

RESOLUTION No. 23-112

A RESOLUTION OF THE MAYOR AND THE CITY COUNCIL OF THE CITY OF DORAL, FLORIDA, APPROVING THE SITE PLAN FOR HEALTHPEAK PROPERTIES INC., FOR THE PROPERTY GENERALLY LOCATED NORTH OF NW 41 STREET AND WEST OF NW 109 AVENUE, DORAL, FLORIDA, PURSUANT TO SECTION 53-184(F) OF THE CITY'S LAND DEVELOPMENT CODE; AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, Article III of Chapter 53 of the Land Development Code of the City of Doral ("City") establishes procedures for site plan review and approval by the Mayor and City Council; and

WHEREAS, Healthpeak Properties Inc., (the "Applicant") is seeking site plan approval for Doral Medical Plaza Phase II, located at 10915 NW 41 Street, further identified by folio number 35-3019-072-0010 (the "Property"), as legally described in Exhibit "A" (the "Project"); and

WHEREAS, City staff finds that the proposed site plan, attached hereto as Exhibit "B," complies with the City's Comprehensive Plan and standards in the Land Development Code; and

WHEREAS, a zoning workshop was held on April 6, 2023, during which the public was afforded an opportunity to examine the Project and provide feedback; and

WHEREAS, after notice of public hearing duly published and notifications of all property owners of record within 500-foot radius, a public hearing was held before the Mayor and City Council on June 28, 2023; and

WHEREAS, during the aforementioned hearing, all interested persons were afforded the opportunity to be heard, and due and proper consideration was given to the evidence presented, including the staff report; and

WHEREAS, the City Council reviewed the site plan application, the written and oral recommendations of the Planning and Zoning Department, including the recommended conditions, and hereby finds competent substantial evidence to find the site plan is in compliance with the City's Comprehensive Plan and Land Development Regulations, and that the site plan maintains the basic intent and purpose of the zoning, subdivision or other land use regulations, which is to protect the general welfare of the public, and further finds that the site plan application should be granted, subject to the conditions described herein.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND THE CITY COUNCIL OF THE CITY OF DORAL, FLORIDA, AS FOLLOWS:

Section 1. Recitals. The foregoing recitals are confirmed, adopted, and incorporated herein and made as part hereof by this reference.

Section 2. Findings and Conclusions. Based upon an analysis of the site plan application and the standards for approval in the City's Land Development Regulations, the City Council hereby finds the site plan to be in substantial compliance with the City's Comprehensive Plan and the Land Development Regulations.

Section 3. Approval. The Mayor and City Council hereby approve the site plan for Healthpeak Properties Inc., for the property located at 10915 NW 41 Street, further identified by folio number 35-3019-072-0010, as legally described in Exhibit "A." A copy of the site plan is provided in "Exhibit B."

The approval of the site plan application is subject to the following conditions:

1. The Project shall be built in substantial compliance with the plans entitled "Healthpeak Medical Office Properties – Doral M.O.B. Doral Medical Plaza Phase II," prepared by Kimley–Horn and Associates, Inc., dated stamped

received April 28, 2023, and amended sheets L-200 and C-100 dated stamped received June 7, 2023.

2. The Project shall be landscaped in accordance with the landscape plan, prepared by Matthew Vincent Wisniewski, RLA, dated stamped received April 28, 2023, as amended, and included with the site plan submittal.
3. The Project, including the landscaping plan shall comply with the Doral Boulevard Street Beautification Master Plan (also known as DBMP) requirements, as amended. The sidewalk areas fronting the corridor shall have a wider landscape buffer that accommodates a meandering greenway able to serve both pedestrians and cyclists.
4. Prior to issuance of building permit:
 - I. The Signature Bus Shelter is the bus shelter approved by City Council for the Doral Boulevard Corridor, however, the City understands that the Doral Signature Bus Shelter has not been approved by Miami-Dade County (MDC). Please provide details as to the agreement reached and coordination that was done with the City Manager for the change to a Miami-Dade Transit bus shelter. Attachment B-B does not contain this information. Based on the location shown in the site plan it does not appear to have a sight distance restriction for the Doral Signature Bus Shelter.
 - II. Approval from Miami-Dade County Traffic Engineering Division is required. Note that any changes to the site plan requested by MDC that may trigger changes to traffic analysis, submittal to the City for review is required.
5. The Applicant must comply with Ordinance No. 2015-09 "Public Arts Program," as amended, at the time of building permit.
6. The Applicant must comply with Chapter 63, "Green Building Incentives," of the City's Land Development Code at the time of building permit.
7. The Applicant must comply with the City's Floodplain Management regulations (Chapter 23, Article II, Floodplain Management) of the City's Code.
8. The Applicant must provide the Building Department a certified drainage inspection report prior to the issuance of a certificate of occupancy.

9. The property owner must maintain the landscaping within the public rights-of-way adjacent to the property consistent with the Doral Boulevard Master Plan, Semi-Suburban District. Maintenance includes trees, plants, sod, and other landscape material. The property owner's maintenance responsibilities provided for herein shall be memorialized in the landscape compliance letter, submitted by the landscape architect of record, provided the same is first approved by the City Attorney as to form and legal sufficiency.
10. The Applicant shall submit a Stormwater Pollution Prevention Plan (SWPPP) at time of building permit. The Plan should provide guidelines for implementing an erosion and sedimentation control program before the site is cleared or graded, including areas where topsoil will be removed, and contours of slopes will be cleared. The Plan shall also include location and type of erosion control measures, storm water and sediment management systems, and a vegetative plan for temporary and permanent stabilization. The Plan shall remain on-site for the duration of the construction activity.
11. If more than one (1) acre of land is disturbed during construction the Contractor/Applicant is responsible to obtain NPDES Stormwater permit coverage through the Florida Department of Environmental Protection (FDEP), Construction Generic Permit (CGP). If the project is less than one (1) acre, but part of a larger common plan of development or sale that will ultimately disturb one or more acres, permit coverage is also required. Instruction to request and obtain a CGP can be found at: <http://www.dep.state.fl.us/water/stormwater/npdes/docs/cgp.pdf>. Contractor/Applicant should submit the Notice of Intent (NOI) with the appropriate processing fees to the NPDES Stormwater Notices Center. Contractor/Applicant must apply for permit coverage at least two (2) days before construction begins.
12. Construction shall be permitted only during the hours set forth in Ordinance No. 2011-01 "Noise Ordinance."
13. The Applicant must comply with all applicable conditions and requirements of the Miami-Dade County Department of Regulatory and Economic Resources.
14. The Applicant must comply with all applicable conditions and requirements of the Miami-Dade County Fire Rescue Department.
15. All applicable local, state and federal permits must be obtained before commencement of the development.

16. Issuance of this development permit by the City of Doral does not in any way create any right on the part of an Applicant to obtain a permit from a state or federal agency and does not create any liability on the part of the City of Doral for issuance of the permit if the applicant fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law.
17. The Applicant must obtain a Certificate of Occupancy and a Certificate of Use from the City upon compliance with all terms and conditions. The Certificate of Occupancy and Certificate of Use shall be subject to cancellation upon violation of any of the conditions.

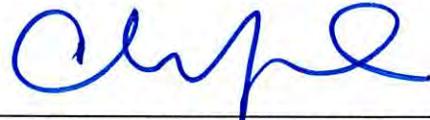
FAILURE BY THE CITY TO TIMELY ENFORCE ANY OF THE ABOVE CONDITIONS DOES NOT CONSTITUTE A WAIVER OF THE SAME AND IF THE APPLICANT, ITS SUCCESSORS, OR, ASSIGNS, DOES NOT PERFORM SUCH CONDITIONS WITHIN FIVE (5) DAYS AFTER WRITTEN NOTICE, THE CITY RETAINS THE RIGHT TO STOP CONSTRUCTION, IF NECESSARY, UNTIL THAT CONDITION IS MET. THE CITY RESERVES THE RIGHT TO ENFORCE THESE CONDITIONS BY ISSUING A CODE COMPLIANCE CITATION, REVOKING THIS RESOLUTION, AND/OR AVAILING ITSELF OF ANY AND ALL REMEDIES AVAILABLE AT LAW OR IN EQUITY. BY ACTING UNDER THIS APPROVAL, APPLICANT HEREBY CONSENTS TO ALL THESE TERMS AND CONDITIONS.

Section 4. Effective Date. This Resolution shall become effective immediately upon its adoption.

The foregoing Resolution was offered by Vice Mayor Pineyro who moved its adoption. The motion was seconded by Councilmember Cabral and upon being put to a vote, the vote was as follows:

Mayor Christi Fraga	Yes
Vice Mayor Rafael Pineyro	Yes
Councilwoman Digna Cabral	Yes
Councilwoman Maureen Porras	Yes
Councilman Oscar Puig-Corve	Yes

PASSED AND ADOPTED this 28 day of June, 2023.



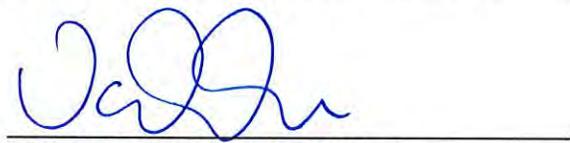
CHRISTI FRAGA, MAYOR

ATTEST:



CONNIE DIAZ, MMC
CITY CLERK

APPROVED AS TO FORM AND LEGAL SUFFICIENCY
FOR THE USE AND RELIANCE OF THE CITY OF DORAL ONLY:



VALERIE VICENTE, ESQ. for
NABORS, GIBLIN & NICKERSON, P.A.
CITY ATTORNEY

EXHIBIT “A”

Legal Description

Tract "A", "DORAL MEDICAL PLAZA", according to the plat thereof, as recorded in Plat Book 173, at Page 90, of the Public Records of Miami-Dade County, Florida.

EXHIBIT “B”

HEALTHPEAK MEDICAL OFFICE PROPERTIES | DORAL M.O.B.

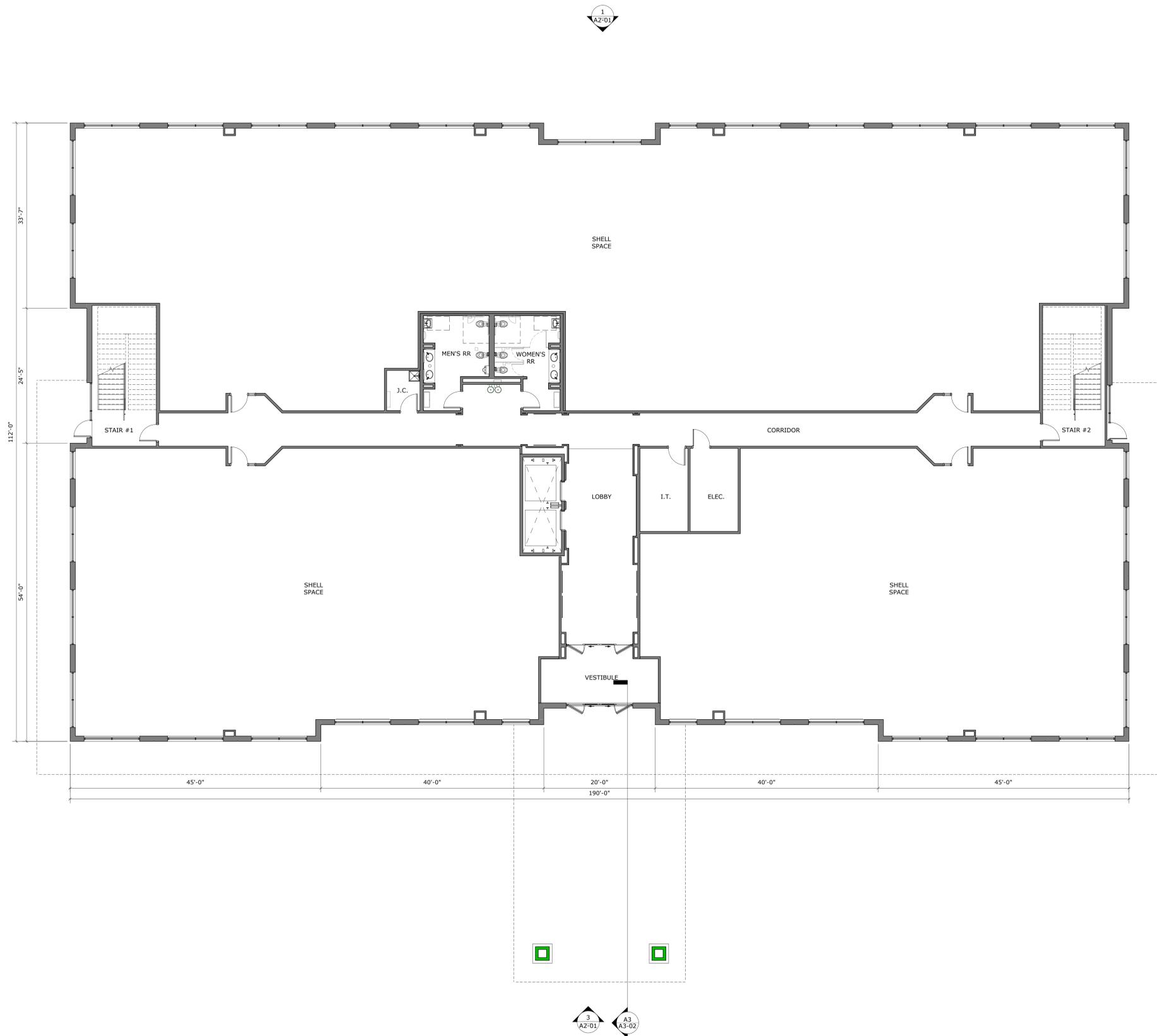
DORAL MEDICAL PLAZA PHASE II

-
02.21.2023

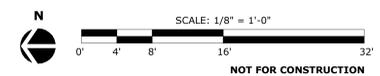
SHEET INDEX			
NUMBER	NAME	REV#	DATE
PROJECT INFORMATION			
GO-00	COVER SHEET		
SCHEMATIC PLANS			
A1-01	OVERALL FLOOR PLAN- LEVEL 1		
A1-02	OVERALL FLOOR PLAN- LEVEL 2		
A1-03	OVERALL FLOOR PLAN- LEVEL 3		
SCHEMATIC ELEVATIONS			
A2-01	BUILDING ELEVATIONS		
A2-02	LINE OF SIGHT STUDY		
A3-01	DUMPSTER ENCLOSURE DETAILS		
A3-02	CANOPY SECTION AND DETAILS		
A9-01	BUILDING PERSPECTIVES		
A9-02	EXTERIOR RENDERINGS		

COVER SHEET

NOT FOR CONSTRUCTION



**OVERALL FLOOR PLAN-
LEVEL 1**

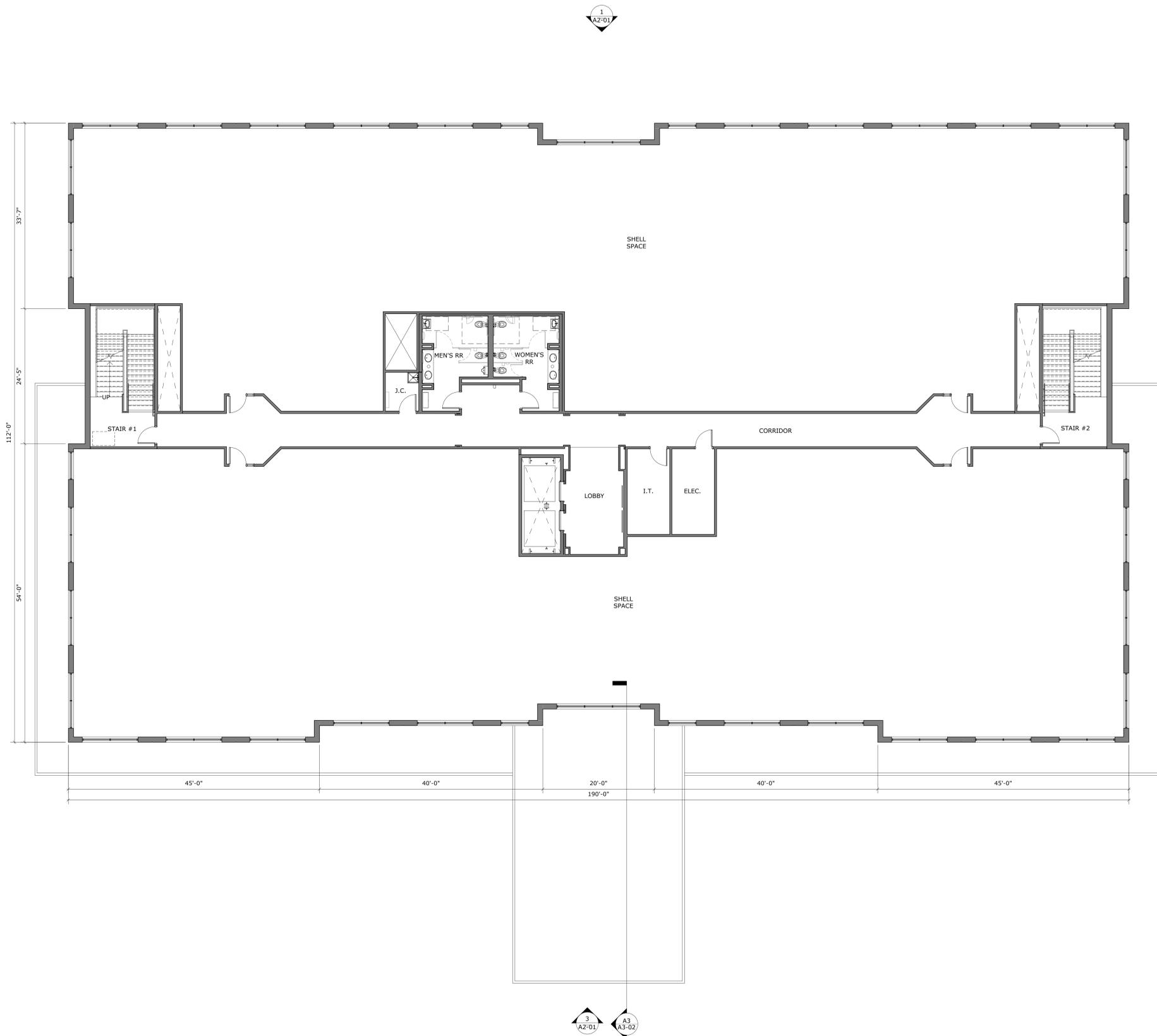


A1-01

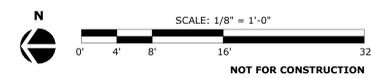


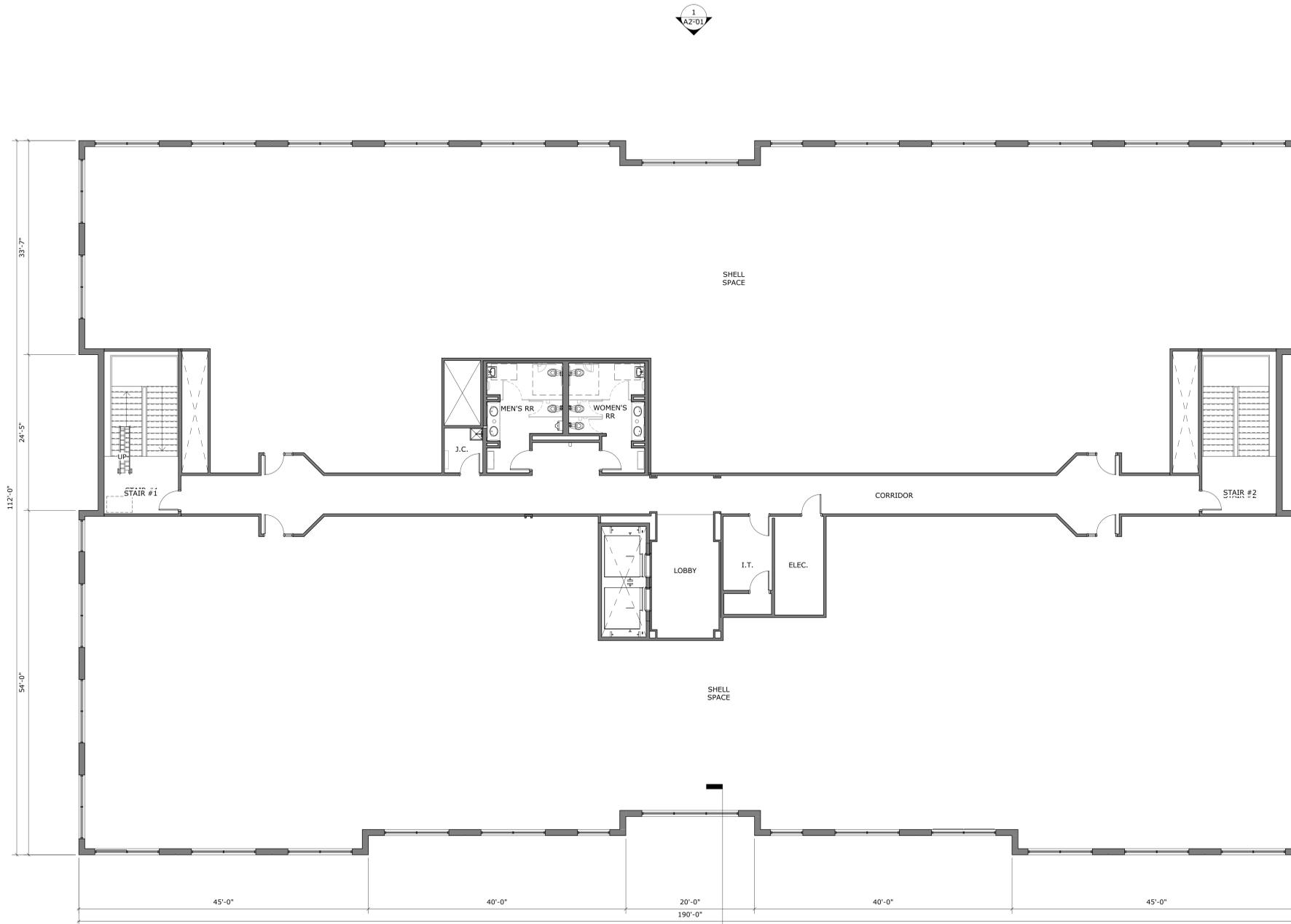
PROJ. #190058.00

HEALTHPEAK MEDICAL OFFICE PROPERTIES | DORAL M.O.B.
02.21.2023

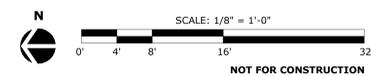


**OVERALL FLOOR PLAN-
LEVEL 2**



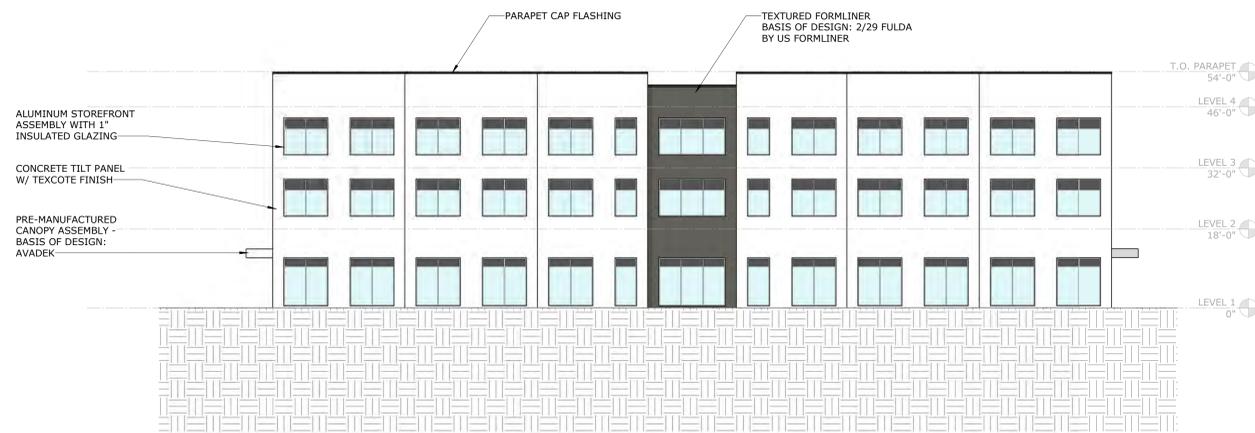


**OVERALL FLOOR PLAN-
LEVEL 3**

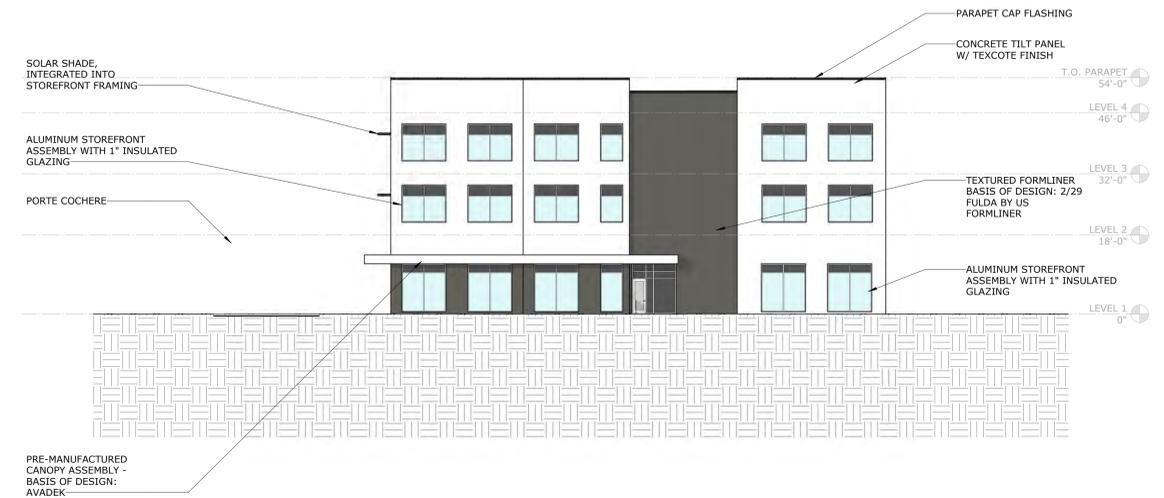


EXTERIOR LEGEND

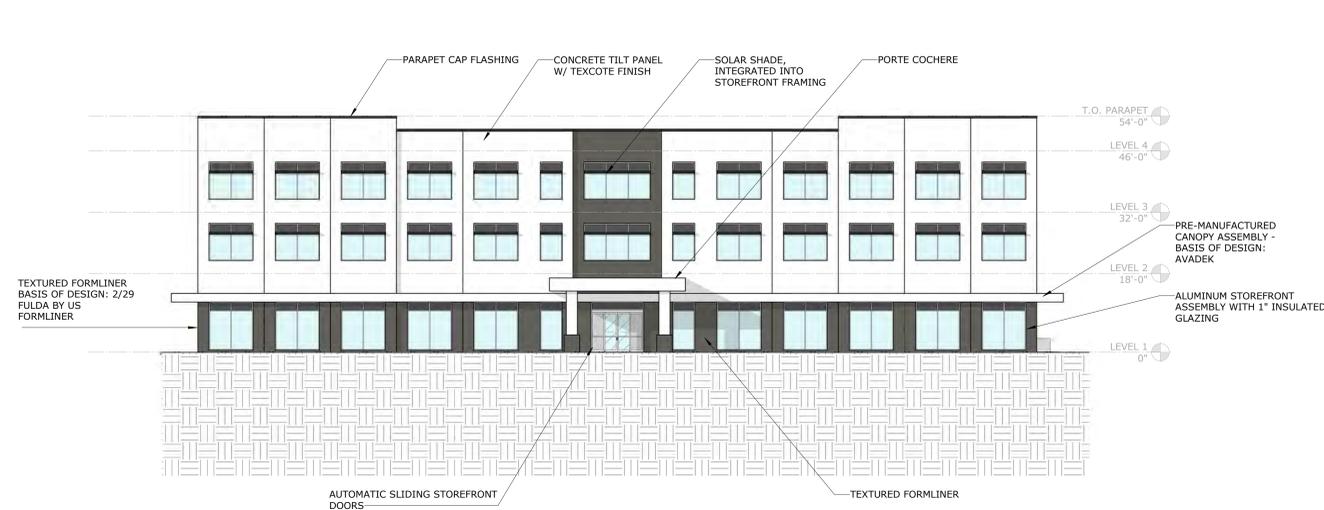
- TILT PANEL FINISH TYPE 1 - SHERWIN WILLIAMS - TBD
- TILT PANEL FINISH TYPE 2 - BASIS OF DESIGN: 2/29 FULDA BY US FORMLINER SHERWIN WILLIAMS - TBD
- INSULATED SPANDREL GLAZING - GRAY SPANDREL
- INSULATED SPANDREL GLAZING - GRAY SPANDREL SAFETY GLASS
- INSULATED GLAZING - CLEAR GLAZING
- INSULATED GLAZING - CLEAR GLAZING SAFETY GLASS



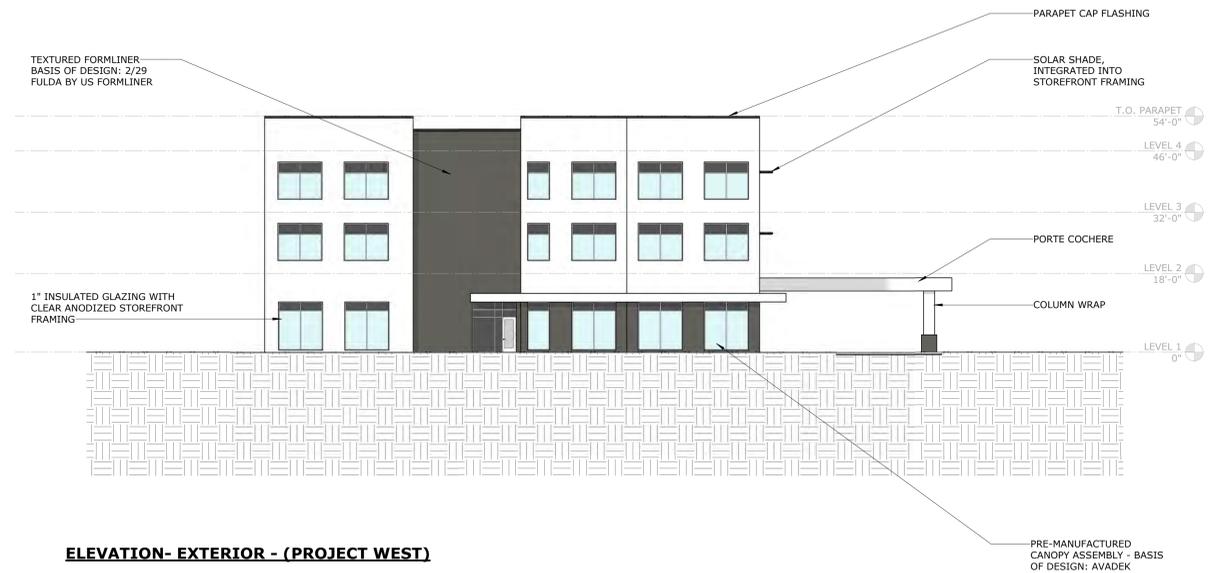
ELEVATION- EXTERIOR - (PROJECT NORTH)



ELEVATION- EXTERIOR - (PROJECT EAST)



ELEVATION- EXTERIOR - (PROJECT SOUTH)

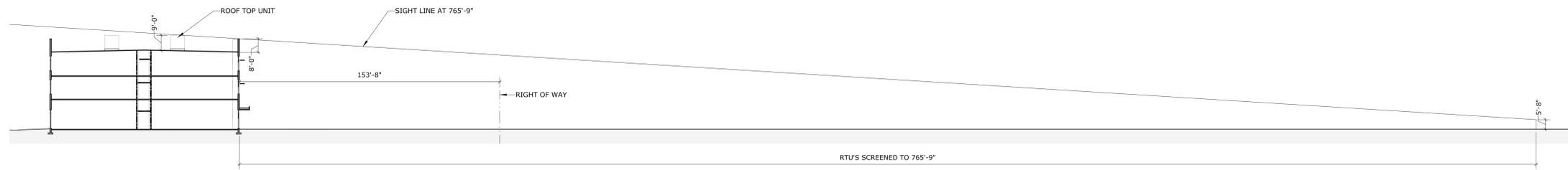


ELEVATION- EXTERIOR - (PROJECT WEST)

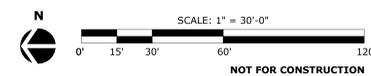
BUILDING ELEVATIONS

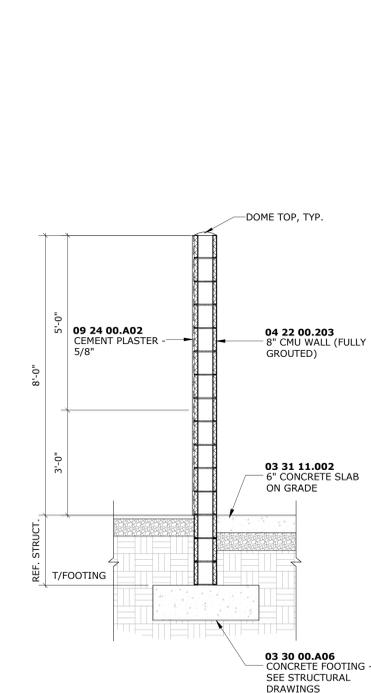


NOT FOR CONSTRUCTION

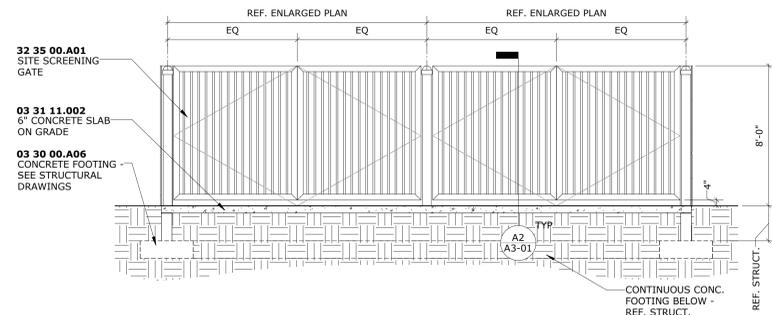


LINE OF SIGHT STUDY

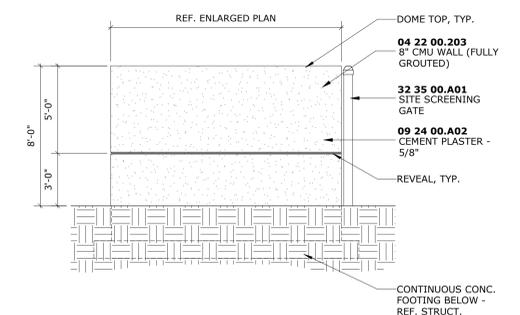




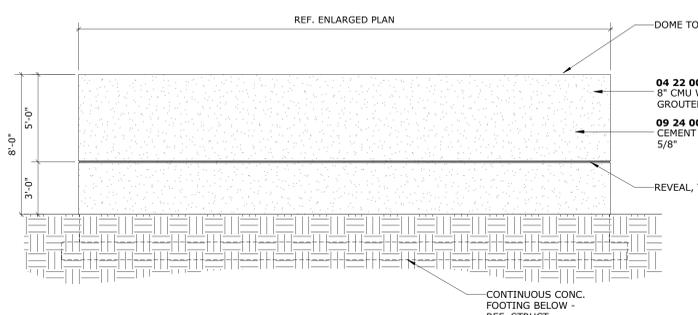
C2 TRASH ENCLOSURE WALL SECTION
1/2" = 1'-0"



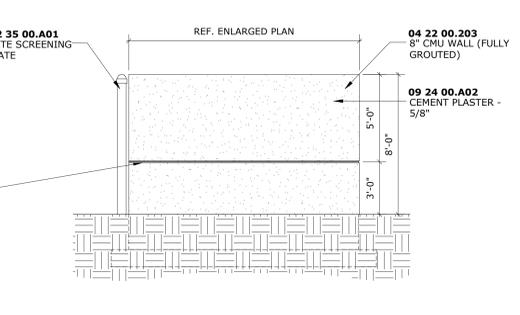
D3 TYPICAL DUMPSTER ELEVATION - NORTH
1/4" = 1'-0"



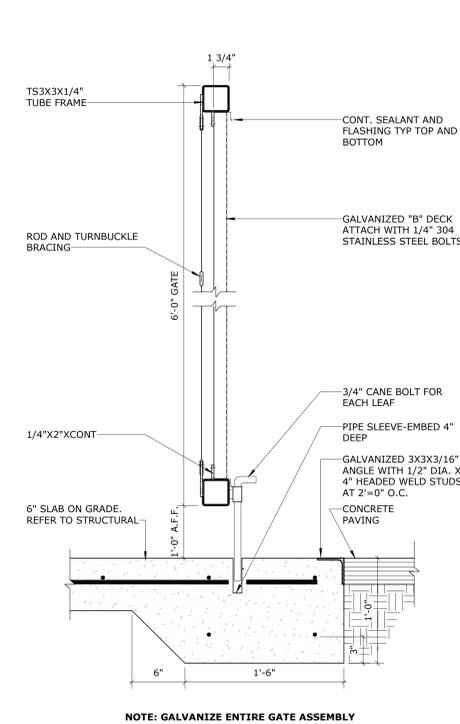
D5 TYPICAL DUMPSTER ELEVATION - EAST
1/4" = 1'-0"



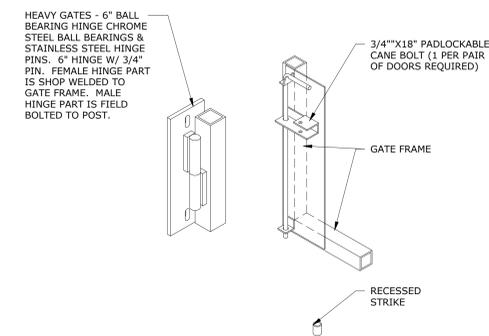
C3 TYPICAL DUMPSTER ELEVATION - SOUTH
1/4" = 1'-0"



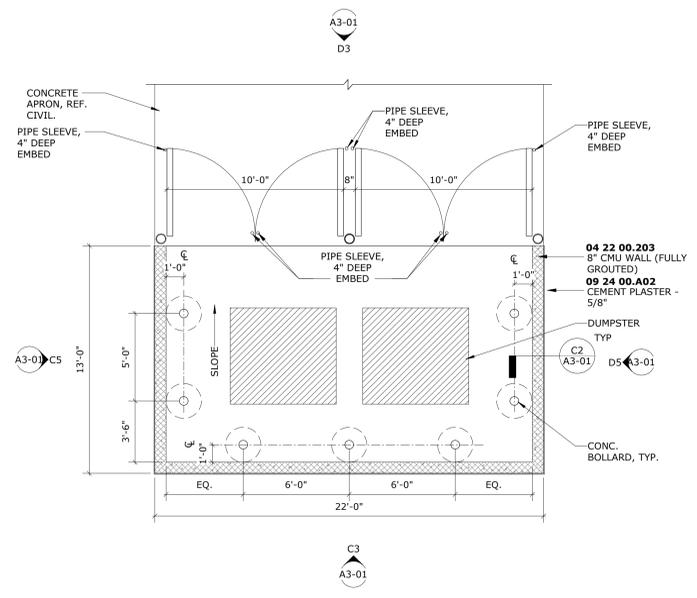
C5 TYPICAL DUMPSTER ELEVATION - WEST
1/4" = 1'-0"



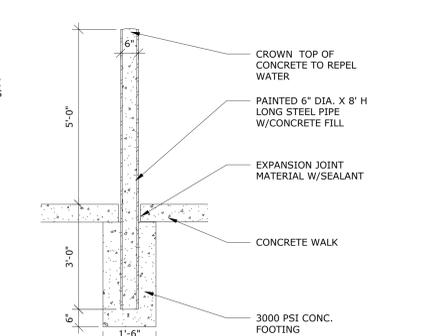
A2 ENCLOSURE GATE SECTION
1 1/2" = 1'-0"



B2 DUMPSTER DETAILS
1/8" = 1'-0"



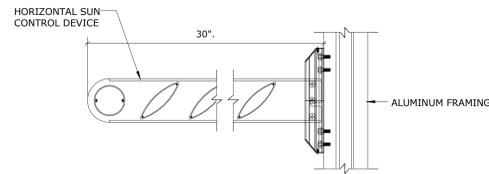
A5 ENLARGED DUMPSTER PLAN - TYPICAL
1/4" = 1'-0"



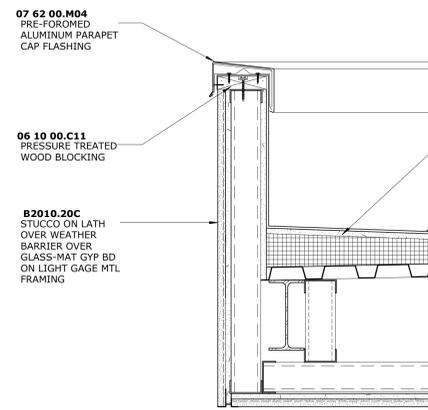
A3 SECTION - BOLLARD
1/2" = 1'-0"

DUMPSTER ENCLOSURE DETAILS

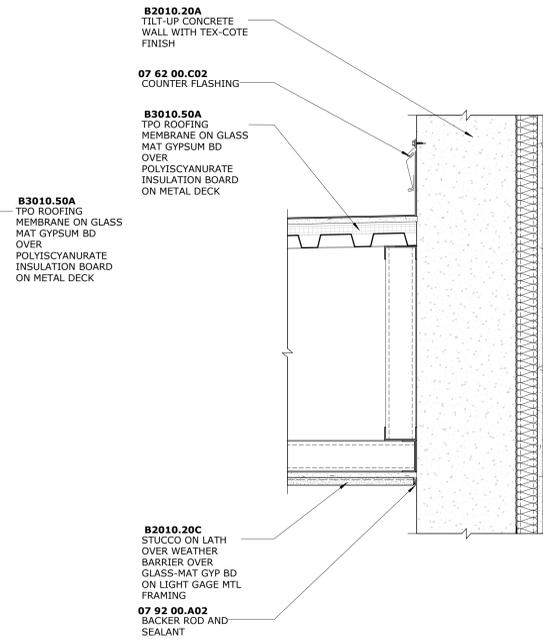
NOT FOR CONSTRUCTION



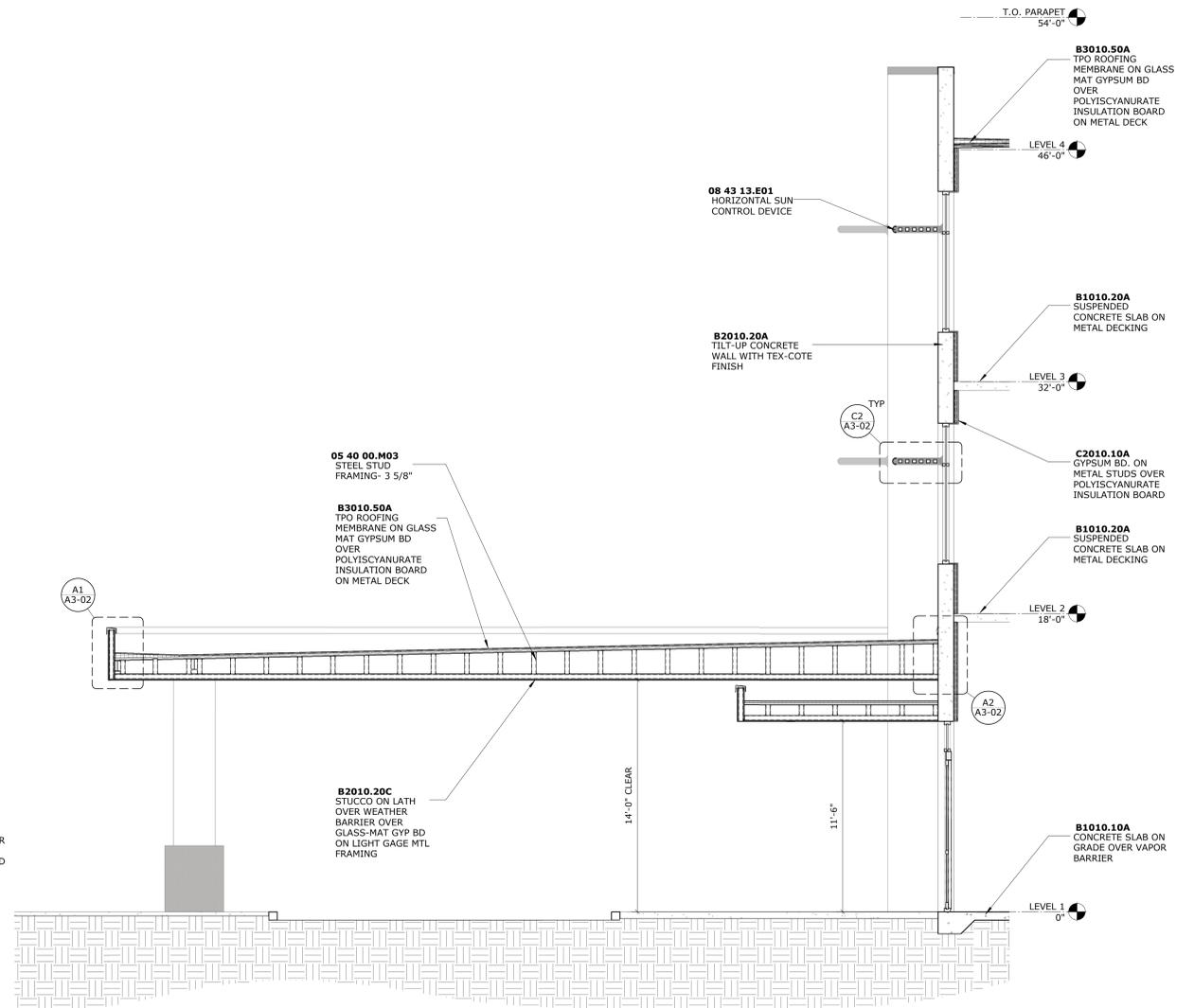
C2 STOREFRONT DETAIL - SHADING DEVICE
1 1/2" = 1'-0"



A1 CANOPY SECTION DETAIL
1 1/2" = 1'-0"

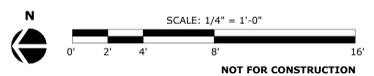


A2 CANOPY SECTION DETAIL
1 1/2" = 1'-0"



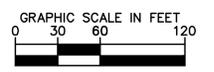
A3 DROP OFF CANOPY - SECTION
1/4" = 1'-0"

CANOPY SECTION AND DETAILS



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REVISED
1:20 pm, Jun 07, 2023

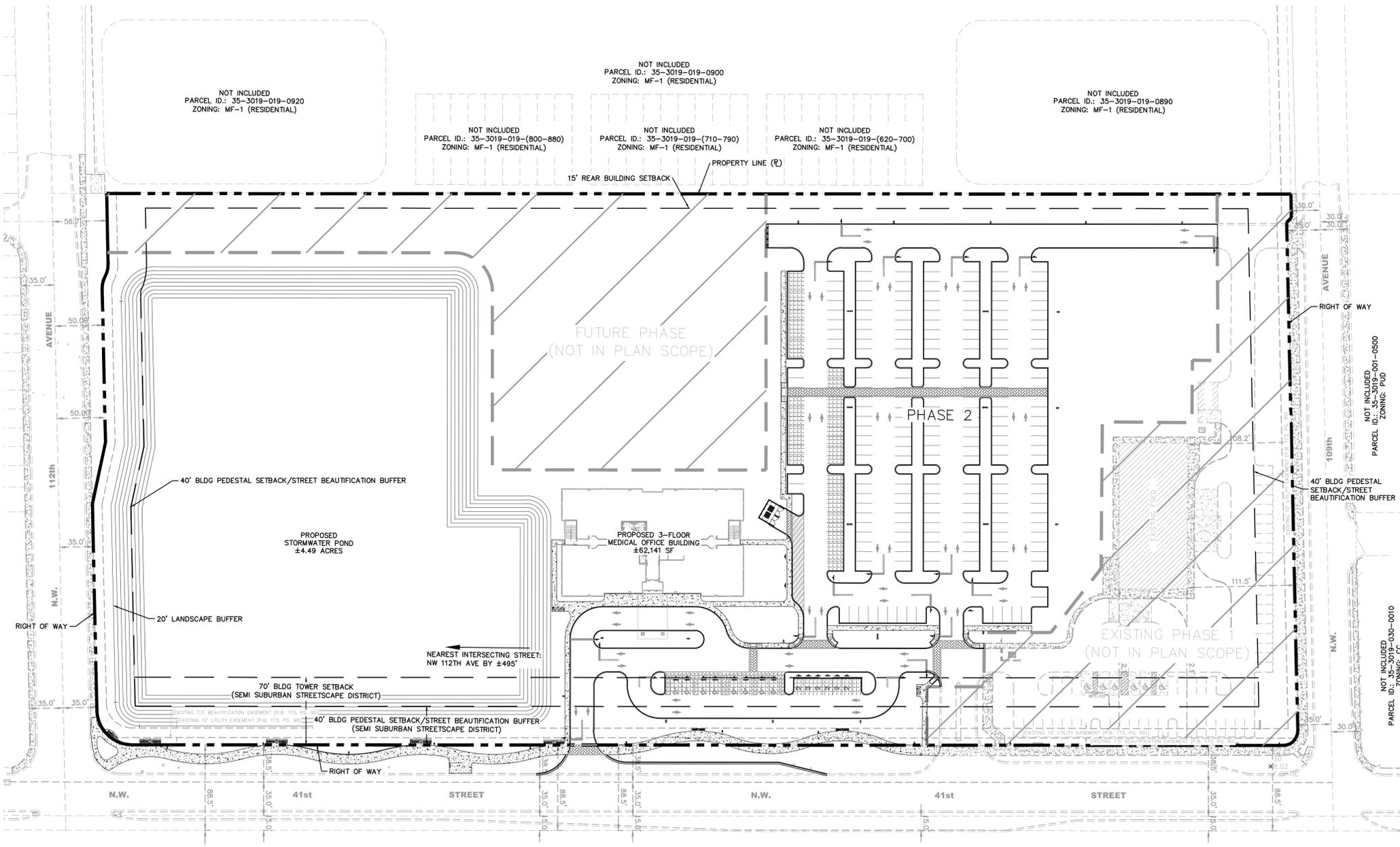


LEGEND

	PROPERTY LINE
	PHASE LINE
	SIDEWALK CONCRETE
	DECORATIVE FINISH
	PAVEMENT COATING

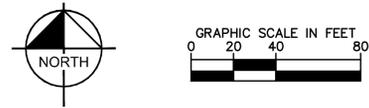
SITE DATA (PHASE 2):

TOTAL SITE AREA:	16.28 ACRES (709,371 SF)
PARCEL ID:	35-3019-072-0010
PROJECT AREA:	11.40 AC (496,378 SF)
PROPOSED USE:	MEDICAL OFFICE BUILDING (3 FLOORS)
CURRENT ZONING:	CC (COMMERCIAL CORRIDOR)
PROPOSED ZONING:	CC (COMMERCIAL CORRIDOR)
OVERLAY DISTRICT:	DORAL BOULEVARD STREET BEAUTIFICATION -SEMI-SUBURBAN STREETScape DISTRICT
MAXIMUM BUILDING HEIGHT:	<u>ALLOWED</u> <u>PROVIDED</u>
OVERALL HEIGHT:	60' 54'
BUILDING AREA:	<u>PROVIDED</u>
TOTAL AREA:	62,141 SF
USEABLE SQUARE FOOTAGE:	58,826 SF
FLOOR AREA RATIO (FAR):	<u>ALLOWED</u> <u>PROVIDED</u>
FIRST FLOOR:	0.5 0.04 (0.48 GFA / 11.32 AC)
ALL SUBSEQUENT FLOORS:	0.25 0.08 (0.96 GFA / 11.32 AC)
OPEN SPACE:	<u>REQUIRED</u> <u>PROVIDED</u>
MIN ALLOWABLE:	17.00% 26%
MIN. BUILDING SETBACKS:	<u>REQUIRED</u> <u>PROVIDED</u>
(FROM P/L)	
NORTH (REAR):	15' 15'
EAST (FRONT):	40' 40'
SOUTH (FRONT):	40' 40'
WEST (SIDE):	40' 40'
SITE PARKING/LOADING	
VEHICLE PARKING:	<u>REQUIRED</u> <u>PROVIDED</u>
REGULAR PARKING	201 SPACES 245 SPACES
ADA PARKING:	<u>7 SPACES</u> <u>8 SPACES</u>
TOTAL	208 SPACES 253 SPACES
(CALCULATIONS BASED ON 1 SPACE PER 300 SF OF GFA FOR OFFICE, PROFESSIONAL BUILDING OR SIMILAR USE PER SEC. 77-139)	
HEAT REFLECTIVE STALLS*:	<u>REQUIRED</u> <u>PROVIDED</u>
	51 STALLS 51 STALLS
*STALLS TO BE COATED WITH DURASHIELD PAVEMENT COATING (SRI .33)	
(CALCULATIONS BASED ON 20% OF ALL REQUIRED SURFACE PARKING)	
BICYCLE PARKING SPACES:	<u>REQUIRED</u> <u>PROVIDED</u>
	21 SPACES 30 SPACES
(CALCULATIONS BASED ON 0.1 BIKE PARKING PER REQUIRED PARKING SPACE PER SEC. 77-139)	
ELECTRIC VEHICLE PARKING	<u>REQUIRED</u> <u>PROVIDED</u>
	6 SPACES 6 SPACES
(CALCULATIONS BASED ON 2% OF TOTAL PARKING SPACES PROVIDED PER SEC. 77-141)	
LOADING SPACE:	<u>REQUIRED</u> <u>PROVIDED</u>
	2 SPACES 2 SPACES
(CALCULATIONS BASED ON 2 PER 30,001-60,00 SF OF FLOOR AREA FOR OFFICE AND FINANCIAL INSTITUTIONS USE PER SEC. 77-165)	
VEHICLE PARKING*:	<u>REQUIRED</u> <u>PROVIDED</u>
	249 SPACES 253 SPACES
(CALCULATIONS BASED ON CLIENT'S STANDARDS OF 4 SPACES PER 1,000 SF OF GFA)	
*CALCULATION SHOWN FOR CLIENT'S REFERENCE ONLY AND VALUES SHOULD NOT BE USED FOR ANY AHJ CALCULATIONS	

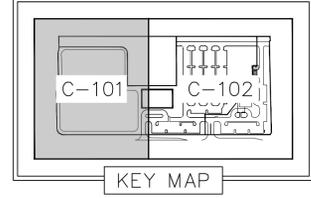


<p>© 2023 KIMLEY-HORN AND ASSOCIATES, INC. 189 S. ORANGE AVENUE, SUITE 1000, ORLANDO, FL 32801 PHONE: 407-898-1511 WWW.KIMLEY-HORN.COM REGISTRY No. 35106</p>	<p>OVERALL SITE PLAN</p>								
<p>LICENSED PROFESSIONAL</p> <p>KHA PROJECT 149817042 DATE 6/6/2023</p> <p>SCALE AS SHOWN DESIGNED BY DRAWN BY CHECKED BY</p>	<p>CITY OF DORAL</p> <p>SHEET NUMBER C-100</p>								
<p>REVISIONS</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>No.</th> <th>REVISIONS</th> <th>DATE</th> <th>BY</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	No.	REVISIONS	DATE	BY					
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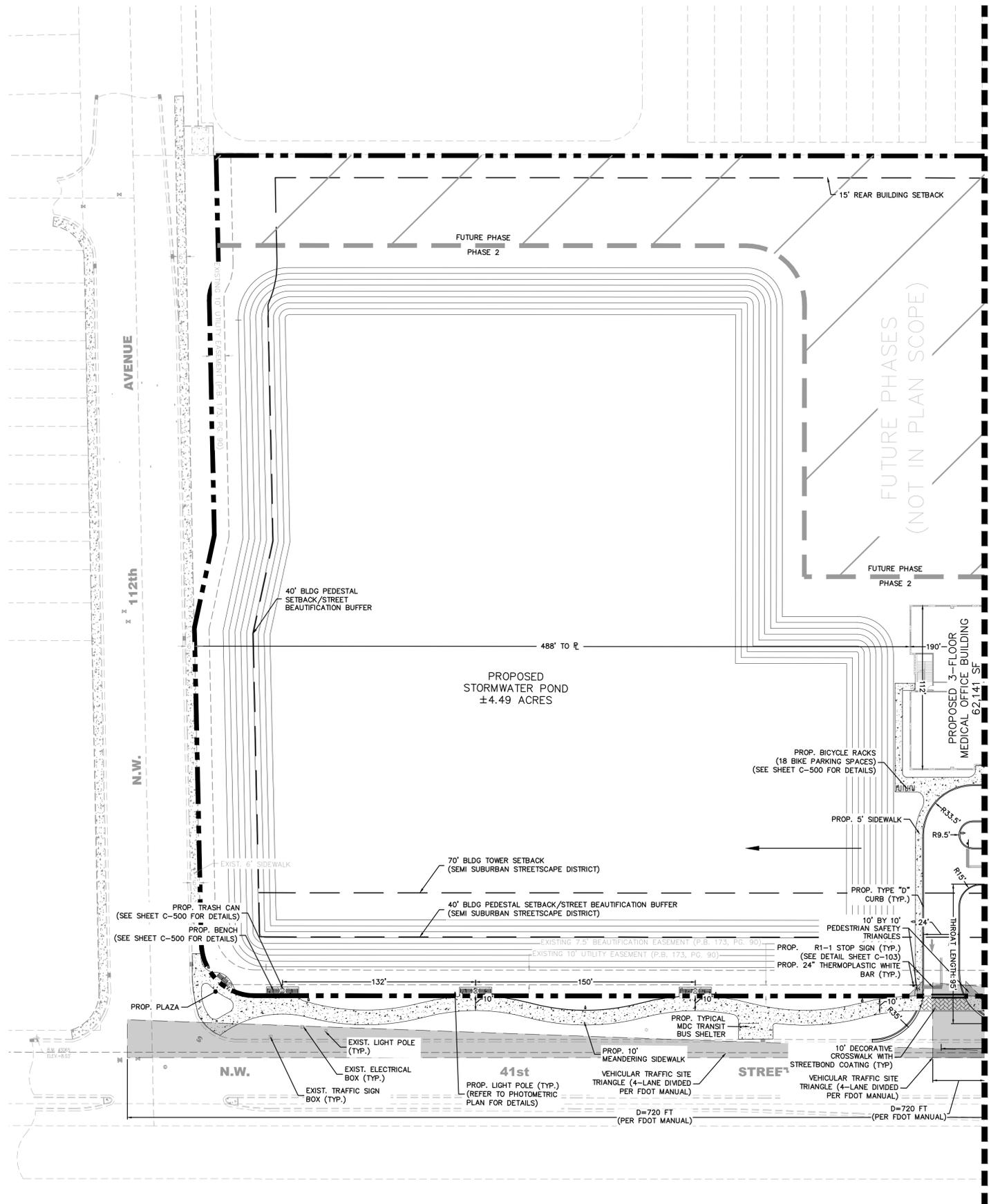


LEGEND	
	PROPERTY LINE
	PHASE LINE
	SIDEWALK CONCRETE
	PARKING COUNT
	DECORATIVE FINISH
	PAVEMENT COATING
	MATCHLINE



NOTES

1. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
2. CURB RADI TO BE 5' UNLESS OTHERWISE NOTED.
3. ALL CONSTRUCTION DETAILS ARE CONCEPTUAL AND SUBJECT TO REVIEW AND MODIFICATION DURING THE APPROVAL OF FINAL CONSTRUCTION PLANS.
4. CONTRACTOR TO LAY SITE OUT BASED ON PROVIDED CIVIL ENGINEERING DIGITAL FILES. IF CONTRACTOR ENCOUNTERS ANY SITE LAYOUT ISSUES, CONTRACTOR TO NOTIFY ENGINEER OF RECORD IMMEDIATELY



No.	REVISIONS	DATE	BY

Kimley-Horn
 © 2023 KIMLEY-HORN AND ASSOCIATES, INC.
 189 S. GRANGE AVENUE, SUITE 1000, ORLANDO, FL 32801
 PHONE: 407-898-1511
 WWW.KIMLEY-HORN.COM REGISTRY No. 35106

KHA PROJECT	149817042
DATE	4/27/2023
SCALE	AS SHOWN
DESIGNED BY	RW
DRAWN BY	RW
CHECKED BY	BS
LICENSED PROFESSIONAL	DATE:

SITE PLAN

DORAL MEDICAL PLAZA PHASE II
 CITY OF DORAL

SHEET NUMBER
C-101

Plotted By: Womaner, Egan Sheet: Set: DORAL MEDICAL PLAZA PHASE II Layout: C-103 April 27, 2023 04:25:44pm K:\ORL_Civil\49817042-Doral MOB\CADD\CONCEPT\Site Plan\C-102 SITE PLAN DETAILS.dwg
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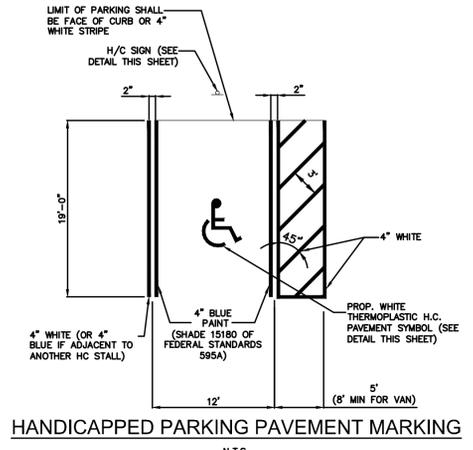
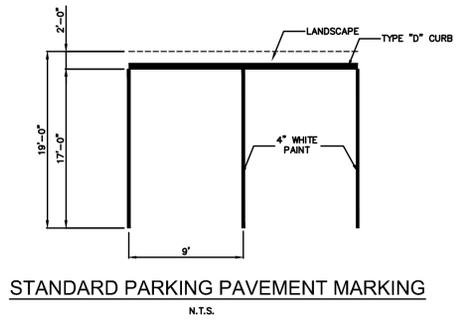
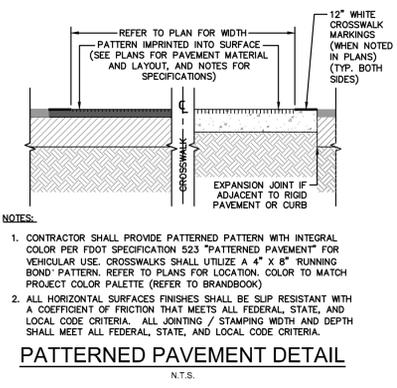
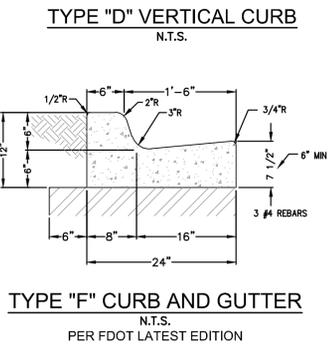
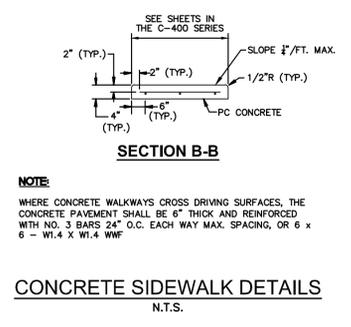
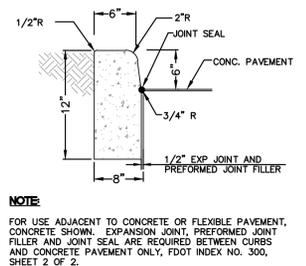
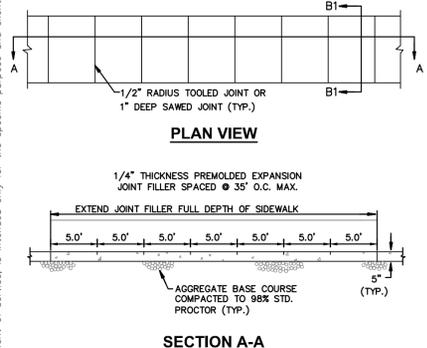
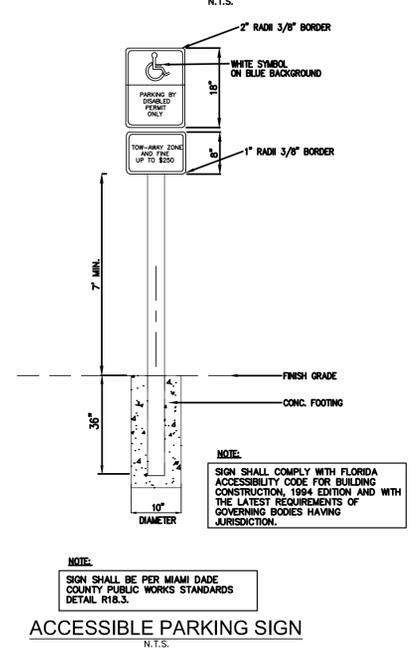
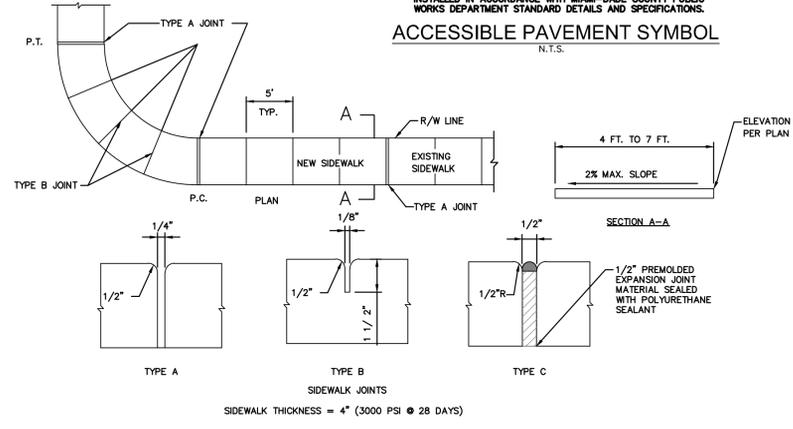
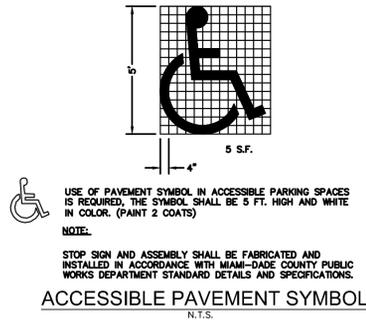


TABLE OF SIDEWALK JOINTS	
	LOCATION
A	P.C. AND P.T. OF CURVES. JUNCTION OF EXISTING AND NEW SIDEWALK.
B	5'-0" CENTER TO CENTER ON SIDEWALK.
C	WHERE SIDEWALK ABUTS CONCRETE CURBS, DRIVEWAYS, AND SIMILAR STRUCTURES.



No.	REVISIONS	DATE	BY

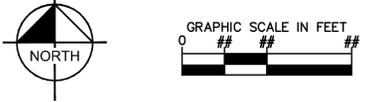
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 189 S. ORANGE AVENUE, SUITE 1000, ORLANDO, FL 32801
 PHONE: 407-898-1511
 WWW.KIMLEY-HORN.COM REGISTRY No. 35106

LICENSED PROFESSIONAL	
KHA PROJECT	149817042
DATE	4/27/2023
SCALE	AS SHOWN
DESIGNED BY	RW
DRAWN BY	RW
CHECKED BY	BS
DATE:	

SITE PLAN DETAILS

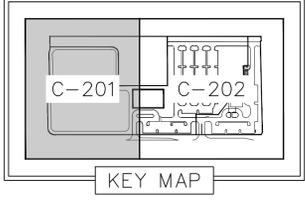
DORAL MEDICAL PLAZA PHASE II
CITY OF DORAL FL

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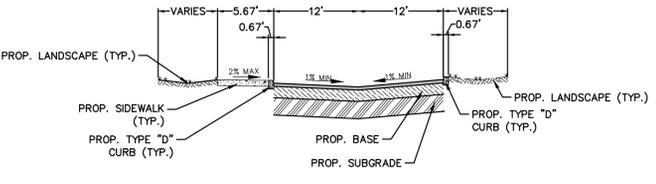
LEGEND

	PROPERTY LINE
	PHASE LINE
	SIDEWALK CONCRETE
	DECORATIVE FINISH
	PAVEMENT COATING
	MATCHLINE
	HIGH POINT

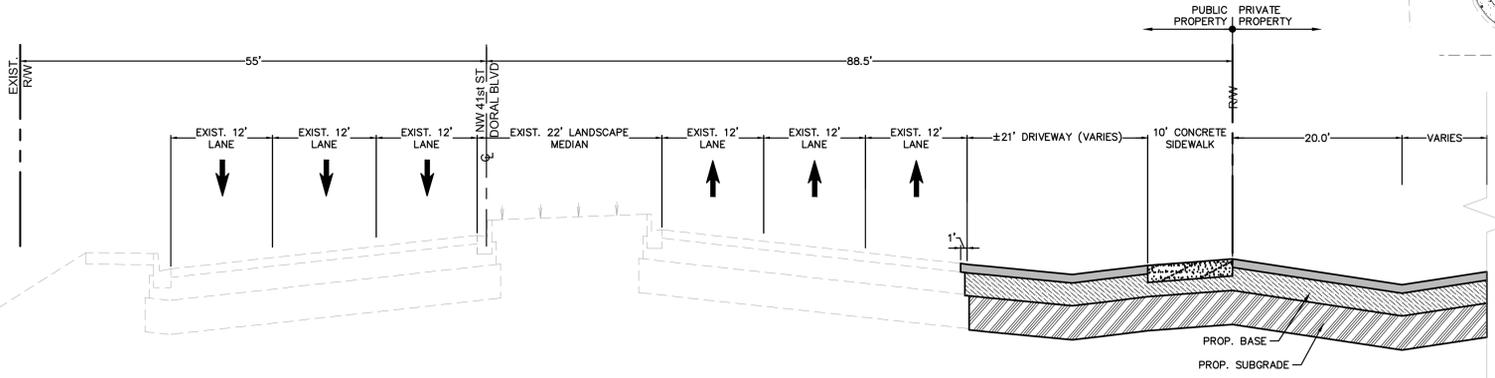


STRUCTURE TABLE

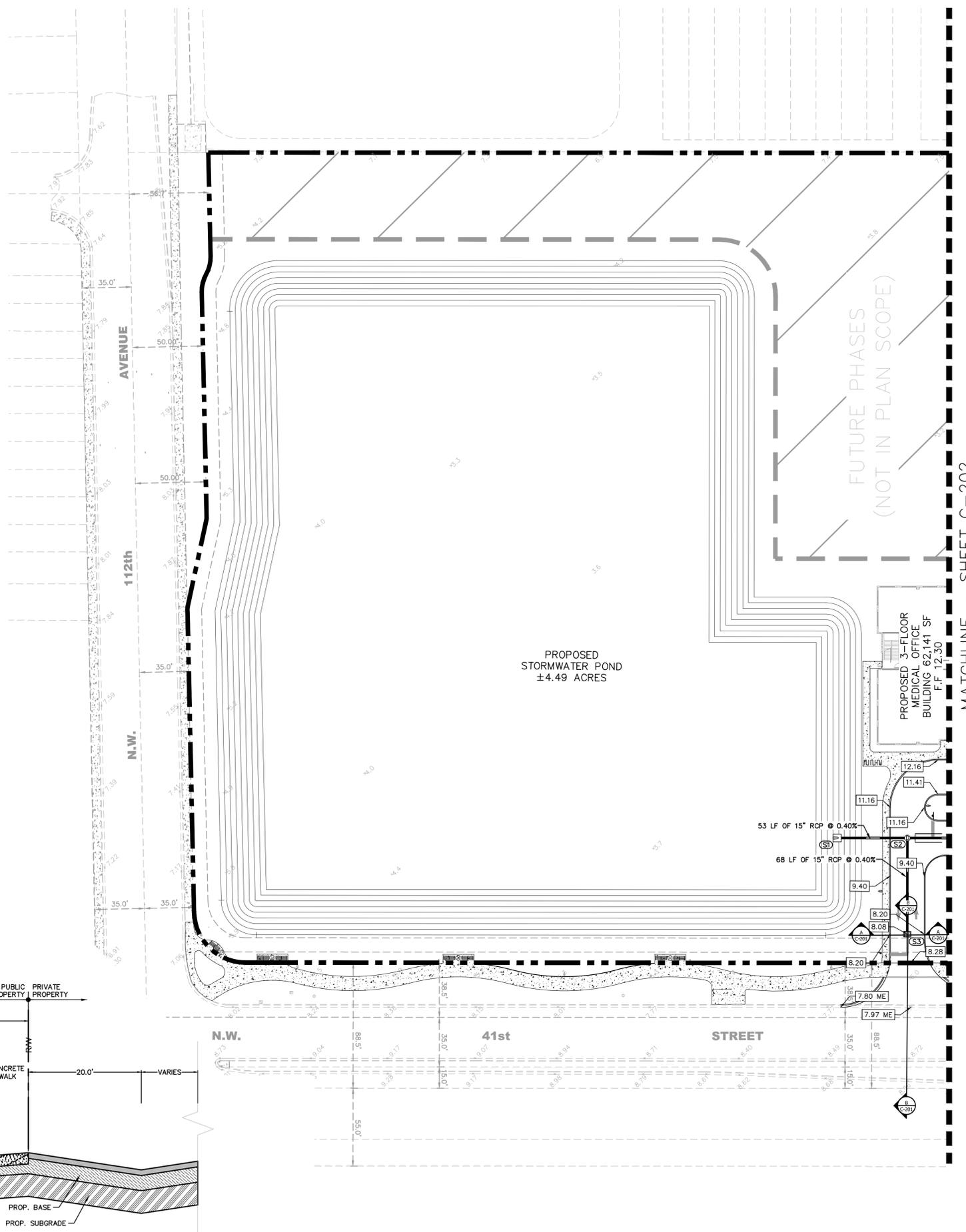
STRUCTURE NAME:	DETAILS:
S1	MES TOP: 5.17 E. INV IN: 2.73
S2	MH TOP: 10.51 F. INV IN: 2.95 S. INV IN: 2.95 W. INV OUT: 2.95
S3	TYPE "D" INLET PER FDOT INDEX #232 TOP: 8.08 N. INV OUT: 3.22



SECTION A-A
N.T.S.



SECTION B-B
N.T.S.



MATCHLINE - SHEET C-202

No.	REVISIONS	DATE	BY

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KHA PROJECT	149817042
DATE	4/27/2023
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DESIGNED BY	RW
DRAWN BY	RW
CHECKED BY	BS
DATE:	

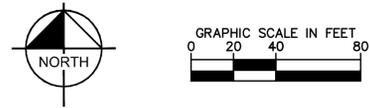
DORAL MEDICAL PLAZA PHASE II

PAVING GRADING & DRAINAGE

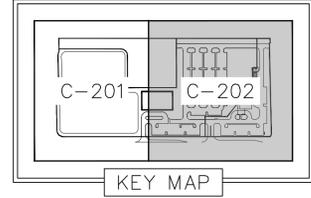
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C-201

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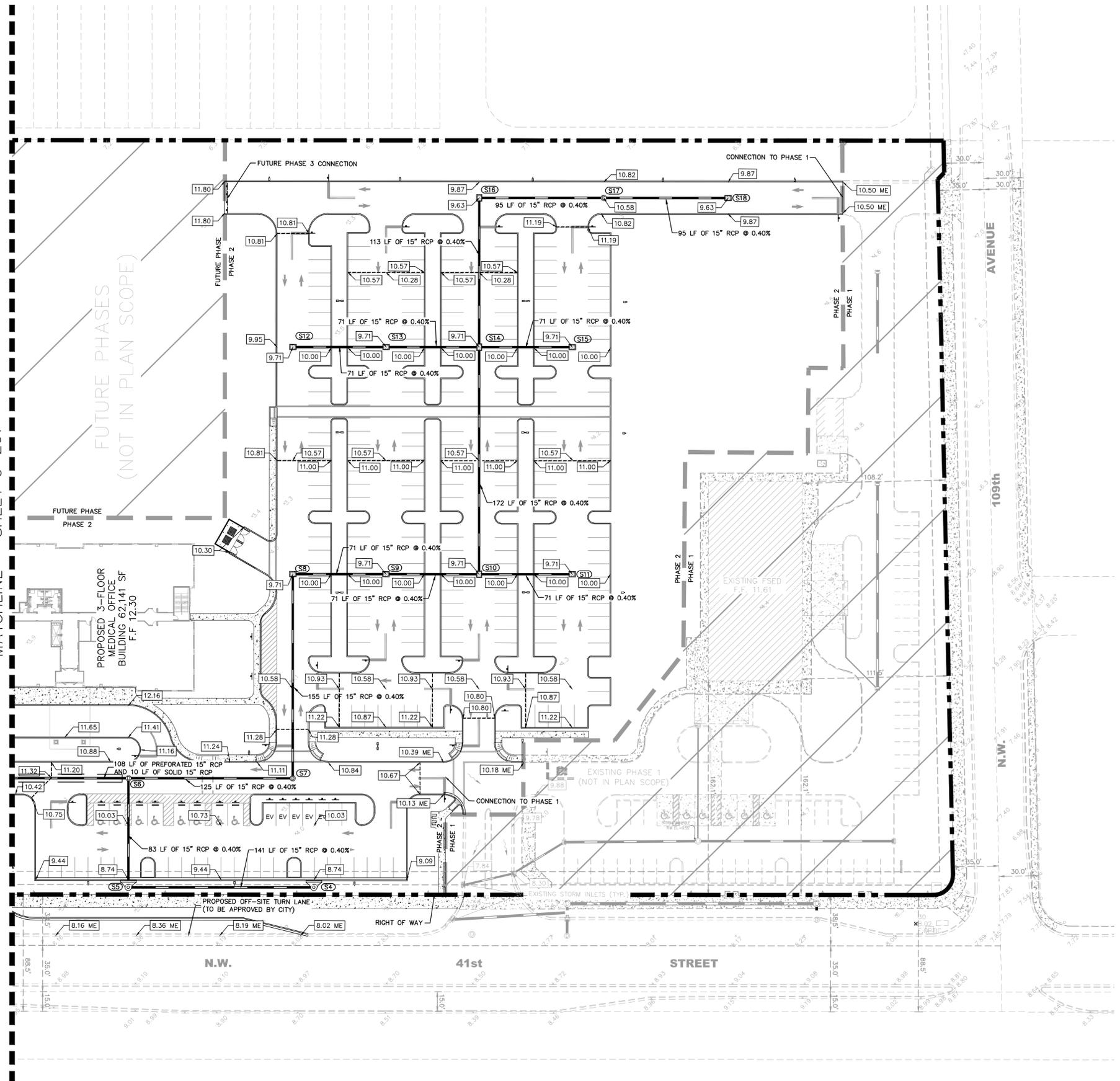


LEGEND	
	PROPERTY LINE
	PHASE LINE
	SIDEWALK CONCRETE
	DECORATIVE FINISH
	PAVEMENT COATING
	MATCHLINE
	HIGH POINT



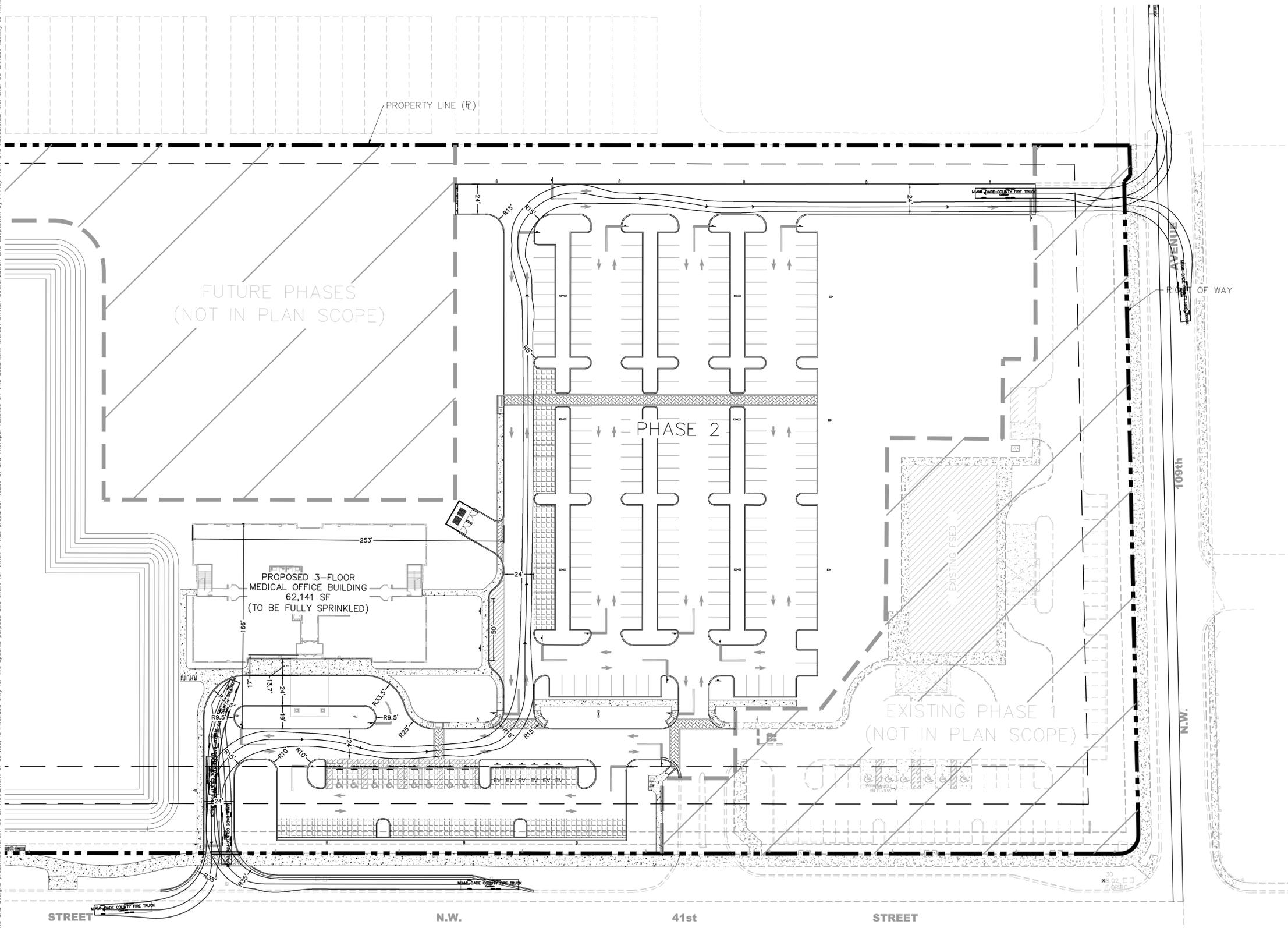
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S4	TYPE "4" CURB INLET PER FDOT INDEX #210 TOP: 8.74 W. INV OUT: 4.31
S5	TYPE "4" CURB INLET PER FDOT INDEX #210 TOP: 8.74 E. INV IN: 3.75 N. INV OUT: 3.75
S6	MH TOP: 10.69 S. INV IN: 3.42 E. INV IN: 3.42 W. INV OUT: 2.95
S7	MH TOP: 10.99 N. INV IN: 3.92 W. INV OUT: 3.92
S8	TYPE "D" INLET PER FDOT INDEX #232 TOP: 9.71 E. INV IN: 4.54 S. INV OUT: 4.54
S9	TYPE "D" INLET PER FDOT INDEX #232 TOP: 9.71 E. INV IN: 4.82 W. INV OUT: 4.82
S10	TYPE "D" INLET PER FDOT INDEX #232 TOP: 9.71 W. INV IN: 5.10 E. INV IN: 5.10 W. INV OUT: 5.10
S11	TYPE "D" INLET PER FDOT INDEX #232 TOP: 9.71 W. INV OUT: 5.39
S12	TYPE "D" INLET PER FDOT INDEX #232 TOP: 9.79 E. INV OUT: 6.36
S13	TYPE "D" INLET PER FDOT INDEX #232 TOP: 9.71 W. INV IN: 6.07 E. INV OUT: 6.07
S14	TYPE "D" INLET PER FDOT INDEX #232 TOP: 9.71 N. INV IN: 5.79 W. INV IN: 5.79 E. INV IN: 5.79 S. INV OUT: 5.79
S15	TYPE "D" INLET PER FDOT INDEX #232 TOP: 9.71 W. INV OUT: 6.07
S16	TYPE "D" INLET PER FDOT INDEX #232 TOP: 9.68 E. INV IN: 6.24 S. INV OUT: 6.24
S17	MH TOP: 10.58 E. INV IN: 6.62 W. INV OUT: 6.62
S18	TYPE "D" INLET PER FDOT INDEX #232 TOP: 10.44 W. INV OUT: 7.00

MATCHLINE - SHEET C-201



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<p>DORAL MEDICAL PLAZA PHASE II</p> <p>CITY OF DORAL</p>	<p>PAVING GRADING & DRAINAGE</p>								
<p>SHEET NUMBER</p> <p>C-202</p>	<p>FL</p> <p>REVISIONS</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>No.</th> <th>REVISIONS</th> <th>DATE</th> <th>BY</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	No.	REVISIONS	DATE	BY				
No.	REVISIONS	DATE	BY						

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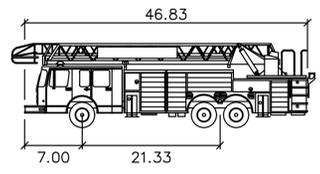


LEGEND

- PROPERTY LINE
- PHASE LINE
- SIDEWALK CONCRETE

GRAPHIC SCALE IN FEET
0 20 40 80

NORTH



MIAMI-DADE COUNTY FIRE TRUCK

feet

- Width : 8.00
- Track : 8.00
- Lock to Lock Time : 6.0
- Steering Angle : 25.7

No.	REVISIONS	DATE	BY

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KHA PROJECT	DATE	SCALE	DESIGNED BY	DRAWN BY	CHECKED BY	LICENSED PROFESSIONAL	BS	DATE
149817042	4/27/2023	AS SHOWN	RW	RW	BS			

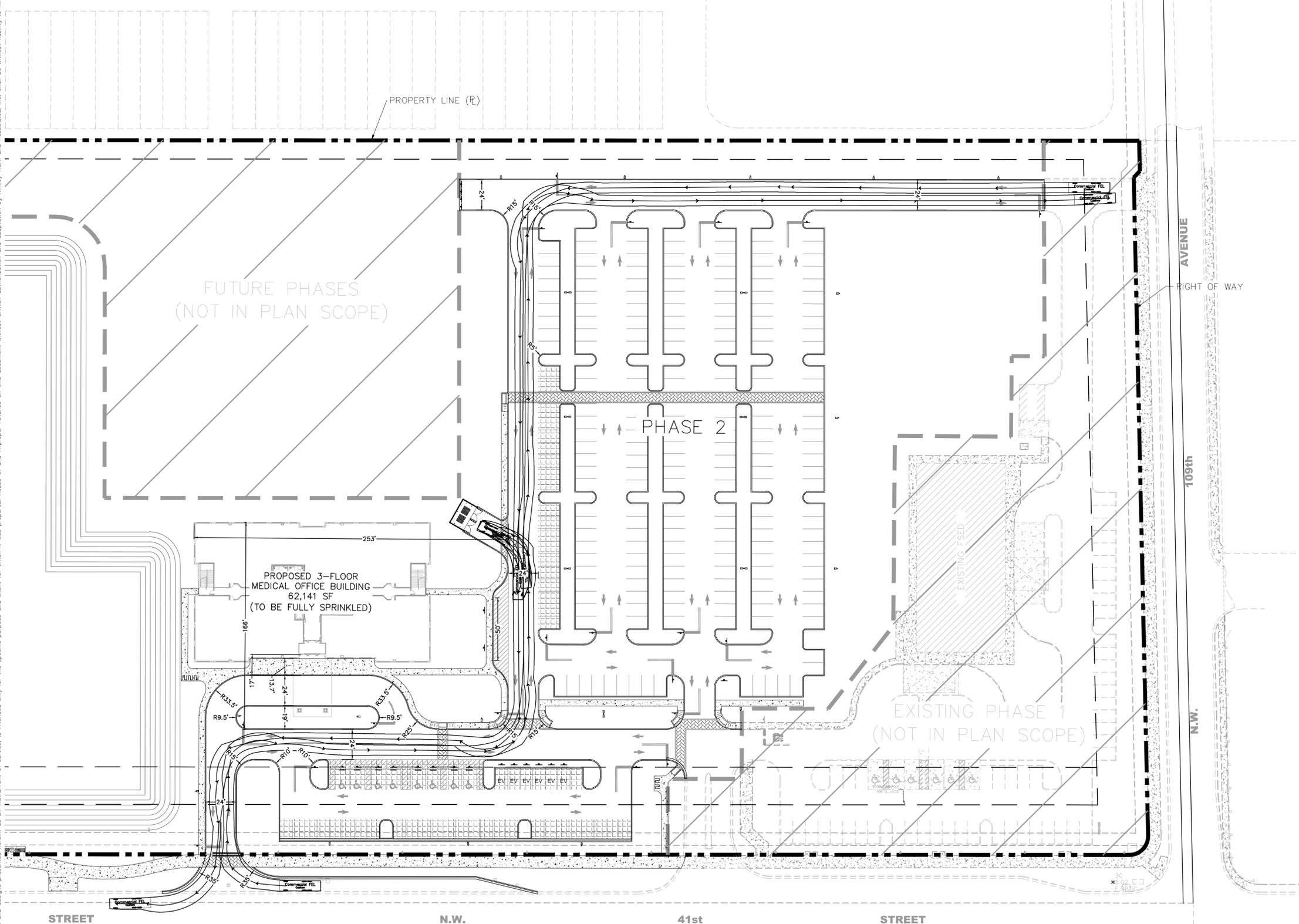
FIRE TRUCK TURN PLAN

DORAL MEDICAL PLAZA PHASE II

CITY OF DORAL FL

SHEET NUMBER
C-300

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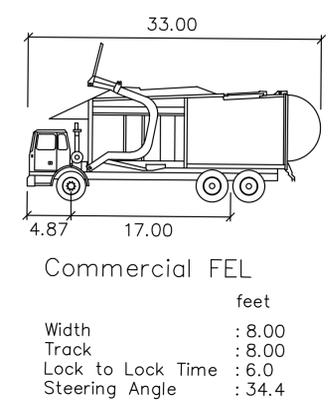


NORTH

GRAPHIC SCALE IN FEET
0 20 40 80

LEGEND

- PROPERTY LINE
- PHASE LINE
- SIDEWALK CONCRETE



No.	REVISIONS	DATE	BY

Kimley»Horn

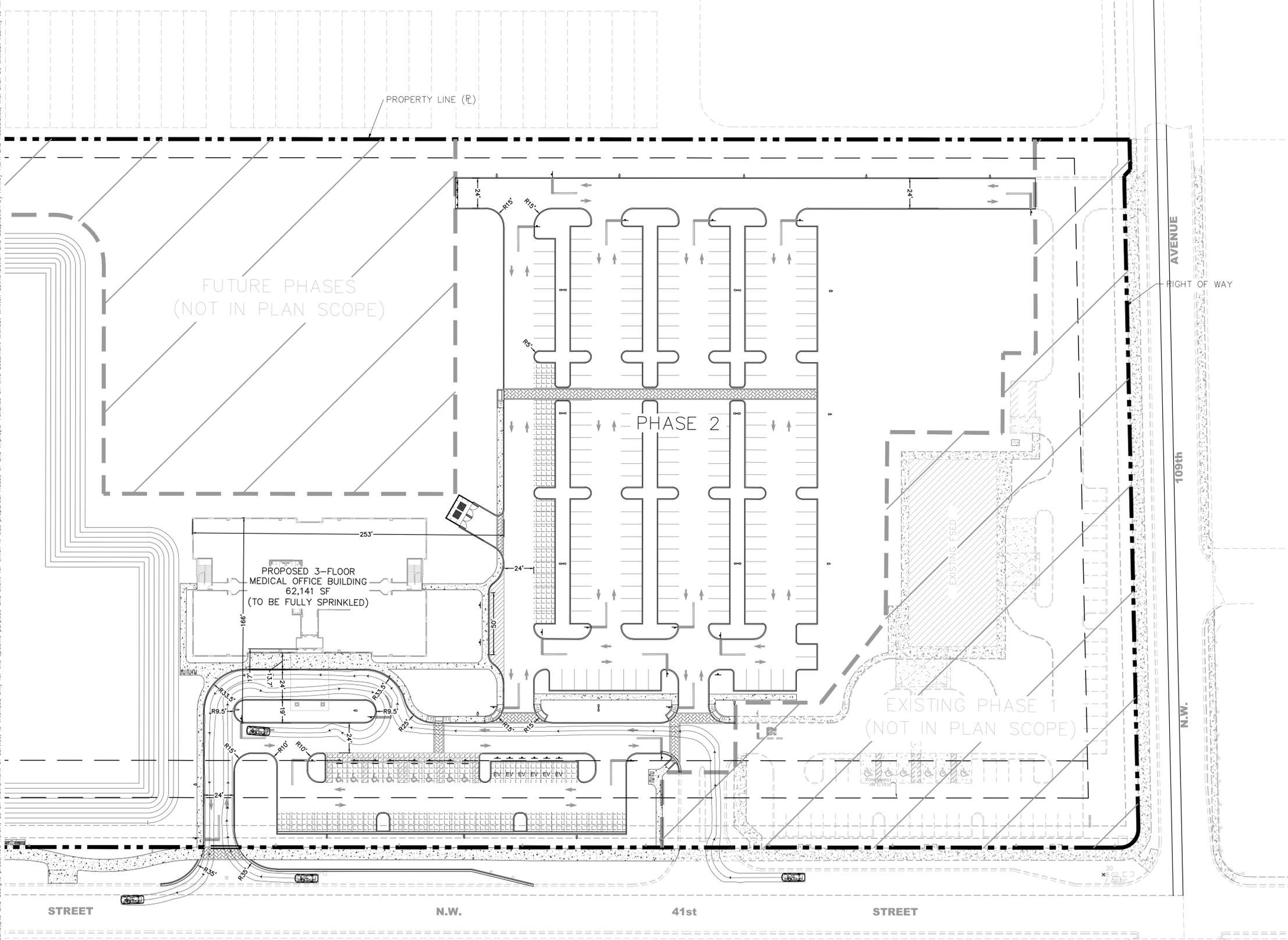
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KHA PROJECT	149817042
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SCALE	AS SHOWN
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CHECKED BY	BS
DATE:	

TRASH COLLECTION TRUCK TURN PLAN

DORAL MEDICAL PLAZA PHASE II
CITY OF DORAL FL

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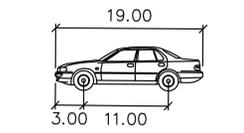


LEGEND

- PROPERTY LINE
- PHASE LINE
- SIDEWALK CONCRETE

GRAPHIC SCALE IN FEET
0 20 40 80

NORTH



P

Width	: 7.00
Track	: 6.00
Lock to Lock Time	: 6.0
Steering Angle	: 31.6

feet

No.	REVISIONS	DATE	BY

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DATE	4/27/2023
SCALE	AS SHOWN
DESIGNED BY	RW
DRAWN BY	RW
CHECKED BY	BS

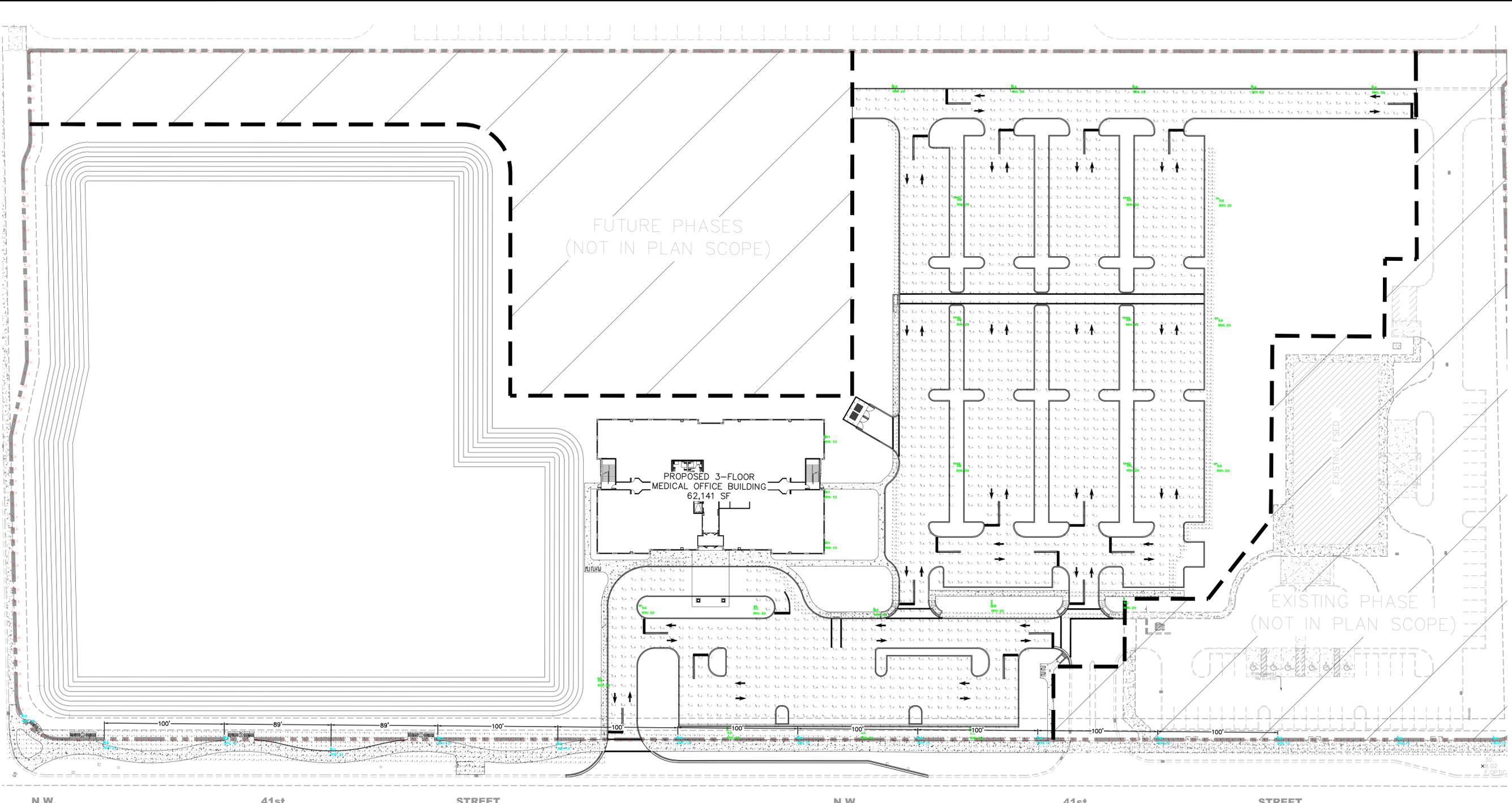
DATE: _____

PEDESTRIAN VEHICLE TURN PLAN

DORAL MEDICAL PLAZA PHASE II

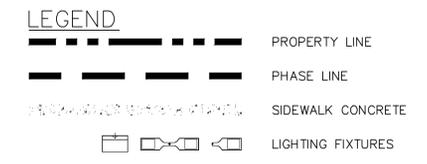
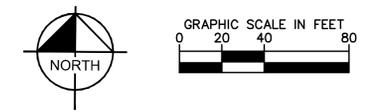
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SYMBOL	QTY	LABEL	ARRANGEMENT	MANUFACTURER	CATALOG NUMBER	MOUNTING	EMERGENCY	LLF	LUMINAIRE LUMENS	LUMINAIRE WATTS	ARRANGEMENT WATTS
	12	SA	Single	Lithonia Lighting	DSX1 LED P9 40K 70CRI T4M HS	POLE MOUNTED: 20' A.F.G.	N/A	0.900	29887	277.0762	277.07
	7	SB	Back-Back	Lithonia Lighting	DSX1 LED P9 40K 70CRI T5W	POLE MOUNTED: 20' A.F.G.	N/A	0.900	36078	277.07	554.14
	4	SC	Single	Lithonia Lighting	DSX1 LED P9 40K 70CRI T5M	POLE MOUNTED: 20' A.F.G.	N/A	0.900	35503	277.07	277.07
	5	SD	Single	Lithonia Lighting	DSX0 LED P3 40K 80CRI T3M	POLE MOUNTED: 12' A.F.G.	N/A	0.900	8070	68.95	68.95
	3	W1	Single	Lithonia Lighting	WDGE2 LED P2 40K 80CRI T3M	WALL MOUNTED: 12' A.F.G.	N/A	0.900	2062	18.98	18.98

CALCULATION SUMMARY										
LABEL	CALC TYPE	UNITS	SPACING L-R (FT)	SPACING T-B (FT)	HEIGHT (FT)	AVG	MAX	MIN	AVG/MIN	MAX/MIN
PARKING & DRIVE	Illuminance	Fc	8	8	0	4.67	9.2	1.7	2.75	5.41
SPILL	Illuminance	Fc	10	N.A.	N.A.	0.64	4.9	0.0	N.A.	N.A.
WALKWAY	Illuminance	Fc	4	4	0	1.83	5.0	0.3	6.10	16.67
WALKWAY TO BUILDING	Illuminance	Fc	3	3	0	3.21	8.5	1.4	2.29	6.07
WALKWAY TO EXISTING	Illuminance	Fc	3	3	0	4.85	9.2	2.1	2.31	4.38



NOTES
 1. CONCRETE BASE AND POLE TO BE DESIGNED BY STRUCTURAL ENGINEER

No.	REVISIONS	DATE	BY

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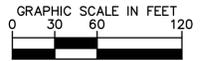
LICENSED PROFESSIONAL
 KHA PROJECT 249230000
 DATE 4/27/2023
 SCALE AS SHOWN
 DESIGNED BY AE
 DRAWN BY SW
 CHECKED BY BS
 DATE:

PHOTOMETRICS PLAN

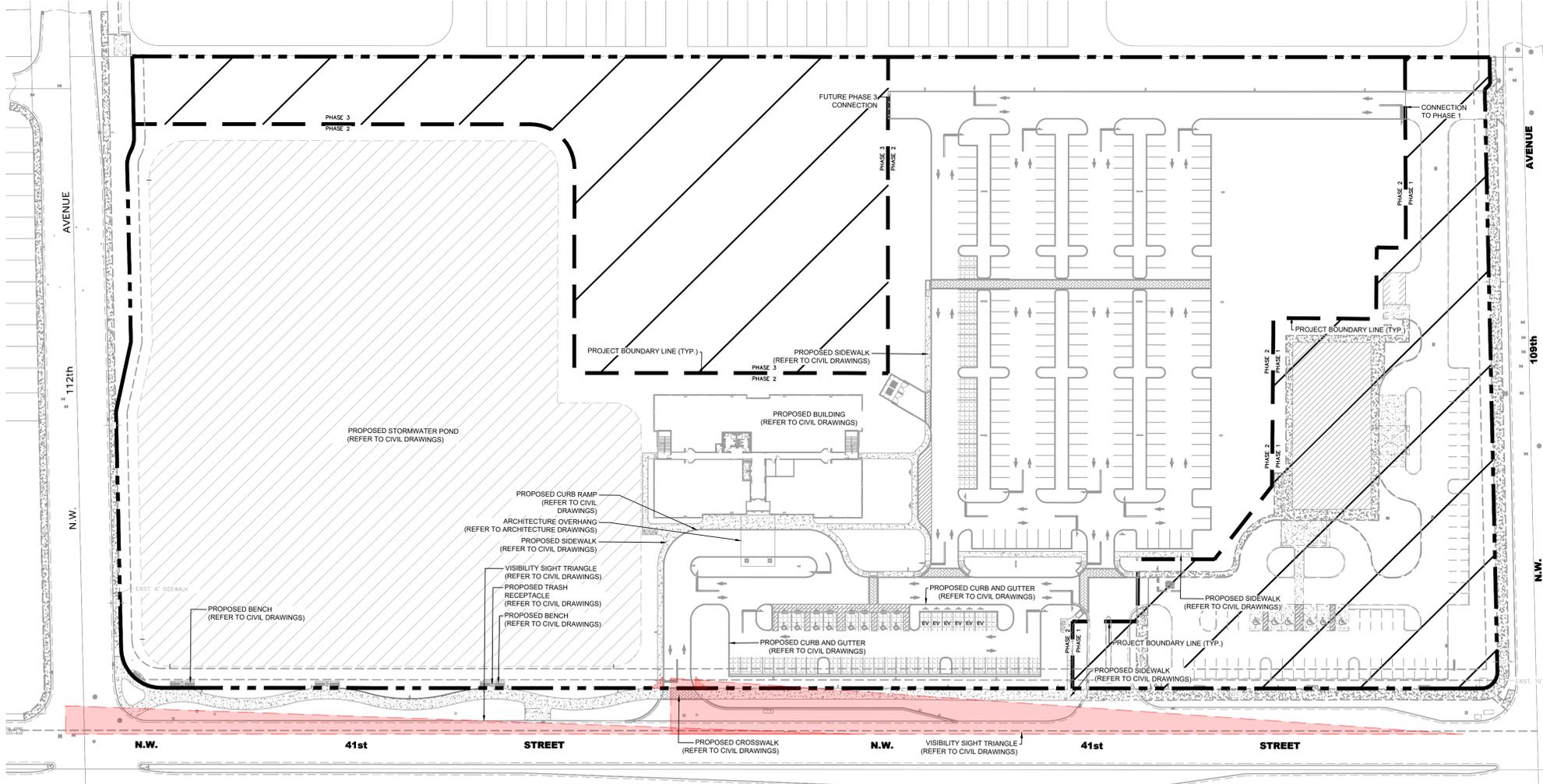
DORAL - MOB

SHEET NUMBER
C-400

RECEIVED
By Stephanie Puglia at 10:26 am, Apr 28, 2023

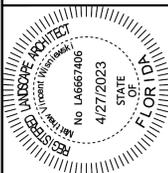


- NOTES:
- INFORMATION UTILIZED IN PREPARATION OF THE TREE INVENTORY PLAN AND LIST IS ASCERTAINED FROM AND RELIANT UPON THE SURVEY PREPARED BY FORD, ARMENTOS, & FERNANDEZ, INC. DATED 10/28/2022.
 - NO TREES HAVE BEEN IDENTIFIED BY SURVEYOR ON SITE, THEREFORE NO DISPOSITION/MITIGATION HAS BEEN PROVIDED.



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KHA PROJECT
249230000
DATE
FEB. 2023
SCALE AS SHOWN
DESIGNED BY CF
DRAWN BY KD
CHECKED BY MW



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**TREE
DISPOSITION
PLAN**

DORAL - MOB

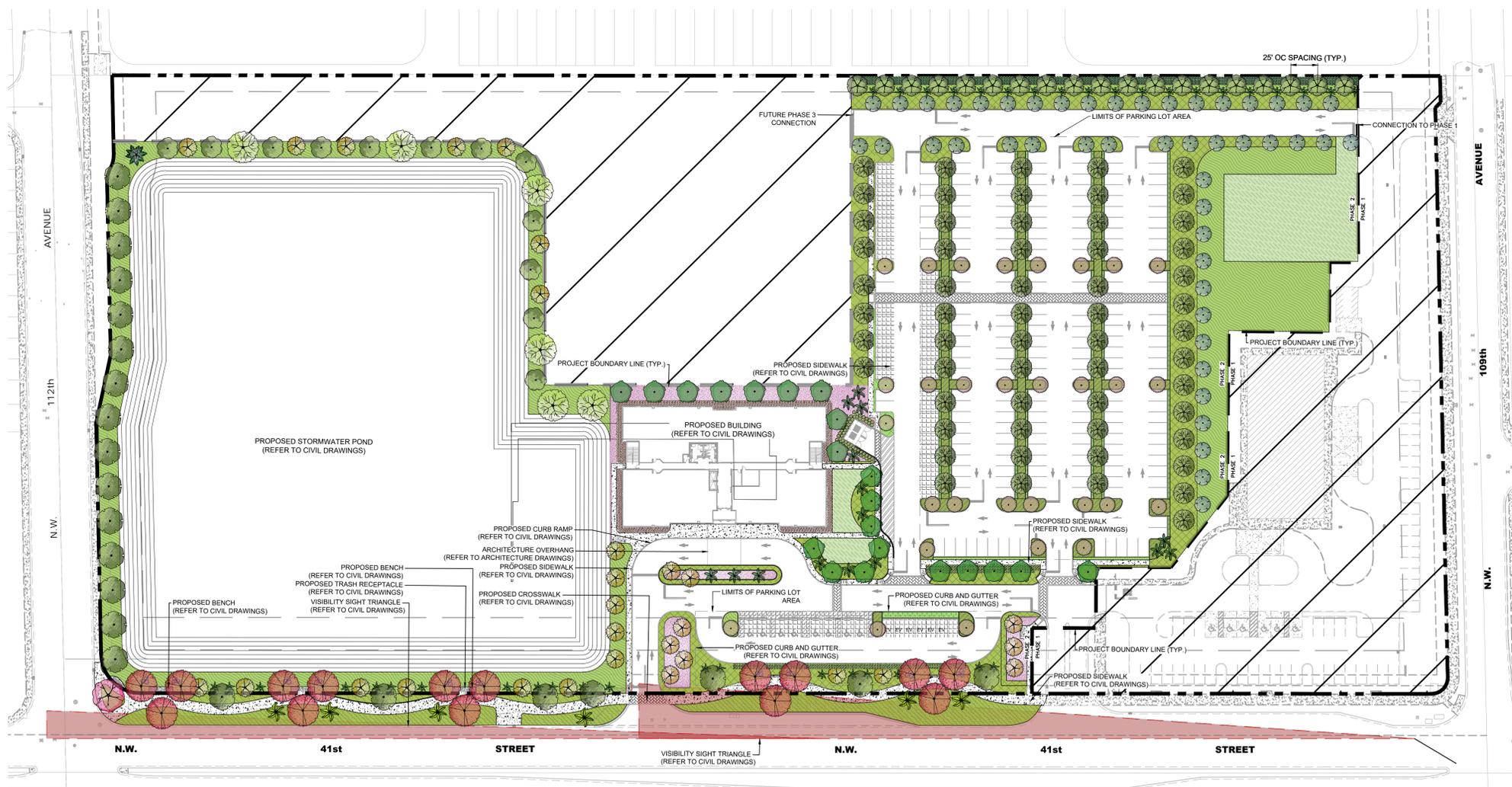
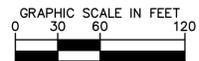
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REVISED
1:21 pm, Jun 07, 2023



PLANT KEY SCHEDULE		
TREES	CODE	BOTANICAL / COMMON NAME
	BS	BURSERA SIMARUBA GUMBO LIMBO
	CE2	CONOCARPUS ERECTUS GREEN BUTTWOOD
	CO	CHRYSOPHYLLUM OLIVIFORME SATINLEAF
	CS	CONOCARPUS ERECTUS SERICEUS SILVER BUTTWOOD
	QV2	QUERCUS VIRGINIANA SOUTHERN LIVE OAK
	TD	TAXODIUM DISTICHUM BALD CYPRESS
	TD2	TAXODIUM DISTICHUM BALD CYPRESS
BUFFER TREES	CODE	BOTANICAL / COMMON NAME
	QV	QUERCUS VIRGINIANA SOUTHERN LIVE OAK
PALM TREES	CODE	BOTANICAL / COMMON NAME
	B55	BISMARCKIA NOBILIS 'SILVER' SILVER BISMARCK PALM
	PS	PHOENIX SYLVESTRIS WILD DATE PALM
	TR	THRINAX RADIATA FLORIDA THATCH PALM
STREET TREES	CODE	BOTANICAL / COMMON NAME
	CE	CONOCARPUS ERECTUS GREEN BUTTWOOD
	CS3	CEIBA SPECIOSA FLOSS SILK TREE
	DR	DELONIX REGIA ROYAL POINCIANA
	PS2	PHOENIX SYLVESTRIS WILD DATE PALM
SHRUBS	CODE	BOTANICAL / COMMON NAME
	CR	CHRYSOBALANUS ICACO 'RED TIP' RED TIP COCO PLUM
	CR2	CHRYSOBALANUS ICACO 'RED TIP' RED TIP COCO PLUM
	HC	HAMELIA PATENS 'COMPACTA' DWARF FIREBUSH
	SC	SERENOA REPENS 'CINEREA' SILVER SAW PALMETTO
BUFFER SHRUBS	CODE	BOTANICAL / COMMON NAME
	PN	PSYCHOTRIA NERVOOSA WILD COFFEE
SHRUB AREAS	CODE	BOTANICAL / COMMON NAME
	CN	CLUSIA ROSEA 'NANA' DWARF PITCH APPLE
	MC	MUHLENBERGIA CAPILLARIS PINK MUHLY GRASS
	TD3	TRIPSACUM FLORIDANUM FLORIDA GAMAGRASS
R/W SHRUBS	CODE	BOTANICAL / COMMON NAME
	EL2	ERNODEA LITTORALIS GOLDEN CREEPER
GROUND COVERS	CODE	BOTANICAL / COMMON NAME
	AG	ARACHIS GLABRATA PERENNIAL PEANUT
	EL	ERNODEA LITTORALIS GOLDEN CREEPER
	SA	STENOTAPHRUM SECUNDATUM 'FLORATAM' FLORATAM ST. AUGUSTINE GRASS

- NOTES:**
- REFER TO SHEET L-210 FOR FULL PLANTING SCHEDULE AND LANDSCAPE LEGEND CALCULATIONS.
 - ALL PLANTING SPECIFICATIONS IN THE PLANT SCHEDULE SHALL BE CONSIDERED THE MINIMUM ALLOWABLE SPECIFICATIONS. CONTRACTOR SHALL PROCURE PLANT MATERIALS AND UPSIZE AS NECESSARY TO MEET THE MOST STRINGENT SPECIFICATION.
 - LANDSCAPE ARCHITECT RESERVES THE RIGHT TO FIELD ADJUST ALL PLANT MATERIAL.
 - ALL QUANTITIES PROVIDED FOR CONVENIENCE ONLY. CONTRACTOR SHALL CONFIRM ALL QUANTITIES PER PLAN PRIOR TO BIDDING AND CONSTRUCTION.
 - SOD SHALL BE INSTALLED IN ALL AREAS NOT OTHERWISE COVERED BY BUILDING, PAVING, SIDEWALK, OR OTHER LANDSCAPING.

NO.	REVISIONS	DATE	BY

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KHA PROJECT 249230000	DATE FEB. 2023	SCALE AS SHOWN	DESIGNED BY CF	DRAWN BY KD	CHECKED BY MW
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LANDSCAPE PLAN

DORAL - MOB

This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

PLANT SCHEDULE

TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	DBH	SIZE	NATIVE
	BS	21	BURSERIA SIMARUBA	GUMBO LIMBO	CONT.	2.5" CAL MIN	10' HT MIN	YES
	CE2	12	CONOCARPUS ERECTUS	GREEN BUTTONWOOD	FG	4" CAL MIN	14' HT MIN	YES
	CO	29	CHRYSOPHYLLUM OLIVIFORME	SATINLEAF	FG	4" CAL MIN	14' HT MIN	YES
	CS	54	CONOCARPUS ERECTUS SERICEUS	SILVER BUTTONWOOD	FG	2.5" CAL MIN	10' HT MIN	YES
	QV2	60	QUERCUS VIRGINIANA	SOUTHERN LIVE OAK	FG	4" CAL MIN	14' HT MIN	YES
	TD	27	TAXODIUM DISTICHUM	BALD CYPRESS	FG	2.5" CAL MIN	10' HT MIN	YES
	TD2	6	TAXODIUM DISTICHUM	BALD CYPRESS	FG	6" CAL MIN	18' HT MIN	YES
BUFFER TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	DBH	SIZE	NATIVE
	QV	19	QUERCUS VIRGINIANA	SOUTHERN LIVE OAK	FG	2.5" CAL MIN	10' HT MIN	YES
PALM TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	DBH	SIZE	NATIVE
	BS5	1	BISMARCKIA NOBILIS 'SILVER'	SILVER BISMARCK PALM	FG	SINGLE TRUNK	14' CT MIN	NO
	PS	14	PHOENIX SYLVESTRIS	WILD DATE PALM	FG	SINGLE	10' CT MIN	NO
	TR	31	THRINAX RADIATA	FLORIDA THATCH PALM	FG	SINGLE	8' CT MIN	YES
STREET TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	DBH	SIZE	NATIVE
	CE	31	CONOCARPUS ERECTUS	GREEN BUTTONWOOD	FG	4" CAL MIN	14' HT. MIN. / 4' C.T. MIN.	YES
	CS3	1	CEIBA SPECIOSA	FLOSS SILK TREE	FG	6" CAL MIN	18' HT. MIN. / 6' CT. MIN.	NO
	DR	9	DELONIX REGIA	ROYAL POINCIANA	FG	4" CAL MIN	14' HT. MIN. / 4' C.T. MIN.	NO
	PS2	4	PHOENIX SYLVESTRIS	WILD DATE PALM	FG	4" CAL MIN	14' OA MIN	NO
SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	SPACING	SIZE	NATIVE
	CR	362	CHRYSOBALANUS ICACO 'RED TIP'	RED TIP COCO PLUM	CONT.	30" O.C.	18" HT MIN	YES
	CR2	64	CHRYSOBALANUS ICACO 'RED TIP'	RED TIP COCO PLUM	CONT.	36" OC	3' HT. MIN.	YES
	HC	449	HAMELIA PATENS 'COMPACTA'	DWARF FIREBUSH	CONT.	30" O.C.	18" HT MIN	YES
	SC	18	SERENOA REPENS 'CINEREA'	SILVER SAW PALMETTO	CONT	AS SHOWN	2' HT.	YES
BUFFER SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	SPACING	SIZE	NATIVE
	PN	382	PSYCHOTRIA NERVOSA	WILD COFFEE	CONT.	30" O.C.	18" HT MIN	YES
SHRUB AREAS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	SPACING	SIZE	NATIVE
	CN	2,114	CLUSIA ROSEA 'NANA'	DWARF PITCH APPLE	CONT	30" O.C.	18" HT. MIN.	YES
	MC	1,440	MUHLENBERGIA CAPILLARIS	PINK MUHLY GRASS	CONT	30" O.C.	18" HT. MIN.	YES
	TD3	9,795	TRIPSACUM FLORIDANUM	FLORIDA GAMAGRASS	CONT.	30" O.C.	18" HT. MIN.	YES
R/W SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	SPACING	SIZE	NATIVE
	EL2	5,672	ERNODEA LITTORALIS	GOLDEN CREEPER	CONT	18" O.C.	12" HT. MIN.	YES
GROUND COVERS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	SPACING	SIZE	NATIVE
	AG	5,492 SF	ARACHIS GLABRATA	PERENNIAL PEANUT	PALLET	SOD	SOD	NO
	EL	16,260	ERNODEA LITTORALIS	GOLDEN CREEPER	CONT.	18" O.C.	12" HT MIN	YES
	SA	13,274 SF	STENOTAPHRUM SECUNDATUM 'FLORATAM'	FLORATAM ST. AUGUSTINE GRASS	PALLET	SOD	SOD	

CITY OF DORAL LANDSCAPE LEGEND

Zoning District: CC Net Lot Area: 11.32 Acres or 493,099 SF *

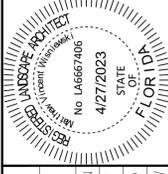
	REQUIRED	PROVIDED
OPEN SPACE		
A. Square feet of open space required, as indicated on site plan: Net Lot area = <u>493,099</u> x <u>17%</u>	<u>83,827</u> SF	<u>137,505</u> SF
B. Square feet of parking lot open space required by Chp.71, as indicated on site plan: The number of parking spaces = <u>256</u> x 10 SF per parking space=	<u>2,560</u> SF	<u>2,560</u> SF
C. Total SF of landscaped open space required = A + B	<u>86,387</u> SF	<u>140,065</u> SF
LAWN AREA CALCULATION		
A. Total square feet of landscape open space required by =	<u>86,387</u> SF	
B. Maximum lawn area permitted = <u>20%</u> x required landscape open space =	<u>17,277</u> SF	<u>13,274</u> SF
PARKING GARDEN CALCULATION		
A. Square feet if normal planting area required: Parking lot Area = <u>110,071</u> x <u>10%</u>	<u>11,007</u> SF	<u>23,460</u> SF
TREES		
A. The number of site trees required per net lot area = <u>22</u> site trees per net lot area less the existing number of trees that meet minimum requirements = <u>0</u> existing trees		
B. required trees x net lot acreage = <u>250</u> trees - existing trees	<u>250</u> trees	<u>251</u> trees
C. 30% palm trees allowed (two palms = one tree) =	<u>76</u> "trees"	<u>23</u> "trees"
D. Percentage of native trees required = the number of trees provided x 50% =	<u>126</u> trees	<u>268</u> trees
E. Percentage of low maintenance and drought tolerant trees = provided trees x 30% =	<u>75</u> trees	<u>268</u> trees
F. Street trees along 41st Street (max. average spacing of 35' O.C.) <u>895</u> linear feet along street / 35 =	<u>26</u> trees	<u>29</u> trees
G. Street trees along 112th Avenue (max. average spacing of 35' O.C.) <u>539</u> linear feet along street / 35 =	<u>15</u> trees	<u>15</u> trees
H. Total number of trees provided: required site trees = A + F + G	<u>250</u> trees	<u>295</u> trees
SHRUBS		
A. The total number of trees required x 10 = the number of shrubs required	<u>2,500</u> shrubs	<u>3,389</u> shrubs
B. The number of shrubs required x 50% = the number of native shrubs required	<u>1,250</u> shrubs	<u>1,275</u> shrubs
C. % Drought tolerant and low maintenance required = Number of shrubs provided x 30% =	<u>750</u> shrubs	<u>3,389</u> shrubs
BUFFER		
A. Every 100 linear feet of bufferyard = 4 Shade Trees <u>470</u> linear feet along street / 100 linear feet of bufferyard =	<u>4.7</u> x 4 Trees	<u>19</u> trees
B. Every 100 linear feet of bufferyard = 4 Understory Trees <u>470</u> linear feet along street / 100 linear feet of bufferyard =	<u>4.7</u> x 4 Trees	<u>19</u> trees
C. Every 100 linear feet of bufferyard = 4 Understory Shrubs <u>470</u> linear feet along street / 100 linear feet of bufferyard =	<u>4.7</u> x 40 Shrubs	<u>188</u> shrubs

Total square footage based upon limits of work line

- NOTES:**
- REFER TO SHEET L-200 FOR LANDSCAPE PLAN.
 - ALL PLANTING SPECIFICATIONS IN THE PLANT SCHEDULE SHALL BE CONSIDERED THE MINIMUM ALLOWABLE SPECIFICATIONS. CONTRACTOR SHALL PROCURE PLANT MATERIALS AND UPSIZE AS NECESSARY TO MEET THE MOST STRINGENT SPECIFICATION.
 - LANDSCAPE ARCHITECT RESERVES THE RIGHT TO FIELD ADJUST ALL PLANT MATERIAL.
 - ALL QUANTITIES PROVIDED FOR CONVENIENCE ONLY. CONTRACTOR SHALL CONFIRM ALL QUANTITIES PER PLAN PRIOR TO BIDDING AND CONSTRUCTION.
 - SOD SHALL BE INSTALLED IN ALL AREAS NOT OTHERWISE COVERED BY BUILDING, PAVING, SIDEWALK, OR OTHER LANDSCAPING.

NO.	REVISIONS	DATE	BY

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KHA PROJECT 249230000	DATE FEB. 2023	SCALE AS SHOWN	DESIGNED BY CF	DRAWN BY KD	CHECKED BY MW
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LANDSCAPE SCHEDULE AND LEGEND

DORAL - MOB

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GENERAL LANDSCAPE SPECIFICATIONS AND NOTES

A. SCOPE OF WORK

- 1. THE WORK CONSISTS OF: FURNISHING ALL LABOR, MATERIALS, EQUIPMENT, TOOLS, TRANSPORTATION, AND ANY OTHER APPURTENANCES NECESSARY FOR THE COMPLETION OF THIS PROJECT AS SHOWN ON THE DRAWINGS, AS INCLUDED IN THE PLANT LIST, AND AS HEREIN SPECIFIED.
2. WORK SHALL INCLUDE MAINTENANCE AND WATERING OF ALL CONTRACT PLANTING AREAS UNTIL CERTIFICATION OF ACCEPTABILITY BY THE OWNER.

B. PROTECTION OF EXISTING STRUCTURES

- 1. ALL EXISTING BUILDINGS, WALKS, WALLS, PAVING, PIPING, OTHER SITE CONSTRUCTION ITEMS, AND PLANTING ALREADY COMPLETED OR ESTABLISHED SHALL BE PROTECTED FROM DAMAGE BY THE CONTRACTOR UNLESS OTHERWISE SPECIFIED. ALL DAMAGE RESULTING FROM NEGLIGENCE SHALL BE REPAIRED OR REPLACED TO THE SATISFACTION OF THE OWNER, AT NO COST TO THE OWNER.

C. PROTECTION OF EXISTING PLANT MATERIALS OUTSIDE LIMIT OF WORK

- 1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL UNAUTHORIZED CUTTING OR DAMAGE TO TREES AND SHRUBS EXISTING OR OTHERWISE, CAUSED BY CARELESS EQUIPMENT OPERATION, MATERIAL STOCKPILING, ETC. THIS SHALL INCLUDE COMPACTION BY DRIVING OR PARKING INSIDE THE DRIP-LINE AND SPILLING OIL, GASOLINE, OR OTHER DELETERIOUS MATERIALS WITHIN THE DRIP-LINE. NO MATERIALS SHALL BE BURNED WHERE HEAT WILL DAMAGE ANY PLANT. EXISTING TREES KILLED OR DAMAGED SO THAT THEY ARE MISSHAPEN AND/OR UNSIGHTLY SHALL BE REPLACED AT THE COST TO THE CONTRACTOR OF ONE HUNDRED DOLLARS (\$100) PER CALIPER INCH ON AN ESCALATING SCALE WHICH ADDS AN ADDITIONAL TWENTY (20) PERCENT PER INCH OVER FOUR (4) INCHES CALIPER AS FIXED AND AGREED LIQUIDATED DAMAGES. CALIPER SHALL BE MEASURED SIX (6) INCHES ABOVE GROUND LEVEL FOR TREES UP TO AND INCLUDING FOUR (4) INCH CALIPER AND TWELVE (12) INCHES ABOVE GROUND LEVEL FOR TREES OVER FOUR (4) INCH CALIPER.

D. MATERIALS

1. GENERAL

- a. MATERIALS LISTED BELOW SHALL BE SUBMITTED FOR APPROVAL. UPON SUBMITTALS' APPROVAL, DELIVERY OF MATERIALS MAY COMMENCE.

Table with 2 columns: MATERIAL and SUBMITTAL. Rows include MULCH, TOPSOIL MIX, PLANTS, FERTILIZER, INNOCULANT, and HERBICIDE.

2. PLANT MATERIALS

- a. PLANT SPECIES AND SIZE SHALL CONFORM TO THOSE INDICATED ON THE DRAWINGS. NOMENCLATURE SHALL CONFORM TO STANDARDIZED PLANT NAMES, 1942 EDITION. ALL NURSERY STOCK SHALL BE IN ACCORDANCE WITH GRADES AND STANDARDS FOR NURSERY PLANTS, LATEST EDITION, PUBLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES. ALL PLANTS SHALL BE FLORIDA GRADE NO. 1 OR BETTER AS DETERMINED BY THE FLORIDA DIVISION OF PLANT INDUSTRY. ALL PLANTS SHALL BE HEALTHY, VIGOROUS, SOUND, WELL-BRANCHED, AND FREE OF DISEASE AND INSECTS, INSECT EGGS AND LARVAE AND SHALL HAVE ADEQUATE ROOT SYSTEMS. TREES FOR PLANTING IN ROWS SHALL BE UNIFORM IN SIZE AND SHAPE. ALL MATERIALS SHALL BE SUBJECT TO APPROVAL BY THE OWNER. WHERE ANY REQUIREMENTS ARE OMITTED FROM THE PLANT LIST, THE PLANTS FURNISHED SHALL BE NORMAL FOR THE VARIETY. PLANTS SHALL BE PRUNED PRIOR TO DELIVERY ONLY WITH APPROVAL FROM OWNER OR OWNER'S REPRESENTATIVE. NO SUBSTITUTIONS SHALL BE MADE WITHOUT WRITTEN PERMISSION FROM THE OWNER'S REPRESENTATIVE.
b. MEASUREMENTS: THE HEIGHT AND/OR WIDTH OF TREES SHALL BE MEASURED FROM THE GROUND OR ACROSS THE NORMAL SPREAD OF BRANCHES WITH THE PLANTS IN THEIR NORMAL POSITION. THIS MEASUREMENT SHALL NOT INCLUDE THE IMMEDIATE TERMINAL GROWTH. PLANTS LARGER IN SIZE THAN THOSE SPECIFIED IN THE PLANT LIST MAY BE USED IF APPROVED BY THE OWNER. IF THE USE OF LARGER PLANTS IS APPROVED, THE BALL OF EARTH OR SPREAD OF ROOTS SHALL BE INCREASED IN PROPORTION TO THE SIZE OF THE PLANT.
c. INSPECTION: PLANTS SHALL BE SUBJECT TO INSPECTION AND APPROVAL AT THE PLACE OF GROWTH, OR UPON DELIVERY TO THE SITE, AS DETERMINED BY THE OWNER, FOR QUALITY, SIZE, AND VARIETY; SUCH APPROVAL SHALL NOT IMPAIR THE RIGHT OF INSPECTION AND REJECTION AT THE SITE DURING PROGRESS OF THE WORK OR AFTER COMPLETION FOR SIZE AND CONDITION OF ROOT BALLS OR ROOTS, LATENT DEFECTS OR INJURIES. REJECTED PLANTS SHALL BE REMOVED IMMEDIATELY FROM THE SITE. NOTICE REQUESTING INSPECTION SHALL BE SUBMITTED IN WRITING BY THE CONTRACTOR AT LEAST ONE (1) WEEK PRIOR TO ANTICIPATED DATE.

E. SOIL MIXTURE

- 1. SOIL MIXTURE (PLANTING MEDIUM FOR PLANT PITS) SHALL CONSIST OF 70% COARSE SAND AND 30% FLORIDA PEAT, AS DESCRIBED BELOW.
2. SOIL FOR USE IN PREPARING SOIL MIXTURE FOR BACKFILLING PLANT PITS SHALL BE FERTILE, FRIABLE, AND OF A LOAMY CHARACTER; REASONABLY FREE OF SUBSOIL, CLAY LUMPS, BRUSH WEEDS AND OTHER LITTER; FREE OF ROOTS, STUMPS, STONES LARGER THAN 2" IN ANY DIRECTION, AND OTHER EXTRANEIOUS OR TOXIC MATTER HARMFUL TO PLANT GROWTH. IT SHALL HAVE A PH BETWEEN 5.5 AND 7.0 - SUBMIT SAMPLE AND PH TESTING RESULTS FOR APPROVAL.
3. SAND SHALL BE COARSE, CLEAN, WELL-DRAINING, NATIVE SAND. CONTRACTOR SHALL SUBMIT RESULTS OF SOIL TEST FOR THE SOIL AND SAND PROPOSED FOR USE UNDER THIS CONTRACT FOR APPROVAL BY THE OWNER.
4. CONTRACTOR TO SUBMIT SAMPLES OF SOIL MIXTURE FOR OWNER'S REPRESENTATIVE APPROVAL PRIOR TO PLANT INSTALLATION OPERATIONS COMMENCE.
5. CONTRACTOR SHALL PROVIDE PH TEST RESULT FOR ALL MIX COMPONENTS.
6. CONTRACTOR SHALL PROVIDE PENETROMETER ON-SITE AT ALL TIMES FOR COMPACTION INSPECTION AT THE DISCRETION OF THE LANDSCAPE ARCHITECT.
7. PENETROMETER CRITERIA / SPECIFICATION SHALL RANGE FROM APPROX. 75 PSI TO LESS THAN 300 PSI OR AS DETERMINE BY LANDSCAPE ARCHITECT.
8. SOIL SHALL BE SUPPLIED BY ATLAS PEAT & SOIL INC. 9621 STATE RD, BOYNTON BEACH, FLORIDA 33472. PHONE: 561-734-7300 OR APPROVED EQUAL.
9. FINAL MIX SHALL BE TESTED TO HAVE A SATURATED WEIGHT OF NO MORE THAN 110 POUNDER PER CUBIC FOOT WHEN COMPACTED TO 85% STANDARDS PROCTOR.

F. WATER

- 1. WATER NECESSARY FOR PLANTING AND MAINTENANCE SHALL BE OF SATISFACTORY QUALITY TO SUSTAIN AN ADEQUATE PLANT GROWTH AND SHALL NOT CONTAIN HARMFUL, NATURAL OR MAN-MADE ELEMENTS DETRIMENTAL TO PLANTS. WATER MEETING THE ABOVE STANDARD SHALL BE OBTAINED ON THE SITE FROM THE OWNER, IF AVAILABLE, AND THE CONTRACTOR SHALL BE RESPONSIBLE TO MAKE ARRANGEMENTS FOR ITS USE BY HIS TANKS, HOSES, SPRINKLERS, ETC.. IF SUCH WATER IS NOT AVAILABLE AT THE SITE, THE CONTRACTOR SHALL PROVIDE SATISFACTORY WATER FROM SOURCES OFF THE SITE AT NO ADDITIONAL COST TO THE OWNER.
2. CONTRACTOR SHALL INSURE ALL PLANT MATERIAL RECEIVES APPROPRIATE WATER THROUGHOUT THE GUARANTEE PERIOD SO PLANT MATERIAL THRIVES AND ESTABLISHES READILY.
3. CONTRACTOR SHALL SUBMIT A WATERING SCHEDULE FOR WRITTEN APPROVAL BY THE CLIENT.
*WATERING/IRRIGATION RESTRICTIONS MAY APPLY - REFER TO PROPERTY'S JURISDICTIONAL AUTHORITY.

G. FERTILIZER

- 1. CONTRACTOR SHALL PROVIDE FERTILIZER APPLICATION SCHEDULE TO OWNER, AS APPLICABLE TO SOIL TYPE, PLANT INSTALLATION TYPE, AND SITE'S PROPOSED USE. SUGGESTED FERTILIZER TYPES SHALL BE ORGANIC OR OTHERWISE NATURALLY-DERIVED.
*FERTILIZER RESTRICTIONS MAY APPLY - REFER TO PROPERTY'S JURISDICTIONAL AUTHORITY.

H. MULCH

- 1. MULCH MATERIAL SHALL BE MOISTENED AT THE TIME OF APPLICATION TO PREVENT WIND DISPLACEMENT, AND APPLIED AT A MINIMUM DEPTH OF 3 INCHES. CLEAR MULCH FROM EACH PLANT'S CROWN (BASE). TYPE OF MATERIAL: "FLORIMULCH" OR SHREDDED, STERILE EUCALYPTUS MULCH.

I. DIGGING AND HANDLING

- 1. PROTECT ROOTS OR ROOT BALLS OF PLANTS AT ALL TIMES FROM SUN, DRYING WINDS, WATER AND FREEZING, AS NECESSARY UNTIL PLANTING. PLANT MATERIALS SHALL BE ADEQUATELY PACKED TO PREVENT DAMAGE DURING TRANSIT. TREES TRANSPORTED MORE THAN TEN (10) MILES OR WHICH ARE NOT PLANTED WITHIN THREE (3) DAYS OF DELIVERY TO SITE SHALL BE SPRAYED WITH AN ANITRANSPIRANT PRODUCT ("WILTPRUF" OR EQUAL) TO MINIMIZE TRANSPIRATIONAL WATER LOSS.
2. BALLED AND BURLAPPED PLANTS (B&B) SHALL BE DUG WITH FIRM, NATURAL BALLS OF SOIL OF SUFFICIENT SIZE TO ENCOMPASS THE FIBROUS AND FEEDING ROOTS OF THE PLANTS. NO PLANTS MOVED WITH A ROOT BALL SHALL BE PLANTED IF THE BALL IS CRACKED OR BROKEN. PLANTS BALLED AND BURLAPPED OR CONTAINER GROWN SHALL NOT BE HANDLED BY STEMS.
3. PLANTS MARKED "BR" IN THE PLANT LIST SHALL BE DUG WITH BARE ROOTS, COMPLYING WITH FLORIDA GRADES AND STANDARDS FOR NURSERY PLANTS, CURRENT EDITION. CARE SHALL BE EXERCISED THAT THE ROOTS DO NOT DRY OUT DURING TRANSPORTATION AND PRIOR TO PLANTING.
4. PROTECTION OF PALMS (IF APPLICABLE): ONLY A MINIMUM OF FRONDS SHALL BE REMOVED FROM THE CROWN OF THE PALM TREES TO FACILITATE MOVING AND HANDLING. CLEAR TRUNK (CT) SHALL BE AS SPECIFIED AFTER THE MINIMUM OF FRONDS HAVE BEEN REMOVED. ALL PALMS SHALL BE BRACED PER PALM PLANTING DETAIL.
5. EXCAVATION OF TREE PITS SHALL BE PERFORMED USING EXTREME CARE TO AVOID DAMAGE TO SURFACE AND SUBSURFACE ELEMENTS SUCH AS UTILITIES OR HARDSCAPE ELEMENTS, FOOTERS AND PREPARED SUB-BASES.

J. CONTAINER GROWN STOCK

- 1. ALL CONTAINER GROWN MATERIAL SHALL BE HEALTHY, VIGOROUS, WELL-ROOTED PLANTS ESTABLISHED IN THE CONTAINER IN WHICH THEY ARE SOLD. THE PLANTS SHALL HAVE TOPS WHICH ARE OF GOOD QUALITY AND ARE IN A HEALTHY GROWING CONDITION, FLORIDA #1 OR BETTER.
2. AN ESTABLISHED CONTAINER GROWN PLANT SHALL BE TRANSPLANTED INTO A CONTAINER AND GROWN IN THAT CONTAINER SUFFICIENTLY LONG FOR THE NEW FIBROUS ROOTS TO HAVE DEVELOPED SO THAT THE ROOT MASS WILL RETAIN ITS SHAPE AND HOLD TOGETHER WHEN REMOVED FROM THE CONTAINER. CONTAINER GROWN STOCK SHALL NOT BE HANDLED BY THEIR STEMS.
3. PLANT ROOTS BOUND IN CONTAINERS ARE NOT ACCEPTABLE.
4. SUBSTITUTION OF NON-CONTAINER GROWN MATERIAL FOR MATERIAL EXPLICITLY SPECIFIED TO BE CONTAINER GROWN WILL NOT BE PERMITTED WITHOUT WRITTEN APPROVAL IS OBTAINED FROM THE OWNER OR OWNER'S REPRESENTATIVE.

K. COLLECTED STOCK

- 1. WHEN THE USE OF COLLECTED STOCK IS PERMITTED AS INDICATED BY THE OWNER OR OWNER'S REPRESENTATIVE, THE MINIMUM SIZES OF ROOTBALLS SHALL BE EQUAL TO THAT SPECIFIED FOR THE NEXT LARGER SIZE OF NURSERY GROWN STOCK OF THE SAME VARIETY.

L. NATIVE STOCK

- 1. PLANTS COLLECTED FROM WILD OR NATIVE STANDS SHALL BE CONSIDERED NURSERY GROWN WHEN THEY HAVE BEEN SUCCESSFULLY RE-ESTABLISHED IN A NURSERY ROW AND GROWN UNDER REGULAR NURSERY CULTURAL PRACTICES FOR A MINIMUM OF TWO (2) GROWING SEASONS AND HAVE ATTAINED ADEQUATE ROOT AND TOP GROWTH TO INDICATE FULL RECOVERY FROM TRANSPLANTING INTO THE NURSERY ROW.

M. MATERIALS LIST

- 1. QUANTITIES NECESSARY TO COMPLETE THE WORK ON THE DRAWINGS SHALL BE FURNISHED BY THE CONTRACTOR. QUANTITY ESTIMATES HAVE BEEN MADE CAREFULLY, BUT THE LANDSCAPE ARCHITECT OR OWNER ASSUMES NO LIABILITY FOR OMISSIONS OR ERRORS. SHOULD A DISCREPANCY OCCUR BETWEEN THE PLANS AND THE PLANT LIST QUANTITY, THE LANDSCAPE ARCHITECT SHALL BE NOTIFIED FOR CLARIFICATION PRIOR TO BIDDING OR INSTALLATION. ALL DIMENSIONS AND/OR SIZES SPECIFIED SHALL BE THE MINIMUM ACCEPTABLE SIZE.

N. FINE GRADING

- 1. FINE GRADING UNDER THIS CONTRACT SHALL CONSIST OF FINAL FINISHED GRADING OF LAWN AND PLANTING AREAS THAT HAVE BEEN ROUGH GRADED BY OTHERS. BERMING AS SHOWN ON THE DRAWINGS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR, UNLESS OTHERWISE NOTED.
2. THE CONTRACTOR SHALL FINE GRADE THE LAWN AND PLANTING AREAS TO BRING THE ROUGH GRADE UP TO FINAL FINISHED GRADE ALLOWING FOR THICKNESS OF SOD AND/OR MULCH DEPTH. THIS CONTRACTOR SHALL FINE GRADE BY HAND AND/OR WITH ALL EQUIPMENT NECESSARY INCLUDING A GRADING TRACTOR WITH FRONT-END LOADER FOR TRANSPORTING SOIL WITHIN THE SITE.
3. ALL PLANTING AREAS SHALL BE GRADED AND MAINTAINED FOR POSITIVE DRAINAGE TO SURFACE/SUBSURFACE STORM DRAIN SYSTEMS. AREAS ADJACENT TO BUILDINGS SHALL SLOPE AWAY FROM THE BUILDINGS. REFER TO CIVIL ENGINEER'S PLANS FOR FINAL GRADES.

O. PLANTING PROCEDURES

- 1. CLEANING UP BEFORE COMMENCING WORK: THE CONTRACTOR SHALL CLEAN WORK AND SURROUNDING AREAS OF ALL RUBBISH OR OBJECTIONABLE MATTER. ALL MORTAR, CEMENT, AND TOXIC MATERIAL SHALL BE REMOVED FROM THE SURFACE OF ALL PLANT BEDS. THESE MATERIALS SHALL NOT BE MIXED WITH THE SOIL. SHOULD THE CONTRACTOR FIND SUCH SOIL CONDITIONS BENEATH THE SOIL WHICH WILL IN ANY WAY ADVERSELY AFFECT THE PLANT GROWTH, HE SHALL IMMEDIATELY CALL IT TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE. FAILURE TO DO SO BEFORE PLANTING SHALL MAKE THE CORRECTIVE MEASURES THE RESPONSIBILITY OF THE CONTRACTOR.
2. VERIFY LOCATIONS OF ALL UTILITIES, CONDUITS, SUPPLY LINES AND CABLES, INCLUDING BUT NOT LIMITED TO: ELECTRIC, GAS (LINES AND TANKS), WATER, SANITARY SEWER, STORMWATER SYSTEMS, CABLE, AND TELEPHONE. PROPERLY MAINTAIN AND PROTECT EXISTING UTILITIES. CALL NATIONAL ONE CALL - 811 - TO LOCATE UTILITIES.
3. SUBGRADE EXCAVATION: CONTRACTOR IS RESPONSIBLE TO REMOVE ALL EXISTING AND IMPORTED LIMEROCK AND LIMEROCK SUB-BASE FROM ALL LANDSCAPE PLANTING AREAS TO A MINIMUM DEPTH OF 36". CONTRACTOR IS RESPONSIBLE TO BACKFILL THESE PLANTING AREAS TO ROUGH FINISHED GRADE WITH CLEAN TOPSOIL FROM AN ON-SITE SOURCE OR AN IMPORTED SOURCE. IF LIMEROCK OR OTHER ADVERSE CONDITIONS OCCUR IN PLANTED AREAS AFTER 36" DEEP EXCAVATION BY THE CONTRACTOR, AND ADEQUATE PERCOLATION CAN NOT BE ACHIEVED, CONTRACTOR SHALL UTILIZE PLANTING DETAIL THAT ADDRESSES POOR DRAINAGE.
4. FURNISH NURSERY'S CERTIFICATE OF COMPLIANCE WITH ALL REQUIREMENTS AS HEREIN SPECIFIED AND REQUIRED. INSPECT AND SELECT PLANT MATERIALS BEFORE PLANTS ARE DUG AT NURSERY OR GROWING SITE.
5. GENERAL COMPLY WITH APPLICABLE FEDERAL, STATE, COUNTY, AND LOCAL REGULATIONS GOVERNING LANDSCAPE MATERIALS AND WORK. CONFORM TO ACCEPTED HORTICULTURAL PRACTICES AS USED IN THE TRADE. UPON ARRIVAL AT THE SITE, PLANTS SHALL BE THOROUGHLY WATERED AND PROPERLY MAINTAINED UNTIL PLANTED. PLANTS STORED ON-SITE SHALL NOT REMAIN UNPLANTED FOR A PERIOD EXCEEDING TWENTY-FOUR (24) HOURS. AT ALL TIMES, METHODS CUSTOMARY IN GOOD HORTICULTURAL PRACTICES SHALL BE EXERCISED.
6. THE WORK SHALL BE COORDINATED WITH OTHER TRADES TO PREVENT CONFLICTS. COORDINATE PLANTING WITH IRRIGATION WORK TO ASSURE AVAILABILITY OF WATER AND PROPER LOCATION OF IRRIGATION APPURTENANCES AND PLANTS.
7. ALL PLANTING PITS SHALL BE EXCAVATED TO SIZE AND DEPTH IN ACCORDANCE WITH THE USA STANDARD FOR NURSERY STOCK 260.1, UNLESS SHOWN OTHERWISE ON THE DRAWINGS, AND BACKFILLED WITH THE PREPARED PLANTING SOIL MIXTURE AS SPECIFIED IN SECTION E. TEST ALL TREE PITS WITH WATER BEFORE PLANTING TO ASSURE PROPER DRAINAGE PERCOLATION IS AVAILABLE. NO ALLOWANCE WILL BE MADE FOR LOST PLANTS DUE TO IMPROPER PERCOLATION. IF POOR PERCOLATION EXISTS, UTILIZE "POOR DRAINAGE CONDITION" PLANTING DETAIL. TREES SHALL BE SET PLUMB AND HELD IN POSITION UNTIL THE PLANTING MIXTURE HAS BEEN FLUSHED INTO PLACE WITH A SLOW, FULL HOSE STREAM. ALL PLANTING SHALL BE PERFORMED BY PERSONNEL FAMILIAR WITH PLANTING PROCEDURES AND UNDER THE SUPERVISION OF A QUALIFIED LANDSCAPE FOREMAN. PROPER "JETTING IN" SHALL BE ASSURED TO ELIMINATE AIR POCKETS AROUND THE ROOTS. "JET STICK" OR EQUAL IS RECOMMENDED.
8. TAKE ALL NECESSARY PRECAUTIONS TO AVOID DAMAGE TO BUILDINGS AND BUILDING STRUCTURES WHILE INSTALLING TREES.
9. SOIL MIXTURE SHALL BE AS SPECIFIED IN SECTION E OF THESE SPECIFICATIONS.
10. TREES AND SHRUBS SHALL BE SET STRAIGHT AT AN ELEVATION THAT, AFTER SETTLEMENT, THE PLANT CROWN WILL STAND ONE (1) TO TWO (2) INCHES ABOVE GRADE. EACH PLANT SHALL BE SET IN THE CENTER OF THE PIT. PLANTING SOIL MIXTURE SHALL BE BACKFILLED, THOROUGHLY TAMPED AROUND THE BALL, AND SETTLED BY WATER (AFTER TAMPING).
11. AMEND PINE AND OAK PLANT PITS WITH ECTOMYCORRHIZAL SOIL APPLICATION PER MANUFACTURER'S RECOMMENDATION. ALL OTHER PLANT PITS SHALL BE AMENDED WITH ENDOMYCORRHIZAL SOIL APPLICATION PER MANUFACTURER'S RECOMMENDATION. PROVIDE PRODUCT INFORMATION SUBMITTAL PRIOR TO INOCULATION.
12. FILL HOLE WITH SOIL MIXTURE, MAKING CERTAIN ALL SOIL IS SATURATED. TO DO THIS, FILL HOLE WITH WATER AND ALLOW TO SOAK MINIMUM TWENTY (20) MINUTES, STIRRING IF NECESSARY TO GET SOIL THOROUGHLY WET. PACK LIGHTLY WITH FEET. ADD MORE WET SOIL MIXTURE. DO NOT COVER TOP OF BALL WITH SOIL MIXTURE, ONLY WITH MULCH. ALL BURLAP, ROPE, WIRES, BASKETS, ETC., SHALL BE REMOVED FROM THE SIDES AND TOPS OF BALLS, BUT NO BURLAP SHALL BE PULLED FROM UNDERNEATH.
13. PRUNING: TREES SHALL BE PRUNED, AT THE DIRECTION OF THE OWNER OR OWNER'S REPRESENTATIVE, TO PRESERVE THE NATURAL CHARACTER OF THE PLANT. ALL SOFT WOOD OR SUCKER GROWTH AND ALL BROKEN OR BADLY DAMAGED BRANCHES SHALL BE REMOVED WITH A CLEAN CUT. ALL PRUNING TO BE PERFORMED BY LICENSED ARBORIST, IN ACCORDANCE WITH ANSI A-300.
14. SHRUBS AND GROUND COVER PLANTS SHALL BE EVENLY SPACED IN ACCORDANCE WITH THE DRAWINGS AND AS INDICATED ON THE PLANT LIST. CULTIVATE ALL PLANTING AREAS TO A MINIMUM DEPTH OF 6", REMOVE AND DISPOSE ALL DEBRIS. MIX TOP 4" TO ACHIEVE SOIL MIXTURE AS SPECIFIED IN SECTION E. THOROUGHLY WATER ALL PLANTS AFTER INSTALLATION.
15. TREE GUYING AND BRACING SHALL BE INSTALLED BY THE CONTRACTOR IN ACCORDANCE WITH THE PLANS TO INSURE STABILITY AND MAINTAIN TREES IN AN UPRIGHT POSITION. IF THE CONTRACTOR AND OWNER DECIDE TO WAIVE THE TREE GUYING AND BRACING, THE OWNER SHALL NOTIFY THE LANDSCAPE ARCHITECT IN WRITING AND AGREE TO INDEMNIFY AND HOLD HARMLESS THE LANDSCAPE ARCHITECT IN THE EVENT UNSUPPORTED TREES PLANTED UNDER THIS CONTRACT FALL AND DAMAGE PERSON OR PROPERTY.
16. MULCHING: PROVIDE A THREE INCH (MINIMUM) LAYER OF SPECIFIED MULCH OVER THE ENTIRE AREA OF EACH SHRUB BED, GROUND COVER, VINE BED, AND TREE PIT PLANTED UNDER THIS CONTRACT.
17. HERBICIDE WEED CONTROL: ALL PLANT BEDS SHALL BE KEPT FREE OF NOXIOUS WEEDS UNTIL FINAL ACCEPTANCE OF WORK. IF DIRECTED BY THE OWNER, "ROUND-UP" SHALL BE APPLIED FOR WEED CONTROL BY QUALIFIED PERSONNEL TO ALL PLANTING AREAS IN SPOT APPLICATIONS PER MANUFACTURER'S PRECAUTIONS AND SPECIFICATIONS. PRIOR TO FINAL INSPECTION, TREAT ALL PLANTING BEDS WITH AN APPROVED PRE-EMERGENT HERBICIDE AT AN APPLICATION RATE RECOMMENDED BY THE MANUFACTURER. (AS ALLOWED BY JURISDICTIONAL AUTHORITY)

P. LAWN SODDING

- 1. THE WORK CONSISTS OF LAWN BED PREPARATION, SOIL PREPARATION, AND SODDING COMPLETE, IN STRICT ACCORDANCE WITH THE SPECIFICATIONS AND THE APPLICABLE DRAWINGS TO PRODUCE A TURF GRASS LAWN ACCEPTABLE TO THE OWNER.
2. LAWN BED PREPARATION: ALL AREAS THAT ARE TO BE SODDED SHALL BE CLEARED OF ANY ROUGH GRASS, WEEDS, AND DEBRIS, AND THE GROUND BROUGHT TO AN EVEN GRADE. THE ENTIRE SURFACE SHALL BE ROLLED WITH A ROLLER WEIGHING NOT MORE THAN ONE-HUNDRED (100) POUNDS PER FOOT OF WIDTH. DURING THE ROLLING, ALL DEPRESSIONS CAUSED BY SETTLEMENT SHALL BE FILLED WITH ADDITIONAL SOIL, AND THE SURFACE SHALL BE REGRADED AND ROLLED UNTIL PRESENTING A SMOOTH AND EVEN FINISH TO THE REQUIRED GRADE.
3. SOIL PREPARATION: PREPARE LOOSE BED FOUR (4) INCHES DEEP. HAND RAKE UNTIL ALL BUMPS AND DEPRESSIONS ARE REMOVED. WET PREPARED AREA THOROUGHLY.
4. SODDING
a. THE CONTRACTOR SHALL SOD ALL AREAS THAT ARE NOT PAVED OR PLANTED AS DESIGNATED ON THE DRAWINGS WITHIN THE CONTRACT LIMITS, UNLESS SPECIFICALLY NOTED OTHERWISE.
b. THE SOD SHALL BE CERTIFIED TO MEET FLORIDA STATE PLANT BOARD SPECIFICATIONS, ABSOLUTELY TRUE TO VARIETAL TYPE, AND FREE FROM WEEDS, FUNGUS, INSECTS AND DISEASE OF ANY KIND.
c. SOD PANELS SHALL BE LAID TIGHTLY TOGETHER SO AS TO MAKE A SOLID SODDED LAWN AREA. SOD SHALL BE LAID UNIFORMLY AGAINST THE EDGES OF ALL CURBS AND OTHER HARDSCAPE ELEMENTS, PAVED AND PLANTED AREAS. ADJACENT TO BUILDINGS, A 24 INCH STONE MULCH STRIP SHALL BE PROVIDED - REFER TO DETAILS. IMMEDIATELY FOLLOWING SOD LAYING, THE LAWN AREAS SHALL BE ROLLED WITH A LAWN ROLLER CUSTOMARILY USED FOR SUCH PURPOSES, AND THEN THOROUGHLY IRRIGATED. IF, IN THE OPINION OF THE OWNER, TOP-DRESSING IS NECESSARY AFTER ROLLING TO FILL THE VOIDS BETWEEN THE SOD PANELS AND TO EVEN OUT INCONSISTENCIES IN THE SOD, CLEAN SAND, AS APPROVED BY THE OWNER'S REPRESENTATIVE, SHALL BE UNIFORMLY SPREAD OVER THE ENTIRE SURFACE OF THE SOD AND THOROUGHLY WATERED IN. FERTILIZE INSTALLED SOD AS ALLOWED BY PROPERTY'S JURISDICTIONAL AUTHORITY.
5. DURING DELIVERY, PRIOR TO, AND DURING THE PLANTING OF THE LAWN AREAS, THE SOD PANELS SHALL AT ALL TIMES BE PROTECTED FROM EXCESSIVE DRYING AND UNNECESSARY EXPOSURE OF THE ROOTS TO THE SUN. ALL SOD SHALL BE STACKED SO AS NOT TO BE DAMAGED BY SWEATING OR EXCESSIVE HEAT AND MOISTURE.
6. LAWN MAINTENANCE:
a. WITHIN THE CONTRACT LIMITS, THE CONTRACTOR SHALL PRODUCE A DENSE, WELL ESTABLISHED LAWN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR AND RE-SODDING OF ALL ERODED, SUNKEN OR BARE SPOTS (LARGER THAN 12"x12") UNTIL CERTIFICATION OF ACCEPTABILITY BY THE OWNER'S REPRESENTATIVE. REPAIRED SODDING SHALL BE ACCOMPLISHED AS IN THE ORIGINAL WORK (INCLUDING REGRADING IF NECESSARY).
b. CONTRACTOR RESPONSIBLE FOR ESTABLISHING AND MAINTAINING SOD/LAWN UNTIL ACCEPTANCE BY THE OWNER'S REPRESENTATIVE. PRIOR TO AND UPON ACCEPTANCE, CONTRACTOR TO PROVIDE WATERING/IRRIGATION SCHEDULE TO OWNER. OBSERVE ALL APPLICABLE WATERING RESTRICTIONS AS SET FORTH BY THE PROPERTY'S JURISDICTIONAL AUTHORITY.

Q. CLEANUP

- 1. UPON COMPLETION OF ALL PLANTING WORK AND BEFORE FINAL ACCEPTANCE, THE CONTRACTOR SHALL REMOVE ALL MATERIAL, EQUIPMENT, AND DEBRIS RESULTING FROM HIS WORK. ALL PAVED AREAS SHALL BE BROOM-CLEANED AND THE SITE LEFT IN A NEAT AND ACCEPTABLE CONDITION AS APPROVED BY THE OWNER'S AUTHORIZED REPRESENTATIVE.

R. PLANT MATERIAL MAINTENANCE

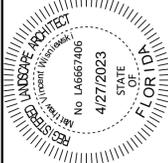
- 1. ALL PLANTS AND PLANTING INCLUDED UNDER THIS CONTRACT SHALL BE MAINTAINED BY WATERING, CULTIVATING, SPRAYING, AND ALL OTHER OPERATIONS (SUCH AS RE-STAKING OR REPAIRING GUY SUPPORTS) NECESSARY TO INSURE A HEALTHY PLANT CONDITION BY THE CONTRACTOR UNTIL CERTIFICATION OF ACCEPTABILITY BY THE OWNER'S REPRESENTATIVE. MAINTENANCE AFTER THE CERTIFICATION OF ACCEPTABILITY SHALL BE IN ACCORDANCE WITH THE SPECIFICATIONS IN THIS SECTION. CONTRACTORS ARE REQUESTED TO PROVIDE A BID ESTIMATE TO COVER LANDSCAPE AND IRRIGATION MAINTENANCE FOR A PERIOD OF 90 CALENDAR DAYS COMMENCING AFTER ACCEPTANCE.
S. MAINTENANCE (ALTERNATE BID ITEM)
1. CONTRACTORS ARE REQUESTED TO PROVIDE A BID ESTIMATE FOR MAINTENANCE FOLLOWING THE INITIAL 90-DAY MAINTENANCE PERIOD ON A COST-PER-MONTH BASIS.
T. FINAL INSPECTION AND ACCEPTANCE OF WORK
1. FINAL INSPECTION AT THE END OF THE WARRANTY PERIOD SHALL BE ON PLANTING, CONSTRUCTION AND ALL OTHER INCIDENTAL WORK PERTAINING TO THIS CONTRACT. ANY REPLACEMENT AT THIS TIME SHALL BE SUBJECT TO THE SAME ONE (1) YEAR WARRANTY (OR AS SPECIFIED BY THE LANDSCAPE ARCHITECT OR OWNER IN WRITING) BEGINNING WITH THE TIME OF REPLACEMENT AND ENDING WITH THE SAME INSPECTION AND ACCEPTANCE HEREIN DESCRIBED.

U. WARRANTY

- 1. THE LIFE AND SATISFACTORY CONDITION OF ALL PLANT MATERIAL INSTALLED BY THE LANDSCAPE CONTRACTOR SHALL BE WARRANTED BY THE CONTRACTOR FOR A MINIMUM OF ONE (1) CALENDAR YEAR COMMENCING AT THE TIME OF CERTIFICATION OF ACCEPTABILITY BY THE OWNER'S REPRESENTATIVE.
2. REPLACEMENT: ANY PLANT NOT FOUND IN A HEALTHY GROWING CONDITION AT THE END OF THE WARRANTY PERIOD SHALL BE REMOVED FROM THE SITE AND REPLACED AS SOON AS WEATHER CONDITIONS PERMIT. ALL REPLACEMENTS SHALL BE PLANTS OF THE SAME KIND AND SIZE AS SPECIFIED IN THE PLANT LIST. THEY SHALL BE FURNISHED PLANTED AND MULCHED AS SPECIFIED UNDER "PLANTING", AT NO ADDITIONAL COST TO THE OWNER.
3. IN THE EVENT THE OWNER DOES NOT CONTRACT WITH THE CONTRACTOR FOR LANDSCAPE (AND IRRIGATION) MAINTENANCE, THE CONTRACTOR IS ENCOURAGED TO VISIT THE PROJECT SITE PERIODICALLY DURING THE ONE YEAR WARRANTY PERIOD TO EVALUATE MAINTENANCE PROCEDURES BEING PERFORMED BY THE OWNER, AND SHALL NOTIFY THE OWNER IN WRITING OF MAINTENANCE PROCEDURES OR CONDITIONS WHICH THREATEN VIGOROUS AND HEALTHY PLANT GROWTH. IT IS SUGGESTED SUCH SITE VISITS SHALL BE CONDUCTED A MINIMUM OF ONCE PER MONTH FOR A PERIOD OF TWELVE (12) MONTHS FROM THE DATE OF ACCEPTANCE.

Table with 2 columns: No. and DATE. Includes a REVISIONS column.

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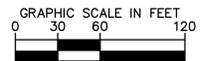


Project information table: KHA PROJECT 249230000, DATE FEB. 2023, SCALE AS SHOWN, DESIGNED BY CFV, DRAWN BY KD, CHECKED BY MW.

LANDSCAPE SPECIFICATIONS

DORAL - MOB

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IRRIGATION EQUIPMENT SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
⊙ 4V BY 18V	RAIN BIRD 1812-PRS ADJ SHRUB SPRAY 12.0" POP-UP SPRINKLER WITH CO-MOLDED WIPER SEAL. SIDE AND BOTTOM INLET. 1/2" NPT FEMALE THREADED INLET. WITH PRESSURE REGULATING DEVICE.
⊙ 08H-WN ⊙ 12H-WN ⊙ 10H-WN ⊙ 15H-WN	RAIN BIRD 1812-PRS ADJ SHRUB SPRAY 12.0" POP-UP SPRINKLER WITH CO-MOLDED WIPER SEAL. SIDE AND BOTTOM INLET. 1/2" NPT FEMALE THREADED INLET. WITH PRESSURE REGULATING DEVICE.
⊙ 1401 1402 1404 1408	RAIN BIRD 1804-PRS-1400 FLOOD 1401 FLOOD BUBBLER 4.0" POPUP WITH PRESSURE REGULATING DEVICE.

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
▲ 1.0	RAIN BIRD 3500-S-PC-SAM SHRUB ROTOR, FIXED RISER, ADJUSTABLE AND FULL CIRCLE. WITH SEAL-A-MATIC CHECK VALVE.
▲ 2.0	RAIN BIRD 3500-S-PC-SAM SHRUB ROTOR, FIXED RISER, ADJUSTABLE AND FULL CIRCLE. WITH SEAL-A-MATIC CHECK VALVE.
▲ 3.0	RAIN BIRD 3500-S-PC-SAM SHRUB ROTOR, FIXED RISER, ADJUSTABLE AND FULL CIRCLE. WITH SEAL-A-MATIC CHECK VALVE.
▲ 4.0	RAIN BIRD 3500-S-PC-SAM SHRUB ROTOR, FIXED RISER, ADJUSTABLE AND FULL CIRCLE. WITH SEAL-A-MATIC CHECK VALVE.

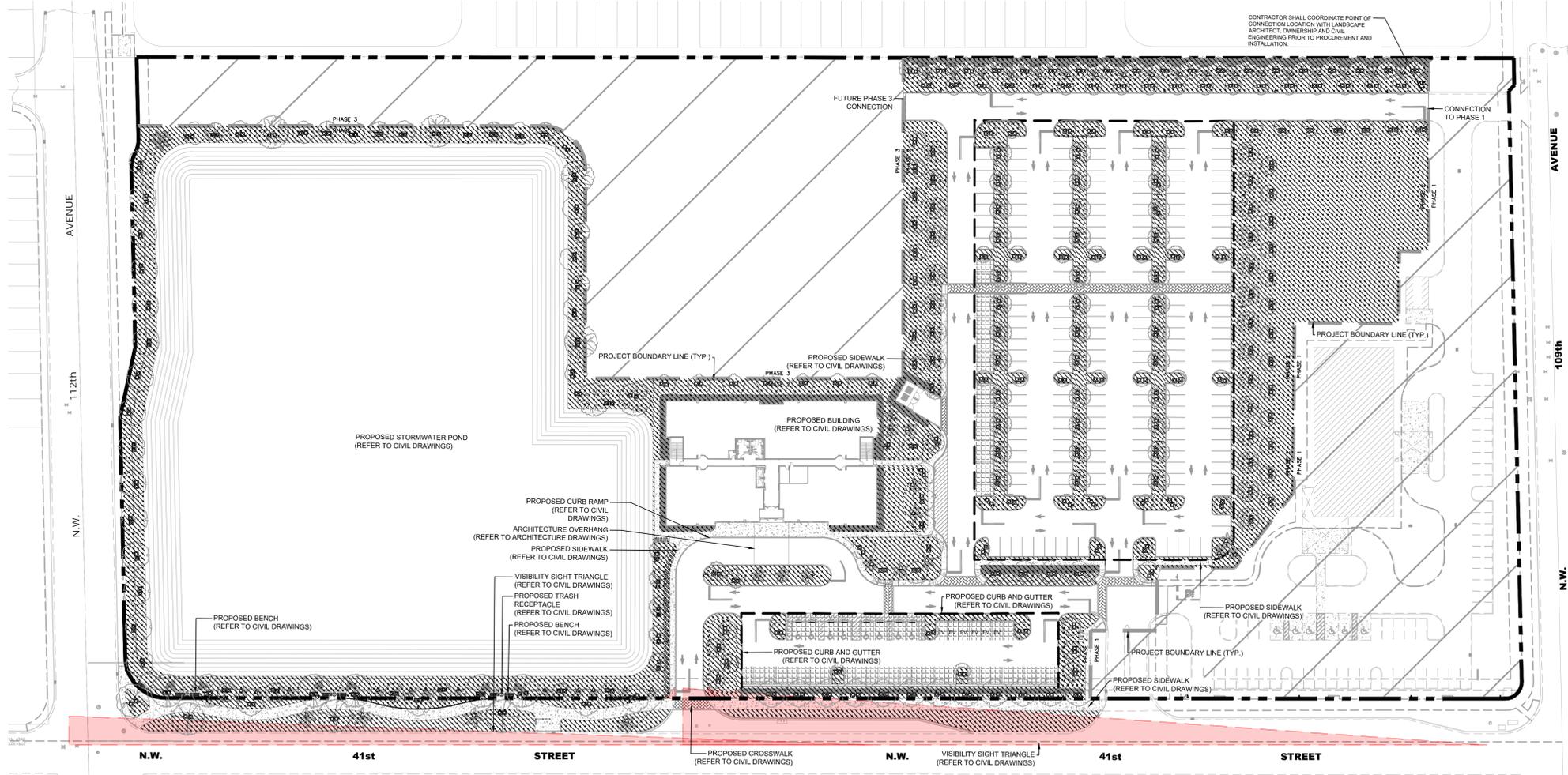
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
■	RAIN BIRD XCZ-100-PRB-COM DRIP CONTROL KIT, 1" PEBB VALVE, 1" BASKET FILTER, AND 40PSI PRESSURE REGULATOR, 1" BALL VALVE.
⊞	RAIN BIRD XCZ-150-LCS HIGH FLOW CONTROL ZONE KIT, FOR LARGE COMMERCIAL DRIP ZONES. 1-1/2" PEB GLOBE VALVE WITH SINGLE 1-1/2" PRESSURE REGULATING (40PSI) QUICK-CHECK BASKET FILTERS. FLOW RANGE: 15-62GPM.
⊙	PIPE TRANSITION POINT IN DRIP BOX PIPE TRANSITION POINT FROM PVC LATERAL TO DRIP TUBING WITH RISER IN 6" (150MM) DRIP BOX.
⊙	RAIN BIRD MDCFCAP DRIPLINE FLUSH VALVE CAP IN COMPRESSION FITTING COUPLER.

⊙	RAIN BIRD ARV050 1/2" AIR RELIEF VALVE, MADE OF QUALITY RUST-PROOF MATERIALS, WITH A 6.0" DRIP VALVE BOX (SEB 7XB EMITTER BOX). USE WITH INSTALLATION BELOW SOIL. THE VALVE WILL ALLOW AIR TO ESCAPE THE PIPELINE, THUS PREVENTING WATER HAMMER OR BLOCKAGE.
⊙	RAIN BIRD ARV050 1/2" AIR RELIEF VALVE, MADE OF QUALITY RUST-PROOF MATERIALS, WITH A 6.0" DRIP VALVE BOX (SEB 7XB EMITTER BOX). USE WITH INSTALLATION BELOW SOIL. THE VALVE WILL ALLOW AIR TO ESCAPE THE PIPELINE, THUS PREVENTING WATER HAMMER OR BLOCKAGE.
⊙	RAIN BIRD OPERIND DRIP SYSTEM OPERATION INDICATOR, STEM RISES 6" FOR CLEAR VISIBILITY WHEN DRIP SYSTEM IS CHARGED TO A MINIMUM OF 20PSI. INCLUDES 16" OF 1/4" DISTRIBUTION TUBING WITH CONNECTION FITTING PRE-INSTALLED.

AREA TO RECEIVE DRIPLINE
RAIN BIRD XFS-09-12 (18)
XFS SUB-SURFACE PRESSURE COMPENSATING LANDSCAPE DRIPLINE W/COPPER SHIELD TECHNOLOGY. 0.9GPH EMITTERS AT 12.0" O.C. DRIPLINE LATERALS SPACED AT 18.0" APART, WITH EMITTERS OFFSET FOR TRIANGULAR PATTERN. UV RESISTANT.

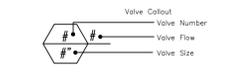
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
⊙	RAIN BIRD PEB 1", 1-1/2", 2" PLASTIC INDUSTRIAL VALVES. LOW FLOW OPERATING CAPABILITY, GLOBE CONFIGURATION.
⊙	MATCO-NORCA 203TL 1/2"-1" BRASS LOOSE KEY GARDEN VALVE HOSE BIBB. FEMALE INLET. SAME SIZE AS MAINLINE PIPE.
⊙	REDUCED PRESSURE BACKFLOW PREVENTER (REFER TO CIVIL DRAWINGS)
⊙	RAIN BIRD ESP48LXMEF 48 STATION COMMERCIAL CONTROLLER. PLASTIC WALL MOUNT. FLOW SENSING
⊙	RAIN BIRD RSD-BEX RAIN SENSOR, WITH METAL LATCHING BRACKET, EXTENSION WIRE.
⊙	POINT OF CONNECTION REFER TO CIVIL DRAWINGS

IRRIGATION LATERAL LINE: PVC CLASS 200 SDR 21
IRRIGATION MAINLINE: PVC SCHEDULE 40
PIPE SLEEVE: PVC SCHEDULE 40



IRRIGATION SCHEDULE

SYMBOL	DESCRIPTION	QTY	
[Hatched Box]	IRRIGATION HYDROZONES	155,294 S.F.	
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	PSI
▲ 1401 1402 1404 1408	RAIN BIRD 1804-PRS-NP-1400 FLOOD FLOOD BUBBLER 4" POPUP WITH PRESSURE REGULATING DEVICE AND NON-POTABLE PURPLE CAP.	590	60



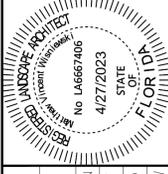
NOTES:

- REFER TO SHEET L-200 AND L-210 FOR LANDSCAPE PLAN, PLANTING SCHEDULE, AND LANDSCAPE CALCULATIONS.
- CONTRACTOR SHALL SUBMIT DETAILED, (SIGNED AND SEALED) ENGINEERED SHOP DRAWINGS WITH IRRIGATION HYDROZONES IN COMPLIANCE WITH MUNICIPAL CODE REQUIREMENTS FOR APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO PROCUREMENT, FABRICATION, AND INSTALLATION.

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY MATTHEW VINCENT WISNIEWSKI LAG667406 ON DATE ADJACENT TO SEAL.
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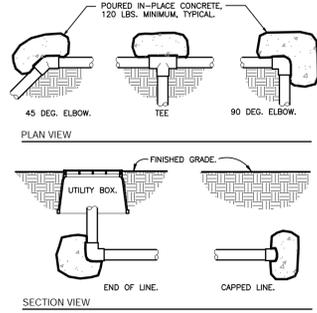
KHA PROJECT	249230000
DATE	FEB. 2023
SCALE	AS SHOWN
DESIGNED BY	CF
DRAWN BY	KD
CHECKED BY	MW

IRRIGATION PLAN

DORAL - MOB

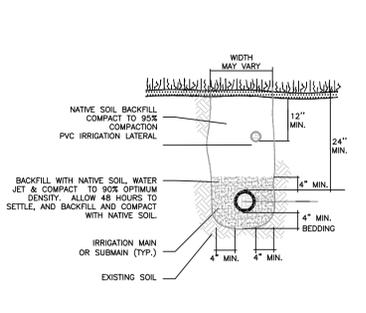
SHEET NUMBER
IR-300

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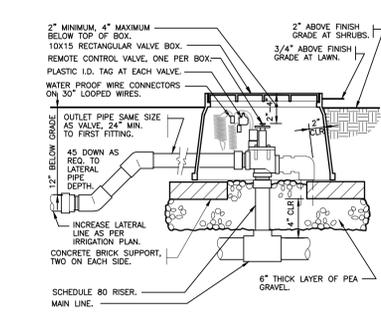


1 THRUST BLOCKING
3/4" = 1'-0"

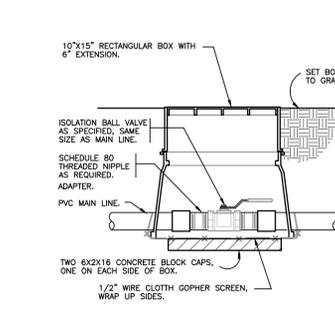
2 TRENCHING DETAIL
NOT TO SCALE



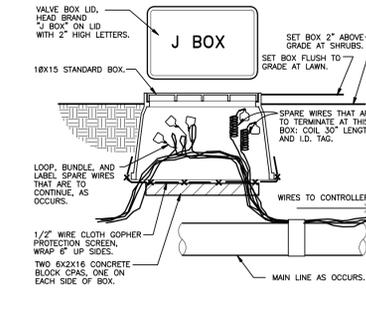
3 ELECTRIC REMOTE CONTROL VALVE
1 1/2" = 1'-0"



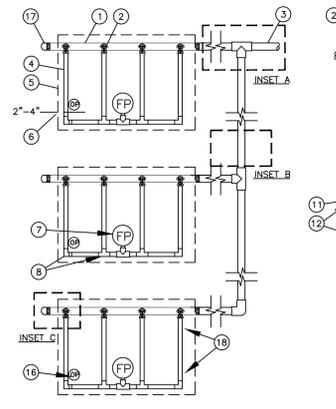
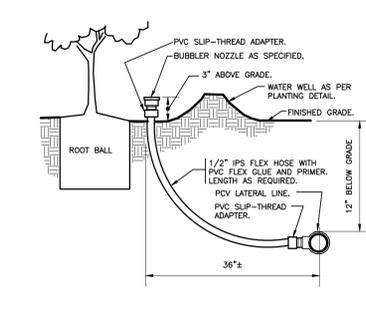
4 BRASS BALL ISOLATION VALVE
1 1/2" = 1'-0"



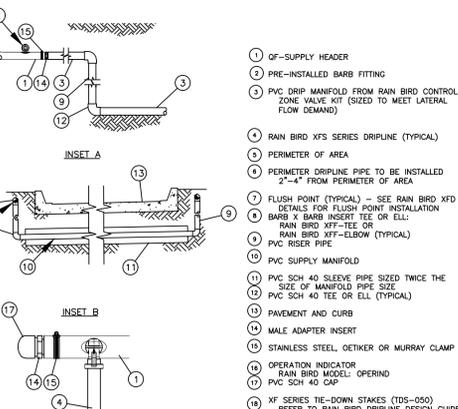
5 WIRE BUNDLE JUNCTION BOX
1 1/2" = 1'-0"



6 BUBBLER ON FLEX HOSE RISER
3" = 1'-0"



12 TYPICAL DRIPLINE LAYOUT REQUIREMENTS
NOT TO SCALE



NOTES:

1. DISTANCE BETWEEN LATERAL ROWS AND EMITTER SPACING TO BE BASED ON SOIL TYPE, PLANT MATERIALS AND CHANGES IN ELEVATION. SEE INSTALLATION SPECIFICATIONS ON RAIN BIRD WEB SITE (WWW.RAINBIRD.COM) FOR SUGGESTED SPACING.
2. LENGTH OF LONGEST DRIPLINE LATERAL SHOULD NOT EXCEED THE MAXIMUM SPACING SHOWN IN THE ACCOMPANYING TABLE.
3. PLACE TIE DOWN STAKES EVERY THREE FEET IN SAND, FOUR FEET IN LOAM, AND FIVE FEET IN CLAY.
4. AT FITTINGS WHERE THERE IS A CHANGE OF DIRECTION SUCH AS TEES OR ELBOWS, USE TIE-DOWN STAKES ON EACH LEG OF THE CHANGE OF DIRECTION.

1 OF-SUPPLY HEADER

2 PRE-INSTALLED BARB FITTING

3 PVC DRIP MANIFOLD FROM MAIN BIRD CONTROL ZONE VALVE KIT (SIZED TO MEET LATERAL FLOW DEMAND)

4 RAIN BIRD XFS SERIES DRIPLINE (TYPICAL)

5 PERIMETER OF AREA

6 PERIMETER DRIPLINE PIPE TO BE INSTALLED 2"-4" FROM PERIMETER OF AREA

7 FLUSH POINT (TYPICAL) - SEE RAIN BIRD XFD DETAILS FOR FLUSH POINT INSTALLATION BARB X BARB INSERT TEE OR ELL

8 RAIN BIRD XFF-TEE OR RAIN BIRD XFF-ELBOW (TYPICAL)

9 PVC RISER PIPE

10 PVC SUPPLY MANIFOLD

11 PVC SCH 40 SLEEVE PIPE SIZED TWICE THE SIZE OF MANIFOLD PIPE SIZE

12 PVC SCH 40 TEE OR ELL (TYPICAL)

13 PAVEMENT AND CURB

14 MALE ADAPTER INSERT

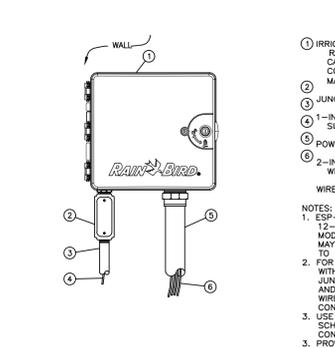
15 STAINLESS STEEL OETIKER OR MURRAY CLAMP

16 OPERATION INDICATOR RAIN BIRD MODEL OPERIND

17 PVC SCH 40 CAP

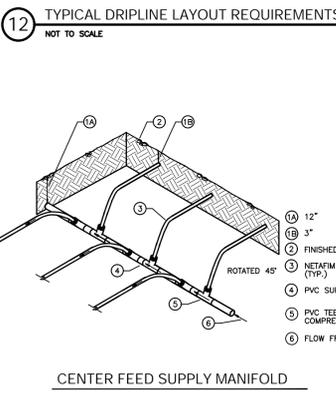
18 XFS SERIES TIE-DOWN STAKES (TDS-050) REFER TO RAIN BIRD DRIPLINE DESIGN GUIDE FOR PROPER SPACING

10 ESP-LXMEF CONTROLLER IN PLASTIC CABINET
NOT TO SCALE

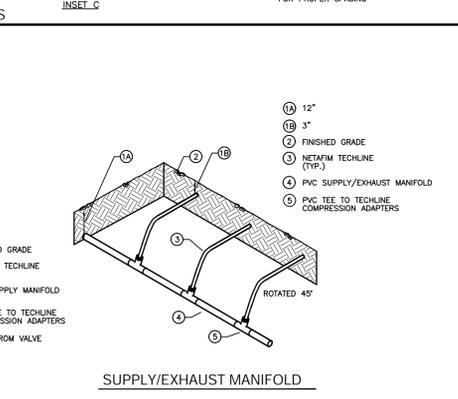


IRRIGATION CONTRACTOR NOTES

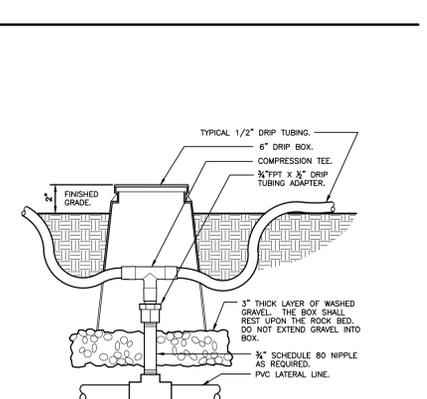
1. REFER TO LANDSCAPE PLANS FOR THE LOCATIONS OF PLANTING MATERIAL.
2. INSTALLATION WORK SHALL BE COORDINATED WITH OTHER CONTRACTORS IN SUCH A MANNER AS TO ALLOW FOR SPEEDY AND ORDERLY COMPLETION OF ALL WORK ON THE SITE.
3. ALL PROPOSED TREES AND SHRUBS SHALL BE IRRIGATED BY A 100% AUTOMATIC UNDERGROUND IRRIGATION SYSTEM.
4. IRRIGATION SYSTEM SHALL BE CAPABLE OF SUPPLYING AN AVERAGE OF 1" OF WATER PER WEEK WITHIN WATERING RESTRICTIONS AS APPLICABLE.
5. IRRIGATION SYSTEM SHALL NOT BE INSTALLED THROUGH EXISTING, OR PRESERVED PLANT COMMUNITIES.
6. IRRIGATION OVERTHROW TO IMPERVIOUS AND NATURAL AREAS SHALL BE MINIMIZED.
7. A RAIN SENSOR OR SOIL MOISTURE SENSOR SHALL BE INSTALLED WITH THE IRRIGATION CONTROL SYSTEM, INSTALLED AT A LOCATION TO BE COORDINATED WITH OWNER.
8. IRRIGATION PIPING INSTALLED UNDER ROADS AND SIDEWALKS SHALL BE IN SCHEDULE 40 PVC SLEEVING AT 2X THE PIPE SIZE. ALL SLEEVING SHALL BE FREE OF STONES AND DEBRIS.
9. IRRIGATED AREAS SHALL BE FULLY IRRIGATED WITH SPRAY HEADS & ROTORS SPACED TO PROVIDE 100% HEAD TO HEAD COVERAGE. ALL PROPOSED TREES AND PALMS SHALL BE IRRIGATED WITH TREE BUBBLERS.
10. CONTRACTOR SHALL PROVIDE LANDSCAPE ARCHITECT WITH SHOP DRAWINGS DEPICTING IRRIGATION DESIGN FOR APPROVAL PRIOR TO CONSTRUCTION.
11. CONTRACTOR SHALL PROVIDE "AS-BUILT" DRAWINGS OF THE FINAL INSTALLATION TO OWNER AT SUBSTANTIAL COMPLETION BEFORE RECEIVING FINAL PAYMENT.
12. POINT OF CONNECTION TO BE DETERMINED BY IRRIGATION CONTRACTOR AND VERIFIED WITH THE LANDSCAPE ARCHITECT. IRRIGATION SYSTEM CONNECTIONS TO THE CITY OR COUNTY SERVICE SHALL COMPLY WITH ALL APPLICABLE CODES.
13. IRRIGATION SYSTEM CONNECTION TO POTABLE WATER SUPPLY WILL REQUIRE A DEDICATED IRRIGATION METER AND BACKFLOW PREVENTER, AS REQUIRED BY GOVERNING MUNICIPALITY. IRRIGATION CONTRACTOR RESPONSIBLE FOR ASSOCIATED PERMITTING AND FEES.
14. CONTRACTOR SHALL REFER TO THE IRRIGATION DETAILS, IRRIGATION SCHEDULE, SPECIFICATIONS, AND ALL CONTRACT DOCUMENTS FOR FURTHER AND COMPLETE INSTRUCTIONS.
15. IRRIGATION QUANTITIES ARE PROVIDED FOR CONVENIENCE, IN THE EVENT OF QUANTITY DISCREPANCIES, THE DRAWING SHALL TAKE PRECEDENCE. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT PRIOR TO BIDDING.
16. ANY SUBSTITUTIONS FOR SPECIFIED IRRIGATION EQUIPMENT MUST BE APPROVED BY LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE IN WRITING PRIOR TO CONSTRUCTION.
17. CONTRACTOR SHALL FIELD ADJUST LOCATION OF IRRIGATION EQUIPMENT AS NECESSARY TO AVOID DAMAGE TO EXISTING UNDERGROUND UTILITIES AND/OR INTERFERE WITH EXISTING ABOVE GROUND ELEMENTS. ALL FIELD ADJUSTMENTS SHALL BE COMPLETED AT THE CONTRACTOR'S EXPENSE AND SHALL BE COORDINATED WITH THE OWNER'S REPRESENTATIVE AND THE LANDSCAPE ARCHITECT.
18. CONTRACTOR SHALL FAMILIARIZE HIMSELF/HERSELF WITH THE LIMITS OF WORK AND EXISTING CONDITIONS AND VERIFY ALL INFORMATION. IF DISCREPANCIES EXIST, CONTRACTOR SHALL NOTIFY OWNER'S REPRESENTATIVE IN WRITING WITHIN SEVEN CALENDAR DAYS OF NOTICE TO PROCEED.
19. IRRIGATION PLAN IS DIAGRAMMATIC. EQUIPMENT SHOWN ON IMPERVIOUS SURFACES IS FOR GRAPHIC CLARITY UNLESS OTHERWISE NOTED. CONTRACTOR SHALL INSTALL ALL EQUIPMENT WITHIN LANDSCAPE AREAS IN PROPERTY LIMITS.
20. LATERAL, MAINLINE, BUBBLER, AND VALVE LOCATIONS SHOWN FOR DIAGRAMMATIC PURPOSES ONLY.
21. RUN ALL PIPES THROUGH PLANTER AREAS AND ALONGSIDE OTHER SLEEVING TO MAXIMUM EXTENT POSSIBLE.
22. TRENCH ALONG SIDEWALKS, CURBS, AND FENCES AS MUCH AS POSSIBLE.
23. AVOID TRENCHING ALONG DRIPLINES OF EXISTING TREES TO MAXIMUM EXTENT POSSIBLE. IF IT IS NOT POSSIBLE TO AVOID TRENCHING UNDER DRIPLINES, CONTRACTOR IS TO NOTIFY LANDSCAPE ARCHITECT PRIOR TO TRENCH EXCAVATION FOR APPROVAL.
24. GROUP AND LOCATE VALVES INSIDE PLANTER AREAS (TYP).
25. ZONES SHALL BE SEPARATED BY WATER NEED AND EQUIPMENT. BUBBLERS, DRIPLINES, AND SPRAYS SHALL BE SEPARATE.



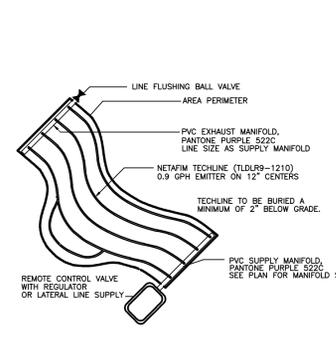
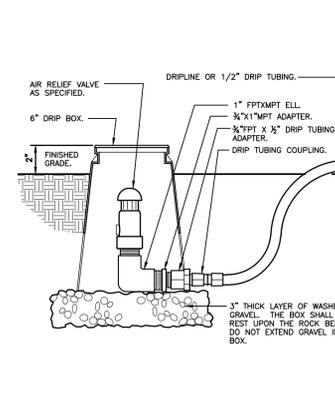
16 LATERAL TO DRIP FEED DETAILS
NOT TO SCALE



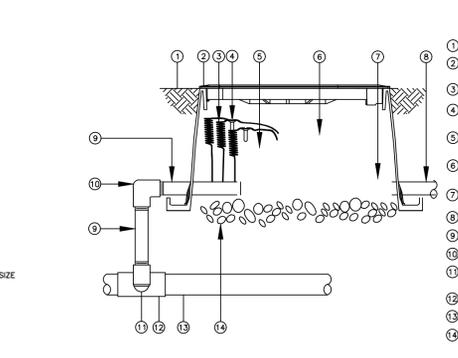
17 ZONE CONTROL
3" = 1'-0"



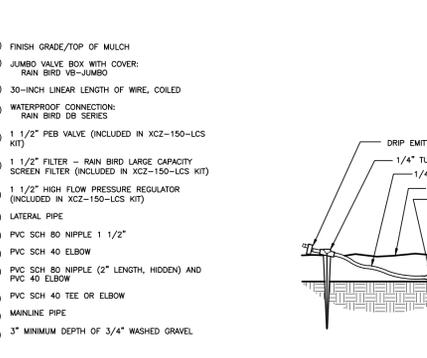
13 DRIP AIR RELIEF VALVE IN BOX
3" = 1'-0"



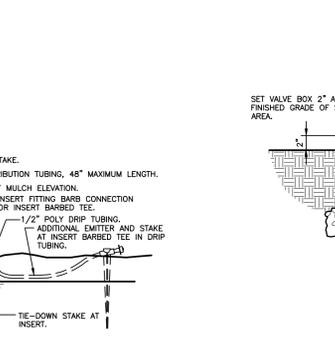
14 IRREGULAR AREAS
NOT TO SCALE



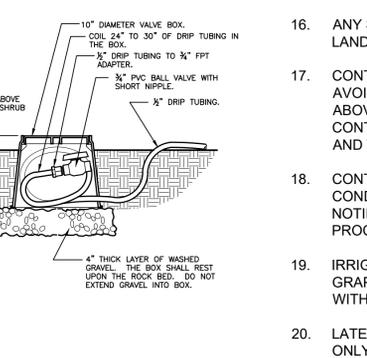
15 DRIP ZONE CONTROL VALVE KIT IN JUMBO VALVE BOX
3" = 1'-0"



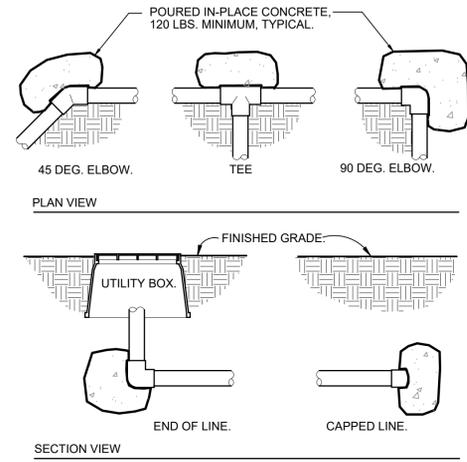
18 DRIP EMITTER AT 1/4" TUBING
3" = 1'-0"



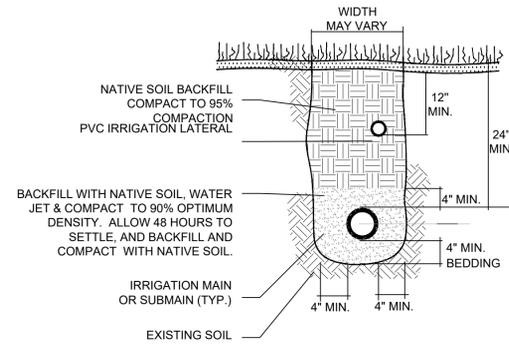
19 DRIP FLUSH VALVE
1 1/2" = 1'-0"



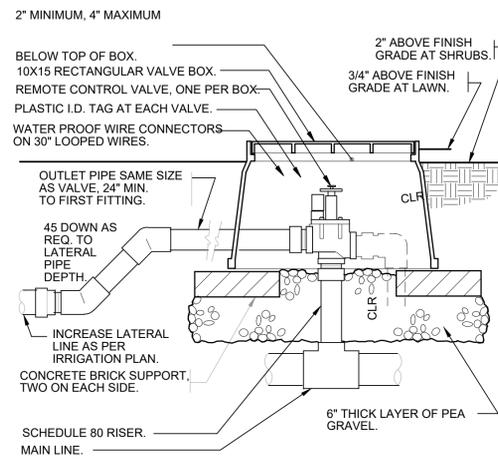
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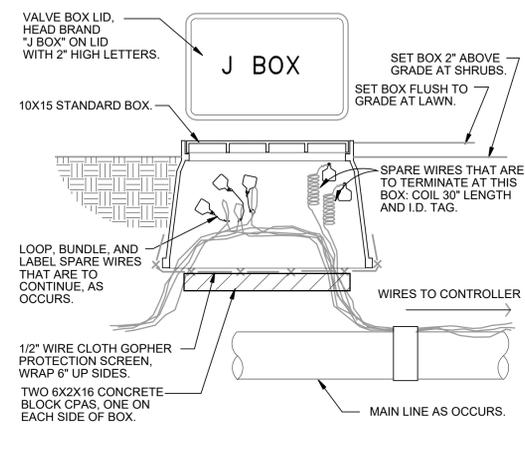
1 THRUST BLOCKING
3/4" = 1'-0"



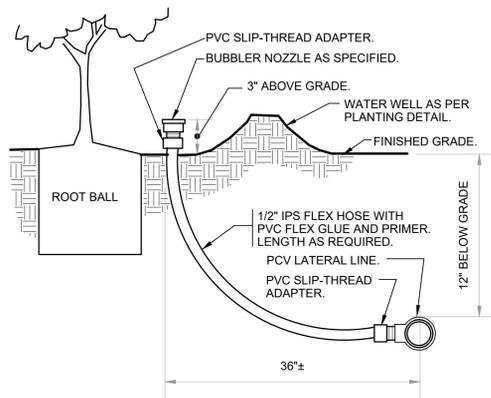
2 TRENCHING DETAIL
NOT TO SCALE
32 8409.78-03



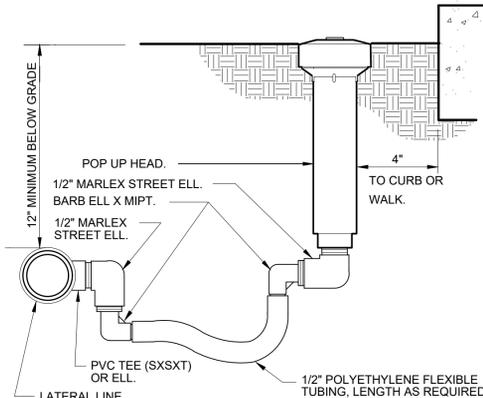
3 ELECTRIC REMOTE CONTROL VALVE
1 1/2" = 1'-0"
DETAIL-FILE



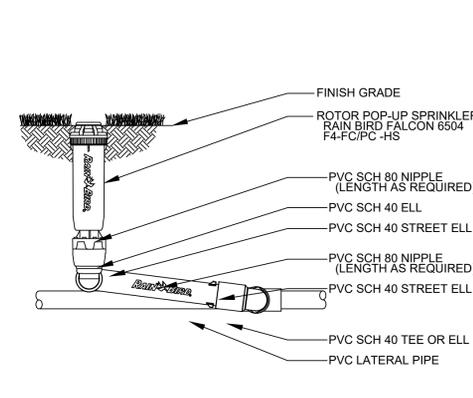
4 WIRE BUNDLE JUNCTION BOX
1 1/2" = 1'-0"
DETAIL-FILE



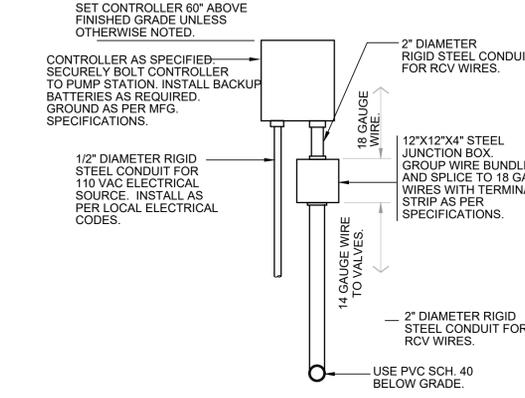
5 BUBBLER ON FLEX HOSE RISER
3" = 1'-0"



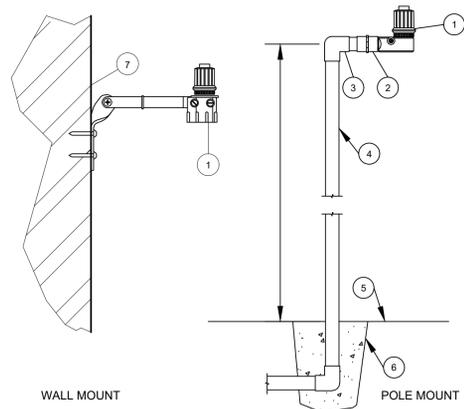
6 POP-UP SPRAY FLEX ASSEMBLY
3" = 1'-0"
32 8403.13-02



7 ROTOR POP UP SPRINKLER
NOT TO SCALE

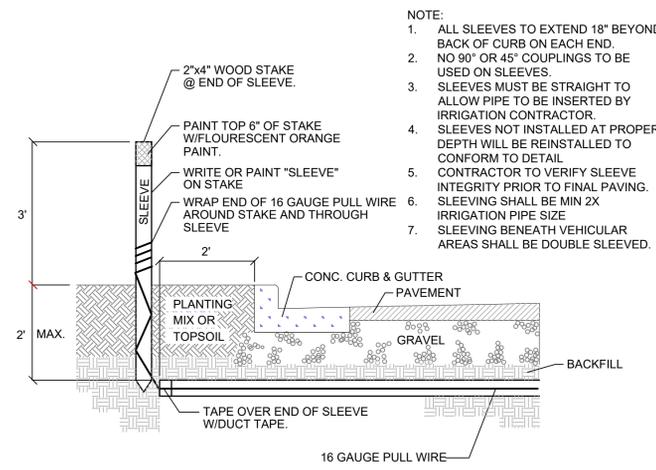


8 PUMP STATION MOUNTED CONTROLLER
NOT TO SCALE



9 RAIN SENSOR
NOT TO SCALE

- 1 RAIN SENSOR: RAIN BIRD WR2 WIRELESS
 - 2 FEMALE ADAPTER (SLIP X FIPT)
 - 3 GALVANIZED 90° EL (1 OF 2)
 - 4 3/4-INCH GALVANIZED PIPE
 - 5 FINISHED GRADE
 - 6 CONCRETE BASE
 - 7 EXTERIOR WALL (SEE NOTES BELOW)
- NOTES:
MOUNT SENSOR ON SURFACE WHERE IT WILL BE EXPOSED TO UNOBSTRUCTED RAINFALL, BUT NOT IN PATH OF SPRINKLER SPRAY. COORDINATE MOUNTING WITH OWNER AND ARCHITECT.
PAINT PIPE SEMI GLOSS BLACK AND SISTER THE PIPE TO A LIFT STATION FENCE POST WITH SS PIPE CLAMPS



10 IRRIGATION SLEEVING
NTS

- NOTE:
1. ALL SLEEVES TO EXTEND 18" BEYOND BACK OF CURB ON EACH END.
2. NO 90° OR 45° COUPLINGS TO BE USED ON SLEEVES.
3. SLEEVES MUST BE STRAIGHT TO ALLOW PIPE TO BE INSERTED BY IRRIGATION CONTRACTOR.
4. SLEEVES NOT INSTALLED AT PROPER DEPTH WILL BE REINSTALLED TO CONFORM TO DETAIL.
5. CONTRACTOR TO VERIFY SLEEVE INTEGRITY PRIOR TO FINAL PAVING.
6. SLEEVE SHALL BE MIN 2X IRRIGATION PIPE SIZE.
7. SLEEVING BENEATH VEHICULAR AREAS SHALL BE DOUBLE SLEEVED.

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY MATTHEW VINCENT WISNIEWSKI L A6667406 ON DATE ADJACENT TO SEAL.
PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.
THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY MATTHEW VINCENT WISNIEWSKI L A6667406 ON THE DATE ADJACENT TO THE SEAL.

NO.	REVISIONS	DATE	BY

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STATE OF FLORIDA
REGISTERED PROFESSIONAL ENGINEER
No. LA6667406
DATE 4/27/2023

IRRIGATION NOTES AND DETAILS

DORAL - MOB
SHEET NUMBER
IR-351

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UNDERGROUND IRRIGATION SYSTEM

PART I: GENERAL
1.01 SCOPE

- A. The work covered by this specification shall include the furnishing of all labor, materials, tools and equipment necessary to perform and complete the installation of an automatic irrigation system as specified herein and as shown on the drawings and any incidental work not shown or specified which can reasonably be determined to be part of the work and necessary to provide a complete and functional system.
B. The work covered by this specification also includes all permits, federal, state and local taxes and all other costs, both foreseeable and unforeseeable at the time of construction.
C. No deviation from these specifications, the accompanying drawings, or agreement is authorized or shall be made without prior written authorization signed by the Owner or his duly appointed representative.

1.02 QUALITY ASSURANCE

- D. Installer Qualifications: A firm specializing in irrigation work with not less than five (5) years of experience in installing irrigation systems similar to those required for this project.
E. Coordination: Coordinate and cooperate with other contractors to enable the work to proceed as rapidly and efficiently as possible.
F. Inspection of Site: The Contractor shall acquaint himself with all site conditions, including underground utilities before construction is to begin. Contractor shall coordinate placement of underground materials with contractors previously working underground in the vicinity or those scheduled to do underground work in the vicinity. Contractor is responsible for minor adjustments in the layout of the work to accommodate existing facilities.
G. Protection of Existing Plants and Site Conditions: The Contractor shall take necessary precautions to protect site conditions to remain. Should damages be incurred, this Contractor shall repair the damage to its original condition at his own expense. Any disruption, destruction, or disturbance of any existing plant, tree, shrub, or turf, or any structure shall be completely restored to the satisfaction of the Owner and his representatives, solely at the Contractor's expense.
H. Protection of Work and Property: The Contractor shall be liable for and shall take the following actions as required with regard to damage to any of the Owner's property.

- 1. Any existing building, equipment, piping, pipe coverings, electrical systems, sewers, sidewalks, roads, grounds, landscaping or structure of any kind (including without limitation, damage from leaks in the piping system being installed or having been installed by Contractor) damaged by the Contractor, or by his agents, employees, or subcontractors, during the course of his work, whether through negligence or otherwise, shall be replaced or repaired by Contractor at his own expense in a manner satisfactory to Owner, which repair or replacement shall be a condition precedent to Owner's obligation to make final payment under the Contract.

- 2. Contractor shall also be responsible for damage to any work covered by these specifications before final acceptance of the work. He shall securely cover all openings into the systems and cover all apparatus, equipment and appliances, both before and after being set in place to prevent obstructions on the pipes and the breakage, misuse or disfigurement of the apparatus, equipment or appliance.

- 3. All trenching or other work under the leaf canopy of any and all trees shall be done by hand or by other methods so that no branches are damaged in any way.

Buildings, walks, walls, and other property shall be protected from damage. Open ditches left exposed shall be flagged and barricaded by the Contractor by approved means. The Contractor shall restore disturbed areas to their original condition.

- 4. The Contractor shall be responsible for requesting the proper utility company to stake the exact location of any underground lines including but not limited to electric, gas, telephone service, water, and cable.

The Contractor shall take whatever precautions are necessary to protect these underground lines from damage. In the event damage does occur, all damage shall be completely repaired to its original condition, at no additional cost to the Owner.

- 5. The Contractor shall request the Owner, in writing, to locate any private utilities (i.e., electrical service to outside lighting) before proceeding with any excavation. If, after such requests and necessary staking, private utilities which were not staked are encountered and damaged by the Contractor, they shall be repaired by the Owner at no cost to the Contractor. If the Contractor damages staked or located utilities, they shall be repaired at the Contractor's expense.

- J. Codes and Inspections: The entire installation shall comply fully with all local and state laws and ordinances and with all established codes arrange for all necessary inspections and shall pay all fees and expenses in connection with same, as part of the work under this Contract. Upon completion of the work, he shall furnish to the "Owner" all inspection certificates customarily issued in connection with the class of work involved.

- K. The Contractor shall keep on his work, during its progress, a competent superintendent and any necessary assistants, all satisfactory to the Owner, or Owner's representative.

- L. The superintendent shall represent the Contractor in his absence and all directions given to him shall be as binding as if given to the Contractor.

- M. The Owner's Landscape Architect or designated individual shall have full authority to approve or reject work performed by the Contractor. The Owner's Authorized Representative shall also have full authority to make field changes that are deemed necessary.

- N. Final Acceptance: Final acceptance of the work may be obtained from the Owner upon the satisfactory completion of all work. Acceptance by the Landscape Architect and/or Owner in no way removes the Contractor of his responsibility to make further repairs, corrections and adjustments to eliminate any deficiencies which may later be discovered.

- O. Guarantee: All work shall be guaranteed for one year from date of final acceptance against all defects in material, equipment and workmanship to the satisfaction of the Owner. Repairs, if required, shall be done promptly at no cost to the Owner.

- 1. The guarantee shall also cover repair of damage to any part of the premises resulting from leaks or workmanship, to the satisfaction of the Owner. The Contractor shall not be responsible for work damaged by others. Repairs, if required, shall be done promptly. The guarantee shall state the name of the Owner, provide full guarantee terms, effective and termination date, name and license number of Contractor providing guarantee, address, and telephone number. It shall be signed by the chief executive of the Contractor of his liability under the guarantee. Such warranties shall only supplement the guarantee.

- 2. If, within ten (10) days after mailing of written notice by the Owner to the Contractor requesting repairs or replacement resulting from a breach of warranty, the Contractor shall neglect to make or undertake with due diligence to make the same, the Owner may make such repairs at the Contractor's expense; provided, however, that in the case of emergency where, in the judgment of the Owner, delay would cause serious loss or damage, repairs or replacement may be made without notice being sent to the Contractor, and Contractor shall pay the cost thereof.

- P. The Contractor shall provide full, 100% irrigation coverage in all areas designed with proposed plantings, in accordance with the site's governing permitting requirements and as designed.

- Q. On-site Observation: At any time during the installation of the irrigation system by the Contractor, the Owner or Landscape Architect may visit the site to observe work underway. Upon request, the Contractor shall be required to uncover specified work as directed by the Owner or material, workmanship or method of installation not meet the standards specified herein, the Contractor shall replace the work at his own expense.

- R. Workmanship: All work shall be installed by qualified, skilled personnel, proficient in the trades required, in a neat, orderly, and responsible manner with recognized standards of workmanship. The Contractor shall have had considerable experience and demonstrated ability in the installation of sprinkler irrigation systems of this type.

1.04 SUBMITTALS

All materials shall be those specified and/or approved by the Landscape Architect.

- A. Product Data: After the award of the Contract and prior to beginning work, the Contractor shall submit for approval by the Owner and Landscape Architect, two copies of the complete list of materials, manufacturer's technical data, and installation instructions which he proposes to install.

- B. Commence no work before approval of material list and descriptive material by the Landscape Architect.

- C. Record Drawings: The Contractor shall record on reproducible, all changes that may be made during actual installation of the system. Provide controller sequencing and control valve locations.

- 1. Immediately upon installation of any piping, valves, wiring, sprinklers, etc., in locations other than shown on the original drawings or of sizes other than indicated, the Contractor shall clearly indicate such changes on a set of blue-line prints. Records shall be made on a daily basis. All records shall be neat and subject to the approval of the Owner.

- 2. The Contractor shall also indicate on the record prints the location of all wire splices, original or due to repair, that are installed underground in a location other than the controller pedestal, remote control valve box, power source or connection to a valve-in-head sprinkler.

- 3. These drawings shall also serve as work progress sheets. The Contractor shall make neat and legible notations thereon daily as the work proceeds, showing the work as actually installed. These drawings shall be available at all times for review and shall be kept in a location designated by the Owner's Representative.

- 4. Progress payment request and record drawing information must be approved by Landscape Architect before payment is made.

- 5. If in the opinion of the Owner or his representative, the record drawing information is not being properly or promptly recorded, construction payment may be stopped until the proper information has been recorded and submitted.

- 6. Before the date of the final site observation and approval, the Contractor shall deliver one set (copies) of reproducible record drawing plans and notes to the Landscape Architect. Record drawing information shall be approved by the Landscape Architect prior to submittal to Owner for final payments, including retentions.

- W. Operations and Maintenance Manuals: The Contractor shall prepare and deliver to the Owner, or his designated representative within ten (10) calendar days prior to completion of construction, a hard cover binder with three rings containing the following information:

- 1. Index sheet stating the Contractor's address and business telephone number, list of equipment with name(2) and address(es) of local manufacturer's representative(s).

- 2. Catalog and parts sheets on every material and equipment installed under this Contract.

- 3. Complete operating and maintenance instruction on all major equipment. Include initial controller schedule and recommended schedule after establishment period.

- 4. Demonstrate to and provide the Owner's maintenance personnel with instructions for major equipment and show evidence in writing to the Owner, or his designated representative at the conclusion of the project that this service has been rendered.

1.05 EXPLANATION OF DRAWINGS

- A. Due to the scale of the drawings, it is not possible to indicate all offsets, fittings and sleeves which may be required. The Contractor shall carefully investigate the structural and finished conditions affecting all of the work and plan his work accordingly, furnishing such offsets, fittings and sleeves as may be required to meet such conditions.

- B. The drawings are generally diagrammatic and indicative of the work to be installed. The work shall be installed in such a manner as to avoid conflicts between irrigation systems, planting and architectural features. Deviations shall be brought to the Landscape Architects attention.

- C. All work called for a on the drawings by notes or details shall be furnished and installed whether or not specifically mentioned in the specifications.

- D. The Contractor shall not willfully install the irrigation system as shown on the drawings when it is obvious in the field that obstructions, grade differences or discrepancies in area dimensions exist that might not have been known in engineering. Such obstructions or differences should be brought to the attention of the Landscape Architect. In the event that notification is not performed, the Contractor shall assume full responsibility for any revision necessary.

- E. If, in the opinion of the Landscape Architect, the labor furnished by the Contractor is incompetent, unskilled, or unreliable, his equipment inadequate, improper or unsafe, or if the Contractor shall fail to continuously and diligently execute the construction, the Landscape Architect or Owner shall, in writing, instruct the Contractor to remove all such causes of noncompliance and the Contractor shall promptly comply.

- F. The Contractor shall be responsible for full and complete coverage of all irrigation areas. The Landscape Architect shall be notified of any necessary adjustments at no additional cost to the Owner. Any revisions to the irrigation system must be submitted and answered in written form, along with any change in Contract price. Layout may be modified, if necessary to obtain coverage. Spacing not to exceed 60% of the diameter.

PART II: PRODUCTS

2.01 MATERIALS

Material and equipment shall be supplied by the Contractor. No substitutions shall be allowed without the prior written approval of the Owner/Landscape Architect. The Contractor shall inspect all materials and equipment prior to installation, and defective materials shall be replaced with the proper materials and equipment. Those items used in the installation found to be defective, improperly installed or not as specified, shall be removed and the proper materials and equipment installed in the proper manner, as interpreted by the Owner/Landscape Architect. The Contractor shall remove all damaged and defective pipe and equipment from the site.

Hose Bibb shall be provided at all Canyon Terrace Levels by approval of Landscape Architect prior to installation.

2.02 PIPING

- A. General Provisions: All materials throughout the system shall be new and in perfect condition unless otherwise directed by the Landscape Architect.

- B. Polyvinyl Chloride Pipe (PVC): (Where indicated on plan, use non-potable purple piping.)

- 1. Laterals: PVC shall conform to the requirements of ASTM Designation D 2241, Class 1120 or 1220. All lateral piping less than 3" in diameter shall be Class 200 SDR-21.

- 2. Main Line Under Pressure: PVC shall conform to the requirements of ASTM Designation D 2241, Class 1120 or 1220, Schedule 40 with belled end for solvent weld connection.

- 3. Pipe Markings: All PVC pipe shall bear the following markings:
o Manufacturer's Name
o Nominal Pipe Size
o Schedule or Class
o Pressure Rating of PSI
o NSF (National Sanitation Foundation) Approval
o Date of Extrusion

2.04 PVC JOINTS

Joints in PVC pipe smaller than 3" shall be solvent welded in accordance with the recommendations of the pipe manufacturer; the solvent cleaner and welding compound furnished with the pipe.

2.05 THREADED CONNECTIONS

- A. Threaded PVC connections shall be made up using Teflon tape only.

- B. Connection between mainline pipe fittings and automatic or manual control valves shall be made using Schedule 80 threaded fittings and nipples.

2.06 SOLVENT CEMENT

- A. General: Provide solvent cement and primer for PVC solvent weld pipe and fittings recommended by the manufacturer. Pipe joints for solvent weld pipe to be belled end. Pipe joints for gasketed pipe to be intrical ring type. Insert gaskets will not be accepted.

- B. Thrust Blocks: Main line piping 3" or greater in diameter shall have thrust blocks sized and placed in accordance with the pipe manufacturer's recommendations or, in the absence of specified recommendations by the pipe manufacturer. 3000 PSI concrete thrusts shall be properly installed at tees, elbows, 45's, crosses, reducers, plugs, caps and valves.

2.07 PIPE AND WIRE SLEEVES

- A. Sleeves to be installed:

- 1. The Contractor shall install irrigation system pipe and wire sleeves conforming to the following:
a. All pipe sleeves shall extend a minimum of 36" beyond the edges of pavement.
b. All pipe sleeves to be installed beneath future/existing road surfaces shall be PVC pipe Schedule 40 or jack and bore steel pipe as per FDOT specifications, and as shown on plans.
c. All irrigation system wires shall be sleeved separately from main or lateral lines.
d. All pipe sleeves shall be installed at the minimum depth specified for main lines, lateral lines, and electric wire.
e. Contractor shall coordinate all pipe sleeve locations and depths prior to initiating installation of the irrigation system.

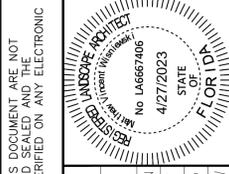
2.08 SPRINKLER HEADS

- A. Spray Sprinklers: The sprinkler shall be a fixed spray type designed for in-ground installation. The nozzle shall elevate 6" (or as designated on plan) when in operation. The body of the sprinkler shall be constructed of non-corrosive heavy duty Cyclac. A filter screen shall be in the nozzle piston. All sprinkler parts shall be removable through the tip of the unit by removal of a threaded cap.

Riser mounted spray shall be as indicated on the plans. The sprinkler shall consist of a nozzle and body. The body of the riser-mount sprinkler shall be constructed of non-corrosive materials. A cone strainer shall be a separate part with the nozzle assembly to allow for easy flushing of the sprinkler. Maximum working pressure at the base of the sprinkler shall be 40 PSI.

Table with 2 columns: No., DATE. Multiple empty rows.

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Project information table: KHA PROJECT 249230000, DATE FEB. 2023, SCALE AS SHOWN, DESIGNED BY CF, DRAWN BY KD, CHECKED BY MW.

IRRIGATION SPECIFICATIONS logo and title block text.

DORAL - MOB title block text.

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2.09 AUTOMATIC CONTROL VALVE

The automatic remote control valves shall be as specified on the plans, or approved equal.

2.10 GATE VALVES

- A. Gate valves for 3/4" through 2-1/2" shall be of brass or bronze construction, solid wedge, IPS threads, non-rising stem with wheel operating handle, for a continuous working pressure of 150 PSI.
B. Gate valves for 3" and larger: Iron body, brass or bronze mounted AWWA gate valves, with a clear waterway equal to the full nominal diameter of the valve, rubber gasket for a continuous working pressure of 150p PSI. Valve shall be equipped with a square operating nut.

2.11 VALVE BOXES

- A. For gate valves, use AMETEK #10-181-014 box with #10-181-015 locking lid, or as per the drawings.
B. For control valves 3/4" through 2", the drip valve assemblies, use AMETEK #10-181-014 box with #10-181-015 locking lid, or sized as necessary to effectively house the equipment
C. For control wiring splices, use AMETEK #10-181-014 box with #10-181-015 locking lid, or as per the drawings.

2.12 IRRIGATION WIRING

- A. Wiring used for connecting the electric control valves to the controllers shall be Type UF, 600 volt, single strand, solid copper with PVC insulation 4/64" thick. Size shall be 14 gauge, red for "hot" or lead wires, and common wire to be 14 gauge, white in color.
B. Contractor shall perform an ohm test on ground to assure adequate protection against surges and indirect lightning strikes.

2.13 MISCELLANEOUS MATERIALS

- A. Drainage Backfill: Cleaned gravel or crushed stone, graded from 1" maximum to 3/4" minimum.
B. Metalized Underground Tape: The detectable, underground utility marking tape shall consist of a minimum: 5 mil (0.005") overall thickness; five-ply composition; ultra-high molecular weight, 100% virgin polyethylene; acid, alkaline and corrosion resistant; with no less than 150 pounds of tensile break strength per 6" width; color-code impregnated with color stable, lead-free, organic pigments suitable for direct burial. Tapes utilizing reprocessed plastics or resins shall not be acceptable. The detectable, underground utility marking tape shall have a 35 gauge (0.0035") solid aluminum foil, core encapsulated within a 2.55 mil (0.00255") polyethylene backing and a 0.6 mil (0.006") PET cover coating. The laminate on each side shall consist of a 0.75 mil (0.00075") layer of hot LPDE, poly-fusing the "sandwich" without use of adhesives.

2.14 AUTOMATIC CONTROL SYSTEM

An Independent Station Controller: Furnish a solid state controller, as specified on the plans. Each station shall be capable of timing from zero (0) minute to 99 minutes per station in one (1) minute increments.

Each station shall be capable of operating two (2) 7VA electric valve-in-head solenoids.

The stand-alone controller shall have two (2) possible programs.

The stand-alone controller shall provide global percentage increase/decrease (water budget) for all stations simultaneously, from ten (10) to two hundred (200) percent, in ten (10) percent increments.

All stations shall be able to be turned on/off manually buy operating timing mechanism or by manual switch at station output.

The stand-alone controller shall incorporate an integral MOV surge protection into the terminal block for each of its 24 VAC field wire outputs. Controller power input wires will also incorporate surge protection.

The control panel shall provide continuous display time. It shall have alphanumeric displays of descriptive English menus and legend identifiers with cursor selection of function and precision value adjustment by rotary dial input.

The stand-alone controller shall be UL listed and FCC approved.

The stand-alone controller shall have 117 VAC, 60 Hz input, 26.5 VAC, 60 Hz output for operating 24 VAC solenoids.

The stand-alone controller cabinet shall be a lockable and weather-resistant outdoor cabinet. Mount as noted on plans.

The controller shall be equipped with lightning protection, by the Contractor, on both the primary (120v) and each secondary (24v) circuit. The controller circuits shall be grounded to a copper clad grounding rod located at each controller.

The controller shall be equipped for a water conservation device, as specified.

PART III: EXECUTION

3.01 INSPECTION

The Contractor shall examine the areas and conditions under which landscape irrigation system is to be installed and notify the Landscape Architect in writing of conditions detrimental to the proper and timely completion of the work. The Contractor shall proceed with the work until unsatisfactory conditions have been corrected in a manner acceptable to the Landscape Architect.

3.02 PREPARATION

The Contractor shall provide sleeves to accommodate piping under walks or paving. The Contractor shall coordinate with other trades and install to accurate levels prior to paving work. Cutting and patching of paving and concrete will not be permitted. The Contractor shall maintain all warning signs, shoring, barricades, flares and red lanterns, as required by any local codes, ordinances or permits.

3.03 TRENCHING AND BACKFILLING

- A. Excavation: The Contractor shall stake out the location of each run of pipe, sprinkler heads, sprinkler valves and isolation valves prior to trenching. Excavation shall be open vertical construction sufficiently wide to provide free working space around the work installed and to provide ample space or backfilling and tamping. Trenches for pipe shall be cut to required grade lines, and compacted to provide accurate grade and uniform bearing for the full length of the line. The bottom of the trenches shall be free of rock or other sharp edged objects. Minimum cover shall be as follows:

Pipe and Wire Depth

Table with 2 columns: Pipe/Wire Type and Depth. Includes Pressure Mainline (18" at top of pipe from Finish Grade), Lateral Piping (rotor) (12" at top of pipe from Finish Grade), Lateral Piping (pop-up) (12" at top of pipe from Finish Grade), and Control Wiring (Side of main Line).

- B. Minimum Clearances: All pipelines shall have a minimum clearance of six inches from each other and from lines of other crafts. Parallel lines shall not be installed directly over one another. No lateral line shall be installed in the main-line trench.

3.04 INSTALLATION OF PIPING

- A. PVC Pipe and Joints: The Contractor shall not install solvent wild pipe when air temperature is below 40F. Installation shall be in accordance with the manufacturer's instructions.

- 1. Only the solvent recommended by the pipe manufacturer shall be used. All PVC pipe and fittings shall be installed as outlined and instructed by the pipe manufacturer, and it shall be the Contractor's full responsibility to make arrangements with the pipe manufacturer for any field assistance that may be necessary. The Contractor shall assume full responsibility for the correct installation.

3.05 BACKFILLING PROCEDURES

Initial backfill on PVC lines shall be pulverized native soil, free of foreign matter. Within radius of 4" of the pipe shall be clean soil or sand. Plant locations shall take precedence over sprinkler and pipe locations. The Contractor shall coordinate the location of trees and shrubs with the routing of lines and final head locations.

- A. Backfill and Compaction: The Contractor shall leave trenches slightly mounded to allow for settlement after the backfilling is completed. The Contractor shall clean the site of the work continuously of excess waste materials as the backfilling progresses, and leave in a neat condition. No trenches shall be left open for a period of more than 48 hours. Protect open trenches as required.

The Contractor shall carefully backfill excavated materials approved for backfilling, consisting of earth, loam, sand, and other approved materials, free of rock and debris over 1" in size. Backfill shall be compacted to original density of surrounding soil without dips, sunken areas, or irregularities.

The Contractor shall conform to DOT requirements for methods and required compaction percentages, for roads and paving.

The Contractor shall hand place the first 6" of backfill (or to top of pipe) and have it walked on so as to secure the position of the pipe and wire.

No wheel rolling will be allowed. The Contractor shall remove rock or debris extracted from backfill materials and dispose of offsite. The Contractor shall fill any voids left in backfill with approved backfill materials.

- B. Existing Lawns: Where trenching is required across existing lawns, uniformly cut strips of sod 6" wider than trench. The Contractor shall remove sod in rolls of suitable size for handling and keep moistened until replanted. The Contractor shall replant sod within 48 hours after removal, roll and water generously. The Contractor shall resod any areas not in healthy condition equal to adjoining lawns 10 days after replanting.

- C. Seeded Area: Trenching will be required across existing seeded areas, primarily roadway edging. The Contractor shall conform to the requirements of seeding, Section 02930 for the reseeding of the disturbed trench area.

- D. Pavements: Jack and bore or directional bore piping under paving materials as per local regulatory codes. No cutting and patching of pavement will be permitted.

3.06 VALVES

- A. Isolation Valves: Shall be sized corresponding to adjacent pipe size. Specified valve boxes shall be installed flush with finish grade in such a manner that surface forces applied to their exposed area will not be transmitted to the piping in which the valve is installed nor any other piping, wiring or other lines in the vicinity of said valves.

- B. Gate Valves: Install where shown, in valve boxes.

- C. Electric Control Valves: Shall be installed in specified valve boxes. The valve shall have 6" of 3/4" pea gravel installed below the bottom of the valve. If the valve box does not extend to the base of the valve, a valve box extension shall be installed. Electric control valves shall be installed where shown and grouped together where practical. The Contractor shall place no closer than 24" to walk edges, bikeway edges, buildings and walls. The Contractor shall adjust the valve to provide flow rate or rated operating pressure required for each sprinkler circuit.

3.07 CONDUIT AND SLEEVES

- A. Conduit and Sleeves for Control Wiring and Main/Lateral Pipe: The Contractor shall provide and install where necessary. Contractor shall coordinate locations of previously installed sleeving with the General Site Contractor.

The Contractor shall coordinate installation of sleeves with work of other disciplines.

3.08 CONTROLS

- A. The Contractor shall connect electric control valves to controllers in a clockwise sequence to correspond with station settings beginning with Stations 1, 2, 3, etc. Automatic controllers shall be provided and installed by the Contractor as noted on the drawings. All zones will be labeled on the controller.
B. Controllers shall be equipped with lightning protection and grounded to a standard 5/8" copper clad steel ground rod driven a minimum of 8' into the ground and clamped.
C. The electrical service to the controllers shall be performed by an electrical subcontractor in compliance with NEC requirements.

3.09 CONTROL WIRE

- A. Control wiring between the controller and electric valves shall be buried in main line trenches or in separate trenches. Electrical connection at valve will allow for pigtail so solenoid can be removed from valve with sufficient slack to allow ends to be pulled 12" above ground for examination and cleaning.
B. An expansion loop shall be provided at every valve at 100' o.c. Expansion loop shall be formed by wrapping wire at least eight times around a 3/4" pipe and withdrawing pipe.
C. The wire shall be bundled and taped every ten feet. The wire shall be laid in the trench prior to installing the pipe being careful to install wire beneath and 6" to the side of the main pipe line.
D. Electrical connections to electric control valves shall be made with Rainbird Pen-Tite or Techdel GT-3-GEL - Tite connectors or equal.
Power Connections: Electrical connections to power and signal wires shall be made using 3M 82-A2 power cable splice kits.

3.10 SPRINKLER HEADS

- A. General Provisions:

- 1. Sprinkler heads shall be installed as designated on the shop drawings. Heads shall be installed on flexible PVC. Top to be flush with finish grade or top of curb.
2. Spacing of heads shall not exceed the maximum indicated on the shop drawings (unless directed by the Landscape Architect). In no case shall the spacing exceed the maximum recommended by the manufacturer.

- B. Head Types:

- 1. Pop-up - Rotary Sprinkler Heads: Shall be installed on flex joint and be set with top of head flush with finish grade. Heads installed at curb shall have 6" to 10" between perimeter of head and concrete. Heads placed at edge of pavement having no curb shall be installed 24" from edge of pavement.
2. Spray Pop-up Sprinkler Heads: Shall be installed on flexible PVC and be set with top of head flush with finished grade. Sprinkler heads placed adjacent to pavement having no curb shall be installed 24" from the edge of pavement.

3.11 COMPLETION

- A. Flushing: Before sprinkler heads are set, the Contractor shall flush the lines thoroughly to make sure there is no foreign matter in the lines.
The Contractor shall flush the main lines from dead end fittings for a minimum of five minutes under a full head of pressure.

- B. Testing: The Contractor shall notify Landscape Architect and Owner forty-eight (48) hours in advance of testing.

Prior to backfilling of main line fittings, Contractor shall fill the main line piping with water, in the presence of the Owner/Landscape Architect, taking care to purge the air from it by operating all the sprinkler control valves one or more times and/or such other means as may be necessary. A small, high pressure pump or other means of maintaining a continuous water supply shall be connected to the main line and set so as to maintain 100 PSI in the main line system for two (2) hours without interruption. When this has been accomplished and while the pressure in the system is still 100 PSI, leakage testing shall be performed in accordance with AWWA Standard C-600. Pressure readings shall be noted and make up water usage shall be recorded. Should the rate of make up water usage indicate significant leakage, the source of such leakage shall be found and corrected and the system then retested until the Owner/Landscape Architect is satisfied that the system is reasonably sound. Lateral line testing shall be conducted during the operating testing of the system by checking visually the ground surface until no leaks in this portion of the system are evident. Leaks shall be repaired or paid for by the Contractor at any time they appear during the warranty period.

- C. Adjustment and Coverage of System: Coordinate pressure testing with adjustments and coverage test of system so both may occur at the same time. The Contractor shall balance and adjust the various components of the system so that the overall operation of the system is most efficient. This includes a synchronization of the controllers, adjustments to pressure regulators, pressure relief valves, part circle sprinkler heads, and individual station adjustments on the controllers.

3.12 WARRANTY

- A. The Contractor shall fully warrant the landscape irrigation system for a period of one (1) year after the written final acceptance and will receive a written confirmation from the Landscape Architect that the warranty period is in effect.
B. During the warranty period, the Contractor will enforce all manufacturer's and supplier's warranties as if made by the Contractor himself. Any malfunctions, deficiencies, breaks, damages, disrepair, or other disorder due to materials, workmanship, or installation by the Contractor and his suppliers shall be immediately and properly corrected to the proper order as directed by the Owner and/or Landscape Architect.
C. Any damages caused by system malfunction shall be the responsibility of the Contractor who shall make full and immediate restoration for said damages.

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY MATTHEW VINCENT WISNIEWSKI LA6667406 ON THE DATE ADJACENT TO THE SEAL.

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY MATTHEW VINCENT WISNIEWSKI LA6667406 ON DATE ADJACENT TO SEAL.

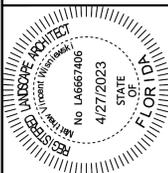


Table with project details: KHA PROJECT 249230000, DATE FEB. 2023, SCALE AS SHOWN, DESIGNED BY CF, DRAWN BY KD, CHECKED BY MW.

IRRIGATION SPECIFICATIONS

DORAL - MOB

SHEET NUMBER IR-353

Table for REVISIONS with columns for No., DATE, and BY.

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SOUTH EAST CORNER



NORTH EAST CORNER

**BULIDING
PERSPECTIVES**

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VIEW FROM DORAL BOULEVARD



MAIN ENTRANCE

**EXTERIOR
RENDERINGS**

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