CITY OF CORAL GABLES
PLANNING DEPARTMENT
2010 DEC -6 PM 12:59

Exhibit C

Northern Trust Bank

October 27, 2010

Table of Contents:

- Statement of Use
- Survey and Aerial
- Existing Site Plan
- Proposed Site Plan
- Queuing Analysis

- Statement of Use

Statement of Use

Northern Trust Bank is proposing to demolish their existing building located at 595 Biltmore Way. The existing single story building and single drive-thru approximately total 7,530 square feet. Northern Trust Bank is proposing to replace the existing bank branch with a slightly smaller single story building with a drive-thru of approximately 7,034 square feet in size.

- Survey

- Aerial

SKETCH OF BOUNDARY SURVEY

SYMBOL LEGEND

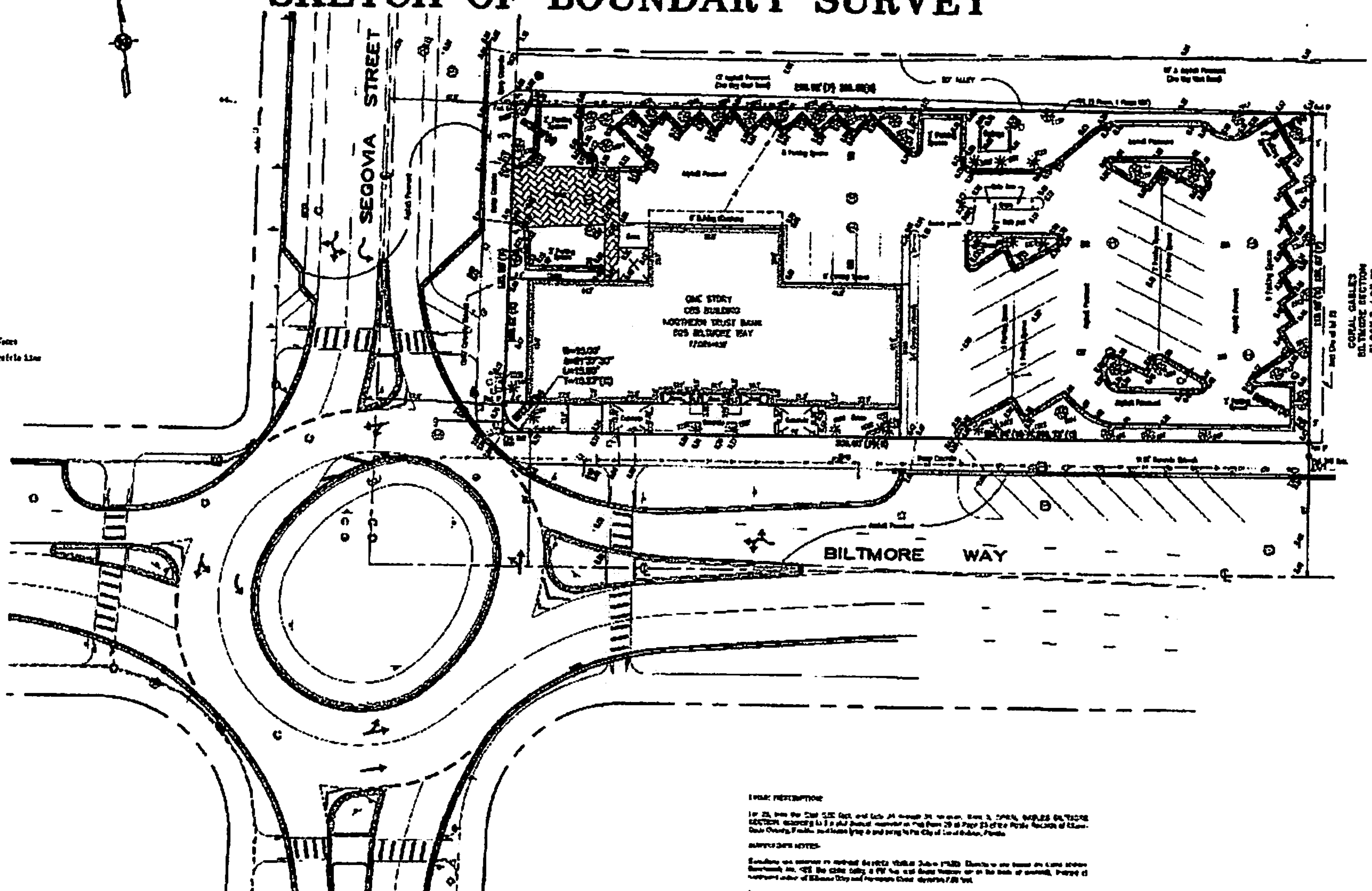
- Traffic Signal Control Box
- Sanitary Sewer Manhole
- Concrete Light Pole
- Single Support Sign
- Wood Pole
- Guy Wire
- Catch Basin
- Fire Hydrant
- Manhole Electric
- Water Meter
- Wire Pull Box
- Electric Meter
- Manhole Telephone
- Water Valve
- Centerline
- Iron Pipe
- Palm
- Tree

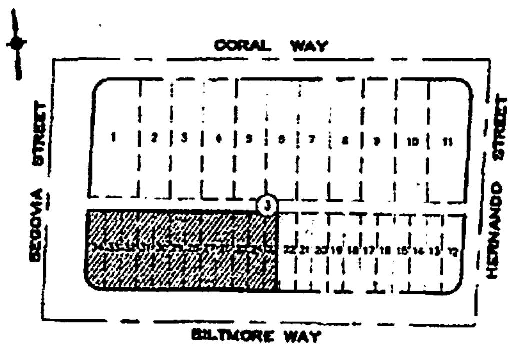
ABBREVIATIONS

- Conc. :Concrete
- Fnd. :Found
- IP :Iron Pipe
- PK :Parker Kalon
- (C) :Calculated
- (R) :Record
- (M) :Measured
- PB :Plat Book
- Pg :Page
- F.F. :Finish Floor
- EL :Elevation
- O/S :Offset

LINE LEGEND

- —— X —— Chain Link Fence
- —— OH —— Overhead Electric Line





LOCATION SKETCH

TREE LIST

TREE No	COMMON NAME	BOTANICAL NAME	DIAMETER (Inches)	TREE No	COMMON NAME	BOTANICAL NAME	DIAMETER (Inches)

LEGAL DESCRIPTION

SURVEYOR'S NOTES

SURVEYOR'S CERTIFICATION

Date 6/14/10

E.R. BROWNELL & ASSOCIATES, INC.

No	Date	Apvd.	Job No.	Description
1				
2				
3				

Sheet 1 of 1

LS-1822A

Prepared For

NORTHERN TRUST

595 BILTMORE WAY

CORAL GABLES, FL

E.R. Brownell & Associates, Inc.

CONSULTING ENGINEERS · LAND PLANNERS · SURVEYORS & MAPPERS

3162 Coral Way
Miami, Florida, 33145

305-446-3511 · 305-446-2034 (FAX)

WWW.ERBROWNELL.COM

Drawn by:	Ref.	F.B.	
Ckd. by:	Scale: 1" = 20'	Date:	Certification No.

Existing Vegetation
"Action Plan"

VEGETATION TO BE REMOVED

SYMKEY	PLANT NAME	QTY
DP	DELONIX REGIA ROYAL POINCIANA	4 EA
CL	STRUTHIOLA CORDATA DOUBLE PINK PLUM	13 EA
CE	CONOCARPUS ERECTUS SILVER BUTTONWOOD	4 EA

VEGETATION TO REMAIN

SYMKEY	PLANT NAME	
SD	SURIRA SWERUDA CLUSIO LUMEO	18 EA
HS	HOSTOPHEA ELATA ROYAL PALM	2 EA
SP	SABAL PALMETTO CABBAGE PALM	ONE
AL	ALBIZIA LEBBECK WOMANS TONGUE TREE	ONE

VEGETATION TO BE RELOCATED

SYMKEY	PLANT NAME	
RS	SURIRA SWERUDA CLUSIO LUMEO	3 EA

RELOCATED VEGETATION

SD	SURIRA SWERUDA CLUSIO LUMEO	2 EA

--- SEE "EXISTING VEGATATION INVENTORY & ACTION PLAN"

Northern Trust
Coral Gables

F L O R I D A

GLIDDEN • SPINA & PARTNERS

SHEET 1/3

Existing Site Conditions Aerial-Veg

SCALE IN FEET 0' 20' 40' 60'

2010 2010

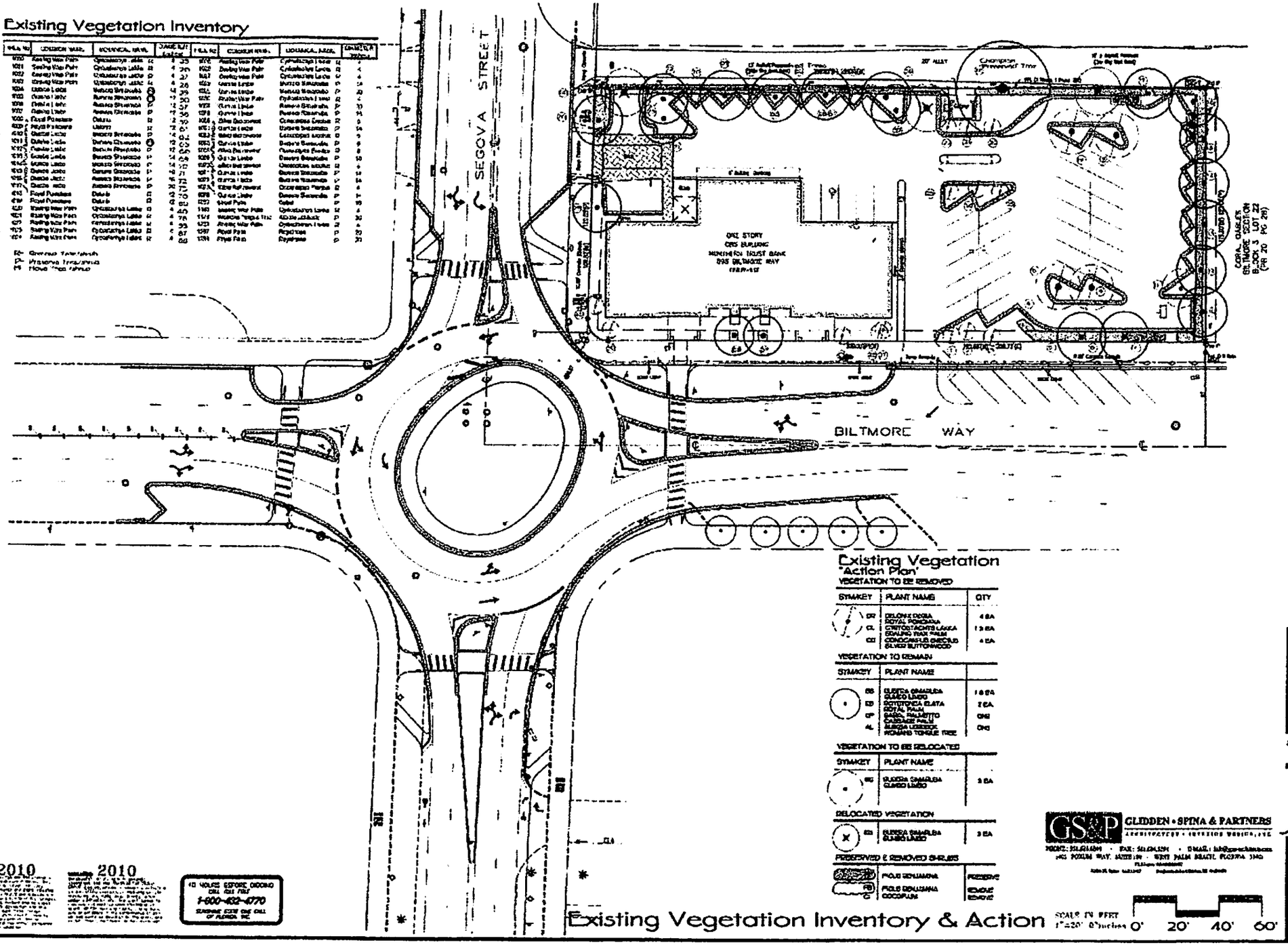
48 HOURS BEFORE DIGGING CALL SUNSHINE 1-800-432-4770

- Existing Site Plan

Existing Vegetation Inventory

0	[illegible]	Sabal Palm	Sabal palmetto	R	4	35	[illegible]	Sabal Palm	Sabal palmetto
1	[illegible]	Sabal Palm	Sabal palmetto	R	4	30	[illegible]	Sabal Palm	Sabal palmetto
2	[illegible]	Sabal Palm	Sabal palmetto	R	4	37	[illegible]	Sabal Palm	Sabal palmetto
3	[illegible]	Sabal Palm	Sabal palmetto	R	4	28	[illegible]	Cocos Palm	Syagrus romanzoffiana
4	[illegible]	Cocos Palm	Syagrus romanzoffiana	O	4	29	[illegible]	Cocos Palm	Syagrus romanzoffiana
5	[illegible]	Cocos Palm	Syagrus romanzoffiana	O	4	30	[illegible]	Sabal Palm	Sabal palmetto
6	[illegible]	Cocos Palm	Syagrus romanzoffiana	P	4	37	[illegible]	Cocos Palm	Syagrus romanzoffiana
7	[illegible]	Cocos Palm	Syagrus romanzoffiana	P	4	36	[illegible]	Cocos Palm	Syagrus romanzoffiana
8	[illegible]	Royal Poinciana	Delonix regia	R	2	30	[illegible]	Silver Buttonwood	Conocarpus erectus sericeus
9	[illegible]	Royal Poinciana	Delonix regia	R	2	31	[illegible]	Cocos Palm	Syagrus romanzoffiana
10	[illegible]	Cocos Palm	Syagrus romanzoffiana	P	4	32	[illegible]	Cocos Palm	Syagrus romanzoffiana
11	[illegible]	Cocos Palm	Syagrus romanzoffiana	O	4	33	[illegible]	Cocos Palm	Syagrus romanzoffiana
12	[illegible]	Cocos Palm	Syagrus romanzoffiana	P	4	34	[illegible]	Alex Palm	Ptychosperma elegans
13	[illegible]	Cocos Palm	Syagrus romanzoffiana	P	4	35	[illegible]	Cocos Palm	Syagrus romanzoffiana
14	[illegible]	Cocos Palm	Syagrus romanzoffiana	P	4	36	[illegible]	Silver Buttonwood	Conocarpus erectus sericeus
15	[illegible]	Cocos Palm	Syagrus romanzoffiana	P	4	37	[illegible]	Cocos Palm	Syagrus romanzoffiana
16	[illegible]	Cocos Palm	Syagrus romanzoffiana	P	4	38	[illegible]	Cocos Palm	Syagrus romanzoffiana
17	[illegible]	Royal Poinciana	Delonix regia	R	2	39	[illegible]	Cocos Palm	Syagrus romanzoffiana
18	[illegible]	Royal Poinciana	Delonix regia	R	2	40	[illegible]	Wind Palm	Cuba
19	[illegible]	Sabal Palm	Sabal palmetto	R	4	45	[illegible]	Sabal Palm	Sabal palmetto
20	[illegible]	Sabal Palm	Sabal palmetto	R	4	46	[illegible]	Medicine Tree	Adonidia merrillii
21	[illegible]	Sabal Palm	Sabal palmetto	R	4	55	[illegible]	Sabal Palm	Sabal palmetto
22	[illegible]	Sabal Palm	Sabal palmetto	R	4	87	[illegible]	Royal Palm	Roystonea
23	[illegible]	Sabal Palm	Sabal palmetto	R	4	88	[illegible]	Royal Palm	Roystonea

R = Remove Tree/Shrub
P = Preserve Tree/Shrub
O = Move Tree Above



Existing Vegetation 'Action Plan'

VEGETATION TO BE REMOVED

SYMKEY	PLANT NAME	QTY
DR	DELONIX REGIA ROYAL POINCIANA	4 EA
CL	CHRYSOBALANUS LANICA SPARLING PLUM PALM	13 EA
CO	CONOCARPUS ERECTUS SILVER BUTTONWOOD	4 EA

VEGETATION TO REMAIN

SYMKEY	PLANT NAME	
GS	GUERCA SIMARUBA GUMBO LIMBO	1 EA
CO	COTOTOPEIA ELATA COYAL PALM	2 EA
CP	SABAL PALMETTO CABBAGE PALM	ONE
AL	ALBIZIA LEBBECK WOMANS TONGUE TREE	ONE

VEGETATION TO BE RELOCATED

SYMKEY	PLANT NAME	
GS	GUERCA SIMARUBA GUMBO LIMBO	3 EA

RELOCATED VEGETATION

GS	GUERCA SIMARUBA GUMBO LIMBO	3 EA

PRESERVED & REMOVED SHRUBS

	FICUS BENJAMINA	PRESERVE
FB	FICUS BENJAMINA COCOPLUM	REMOVE REMOVE

Existing Vegetation Inventory & Action

SCALE IN FEET 1"=20' 0" inches 0' 20' 40' 60'

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Northern Trust
Coral Gables

FLORIDA

SHEET 2/3

2010

2010

48 HOURS BEFORE DIGGING
CALL SUNSHINE
1-800-432-4770
SUNSHINE STATE ONE CALL OF FLORIDA, INC.

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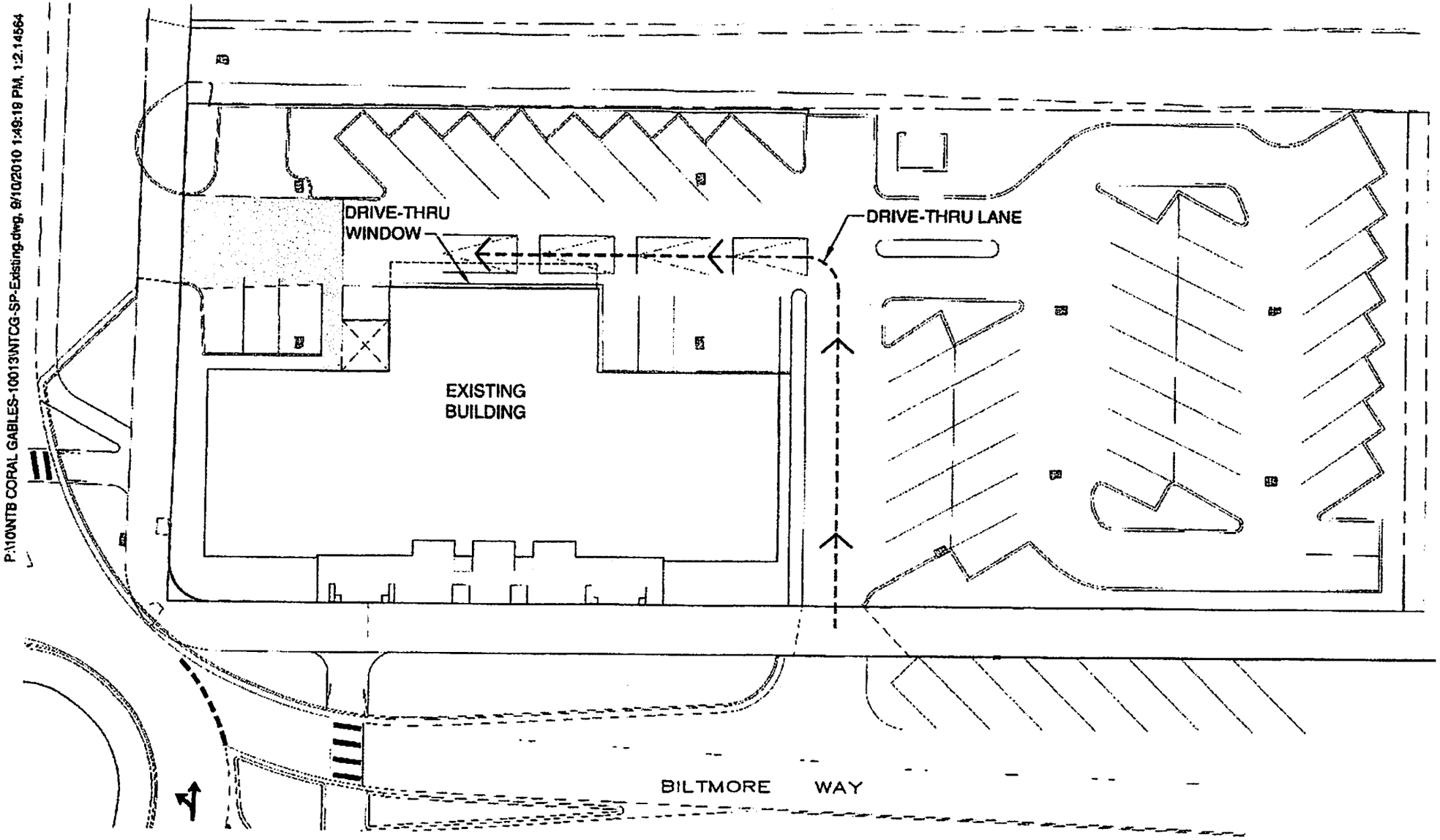

EXISTING SITE PLAN

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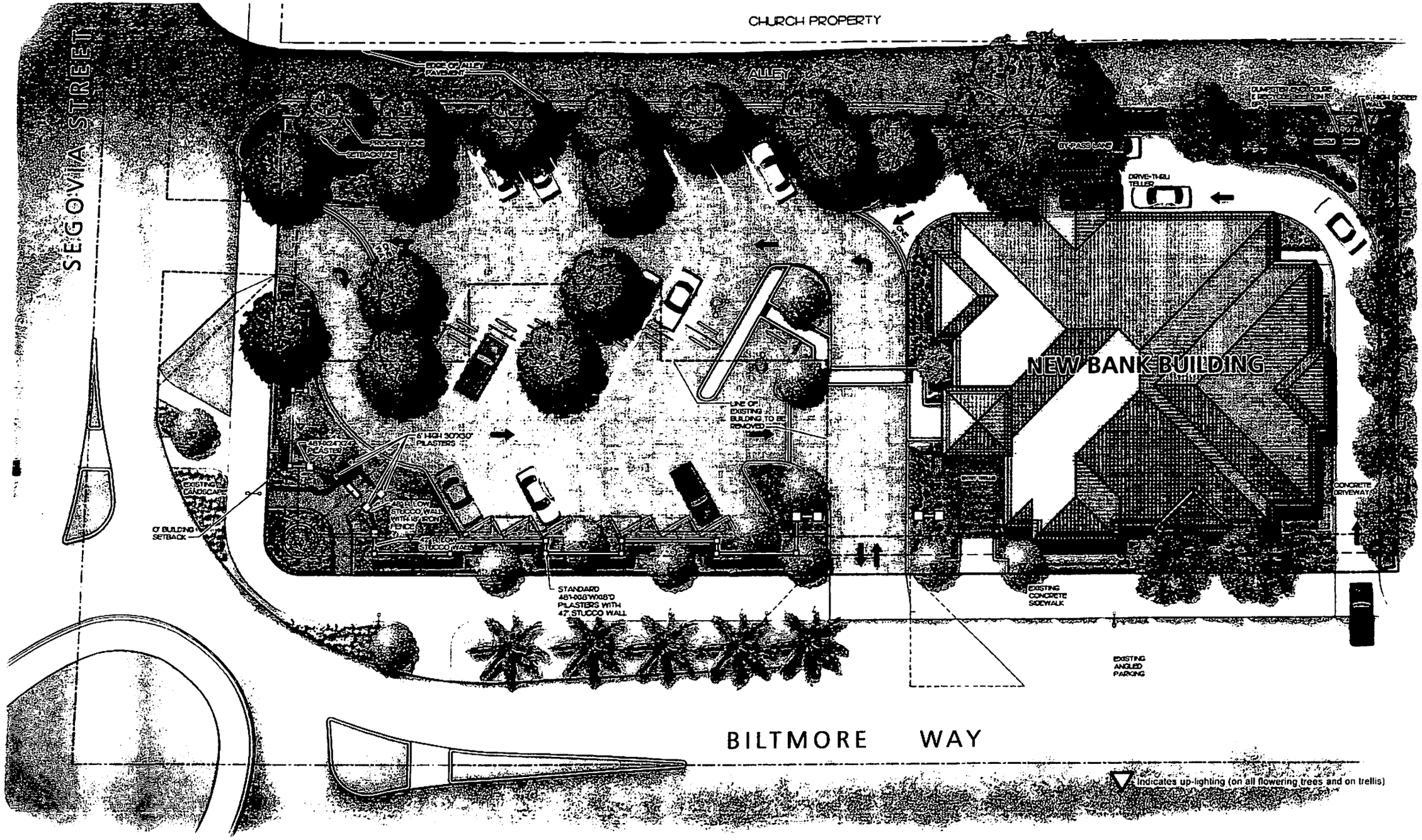
ARCHITECTURE • INTERIOR DESIGN, INC

New Banking Facility for:
Northern Trust
535 Biltmore Way
Coral Gables, Florida 33134

SP-E

- Proposed Site Plan



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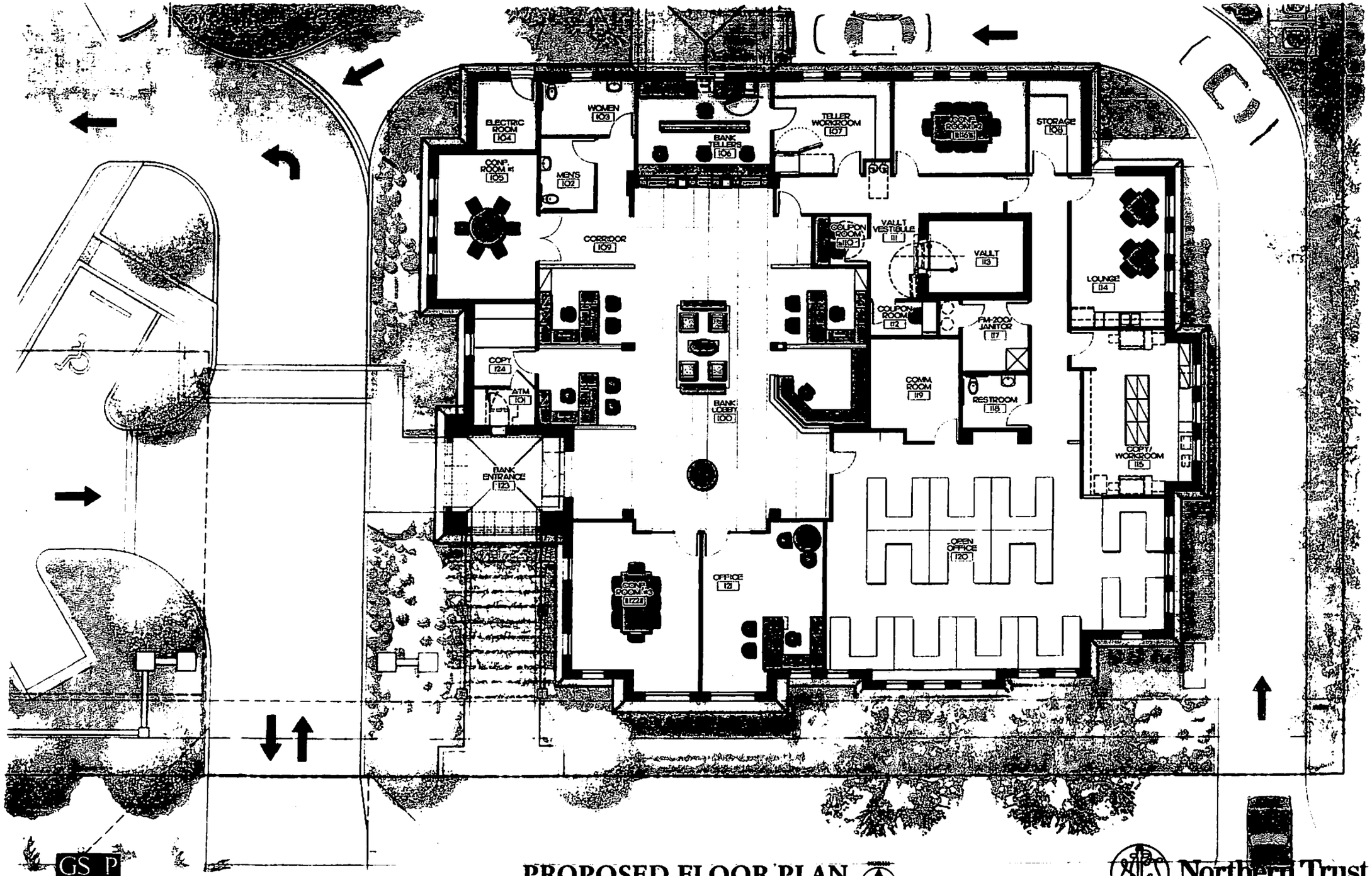
burton

PROPOSED SITE PLAN

NTS

NORTH

Northern Trust
Coral Gables, Florida



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PROPOSED FLOOR PLAN

NTS

Northern Trust
Coral Gables, Florida

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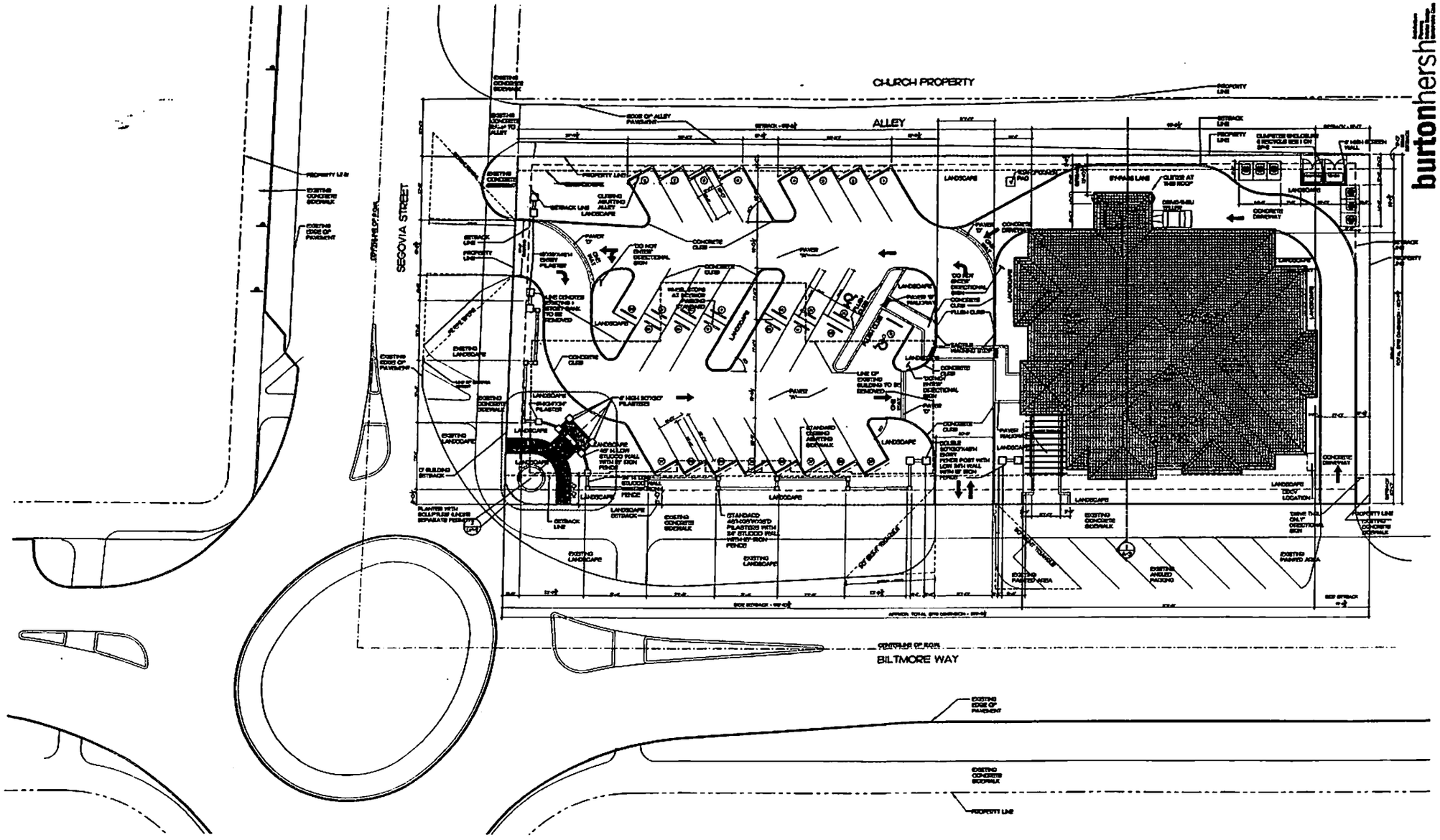

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GS&P
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New Banking Facility for:
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Coral Gables, Florida 33134

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sheet title: SITE PLAN & & ROOF PLAN
file name: NTCG-SP-1.DWG
project no: 10013
date: 07/28/10
drawn by: Joe
checked by: KAS
revisions:
1 11.22.10-BOA re-

SP-1

SITE DATA		
TOTAL SITE	35,746 SQ.FT. (.82 ACRES)	
ZONING DISTRICT	CL-COMMERCIAL LIMITED WITH SPECIAL EXCEPTION FOR DSLNR-D-BU 13-11-53	
	REQUIRED	PROPOSED
FLOOR AREA (ALLOWED F.A.R. - 3.0)	107,238 SQ.FT.	7,304 SQ.FT.
LANDSCAPE OPEN AREA -40% (REQUIRED)	14,298 SQ.FT.	10,884 SQ.FT. (30.5%)
NUMBER OF STORIES	3	1
MAX. HEIGHT	45'	15'-4"
SITE SET-BACKS		
	REQUIRED	PROVIDED TO BLDG
FRONT (BILTMORE WAY SIDE)	10'	10'-0"
REAR (ALLEY SIDE)	11'	13'-0"
SIDE (SEGOVIA STREET SIDE)	0'	176'-9"
SIDE (INTERIOR)	0'	21'-0"

SITE & PROJECT DATA		
PARCEL/TAX ID # 03-4070-000-0040		
PARKING DATA		
	REQUIRED	PROVIDED
STANDARD-8.5' X 18' + 45 DEGREES WITH WHEEL STOPS (8.5'X18' WITH CURB)	8.5'X18.5'	9'X18.5'
DETAIL SALES AND SERVICES 1 FOR 200	29.36	30
HANDICAPPED -12'-0" X 19'-0" (INCLUDED IN TOTAL)	2	2
TOTAL PARKING SPACES	29.36	30

SITE PLAN & ROOF PLAN

SCALE 1/16" = 1'-0"

0 8' 16' 32' 64'

N W E S

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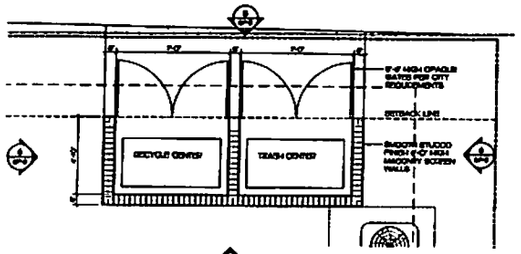
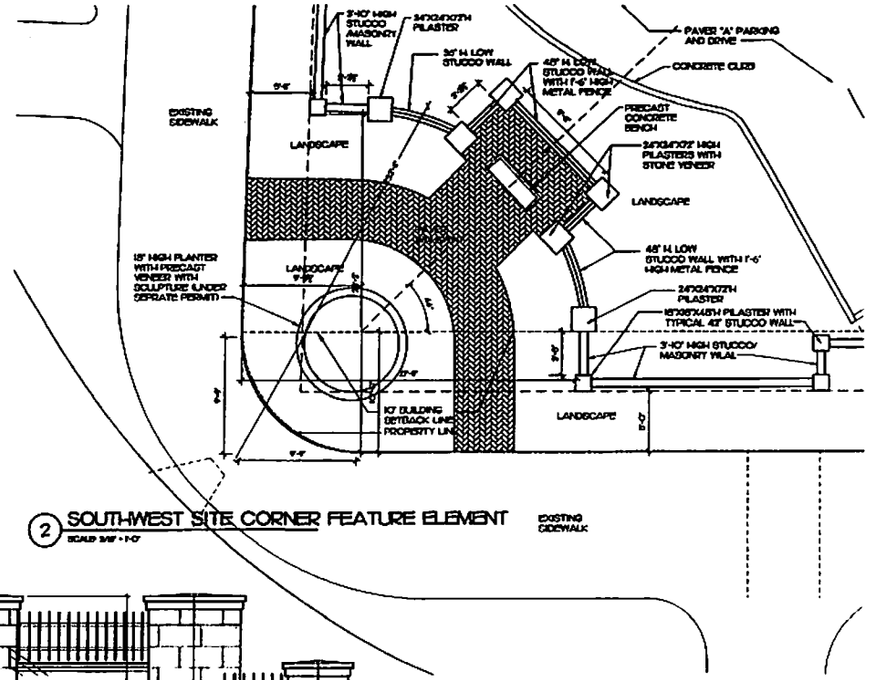
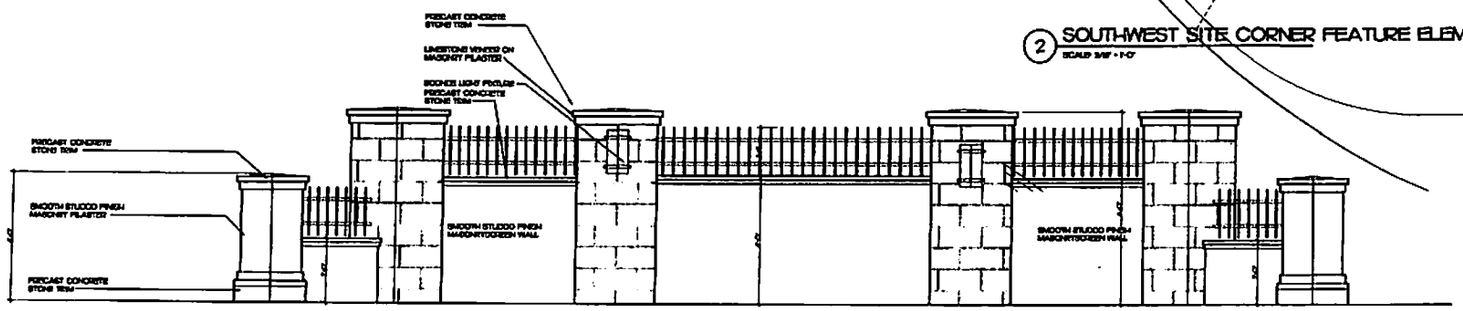


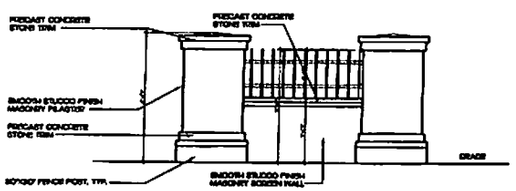
1 DUMPSTER PLAN
SCALE: 1/4" = 1'-0"



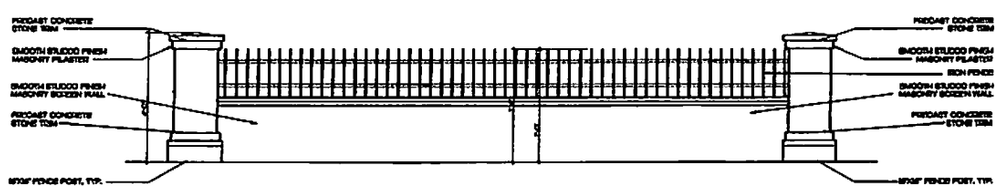
2 SOUTH-WEST SITE CORNER FEATURE ELEMENT
SCALE: 3/16" = 1'-0"



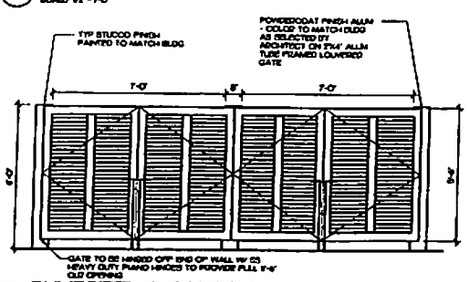
ELEVATION
3 FENCE POST DETAIL AT SOUTH-WEST SITE CORNER
SCALE: 1/2" = 1'-0"



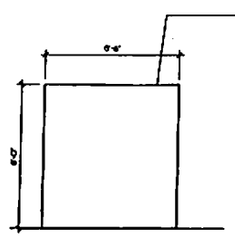
ELEVATION
4 FENCE POST DETAIL AT BILTMORE WAY ENTRY DRIVE
SCALE: 1/2" = 1'-0"



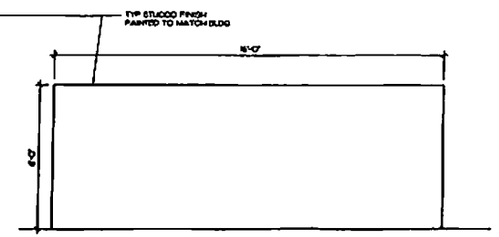
ELEVATION
5 FENCE POST DETAIL AT PRIVATE COURTYARD
SCALE: 1/2" = 1'-0"



6 DUMPSTER ELEVATION
SCALE: 3/16" = 1'-0"



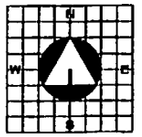
7 DUMPSTER ELEVATION
SCALE: 3/16" = 1'-0"



8 DUMPSTER ELEVATION
SCALE: 3/16" = 1'-0"

SITE DETAILS

SCALE: AS NOTED



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FL License: AA3001663
Registered Architect Gladden, III AA6224

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sheet title: SITE DETAILS
file name: NTCG-SP-1.DWG

project no: 10013
date: 07/29/10
drawn by: Joe
checked by: KAS

revisions:
1 11-22-10 BOA re-

SP-2

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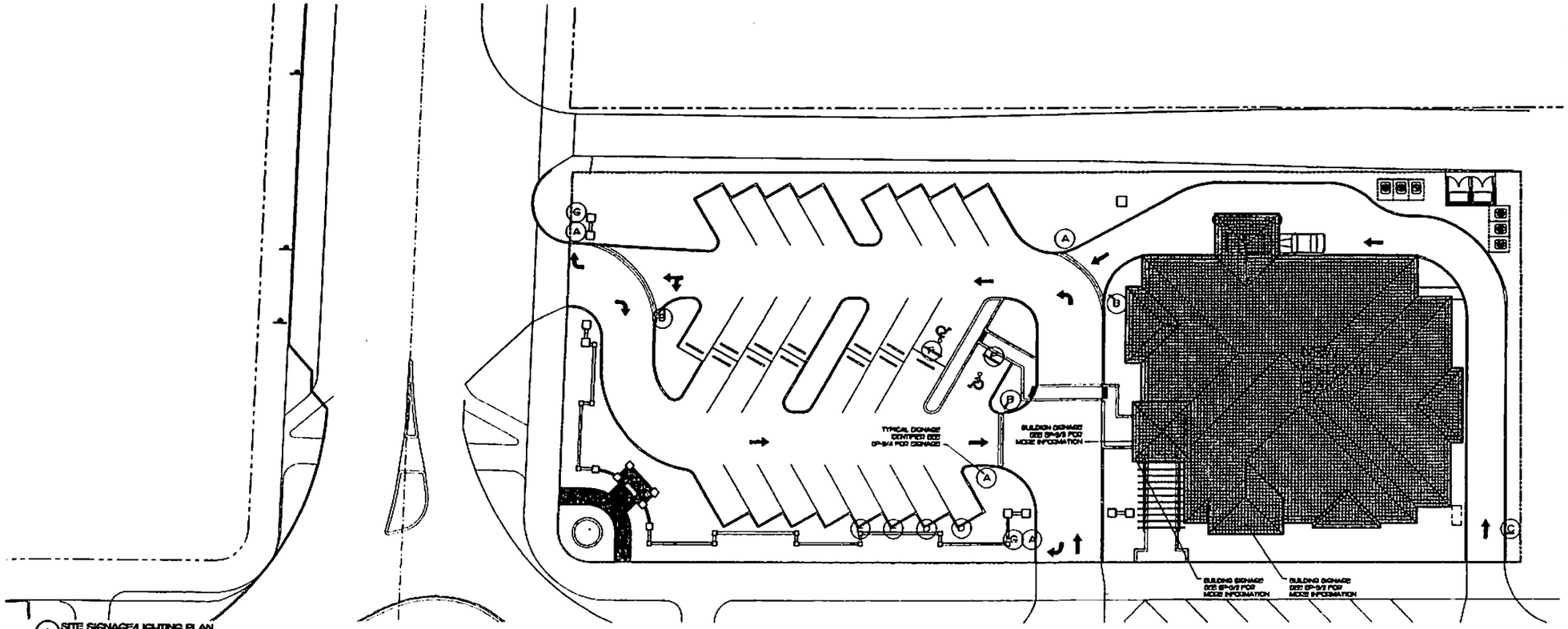
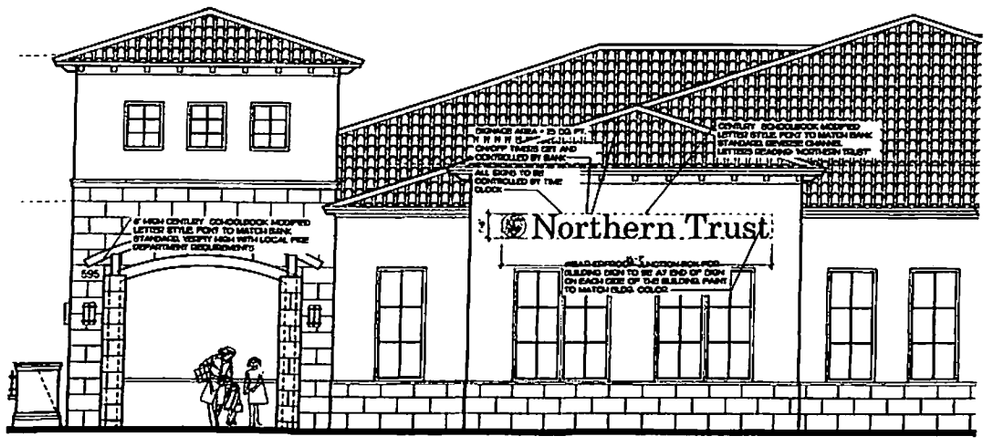


1 SITE SIGNAGE/LIGHTING PLAN
SCALE: 1/8" = 1'-0"



2 SOUTH ELEVATION
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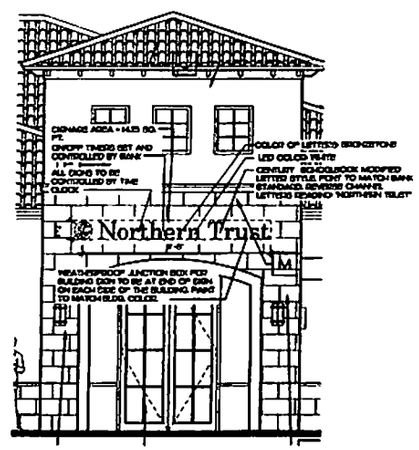

3 WEST ELEVATION
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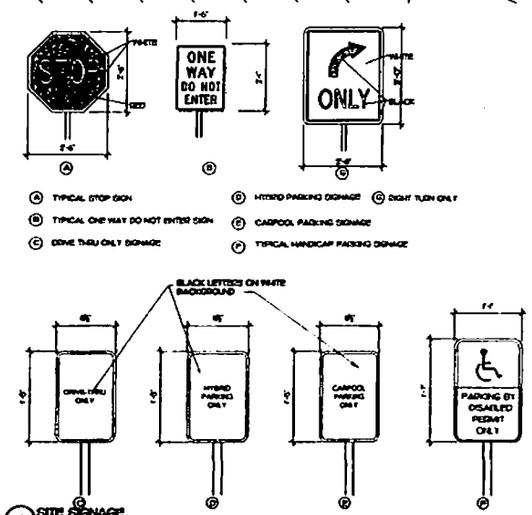

4 SITE SIGNAGE
SCALE: NTS

SITE SIGNAGE PLAN AND DETAILS

SCALE: 1/16" = 1'-0"

0 8' 16' 32' 64'

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sheet title: SITE PLAN & PLAN AND DETAILS
file name: NTCG-SP-1.DWG

project no: 10013
date: 07/20/10
drawn by: Joe
checked by: KAS

revisions
1 11.22.10-BOA rev

SP-3

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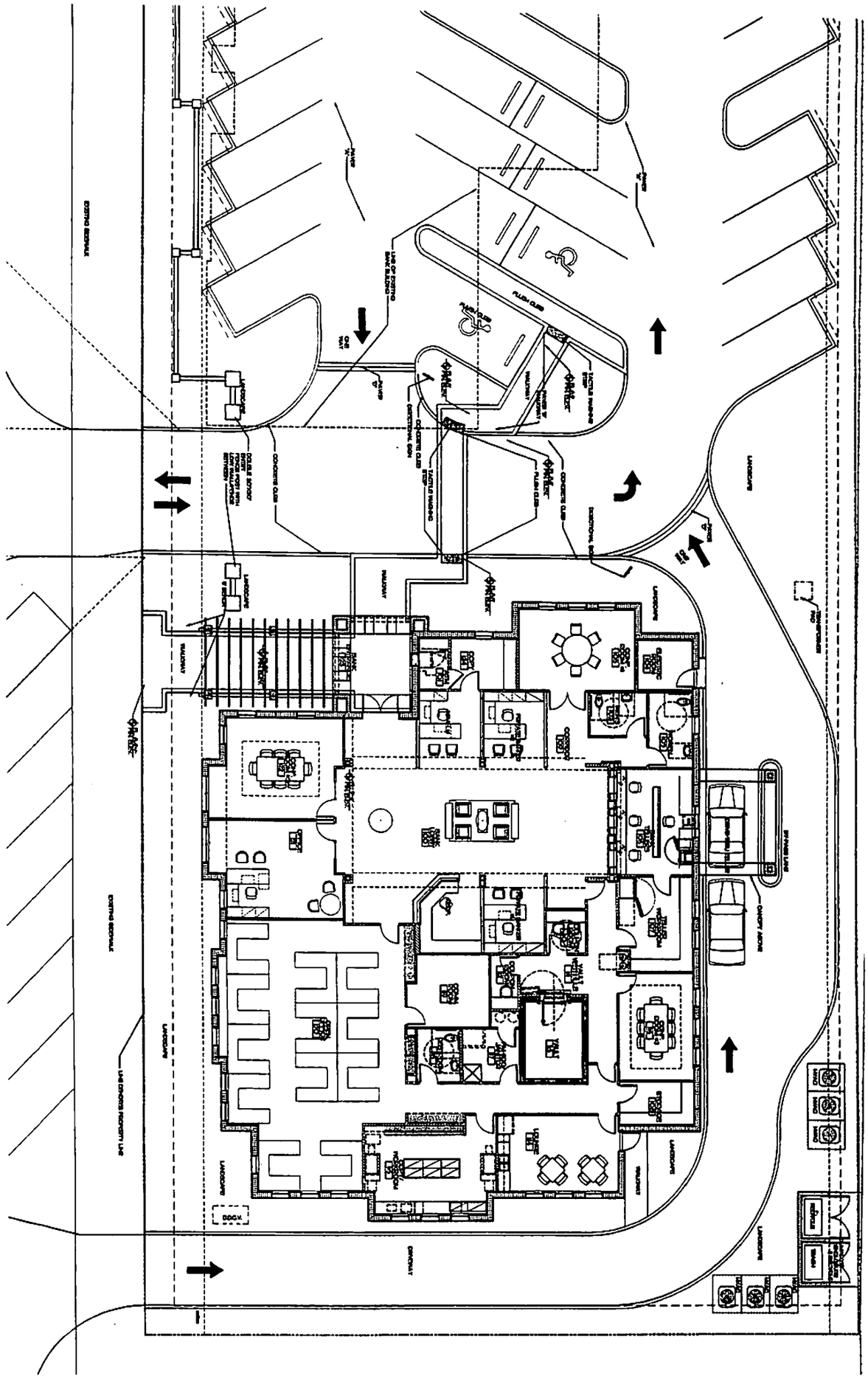

FLOOR PLAN AND ACCESSIBILITY PLAN

burtonhersh

A-1.0

sheet title: ACCESSIBILTY PLAN
file name: NTCG-FP-1.DWG

project no: 10013
date: 07/26/10
drawn by: Joe
checked by: KAS

revisions:
11.22.10- BOA rev

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595 Biltmore Way
Coral Gables, Florida 33134

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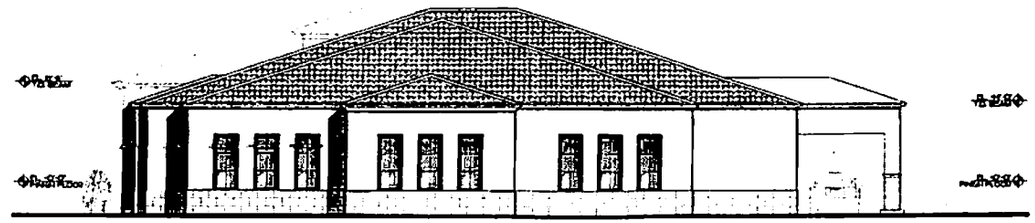
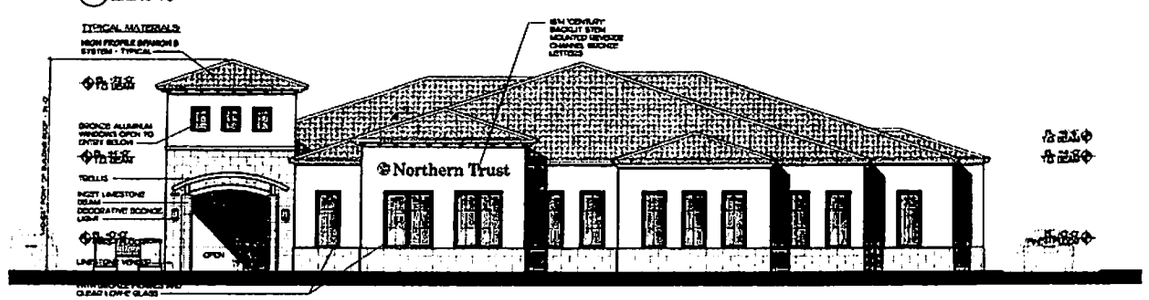
Keith M. Spina #AR13419 Benjamin John Glidden, III #AR6836



1 EAST ELEVATION
SCALE 1/8" = 1'-0"



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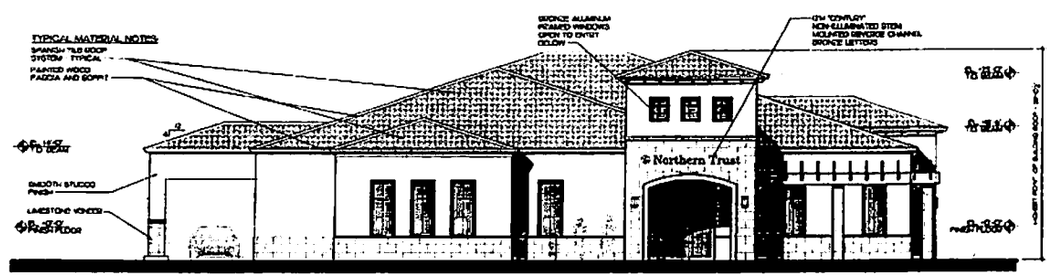

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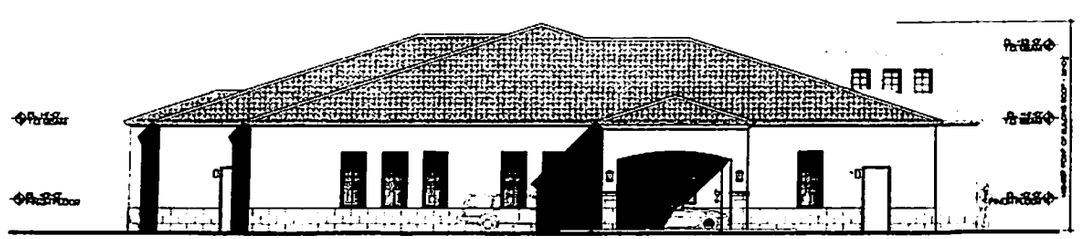

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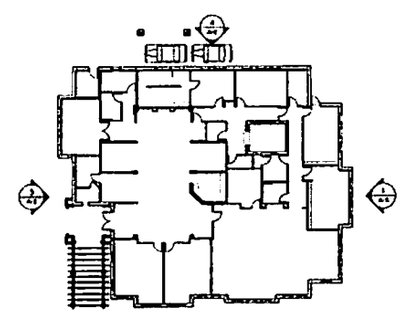

5 KEY PLAN
SCALE 1/32"

N

EXTERIOR ELEVATIONS

SCALE 1/8" = 1'-0"

0 4' 8' 16' 32'

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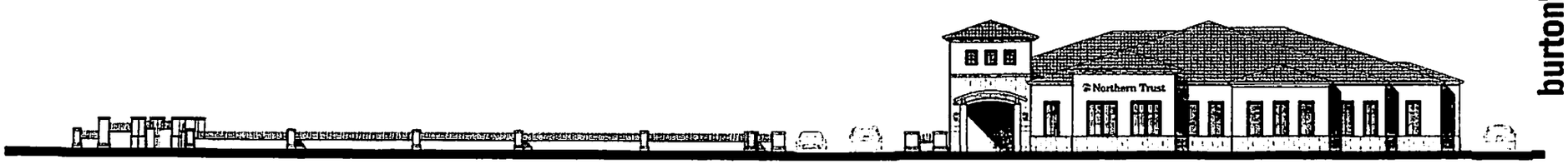
New Banking Facility for:
Northern Trust
595 Biltmore Way
Coral Gables, Florida 33134

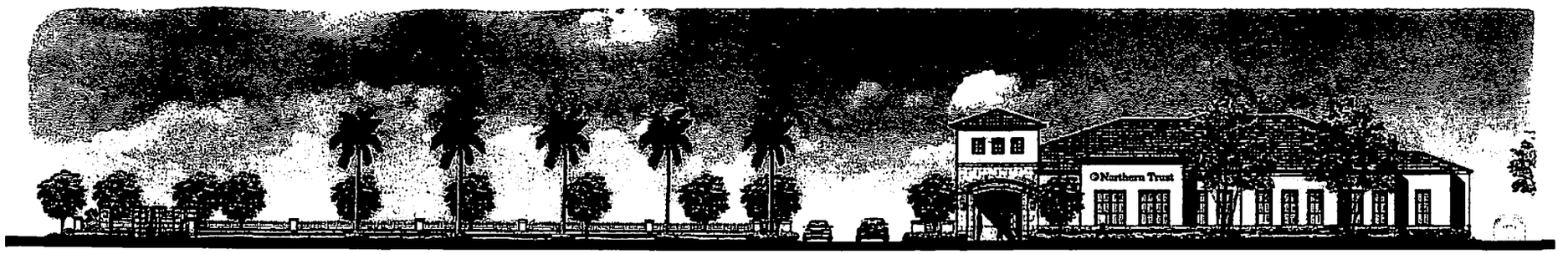
EXTERIOR ELEVATIONS
NTCG-ELEVTL.DWG

10013
07/28/10
Joe
KAG

A-2.0



2 SOUTH ELEVATION
SCALE: 1/32" = 1'-0"



2 SOUTH ELEVATION
SCALE: 1/32" = 1'-0"

EXTERIOR ELEVATIONS

SCALE: 1/8" = 1'-0"
0 4' 8' 16' 32'

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EXTERIOR ELEVATIONS
NTCG-ELEVS.DWG

10013
07/28/10
JKS
KAS

A-2.1

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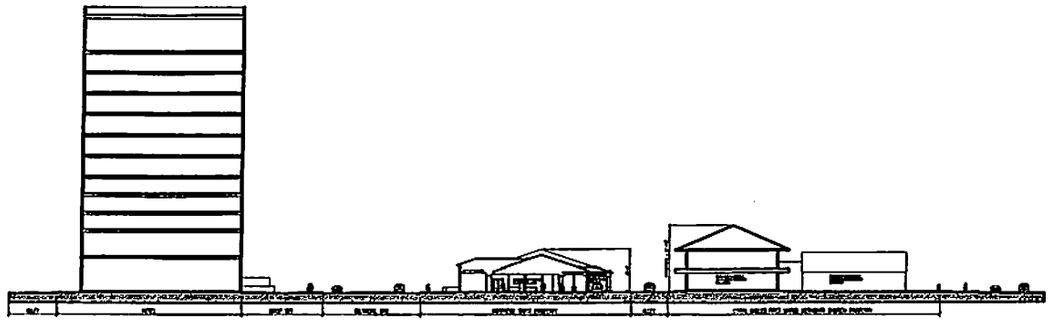

SOUTH TO NORTH
(1) BUILDING / SITE SECTION LOOKING WEST
SCALE 1=40'

WEST TO EAST
(1) BUILDING / SITE SECTION LOOKING NORTH
SCALE 1=40'

BUILDING/SITE SECTION

SCALE: AS NOTED

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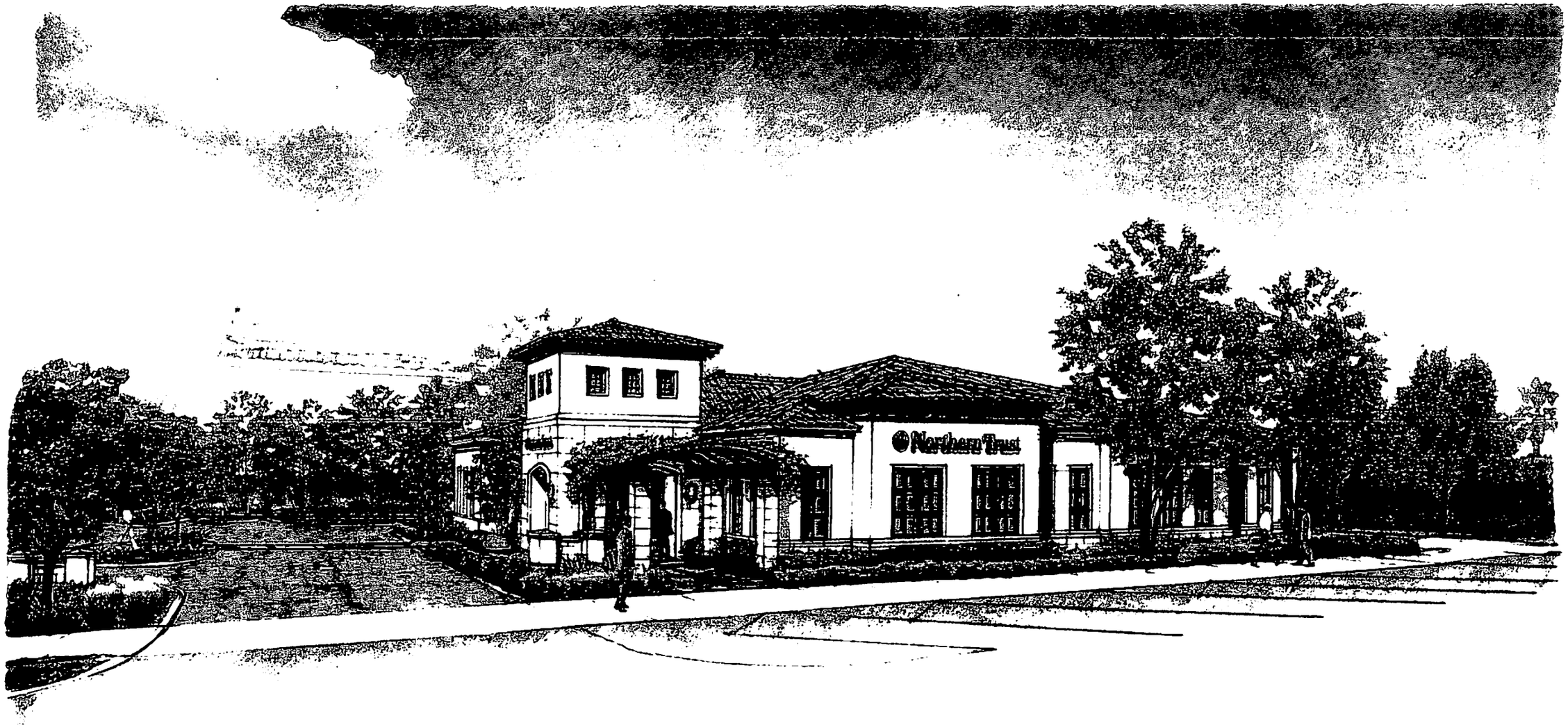
sheet title: BUILDING/SITE SECTION
file name: NTCG-SECT.DWG

project no: 10013
date: 07/26/10
drawn by: Joe
checked by: KAS

revisions:
1 11.22.10 BOA

A-3



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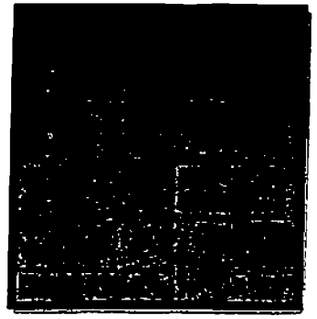
VIEW AT STREET

Northern Trust
Coral Gables, Florida

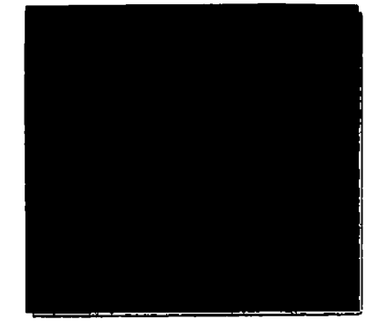
PAVER COLOR



PAVER A
Hanson - E10 'Red / Tan'

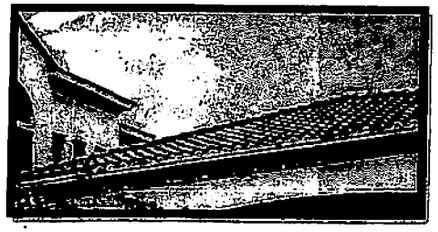
VIEW AT STREET

MULLION COLOR



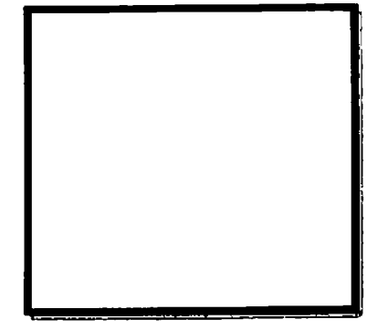
COLOR F
'Bronze ESP'

ROOF COLOR

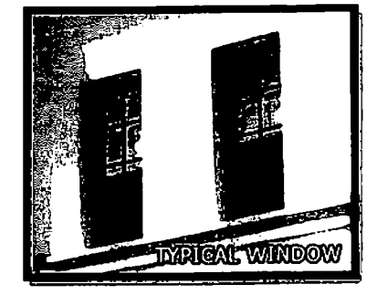


COLOR G
Barcelona 900 - 'Desert Spice Blend'

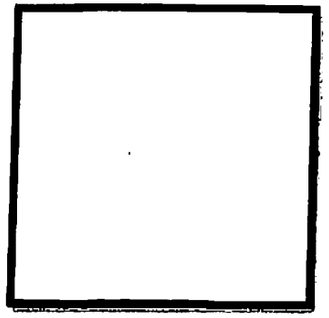
WINDOWS



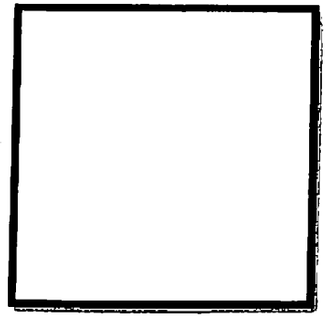
COLOR E
GLAZING



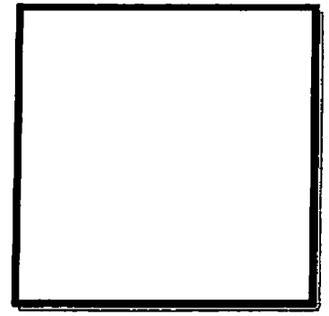
BUILDING COLORS



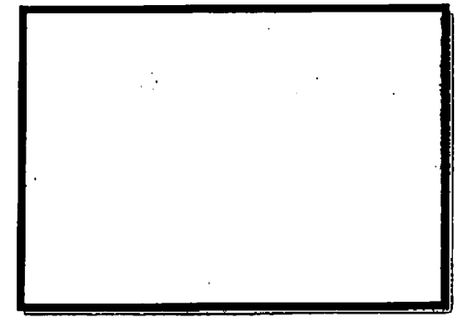
COLOR A
(BASE COLOR)
Sherwin Williams
SW 6141 'Softer Tan'



COLOR B
(FIELD COLOR 2)
Sherwin Williams
SW 7008 'Alabaster'



COLOR C
(ACCENT COLOR & ROOF TRIM)
Sherwin Williams
SW 7007 'Ceiling Bright White'



COLOR D
(DECORATIVE STONE BASE / ACCENT BANDS)
'French Pattern - Chiseled'

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COLOR BOARD

Northern Trust
Coral Gables, Florida

- Queuing Analysis

DAVID PLUMMER & ASSOCIATES

1750 PONCE DE LEON BOULEVARD, CORAL GABLES, FLORIDA 33134
305 447-0900 • FAX: 305 444-4986 • DPA@DPLUMMER.COM

July 27, 2010

Ms. Kelsey Hirsch
Northern Trust Bank
700 Brickell Avenue
Miami, FL 33131
Phone: (305) 789-6226
E-mail: klh11@ntrs.com

RE: Northern Trust Bank Coral Gables - Queuing Analysis - #10133

Dear Ms. Hirsch,

The queuing analysis for the proposed relocation of Northern Trust Bank has been completed. This analysis is for the proposed relocation of the Northern Trust Bank located on the northeast corner of Biltmore Way and Segovia Street in Coral Gables, Florida. The existing site consists of a bank with one window for drive-in service. The proposed plan consists of relocating the bank east of the current site and building new parking where the bank is currently located (see attached site plan). The size of the bank and number of employees will remain the same, in addition to the drive-in service window. Access to the bank drive-in window will be on Biltmore Way. The drive-in will have one service window with a by-pass lane.

The recommended bank drive-in storage was calculated based on the ITE Trip Generation manual and an average transaction time per vehicle. The ITE Trip Generation manual rates show that a bank providing drive-thru service generates approximately 60% more trips on a daily basis. Therefore, sixty percent of the vehicular trips generated during the PM peak hour were assigned to the drive-in window. Based on previously approved studies and ITE research, the average transaction time per vehicle is two to four minutes. It was assumed that 50% of the hourly volume occurs during a peak 15 minutes. Applying a service rate of 3.5 minutes per vehicle per lane results in 4 vehicles serviced. By subtracting the number of vehicles serviced in 15 minutes (4) from the number of vehicles arriving (8), we obtain the resulting queue in vehicles (8 – 4 = 4) in queue. The calculations are summarized in the following Table.

Required Storage for Drive-Thru Lanes

PM Peak Hour Volume (vehicles)	Total Peak 15 minutes (vehicles)	Average Service Rate (min/veh)	Vehicles Serviced (1 window)	Length of Queue in Vehicles	Storage required (@ 22 ft/veh) [excluding vehicle at service position]
27 x 60% = 16	16 x 50% = 8	3.5	15/3.5 x 1 = 4	8 – 4 = 4	4 veh/window or 88 ft

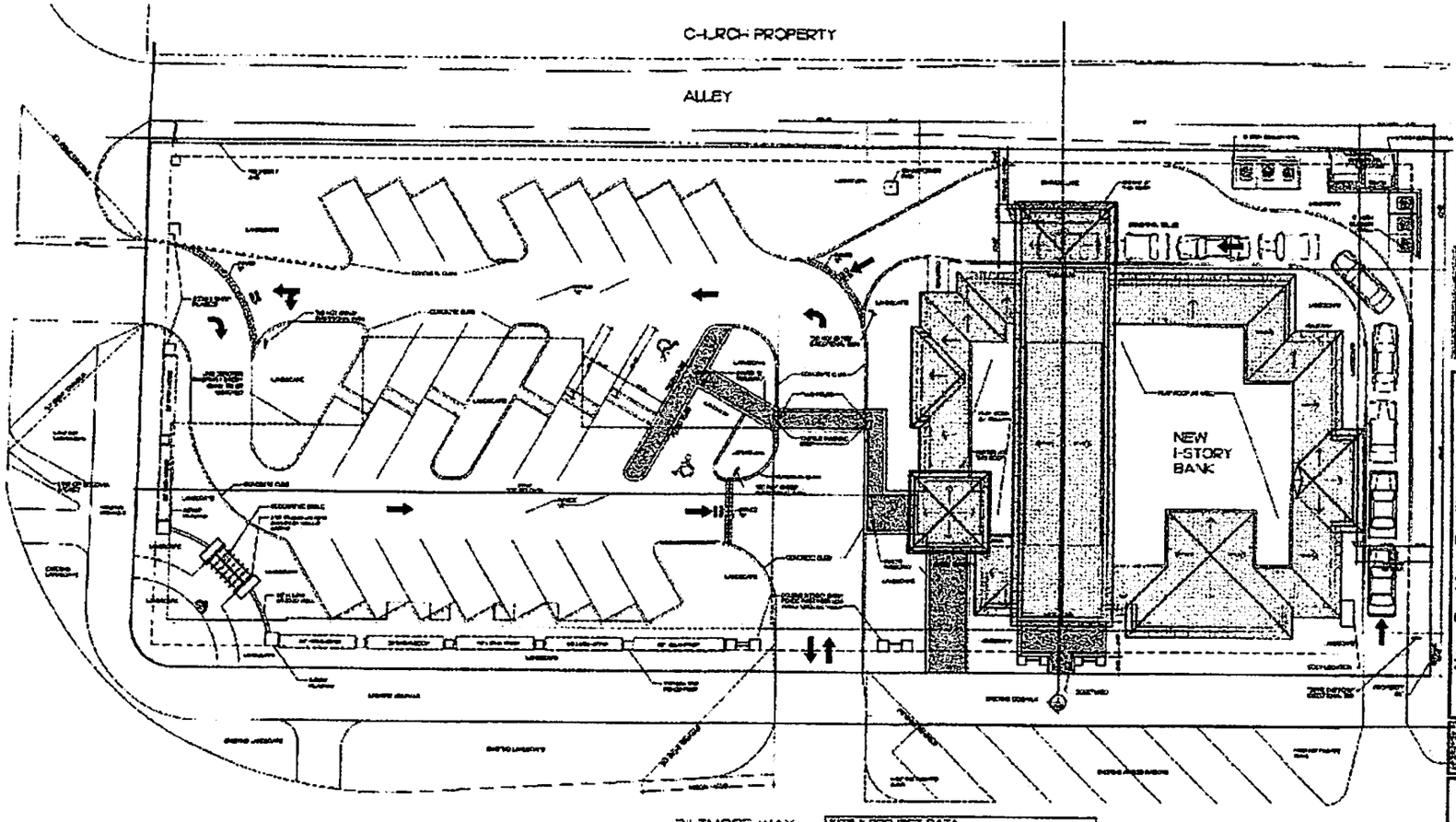
Source: DPA

Therefore, a minimum of 88 feet of storage per lane for the drive-thru service, excluding the vehicle at the service position is needed. The available storage for queuing at the drive-thru is 155 feet. The space available for stacking at this site is well within the aforementioned queuing need. We stand ready to provide any support needed for this proposed project. Should you have any questions or comments, please call me at (305) 447-0900.

Sincerely,

Juan Espinosa, PE
Vice-President - Transportation

cc: File
queueing-let final.docx



SITE & PROJECT DATA

PARKING DATA

SITE DATA

SITE SET BACKS

SITE PLAN
& ROOF PLAN

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

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SP-1