



Application No.: SP-2015-001

Attachment "F"

**Revised Site Plan
(Dated July 6, 2016)**

Village of Old Cutler Corp.

A RESOLUTION OF THE MAYOR AND TOWN COUNCIL OF THE TOWN OF CUTLER BAY, FLORIDA, APPROVING THE REQUEST BY VILLAGE OF OLD CUTLER CORP. FOR A SITE PLAN CONTAINING A 15,852 SQUARE FOOT CVS BUILDING AND A 40,536 SQUARE FOOT MIXED-USE BUILDING ON THE PROPERTY LOCATED AT 36-6009-003-0310 AND 36-6009-003-0290, AS LEGALLY DESCRIBED IN EXHIBIT "A", CONSISTING OF APPROXIMATELY 3.64 ACRES; AND PROVIDING FOR AN EFFECTIVE DATE.

THE VILLAGE OF OLD CUTLER MIXED USE DEVELOPMENT

N.E.C. OLD CUTLER ROAD & SW 87th AVENUE TOWN OF CUTLER BAY MIAMI-DADE COUNTY, 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:

CVS
ONE CVS DRIVE
WOONSOCKET, RHODE ISLAND 02895
(954) 924-2042
ATTN: RAFAEL SALDAMANDO

DEVELOPER:

BOOS DEVELOPMENT GROUP
2651 McCORMICK DRIVE
CLEARWATER, FLORIDA 33759
(727) 669-2700
ATTN: PAUL TREMBLAY

ARCHITECTS:

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

**3 STORY MIXED USE,
VILLAGE OF OLD CUTLER:**
OCTAVIO A. SANTURIO
6262 BIRD RD., SUITE 3E
MIAMI, FLORIDA 33156
(305) 665-8844
ATTN: OCTAVIO SANTURIO

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 NE 168TH STREET
NORTH MIAMI BEACH, FLORIDA 33162
(305) 653-4493

LANDSCAPE:

**RICHARD BARTLETT
LANDSCAPE, INC.**
12773 W. FOREST HILL BLVD. SUITE 213
WELLINGTON, FLORIDA 33414
(561) 795-0443
ATTN: RICHARD BARTLETT

SITE LOCATION INFORMATION:

- JURISDICTION: CUTLER BAY, FLORIDA
- ADDRESS: OLD CUTLER & S.W. 87TH AVE.
- EXISTING ZONING DESIGNATION: NC-1
- SITE AREA: 158,736.00 S.F. (3.644 Ac.)
- BUILDING AREA: 56,387.52 S.F.
- APPLICABLE CODES: FLORIDA BUILDING CODE - 2014
FFPC - 2014
- TYPE OF CONSTRUCTION: TYPE II-B (SPRINKLERED)
- OCCUPANCY CLASSIFICATION: MIXED USE (DRUGSTORE, RETAIL & RESIDENTIAL APARTMENTS)
- BUILDING HEIGHT: CVS: 29'-9" / MIXED USE BUILDING: 35'-0"
- FEMA FLOOD ZONE: ZONE X
- SITE CALCULATIONS:

GROSS SITE AREA: 158,736.00 S.F. (3.644 Ac.)

TOTAL BUILDING AREA:

CVS: 2 STORY 15,852.00 S.F.
MIXED USE, RETAIL/
RESIDENTIAL: 3 STORY 40,535.52 S.F.

LANDSCAPED AREAS: (MIN. REQUIRED 15% OF AREA)

TOTAL LANDSCAPED AREAS: 35,094.0 SQ. FT. (26.59% OF SITE AREA)

PAVED AREAS:

TOTAL PAVED AREA & WALKS: 60,993.78 SQ. FT. (46.22%)
PERVIOUS CONC. (VEHICULAR): 9,906.00 SQ. FT. (7.51%)
TOTAL PAVED AREAS: 70,899.78 SQ. FT. (53.73%)

SUMMARY OF AREAS AT GROUND:

*TOTAL BUILDING FOOTPRINTS: 25,970.00 SQ. FT. (19.68%)
TOTAL PERVIOUS AREA: 45,000.00 SQ. FT. (34.10%)
TOTAL IMPERVIOUS AREA: 60,993.78 SQ. FT. (46.22%)

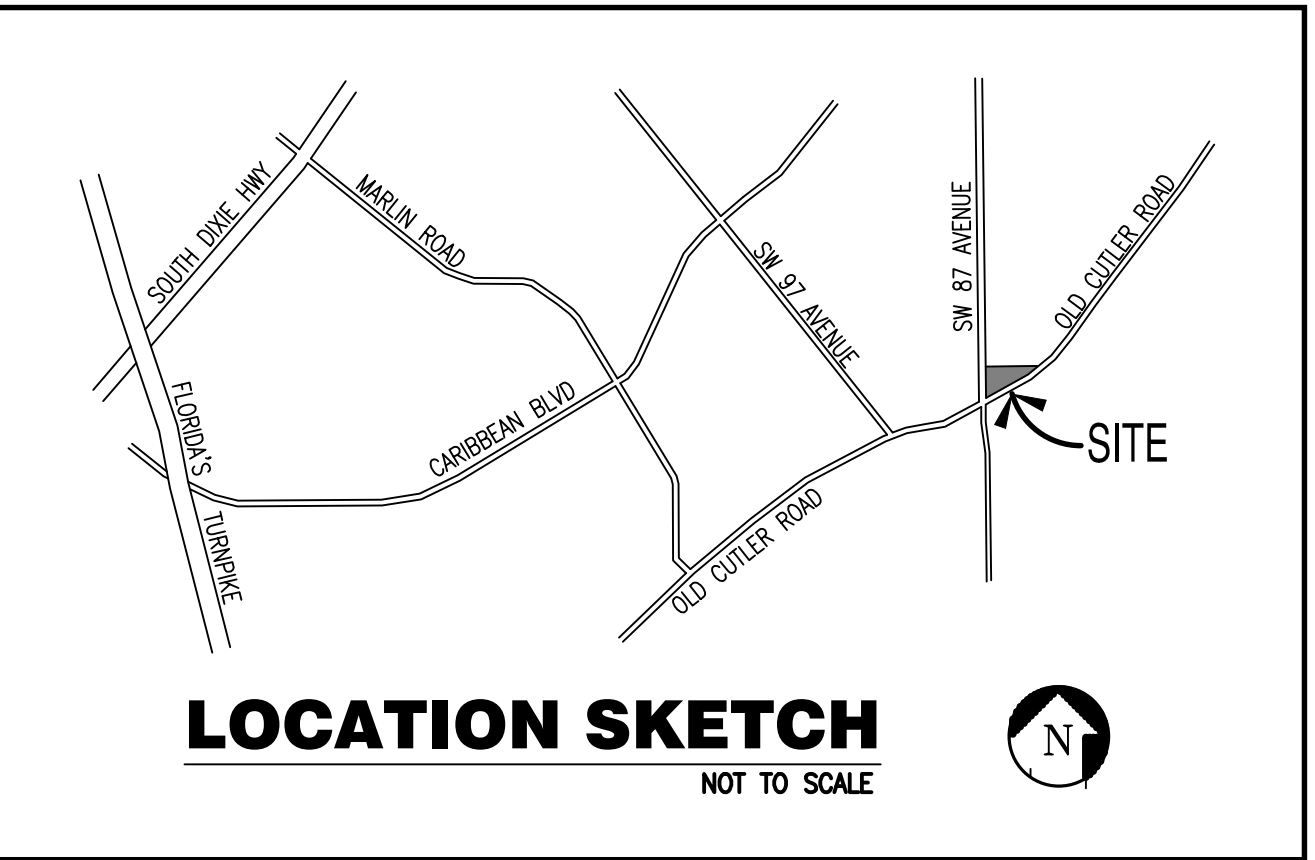
TOTAL SITE AREA: 131,963.78 SQ. FT. (100% OF SITE AREA)

* BUILDING FOOTPRINT
CALCULATED AS PART OF
IMPERVIOUS AREA

TOWN OF CUTLER BAY - ADOPTED LAND DEVELOPMENT REGULATIONS TABLE OF STANDARDS: (3-58(5))

REQUIREMENTS SHOWN ARE FOR NC-1 ZONING ONLY.

STANDARD	REQUIRED	PROVIDED 2 ST-CVS	PROVIDED 3 ST-BLDG	PROVIDED OVERALL
Minimum Lot Area (square feet)	NA	N/A	N/A	3.029 ACRES
Maximum Floor Area Ratio (FAR)	1.6	0.17	0.22	0.19
Maximum Floor Area Ratio with Green Bonus (FARG)	2	0.17	0.22	0.19
Maximum Density (units per acre)	15	N/A	11 UNITS/ACRE	5 UNITS/ACRE
Maximum Density with Green Bonus	30	N/A	11 UNITS/ACRE	5 UNITS/ACRE
Maximum Height (feet)	35	29'-9" (39'-1" @ TOP OF CUPOLA)	35' (42' TOP @ OF STAIR WELL)	35'
Maximum Frontage Height with Green Bonus	48	N/A	N/A	
Number of stories	3	2	3	3
Number of frontage stories with Green Bonus	4	2	3	3
Adjoining Residential Zoning (feet)	35	39'-1"	42'	42'
Number of stories 3	3	2	3	3
Building Frontage (percent)				
Along Primary Street 70 (Old Cutler)	70	44.54%	55.45%	54.80%
Along Secondary Street 50 (87 Ave.)	50	31.65%	N/A	31.65%
Principal Structure Setbacks (feet)				
Front (maximum)	20	6	3.5	6
Side Street	15	43.45'	270'	43.45'
Interior Side	0	-	-	-
Rear	20	162.00'	77.49'	77.49'
Rear (abutting an alley)	0	N/A	N/A	N/A
Setbacks Fronting Old Cutler Road when right-of-way is less than 100 feet, as measured from the edge of payment				
Front (minimum) - feet	12	N/A	N/A	N/A
Front (maximum) - feet	20	N/A	N/A	N/A
R/W 100 feet				
Maximum Impervious Surface Coverage (percent)	70	66.97%	64.31%	65.90%
Minimum Lot Width (residential) (feet) 25 NA	25	291'	439'	439'
Minimum Lot Depth (feet) NA NA	NA	N/A	N/A	N/A
Open Space (percent) in the form of courtyards, gardens, colonnade forecourt, balconies, plazas or squares	5	27.56%	24.05%	26.14%
Encroachment into ROW (Feet)				
Balcony	5	0	0	0
Awning	5	0	0	0
Accessory Structure Height (feet) Only permitted in rear yards of townhomes	6	N/A	N/A	N/A



LEGAL DESCRIPTION:

LOTS 1 THROUGH 13, LESS THE SOUTH 10 FEET IN BLOCK 14, AND LOTS 9 AND 10 IN BLOCK 14, LESS THE LANDS MORE PARTICULARLY DESCRIBED AS A STRIP OF LAND 10 FEET WIDE FOR THE RIGHT-OF-WAY OF INGRAHAM HIGHWAY ALONG THE SE'y BOUNDARY OF LOTS 9 AND 10, BLOCK 14 OF THE PLAT OF "TENELLA OCEAN FARMS ADDITION", AS SHOWN AND RECORDED IN PLAT BOOK 12, PAGE 40, PUBLICS RECORDS OF MIAMI-DADE COUNTY, FLORIDA. THE SAID STRIP OF LAND LYING ADJACENT TO, CONTIGUOUS WITH AND 10 FEET N'y AT RIGHT ANGLES, TO THE NW'y BOUNDARY OF INGRAHAM HIGHWAY AS SHOWN ON THE ABOVE MENTIONED PLAT, BY VITUE OF THAT RIGHT-OF-WAY DEED FILED DECEMBER 8, 1941 IN DEED BOOK 2204, PAGE 19 ALL IN "TENELLA OCEAN FARMS ADDITION", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 12, PAGE 40, OF THE PUBLICS RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

BUILDING DEPT. NOTES:

- APPLICANT TO SUBMIT DEED FOR PROPOSED 15 FOOT RIGHT OF WAY DEDICATION STRIP ALONG EAST SIDE OF NW 87TH AVE., OLD CUTLER RD. AND SW 200TH ST. PRIOR TO BUILDING PERMIT ISSUANCE.
- PLANS MUST BE APPROVED BY DERM, WASD, FIRE DEPARTMENT PLUS A TREE REMOVAL PERMIT MUST BE OBTAINED PRIOR TO ISSUANCE OF BUILDING PERMIT.
- COMPLIANCE WITH RECYCLING DIVERSION & CONSTRUCTION & DEMOLITION WASTE WILL BE AS FOLLOWS:
A) CDMP PLAN TO BE PROVIDED PRIOR TO CONSTRUCTION.
B) INFORMATION FOR CDMP COMPLIANCE WILL BE PROVIDED PRIOR TO CONSTRUCTION.
C) PROVIDE PROPOSED WEIGHT OF DEMOLITION & CONST. DEBRIS ON PLANS.
- PROPERTY MAINTENANCE ENTITY WILL BE IDENTIFIED & CONTACT INFO. WILL BE PROVIDED TO THE TOWN BUILDING OFFICIAL PRIOR TO BUILDING PERMIT ISSUANCE.
- G.C. MUST PROVIDE COLORED CONCRETE FOR SIDEWALKS & CURB/GUTTER ALONG OLD CUTLER ROAD CORRIDOR. COLORS ARE AS FOLLOWS:
A) INTEGRALLY-COLORED CONCRETE LAMBERT- CORAL GABLES BEIGE.
B) INTEGRALLY-COLORED CONCRETE LAMBERT- MESA BUFF (3 LBS.)
- UNITY OF TITLE TO COMBINE. BOTH FOLIO NUMBERS WILL BE PROVIDED PRIOR TO BUILDING PERMIT.

INDEX OF DRAWINGS:

- COVER SHEET
SURVEY**
- C-0 OVERALL SITE PLAN**
C-0.1 AERIAL PLAN
C-0T2 WB50 TRUCK MANEUVERABILITY PLAN
C-1 SITE PLAN (CVS PHASE I)
C-1.1 SITE PLAN (PHASE II)
C-2 PAVING & DRAINAGE PLAN (CVS PHASE I)
C-2.1 PAVING & DRAINAGE PLAN (PHASE II)
C-3 UTILITY PLAN (CVS PHASE I)
C-3.1 UTILITY PLAN (PHASE II)
C-4 SITE DETAILS
C-5 SITE DETAILS
C-6 POLLUTION PREVENTION DETAILS
C-7 SITE CROSS SECTIONS
CE-1 SITE LIGHTING PLAN
SG-1 SITE SIGNAGE PLAN

- L-1 LANDSCAPE PLAN**
L-2 TREE DISPOSITION PLAN
L-3 LANDSCAPE AND IRRIGATION SPECIFICATIONS

- CVS**
A-1.0 CVS FLOOR PLAN
A-2.0 CVS BUILDING ELEVATIONS

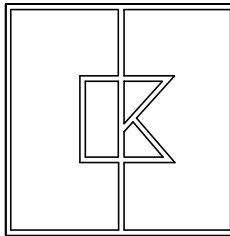
MIXED USE

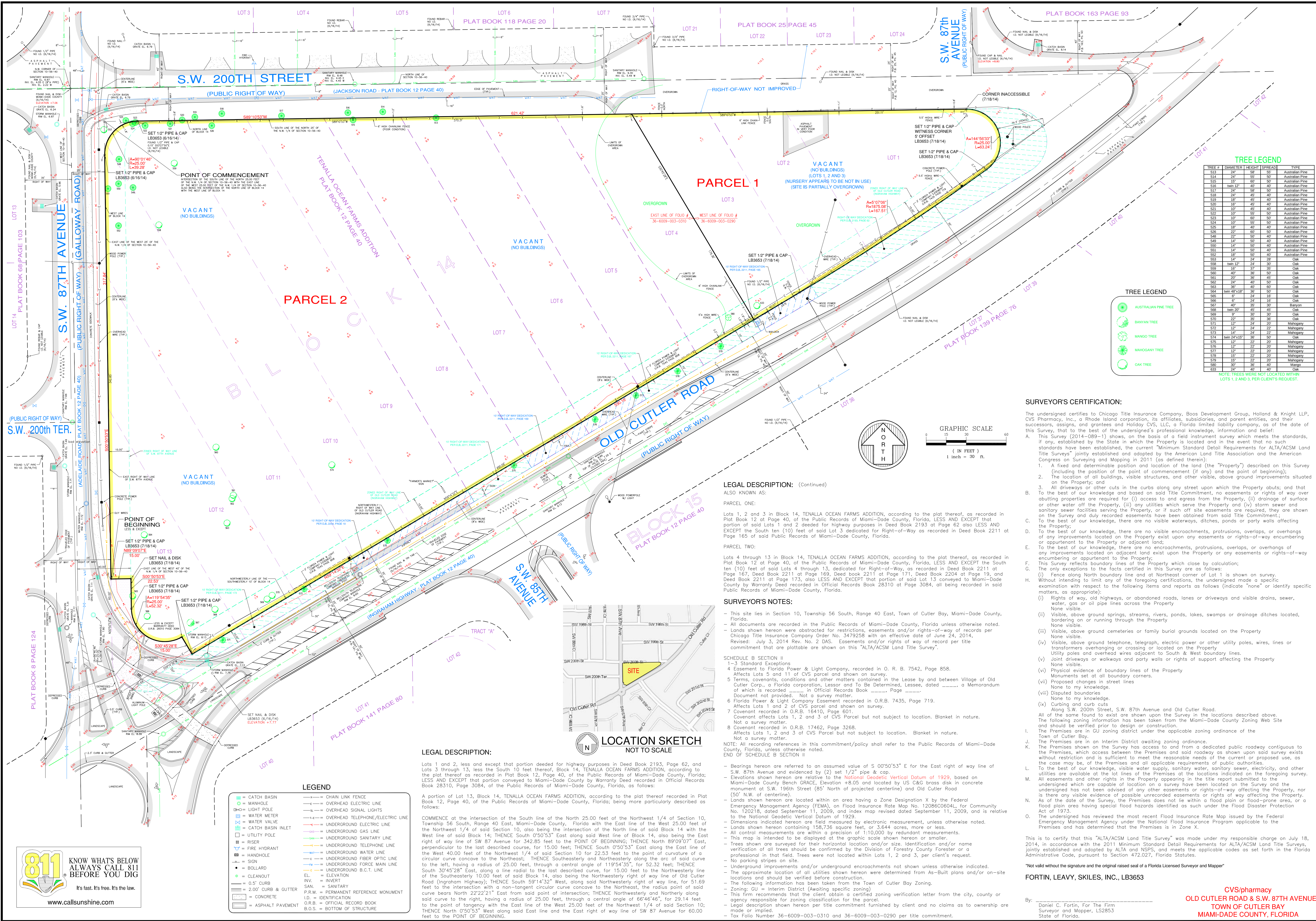
- A-2 GROUND FLOOR PLAN**
A-3 SECOND FLOOR PLAN
A-4 THIRD FLOOR PLAN
A-5 ROOF FLOOR PLAN
A-6 ELEVATIONS
A-7 ELEVATIONS
A-8 TYPICAL UNITS
A-9 TYPICAL UNITS

REVISIONS:

- | | |
|----|----------|
| 1 | 07-13-15 |
| 2 | 09-03-15 |
| 3 | 10-06-15 |
| 4 | 11-16-15 |
| 5 | 01-18-16 |
| 6 | 02-22-16 |
| 7 | 03-21-16 |
| 8 | 05-02-16 |
| 9 | 05-23-16 |
| 10 | 06-01-16 |
| 11 | 06-23-16 |
| 12 | 07-06-16 |

CKE GROUP
INCORPORATED
engineering • architecture • planning





This Drawing is the Property of Fortin, Leavy, Skiles, Inc. and is an instrument of Service not to be Reproduced in Whole or in Part without the Express Written Permission of Same.

MAP MAP
ADD LEGALS FOR PARCELS 1 & 2 PER CITY REQUEST
AMEND TO SHOW TAX FOLIO NUMBERS PER CITY'S REQUEST

1 15/237
2 15/204

No. O.N.

Revision Description

FORTIN, LEAVY, SKILES, INC.
CONSULTING ENGINEERS, SURVEYORS & MAPPERS
FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER: 00003653
180 Northeast 168th Street / North Miami Beach, Florida 33162
Phone 305-653-4493 / Fax 305-651-7152 / Email fls@flsurvey.com

ALTA/ACSM LAND TITLE SURVEY
CVS/pharmacy - OLD CUTLER ROAD & S.W. 87TH AVENUE
TOWN OF CUTLER BAY, MIAMI-DADE COUNTY, FLORIDA

Date: 7/18/14
Scale: 1" = 30'
Drawn By: MAP/GEM
Cad. No.: 140604
Plotted: 7/14/15 3:04p
Ref. Dwg.: 2008-083
Field Book: RLL 626/46 & FLD.SHTS.
Job No.: 140604
Dwg. No.: 2014-089-1
Sheet: 1 of 1

SURVEYOR'S CERTIFICATION:

The undersigned certifies to Chicago Title Insurance Company, Boos Development Group, Holland & Knight LLP, CVS Pharmacy, Inc., a Rhode Island corporation, its affiliates, subsidiaries, and parent entities, and their successors, assigns, and grantees and Holiday CVS, LLC, a Florida limited liability company, as of the date of this Survey, that to the best of the undersigned's professional knowledge, information and belief:

A. This Survey (2014-089-1) shows, on the basis of a field instrument survey which meets the standards, if any, established by the State in which the Property is located and in the event that no such standards have been established, the current "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys" jointly established and adopted by the American Land Title Association and the American Congress on Surveying and Mapping in 2011 (as defined therein);

1. A fixed and determinable position and location of the land (the "Property") described on this Survey (including the position of the point of commencement (if any) and the point of beginning);

2. The location of all buildings, visible structures, and other visible, above ground improvements situated on the Property; and

3. All driveways or other cuts in the curbs along any street upon which the Property abuts; and that to the best of our knowledge and based on said Title Commitment, no easements or rights of way over abutting properties are required for (i) access to and egress from the Property, (ii) drainage of surface or other water off the Property, (iii) any utilities which serve the Property and (iv) storm sewer and sanitary sewer facilities serving the Property, or if such off site easements are required, they are shown on the Survey and said recorded easements have been obtained from said Title Commitment;

C. To the best of our knowledge, there are no visible waterways, ditches, ponds or party walls affecting the Property;

D. To the best of our knowledge, there are no visible encroachments, protrusions, overlaps, or overhangs to any improvements located on the Property exist upon any easements or rights-of-way encumbering or appurtenant to the Property or adjacent land;

E. To the best of our knowledge, there are no encroachments, protrusions, overlaps, or overhangs of any improvements located on adjacent land exist upon the Property or any easements or rights-of-way encumbering or appurtenant to the Property;

F. This Survey reflects boundary lines of the Property which close by calculation;

G. The only exceptions to the facts certified in this Survey are as follows:

(i) Fence along North boundary line at Northeast corner of Lot 1 is shown on survey.

H. Without intending to limit any of the foregoing certifications, the undersigned made a specific examination with respect to the following items and reports as follows (indicate "none" or identify specific matters, as appropriate):

(i) Rights of way, old highways, or abandoned roads, lanes or driveways and visible drains, sewer, water, gas or oil pipe lines across the Property

None visible.

(ii) Visible, above ground springs, streams, rivers, ponds, lakes, swamps or drainage ditches located, bordering on or running through the Property

None visible.

(iii) Visible, above ground cemeteries or family burial grounds located on the Property

None visible.

(iv) Visible, above ground telephone, telegraph, electric power or other utility poles, wires, lines or transformers overhanging or crossing or located on the Property

Utility poles and overhead wires adjacent to South & West boundary lines.

(v) Joint driveways or walkways and party walls or rights of support affecting the Property

None visible.

(vi) Physical evidence of boundary lines of the Property

Monuments set at all boundary corners.

(vii) Proposed changes in street lines

None to my knowledge.

(viii) Disputed boundaries

None to my knowledge.

(ix) Curbing and curb cuts

Along S.W. 200th Street, S.W. 87th Avenue and Old Cutler Road.

LEGAL DESCRIPTION: (Continued)

ALSO KNOWN AS:

PARCEL ONE:

Lots 1, 2 and 3 in Block 14, TENALLA OCEAN FARMS ADDITION, according to the plat thereof, as recorded in Plat Book 12 at Page 40, of the Public Records of Miami-Dade County, Florida, LESS AND EXCEPT that portion of said Lots 1 and 2 deeded for highway purposes in Deed Book 2193 at Page 62 also LESS AND EXCEPT the South ten (10) feet of said Lot 3 dedicated for Right-of-Way as recorded in Deed Book 2211 at Page 165 of said Public Records of Miami-Dade County, Florida.

PARCEL TWO:

Lots 4 through 13 in Block 14, TENALLA OCEAN FARMS ADDITION, according to the plat thereof, as recorded in Plat Book 12 at Page 40, of the Public Records of Miami-Dade County, Florida, LESS AND EXCEPT the South ten (10) feet of said Lots 4 through 13, dedicated for Right-of-Way, as recorded in Deed Book 2211 at Page 167, Deed Book 2211 at Page 171, Deed Book 19,220 at Page 19, and Deed Book 2211 at Page 173, also LESS AND EXCEPT that portion of said Lot 13 conveyed to Miami-Dade County by Warranty Deed recorded in Official Records Book 28310 at Page 3084, all being recorded in said Public Records of Miami-Dade County, Florida.

SURVEYOR'S NOTES:

- This site lies in Section 10, Township 56 South, Range 40 East, Town of Cutler Bay, Miami-Dade County, Florida.
- All documents are recorded in the Public Records of Miami-Dade County, Florida unless otherwise noted.
- Lands shown hereon were abstracted for restrictions, easements and/or rights-of-way of records per Chicago Title Insurance Company Order No. 3479258 with an effective date of June 24, 2014.
- Revised: July 3, 2014 Rev. No. 2 DAS. Easements and/or rights of way of record per title commitment that are platable are shown on this "ALTA/ACSM Land Title Survey".

SCHEDULE B SECTION II

- 1-3 Standard Exceptions
- 4 Easement to Florida Power & Light Company, recorded in O. R. B. 7542, Page 858.
- 5 Affects Lots 5 and 11 of CVS parcel and shown on survey.
- 6 Terms, covenants, conditions and other matters contained in the Lease by and between Village of Old Cutler Corp., a Florida corporation, Lessor and To Be Determined, Lessee, dated _____, a Memorandum of which is recorded _____ in Official Records Book _____ Page _____.
- 7 Document not provided. Not a survey matter.
- 8 Florida Power & Light Company Easement recorded in O.R.B. 7435, Page 719.
- Affects Lots 1 and 2 of CVS parcel and shown on survey.
- 9 Covenant recorded in O.R.B. 16410, Page 601.
- Covenant affects Lots 1, 2 and 3 of CVS Parcel but not subject to location. Blanket in nature.
- 10 Not a survey matter.
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NOTE: All recording references in this commitment/policy shall refer to the Public Records of Miami-Dade County, Florida, unless otherwise noted.

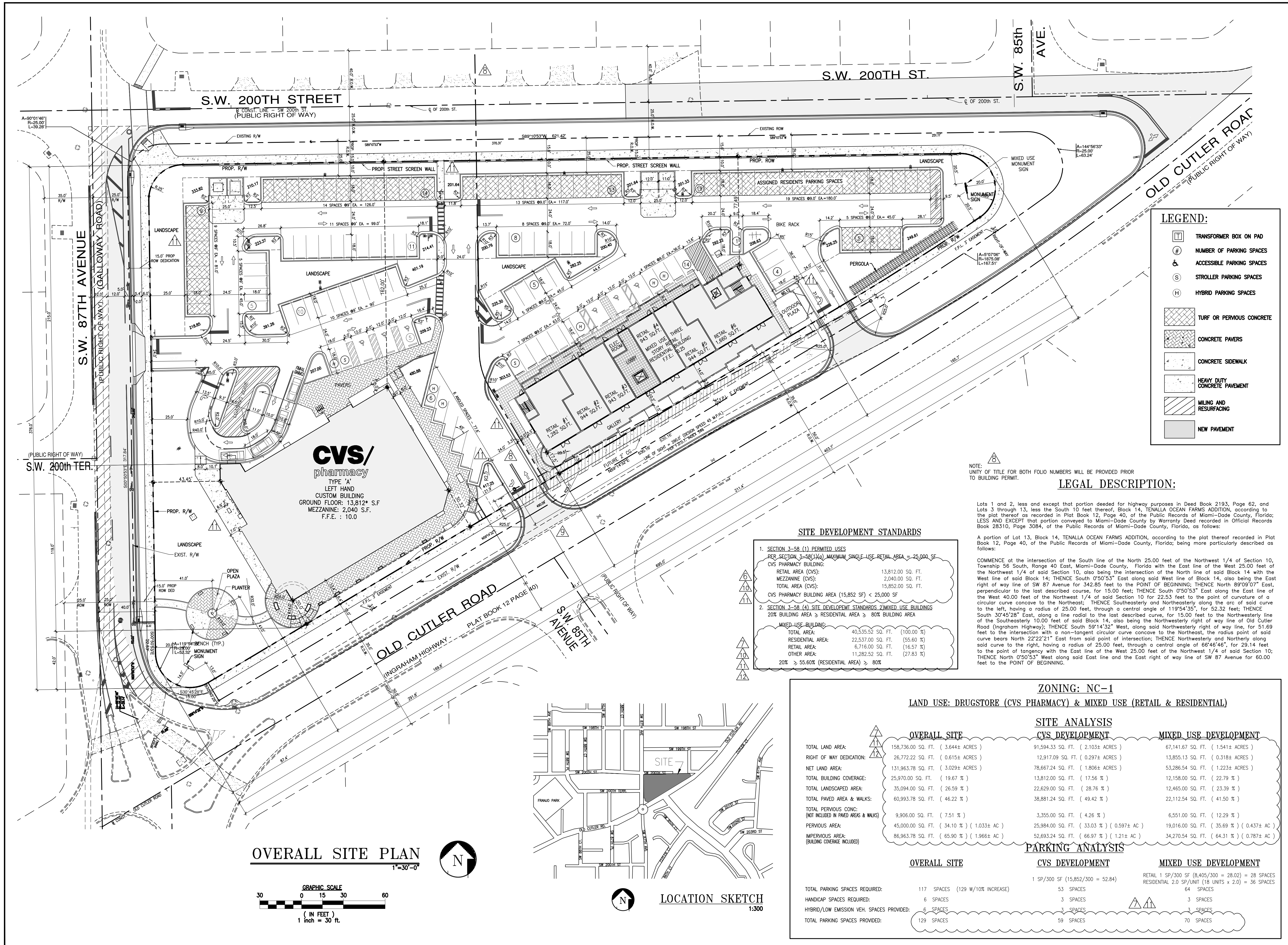
END OF SCHEDULE B SECTION II

- Bearings hereon are referred to an assumed value of S 0°50'53" E for the East right of way line of S.W. 87th Avenue and evidenced by (2) set 1/2" pipe & cap.
- Elevations shown hereon are relative to the National Geodetic Vertical Datum of 1929, based on Miami-Dade County Bench GRADE, Elevation +8.05 and located by US C&G brass disk in concrete monument at S.W. 196th Street (85' North of projected centerline) and Old Cutler Road (50' N.W. of centerline).
- 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. 12086C0604L, for Community No. 120218, dated September 11, 2009, and index map revised dated 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.
- Lands shown hereon containing 158,736 square feet, or 3.644 acres, more or less.
- All control measurements are within a precision of 1:10,000 by redundant measurements.
- This map is intended to be displayed at the graphic scale shown hereon or smaller.
- 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. Trees were not located within Lots 1, 2 and 3, per client's request.
- No parking stripes on site.
- 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 following information has been taken from the Town of Cutler Bay Zoning.
- Zoning: GU = Interim District (Awaiting specific zoning)
- 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.
- Legal description shown hereon per title commitment furnished by client and no claims as to ownership are made or implied.
- Tax Folio Number 36-6009-003-0310 and 36-6009-003-0290 per title commitment.

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pharmacy

FLORIDA COASTAL
14,600-CUSTOM BUILDING
WITH CHAMFER DRIVE-THRU

STORE NUMBER: 3764

NEC OLD CUTLER ROAD & SW 87th AVENUE
CUTLER BAY, FLORIDA

PROJECT TYPE:
DEAL TYPE: NEW

CS PROJECT NUMBER: 62112

ARCHITECT OF RECORD



CONSULTANT:

DEVELOPER:



SEAL:

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

REVISIONS:

1	07-13-15	2	09-03-15
3	10-06-15		CITY COMMENTS
4	11-16-15		
5	01-18-16		
6	02-22-16		CITY COMMENTS
7	03-21-16		SITE PLAN SUBMT
8	05-02-16		SITE PLAN SUBMT
9	05-20-16		SITE PLAN WRKSH
10	06-01-16		SITE PLAN WRKSH
11	06-23-16		SITE PLAN WRKSH
12	07-06-16		SITE PLAN SUBM

DRAWING BY: A.V.

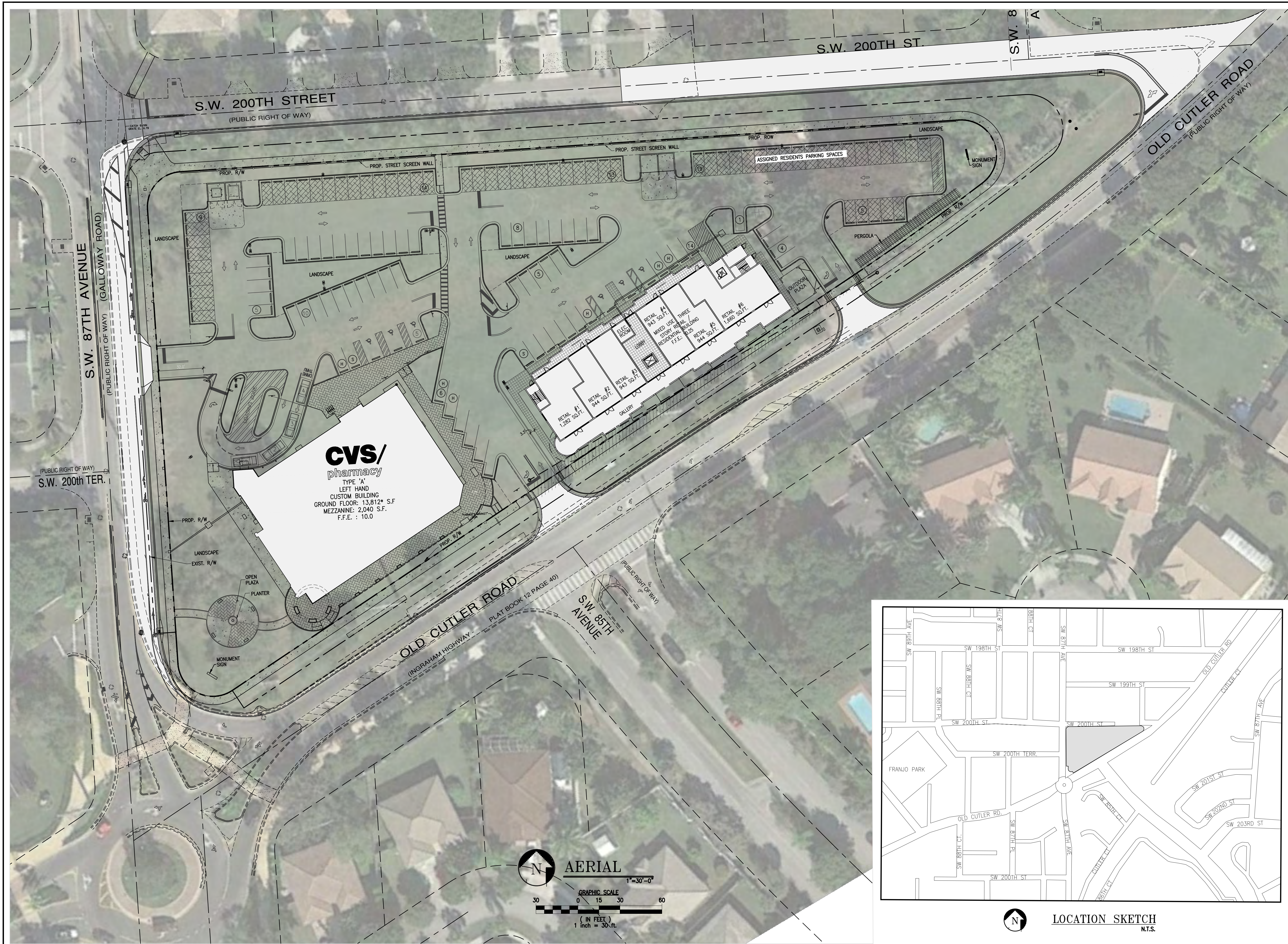
DATE: 07-13-2015

JOB NUMBER: CKE # 1302

TITLE:
CVS PHARMACY
OVERALL SITE PLAN

SHEET NUMBER: C-0

COMMENTS:



CVS
pharmacy

FLORIDA COASTAL
14,600-CUSTOM BUILDING
WITH CHAMFER DRIVE-THRU

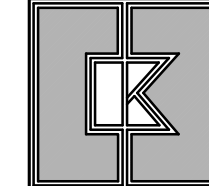
STORE NUMBER: 3764

NEC OLD CUTLER ROAD & SW 87th AVENUE
CUTLER BAY, FLORIDA

PROJECT TYPE:
DEAL TYPE: NEW

CS PROJECT NUMBER: 62112

ARCHITECT OF RECORD



CKE GROUP
INCORPORATED
engineering • architecture • planning
15500 NEW BARN ROAD
SUITE 106
MIAMI LAKES, FLORIDA 33014
PHONE: (305) 558-4124 FAX: (305) 826-0619
EB#0004432

CONSULTANT:

DEVELOPER:

BOOS
DEVELOPMENT GROUP
2651 McCORMICK DR
CLEARWATER, FLORIDA 33759
(727) 669-2900
Fax (727) 669-2915

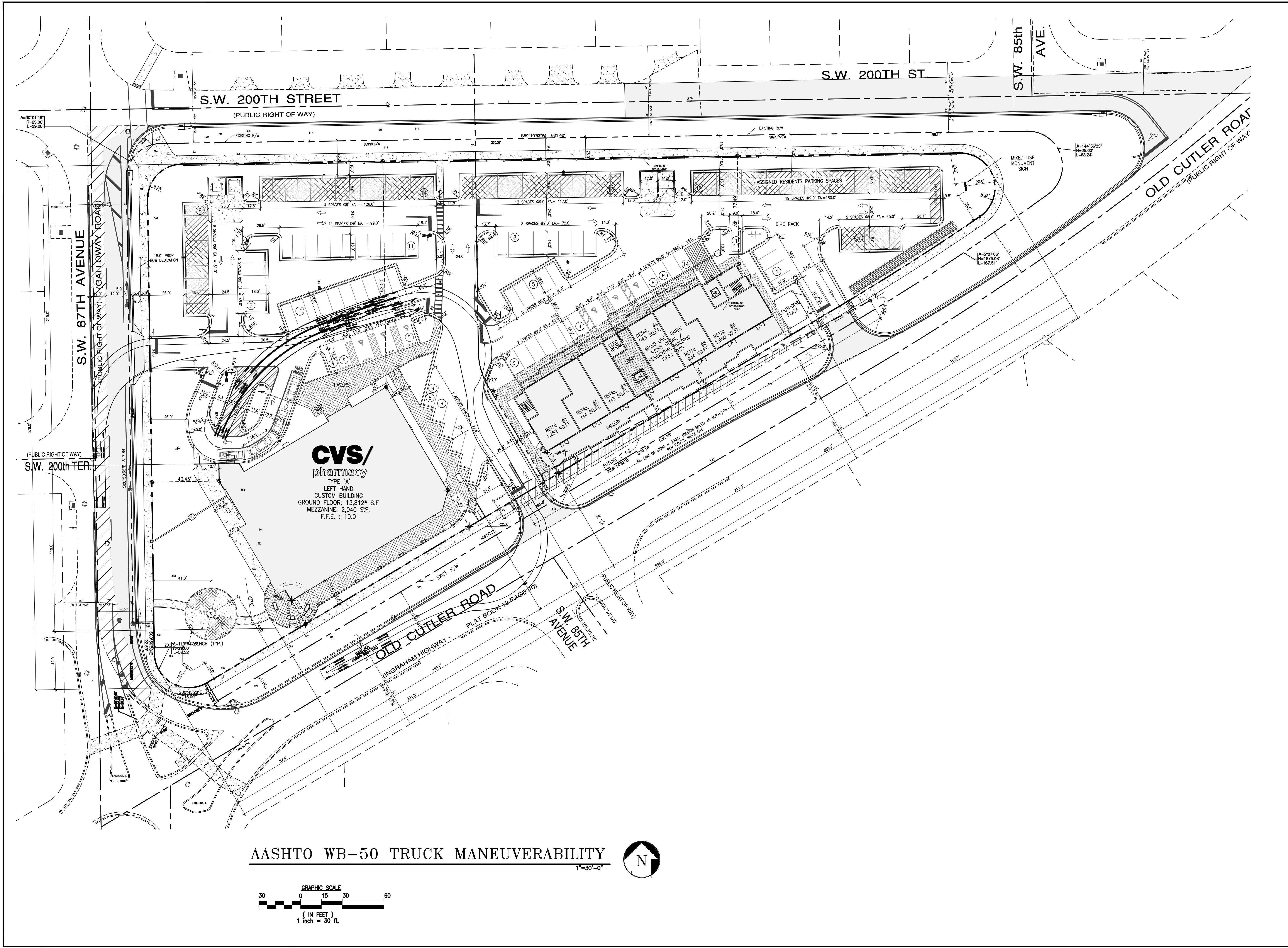
SEAL:

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

- REVISIONS:
- | | |
|---|--------------------------|
| 1 | 07-13-15 |
| 2 | 09-03-15 |
| 3 | 10-06-15 CITY COMMENTS |
| 4 | 02-22-2016 CITY COMMENTS |
| | 03-21-16 SITE PLAN SUBM |
| | 05-02-16 SITE PLAN SUBM |
| 5 | 07-06-16 SITE PLAN SUBM |

DRAWING BY: A.V.
DATE: 07-13-2015
JOB NUMBER: CKE # 1302
TITLE:

AERIAL
SHEET NUMBER: C-0.1
COMMENTS:



CVS

pharmacy

FLORIDA COASTAL
14,600-CUSTOM BUILDING
WITH CHAMFER DRIVE-THRU

STORE NUMBER: 3764

NEC OLD CUTLER ROAD & SW 87th AVENUE
CUTLER BAY, FLORIDA

PROJECT TYPE:
DEAL TYPE NEW

CS PROJECT NUMBER: 62112

ARCHITECT OF RECORD

CKE GROUP

INCORPORATED

engineering • architecture • planning

15500 NEW BARN ROAD
SUITE 100
MIAMI LAKES, FLORIDA 33014
PHONE: (305) 558-4124 FAX: (305) 826-0619
EB#0004432

CONSULTANT:

DEVELOPER:

BOOS

DEVELOPMENT GROUP

2651 MCCORMICK DR
CLEARWATER, FLORIDA 33759
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SEAL:

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CKE GROUP, INC. COA-4432

REVISIONS:	
1	07-13-15
2	09-03-15
3	10-06-15 CITY COMMENTS
4	11-16-15
5	01-18-16
6	02-22-16 CITY COMMENTS
7	03-21-16 SITE PLAN SUBMT
8	05-02-16 SITE PLAN SUBMT
9	05-20-16 SITE PLAN WRKSHIP
10	07-06-16 SITE PLAN SUBM

DRAWING BY: A.V.

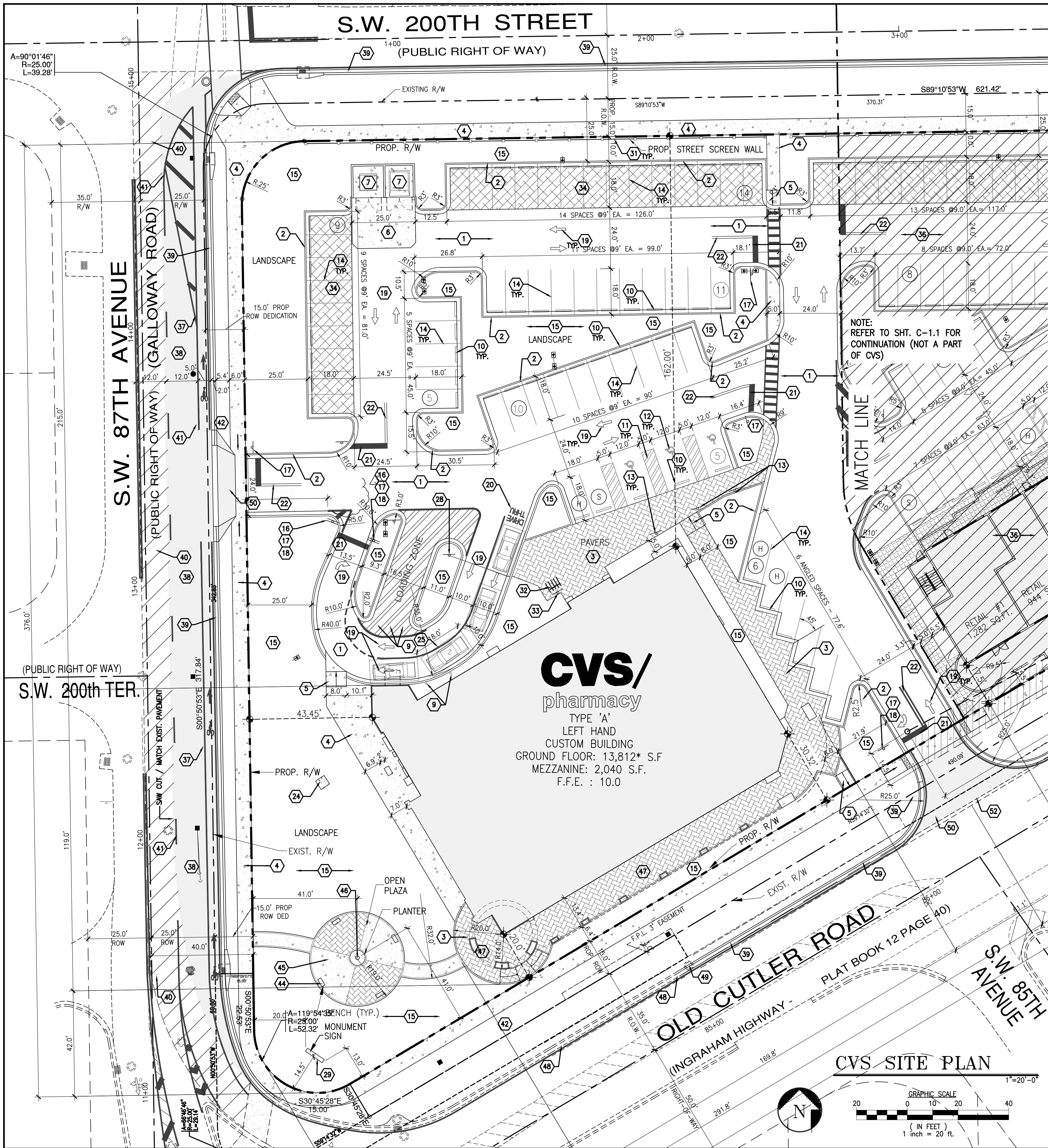
DATE: 07-13-2015

JOB NUMBER: CKE # 1302

TITLE:
CVS PHARMACY
WB-50 MANEUVERABILITY

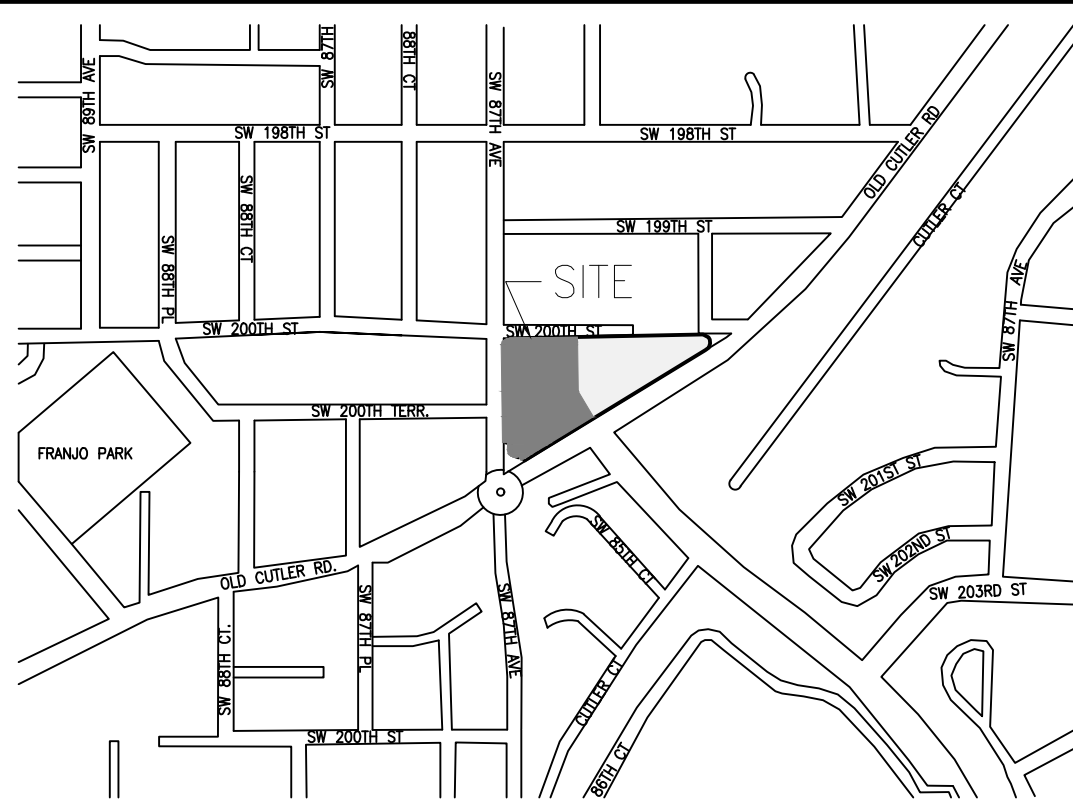
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C-012

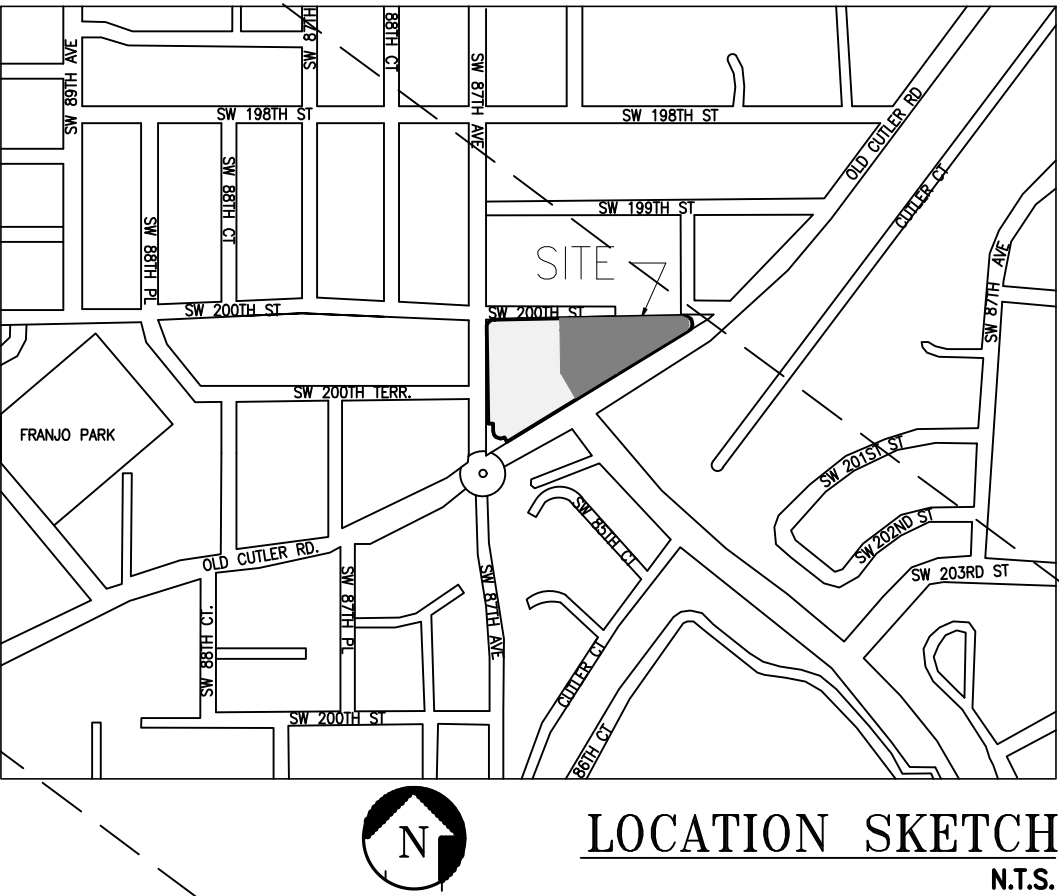
COMMENTS:

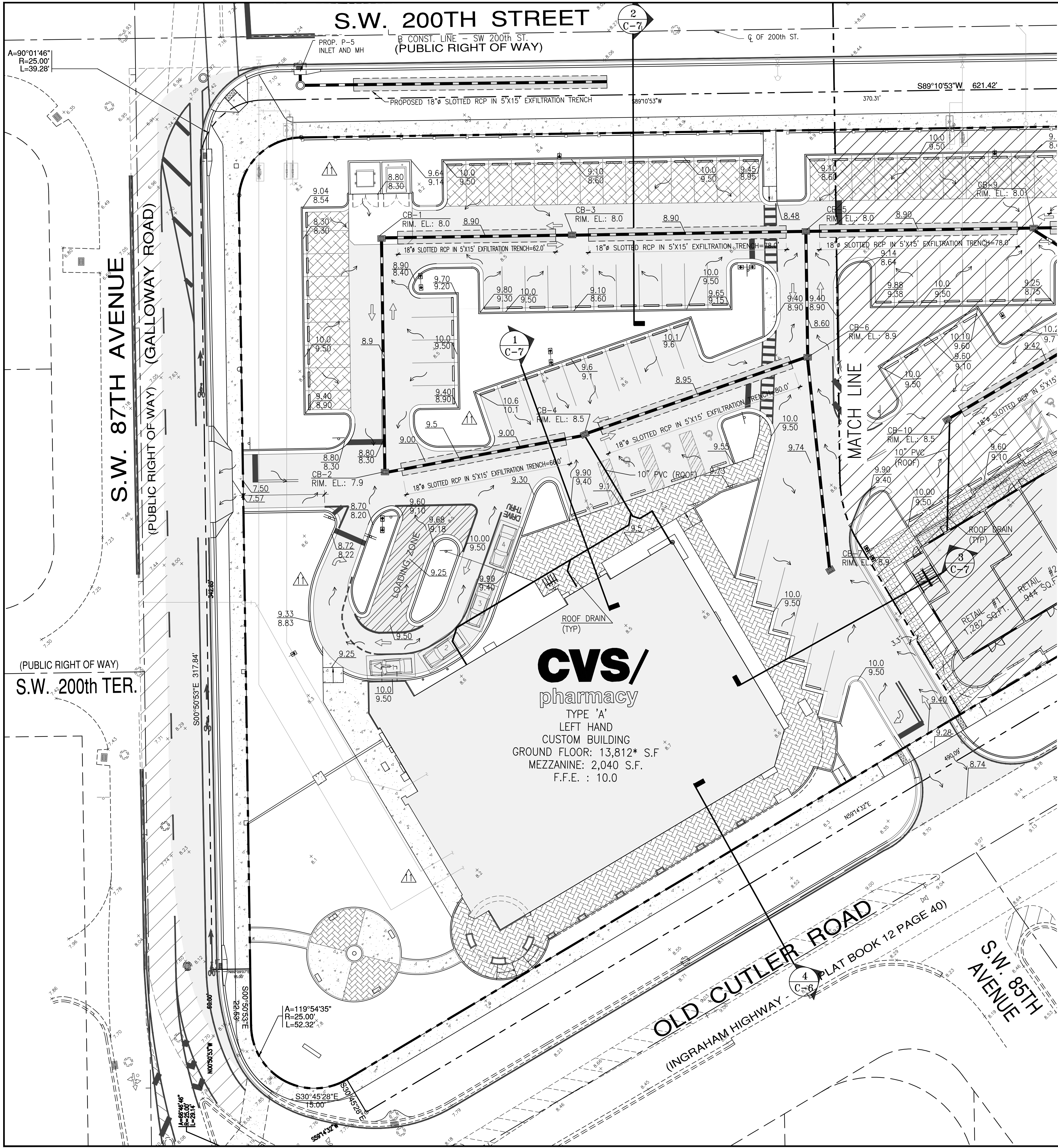


CONSTRUCTION NOTES:

- 1 CONCRETE PAVING AS PER DETAIL. EXPANSION AND CONTROL JOINTS AS PER DETAILS MAXIMUM SPACING FOR CONTROL JOINTS IS 15' O.C. EACH WAY. COLOR GRAY WITH A MIN. SOLAR REFLECTANCE OF 0.30
- 2 6" P.C.C. TYPE "F" CURB AS PER DETAIL
- 3 CONCRETE PAVERS
- 4 CONCRETE SIDEWALK AS PER DETAIL
- 5 P.C.C. HANDICAP RAMP - MAX SLOPE 1:12
- 6 6" THICK P.C.C. PAD W/ 6"x6" -10/10 W.W.M. OVER CRUSHED AGGREGATE OR GRAVEL BASE. CONSTRUCTION JOINTS AT 10 FEET ON CENTER. (COLOR BLACK)
- 7 TRASH & RECYCLE ENCLOSURE REFER TO ARCH. DWGS.
- 8 METAL HALIDE PARKING LIGHT REFER TO SE-1.1 & SE-1.2
- 9 STEEL BOLLARDS AS PER DETAIL.
- 10 YELLOW POLYMER 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. (TO BE POSTED ON WALL WHERE POSSIBLE)
- 14 2'-4" WHITE STRIPES (TYPICAL AT PARKING SPACES)
- 15 LANDSCAPE AREA.
- 16 STANDARD F.D.O.T. "DO NOT ENTER" SIGN (R5-1)
- 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 PAVEMENT MARKING-24" HIGH LETTERS AND ARROWS PAINTED WHITE
- 21 24" WHITE STOP BAR (THERMOPLASTIC)
- 22 6" DOUBLE YELLOW SOLID STRIPES (THERMOPLASTIC)
- 23 DETECTABLE WARNING SURFACE PER FLORIDA ACCESSIBILITY CODE
- 24 TRANSFORMER PAD
- 25 6" WHITE STRIPE (THERMOPLASTIC)
- 26 6" YELLOW STRIPE (THERMOPLASTIC)
- 27 18" YELLOW STRIPE-45" @ 5' O.C. W/24" HIGH LETTERS
- 28 "NO PARKING-LOADING ZONE" SIGN
- 29 MONUMENT SIGN
- 30
- 31 PROPOSED STREET SCREEN FENCE
- 32 BICYCLE RACK BY HUNTOO MODEL BR-5 OR APPROVED EQUAL FINISH: POWER COATED RED, SUPPLIED AND INSTALLED BY G.C.
- 33 "BICYCLE PARKING" SIGN
- 34 PERVIOUS CONCRETE
- 35 RAILING (10 L.F.) REFER TO AS-1
- 36 REFER TO SHEET C-1.1 FOR CONTINUATION. (NOT A PART OF CVS)
- 37 NEW 5' BIKE LANE
- 38 NEW 12' LANE
- 39 PROPOSED TYPE "F" CURB & GUTTER
- 40 MILL & RESURFACE LANE (12 FT. WIDE)
- 41 PROPOSED PAVEMENT MARKING
- 42 NOT USED
- 43 DESIGN VEHICLE F.D.O.T. SU
- 44 BENCH
- 45 OPEN PLAZA
- 46 PLANTER
- 47 ARCADES
- 48 EXISTING TYPE "F" CURB
- 49 EXISTING BELLSOUTH MANHOLE TO REMAIN
- 50 PROPOSED DRIVEWAY PER FDOT DETAIL
- 51 PERCOLA. SEE ARCHITECTURAL PLANS.
- 52 CONC. MOUNTABLE CURB TYPE "B"







LOCATION SKETCH
N.T.S.

PROPOSED DRAINAGE SCHEDULE						
STRUCTURE #	TYPE	GRATE EL.	INVERT ELEVATIONS			
			N	S	E	W
CB-1	"P"	8.00		2.10	*2.10	
CB-2	"P"	7.90	2.10		*2.10	
CB-3	"P"	8.00			*2.10	*2.10
CB-4	"P"	8.50			*2.10	*2.10
CB-5	"P"	8.00		*2.10		*2.10
CB-6	"P"	8.90	2.10	2.10		*2.10
CB-7	"P"	8.90	2.10	2.10		

* PROVIDE POLLUTION RETARDANT BAFFLES AT ALL EXFILTRATION TRENCHES

NOTE:
REFER TO SHT. C-2.1 FOR
CONTINUATION

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

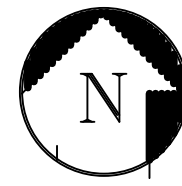
Process #: _____ Folio #: _____ 36-6009-003-0310 PB 2193 PG 62
36-6009-003-0290
Address: OLD CUTLER RD. & SW 87 AVE
MIAMI-DADE COUNTY, FLORIDA Highest Crown of Road Elev.: 9.93
Highest Crown of Road Elevation above was taken from a certified survey prepared by:
FORTIN, LEAVY, SKILES, INC. (DANIEL C. FORTIN) PLS Lic. #: LB 3653/LS 2853
Surveyor's Name _____

PAVING AND DRAINAGE PLANS

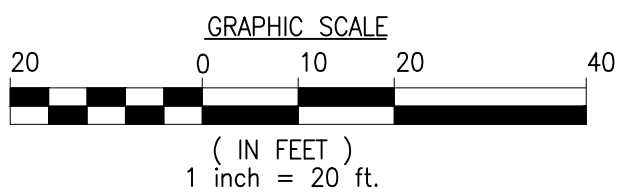
DERM/WC - ENVIRONMENTAL RESOURCES PERMIT (ERP COPY ATTACHED) # _____ N/A
SFWD - SURFACE STORMWATER PERMIT (SWM PERMIT COPY ATTACHED) # _____ N/A
Total Impervious Area: 1.978 Ac. (If > 2 ACRES DERM/WATER CONTROL (ERP) PERMIT AND APPROVED PAVING & DRAINAGE MUST BE ATTACHED)
Underground Parking YES / (NO) (circle one) Basement: YES / (NO) (circle one)

	Lowest Floor Elev.	Adjacent Grade Elev.	Lowest Catch Basin	Retention Area
EXISTING:	N/A	N/A	N/A	N/A
PROPOSED:	10.0	9.93	7.9	N/A

NOTE:
SITE HAS BEEN DESIGNED TO RETAIN A
25 YEAR-30DAY STORM EVENT ON SITE



PAVING, GRADING,
& DRAINAGE PLAN



LEGEND:

- TRANSFORMER BOX ON PAD
- NUMBER OF PARKING SPACES
- ACCESSIBLE PARKING SPACES
- STROLLER PARKING SPACES
- HYBRID PARKING SPACES
- TURF OR PERVIOUS CONCRETE
- CONCRETE PAVERS
- COLORLED CONCRETE SIDEWALK
SEE SHEET C-4
- HEAVY DUTY
CONCRETE PAVEMENT
- MILING AND
RESURFACING
- NEW PAVEMENT

CVS
pharmacy
FLORIDA COASTAL
14,600-CUSTOM BUILDING
WITH CHAMFER DRIVE-THRU
STORE NUMBER: 3764
NEC OLD CUTLER ROAD & SW 87th AVENUE
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PROJECT TYPE:
DEAL TYPE NEW
CS PROJECT NUMBER: 62112

ARCHITECT OF RECORD

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engineering • architecture • planning
15500 NEW BARN ROAD
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PHONE: (305) 558-4124 FAX: (305) 826-0619
EB#0004432

CONSULTANT:

DEVELOPER:

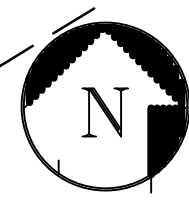
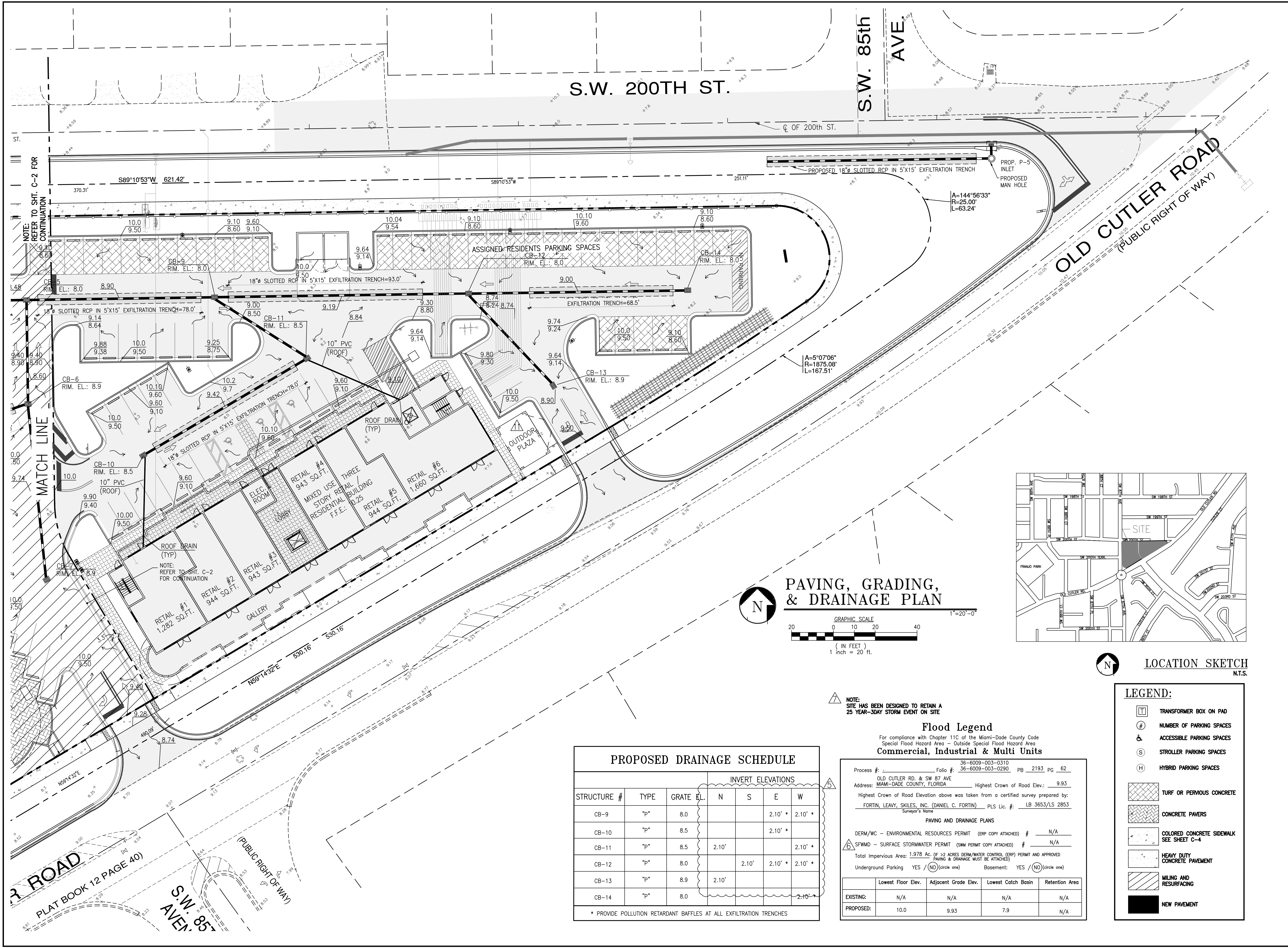
BOOS
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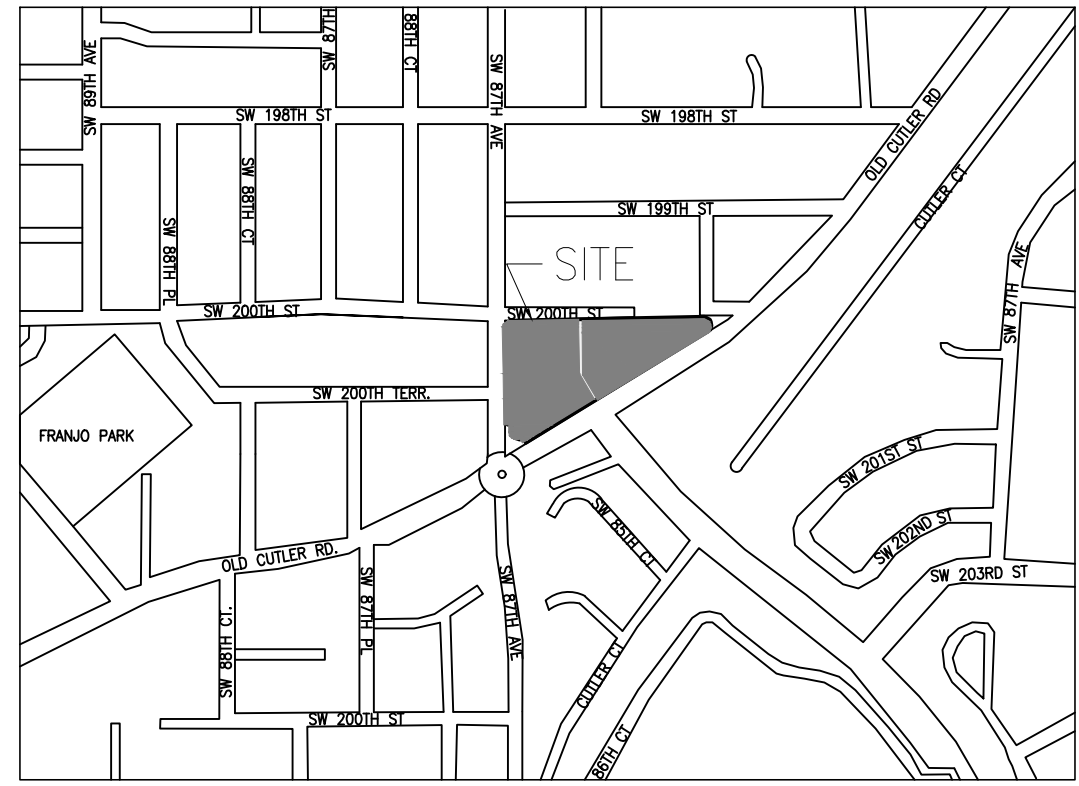
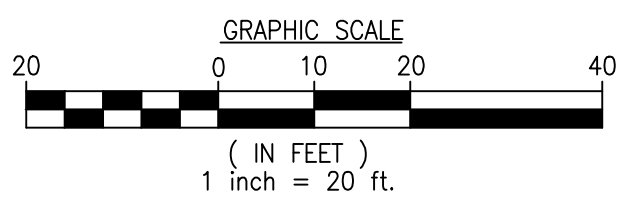
EDUARDO L. CARCACHÉ, PE 31914
CKE GROUP, INC. COA-4432

REVISIONS:	
1	07-13-15
2	09-03-15
3	10-06-15 CITY COMMENTS
4	11-16-15
5	01-18-16
6	02-22-16 CITY COMMENTS
7	03-21-16 SITE PLAN SUBM
8	05-02-16 CITY COMMENTS
9	07-06-16 SITE PLAN SUBM

DRAWING BY: _____ A.V.
DATE: _____ 07-13-2015
JOB NUMBER: _____ CKE # 1302
TITLE:
CVS PAVING, GRADING, &
DRAINAGE PLAN
SHEET NUMBER:
C-2
COMMENTS:



PAVING, GRADING, & DRAINAGE PLAN



LOCATION SKETCH
N.T.S.

NOTE:
SITE HAS BEEN DESIGNED TO RETAIN A
25 YEAR-30DAY STORM EVENT ON SITE

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

PROPOSED DRAINAGE SCHEDULE						
STRUCTURE #	TYPE	GRATE EL.	INVERT ELEVATIONS			
			N	S	E	W
CB-9	"p"	8.0			2.10' *	2.10' *
CB-10	"p"	8.5			2.10' *	
CB-11	"p"	8.5	2.10'			2.10' *
CB-12	"p"	8.0		2.10'	2.10' *	2.10' *
CB-13	"p"	8.9	2.10'			
CB-14	"p"	8.0				2.10'

* PROVIDE POLLUTION RETARDANT BAFFLES AT ALL EXFILTRATION TRENCHES

Process #:	Folio #:	36-6009-003-0310	PB	2193	PG	62
OLD CUTLER RD. & SW 87 AVE						
Address: MIAMI-DADE COUNTY, FLORIDA						
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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						
SFVMD - SURFACE STORMWATER PERMIT (SWM PERMIT COPY ATTACHED) # N/A						
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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	N/A	N/A	N/A		
PROPOSED:	10.0	9.93	7.9	N/A		

LEGEND:

- TRANSFORMER BOX ON PAD
- NUMBER OF PARKING SPACES
- ACCESSIBLE PARKING SPACES
- STROLLER PARKING SPACES
- HYBRID PARKING SPACES
- TURF OR PERVIOUS CONCRETE
- CONCRETE PAVERS
- COLORLED CONCRETE SIDEWALK SEE SHEET C-4
- HEAVY DUTY CONCRETE PAVEMENT
- MILING AND RESURFACING
- NEW PAVEMENT

CVS
pharmacy[®]

FLORIDA COASTAL
14,600-CUSTOM BUILDING
WITH CHAMFER DRIVE-THRU

STORE NUMBER: 3764

NEC OLD CUTLER ROAD & SW 87th AVENUE
CUTLER BAY, FLORIDA

PROJECT TYPE:
DEAL TYPE NEW

CS PROJECT NUMBER: 62112

ARCHITECT OF RECORD

CKE GROUP
INCORPORATED
engineering • architecture • planning
15500 NEW BARN ROAD
SUITE 106
MIAMI LAKES, FLORIDA 33014
PHONE: (305) 558-4124 FAX: (305) 826-0619
EB#0004432

CONSULTANT:

DEVELOPER:

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	03-21-16 SITE PLAN SUBM
7	05-02-16 CITY COMMENTS
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DRAWING BY: A.V.

DATE: 07-13-2015

JOB NUMBER: CKE # 1302

TITLE:
PAVING, GRADING, &
DRAINAGE PLAN

SHEET NUMBER:
C-2.1

COMMENTS:



LOCATION SKETCH
N.T.S.

- # GENERAL NOTES:
-
1. ALL HYDRANTS TO FALL WITHIN 2 FEET OF 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 (USG #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 MIAMI-DADE COUNTY PUBLIC WORKS STANDARD DETAILS FOR ADDITIONAL DETAILS.
 11. REFER TO SHEET SE-1.1 FOR SITE LIGHTING AND TOP ELECTRICAL.
 12. CLEANOUTS AT SIDEWALK TO BE FLUSH WITH TOP OF SIDEWALK

- ## MDWASD NOTES:
1. ALL EXISTING MAINS BEING IMPACTED BY THIS PROJECT AND ALL ALL PROPOSED WATER AND FORCE MAINS AND FITTING TO BE RESTRAINED PER GS 2.0 AS APPLICABLE.
 2. ALL WATER SERVICES (2) INCHES AND BELOW FROM EXISTING MAINS SHALL BE DONE BY M-DWASD FORCES, AT THE OWNER'S EXPENSE.
 3. EXISTING SANITARY SEWER LATERALS ARE TO BE CUT & CAPPED AT THE MAIN BY THE CONTRACTOR OR PLUGGED USING SECTIONAL LINER. THE CONTRACTOR WILL HAVE TO TELETYPE THE V.C.P. PIPE BEFORE AND AFTER INSTALLATION.
 4. LATERALS TO BE CUT AND CAPPED AT THE MAIN, ABANDONED IN PLACE IN THE RIGHT-OF-WAY AND REMOVED FROM PRIVATE PROPERTY.

NOTE:
GENERAL CONTRACTOR TO COORDINATE REMOVAL,
DISCONNECT AND RELOCATION OF ALL POLES
AND UTILITIES WITH PROPER UTILITY COMPANIES
(FP&L, GAS, AT&T, ETC.).

MD-WASD Agreement # 21989

**FLORIDA COASTAL
14,600-CUSTOM BUILDING
WITH CHAMFER DRIVE-THRU**

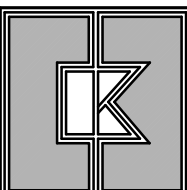
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CUTLER BAY, FLORIDA

PROJECT TYPE:
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SEAL:

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

REVISIONS:

1	07-13-15
2	09-03-15
3	10-06-15 CITY COMMENTS
4	11-16-15
5	02-22-15 WASD DRY-RUN
	03-21-16 SITE PLAN SUBM
11	07-06-16 SITE PLAN WRKS

DRAWING BY: A.

DATE: 07-13-20

JOB NUMBER: CKE # 13

TITLE

CVS UTILITY PLAN

SHEET NUMBER:

C-3

COMMENTS:

[illegible]

inch = 20 ft.

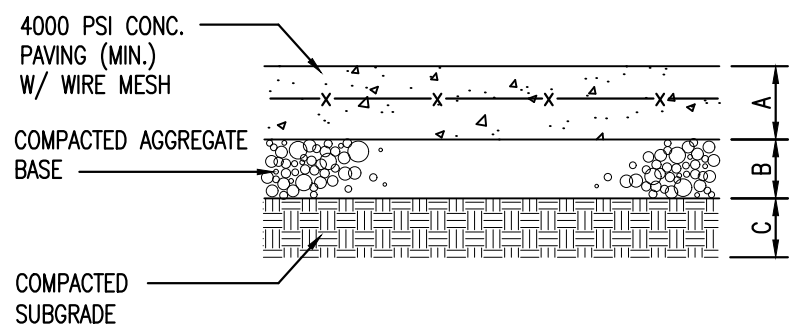
2. LANDSCAPING SHALL NOT OBSCURE FIRE HYDRANT NOR SPRINKLER / STANDPIPE WYES.
3. BUILDING ADDRESS SHALL BE CLEARLY VISIBLE FROM ROADWAY.
4. ALL CLEAN-OUTS IN DRIVEWAYS TO HAVE TRAFFIC BEARING CAPS (USFC #605 VALVE BOX).
5. ON-SITE SANITARY SEWER TO BE PRIVATELY MAINTAINED.
6. CONTRACTOR TO VERIFY INVERTS AND EXACT LOCATION OF UTILITIES PRIOR TO COMMENCING 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.
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1. ALL EXISTING MAINS BEING IMPACTED BY THIS PROJECT AND ALL ALL PROPOSED WATER AND FORCE MAINS AND FITTING TO BE RESTRAINED PER GS 2.0 AS APPLICABLE.
2. ALL WATER SERVICES TWO (2) INCHES AND BELOW FROM EXISTING MAINS SHALL BE DONE BY M-DWSD FORCES, AT THE OWNER'S EXPENSE.
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4. LATERALS TO BE CUT AND CAPPED AT THE MAIN, ABANDONED IN PLACE IN THE RIGHT-OF-WAY AND REMOVED FROM PRIVATE PROPERTY.

NOTE:
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DISCONNECT AND RELOCATION OF ALL POLES
AND UTILITIES WITH PROPER UTILITY COMPANIES
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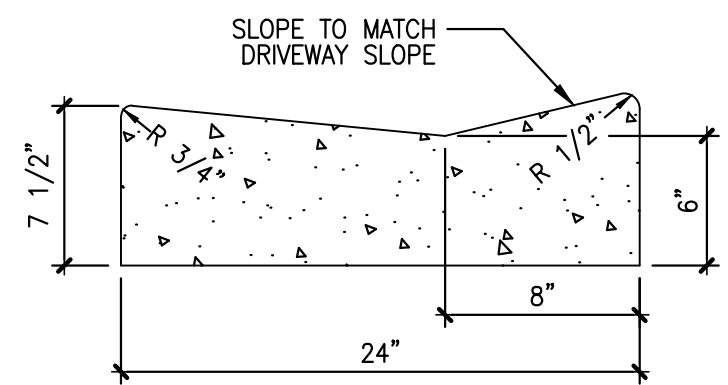
COMMENTS:

DIMENSION & TYPE			
CONCRETE SECTION	A	B	C
DRIVE AISLE	6"	6"	6"
LOADING/DUMPSTER	6"	6"	6"
APPROACHES	6"	6"	6"



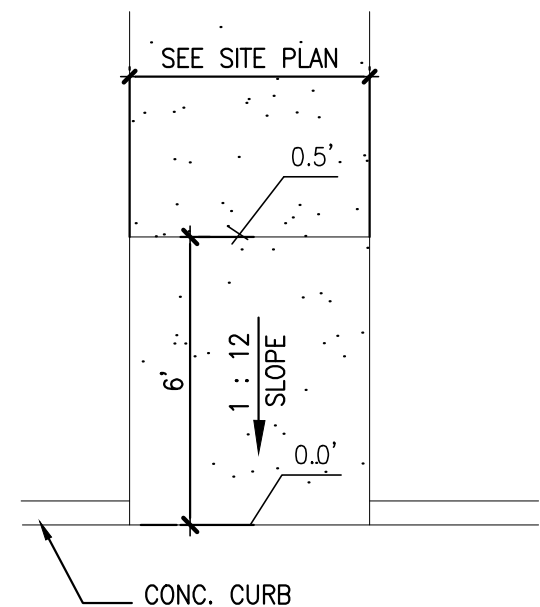
1 CONCRETE PAVEMENT DETAIL

NOTE:
ALL HARDSCAPE SURFACES TO BE GRAY CONCRETE
WITH A MINIMUM SOLAR REFLECTANCE OF 0.30

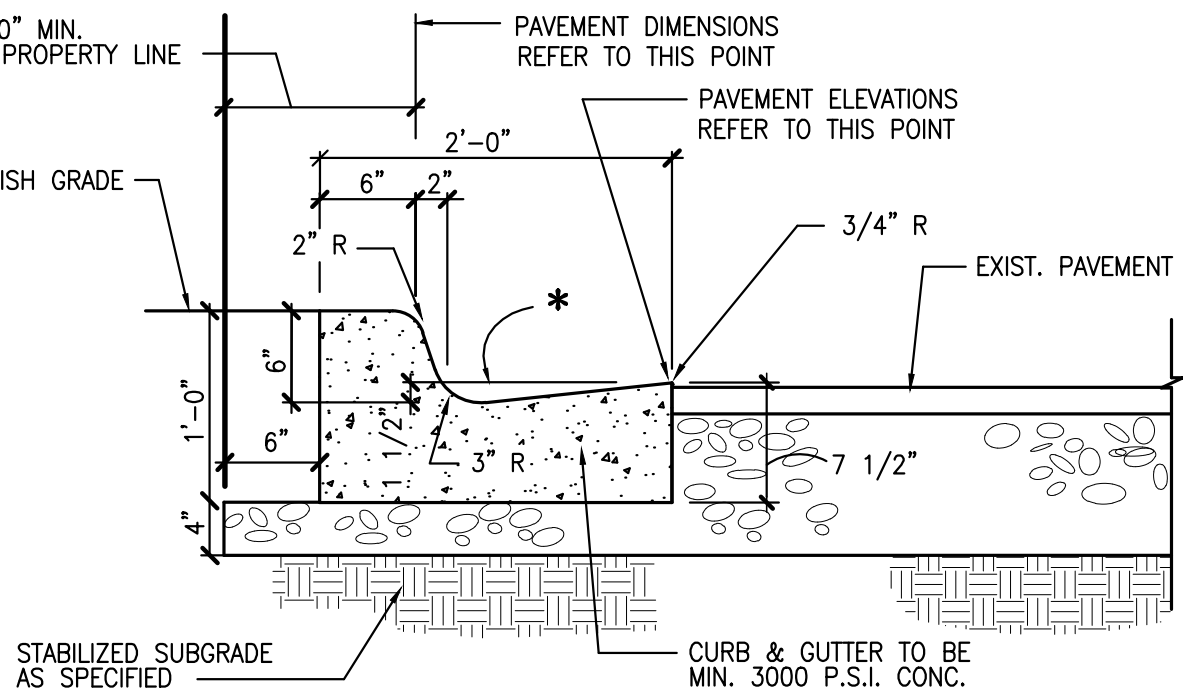


DRIVEWAY CURB

NOT TO SCALE



5 HANDICAP RAMP DETAILS



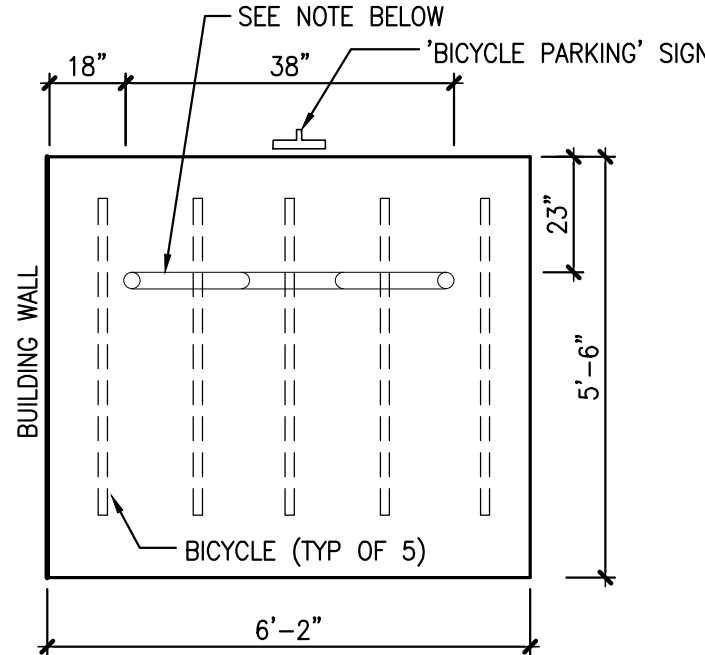
2 2' CONCRETE CURB & GUTTER (TYPE "F")

* NOTE:

WHEN USED ON HIGH SIDE OF ROADWAYS, THE CROSS SLOPE OF THE
GUTTER SHALL MATCH THE CROSS SLOPE OF THE ADJACENT PAVEMENT.
THE THICKNESS OF THE LIP SHALL BE 6", UNLESS OTHERWISE SHOWN
ON PLANS

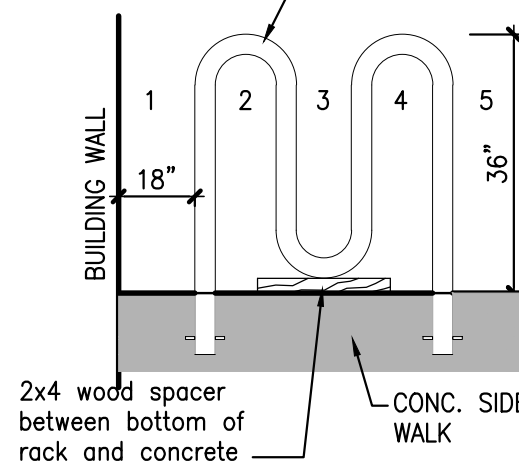
Curbs and sidewalks along Old Cutler Road to be painted using the
following Colors :
Integrally - Colored Concrete Lambert - Coral Gables Beige
Integrally - Colored Concrete Lambert - Mesa Buff (3 lbs.)

4



PLAN VIEW

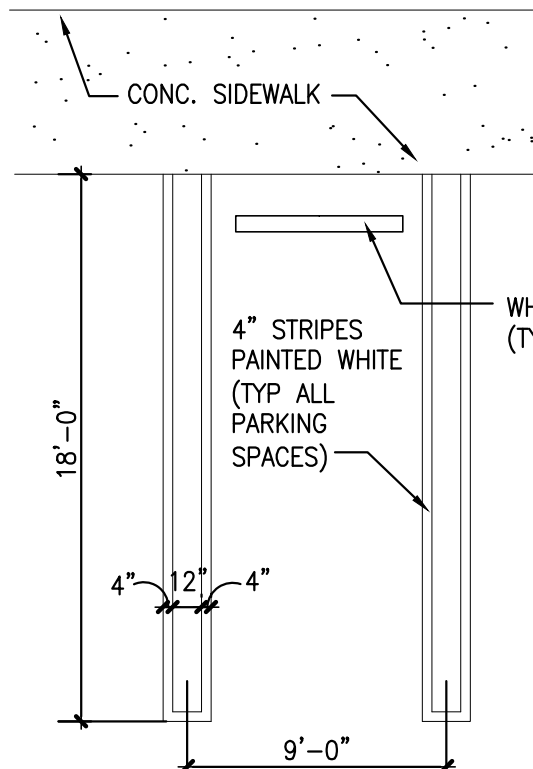
BICYCLE RACK BY HUNTCO
MODEL BR-5 OR APPROVED
EQUAL FINISH: POWER
COATED RED, SUPPLIED AND
INSTALLED BY G.C.



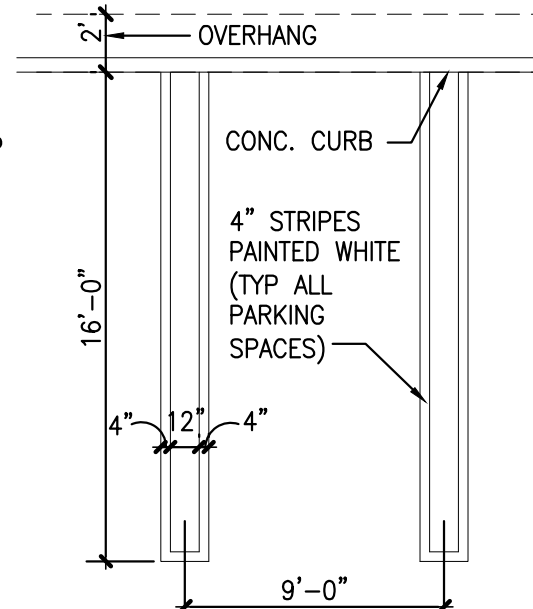
FRONT ELEVATION

32 BIKE RACK DETAIL

NOT TO SCALE



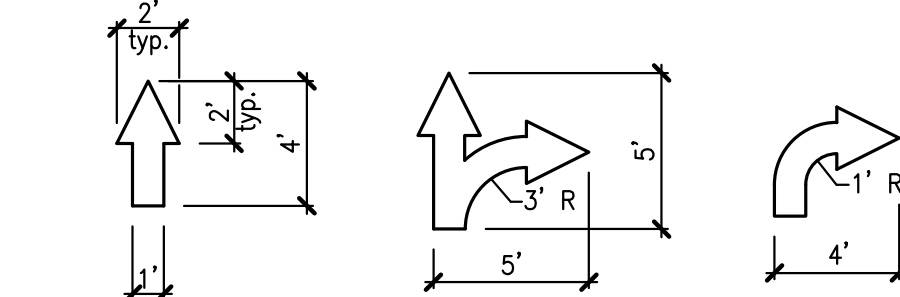
STANDARD SPACES



STANDARD SPACES

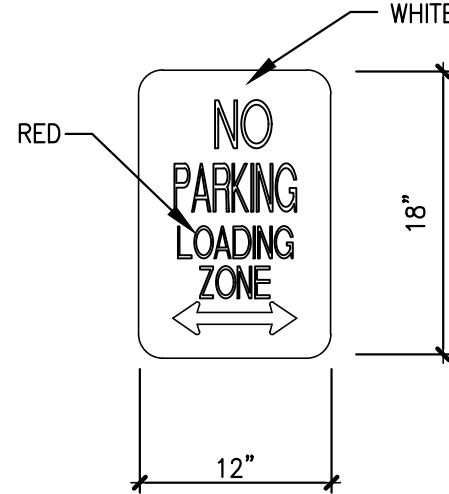
33 BICYCLE PARKING SIGN

NOT TO SCALE



19 PAINTED ARROWS

NOT TO SCALE



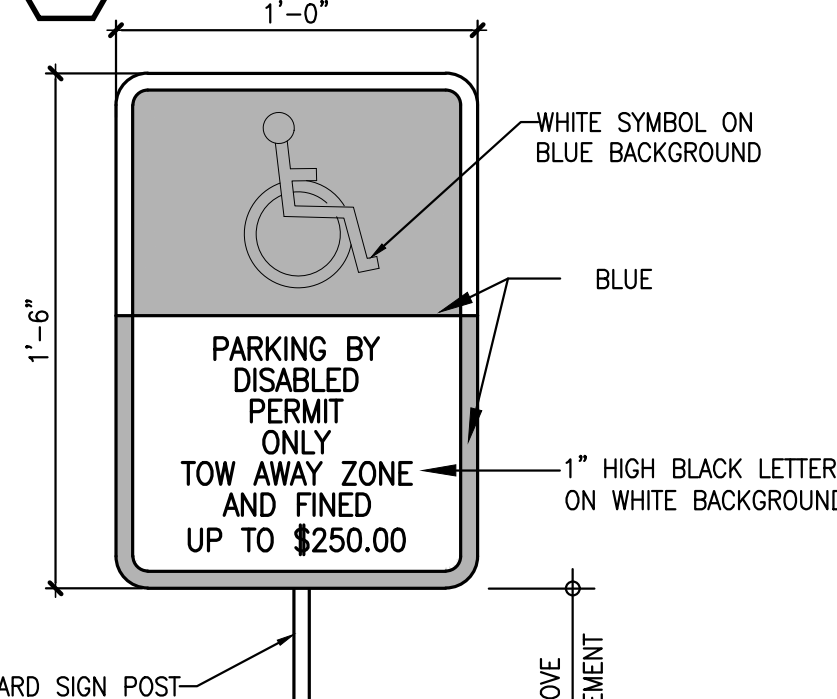
R7-6

'NO PARKING LOADING ZONE' SIGN

NOT TO SCALE

3 BRUSHED CONCRETE WALK

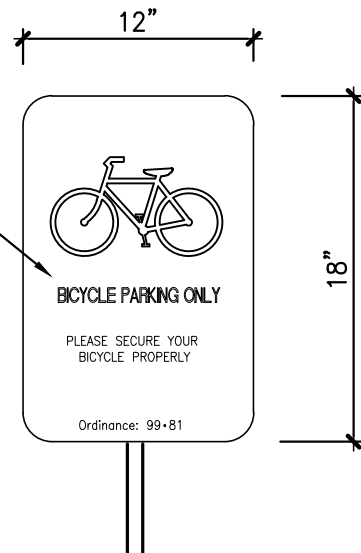
NOT TO SCALE



STANDARD SIGN POST
NOTE:
WALL MOUNT
IF NECESSARY

13 HANDICAP PARKING SIGN

NOT TO SCALE

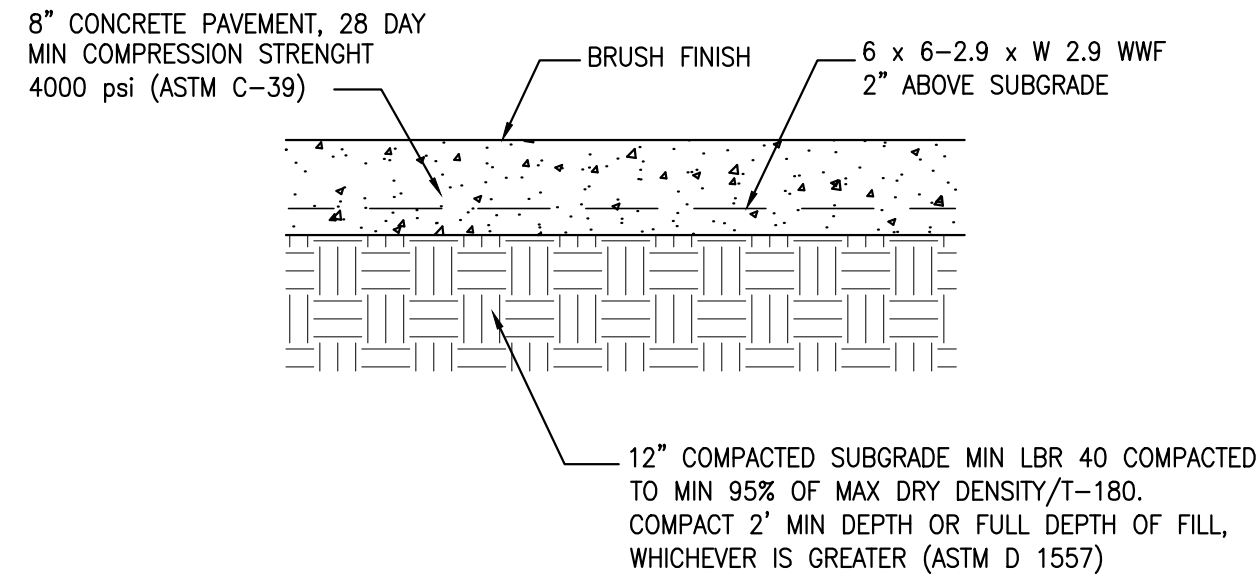


33 BICYCLE PARKING SIGN

NOT TO SCALE

1A HEAVY DUTY CONCRETE PAVEMENT DETAIL

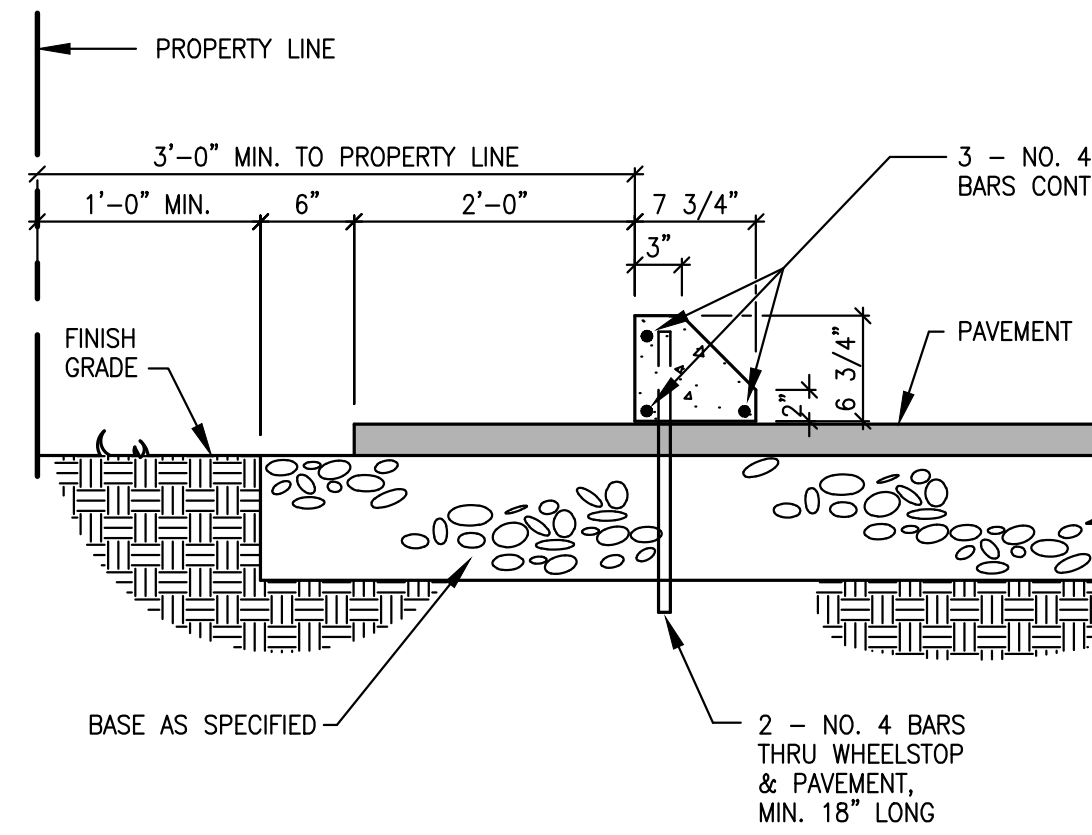
NOT TO SCALE



NOTE: PROVIDE MATS PER CVS SPECS.
APPROVED SUPPLIERS:
ADA SOLUTIONS (800) 372-0519
PROF. PAVEMENT PRODUCTS (888) 717-7771

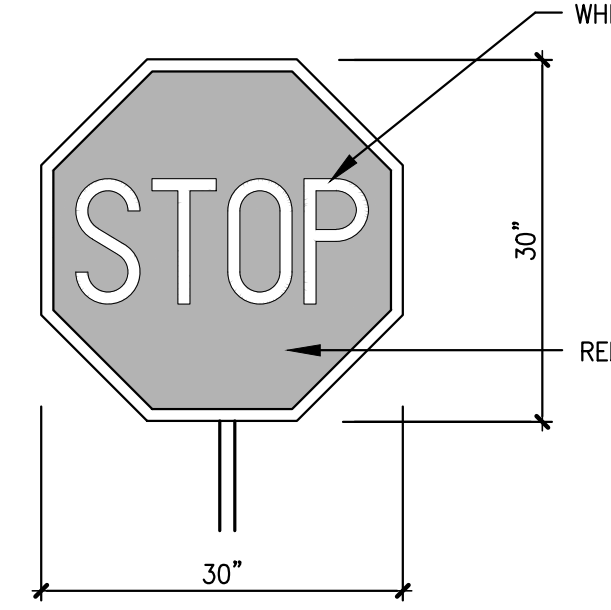
DETECTABLE WARNING SURFACE DETAIL

NOT TO SCALE

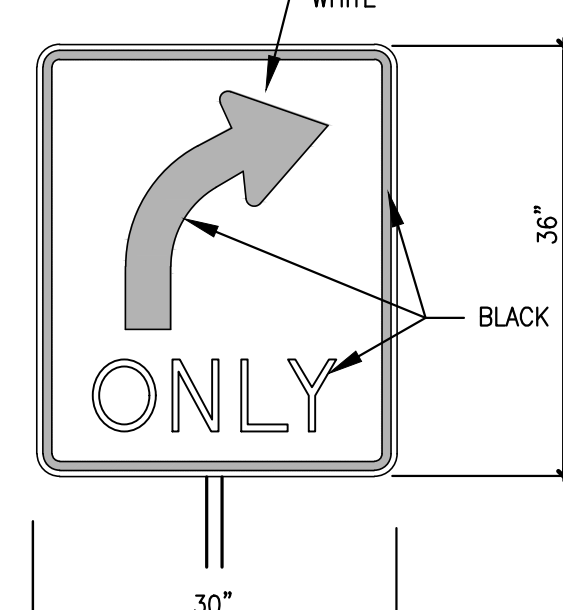


10 PRECAST CONCRETE WHEELSTOP

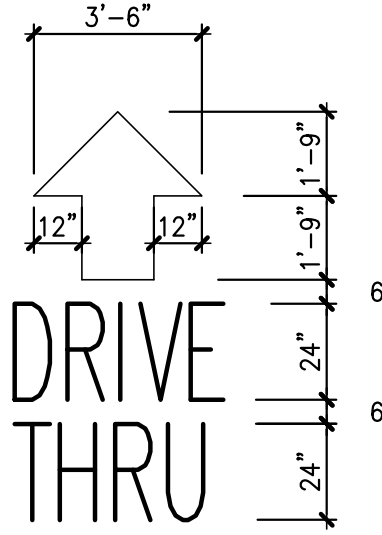
NOT TO SCALE



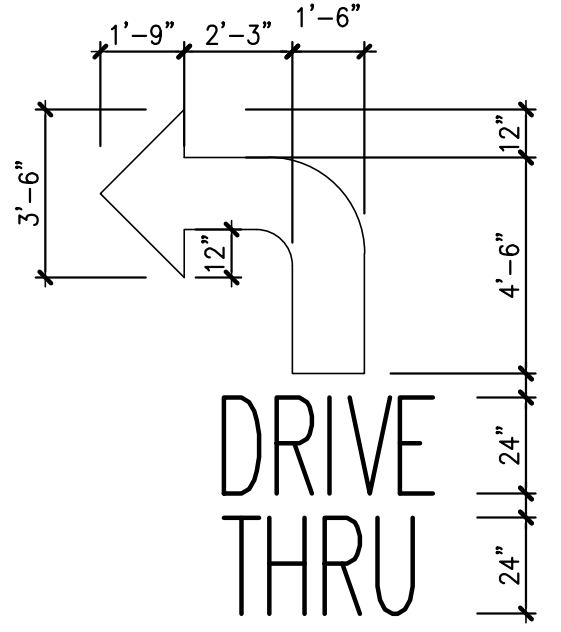
R1-1



R3-5R



DRIVE THRU

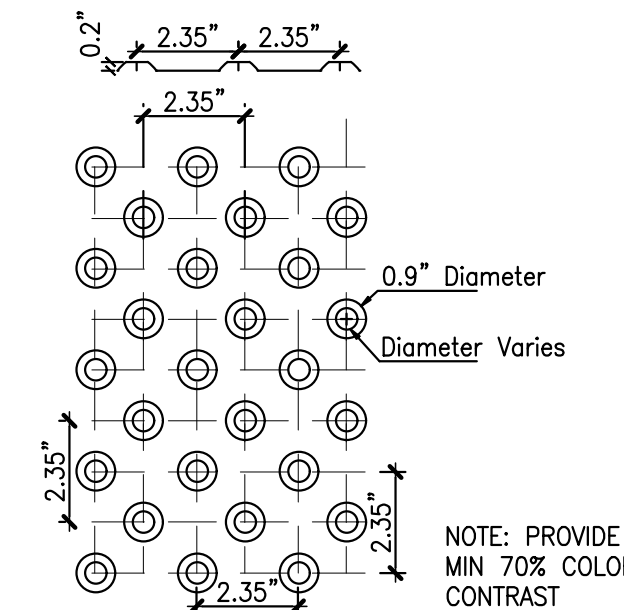


DRIVE THRU

NOTES:
1. LETTERS TO BE ELONGATED HELVETICA MEDIUM.
2. PAINT COLOR TO BE WHITE FOR LETTERS AND ARROWS.

20 PAVEMENT MARKING DETAIL

NOT TO SCALE



GENERAL NOTES

- ALL SIGNS SHALL BE ERECTED IN ACCORDANCE
WITH ALL LOCAL CODES AND SOIL CONDITIONS.
- DESIGNS ARE PER 175 MPH WIND LOADS
(VERIFY LOCAL WIND AND SOIL CONDITIONS).

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FLORIDA COASTAL
14,600-CUSTOM BUILDING
WITH CHAMFER DRIVE-THRU

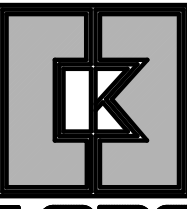
STORE NUMBER: 3764

NEC OLD CUTLER ROAD & SW 87th AVENUE
CUTLER BAY, FLORIDA

PROJECT TYPE:
DEAL TYPE: NEW

CS PROJECT NUMBER: 62112

ARCHITECT OF RECORD



CKE GROUP
INCORPORATED
engineering • architecture • planning
15500 NEW BARN ROAD
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PHONE: (305) 558-4124 FAX: (305) 826-0619
EB#0004432

CONSULTANT:

DEVELOPER:
BOOS
DEVELOPMENT GROUP
2651 MCCORMICK DR
CLEARWATER, FLORIDA 33759
(727) 669-2900
Fax (727) 669-2915

SEAL:

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

REVISIONS:

- 07-13-15
- 09-03-15
- 10-06-15 CITY COMMENTS
- 04-14-16 CITY COMMENTS

DRAWING BY: A.V.

DATE: 07-13-2015

JOB NUMBER: CKE # 1302

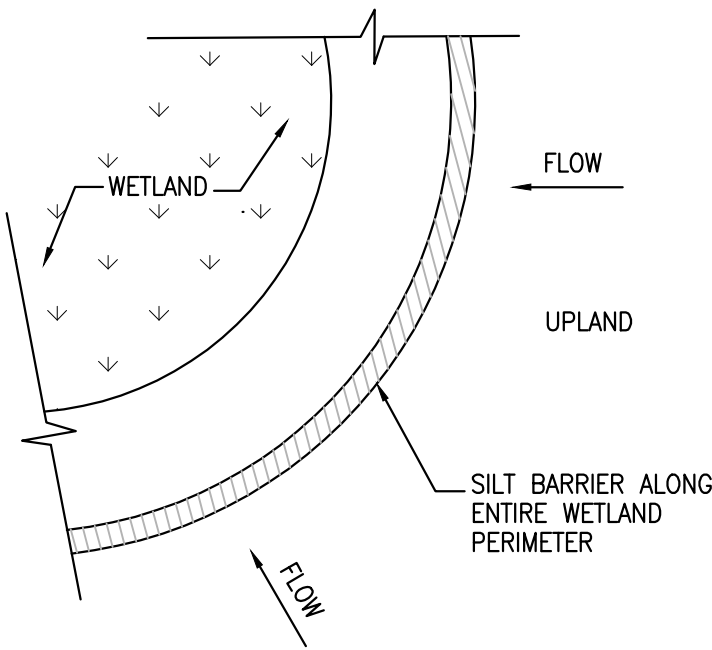
TITLE:
CVS
SITE DETAILS

SHEET NUMBER: C-4

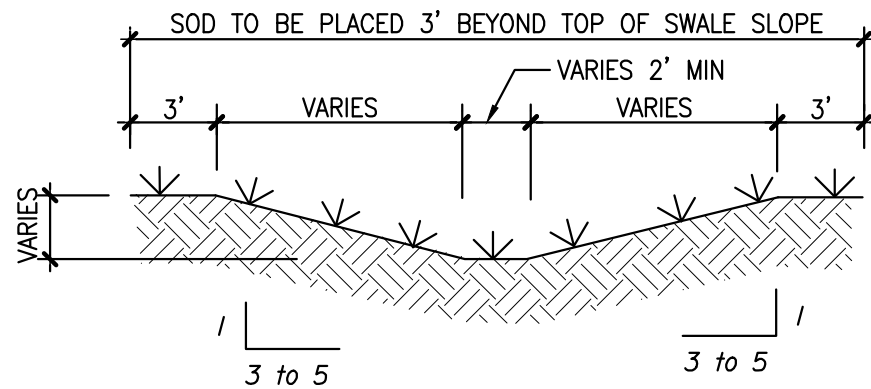
COMMENTS:

11 12 14 HANDICAP AND STANDARD PARKING DETAILS

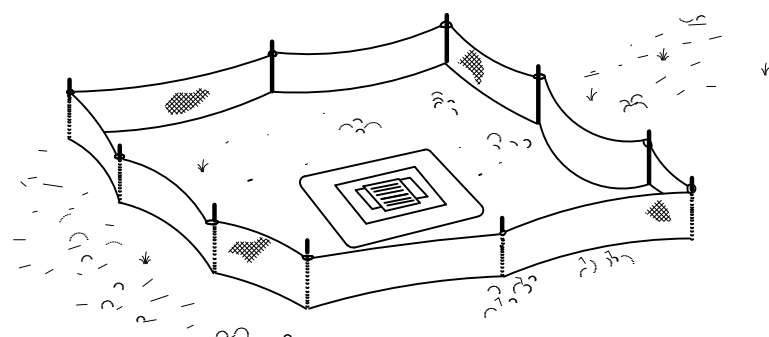
NOT TO SCALE



SILT BARRIER
Figure 1

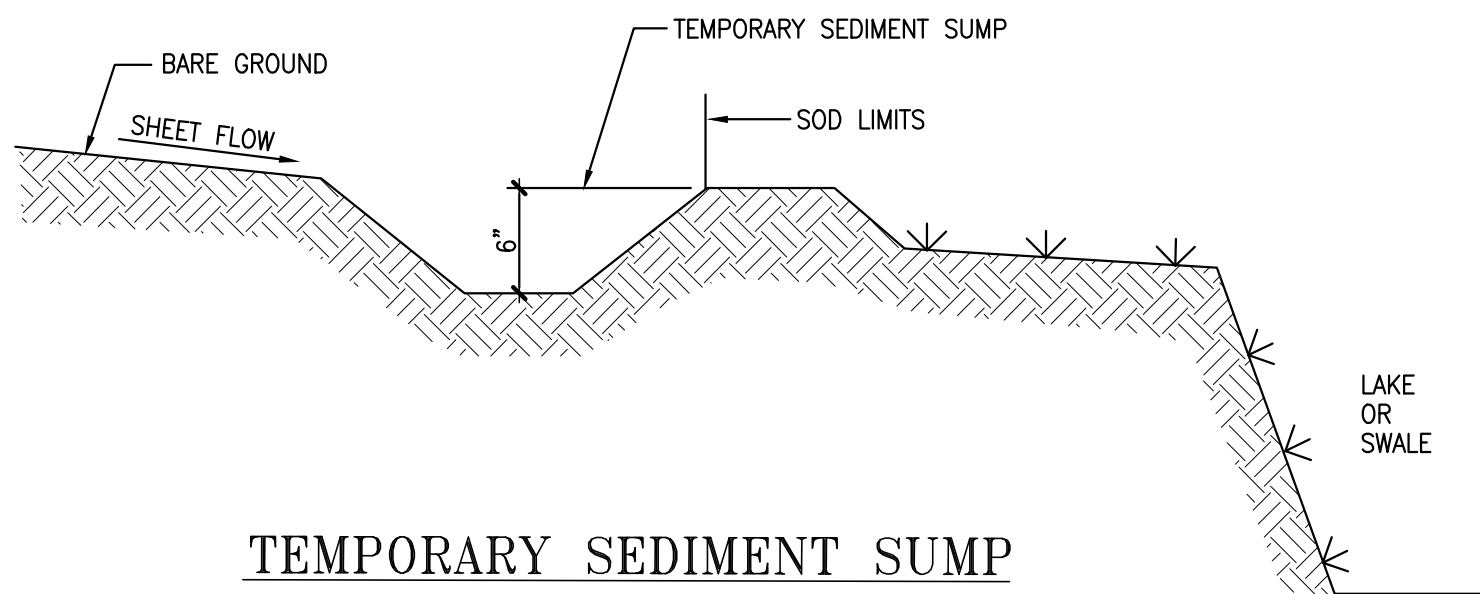


TYPICAL SWALE SECTION
Figure 4

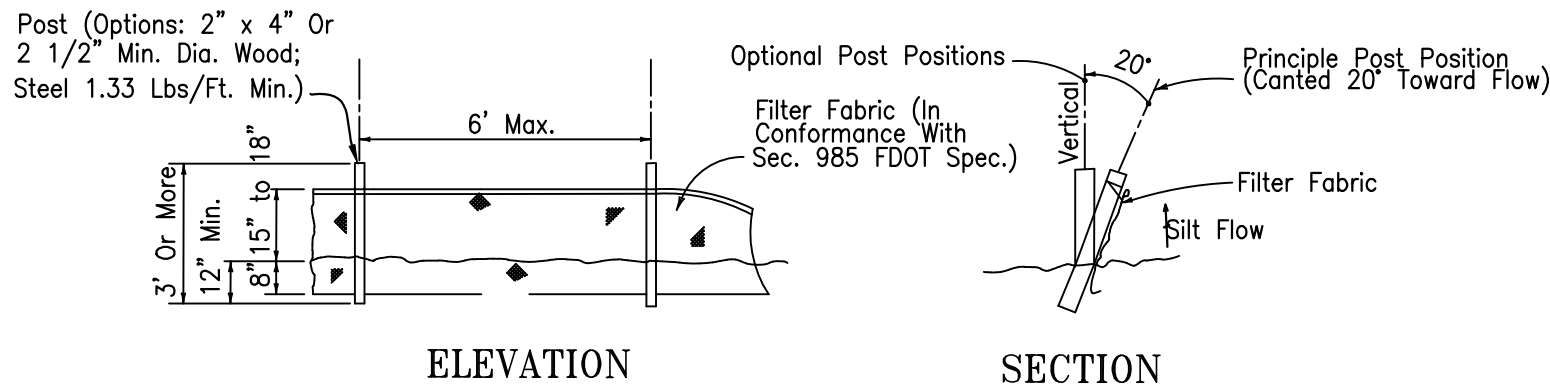


Do not deploy in a manner that silt fences will act as a dam across permanent flowing watercourses. Silt fences are to be used at upland locations and turbidity barriers used at permanent bodies of water.

SILT FENCE APPLICATIONS
Figure 7

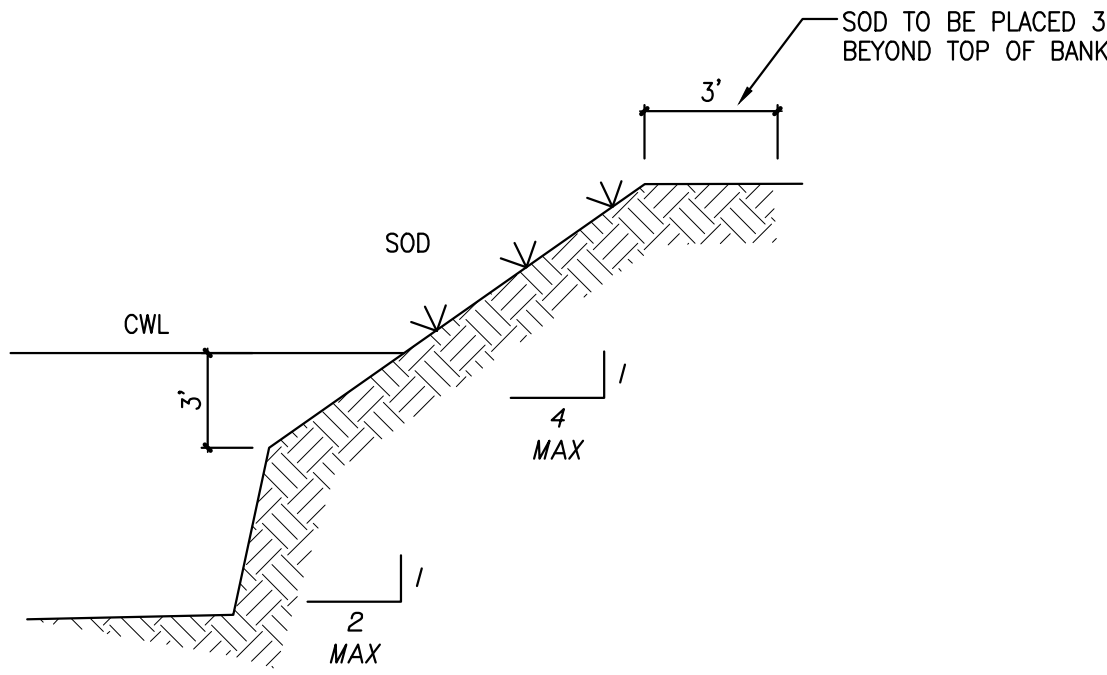


TEMPORARY SEDIMENT SUMP
Figure 10

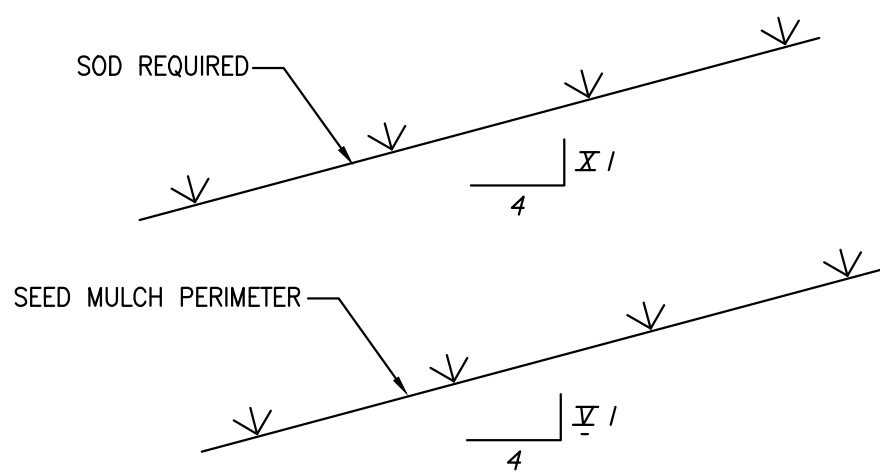


Note: Silt Fence to be paid for under the contract unit price for Staked Silt Fence (LF).

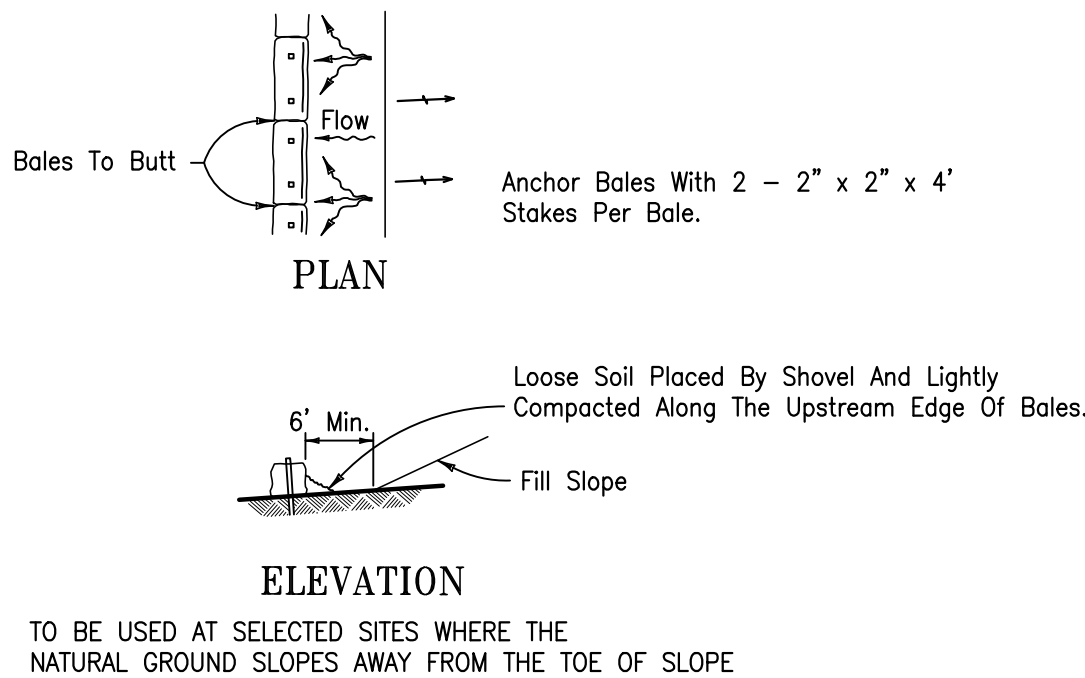
TYPE III SILT FENCE
Figure 2



TYPICAL RETENTION/DETENTION
POND SECTION
Figure 5



GRASS SLOPES
Figure 8



BARRIERS FOR FILL SLOPES

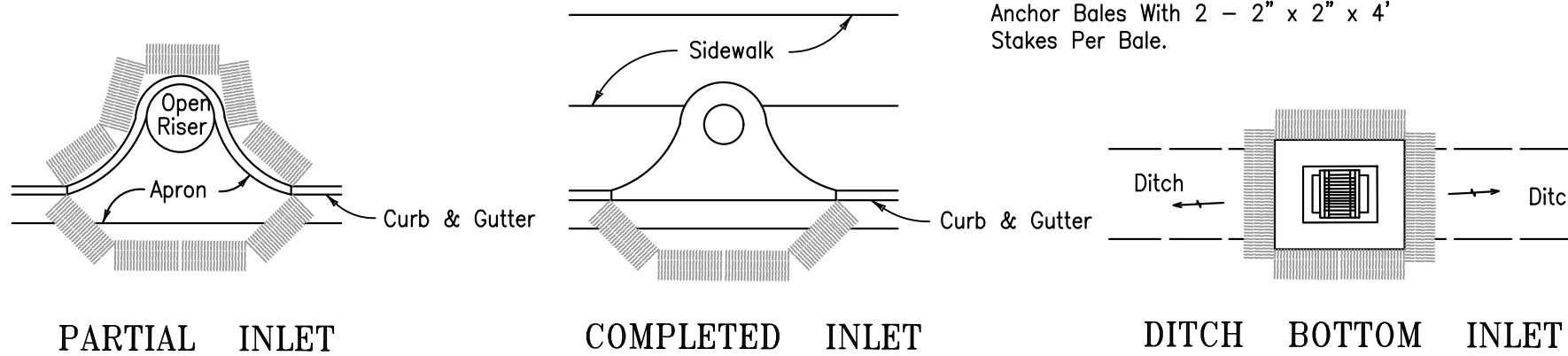
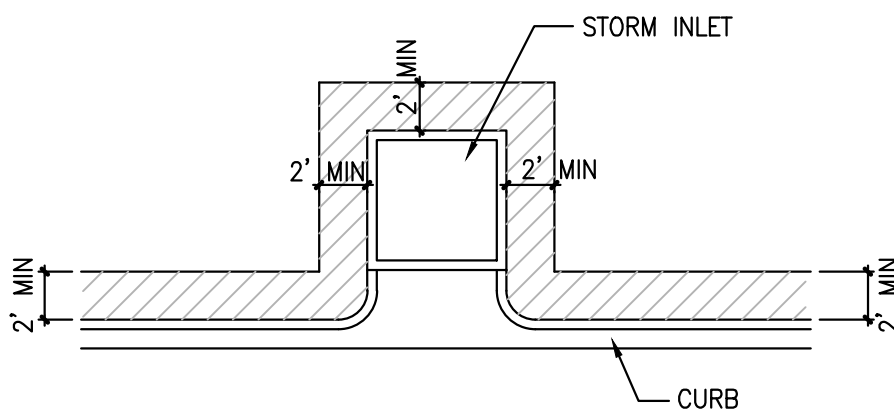
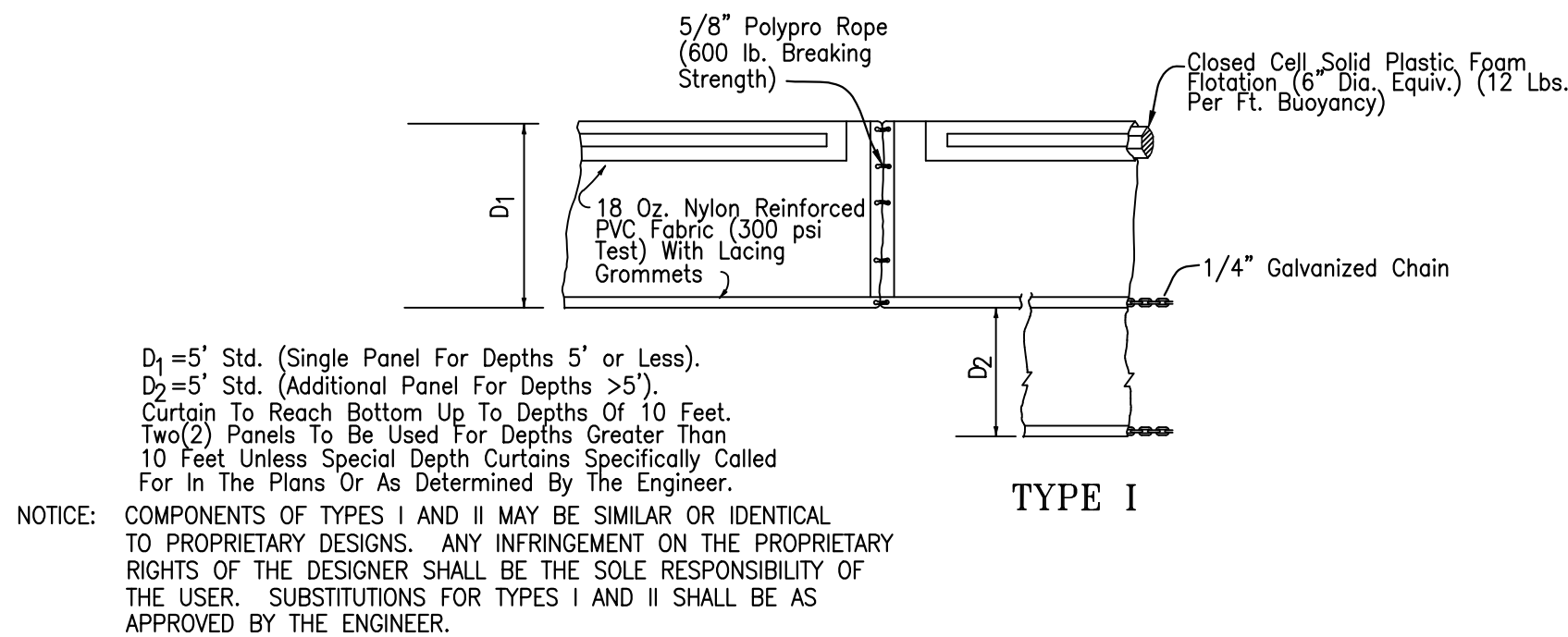


Figure 6



SOD ALONG CURB
AND AROUND INLET
Figure 9



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 techniques 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 uplands 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 4H:1V from top of bank to two feet below normal water level as shown in Figure 5.

3.4 All gross slopes constructed steeper than 4H: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 wide strip adjoining all curbing and around all inlets as shown in Figure 9. Sod shall be placed before silt barriers, shown in Figure 6, 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 broad dikes, 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. Bore 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 as 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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FLORIDA COASTAL
14,600-CUSTOM BUILDING
WITH CHAMFER DRIVE-THRU

STORE NUMBER: 3764

NEC OLD CUTLER ROAD & SW 87th AVENUE
CUTLER BAY, FLORIDA

PROJECT TYPE:
DEAL TYPE: NEW

CS PROJECT NUMBER: 62112

ARCHITECT OF RECORD



CONSULTANT:

DEVELOPER:



SEAL:

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

REVISIONS:

1	07-13-15
2	09-03-15
3	10-06-15 CITY COMMENTS

DRAWING BY: A.V.

DATE: 07-13-2015

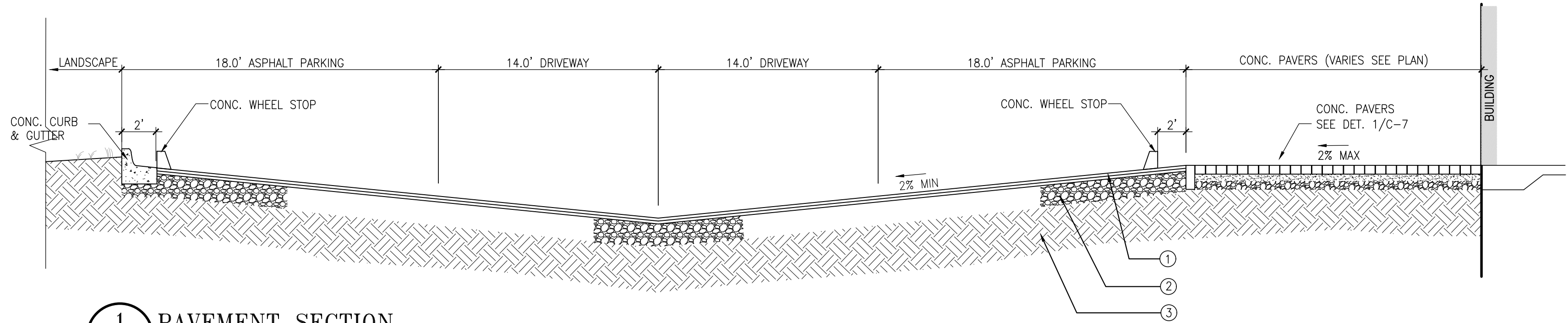
JOB NUMBER: CKE # 1302

TITLE:
POLLUTION
PREVENTION DETAILS

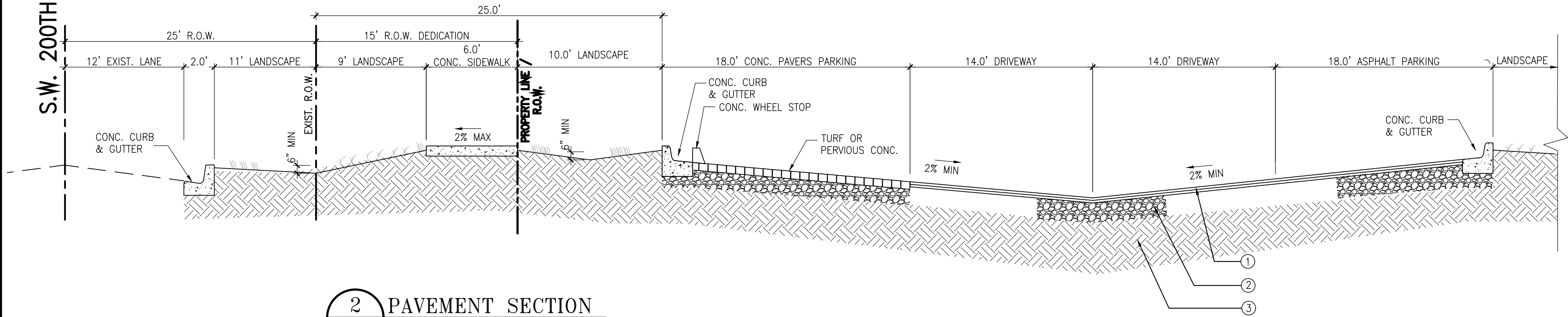
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COMMENTS:

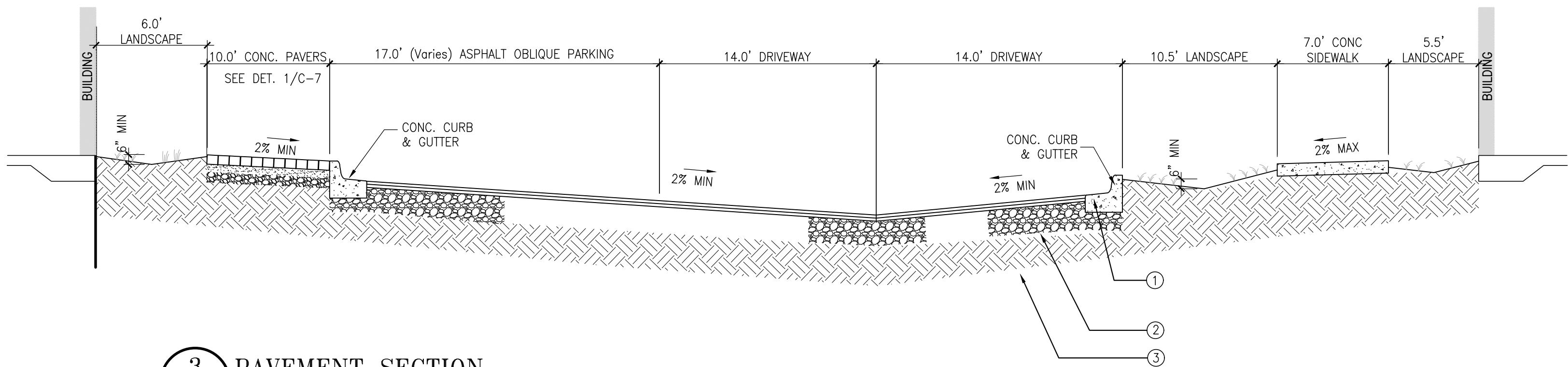
S.W. 200TH STREET



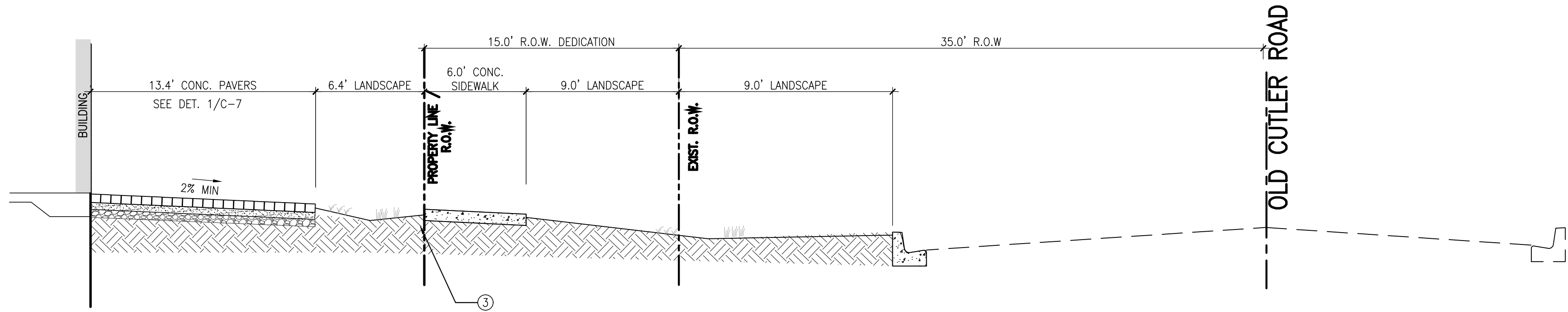
1 PAVEMENT SECTION
C-2 N.T.S.



2 PAVEMENT SECTION
C-2 N.T.S.



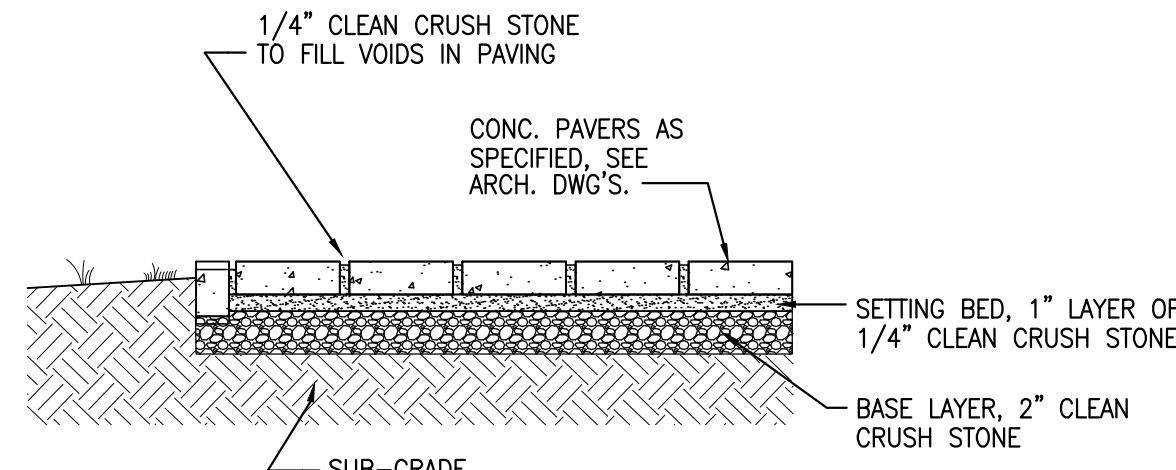
3 PAVEMENT SECTION
C-2 N.T.S.



4 PAVEMENT SECTION
C-2 SCALE: 1:5

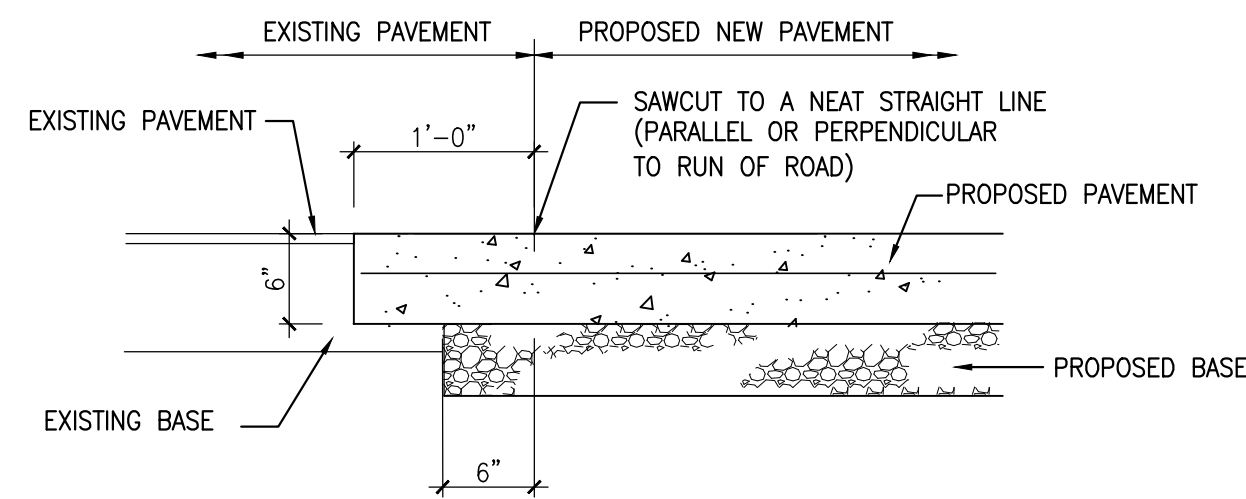
LEGEND

- 2" MIN. TYPE SP-9.5 OR SP-12.5 ASPHALTIC CONCRETE APPLIED IN 2-1" MIN LIFTS. SECOND LIFT TO BE APPLIED NO EARLIER THAN AFTER ALL LANDSCAPE INSTALLATION HAS BEEN INSPECTED AND APPROVED. REFER TO CVS SPECS.
- 6" LIMEROCK BASE IN PARKING AREAS
8" LIMEROCK BASE IN DRIVE AISLE
98% COMPACTION AS PER ASTHO T-180,
MIN LBR=100, MIN CARBONATE CONTENT=70%
- 12" COMPACTED SUBGRADE MIN LBR 40 COMPACTED TO MIN 98% OF MAX DRY DENSITY/T-180. COMPACT 2" MIN DEPTH OR FULL DEPTH OF FILL, WHICHEVER IS GREATER (ASTM D 1557)



PEDESTRIAN AREAS

1 PAVER DETAIL
C-7 NOT TO SCALE



2 SAWCUT PAVEMENT DETAIL
C-7 NOT TO SCALE

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FLORIDA COASTAL
14,600-CUSTOM BUILDING
WITH CHAMFER DRIVE-THRU

STORE NUMBER: 3764

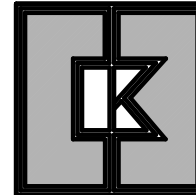
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DEVELOPER:



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2651 MCCORMICK DR
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(727) 669-2900
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CKE GROUP, INC. COA-4432

REVISIONS:

05/05/16 NEW SHEET

DRAWING BY: A.V.

DATE: 07-13-2015

JOB NUMBER: CKE # 1302

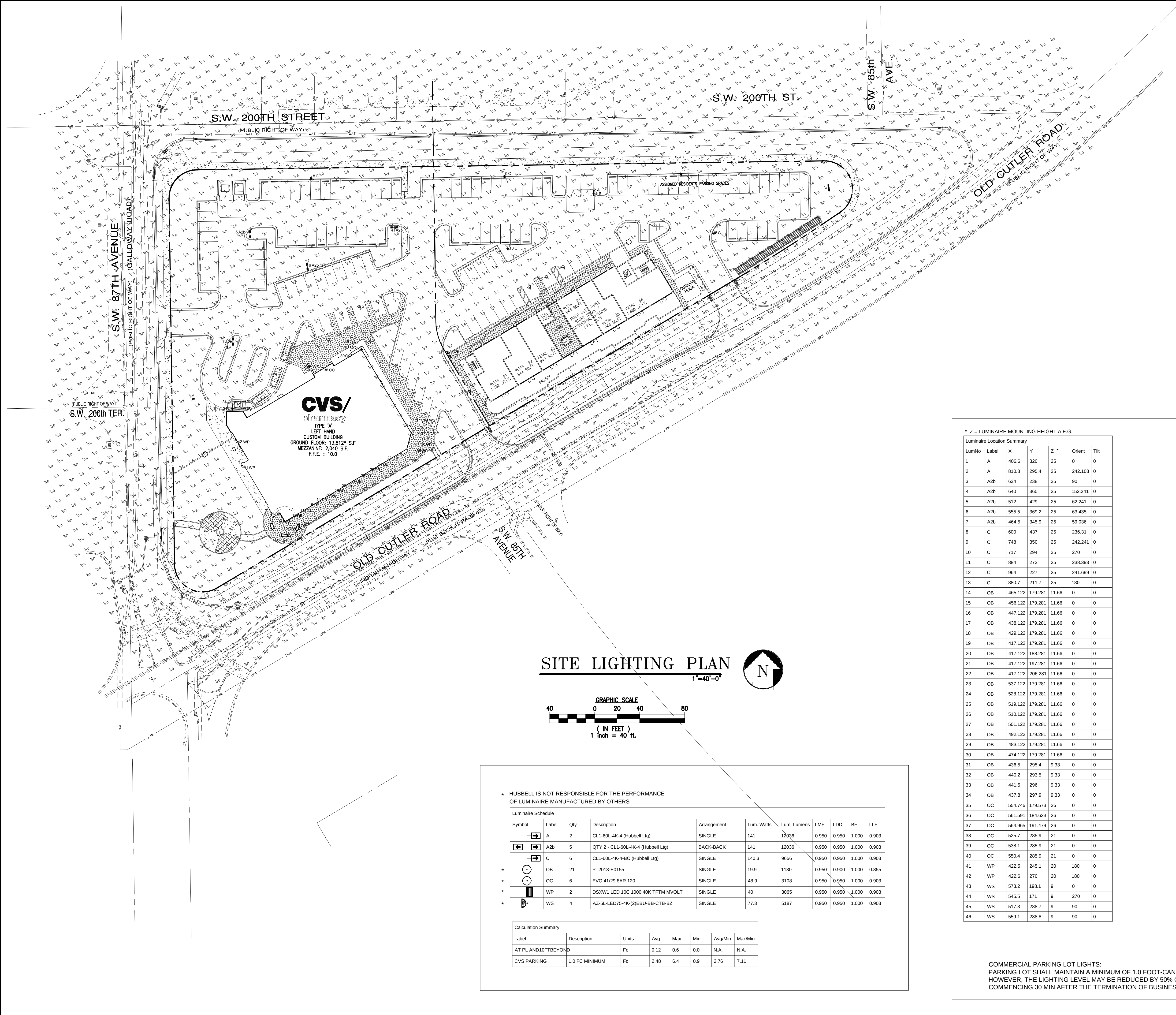
TITLE:

CVS PHARMACY
CROSS SECTIONS

SHEET NUMBER:

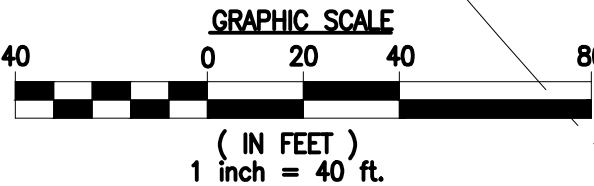
C-7

COMMENTS:



SITE LIGHTING PLAN

1"=40'-0"



HUBBELL IS NOT RESPONSIBLE FOR THE PERFORMANCE OF LUMINAIRE MANUFACTURED BY OTHERS

Luminaire Schedule										
Symbol	Label	Qty	Description	Arrangement	Lum. Watts	Lum. Lumens	LMF	LDD	BF	LLF
	A	2	CL1-60L-4K-4 (Hubbell Lig)	SINGLE	141	12036	0.950	0.950	1.000	0.903
	A2b	5	QTY 2 - CL1-60L-4K-4 (Hubbell Lig)	BACK-BACK	141	12036	0.950	0.950	1.000	0.903
	C	6	CL1-60L-4K-4-BC (Hubbell Lig)	SINGLE	140.3	9656	0.950	0.950	1.000	0.903
	OB	21	PT2013-E0155	SINGLE	19.9	1130	0.950	0.900	1.000	0.855
	OC	6	EVO 41/29 BAR 120	SINGLE	48.9	3108	0.950	0.950	1.000	0.903
	WP	2	DSXW1 LED 10C 1000 40K TFTM MVOLT	SINGLE	40	3065	0.950	0.950	1.000	0.903
	WS	4	AZ-5L-LED75-4K-(2)EUBB-CTB-BZ	SINGLE	77.3	5187	0.950	0.950	1.000	0.903

Calculation Summary

Label	Description	Units	Avg	Max	Min	Avg/Min	Max/Min
AT PL AND10FTBEYOND	Fc		0.12	0.6	0.0	N.A.	N.A.
CVS PARKING	1.0 FC MINIMUM	Fc	2.48	6.4	0.9	2.76	7.11

* Z = LUMINAIRE MOUNTING HEIGHT A.F.G.

Luminaire Location Summary							
LumNo	Label	X	Y	Z *	Orient	Tilt	
1	A	406.6	320	25	0	0	
2	A	810.3	295.4	25	242.103	0	
3	A2b	624	238	25	90	0	
4	A2b	640	360	25	152.241	0	
5	A2b	512	429	25	62.241	0	
6	A2b	555.5	369.2	25	63.435	0	
7	A2b	464.5	345.9	25	59.036	0	
8	C	600	437	25	236.31	0	
9	C	748	350	25	242.241	0	
10	C	717	294	25	270	0	
11	C	884	272	25	238.393	0	
12	C	964	227	25	241.699	0	
13	C	880.7	211.7	25	180	0	
14	OB	465.122	179.281	11.66	0	0	
15	OB	456.122	179.281	11.66	0	0	
16	OB	447.122	179.281	11.66	0	0	
17	OB	438.122	179.281	11.66	0	0	
18	OB	429.122	179.281	11.66	0	0	
19	OB	417.122	179.281	11.66	0	0	
20	OB	417.122	188.281	11.66	0	0	
21	OB	417.122	197.281	11.66	0	0	
22	OB	417.122	206.281	11.66	0	0	
23	OB	537.122	179.281	11.66	0	0	
24	OB	528.122	179.281	11.66	0	0	
25	OB	519.122	179.281	11.66	0	0	
26	OB	510.122	179.281	11.66	0	0	
27	OB	501.122	179.281	11.66	0	0	
28	OB	492.122	179.281	11.66	0	0	
29	OB	483.122	179.281	11.66	0	0	
30	OB	474.122	179.281	11.66	0	0	
31	OB	436.5	295.4	9.33	0	0	
32	OB	440.2	293.5	9.33	0	0	
33	OB	441.5	296	9.33	0	0	
34	OB	437.8	297.9	9.33	0	0	
35	OC	554.746	179.573	26	0	0	
36	OC	561.591	184.633	26	0	0	
37	OC	564.965	191.479	26	0	0	
38	OC	525.7	285.9	21	0	0	
39	OC	538.1	285.9	21	0	0	
40	OC	550.4	285.9	21	0	0	
41	WP	422.5	245.1	20	180	0	
42	WP	422.6	270	20	180	0	
43	WS	573.2	198.1	9	0	0	
44	WS	545.5	171	9	270	0	
45	WS	517.3	288.7	9	90	0	
46	WS	559.1	288.8	9	90	0	

FOR PRICING CONTACT

NESCO
40 Hudson Rd
Canton, MA 02021
Tel: 781-828-9494
Fax: 781-575-1398
E-Mail: CVSplans@nescoweb.com

POLE SPEC FOR CIMARRON:

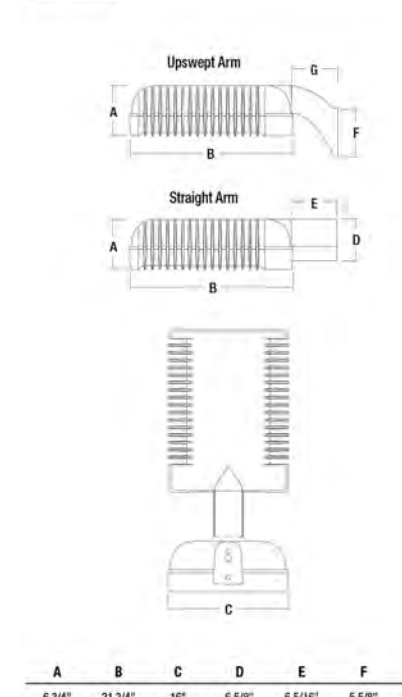
SINGLE FIXTURE
SSS-XX-XX-X-A2-XX

TWIN FIXTURE 180 DEGREE APART
SSS-XX-XX-X-C2-XX

PRODUCT IMAGE(S)



DIMENSIONS



LIGHT FIXTURE DETAIL

COMMERCIAL PARKING LOT LIGHTS:
PARKING LOT SHALL MAINTAIN A MINIMUM OF 1.0 FOOT-CANDLE FROM DUSK UNTIL DAWN.
HOWEVER, THE LIGHTING LEVEL MAY BE REDUCED BY 50% ON NON-BUSINESS DAYS
COMMENCING 30 MIN AFTER THE TERMINATION OF BUSINESS ON EACH OPERATING DAY

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FLORIDA COASTAL
14,600-CUSTOM BUILDING
WITH CHAMFER DRIVE-THRU

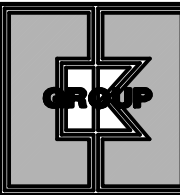
STORE NUMBER: XXXX

NEC OLD CUTLER ROAD & SW 87th AVENUE
CUTLER BAY, FLORIDA

PROJECT TYPE:
DEAL TYPE:

CS PROJECT NUMBER: 62112

ARCHITECT OF RECORD



CKE GROUP
INCORPORATED
engineering • architecture • planning
15500 NEW BARN ROAD
SUITE 106
MIAMI LAKES, FLORIDA 33014
PHONE: (305) 558-4124 FAX: (305) 826-0619
EB#0004432

CONSULTANT:

DEVELOPER:



BOOS DEVELOPMENT GROUP
2651 McCORMICK DR
CLEARWATER, FLORIDA 33759
(727) 669-2900
Fax (727) 669-2915

SEAL:

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

REVISIONS:

- 07-13-15
- 09-03-15
- 10-06-15 CITY COMMENTS
- 03-21-16 SITE PLAN SUBM
- 07-06-16 SITE PLAN WRKSH

DRAWING BY: A.V.

DATE: DECEMBER 4, 2014

JOB NUMBER: CKE # 1302

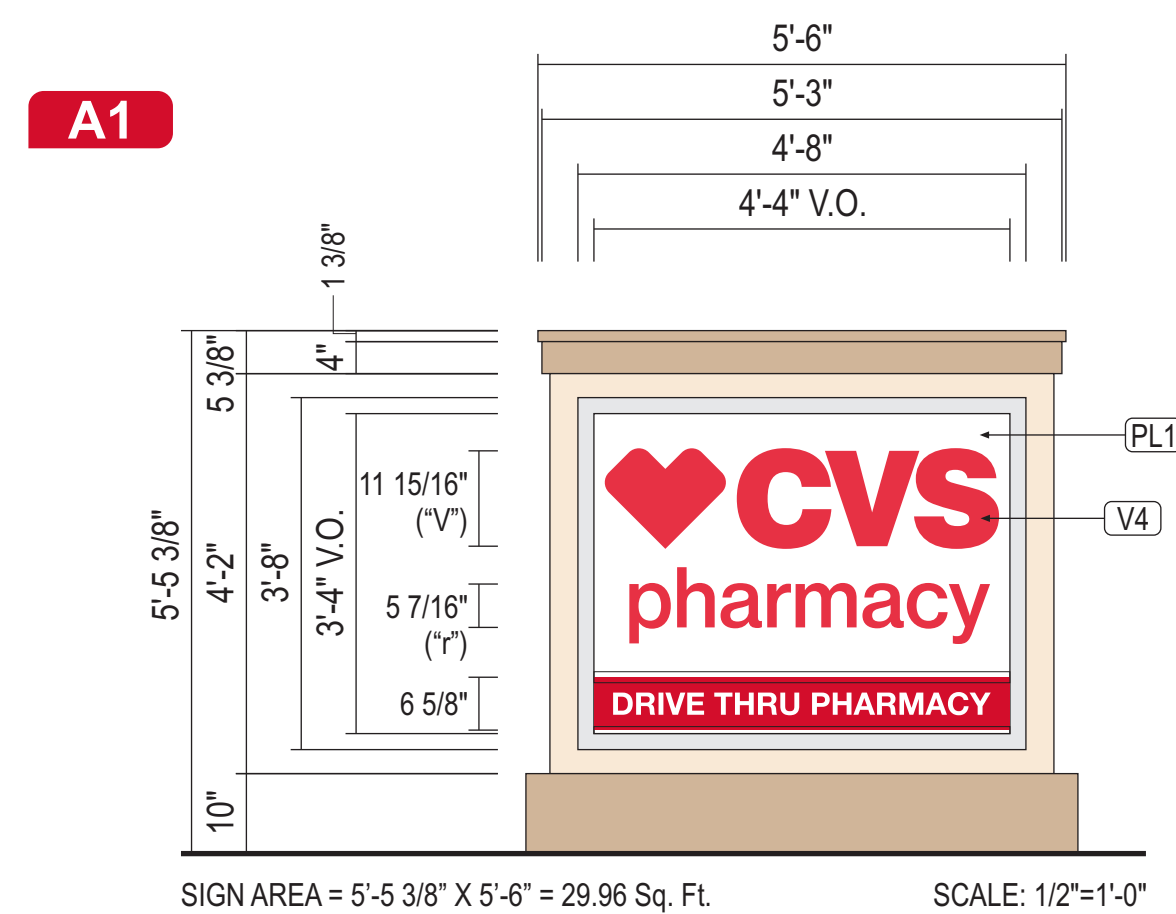
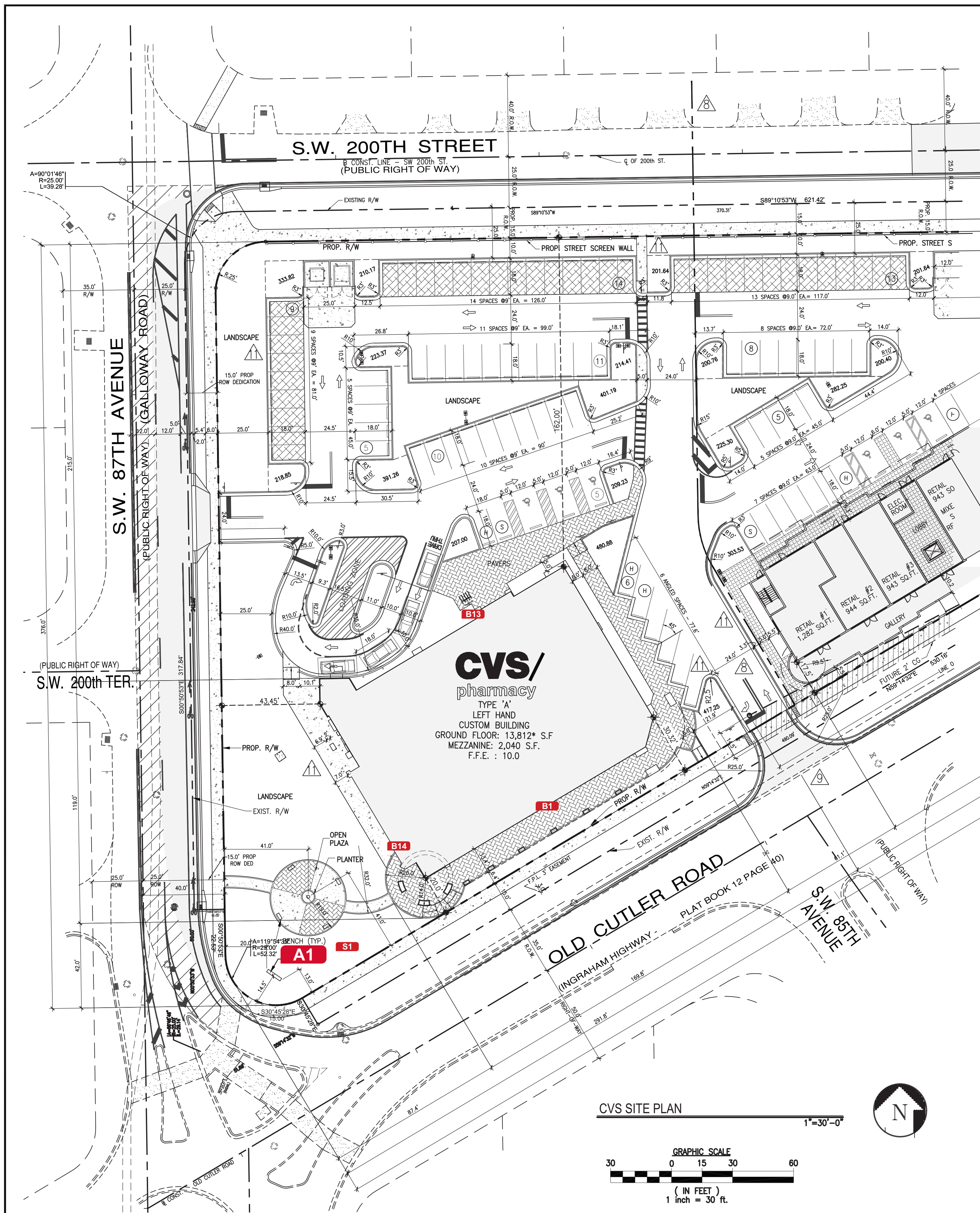
TITLE:

SITE LIGHTING PLAN

SHEET NUMBER:

CE-1

COMMENTS:



CVS
pharmacy®

FLORIDA COASTAL
14,600-CUSTOM BUILDING
WITH CHAMFER DRIVE-THRU

STORE NUMBER: **3764**

NEC OLD CUTLER ROAD & SW 87th AVENUE
CUTLER BAY, FLORIDA

PROJECT TYPE:

DEAL TYPE: NEW

CS PROJECT NUMBER: **62112**

ARCHITECT OF RECORD



CKE GROUP
INCORPORATED

engineering • architecture • planning

15500 NEW BARN ROAD

SUITE 100

MIAMI LAKES, FLORIDA 33014

PHONE: (305) 558-4124 FAX: (305) 826-0619

EB#0004432

CONSULTANT:



DEVELOPER:

BOOS
DEVELOPMENT GROUP

2651 MCCORMICK DR

CLEARWATER, FLORIDA 33759

(727) 669-2900

Fax (727) 669-2915

SEAL:

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

REVISIONS:

03-21-16 SITE PLAN SUBM
07/06/16 UPDATED PLANS

DRAWING BY: ANS (REQUEST#235416)

DATE: 07/13/15

JOB NUMBER:

TITLE: 62112_Cutler Bay FL_24x36

File Path: Active\ACCOUNTS\CVS pharmacy\

Locations 2016\749_New Buildings\

62112_Cutler Bay FL_24x36

SHEET NUMBER:

SG1

COMMENTS:

S.W. 200TH STREET

S.W. 87TH AVENUE

OLD CUTLER ROAD

S.W. 85TH AVENUE

CVS/pharmacy

TYPE 'A' LEFT HAND CUSTOM BUILDING

GROUND FLOOR: 13,812' S.F.

MEZZANINE: 2,040' S.F.

F.F.E.: 10.0

LANDSCAPE LEGEND-CVS PHARMACY

X=(NO.)MITIGATION	KEY	QTY.	BOTANICAL NAME / COMMON NAME	NATIVE	SIZE	SPR.	CALIPER	SPCS.
DROUGHT TOLERANCE	NEW EXISTING							
** HYO 6	---	6	HYPOPHYLLIS VISCIFLORUS / SPINDLE PALM	YES	NO	18"-20"x7'-8"	F.G.	"MATCHED"
** OAK 17	---	6	QUERCUS VIRGINIANA / LIVE OAK	YES	---	18"-20"x7'-8"	F.G.	2.5" CALIPER @ D.B.H. 5' C.T. MIN.
** BUR 15	---	15	BURSERIA SIMARUBA / GUMBO LIMBO	YES	---	18"-20"x7'-8"	F.G.	2.5" CALIPER @ D.B.H. 5' C.T. MIN.
** GEI 13	---	13	CORDIA SEBESTENA / ORANGE GINGER	YES	---	18"-20"x7'-8"	F.G.	2.5" CALIPER @ D.B.H. 5' C.T. MIN.
** MYR 18	---	18	MYRTINANTHES FRAGRANS / SIMPSON'S STOPPER	YES	---	18"-20"x7'-8"	F.G.	2.5" CALIPER @ D.B.H. 5' C.T. MIN.
** ROY 13	---	13	ROYSTONIA ELATA / FLORIDA ROYAL PALM	YES	---	18"-20" 3" GW	F.G.	"HEAVY" MATCHED
** PHO 1	---	1	PHOENIX DACTYLIFERA / "MEDJOL"	---	NO	10' C.T. MIN.	F.G.	"SPECIMEN" MATCHED
** CON 1	---	1	CONOCARPUS SERICEUS / SILVER BUTTWOOD	YES	---	18"-20"x7'-8"	F.G.	2.5" CALIPER @ D.B.H. 5' C.T. MIN. STANDARD
** PTY 21	---	21	PTYCHOSPHERA ELEGANS / ALEXANDER PALM	YES	---	18"-20"x7'-8"	F.G.	"MATCHED"
** SAB 18	---	18	SABAL PALMETTO / CARIBBEAN PALM	YES	---	18"-20" 22'	F.G.	
** COC 5	---	5	COCOCCOLOBA DIVERSIFOLIA / PIGEON PLUM	YES	---	18"-20"x7'-8"	F.G.	2.5" CALIPER @ D.B.H. 5' C.T. MIN.
** LYS 5	---	5	LYSILOMA LATISSILIUM / WILD TAMARIND	YES	---	18"-20"x7'-8"	F.G.	2.5" CALIPER @ D.B.H. 5' C.T. MIN.
** CRU 12	---	12	CRUINIUM AUGUSTUM / QUEEN EMMA	---	NO	3'x3'	AS SHOWN	
** GEN 38	---	38	GENIPA CLUSIFORMIS / SEVEN-YEAR APPLE	YES	---	6" X 3"	30" O.C. FULL TO BASE & AS SHOWN	
** BYR 524	---	524	BYRSINOMIA LUCIDA / LOCUST BERRY	YES	---	24"x18" 3 GAL	24" O.C. FULL TO BASE	
** CHA 3	---	3	CHAMAPORUS HUMILIS / EUROPEAN FAN PALM	---	NO	5'-6" HGT.	F.G.	
** ARB 54	---	54	SCHOFFELERA ARBORICOLA / "TRINETTES"	---	NO	16"x18" 3 GAL	24" O.C.	
** EUG 228	---	228	EUGENIA FOETIDA / SPANISH STOPPER	YES	---	18"x18" 3 GAL	24" O.C. FULL TO BASE	
** DUR 55	---	55	DURANTA ERECTA / "GOLD MOUND"	---	NO	18"x18" 3 GAL	24" O.C. FULL TO BASE	
** RED 3	---	3	CORYLINE FRUTICOSA / "RED SISTER"	---	NO	30"x18" 3 GAL	AS SHOWN- FULL MULTI-STEM	
** JAS 350	---	350	JASMIMUM MULTIFLORUM / DOWNY JASMINE	---	NO	24"x18" 3 GAL	24" O.C. FULL	
** SER 753	---	753	SERENOA REPENS / SAW PALMETTO	---	NO	24"x18" 3 GAL	24" O.C. FULL	
** FCU 482	---	482	FICUS MICROCARPA / "GREEN ISLAND"	---	NO	18"x18" 3 GAL	24" O.C. FULL TO BASE	
** JAT 12	---	12	JATHORPA INTERGERIMA / PERGERINA	---	NO	6"-7" HGT.	45 GAL MIN. STANDARD FULL HEAD	
** ANN 400	---	400	SEASONAL ANNUALS / L.A. SELECT	---	NO	6" 1 GAL FULL 12" O.C.		

SECTION 3-102

(A) TERMINAL ISLANDS 1 TREE/10 SHRUBS PER 200 SQ.FT. (3,720.SQ)	REQUIRED	PROVIDED
(B) BUILDING PERIMETER 200 SQ.FT. PER 1,000 SQ.FT. OF BLDG. FLOOR AREA=13,605.00	2,721.00	2,750.00
(C) SITE CANOPY COVERAGE, MINIMUM 30% OF REMAINING DEVELOPMENT OF SITE:	27,594	27,594
(D) BUFFER AREA 6 TREES/20 SHRUBS PER 100 LF.=738.17	44,885	44,885
TOTAL TREES:	90	90
SECTION 3-102: TREE SPECIES MIX= 41 PLUS	6	10

LANDSCAPE LEGEND CVS CHAPTER 18A - ORDINANCE 98-13

ZONE DISTRICT: NC-1	NET LOT AREA	ACRES	REQUIRED	PROVIDED
A. SQUARE FEET OF OPEN SPACE REQUIRED BY ORDINANCE 11000, AS INDICATED	18,000	32.30%		
B. SQUARE FEET OF PARKING LOT OPEN SPACE REQUIRED BY SECTION 8.2, AS INDICATED ON SITE PLAN	600	600		
C. TOTAL S.F. OF LANDSCAPED OPEN SPACE REQUIRED BY SECTION 8.2: A+B=	17,086.92	25,410.00		
LAWN AREA CALCULATION				
A. 17,086.92 TOTAL S.F. OF LANDSCAPED OPEN SPACE REQUIRED BY ORD. 11000:	17,086.92	25,410.00		
A. MAXIMUM LAWN AREA (50%) PERMITTED= .20% X 3,417.39 S.F.	3,417.39	3,417.39		

LANDSCAPE LEGEND-MIXED USE BY OTHERS

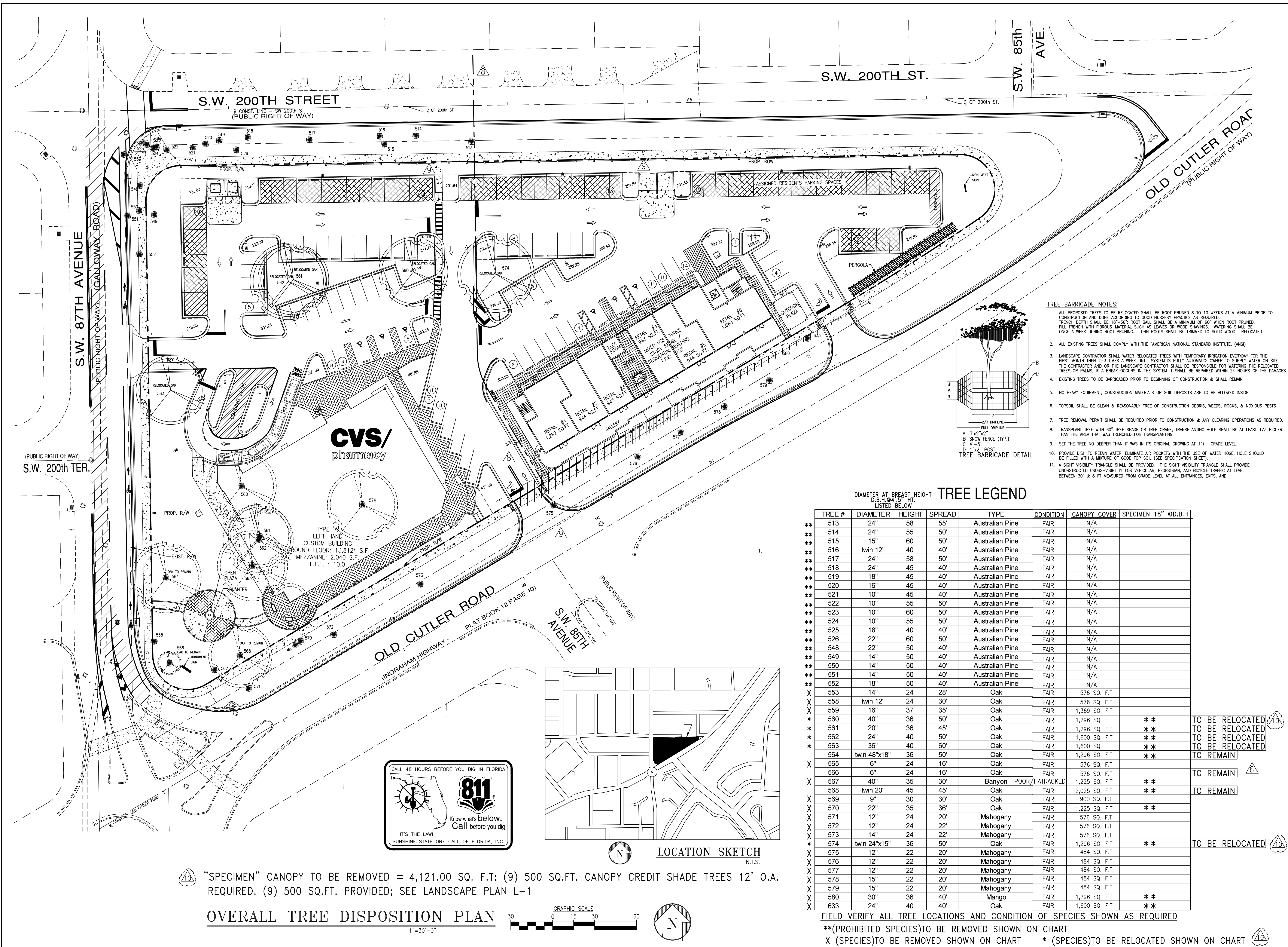
X=(NO.)MITIGATION	KEY	QTY.	BOTANICAL NAME / COMMON NAME	NATIVE	SIZE	SPR.	C
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[illegible]

SEAL:

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

DRAWING BY: RICK BARTLETT A.V.
DATE: 07-13-2015
JOB NUMBER: RBL # 14-12-2020 CKE # 1302
TITLE:
CVS PHARMACY
LANDSCAPE PLAN
SHEET NUMBER:
L — 1
COMMENTS:



CVS
pharmacy

FLORIDA COASTAL
14,600-CUSTOM BUILDING
WITH CHAMFER DRIVE-THRU

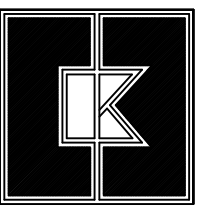
STORE NUMBER: 3764

NEC OLD CUTLER ROAD & SW 87th AVENUE
CUTLER BAY, FLORIDA

PROJECT TYPE:
DEAL TYPE: NEW

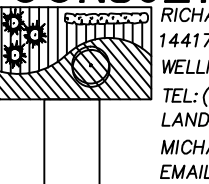
CS PROJECT NUMBER: 62112

ARCHITECT OF RECORD



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E: 0004432

CONSULTANT:



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WELLINGTON, FL 33414
TEL: (561) 795-0443 FAX: (561) 793-7920
LANDSCAPE ARCHITECTURE LICENSE 0003352
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SEAL

DEVELOPER:



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DEVELOPMENT GROUP
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(727) 669-2900
Fax (727) 669-2915

SEAL:

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

REVISIONS:

1	07-13-15
2	09-03-15
3	10-06-15 CITY COMMENTS
4	11-16-15
5	01-18-16
6	02-22-16 CITY COMMENTS
7	03-18-16 SITE PLAN SUBMT
8	05-02-16 SITE PLAN SUBMT
9	05-20-16 SITE PLAN WRKSHIP
10	07-06-16

DRAWING BY: RICK BARTLETT A.V.

DATE: 07-13-2015

JOB NUMBER: RBL#14-12-2020 CKE # 1302

TITLE: CVS PHARMACY TREE DISPOSITION PLAN

SHEET NUMBER: L-2

COMMENTS:



NOTE:

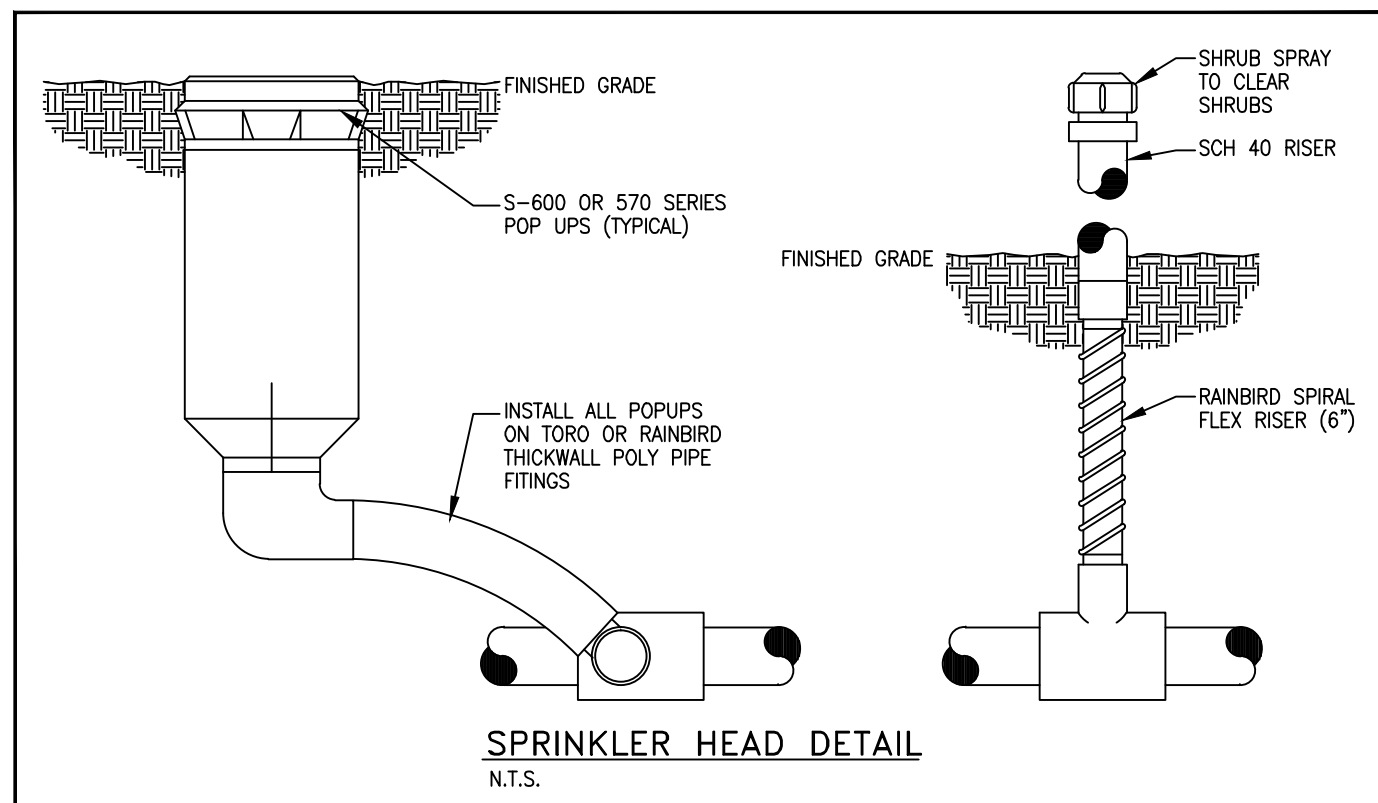
- DOCUMENT COMPLIANCE WITH THE STANDARDS IN ARTICLE V (GREEN STANDARDS) OF THE TOWN CODE OF CUTLER BAY ARE LISTED BELOW:

*SEE LANDSCAPE PLAN FOR PROVIDED AND ADDITIONAL INFORMATION REQUIRED

DROUGHT TOLERANCE= SFWM FLORIDA -FRIENDLY LANDSCAPING & DESIGN SHALL BE UTILIZED GREEN BUILDING ORDINANCE REQUIRED SECTION 3-103 75% OF PLANTS, TREES, AND GRASSES PER "SOUTH FLORIDA WATER MANAGEMENT DISTRICT" RECOMMENDATIONS (LATEST EDITION).

XERISCAPE LANDSCAPE PRINCIPLES SHALL BE APPLIED TO ALL SITES AS SPECIFIED IN THE "SOUTH FLORIDA WATER MANAGEMENT DISTRICTS XERISCAPE PLANT GUIDE II", UNDATED, AS REQUIRED.

- PLANS SHALL COMPLY WITH SECTION 3-93, COMPLIANCE WITH TOWN STANDARDS.
- PLANS SHALL COMPLY WITH SECTION 3-94, COMPLIANCE WITH COUNTY STANDARDS, SPECIFICALLY, CHAPTERS 18-A, 18B AND 24.



Time Controller

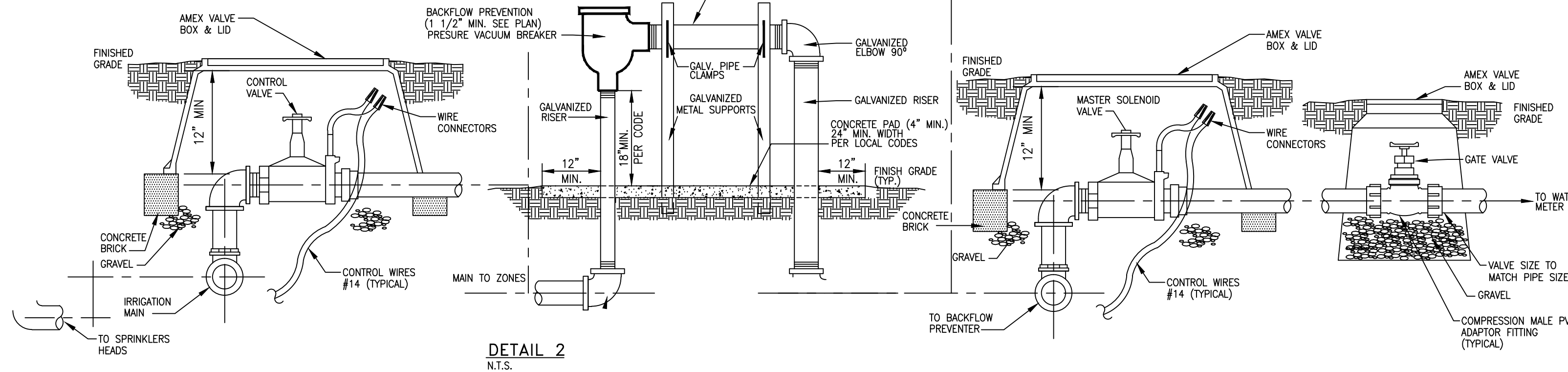
NOT TO SCALE

NOTE:

- THE ASSEMBLY MUST BE INSTALLED WITH MINIMUM HORIZONTAL CLEARANCE OF 18" MIN.-30" MAX. FREE FROM OBSTRUCTIONS IN ALL DIRECTIONS.
- 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.
- 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.
- 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.
- GUARDPOSTS OR PROTECTIVE ENCLOSURE MAY BE REQUIRED DEPENDING ON SITE CONDITIONS, BY GENERAL CONTRACTOR IF REQUIRED.
- INSTALL ADJUSTABLE PIPE SUPPORTS WHERE INDICATED. SUPPORT (TYP.) WILL NOT BE REQUIRED ON INSTALLATIONS 2" AND SMALLER.

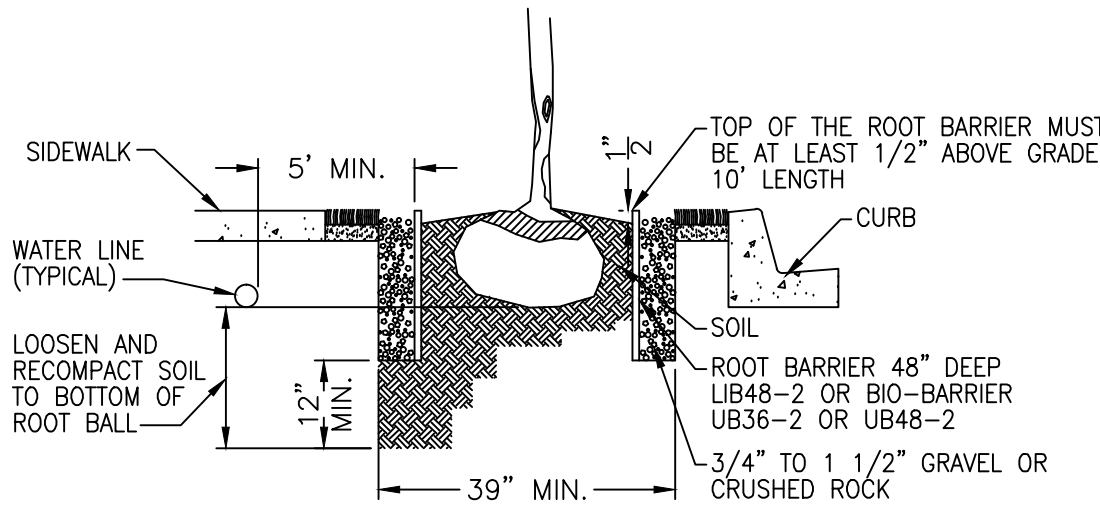
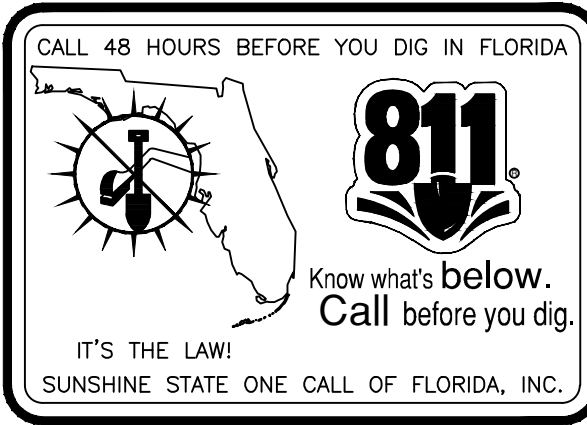
Main Line Thrust Blocks

NOT TO SCALE



IRRIGATION SPECIFICATIONS

- 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.
- ALL MAINS AND SLEEVES MUST BE PVC SCH 40 AND BURIED A MINIMUM OF 24" BELOW FINISH GRADE.
- ALL LATERALS MUST BE PVC SCH 160 AND BURIED A MINIMUM OF 12" BELOW FINISH GRADE.
- 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-1.1:
PIPE SIZE (INCHES) DEPTH OF COVER (INCHES)
1/2-2 1/2 18"-24"
3-5 24"-30"
6 AND LARGER 30"-36"
- CONTRACTOR TO SIZE PIPING (UNLESS OTHERWISE SHOWN) AND ADJUST SPRAY HEADS LOCATION TO CONFORM WITH WATER REQUIREMENTS OF ACTUAL LANDSCAPING FOR ADEQUATE WATER COVERAGE.
- IRRIGATION CONTRACTOR SHALL PROVIDE 100% COVERAGE TO ALL LANDSCAPED AREAS AND MAINTAIN A 50% MIN. OVERLAP USING RUST FREE WATER.
- IRRIGATION CONTRACTOR TO PROVIDE 35 PSI AT ALL HEADS.
- 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.
- IRRIGATION CONTRACTOR TO FURNISH CONTROLLER TIME CLOCK TO BE LOCATED IN MECHANICAL ROOM OR APPROVED LOCATION; SEE DETAIL.
- BUILDING CONTRACTOR TO SUPPLY ELECTRICAL HOOK UP.
- 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-1.1", INCLUDING ORDINANCES AND REGULATIONS OF ALL GOVERNING AUTHORITIES. WORK ALSO SHALL COMPLY WITH THE AMERICAN SOCIETY FOR TESTING AND MATERIALS (ASTM).
- SYSTEM IS TO BE DESIGNED (IF NOT SHOWN ON PLAN) AND INSTALLED BY A QUALIFIED, LICENSED, AND INSURED LANDSCAPE IRRIGATOR.
- SPRINKLER SYSTEM SHALL BE GUARANTEED FOR ONE YEAR AGAINST MECHANICAL DEFECTS.
- 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.
- ALL IRRIGATION LINE LOCATIONS SHOWN ON PLAN ARE APPROXIMATE. CONTRACTOR TO ADJUST TRENCHING IN FIELD FOR EXISTING CONDITIONS, PLANTINGS AND STRUCTURES AS REQUIRED.
- 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.
- 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 RUST 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 ONTO 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.

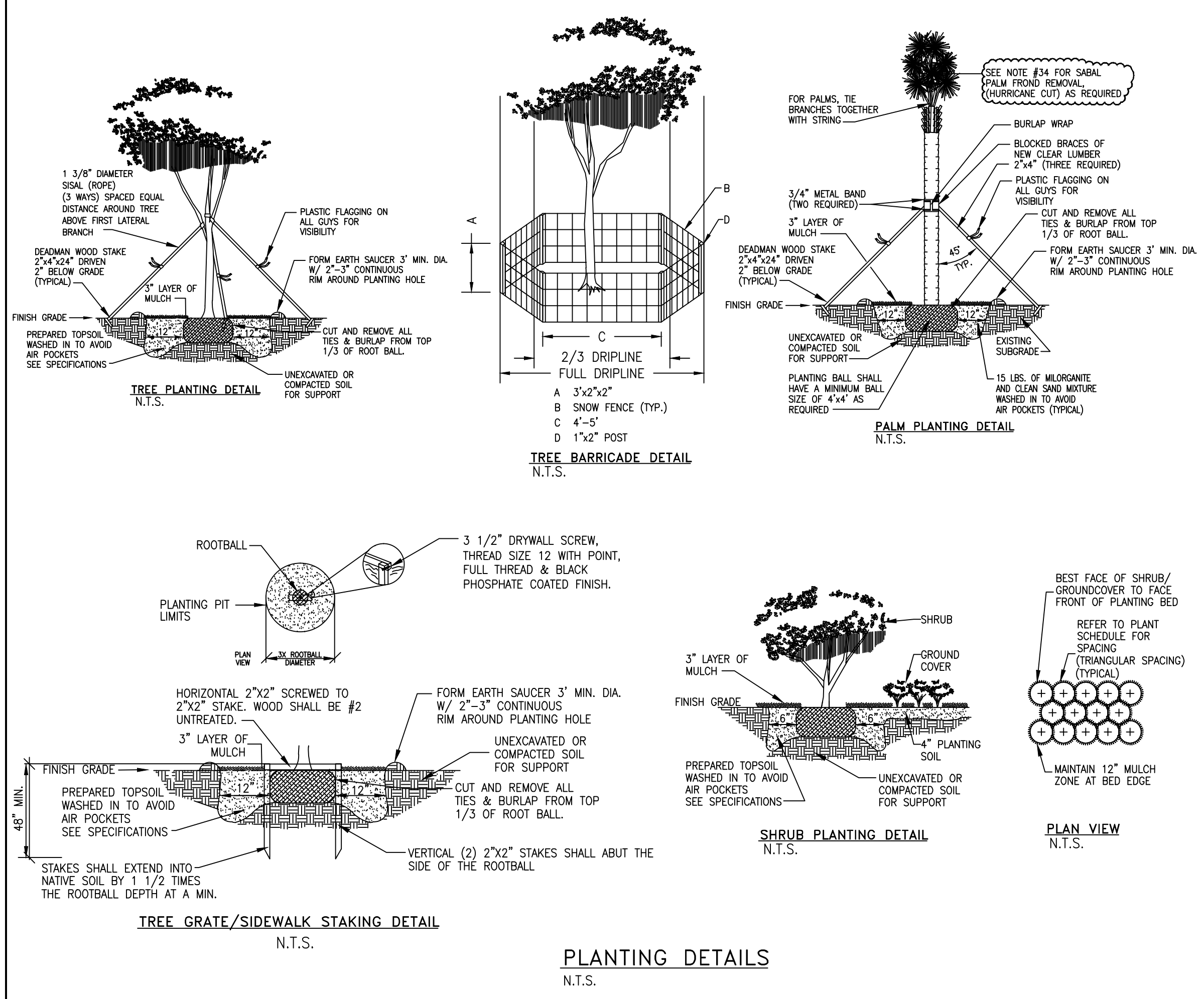


* ROOT BARRIER DETAIL (TYPICAL)

N.T.S. INJECTION MOLDED, RECYCLED POLYPROPYLENE ROOT BARRIER WITH DOUBLE TOP EDGE.

IRRIGATION LEGEND

SYMBOL	MODEL NUMBER	AREA	GPM
	TORO SPRY NOZZLES 570 W/ 6" & 12" SPRINKLER BODY	-	-
●	FULL - 15' F	15' RAD	4.00
●	270° - 15' 270°	15' RAD	3.00
●	HALF - 15' H	15' RAD	2.00
▲	QUARTER - 15' Q	15' RAD	1.00
○	SIDE STRIP - 4' SST	4'x30'	1.45
○	SIDE STRIP - 9' SST	9'x18'	1.20
○	CENTER STRIP - 4' CST	4'x30'	1.20
○	END STRIP - 4' EST	4'x15'	0.60
▲	TORO SERIES S600 GEAR DRIVEN ROTARY SPRINKLER	43' RAD	2.77
△	TORO MODEL NO. 304-00-03 STREAM ROTOR SPRINKLER	28' RAD	1.36
●	TORO MODEL NO. 308-00-03 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)		
---	MAIN TO BE PVC SCH. 40 (SIZE AS SHOWN)		
○	K-RAIN ZONING VALVE (X-ZONES) (IF SHOWN)		
○	TORO SERIES 252 LOW VOLTAGE AUTOMATIC VALVE (SIZE AS SHOWN)		
○	TIMER CONTROLLER AS SHOWN ON PLAN		
○	TORO RAIN SENSOR DEVICE MODEL # 850-74		



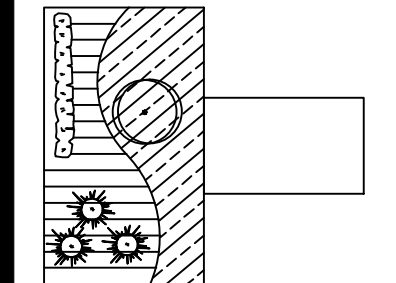
LANDSCAPE SPECIFICATIONS

- CONTRACTOR SHOULD MAKE HIS OWN TAKE OFF TO ELIMINATE DISCREPANCIES. IN CASE THEY OCCUR, THE PLAN WILL TAKE PRECEDENCE OVER THE PLANT LIST.
- EXACT LOCATION OF PLANT MATERIAL MAY VARY SLIGHTLY, COORDINATE FIELD LOCATIONS WITH OTHER TRADES PRIOR TO COMMENCEMENT OF WORK.
- 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.
- ALL PLANTING TO BE DONE ACCORDING TO GOOD NURSERY PRACTICE.
- ALL PLANTING MATERIAL SHALL BE GUARANTEED 365 DAYS (1 YEAR) FROM TIME OF FINAL INSPECTION & APPROVAL.
- ALL SOD TO BE ST. AUGUSTINE FLORATAM SOLID, UNLESS OTHERWISE NOTED.
- ALL BED AREAS TO RECEIVE A 3" LAYER OF EUCALYPTUS MULCH // FLORIMULCH, & SHALL BE A MIN. OF 1'-0" WIDER THAN PLANTS (MEASURED FROM OUTSIDE OF FOLIAGE).
- ALL TREES TO HAVE A 2 1/2" MINIMUM TRUNK CALIPER OR UNLESS OTHERWISE SHOWN ON LANDSCAPE LEGEND.
- ALL TREES FIELD GROWN (LIRIO CAN TREES NOT ACCEPTABLE), UNLESS OTHERWISE SHOWN.
- 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 HEREIN EXCEPT IF DESIGNATED TO BE BY OTHERS.
- LANDSCAPE ARCHITECT SHALL BE NOTIFIED OF ANY CHANGES IN THE MATERIAL OR DESIGN PRIOR TO INSTALLATION OF THE SAME.
- OWNER RESERVES THE RIGHT TO REJECT ANY OR ALL BIDS.
- LANDSCAPER SHALL HAVE A COMPETENT SUPERINTENDENT PRESENT ON THE JOB WHO SHALL BE AUTHORIZED TO REPRESENT THE LANDSCAPER IN HIS ABSENCE.
- 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.
- ALL PLANT MATERIAL SHALL BE HANDLED IN A CAREFUL MANNER DURING TRANSPORTATION AND INSTALLATION.
- PLANTS SHALL NOT BE PRUNED OR TOPPED BEFORE DELIVERY.
- OWNER RESERVES THE RIGHT TO APPROVE ALL PLANT MATERIALS.
- 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.
- 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.
- 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.
- 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 FROND); GAL (GALLON CAN); 3 GAL (3 GALLON CAN); OA (INDICATES OVERALL HEIGHT FROM TOP OF BALL TO MID POINT OF CURRENT SEASON'S GROWTH); SPR (INDICATES SPREAD); HYV (INDICATES HEAVY); MIN (INDICATES MINIMUM).
- 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.
- 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.
- 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.
- DELIVERY RECEIPTS FOR TOPSOIL, PLANTING SOIL & MULCH SHALL BE SUPPLIED TO THE INSPECTOR OR LANDSCAPE ARCHITECT UPON REQUEST.

- COMMERCIAL FERTILIZER: COMMERCIAL FERTILIZER SHALL BE AN ORGANIC FERTILIZER CONTAINING NITROGEN, PHOSPHORUS, 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 / 12'-16" MATERIAL
2 LBS. OR 5.80 CUPS / 8'-12" MATERIAL
0.69 LBS. OR 2.00 CUPS / 6'-8" 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 TIME 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 5-10-10 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). AGRIFORM TABLETS WITH TWENTY (20) PERCENT NITROGEN, TEN (10) PERCENT PHOSPHORUS, FIVE (5) PERCENT POTASSIUM IN 21 GRAM SIZES & SHALL BE APPLIED AT THE FOLLOWING RATES: 1 PAC PER 1 GAL. PLANTS, 2 PER 3 GAL. PLANTS AND 2 TABLETS PER 1" OF TREE TRUNK CALIPER. APPLY PALM SPECIAL FERTILIZER AS PER MANUFACTURERS RECOMMENDATION.
- SUPER ABSORBENT POLYMER: "TERRA SORB" OR APPROVED EQUAL AS PACKAGED IN 3 OZ. HANDY PAC COMPOSED OF SYNTHETIC ACRYLAMIDE 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
- 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.
- 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.
- WATER FOR PLANTING WILL BE AVAILABLE AT THE SITE AND WILL BE PROVIDED BY THE OWNER.
- PRUNING: REMOVE DEAD AND BROKEN BRANCHES FROM ALL PLANT MATERIAL. PRUNE TO INSURE PLANT 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 POLED, TOPPED, OR HATRACKED.
- 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.
- 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.
- 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 AROUND BUD FOR PROTECTION AS REQUIRED).

REVISIONS	BY
09-01-15	RGB

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CHECKED	R.BARTLETT/MER
DATE	07/10/15
SCALE	N.T.S.
JOB NUMBER	
SHEET	



FLORIDA COASTAL
12900 - LEFT
CHAMFER DRIVE-THRU
STORE NUMBER: 3764
NEC OLD CUTLER ROAD & SW 87TH AVE.
CUTLER BAY, FLORIDA.
PROJECT TYPE:
DEAL TYPE: NEW
CS PROJECT NUMBER: 62112

ARCHITECT OF RECORD

CONSULTANT:
 BOOS
DEVELOPMENT GROUP
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DEVELOPER:

SEAL:

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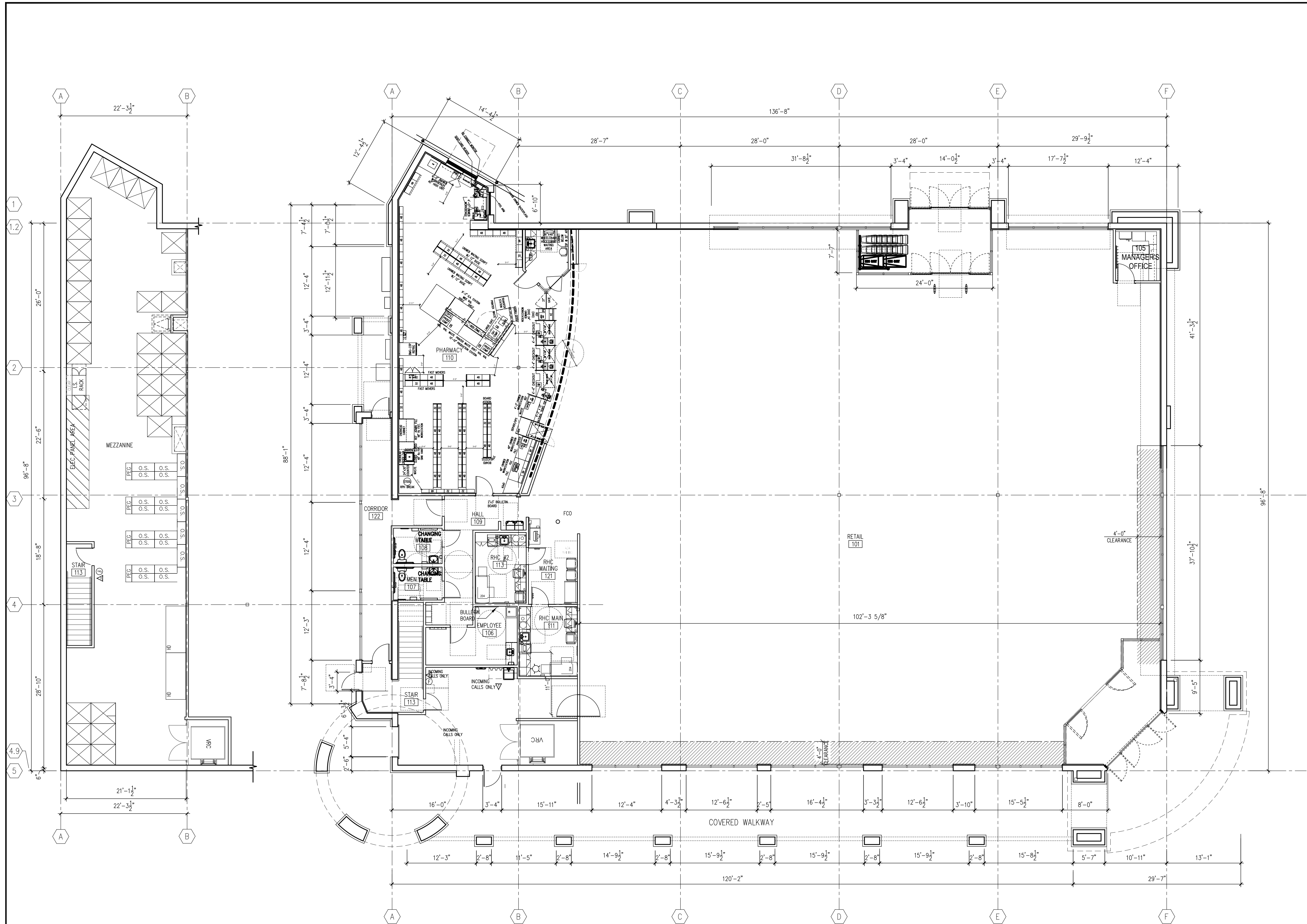
REVISIONS:
6/19/2015
10/07/2015
11/10/2015
01/19/2016
06/17/2016
07/06/2016

DRAWING BY: L.V.
DATE: 07-13-2015
JOB NUMBER: 1302
TITLE:

FLOOR PLAN

SHEET NUMBER:

A-1.0



1 FLOOR PLAN
A-1 SCALE: 1/8" = 1'-0"



EXTERIOR FINISH SCHEDULE					
TAG	MATERIAL / DESCRIPTION	MFR.	STYLE/ CAT. NO.	COLOR	NOTES
E1	SIDDING	HARDIE PLANK	SELECT CEDARMILL	MATCH B.M. GINGER SNAPS 1063	
E2	EIFS/STUCCO	STO THERM LOTUSAN	191 STOUT LOTUSAN 1.5	MATCH B.M. KEYWEST IVORY 192	RE: SPECIFICATION
E3	EIFS/STUCCO	STO THERM LOTUSAN	191 STOUT LOTUSAN 1.5	MATCH B.M. GINGER SNAPS 1063	RE: SPECIFICATION
E4	EIFS/STUCCO	STO THERM LOTUSAN	191 STOUT LOTUSAN 1.5	CLOUD WHITE 967	RE: SPECIFICATION
E5	STONE ACCENT	EL DORADO STONE	STACKED STONE	DRY CREEK	
E6	PAINT	BENJAMIN MOORE		CLOUD WHITE 967	
E7	PREFINISHED METAL/CORNICES	BENJAMIN MOORE		CLOUD WHITE 967	CORNICES, STUCCO BANDS, TRELLIS
E8	ALUM STOREFRONT	SEE SPECS	SEE SPECS		CLEAR ALUM/ CLR GLASS
E9	ALUM AUTOMATIC DOOR	STANLEY	SEE SPECS		CLEAR ALUM/ CLR GLASS
E10	PRE-FABRICATED CANOPY	MAPES ARCHITECTURAL CANOPIES	SEE SPECS	MATCH E6	
E11	BOLLARD COVER	SEE "SITE & STREET FURNISHINGS" SPEC	SEE "SITE & STREET FURNISHINGS" SPEC	YELLOW	TYP FOR ALL PIPE BOLLARDS (UON)
E12	METAL ROOF	T.B.D.	STANDING SEAM	ASH GRAY	
E13	PAINT	BENJAMIN MOORE		CLOUD WHITE 967	TYP FOR ALL SHUTTERS
E14	NOT USED				
E15	BRICK	T.B.D.	T.B.D.	--	BRICK WALL TO MATCH PAVERS AT PLAZA

LEGEND

(X) - RE: EXTERIOR FINISH SCHEDULE

NOTE:
SIGNAGE UNDER SEPARATE PERMIT

DOORWAYS & WINDOWS CALCULATIONS

CODE SECTION 3-80(F) FIRST LEVEL DOORWAYS AND WINDOWS ON FRONTAGE ELEVATIONS:
PERCENTAGE OF DOORWAYS AND WINDOWS AREA REQUIRED BETWEEN 50% TO 70% AND 16' MAX SPACING BETWEEN OPENINGS.

1. FIRST FLOOR STREET LEVEL FRONTAGE ELEVATION VERSUS DOORWAYS AND WINDOWS AREA - (OLD CUTLER ROAD - 1ST FLOOR - AREA TAKEN TO CEILING)

FRONTAGE WALL AREA
(@ FIRST FLOOR STREET LEVEL) 1,564.51 SQ.FT.

FRONTAGE OPENING AREA (ALL OPENINGS ARE GLASS)
(@ FIRST FLOOR STREET LEVEL) 817.90 SQ.FT. 52.30%

COMPLIES (*)

2. FIRST FLOOR STREET LEVEL FRONTAGE ELEVATION VERSUS DOORWAYS AND WINDOWS AREA -(SW 87TH AVENUE - 1ST FLOOR - AREA TAKEN TO CEILING)

FRONTAGE WALL AREA
(@ FIRST FLOOR STREET LEVEL) 1,048.78 SQ.FT.

FRONTAGE OPENING AREA
(@ FIRST FLOOR STREET LEVEL) 543. SQ.FT. 51.77%

COMPLIES

CODE SECTION 3-80(G) OPENING CALCULATION ON THE TOTAL FACADE AREA
NOT MORE THAN 45% OF TOTAL AREA OF FACADE MAYBE COMPRISED OF GLASS AREA OR OTHER OPENING.

3. TOTAL FACADE AREAS VERSUS OPENING (GLASS AND OTHER)

3.1 ALL ELEVATIONS:

FACADE	WALL AREA	OPENING AREA
NORTH-EAST	3,112.65 S.F.	911.69 S.F. (29%)
SOUTH-EAST (OLD CUTLER)	4,749.61 S.F.	1,416.95 S.F. (30%)
NORTH-WEST	3,799.72 S.F.	672.79 S.F. (18%)
SOUTH-WEST (87TH AVE.)	3,084.31 S.F.	877.17 S.F. (29%)
TOTAL	14,746.29 S.F.	3,851.74 S.F. 26 %
PERCENTAGE OF ALL OPENINGS		COMPLIES

3.2 FRONTAGE ELEVATIONS:

FRONTAGE	WALL AREA	OPENING AREA
SOUTH-EAST (OLD CUTLER)	4,749.61 S.F.	1,416.95 S.F. (30%)
SOUTH-WEST (87TH AVE.)	3,084.31 S.F.	877.17 S.F. (29%)
TOTAL	7,833.92 S.F.	2304.12 S.F. 29%
PERCENTAGE OF FRONTAGE OPENINGS		COMPLIES

NOTES:
(*) THE STREET LEVEL CALCULATIONS FOR FRONTAGE ELEVATION VERSUS GLASS AREA (ITEMS 1 AND 2 ABOVE) DO NOT INCLUDE ANY FAUX OR DISPLAY CASEMENTS. IN THE OLD CUTLER ROAD FACADE THE OPERABLE WALL OPENING AREAS (WINDOWS AND DOORS) HAVE SEPARATIONS LESS THAN 16' BETWEEN THEM.



FLORIDA COASTAL
14,600-CUSTOM BUILDING
CAHMFER DRIVE-THRU

STORE NUMBER: 3764

NEC OLD CUTLER ROAD & SW 87th AVENUE
CUTLER BAY, FLORIDA

PROJECT TYPE:

DEAL TYPE:

CS PROJECT NUMBER: 62112

ARCHITECT OF RECORD



CKE GROUP
INCORPORATED
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15500 NEW BARN ROAD
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REVISIONS:

6/19/2015
9/01/2015
10/07/2015
02/12/2016
06/17/2016
06/27/2016 DOOR & WINDOWS CALCS.
07/06/2016

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DATE: 07-13-2015
JOB NUMBER: CKE # 1302
TITLE:

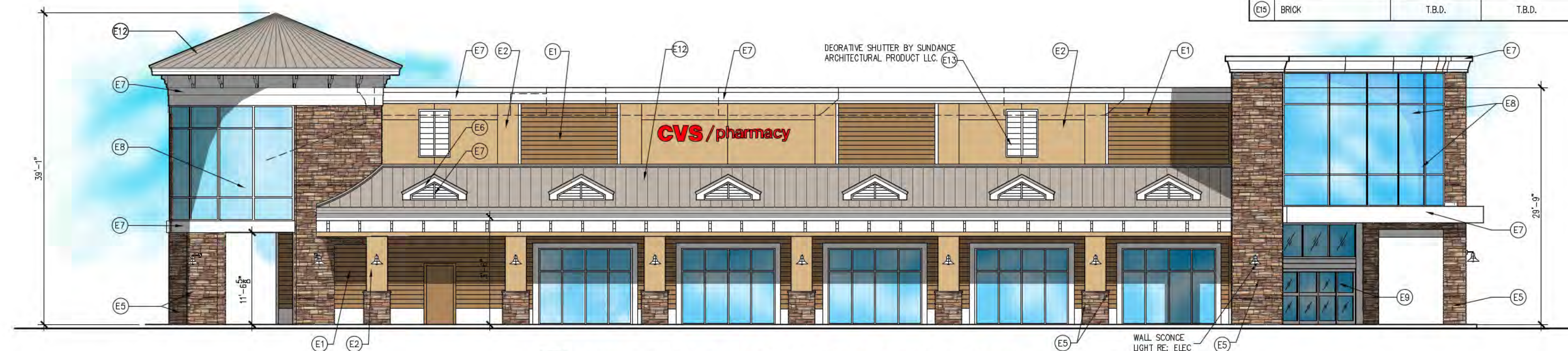
EXTERIOR ELEVATIONS

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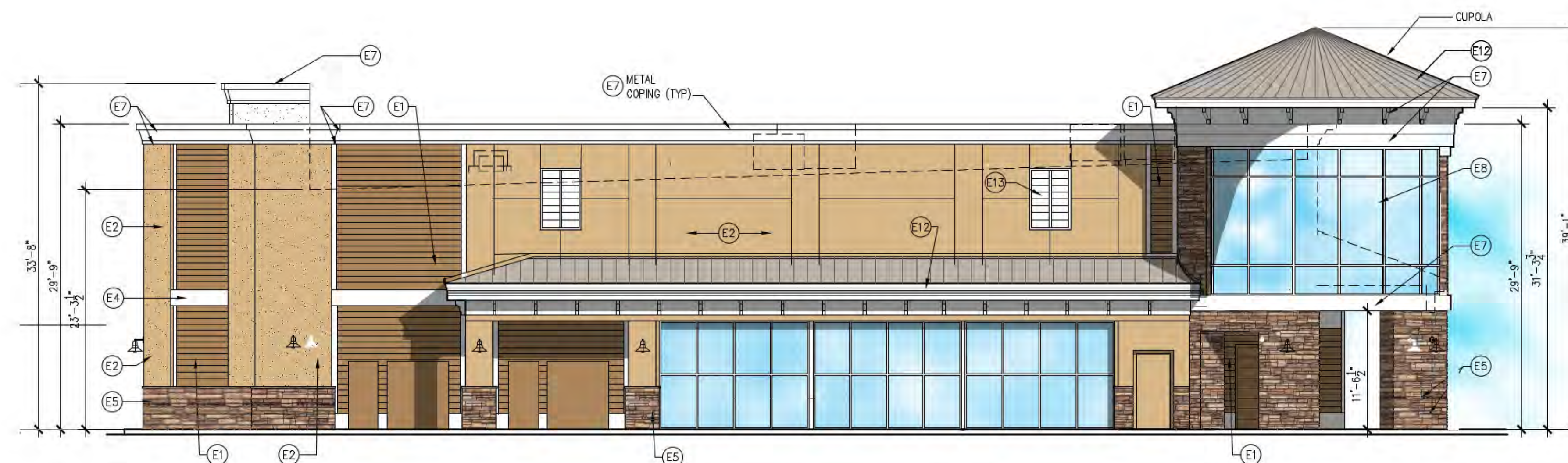
A-2.0

COMMENTS:

NOT RELEASED FOR CONSTRUCTION



1 SOUTHEAST ELEVATION (OLD CUTLER ROAD)
A-2.0 SCALE: 1/8" = 1'-0"



2 SOUTHWEST ELEVATION (87TH AVENUE)
A-2.0 SCALE: 1/8" = 1'-0"

EXTERIOR FINISH SCHEDULE					
TAG	MATERIAL / DESCRIPTION	MFR.	STYLE/ CAT. NO.	COLOR	NOTES
E1	SIDING	HARDIE PLANK	SELECT CEDARMILL	MATCH B.M. GINGER SNAPS 1063	
E2	EIFS/STUCCO	STO THERM LOTUSAN	191 STOLIT LOTUSAN 1.5	MATCH B.M. KEYWEST IVORY 192	RE: SPECIFICATION
E3	EIFS/STUCCO	STO THERM LOTUSAN	191 STOLIT LOTUSAN 1.5	MATCH B.M. GINGER SNAPS 1063	RE: SPECIFICATION
E4	EIFS/STUCCO	STO THERM LOTUSAN	191 STOLIT LOTUSAN 1.5	CLOUD WHITE 967	RE: SPECIFICATION
E5	STONE ACCENT	EL DORADO STONE	STACKED STONE	DRY CREEK	
E6	PAINT	BENJAMIN MOORE		TBD	
E7	PREFINISHED METAL/CORNICES	BENJAMIN MOORE		CLOUD WHITE 967	CORNICES, STUCCO BANDS, TRELLIS
E8	ALUM STOREFRONT	SEE SPECS	SEE SPECS		WHITE FRAME/ CLR GLASS
E9	ALUM AUTOMATIC DOOR	STANLEY	SEE SPECS		WHITE FRAME/ CLR GLASS
E10	PRE-FABRICATED CANOPY	MAPES ARCHITECTURAL CANOPIES	SEE SPECS	MATCH E8	
E11	BOLLARD COVER	SEE "SITE & STREET FURNISHINGS" SPEC	SEE "SITE & STREET FURNISHINGS" SPEC	YELLOW	TYP FOR ALL PIPE BOLLARDS (UON)
E12	METAL ROOF	T.B.D.	STANDING SEAM	ASH GRAY	
E13	PAINT	BENJAMIN MOORE		CLOUD WHITE 967	TYP FOR ALL SHUTTERS
E14	NOT USED				
E15	BRICK	T.B.D.	T.B.D.		BRICK WALL TO MATCH PAVERS AT PLAZA

CVS
pharmacy

FLORIDA COASTAL
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DRAWING BY: L.V.

DATE: 07-13-2015

JOB NUMBER: CKE # 1302

TITLE:

EXTERIOR ELEVATIONS

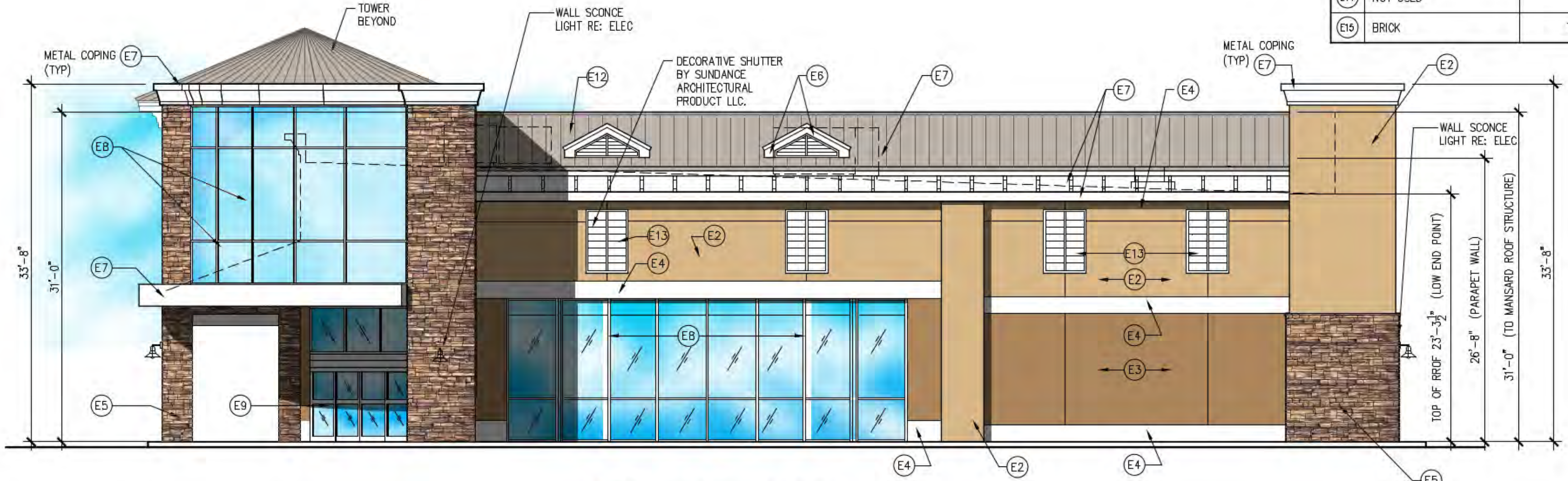
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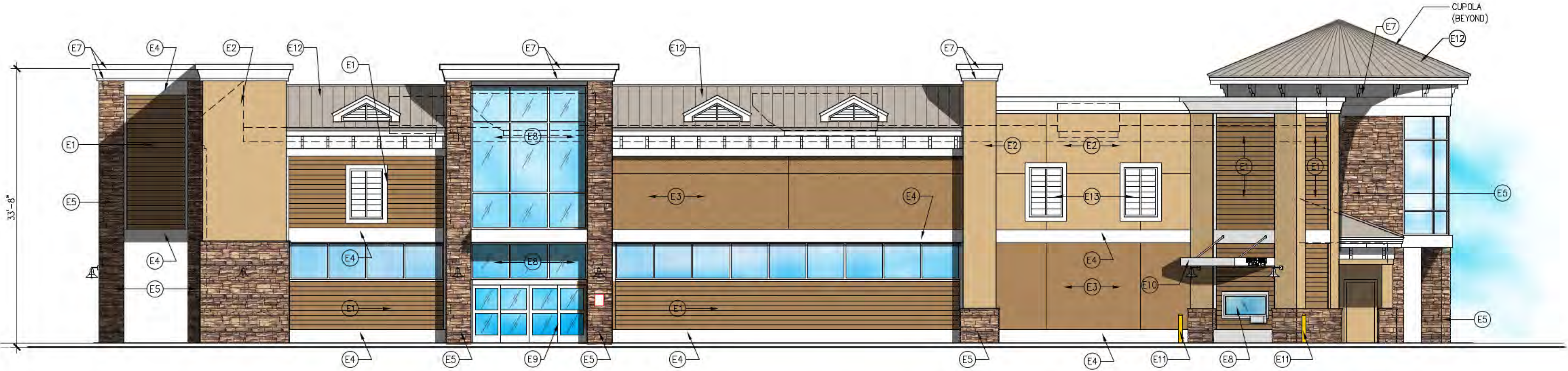
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E11	BOLLARD COVER	SEE "SITE & STREET FURNISHINGS" SPEC	SEE "SITE & STREET FURNISHINGS" SPEC	YELLOW
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E13	PAINT	BENJAMIN MOORE		CLOUD WHITE 967
E14	NOT USED			
E15	BRICK	T.B.D.	T.B.D.	BRICK WALL TO MATCH PAVERS AT PLAZA



1 NORTH EAST ELEVATION
A-3.0 SCALE: 1/8" = 1'-0"



2 NORTHWEST ELEVATION (FACING PARKING AREA)
A-3.0 SCALE: 1/8" = 1'-0"

CVS
pharmacy

FLORIDA COASTAL
14,600-CUSTOM BUILDING
CAHMFER DRIVE-THRU

STORE NUMBER: 3764

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DRAWING BY: L.V.

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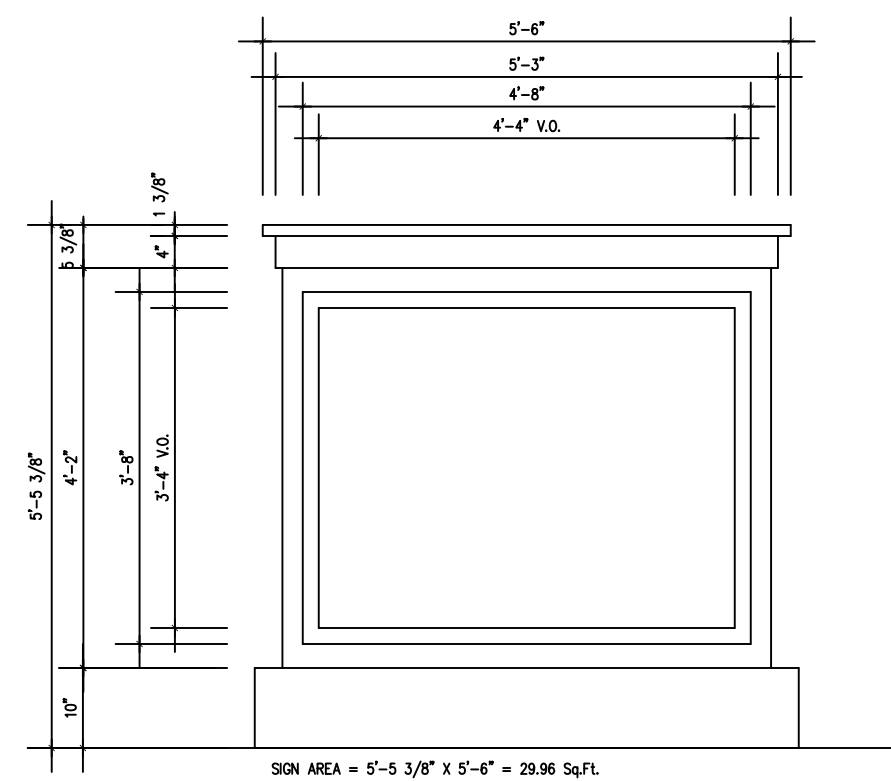
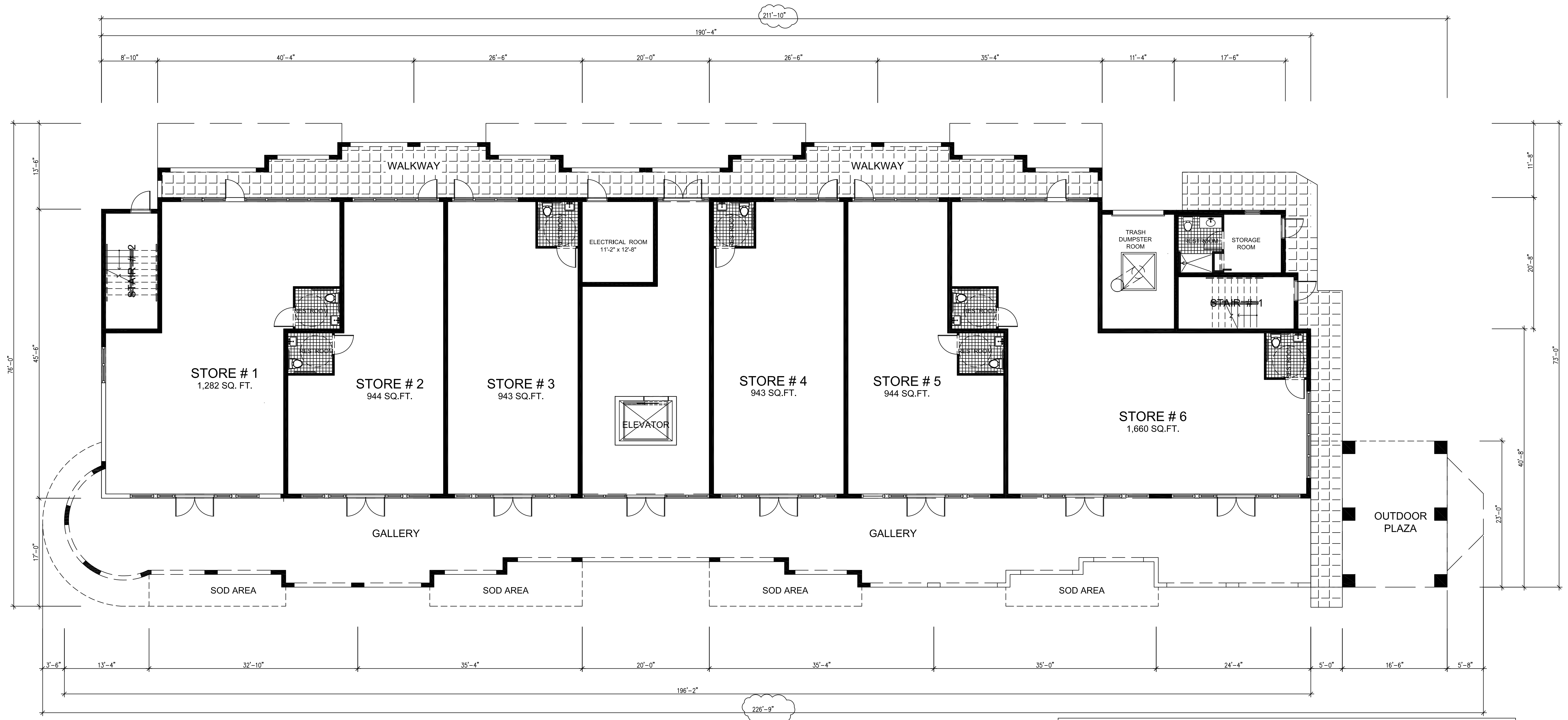
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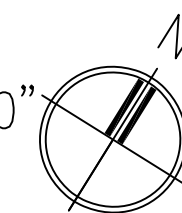


MONUMENT SIGN DETAIL

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

GROUND FLOOR PLAN

1/8" = 1'-0"



GROUND FLOOR BREAKDOWN AREAS				
TOTAL FLOOR AREA GROUND FLOOR			12158	
TOTAL RETAIL SPACE AREA		6716	6716	
	RETAIL # 1 RETAIL # 2 RETAIL # 3 RETAIL # 4 RETAIL # 5 RETAIL # 6	1282 944 943 943 944 1660		
TOTAL COMMON AREAS		1689	1689	
	ELECTRICAL ROOM ELEVATOR LOBBY STAIR # 1 STAIR # 2 TRASH ROOM CHANGING ROOM	166 74 707 169 176 228 169		
GROSS GROUND FLOOR PLAN AREA		8405		
TOTAL GALLERY AND OUTDOOR PLAZA AREA			3753	
TOTAL				12158

REVISIONS	BY
06/23/2016	

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OWNER:
VILLAGE OF OLD CUTLER CORP.
C/O MR. ANDRES STEFANO
11350 S.W. 95th STREET
MIAMI, FLORIDA 33176
(786) 205-8853

"VILLAGE OF OLD CUTLER"
3 STORY MIXED USE BUILDING
OLD CUTLER ROAD & S.W. 200th STREET
TOWN OF OLD CUTLER BAY, FLORIDA 33189

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SECOND FLOOR PLAN 1/8" = 1'-0"

SECOND FLOOR BREAKDOWN AREAS				
TOTAL FLOOR AREA SECOND FLOOR				
TOTAL LIVING AREA		11136	11136	
	APARTMENT # 1 (MODEL 'A')	1288		
	APARTMENT # 2 (MODEL 'A')	1173		
	APARTMENT # 3 (MODEL 'A')	1173		
	APARTMENT # 4 (MODEL 'C')	1391		
	APARTMENT # 5 (MODEL 'D')	1467		
	APARTMENT # 6 (MODEL 'A')	1123		
	APARTMENT # 7 (MODEL 'A')	1123		
	APARTMENT # 8 (MODEL 'A')	1123		
	APARTMENT # 9 (MODEL 'B')	1275		
TOTAL COMON AREAS		2920.26	2920.26	
	GALLERY	2353.32		
	ELEVATOR	74.11		
	STAIR # 1	182.08		
	STAIR # 2	178.75		
	TRASH ROOM	132		
TOTAL			14056.26	14056.26

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THIRD FLOOR PLAN 1/8" = 1'-0"

THIRD FLOOR BREAKDOWN AREAS				
TOTAL FLOOR AREA THIRD FLOOR			14321.26	14447.26
TOTAL LIVING AREA		11401	11401	
	APARTMENT # 10 (MODEL 'A')	1288		
	APARTMENT # 11 (MODEL 'A')	1173		
	APARTMENT # 12 (MODEL 'A')	1173		
	APARTMENT # 13 (MODEL 'CB')	1656		
	APARTMENT # 14 (MODEL 'D')	1467		
	APARTMENT # 15 (MODEL 'A')	1123		
	APARTMENT # 16 (MODEL 'A')	1123		
	APARTMENT # 17 (MODEL 'A')	1123		
	APARTMENT # 18 (MODEL 'B')	1401		
TOTAL COMON AREAS		2920.26	2920.26	
	GALLERY	2353.32		
	ELEVATOR	74.11		
	STAIR # 1	182.08		
	STAIR # 2	178.75		
	TRASH ROOM	132		
TOTAL				14321.26

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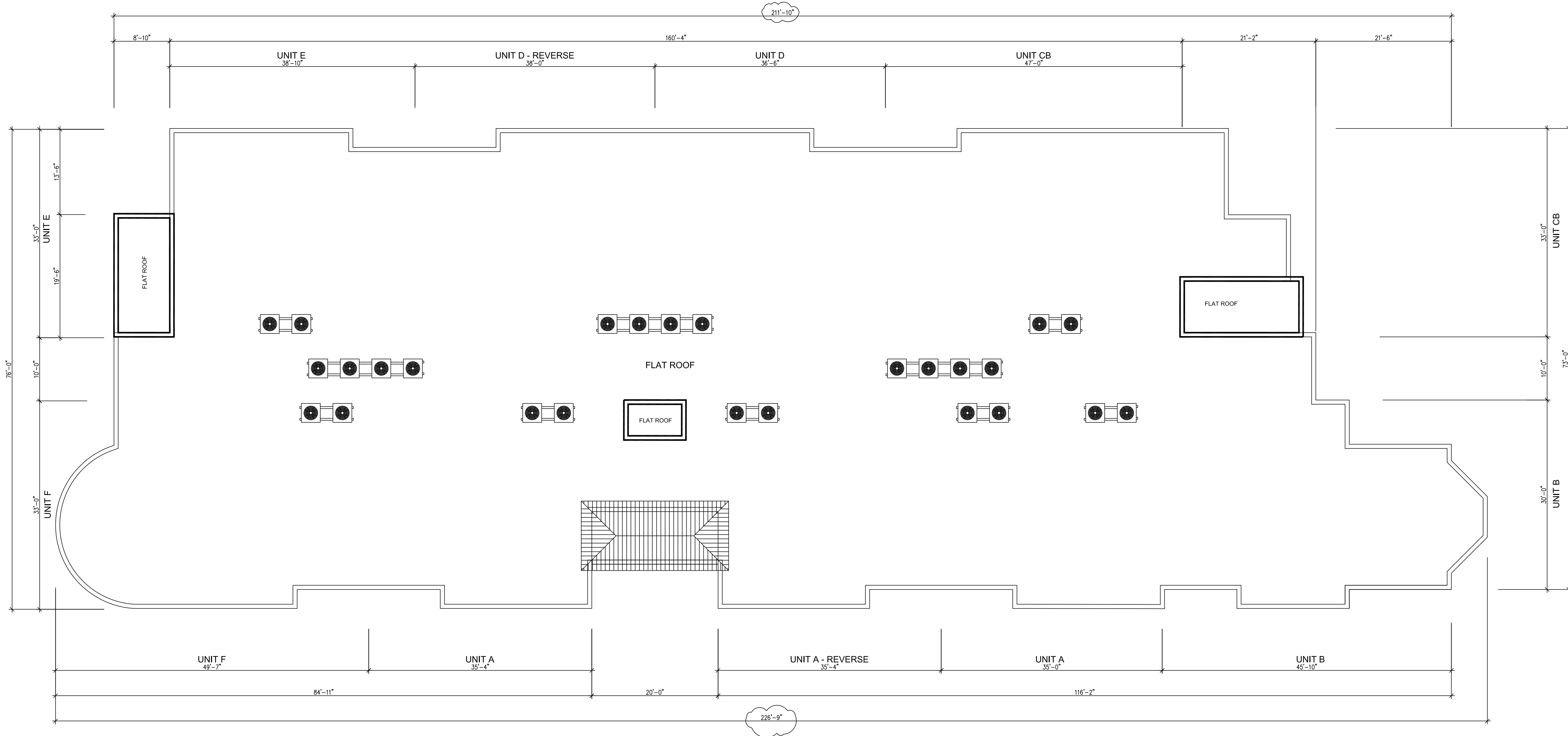
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ROOF PLAN 1/8" = 1'-0"

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SOUTHEAST ELEVATION
OLD CUTLER ROAD

1/8"=1'-0"



NORTHEAST ELEVATION

1/8"=1'-0"

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NORTHWEST ELEVATION 1/8"=1'-0"



SOUTHWEST ELEVATION 1/8"=1'-0"

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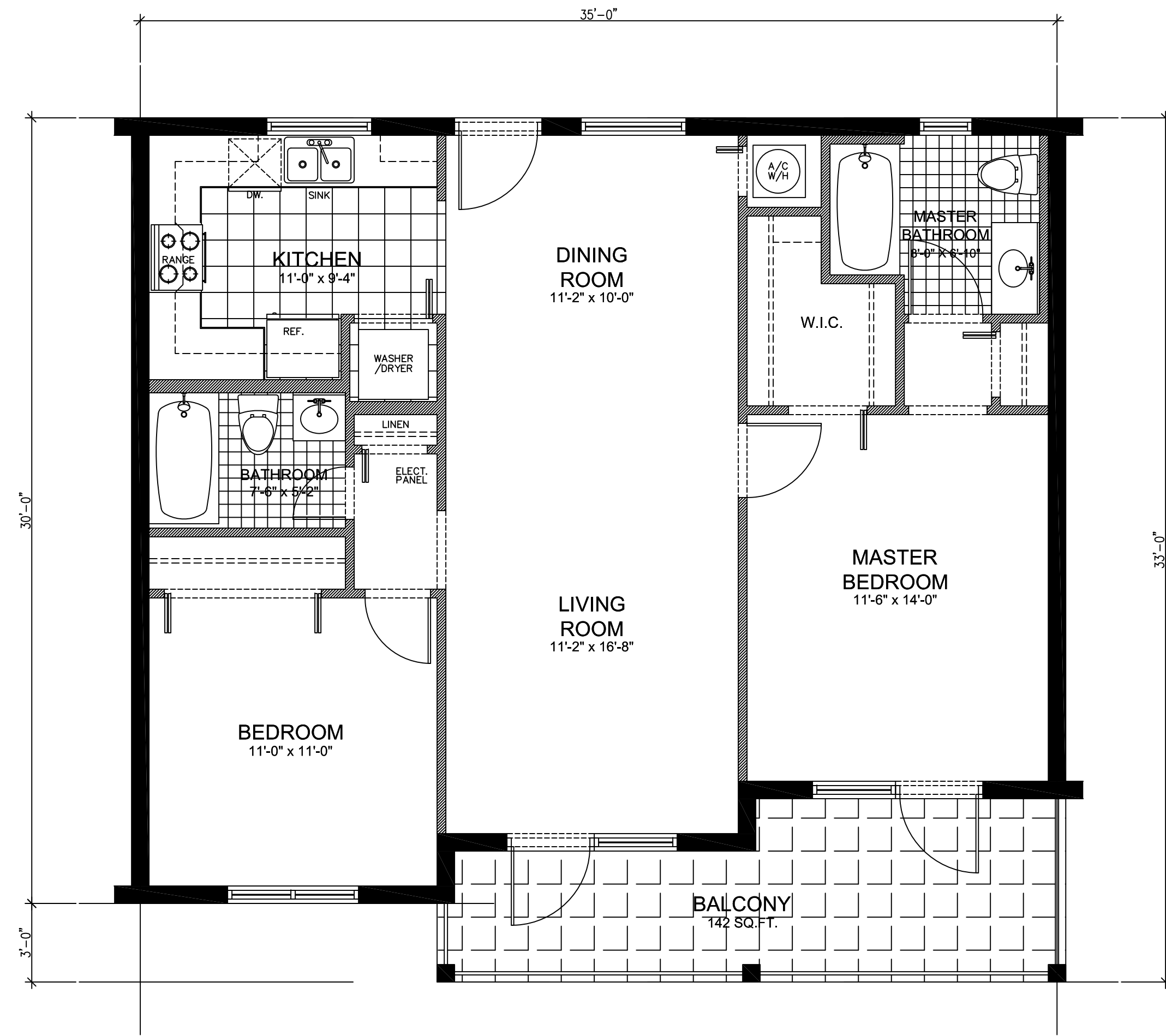
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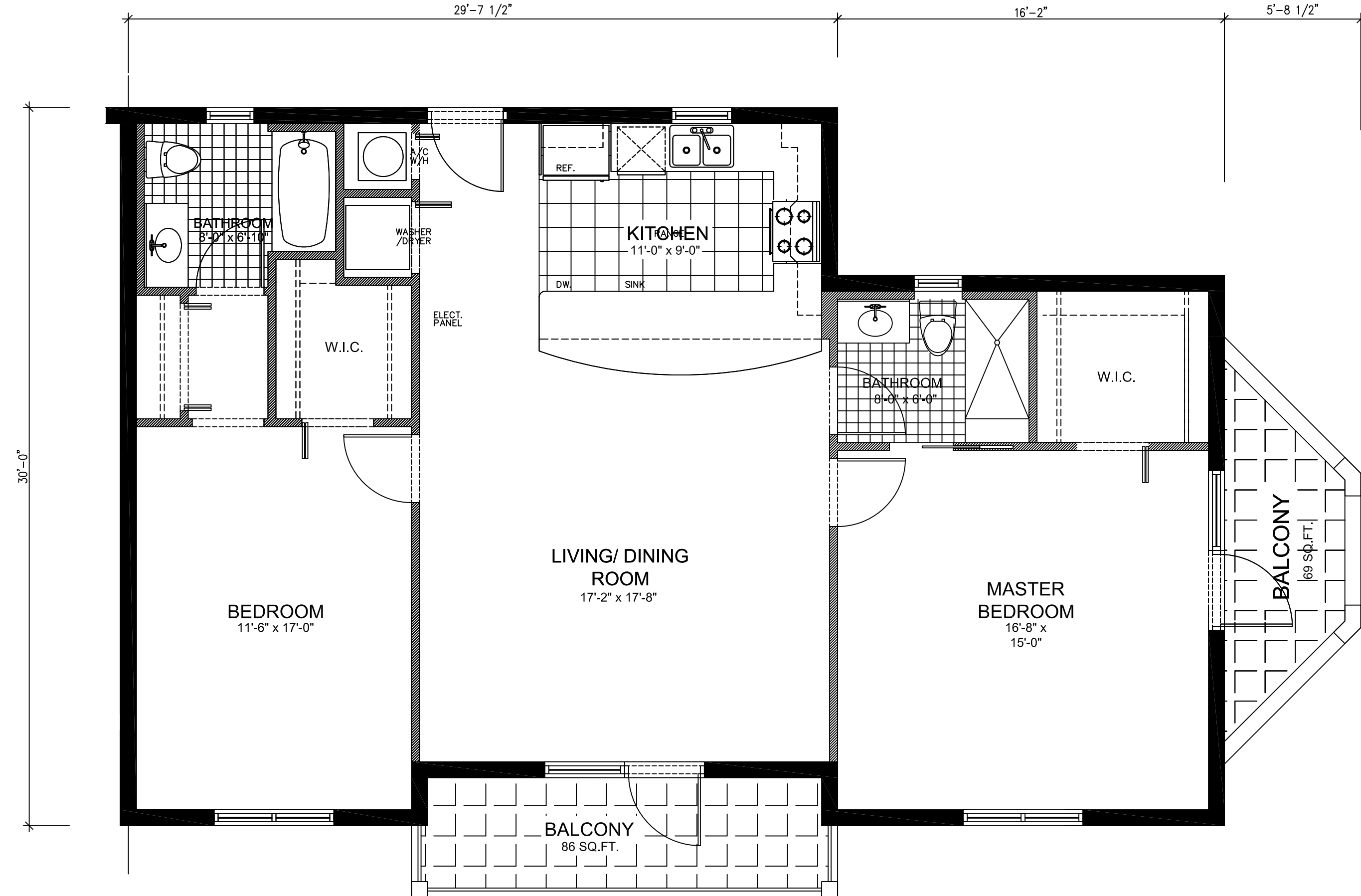
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MODEL 'A' 1/4" = 1'-0"

A/C AREA:	981 SQ.FT.
BALCONY:	142 SQ.FT.
TOTAL	1,123 SQ.FT.



MODEL 'B' 1/4" = 1'-0"

A/C AREA:	1120 SQ.FT.
BALCONY:	86 SQ.FT.
BALCONY:	69 SQ.FT.
TOTAL	1275 SQ.FT.

TYPICAL UNITS 1/4" = 1'-0"

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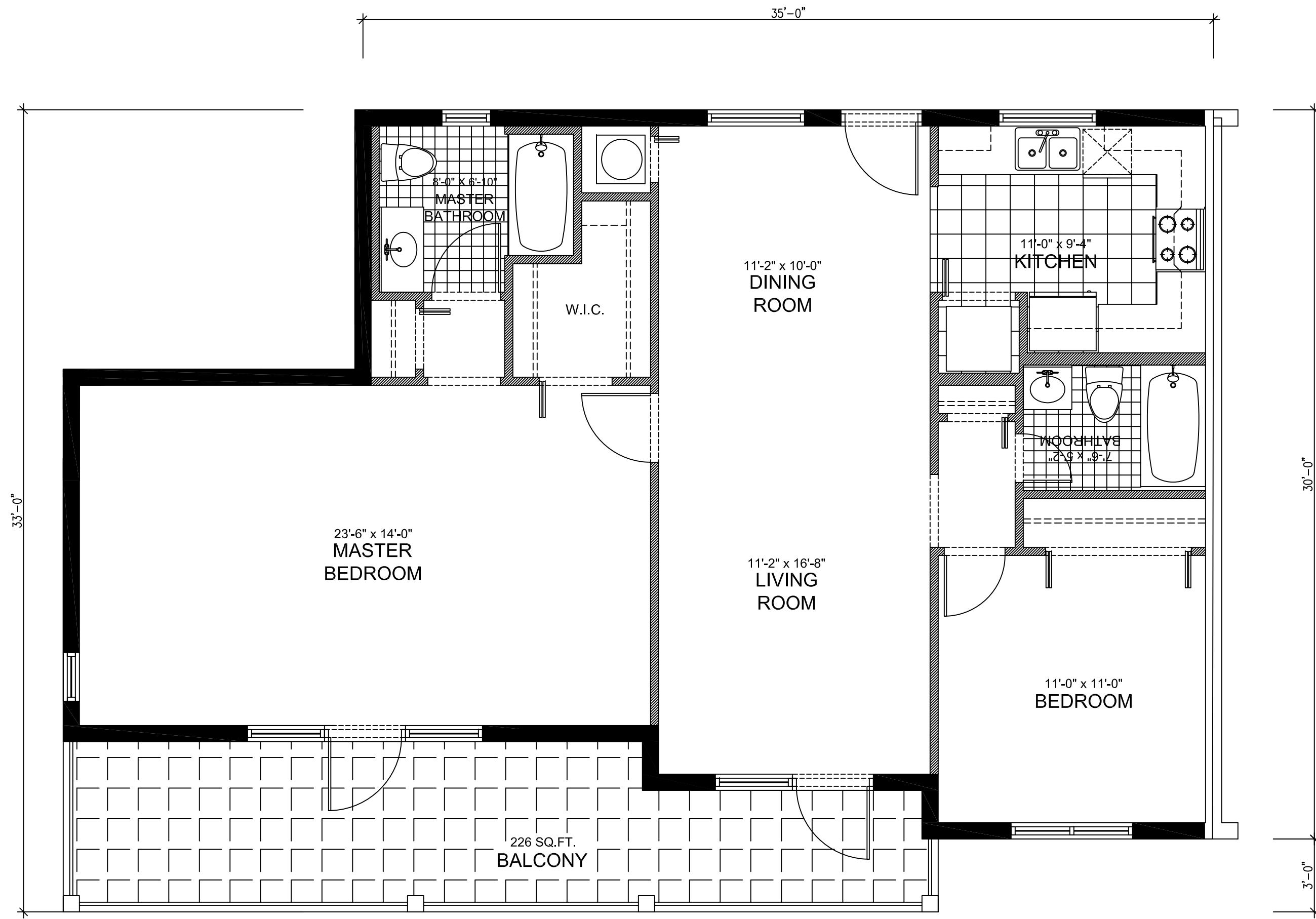
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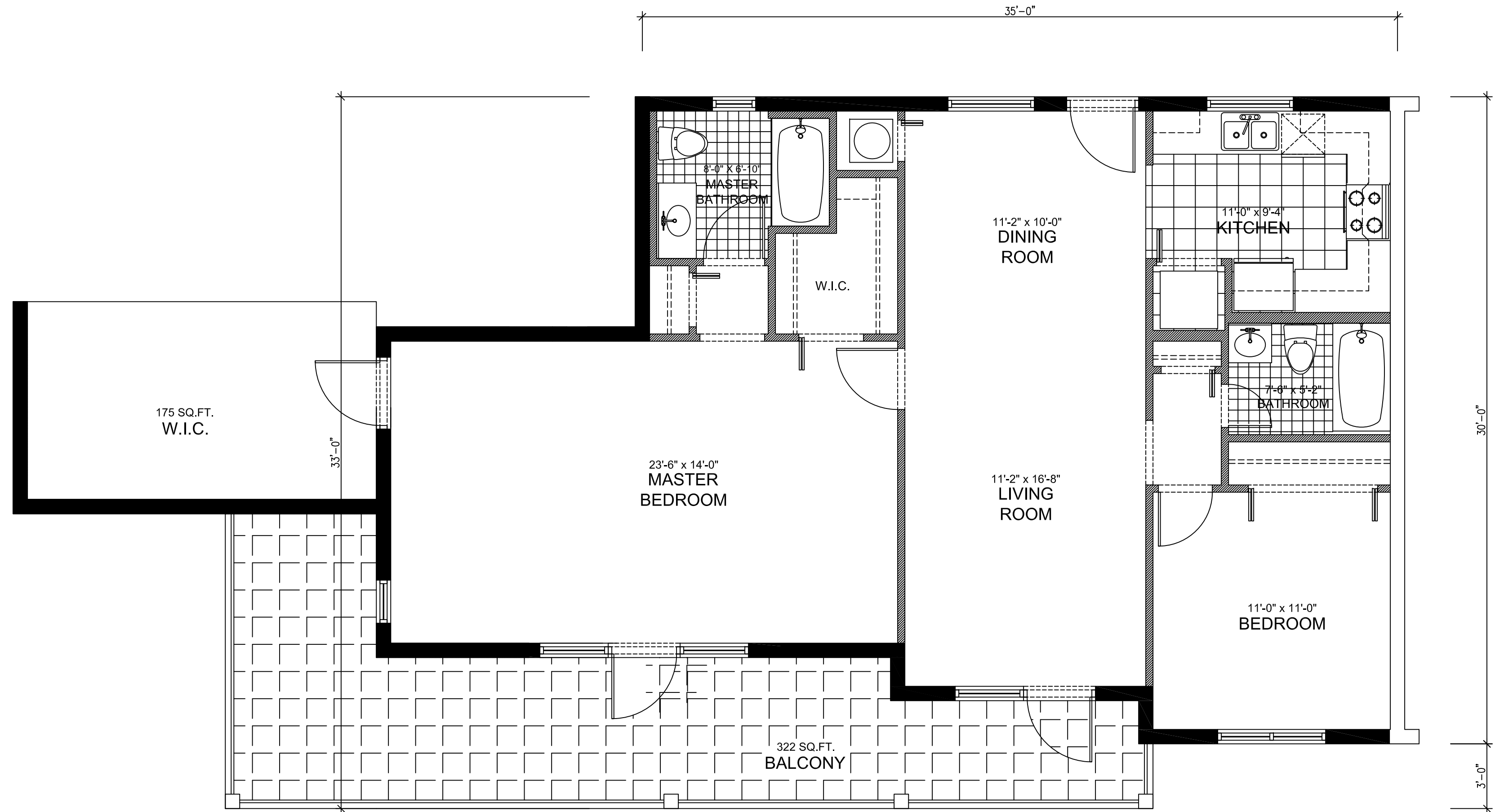
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MODEL 'C' 1/4" = 1'-0"

A/C AREA:	1,165 SQ.FT.
BALCONY:	226 SQ.FT.
TOTAL	1,391 SQ.FT.



MODEL 'CB' 1/4" = 1'-0"

A/C AREA:	1,334 SQ.FT.
BALCONY:	322 SQ.FT.
TOTAL	1,656 SQ.FT.

TYPICAL UNITS 1/4" = 1'-0"

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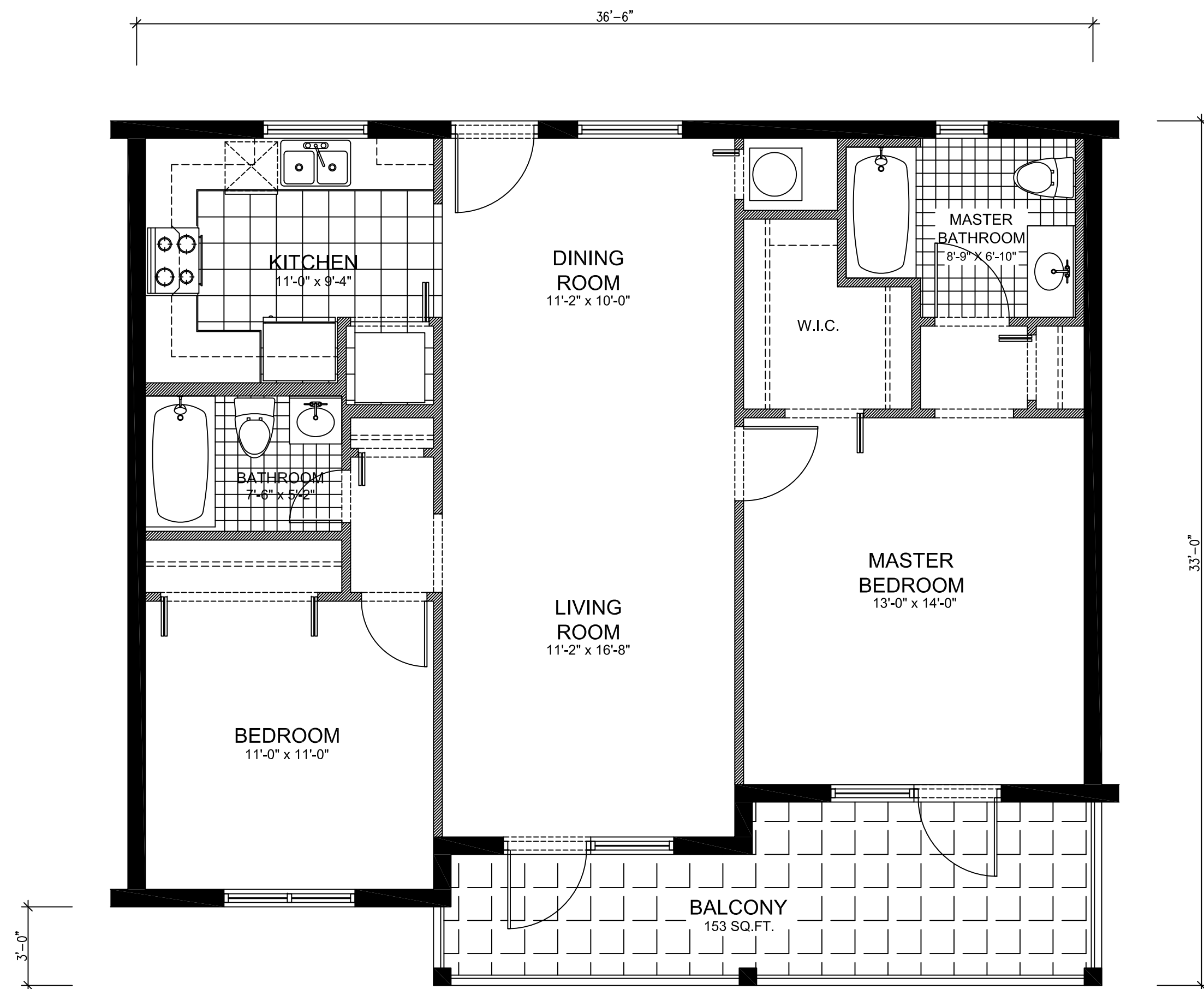
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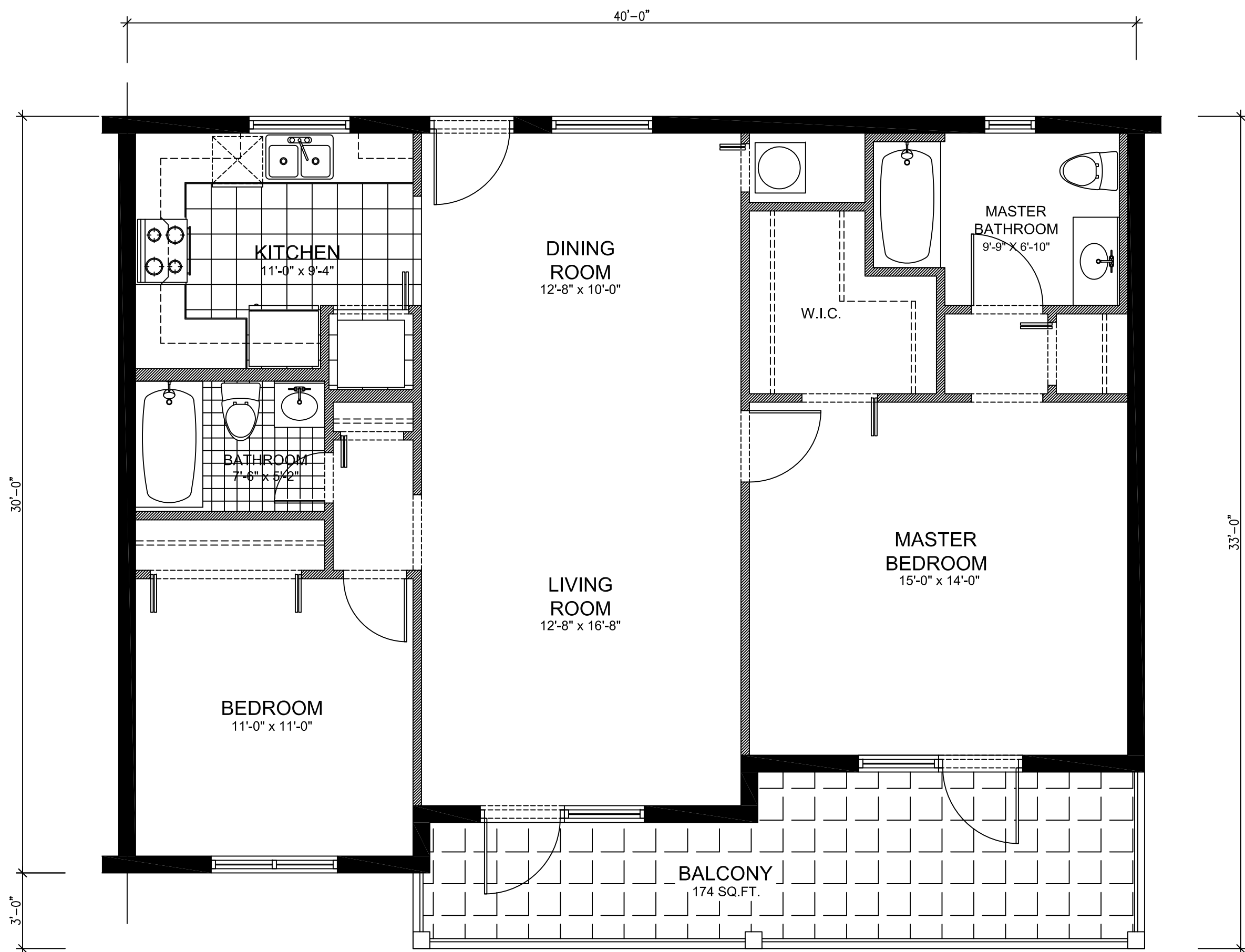
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MODEL "D" 1/4" = 1'-0"

A/C AREA:	1,020 SQ.FT.
BALCONY:	153 SQ.FT.
TOTAL 1,173 SQ.FT.	



MODEL "E" 1/4" = 1'-0"

A/C AREA:	1,114 SQ.FT.
BALCONY:	174 SQ.FT.
TOTAL 1,288 SQ.FT.	

TYPICAL UNITS 1/4" = 1'-0"

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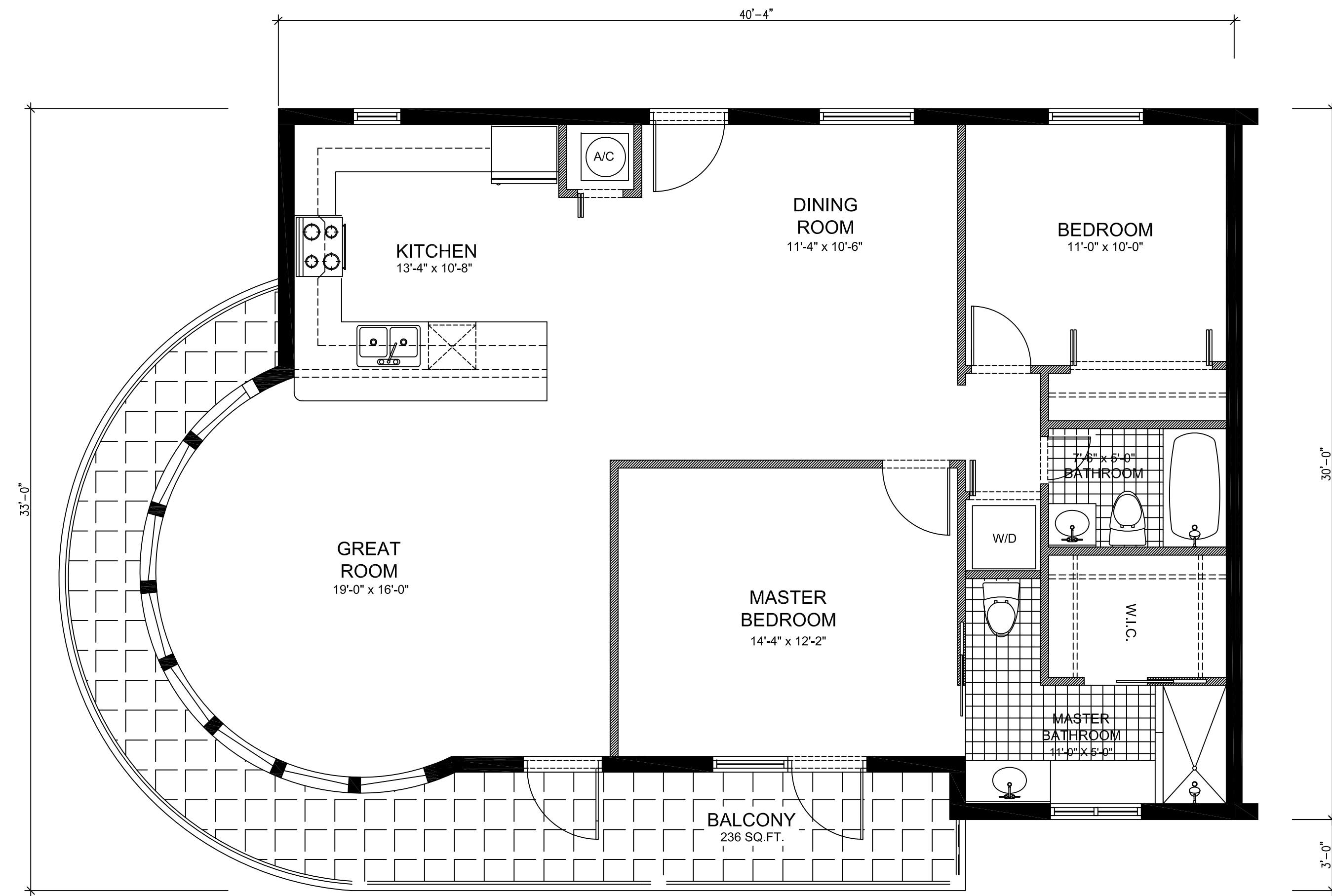
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MODEL "F" 1/4" = 1'-0"

A/C AREA:	1,231 SQ.FT.
BALCONY:	236 SQ.FT.
TOTAL	1,467 SQ.FT.

TYPICAL UNITS 1/4" = 1'-0"

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