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TLC ENGINEERING SOLUTIONS

255 South Orange Ave.
Suite 1600
Orlando, FL 32801
PHONE: (407) 841-9050
PE-17285



DOCTORS HOSPITAL
5000 UNIVERSITY DRIVE
CORAL GABLES, FL. 33146

VALET PARKING SITE USABILITY STUDY

CORPORATE OFFICE
BAPTIST HEALTH SOUTH FL.
6855 RED ROAD
CORAL GABLES, FL. 33146

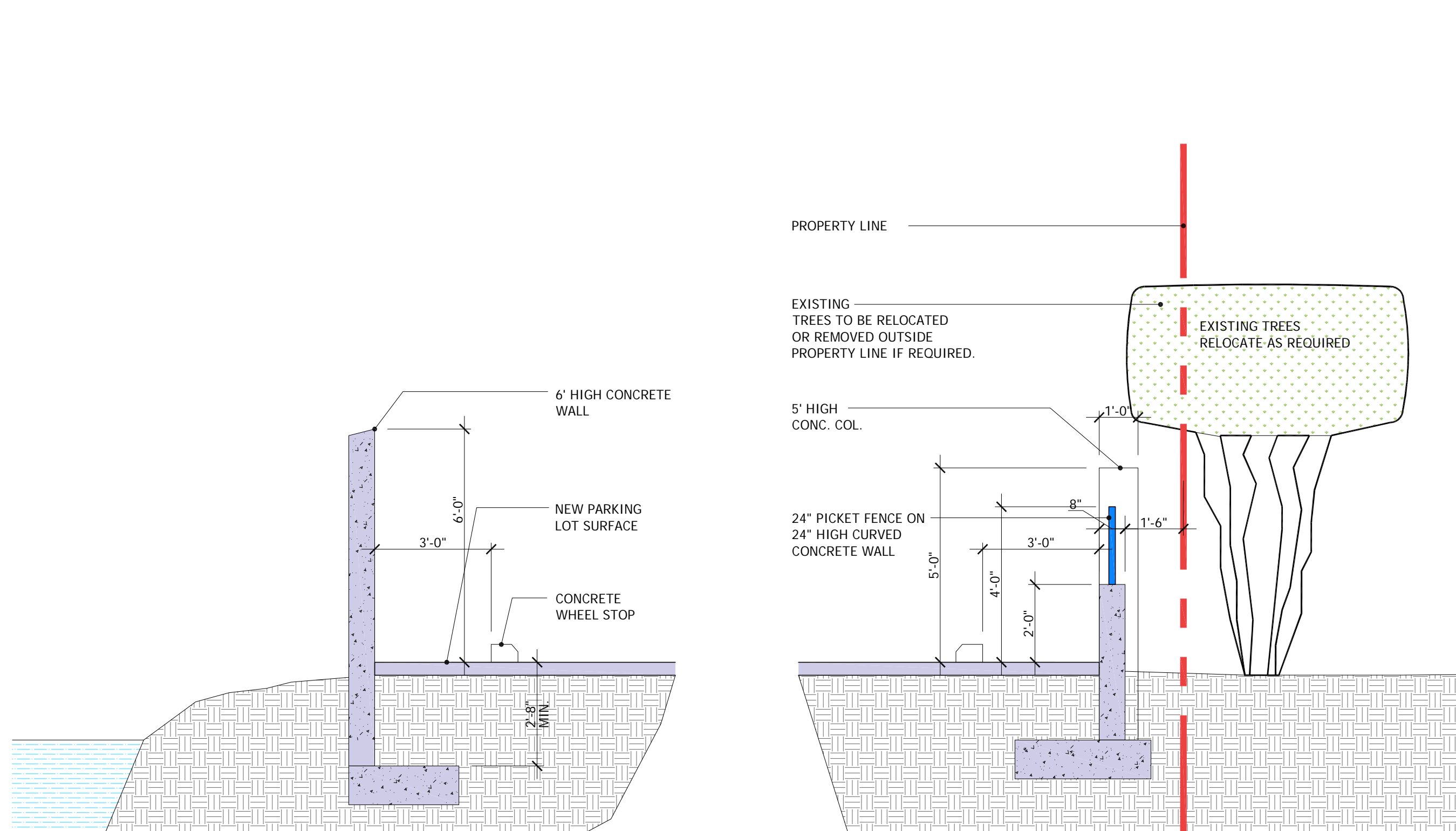
No.	Description	Date
1	BLDG. DEPT MARK UPS	9/24/20
2	FINAL COORDINATION	12/10/20
3	ADJUSTED PICKET FENCE ELEVATION	4/29/21

Proj. No: MG.0015038.01
AHCA SUBMISSION No.
Date: 09/17/2019
Project Manager: LP

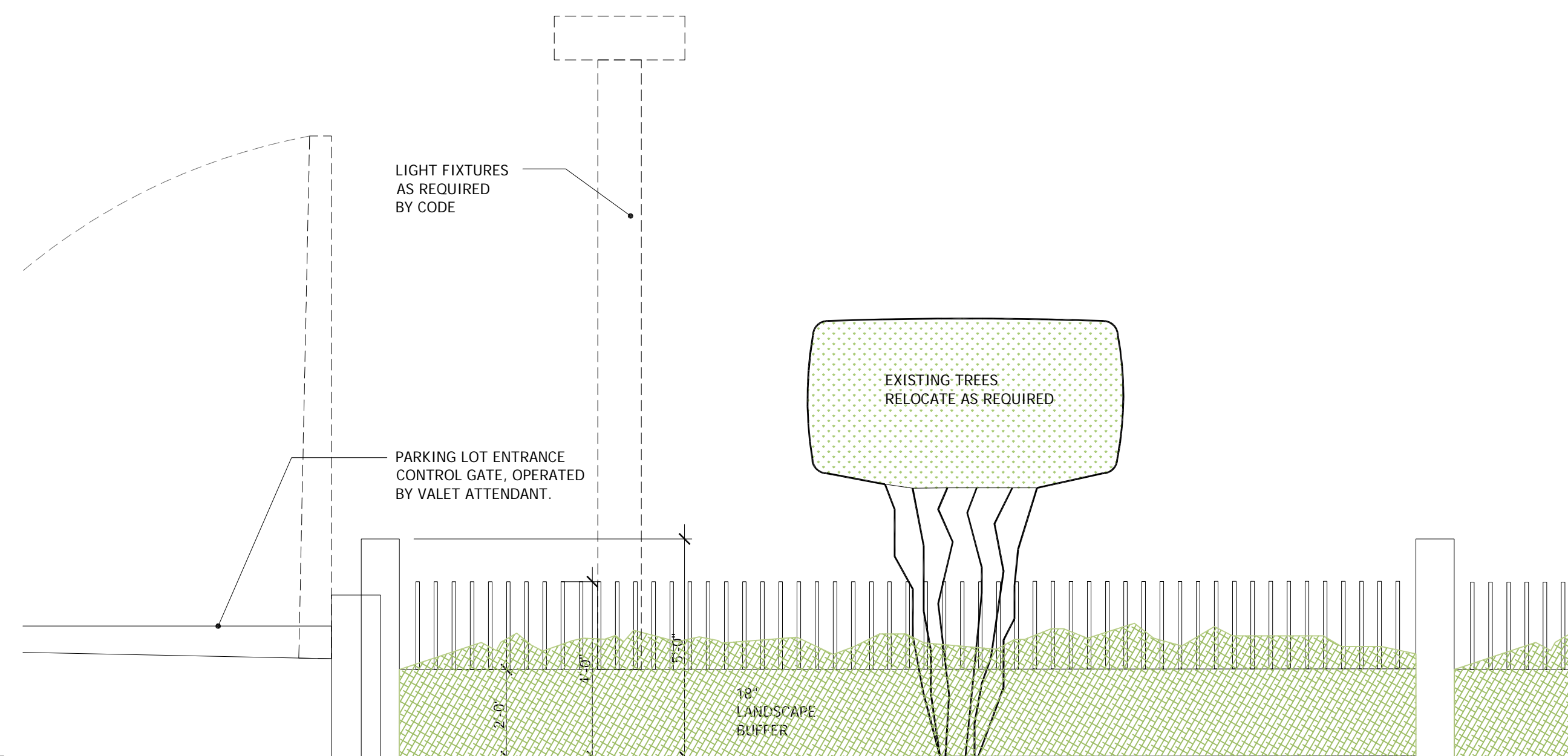
PROPOSED VALET PARKING LOT PLAN

PLAN LEGEND

- PROPERTY LINE
- RIGHT OF WAY
- LANDSCAPE GREEN AREA
- VEHICULAR SURFACE
- CONCRETE CURB
- LOW WALL WITH PICKETS UNIVERSITY DRIVE
- 6 FOOT HIGH PERIMETER



3 VALET PARKING LOT STUDY- PARTIAL CROSS SECTION DIAGRAM
SCALE: 3/8"=1'-0"

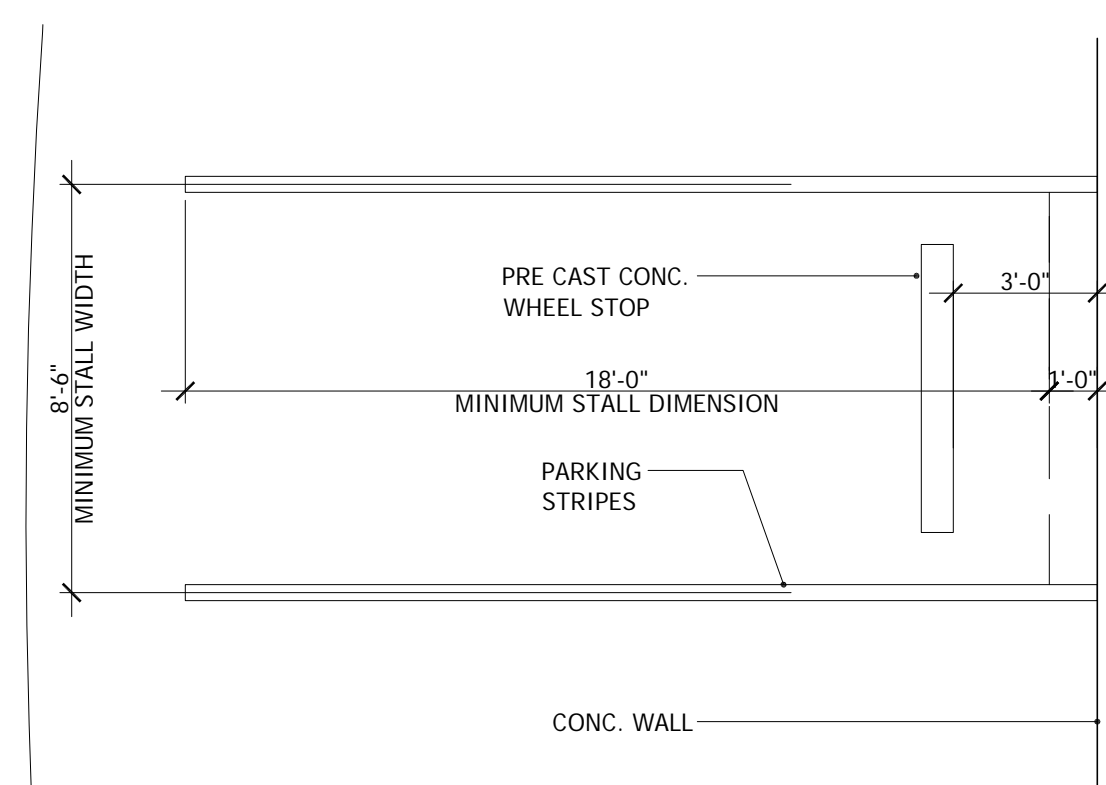


2 VALET PARKING LOT STUDY- PARTIAL STREET ELEVATION DIAGRAM
SCALE: 3/8"=1'-0"

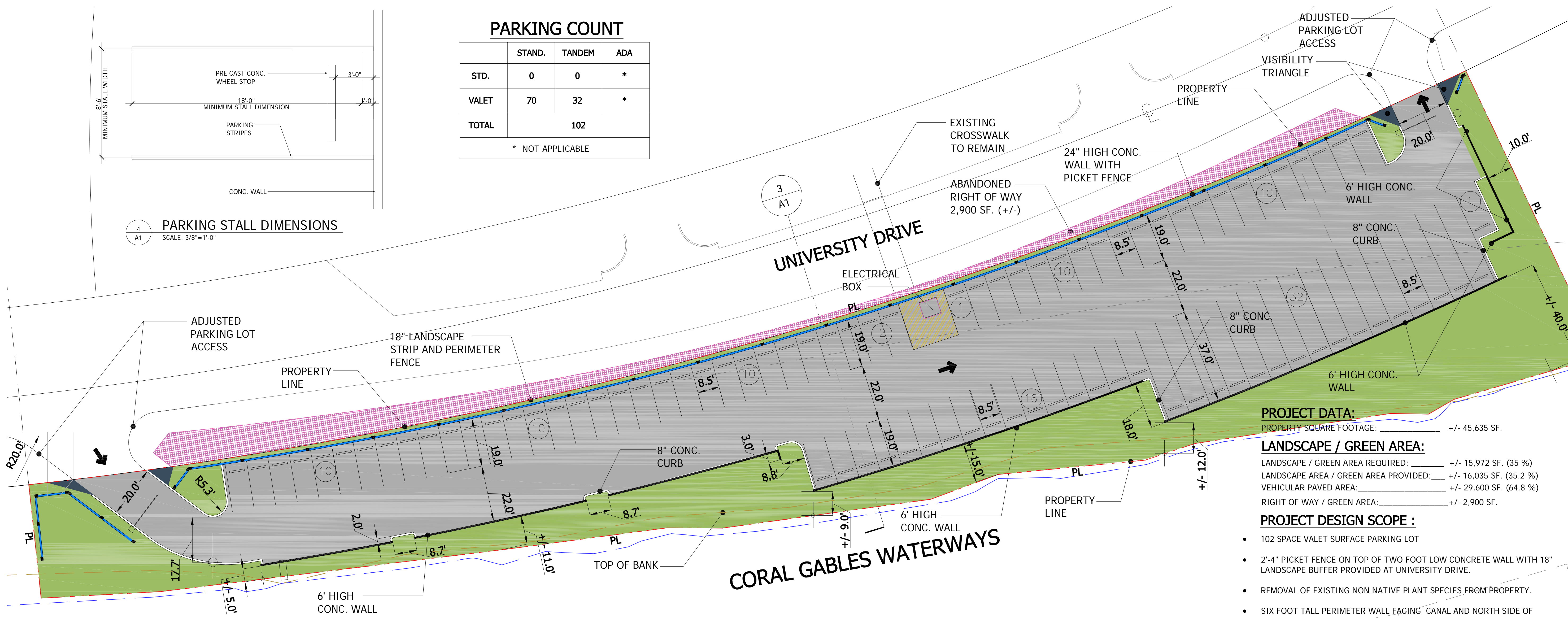
PARKING COUNT

	STAND.	TANDEM	ADA
STD.	0	0	*
VALET	70	32	*
TOTAL	102		

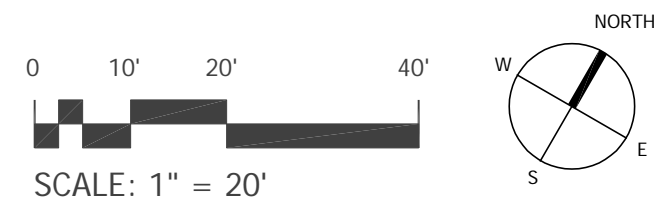
* NOT APPLICABLE



4 PARKING STALL DIMENSIONS
SCALE: 3/8"=1'-0"



1 PROPOSED VALET PARKING LOT PLAN
SCALE: 1"=20'



PROJECT DATA:
PROPERTY SQUARE FOOTAGE: +/- 45,635 SF.
LANDSCAPE / GREEN AREA:
LANDSCAPE / GREEN AREA REQUIRED: +/- 15,972 SF. (35.2%)
LANDSCAPE AREA / GREEN AREA PROVIDED: +/- 16,035 SF. (35.2%)
VEHICULAR PAVED AREA: +/- 29,600 SF. (64.8%)
RIGHT OF WAY / GREEN AREA: +/- 2,900 SF.

- PROJECT DESIGN SCOPE :**
- 102 SPACE VALET SURFACE PARKING LOT
 - 2'-4" PICKET FENCE ON TOP OF TWO FOOT LOW CONCRETE WALL WITH 18" LANDSCAPE BUFFER PROVIDED AT UNIVERSITY DRIVE.
 - REMOVAL OF EXISTING NON NATIVE PLANT SPECIES FROM PROPERTY.
 - SIX FOOT TALL PERIMETER WALL FACING CANAL AND NORTH SIDE OF PROPERTY.
 - PERIMETER LANDSCAPE BUFFER, MAXIMIZED TO HIDE PARKING LOT FROM CANAL SIDE AND ADJACENT PROPERTY.
 - REFER TO CONCEPTUAL LANDSCAPE PLANS FOR ADDITIONAL INFORMATION.



DISPOSITION LEGEND

	EXISTING TO REMAIN		TO BE TRANSPLANTED		TO BE REMOVED
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CONCEPTUAL OVERALL DISPOSITION

0 10' 30' 50' SCALE: 1"=30.0'

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 2325 GALLERIA BLVD. CORAL GABLES, FL 33134
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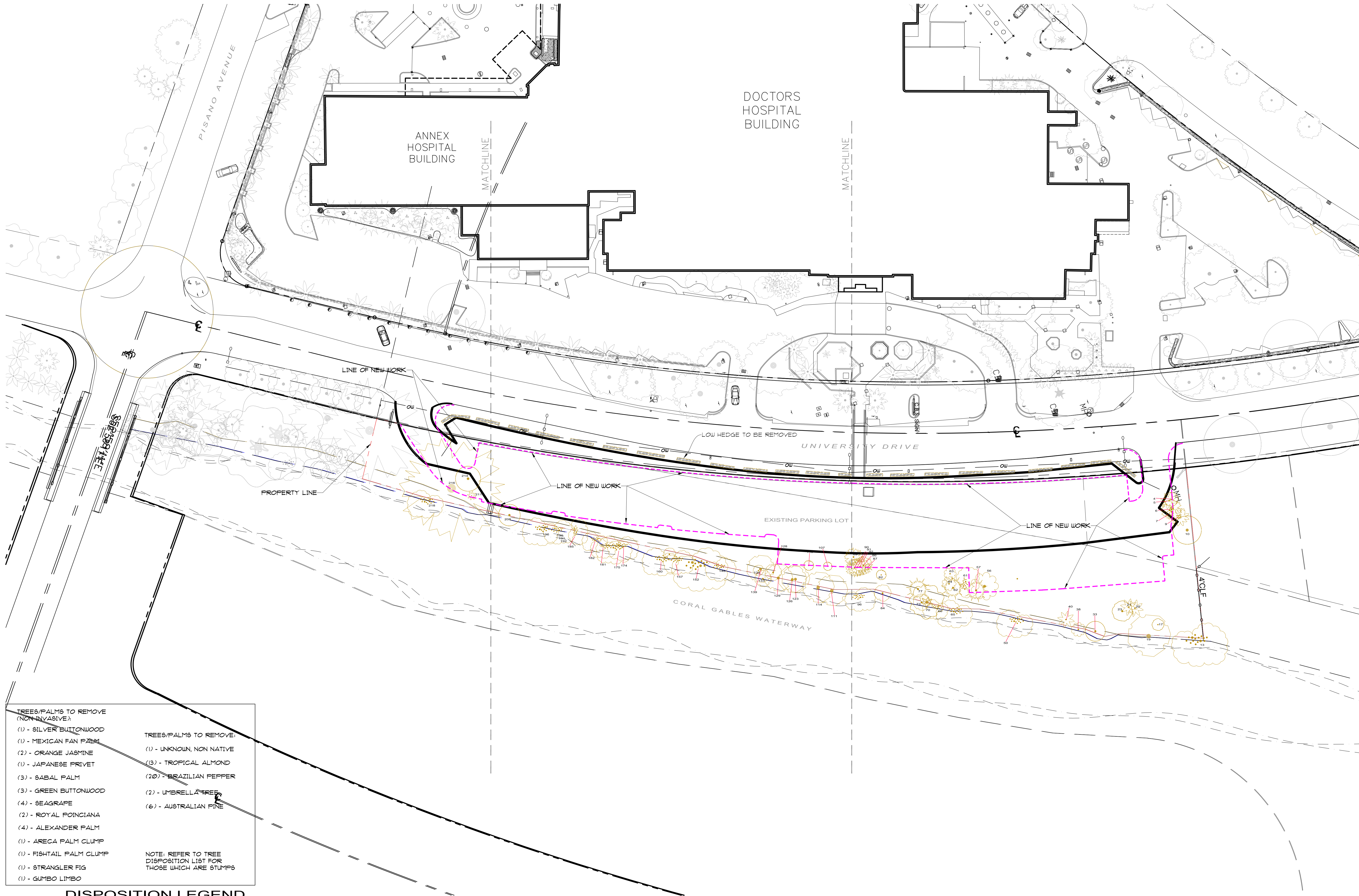
PROJECT TITLE
DOCTORS HOSPITAL VALET PARKING AREA
 5000 UNIVERSITY DRIVE CORAL GABLES, FL

SHEET TITLE
LANDSCAPE CONCEPTUAL OVERALL DISPOSITION

REVISION DATE(S)

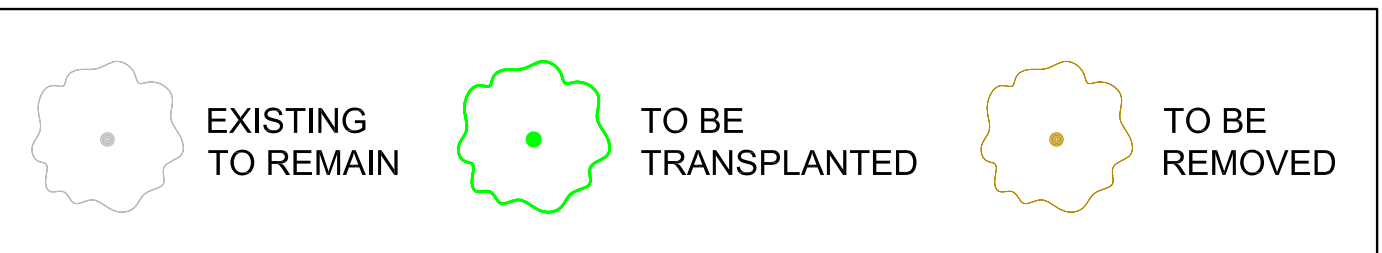
DATE:
 5/5/2021

LD-1



- TREES/PALMS TO REMOVE (NON-INVASIVE):**
- (1) - SILVER BUTTWOOD
 - (1) - MEXICAN FAN PALM
 - (2) - ORANGE JASMINE
 - (1) - JAPANESE PRIVET
 - (3) - SABAL PALM
 - (3) - GREEN BUTTWOOD
 - (4) - SEAGRAPE
 - (2) - ROYAL POINCIANA
 - (4) - ALEXANDER PALM
 - (1) - ARECA PALM CLUMP
 - (1) - FISHTAIL PALM CLUMP
 - (1) - STRANGLER FIG
 - (1) - GUMBO LIMBO
- TREES/PALMS TO REMOVE:**
- (1) - UNKNOWN, NON NATIVE
 - (13) - TROPICAL ALMOND
 - (20) - BRAZILIAN PEPPER
 - (2) - UMBRELLA TREE
 - (6) - AUSTRALIAN PINE
- NOTE: REFER TO TREE DISPOSITION LIST FOR THOSE WHICH ARE STUMPS**

DISPOSITION LEGEND



CONCEPTUAL DISPOSITION - TREES/PALMS TO BE REMOVED



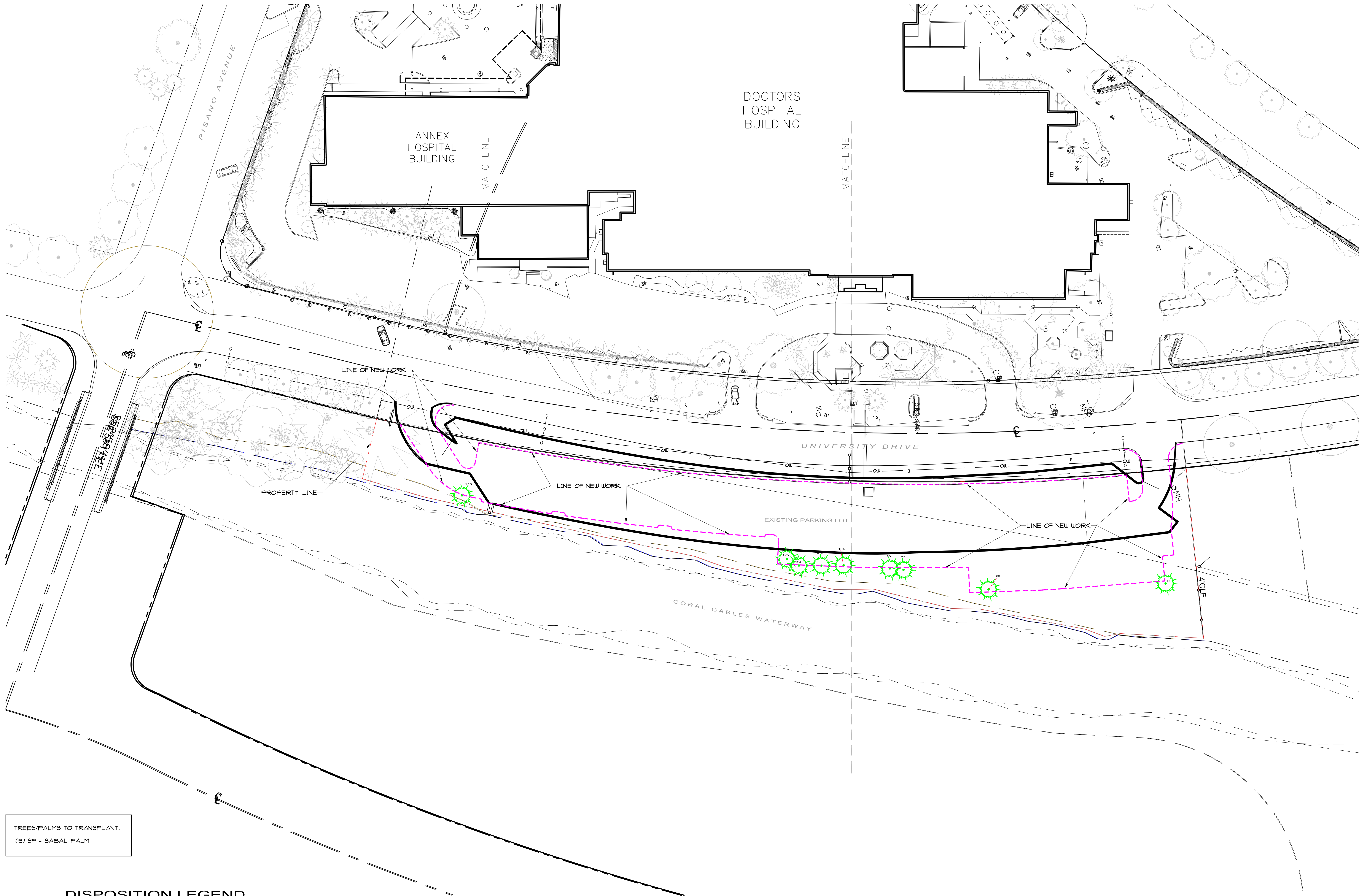
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LANDSCAPE CONCEPTUAL DISPOSITION TREES/PALMS TO BE REMOVED

DOCTORS HOSPITAL VALET PARKING AREA
 5000 UNIVERSITY DRIVE CORAL GABLES, FL

SHEET TITLE
 PROJECT TITLE
 REVISION DATE(S)
 DATE: 5/5/2021
LD-2



TREES/PALMS TO TRANSPLANT:
 (9) 8P - SABAL PALM

DISPOSITION LEGEND

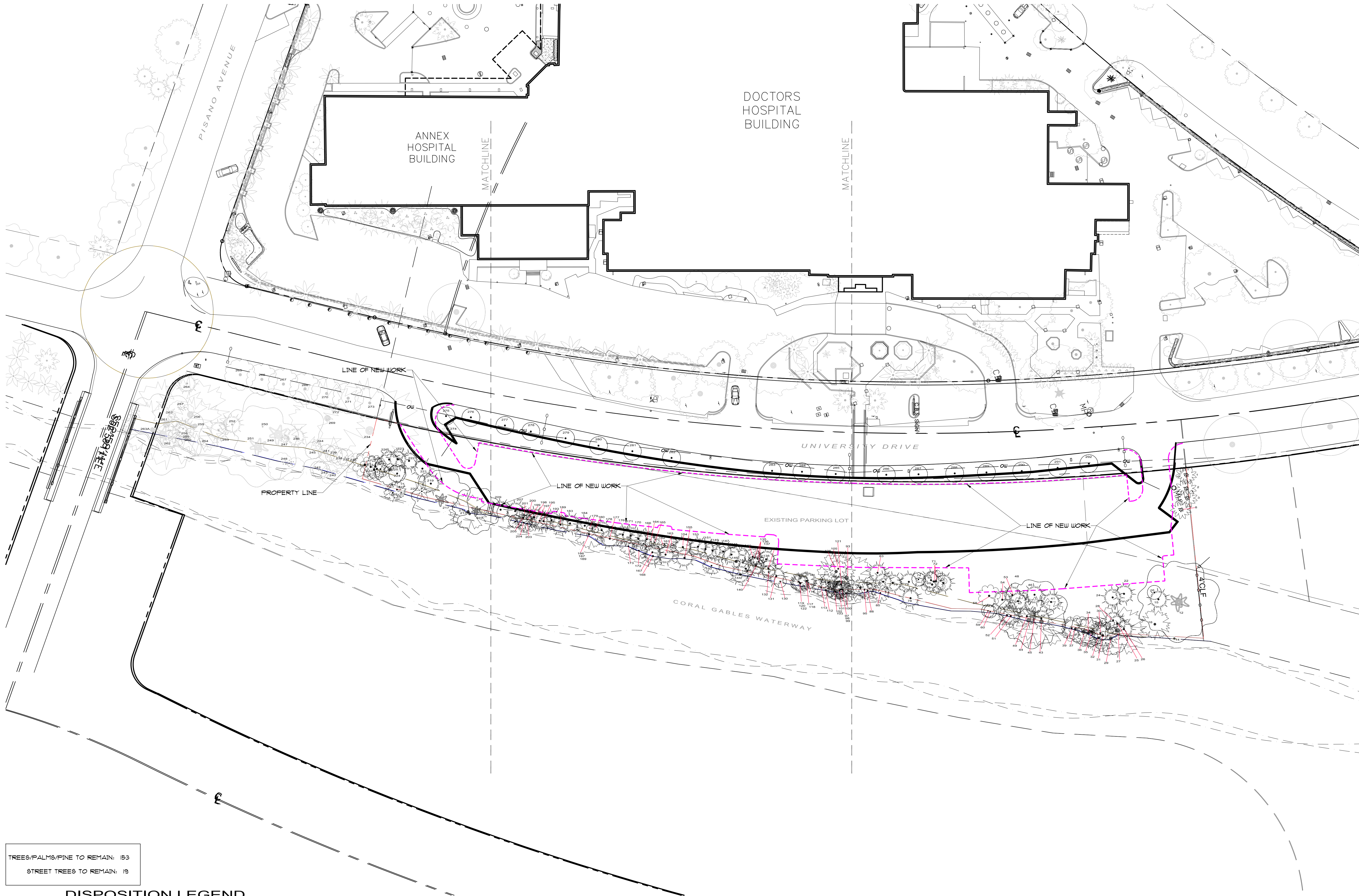
	EXISTING TO REMAIN		TO BE TRANSPLANTED		TO BE REMOVED
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CONCEPTUAL DISPOSITION - PALMS TO BE TRANSPLANTED

0 10' 30' 50' SCALE: 1"=30.0'

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<p>LANDSCAPE CONCEPTUAL DISPOSITION PALMS TO BE TRANSPLANTED</p>	
<p>DOCTORS HOSPITAL VALET PARKING AREA 5000 UNIVERSITY DRIVE CORAL GABLES, FL</p>	
<p>DATE: 5/5/2021</p>	<p>REVISION DATE(S):</p>
<p>SHEET TITLE</p>	



TREES/PALMS/PINE TO REMAIN: 153
 STREET TREES TO REMAIN: 19

DISPOSITION LEGEND

	EXISTING TO REMAIN		TO BE TRANSPLANTED		TO BE REMOVED
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CONCEPTUAL DISPOSITION - TREES/PALMS TO REMAIN

0 10' 30' 50' SCALE: 1"=30.0'

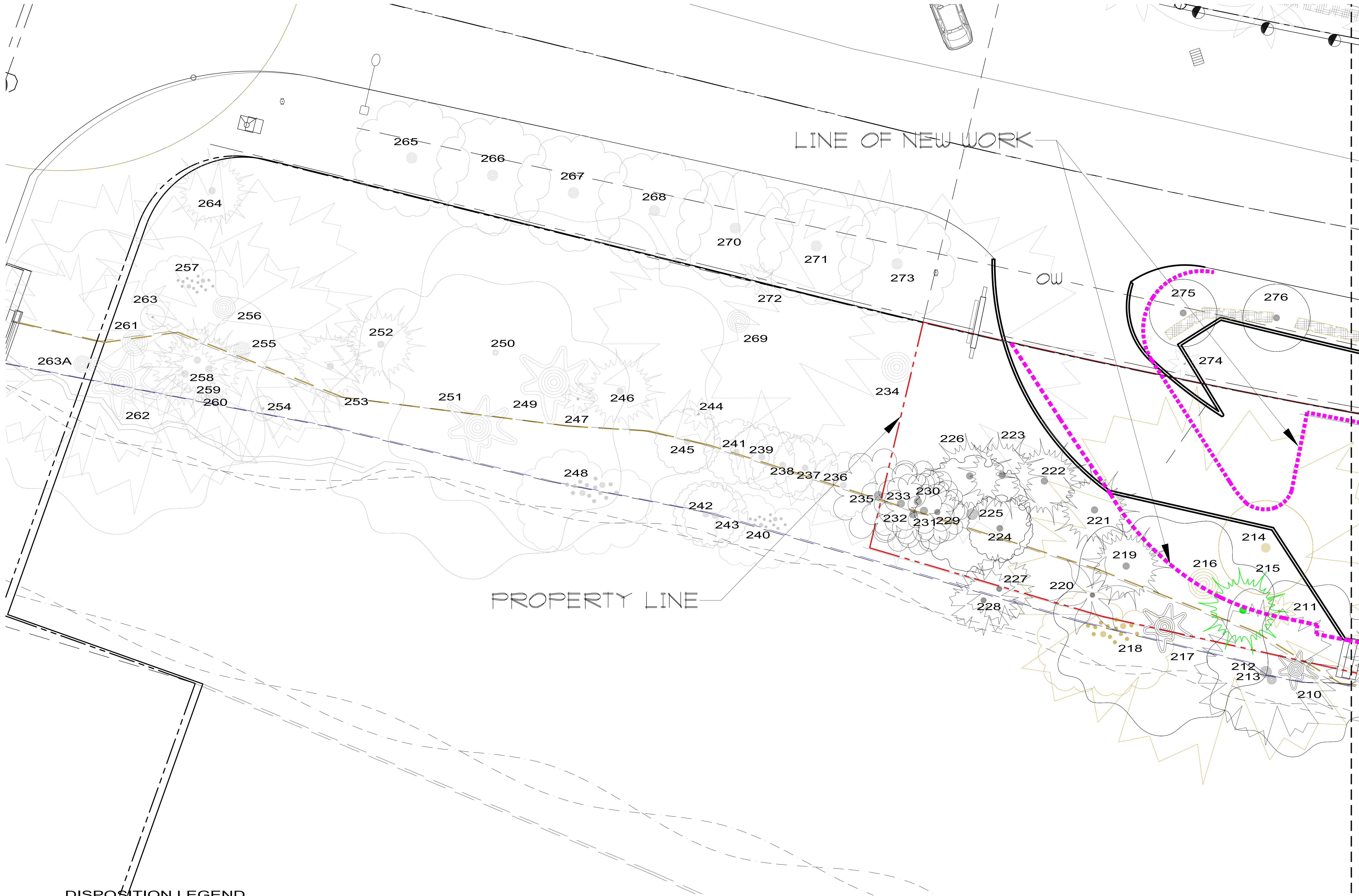
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LANDSCAPE CONCEPTUAL DISPOSITION TREES/PALMS TO REMAIN

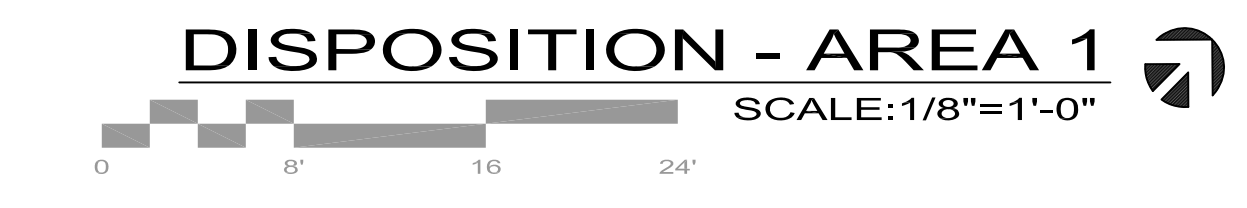
DOCTORS HOSPITAL VALET PARKING AREA
 5000 UNIVERSITY DRIVE CORAL GABLES, FL

PROJECT TITLE
 REVISION DATE(S)
 DATE: 5/5/2021
LD-4



DISPOSITION LEGEND

	EXISTING TO REMAIN		TO BE TRANSPLANTED		TO BE REMOVED
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VALET PARKING AREA
5000 UNIVERSITY DRIVE CORAL GABLES, FL

LANDSCAPE
DISPOSITION - AREA 1

PROJECT TITLE

REVISION DATE(S)

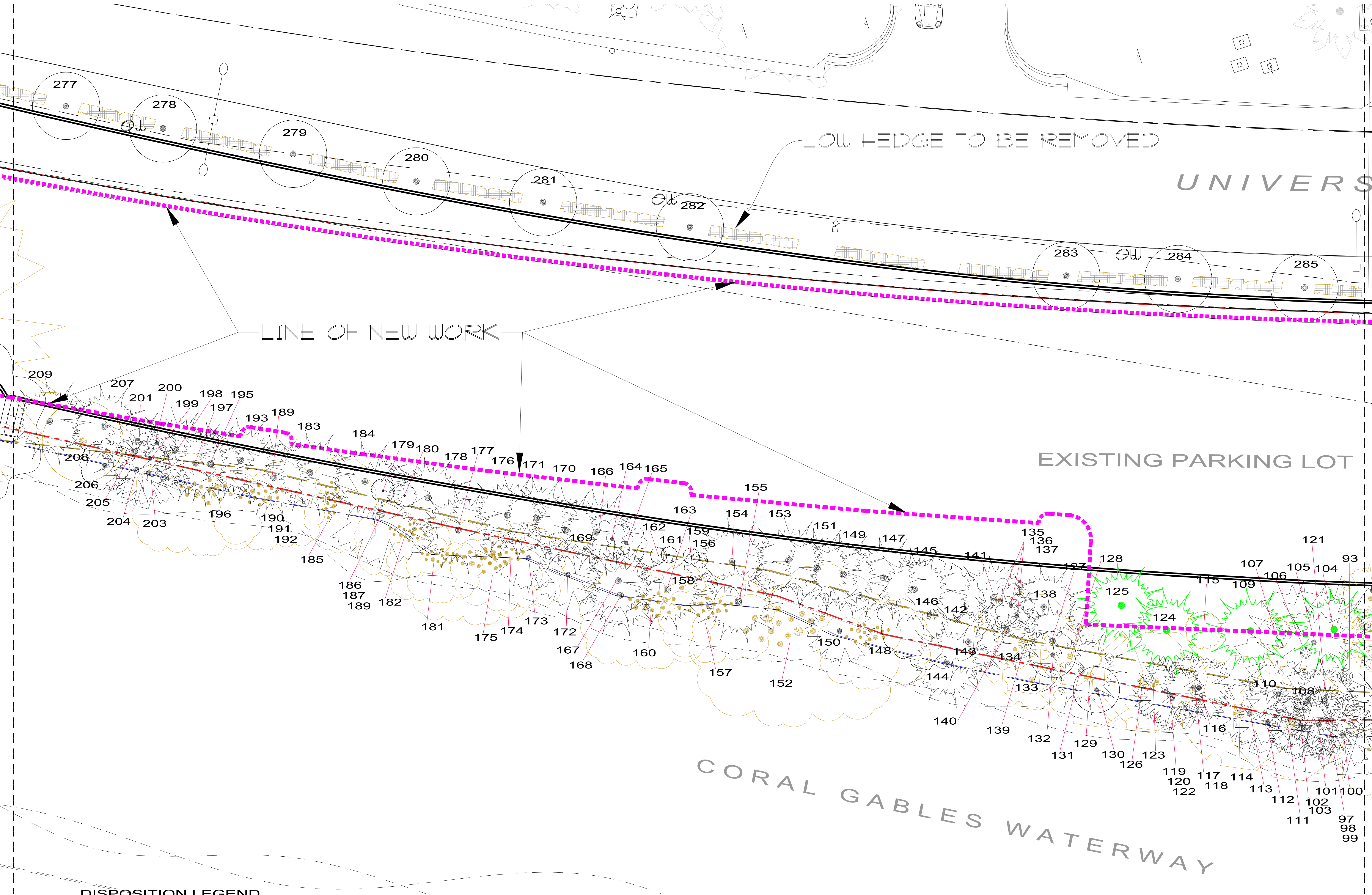
DATE:

5/5/2021

SHEET TITLE

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LANDSCAPE ARCHITECTURE
ROBERT PARSLEY A.S.L.A.
2355 CALANDRYA CORAL GABLES, FL
PHONE: 305-665-6868 FAX: 305-665-6425

LD-5

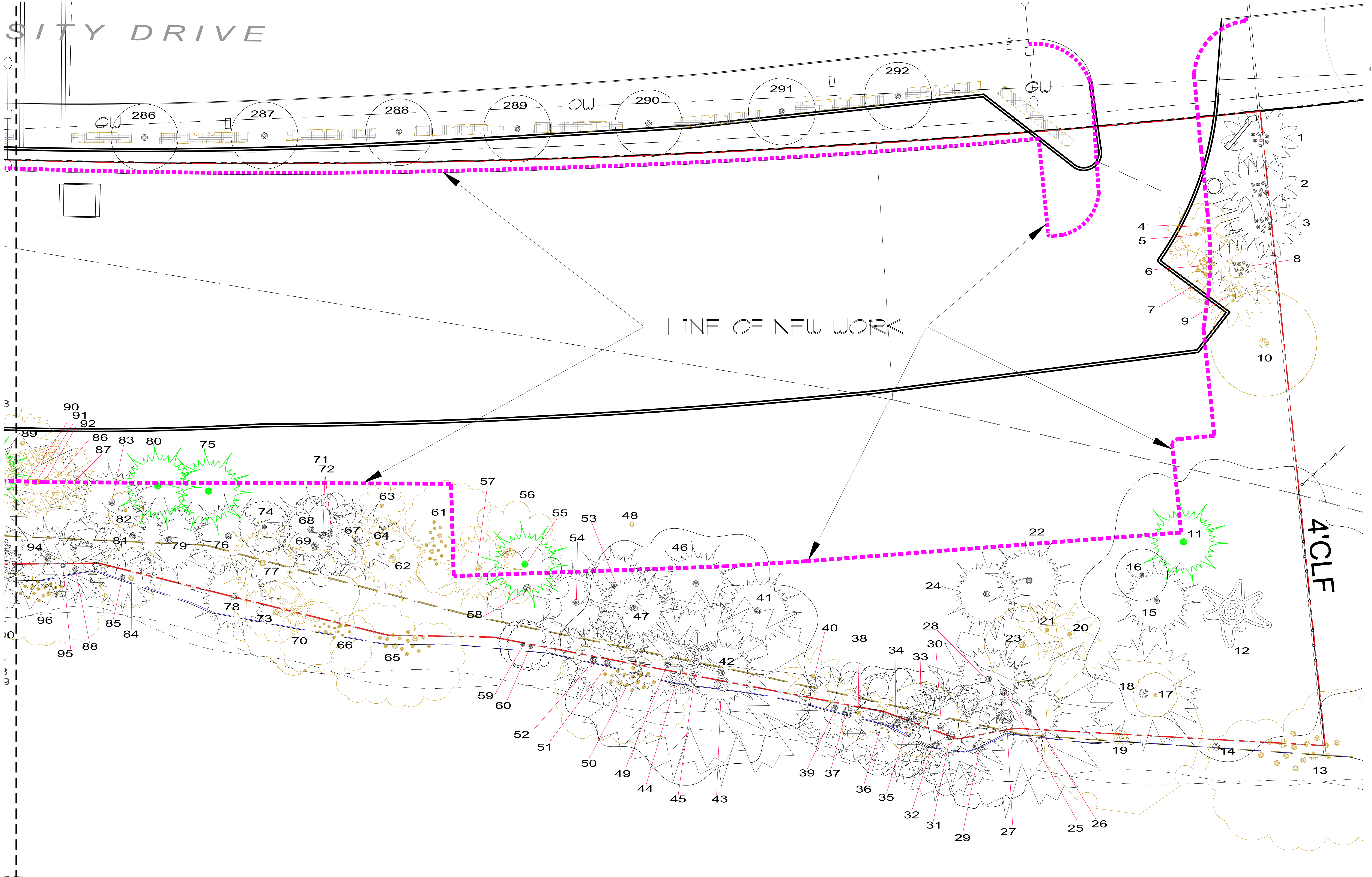


DISPOSITION LEGEND

	EXISTING TO REMAIN		TO BE TRANSPLANTED		TO BE REMOVED
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DISPOSITION - AREA 2
 SCALE: 1/8" = 1'-0"

SITY DRIVE



LINE OF NEW WORK

4' CLF

DISPOSITION LEGEND

	EXISTING TO REMAIN		TO BE TRANSPLANTED		TO BE REMOVED
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DISPOSITION - AREA 3

SCALE: 1/8" = 1'-0"

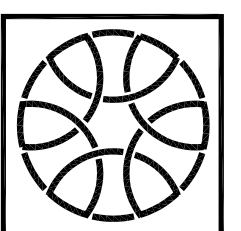
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PROJECT TITLE
DOCTORS HOSPITAL VALET PARKING AREA
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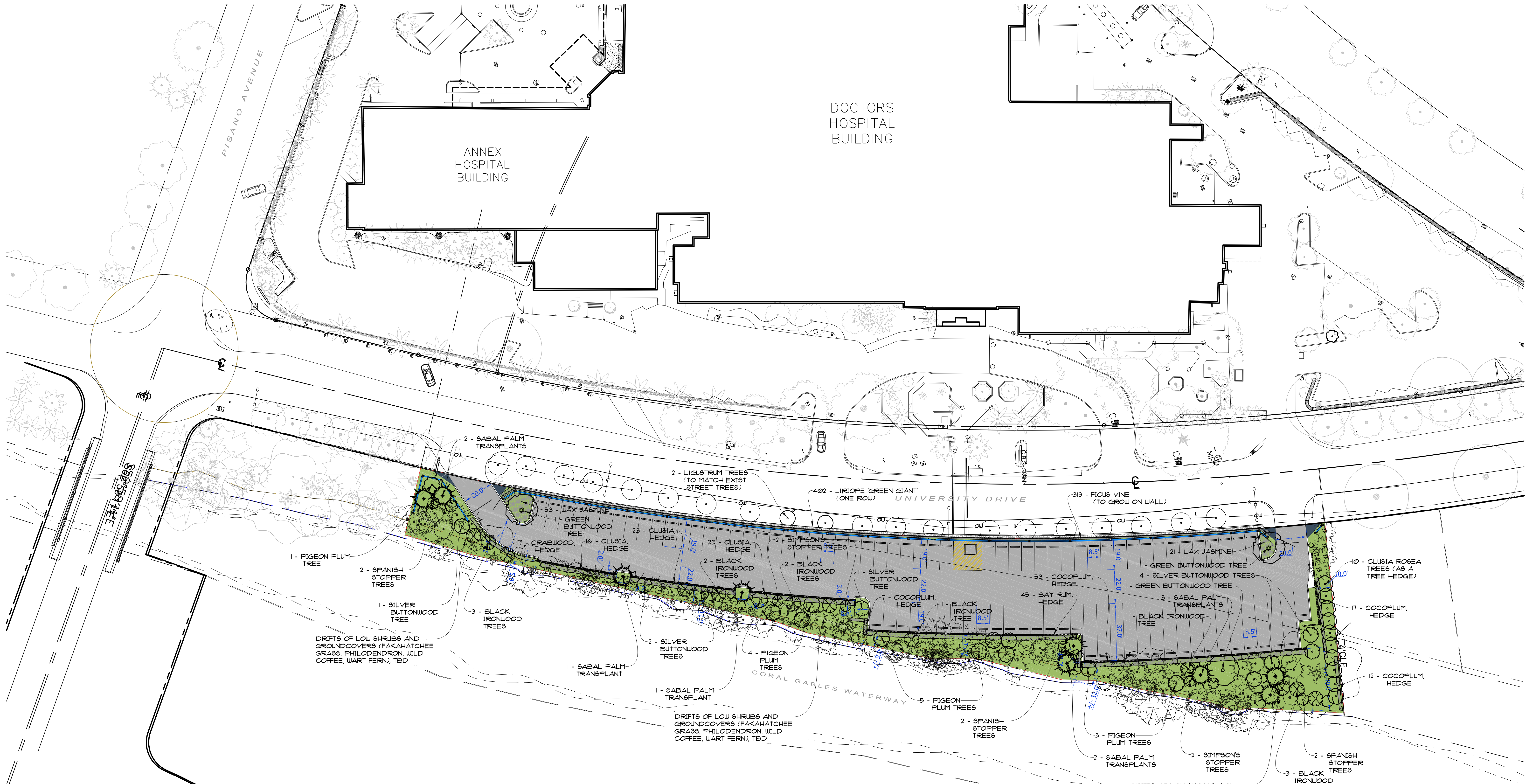
SHEET TITLE
LANDSCAPE DISPOSITION - AREA 3

REVISION DATE(S)
 DATE: 5/5/2021
LD-7



LANDSCAPE
CONCEPTUAL OVERALL PLANTING PLAN

DOCTORS HOSPITAL
VALET PARKING AREA
UNIVERSITY DRIVE
CORAL GABLES, FL

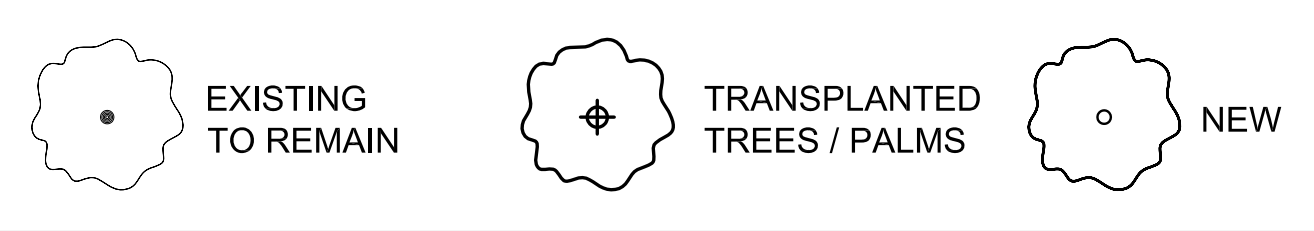


Doctors Hospital Valet Parking Area - Plant List

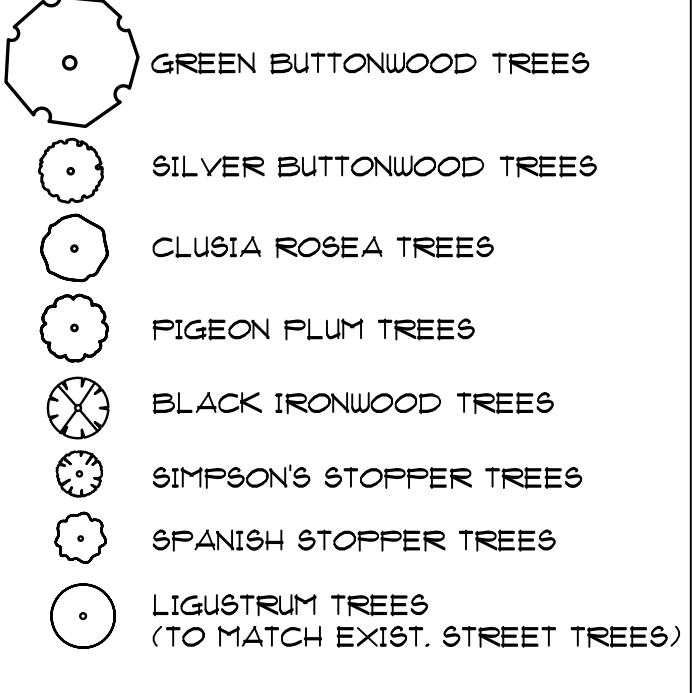
Qty.	Common Name	Botanical Name	Specs	
Trees				
12	Black Ironwood Trees	<i>Krugiodendron ferreum</i>	12' ht x 4" spr, 2" cal.	
10	Clusia Rosea Trees	<i>Clusia rosea</i>	12' ht x 4" spr, 2" cal.	standard
3	Green Buttonwood Trees	<i>Conocarpus erectus</i>	12' ht x 4" spr, 2" cal.	standard
13	Pigeon Plum Trees	<i>Coccoloba diversifolia</i>	12' ht x 4" spr, 2" cal.	
8	Silver Buttonwood Trees	<i>Conocarpus erectus 'Sericeus'</i>	12' ht x 4" spr, 2" cal.	multi
4	Simpson's Stopper Trees	<i>Myrcianthes fragrans</i>	12' ht x 4" spr, 2" cal.	multi
6	Spanish Stopper Trees	<i>Eugenia foetida</i>	12' ht x 4" spr, 2" cal.	multi
56	Total Trees			
Street Trees				
2	Ligustrum Trees	<i>Ligustrum japonicum</i>	10' ht x 5' spr, trimmed to 4' CT, to match existing	multi
2	Total Street Trees			
Screening Shrubs				
89	Cocoplum	<i>Chrysobalanus icaco 'Red Tip'</i>	6-7' ht, 25 gal.	Spacing bush, full 36" o.c.
45	Bay Rum	<i>Pimenta racemosa</i>	8' ht, 25 gal.	bush, full 36" o.c.
62	Dwarf Clusia	<i>Clusia guttifer</i>	8' ht, 25 gal.	bush, full 36" o.c.
17	Crabwood	<i>Gymnanthes lucida</i>	8' ht, 25 gal.	bush, full 36" o.c.
Groundcovers & Vines				
313	Ficus vine	<i>Ficus pumila</i>	14" x 14", 1 gal.	18" o.c.
402	Liriope 'Green Giant'	<i>Liriope muscari 'Green Giant'</i>	12" x 12", 1 gal.	15" o.c.
74	Wax Jasmine	<i>Jasminum volubile</i>	18" x 18", 3 gal.	24" o.c.
Additional Shrubs & Groundcovers				
Drifts of low understory planting (Fakahatchee Grass, Philodendron, Wild Coffee, Wart Fern), T.B.D.				

Note: All plant material must be approved by L.A. prior to installation, no exceptions.

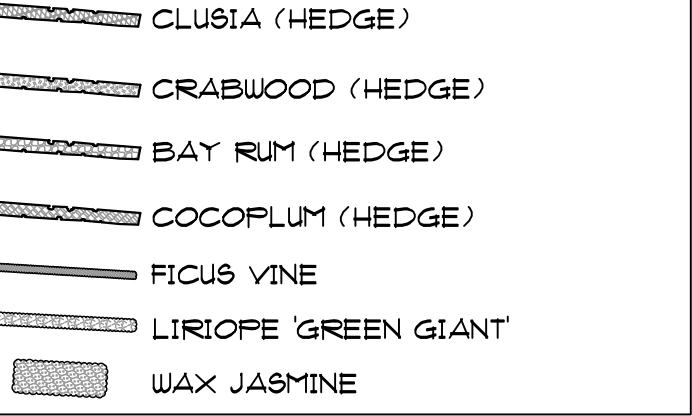
PLANTING LEGEND



NEW PLANTING SYMBOL LEGEND



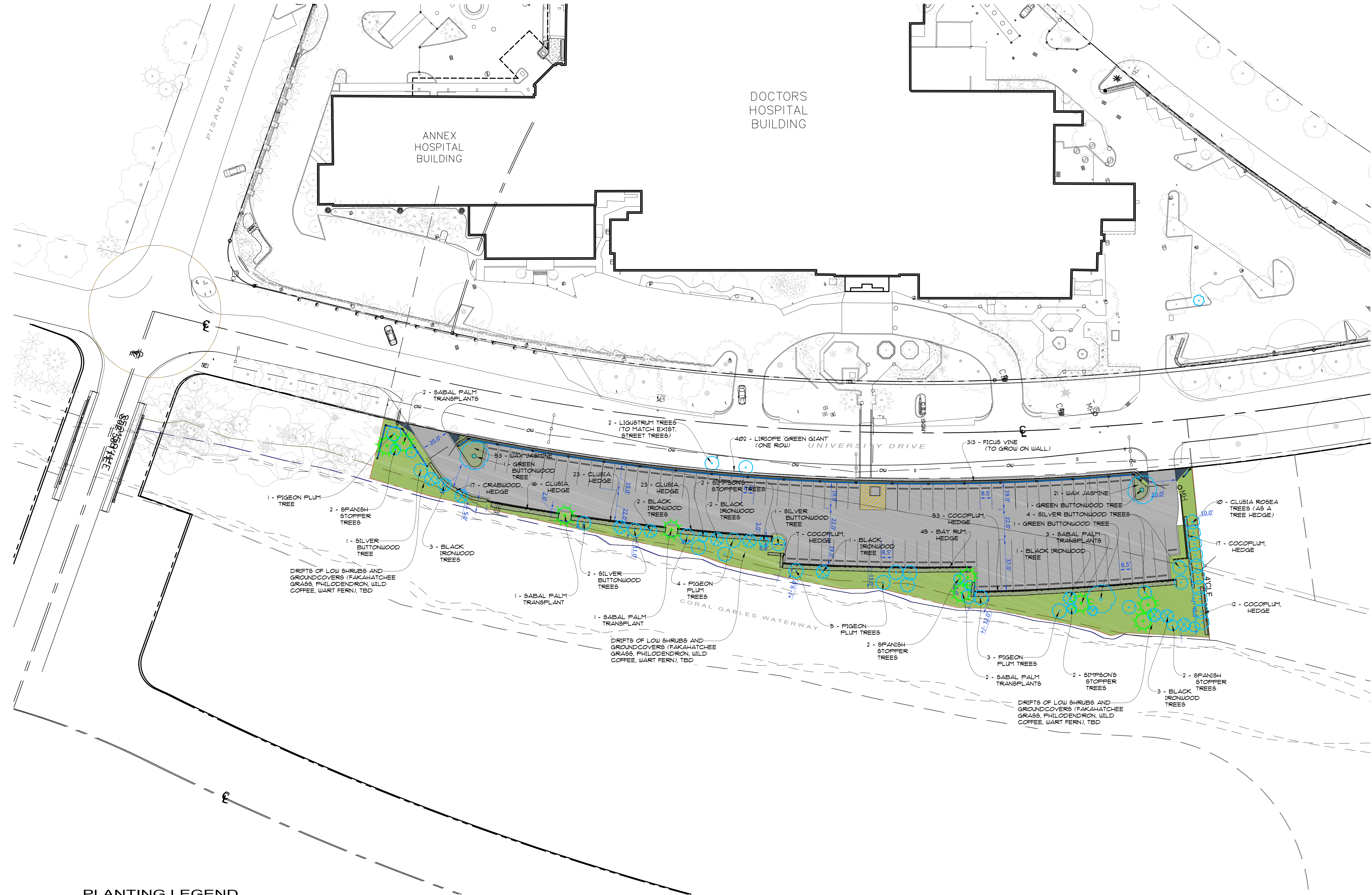
TRANSPLANTED TREES SYMBOL LEGEND



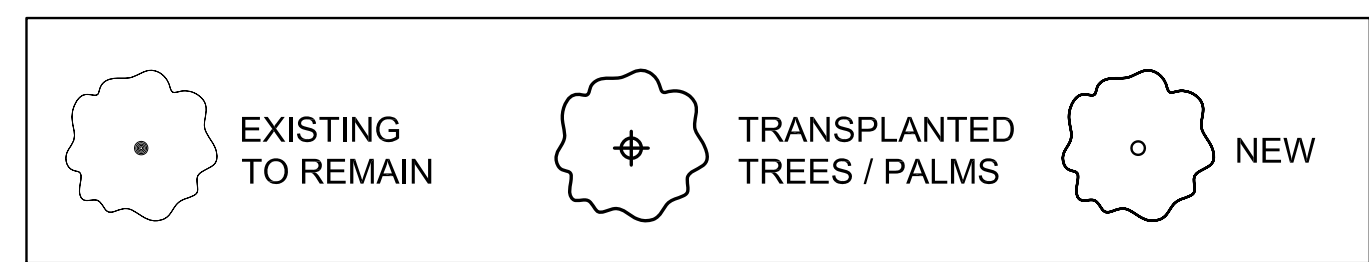
CONCEPTUAL OVERALL PLANTING PLAN
SCALE: 1"=30.0'



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PLANTING LEGEND



CONCEPTUAL PLANTING PLAN - NEW TREES



PROJECT TITLE: DOCTORS HOSPITAL VALET PARKING AREA
 5000 UNIVERSITY DRIVE CORAL GABLES, FL
 SHEET TITLE: LANDSCAPE CONCEPTUAL PLANTING PLAN - NEW TREES
 DATE: 5/5/2021
 L-2
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BLACK IRONWOOD TREE



SIMPSON'S STOPPER TREE



CRABWOOD, BUSH



SILVER SAW PALMETTO



FICUS VINE



LIRIOPE



CLUSIA GUTTIFERA HEDGE



BAY RUM TREE HEDGE



SPANISH STOPPER TREE



SILVER BUTTONWOOD TREE



CLUSIA ROSEA TREE HEDGE



WAX JASMINE



GREEN BUTTONWOOD TREE



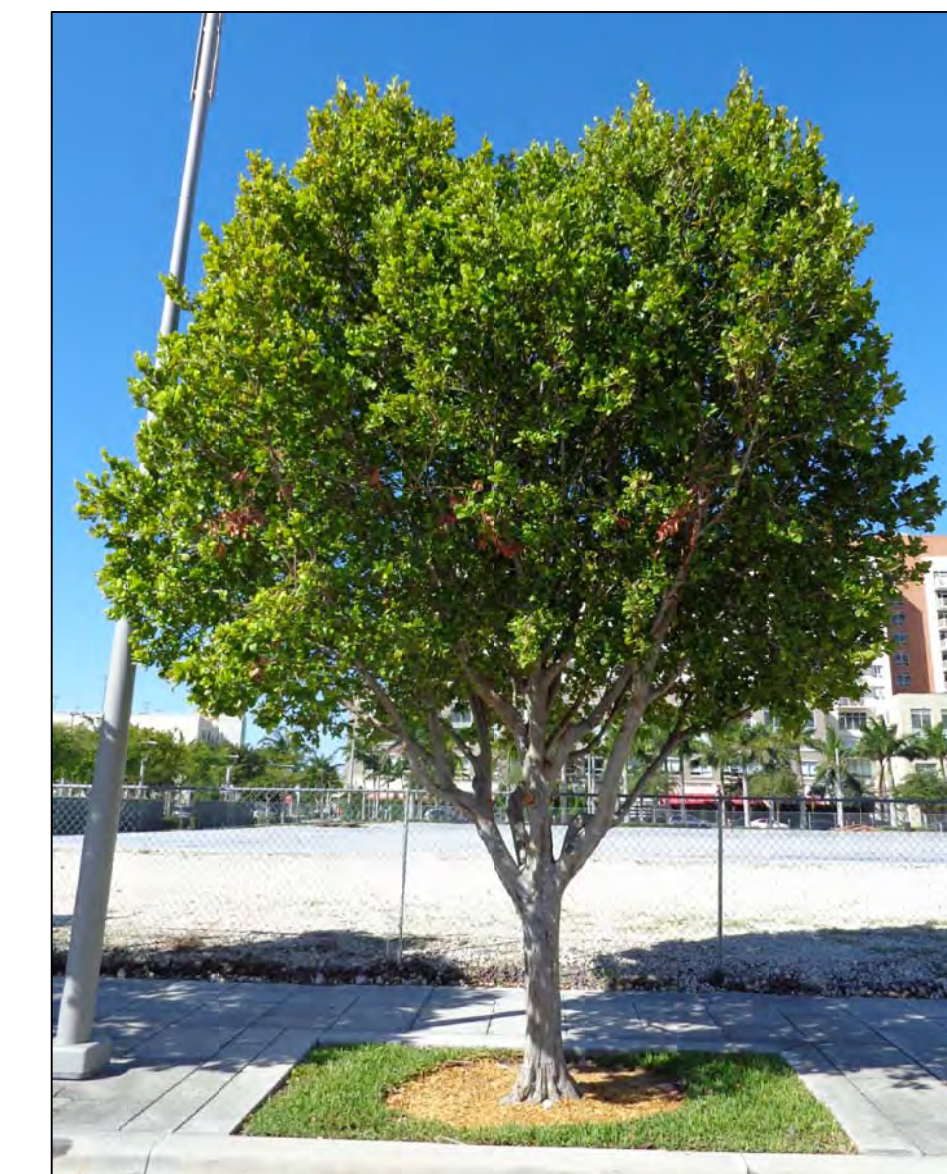
COCOPLUM HEDGE



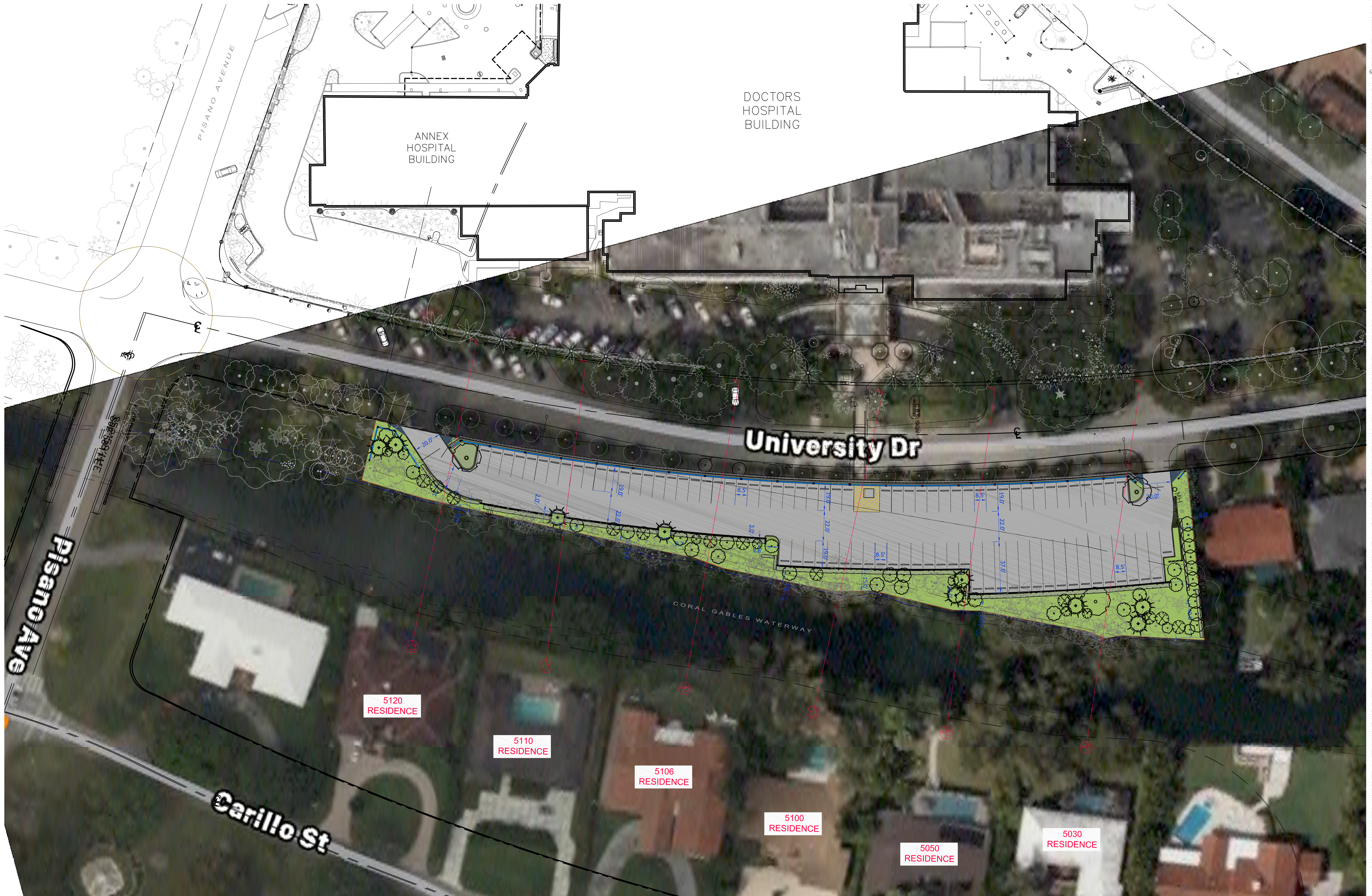
GREEN BUTTONWOOD, BUSH



WART FERN



PIGEON PLUM TREE



DOCTORS HOSPITAL BUILDING

ANNEX HOSPITAL BUILDING

University Dr

Pisano Ave

Carillo St

CORAL GABLES WATERWAY

5120 RESIDENCE

5110 RESIDENCE

5106 RESIDENCE

5100 RESIDENCE

5050 RESIDENCE

5030 RESIDENCE

OVERALL KEY PLAN

SCALE: 1"=30.0'

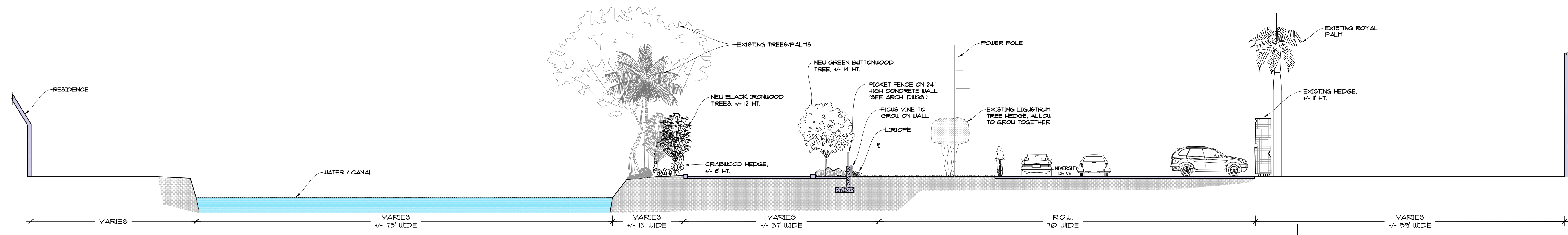
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PROJECT TITLE
DOCTORS HOSPITAL VALET PARKING AREA
 UNIVERSITY DRIVE CORAL GABLES, FL

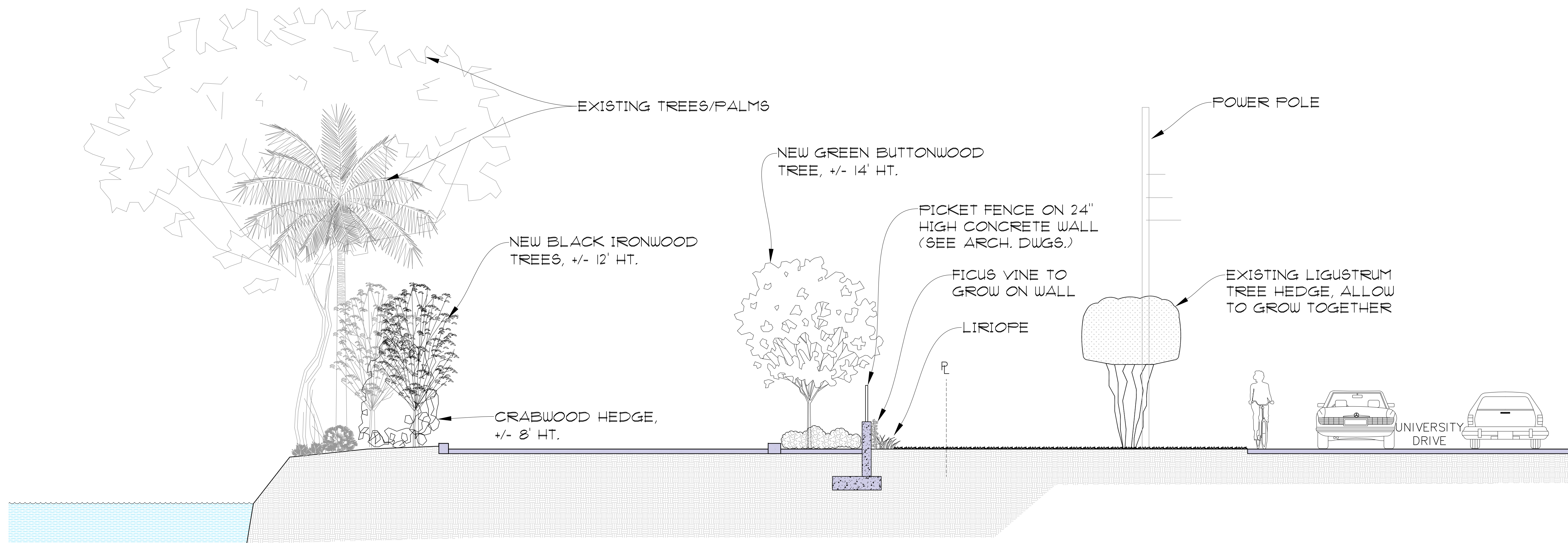
SHEET TITLE
LANDSCAPE OVERALL KEY PLAN

DATE:
 5/5/2021

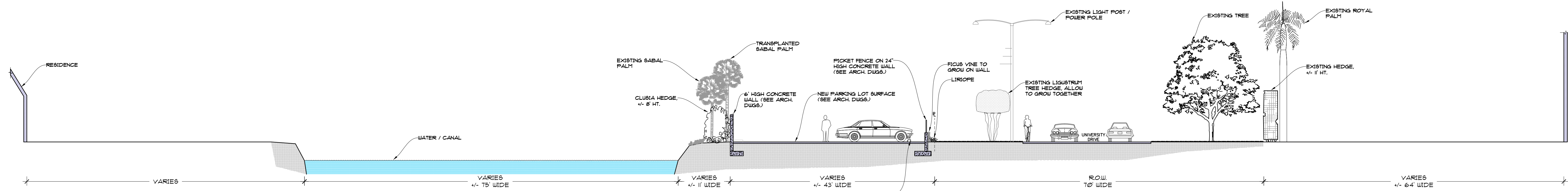
L-4



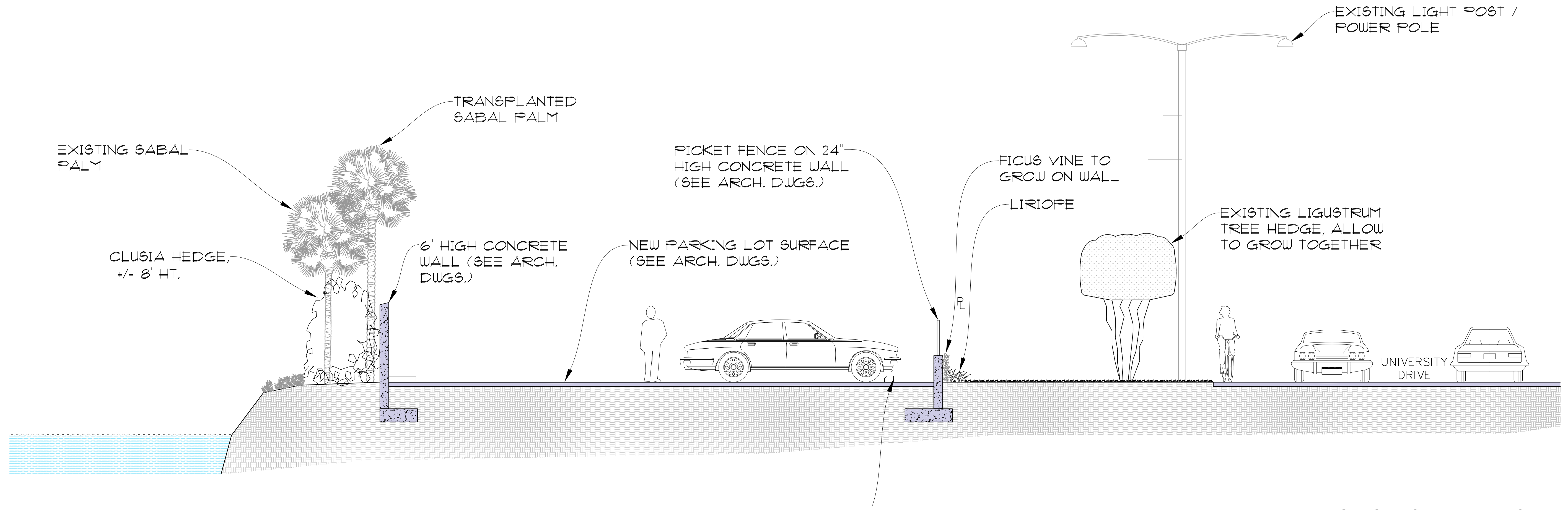
SECTION 1
5120 RESIDENCE
 SCALE: 3/32"=1'-0"



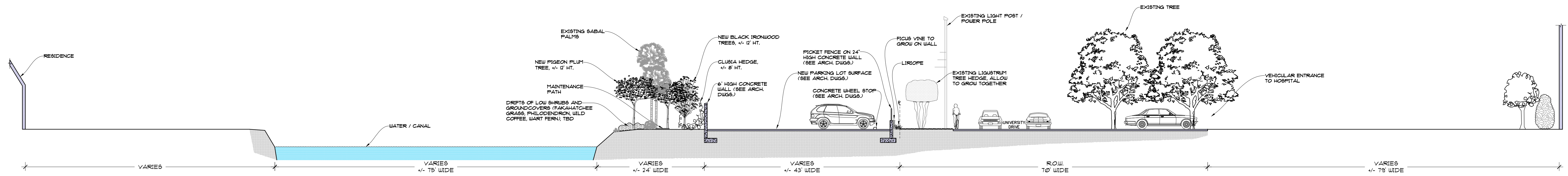
SECTION 1 - BLOWUP
5120 RESIDENCE
 SCALE: 1/4"=1'-0"



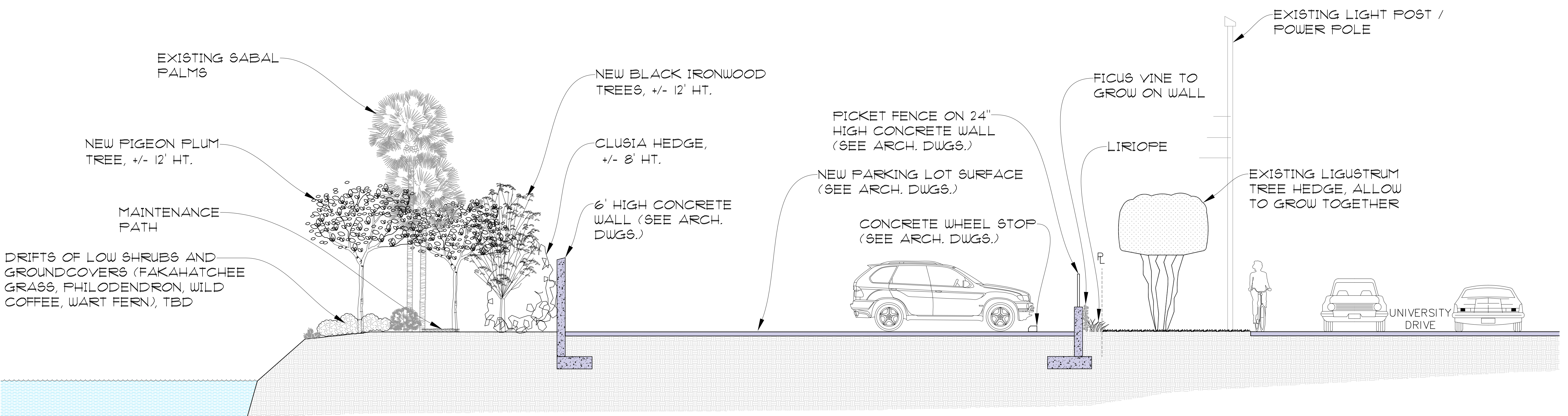
SECTION 2
5110 RESIDENCE
 SCALE: 3/32"=1'-0"



SECTION 2 - BLOWUP
5110 RESIDENCE
 SCALE: 1/4"=1'-0"



SECTION 3
5106 RESIDENCE
 SCALE: 3/32"=1'-0"



SECTION 3 - BLOWUP
5106 RESIDENCE
 SCALE: 1/4"=1'-0"

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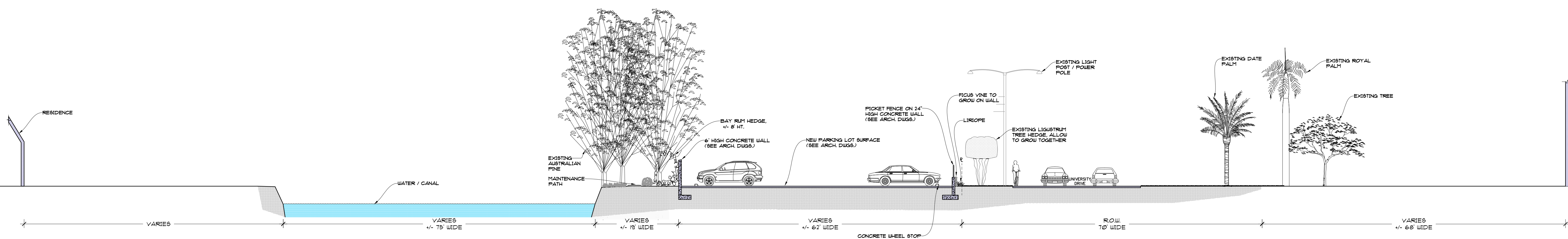
GEOMANTIC DESIGN, INC.
 LANDSCAPE ARCHITECTURE
 ROBERT PARSLEY A.S.L.A.
 2325 CALANDRETTA DRIVE
 CORAL GABLES, FL 33134
 PHONE: 305-665-6868 FAX: 305-665-6825

LANDSCAPE SECTION 3

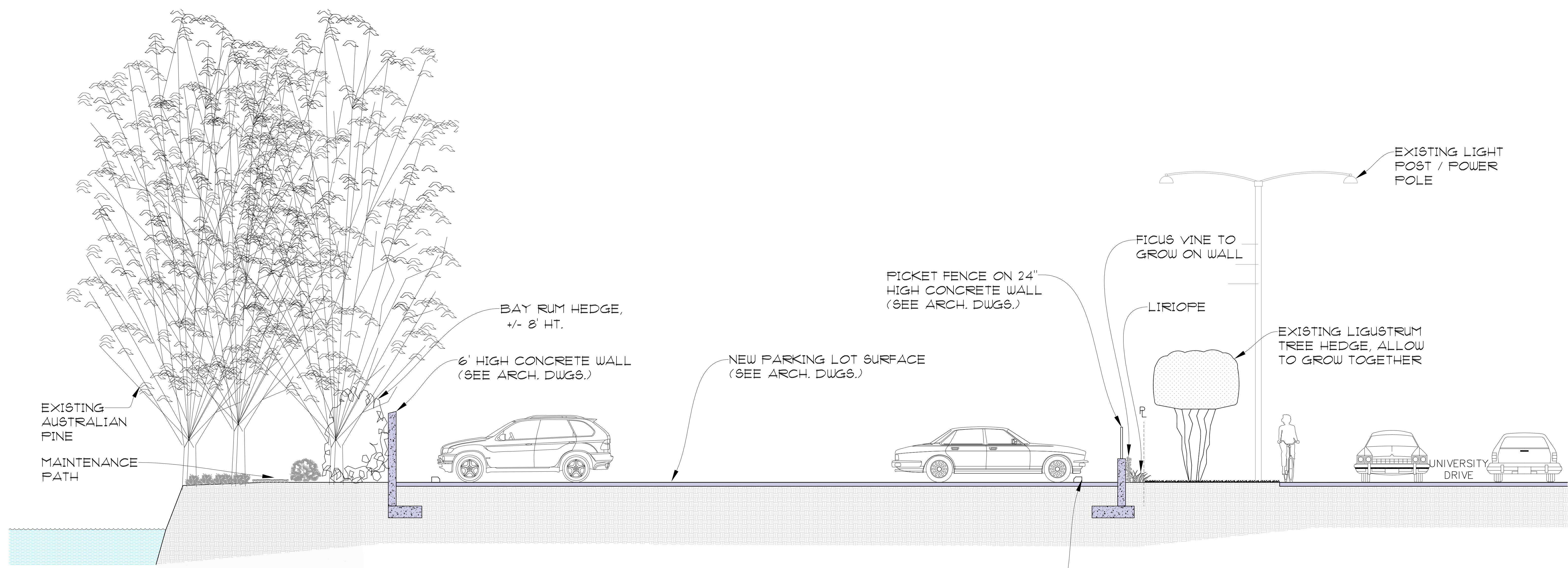
DOCTORS HOSPITAL VALET PARKING AREA
 UNIVERSITY DRIVE CORAL GABLES, FL 5000

PROJECT TITLE
REVISION DATE(S)
DATE
5/5/2021

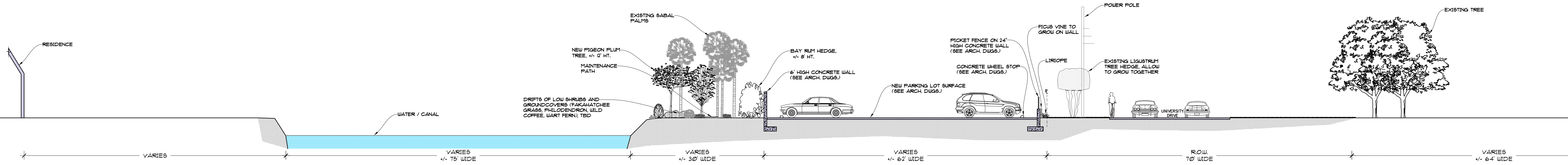
L-7



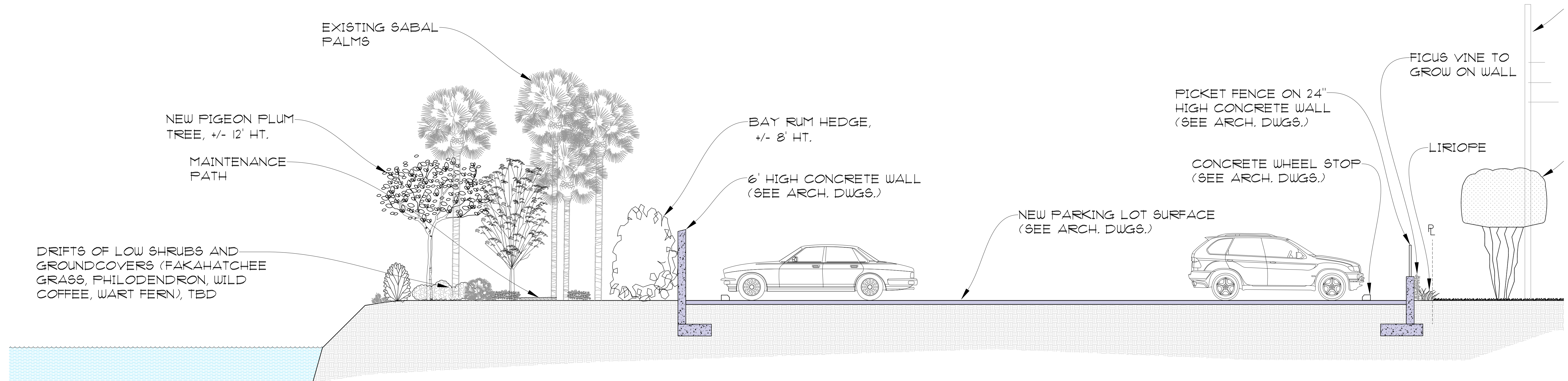
SECTION 4
5100 RESIDENCE
 SCALE: 3/32"=1'-0"



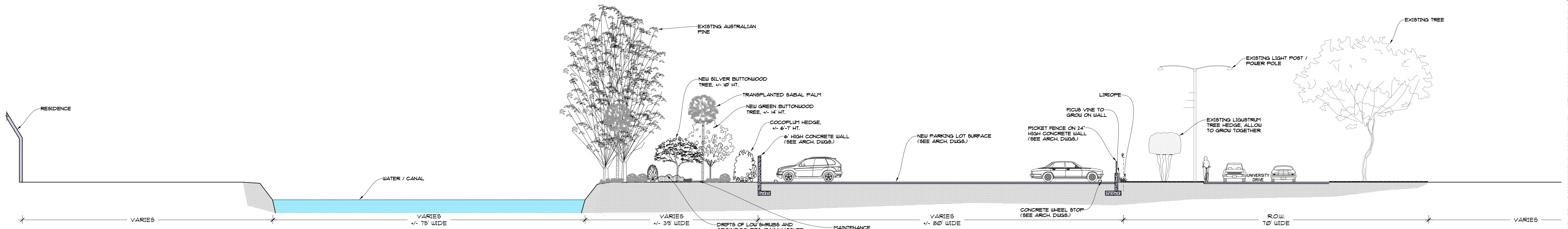
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 SCALE: 1/4"=1'-0"



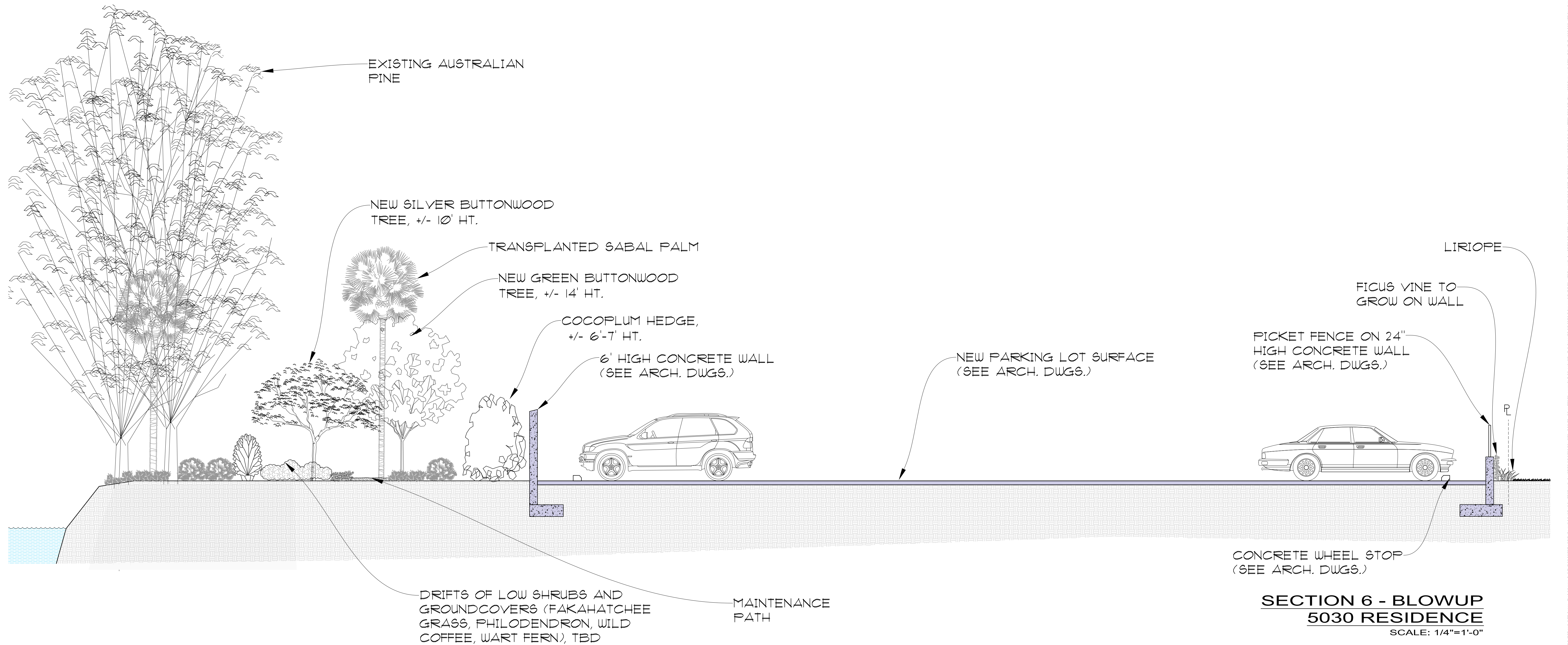
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5050 RESIDENCE
 SCALE: 3/32"=1'-0"



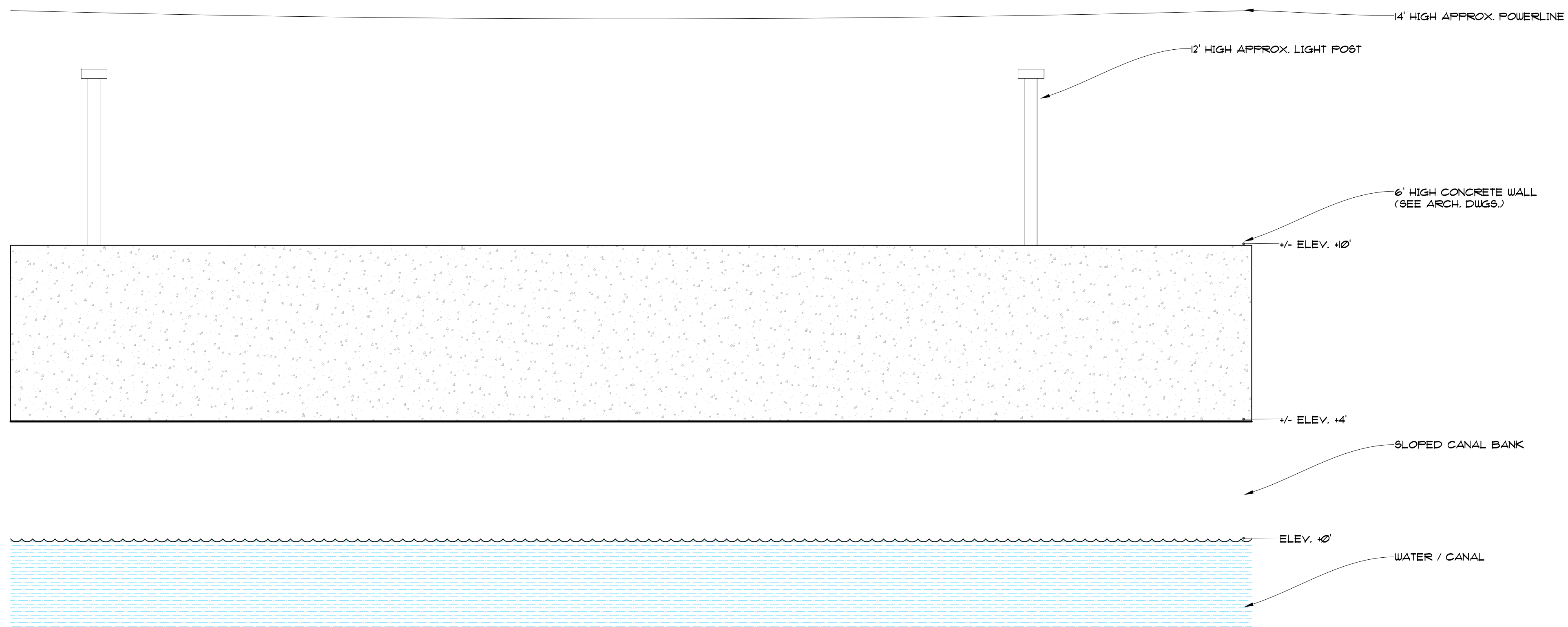
SECTION 5 - BLOWUP
5050 RESIDENCE
 SCALE: 1/4"=1'-0"



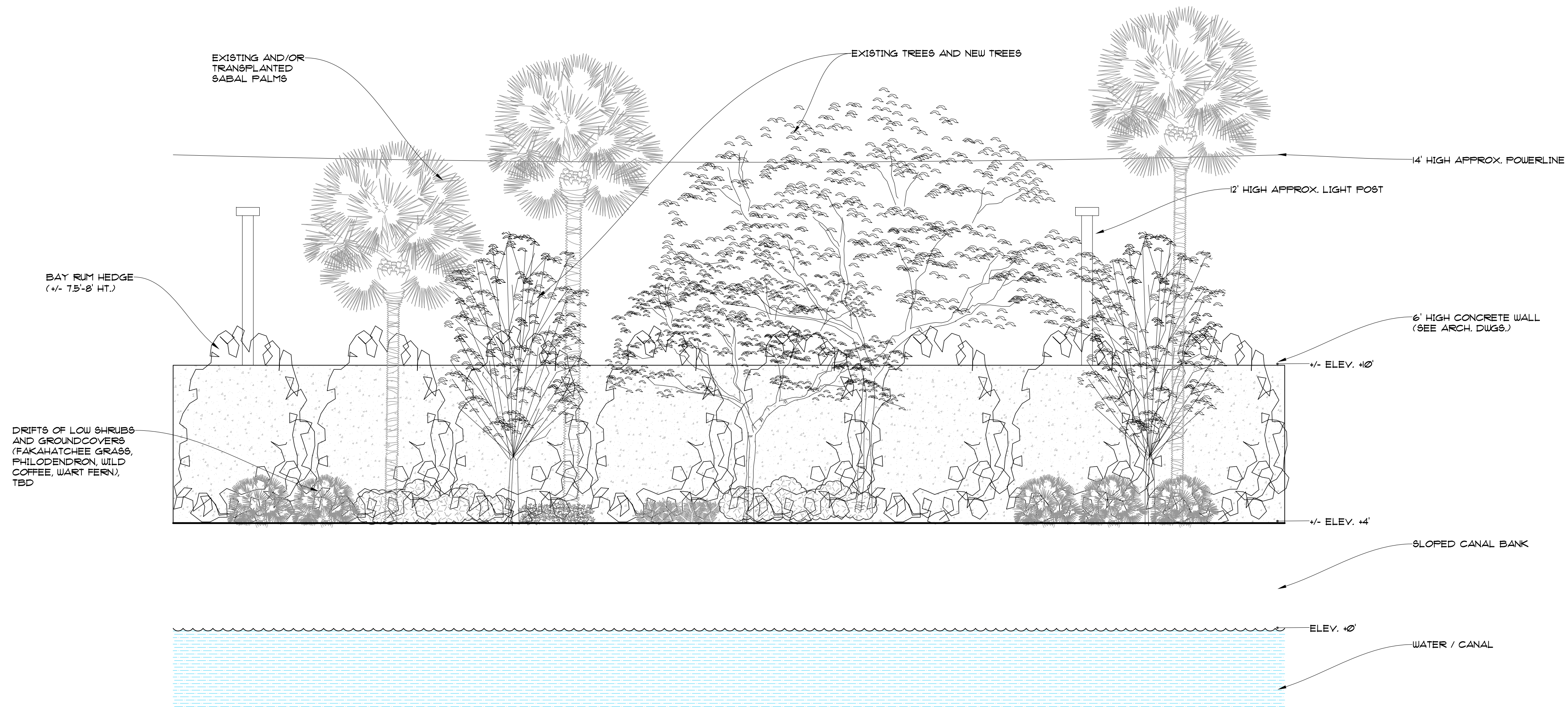
SECTION 6
5030 RESIDENCE
 SCALE: 3/32"=1'-0"



SECTION 6 - BLOWUP
5030 RESIDENCE
 SCALE: 1/4"=1'-0"



BARE ELEVATION
SCALE: 3/8"=1'-0"



CONCEPTUAL PLANTING ELEVATION
SCALE: 3/8"=1'-0"

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PROJECT TITLE

DOCTORS HOSPITAL
VALET PARKING AREA
5000 UNIVERSITY DRIVE
CORAL GABLES, FL

SHEET TITLE

LANDSCAPE
CONCEPTUAL PLANTING ELEVATIONS

DATE:

5/5/2021

L-11

GEOMANTIC
DESIGNS, INC.
LANDSCAPE ARCHITECTURE

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Doctors Hospital Valet Parking Lot
Conceptual Rendering
15 to 25 Year Growth
Canal View - Middle

NELSON



Doctors Hospital Valet Parking Lot
Conceptual Rendering
15 to 25 Year Growth
Canal View - Northeast

NELSON



Doctors Hospital Valet Parking Lot
Conceptual Rendering
15 to 25 Year Growth
Canal View - Southwest

NELSON



Doctors Hospital Valet Parking Lot
Conceptual Rendering
15 to 25 Year Growth
Plan View



Doctors Hospital Valet Parking Lot
Conceptual Rendering
15 to 25 Year Growth
Aerial View - Northeast



Doctors Hospital Valet Parking Lot
Conceptual Rendering
15 to 25 Year Growth
Aerial View - Southwest



Doctors Hospital Valet Parking Lot
Conceptual Rendering
15 to 25 Year Growth
Street View - Southwest



Doctors Hospital Valet Parking Lot
Conceptual Rendering
15 to 25 Year Growth
Street View - Northeast