

CITY OF CORAL GABLES
NEW TROLLEY MAINTENANCE FACILITY AND
FIRE STATION 2 RENOVATIONS/ADDITION
525 SOUTH DIXIE HIGHWAY CORAL GABLES, FL 33146



PHASE II/III - 100% CONSTRUCTION DOCUMENTS SUBMITTAL
DECEMBER 7, 2018



DESIGN CRITERIA PROFESSIONAL
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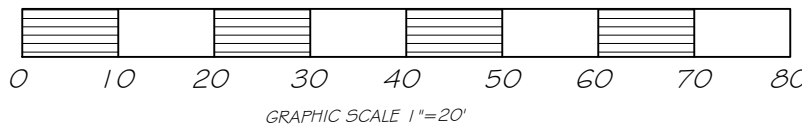
AMBRO INC.
CIVIL ENGINEERS
13335 SW 124TH STREET #111
MIAMI, FL 33186
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**CURTIS & ROGERS
DESIGN STUDIO**
LANDSCAPE ARCHITECTS
7520 RED ROAD
MIAMI, FL 33143
(305) 442-1774

STATEMENT OF COMPLIANCE	
TO THE BEST OF MY KNOWLEDGE THESE DRAWINGS AND THE PROJECT MANUAL ARE COMPLETE AND COMPLY WITH THE FLORIDA BUILDING CODE 2017 EDITION	
ROLANDO SILVA, AIA PROJECT ARCHITECT	DATE

MAP OF BOUNDARY SURVEY

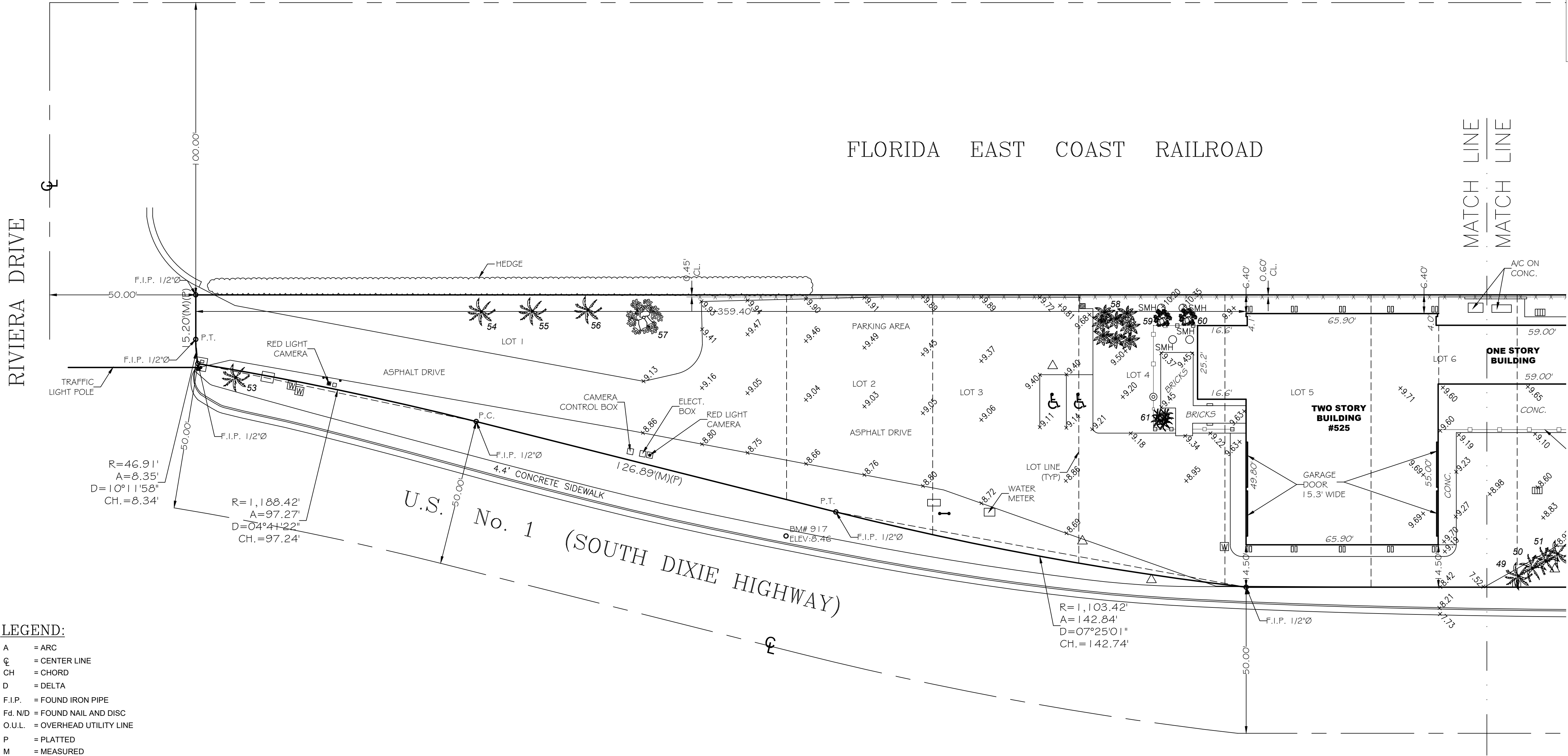
FIRE STATION No. 2



PONCE DE LEON BOULEVARD

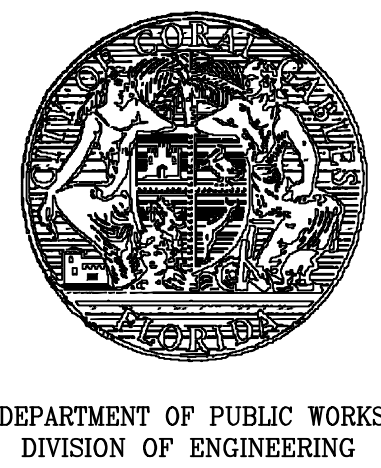
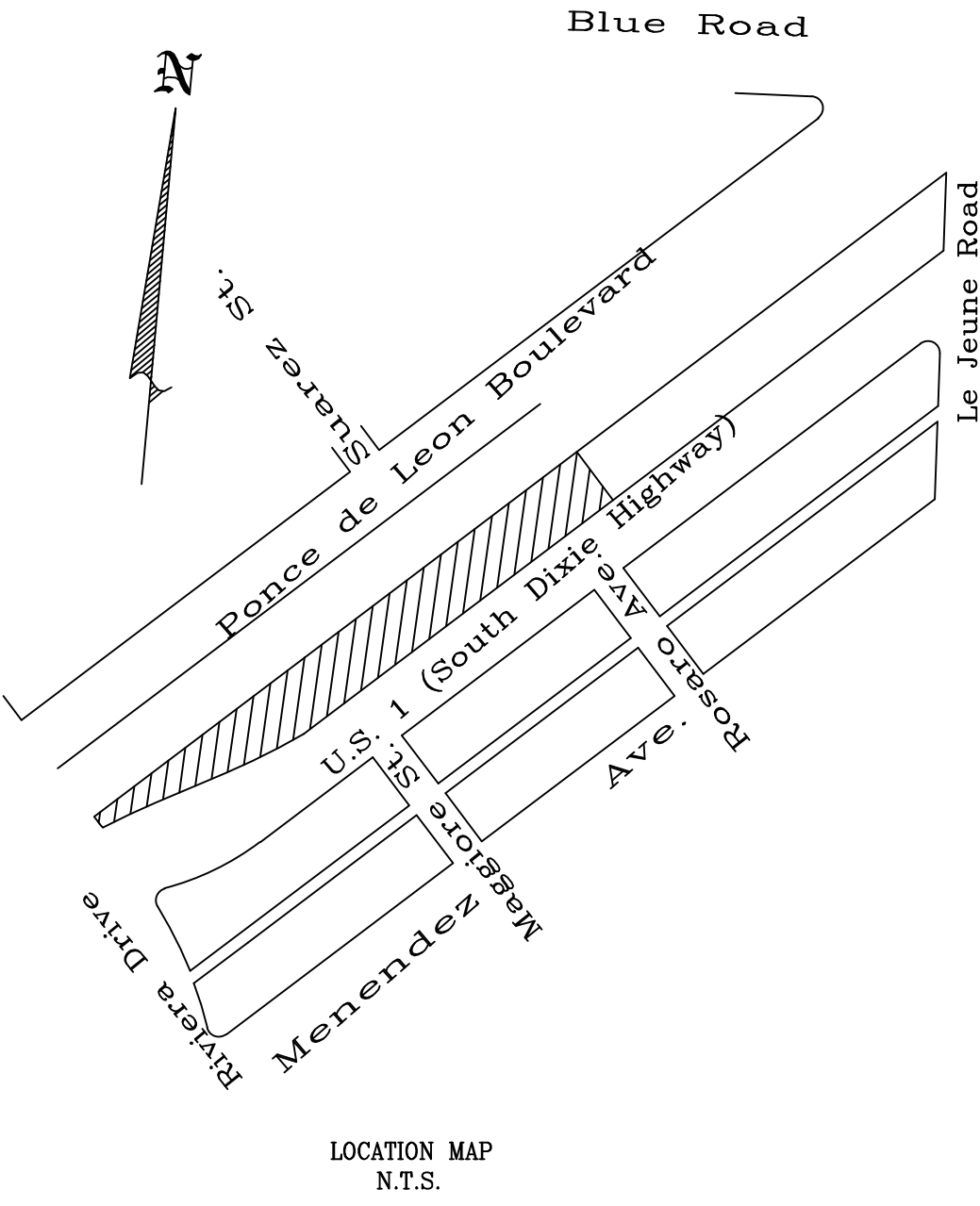
FLORIDA EAST COAST RAILROAD

RIVIERA DRIVE



- LEGEND:**
- A = ARC
 - CL = CENTER LINE
 - CH = CHORD
 - D = DELTA
 - F.I.P. = FOUND IRON PIPE
 - F.I.P. & N.D. = FOUND NAIL AND DISC
 - O.U.L. = OVERHEAD UTILITY LINE
 - P = PLATTED
 - M = MEASURED
 - CB = EXIST. CATCH BASIN
 - EB = EXIST. ELECTRIC BOX
 - ELEV. = EXIST. ELEVATION
 - FH = EXIST. FIRE HYDRANT
 - DMH = EXIST. DRAINAGE MANHOLE
 - SMH = EXIST. SANITARY MANHOLE
 - FP = EXIST. FLAG POLE
 - LPCB = EXIST. LIGHT POLE CONCRETE BASE
 - XS = EXIST. SIGN
 - SLP = EXIST. STREET LIGHT POLE
 - TB = EXIST. TELEPHONE BOX
 - WM = EXIST. WATERMETER
 - WV = EXIST. WATER VALVE
 - WS = EXIST. WHEEL STOP
 - TDAM = EXIST. TRUNCATED DOME ADA MAT

TREE TABULATION		
TREE No.	DIAMETER (INCHES)	COMMON NAME
53	12	TREE
54	19	PALM
55	14	PALM
56	24	PALM
57	28	OKA
58	-	PLANTAIN CLUSTER
59	6	AVOCADO
60	7	MANGO
61	-	PALM CLUSTER



MAP OF BOUNDARY SURVEY
FIRE STATION No. 2
525 SOUTH DIXIE HIGHWAY

SURVEYOR'S NOTES:

LEGAL DESCRIPTION SUBJECT TO ANY DEDICATIONS, LIMITATIONS, RESTRICTIONS, RESERVATIONS, OR EASEMENTS OF RECORD, THAT MAY BE FOUND IN THE PUBLIC RECORDS OF MIAMI-DADE COUNTY OR THE CITY OF CORAL GABLES, AS THE CASE MAY BE.

THIS SURVEY DOES NOT REFLECT OR DETERMINE OWNERSHIP

NORTH ARROW BASED ON A SYSTEM WHERE THE CENTER LINE OF SEGOVIA STREET IS ASSUMED TO BEAR NORTH

ACCORDING TO THE N.F.I.P. MAPS THIS PROPERTY FALLS WITHIN FLOOD ZONES "X AND AH-10", COMMUNITY PANEL No. 120639-0457-L (REVISED SEPTEMBER 11, 2011)

IMPROVEMENTS ARE AS SHOWN, ON THIS DATE 12/3/13

LOCATION OF EXISTING UNDERGROUND UTILITIES HAS NOT BEEN MADE BY THE SURVEYOR, EXCEPT THOSE SHOWN ON THIS MAP.

ONLY THOSE UTILITIES WITNESSED BY VISIBLE APPURTENANT EVIDENCE ARE SHOWN HERE ON. THERE MAY BE ADDITIONAL UTILITIES NOT WITNESSED OR OTHERWISE KNOWN TO THE SURVEYOR.

NO EXCAVATION OR DETERMINATION WAS MADE AS TO HOW THE SUBJECT PROPERTY IS SERVED BY UTILITIES. ONLY THOSE UTILITIES WITNESSED BY VISIBLE APPURTENANT EVIDENCE ARE SHOWN HEREON. THERE MAY BE ADDITIONAL UTILITIES NOT WITNESSED OR OTHERWISE KNOWN TO THE SURVEYOR. ALL UTILITIES LOCATIONS SHOULD BE VERIFIED BY OWNER OR HIS AGENT WITH THE APPROPRIATE UTILITY PROVIDER BEFORE USING OR CONSTRUCTION IF ANY.

SUBSURFACE SOIL CONDITIONS WERE NOT DETERMINED, AS THIS FALLS OUTSIDE THE SCOPE OF THIS SURVEY.

REPRODUCTION OF THIS DRAWING ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, ADDITIONS OR DELETIONS TO SURVEY MAPS AND REPORTS BY OTHER THAN THE SIGNING PARTY ARE PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE SIGNING PARTY.

THIS BOUNDARY SURVEY AND SURVEYOR'S NOTES CONSIST OF TWO (2) SHEETS, EACH SHEET AS INCORPORATED THEREIN SHALL NOT BE CONSIDERED FULL, VALID AND COMPLETE UNLESS ATTACHED TO THE OTHER.

THIS BOUNDARY SURVEY WERE PREPARED FOR THE PUBLIC WORK DEPARTMENT OF THE CITY OF CORAL GABLES, FLORIDA.

LEGAL DESCRIPTION:

LOTS 1 THROUGH 17, RESUBDIVISION OF A PORTION OF BLOCK 36 A REVISED PLAT OF CORAL GABLES - RIVIERA SECTION - PART 2, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 57, AT PAGE 13, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

CONTAINING 87,096 SQ. FT. (2.00 ACRES), MORE OR LESS

525 SOUTH DIXIE HIGHWAY, CORAL GABLES, FL 33146

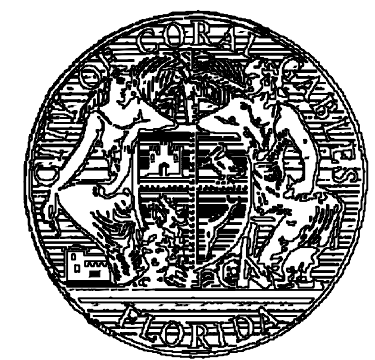
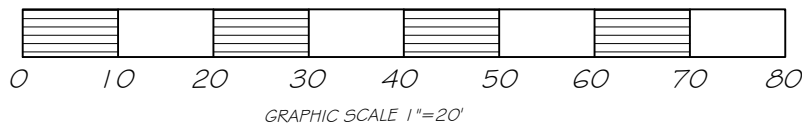
NO.	DATE	REVISIONS	BY:
1	01-27-16	ELEVATIONS	C.M.
2	06-30-16	TREES	C.M.
3	06-29-17	ELEVATIONS	C.M.

ENGINEER OR ARCHITECT

CONSULTANT

DRAW	DESIGN	CHECK	APPR
DLG	JM	EP	EP
F.B.	SCALE	DATE	DATE
7-13	1"=20'	12/02/2013	12/02/2013
JOB NO.		SHEET NO.	
		1 OF 2	

MAP OF BOUNDARY SURVEY
FIRE STATION No. 2

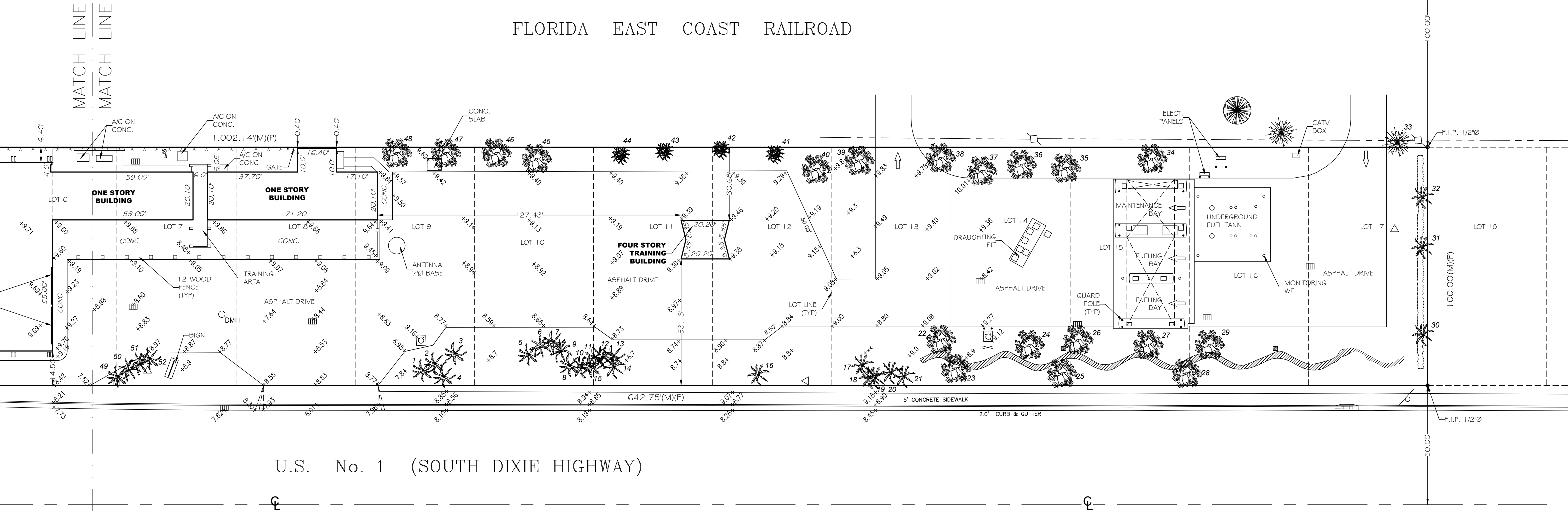


DEPARTMENT OF PUBLIC WORKS
DIVISION OF ENGINEERING

MAP OF BOUNDARY SURVEY
FIRE STATION No. 2
525 SOUTH DIXIE HIGHWAY

PONCE DE LEON BOULEVARD

FLORIDA EAST COAST RAILROAD



U.S. No. 1 (SOUTH DIXIE HIGHWAY)

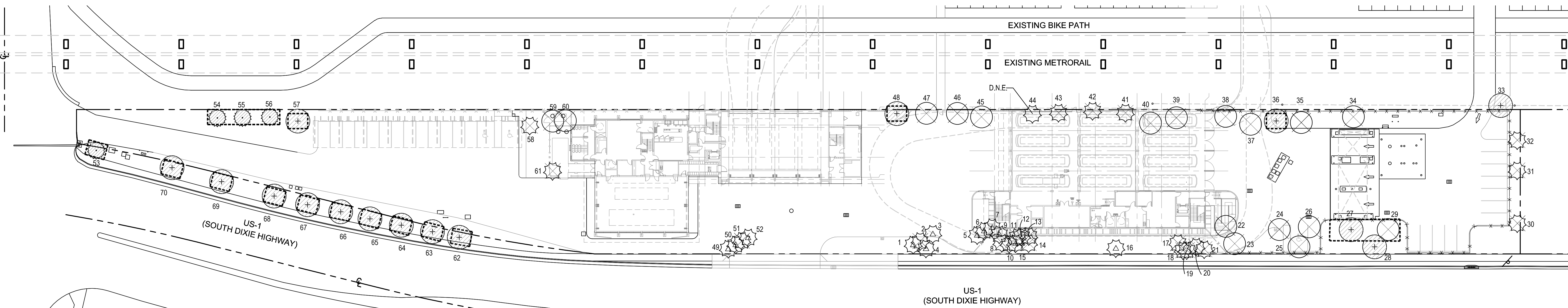
NO.	DATE	REVISIONS	BY:
1	01-27-16	ELEVATIONS	C.M.
2	06-30-16	TREES	C.M.
3	06-29-17	ELEVATIONS	C.M.

ENGINEER OR ARCHITECT

CONSULTANT

DRW DLG	DESIGN SCALE 1"=20'	CHECK JM	APPR EP
F. B. 7-13	DATE 12/02/2013		
JDB ND	SHEET NO. 2 OF 2		

FILE NO.: 3271



TREE RELOCATION NOTES

1.01 PERMITS AND CODES

- The Contractor shall procure all necessary permits to accomplish all of the work.
- The Contractor shall be responsible for performing all work in accordance with all applicable regulations, ordinances and code requirements from the appropriate city, county, state and/or federal jurisdiction the project is located in.

2.0 PREPARATION PRIOR TO TRANSPLANTING

A. Crown Pruning

- Crown pruning shall be completed a minimum of 10 days prior to root pruning. Pruning technique shall be as follows:
 - Broadleaf Trees shall be trimmed by thinning the crown only, and not reducing the crown dimensions. Interior suckers growth and dead wood shall be first removed, followed by selective pruning of branches and limbs. Limbs that cross through the tree crown shall be removed before other limbs are removed. Pruning shall not destroy the form of the tree. All cuts shall be made flush, smooth and contoured to the tree limbs or trunk.
- Repair any existing injuries to tree including cavities and machinery marks.

B. Watering and Fertilization

- Clear the root ball area of all foreign material, trash, etc., to expose undisturbed soil.
- Trees shall be deep injection fertilized within 24 hours after crown pruning, a minimum of 8 days prior to root pruning. Fertilizer shall be "Micro Mix" liquid as produced by Lesco, Inc., to be diluted at a rate of 1 gallon per 100 gallons of water.
- Inject into root zone within the limits of proposed rootball at the rate of 50 gallons fluid per 1,000 square feet of tree canopy, using only approved spray equipment.
- Trees to be root pruned shall be watered two weeks prior to root severance. During this period, the soil moisture in the root zone shall be maintained at an optimum level for growth. This is interpreted to mean that two (2) to three (3) inches shall be applied to the root zone each week to achieve deep watering of the area.

C. Root Pruning

- All trees shall be root pruned by digging a trench 24" deep by 12" wide by hand. All roots are to have a smooth, clean cut without tearing or splitting.
- Root balls are to be formed round, all trenches being equal distance from the trunk.

D. Backfilling Trench:

- All trenches are to be backfilled with planting soil consisting of a mixture 25 % allgrow compost (or approved equal) 60 % sand and 15 % muck. Trenches shall be flooded to remove air pockets. Fill entire trench.
- Re-establish a 6" berm, 12" outside the root pruning trench using excavated soil.

E. Mulching: Spread Florimulch -shredded maleleuca mulch, 3" thick within the bermed area.

F. Watering After Root Pruning

- Watering after root pruning shall be three times per week.
- Watering shall be accomplished by a water truck, or by on-site water supply as required to provide sufficient quantity and pressure. It is the contractor's responsibility to pay for any fees for water use.
- Watering shall continue until the root generation period is over.

G. Root Regeneration Period shall be 90 days, unless otherwise specified.

2.01 TRANSPLANTING OPERATION

- Trees and palms shall be deep injection fertilized with liquid fertilizer 10 days prior to relocation. Apply at manufacturer's recommended concentration and application rates.
- Trees and palms shall be thoroughly soaked to the full depth of the root ball daily for 7 consecutive days prior to relocation.
- Ascertain that all proposed paths for machinery are clear of utilities and other obstruction.

2.02 PLANTING PROCEDURES

A. Excavation of Tree Pits

- Excavation of tree pits: Dig all pits as shown in drawings with vertical sides and flat bottom.

B. Digging and Handling

- Determine line of previous root pruning and excavate around root mass to leave area 12" out from line of root pruning undisturbed. Digging shall be accomplished so as to produce clean cuts on all roots without tearing or splitting. Trenching shall be a minimum of 36" deep.
- Trees are to be handled in such a way as to avoid damage to bark and limbs subject to support cables and chains. Attach padded support cables of multiple points where possible.
- Root balls are to be undercut prior to lifting. Do not force tree from ground prior to undercutting. Ball depth to be determined upon assessing conditions at time of trenching. To keep intact the entire rootball.
- Trees shall be properly wrapped during moving so trunks will not be scarred, damaged and to avoid broken limbs.
- Transport plant material on vehicles of adequate size to prevent overcrowding, broken limbs, foliage damage or root damage.
- Root ball and foliage shall be kept moist during all phases of relocation.

- Wrapping of Root Ball: Plant material which is in soil of a loose texture, which does not readily adhere to the root system, or material which has not produced a well-developed root structure shall have the root ball wrapped in burlap, then wired, prior to removing from the hole for relocation.

- Setting of Plants: All trees shall be centered in the planter and planted so that the top of the root ball is level or slightly above the level of the grade of the bottom of the saucer. Backfill the planting pit, utilizing the excavated soil. During backfilling, a hose with water running at a slow rate shall be used to "puddle in" the soil. Rod-in the water-soil mix to assure that all air pockets are eliminated. If tree settles, Contractor must reset to proper level.

- Bracing Trees: Transplanted trees shall be braced as per details. Additional bracing may be required for trees over 12' DBH. Arborist shall advise.

- Placement of Mulch: A 3" layer of mulch shall be placed around the base of the trees but not touching the tree trunk. Trees shall have a blanket of mulch that covers the area of the planting pit. Where trees are planted in masses, the total area below the tree group shall be mulched.

3.00 MAINTENANCE

- Watering: Once trees have been relocated and well-watered in during the transplanting, the following methods may be approved to provide water during the maintenance period.
 - Contractor shall water by water truck or by on-site water supply as required to provide sufficient quantity and pressure. It is the contractor's responsibility to pay for any fees for water use.
 - Contractor shall flood trees and water the canopy every day for one week. Then cut back to 3-4 days a for the second through fourth weeks. The 5th thru 12th weeks - water twice a week and the 13th-24th weeks, once a week.

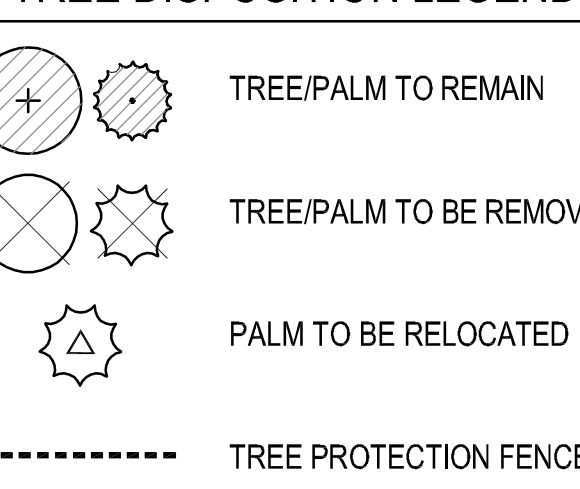
3.01 CLEAN-UP

- Disposal of Trash: All debris and other objectionable material created through planting operations and landscape construction shall be removed completely on a daily basis from the job or as directed by the Engineer.

3.02 GUARANTEE

- All trees and palms shall be guaranteed for a period of one year.
 - Trees that are damaged or die during the relocation process shall be replaced at no cost to Owner. Contractor shall replace trees with equal species and caliper (example: 1-6" cal. tree can be replaced with 1-6" cal. tree or 2-3" cal trees). Contractor shall submit in writing their proposals for tree replacements prior to replacing the trees.

TREE DISPOSITION LEGEND



TREE ROOT PROTECTION ZONE
TO BE POSTED ON TREE PROTECTION FENCE - PROTECTED WITH PLASTIC COILS

- NO EXCAVATION
- NO STORAGE OF CONSTRUCTION BUILDING MATERIALS OR TRAILERS
- NO SPILLAGE OR DUMPING OF FUEL OR OTHER CHEMICALS OR LIQUIDS
- NO GRAZE CHANGES
- NO EQUIPMENT OPERATION
- NO ENTRANCE INTO ENCLOSURE
- NO TEMPORARY REMOVAL OF ENCLOSURE
- CONTACT PERSON RESPONSIBLE FOR SITE INFORMATION

2 TREE ROOT PROTECTION ZONE GUIDELINES TO BE POSTED ON TREE PROTECTION FENCE

TREE PROTECTION STANDARDS

- A Tree Protection Zone (TPZ) shall be established around all trees which are to be retained. The TPZ shall include all such trees in a single cluster, with protective fencing around the perimeter of the cluster.
- The TPZ fencing shall be 4 feet high min., chain link with posts spaced 10 feet o.c., with 2 x 2 mesh. Orange construction mesh shall be attached to posts and rails.
- The area within the TPZ shall be maintained in its current condition. There shall be no grade changes, bulldozing, scarifying or any other type of soil disturbance within this area. No new utilities shall be installed in this area.
- The area within the TPZ shall be kept free of heavy equipment operation. There shall be no movement of heavy equipment within these areas.
- The area within the TPZ shall not be used for any type of materials storage or dumping (including wash water).
- There shall be no damage, wounding, or other types of physical injury made to the tree trunks, buttress roots, surface roots, limbs, branches, or other exposed parts of the trees. No signage shall be attached to the trees and no work stations set up beneath the trees.
- Prior to construction activities, any tree limbs which may interfere with, or are at risk of damage or injury from, construction activities, shall be pruned following the guidelines in the most recent edition of the American National Standards Institute A-300 document. All trees to be retained shall be pruned to clean their crowns, as defined in the ANSI A-300 document (remove dead, diseased, or broken branches).
- Any tree roots which are at risk of being cut, damaged or exposed during excavation activities shall be pruned beforehand using appropriate pruning tools (saws, loppers or clippers) and techniques, leaving clean, smooth cuts at a maximum distance allowable from the tree trunks. When digging trenches using trenchers, backhoes or similar equipment, tree roots shall be cut by hand, using appropriate pruning tools, at least 2 to 4 inches further back, toward the tree, from the edge of the trench and behind the equipment-damaged roots. Trenches shall then be backfilled with sand or existing soil.
- Heavy equipment shall be routed around all TPZ's. Heavy equipment routes shall have gravel or mulch maintained at a minimum depth of 3 to 4 inches at all times to help disperse weight loads and minimize soil compaction and root damage.

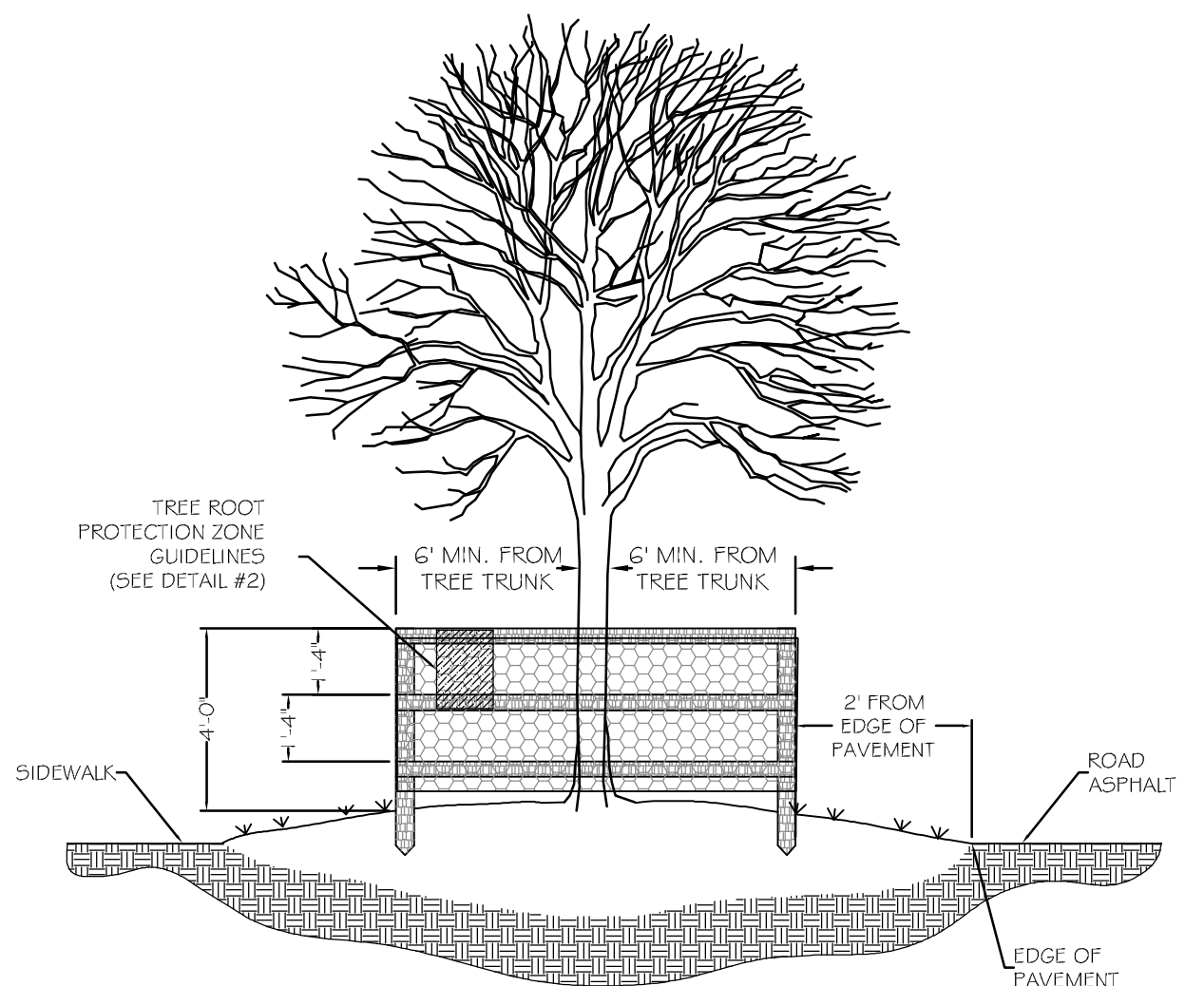
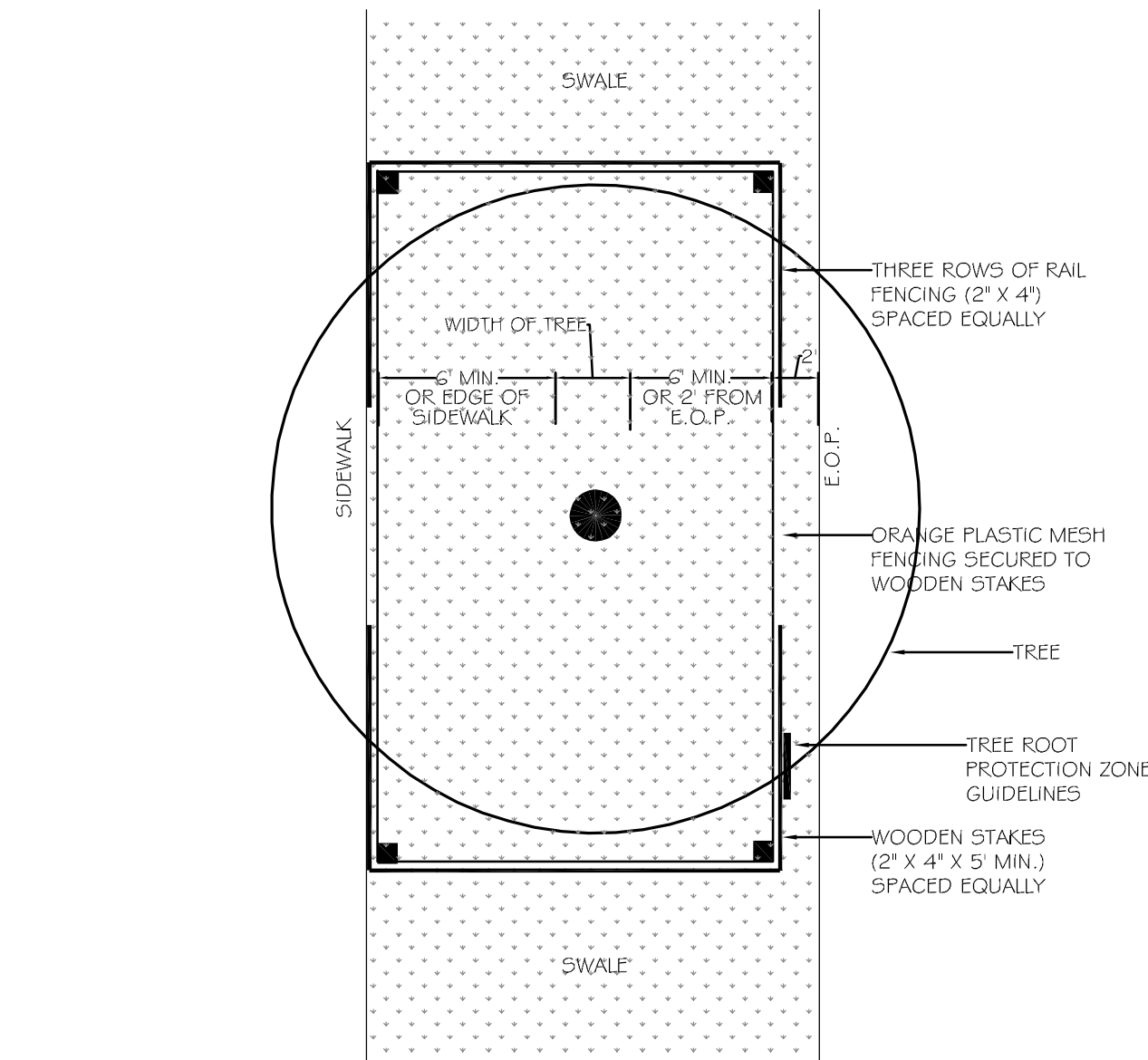
MITIGATION CALCULATIONS per CITY OF CORAL GABLES

SF of Tree Canopy to be removed = 8,517
SF of Replacement Tree Canopy Proposed = 6,900 SF
9 Oak trees (500 SF each = 4,500)
9 Stoppers (200 SF each = 1,800)
2 Beautyleaf (300 SF each = 600)
Tree Canopy Shortfall = 1,617

SF of Palm Canopy Removed = 2,911
SF of Replacement Palm Canopy Proposed = 1,600
8 Sabal Palms (200 SF each = 1,600)
Palm Canopy Shortfall = 1,311

Total Canopy Shortfall = 2,928 SF

Tree Disposition List												
TREE #	COMMON NAME	SCIENTIFIC NAME	DBH (in)	HEIGHT (ft)	SPREAD (ft)	NATIVE	CONDITION	DISPOSITION	MITIGATION (SF)	COMMENTS		
2	Sabal Palm	Sabal palmetto	10	29	15	Y	good	Relocate				
2	Sabal Palm	Sabal palmetto	13	16	12	Y	good	Remove	Palm 177			
3	Sabal Palm	Sabal palmetto	10	31	15	Y	good	Relocate				
4	Sabal Palm	Sabal palmetto	11	24	15	Y	good	Relocate				
5	Sabal Palm	Sabal palmetto	11	25	12	Y	good	Relocate				
6	Sabal Palm	Sabal palmetto	10	25	15	Y	good	Relocate				
7	Sabal Palm	Sabal palmetto	10	26	15	Y	good	Relocate				
8	Sabal Palm	Sabal palmetto	12	20	13	Y	good	Remove	Palm 177			
9	Sabal Palm	Sabal palmetto	12	26	13	Y	good	Relocate				
10	Sabal Palm	Sabal palmetto	12	19	15	Y	good	Remove	Palm 177			
11	Sabal Palm	Sabal palmetto	10	20	14	Y	good	Remove	Palm 177			
12	Sabal Palm	Sabal palmetto	12	25	14	Y	good	Remove	Palm 177			
13	Sabal Palm	Sabal palmetto	13	14	13	Y	good	Remove	Palm 177			
14	Sabal Palm	Sabal palmetto	10	25	15	Y	good	Remove	Palm 177			
15	Sabal Palm	Sabal palmetto	12	15	13	Y	good	Relocate				
16	Sabal Palm	Sabal palmetto	13	33	15	Y	good	Relocate				
17	Queen Palm	Syagrus romanzoffiana	9	17	15	N	fair	Remove	Palm 177			
18	Queen Palm	Syagrus romanzoffiana	8	20	15	N	fair	Remove	Palm 177			
19	Queen Palm	Syagrus romanzoffiana	10	21	15	N	fair	Remove	Palm177			
20	Queen Palm	Syagrus romanzoffiana	10	23	15	N	fair	Remove	Palm 177			
21	Queen Palm	Syagrus romanzoffiana	10	21	15	N	fair	Remove	Palm 177			
22	Black Olive	Bucida buceras	19	50	30	N	good	Remove	707			
23	White Geiger	Cordia boissieri	4	10	12	Y	dead	Remove		Dead		
24	Black Olive	Bucida buceras	14	35	20	N	good	Remove	314			
25	White Geiger	Cordia boissieri	4	7	10	Y	poor	Remove	79		Poor structure, leaning	
26	Black Olive	Bucida buceras	20	45	25	N	good	Remove	491			
27	Black Olive	Bucida buceras	18	45	30	N	good	Remain			one sided canopy	
28	White Geiger	Cordia boissieri	3	8	10	Y	Fair	Remain			sparse canopy	
29	Black Olive	Bucida buceras	18	45	30	N	poor	Remove	707		Previously Topped- one sided canopy	
30	Queen Palm	Syagrus romanzoffiana	9	20	15	N	poor	Remove	Palm 177			
31	Queen Palm	Syagrus romanzoffiana	9	24	15	N	fair	Remove	Palm 177			
32	Queen Palm	Syagrus romanzoffiana	10	22	15	N	fair	Remove	Palm177			
33	Black Olive	Bucida buceras	14	35	25	N	poor	Remain			Not within property limits	
34	Royal Poinciana	Delonix regia	34	35	25	N	poor	Remove	491		Extensive trunk damage, one sided canopy, pruned for adjacent power lines	
35	Umbrella Tree	Schefflera actinophylla	36	30	30	N	fair	Remove			invasive power lines	
36	Live Oak	Quercus virginiana	29	45	54	Y	good	Remain			invasive exotic	
37	Umbrella Tree	Schefflera actinophylla	16	30	35	N	poor	Remove			Invasive exotic, multi-trunk, split and rotten, no mitigation required	
38	Live Oak	Quercus virginiana	24	45	45	Y	fair	Remove	1590		Poor structure, pruned for power lines, major limb in power lines, some signs of internal decay at lost limbs	
39	Live Oak	Quercus virginiana	36	40	50	Y	fair	Remove	1963		Split trunk at-grade, pruned for adjacent power lines	
40	Umbrella Tree	Schefflera actinophylla	14	20	25	N	poor	Remove			Invasive exotic, no mitigation required	
41	Areca Palm	Chrysalidocarpus lutescens	varies	20	15	N	good	Remove			Non-native clustering, no mitigation required	
42	Areca Palm	Chrysalidocarpus lutescens	varies	20	15	N	good	Remove			Non-native clustering, no mitigation required	
43	Areca Palm	Chrysalidocarpus lutescens	varies	20	15	N	good	Remove			Non-native clustering, no mitigation required	
44	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A			Does not exist	
45	Sapodilla	Manilkara zapota	22	30	33	N	good	Remove			Invasive exotic, no mitigation required	
46	Live Oak	Quercus virginiana	48	50	40	Y	fair	Remove	1256		major limb loss from pruning, some signs of internal decay, poor structure, pruned for adjacent power lines	
47	Live Oak	Quercus virginiana	17	30	12	Y	poor	Remove	114		Extensive trunk damage, one sided canopy	
48	Live Oak	Quercus virginiana	25	45	41	Y	good	Remain				
49	Sabal Palm	Sabal palmetto	12	25	14	Y	good	Relocate				
50	Sabal Palm	Sabal palmetto	11	37	15	Y	good	Relocate				
51	Sabal Palm	Sabal palmetto	11	29	15	Y	poor	Remove	Palm 177		90 degree bend in trunk at top	
52	Sabal Palm	Sabal palmetto	10	38	17	Y	good	Relocate				
53	Sabal Palm	Sabal palmetto	12	25	14	Y	good	Remain				
54	Canary Date Palm	Phoenix canariensis	16	33	18	N	good	Remain				
55	Canary Date Palm	Phoenix canariensis	20	35	18	N	good	Remain				
56	Canary Date Palm	Phoenix canariensis	19	36	18	N	good	Remain				
57	Live Oak	Quercus virginiana	33	50	63	Y	good	Remain				
58	Banana	Musa acuminata	9	12	12	N	good	Remove			group of 8, not a tree, no mitigation required.	
59	Mango Tree	Mangifera indica	6	25	20	N	good	Remove	314			
60	Mango Tree	Mangifera indica	7	25	25	N	good	Remove	491			
61	Christmas Palm	Veitchia merrillii	5	25	10	N	good	Remove	Palm 79		cluster	
62	Mahogany	Swietenia mahagoni	5	15	15	Y	good	Remain				
63	Mahogany	Swietenia mahagoni	3	12	6	Y	good	Remain				
64	Mahogany	Swietenia mahagoni	3	12	6	Y	good	Remain				
65	Mahogany	Swietenia mahagoni	3	12	6	Y	good	Remain				
66	Mahogany	Swietenia mahagoni	5	15	15	Y	good	Remain				
67	Mahogany	Swietenia mahagoni	3	12	6	Y	good	Remain				
68	Mahogany	Swietenia mahagoni	3	12	6	Y	good	Remain				
69	Mahogany	Swietenia mahagoni	5	15	15	Y	good	Remain				
70	Mahogany	Swietenia mahagoni	3	12	6	Y	good	Remain				



- WOODEN STAKES (2"x4"x5' MIN.) ON 5' CENTERS - TO SUPPORT RAIL FENCING
- BARRIER TO FORM A CONTINUOUS BARRIER AROUND THE TREE OR GROUP OF TREES
- THREE ROWS OF RAIL FENCING (2"x4") SPACED EQUALLY TO BE PLACED AROUND ALL EXISTING TREES TO REMAIN
- CONTRACTOR TO INSTALL PROTECTIVE FENCE BARRIER AROUND ALL EXISTING TREES TO REMAIN - AT THE START OF THE PROJECT - FENCE TO REMAIN IN PLACE THROUGHOUT THE DURATION OF THE PROJECT
- CONTRACTOR SHALL TAKE EXTRA CARE DURING EARTHWORK AND UTILITY OPERATIONS TO PROTECT ALL EXISTING TREES - AND SHALL BE RESPONSIBLE TO REPLACE ANY TREES DAMAGED DURING CONSTRUCTION

1 TREE PROTECTION DETAILS

PER CITY OF CORAL GABLES

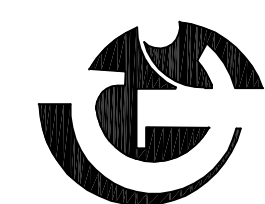


TREE DISPOSITION PLAN, NOTES & DETAILS

SCALE : 1" = 30'-0"

REVISIONS

CURTIS & ROGERS
DESIGN STUDIO INC.
LANDSCAPE ARCHITECTURE
300 S. RED ROAD, SUITE 100
33142-1714 | 305.445.5488 FAX
www.carrington.com LC 000491



CITY OF CORAL GABLES
NEW TROLLEY MAINTENANCE FACILITY AND
FIRE STATION 2 RENOVATIONS/ADDITION
525 SOUTH DIXIE HIGHWAY CORAL GABLES, FL 33146

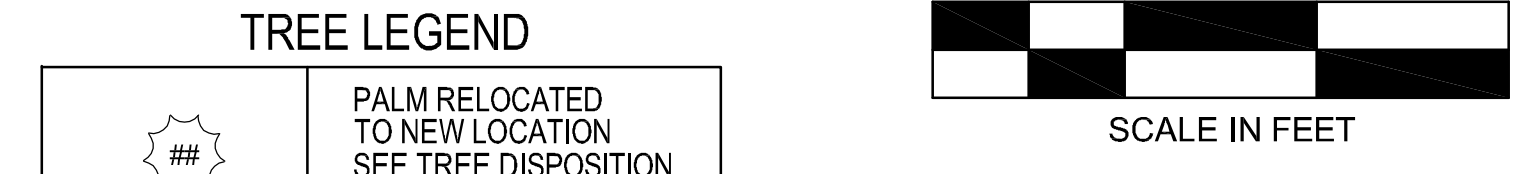
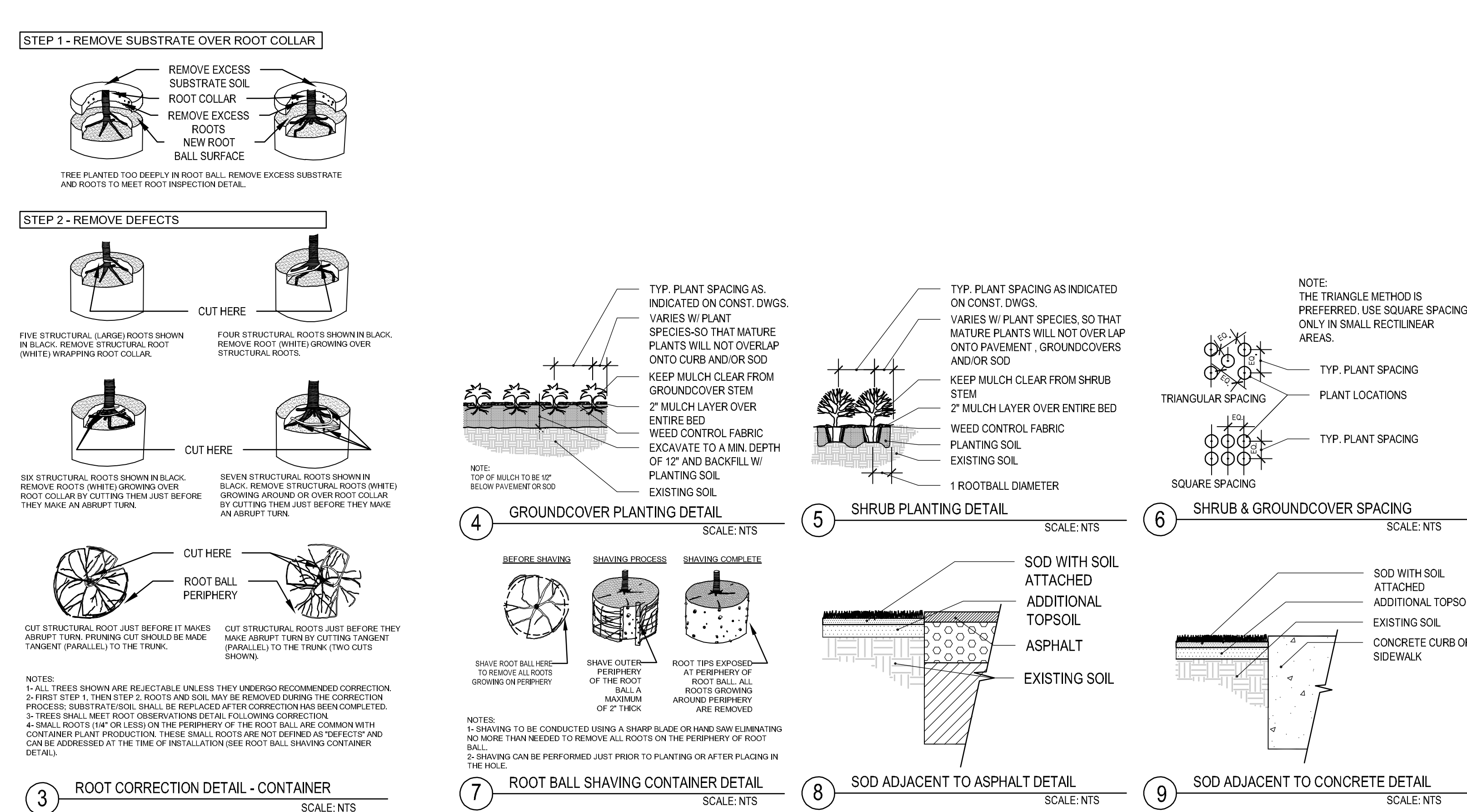
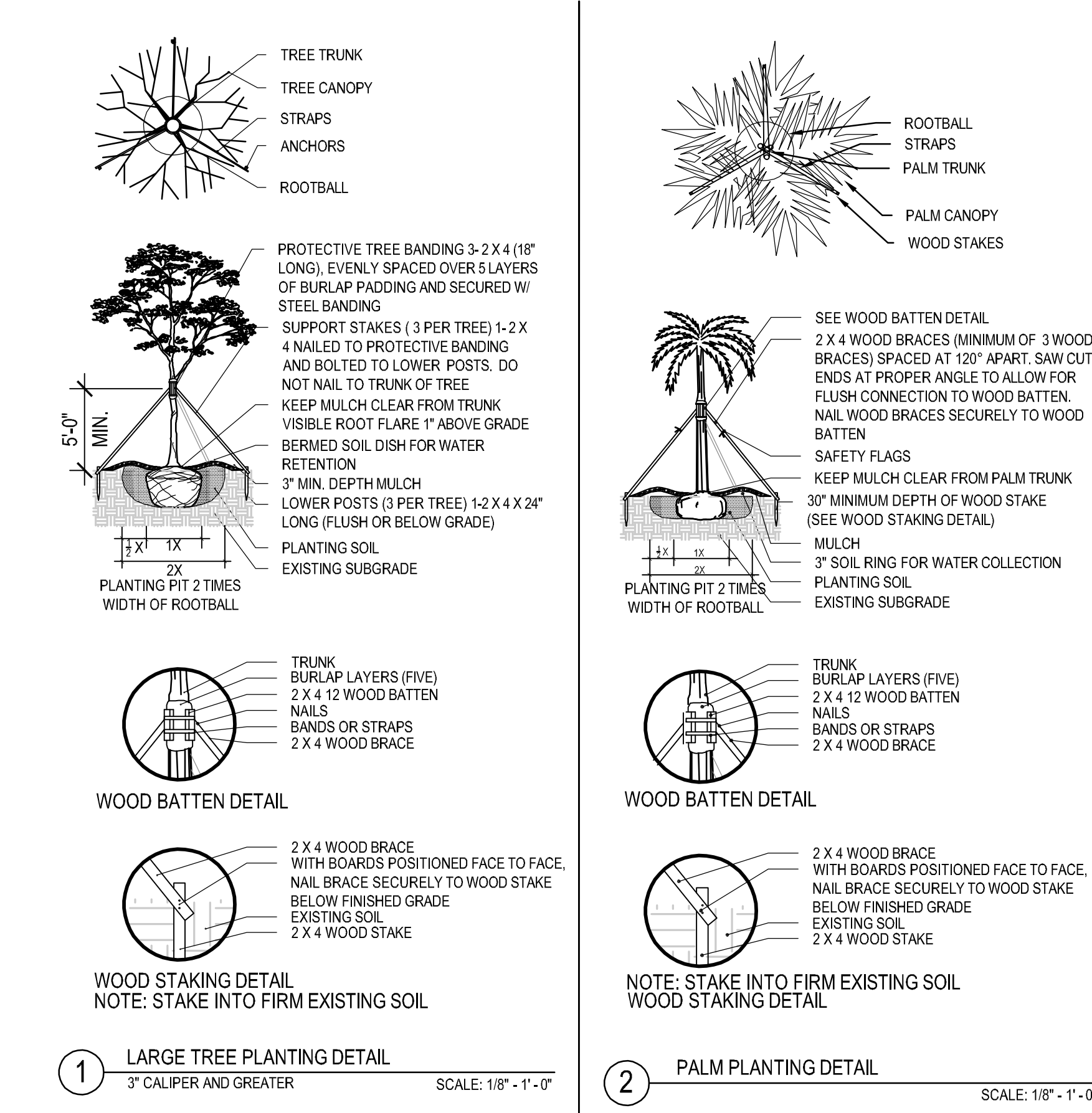
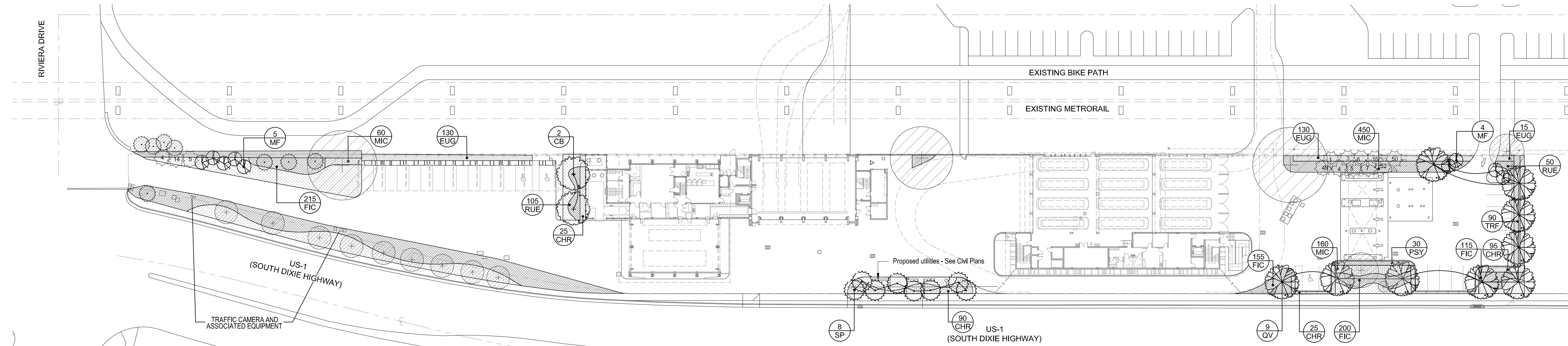
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PHONE (305) 444-8262 FAX (305) 444-5920

32 Aldo M. Curtis LA00010330
33 Aaron C. Low LA00011271
34 Jennifer Rogers LA00010330
35 Barbara A. Curtis LA00010330
36 Barbara A. Curtis LA00010330

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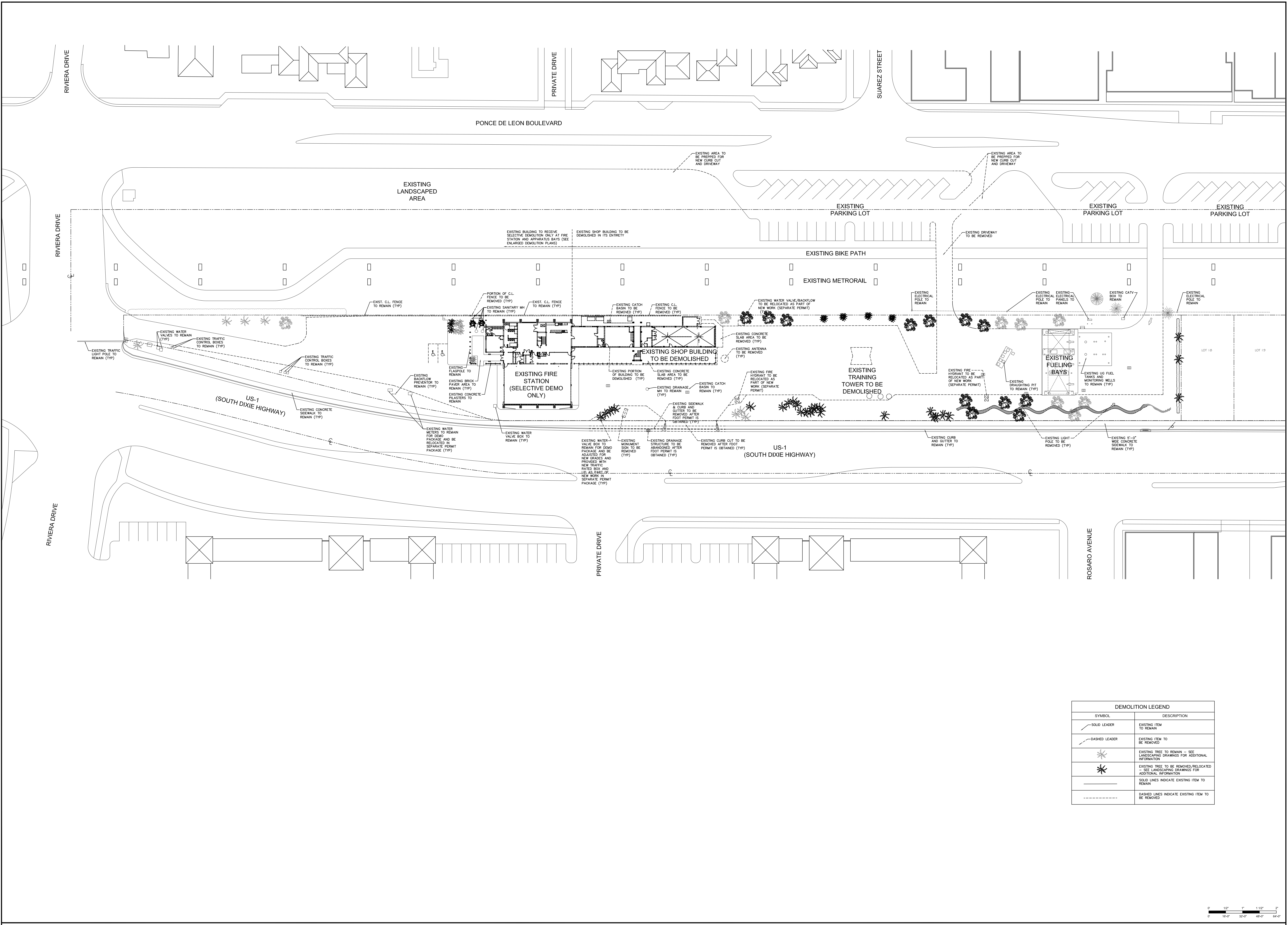
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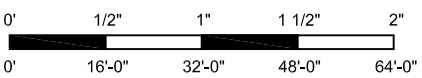
		PLANT LIST			
QTY.	SYMBOL	SCIENTIFIC NAME	COMMON NAME	SPECIFICATIONS	NATIVE
TREES					
2	CB	Calophyllum brasiliense	Brazilian Beauty Leaf	16' ht. min., 5' sp. min., 3" DBH min.	No
9	MF	Myrcianthes fragrans	Simpson's Stopper	12' ht. min., 4' sp. min., 2 1/2" DBH min., MT	Yes
9	QV	Quercus virginiana	Live Oak	20' ht. min., 5' sp. min., 3" DBH min.	Yes
PALMS					
8	SP	Sabal palmetto	Cabbage Palm	16' -18' CT Min., Staggered, Booted	Yes
SHRUBS AND GROUNDCOVERS					
235	CHR	Chrysobalanus icaco 'Red Tip'	Cocoplum Red-Tip	30" ht. min., 24" spr. min., 30" oc	Yes
30	PSY	Psychotria nervosa	Wild Coffee	24" ht. min., 20" spr. min., 24" oc	Yes
275	EUG	Eugenia foetida	Spanish Stopper	24" ht. min., 20" spr. min., 24" oc	Yes
685	FIC	Ficus 'Green Island'	Green Island Ficus	18" ht. min., 12" spr. min., 18" oc	No
670	MIC	Microsorium scolopendrium	Wart Fern	12" ht. min., 12" spr. min., 18" oc	No
155	RUE	Ruellia carolinensis	Wild Petunia	12" ht. min., 12" spr. min., 18" oc	No
90	TRF	Tripsacum floridana	Dwarf Fakahatchee Grass	18" ht. min., 12" spr. min., 24" oc	Yes
SOD					
As Shown	SOD	Stenotaphrum secundatum 'Floritam'	St. Augustine Floritam Sod	Solid Sod	No

- * Specifications noted are minimum standards, all plant material shall meet or exceed ALL specifications. Trees must meet the minimum DBH specified. Shrubs must meet the minimum height specified.
- * Contractor shall inspect all rootballs prior to installation. If any circling roots are found they shall follow the corrective actions shown in the details on these drawings. If the roots cannot be corrected the plant will be rejected.
- * No substitutions of plant material shall be allowed without prior written authorization from the Landscape Architect.
- * All areas not covered by buildings, shrubs, groundcovers, or paving shall be sodded with St. Augustine Sod (or whatever sod is adjacent) and irrigated with whichever system is specified for this project.
- * All plant material shall be Florida #1 as per Grades and Standards.



DEMOLITION SITE PLAN
SCALE : 1/32" = 1'-0"

DEMOLITION LEGEND	
SYMBOL	DESCRIPTION
	EXISTING ITEM TO REMAIN
	EXISTING ITEM TO BE REMOVED
	EXISTING TREE TO REMAIN - SEE LANDSCAPING DRAWINGS FOR ADDITIONAL INFORMATION
	EXISTING TREE TO BE REMOVED/RELOCATED - SEE LANDSCAPING DRAWINGS FOR ADDITIONAL INFORMATION
	SOLID LINES INDICATE EXISTING ITEM TO REMAIN
	DASHED LINES INDICATE EXISTING ITEM TO BE REMOVED



REVISIONS

CITY OF CORAL GABLES
NEW TROLLEY MAINTENANCE FACILITY AND
FIRE STATION 2 RENOVATIONS/ADDITION

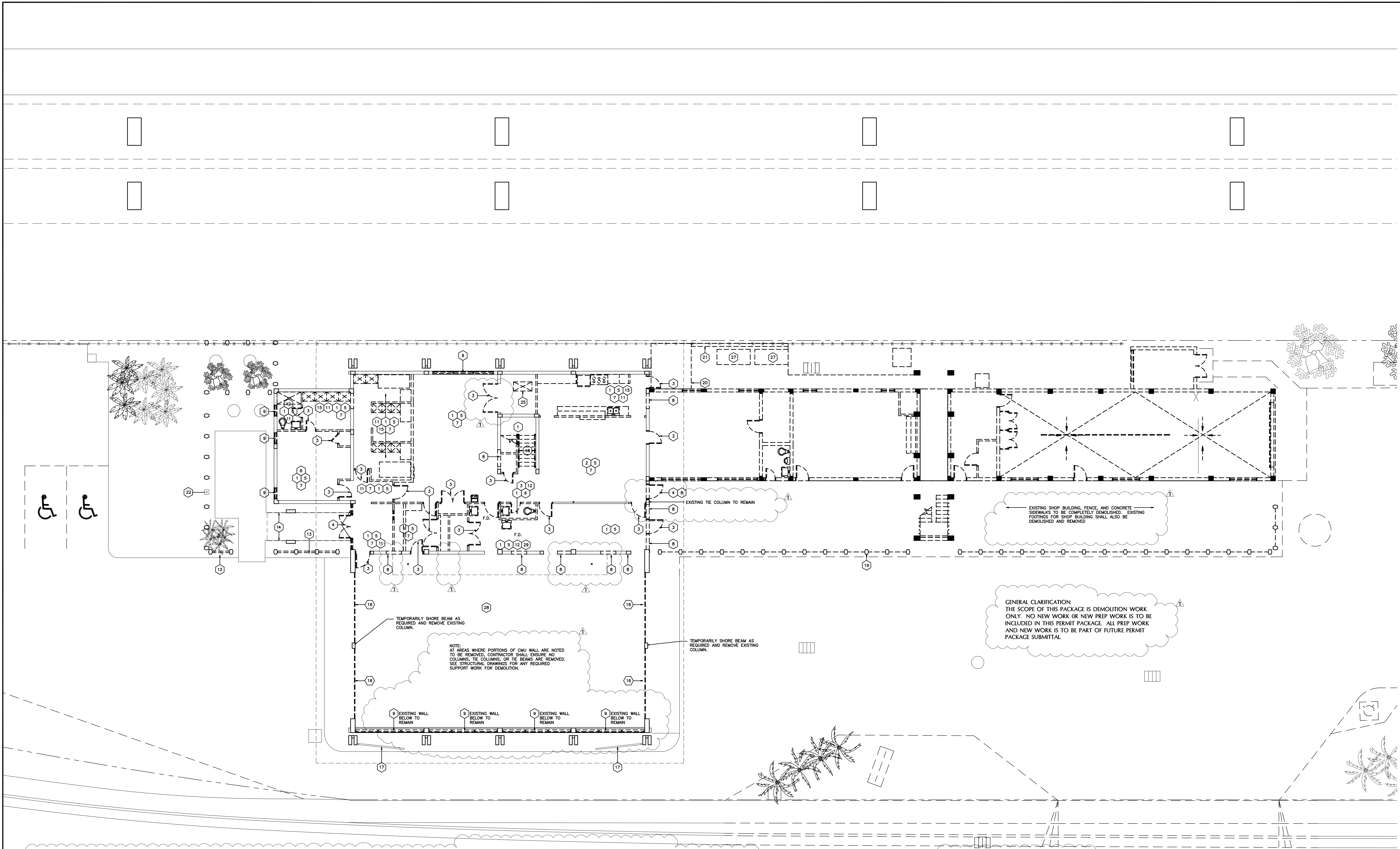
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DEMOLITION NOTES:

- EXISTING TERRAZZO FLOOR FINISH TO RECEIVE NEW FLOOR FINISH AS PART OF NEW CONSTRUCTION PACKAGE (ALL NEW FLOORING AND PREP WORK NIC THIS PACKAGE - DEMO ONLY)
- EXISTING FLOOR FINISH TO REMAIN. CONTRACTOR SHALL PROTECT FLOOR FROM DAMAGE DURING CONSTRUCTION.
- EXISTING DOOR & FRAME TO BE REMOVED.
- EXISTING DOOR & FRAME TO BE REMOVED. (ALL NEW DOORS & FRAMES WORK NIC THIS PACKAGE - DEMO ONLY)
- EXISTING WALL BASE TO BE REMOVED

- EXISTING WALL FINISHES AND PARTITION WALLS, ALONG WITH CORRESPONDING SUBSTRATES (GWB, PLYWOOD, MORTAR BED, ETC.) TO BE REMOVED. REMOVE ALL PARTITION AND WALL FINISH COMPONENTS, INCLUDING ALL MEP CONDUITS, DUCTWORK, WATER PIPING, OR ANY OTHER MEP ITEMS. AREA SHALL BE STRIPPED TO STRUCTURE. (ALL NEW FINISHES WORK NIC THIS PACKAGE - DEMO ONLY)
- EXISTING ACoustICAL CEILING GRID, TILES, LIGHTING, INSULATION, MECH. GRILLES TO BE REMOVED. REMOVE ALL ABOVE CEILING CONDUITS, DUCTWORK, AND ALL ABOVE CEILING MEP ITEMS. SPACE SHALL BE LEFT STRIPPED TO STRUCTURE.
- EXIST. PORTION OF BLOCK WALL TO BE REMOVED FOR NEW DOOR & FRAME. (ALL NEW DOORS AND FRAMES WORK NIC THIS PACKAGE - DEMO ONLY). REMOVE WALL TO BOTTOM OF BEAM ABOVE.

- EXISTING WINDOW/LOUVER TO BE REMOVED. REMOVE ALL WOOD BUCKS AND SHIMS. (ALL NEW WINDOW WORK NIC THIS PACKAGE - DEMO ONLY)
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- STRIP EXISTING FLOOR SUBSTRATE COMPLETELY TO RECEIVE NEW FLOOR FINISH. (ALL NEW FLOORING WORK NIC THIS PACKAGE - DEMO ONLY)
- EXISTING PLUMBING FIXTURES & ACCESSORIES TO BE REMOVED. REMOVE ALL EXISTING PIPING THROUGHOUT EXISTING FIRE STATION. AREA SHALL BE STRIPPED TO STRUCTURE.

- CAREFULLY REMOVE ALL EXISTING EXTERIOR PANELS IN BETWEEN COLUMNS. (ALL NEW PANEL WORK AND COLUMN WORK NIC THIS PACKAGE - DEMO ONLY)
- EXISTING CANOPY, COLUMNS, AND SIDEWALK TO REMAIN.
- EXISTING CASEWORK TO BE REMOVED. REMOVE ALL MEP ITEMS ATTACHED TO CASEWORK, AS WELL AS ALL BLOCKING AND CASEWORK SUPPORTS.
- EXISTING ROLL-UP DOOR TO BE REMOVED. (ALL NEW DOOR WORK NIC THIS PACKAGE - DEMO ONLY)

- EXISTING GATE TO REMAIN
- EXISTING HANDRAILS TO BE REMOVED. REMOVE ALL COMPONENTS INCLUDING BACKING.
- EXISTING CONCRETE COLUMNS & EXTERIOR PANELS TO BE REMOVED AS PART OF SHOP BUILDING COMPLETE DEMOLITION.
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DEMOLITION NOTES:

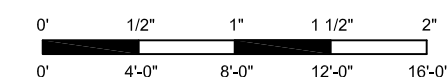
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- REMOVE ALL ELECTRICAL WIRING & EXPOSED CONDUIT, FIXTURES, ETC.
- CLEAN, REPAIR AND REFINISH EXISTING FLOOR SURFACES AFFECTED BY DEMOLITION/ NEW WORK UNLESS NOTED OTHERWISE AS PART OF NEW WORK (NIC THIS PERMIT - DEMO ONLY)



DEMOLITION GROUND FLOOR PLAN - FIRE STATION

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



REVISIONS

1. DWA COMMENTS - 10-25-18
2. DWA COMMENTS - 11-8-18

CITY OF CORAL GABLES
NEW TROLLEY MAINTENANCE FACILITY AND
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525 SOUTH DIXIE HIGHWAY CORAL GABLES, FL 33146

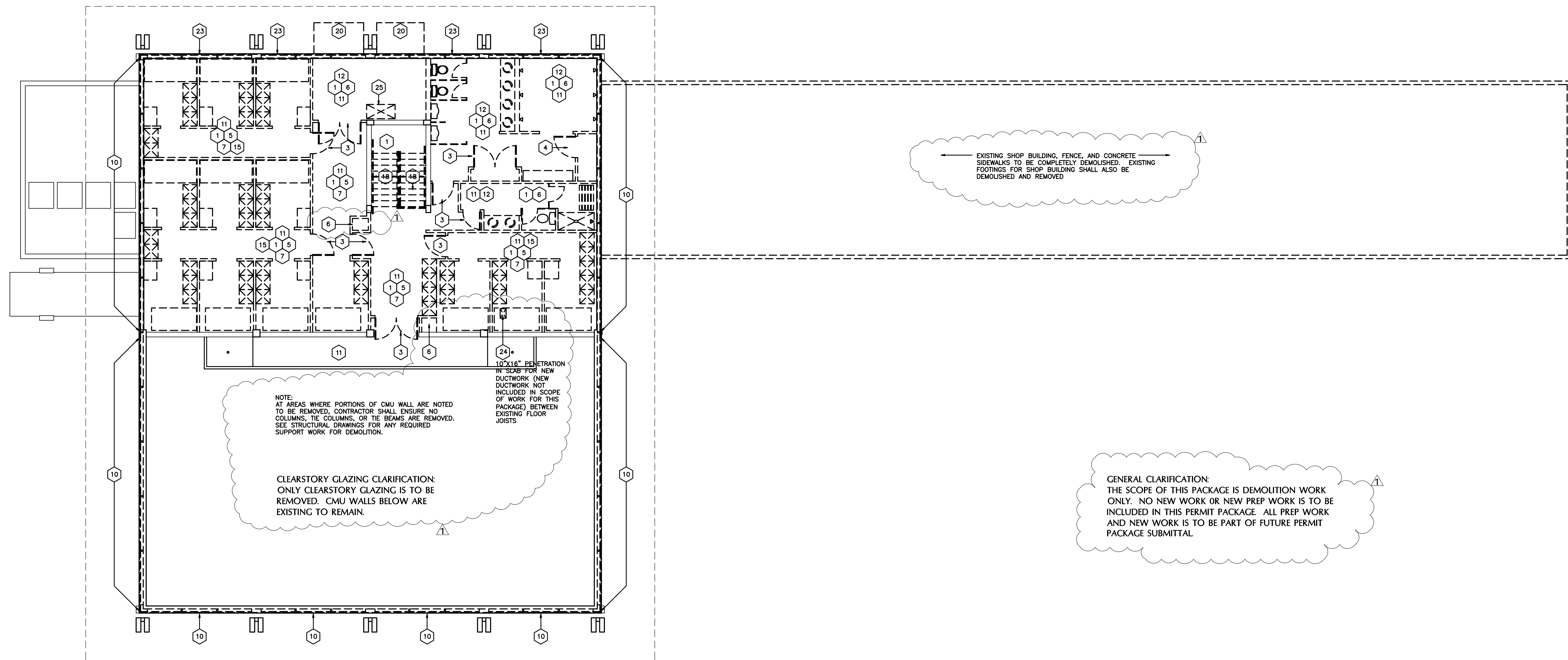
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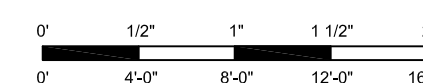
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DEMOLITION SECOND FLOOR PLAN - FIRE STATION

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

REVISIONS

- DWA COMMENTS - 10-25-18
- DWA COMMENTS - 11-8-18

CITY OF CORAL GABLES NEW TROLLEY MAINTENANCE FACILITY AND FIRE STATION 2 RENOVATIONS/ADDITION

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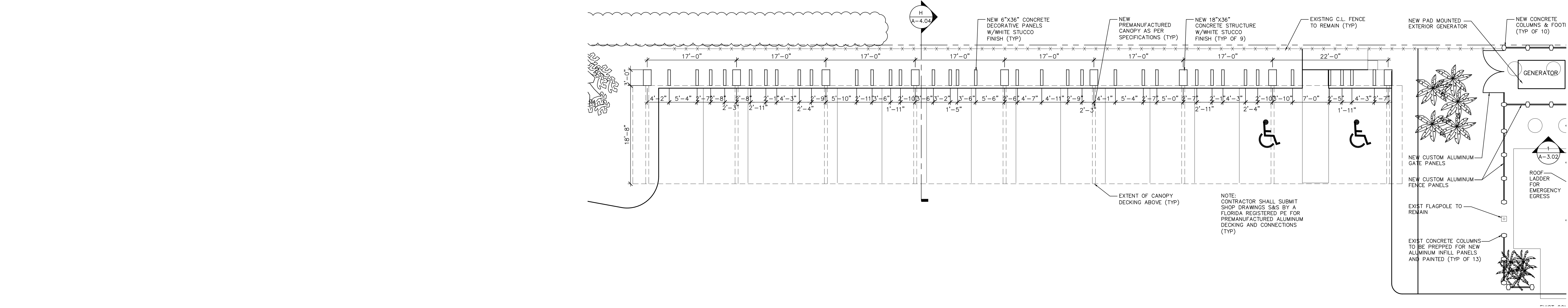
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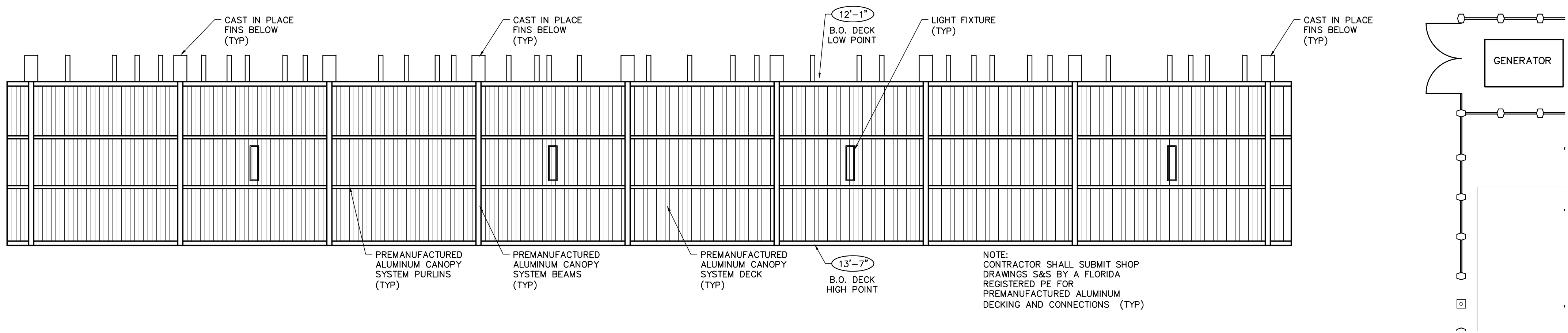
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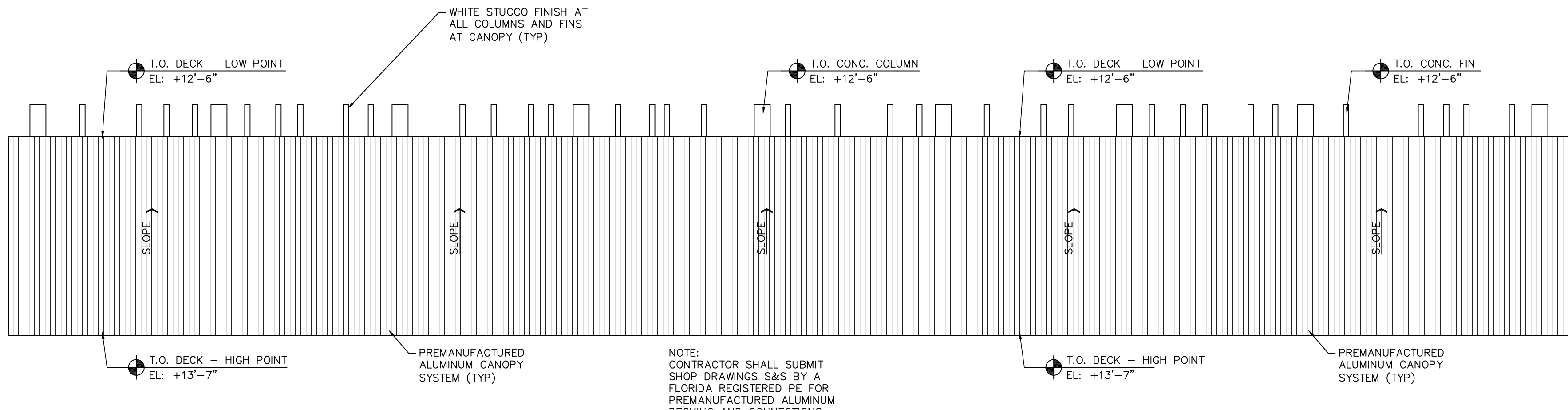
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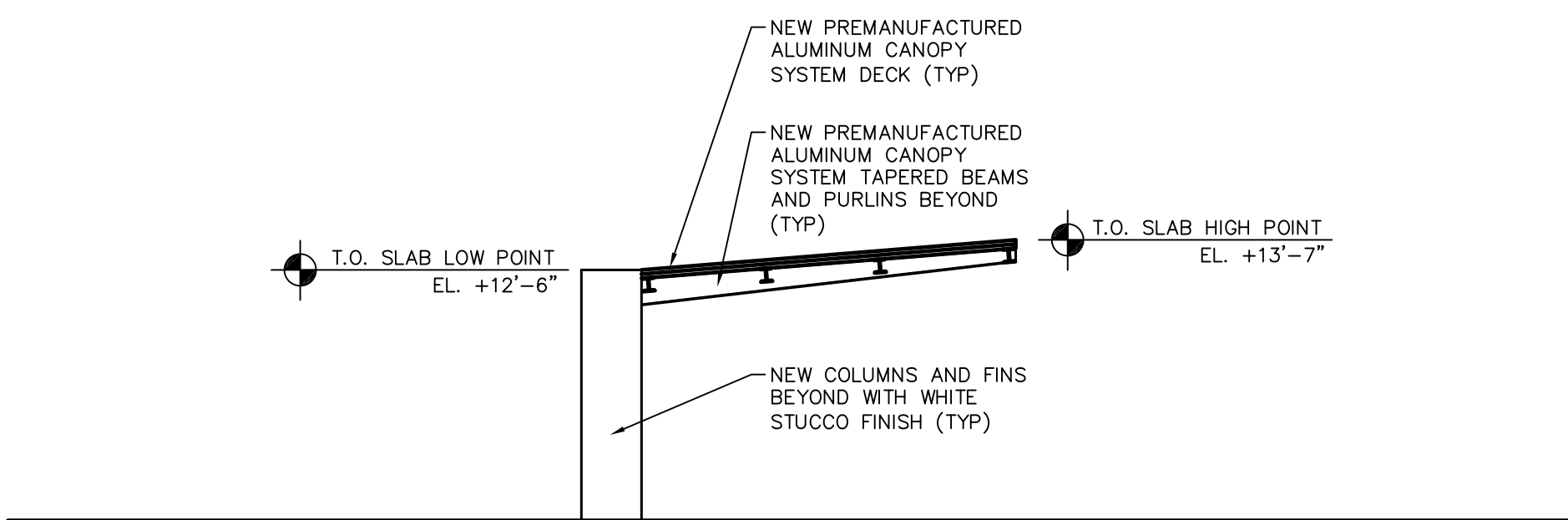
PROPOSED COVERED PARKING FLOOR PLAN - FIRE STATION
SCALE : 1/8" = 1'-0"



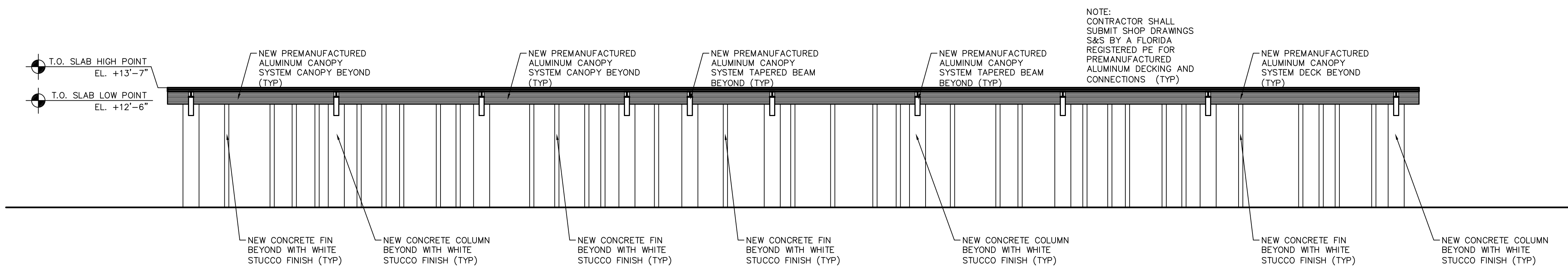
PROPOSED COVERED PARKING REFLECTED CEILING PLAN - FIRE STATION
SCALE : 1/8" = 1'-0"



PROPOSED COVERED PARKING ROOF PLAN - FIRE STATION
SCALE : 1/8" = 1'-0"



PROPOSED COVERED PARKING ELEVATION - EAST
SCALE : 1/8" = 1'-0"



PROPOSED COVERED PARKING ELEVATION - SOUTH
SCALE : 1/8" = 1'-0"

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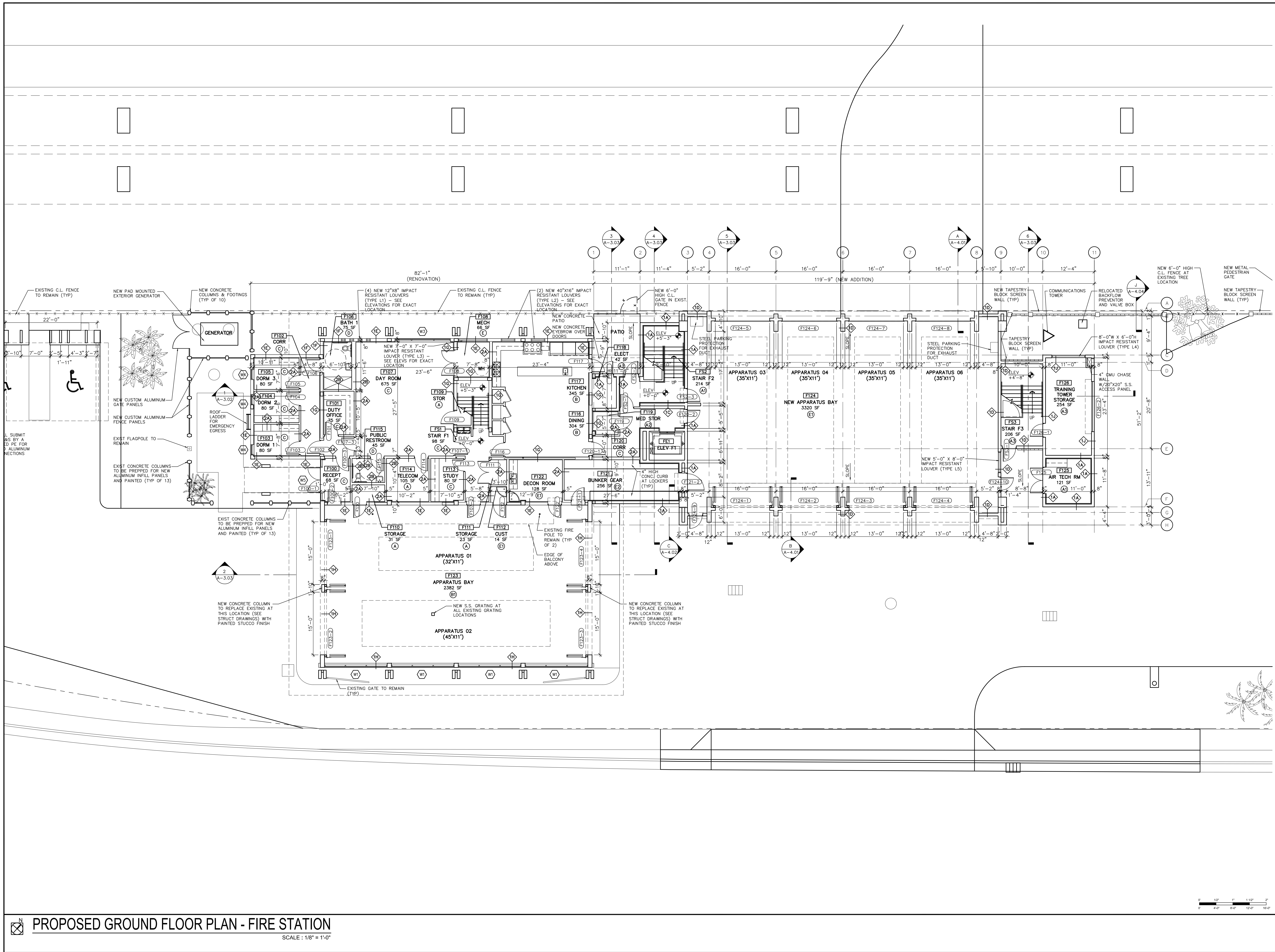
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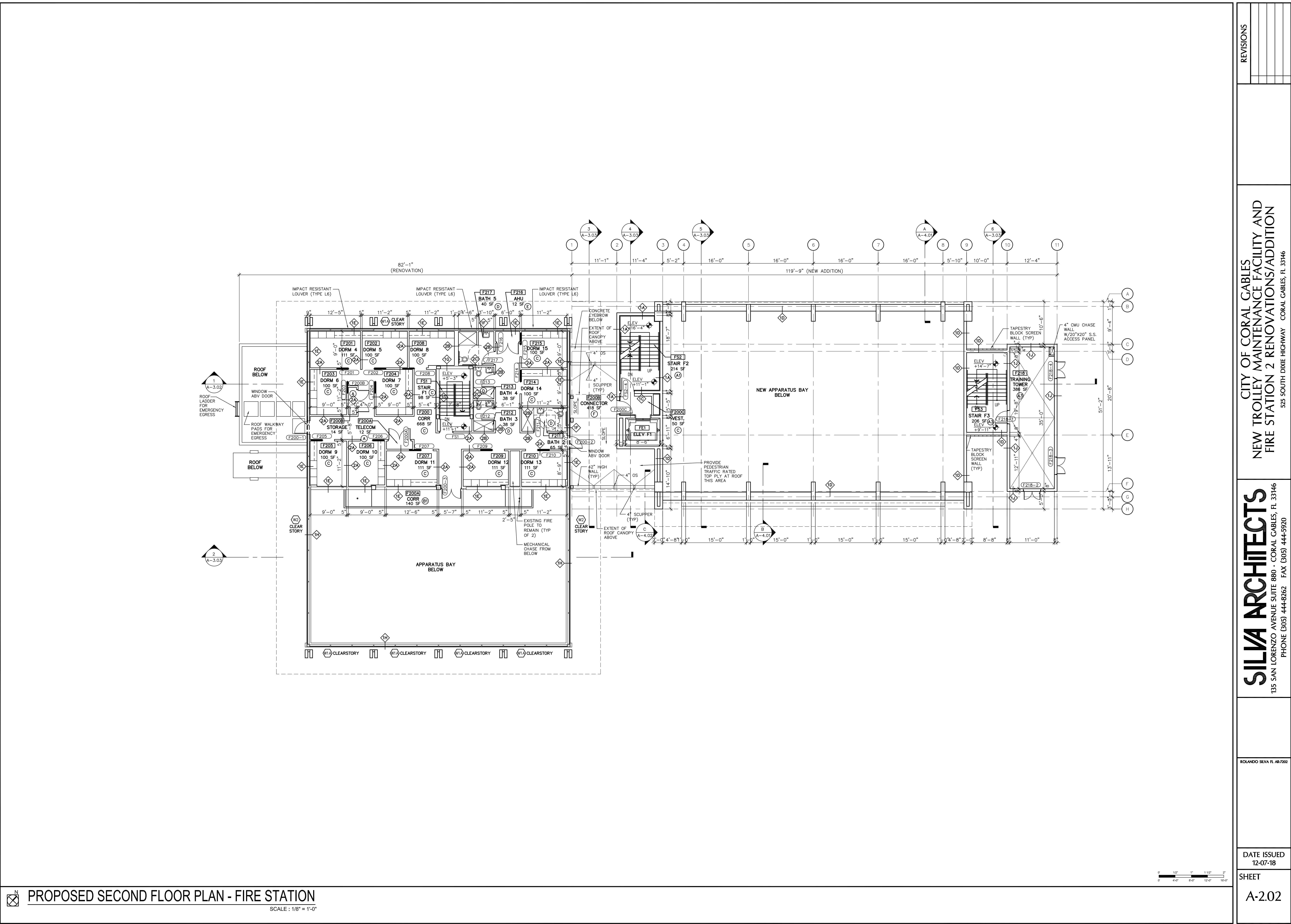
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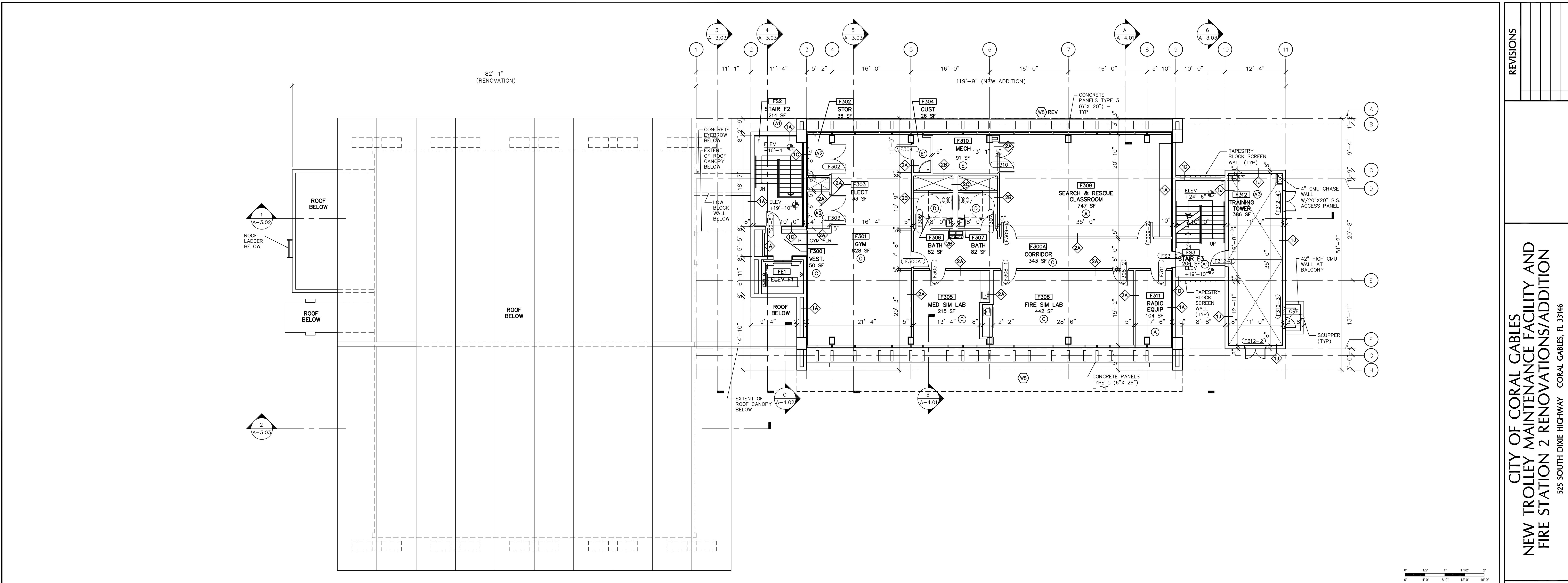
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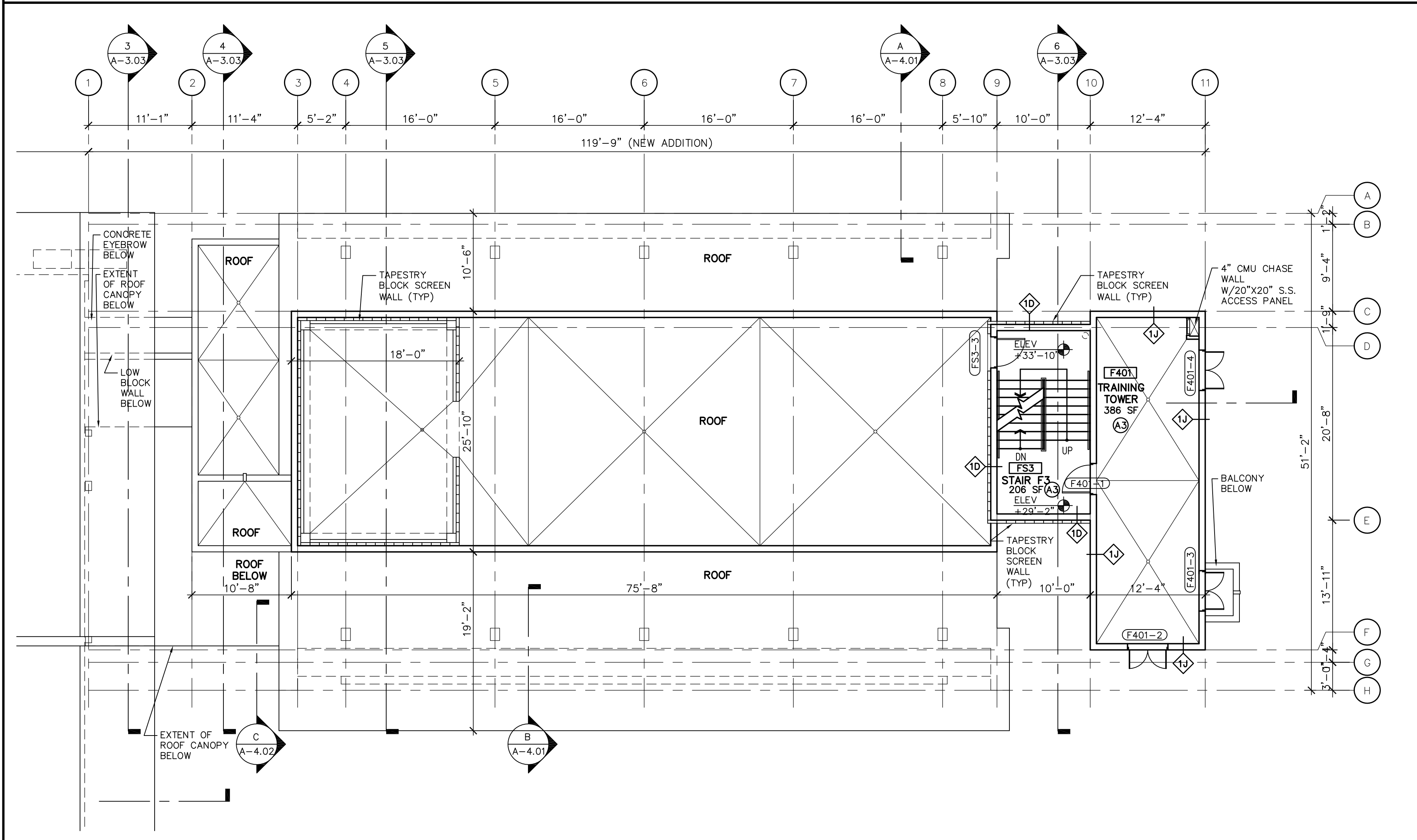
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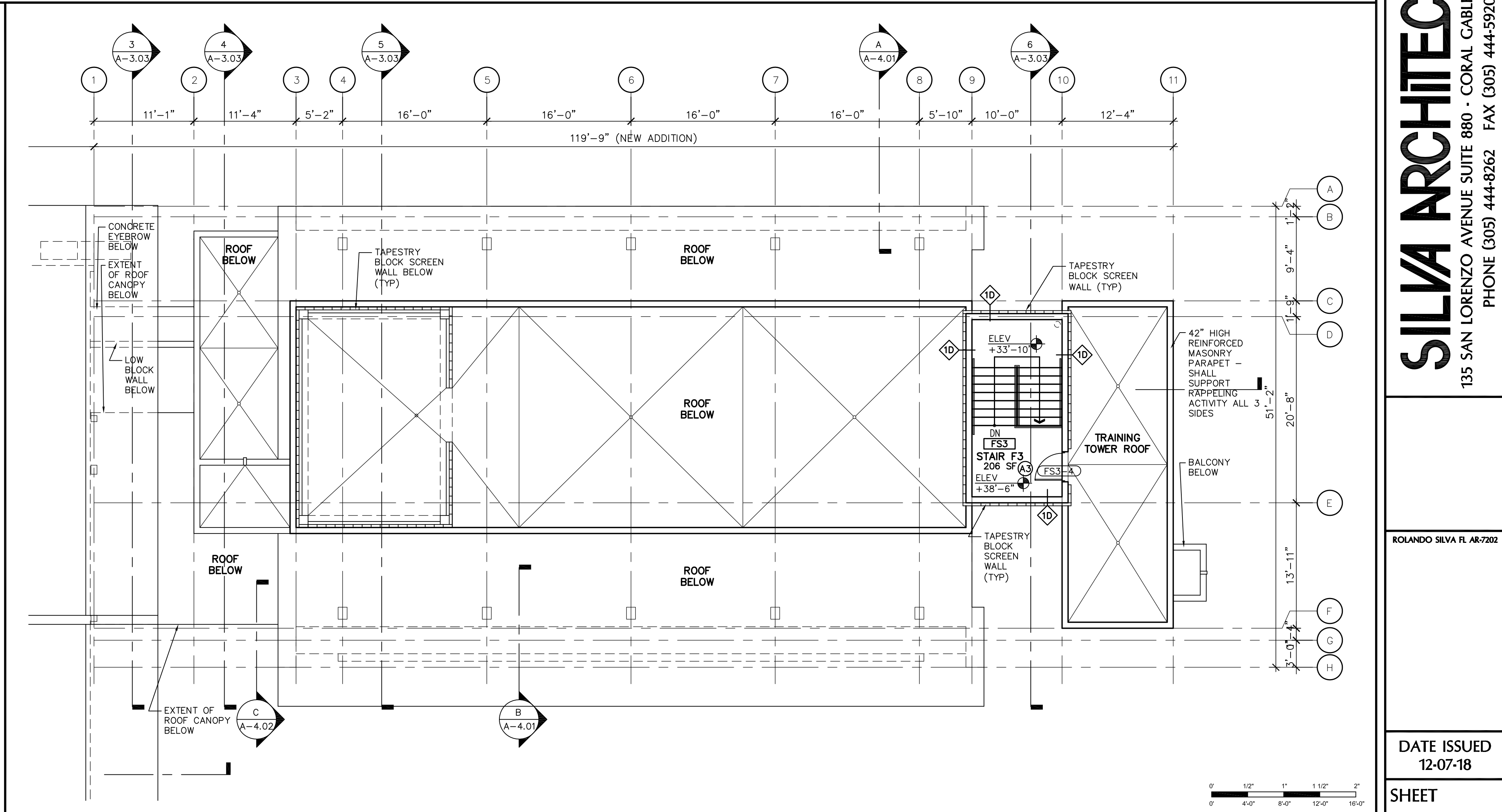
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PROPOSED THIRD FLOOR PLAN - FIRE STATION
SCALE : 1/8" = 1'-0"

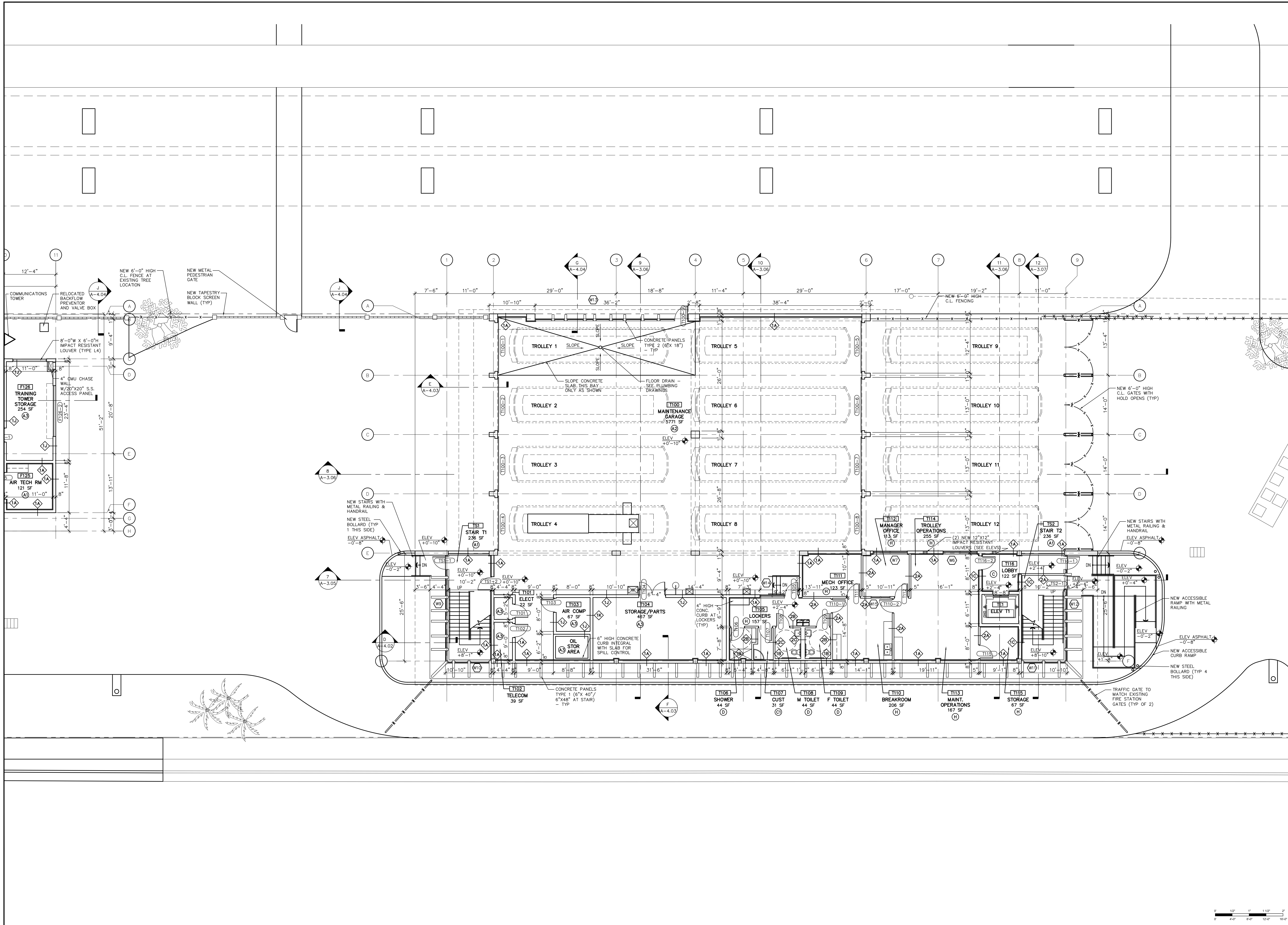


PROPOSED FOURTH FLOOR PLAN - FIRE STATION
SCALE : 1/8" = 1'-0"



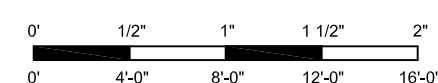
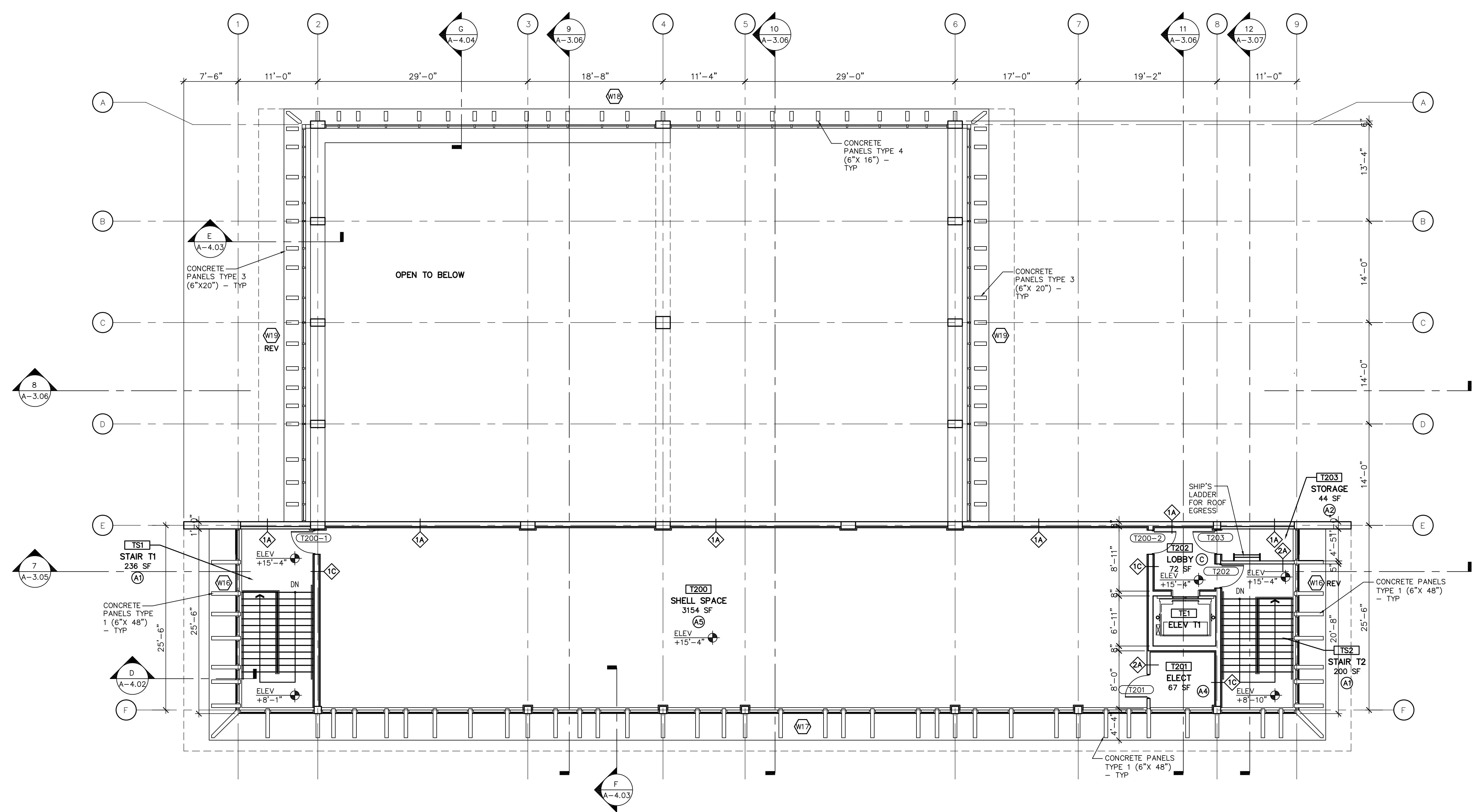
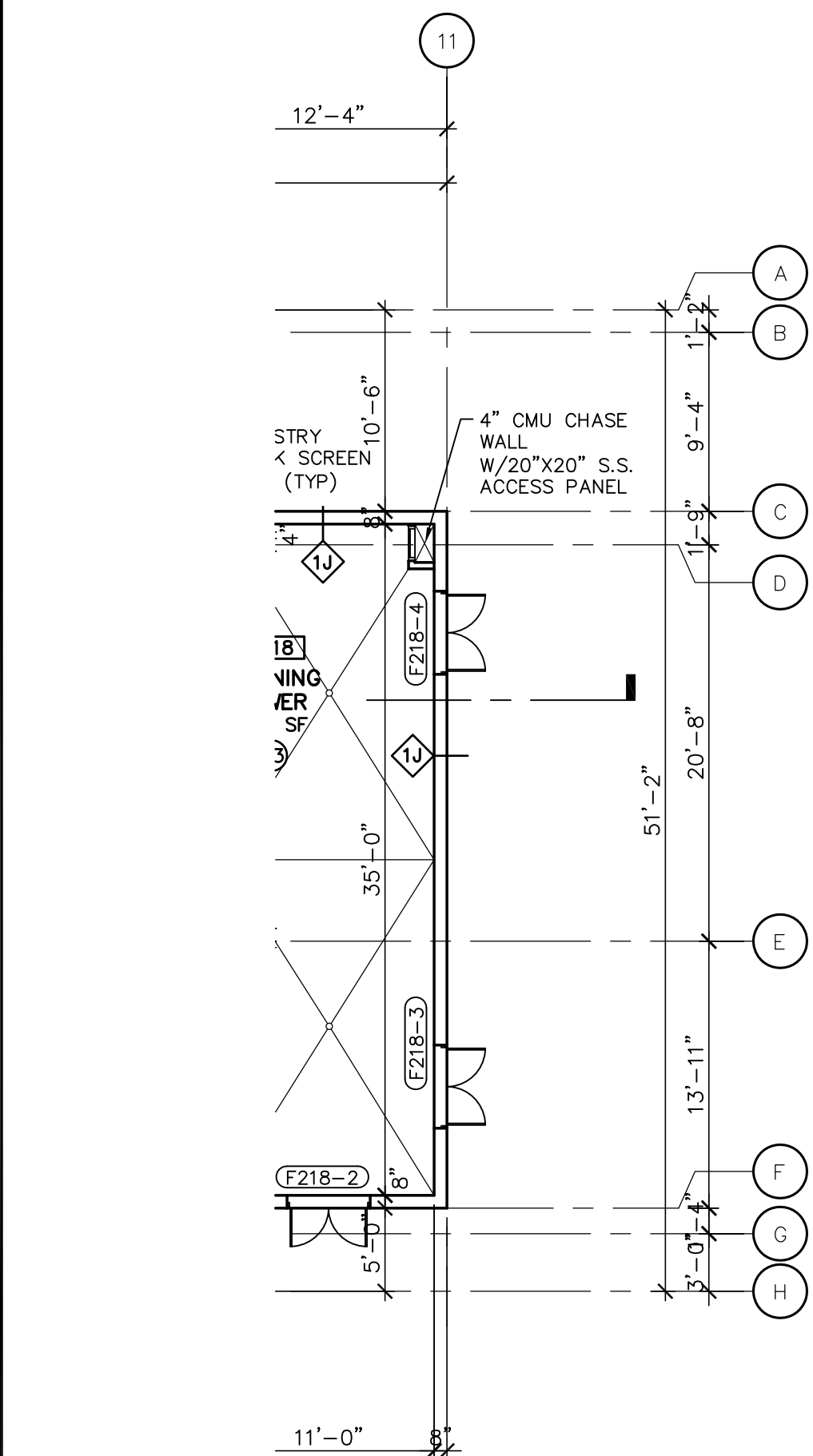
PROPOSED FIFTH FLOOR PLAN - FIRE STATION
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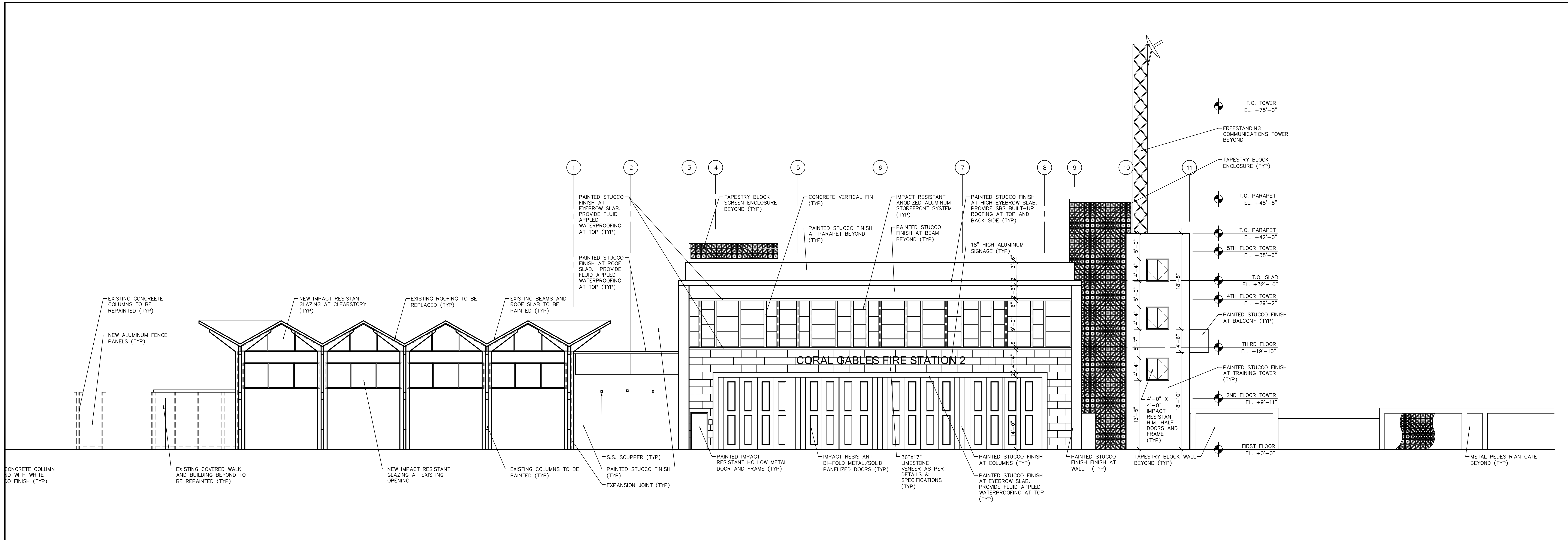
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ROLANDO SILVA P.L. AR-7020		
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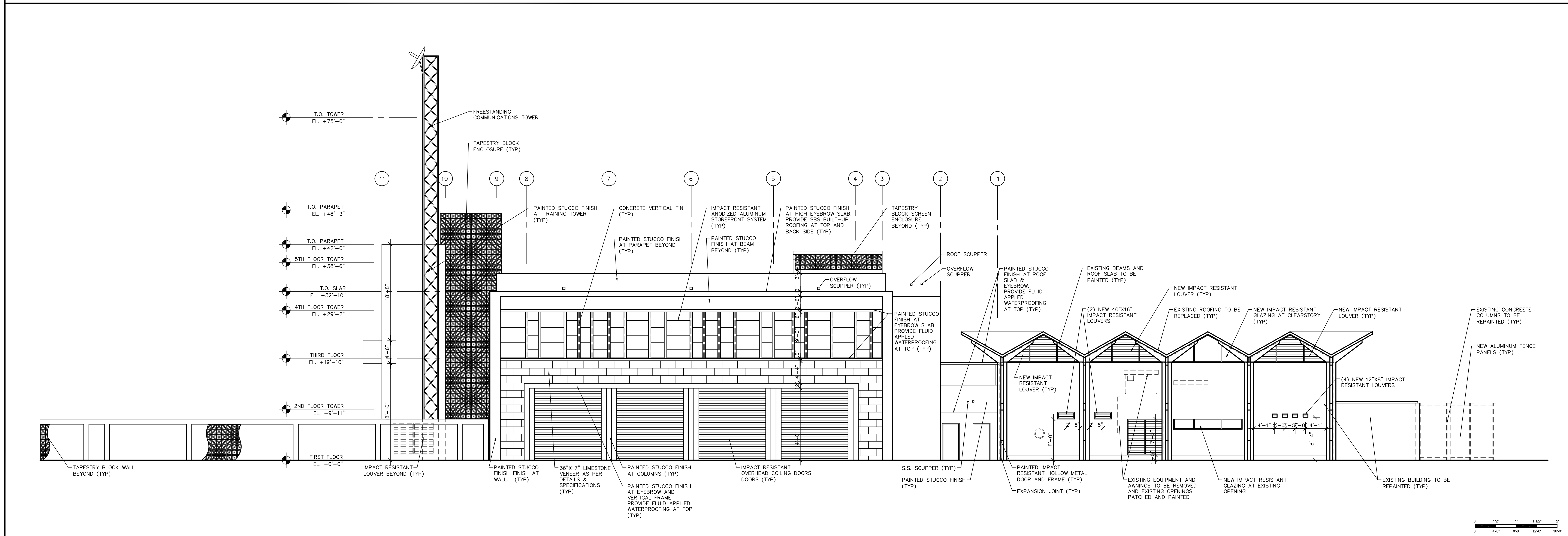
PROPOSED GROUND FLOOR PLAN - TROLLEY/MAINTENANCE BUILDING
SCALE : 1/8" = 1'-0"

REVISIONS	
CITY OF CORAL GABLES NEW TROLLEY MAINTENANCE FACILITY AND FIRE STATION 2 RENOVATIONS/ADDITION 525 SOUTH DIXIE HIGHWAY CORAL GABLES, FL 33146	
SILVA ARCHITECTS 135 SAN LORENZO AVENUE SUITE 880 - CORAL GABLES, FL 33146 PHONE (305) 444-8262 FAX (305) 444-5920	
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SOUTH ELEVATION - FIRE STATION
SCALE : 1/8" = 1'-0"



NORTH ELEVATION - FIRE STATION
SCALE : 1/8" = 1'-0"

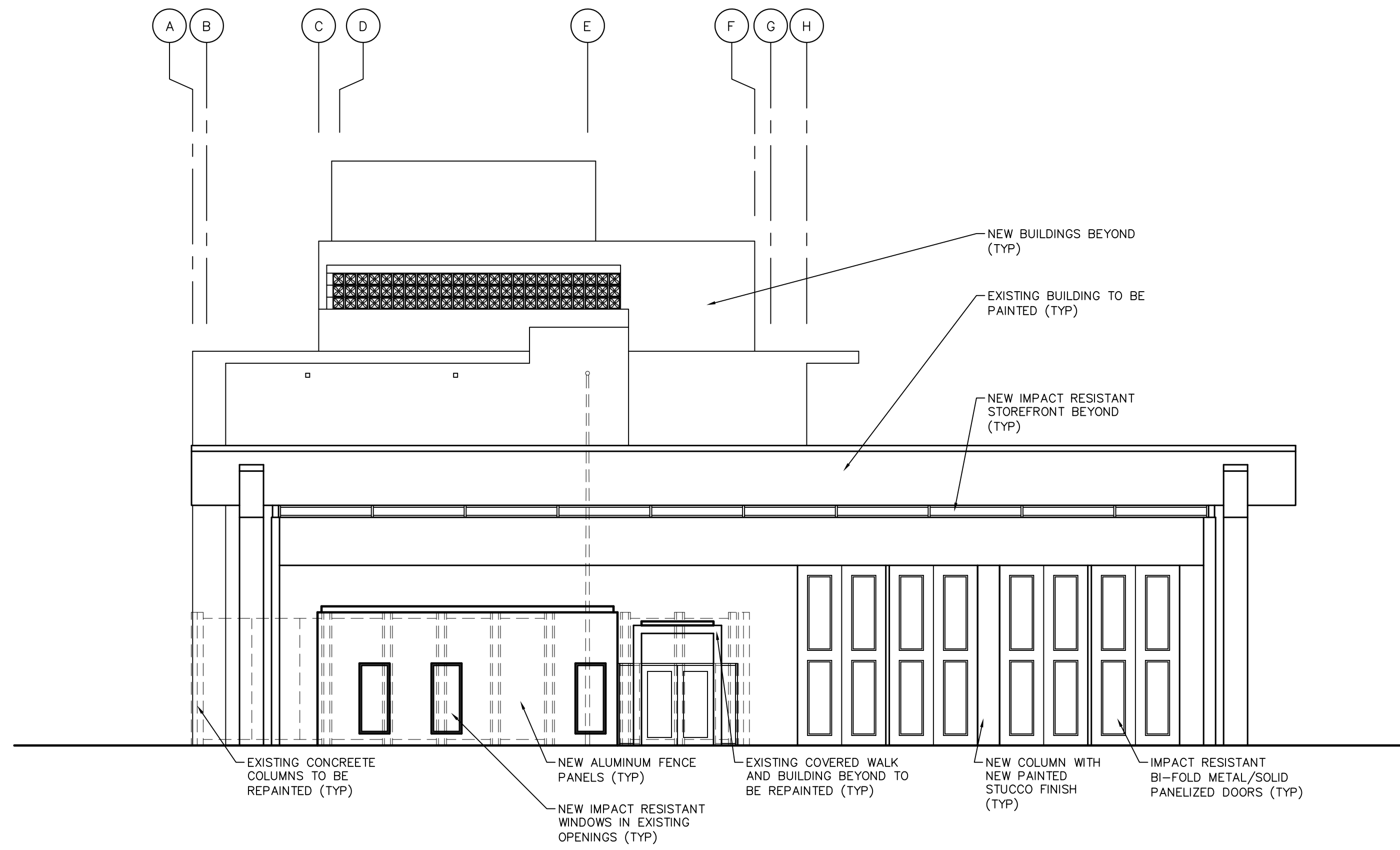
REVISIONS	

CITY OF CORAL GABLES
NEW TROLLEY MAINTENANCE FACILITY AND
FIRE STATION 2 RENOVATIONS/ADDITION
525 SOUTH DIXIE HIGHWAY CORAL GABLES, FL 33146

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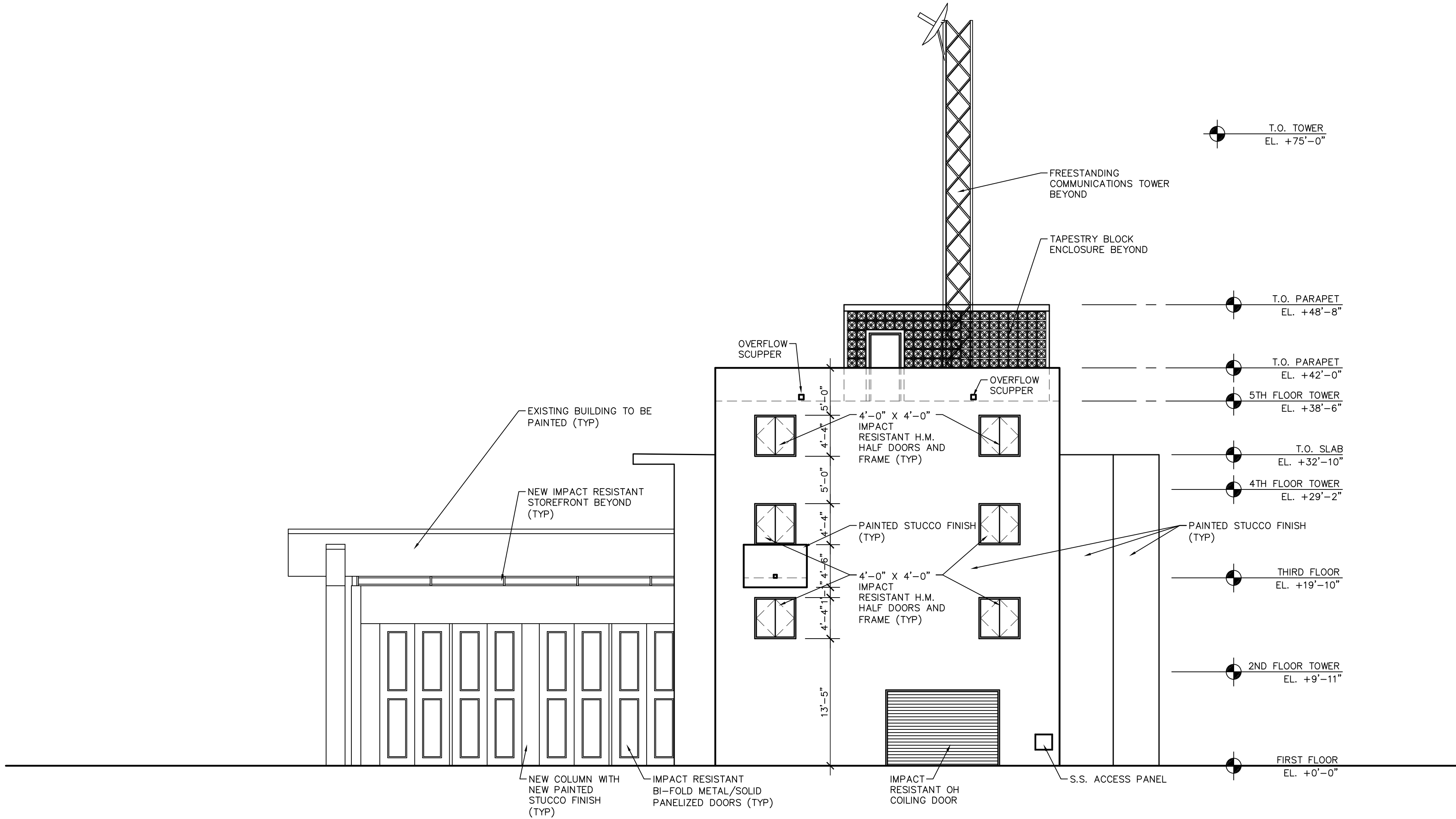
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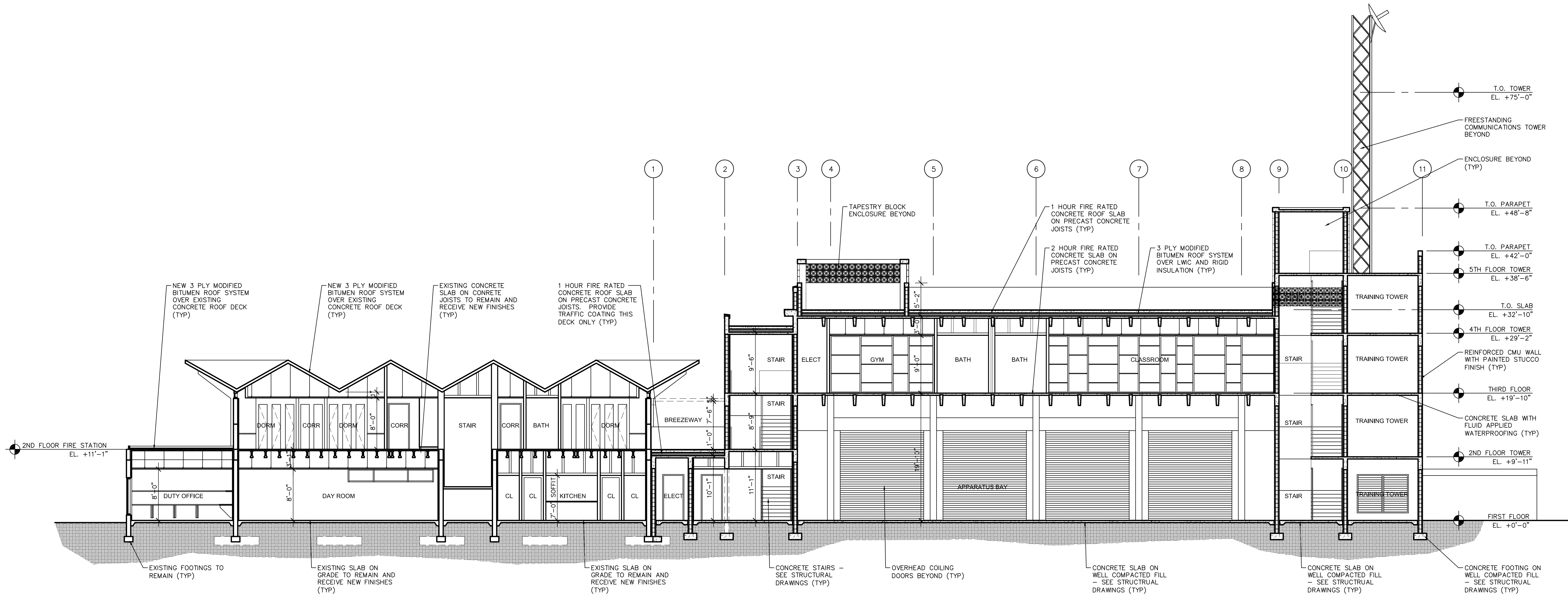
WEST ELEVATION - FIRE STATION

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



EAST ELEVATION - FIRE STATION

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



SECTION 1 - FIRE STATION

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

REVISIONS

CITY OF CORAL GABLES
NEW TROLLEY MAINTENANCE FACILITY AND
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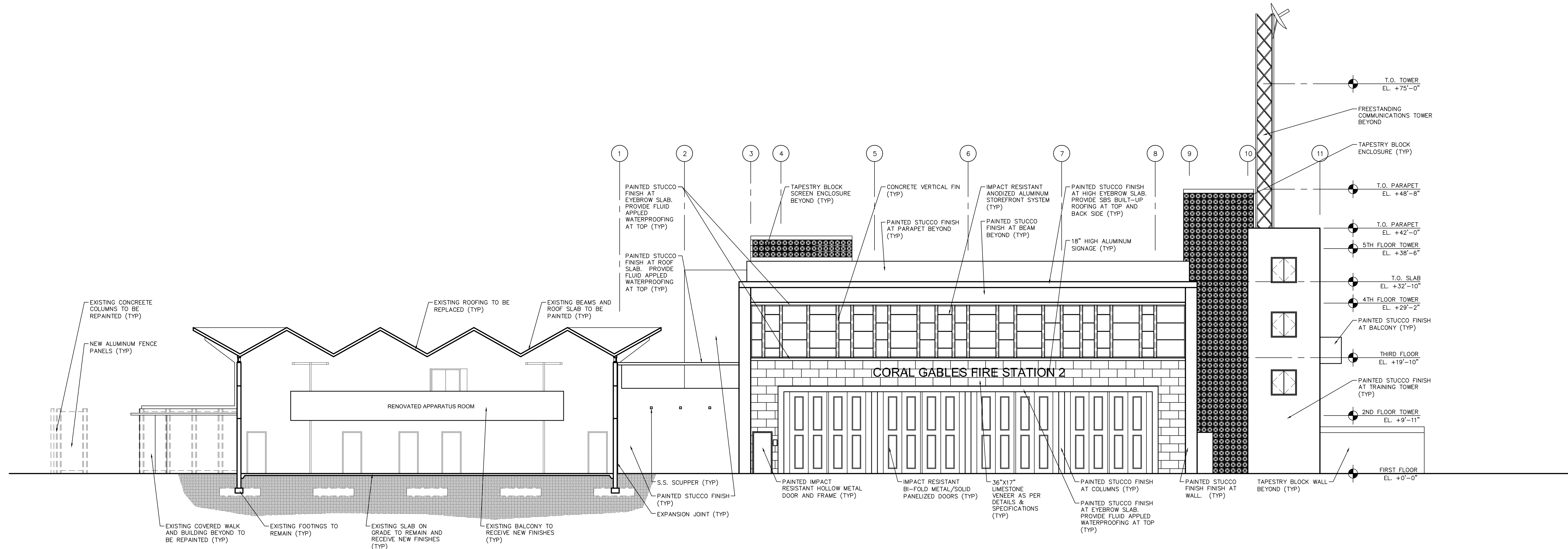
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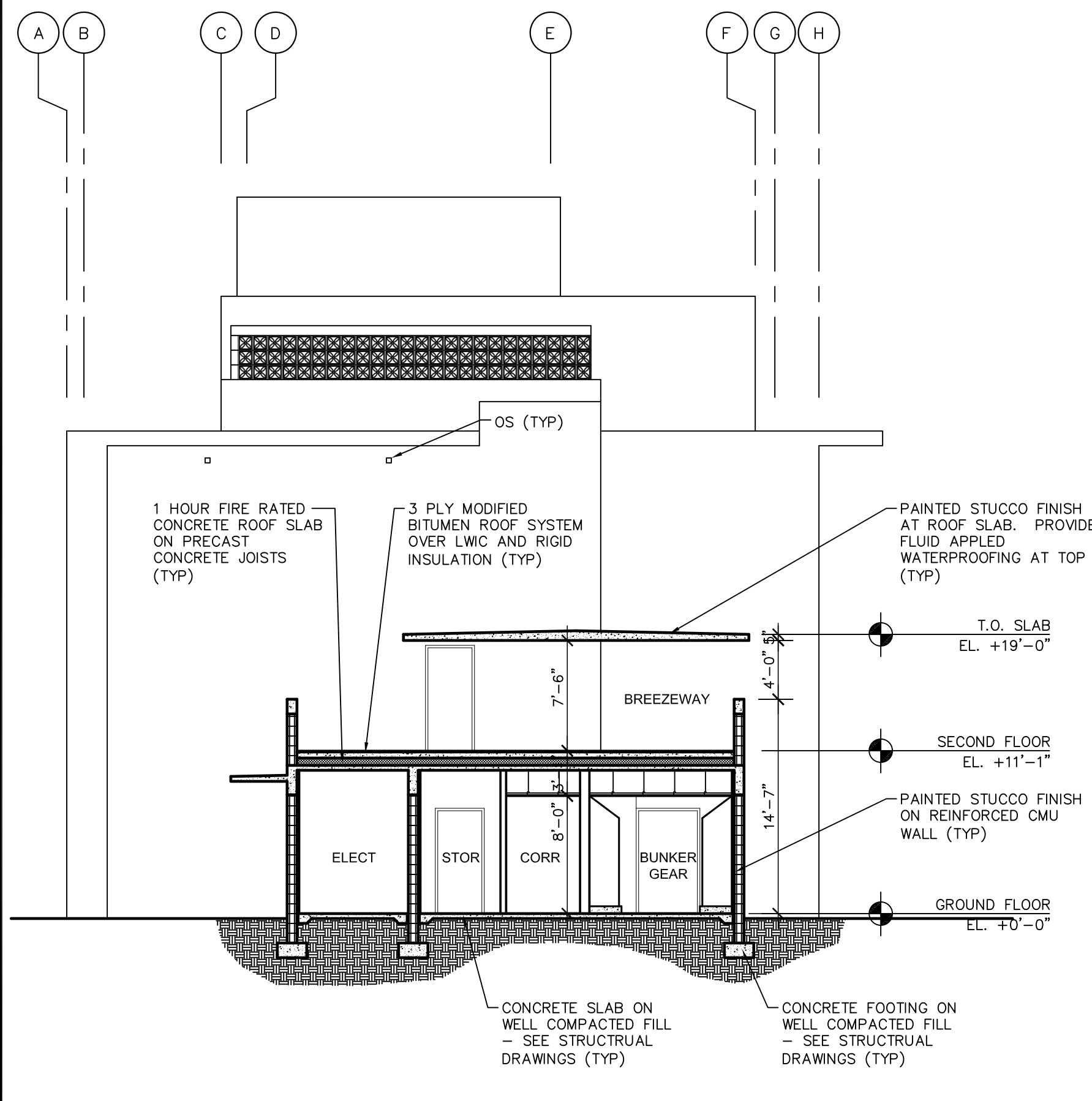
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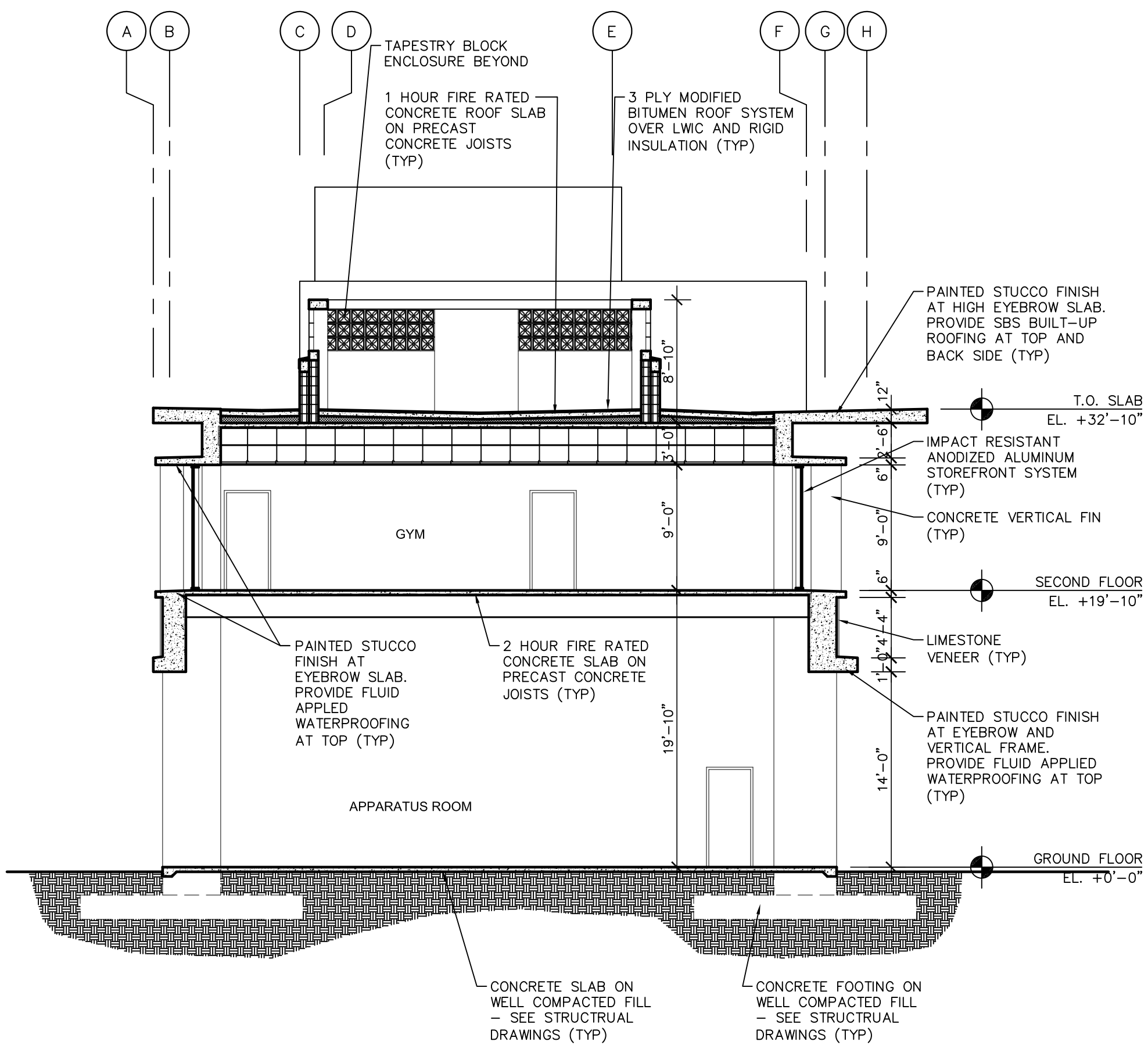
SECTION 2 - FIRE STATION

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



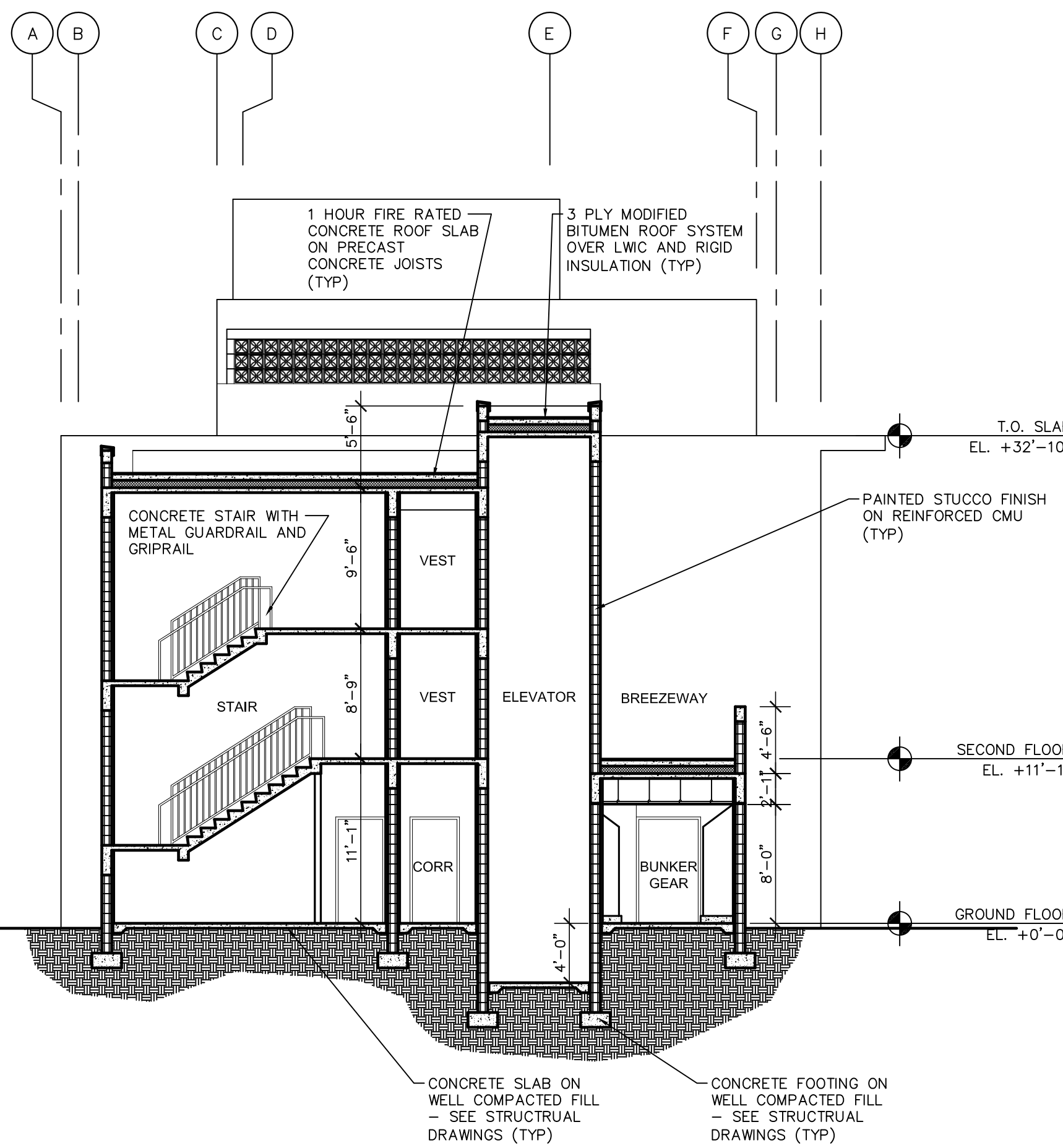
SECTION 3 - FIRE STATION

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



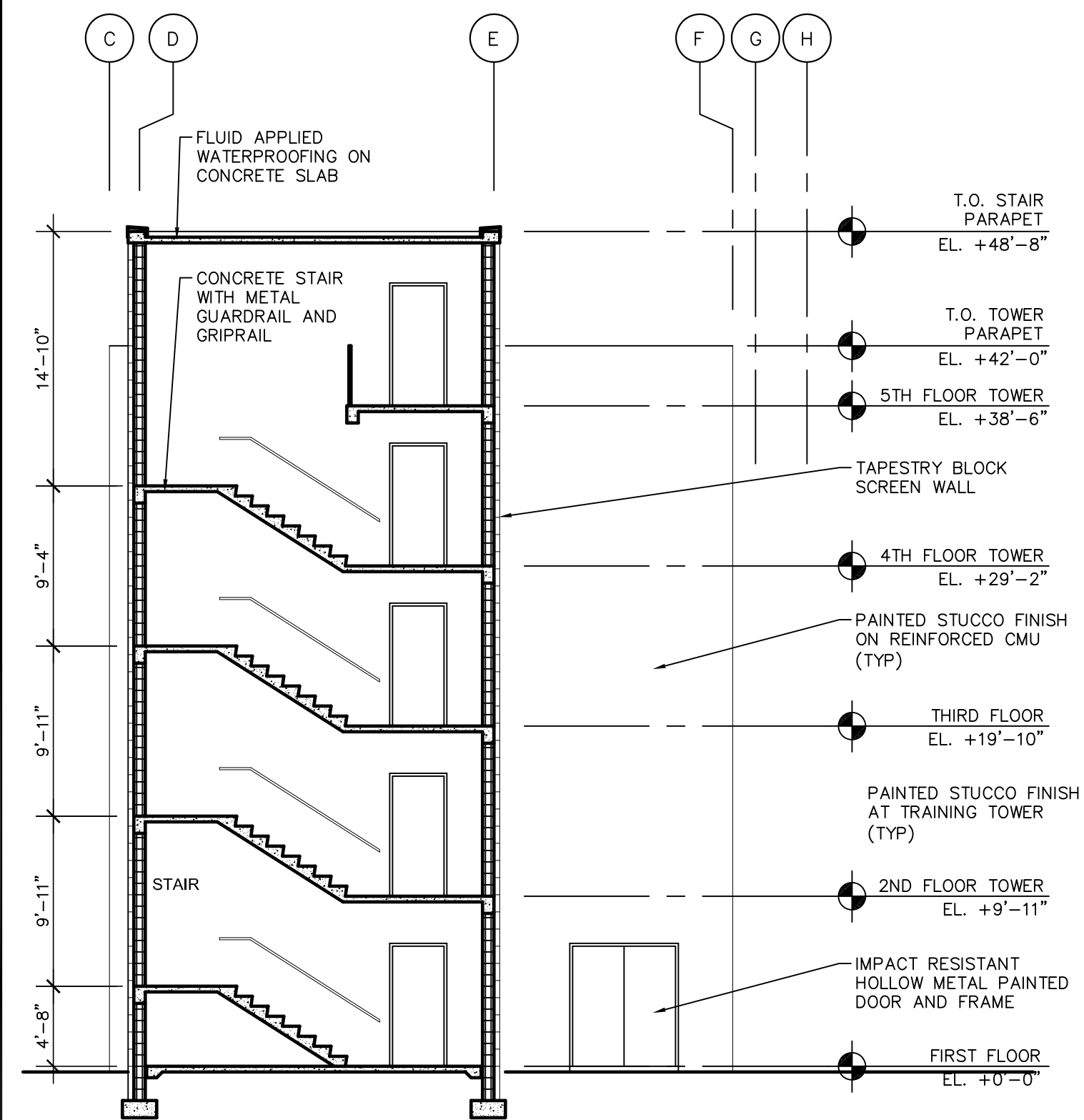
SECTION 4 - FIRE STATION

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



SECTION 5 - FIRE STATION

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



SECTION 6 - FIRE STATION

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

REVISIONS

CITY OF CORAL GABLES
NEW TROLLEY MAINTENANCE FACILITY AND
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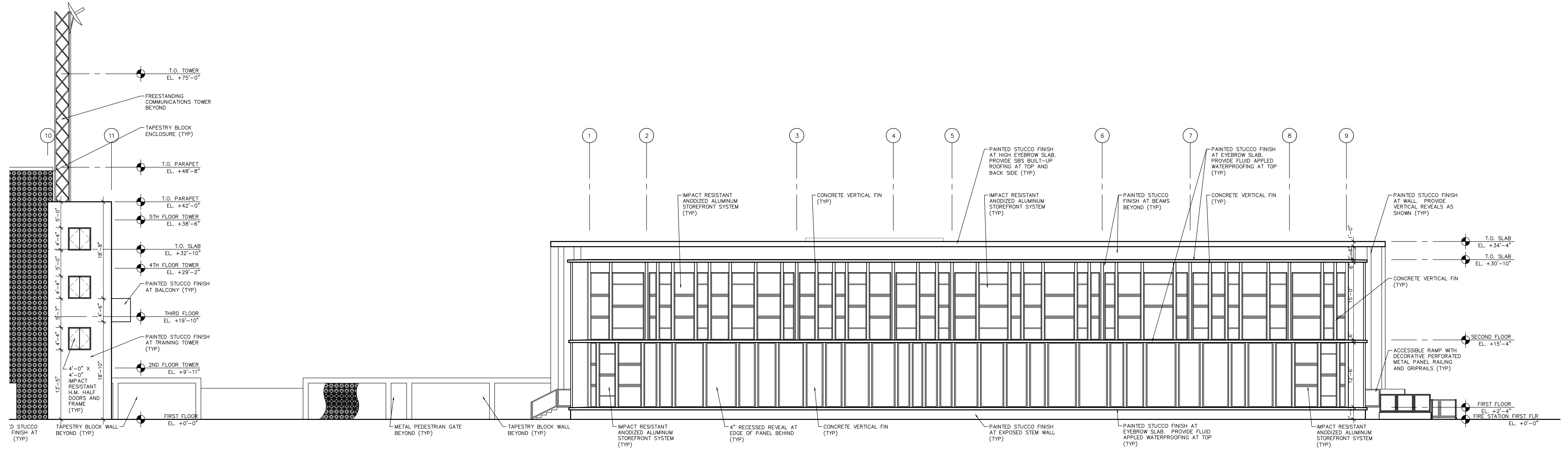
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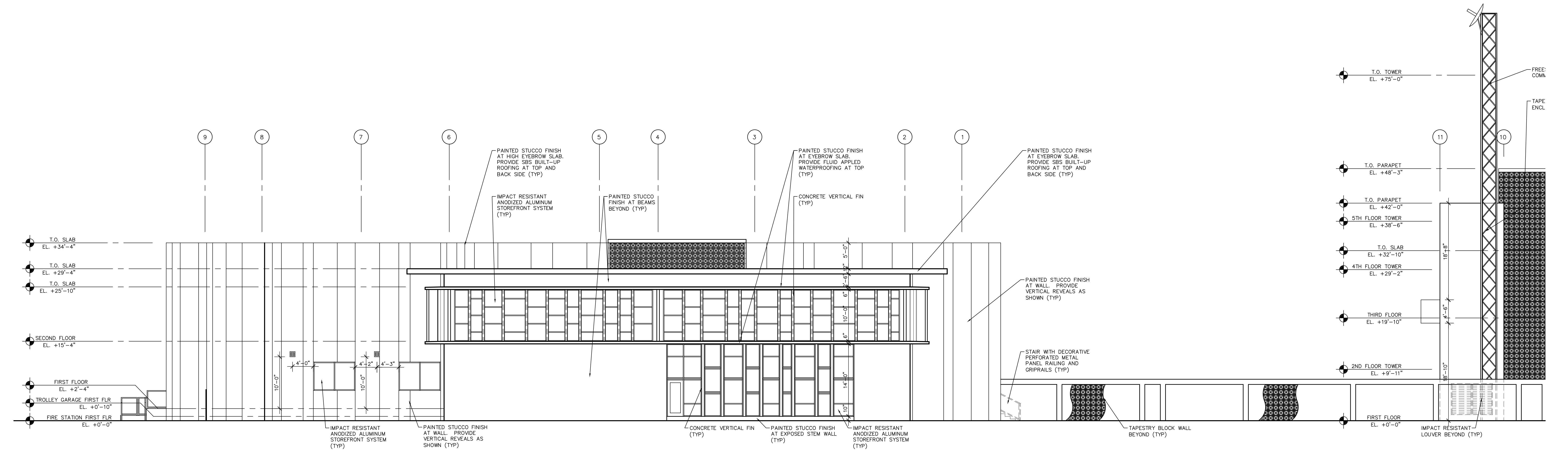
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SOUTH ELEVATION - TROLLEY/MAINTENANCE BUILDING

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



NORTH ELEVATION - TROLLEY/MAINTENANCE BUILDING

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

REVISIONS

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NEW TROLLEY MAINTENANCE FACILITY AND
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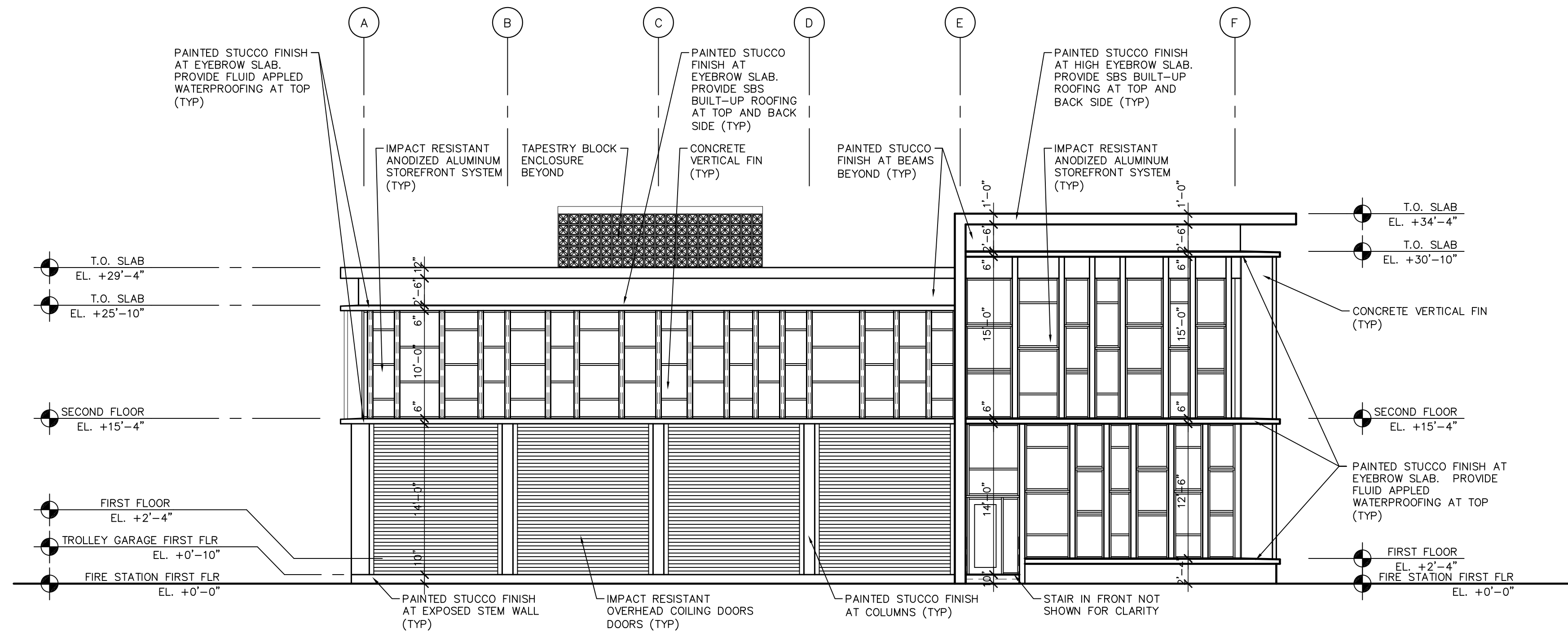
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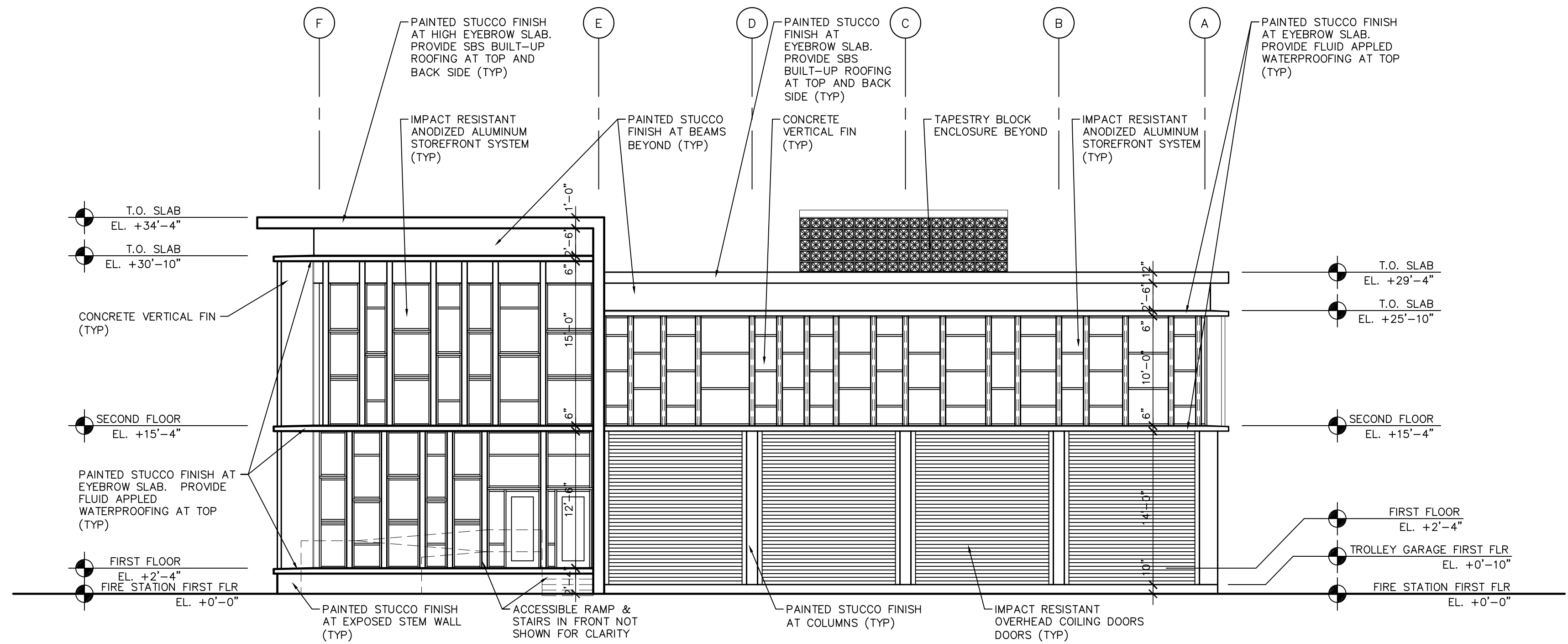
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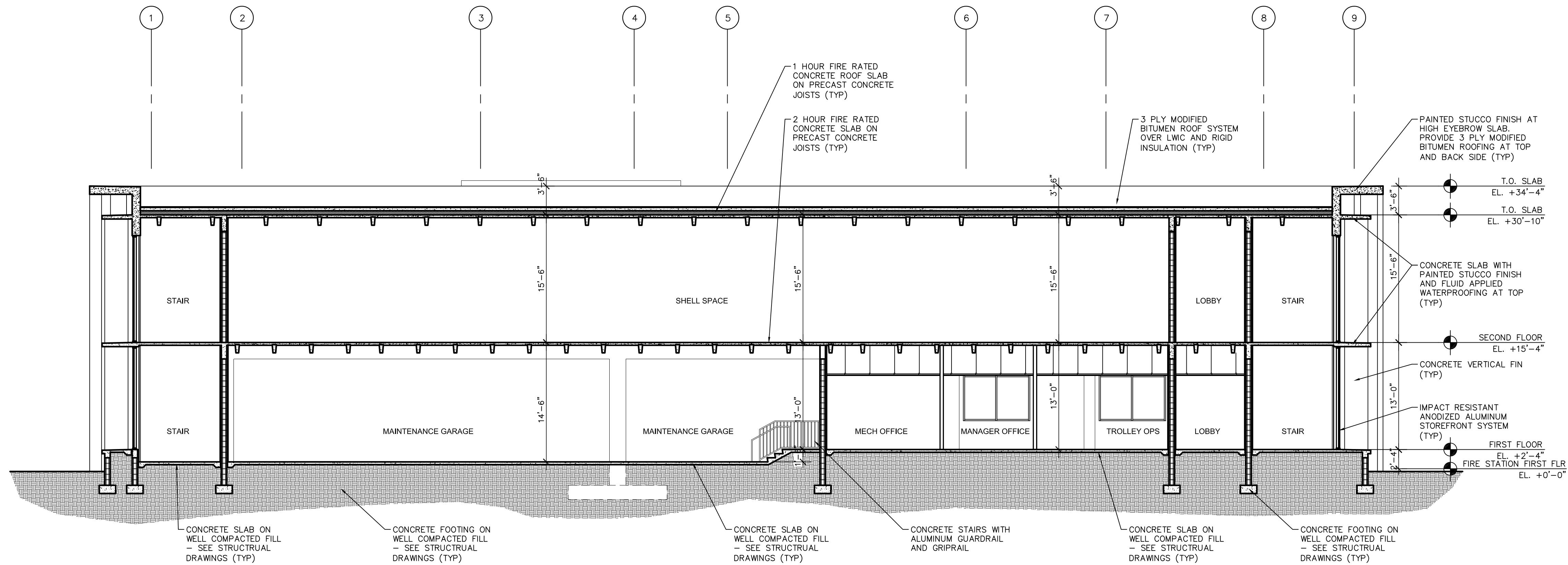
WEST ELEVATION - TROLLEY/MAINTENANCE BUILDING

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



EAST ELEVATION - TROLLEY/MAINTENANCE BUILDING

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



SECTION 7 - TROLLEY/MAINTENANCE BUILDING

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

REVISIONS

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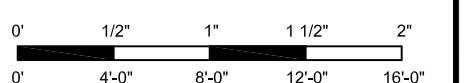


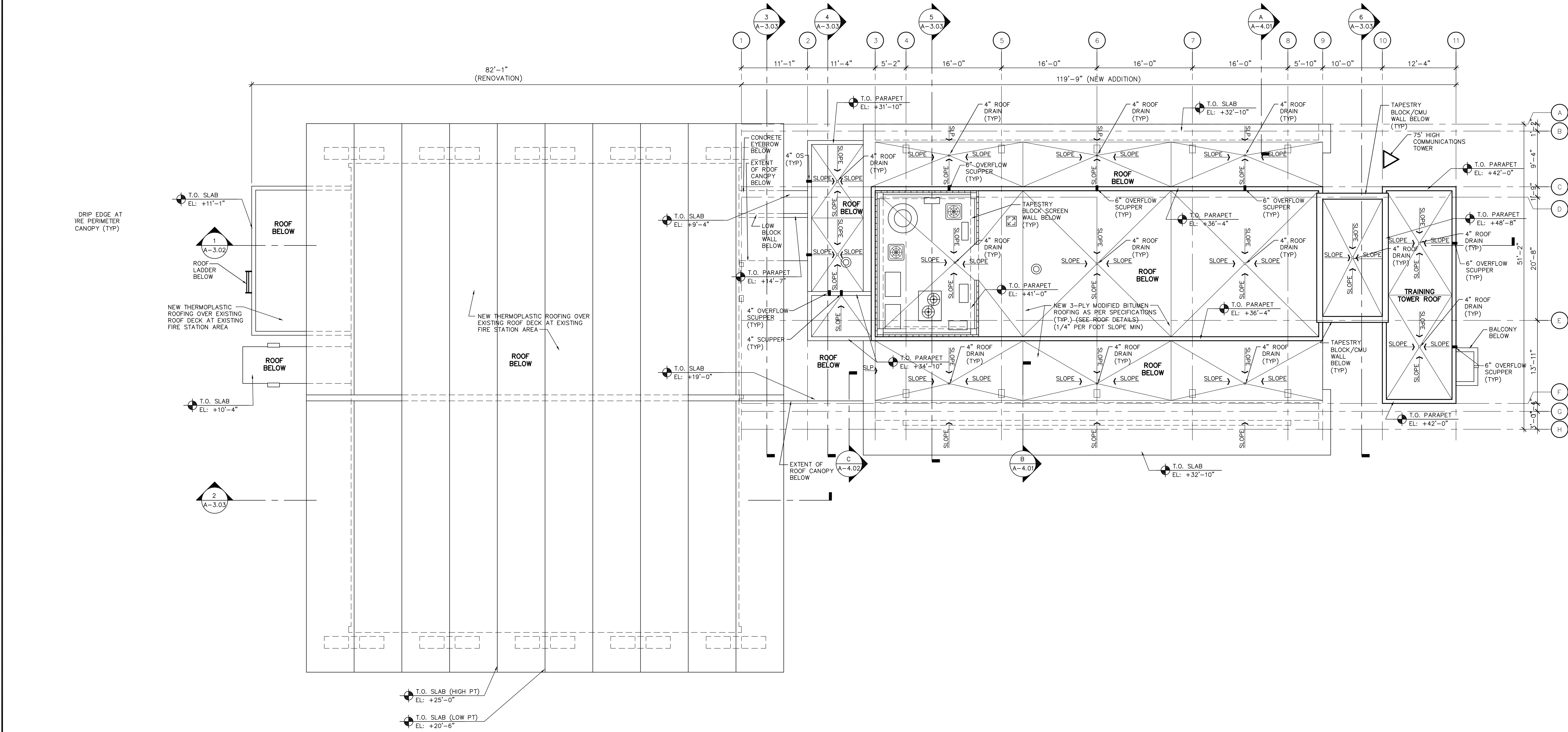
SECTION 9 - TROLLEY/MAINTENANCE BUILDING

SECTION 10 - TROLLEY/MAINTENANCE BUILDING

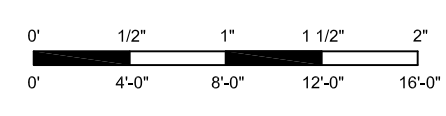
SECTION 11 - TROLLEY/MAINTENANCE BUILDING

A-3.06





ROOF PLAN - FIRE STATION
SCALE : 1/8" = 1'-0"



REVISIONS	

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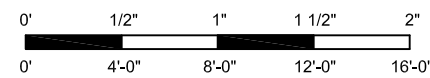
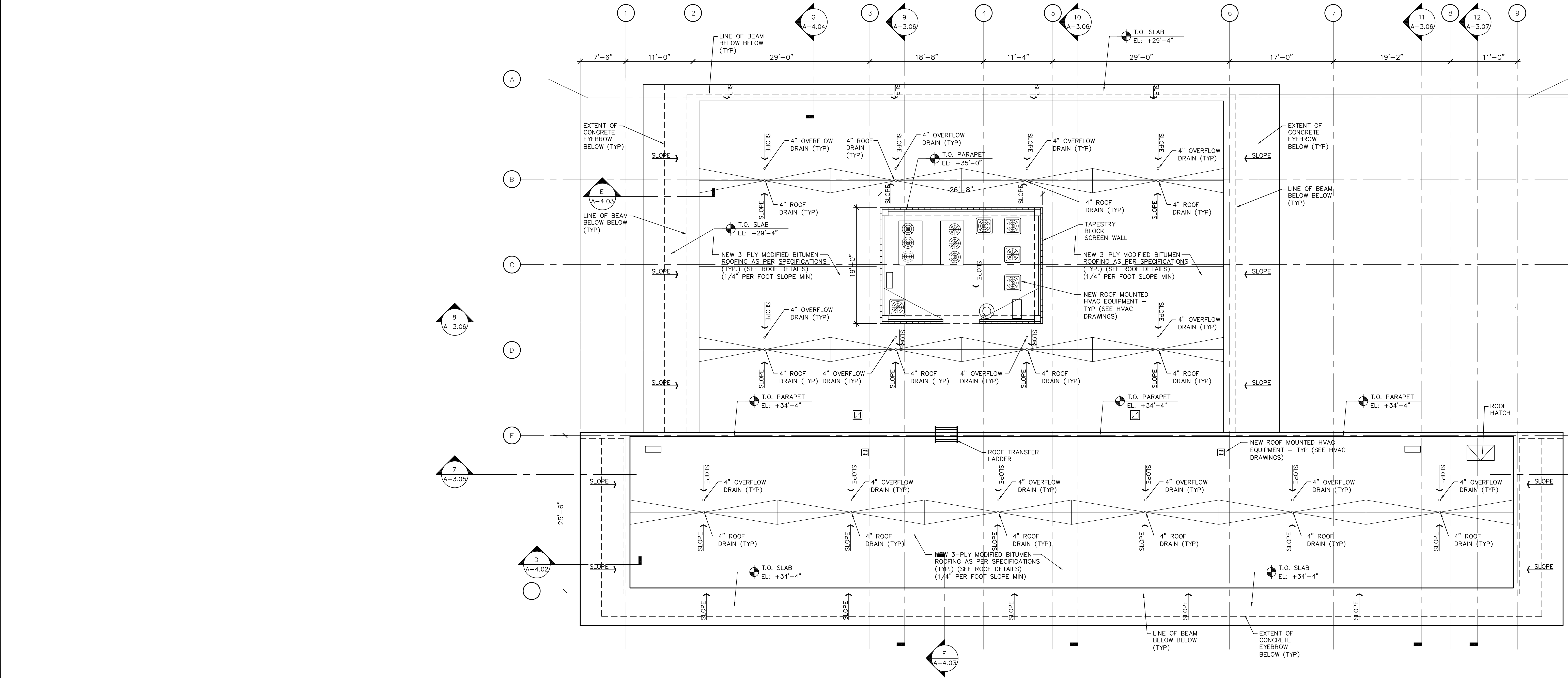
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