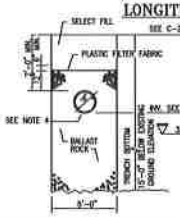
drawn by: R.G.

revisions
Seal

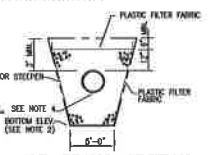
C-4



LONGITUDINAL SECTION



TRANSVERSE SECTION



ALT. TRANS. SECTION

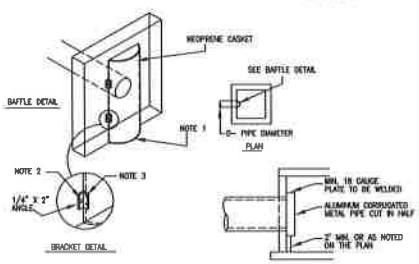
MAY BE USED IN AREAS WHERE TRENCH WALLS WILL NOT STAND VERTICAL OR WHERE CAVE IN BELOW THE WATER TABLE IS LIKELY TO OCCUR. TO BE USED AT THE ENGINEERS DISCRETION.

NOTES:

1. PLASTIC FILTER FABRIC (AT EA. SIDE SHALL BE USED IN SANDY AREAS AS NOTED ON PLANS AND / OR AS DIRECTED BY THE ENGINEER.
2. THE BOTTOM OF THE EXFILTRATION TRENCH SHALL BE 15'-0" BELOW EXISTING GROUND ELEVATION, UNLESS FIELD CONDITIONS WARRANT OTHERWISE.
3. AFTER THE BALLAST ROCK HAS BEEN PLACED TO THE PROPER ELEVATION IT SHALL BE CAREFULLY WASHED DOWN WITH CLEAN WATER IN ORDER TO ALLOW FOR INITIAL SETTLEMENT THAT MAY OCCUR. IF IT DOES TAKE PLACE, ADDITIONAL BALLAST ROCK WILL BE ADDED TO RESTORE THE BALLAST ROCK TO THE PROPER ELEVATION, SO THAT THE EXFILTRATION TRENCH BE COMPLETED IN ACCORDANCE
4. INVERT ELEVATION TO BE AS SHOWN IN W.C. 2.2 (AVG. OCTOBER GROUND WATER LEVEL) WITH THE DETAILS.

EXFILTRATION TRENCH DETAILS

NOT TO SCALE



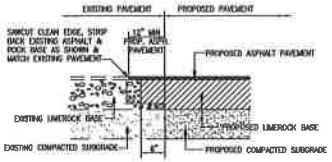
1. SECTION OF A.C.M.P. CUT IN HALF. BAFFLE DIAMETER TO BE AS PER TABLE I
2. 1/2" GALVANIZED LAG BOLT IN LEAD SHIELD
3. WELL OR 2-1/4" THRU BOLTS.
4. MIN. SUMP IN P.R.B. INLET IS 2.5' BELOW LOWEST INV. OF PIPE IN INLET.
5. BOTTOM OF P.R.B. TO BE MIN. 2' BELOW CONTROL ELEVATION.

TABLE I

D	BAFFLE DIA.
12"	8"
15"	10"
18"	12"
24"	18"
30"	24"
36"	30"

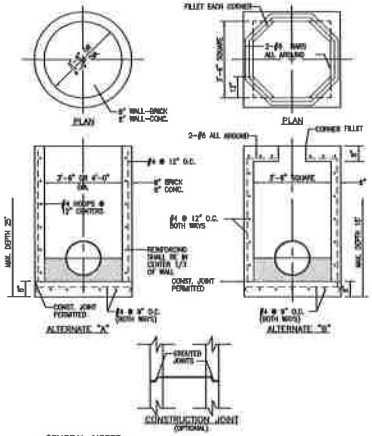
POLLUTION RETARDANT BASIN
(BAFFLE TYPE)

NOT TO SCALE



SAWCUT PAVEMENT DETAIL

NOT TO SCALE

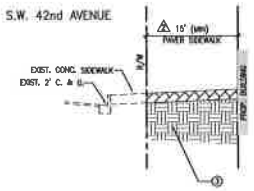


GENERAL NOTES:

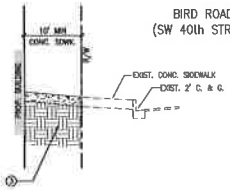
1. CIRCULAR STRUCTURES (ALTERNATES 'A') MAY BE CONSTRUCTED OF CONCRETE OR BRICK, BUT RECTANGULAR STRUCTURES (ALTERNATES 'B' & 'C') SHALL BE CONSTRUCTED OF CONCRETE ONLY. THE CONCRETE MAY BE CAST-IN-PLACE OR PRECAST.
2. WALL REINFORCEMENT AND THICKNESS ARE FOR EITHER CAST-IN-PLACE OR PRECAST CONCRETE EXCEPT THAT FOR PRECAST CIRCULAR UNITS A.S.T.M. SPECIFICATIONS C-76, TABLE III, FOR B WALL REINFORCED CONCRETE PIPE OR PRECAST CIRCULAR UNITS IN ACCORDANCE WITH ASTM SPECIFICATION C-478 WILL BE ACCEPTABLE. TOP AND FLOOR SLAB THICKNESS AND REINFORCEMENT ARE FOR ALL TYPES OF CONSTRUCTION.
3. PRECAST TOP AND/OR FLOOR SLABS MAY BE OF THE SAME CONCRETE AS SPECIFIED IN ASTM SPECIFICATIONS C-478 FOR PRECAST CIRCULAR UNITS.
4. SMOOTH FLOW CHANNELS COMPOSED OF CONCRETE, OR BRICK AND MORTAR, SHALL BE CONSTRUCTED IN THE BOTTOMS OF ALL STRUCTURES TO A DEPTH EQUAL TO HALF THE DIAMETER OF THE LARGEST PIPE.
5. CORNER FILLETS SHOWN FOR RECTANGULAR STRUCTURES ARE NECESSARY ONLY WHEN STRUCTURES ARE USED IN CONJUNCTION WITH CIRCULAR TOPS.
6. STRUCTURES SHALL BE SECURED TO INLET THROATS, RISERS OR MANHOLE TOPS WITH A MINIMUM OF 6-No. 4 BARS 12" LONG.
7. ANY INLET, MANHOLE, OR JUNCTION BOX MAY BE USED IN CONJUNCTION WITH ANY INLET THROAT OR MANHOLE TOP.
8. MORTAR USED TO SEAL THE PIPE IN THE WALLS OF THE PRECAST UNITS SHALL BE OF SUCH A MIX THAT SHRINKAGE WILL NOT CAUSE LEAKAGE INTO OR OUT OF THE UNITS. MAXIMUM OPENING FOR PIPE SHALL BE MAXIMUM REQUIRED O.D. + 6".
9. THE OUTSIDE OF BRICK WALLS SHALL BE PLASTERED WITH 1:2 CEMENT MORTAR.

INLET, MANHOLE & JUNCTION BOX
(TYPE 'P')

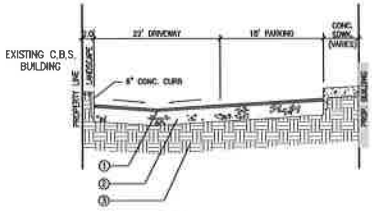
SCALE: N.T.S.



1 / C-5 PAVEMENT SECTION
NOT TO SCALE



2 / C-5 PAVEMENT SECTION
NOT TO SCALE

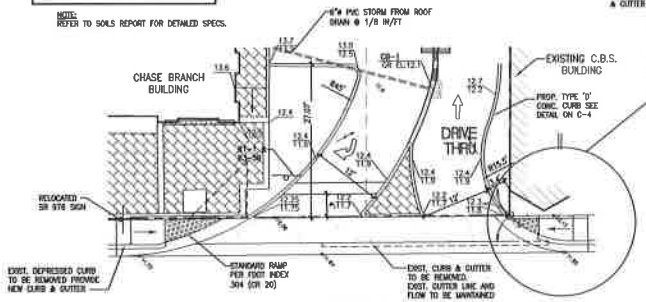


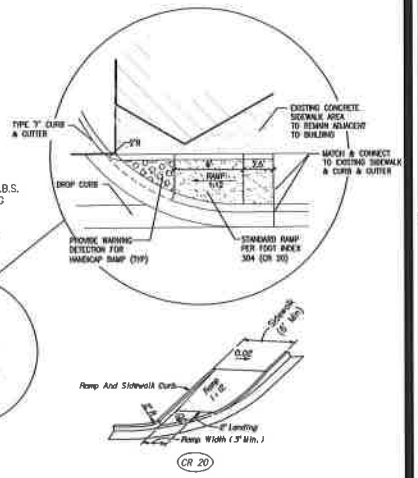
3 / C-5 PAVEMENT SECTION
NOT TO SCALE

LEGEND

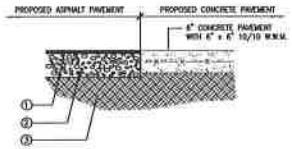
1. 1 1/2" TYPE S-III ASPHALTIC CONCRETE.
2. 8" LIMEROCK BASE - 98% COMPACTION AS PER AASHTO T-180; MIN LBR=100; MIN CARBONATE CONTENT = 70%.
3. 12" SUBGRADE - MIN LBR=40 - 98% COMPACTION, DRY DENSITY, AS PER AASHTO T-180.

NOTE: REFER TO SOILS REPORT FOR DETAILED SPECS.



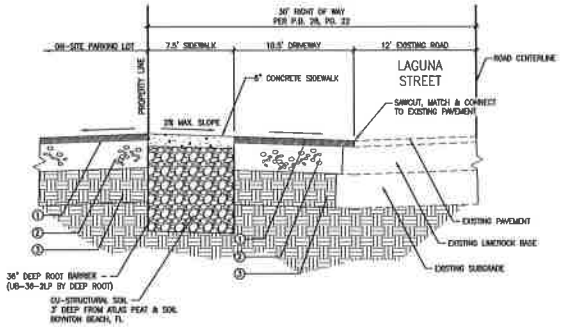


4 / C-5 DRIVEWAY DETAIL
NOT TO SCALE

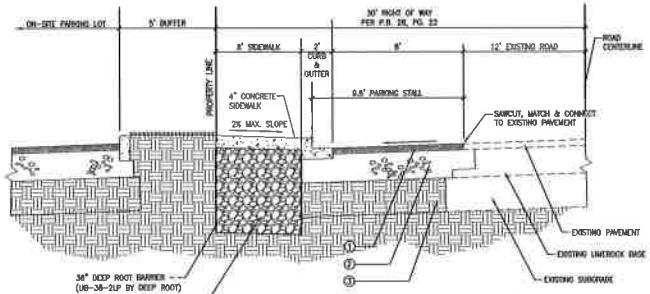


ASPHALT-CONCRETE JOINT DETAIL

NOT TO SCALE



5 / C-5 DRIVEWAY SECTION
NOT TO SCALE



6 / C-5 DRIVEWAY SECTION
NOT TO SCALE

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revisions
1 / C-3 COMMENTS
2 / C-2, C-4 REV.
3 / C-2
4 / C-1
5 / C-1, C-2 PER DRT COMMENTS

seal

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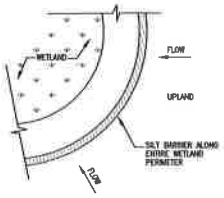
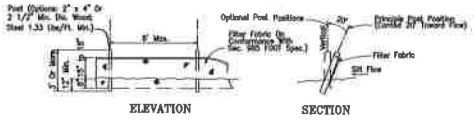
scale: AS SHOWN
date: 9-09-10
drawn by: R.G.

C-5

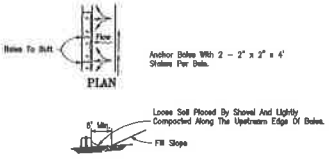


SILT BARRIER
Figure 1



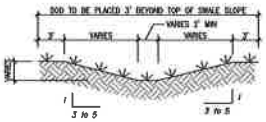
Note: Silt Fence to be paid for under the contract unit price for Staked Silt Fence (LF).

TYPE III SILT FENCE
Figure 2

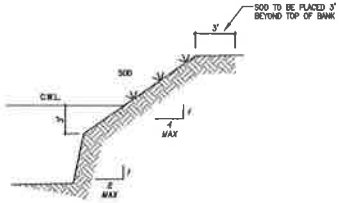


TO BE USED AT SELECTED SITES WHERE THE NATURAL GROUND SLOPES AWAY FROM THE TOE OF SLOPE

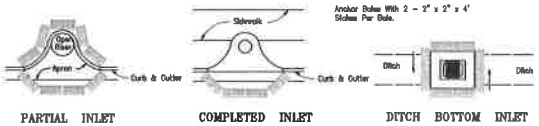
BARRIERS FOR FILL SLOPES



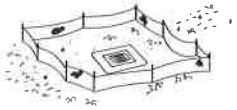
TYPICAL SWALE SECTION
Figure 4



TYPICAL RETENTION/DETENTION POND SECTION
Figure 5



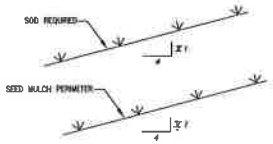
PROTECTION AROUND INLETS OR SIMILAR STRUCTURES
Figure 6



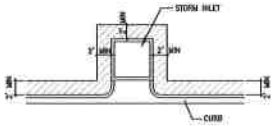
Type III Silt Fence Protection Around Ditch Bottom Inlets.

Do not deploy in a manner that silt fences will act as a dam across permanent flowing watercourses. Silt fences are to be used at upland locations and turbidity barriers used at permanent bodies of water.

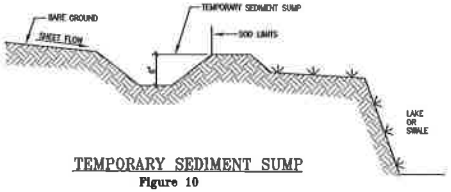
SILT FENCE APPLICATIONS
Figure 7



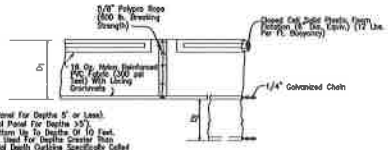
GRASS SLOPES
Figure 8



SOD ALONG CURB AND AROUND INLET
Figure 9



TEMPORARY SEDIMENT SUMP
Figure 10



D_1=5' Std. (Single Panel For Depths 5' or Less).
D_2=5' Std. (Additional Panel For Depths >5').
Curtain To Reach Bottom Up To Depths Of 10 Feet.
Two(2) Panels To Be Used For Depths Greater Than 10 Feet Unless Special Depth Curtains Specifically Called For In The Plans Or As Determined By The Engineer.

NOTICE: COMPONENTS OF TYPES I AND II MAY BE SIMILAR OR IDENTICAL TO PROPRIETARY DESIGNS. ANY INFRINGEMENT ON THE PROPRIETARY RIGHTS OF THE DESIGNER SHALL BE THE SOLE RESPONSIBILITY OF THE USER. SUBSTITUTIONS FOR TYPES I AND II SHALL BE AS APPROVED BY THE ENGINEER.

FLOATING TURBIDITY BARRIERS

STORMWATER POLLUTION PREVENTION DETAILS

NOT TO SCALE

Best Management Practices

This plan has been prepared to ensure compliance with appropriate conditions of the Miami-Dade County Land Development Regulations, the Rules of the Florida Department of Environmental Protection, Chapter 17-25, F.A.C. The plan addresses the following areas:

1. Protection of preserved/conserved wetland habitats during construction.

2. Protection of preserved/conserved upland habitats during construction.

3. General erosion control.

4. Protection of surface water quality during and after construction.

5. Control of wind erosion.

The various techniques or actions identified under each section indicate the appropriate situation when the technique should be employed. Also identified is a cross-reference to a diagram or figure representing the technique.

It should be noted that the measures identified on this plan are only suggested BMP(s). The contractor shall provide pollution prevention and erosion control measures as specified in FDOT Index #100 and as necessary for each specific application.

SECTION 1 PROTECTION OF PRESERVED/CONSERVED WETLAND HABITATS DURING CONSTRUCTION

1.1 Wetland habitat protection BMPs shall be utilized for any development parcel which contains or abuts a preserved wetland and/or for any parcel which contains or abuts a mitigated wetland.

1.2 Preserved wetlands shall be protected prior to the start of site-work construction. Protection shall consist of a silt barrier constructed along the entire perimeter of the preserved wetland as shown in Figure 1. The silt barrier shall be constructed along the outer edge of the required 30 foot buffer adjoining preserved wetlands. The silt barrier may be either a silt fence as shown in Figure 2 or hay bales as shown in Figure 3.

1.3 Mitigated wetlands shall be protected as soon as practical after their construction. Protection shall be the same as for preserved wetlands.

1.4 Silt barriers used for wetland protection shall remain in place for the duration of any site-work or building construction located in the vicinity of the wetland. Silt barriers erected during development shall be designed and maintained to not impound intermittent standing water for more than 72 hours. Silt barriers, any silt which accumulates behind these barriers and any fill used to anchor the barriers shall be removed promptly after the end of the maintenance period specified for the barriers.

SECTION 2 PROTECTION OF PRESERVED/CONSERVED UPLAND HABITATS

2.1 Barricades shall be placed around all protected (preserved) habitats including mesic and upland during development.

2.2 Silt barriers required for the protection of preserved habitats other than wetlands shall be constructed along the perimeter of the preserved area in accordance with implementation guidelines contained in Section 1.4.

SECTION 3 GENERAL EROSION CONTROL

3.1 General erosion control BMPs shall be employed to minimize soil erosion and potential lake slop cave-ins. While the various techniques required will be site and plan specific, they should be employed as soon as possible during construction activities.

3.2 Cleared site development areas not continually scheduled for construction activities shall be covered with hay or over-seeded and periodically watered sufficient to stabilize the temporary groundcover.

3.3 Slopes of banks of retention/detention ponds shall be constructed not steeper than 4ft:1V from top of bank to two feet below normal water level as shown in Figure 5.

3.4 All grass slopes constructed steeper than 4ft:1V shall be sodded as soon as practical after their construction as shown in Figure 8.

3.5 Sod shall be placed for a 3-foot side strip adjoining all curbing and around all inlets as shown in Figure 9. Sod shall be placed before silt barriers, shown in Figure 5, are removed.

3.6 Where required to prevent erosion from sheet flow across bare ground from entering a lake or swale, a temporary sediment sump shall be constructed, as shown in Figure 10. The temporary sediment sump shall remain in place until vegetation is established on the ground draining to the sump.

SECTION 4 PROTECTION OF SURFACE WATER QUALITY DURING AND AFTER CONSTRUCTION

4.1 Surface water quality shall be maintained by employing the following BMPs in the construction planning and construction of all improvements.

4.2 Where practical stormwater shall be covered by swales. Swales shall be constructed as shown in Figure 5.

4.3 Erosion control measures shall be employed to minimize turbidity of surface waters located downstream of any construction activity. While the various measures required will be site specific, they shall be employed as needed in accordance with the following:

a. In general erosion shall be controlled at the furthest practical upstream location.

b. Stormwater inlets shall be protected during construction as shown in Figures 6 and 7. Protection measures shall be employed as soon as practical during the various stages of inlet construction. Silt barriers shall remain in place until sodding around inlets is complete.

4.4 Heavy construction equipment parking and maintenance areas shall be designed to prevent oil, grease, and lubricants from entering site drainage features including stormwater collection and treatment systems. Contractors shall provide berms, hay bales or silt screens around, and sediment sumps within, such areas as required to contain spills of oil, grease or lubricants. Contractors shall have available, and shall use, absorbent filter pads to clean up spills as soon as possible after occurrence.

4.5 Silt barriers, any silt which accumulates behind the barriers, and any fill used to anchor the barriers shall be removed promptly after the end of the maintenance period specified for the barriers.

SECTION 5 CONTROL OF WIND EROSION

5.1 Wind erosion shall be controlled by employing the following methods as necessary and appropriate:

a. Bare earth areas shall be watered during construction as necessary to minimize the transport of fugitive dust. It may be necessary to limit construction vehicle speed if bare earth has not been effectively watered. In no case shall fugitive dust be allowed to leave the site under construction.

b. As soon a practical after completion of construction, bare earth areas shall be vegetated.

c. At any time both during and after site construction that watering and/or vegetation are not effective in controlling wind erosion and/or transport of fugitive dust, other methods as are necessary for such control shall be employed. These methods may include erection of dust control fences. If required, dust control fences shall be constructed in accordance with the detail for a silt fence shown in Figure 2 except the minimum height shall be 4 feet.

NOTES

1. THE CONTRACTOR SHALL PROVIDE POLLUTION PREVENTION AND EROSION CONTROL MEASURES AS SPECIFIED IN FDOT INDEX #100 AND AS NECESSARY FOR EACH SPECIFIC APPLICATION

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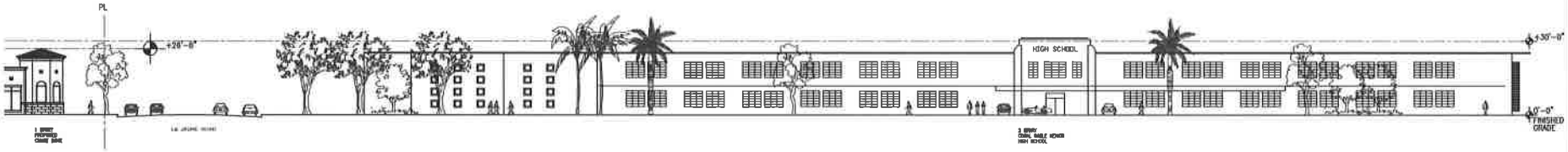
Chase project no: 14903
CKE project no: 1258
scale: AS SHOWN
date: 9-09-10
drawn by: R.G.

revisions | seal

C-6

PARTIAL / EAST - WEST ELEVATION
N.T.S.



PARTIAL / EAST - WEST ELEVATION
N.T.S.

MASSING PLAN
N.T.S.

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5-25-11 BOA COMMENTS
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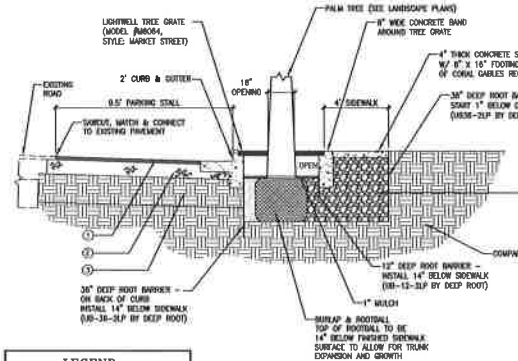
C-7



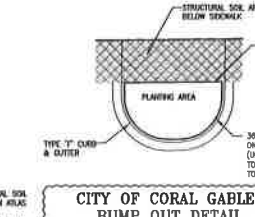
CITY OF CORAL GABLES PALM DETAIL W/ TREE GRATE

NOT TO SCALE

LEGEND

1. 1 1/2" TYPE S-III ASPHALTIC CONCRETE.
2. 8" LIMEROCK BASE - 98% COMPACTION AS PER AASHTO T-180, MIN LBR=100; MIN CARBONATE CONTENT = 70%
3. 12" SUBGRADE - MIN LBR=40 - 98% COMPACTION, DRY DENSITY, AS PER AASHTO T-180.

NOTE: REFER TO SOILS REPORT FOR DETAILED SPECS.



CITY OF CORAL GABLES BUMP OUT DETAIL

NOT TO SCALE

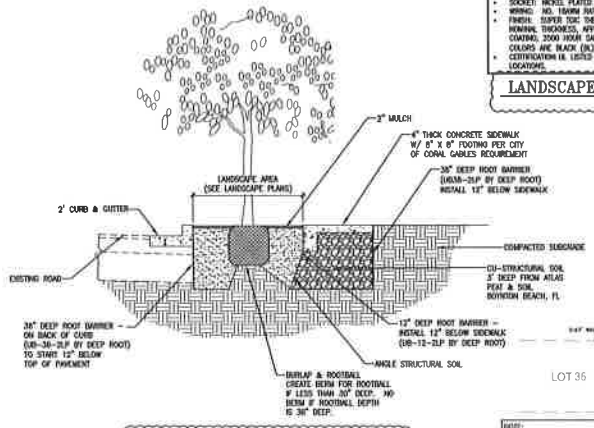
MODEL: SCAPAB EL7400L BY KIM LIGHTING
120 VOLT DIE-CAST ALUMINUM

SPECIFICATIONS:

- MODEL: SCAPAB EL7400L BY KIM LIGHTING
- HOUSING: DIE-CAST ALUMINUM BODY, LAMP HOUSING AND SOCKET ENCLOSURES
- SWIVEL: DIE-CAST ALUMINUM WITH LOCKING TEETH AND 1/2" SOLID BRASS NPT MOUNT. PROVIDES HORIZONTAL ROTATION INDEPENDENT OF THE THREADED MOUNT. SWIVEL LOCKED BY 1/4-20 STAINLESS SET SCREW. CLEAN ANODIZED PRIOR TO POWDER COATING FOR ADDED CORROSION RESISTANCE.
- LENS FRAME: INTEGRAL DIE-CAST ALUMINUM LENS RING AND GLARE SHIELD.
- LENS: TEMPERED CLEAR SODA LIME GLASS WITH SILICONE GASKET. FLUSH WITH LENS FRAME TO PROMOTE WATER RUNOFF WHEN POSITIONED UPWARD.
- GASKETING: SILICONE GASKETS USED THROUGHOUT.
- SOCKET: NICKEL PLATED BRASS/PORCELAIN SOCKET. 4MV PULSE RATED.
- WIRING: NO. 18AWM RATED 105° C.
- FINISH: SUPER TOUGH THERMOSET POLYESTER POWDER COAT PAINT, 2.5 MIL NOMINAL THICKNESS, APPLIED OVER A TITANATED ZIRCONIUM CONVERSION COATING. 3000 HOUR SALT SPRAY TEST ENDURANCE RATING. STANDARD COLORS ARE BLACK (BK), DARK BRONZE (DB), AND VERDE GREEN (GR).
- CERTIFICATION: UL LISTED TO US AND CANADIAN SAFETY STANDARDS FOR WET LOCATIONS.

LANDSCAPE LIGHTING DETAIL

NOT TO SCALE

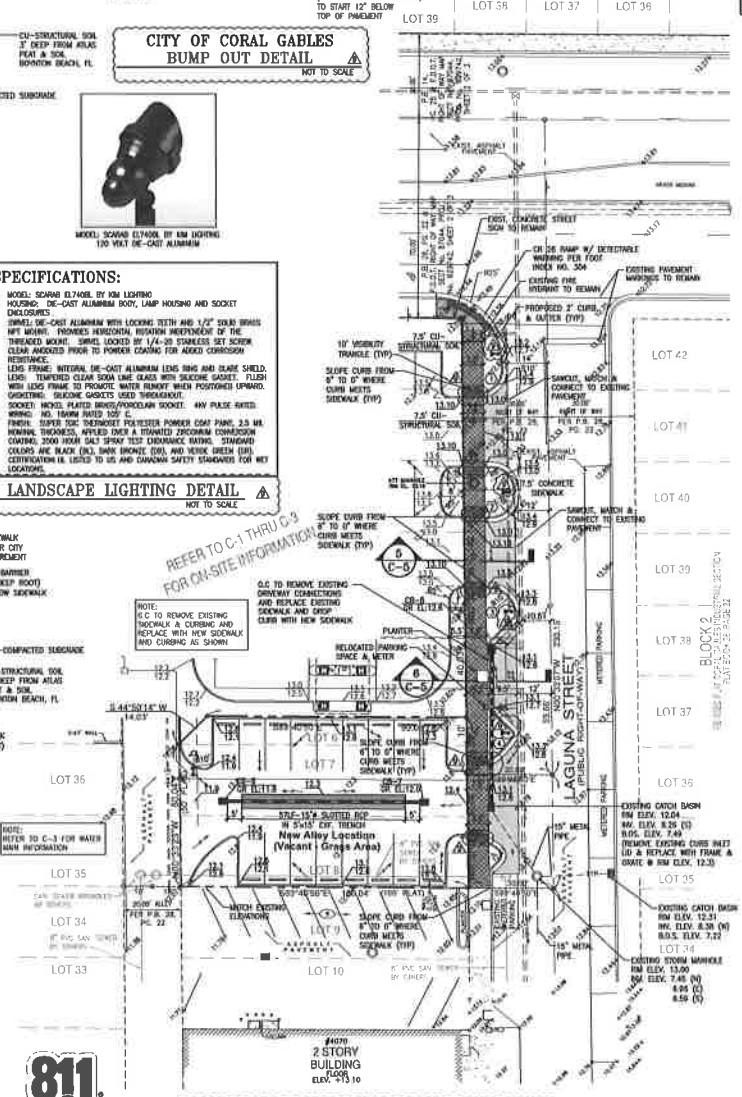


CITY OF CORAL GABLES TYPICAL PLANTER SECTION

NOT TO SCALE

CU-STRUCTURAL SOIL CALCULATIONS

LANDSCAPE ISLAND	PLANTER AREA	REQUIRED ROOT SPACE AREA	REQUIRED CU-STRUCTURAL SOIL	PROVIDED CU-STRUCTURAL SOIL
1	116 S.F.	470 S.F.	354 S.F.	
2	146 S.F.	470 S.F.	324 S.F.	
3	129 S.F.	470 S.F.	341 S.F.	
4	93 S.F.	470 S.F.	377 S.F.	
TOTAL:	484 S.F.	2,350 S.F.	1,396 S.F.	1,422 S.F.



LAGUNA STREET & ALLEY WAY PAVING AND DRAINAGE PLAN

1"=20'-0"

Know what's below. Call before you dig.

LEGAL DESCRIPTION (ALLEY):

Lots 7 and 8, in Block 1, of the REVISED PLAT CORAL GABLES INDUSTRIAL SECTION, according to the plat thereof recorded in Plat Book 28 at Page 22 of the Public Records of Miami-Dade County, Florida; together with that portion of Lot 9 being more particularly described as follows:

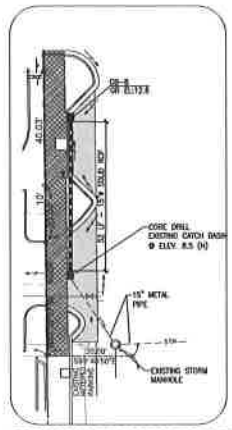
Begin at the Southeast corner of said Lot 8, thence run North along the East line of said Lot 8, a distance of 10 feet; thence Westerly a distance of 80.05 feet; thence run in a Southwesterly direction a distance of 14.14 to the Southwest corner of said Lot 8; thence East along the South line of said Lot 8, a distance of 100.24 feet to the point of beginning; containing 4,060 square feet more or less.

NOTES

1. SITE CONTRACTOR SHALL GRADE ALL LANDSCAPED AREAS TO AN ELEVATION 3" BELOW TOP OF CURB OR SIDEWALK. REFER TO LANDSCAPE DRAWINGS.
2. SITE CONTRACTOR IS RESPONSIBLE FOR GRADING ALL SITE, INCLUDING BERMS AND SWALES, IF ANY. COORDINATE WITH LANDSCAPE DRAWINGS AND LANDSCAPE CONTRACTOR.
3. SITE CONTRACTOR IS RESPONSIBLE FOR POSITIVE DRAINAGE OVER ENTIRE SITE. NOTIFY CKE GROUP OF ANY PROBLEM AREAS.
4. GENERAL CONTRACTOR SHALL PROVIDE SLEEVES FOR LANDSCAPE IRRIGATION LINES PRIOR TO PAVING. COORDINATE WITH IRRIGATION DRAWINGS AND IRRIGATION CONTRACTOR.
5. SILT BARRIER FENCE MUST BE INSTALLED PRIOR TO START ANY WORK, AND MUST BE MAINTAINED IN PLACE UNTIL COMPLETION OF PROJECT.
6. SITE CONTRACTOR SHALL REVIEW SOILS REPORT EXISTING SITE LBR AND RECOMMENDATIONS TO IMPROVE IF IT NECESSARY TO MIN. LBR=40
7. REFER TO SD-1 FOR DEMOLITION INFORMATION FOR LAGUNA STREET INCLUDING UTILITY RELOCATION

LEGEND

- DIRECTION OF DRAINAGE FLOW ARROW
- 6.0 EXISTING ELEVATION
- 12.0 / 11.5 PROP. TOP OF CURB & FINISHED GRADE ELEV.
- 11.5 PROPOSED ELEVATIONS
- BLACK, 120 VOLT DIE-CAST ALUMINUM LIGHT FIXTURE BY KIM LIGHTING, MODEL SCAPAB EL7400L (SEE DETAIL)
- CU-STRUCTURAL SOIL AREA



LAGUNA STREET DRAINAGE PLAN

1"=20'-0"

LOCATION SKETCH

SCALE: 1"=300'±

GENERAL NOTES

1. ALL ORGANIC OR DELETERIOUS MATERIAL SHALL BE REMOVED FROM WITHIN 10 FEET OF ANY AREA TO BE FILLED. THIS INCLUDES ALL BUILDING AREAS AND PAVING AREAS WHICH ARE BEING FILLED. ANY SUCH MATERIAL SHALL BE REPLACED WITH APPROVED GRANULAR FILL WHICH SHALL BE COMPACTED IN 8" LAYERS TO 100% OF MAXIMUM DENSITY AS PER AASHTO T-99C.
2. ALL UTILITIES AND DRAINAGE INSTALLATIONS SHALL BE CONSTRUCTED, INSTALLED, AND ACCEPTED BY THE CITY OF CORAL GABLES ENGINEERING DEPARTMENT.
3. STABILIZED SUBGRADE SHALL HAVE LIMEROCK BEARING RATION (LBR) OF 40 AND SHALL BE COMPACTED TO 98% OF MAXIMUM DENSITY AS DETERMINED BY AASHTO T-99C.
4. LIMEROCK BASE COURSE SHALL CONFORM TO THE REQUIREMENTS OF SECTION 911 OF THE FLORIDA D. O. T. STANDARD SPECIFICATIONS, EXCEPT THAT THE MINIMUM PERCENTAGE OF CARBONATES OF CALCIUM AND MAGNESIUM SHALL BE 70%.
5. ASPHALTIC CONCRETE SURFACE COURSE SHALL BE : TYPE S-III.
6. PRIME COAT AND TACK COAT FOR BASE COURSES SHALL CONFORM TO THE REQUIREMENTS OF SECTIONS 300-1 THROUGH 300-7 OF FLORIDA D. O. T. STANDARD SPECIFICATIONS. PRIME COAT SHALL BE APPLIED AT A RATE OF 0.25 GALLONS PER SQUARE YARD.
7. ALL CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI AT 28 DAYS UNLESS OTHERWISE NOTED.
8. PRECAST CONCRETE MANHOLES AND CATCH BASINS SHALL MEET THE REQUIREMENTS OF A. S. T. M. SPECIFICATIONS C-478 AND 647, AND CITY OF CORAL GABLES ENGINEERING DEPARTMENT MINIMUM STANDARDS.
9. CONCRETE FOR PRECAST MANHOLE AND CATCH BASINS SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 4000 PSI AT 28 DAYS.
10. REINFORCING STEEL FOR MANHOLES AND CATCH BASINS SHALL CONFORM TO A. S. T. M. SPECIFICATIONS A-615 AND A-305, LATEST REVISION.
11. ALL JOINTS IN CONCRETE STRUCTURES SHALL BE FINISHED WATERTIGHT.
12. ALL SPACES AROUND PIPING ENTERING OR LEAVING MANHOLES AND CATCH BASINS SHALL BE COMPLETELY FILLED WITH 2 : 1 CEMENT MORTAR MIX.
13. REINFORCED CONCRETE PIPE SHALL CONFORM TO THE REQUIREMENTS OF A. S. T. M. SPECIFICATION C-76, CLASS III, WALL THICKNESS "B", LATEST REVISION, AND AS MODIFIED BY SECTION 941 FLORIDA D. O. T. STANDARD SPECIFICATIONS. (LATEST EDITION)
14. ALL DRAINAGE SYSTEM PIPE JOINTS INCLUDING THOSE OUTSIDE THE EXFILTRATION TRENCH, TO BE WRAPPED IN FDOT APPROVED FILTER FABRIC WITH SECURING DEVICE (INDEX No. 280, FDOT DESIGN STANDARDS JANUARY 2004)
15. ALL WORKMANSHIP, INSTALLATIONS, AND MATERIALS SHALL MEET THE REQUIREMENTS OF THE CITY OF CORAL GABLES ENGINEERING DEPARTMENT MINIMUM STANDARDS.
16. THE LOCATION OF EXISTING UTILITIES SHOWN ON THE PLANS ARE APPROXIMATE AND ARE BASED ON AS-BUILT INFORMATION. ADDITIONAL UTILITIES MAY EXIST WHICH ARE NOT SHOWN ON THESE PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING AND VERIFYING ALL UTILITIES PRIOR TO BEGINNING CONSTRUCTION.
17. SHOP DRAWINGS OF ALL MATERIALS BEING USED SHALL BE SUBMITTED TO C. K. E. GROUP, INC. AND TO THE CITY OF CORAL GABLES ENGINEERING DEPARTMENT FOR APPROVAL PRIOR TO ORDERING THE MATERIALS.
18. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING CERTIFIED AS-BUILT DRAWINGS PRIOR TO FINAL INSPECTION BY THE CITY OF CORAL GABLES ENGINEERING DEPARTMENT OF UNDERGROUND UTILITIES.
19. SOIL BORING RECORDS ARE PART OF THE BID DOCUMENTS. IN THE EVENT OF DISCREPANCY BETWEEN THE SPECIFICATIONS AND THE SOILS REPORT RECOMMENDATIONS, THE MOST STRINGENT OF THE TWO SHALL BE USED.

PROPOSED DRAINAGE SCHEDULE

STRUCTURE #	TYPE	GRATE EL.	INVERT ELEVATIONS N	S	E	W
CB-8	"P"	11.8			4.0 *	
CB-7	"P"	12.0				4.0 *
CB-6	"P"	12.6		8.5		4.0 *

* PROVIDE POLLUTION RETARDANT BAFFLES AT ALL EXFILTRATION TRENCHES

GRAPHIC SCALE
20 0 10 20 40
(IN FEET)
1 inch = 20' ft.

NOTE:
Elevations shown hereon are relative to the National Geodetic Vertical Datum of 1929, based on Miami-Dade County Bench Mark No. CG-10-R, Elevation +13.09, located on November 24, 2010 near the intersection of Bird Road and University Drive on top of a headwall at the Coral Gables Canal Bridge.

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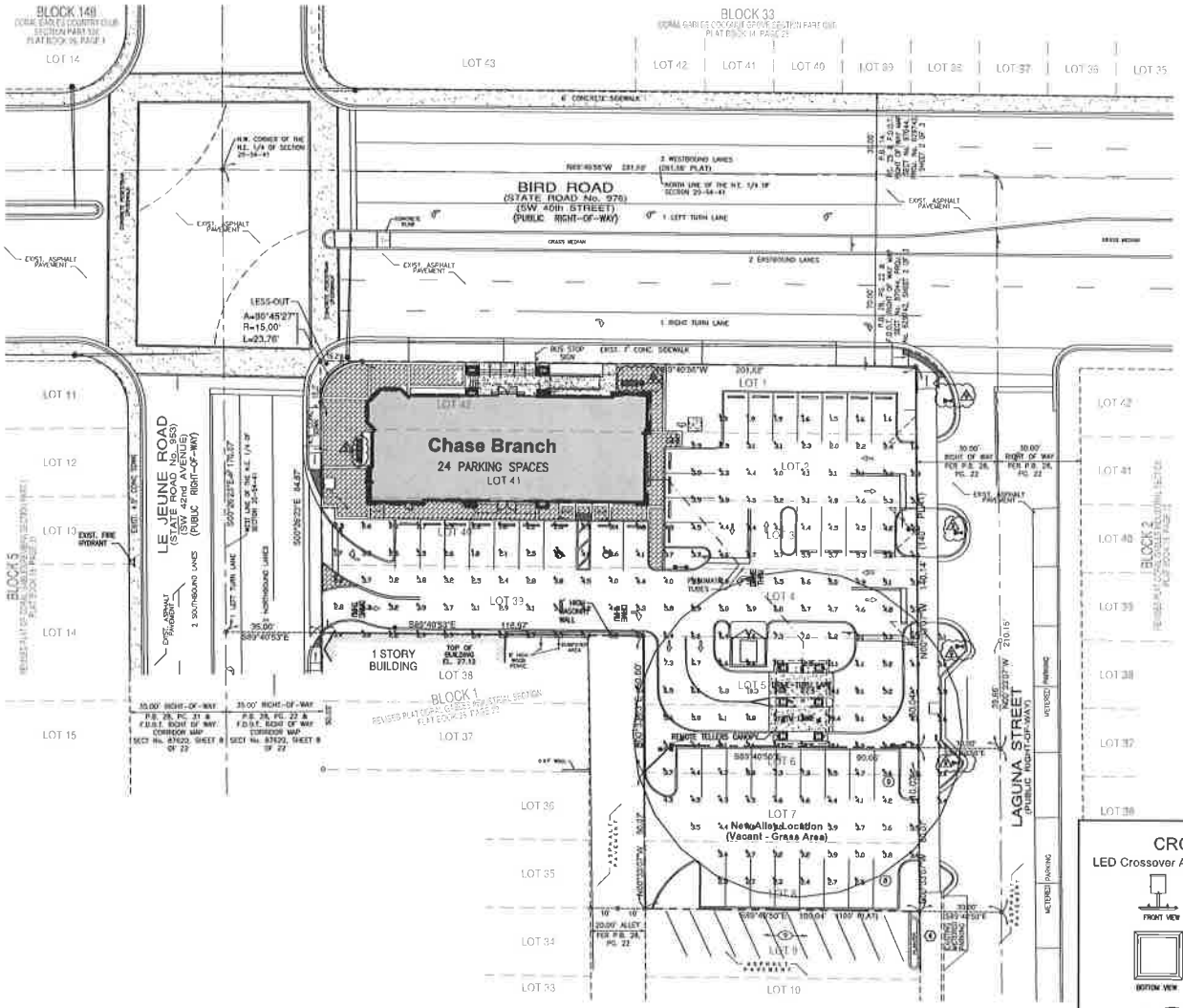
BIRD ROAD & LeJEUNE ROAD
CORAL GABLES, FLORIDA

Chase project no: 14903
CKE project no: 1269
scale: AS SHOWN
date: 9-09-10
drawn by: R.G.

revisions seal
5-15-13 CITY COMMENTS
5-28-13 REV
7-11-11 ADDED ELEVATIONS
7-11-11 REV
CITY COMMENTS

RD-1



SITE ILLUMINATION PLAN

1"=20'-0"

NOTES

- Based on the information provided, all dimensions and luminaire locations shown represent recommended positions. The engineer and/or architect must determine applicability of the layout to existing or future field conditions.
- This lighting pattern represents illumination levels calculated from laboratory data taken under controlled conditions utilizing current industry standard lamp ratings in accordance with Illuminating Engineering Society approved methods. Actual performance of any manufacturer's luminaire may vary due to variation in electrical voltage, tolerance in lamps and other variable field conditions. Calculations do not include obstructions such as buildings, curbs, landscaping, or any other architectural elements unless noted.

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
LOT SUMMARY	Luminance	Fc	4.84	28.1	1.5	3.23	18.73
60' RADIUS SUMMARY	Luminance	Fc	6.26	28.1	2.5	2.72	12.25
CANOPY SUMMARY	Luminance	Fc	17.74	26.1	11.1	1.60	2.35

MAINTAINED FOOTCANDLE VALUES AT GRADE, USING A .80 MAINTENANCE FACTOR.

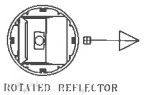
NOTES

- POLES / LUMINARIES SHALL BE RATED FOR 140 MPH.
- FIXTURE SUPPORT SHALL BE PER MDC 410-15.

NOTE:
LSI'S GREENBRIAR FLAT LENS SERIES COMBINES VERTICAL BURN TECHNOLOGY, WITH THE FULL CUT-OFF DISTRIBUTION ATTAINED BY FLAT LENS. THE FLAT GLASS LENS ENSURES THE FULL CUT-OFF DISTRIBUTION AS DEFINED BY IESNA.

GREENBRIAR FLAT LENS

IMPORTANT



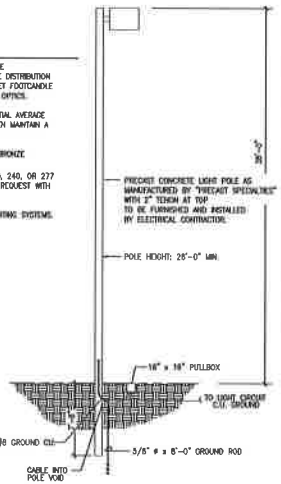
ROTATED REFLECTOR

NOTE: Reflector MUST be field rotated by the CONTRACTOR to correspond with the direction indicated by the arrows on this layout.

FRONT
Left Fixture — Right Fixture
BACK

NOTES:

1. SITE LIGHTING TO BE METAL HALIDE VERTICAL BURN FIXTURE. MULTIPLE DISTRIBUTION SHAPES WILL BE ALLOWED TO MEET FOOTCANDLE REQUIREMENTS USING SEGMENTED OPTICS.
2. LOT IS REQUIRED TO HAVE AN INITIAL AVERAGE OF 10-12 FOOTCANDLES AND THEN MAINTAIN A MINIMUM OF 1 FOOTCANDLE.
3. GREENBRIAR FINISH TO BE DARK BRONZE
4. BALLAST SHALL BE MULTI TAP 120, 240, OR 277 VOLT, 480 VOLT AVAILABLE UPON REQUEST WITH A (2) YEAR WARRANTY.
5. APPROVED MANUFACTURER LSI LIGHTING SYSTEMS.

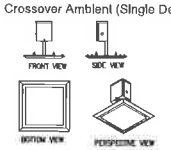


GREENBRIAR LIGHTING

NOT TO SCALE

CRO2-S-50

LED Crossover Ambient (Single Deck)



Crossover SOLID-STATE LIGHTING

Luminaire Schedule

Symbol	Qty	Label	Arrangement	Description	LLF	Lumens/Lamp	Arr. Lum. Lumens	Arr. Watts
	2	A	SINGLE	GFM-FP-400-PSMR-F 25' POLE 3' BASE	0.800	44000	19808	432
	3	B	BACK-BACK	GFM-S-400-PSMR-F 25' POLE 3' BASE	0.800	44000	52274	864
	4	C	SINGLE	CRO2-S-LED-50-CW-UE	0.900	N.A.	4958	60

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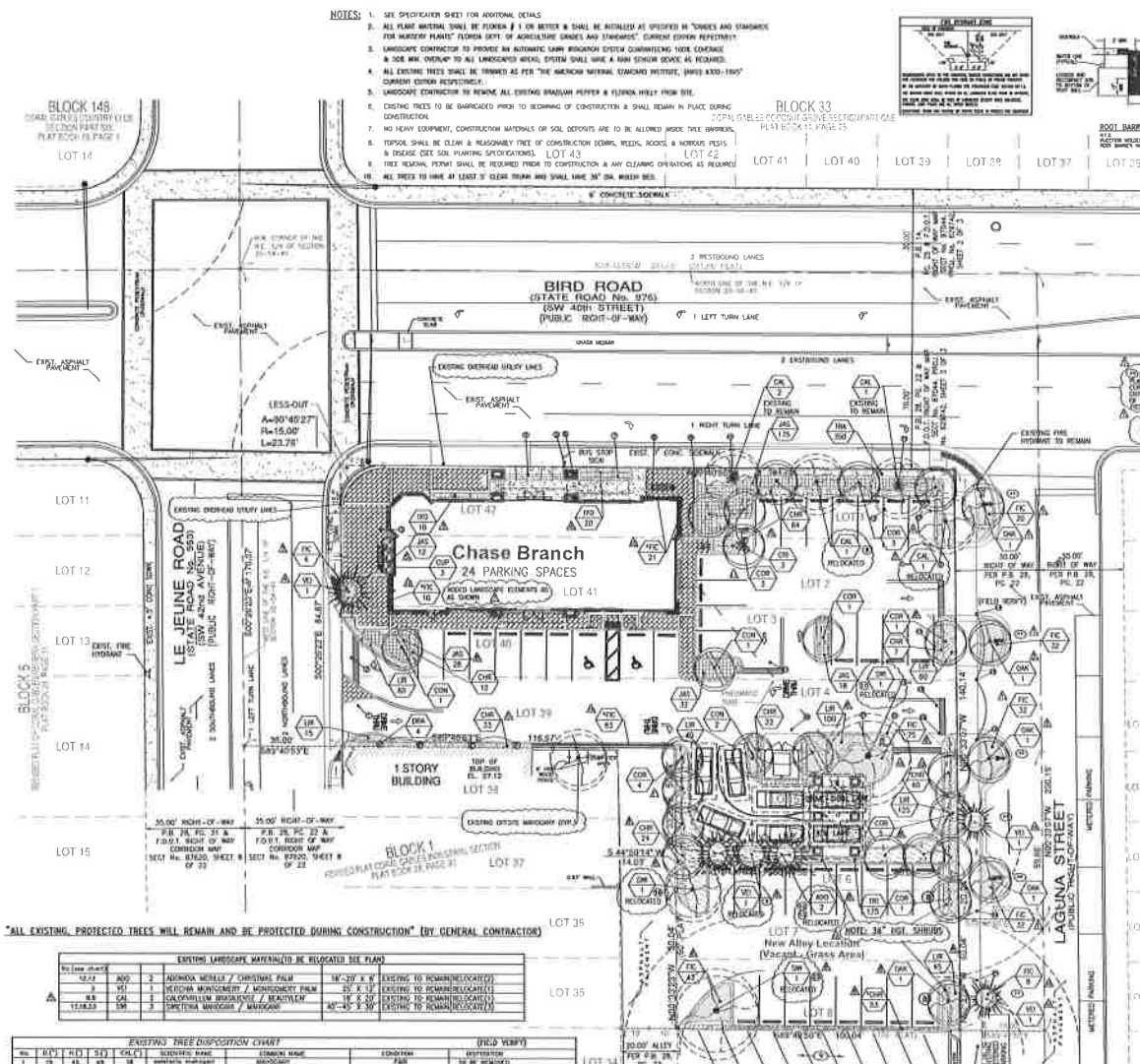
revisions
4-15-13 CITY COMMENTS
3-25-13 REV. PROP.

seal

CE-1

NOTES:
1. SEE SPECIFICATION SHEET FOR ADDITIONAL DETAILS
2. ALL PLANT MATERIAL SHALL BE FLORIDA #1 OR BETTER & SHALL BE INSTALLED AS SPECIFIED IN "GRADES AND STANDARDS FOR NURSERY PLANTS" FLORIDA DEPT. OF AGRICULTURE GRADES AND STANDARDS", CURRENT EDITION REPECTIVELY
3. LANDSCAPE CONTRACTOR TO PROVIDE AN AUTOMATIC RAIN IRRIGATION SYSTEM GUARANTEEING 100% COVERAGE & 50% MIN. OVERLAP TO ALL LANDSCAPED AREAS; SYSTEM SHALL HAVE A RAIN SENSOR DEVICE AS REQUIRED.
4. ALL EXISTING TREES SHALL BE TRIMMED AS PER "THE AMERICAN NATIONAL STANDARD INSTITUTE, (ANSI) A300-1995" CURRENT EDITION RESPECTIVELY.
5. LANDSCAPE CONTRACTOR TO REMOVE ALL EXISTING BRAZILIAN PEPPER & FLORIDA HOLLY FROM SITE.
6. EXISTING TREES TO BE BARRICADED PRIOR TO BEGINNING OF CONSTRUCTION & SHALL REMAIN IN PLACE DURING CONSTRUCTION.
7. NO HEAVY EQUIPMENT, CONSTRUCTION MATERIALS OR SOIL DEPOSITS ARE TO BE ALLOWED WITHIN TREE BARRIERS.
8. TOPSOIL SHALL BE CLEAN & REASONABLY FREE OF CONSTRUCTION DEBRIS, WEEDS, ROOTS, & NOXIOUS PESTS & DISEASE (SEE SOIL PLANTING SPECIFICATIONS).
9. TREE REMOVAL PERMIT SHALL BE REQUIRED PRIOR TO CONSTRUCTION & ANY CLEARING OPERATIONS AS REQUIRED
10. ALL TREES TO HAVE AT LEAST 5' CLEAR TRUNK AND SHALL HAVE 36" DIA. MULCH BED.



"ALL EXISTING, PROTECTED TREES WILL REMAIN AND BE PROTECTED DURING CONSTRUCTION" (BY GENERAL CONTRACTOR)

EXISTING LANDSCAPE MATERIAL(TO BE RELOCATED SEE PLAN)					
No. (see chart)					
12,13	ADO	2	ADONIDIA MERRILLI / CHRISTMAS PALM	18'-20' X 8'	EXISTING TO REMAIN(RELOCATED)
9	VEI	1	VEITCHIA MONTGOMERY / MONTGOMERY PALM	25' X 12'	EXISTING TO REMAIN(RELOCATED)
8,9	CAL	1	CALOPHYLLUM BRASILIENSE / BEAUTYLEAF	18' X 20'	EXISTING TO REMAIN(RELOCATED)
11,16,23	SWI	3	SWIETENIA MAHOGONI / MAHOGANY	45'-45' X 30'	EXISTING TO REMAIN(RELOCATED)

EXISTING TREE DISPOSITION CHART								(FIELD VERIFY)
No.	D(")	H(')	S(')	CA(')	SCIENTIFIC NAME	COMMON NAME	CONDITION	DISPOSITION
1	19	45	45	18	swietenia mahogani	MAHOGANY	FAIR	TO BE REMOVED
2	8	20	40	16	calophyllum brasiliense	BRAZILIAN BEAUTYLEAF	FAIR	TO BE REMOVED
3	5	20	12	10	veitchia montgomeryana	MONTGOMERY PALM	GOOD	TO BE RELOCATED(SEE PLAN)
4	13	18	20	10	calophyllum brasiliense	BRAZILIAN BEAUTYLEAF	FAIR	TO BE REMOVED
5	10	10	12	10	Sabal palmetto	CABBAGE PALM	FAIR	TO BE REMOVED
6	13	13	20	10	calophyllum brasiliense	BRAZILIAN BEAUTYLEAF	GOOD	TO BE REMOVED
7	15	20	20	12	calophyllum brasiliense	BRAZILIAN BEAUTYLEAF	FAIR	TO BE REMOVED
8	15	18	20	8	calophyllum brasiliense	BRAZILIAN BEAUTYLEAF	GOOD	TO BE RELOCATED(SEE PLAN)
9	15	23	25	12	calophyllum brasiliense	BRAZILIAN BEAUTYLEAF	GOOD	TO BE RELOCATED(SEE PLAN)
10	10	20	25	10	calophyllum brasiliense	BRAZILIAN BEAUTYLEAF	GOOD	TO REMAIN
11	15	20	25	12	calophyllum brasiliense	BRAZILIAN BEAUTYLEAF	GOOD	TO REMAIN
12	9	20	18	6X2	adonidia merrill	CHRISTMAS PALM	GOOD/DOUBLE	TO BE RELOCATED(SEE PLAN)
13	8	18	15	6X2	adonidia merrill	CHRISTMAS PALM	GOOD/DOUBLE	TO BE RELOCATED(SEE PLAN)
14	15	24	24	12	quercus virginiana	LIVE OAK	GOOD	TO BE REMOVED
15	15	24	24	12	quercus virginiana	LIVE OAK	GOOD	TO BE REMOVED
16	15	24	24	12	quercus virginiana	LIVE OAK	GOOD	TO BE REMOVED
17	15	45	30	15	swietenia mahogani	MAHOGANY	GOOD	TO BE RELOCATED(SEE PLAN)
18	15	45	20	12	swietenia mahogani	MAHOGANY	GOOD	TO BE RELOCATED(SEE PLAN)
19	10	45	25	24	schefflera actinophylla	UMBRELLA TREE(EXOTIC-CAT#1)	POOR	TO BE REMOVED
20	15	24	24	12	bischofia javanica	BISHOPWOOD(EXOTIC-CAT#1)	POOR	TO BE REMOVED
21	15	30	10	4	bischofia javanica	BISHOPWOOD(EXOTIC-CAT#1)	POOR	TO BE REMOVED
22	24	45	45	36	bischofia javanica	BISHOPWOOD(EXOTIC-CAT#1)	POOR	TO BE REMOVED
23	15	40	30	15	swietenia mahogani	MAHOGANY	GOOD	TO BE RELOCATED(SEE PLAN)
24	15	24	24	12	quercus virginiana	LIVE OAK	GOOD	TO BE REMOVED
25	15	24	24	12	quercus virginiana	LIVE OAK	GOOD	TO BE REMOVED
26	15	24	24	12	quercus virginiana	LIVE OAK	GOOD	TO BE REMOVED

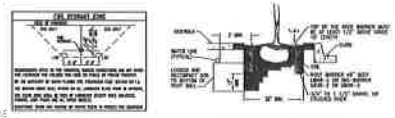
NOTE: ALL LANDSCAPING SHALL COMPLY WITH DADE COUNTY STANDARDS

LANDSCAPE PLAN

1"=20'-0"

GRAPHIC SCALE
20 0 10 20 40
(IN FEET)
1 inch = 20 ft.

NOTE:
1. LANDSCAPE CONTRACTOR SHALL CALL THE LANDSCAPE ARCHITECT FOR A FINAL COMPLIANCE INSPECTION 72 HOURS MINIMUM REQUEST BEFORE INSPECTION IS SCHEDULED, CALL (561)795-0443 AS REQUIRED
2. LANDSCAPE CONTRACTOR TO SUPPLY & INSTALL 3" MINIMUM DEPTH "TWIN BARK MULCH AS REQUIRED BY OWNER



ROOT BARRIER DETAIL (TYPICAL)
N.T.S.
PROTECTOR MODEL RECTANGLE POLYPROPYLENE ROOT BARRIER WITH DOUBLE POP CAGE

LOCATION SKETCH
SCALE: 1"=300'-0"

ZONING: C & I
(COMMERCIAL & INDUSTRIAL)

SITE ANALYSIS

TOTAL LAND AREA:	25,706.45 SQ. FT.	(0.590 ± ACRES)
TOTAL BUILDING COVERAGE:	4,120.00 SQ. FT.	(16.03 %)
TOTAL LANDSCAPED AREA:	4,028.56 SQ. FT.	(15.67 %)
TOTAL PAVED AREA & WALKS:	17,557.90 SQ. FT.	(68.30 %)
PERVIOUS AREA (OPEN AREA):	4,028.56 SQ. FT.	(15.67 %) (0.0925 AC)
IMPERVIOUS AREA:	21,677.90 SQ. FT.	(84.33 %) (0.4976 AC)

PARKING ANALYSIS

TOTAL PARKING SPACES REQUIRED: (1 SP PER 250 S.F. BLDG. (4120 S.F./250=17)	17 SPACES
HANDICAP SPACES REQUIRED:	1 SPACES
HANDICAP SPACES PROVIDED:	2 SPACES
TOTAL PARKING SPACES PROVIDED: (INCLUDING HANDICAP)	24 SPACES

ON-STREET PARKING ANALYSIS

EXISTING PARKING SPACES (LAGUNA STREET)	6 SPACES
EXISTING PARKING SPACES (ALLEY)	9 SPACES
TOTAL EXISTING ON-STREET/CITY OWNED PARKING SPACES:	15 SPACES
PROPOSED PARKING SPACES (LAGUNA STREET)	1 SPACES
PROPOSED PARKING SPACES (ALLEY)	17 SPACES
TOTAL PROPOSED ON-STREET/CITY OWNED PARKING SPACES:	18 SPACES

ALL NEW TREES/PALMS SHALL BE INSTALLED IN COMPLIANCE WITH "THE PLANT THE RIGHT TREE IN THE RIGHT PLACE"

ARTICLE 5 – DEVELOPMENT STANDARDS
DIVISION II. LANDSCAPING–SECTION 5-1105 /CHAPTER 18A – ORDINANCE 88-13

ZONE DISTRICT: ZONING C & I (COMMERCIAL & INDUSTRIAL) NET LOT AREA: 25,706 SQ.FT. (0.590 ACRES)

OPEN SPACE	REQUIRED	ACRES 2ND PROVIDED
A. SQUARE FEET OF OPEN SPACE REQUIRED BY ORDINANCE 11995, AS INDICATED ON SITE PLAN	10,006	15,675
NET LOT AREA= 25,706.45 S.F. X 20%= 5,141.29 S.F.		
B. SQUARE FEET OF PARKING LOT OPEN SPACE REQUIRED BY SECTION 8.2, AS INDICATED ON SITE PLAN		
NUMBER OF PARKING SPACES 21 X 10 S.F. PER PARKING SPACE=	240	240
C. TOTAL S.F. OF LANDSCAPED OPEN SPACE REQUIRED BY SECTION 8.2: 4.19=	2,610.84	4,028.56
V.U.A. 1 PRZ/10 SPACES PER 100 SQUARE FOOT INTERIOR LANDSCAPE AREA(1,133.34)	11/110	11/224
V.U.A. INTERMEDIATE INTO BLDG. 1 PALM OR MINIMUM SHADE TREE PER 25 L.F.	5	5
V.U.A. INTERMEDIATE INTO BLDG. 1 SHRUB PER 2 L.F.	88	88
LAWN AREA CALCULATOR		
A. 5,000,000 TOTAL S.F. OF LANDSCAPED OPEN SPACE REQUIRED BY ORD. 11000	3,138.30	3,864.43
A. MAXIMUM LAWN AREA (TREE PERMITTED)= 30% X 4,612.29 S.F.	922.29	967.29
TREES		
A. NUMBER OF TREES REQUIRED PER NET LOT ACRE, LESS EXISTING NUMBER OF TREES MEETING MINIMUM REQUIREMENTS=		
28 TREES X 0.59 NET LOT ACRES–NUMBER OF EXISTING TREES=	28	28
B. 5 PALMS 2:1 MAXIMUM ALLOWED: NUMBER OF TREES PROVIDED X 20%=	24	7
B. PALMS 1:1 MAXIMUM ALLOWED: NUMBER OF TREES PROVIDED X 20%=	12	0
C. 5 MATURE REQUIRED: NUMBER OF TREES PROVIDED X 20%=	12	31
D. DROUGHT TOLERANT AND LOW MAINTENANCE NUMBER OF TREES PROVIDED X 20%=	8	31
E. STREET TREES (MAXIMUM AVERAGE SPACING OF 30' O.C.) 332.12 LINEAR FEET ALONG STREET/30=	5	6
F. STREET TREES LOCATED DIRECTLY BENEATH POWER LINES (MAXIMUM AVERAGE SPACING OF 25' O.C.) ___ LINEAR FEET ALONG STREET/25=	N/A	N/A
SHRUBS		
A. NUMBER OF SHRUBS REQUIRED: NUMBER OF TREES REQUIRED X 10=	280	1,005
B. 5 MATURE SHRUBS REQUIRED: NUMBER OF SHRUBS PROVIDED X 20%=	129	255
C. 5 DROUGHT TOLERANT AND LOW MAINTENANCE REQUIRED: NUMBER OF SHRUBS PROVIDED X 20%=	75	255

TREE BARRICADE NOTES:
1. ALL PROPOSED TREES TO BE RELOCATED SHALL BE ROOT PRUNED 8 WEEKS PRIOR TO TRANSPLANTING AND DURING ACCORDANCE TO GOOD NURSERY PRACTICE AS REQUIRED.
2. ALL EXISTING TREES TO REMAIN SHALL BE PROTECTED BY A BARRICADE AT THE DRIP LINE. ROOT PRUNED, TILL TRENCH ON FLORIDA NATIVE SOILS AS LEAVES ON ROOT SHAVINGS. MULCHING SHALL BE ONCE A WEEK DURING ROOT PRUNING. CORE HOLES SHALL BE FRAMED TO SOLID WOOD. REDUCED TREE SHALL BE LIGHTLY PRUNED BY HAND.
3. ALL EXISTING TREES SHALL COMPLY WITH THE "AMERICAN NATIONAL STANDARD INSTITUTE, (ANSI) A300-1995." CURRENT EDITION RESPECTIVELY
4. LANDSCAPE CONTRACTOR SHALL MULCH RELOCATED TREES WITH COMPOSTED BARGRIEN COMPOST FOR THE FIRST MONTH OVER 2-3 PACE & WEEK UNTIL SYSTEM IS FULLY AUTOMATIC ENOUGH TO SUPPLY WATER ON SITE.
5. EXISTING TREES TO BE BARRICADED PRIOR TO BEGINNING OF CONSTRUCTION & SHALL REMAIN IN PLACE DURING CONSTRUCTION.
6. NO HEAVY EQUIPMENT, CONSTRUCTION MATERIALS OR SOIL DEPOSITS ARE TO BE ALLOWED WITHIN TREE BARRIERS.
7. TOPSOIL SHALL BE CLEAN & REASONABLY FREE OF CONSTRUCTION DEBRIS, WEEDS, ROOTS, & NOXIOUS PESTS & DISEASE (SEE SOIL PLANTING SPECIFICATIONS).
8. TREE REMOVAL PERMIT SHALL BE REQUIRED PRIOR TO CONSTRUCTION & ANY CLEARING OPERATIONS AS REQUIRED
9. "TRIANGULAR TREE WELL WITH 60" TREE SPACE ON TREE CORNER. TRIANGULAR HOLE SHALL BE AT LEAST 1/3 WIDER THAN THE AREA THAT WAS REMOVED FOR TRANSPLANTING.
10. SET THE TREE NO DEEPER THAN 1 FOOT IN ITS ORIGINAL GROWING AT 1"+- GRADE LEVEL.
11. REPEAT SEED TO REMAIN WATER, FERTILIZER AND REGROW WITH THE USE OF WATER HOSE, AREA SHOULD BE FILLED WITH A MIXTURE OF EITHER TOP SOIL (SEE SPECIFICATION SHEET).
12. A DEAD MAGNOLIA TRIANGLE SHALL BE PROVIDED. THE DEAD MAGNOLIA TRIANGLE SHALL PROVIDE UNOBSTRUCTED VISUAL CLEARANCE FOR VEHICULAR, PEDESTRIAN, AND BICYCLE TRAFFIC AT LEVEL BETWEEN 30" & 8 FT MEASURED FROM GRADE LEVEL AT ALL DRIVEWAYS, SITE, AND INTERSECTIONS OF ROADWAYS.

TREE BARRICADE DETAIL

LANDSCAPE LEGEND

	KEY SYMBOL	QTY. NEW	QTY. EXISTING	PLANT NAME: BOTANICAL NAME / COMMON NAME	NATIVE YES/NO	SIZE: HT. X SPR. CALIPER	SPACE.
	CUP	3	---	CUPRESSUS SEMPERVIRENS / ITALIAN CYPRESS	--- NO	10'-12' HGT.	25 GAL. MIN. "FLORIDA FANCY" MATCHED
	SWI	---	3	SWIETENIA MAHOGANI / MAHOGANY	YES ---	45'X30'	EXISTING TO REMAIN -(RELOCATED)
	VEI	3	1	VEITCHIA MONTGOMERYANA / MONTGOMERY PALM	--- NO	18' O.A. HGT.	F.G. - RELOCATE EXISTING
	CAL	---	4	CALOPHYLLUM BRASILIENSE / BEAUTYLEAF	--- NO	18'X20'-25'	EXISTING TO REMAIN (RELOCATE (1)
	CON	4	---	CONOCARPUS SERICEUS / SILVER BUTTONWOOD	YES ---	12'-14'HT.-7'	45 GAL. 2" CALIPER. F. G. C.1."STANDARD"
	COR	15	---	CORDIA SEBESTENA/ ORANGE GEIGER	YES ---	12'-14'X5'-6'	25 GAL. 2" CALIPER.M. F. G.C.
	ADO	---	2	ADONIDIA MERRILLI / CHRISTMAS PALM	--- NO	18'-20'X10'	EXISTING TO REMAIN (RELOCATE (2)
	QUA	5	---	QUERCUS VIRGINIANA / LIVE OAK	YES ---	22' X 10'	F.G. & C.1. MIN. 4"-6" CALIPER
	PON	---	1	PONCIANA / ANGEL / DEVILIP PALM	--- NO	10'-12'X6'	25 GALLON XC BIGHAM
	CHI	3	---	CHIRAM ASHTON / TREE CHIRAM	--- NO	12'X6'	25 GAL.
	FIC	243	---	FICUS MICROCARPA / "GREEN ISLAND"	--- NO	15'X15'	3 GAL. 24" O.C. FULL TO BASE
	CHR	51	---	CHRYSOBALANUS ICACO / "RED TIP"	--- NO	48"X24"	3 GAL. 24" O.C. FULL TO BASE
	CHR	152	---	CHRYSOBALANUS ICACO / "RED TIP"	YES ---	24"X18" 3 GAL.	24" O.C. FULL TO BASE
	CLU	175	---	CLUSIA GUTTIFERA / SMALL LEAF CLUSIA	--- NO	36"X24" 3 GAL.	24" O.C. FULL TO BASE
	JAS	205	---	JASMINUM MEDITERRANEUM / DONATI JASMINE	--- NO	24"X18" 3 GAL.	24" O.C. FULL
	TRA	300	---	TRADESCANTIA PALLIDA / "PURPUREA"	--- NO	6" 1 GAL. FULL	12" O.C.
	DRA	4	---	DRACAENA MARGINATA / RED EDGED DRACAENA	--- NO	5'-8' HGT.	25 GAL. AS SHOWN- FULL MULTI-STEM
	SEI	30	---	SEIRA WEBA SERRAT / PINK WEBA	--- NO	24"X18" 3 GAL.	24" O.C. FULL
	LIR	500	---	LIRIOPE MUSCARI / VARIEGATED GIANT	--- NO	6" 1 GAL. FULL	12" O.C.
	FIC	114	---	FICUS PUMILA / CREEPING FIGFICUS REPENS	--- NO	6" 1 GAL. FULL	8" O.C.
	TRI	175	---	TRIFOLIUM REPTOLOCES / FRAGRANTICE GRASS	--- NO	16"X18"	24" O.C. FULL

RICHARD BARTLETT LANDSCAPE ARCHITECT
1500 SEVILLE STREET
HOLLYWOOD, FL 33019
TEL/FAX: 954-922-7843
CELL: 954-600-0552
CARL G. HIGGINS FL#LA0001438
EMAIL: richardbartlett@earthlink.net

SEAL

REVISIONS	
1/27/11	ADD LAND. ELEMENTS.RCB
2/28/11	UPDATED SITE.RCB
4/23/11	REVISED BOA COMMENTS.RCB
5/18/11	REVISED BOA COMMENTS.RCB
6/3/11	REVISED PER CITY.RCB
2/28/11	REVISED PER CITY COMMENTS
5/4/11	REVISED PER CITY COMMENTS
8/10/13	CITY COMMENTS.RCB
8/7/13	CITY COMMENTS.RCB
8/21/13	CITY COMMENTS.RCB
9/23/13	REVISED UPDATED.RCB
11/22/13	REVISED SITE.RCB

Chase project no. 14503
CKE project No. 1399
scale: AS SHOWN
date: 8-09-10
drawn by: RCB/BARTLETT
revisions
seal

L-1

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CHASE
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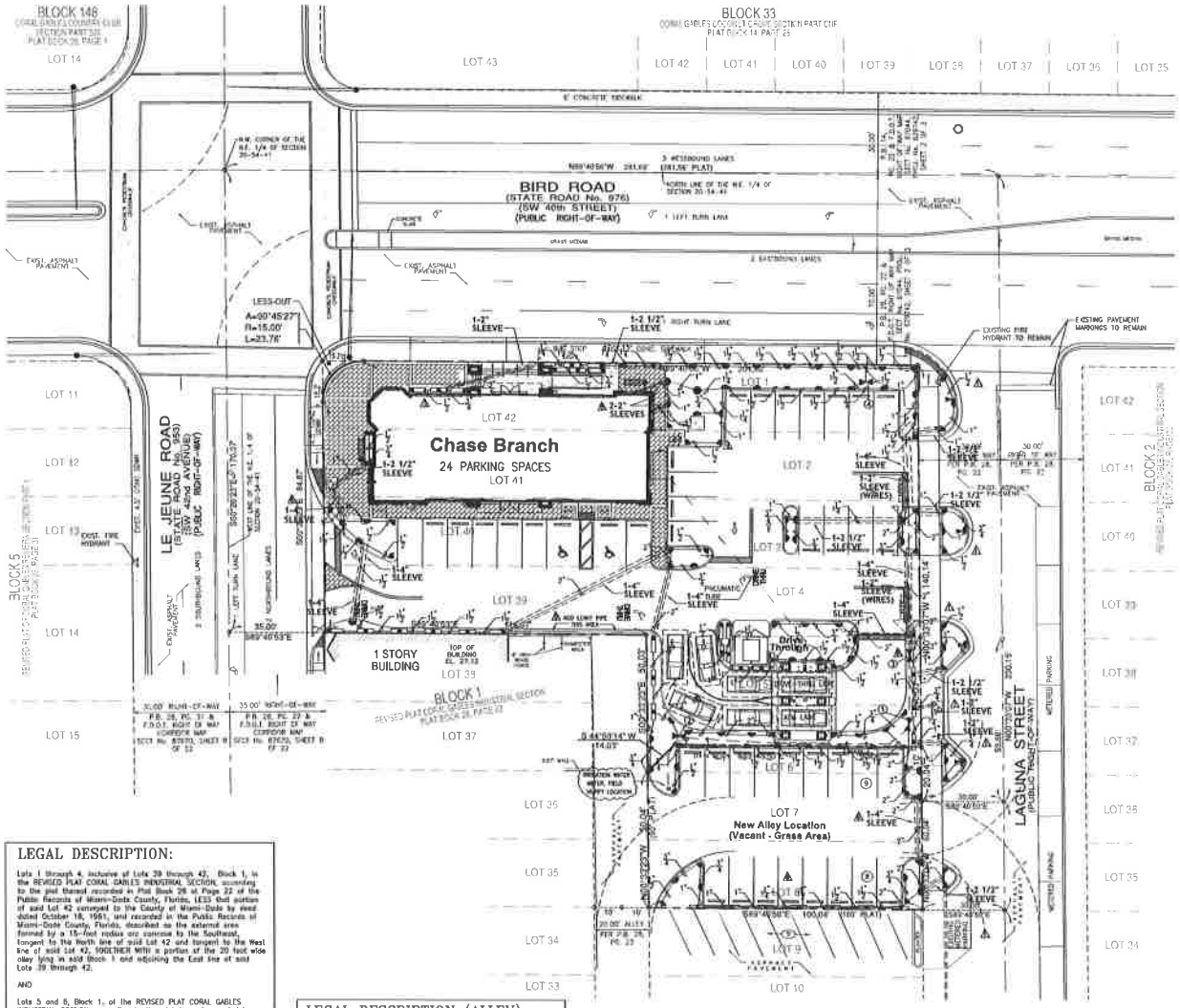

LEGAL DESCRIPTION:

Lots 1 through 4, inclusive of Lots 39 through 42, Block 1, in the REVISED PLAT CORAL GABLES INDUSTRIAL SECTION, according to the plat thereof recorded in Plat Book 28 at Page 22 of the Public Records of Miami-Dade County, Florida, LESS that portion of said Lot 42 conveyed to the County of Miami-Dade by deed dated October 18, 1961, and recorded in the Public Records of Miami-Dade County, Florida, described as the external area formed by a 15-foot radius arc concave to the Southeast, tangent to the North line of said Lot 42 and tangent to the West line of said Lot 42, TOGETHER WITH a portion of the 20 foot wide alley lying in said Block 1 and adjoining the East line of said Lots 39 through 42.

AND

Lots 5 and 8, Block 1, of the REVISED PLAT CORAL GABLES INDUSTRIAL SECTION, according to the plat thereof recorded in Plat Book 28 at Page 22 of the Public Records of Miami-Dade County, Florida, LESS that portion of said Lot 8 being more particularly described as follows:

Begin at the Southeast corner of said Lot 8, thence run North along the East line of said Lot 8, a distance of 10 feet; thence Westerly a distance of 90.06 feet; thence run in a Southwesterly direction a distance of 14.14 to the Southwest corner of said Lot 8; thence East along the South line of said Lot 8, a distance of 100.24 feet to the point of beginning; containing 4,060 square feet more or less.

This site lies in Section 20, Township 54 South, Range 41 East, City of Coral Gables, Miami-Dade County, Florida.

LEGAL DESCRIPTION (ALEY):

Lots 7 and 8, in Block 1, of the REVISED PLAT CORAL GABLES INDUSTRIAL SECTION, according to the plat thereof recorded in Plat Book 28 at Page 22 of the Public Records of Miami-Dade County, Florida; together with that portion of Lot 8 being more particularly described as follows:

Begin at the Southeast corner of said Lot 8, thence run North along the East line of said Lot 8, a distance of 10 feet; thence Westerly a distance of 90.06 feet; thence run in a Southwesterly direction a distance of 14.14 to the Southwest corner of said Lot 8; thence East along the South line of said Lot 8, a distance of 100.24 feet to the point of beginning; containing 4,060 square feet more or less.

IRRIGATION PLAN

1"=20'-0"

LOCATION SKETCH
SCALE: 1"=300'±

IRRIGATION LEGEND

TORO SPRY NOZZLES 570 W/ 6" & 12" SPRINKLER BODIES

SYMBOL	MODEL NUMBER	AREA	GPM
	STREAM BUBBLER	2' RAD	3.50
	CENTER STRIP – 4' CST	4'x30'	1.20
	HALF – 15' H	15' RAD	2.00
	QUARTER – 15' Q	15' RAD	1.00
	END STRIP – 4' EST	4'x15'	0.60
	TORO SERIES 5700 GEAR DRIVEN ROTARY SPRINKLER	42' RAD	2.50
	SIDE STRIP – 4' SST	4'x30'	1.45
	FULL – 15' F	15' RAD	4.00
	2" WATER METER & 2" PVB BACKFLOW PREVENTER (FIELD VERIFY, BY OWNER)		
	SERIES LOW VOLTAGE CONTROL VALVES 1 1/2" & 2" W/ DIRECT BURIAL #14 WIRE AS REQUIRED		
	2" SCH. 40 PVC MAIN LINE AS SHOWN		
	RAIN BIRD 6 STATION TWC CONTROLLER RAIN SWITCH READY 110/24 VOLT		
	TORO RAIN SWITCH MODEL # 850-74		

SEE DETAIL #2 ON SPECIFICATION SHEET

ZONE	1	2	3	4	5	6	7	8	9	10
# HEADS	21	48	32	41	–	–	–	–	–	–
G.P.M.	26.40	60.00	37.43	63.00	–	–	–	–	–	–

NOTES:

1. ALL LANDSCAPED AREAS SHALL BE PROVIDED WITH AN UNDERGROUND FULLY AUTOMATIC IRRIGATION SYSTEM USING POP-UP SPRINKLERS. SYSTEM SHALL PROVIDE 100% COVERAGE WITH A 50% OVERLAP (MINIMUM) USING REED FREE WATER, EXCEPT PRESCRIBED AREAS REMAINING IN NATURAL STATE. A RAIN SENSOR DEVICE OR SWITCH SHALL BE INSTALLED THAT WILL OVERRIDE THE IRRIGATION SYSTEM WHEN ADEQUATE RAINFALL HAS OCCURRED. WATER SHALL NOT BE DIRECTED AND/OR PROVIDED OVER IMPERVIOUS SURFACES AND/OR BE DESIGNED OR INSTALLED TO THROW WATER OVER IMPERVIOUS SURFACE SUCH AS SIDEWALKS, ETC. HOURS OF OPERATION FOR ALL IRRIGATION SYSTEMS SHALL BE LIMITED TO 5:00 PM TO 8:00 AM DAILY OR AS MAY BE FURTHER RESTRICTED BY SOUTH FLORIDA WATER MANAGEMENT DISTRICT OR OTHER JURISDICTIONAL AGENCY.
2. GENERAL CONTRACTOR TO SUPPLY AND INSTALL SLEEVES AS SHOWN AND PROVIDE ELECTRICAL HOOK-UP AS REQUIRED.
3. WORK ALSO SHALL COMPLY WITH THE AMERICAN SOCIETY FOR TESTING AND MATERIALS (ASTM) CODES AND STANDARDS; ALL WORK SHALL BE INSTALLED AND COMPLY WITH "FLORIDA BUILDING CODE APPENDIX (I) PART V-A-1.", INCLUDING ORDINANCES AND REGULATIONS OF ALL GOVERNING AUTHORITIES
4. PIPE INSTALLATION IN VEHICLE TRAFFIC AREAS SHALL BE AS FOLLOWS: PIPE V-A-1.:

PIPE SIZE (INCHES)	DEPTH OF COVER (INCHES)
1/2-2 1/2	18"-24"
3-5	24"-30"
6 AND LARGER	30"-36"

5. HEADS TO BE INSTALLED IN PLANTERS AND BED AREAS SHALL BE 12" POP UP OR MUST BE APPROVED BY LANDSCAPE ARCHITECT TO BE LOCATED ON RISERS PRIOR TO INSTALLATION. ALL RISERS SHALL BE PAINTED FLAT BLACK IF APPROVED.

RICHARD BARTLETT LANDSCAPE ARCHITECT
1500 NE 123 STREET
MIAMI SHORES, FL. 33161
TEL (305) 795-2443 FAX (561) 753-7320
LICENSED LANDSCAPE ARCHITECT
CARE B. HERING FLA#0001428
EMAIL: rbartlett@bellsouth.net

SEAL

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△ 5/21/13 CITY COMMENTS RCB
△ 10/23/12 REVISED UPDATED RCB
△ 9/28/12 REVISED SITE RCB
△ 7/26/11 UPDATED SITE RCB
△ 6/23/11 REVISED RCA COMMENTS RCB
△ 6/20/11 REVISED PER CITY RCB
△ 6/3/11 REVISED PER CITY RCB
△ 5/18/11 REVISED PER CITY RCB

revisions seal

Chase project no: 14003
CKE project no: 12-6 1/2 602
scale: AS SHOWN
date: 5-09-10
drawn by: RICHARD BARTLETT

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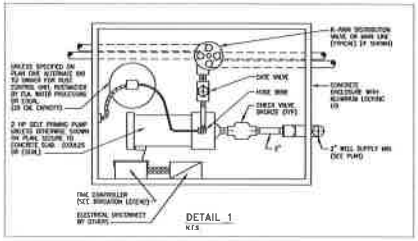
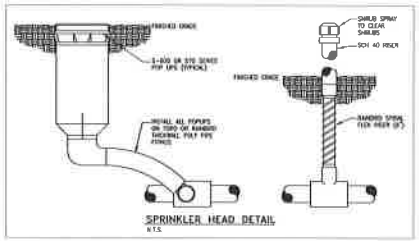
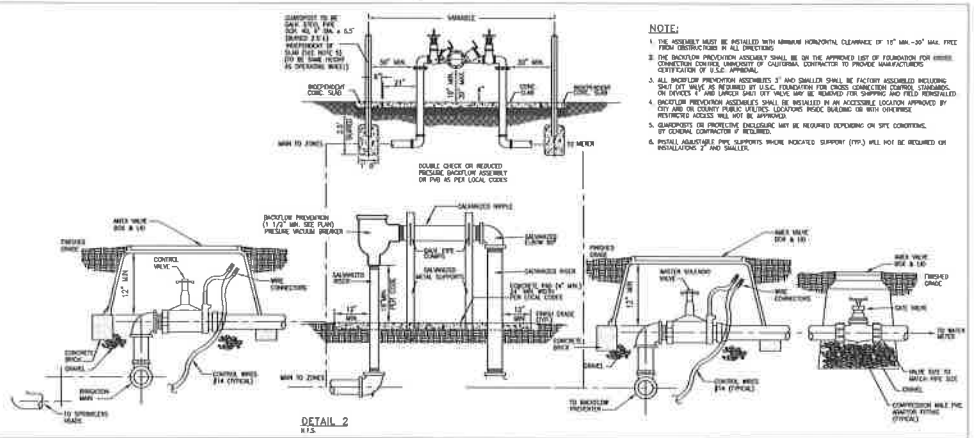


DETAIL 1
N.T.S.



SPRINKLER HEAD DETAIL
N.T.S.



DETAIL 2
N.T.S.

NOTE:

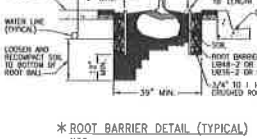
1. THE ASSEMBLY MUST BE INSTALLED WITH MINIMUM HORIZONTAL CLEARANCE OF 12" MIN.-30" MAX. FREE FROM OBSTRUCTIONS IN ALL DIRECTIONS
2. THE BACKFLOW PREVENTION ASSEMBLY SHALL BE ON THE APPROVED LIST OF FOUNDATION FOR CROSS CONNECTION CONTROL UNIVERSITY OF CALIFORNIA, CONTRACTOR TO PROVIDE MANUFACTURERS CERTIFICATION OF U.S.C. APPROVAL.
3. ALL BACKFLOW PREVENTION ASSEMBLIES 3" AND SMALLER SHALL BE FACTORY ASSEMBLED INCLUDING SHUT OFF VALVE AS REQUIRED BY U.S.C. FOUNDATION FOR CROSS CONNECTION CONTROL STANDARDS. ON DEVICES 4" AND LARGER SHUT OFF VALVE MAY BE REMOVED FOR SHIPPING AND FIELD REINSTALLED.
4. BACKFLOW PREVENTION ASSEMBLIES SHALL BE INSTALLED IN AN ACCESSIBLE LOCATION APPROVED BY CITY AND OR COUNTY PUBLIC UTILITIES. LOCATIONS INSIDE BUILDING OR WITH OTHERWISE RESTRICTED ACCESS WILL NOT BE APPROVED.
5. GUARDPOSTS OR PROTECTIVE ENCLOSURE MAY BE REQUIRED DEPENDING ON SITE CONDITIONS, BY GENERAL CONTRACTOR IF REQUIRED.
6. INSTALL ADDITIONAL PIPE SUPPORTS WHERE INDICATED SUPPORT (TYP.) WILL NOT BE REQUIRED ON INSTALLATIONS 2" AND SMALLER.

IRRIGATION SPECIFICATIONS

1. HEADS TO BE INSTALLED IN PLANTERS AND BED AREAS SHALL BE 12" POP UP OR MUST BE APPROVED BY LANDSCAPE ARCHITECT TO BE LOCATED ON RISERS PRIOR TO INSTALLATION & SHALL BE PAINTED FLAT BLACK; IF APPROVED.
2. ALL MAINS AND SLEEVES MUST BE PVC SCH 40 AND BURIED A MINIMUM OF 24" BELOW FINISH GRADE.
3. ALL LATERALS MUST BE PVC SCH 160 AND BURIED A MINIMUM OF 12" BELOW FINISH GRADE.
4. PROVIDE SLEEVES UNDER PAVEMENT PRIOR TO INSTALLATION OF SAME. PIPE INSTALLATION IN VEHICLE TRAFFIC AREAS SHALL BE AS FOLLOWS: PLUMBING BUILDING CODE APPENDIX (F) PART V-A-1:

PIPE SIZE (INCHES)	DEPTH OF COVER (INCHES)
1/2-2 1/2	18"-24"
3-5	24"-30"
6 AND LARGER	30"-36"

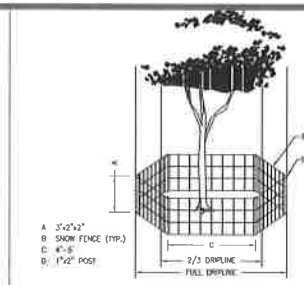
5. CONTRACTOR TO SIZE PIPING (UNLESS OTHERWISE SHOWN) AND ADJUST SPRAY HEADS LOCATION TO CONFORM WITH WATER REQUIREMENTS OF ACTUAL LANDSCAPING FOR ADEQUATE WATER COVERAGE
6. IRRIGATION CONTRACTOR SHALL PROVIDE 100% COVERAGE TO ALL LANDSCAPED AREAS AND MAINTAIN A 50% MIN. OVERLAP USING MOST FREE WATER.
7. IRRIGATION CONTRACTOR TO PROVIDE 35 PSI AT ALL HEADS
8. HEADS TO BE INSTALLED IN PLANTERS SHALL BE 12" POP UP OR MUST BE APPROVED BY LANDSCAPE ARCHITECT TO BE LOCATED ON RISERS PRIOR TO INSTALLATION.
9. IRRIGATION CONTRACTOR TO FURNISH CONTROLLER TIME CLOCK TO BE LOCATED IN MECHANICAL ROOM OR APPROVED LOCATION.
10. BUILDING CONTRACTOR TO SUPPLY ELECTRICAL HOOK UP.
11. ALL WORK MUST BE DONE AS PER LOCAL CODES, CODES AND STANDARDS. ALL WORK SHALL BE INSTALLED AND COMPLY WITH "FLORIDA BUILDING CODE APPENDIX (F) PART V-A-1", INCLUDING ORDINANCES AND REGULATIONS OF ALL GOVERNING AUTHORITIES. WORK ALSO SHALL COMPLY WITH THE AMERICAN SOCIETY FOR TESTING AND MATERIALS (ASTM).
12. SYSTEM IS TO BE DESIGNED (IF NOT SHOWN ON PLAN) AND INSTALLED BY A QUALIFIED, LICENSED, AND INSURED LANDSCAPE IRRIGATOR.
13. SPRINKLER SYSTEM SHALL BE GUARANTEED FOR ONE YEAR AGAINST MECHANICAL DEFECTS.
14. IRRIGATION CONTRACTOR TO USE #14 DIRECT BURIAL LOW VOLTAGE WIRE AND INSTALLED UNDER SIDE OF MAIN LINES, TO INSURE PROTECTION AND LOCATING OF SAME, SLEEVED UNDER PAVEMENT AND WALKS, SPLICED ONLY AT VALVE LOCATIONS. ALL SPLICES SHALL BE MADE WATER PROOF, CONTROL WIRES SHALL BE COLOR CODED. ONE EXTRA WIRE SHALL BE RAN WITH EACH ZONE VALVE. IF K-RAINS NOT REQUIRED SEE PLAN FOR VALVE LOCATIONS.
15. ALL IRRIGATION LINE LOCATIONS SHOWN ON PLAN ARE APPROXIMATE. CONTRACTOR TO ADJUST TRENCHING IN FIELD FOR EXISTING CONDITIONS, PLANTINGS AND STRUCTURES AS REQUIRED.
16. IRRIGATION CONTRACTOR WILL BE RESPONSIBLE FOR HAVING UTILITIES LOCATED. CARE SHALL BE TAKEN NOT TO DISTURB ANY UNDERGROUND CONSTRUCTION OR UTILITIES. ANY DAMAGE TO THESE FACILITIES DURING THE PLANTING OPERATIONS WILL BE REPAIRED AT THE EXPENSE OF THE IRRIGATION CONTRACTOR IN A MANNER APPROVED BY THE OWNER.
17. ALL LANDSCAPED AREAS SHALL BE PROVIDED WITH AN UNDERGROUND FULLY AUTOMATIC IRRIGATION SYSTEM USING POP-UP SPRINKLERS. SYSTEM SHALL PROVIDE 100% COVERAGE WITH A 50% OVERLAP (MINIMUM) USING MOST FREE WATER, EXCEPT PRESERVED AREAS REMAINING IN NATURAL STATE. A RAIN SENSOR DEVICE OR SWITCH SHALL BE INSTALLED THAT WILL OVERRIDE THE IRRIGATION SYSTEM WHEN ADEQUATE RAINFALL HAS OCCURRED. WATER SHALL NOT BE DIRECTED AND/OR PROVIDED OVER IMPERVIOUS SURFACES AND/OR BE DESIGNED OR INSTALLED TO THROW WATER OVER IMPERVIOUS SURFACE SUCH AS SIDEWALKS, ETC. HOURS OF OPERATION FOR ALL IRRIGATION SYSTEMS SHALL BE LIMITED TO 5:00 PM TO 8:00 AM ONLY OR AS MAY BE FURTHER RESTRICTED BY SOUTH FLORIDA WATER MANAGEMENT DISTRICT OR OTHER JURISDICTIONAL AGENCY.



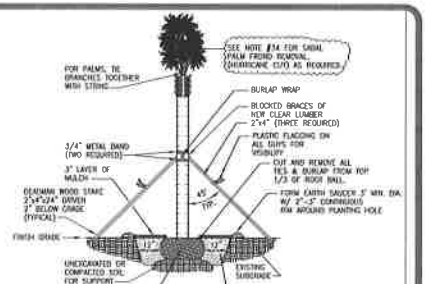
* ROOT BARRIER DETAIL (TYPICAL)
N.T.S.
INJECTION MOLDED, RECYCLED POLYPROPYLENE ROOT BARRIER WITH DOUBLE TOP EDGE

IRRIGATION LEGEND

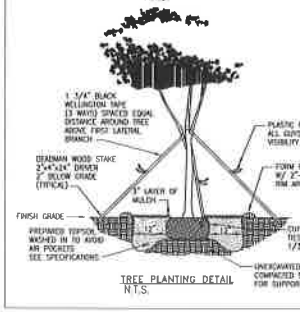
SYMBOL	MODEL NUMBER	AREA	GPM
	TORO SPRAY NOZZLES 570 W/ 6" SPRINKLER BODY	-	-
	FULL - 15' 8'	15' RAD	4.00
	270' - 15' 270'	15' RAD	3.00
	HALF - 15' 90'	15' RAD	2.00
	QUARTER - 15' Q	15' RAD	1.00
	SIDE STRIP - 4' SST	4'x30'	1.45
	SIDE STRIP - 8' SST	8'x15'	1.20
	CENTER STRIP - 4' CST	4'x30'	1.20
	END STRIP - 4' EST	4'x15'	0.60
	TORO SERIES 5000 GEAR DRIVEN ROTARY SPRINKLER	43' RAD	2.37
	TORO MODEL NO. 334-00-03 STREAM ROTOR SPRINKLER	28' RAD	1.36
	TORO MODEL NO. 334-00-03 STREAM ROTOR SPRINKLER	28' RAD	2.72
	TORO MODEL NO. 311-00-03 STREAM ROTOR SPRINKLER	28' RAD	3.39
	WATER METER & BACKFLOW PREVENTER (SIZE AS SHOWN)		
	CATCH IN WELL (SIZE AS SHOWN - SEE IRRIGATION PLAN)		
	MAIN TO BE PVC SCH. 40 (SIZE AS SHOWN)		
	K-RAIN ZONING VALVE (K-ZONES) (IF SHOWN)		
	TORO SERIES 252 LOW VOLTAGE AUTOMATIC VALVE (SIZE AS SHOWN)		
	RAIN CONTROL DEVICE (IF SHOWN)		
	TIMER CONTROL AS SHOWN		
	TORO RAIN SENSOR DEVICE MODEL # 800-74		



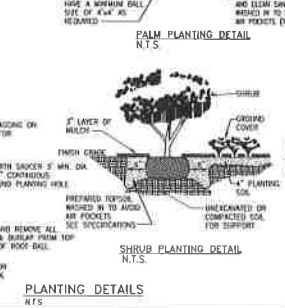
TREE BARRICADE DETAIL
N.T.S.



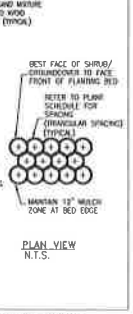
PALM PLANTING DETAIL
N.T.S.



TREE PLANTING DETAIL
N.T.S.



SHRUB PLANTING DETAIL
N.T.S.



PLAN VIEW
N.T.S.

PLANTING DETAILS
NTS

LANDSCAPE SPECIFICATIONS

1. CONTRACTOR SHOULD MAKE HIS OWN TAKE OFF TO ELIMINATE DISCREPANCIES IN CASE THEY OCCUR, THE PLAN WILL TAKE PRECEDENCE OVER THE PLANT LIST.
2. EXACT LOCATION OF PLANT MATERIAL MAY VARY SLIGHTLY, COORDINATE FIELD LOCATIONS WITH OTHER TRADES PRIOR TO COMMENCEMENT OF WORK.
3. ALL PLANT MATERIAL FURNISHED BY THE LANDSCAPE CONTRACTOR SHALL BE "FLORIDA #1" OR BETTER AND SHALL BE INSTALLED AS SPECIFIED IN FLORIDA DEPT. OF AGRICULTURAL GRADES AND STANDARDS", CURRENT EDITION RESPECTIVELY.
4. ALL PLANTING TO BE DONE ACCORDING TO GOOD NURSERY PRACTICE.
5. ALL PLANTING MATERIAL SHALL BE GUARANTEED 365 DAYS (1 YEAR) FROM TIME OF FINAL INSPECTION & APPROVAL.
6. ALL SOD TO BE ST. AUGUSTINE FLORIDAM SOLID, UNLESS OTHERWISE NOTED.
7. ALL BED AREAS TO RECEIVE A 3" LAYER OF EUCALYPTUS MULCH / FLORMULCH, & SHALL BE A MIN. OF 1'-0" WIDER THAN PLANTS (MEASURED FROM OUTSIDE OF FOLIAGE).
8. ALL TREES TO HAVE A 2 1/2" MINIMUM TRUNK CALIPER OR UNLESS OTHERWISE SHOWN ON LANDSCAPE LEGEND.
9. ALL TREES FIELD GROWN (LARGO CAN TREES NOT ACCEPTABLE), UNLESS OTHERWISE SHOWN.
10. LANDSCAPER TO FURNISH ALL MATERIALS AND LABOR INCLUDING PLANTS, MULCH, TOP DRESSING, SOIL PREPARATION, DECORATIVE ITEMS (IF SHOWN), INSPECTIONS, TRANSPORTATION, WARRANTY, PERMITS, ETC., NECESSARY FOR COMPLETION OF ALL LANDSCAPING REQUIRED HEREON EXCEPT IF DESIGNATED TO BE BY OTHERS.
11. LANDSCAPE ARCHITECT SHALL BE NOTIFIED OF ANY CHANGES IN THE MATERIAL OR DESIGN PRIOR TO INSTALLATION OF THE SAME.
12. OWNER RESERVES THE RIGHT TO REJECT ANY OR ALL BIDS.
13. LANDSCAPER SHALL HAVE A COMPETENT SUPERINTENDENT PRESENT ON THE JOB WHO SHALL BE AUTHORIZED TO REPRESENT THE LANDSCAPER IN HIS ABSENCE.
14. PLANTS SHOULD BE TYPICAL FOR THEIR VARIETY AND SPECIES, SOUND, HEALTHY VIGOROUS, FREE FROM PLANT DISEASE, INSECTS OR THEIR EGGS. THEY SHALL HAVE HEALTHY NORMAL ROOTS AND SHALL NOT BE ROOT BOUND. QUALITY AND SIZE ALL PLANT MATERIALS SHALL BE NURSERY GROWN UNLESS OTHERWISE NOTED.
15. ALL PLANT MATERIAL SHALL BE HANDLED IN A CAREFUL MANNER DURING TRANSPORTATION AND INSTALLATION.
16. PLANTS SHALL NOT BE PRUNED OR TIPPED BEFORE DELIVERY.
17. OWNER RESERVES THE RIGHT TO APPROVE ALL PLANT MATERIALS.
18. LANDSCAPER SHALL REMOVE ALL TRASH AND DEBRIS FROM THE SITE DAILY. THE PREMISES SHALL BE KEPT NEAT AND ORDERLY AT ALL TIMES WHILE WORK IS IN PROGRESS.
19. THE LANDSCAPE CONTRACTOR SHALL LAY OUT HIS WORK ACCORDING TO THE PLANS AND SPECIFICATIONS AND WILL BE RESPONSIBLE FOR ALL MEASUREMENTS EXERCISING SPECIAL CARE IN LAYING OUT WORK TO KEEP WITHIN PROPERTY LINES AND RECOGNIZING EASEMENTS. THE LANDSCAPE CONTRACTOR WILL BE HELD RESPONSIBLE FOR ANY ERRORS. CONTRACTOR TO NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES IN LAYOUT.
20. METHODS OF PROTECTION SHALL BE MAINTAINED AT ALL TIMES, AS REQUIRED TO INSURE ALL PERSONS AND PROPERTY AGAINST INJURY, AND SHALL BE MAINTAINED UNTIL THE COMPLETION OF ALL WORK.
21. PLANT MATERIALS ABBREVIATIONS ON THE PLANT LIST: FG (FIELD GROWN); CT (INDICATES CLEAR TRUNK MEASUREMENT FROM THE TOP OF BALL TO FIRST BRANCHING OR BASE OF THE LOWEST FRONS); GAL (GALLON CAN); 3 GAL (3 GALLON CAN). OA (INDICATES OVERALL HEIGHT FROM TOP OF BALL TO AND POINT OF CURRENT SEASON'S GROWTH); SPR (INDICATES SPREAD); HVY (INDICATES HEAVY); MIN (INDICATES MINIMUM).
22. SUBSTITUTION: PLANT SUBSTITUTION REQUESTS, FOR PLANT MATERIAL NOT OBTAINABLE IN THE TYPE AND SIZES SPECIFIED SHALL BE MADE PRIOR TO SUBMISSION OF BIDS. ALL SUBSTITUTION REQUESTS SHALL BE DIRECTED TO THE LANDSCAPE ARCHITECT FOR CONSIDERATION AND APPROVAL. IT IS THE LANDSCAPE CONTRACTOR'S OBLIGATION TO KNOW WHERE THEY CAN OBTAIN ALL MATERIAL AT THE TIME OF BIDDING AND AT THE TIME A CONTRACT IS EXECUTED.
23. THE CONTRACTOR'S GUARANTEE SHALL NOT APPLY IN THE EVENT OF FIRE, FLOOD, HURRICANE, WINDSTORM, OR OTHER "ACTS OF GOD" OR DAMAGES TO LANDSCAPING IN PROGRESS CAUSED BY ANY PERSONS OTHER THAN THOSE PERSONS UNDER THE DOMINION AND CONTROL OF THE CONTRACTOR.
24. SET TREES NO DEEPER THAN IT WAS IN ITS ORIGINAL GROWING WITH THE ROOT BALLS EVEN WITH, OR SLIGHTLY HIGHER (+-1") THAN THE FINISHED GRADE.
25. DELIVERY RECEIPTS FOR TOPSOIL, PLANTING SOIL & MULCH SHALL BE SUPPLIED TO THE INSPECTOR OR LANDSCAPE ARCHITECT UPON REQUEST.
26. COMMERCIAL FERTILIZER: COMMERCIAL FERTILIZER SHALL BE AN ORGANIC FERTILIZER CONTAINING NITROGEN, PHOSPHORIC ACID, AND POTASH IN EQUAL PERCENTAGES OF AVAILABLE PLANT FOOD BY WEIGHT OR "MILORGANITE". NITROGEN SHALL BE NOT LESS THAN 100% FROM ORGANIC SOURCE. FERTILIZER SHALL BE DELIVERED TO THE SITE UNOPENED IN ORIGINAL CONTAINERS, EACH BEARING THE MANUFACTURER'S GUARANTEED ANALYSIS.
INITIAL FERTILIZATION OF TREES, SHRUBS, GROUND COVERS, SHALL BE WITH "MILORGANITE" OR AN APPROVED COMPLETE FERTILIZER. APPLY "MILORGANITE" IN A CIRCLE AROUND THE PLANT BEFORE MULCHING. DO NOT TOUCH THE PLANT WITH THE FERTILIZER. WATER IN FERTILIZER AFTER MULCHING. APPLY "MILORGANITE" FERTILIZER AT THE FOLLOWING RATE:
5 LBS. OR 14.5 CUPS / PALMS
3 LBS. OR 8.70 CUPS / 17-18" MATERIAL
2 LBS. OR 5.80 CUPS / 8"-12" MATERIAL
0.69 LBS. OR 2.00 CUPS / 5"-6" MATERIAL
0.19 LBS. OR 1/2 CUP / 3 GAL. MATERIAL
0.10 LBS. OR 1/4 CUP / 1 GAL. MATERIAL
FERTILIZERS SHALL BE SLOW RAKE RELEASE, UNIFORM IN COMPOSITION, DRY, AND FREE FLOWING AND SHALL MEET THE FOLLOWING REQUIREMENTS:
SIX (6) PERCENT NITROGEN, SIX (6) PERCENT PHOSPHORUS, AND SIX (6) PERCENT POTASSIUM. FERTILIZER SHALL BE APPLIED TO ALL SHRUBS (1/3 LB. PER 3 GAL CONTAINER, 1/4 LB. PER 1 GAL. CONTAINER) AND GROUNDCOVER. THE SOD STARTER FERTILIZER MIXTURE SHALL BE A 3-10-10 AT A RATE OF 20 LBS. PER 1000 S.F. A 14-14-14 FERTILIZER IS REQUIRED ON ALL TREES AND SHRUBS OVER 5' IN HEIGHT (1/2 LB. PER 5' OF SPREAD). ADD FORM TABLETS WITH TWENTY (20) PERCENT NITROGEN, TEN (10) PERCENT PHOSPHOROUS, TWO (2) PERCENT POTASSIUM IN 21 GRAM SIZES & SHALL BE APPLIED AT THE FOLLOWING RATE: 1 PER 1 GAL. PLANTS, 2 PER 3 GAL. PLANTS AND 3 TABLETS PER 1" OF TREE TRUNK CALIPER. APPLY PALM SPECIAL FERTILIZER AS PER MANUFACTURERS RECOMMENDATION.
27. SUPER ABSORBENT POLYMER: "TERRA SORB" OR APPROVED EQUAL AS PACKAGED IN 3 OZ. HANDY PAC COMPOSED OF SYNTHETIC ACRLAMIDE COPOLYMER, POTASSIUM, ACRYLATE. PARTICLE SIZE OF 1.0 MM TO 3.0 MM AND ABSORPTION RATE OF 300 TIMES ITS WEIGHT IN WATER. APPLY DRY, USING THE FOLLOWING AMOUNTS:
1 PAC PER TREE - 36" BALL SIZE
2 PACS PER TREE - OVER 36" BALL SIZE
1 PAC PER 20 GAL. CONTAINER
0.5 PACS PER 7-10 GAL. CONTAINER
0.25 PACS PER 3 GAL. CONTAINER
0.12 PACS PER 1 GAL. CONTAINER
28. LANDSCAPE CONTRACTOR WILL BE RESPONSIBLE FOR HAVING UTILITIES LOCATED. CARE SHALL BE TAKEN NOT TO DISTURB ANY UNDERGROUND CONSTRUCTION AND UTILITIES. ANY DAMAGE TO THESE FACILITIES DURING THE PLANTING OPERATIONS WILL BE REPAIRED AT THE EXPENSE OF THE LANDSCAPE CONTRACTOR IN A MANNER APPROVED BY THE OWNER.
29. PLANTING SOIL: PLANTING SOIL SHALL BE COMPOSED OF 50% SAND AND 50% DECOMPOSED ORGANIC MATTER. ANY VARIATIONS IN THIS COMPOSITION SHALL BE APPROVED BY THE OWNER PRIOR TO USE. PLANTING SOIL SHALL BE FREE OF STONES, PLANTS, ROOTS AND OTHER FOREIGN MATERIALS WHICH MIGHT BE A HINDRANCE TO PLANTING OPERATIONS OR BE DETRIMENTAL TO GOOD PLANT GROWTH. SOIL SHALL BE DELIVERED IN A LOOSE FRIABLE CONDITION AND APPLIED IN ACCORDANCE WITH THE PLANTING SPECIFICATIONS.
30. WATER FOR PLANTING WILL BE AVAILABLE AT THE SITE AND WILL BE PROVIDED BY THE OWNER.
31. PRUNING: REMOVE DEAD AND BROKEN BRANCHES FROM ALL PLANT MATERIAL. PRUNE TO RETAIN TYPICAL GROWTH HABIT OF INDIVIDUAL SPECIES, RETAINING AS MUCH HEIGHT AND SPREAD AS POSSIBLE. MAKE ALL PRUNING CUTS WITH A SHARP INSTRUMENT. FLUSH WITH THE TRUNK OR ADJACENT BRANCH, IN SUCH A MANNER AS TO ENSURE ELIMINATION OF STUBS. "HEADBACK" CUTS, RIGHT ANGLE TO LINE OF GROWTH WILL NOT BE PERMITTED AND TREES WILL NOT BE POLLD, TOPPED, OR HATRACKED.
32. SITE PREPARATION: IT SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR TO FINISH (FINE) GRADE ALL LANDSCAPE AREAS TO BE SODDED (PRIOR TO APPLICATION OF SOD) ELIMINATING ALL BUMPS, DEPRESSIONS, STICKS, STONES, AND OTHER DEBRIS TO THE SATISFACTION OF THE OWNER.
33. MAINTENANCE: MAINTENANCE SHALL BEGIN IMMEDIATELY AFTER EACH PLANT IS PLANTED AND SHALL CONTINUE UNTIL ALL PLANTING HAS PASSED FINAL INSPECTION AND ACCEPTANCE. MAINTENANCE SHALL INCLUDE WATERING, WEEDING, CULTIVATING, REMOVAL OF DEAD MATERIALS, RESETTING PLANTS TO PROPER GRADES OR UPRIGHT POSITIONS AND RESTORATION OF THE PLANTING SAUCER AND ANY OTHER NECESSARY OPERATIONS. PROPER PROTECTION TO LAWN AREAS SHALL BE PROVIDED AND ANY DAMAGE RESULTING FROM PLANTING OPERATIONS SHALL BE REPAIRED PROMPTLY.
34. CONTRACTOR TO REMOVE ALL REMAINING FRONDS ON NEWLY PLANTED SABAL PALMS WITH THE EXCEPTION OF THE CENTER BUD TO INSURE BETTER SURVIVABILITY AND LESS WATER STRESS PROBLEMS OF THE PALM, THUS GIVING HIGHER SURVIVOR RATE OF THE SAME. (NOTE: OTHER PALM SPECIES TIE BRANCHES TOGETHER WITH BIODEGRADABLE TWINE TO A TIGHT BUNDLE ABOVE BUD FOR PROTECTION AS REQUIRED).

REVISIONS	BY

RICHARD BARTLETT LANDSCAPE,INC.
14417 STIRRUP LANE
WELLINGTON, FL 33414
TEL:(561) 795-0443 FAX:(561)793-7920
LANDSCAPE ARCHITECTURE LC26000352
CARL B. HIGGINS RLA#0001436 ASLA
EMAIL:plannmaker@bellsouth.net

SEAL

LANDSCAPE & IRRIGATION SPECIFICATIONS

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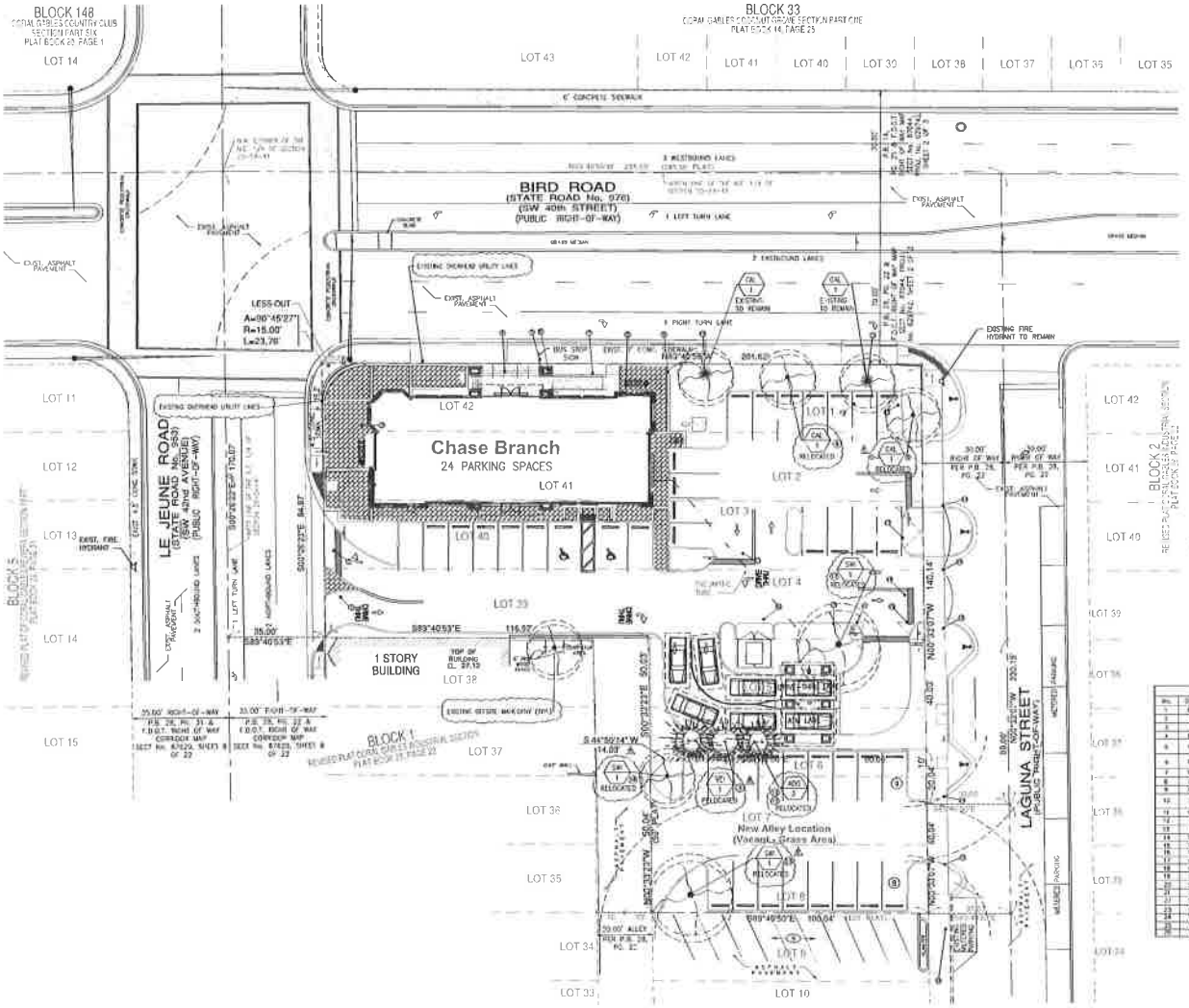
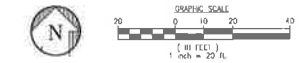
DRAWN	MJC
CHECKED	R BARTLETT
DATE	10-28-03
SCALE	N.T.S.
JOB NUMBER	
SHEET	L-3
OF	SHEETS



TREE DISPOSITION PLAN
1"=20'-0"



TREE BARRICADE NOTES:

1. ALL PROTECTED TREES TO BE BLOCKED SHALL BE WOOD FRAMED 8 FEET TALL TO DISTURBED AND DONE ACCORDING TO GOOD NURSERY PRACTICE AS REQUIRED. FRONTS BOTH SHALL BE 1"X3", ROOF RAILS SHALL BE A MINIMUM OF 3" WITH POST FRAMED (4) FRONTS WITH FRAMING MATERIAL SUCH AS LEVELS OR WOOD BARRICADE. MATERIAL SHALL BE ONLY A WITH CLEARING FREE MATERIAL. TYPE WOODS SHALL BE FRAMED TO WOOD WITH NO CLAMPS THEY SHALL BE LOOSELY FRAMED BY HAND.
2. ALL EXISTING TREES SHALL COMPLY WITH THE "AMERICAN NATIONAL STANDARD INSTITUTE (ANSI) A300-1995 - CURRENT EDITION SPECIFICATIONS.
3. LANDSCAPE CONTRACTOR SHALL WATER RELOCATED TREES WITH TEMPORARY IRRIGATION SYSTEM FOR THE FIRST SEVEN (NEW 2-3 YEARS & WILL ONLY SPRAY IS FULLY AUTOMATIC UNDER TO SUPPLY WATER ON SITE.
4. EXISTING TREES TO BE BARRICADED PRIOR TO BEGINNING OF CONSTRUCTION & SHALL REMAIN IN PLACE DURING CONSTRUCTION.
5. NO HEAVY EQUIPMENT CONSTRUCTION MATERIALS OR SOIL DEPOSITS ARE TO BE ALLOWED WITHIN THE BARRICADE.
6. SITEWORK SHALL BE CLEAN & REASONABLY FREE OF CONSTRUCTION DEBRIS, WEEDS, ROOTS, & VERMIN POSTS & DEBRIS (SEE SITE PLAN/TREE SPECIFICATIONS)
7. THE REMOVAL PROBLEM SHALL BE REQUIRED PRIOR TO CONSTRUCTION & ANY ELIGIBLE DEPENDANT AS REQUIRED
8. TRANSPLANT TREE WITH 36" FREE SPACE OF FREE GROWTH. TRANSPLANTING HOLE SHALL BE AT LEAST 1/3 DEEPER THAN THE HOLE THAT WAS PRIOR TO TRANSPLANTING.
9. SEE THE TREE WE REMOVE TRUNK IF ABLE BY THE TRUNKS DEPENDING AT 1'-3' - CHOOSE SPEED.
10. PROVIDE SIGN TO PLANT WITH, CLEARANCE AND POSTS WITH THE USE OF WHITE WOOD. POLE SHOULD BE FIELD WITH A WARRANT OF GOOD TOP SOIL (SEE SPECIFICATION SHEET).
11. A SAFE PEDESTRIAN TRANSIT SHALL BE PROVIDED. THE SAFE PEDESTRIAN TRANSIT SHALL PROVIDE UNOBSTRUCTED CROSS-VISIBILITY FOR VEHICULAR, PEDESTRIAN, AND BICYCLE TRAFFIC AT LEVEL BETWEEN 30' & 8 FT REQUIRED FROM SPACE (I.E. AT ALL DRIVEWAYS, CURB, AND INTERSECTIONS AS REQUIRED.

"ALL EXISTING, PROTECTED TREES WILL REMAIN AND BE PROTECTED DURING CONSTRUCTION" (BY GENERAL CONTRACTOR)

EXISTING LANDSCAPE MATERIAL(S) BE RELOCATED SEE PLAN)

Relocate Qty				
14.13	JCP	3	JUNIPERUS HORIZ. / CHINESE PLAN	18'-20' X 8' EXISTING TO REMAIN(RELOCATE(I))
3	VEJ	1	VEJOVIS MONTEZUMAE / MONTEZUMA PLAN	25' X 12' EXISTING TO REMAIN(RELOCATE(I))
8.5	CIA	3	CALOPHYLLUM BRASILIENSE / BEAUTYLEAF	18' X 20' EXISTING TO REMAIN(RELOCATE(I))
VITACES	SW	3	SWIETENIA MAHOGANI / MAHOGANY	40'-45' X 30' EXISTING TO REMAIN(RELOCATE(I))

EXISTING TREE DISPOSITION CHART

NO.	DIA.	HT.	SPD.	CAL. (")	BOTANICAL NAME	COMMON NAME	CONDITION	(FIELD VERIFY) DISPOSITION
1	15	45	35	18	[illegible]	MAHOGANY	FAIR	TO BE REMOVED
2	8	20	10	10	calophyllum brasiliense	BRAZILIAN BEAUTYLEAF	FAIR	TO BE REMOVED
3	5	20	12	10	[illegible] montezumae	MONTEZUMA PALM	GOOD	TO BE RELOCATE(EXISTING PLAN)
4	15	15	20	10	calophyllum brasiliense	BRAZILIAN BEAUTYLEAF	FAIR	TO BE REMOVED
5	10	10	12	10	[illegible] palmetto	CABBAGE PALM	FAIR	TO BE REMOVED
6	15	15	20	10	calophyllum brasiliense	BRAZILIAN BEAUTYLEAF	GOOD	TO BE REMOVED
7	10	20	20	12	calophyllum brasiliense	BRAZILIAN BEAUTYLEAF	FAIR	TO BE REMOVED
8	15	18	20	8	calophyllum brasiliense	BRAZILIAN BEAUTYLEAF	GOOD	TO BE RELOCATE(EXISTING PLAN)
9	15	21	25	10	calophyllum brasiliense	BRAZILIAN BEAUTYLEAF	GOOD	TO BE RELOCATE(EXISTING PLAN)
10	15	24	30	10	calophyllum brasiliense	BRAZILIAN BEAUTYLEAF	GOOD	TO REMAIN
11	15	20	25	12	calophyllum brasiliense	BRAZILIAN BEAUTYLEAF	GOOD	TO REMAIN
12	4	20	18	EXG	[illegible]	CHRISTMAS PALM	GOOD/SHRUB	TO BE RELOCATE(EXISTING PLAN)
13	4	18	15	EXG	[illegible]	CHRISTMAS PALM	GOOD/SHRUB	TO BE RELOCATE(EXISTING PLAN)
14	15	24	24	12	quercus virginiana	LIVE OAK	GOOD	TO BE REMOVED
15	15	24	24	12	quercus virginiana	LIVE OAK	GOOD	TO BE REMOVED
16	15	24	24	12	quercus virginiana	LIVE OAK	GOOD	TO BE REMOVED
17	15	45	20	12	swietenia mahogani	MAHOGANY	GOOD	TO BE RELOCATE(EXISTING PLAN)
18	15	45	20	12	swietenia mahogani	MAHOGANY	GOOD	TO BE RELOCATE(EXISTING PLAN)
19	15	45	20	12	schefflera actinophylla	UMBRELLA TREE(SCHEFF. CAYAN)	POOR	TO BE REMOVED
20	15	30	20	12	[illegible]	BISHOP WOOD(NEO. CAYAN)	POOR	TO BE REMOVED
21	15	30	10	8	[illegible]	BISHOP WOOD(NEO. CAYAN)	POOR	TO BE REMOVED
22	24	45	40	36	[illegible]	BISHOP WOOD(NEO. CAYAN)	POOR	TO BE REMOVED
23	15	40	30	12	swietenia mahogani	MAHOGANY	GOOD	TO BE RELOCATE(EXISTING PLAN)
24	15	24	24	12	quercus virginiana	LIVE OAK	GOOD	TO BE REMOVED
25	15	24	24	12	quercus virginiana	LIVE OAK	GOOD	TO BE REMOVED
26	15	24	24	12	quercus virginiana	LIVE OAK	GOOD	TO BE REMOVED

FOR ADDITIONAL INFORMATION SEE SHEET L-1 LANDSCAPE PLAN

5/21/13 CITY COMMENTS RVD
10/23/12 REVISED UPDATED RVD
9.21.12 REVISED SITE PLAN

Chase project no: 14023	7/07/11 CITY COMMENTS RVD
CKE project no: 1259	7/28/11 REVISED BDA COMMENTS RVD
scale: AS SHOWN	8/30/11 REVISED PER CITY RVD
date: 9-09-10	9/16/11 REVISED PER CITY RVD
drawn by:	revisions: 9/21/11 REVISED PER CITY COMMENTS

15500 NEW BARN ROAD • SUITE 106 • MIAMI LAKES, FLORIDA 33014 • (305) 558-4124

CHASE O

BIRD ROAD & LeJEUNE ROAD
CORAL GABLES, FLORIDA

CKE GROUP INCORPORATED
engineering • architecture • planning

L-4

LANDSCAPE RENDERING

1"=10'-0"

N

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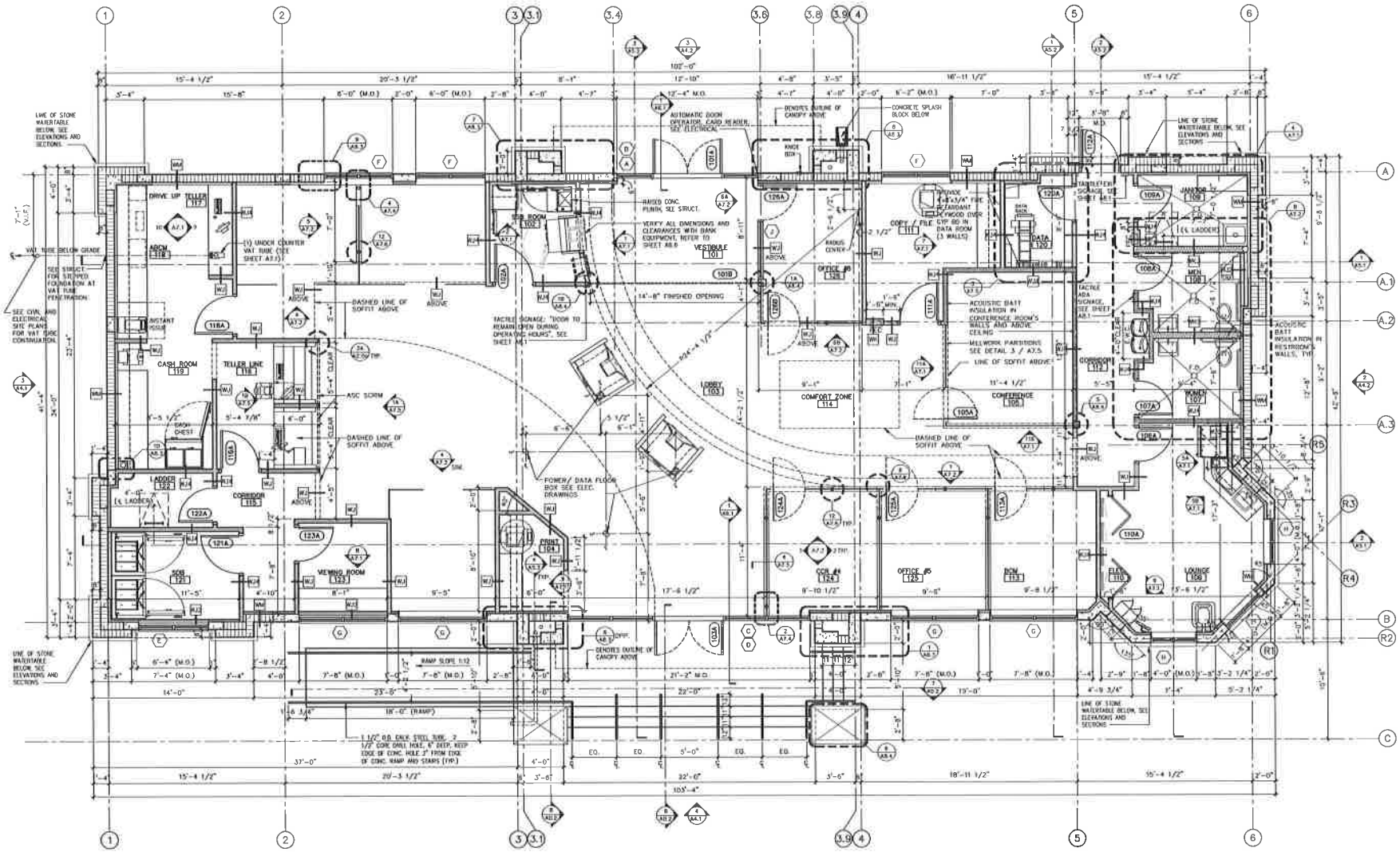
CHASE
BIRD ROAD & LeJEUNE ROAD
CORAL GABLES, FLORIDA

Chase project no. -
CKE project no. 1259
scale: AS SHOWN
date: 5-06-10
drawn by: R.C.
revisions
seal

LR

GENERAL PLAN NOTES:

1. ALL DIMENSIONS ARE FROM FACE OF STUD TO FACE OF STUD OR C.M.U. OR C.I.P. CONC., UNLESS NOTED OTHERWISE
2. SEE SHEET A7.4 FOR PARTITION TYPES.
3. REFER TO CIVIL PLAN FOR NORTH ORIENTATION
4. PROVIDE LIQUID BOOT GAS VAPOR BARRIER SYSTEM AS MANUFACTURED BY CETCO, 2870 FORBS AVENUE, HOFFMAN ESTATES, IL 60192 (714) 384-0111 (800) 527-9948 CETCO.COM
5. SUBMIT SHOP DRAWINGS AND PRODUCT DATA FOR UNDERSLAB GAS COLLECTION LAYOUT, AS WELL AS, VERTICAL VENTING THROUGH ROOF.
6. EDGE OF DOOR JAMB SHALL BE 3" MINIMUM FROM INTERSECTING WALL UNLESS NOTED OTHERWISE.



FLOOR PLAN

SCALE: 1/4" = 1'-0"

1

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1000 S. Ashley Drive
Suite 1 Tampa, FL 33602
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390 Bird Road
Coral Gables, Florida 33146

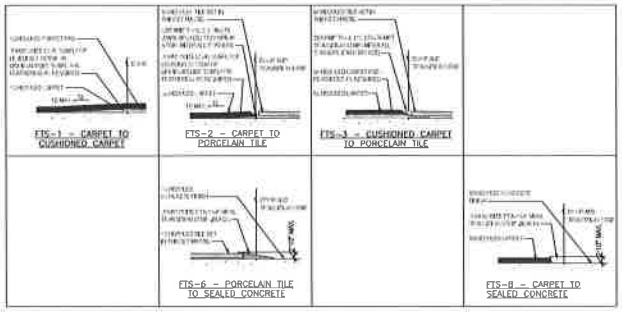
REV. BY	DATE & COMMENTS
△	
△	
△	
△	
△	

JOB NUMBER:	10336
DATE:	07-29-2013
DRAWN BY:	PT/SC
SCALE:	AS NOTED
DRAWING:	FLOOR PLAN

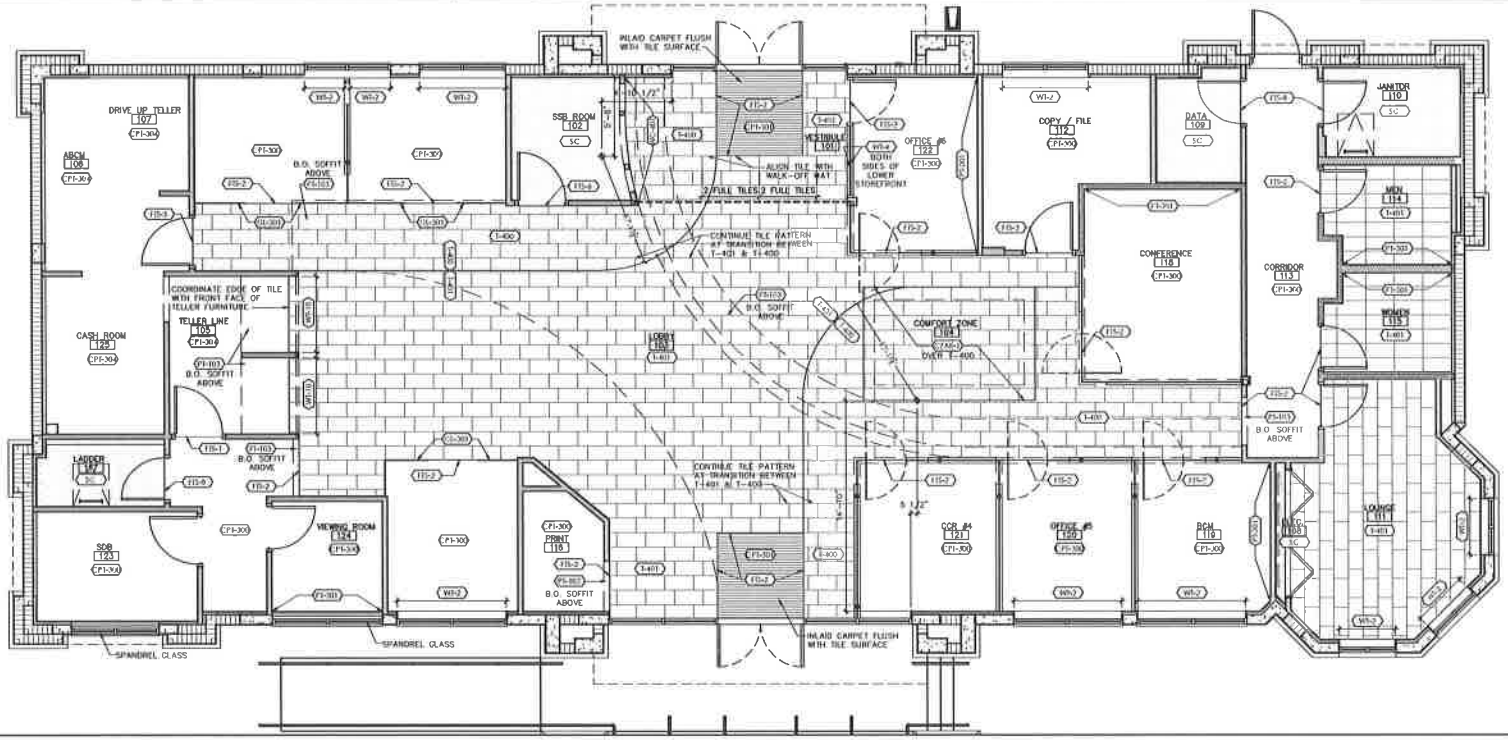
SHEET NUMBER

A1.1

Architect of Record:
Gregg A. Holdsworth, AIA, LEED AP
FL Lic. # - AR0017869



FLOOR TRANS. STRIP DTL. | SCALE: ELIM. | 2



FLOOR FINISH PLAN | SCALE: 1/4" = 1'-0" | 1

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Tampa Bay Area Office
Suite 100
Tampa, FL 33602
Lic. # AA - 0003580
P: 813 - 223 - 8233
F: 813 - 223 - 8238
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REV. BY	DATE & COMMENTS

JOB NUMBER:	1033E
DATE:	07-29-2013
DRAWN BY:	AH
SCALE	AS NOTED
DRAWING	FLOOR FINISH PLAN

SHEET NUMBER
A1.2

Architect of Record:
Gregg A. Holdsworth, AIA, LEED AP
FL. Lic. # - AR0017660

FF&E SCHEDULE

					FURNISHED BY				INSTALLED BY				
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
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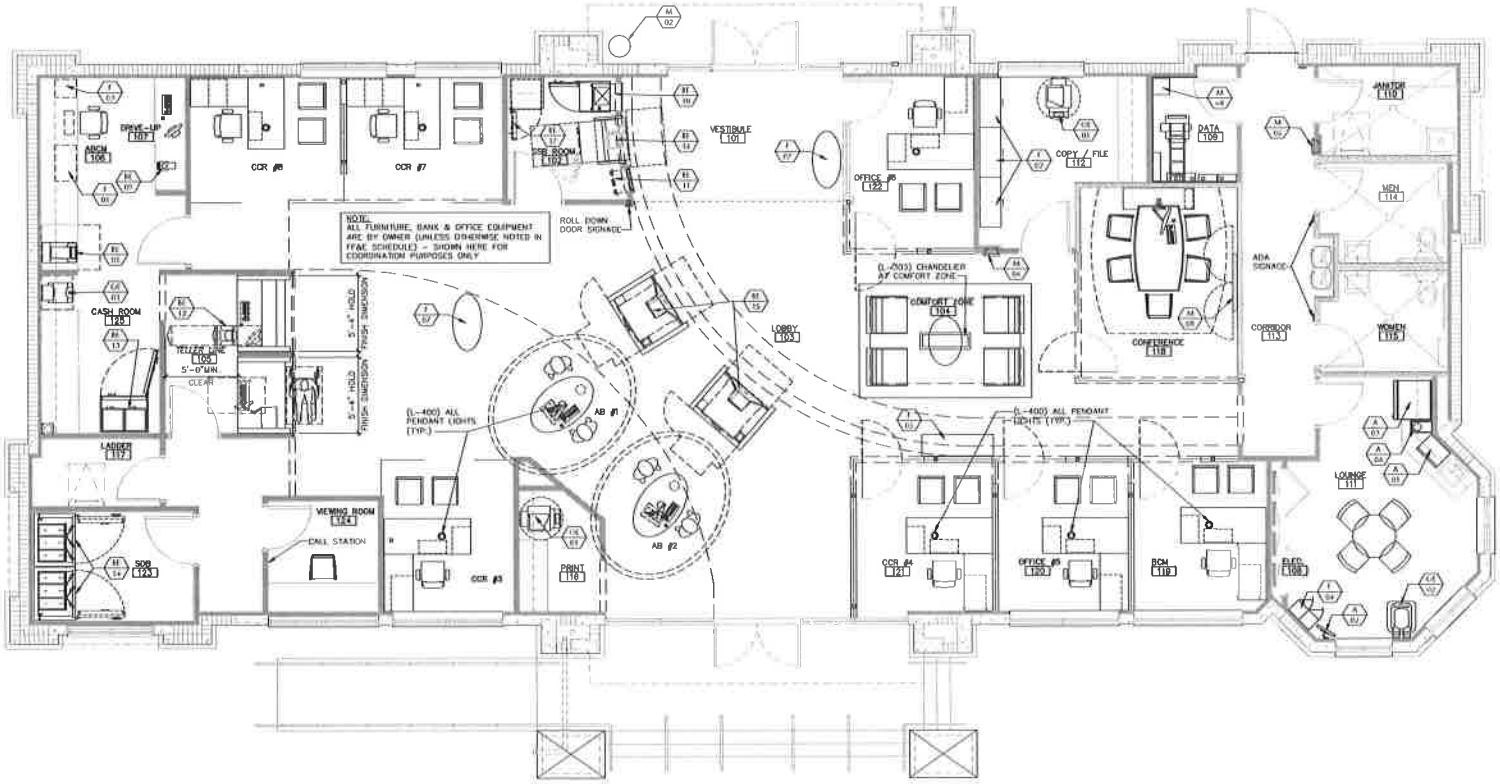

FURNITURE & EQUIPMENT PLAN

SCALE 1/4" = 1'-0"

1

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109 S. Ashley Drive Suite 100 Tampa, FL 33602
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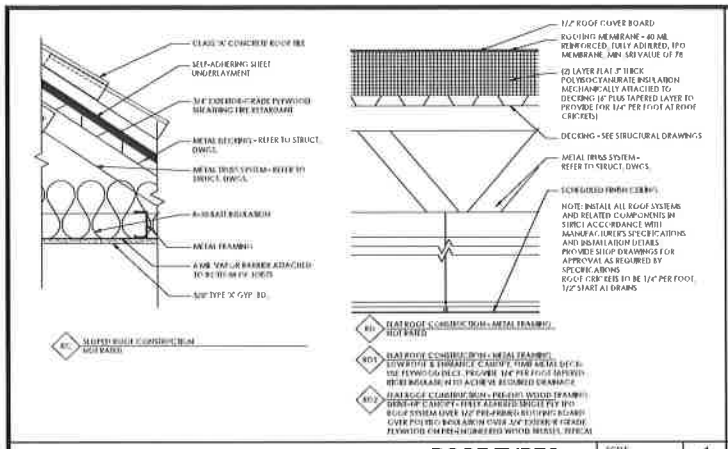
REV. BY	DATE & COMMENTS

JOB NUMBER:	16036
DATE:	07-29-2013
DRAWN BY:	AH
SCALE	AS NOTED
DRAWING:	FURNITURE PLAN

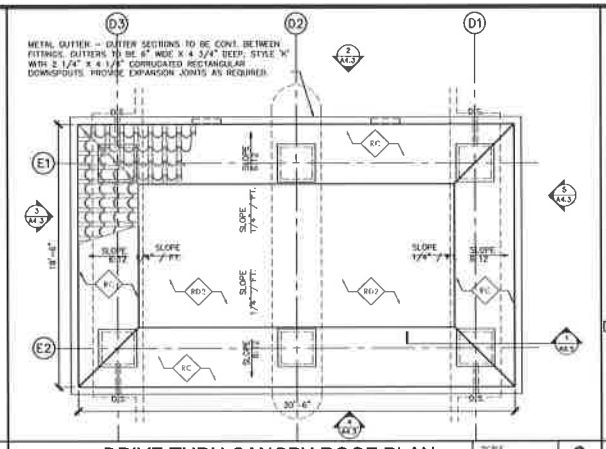
SHEET NUMBER

A1.3

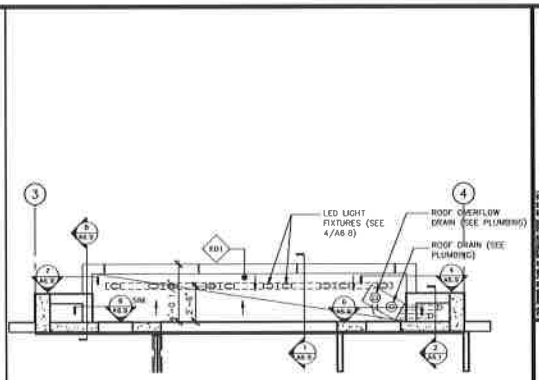
Architect of Record:
Gregg A. Holdsworth, AIA, LEED AP
FL. Lic. # - AR0017660



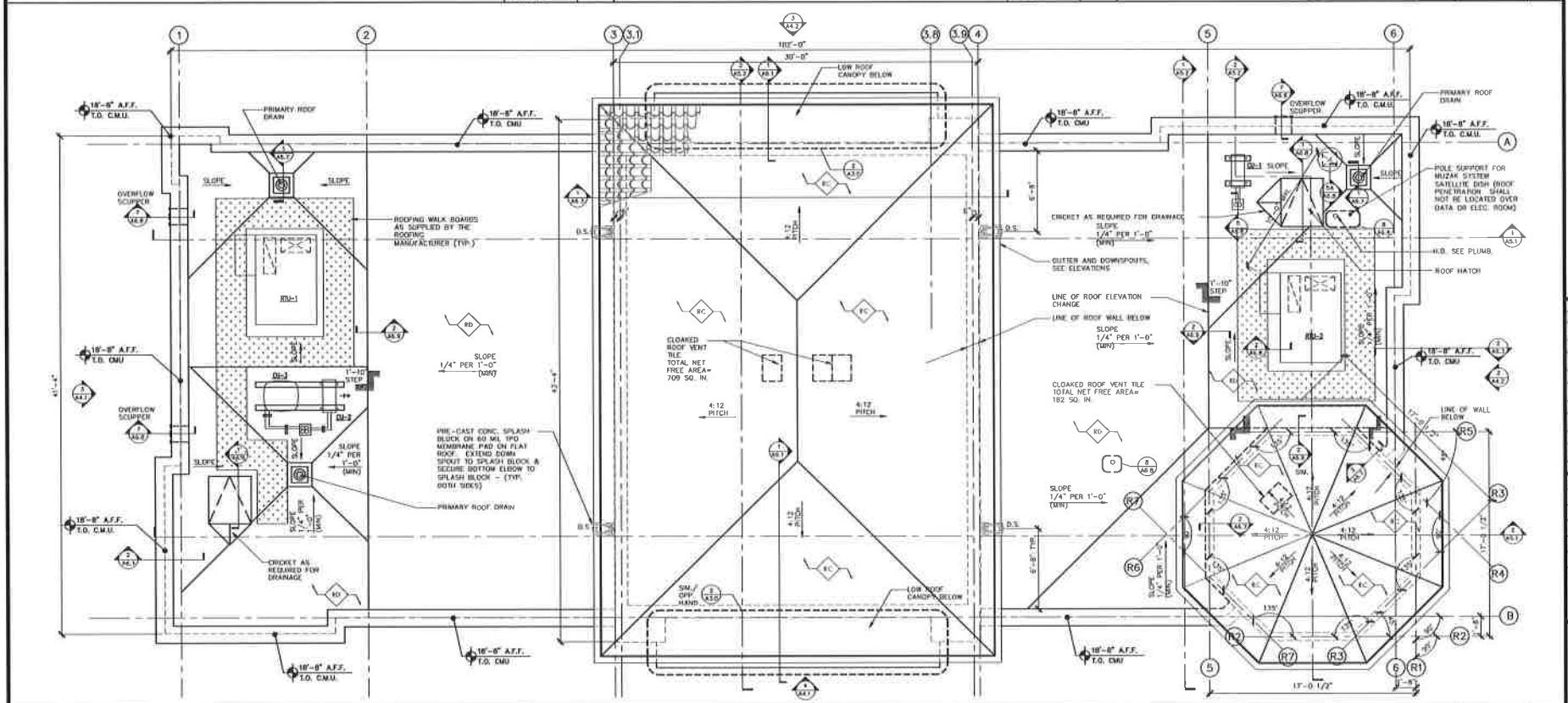
ROOF TYPES — SCALE: N.T.S. — 4



DRIVE THRU CANOPY ROOF PLAN — SCALE: 1/8" = 1'-0" — 3



ENTRY/CANOPY PLAN (@ 13'-0" AFF) — SCALE: 1/8" = 1'-0" — 2



ROOF PLAN — SCALE: 1/8" = 1'-0" — 1

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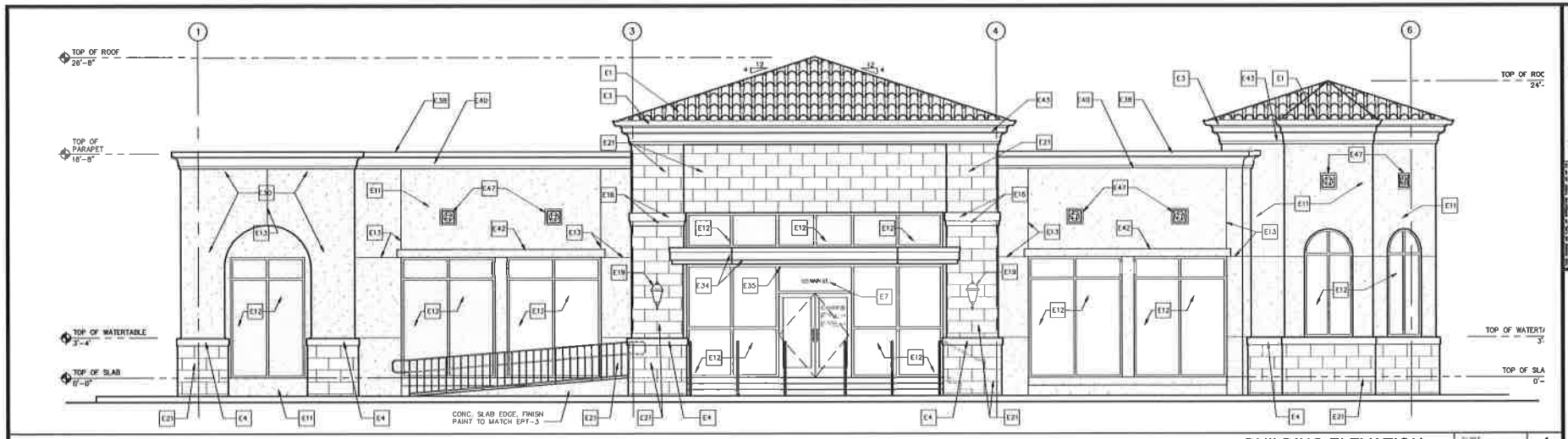
REV. BY	DATE & COMMENTS

JOB NUMBER:	10336
DATE:	07-29-2013
DRAWN BY:	JW
SCALE:	AS NOTED
DRAWING:	ROOF PLAN AND DETAILS

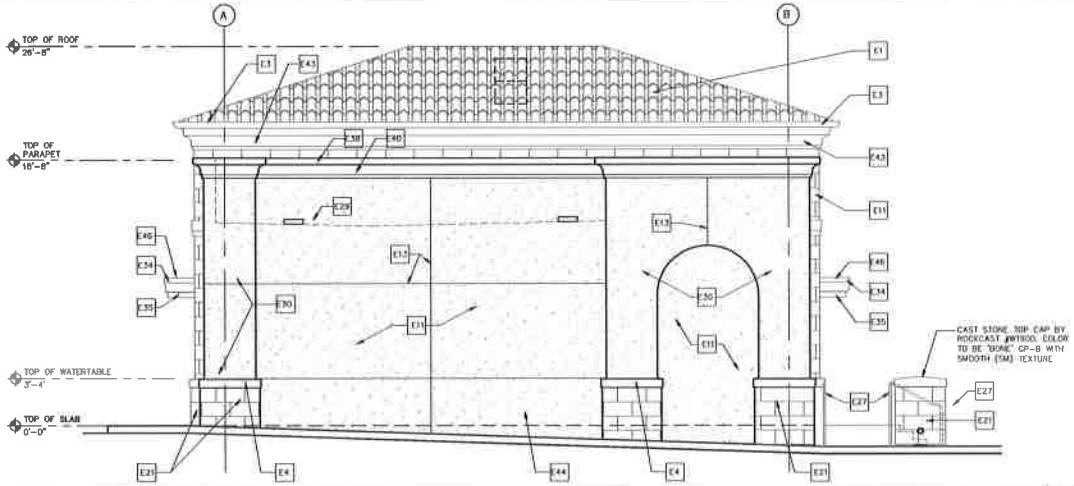
SHEET NUMBER
A3.0

Architect of Record:
Gregg A. Holdsworth, AIA, LEED AP
FL. Lic. # - AR0017669



BUILDING ELEVATION 4

SCALE 1/8" = 1'-0"



BUILDING ELEVATION 3

SCALE 1/8" = 1'-0"

PAINTS

EPT-1 EXTERIOR PAINT: EXTERIOR ALUMINUM / GALVANIZED METAL SURFACES
MANUFACTURER: SHERWIN WILLIAMS
PRODUCT: METALATEX ACRYLIC SEMI-GLOSS
PRODUCT NO.: B42 SERIES
COLOR: SW 2856 "FAIRFAX BROWN"
FINISH: SEMI-GLOSS

EPT-2 EXTERIOR PAINT: EXTERIOR ALUMINUM / GALVANIZED METAL SURFACES (CORRESPONDS W/EIFS-2)
MANUFACTURER: SHERWIN WILLIAMS
PRODUCT: METALATEX ACRYLIC SEMI-GLOSS
PRODUCT NO.: B42 SERIES
COLOR: SW 2804 "RENWICK ROSE BEIGE"
FINISH: SEMI-GLOSS

EPT-3 EXTERIOR PAINT: EXTERIOR ALUMINUM / GALVANIZED METAL SURFACES (CORRESPONDS W/ EIFS-3)
MANUFACTURER: SHERWIN WILLIAMS
PRODUCT: METALATEX ACRYLIC SEMI-GLOSS
PRODUCT NO.: B42 SERIES
COLOR: SW 7104 "COTTON WHITE"
FINISH: SEMI-GLOSS

EPT-4 NOT USED

EPT-5 NOT USED

EPT-6 NOT USED

E1 CLAY ROOF TILE (CERAMICA VEREA 'SPANISH S BROWN') TYP.

E2 8" HIGH x 1" PROJECTION RAISED STUCCO SILL – EPT-3

E3 PREFINISHED METAL GUTTERS, 6" WIDE x 4 3/4" DEEP, "K-STYLE" W/ 4" WIDE x 2 1/4" DEEP CORRUGATED RECTANGULAR DOWNSPOUTS. GUTTER, DOWNSPOUT, & FASCIA COLOR TO BE EPT-1.

E4 CUSTOM STONE WATERTABLE, COLOR AND FINISH TO MATCH "MARMOL" "COLISEUM STONE ANTICATO" STONE TILE VENEER, COLOR: BEIGE WITH BRUSHED FACE AND CHISELED EDGE FINISH.

E5 7/8" THICK (3-COAT) STUCCO SYSTEM ON GALVANIZED METAL LATH ON CMU WALL.

E6 DOOR & FRAME, BRONZE STOREFRONT

E7 6" TALL WITH 1/2" THICK STROKE VINYL ADDRESS NUMBER (WHITE)

E8 BANK EQUIPMENT BY BANK EQUIPMENT VENDOR

E9 BOLLARD BY G.C. SEE DETAILS 3H1, A8.3

E10 CONCRETE CURB & ISLANDS

E11 NOT USED

E12 BRONZE COLORED ALUMINUM IMPACT-RESISTANT STOREFRONT SYSTEM W/ INSULATED IMPACT-RESISTANT GLAZING

E13 STUCCO CONTROL JOINT

E14 NOT USED

E15 BRONZE COLOR ALUM. IMPACT-RESISTANT CURTAINWALL SYSTEM W/ INS. IMPACT-RESISTANT GLAZING

E16 GLASS FIBER REINFORCED CONCRETE PROFILE

E17 NOT USED

E18 NOT USED

E19 EXTERIOR LIGHT FIXTURE, SEE ELEC. DWGS

E20 PAINT SOFFIT EPT-3

E21 STONE TILE VENEER, "MARMOL" 12"X24" "COLISEUM STONE ANTICATO" TRAVERTINE TILE, COLOR: BEIGE WITH BRUSHED FACE AND CHISELED EDGE FINISH

E22 GLASS FIBER REINFORCED CONCRETE COLUMN CAPITAL

E23 1 1/2" OUTSIDE DIAMETER ALUM. TUBE 36" HIGH HANDRAIL (MATCH EPT-1), CORE DRILL & EPOXY GROUT INTO CONC. MIN. 6" DEPTH & MIN. 2" CONC. COVERAGE

E24 AFTER HOURS VESTIBULE ACCESS SIGN

E25 THRU-WALL OVERFLOW SCUPPER

E26 AUTOMATIC DOOR OPERATOR PUSH PAD AND CARD READER – REFER TO SECURITY DRAWINGS FOR ADDITIONAL INFORMATION

E27 SPLASH BLOCK

E28 NOT USED

E29 RELIEF SCUPPER (PRE-FINISHED OR PAINTED TO MATCH EPT-3)

E30 FIRE FIGHTER SIGN TO MEET 2010 FIRE PREVENTION CODE

E31 1/2" SQUARE ALUM. BAR VERTICAL PICKETS INFILL (MATCH EPT-1), TYP.

E32 SPANDREL GLASS

E33 PROVIDE WEATHER TIGHT PULL BOX AT CONDUIT STUB OPENING IN ISLAND.

E34 ACM (ALUMINUM COMPOSITE MATERIAL) PANELS W/ DRY SEAL JOINTS OVER ALUMINUM TUBE AND METAL FRAMING – ALPOLIC "DARK BRONZE" FINISH TO MATCH STOREFRONT.

E35 ACM (ALUMINUM COMPOSITE MATERIAL) PANELS W/ DRY SEAL JOINTS OVER ALUMINUM TUBE AND METAL FRAMING – ALPOLIC "PROGRAM BLUE" FINISH

E36 UPPER FASCIA PANEL PAINTED TO MATCH EPT – 1

E37 OFF-RIDGE ROOF VENTS W/ INSECT SCREEN. SEE SPECIFICATIONS

E38 ALUM. COPING, PRE-FINISHED TO MATCH EPT-2

E40 NOT USED

E41 PHOTOCELL. SEE ELECT. DRAWINGS FOR ADDITIONAL INFORMATION.

E42 8" HIGH x 1" PROJECTION RAISED STUCCO HEADER – EPT-2

E43 CONTINUOUS GLASS FIBER REINFORCED CONCRETE CORNICE – EPT-1

E44 CLOAKED ROOF VENT TILE

E45 SECONDARY STORM DRAIN OVERFLOW NOZZLE, SEE PLUMBING DRAWINGS

E46 STONE BAND TRIM "MARMOL" "COLISEUM STONE ANTICATO" TRAVERTINE, COLOR: BEIGE WITH BRUSHED FACE AND CHISELED EDGE FINISH.

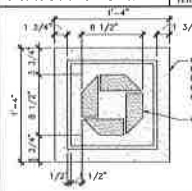
E47 CASTSTONE MEDALLION W/ CHASE LOGO. SEE DETAIL 5 / A4.1

EXTERIOR ELEVATION SPECIFIC NOTES 2

SCALE NOT TO SCALE

FINISH LEGEND 1

SCALE REFER TO SCHED



NOTE: CUSTOM MEDALLION MUST BE APPROVED BY ARCHITECT PRIOR TO FABRICATION.

NOTE: ANCHOR USING S.S. "BLIND PIN" METHOD WITH ADHESIVE PER MANUF. PROVIDE 1/4" SEALANT ALL SIDES.

DETAIL 5

SCALE 1 1/2" = 1'-0"

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100 S. Ashley Drive
Suite 100
Tampa, FL 33602
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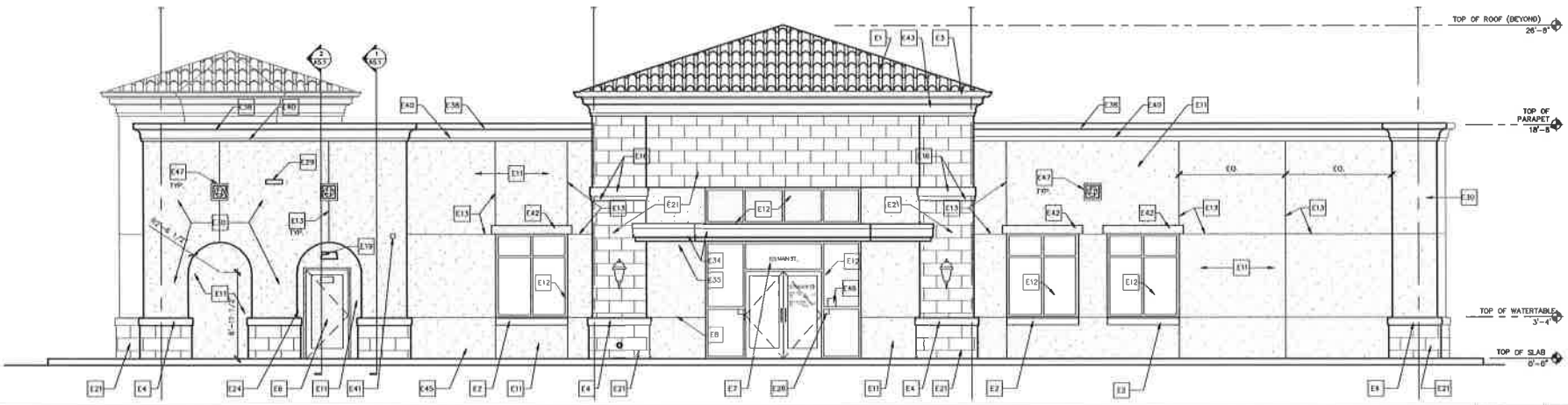
REV. BY	DATE & COMMENTS
KY	BLDG DEPT COMMENT 09-102-2013

JOB NUMBER:	10336
DATE:	07-29-2013
DRAWN BY:	JW
SCALE:	AS NOTED
DRAWING:	ELEVATIONS

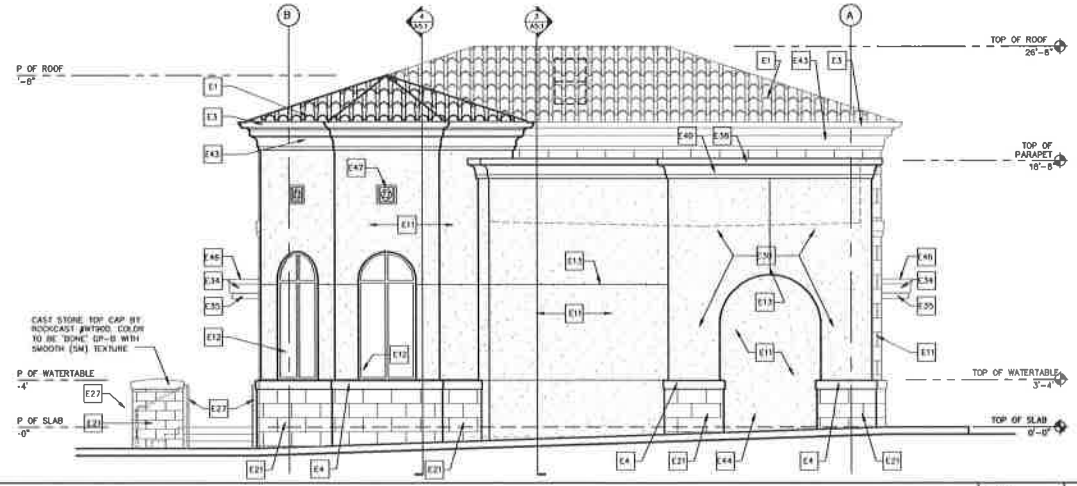
SHEET NUMBER

A4.1

Architect of Record
Gregg A. Holdsworth AIA, LEED AP
FL Lic. # - AR0017869



BUILDING ELEVATION — SCALE 1/8" = 1'-0" — 3



BUILDING ELEVATION — SCALE 1/8" = 1'-0" — 2

E1	CLAY ROOF TILE (CERAMICA VEREA 'SPANISH S BROWN') TYP.
E2	8" HIGH x 1" PROJECTION RAISED STUCCO SILL – EPT-3
E3	PREFINISHED METAL GUTTERS, 6" WIDE x 4 3/4" DEEP, 'K-STYLE' W/ 4" WIDE x 2 1/4" DEEP CORRUGATED RECTANGULAR DOWNSPOUTS, GUTTER, DOWNSPOUT, & FASCIA COLOR TO BE EPT-1.
E4	CUSTOM STONE WATERTABLE, COLOR AND FINISH TO MATCH 'MARMOL' "COLISEUM STONE ANTICATO" STONE TILE VENEER, COLOR: BEIGE WITH BRUSHED FACE AND CHISELED EDGE FINISH.
E5	7/8" THICK (3-COAT) STUCCO SYSTEM ON GALVANIZED METAL LATH ON CMU WALL.
E6	DOOR & FRAME, BRONZE STOREFRONT
E7	6" TALL WITH 1/2" THICK STROKE VINYL ADDRESS NUMBER (WHITE)
E8	BANK EQUIPMENT BY BANK EQUIPMENT VENDOR
E9	BOLLARD BY G.C. SEE DETAILS SHT. A8.3
E10	CONCRETE CURB & ISLANDS
E11	NOT USED
E12	BRONZE COLORED ALUMINUM IMPACT-RESISTANT STOREFRONT SYSTEM W/ INSULATTED IMPACT-RESISTANT GLAZING
E13	STUCCO CONTROL JOINT
E14	NOT USED
E15	BRONZE COLOR ALUM. IMPACT-RESISTANT CURTAINWALL SYSTEM W/ INS. IMPACT-RESISTANT GLAZING
E16	GLASS FIBER REINFORCED CONCRETE PROFILE
E17	NOT USED
E18	NOT USED
E19	EXTERIOR LIGHT FIXTURE, SEE ELEC. DWGS
E20	PAINT SOFFIT EPT-3.
E21	STONE TILE VENEER, 'MARMOL' 12"x24" "COLISEUM STONE ANTICATO" TRAVERTINE TILE, COLOR: BEIGE WITH BRUSHED FACE AND CHISELED EDGE FINISH
E22	GLASS FIBER REINFORCED CONCRETE COLUMN CAPITAL
E23	1 1/2" OUTSIDE DIAMETER ALUM. TUBE 36" HIGH HANDRAIL (MATCH EPT-1), CORE DRILL & EPOXY GROUT INTO CONC. MIN. 6" DEPTH & MIN. 2" CONC. COVERAGE
E24	AFTER HOURS VESTIBULE ACCESS SIGN
E25	THRU-WALL OVERFLOW SCUPPER
E26	AUTOMATIC DOOR OPERATOR PUSH PAD AND CARD READER – REFER TO SECURITY DRAWINGS FOR ADDITIONAL INFORMATION
E27	SPLASH BLOCK
E28	NOT USED
E29	RELIEF SCUPPER (PRE-FINISHED OR PAINTED TO MATCH EPT-3)
E30	FIRE FIGHTER SIGN TO MEET 2010 FIRE PREVENTION CODE
E31	1/2" SQUARE ALUM. BAR VERTICAL PICKETS INFILL (MATCH EPT-1). TYP.
E32	SPANDREL GLASS
E33	PROVIDE WEATHER TIGHT PULL BOX AT CONDUIT STUB OPENING IN ISLAND.
E34	ACM (ALUMINUM COMPOSITE MATERIAL) PANELS W/ DRY SEAL JOINTS OVER ALUMINUM TUBE AND METAL FRAMING – ALPOLIC "DARK BRONZE" FINISH TO MATCH STOREFRONT.
E35	ACM (ALUMINUM COMPOSITE MATERIAL) PANELS W/ DRY SEAL JOINTS OVER ALUMINUM TUBE AND METAL FRAMING – ALPOLIC "PROGRAM BLUE" FINISH
E36	UPPER FASCIA PANEL PAINTED TO MATCH EPT – 1
E37	OFF-RIDGE ROOF VENTS W/ INSECT SCREEN. SEE SPECIFICATIONS
E38	ALUM. COPING, PRE-FINISHED TO MATCH EPT-2
E40	NOT USED
E41	PHOTOCELL. SEE ELECT. DRAWINGS FOR ADDITIONAL INFORMATION.
E42	8" HIGH x 1" PROJECTION RAISED STUCCO HEADER – EPT-2
E43	CONTINUOUS GLASS FIBER REINFORCED CONCRETE CORNICE – EPT-1
E44	CLOAKED ROOF VENT TILE
E45	SECONDARY STORM DRAIN OVERFLOW NOZZLE. SEE PLUMBING DRAWINGS
E46	STONE BAND TRIM 'MARMOL' "COLISEUM STONE ANTICATO" TRAVERTINE, COLOR: BEIGE WITH BRUSHED FACE AND CHISELED EDGE FINISH.
E47	CASTSTONE MEDALLION W/ CHASE LOGO. SEE DETAIL 5 / A4.1

EXTERIOR ELEVATION SPECIFIC NOTES — SCALE (NOT TO SCALE) — 1

bdg ARCHITECTS
100 S. Ashley Drive
Suite 1500
Tampa, FL 33602
Lic. # AA - 0001560
P: 813-323-9233
F: 813-323-9236
W: www.bdgfla.com

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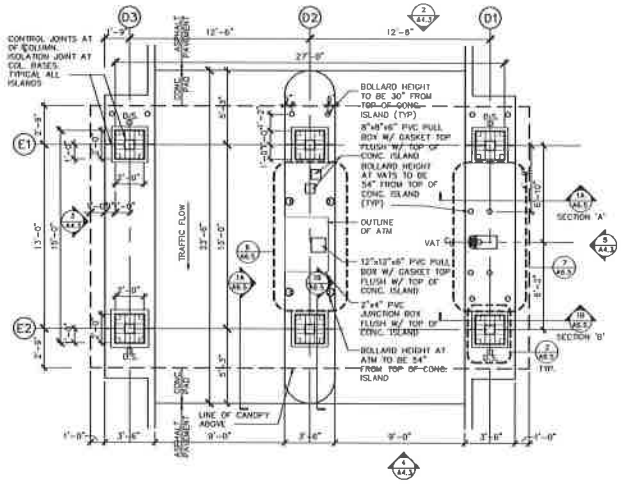
REV. BY	DATE & COMMENTS
1	BLDG DEPT COMMENT 08-102-2013
KY	

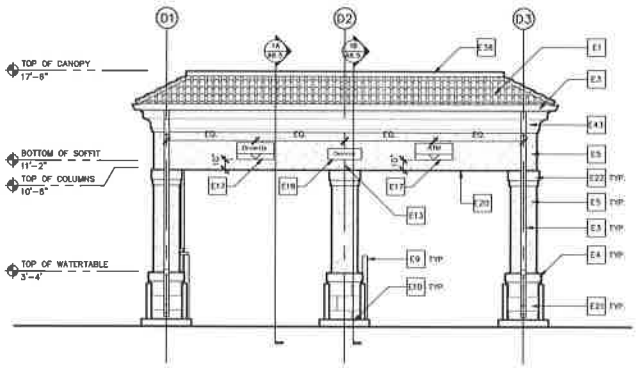
JOB NUMBER:	10538
DATE:	07-29-2013
DRAWN BY:	JW
SCALE:	AS NOTED
DRAWING:	ELEVATIONS

SHEET NUMBER
A4.2

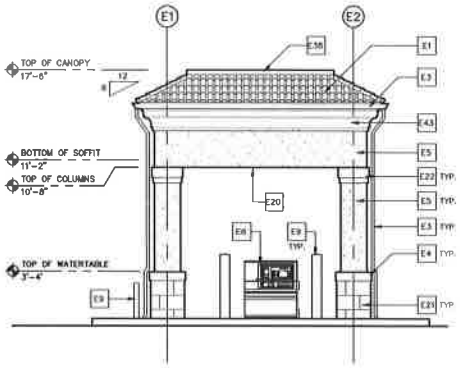
Architect of Record:
Gregg A. Holdsworth AIA, LEED AP
FL Lic. # - AR0017660



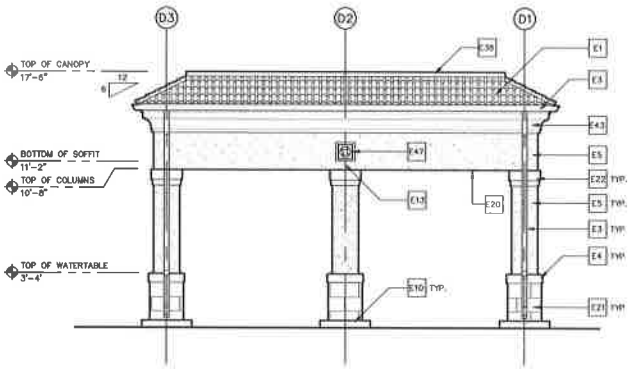
DRIVE-THRU FLOOR PLAN — SCALE 1/8" = 1'-0" — 1



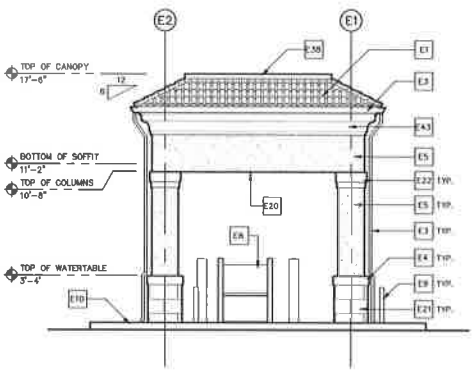
DRIVE-THRU FRONT ELEVATION — SCALE 1/8" = 1'-0" — 2



DRIVE-THRU SIDE ELEVATION — SCALE 1/8" = 1'-0" — 3



DRIVE-THRU REAR ELEVATION — SCALE 1/8" = 1'-0" — 4



DRIVE-THRU SIDE ELEVATION — SCALE 1/8" = 1'-0" — 5

E1 CONCRETE ROOF TILE (MONIER 'BURNT MISSION') TYP.

E2 8" HIGH x 1" PROJECTION RAISED STUCCO SILL -- EPT-3

E3 PREFINISHED METAL GUTTERS, 6" WIDE x 4 3/4" DEEP, 'K-STYLE' W/ 4" WIDE x 2 1/4" DEEP CORRUGATED RECTANGULAR DOWNSPOUTS. GUTTER, DOWNSPOUT, & FASCIA COLOR TO BE EPT-1.

E4 CUSTOM STONE WATERTABLE, COLOR AND FINISH TO MATCH 'MARMOL' "COLISEUM STONE ANTICATO" STONE TILE VENEER, COLOR: BEIGE WITH BRUSHED FACE AND CHISELED EDGE FINISH.

E5 7/8" THICK (3-COAT) STUCCO SYSTEM ON GALVANIZED METAL LATH ON CMU WALL.

E6 DOOR & FRAME, BRONZE STOREFRONT

E7 6" TALL WITH 1/2" THICK STROKE VINYL ADDRESS NUMBER (WHITE)

E8 BANK EQUIPMENT BY BANK EQUIPMENT VENDOR

E9 BOLLARD BY G.C. SEE DETAILS SHT. A6.3

E10 CONCRETE CURB & ISLANDS

E11 NOT USED

E12 BRONZE COLORED ALUMINUM IMPACT-RESISTANT STOREFRONT SYSTEM W/ INSULATTED IMPACT-RESISTANT GLAZING

E13 STUCCO CONTROL JOINT

E14 SIGN BY SIGN PROVIDER. ELECTRICAL POWER & FINAL CONNECTION BY G.C.

E15 BRONZE COLOR ALUM. IMPACT-RESISTANT CURTAINWALL SYSTEM W/ INS. IMPACT-RESISTANT GLAZING

E16 GLASS FIBER REINFORCED CONCRETE PROFILE

E17 SIGN-- ELEC. POWER REQ'D

E18 SIGN-- NO ELEC. POWER REQ'D

E19 EXTERIOR LIGHT FIXTURE, SEE ELEC. DWGS.

E20 PAINT SOFFIT EPT-3

E21 STONE TILE VENEER, 'MARMOL' 12"X24" "COLISEUM STONE ANTICATO" TRAVERTINE TILE, COLOR: BEIGE WITH BRUSHED FACE AND CHISELED EDGE FINISH

E22 GLASS FIBER REINFORCED CONCRETE COLUMN CAPITAL

E23 1 1/2" OUTSIDE DIAMETER ALUM. TUBE 36" HIGH HANDRAIL (MATCH EPT-1), CORE DRILL & EPOXY GROUT INTO CONC. MIN. 8" DEPTH & MIN. 2" CONC. COVERAGE

E24 AFTER HOURS VESTIBULE ACCESS SIGN

E25 THRU-WALL OVERFLOW SCUPPER

E26 AUTOMATIC DOOR OPERATOR PUSH PAD AND CARD READER -- REFER TO SECURITY DRAWINGS FOR ADDITIONAL INFORMATION

E27 SPLASH BLOCK

E28 NOT USED

E29 RELIEF SCUPPER (PRE-FINISHED OR PAINTED TO MATCH EPT-3)

E30 FIRE FIGHTER SIGN TO MEET 2010 FIRE PREVENTION CODE

E31 1/2" SQUARE ALUM. BAR VERTICAL PICKETS INFILL (MATCH EPT-1), TYP.

E32 SPANDREL GLASS

E33 PROVIDE WEATHER TIGHT PULL BOX AT CONDUIT STUB OPENING IN ISLAND.

E34 ACM (ALUMINUM COMPOSITE MATERIAL) PANELS W/ DRY SEAL JOINTS OVER ALUMINUM TUBE AND METAL FRAMING -- ALPOLIC "DARK BRONZE" FINISH TO MATCH STOREFRONT.

E35 ACM (ALUMINUM COMPOSITE MATERIAL) PANELS W/ DRY SEAL JOINTS OVER ALUMINUM TUBE AND METAL FRAMING -- ALPOLIC "PROGRAM BLUE" FINISH

E36 UPPER FASCIA PANEL PAINTED TO MATCH EPT -- 1

E37 OFF-RIDGE ROOF VENTS W/ INSECT SCREEN. SEE SPECIFICATIONS

E38 ALUM. COPING, PRE-FINISHED TO MATCH EPT-2

E39 NOT USED

E40 NOT USED

E41 PHOTOCELL. SEE ELECT. DRAWINGS FOR ADDITIONAL INFORMATION.

E42 8" HIGH x 1" PROJECTION RAISED STUCCO HEADER -- EPT-2

E43 CONTINUOUS GLASS FIBER REINFORCED CONCRETE COPINGE -- EPT-1

E44 CLOAKED ROOF VENT TILE

E45 SECONDARY STORM DRAIN OVERFLOW NOZZLE, SEE PLUMBING DRAWINGS

E46 STONE BAND TRIM 'MARMOL' "COLISEUM STONE ANTICATO" TRAVERTINE, COLOR: BEIGE WITH BRUSHED FACE AND CHISELED EDGE FINISH.

E47 CASTSTONE MEDALLION W/ CHASE LOGO. SEE DETAIL 5 / A4.1

EXTERIOR ELEVATION SPECIFIC NOTES — SCALE (FOR NO SCALE) — 6

bdg ARCHITECTS
100 S. Ashley Drive, Suite 100, Tampa, FL 33602
P: 813-223-2023
F: 813-223-9236
W: www.bdgllc.com

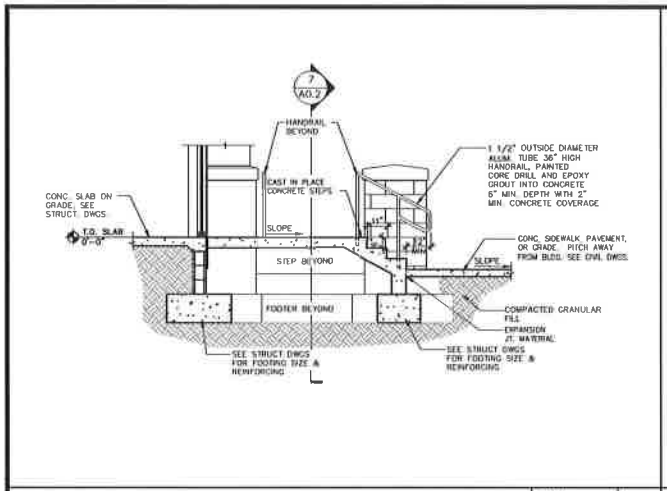
JPMorgan Chase Bank
390 Bird Road
Coral Gables, Florida 33146

REV. BY	DATE & COMMENTS

JOB NUMBER:	10336
DATE:	07-29-2013
DRAWN BY:	MG
SCALE:	AS NOTED
DRAWING:	DRIVE-THRU
CANOPY PLAN & ELEVATIONS	

SHEET NUMBER
A4.3

Architect of Record:
Gregg A. Holdsworth, AIA, LEED AP
FL. Lic. # - AR0017869



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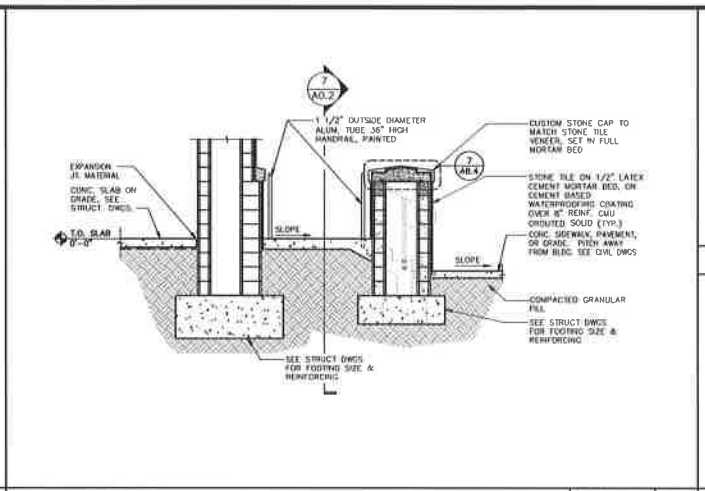

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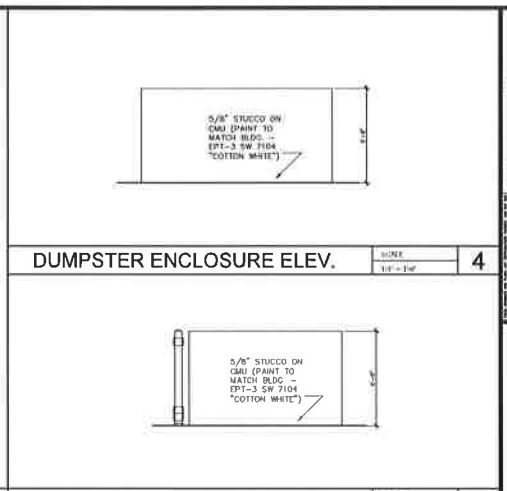
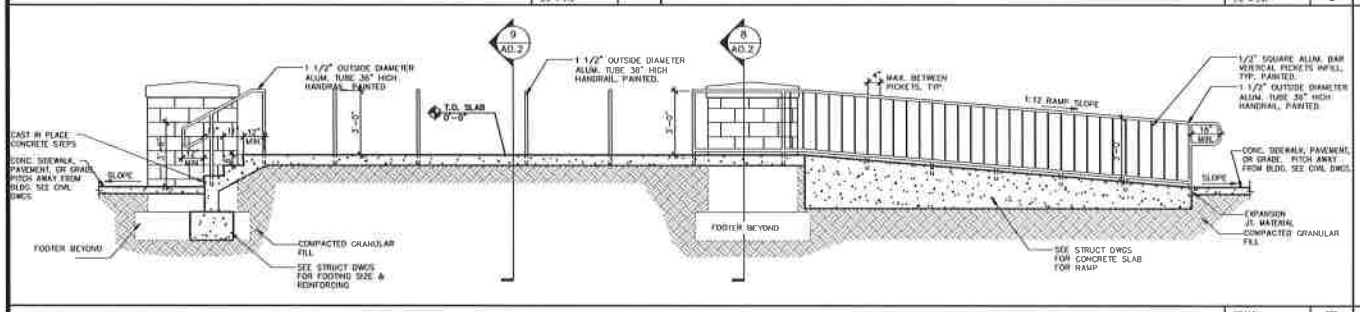


DUMPSTER ENCLOSURE ELEV. | SCALE 1/4" = 1'-0" | 4

DUMPSTER ENCLOSURE ELEV. | SCALE 1/4" = 1'-0" | 3



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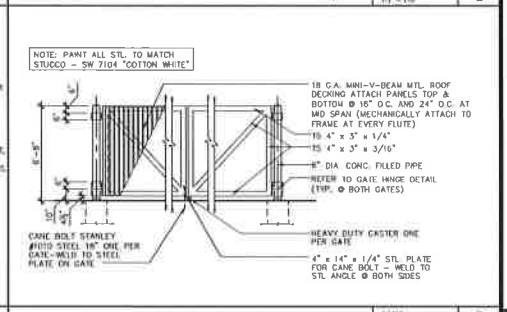

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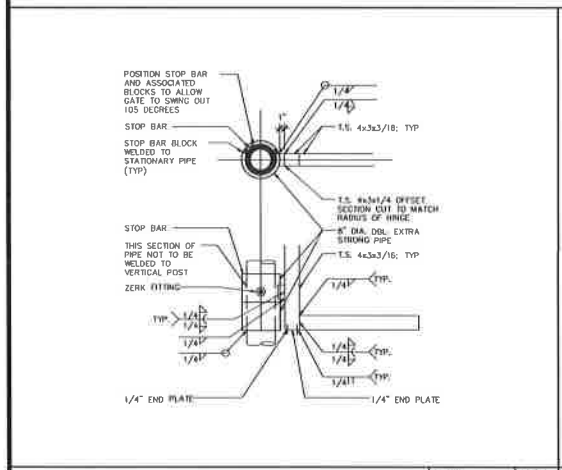
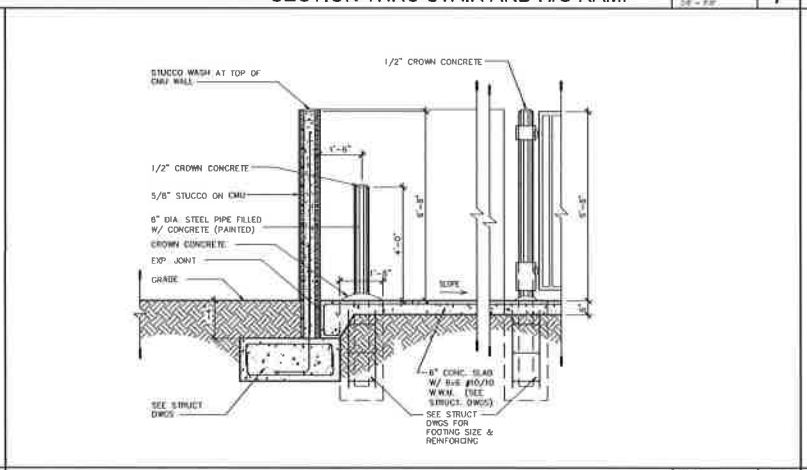


GATE HINGE DETAIL | SCALE 1" = 1'-0" | 6



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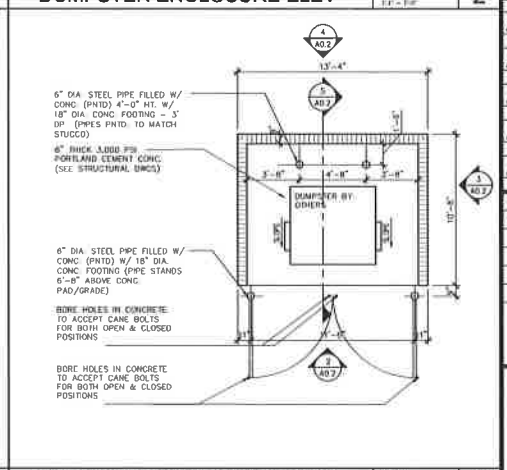


DUMPSTER ENCLOSURE PLAN | SCALE 3/8" = 1'-0" | 1

bdg ARCHITECTS
105 S. Andrews Avenue, Suite 100, Ft. Lauderdale, FL 33302
P: 813 - 323 - 9233
F: 813 - 323 - 9238
W: www.bdgflo.com
Lic. # AA - 0003590

JPMorgan Chase Bank
390 Bird Road
Coral Gables, Florida 33146

REV. BY	DATE & COMMENTS
△	
△	
△	
△	
△	
△	

JOB NUMBER:	10336
DATE:	07-26-2013
DRAWN BY:	JW/SC
SCALE:	AS NOTED
DRAWING:	SITE DETAILS

SHEET NUMBER
A0.2

Architect of Record:
Gregg A. Holdeworth AIA, LEED AP
FL. Lic. # - AR0017669

390 BIRD ROAD
(SUBJECT PROPERTY)

WEST VIEW
FROM BIRD ROAD

CITY OWNED
SUBJECT PROPERTY

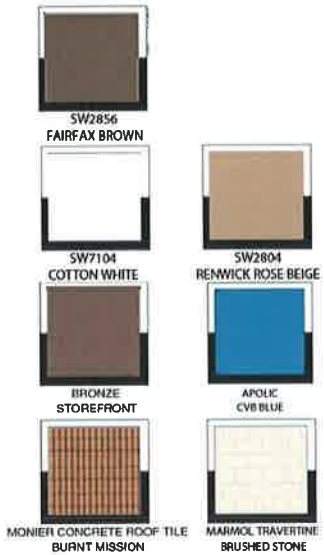
PROPERTY
TO BE SWAPPED

SOUTH VIEW
ON LAGUNA

EAST VIEW
FROM BIRD ROAD

NORTH ELEVATION

WEST ELEVATION



CHASE

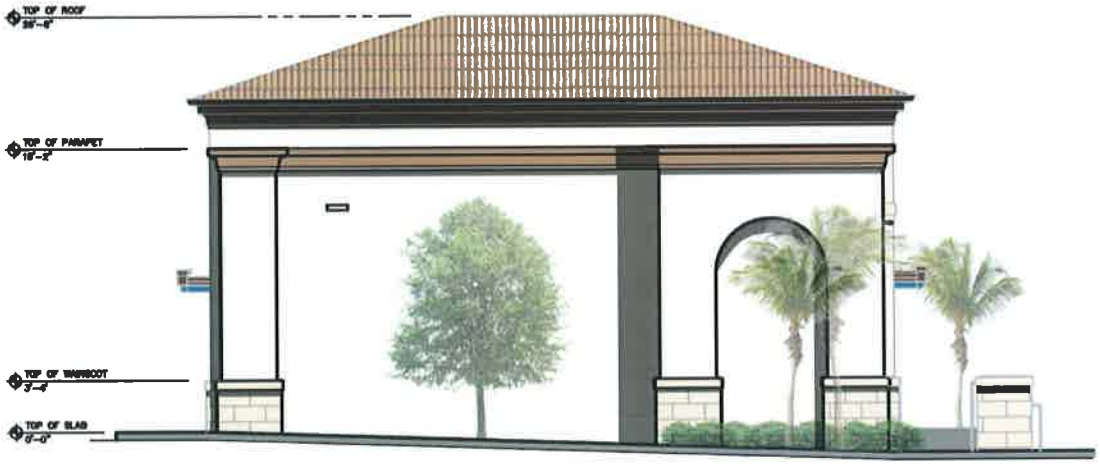
CHASE BANK

BIRD ROAD AND LEJEUNE ROAD
CORAL GABLES, FLORIDA 33146

bdg ARCHITECTS

THE COLORS SHOWN IN THIS RENDERING ARE CLOSE APPROXIMATIONS. DUE TO INK VARIATIONS AND DIFFERENCES IN PRINTERS, AN EXACT COLOR MATCH CANNOT BE ACHIEVED.
THE VIEWER IS ADVISED TO USE THE RENDERING AS A GUIDELINE FOR THE ARRANGEMENT OF COLORS ON THE BUILDING, AND TO THEN REFER TO THE ACTUAL COLOR OR MATERIAL SAMPLES PROVIDED.

SOUTH ELEVATION



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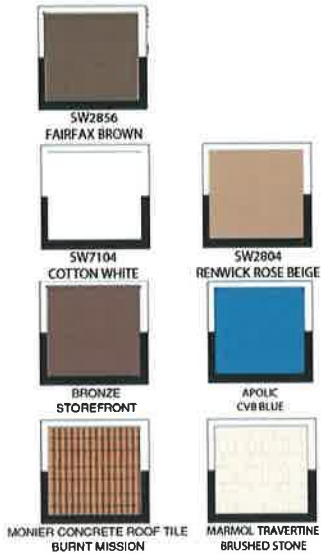

CHASE

CHASE BANK

BIRD ROAD AND LEJEUNE ROAD
CORAL GABLES, FLORIDA 33146

bdg ARCHITECTS

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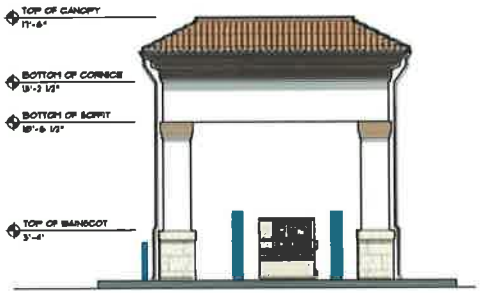
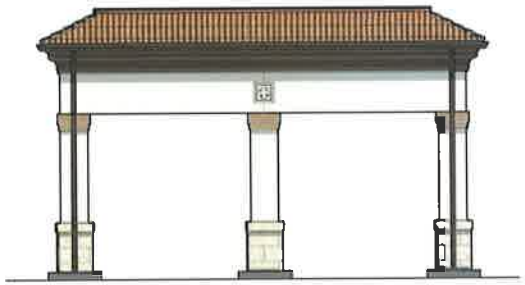


DRIVE - THRU
SOUTH ELEVATION



DRIVE - THRU
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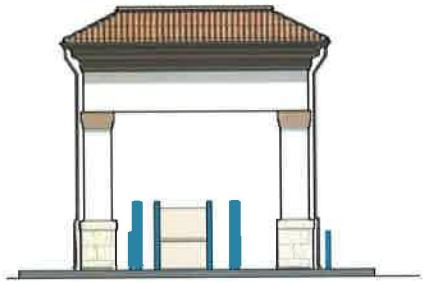
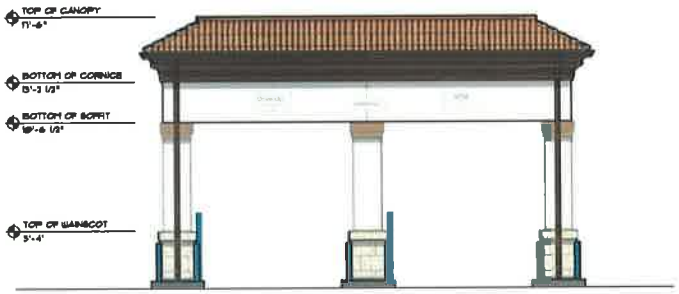
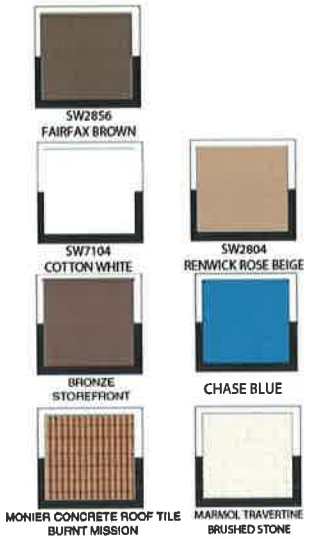


DRIVE - THRU
NORTH ELEVATION



DRIVE - THRU
WEST ELEVATION



CHASE

CHASE BANK

BIRD ROAD AND LEJEUNE ROAD
CORAL GABLES, FLORIDA 33146

bdg ARCHITECTS

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ARTIST INTERPRETATION

2 8 22

See Deed Book 2733, Page 25 for a Resolution Concerning this Plat

E. B. Leatherman Clerk
By W. B. Jones D.C.

I do hereby make affidavit that the information appearing on this plat is accurate and correct to the best of my knowledge and belief.

Edmund Friedman
Affiant-Licensed Civil Engineer 1922

SUBSCRIBED AND SWORN TO BEFORE ME this 16 day of May A.D. 1927

Notary Public State of Florida
My commission expires 2-12-24

This plat was approved by resolution No. 412, passed and adopted by the City Commissioners of Coral Gables, Fla. this 12 day of July A.D. 1927

ATTEST: Clerk City Clerk

APPROVED

Location Sketch

REVISED PLAT

CORAL GABLES
INDUSTRIAL SECTION

C 46985

A SUBDIVISION OF THAT PART OF THE N.E. ¼ AND E. ½ OF THE N.W. ¼ SECTION 13, SEC. 20, TWP. 54 S, RGE. 41 E, DADE COUNTY, FLORIDA.

Dade County, Florida, and the division of all blocks west of Le Jeune Road as recorded in Plat Book 14 on Page 71 of the Public Records of Dade County, Fla.

E. Friedman, Engr. Mar. 1927 F.H. Button, L.A.

Scale 1" = 100'

12 July 28 1927 Plat
22 " " " H. C. Watson
Pd. 1.00

Chase Bank

Bird Road & LeJeune Road

Coral Gables, Florida

traffic study

prepared for:
CKE Group, Inc.

Traf Tech
ENGINEERING, INC.

April 2013
Updated August 2013

Chase Bank

Bird Road and LeJeune Road

Coral Gables, Florida

Traffic Impact Analysis

April 2013
Updated August 2013

Prepared for:
CKE Group, Inc.
1550 New Barn Road, Suite 106
Miami Lakes, Florida 33014

Prepared by:
Traf Tech Engineering, Inc.
8400 N. University Drive, Suite 309
Tamarac, Florida 33321
Phone: (954) 560-7103
Fax: (954) 582-0989

Karl B. Peterson, P.E.
Florida Registration Number 49897
Engineering Business Number 26605
8/14/13

TABLE OF CONTENTS

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- Existing Land Use and Access 3
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INTRODUCTION

Chase Bank is a proposed bank with drive-through lanes planned to be located on the southeast corner of the intersection of Bird Road (SW 40th Street / State Road 976) and LeJeune Road (SW 42nd Street / State Road 953) in the City of Coral Gables, Miami-Dade County, Florida. The proposed branch bank will include two (2) remote drive-through lanes and a one-story building. The location of the project site is illustrated in Figure 1 on the following page.

Traf Tech Engineering, Inc. has been retained by CKE Group, Inc. to conduct a traffic study in connection with the proposed branch bank. This study addresses the traffic generated by the proposed bank, queuing at the remote drive-through lanes, and the projected turning movement volumes at the project access driveways on LeJeune Road and on Laguna Street.

This traffic study is divided into five (5) sections, as listed below:

1. Inventory
2. Trip Generation
3. Trip Distribution and Traffic Assignment
4. Queuing Analysis
5. Summary & Conclusions

Traf Tech
ENGINEERING, INC.

Project Location Map

FIGURE 1
Chase Bank
Coral Gables, Florida

INVENTORY

Existing Land Use and Access

The project site was previously developed with a gasoline service station with a 3,477 square foot convenience store. Access to the site was provided via two (2) right-turn in / right-turn out driveways on Bird Road, a full access driveway on LeJeune Road, and another full access driveway on Laguna Street.

Proposed Land Use and Access

The subject site is planned to be redeveloped with a bank building and two (2) remote drive-through lanes. The new branch bank will consist of approximately 4,120 square feet of building area and parking will be provided on the east and south sides of the site. Appendix A contains the currently proposed site plan for the project.

The two (2) driveways on Bird Road will be eliminated and, as such, no vehicular access will be provided on Bird Road. The existing access driveway on LeJeune Road will remain but will be restricted to right-turns in and right-turns out only. Two (2) driveways will be provided on Laguna Street. The northern driveway on Laguna Street, which is to be located approximately 50 feet from Bird Road, will allow for right-turns and left-turns in and right-turns out (i.e. left-turns out will be prohibited due to the proximity to Bird Road). The southern driveway on Laguna Street will be located approximately 90 feet from Bird Road and will be full access (i.e. all movements will be allowed).

Given the low vehicular volumes on Laguna Street (approximately 120 two-way peak hour vehicles as documented in the Merrick Manor traffic study, please see Appendix B), the relatively low number of peak hour project trips on this roadway (see Figure 2), the presence of an eastbound right-turn lane on Bird Road and Laguna Street, and a median separator on Bird Road, the proximity of the northern driveway on Laguna Street to Bird Road appears to be adequate from an operational standpoint. And, as stated previously, left-turns out of this driveway will be prohibited which will further enhance the operating conditions at this location.

TRIP GENERATION

A trip generation analysis has been conducted for the previous gasoline service station use and the proposed drive-in bank use. The analysis was performed using the trip generation rates and equations published in the Institute of Transportation Engineer's (ITE) *Trip Generation (9th Edition)* report. The trip generation analysis was undertaken for daily, AM peak hour, and PM peak hour conditions. According to the ITE report, the most appropriate "land use" categories for the previous and proposed development are:

GASOLINE / SERVICE STATION WITH CONVENIENCE MARKET (ITE LAND USE #945)

- Weekday Trip Generation Rate: T = PM Peak Trips ÷ 8.3%[1]
- AM Peak Hour Trip Generation Rate: T = 82.13 (X) (51% in / 49% out)
  where T = number of trips and X = 1,000 SF gross floor area
- PM Peak Hour Trip Generation Rate: T = 97.47 (X) (50% in / 50% out)
  - Pass-by = 62%[2]

DRIVE-IN BANK (ITE LAND USE #912)

- Weekday Trip Generation Rate: T = 148.15 (X)
  where T = number of trips and X = 1,000 SF gross floor area
- AM Peak Hour Trip Generation Rate: T = 12.08 (X) (57% in / 43% out)
- PM Peak Hour Trip Generation Rate: T = 24.30 (X) (50% in / 50% out)
  - Pass-by = 47%

Using the above-listed trip generation rates and equations from the referenced ITE document, a trip generation analysis was undertaken for the previous gasoline service station and the proposed drive-in bank. The results of this effort are documented in Table 1 on the following page.

[1] The previous use on this site was a gasoline / service station with convenience market. The size of the convenience market was 3,477 square feet. The number of former fueling positions is unknown. Therefore, the trip generation analysis was based upon the square footage of the convenience store. When the size of the convenience market is utilized as the independent variable, there is no corresponding equation or rate for the weekday trip generation. In order to determine the weekday trip generation rate, the data for this land use based upon fueling positions was utilized. The PM peak hour trip generation rate in this case is 13.51 trips per fueling position. The daily trip generation rate is 162.78 trips per fueling position. Hence, the PM peak hour rate is 8.3% of the daily rate.

[2] According to the ITE *Trip Generation Handbook*, the pass-by rate for Land Use 945 is 62% for the AM peak period and 56% for the PM peak period. In order to present a more conservative (i.e. worst-case scenario with respect to traffic impacts), the 62% pass-by rate was applied to both the AM and PM peak periods for the previous land use.

Table 1 Trip Generation Summary Chase Bank - Coral Gables, Florida								
		Daily	AM Peak Hour Trips			PM Peak Hour Trips		
Land Use	**Size**	**Trips**	**In**	**Out**	**Total**	**In**	**Out**	**Total**
Previous								
Gasoline / Service Station with C-Market	3,477 S.F.	4,084	146	140	286	170	169	339
- Pass-By (62%)		*(2,532)*	*(91)*	*(86)*	*(177)*	*(105)*	*(105)*	*(210)*
Total		**1,552**	**55**	**54**	**109**	**65**	**64**	**129**
Proposed								
Drive-In Bank	4,120 S.F.	610	29	21	50	50	50	100
- Pass-By (47%)		*(287)*	*(14)*	*(10)*	*(24)*	*(24)*	*(23)*	*(47)*
Total		**323**	**15**	**11**	**26**	**26**	**27**	**53**
Difference (Proposed - Previous)		(1,229)	(40)	(43)	(83)	(39)	(37)	(76)

Compiled by: Traf Tech Engineering, Inc. (August 2013).
Source: Institute of Transportation Engineers (ITE) Trip Generation (9th Edition) and the Trip Generation Handbook.

As indicated in Table 1 above, the new Chase Bank is anticipated to generate 323 net (after pass-by) daily vehicle trips, 26 net AM peak hour vehicle trips (15 inbound and 11 outbound) and 53 net PM peak hour vehicle trips (26 inbound and 27 outbound). When compared with the previous gasoline / service station with convenience market development on this site, this represents a decrease of 1,229 daily vehicle trips, a decrease of 83 AM peak hour vehicle trips, and a decrease of 76 PM peak hour vehicle trips.

TRIP DISTRIBUTION AND TRAFFIC ASSIGNMENT

The trip distribution was based upon the Miami-Dade 2035 Long Range Transportation Plan (LRTP) Directional Distribution Report. Table 2 below summarizes the County's directional distribution data for traffic analysis zone 1081, which is applicable to the location of the subject project. Applicable excerpts from the referenced document are included in Appendix C.

Table 2
Project Trip Distribution
Chase Bank - Coral Gables, Florida

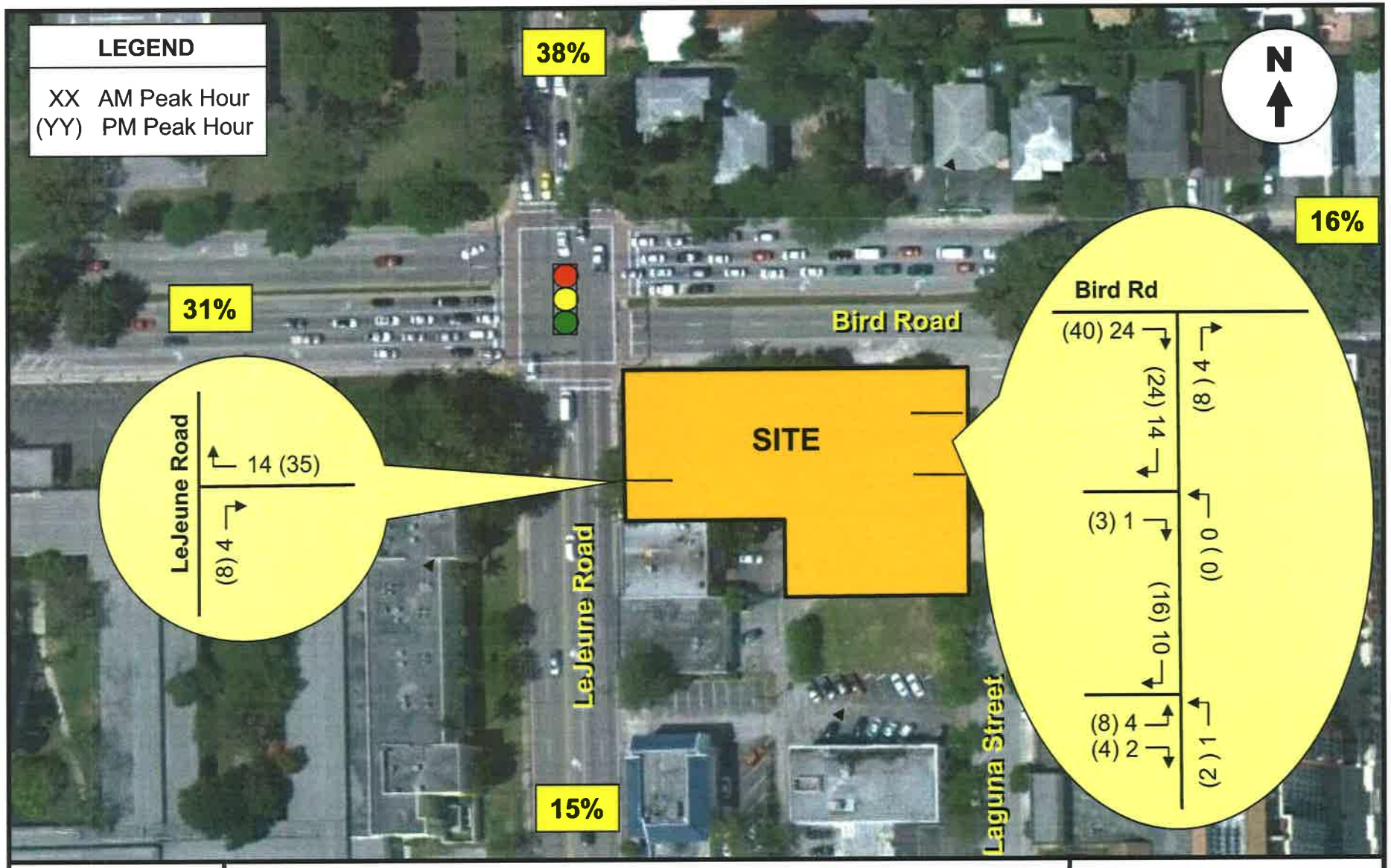
Direction		Percent Distribution
North		
	Northwest	11.31%
	Northeast	25.34%
South		
	Southwest	17.78%
	Southeast	4.45%
East		
	Northeast	14.13%
	Southeast	4.80%
West		
	Northwest	7.55%
	Southwest	14.64%
Total		100.00%

Source: Miami-Dade 2035 LRTP Directional Distribution Report

Utilizing the trip distribution data documented in Table 2, while taking into consideration current traffic volumes / patterns, nearby land uses / destinations, and project driveway locations, the following traffic assignment for the proposed drive-in bank was developed:

- 38% to and from the north via LeJeune Road
- 15% to and from the south via LeJeune Road
- 16% to and from the east via Bird Road
- 31% to and from the west via Bird Road

The AM and PM peak hour traffic generated by the project was assigned to the project driveways using the traffic distribution / assignment documented above. The project traffic assignment is summarized in Figure 2 on the following page.



Traf Tech
ENGINEERING, INC.

Driveway Traffic Assignment

FIGURE 2
Chase Bank
Coral Gables, Florida

QUEUEING ANALYSIS

According to the Institute of Transportation Engineer's (ITE) *Transportation and Land Development*[3] manual, a drive-through bank with a lobby size of less than 5,000 square feet typically requires two (2) drive-through lanes. The proposed Chase Bank at Bird Road and LeJeune Road provides two (2) remote drive-through lanes and therefore, meets ITE's recommended number of drive-through lanes.

Additionally, a queuing analysis was conducted for the proposed drive-through lanes in order to ensure that traffic queues will not spill onto the parking aisle located on the south side of the bank building. The length of queue anticipated at the drive-through lanes was determined using information contained in ITE's *Transportation and Land Development* manual[4]. For this analysis, the following input variables were used:

- **Service Rate:** According to the above-referenced ITE manual, the average service time at drive-through tellers is approximately two (2) minutes (please see Appendix D of this report) or, 30 vehicles per hour per drive-through lane.

- **Demand Rate:** According to ITE's *Transportation and Land Development, (2nd Edition)* by Virgil G. Stover and Frank J. Koepke, approximately 50% of the project traffic associated with banks is projected to use the drive-through lanes. Since the PM peak inbound traffic anticipated at the proposed bank project is 50 vehicles in a one-hour period (including pass-by trips), 50% of 50 inbound vehicles equates to 25 vehicles projected to use the drive-through lanes during the PM peak hour. In order to assess impacts with a conservative approach, 75% of the inbound vehicles (or, 38 vehicles) during the PM peak hour were assumed to use the drive-through lanes.

---

[3] Table 11-4, Lobby Size vs. Drive-Through Window Requirements, *Transportation and Land Development (2nd Edition)* 2002, by Virgil G. Stover and Frank J. Koepke.

[4] Chapter 8 Drive-in Facilities, *Transportation and Land Development (2nd Edition)* 1988, by Vergil G. Stover and Frank J. Koepke.

Using equation 8-9b and Table 8-11 of ITE's *Transportation and Land Development* manual, the maximum length of queue anticipated at the drive-through lanes (which includes those vehicles at the service positions), at the 98% confidence level, is six (6) vehicles. In reviewing the storage capacity to be provided at the drive-through lane facility (refer to project site plan contained in Appendix A), the site plan provides a queuing area of approximately seven (7) vehicles (including the service positions). Therefore, the projected maximum length of queue at the drive-through lanes is not anticipated to spill onto the parking aisle located on the south side of the bank building. The results of the ITE queuing procedure are contained in Appendix D.

In order to provide additional supporting information relative to the adequacy of the vehicle storage capacity of the proposed drive-through facility, field data was collected at a similar facility. This data was collected at the U.S. Century Bank located at 4201 S. LeJeune Road in Coral Gables – approximately 500 feet to the south of the proposed Chase Bank location. The U.S. Century Bank facility consists of a walk-in bank building and two (2) remote drive-through lanes. The queuing observations and data collection efforts were performed on Friday, April 5, 2013 during the following time periods:

- AM Peak Period (8:00 AM to 10:00 AM)
- Mid-Day Peak Period (11:00 AM to 2:00 PM)
- PM Peak Period (3:00 PM to 6:00 PM)

The maximum observed queue at this facility was two (2) vehicles which occurred during the PM peak observation period. The supporting data collected for this analysis is presented in Appendix E of this report. Based upon the national data published by ITE, the queuing analysis performed in accordance with ITE procedures, and the field data collected at a similar facility in Coral Gables, it is evident that the proposed vehicle storage capacity of the Chase Bank drive through lanes is adequate and will not interfere with the adjacent drive aisle under normal conditions.

SUMMARY & CONCLUSIONS

Chase Bank is a proposed bank with drive-through lanes planned to be located on the southeast corner of the intersection of Bird Road and LeJeune Road in the City of Coral Gables, Miami-Dade County, Florida. The proposed branch bank will include two (2) remote drive-through lanes and a one-story building.

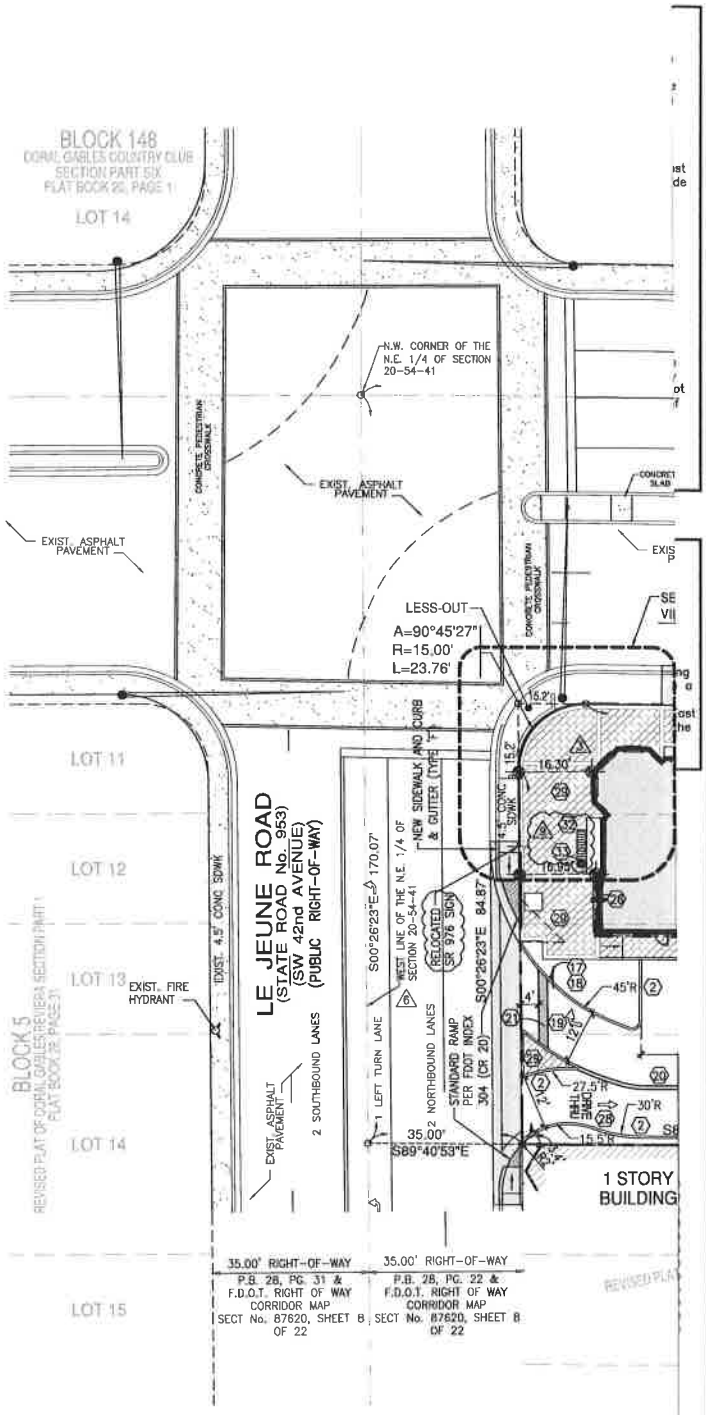
Traf Tech Engineering, Inc. has been retained by CKE Group, Inc. to conduct a traffic study in connection with the proposed branch bank. This study addresses the traffic generated by the proposed bank, queuing at the remote drive-through lanes, and the projected turning movement volumes at the project access driveways on LeJeune Road and Laguna Street.

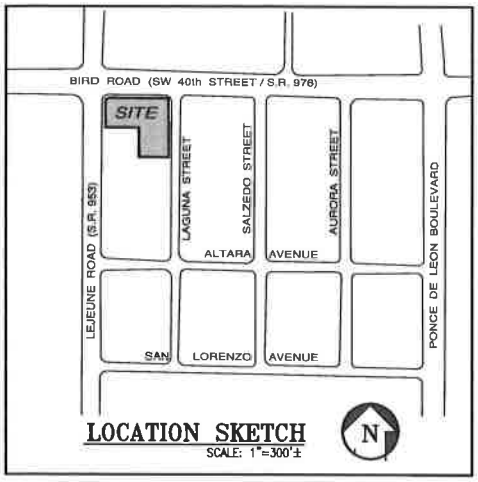
The proposed Chase Bank is anticipated to generate 323 net (after pass-by) daily vehicle trips, 26 net AM peak hour vehicle trips (15 inbound and 11 outbound) and 53 net PM peak hour vehicle trips (26 inbound and 27 outbound). When compared with the previous gasoline / service station with convenience market development on this site, this represents a decrease of 1,229 daily vehicle trips, a decrease of 83 AM peak hour vehicle trips, and a decrease of 76 PM peak hour vehicle trips.

In addition, the projected maximum length of queue at the remote drive-through lanes is not anticipated to spill onto the parking aisle located on the south side of the bank building.

APPENDIX A

Site Plan for Chase Bank

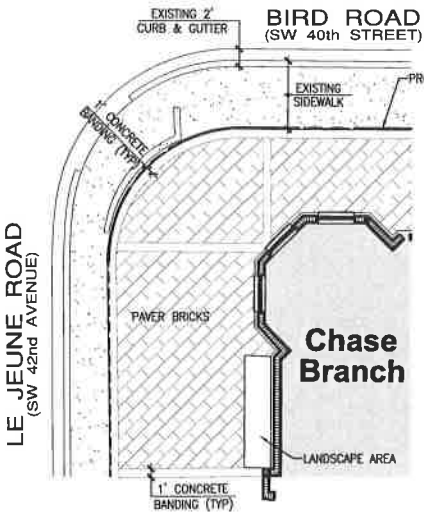




LOCATION SKETCH
SCALE: 1"=300'±

CONSTRUCTION NOTES:

1. ASPHALT PAVEMENT AS PER DETAIL.
2. 6" P.C.C. TYPE 'D' CURB AS PER DETAIL
3. CURB EDGE SIDEWALK AS PER DETAIL.
4. CONCRETE SIDEWALK AS PER DETAIL
5. P.C.C. HANDICAP RAMP – MAX SLOPE 1:12
6. DETECTABLE WARNING SURFACE MATS PER FLORIDA ACCESSIBILITY CODE & PER CHASE SPECIFICATIONS
7. TRASH ENCLOSURE (12'W X 10'D)
8. METAL HALIDE PARKING LIGHT
9. STEEL BOLLARDS
10. 6' LONG P.C.C. WHEEL STOP AS PER DETAIL
11. 6" WHITE STRIPES AT 60' (PER FDOT INDEX No.17346)
12. HANDICAP PARKING AS PER DETAIL.
13. HANDICAP SIGN 7'-0" A.F.P AS PER DETAIL.
14. 2-4" WHITE STRIPES (TYPICAL AT PARKING SPACES)
15. LANDSCAPE AREA.
16. "DO NOT ENTER" SIGN AS PER DETAIL
17. STANDARD F.D.O.T. HIGH INTENSITY "STOP" SIGN. R1-1 (30"x30")
18. STANDARD F.D.O.T. "RIGHT TURN ONLY" SIGN (R3-5R)
19. TRAFFIC ARROWS PAINTED WHITE
20. 6" DOUBLE YELLOW SOLID STRIPES (THERMOPLASTIC)
21. 24" WHITE STOP BAR (THERMOPLASTIC)
22. 6" WHITE STRIPE (THERMOPLASTIC)
23. TRANSFORMER PAD & MANUAL TRANSFER SWITCH
24. BICYCLE RACK BY HUNTCO-MODEL BR3 OR APPROVED EQUAL FINISH: POWDER COATED RED (SEE DETAIL ON SHEET C-4)
25. 'BICYCLE PARKING' SIGN
26. BUILDING SIGN
27. PROPOSED FREE STANDING MONUMENT SIGN (BY SEPARATE PERMIT)
28. PAVEMENT MARKING-24" HIGH LETTERS AND ARROWS PAINTED WHITE
29. PAVER SIDEWALK WITH CURB EDGE
30. 20' X 10' CAR ENVELOPE
31. 10' VISIBILITY TRIANGLE
32. 72" ALUMINUM BENCH BY LANDSCAPEFORMS, PLAINWELL MODEL (SEE DETAIL)
33. 30 GALLON, SIDE OPENING, ALUMINUM LITTER RECEPTACLE BY LANDSCAPEFORMS, SCARBOROUGH MODEL (SEE DETAIL) 3
34. BLACK, 120 VOLT DIE-CAST ALUMINUM LIGHT FIXTURE BY KIM LIGHTING, MODEL SCARAB EL740BL (SEE DETAIL)



ENLARGED VIEW "A-A" 3
1"=10'-0"

NOTES

1. ALL PAVEMENT MARKINGS ARE TO COMPLY WITH MIAMI-DADE COUNTY PUBLIC WORKS STANDARDS/MUTCD AND FDOT STANDARDS. 6
2. PAVEMENT MARKING MATERIAL = PAINT (UNLESS OTHERWISE NOTED)
3. ALL SIGNS BY SEPARATE PERMIT.
4. ALL RADII AND DIMENSIONS ARE TO FACE OF CURB/EDGE OF PAVEMENT.
5. MOT SHALL BE PROVIDED PER FDOT INDEX NO. 613 "WORK WITHIN THE TRAVEL WAY – OUTSIDE LANE" AND FDOT INDEX NO. 660 "PEDESTRIAN CONTROL FOR CLOSURE OF SIDEWALKS". 6

10 8-14-13 "RIGHT TURN" AT NORTH ENTRANCE
9 5-15-13 CITY COMMENTS
8 9-28-12 REV. PROP. LINE

CKE GROUP INCORPORATED
engineering • architecture • planning
15500 NEW BARN ROAD • SUITE 106 • MIAMI LAKES, FLORIDA 33014 • (305) 558-4124

CHASE
BIRD ROAD & LeJEUNE ROAD
CORAL GABLES, FLORIDA

6 10-25-11 PER FDOT
5 8-23-11 ADD TUBES
4 7-27-11 REV. D/THRU
3 6-23-11BOA COMMENTS
2 6-3-11BOA COMMENTS
1 5-16-11 PER CITY
revisions
seal

Chase project no: 14903
CKE project no: 1269
scale: AS SHOWN
date: 9-09-10
drawn by: R.G.

C-1

APPENDIX B

Traffic Counts from Merrick Manor Traffic Impact Study

Crosroads Engineering Data, Inc.

13284 SW 120th Street
Miami, Florida, 33186
Tel: 305-233-3997 Fax: 305-233-7720

CLIENT : TRAFTECH
JOB NO : 2011-054
PROJECT: CORAL GABLES COUNTS
COUNTY : MIAMI-DADE

File Name : ALTARA @ LAGUNA
Site Code : 00000000
Start Date : 9/15/2011
Page No : 1

Groups Printed- AUTOS - HEAVY VEHICLES

	LAGUNA ST From North				ALTARA AVE From East				LAGUNA ST From South				ALTARA AVE From West				
Start Time	Rght	Thru	Left	Other	Rght	Thru	Left	Other	Rght	Thru	Left	Other	Rght	Thru	Left	Other	Int. Total
06:30 AM	4	3	1	9	2	13	0	5	1	1	1	0	1	9	2	1	53
06:45 AM	4	0	0	46	12	42	4	6	4	0	2	0	3	34	9	1	167
Total	8	3	1	55	14	55	4	11	5	1	3	0	4	43	11	2	220
07:00 AM	3	2	1	100	47	45	5	12	9	4	1	2	8	68	8	1	316
07:15 AM	0	2	1	35	10	24	7	2	2	2	0	1	3	32	5	3	129
07:30 AM	2	1	1	1	3	14	2	1	3	0	4	0	1	9	3	0	45
07:45 AM	3	0	0	2	4	10	5	2	0	1	10	0	0	17	5	1	60
Total	8	5	3	138	64	93	19	17	14	7	15	3	12	126	21	5	550
08:00 AM	0	4	0	2	0	8	2	5	3	1	5	0	3	15	1	0	49
08:15 AM	4	0	2	0	0	16	0	2	4	2	3	0	0	20	1	0	54
08:30 AM	0	3	0	2	4	7	1	5	1	2	0	0	2	24	8	1	60
08:45 AM	3	2	1	0	4	14	2	4	7	1	6	0	3	31	3	1	82
Total	7	9	3	4	8	45	5	16	15	6	14	0	8	90	13	2	245
09:00 AM	3	2	1	5	5	26	6	13	3	4	16	0	5	31	5	0	125
09:15 AM	4	2	1	0	5	26	5	7	5	0	5	1	2	19	2	0	84
*** BREAK ***																	
Total	7	4	2	5	10	52	11	20	8	4	21	1	7	50	7	0	209
*** BREAK ***																	
02:30 PM	7	0	11	7	13	25	3	11	17	9	5	36	2	28	16	16	206
02:45 PM	6	2	2	5	6	28	3	9	8	5	8	23	13	20	5	21	164
Total	13	2	13	12	19	53	6	20	25	14	13	59	15	48	21	37	370
03:00 PM	5	4	0	7	4	24	1	5	1	2	11	5	3	20	3	7	102
03:15 PM	10	3	1	2	4	27	2	5	3	0	6	5	2	14	4	0	88
03:30 PM	4	3	0	4	5	33	1	2	4	2	4	2	6	12	3	4	89
03:45 PM	4	4	0	1	7	24	7	3	4	7	6	0	4	20	4	1	96
Total	23	14	1	14	20	108	11	15	12	11	27	12	15	66	14	12	375
04:00 PM	5	6	1	2	0	40	5	3	7	1	7	0	5	17	5	10	114
04:15 PM	2	2	0	6	2	29	4	2	5	2	7	17	9	19	2	2	110
04:30 PM	5	7	1	0	6	57	7	1	5	6	4	2	2	15	3	0	121
04:45 PM	2	3	1	2	7	34	4	2	5	4	8	4	11	20	2	4	113
Total	14	18	3	10	15	160	20	8	22	13	26	23	27	71	12	16	458

Crosroads Engineering Data, Inc.

13284 SW 120th Street
Miami, Florida, 33186
Tel: 305-233-3997 Fax: 305-233-7720

CLIENT : TRAFTECH
JOB NO : 2011-054
PROJECT: CORAL GABLES COUNTS
COUNTY : MIAMI-DADE

File Name : ALTARA @ LAGUNA
Site Code : 00000000
Start Date : 9/15/2011
Page No : 2

Groups Printed- AUTOS - HEAVY VEHICLES

	LAGUNA ST From North				ALTARA AVE From East				LAGUNA ST From South				ALTARA AVE From West				
Start Time	Rght	Thru	Left	Other	Rght	Thru	Left	Other	Rght	Thru	Left	Other	Rght	Thru	Left	Other	Int. Total
05:00 PM	12	4	0	1	6	51	4	4	11	3	9	0	5	11	8	2	131
05:15 PM	8	1	1	0	3	59	5	4	6	3	2	1	7	20	4	0	124
05:30 PM	12	3	0	3	6	48	2	2	4	2	6	1	2	15	3	2	111
05:45 PM	6	6	0	2	5	48	6	5	3	3	9	0	2	19	2	0	116
Total	38	14	1	6	20	206	17	15	24	11	26	2	16	65	17	4	482
Grand Total	118	69	27	244	170	772	93	122	125	67	145	100	104	559	116	78	2909
Apprch %	25.8	15.1	5.9	53.3	14.7	66.7	8	10.5	28.6	15.3	33.2	22.9	12.1	65.2	13.5	9.1	
Total %	4.1	2.4	0.9	8.4	5.8	26.5	3.2	4.2	4.3	2.3	5	3.4	3.6	19.2	4	2.7	
AUTOS	116	68	25	244	166	759	91	122	124	62	142	100	104	549	112	78	2862
% AUTOS	98.3	98.6	92.6	100	97.6	98.3	97.8	100	99.2	92.5	97.9	100	100	98.2	96.6	100	98.4
HEAVY VEHICLES	2	1	2	0	4	13	2	0	1	5	3	0	0	10	4	0	47
% HEAVY VEHICLES	1.7	1.4	7.4	0	2.4	1.7	2.2	0	0.8	7.5	2.1	0	0	1.8	3.4	0	1.6

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File Name : ALTARA @ LAGUNA
Site Code : 00000000
Start Date : 9/15/2011
Page No : 3

	LAGUNA ST From North					ALTARA AVE From East					LAGUNA ST From South					ALTARA AVE From West					
Start Time	Rght	Thru	Left	Other	App. Total	Rght	Thru	Left	Other	App. Total	Rght	Thru	Left	Other	App. Total	Rght	Thru	Left	Other	App. Total	Int. Total
Peak Hour Analysis From 06:30 AM to 09:15 AM - Peak 1 of 1																					
Peak Hour for Entire Intersection Begins at 06:30 AM																					
06:30 AM	4	3	1	9	17	2	13	0	5	20	1	1	1	0	3	1	9	2	1	13	53
06:45 AM	4	0	0	46	50	12	42	4	6	64	4	0	2	0	6	3	34	9	1	47	167
07:00 AM	3	2	1	100	106	47	45	5	12	109	9	4	1	2	16	8	68	8	1	85	316
07:15 AM	0	2	1	35	38	10	24	7	2	43	2	2	0	1	5	3	32	5	3	43	129
Total Volume	11	7	3	190	211	71	124	16	25	236	16	7	4	3	30	15	143	24	6	188	665
% App. Total	5.2	3.3	1.4	90		30.1	52.5	6.8	10.6		53.3	23.3	13.3	10		8	76.1	12.8	3.2		
PHF	.688	.583	.750	.475	.498	.378	.689	.571	.521	.541	.444	.438	.500	.375	.469	.469	.526	.667	.500	.553	.526

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File Name : ALTARA @ LAGUNA
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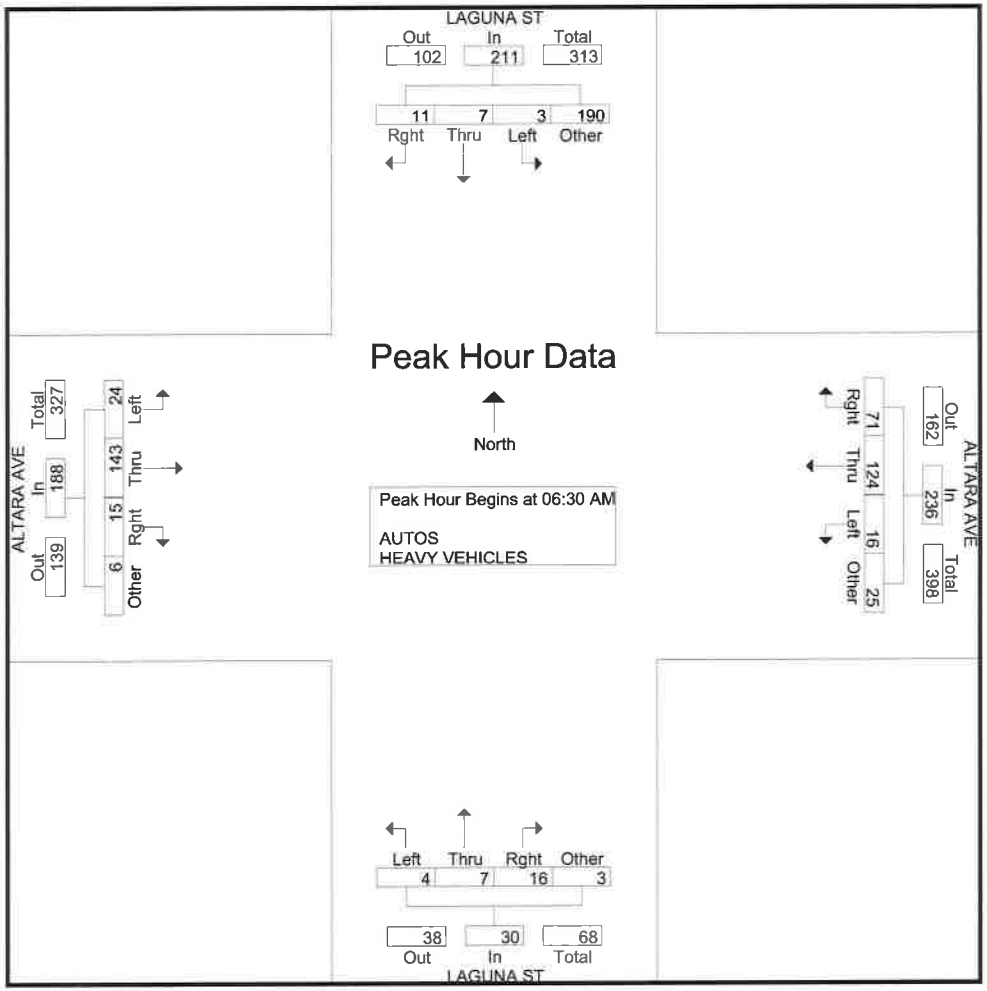

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	LAGUNA ST From North					ALTARA AVE From East					LAGUNA ST From South					ALTARA AVE From West					
Start Time	Rght	Thru	Left	Other	App. Total	Rght	Thru	Left	Other	App. Total	Rght	Thru	Left	Other	App. Total	Rght	Thru	Left	Other	App. Total	Int. Total
Peak Hour Analysis From 02:30 PM to 05:45 PM - Peak 1 of 1																					
Peak Hour for Entire Intersection Begins at 02:30 PM																					
02:30 PM	7	0	11	7	25	13	25	3	11	52	17	9	5	36	67	2	28	16	16	62	206
02:45 PM	6	2	2	5	15	6	28	3	9	46	8	5	8	23	44	13	20	5	21	59	164
03:00 PM	5	4	0	7	16	4	24	1	5	34	1	2	11	5	19	3	20	3	7	33	102
03:15 PM	10	3	1	2	16	4	27	2	5	38	3	0	6	5	14	2	14	4	0	20	88
Total Volume	28	9	14	21	72	27	104	9	30	170	29	16	30	69	144	20	82	28	44	174	560
% App. Total	38.9	12.5	19.4	29.2		15.9	61.2	5.3	17.6		20.1	11.1	20.8	47.9		11.5	47.1	16.1	25.3		
PHF	.700	.563	.318	.750	.720	.519	.929	.750	.682	.817	.426	.444	.682	.479	.537	.385	.732	.438	.524	.702	.680

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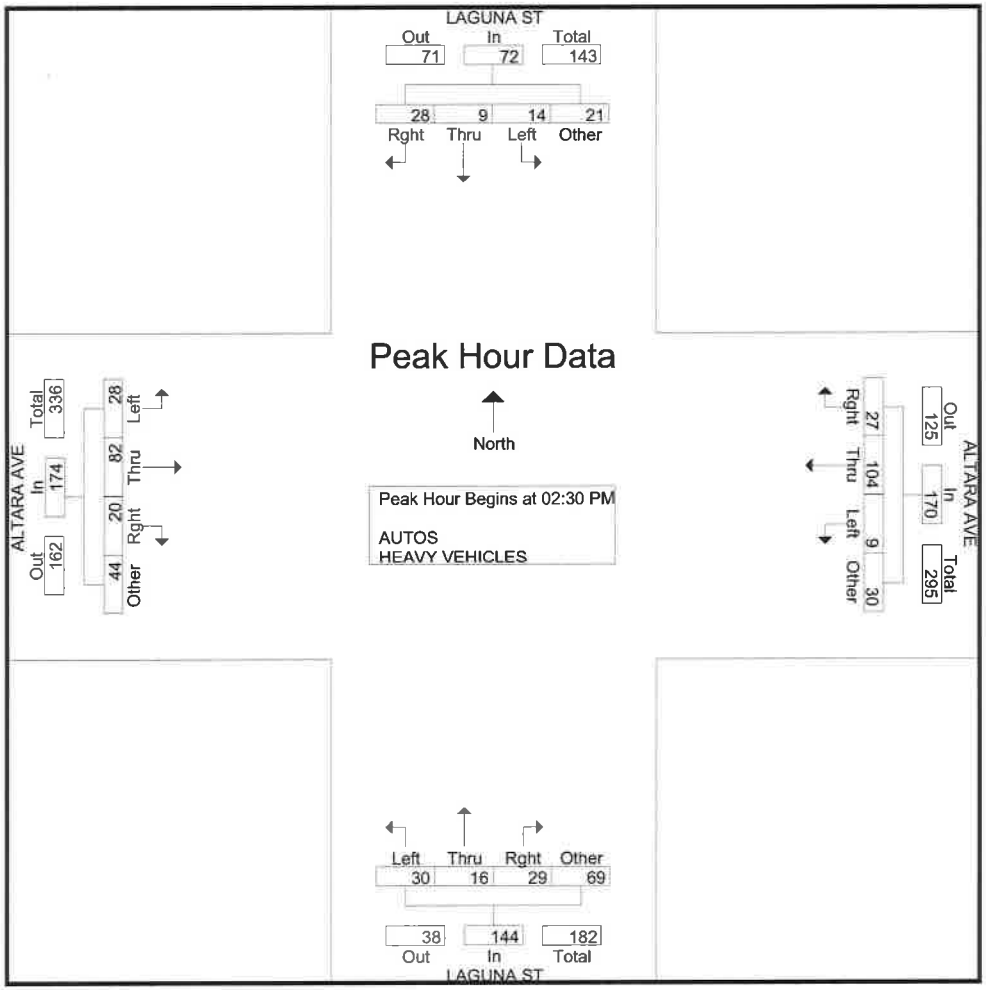

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File Name : ALTARA @ LAGUNA
Site Code : 00000000
Start Date : 9/15/2011
Page No : 1

Groups Printed- HEAVY VEHICLES

	LAGUNA ST From North				ALTARA AVE From East				LAGUNA ST From South				ALTARA AVE From West				
Start Time	Rght	Thru	Left	Other	Rght	Thru	Left	Other	Rght	Thru	Left	Other	Rght	Thru	Left	Other	Int. Total
06:30 AM	0	0	1	0	0	0	0	0	0	0	0	0	0	1	0	0	2
06:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	1
Total	0	0	1	0	0	0	0	0	0	0	0	0	0	1	1	0	3
07:00 AM	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	1
07:15 AM	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	1
07:30 AM	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	1
*** BREAK ***																	
Total	0	0	0	0	0	0	0	0	0	2	1	0	0	0	0	0	3
*** BREAK ***																	
08:15 AM	0	0	1	0	0	1	0	0	0	0	0	0	0	1	0	0	3
08:30 AM	0	0	0	0	0	2	1	0	0	0	0	0	0	0	1	0	4
08:45 AM	1	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	2
Total	1	0	1	0	0	3	2	0	0	0	0	0	0	1	1	0	9
09:00 AM	1	0	0	0	0	1	0	0	0	0	0	0	0	1	0	0	3
09:15 AM	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	1
*** BREAK ***																	
Total	1	0	0	0	0	1	0	0	0	0	1	0	0	1	0	0	4
*** BREAK ***																	
02:30 PM	0	0	0	0	0	0	0	0	0	1	0	0	0	0	1	0	2
02:45 PM	0	0	0	0	0	0	0	0	1	0	0	0	0	1	0	0	2
Total	0	0	0	0	0	0	0	0	1	1	0	0	0	1	1	0	4
03:00 PM	0	0	0	0	0	2	0	0	0	0	0	0	0	1	0	0	3
03:15 PM	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	1
03:30 PM	0	1	0	0	0	0	0	0	0	0	1	0	0	0	1	0	3
03:45 PM	0	0	0	0	2	1	0	0	0	1	0	0	0	1	0	0	5
Total	0	1	0	0	3	3	0	0	0	1	1	0	0	2	1	0	12
04:00 PM	0	0	0	0	0	2	0	0	0	0	0	0	0	0	0	0	2
*** BREAK ***																	
04:30 PM	0	0	0	0	0	1	0	0	0	0	0	0	0	1	0	0	2
04:45 PM	0	0	0	0	0	1	0	0	0	0	0	0	0	2	0	0	3
Total	0	0	0	0	0	4	0	0	0	0	0	0	0	3	0	0	7

Crosroads Engineering Data, Inc.

13284 SW 120th Street
Miami, Florida, 33186
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File Name : ALTARA @ LAGUNA
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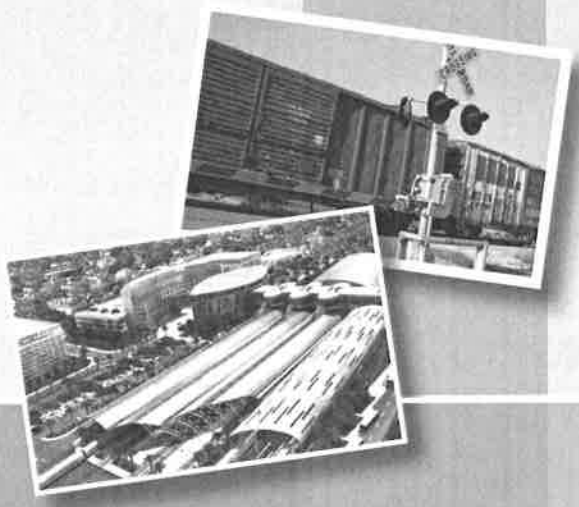
	LAGUNA ST From North				ALTARA AVE From East				LAGUNA ST From South				ALTARA AVE From West				
Start Time	Rght	Thru	Left	Other	Rght	Thru	Left	Other	Rght	Thru	Left	Other	Rght	Thru	Left	Other	Int. Total
*** BREAK ***																	
05:15 PM	0	0	0	0	1	0	0	0	0	1	0	0	0	0	0	0	2
05:30 PM	0	0	0	0	0	2	0	0	0	0	0	0	0	1	0	0	3
*** BREAK ***																	
Total	0	0	0	0	1	2	0	0	0	1	0	0	0	1	0	0	5
Grand Total	2	1	2	0	4	13	2	0	1	5	3	0	0	10	4	0	47
Apprch %	40	20	40	0	21.1	68.4	10.5	0	11.1	55.6	33.3	0	0	71.4	28.6	0	
Total %	4.3	2.1	4.3	0	8.5	27.7	4.3	0	2.1	10.6	6.4	0	0	21.3	8.5	0	

APPENDIX C

Miami-Dade 2035 LRTP Excerpts

Miami-Dade 2035 Long Range Transportation Plan

Directional Trip Distribution Report



October 29, 2009

2035 Miami-Dade Transportation Plan

Prepared by:

Gannett Fleming

In association with:

Advanced Transportation Engineering Consultants

AECOM Consult

Charesse Chester and Associates

Citilabs

Metropolitan Center at Florida International University

Strategy Solutions

MIAMI-DADE 2035 DIRECTIONAL DISTRIBUTION SUMMARY											
			CARDINAL DIRECTIONS								
ORIGIN ZONE			NNE	ENE	ESE	SSE	SSW	WSW	WNW	NNW	TOTAL
		PERCENT	17.2	12.09	0.64	1.72	13.22	21.61	14.39	19.12	
1055	3755	TRIPS	2210	1830	81	253	936	1424	1051	1445	9,230
		PERCENT	23.94	19.83	0.88	2.74	10.14	15.43	11.39	15.66	
1056	3756	TRIPS	1622	1625	203	475	593	1057	870	1114	7,559
		PERCENT	21.46	21.5	2.69	6.28	7.84	13.98	11.51	14.74	
1057	3757	TRIPS	1648	1761	257	575	1266	994	1083	1594	9,178
		PERCENT	17.96	19.19	2.8	6.26	13.79	10.83	11.8	17.37	
1058	3758	TRIPS	2337	2185	755	1163	2296	2156	1049	2603	14,544
		PERCENT	16.07	15.02	5.19	8	15.79	14.82	7.21	17.9	
1059	3759	TRIPS	2686	2755	994	818	2677	2716	1588	2476	16,710
		PERCENT	16.07	16.49	5.95	4.9	16.02	16.25	9.5	14.82	
1060	3760	TRIPS	1356	1033	260	209	1204	1296	902	1324	7,584
		PERCENT	17.88	13.62	3.43	2.76	15.88	17.09	11.89	17.46	
1061	3761	TRIPS	4150	3917	908	1168	3818	2973	1915	2115	20,964
		PERCENT	19.8	18.68	4.33	5.57	18.21	14.18	9.13	10.09	
1062	3762	TRIPS	1541	2387	563	612	1321	1133	953	927	9,437
		PERCENT	16.33	25.29	5.97	6.49	14	12.01	10.1	9.82	
1063	3763	TRIPS	662	1376	752	422	305	242	241	460	4,460
		PERCENT	14.84	30.85	16.86	9.46	6.84	5.43	5.4	10.31	
1064	3764	TRIPS	1605	844	274	231	847	816	1029	1142	6,788
		PERCENT	23.64	12.43	4.04	3.4	12.48	12.02	15.16	16.82	
1065	3765	TRIPS	635	410	207	151	617	384	468	817	3,689
		PERCENT	17.21	11.11	5.61	4.09	16.73	10.41	12.69	22.15	
1066	3766	TRIPS	673	548	250	141	730	789	542	1200	4,873
		PERCENT	13.81	11.25	5.13	2.89	14.98	16.19	11.12	24.63	
1067	3767	TRIPS	332	316	136	86	354	487	413	669	2,793
		PERCENT	11.89	11.31	4.87	3.08	12.67	17.44	14.79	23.95	
1068	3768	TRIPS	939	754	113	359	927	1323	1340	1157	6,912
		PERCENT	13.59	10.91	1.63	5.19	13.41	19.14	19.39	16.74	
1069	3769	TRIPS	902	415	187	0	325	580	453	1015	3,877
		PERCENT	23.27	10.7	4.82	0	8.38	14.96	11.68	26.18	
1070	3770	TRIPS	7275	1615	205	0	2303	7044	4924	7089	30,455
		PERCENT	23.89	5.3	0.67	0	7.56	23.13	16.17	23.28	
1071	3771	TRIPS	5307	2706	160	0	1718	3361	2294	4701	20,247
		PERCENT	26.21	13.36	0.79	0	8.49	16.6	11.33	23.22	
1072	3772	TRIPS	1779	128	12	14	268	358	286	676	3,521
		PERCENT	50.53	3.64	0.34	0.4	7.61	10.17	8.12	19.2	
1073	3773	TRIPS	520	31	4	0	55	128	156	585	1,479
		PERCENT	35.16	2.1	0.27	0	3.72	8.65	10.55	39.55	
1074	3774	TRIPS	850	574	14	38	381	475	242	795	3,369
		PERCENT	25.23	17.04	0.42	1.13	11.31	14.1	7.18	23.6	
1075	3775	TRIPS	767	463	14	0	292	664	331	1203	3,734
		PERCENT	20.54	12.4	0.37	0	7.82	17.78	8.86	32.22	
1076	3776	TRIPS	629	251	57	0	252	328	182	605	2,304
		PERCENT	27.3	10.89	2.47	0	10.94	14.24	7.9	26.26	
1077	3777	TRIPS	800	500	278	199	648	950	602	960	4,937
		PERCENT	16.2	10.13	5.63	4.03	13.13	19.24	12.19	19.45	
1078	3778	TRIPS	930	1020	49	44	301	542	362	1160	4,408
		PERCENT	21.1	23.14	1.11	1	6.83	12.3	8.21	26.32	
1079	3779	TRIPS	1150	935	732	469	1246	1410	536	1406	7,884
		PERCENT	14.59	11.86	9.28	5.95	15.8	17.88	6.8	17.83	
1080	3780	TRIPS	897	597	251	105	739	885	402	780	4,656
		PERCENT	19.27	12.82	5.39	2.26	15.87	19.01	8.63	16.75	
1081	**3781**	**TRIPS**	**4328**	**2415**	**821**	**760**	**3038**	**2502**	**1290**	**1933**	**17,087**
		PERCENT	**25.33**	**14.13**	**4.8**	**4.45**	**17.78**	**14.64**	**7.55**	**11.31**	
1082	3782	TRIPS	2186	883	33	152	496	698	421	1519	6,388
		PERCENT	34.22	13.82	0.52	2.38	7.76	10.93	6.59	23.78	
1083	3783	TRIPS	1276	466	35	37	304	639	534	818	4,109
		PERCENT	31.05	11.34	0.85	0.9	7.4	15.55	13	19.91	
1084	3784	TRIPS	213	60	2	20	13	30	29	67	434
		PERCENT	49.08	13.82	0.46	4.61	3	6.91	6.68	15.44	
1085	3785	TRIPS	305	207	46	28	31	79	24	84	804
		PERCENT	37.94	25.75	5.72	3.48	3.86	9.83	2.99	10.45	
1086	3786	TRIPS	2787	1004	54	445	2360	4765	1999	1683	15,097
		PERCENT	18.46	6.65	0.36	2.95	15.63	31.56	13.24	11.15	
1087	3787	TRIPS	653	281	32	179	224	284	206	228	2,087
		PERCENT	31.29	13.46	1.53	8.58	10.73	13.61	9.87	10.92	
1088	3788	TRIPS	1774	957	199	608	1053	1196	482	703	6,972

APPENDIX D

Queuing Analysis

Transportation and Land Development

2nd Edition

by Vergil G. Stover
and Frank J. Koepke

Institute of Transportation Engineers

Drive-Through Window Requirements

The number of service positions required is a function of the average service time and the demand. Bank officials commonly underestimate service and waiting time; therefore, the average service time should be obtained through observation of similar facilities in the local area. Wait time and, theoretically, storage requirements are sensitive to the service-time parameter.

Table 11–4 gives guidelines for the number of drive-through windows as a function of lobby size. These guidelines are based on an average service time of approximately 2 min. and that 50 percent of the bank customers will use the drive-through windows. These typical values might be used where a more detailed (and expensive) analysis is not warranted.

Table 11–4. ***Lobby Size vs. Drive-Through Window Requirements***

Lobby Sizes (ft^2)	Number of Drive-Through Windows
5,000 to 10,000	2 to 3
10,000 to 20,000	3 to 4
20,000 to 30,000	4 to 5
30,000 to 40,000	6 to 8
40,000 to 50,000	8 to 10

Source: Peter N. Scifres [5].

Drive-Through Window Arrangement

The basic configurations for drive-through windows are illustrated in Figure 11–1. Drive-through bank configurations that require one teller per service position makes inefficient use of a teller's time because of the "lost time" that occurs between customers. One teller serving two or more positions results in long customer service times. Arrangements that permit two tellers to service three positions during periods of high demand result in efficient teller utilization and good customer service.

Configuration (a) in Figure 11–1 is impractical for more than a single service position as it makes inefficient use of building frontage and tellers. An excessive building frontage is required so that vehicles can pull into and out of the individual service positions. Even

location, a 5% probability of back up onto the adjacent street is judged to be acceptable. Demand on the system for design is expected to be 110 vehicles in a 45-minute period. Average service time was expected to be 2.2 minutes. Is the queue storage adequate?

Such problems can be quickly solved using Equation (8-9b) given in Table 8-10 and repeated below for convenience.

$$M = \left[\frac{\ln P(x > M) - \ln Q_w}{\ln \rho}\right] - 1$$

where

M = queue length which is exceeded p percent of the time

N = number of service channels (drive-in positions)

Q = service rate per channel (vehicles per hour)

$\rho = \dfrac{\text{demand rate}}{\text{service rate}} = \dfrac{q}{NQ}$ = utilization factor

q = demand rate on the system (vehicles per hour)

Q_w = tabled values of the relationship between queue length, number of channels, and utilization factor (see Table 8-11)

TABLE 8-11
Table of Q_w Values

ρ	$N = 1$	2	3	4	6	8	10
0.0	0.0000	0.0000	0.0000	0.0000			
0.1	.1000	.0182	.0037	.0008	.0000	0.0000	0.0000
.2	.2000	.0666	.0247	.0096	.0015	.0002	.0000
.3	.3000	.1385	.0700	.0370	.0111	.0036	.0011
.4	.4000	.2286	.1411	.0907	.0400	.0185	.0088
.5	.5000	.3333	.2368	.1739	.0991	.0591	.0380
.6	.6000	.4501	.3548	.2870	.1965	.1395	.1013
.7	.7000	.5766	.4923	.4286	.3359	.2706	.2218
.8	.8000	.7111	.6472	.5964	.5178	.4576	.4093
.9	.9000	.8526	.8172	.7878	.7401	.7014	.6687
1.0	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000

$\rho = \dfrac{q}{NQ} = \dfrac{\text{arrival rate, total}}{(\text{number of channels})(\text{service rate per channel})}$

N = number of channels (service positions)

Solution

Step 1 $Q = \dfrac{60 \text{ min/hr}}{2.2 \text{ min/service}} = 27.3$ services per hour

Step 2 $q = (110 \text{ veh}/45 \text{ min}) \times (60 \text{ min/hr}) = 146.7$ vehicles per hour

Step 3 $\rho = \dfrac{q}{NQ} = \dfrac{146.7}{(6)(27.3)} = 0.8956$

Step 4 $Q_w = 0.7303$ by interpolation between 0.8 and 0.9 for $N = 6$ from the table of Q_w values (see Table 8-11)

Step 5 The acceptable probability of the queue M, being longer than the storage, 18 spaces in this example, was stated to be 5% $[P(x > M) = 0.05]$, and:

$$M = \left[\frac{\ln 0.05 - \ln 0.7303}{\ln 0.8956}\right] - 1 = \left[\frac{-2.996 - (-0.314)}{-0.110}\right] - 1$$

$$= 24.38 - 1 = 23.38 \text{ say } 23 \text{ vehicles}$$

Queuing Analysis based on ITE Procedures

$q = 38$ veh/hr (demand rate)

$Q = 30$ veh/hr (service rate)

$p = \frac{q}{NQ} = 0.6333$ (N = two drive-through lanes)

$Q_M = 0.4922$ (for N = 2)

Using Acceptable Probability of 2% (98% Confidence Level)

$$M = \left(\frac{\text{Ln}\,(x > M) - \text{Ln}\,(Q_M)}{\text{Ln}\,(p)} \right) - 1$$

$$M = \left(\frac{\text{Ln}(0.02) - \text{Ln}(0.4922)}{\text{Ln}(0.6333)} \right) - 1$$

$$M = \left(\frac{-3.9120 - (-0.7089)}{-0.4568} \right) - 1$$

$M = 7.0 - 1 = 6.0$, or 6 vehicles

Traf Tech
ENGINEERING, INC.

APPENDIX E

U.S. Century Bank – Queuing Data

Date: **4/5/2013**

US Century Bank Drive Thru Teller Queue Study

Time	Queue	Duration (min)
8:00	0	
8:01	0	
8:02	0	
8:03	0	
8:04	0	
8:05	0	
8:06	0	
8:07	0	
8:08	0	
8:09	0	
8:10	0	
8:11	0	
8:12	0	
8:13	0	
8:14	0	
8:15	0	
8:16	0	
8:17	0	
8:18	0	
8:19	0	
8:20	0	
8:21	0	
8:22	0	
8:23	0	
8:24	0	
8:25	0	
8:26	0	
8:27	0	
8:28	0	
8:29	0	
8:30	1	4
8:31	1	
8:32	1	
8:33	1	
8:34	1	
8:35	0	
8:36	0	
8:37	0	
8:38	0	
8:39	0	
8:40	0	
8:41	0	
8:42	0	
8:43	0	
8:44	0	
8:45	0	
8:46	0	
8:47	0	
8:48	0	
8:49	0	
8:50	0	
8:51	0	
8:52	0	
8:53	1	3
8:54	1	
8:55	1	
8:56	0	
8:57	0	
8:58	0	
8:59	0	

Time	Queue	Duration (min)
9:00	0	
9:01	0	
9:02	0	
9:03	0	
9:04	0	
9:05	0	
9:06	0	
9:07	0	
9:08	0	
9:09	0	
9:10	0	
9:11	0	
9:12	0	
9:13	0	
9:14	0	
9:15	0	
9:16	0	
9:17	0	
9:18	0	
9:19	0	
9:20	0	
9:21	0	
9:22	0	
9:23	0	
9:24	0	
9:25	0	
9:26	0	
9:27	0	
9:28	0	
9:29	0	
9:30	0	
9:31	0	
9:32	0	
9:33	0	
9:34	0	
9:35	0	
9:36	0	
9:37	0	
9:38	0	
9:39	0	
9:40	0	
9:41	0	
9:42	0	
9:43	0	
9:44	0	
9:45	0	
9:46	0	
9:47	0	
9:48	0	
9:49	0	
9:50	0	
9:51	0	
9:52	0	
9:53	0	
9:54	0	
9:55	0	
9:56	0	
9:57	0	
9:58	0	
9:59	0	

Date: 4/5/2013

US Century Bank Drive Thru Teller Queue Study

Time	Queue	Duration (min)
11:00	0	
11:01	0	
11:02	0	
11:03	0	
11:04	0	
11:05	0	
11:06	0	
11:07	0	
11:08	0	
11:09	0	
11:10	0	
11:11	0	
11:12	0	
11:13	0	
11:14	0	
11:15	0	
11:16	0	
11:17	0	
11:18	0	
11:19	0	
11:20	0	
11:21	0	
11:22	0	
11:23	0	
11:24	0	
11:25	0	
11:26	0	
11:27	0	
11:28	0	
11:29	0	
11:30	0	
11:31	0	
11:32	0	
11:33	0	
11:34	0	
11:35	0	
11:36	0	
11:37	0	
11:38	0	
11:39	0	
11:40	0	
11:41	0	
11:42	0	
11:43	0	
11:44	0	
11:45	0	
11:46	0	
11:47	0	
11:48	0	
11:49	0	
11:50	0	
11:51	0	
11:52	1	3
11:53	1	
11:54	1	
11:55	0	
11:56	0	
11:57	0	
11:58	0	
11:59	0	

Time	Queue	Duration (min)
12:00	0	
12:01	0	
12:02	0	
12:03	0	
12:04	0	
12:05	0	
12:06	0	
12:07	0	
12:08	0	
12:09	0	
12:10	0	
12:11	0	
12:12	0	
12:13	0	
12:14	0	
12:15	0	
12:16	0	
12:17	0	
12:18	0	
12:19	0	
12:20	0	
12:21	0	
12:22	0	
12:23	0	
12:24	0	
12:25	0	
12:26	0	
12:27	0	
12:28	0	
12:29	0	
12:30	1	5
12:31	1	
12:32	1	
12:33	1	
12:34	1	
12:35	0	
12:36	0	
12:37	0	
12:38	0	
12:39	0	
12:40	0	
12:41	0	
12:42	1	2
12:43	1	
12:44	0	
12:45	0	
12:46	0	
12:47	0	
12:48	0	
12:49	0	
12:50	0	
12:51	0	
12:52	0	
12:53	0	
12:54	0	
12:55	0	
12:56	0	
12:57	0	
12:58	0	
12:59	0	

Time	Queue	Duration (min)
13:00	0	
13:01	0	
13:02	0	
13:03	0	
13:04	0	
13:05	0	
13:06	0	
13:07	0	
13:08	0	
13:09	0	
13:10	0	
13:11	0	
13:12	0	
13:13	0	
13:14	0	
13:15	0	
13:16	0	
13:17	0	
13:18	0	
13:19	0	
13:20	0	
13:21	0	
13:22	0	
13:23	0	
13:24	0	
13:25	0	
13:26	0	
13:27	0	
13:28	0	
13:29	0	
13:30	0	
13:31	0	
13:32	0	
13:33	0	
13:34	0	
13:35	0	
13:36	0	
13:37	0	
13:38	0	
13:39	0	
13:40	0	
13:41	0	
13:42	0	
13:43	0	
13:44	0	
13:45	0	
13:46	0	
13:47	0	
13:48	0	
13:49	1	11
13:50	1	
13:51	1	
13:52	1	
13:53	1	
13:54	1	
13:55	1	
13:56	1	
13:57	1	
13:58	1	
13:59	1	

Date: 4/5/2013

US Century Bank Drive Thru Teller Queue Study

Time	Queue	Duration
15:00	0	
15:01	0	
15:02	0	
15:03	0	
15:04	0	
15:05	0	
15:06	0	
15:07	0	
15:08	0	
15:09	0	
15:10	0	
15:11	0	
15:12	0	
15:13	0	
15:14	0	
15:15	0	
15:16	0	
15:17	0	
15:18	0	
15:19	0	
15:20	0	
15:21	1	8
15:22	1	
15:23	1	
15:24	1	
15:25	1	
15:26	1	
15:27	1	
15:28	1	
15:29	2	9
15:30	1	
15:31	1	
15:32	1	
15:33	1	
15:34	1	
15:35	1	
15:36	2	8
15:37	2	
15:38	1	
15:39	1	
15:40	1	
15:41	1	
15:42	1	
15:43	1	
15:44	0	
15:45	0	
15:46	0	
15:47	0	
15:48	0	
15:49	0	
15:50	0	
15:51	0	
15:52	0	
15:53	0	
15:54	0	
15:55	0	
15:56	0	
15:57	0	
15:58	0	
15:59	0	

Time	Queue	Duration
16:00	0	
16:01	0	
16:02	0	
16:03	0	
16:04	0	
16:05	0	
16:06	0	
16:07	0	
16:08	0	
16:09	0	
16:10	0	
16:11	0	
16:12	0	
16:13	0	
16:14	0	
16:15	0	
16:16	0	
16:17	0	
16:18	0	
16:19	0	
16:20	0	
16:21	0	
16:22	0	
16:23	0	
16:24	0	
16:25	0	
16:26	0	
16:27	0	
16:28	0	
16:29	0	
16:30	0	
16:31	0	
16:32	0	
16:33	0	
16:34	0	
16:35	0	
16:36	0	
16:37	0	
16:38	0	
16:39	0	
16:40	0	
16:41	0	
16:42	0	
16:43	0	
16:44	0	
16:45	0	
16:46	0	
16:47	0	
16:48	0	
16:49	0	
16:50	0	
16:51	0	
16:52	0	
16:53	0	
16:54	0	
16:55	0	
16:56	0	
16:57	0	
16:58	0	
16:59	0	

Time	Queue	Duration
17:00	0	
17:01	0	
17:02	0	
17:03	0	
17:04	0	
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CFN 20060364079
OR Bk 24396 Pgs 0109 - 110; (2pgs)
RECORDED 04/05/2006 13:30:31
DEED DOC TAX 35,538.00
SURTAX 26,653.50
HARVEY RUVIN, CLERK OF COURT
MIAMI-DADE COUNTY, FLORIDA

Prepared by and return to:

Juan C. Zorrilla, P.L.
Zorrilla & Associates, P. L.
1401 Brickell Avenue Suite 570
Miami, FL 33131

Parcel Identification No. 03-4120-017-0010

[Space Above This Line For Recording Data]

Warranty Deed

(STATUTORY FORM - SECTION 689.02, F.S.)

This Indenture made this 24 day of March, 2006, between **CORAL GABLES, INC.,** a Florida corporation, (the "Grantor"), whose post office address is 390 Bird Rd, Coral Gables, Florida 33134, of the County of Miami-Dade County, State of Florida, and **CENTURY LAGUNA, LLC,** a Florida limited liability company (the "Grantee"), whose post office address is 7270 NW 12th Street, Suite 140, Miami, Florida 33126, of the County of Miami-Dade, State of Florida.
*"Grantor" and "Grantee" are used for singular or plural, as context requires.

Witnesseth, that said Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00) and other good and valuable considerations to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantee, and Grantee's heirs and assigns forever, the following described land, situate, lying and being in Miami-Dade County, **Florida**, to-wit:

See Attached Exhibit "A"

TOGETHER with all the tenements, hereditaments, easements and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same unto Grantee, its legal representatives, successors and assigns in fee simple forever.

AND THE GRANTOR hereby covenants with the Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except for taxes accruing subsequent to December 31, 2005, the restrictions contained in the Special Warranty Deed recorded in O.R. Book 23984, Page 134, of the Public Records of Miami-Dade County, Florida, by this reference made a part hereof, and any restrictions and easements of record, if any, without intending to reimpose any of the same.

IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Witness Name: Gil Acevedo

Witness Name: Yamile Sirvan

CORAL GABLES, INC.,
a Florida corporation

By: Rafael E. Ruiz, President

STATE OF FLORIDA

COUNTY OF MIAMI-DADE

The foregoing instrument was acknowledged before me this 24 day of March, 2006, by Rafael E. Ruiz, as President of Coral Gables, Inc., a Florida corporation, on behalf of the corporation. He is [ ] personally known to me or [ ] has produced Florida driver's license as identification.

Notary Public

Printed Name:

My Commission Expires:

[Notary Seal]

Notary Public State of Florida
Gil Orlando Acevedo
My Commission DD462688
Expires 08/17/2009

F:\Clients\4181-004 Coral Gables, Inc. - Sale to Bruno Elias Ramos\Seller Docs\Deed.doc

EXHIBIT "A"

Lots 1 thru 4, inclusive and Lots 39 thru 42, Block 1, CORAL GABLES INDUSTRIAL SECTION, according to the map or plat thereof, as recorded in Plat Book 28, Page 22, Public Records of Miami-Dade County, Florida,

Less that portion of said Lot 42 conveyed to the County of Dade by deed dated October 18, 1961, and recorded in the Public Records of Miami-Dade County, Florida, described as the external area formed by a 15-foot radius arc concave to the Southeast, tangent to the North line of said Lot 42 and tangent to the West line of said Lot 42.