

July 22, 2019

6605 Collins
c/o Monika H. Entin, Esq.
Bercow Radell Fernandez & Larkin
200 S. Biscayne Boulevard, Suite 850
Miami, Florida 33131

Re: **6605 Collins Avenue – Traffic Statement**

Dear Monika:

Traf Tech Engineering, Inc. has conducted a trip generation comparison analysis between a previous residential building located at 6605 Collins Avenue and a proposed public parking lot with 64 parking stalls. The following is a summary of our findings:

Trip Generation Comparison Analysis

The trip generation comparison analysis was performed using the trip generation equations/rates published in the Institute of Transportation Engineer's (ITE) *Trip Generation Manual* (10th Edition). The trip generation comparison analysis was undertaken for daily and PM peak hour conditions. The analysis was based on the following assumptions:

PREVIOUS USE

- o Multifamily 2-story building (16 units – refer to Attachment A)

PROPOSED USE

- o Public Parking Lot (64 parking stalls – refer to site plan located in Attachment B)¹

¹ It is anticipated that the parking lot will be used by the general public, but will primarily be used by a hotel (The Sherry Frontanec).

According to ITE's *Trip Generation Manual* (10th Edition), the trip generation equations/rates used for the previous and proposed land uses are:

MULTIFAMILY HOUSING (ITE Land Use 220)

Daily Trip Generation

$$T = 7.56 (X) - 40.86$$

Where T = daily trips
 X = number of units

PM Peak Hour

$$\ln (T) = 0.89 \ln (X) - 0.02 \text{ (63\% inbound and 37\% outbound)}$$

Where T = PM peak hour trips
 X = number of units

HOTEL (ITE Land Use 310)

Daily Trip Generation

$$T = 11.29 (X) - 426.97$$

Where T = daily trips
 X = number of rooms

PM Peak Hour

$$T = 0.75 (X) - 26.02 \text{ (51\% inbound and 49\% outbound)}$$

Where T = PM peak hour trips
 X = number of units

Table 1 below compares the trip generation between the previous residential use and the proposed 64-space parking lot assuming the parking lot will be used primarily by hotel users.

TABLE 1 Trip Generation Comparison Analysis 6605 Collins Avenue					
Land Use	Size	Daily Trips	PM Peak Hour Trips		
			Total	Inbound	Outbound
PREVIOUS USE					
Residential	16 units	80	12	8	4
PROPOSED USE					
Parking Lot ²	64 stalls/rooms	296	22	11	11
Difference	-	+216	+10	+3	+7

² Primarily for hotel users, assumed 64 hotel rooms (1 space per room).

As indicated in Table 1, the proposed parking lot is projected to have approximately 10 PM peak hour trips more than the previous use, which is considered a minimal impact.

Table 2 below compares the trip generation between the previous residential use and the proposed 64-space parking lot assuming the parking lot will be used by nearby commercial/restaurant establishments. According to the Urban Land Institute (ULI), the parking utilization for family restaurants changes between 90% to 50% in the afternoon. This is the maximum drop in parking utilization for commercial/restaurant uses documented by ULI (refer to Attachment C). Using the 40% turnover documented in ULI, and assuming a 50% inbound 50% outbound split, Table 2 indicates that the proposed parking lot is projected to have approximately 14 PM peak hour trips more than the previous use, which is considered a minimal impact.

TABLE 2 Trip Generation Comparison Analysis 6605 Collins Avenue					
Land Use	Size	Daily Trips	PM Peak Hour Trips		
			Total	Inbound	Outbound
PREVIOUS USE					
Residential	16 units	80	12	8	4
PROPOSED USE					
Parking Lot³	64 parking stalls	296	26	13	13
Difference	-	+216	+14	+5	+9

In summary, the proposed 64-space parking lot is projected to have a minimal traffic impact to the surrounding street system, when compared to the previous residential use at the site.

Please give me a call if you have any questions.

TRAFTech ENGINEERING, INC.

Joaquin E. Vargas, P.E.
Senior Transportation Engineer

³ Primarily for commercial/restaurant users.

ATTACHMENT A

**6605 Collins – Property Appraiser
Previous Use**



Address

Owner Name

Folio

SEARCH:

6605 collins Avenue

Suite



[Back to Search Results](#)

PROPERTY INFORMATION

Folio: 02-3211-007-0410

Sub-Division:

2ND OCEAN FRONT AMD

Property Address

6605 COLLINS AVE

Owner

S F LAND LLC

Mailing Address

6565 COLLINS AVE
MIAMI BEACH, FL 33141

PA Primary Zone

4100 MULTI-FAMILY - 101+ U/A

Primary Land Use

0303 MULTIFAMILY 10 UNITS PLUS : MULTIFAMILY 3 OR MORE UNITS

Beds / Baths / Half

17 / 15 / 0

Floors

2

Living Units

16

Actual Area

Living Area

Adjusted Area	11,173 Sq.Ft
Lot Size	24,825 Sq.Ft
Year Built	1935



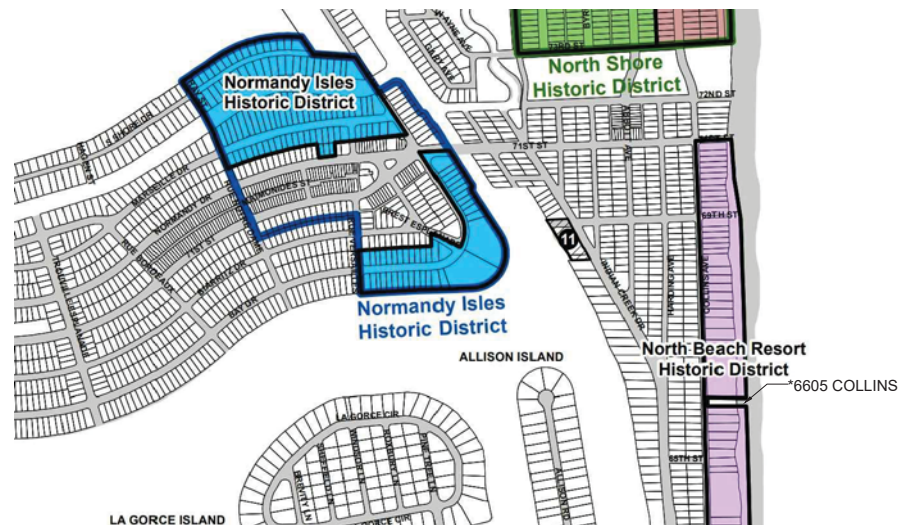
Featured Online Tools

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[Property Search Help](#)
[Report Discrepancies](#)
[Special Taxing Districts and Other Non-Ad valorem Assessments](#)

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[Tax Comparison](#)
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ATTACHMENT B

6605 Collins Avenue Site Plan



LOCAL HISTORIC DISTRICTS	NATIONAL REGISTER HISTORIC DISTRICTS	LOCAL HISTORIC SITES
Exploire Way Historic District	Miami Beach Architectural Historic District	3000 Blvd Five Station Historic Site
Florida Palms Historic District	Normandy Isles Historic District	212 City Hall Historic Site
Alonso del Mar Historic District	North Shore Historic District	2125 St Recreation Center Historic Site
Ocean Drive/Coral Avenue Historic District	Colonia Westport Architectural District	Congregation Beth Jacob Historic Site
Museum Historic District		Henriette Casanova Historic Site
Ocean Beach Historic District		Miami Beach Women's Club Historic Site
Hunting Townside Historic District		Sunset Island Bridges Historic Structures
		The Bath Club Historic Site
		36 Ocean Dr Historic Site
		1750 Alton Rd Historic Site
		Flagler Memorial and Monument Historic Site
		1900 Lenox Ave Historic Site
		28th St Obelisk and Pumping Station Historic Structure

*6605 COLLINS AVENUE PROPERTY IS EXCLUDED FROM THE NORTH BEACH RESORT HISTORIC DISTRICT
*6605 COLLINS AVENUE IS NOT A HISTORIC PROPERTY

△ DATE REVISION

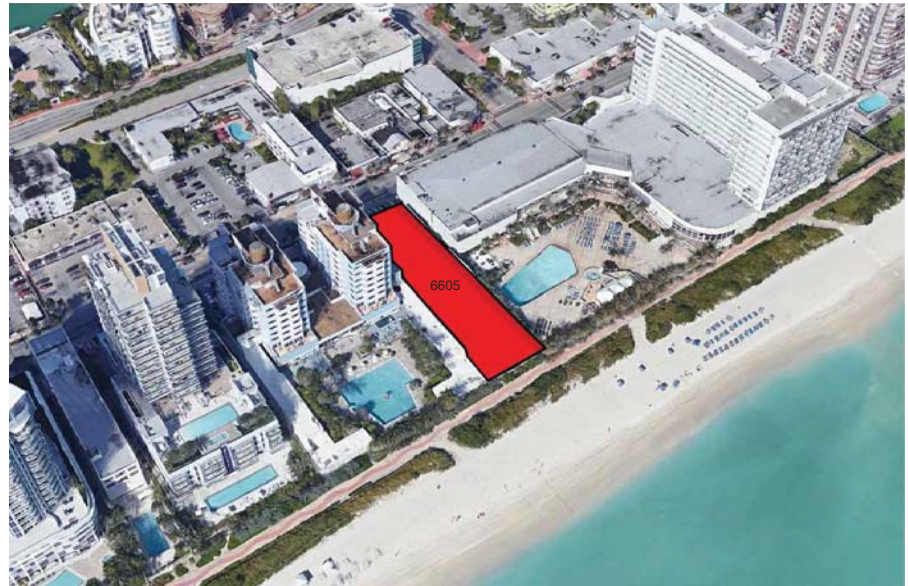
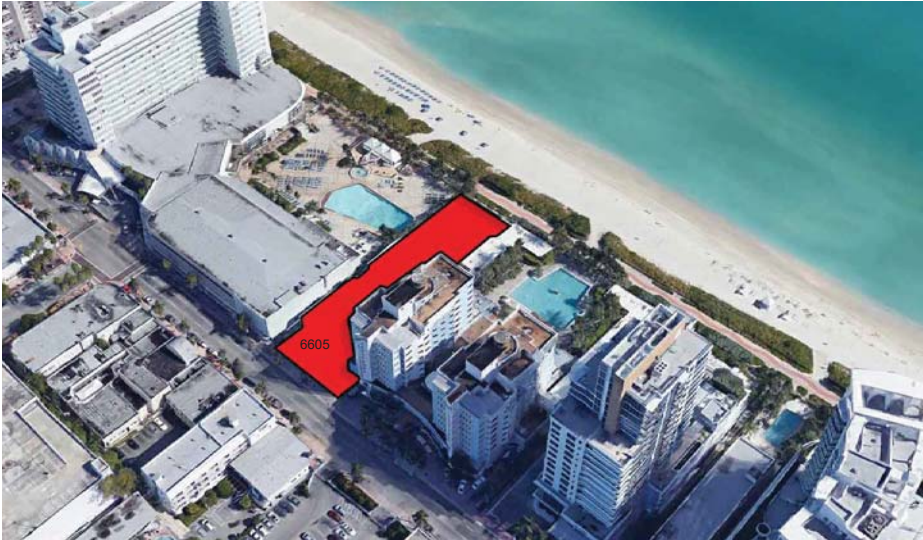
DWG. TITLE DISTRICT MAPS

SCALE N.T.S.

PROJECT NO. 2019-24

DATE 06-25-19

SHEET NUMBER A-002



DATE	REVISION



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



SCALE: 3/16"=1'-0"



SCALE: N.T.S



SCALE: N.T.S.

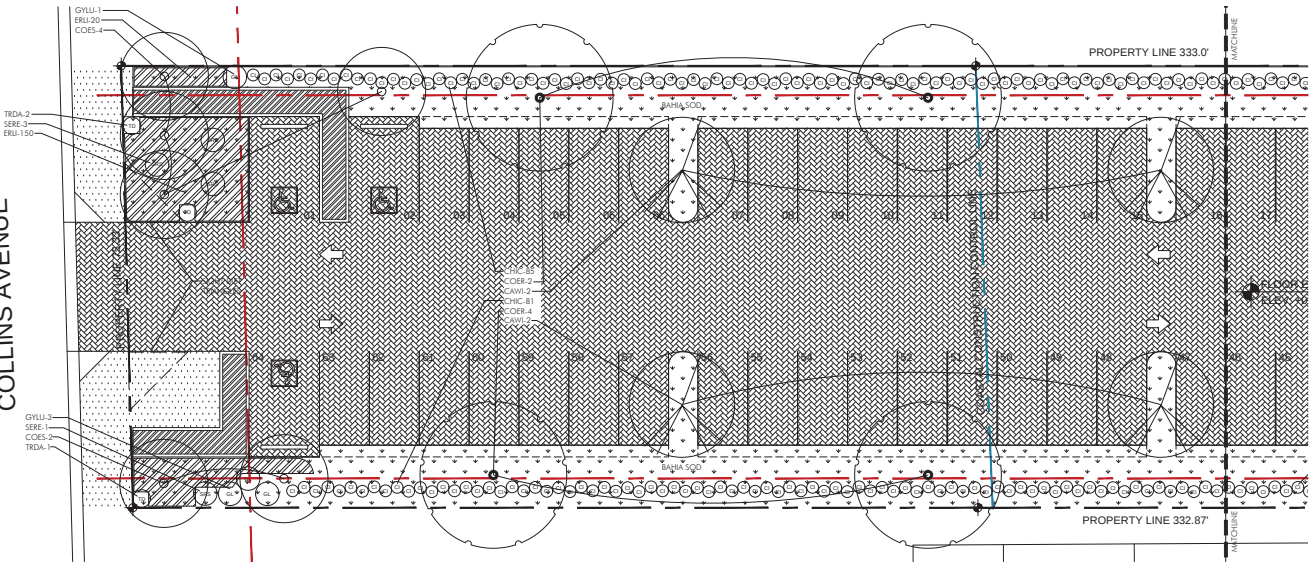


SCALE: N.T.S.



PAVERS DETAIL SECTION

COLLINS AVENUE



NOTE: THERE ARE NO EXISTING TREES ON THIS SITE



CITY OF MIAMI BEACH LANDSCAPE LEGEND

INFORMATION REQUIRED TO BE PERMANENTLY AFFIXED TO PLANS
Zoning District_RM-3 Lot Area_25,073 s.f. Acres_0.58

PLANT LIST					
TREES		KEY	PLANT NAME	QTY.	UNIT SIZE
CACV	Canavalia maritima	8	us	12' tall x 5' spread, 2' DBH min	
	Willow Ceanothus	8	us	12' tall x 5' spread, 2' DBH min	
	Crotona retusa	8	us	12' tall x 5' spread, 2' DBH min	
COER	Crotona retusa	8	us	12' tall x 5' spread, 2' DBH min	
COES	Crotona retusa 'Silver Queen'	8	us	12' tall x 5' spread, 2' DBH min, 4' CT single branch	
SHRUBS AND GROUNDCOVERS		KEY	PLANT NAME	QTY.	UNIT SIZE
CACV	Canavalia maritima	11	us	8' tall x 6' wide, full to ground	
	Crotona retusa	261	us	8' tall x 6' wide, full to ground	
COER	Crotona retusa	11	us	8' tall x 6' wide, full to ground	
COU	Crotona retusa	11	us	8' tall x 6' wide, full to ground	
ERU	Erythrina littoralis	444	us	3' gal cans, full, install 18" o.c.	
GAU	Gardenia	48	us	1' gal cans, full, install 12" o.c.	
GYU	Gymnocladia dioica	4	us	6' tall x 6' wide, full to ground	
SEU	Sesuvium portuacastrum	8	us	2x2x2, other color	
SPB	Sparganium angustifolium	3	us	3' gal cans, full	
TRDA	Tridax dactyloides	12	us	3' gal cans, full	
MISCELLANEOUS					
	Planting Soil	no req.	1.1	bucket	
	100% Silica Sand	no req.	1.9		
	200% E-weighing Shrub	no req.			
	Amalgamated Feedstock Mulch	no req.	2	1/2" loose fill at 40% base	

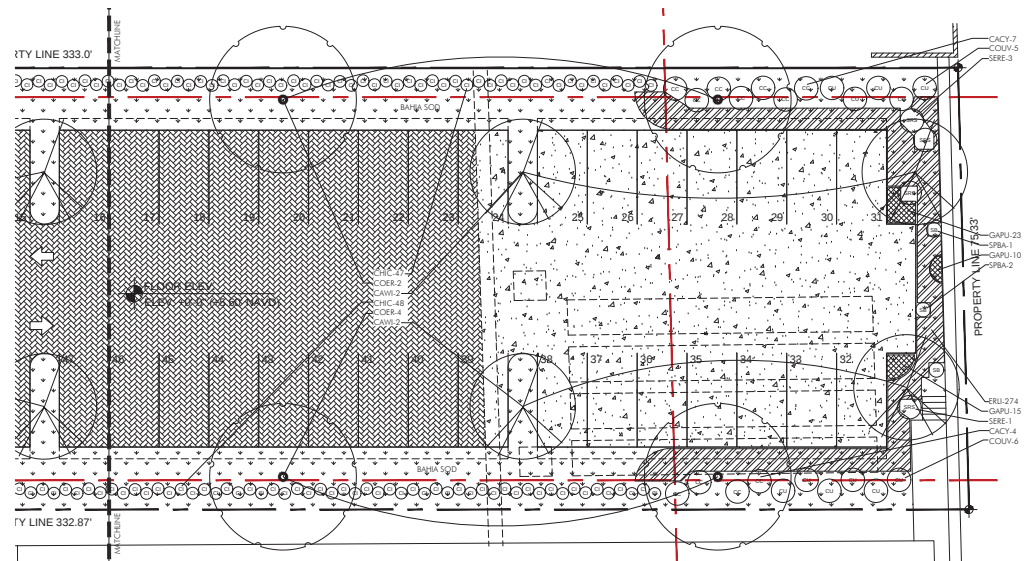
- OPEN SPACE**
- A. Square feet of required Open Space as indicated on site plan:
Lot Area = 25,073 s.f. x % = % s.f.
- B. Square feet of parking lot open space required as indicated on site
Number of parking spaces 64 x 30 s.f. parking space =
C. Total square feet of landscaped open space required: A+B=

- LAWN AREA CALCULATION**
- A. Square feet of landscaped open space required
B. Maximum lawn area (sod) permitted= 30 % x 7,574 s.f.

- TREES**
- A. Number of trees required per lot or net lot acre, less existing number of trees meeting minimum requirements:
28 trees x 0.58 net lot acres - number of existing trees =
B. % Natives required: Number of trees provided x 30% =
C. % Low maintenance / drought and salt tolerant required:
Number of trees provided x 50% =
D. Street Trees (maximum average spacing of 20' o.c.)
75' linear feet along street divided by 20' =
E. Street tree species allowed directly beneath power lines:
(maximum average spacing of 20' o.c.):
linear feet along street divided by 20' =

- SHRUBS**
- A. Number of shrubs required: Sum of lot and street trees required x 12%
B. % Native shrubs required: Number of shrubs provided x 50% =

- LARGE SHRUBS OR SMALL TREES**
- A. Number of large shrubs or small trees required: Number of required shrubs x 10% =
B. % Native large shrubs or small trees required: Number of large shrubs or small trees provided x 50% =



LANDSCAPE SPECIFICATIONS
PART 1 - GENERAL

1.1 **SCOPE**

A. Contractor shall provide all labor, materials, equipment, supervision, and related work necessary to complete the landscape work in accordance with the intent of the Landscape plans, schedule and these specifications. The extent of work is shown on the drawings which are a part of this document.

1.2 **CONTRACTOR QUALIFICATIONS**

A. Landscape installation work shall be performed by a Contractor Certified by the Florida Nurserymen, Growers and Landscape Association (FNGLA) as a Certified Landscape Contractor. Any person to be supervised by an Assistant, certified by the International Society of Arboriculture (ISA) and licensed in Miami-Dade County.

1.3 **INVESTIGATION OF UTILITIES**

A. Prior to beginning work, the Contractor shall be responsible to locate existing underground utilities. Check with all utility companies and Sundance State, call (811).

1.4 **SUBSTITUTIONS**

A. Only materials specified will be accepted, unless approved in writing by the Landscape Architect in advance.

1.5 **PLANT SIZES**

A. All plant sizes shall equal or exceed the minimum size as specified in the plant list. When plant sizes are specified as a range of size, installed materials shall average the mean of the range specified. Plants shall be measured following pruning, with branches in normal position. All necessary pruning shall be done at the time of planting.

1.6 **PLANT QUANTITY**

A. All plant material shall be equal to or better than Florida No. 1 as classified by "Grades and Standards for Nursery Plants" by the Division of Plant Industry, Florida Department of Agriculture. They shall have a growth habit that is normal for the species, healthy, vigorous, free from insects, disease and injury.

1.7 **THE OWNER OR LANDSCAPE ARCHITECT reserves the right to allow any plant material which does not conform to the intent of the written specifications or design.**

C. CIRCUMFERENCE OF ROOTS FOUND ON CONTAINER-GROWN MATERIAL WILL NOT BE ACCEPTED UNLESS REMEDIAL ROOT PRUNING, APPROVED BY THE LANDSCAPE ARCHITECT, OCCURS BEFORE PLANTING.

1.8 **PLANT QUANTITY**

A. The plant quantities shown on the plant list are to be used only as an aid to bid-lets. In the case of discrepancy between the plant list and the plan, the quantity on the plant list controls the plant list.

1.9 **LIMITS**

A. The successful bidder shall furnish to the Owner and the Landscape Architect, a unit price breakdown for all materials, and, at his discretion, add to or delete from the unit price breakdown submitted and accepted by the Owner.

1.10 **SUBMITTALS**

A. Further, the Contractor shall submit to the Owner and Landscape Architect all submittals that the Contractor uses in the project or the analysis specified and placed on the site specified in section 2.2 FERTILIZER.

1.11 **PLANTING**

A. The Contractor shall submit a sample of the planting soil (approximately 1 cu ft) for approval by the Landscape Architect prior to delivery to the site.

1.12 **CLEANUP & MAINTENANCE OF TRAFFIC**

A. Follow procedures in DOTD rules 600 for maintenance of traffic during construction.

1.13 **PLANTING**

A. At the end of each work day, the Contractor shall remove debris and shall backfill the unfilled holes in a manner appropriate to the path of pedestrians and motorists.

1.14 **COMPLETION OF THE WORK OR ANY PORTION OF THE WORK OR AS DIRECTED BY THE LANDSCAPE ARCHITECT, all debris and surplus material from his work shall be removed from the job site.**

1.15 **MAINTENANCE PRIOR TO ACCEPTANCE**

A. The Contractor is responsible to maintain the plantings until they are accepted under the provisions of 1.12 "ACCEPTANCE OF INSTALLATION".

1.16 **PLANTING**

A. Plants. Begin maintenance immediately following the final plant installation operation for each plant and continue until plant installation is complete and accepted. Maintenance shall include watering of plants, weeding, mulching, and soil disease control, lighting and repairing of signs, repair of benches, removal of dead growth, weeding of plants to proper grade or on-right position, restoration of plant source. One pick-up in plant bed for each other operation to ensure specified minimum grade of Florida No. 1.

1.17 **TURF AREAS**

A. Begin maintenance immediately following the placement of seed and continue until installation is complete and accepted. Maintenance shall include but not be limited to, watering, weeding, mowing, weed and pest control, fungus and disease control and other necessary operations as determined by the Landscape Architect and good nursery practice.

1.18 **RE-SEEDING OR STRAIGHTENING TURF AND PAVES**

A. The Contractor shall re-seed and/or straighten turf and paves as required at an additional cost to the Owner unless caused by sustained winds of 75 mph or more. Then, the costs of the operations may be charged to the owner. Re-seed turf within 48 hours.

1.19 **ACCEPTANCE OF INSTALLATION**

A. Inspection. Inspection of the work, to determine compliance of contract work, evaluation of the possible replacement of plants and soil, will be made by the Landscape Architect at the conclusion of the maintenance period. Written notice regarding such an inspection and authorized by the Contractor at least ten (10) days prior to the anticipated date.

1.20 **GUARANTEE**

A. Guarantee all plants for a period of one (1) year (CCC). Guarantee shall commence from the date of written acceptance. Plant material which is on the site and scheduled to be substituted is not covered by the guarantee except in the case of Contractor's negligence or work that has been done in an unconscionable fashion. The Contractor is not responsible for loss due to such of good, (i.e.) sustained winds of 75 mph or more, floods, tree, lightning, vandalism or theft.

1.21 **REPLACEMENT**

A. Replacement shall be made during the guarantee period or directed by the Landscape Architect within ten (10) days from time of notification. For all replacement plant material, the guarantee period shall extend for an additional thirty (30) days beyond the original guarantee period. The Contractor shall be responsible to provide the replacement plants in sufficient quantity to replace the material removed. At the end of the guarantee period, inspection will be made by the Landscape Architect, upon written request regarding such an inspection and authorized by the Contractor at least ten (10) days before the anticipated date. Replacement plants must meet the requirements of Florida No. 1 at time of inspection. Remove from the site all plants that are dead or in a state of unsatisfactory growth, as determined by the Landscape Architect. Replace them and any plants which are due to the Contractor's negligence or loss on condition period.

1.22 **MATERIALS AND CONDITIONS**

A. All replacement plants shall be of the same kind and size as indicated on the plant list. The Contractor shall supply and plant the plants as specified under planting operations.

1.23 **CONTRACTOR'S OBLIGATION**

A. Contractor shall be responsible to provide the estimated cost of possible replacement, including material and labor to be retained by the Owner and paid to the Contractor after all replacements have been satisfactorily made and approved by the Landscape Architect.

PART 2 - MATERIALS

2.1 **PLANTING SOIL**

A. Planting soil for trees, shrubs and ground covers shall be of the composition noted on the plans and prepared by volume.

2.2 **SOIL FOR SLOTTED AREAS**

A. Soil for Slatbed Areas shall be coarse brown sand.

2.3 **FERTILIZER**

A. Fertilizer for trees, palms, shrubs, and groundcovers shall be as follows: 15-50-10 Plant Special 13-3-13 or equal. Sulfur coated with iron and other elements and maximum of 2% chlorine, or based with equal analysis. The fertilizer shall be incorporated, dry and low flowing and shall be delivered to the site in the original compressed container, bearing the manufacturer's guaranteed analysis. Fertilizer for soil and mulched areas shall be 8-8-8, 50% organically derived nitrogen, or equal.

2.4 **WATER**

A. The Contractor shall provide potable water or site, available from the start of planting. The Contractor is responsible to ascertain the location and availability of the water source. The Contractor is responsible to provide the means of distribution (i.e., water truck, hoses, etc.) for distribution of water to the planting areas.

2.5 **MULCH**

A. Mulch shall be shredded Mulchex Mulch (Formulux) as manufactured by Fomby Resources, Inc. or equal.

2.6 **ROOT BARRIER MATERIAL**

A. Root barrier material shall be 24" deep polypropylene geotextile by Geotextile or approved equal.

2.7 **INSTALL PER DETAILS**

A. Install per details in the plans.

PART 3 - INSTALLATION PROCEDURES

3.1 LAYOUT

A. Verify location of all underground utilities and obstructions prior to excavation.

3.2 HERBICIDE TREATMENT

A. In all areas infested with weed and/or grass growth, a systemic herbicide shall be applied per manufacturer's rates. When it has been established where work will be done, the systemic herbicide shall be applied in accordance with manufacturer's labeling to kill all noxious weeds. Contractor shall schedule the work to be done after the herbicide has been applied at least 95% kill of undesirable growth. If necessary, Contractor shall conduct a test to establish suitability of product and application to be used on this project, prior to execution of the full application.

A. Please see the Planting and Bracing Details and notes.

A. All planting holes shall be hand dug where machine dig holes may adversely affect utility or improvements.

3.3 **PLANT RIG ERECTION AND BACKFILLING**

A. Shrub and Groundcover: Shrub and groundcover shall be planted in a soil bed as described in the notes and details. Space shrubs and provide shelter from cuts and prevent soil erosion in the plan.

D. Watering of field-grown plants: Thoroughly puddle in water to remove any air pockets in the plant hole.

3.4 **WATERING**

A. The Contractor is responsible to provide the water for all new plants and transplants and means of distribution (i.e., hand watering or water truck) during the maintenance period and watering until the general other acceptance until the field is suitable as listed below is complete. Water for trees and other large field grown plants shall be supplemented by hand or water truck, in addition to the irrigation system, if one is provided. Contractor shall accept watering schedule during heavy rain season upon approval of the Landscape Architect.

3.5 **AMOUNT OF WATER PER APPLICATION**

For trees up to 5 inch caliper - 3 gallons
From 5 to 8 inch caliper - 25 gallons
9 inch and up caliper - 50 gallons

3.6 **FERTILIZATION**

A. Add fertilizer on top of the surface of shrubs beds and trees and palms root balls two (2) months after installation. Fertilize and within two (2) days after installing other planting of each segment of the job. Fertilizer shall be applied after soil has been well moistened. Fertilizer shall be worked into all plant leaves and stems immediately after application. Apply at the following rates:

1. Trees and Large Shrubs: One (1) pound per inch of trunk diameter, spread evenly over the root ball area.

2. Shrubs: One half (1/2) handful per shrub, spread evenly over the root ball area.

3. Groundcover: Twelve (12) pounds per 100 sq. ft. of bed area.

4. Sod: Twelve (12) pounds per 1,000 sq. ft. Wash fertilizer off blades immediately after spreading.

5. Sod: Twelve (12) pounds per 1,000 sq. ft. Wash fertilizer off blades immediately after spreading.

6. Sod: Twelve (12) pounds per 1,000 sq. ft. Wash fertilizer off blades immediately after spreading.

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61. Sod: Twelve (12) pounds per 1,000 sq. ft. Wash fertilizer off blades immediately after spreading.

62. Sod: Twelve (12) pounds per 1,000 sq. ft. Wash fertilizer off blades immediately after spreading.

63. Sod: Twelve (12) pounds per 1,000 sq. ft. Wash fertilizer off blades immediately after spreading.



PERMALOC CLEANLINE ALUMINUM EDGING

SIZE: 1/2" X 3/4" (20MM X 19MM) 0.072" (1.82MM) THICK W/0.15" (3.81MM) EXPOSED TOP LIP

FINISH LEGEND: (MFL) MILL FINISH NATURAL ALUMINUM

NOTES: 1. INSTALL PER MANUFACTURER'S INSTALLATION GUIDELINES 2. 8" (204 MM) SECTIONS TO INCLUDE 1/2" (12.7 MM) ALUMINUM STAKES 3. ALUMINUM STAKES: CORNERS - CUT BASE EDGING UP HALFWAY AND FORM A CONTINUOUS CORNER 4. PERMALOC CLEANLINE AS MANUFACTURED BY HOLLAND MI. (800) 356-8600 (419) 399-8600 CONTRACTOR'S NOTE: FOR PRODUCT AND PURCHASING INFORMATION VISIT WWW.PERMALOC.COM

ALUMINUM EDGING DETAIL

1.1.1 MAINTENANCE PRIOR TO ACCEPTANCE

1.1.2 ACCEPTANCE OF INSTALLATION

1.1.3 GUARANTEE

1.1.4 REPLACEMENT

1.1.5 PLANTING SOIL

1.1.6 SOIL FOR SLOTTED AREAS

1.1.7 FERTILIZER

1.1.8 WATER

1.1.9 MULCH

1.1.10 ROOT BARRIER MATERIAL

1.1.11 INSTALL PER DETAILS

1.1.12 PROTECTION OF PLANTS

1.1.13 CONTRACTOR'S OBLIGATION

1.1.14 REPLACEMENT

1.1.15 PLANTING SOIL

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1.1.23 CONTRACTOR'S OBLIGATION

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1.1.28 WATER

1.1.29 MULCH

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1.1.31 INSTALL PER DETAILS

1.1.32 PROTECTION OF PLANTS

1.1.33 CONTRACTOR'S OBLIGATION

1.1.34 REPLACEMENT

1.1.35 PLANTING SOIL

1.1.36 SOIL FOR SLOTTED AREAS



PERMALOC CLEANLINE ALUMINUM EDGING

SIZE: 1/2" X 3/4" (20MM X 19MM) 0.072" (1.82MM) THICK W/0.15" (3.81MM) EXPOSED TOP LIP

FINISH LEGEND: (MFL) MILL FINISH NATURAL ALUMINUM

NOTES: 1. INSTALL PER MANUFACTURER'S INSTALLATION GUIDELINES 2. 8" (204 MM) SECTIONS TO INCLUDE 1/2" (12.7 MM) ALUMINUM STAKES 3. ALUMINUM STAKES: CORNERS - CUT BASE EDGING UP HALFWAY AND FORM A CONTINUOUS CORNER 4. PERMALOC CLEANLINE AS MANUFACTURED BY HOLLAND MI. (800) 356-8600 (419) 399-8600 CONTRACTOR'S NOTE: FOR PRODUCT AND PURCHASING INFORMATION VISIT WWW.PERMALOC.COM

ALUMINUM EDGING DETAIL

1.1.1 MAINTENANCE PRIOR TO ACCEPTANCE

1.1.2 ACCEPTANCE OF INSTALLATION

1.1.3 GUARANTEE

1.1.4 REPLACEMENT

1.1.5 PLANTING SOIL

1.1.6 SOIL FOR SLOTTED AREAS

1.1.7 FERTILIZER

1.1.8 WATER

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IRRIGATION MATERIALS LIST

KEY
ITEM
PVC laterals & mains shall be schedule 40 PVC (used as shown on plans)

MAIN

PVC sleeves shall be Schedule 40 PVC (used 2" sizes larger than the pipe running through it)

Flexible PVC or Polytype (for swing joints)

WATER METER (See Civil Plans)

Electric Controller RAINBIRD ESP-Me Series Controller

Rainbird RSD Series Rain Sensor (locate in area of free rainfall)

RAINBIRD 200-PESS 2" Electromechanical Solenoid Control Valve

RAINBIRD 1300A-F Adjustable Flood Bubbler 1300A-F (1.5 gpm)

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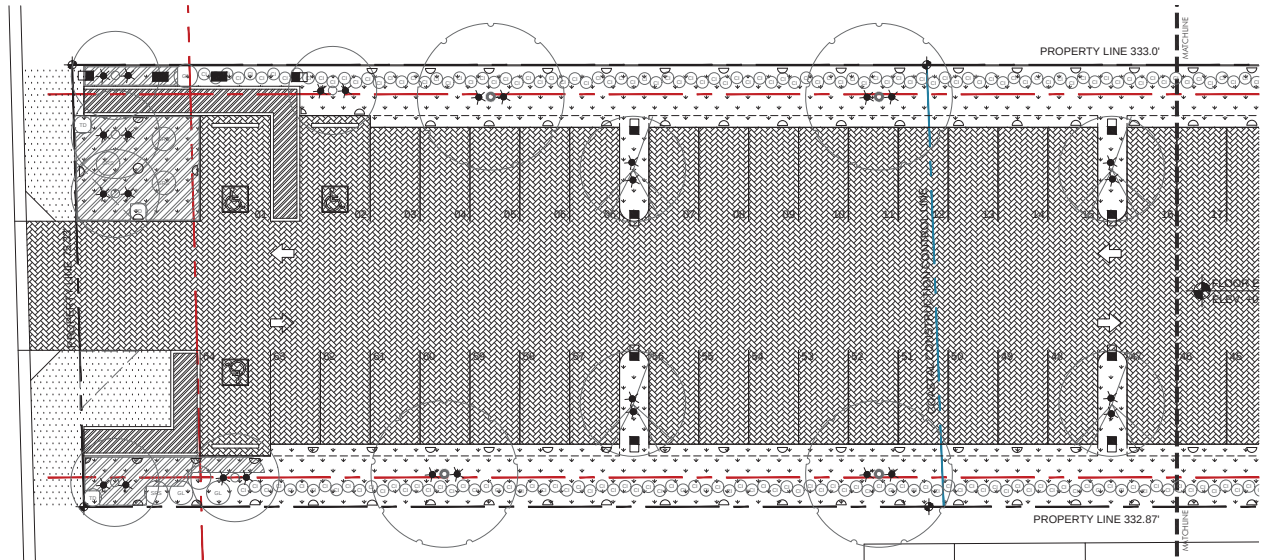
LATERAL PIPE SIZING

The Contractor is responsible to properly size all laterals. All laterals shall be sized according to the following schedule. Total gpm for each pipe section shall be calculated by adding the GPM for each of every head downstream of the pipe.

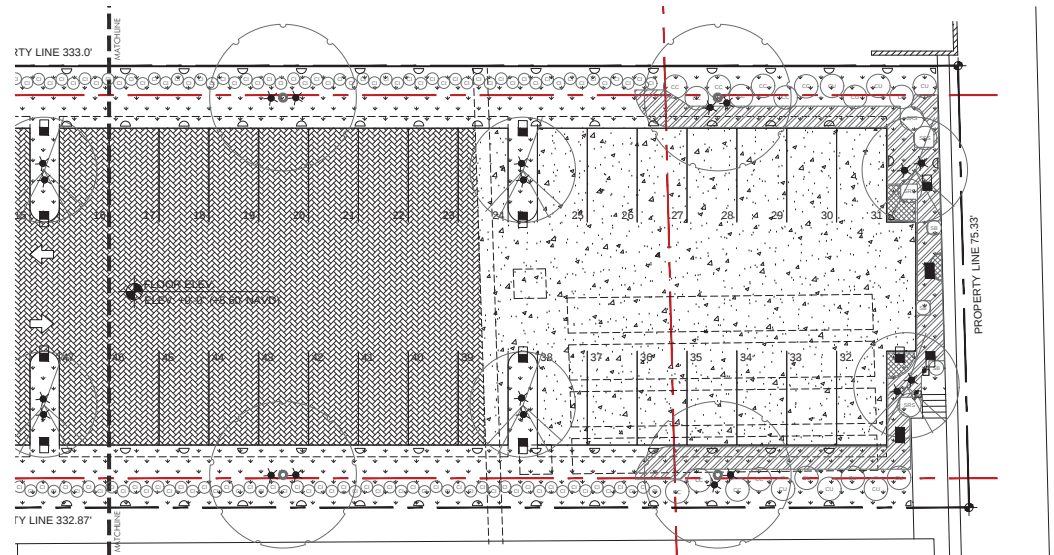
PIPE SIZING CHART

SIZE	GPM
1/2"	0-4 GPM
3/4"	4-8 GPM
1"	8-16 GPM
1 1/2"	16-25 GPM
2"	25-40 GPM
2 1/2"	40-60 GPM
3"	60-90 GPM

COLLINS AVENUE



IRRIGATION HEAD LAYOUT PLAN (3 of 4)



IRRIGATION HEAD LAYOUT PLAN (4 of 4)

BEHLINSON
ARCHITECTURE
2001 L. GOMES AVENUE
SUITE 200
MIAMI FL 33138-4004
TEL (305) 588-1200
FAX (305) 588-1740
behlinsonarchitects.com

GLASS DESIGN
GARDNER & SCHLES
LANDSCAPE ARCHITECTS
WWW.GLASSDESIGN.COM
12701 SW 70TH AVENUE
SUITE 100
MIAMI, FL 33156
TEL (305) 555-1212
FAX (305) 555-1213

6605 COLLINS AVENUE
MIAMI BEACH, FL 33441

DATE	REVISION
06-25-19	1
06-25-19	2
06-25-19	3
06-25-19	4

LA-201

ATTACHMENT C

Urban Land Institute Parking Utilization by Hour

Recommended Time-of-Day Factors for Weekdays

Land Use	User	6 a.m.	7 a.m.	8 a.m.	9 a.m.	10 a.m.	11 a.m.	Noon	1 p.m.	2 p.m.
Shopping Center—Typical Peak December Late December	Customer	1%	5%	15%	35%	65%	85%	95%	100%	95%
	Customer	1%	5%	15%	30%	55%	75%	90%	100%	100%
	Customer	1%	5%	10%	20%	40%	65%	90%	100%	100%
	Employee	10%	15%	40%	75%	85%	95%	100%	100%	100%
Fine/Casual Dining	Customer	—	—	—	—	15%	40%	75%	75%	65%
	Employee	—	20%	50%	75%	90%	90%	90%	90%	90%
Family Restaurant	Customer	25%	50%	60%	75%	85%	90%	100%	90%	50%
	Employee	50%	75%	90%	90%	100%	100%	100%	100%	100%
Fast Food	Customer	5%	10%	20%	30%	55%	85%	100%	100%	90%
	Employee	15%	20%	30%	40%	75%	100%	100%	100%	95%
Nightclub	Customer	—	—	—	—	—	—	—	—	—
	Employee	—	—	—	5%	5%	5%	5%	10%	10%
Cineplex—Typical Late December	Customer	—	—	—	—	—	—	20%	45%	55%
	Customer	—	—	—	—	—	—	35%	60%	75%
	Employee	—	—	—	—	—	—	50%	60%	60%
Performing Arts Theater No matinee	Customer	—	—	—	1%	1%	1%	1%	1%	1%
	Employee	—	10%	10%	20%	20%	20%	30%	30%	30%
Arena	Customer	—	—	—	1%	1%	1%	1%	1%	1%
	Employee	—	10%	10%	20%	20%	20%	30%	30%	30%
Stadium 8 p.m. start	Customer	—	—	—	1%	1%	1%	5%	5%	5%
	Employee	—	10%	10%	20%	20%	20%	30%	30%	30%
Health Club	Customer	70%	40%	40%	70%	70%	80%	60%	70%	70%
	Employee	75%	75%	75%	75%	75%	75%	75%	75%	75%
Convention Center	Visitor	—	—	50%	100%	100%	100%	100%	100%	100%
	Employee	5%	30%	33%	33%	100%	100%	100%	100%	100%
Hotel—Business	Guest	95%	90%	80%	70%	60%	60%	55%	55%	60%
	Guest	95%	95%	90%	80%	70%	70%	65%	65%	70%
Hotel—Leisure Restaurant/Lounge	Customer	—	10%	30%	10%	10%	5%	100%	100%	33%
	Customer	—	—	30%	60%	60%	60%	65%	65%	65%
Conference/Banquet Convention	Customer	—	—	50%	100%	100%	100%	100%	100%	100%
	Employee	5%	30%	90%	90%	100%	100%	100%	100%	100%
Residential	Guest	—	10%	20%	20%	20%	20%	20%	20%	20%
	Reserved	100%	100%	100%	100%	100%	100%	100%	100%	100%
Residential	Resident	100%	90%	85%	80%	75%	70%	65%	70%	70%
	Visitor	—	1%	20%	60%	100%	45%	15%	45%	100%
Office	Employee	—	—	—	—	—	—	—	—	—

3 p.m.	4 p.m.	5 p.m.	6 p.m.	7 p.m.	8 p.m.	9 p.m.	10 p.m.	11 p.m.
90%	90%	95%	95%	95%	80%	50%	30%	10%
100%	95%	85%	80%	75%	65%	50%	30%	10%
100%	95%	85%	70%	55%	40%	25%	15%	5%
100%	100%	95%	95%	95%	90%	75%	40%	15%
40%	50%	75%	95%	100%	100%	100%	95%	75%
75%	75%	100%	100%	100%	100%	100%	100%	85%
45%	45%	75%	80%	80%	80%	60%	55%	50%
75%	75%	95%	95%	95%	95%	80%	65%	65%
60%	55%	60%	85%	80%	50%	30%	20%	10%
70%	60%	70%	90%	90%	60%	40%	30%	20%
—	—	—	25%	50%	75%	100%	100%	100%
10%	20%	45%	70%	100%	100%	100%	100%	100%
55%	55%	60%	60%	80%	100%	100%	80%	65%
80%	80%	80%	70%	80%	100%	100%	85%	70%
75%	75%	100%	100%	100%	100%	100%	100%	70%
1%	1%	1%	1%	25%	100%	100%	—	—
30%	30%	30%	100%	100%	100%	100%	30%	10%
1%	1%	1%	10%	25%	100%	100%	85%	—
30%	30%	30%	100%	100%	100%	100%	30%	10%
5%	5%	5%	10%	50%	100%	100%	85%	25%
30%	30%	30%	100%	100%	100%	100%	100%	25%
70%	80%	90%	100%	90%	80%	70%	35%	10%
75%	75%	100%	100%	75%	50%	20%	20%	20%
100%	100%	100%	50%	30%	30%	10%	—	—
100%	90%	70%	40%	25%	20%	20%	5%	—
60%	65%	70%	75%	75%	80%	85%	95%	100%
70%	75%	80%	85%	85%	90%	95%	95%	100%
10%	10%	30%	55%	60%	70%	67%	60%	40%
65%	65%	100%	100%	100%	100%	100%	50%	—
100%	100%	100%	50%	30%	30%	10%	—	—
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20%	20%	40%	60%	100%	100%	100%	100%	80%
100%	100%	100%	100%	100%	100%	100%	100%	100%
70%	75%	85%	90%	97%	98%	99%	100%	100%
45%	15%	10%	5%	2%	1%	—	—	—