

RESOLUTION No. 17-210

A RESOLUTION OF THE MAYOR AND THE CITY COUNCIL OF THE CITY OF DORAL, FLORIDA, APPROVING THE SITE PLAN FOR ATRIUM AT DORAL, LOCATED AT THE NORTHWEST CORNER OF DORAL BOULEVARD (SOUTH) AND NW 79 AVENUE (EAST), JUST WEST OF THE PALMETTO EXPRESSWAY INTERCHANGE, DORAL, FLORIDA 33178; PROVIDING FOR IMPLEMENTATION; AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, on November 2, 2016, the City of Doral adopted Ordinance No. 2016-29 amending the City's Land Development Code to establish procedures for the Mayor and City Council site plan review and approval process;

WHEREAS, Maple Multifamily Land Southeast, LLC (the "Applicant") has submitted an application for Mayor and Council site plan review and approval for Atrium at Doral site plan, located at the northwest corner of Doral Boulevard (south) and NW 79 Avenue (East), just west of the Palmetto Expressway interchange, as legally described in Exhibit A; and

WHEREAS, staff recommends approval of the proposed site plan provided in Exhibit B; and

WHEREAS, the site plan is consistent with all the requirements and standards set forth in Section 53-184 (3) of the Land Development Code.

WHEREAS, pursuant to law, notice has been given by publication in a paper of general circulation in the City, notifying the public of this proposed Resolution and of the public hearings; and

WHEREAS, the Mayor and City Council of the City of Doral finds that the adoption and implementation of this Resolution is in the best interest and welfare of the residents of the City.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF DORAL, FLORIDA, THAT:

Section 1. **Recital.** The above recitals are true and correct and incorporated herein.

Section 2. **Approval of Site Plan.** The Mayor and City Council hereby approves/denies a site plan for Atrium at Doral provided in Exhibit B. The site plan consist of 80,465 square feet of commercial uses (including retail, a potential fitness center, and restaurants), and 350 multifamily dwelling units in accordance with the approved Atrium at Doral Planned Unit Development (PUD) Pattern Book/Conceptual Plan. In addition, the approval of this site plan is subject to the conditions set forth in the development approval letter enclosed in Exhibit C. Violation of the conditions in the development approval letter may result in a code compliance citation or the revocation of the site plan approval.

Section 3. **Effective Date.** This Resolution shall become effective upon its passage and adoption by the City Council, is binding on all successors, and assigns.

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

| | |
|--------------------------------|-----|
| Mayor Juan Carlos Bermudez | Yes |
| Vice Mayor Ana Maria Rodriguez | Yes |
| Councilman Pete Cabrera | Yes |
| Councilwoman Christi Fraga | Yes |
| Councilwoman Claudia Mariaca | Yes |

PASSED AND ADOPTED this 15 day of November, 2017.



JUAN CARLOS BERMUDEZ, MAYOR

ATTEST:



CONNIE DIAZ, CMC
CITY CLERK

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



WEISS, SEROTA, HELFMAN, COLE & BIERMAN, P.L.
CITY ATTORNEY

LEGAL DESCRIPTION

PARCEL 1:

A portion of Tract 14 of FLORIDA FRUIT LAND COMPANY'S SUBDIVISION No. ONE, In Section 27, Township 53 South, Range 40 East, according to the Plat thereof, as recorded in Plat Book 2, Page 17, of the Public Records of Miami-Dade County, Florida, being more particularly described as follows:

Commence at the Northwest corner of the Northeast 1/4 of the Northeast 1/4 of Section 27, Township 53 South, Range 40 East; thence run South 0° 03' 38" West along the West line of the Northeast 1/4 of the Northeast 1/4 of said Section 27 for a distance of 658.52 feet to a point; thence run North 88° 11' 25" West for a distance of 33.02 feet to a Point of Beginning; thence continue North 88° 11' 25" West along the North Line of Tract 14, for a distance of 550.88 feet to a point of intersection with the Northeasterly right-of-way of N.W. 36 Street Extension, as recorded In Plat Book 81, Page 24, of the Public Records of Miami-Dade County, Florida; thence run South 72° 37' 48" East along the Northeasterly right-of-way of said N.W. 36 Street Extension, for a distance of 293.30 feet to a point of curvature of a circular curve to the left, having a radius of 1,090.92 feet; thence run Southeasterly along the Northeasterly right-of-way of said N.W. 36 Street Extension and along the arc of said curve to the left through a central angle of 14° 27' 43" for an arc distance of 275.37 feet to a point of intersection with a line that's 33.00 feet West of and parallel with the West line of the Northeast 1/4 of the Northeast 1/4 of said Section 27; thence run (North) 0° 03' 38" East along a line 33.00 feet West of and parallel with the West Line of the Northeast 1/4 of the Northeast 1/4 of said Section 27, for a distance of 118.52 feet to the Point of Beginning.

Less and except the East 2.00 feet thereof, for Road Right of Way, (per O.R. Book 11051, Page 956, and O.R. Book 11014, Page 1512, of Public Records of Miami-Dade, County, Florida and subject to an easement over the West 160 feet of the East 1/2 of said Tract 14, for Florida Power and Light Company.

PARCEL 2:

The East half of Tracts 15 and 16 in Section 27, Township 53 South, Range 40 East, according to FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION No. 1, as recorded in Plat Book 2, Page 17, of the Public Records of Miami-Dade County, Florida, LESS the East 33 feet thereof,

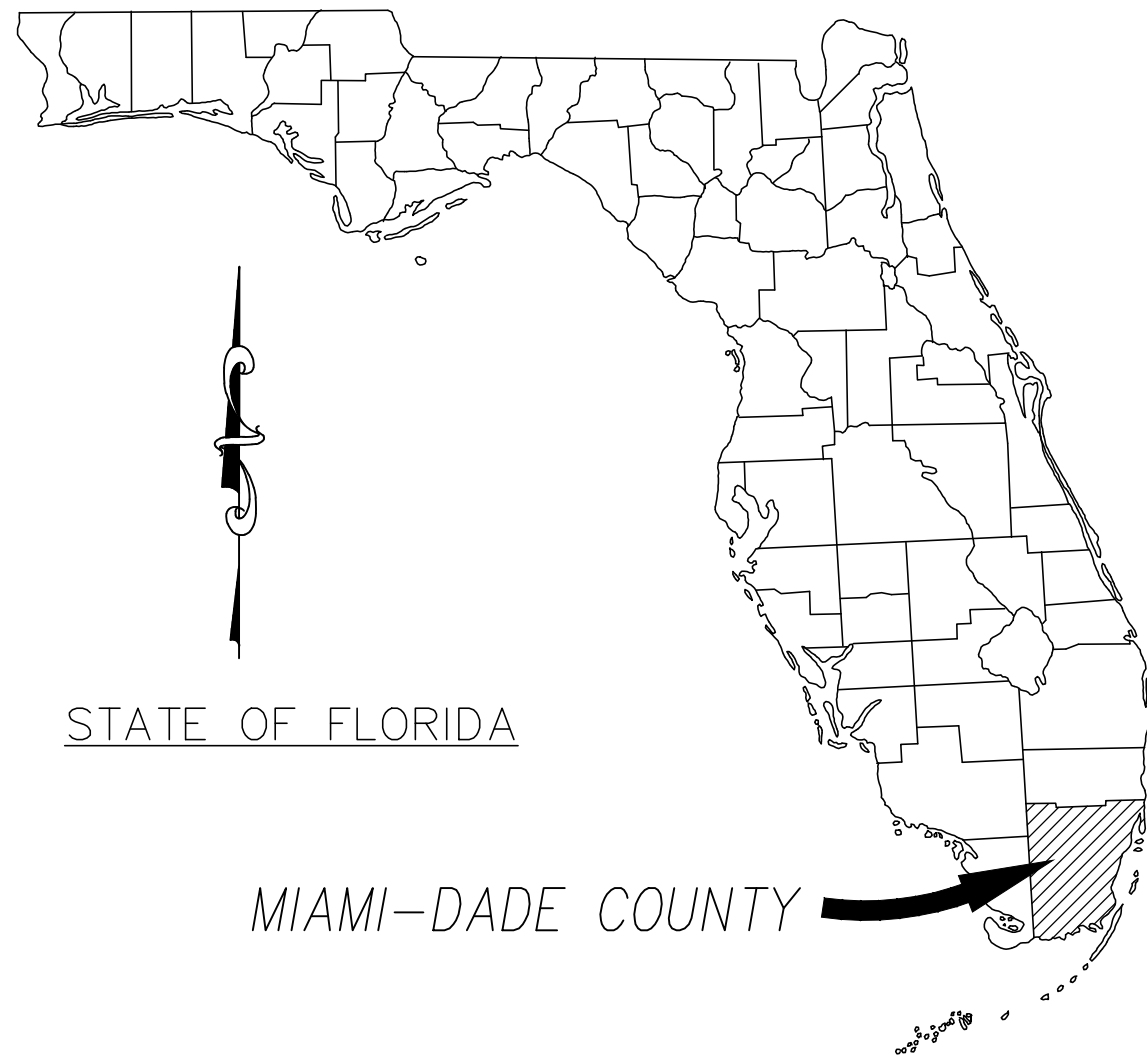
AND LESS:

A portion of the East 1/2 of Tract 15 of FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION No. 1 of Section 27, Township 53 South, Range 40 East, Miami-Dade County, Florida, according to the Plat thereof, as recorded in Plat Book 2, Page 17, of the Public Records of Miami-Dade County, Florida, more particularly described as follows:

Commence, at the point of intersection of the Westerly extension of the South line of said Tract 15 with the West line of the NE 1/4 of said Section 27; thence run South 89 degrees 38 minutes 43 seconds East along the South line of said Tract 15 and its Westerly extension, for a distance of 739.95 feet to the point of intersection with the Northeasterly Right of Way line of N.W. 41

Street, as shown on the Miami-Dade County Right of Way Map recorded in Road Plat Book 81, Page 24 of the Public Records of Miami-Dade County, Florida; thence run North 74 degrees 05 minutes 06 seconds West along said Northeasterly Right of Way Line of N.W. 41 Street for a distance of 40.95 feet to the Point of curvature of a circular curve to the left; thence run Northwesterly along the arc of said circular curve to the left, and the said Northeasterly Right of Way line of N.W. 41 Street, having a radius of 1200.92 feet, through a central angle of 1 degree 55 minutes 12 seconds, for an arc distance of 40.24 feet to the Point of intersection with the West line of the East 1/2 of said Tract 15; thence run South 01 degree 23 minutes 19 seconds East, along the West line of the East 1/2 of said Tract 15 for a distance of 21.14 feet to the Southwest corner of the East 1/2 of said Tract 15; thence run South 89 degrees 38 minutes 43 seconds East, along the South line of said Tract 15, for a distance of 77.75 feet to the Point of Beginning.

Plotted By: Ciracido, Margarita - Sheet Set: DORAL - ATRIUM - Layout: C-000 COVER SHEET - October 17, 2017 - 04:34:25pm - K:\MIB_Civil\043617000 Doral Atrium Redevelopment\XVIL\CADD\PlanSheets\C-000 COVER SHEET.dwg
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STATE OF FLORIDA

MIAMI-DADE COUNTY

3900 NW 79TH AVENUE THE ATRIUM APARTMENTS

OCTOBER 2017

SECTION 27, TOWNSHIP 53S, RANGE 40-E LOCATED IN DORAL, FLORIDA

PROJECT TEAM:

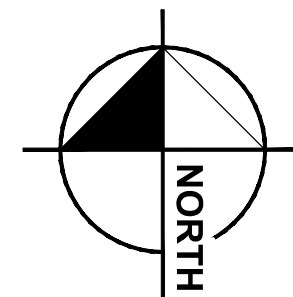
OWNER/DEVELOPER

TRAMMEL CROW
3715 NORTHSIDE PKWY, SUITE 1-200,
ATLANTA, GA 30327
(404) 496-6142

CIVIL ENGINEER

JULIO A. COLLIER, P.E.
KIMLEY-HORN AND ASSOCIATES, INC.
1221 BRICKELL AVENUE, SUITE 400
MIAMI, FLORIDA 33134
(305) 673-2025

PROJECT LOCATION



VICINITY MAP



SCALE AS SHOWN

| Sheet List Table | |
|------------------|--|
| Sheet Number | Sheet Title |
| C-000 | COVER SHEET |
| C-700 | OVERALL OFFSITE GEOMETRY SIGNAGE AND STRIPING PLAN |
| C-701 | OFFSITE GEOMETRY SIGNAGE AND STRIPING PLAN |
| C-702 | OFFSITE GEOMETRY SIGNAGE AND STRIPING PLAN |
| C-703 | OFFSITE GEOMETRY SIGNAGE AND STRIPING PLAN |
| C-704 | OFFSITE GEOMETRY SIGNAGE AND STRIPING PLAN |

LIST OF CONTACTS:

STORMWATER

MIAMI-DADE REGULATORY AND ECONOMIC
RESOURCES DEPARTMENT, WATER CONTROL SECTION
701 NW 1ST COURT
MIAMI, FLORIDA 33136
PHONE: 305.372.6789
FAX: 305.372.6759
CONTACT: CARLOS ESPINOZA, DIRECTOR

WATER AND SEWER

MIAMI-DADE COUNTY
WATER AND SEWER DEPARTMENT
3575 S. LEJEUNE ROAD
MIAMI, FLORIDA 33146

FIRE PREVENTION

MIAMI-DADE COUNTY FIRE DEPARTMENT
11805 SW 26 ST
MIAMI, FLORIDA 33175
PHONE: 786.315.2771

PLANNING AND ZONING

CITY OF DORAL
PLANNING & ZONING DEPARTMENT
8401 NW 53 TERRACE
DORAL, FLORIDA 33166
PHONE: 305.593.6725

TELEPHONE PROVIDER

AT&T DISTRIBUTION
9101 SW 24TH STREET, 1ST FLOOR
MIAMI, FLORIDA 33165
PHONE: 305.222.8745
CONTACT: STEVE MASSIE

ENGINEERING

CITY OF DORAL
PUBLIC WORKS DEPARTMENT
8401 NW 53 TERRACE
DORAL, FLORIDA 33166
PHONE: 305.593.6740

BUILDING DIVISION

CITY OF DORAL BUILDING DEPARTMENT
8401 NW 53 TERRACE
DORAL, FLORIDA 33166
PHONE: 305.593.6700

FLORIDA DEPARTMENT OF TRANSPORTATION

DISTRICT SIX
1000 NW 111TH AVENUE
MIAMI, FLORIDA 33172
PHONE: 305.470.5197
FAX: 305.470.5610
CONTACT: MARCEAU MICHEL

ELECTRIC PROVIDER

FLORIDA POWER & LIGHT
303 HASTINGS ROAD
ST. AUGUSTINE, FLORIDA 32084
PHONE: 800.868.9554
CONTACT: TRACY STERN

CABLE PROVIDER

COMCAST CABLE
2601 SW 145TH AVENUE
MIRAMAR, FLORIDA 33027
PHONE: 954.534.7484
FAX: 954.534.7039
CONTACT: LEONARD MAXWELL-NEWBOLD

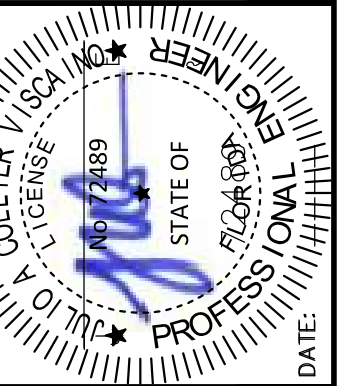
LEGAL DESCRIPTION

NORTH PARCEL - PHASE I:

A PORTION OF TRACTS 15 AND 16 OF "FLORIDA FRUIT LAND COMPANY'S SUBDIVISION NO. 1", IN SECTION 27, TOWNSHIP 53 SOUTH, RANGE 40 EAST, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 17, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 27, TOWNSHIP 53 SOUTH, RANGE 40 EAST; THENCE RUN N89° 55' 34" WEST ALONG THE NORTH LINE OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAD SECTION 27 FOR 33.02 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF NW 79TH AVENUE; THENCE RUN S01° 41' 39"E ALONG THE WEST RIGHT OF WAY LINE OF NW 79TH AVENUE FOR 339.08 FEET TO THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREINAFTER DESCRIBED; THENCE CONTINUE S01° 41' 39"E ALONG SAID WEST RIGHT OF WAY LINE OF NW 79TH AVENUE FOR 299.06 FEET; THENCE S88° 15' 54"W FOR 215.13 FEET; THENCE N01° 42' 52"W FOR 30.07 FEET; THENCE S88° 18' 17"W FOR 413.70 FEET TO A POINT ON THE WEST LINE OF THE EAST 1/2 OF SAID TRACTS 15 AND 16 OF "FLORIDA FRUIT LAND COMPANY'S SUBDIVISION NO. 1"; THENCE N01° 40' 51"W ALONG SAID WEST LINE OF THE EAST 1/2 OF TRACTS 15 AND 16, FOR 288.56 FEET TO A POINT ON THE SOUTH LINE OF A 40' CANAL RIGHT OF WAY, RECORDED IN OFFICIAL RECORDS BOOK 7067, AT PAGE 553 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA; THENCE S89° 55' 34"E ALONG SAID SOUTH LINE OF A 40' CANAL RIGHT OF WAY, FOR 629.07 FEET TO THE POINT OF BEGINNING.

CONTAINING 181,795 SQUARE FEET OR 4.17 ACRES, MORE OR LESS, BY CALCULATIONS



KHA - PROJECT
043617000
DATE
10/17/2017
SCALE AS SHOWN
DESIGNED BY JAC
DRAWN BY DS
CHECKED BY JAC

COVER SHEET

THE ATRIUM
APARTMENTS
PREPARED FOR
TRAMMELL CROW

FLORIDA DORAL



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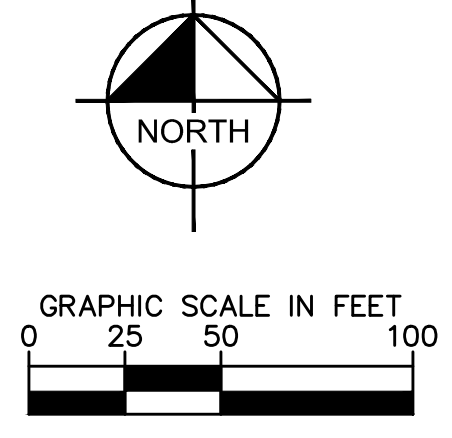
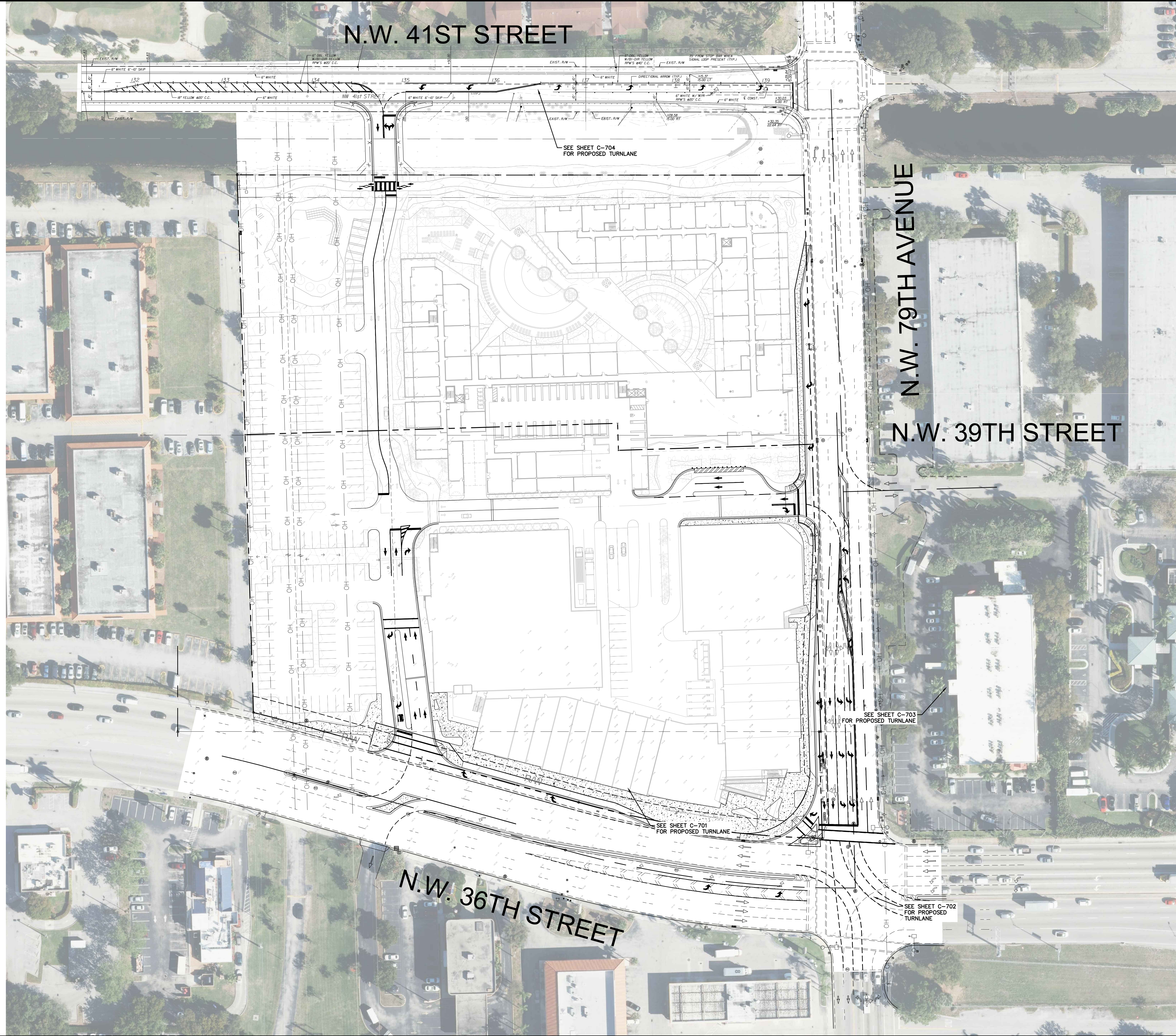
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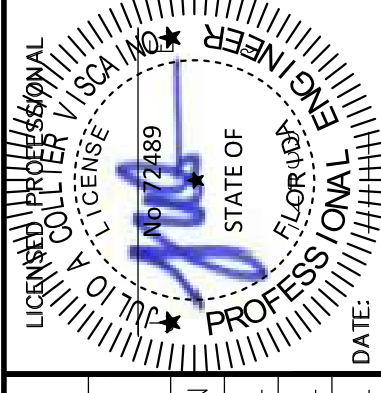
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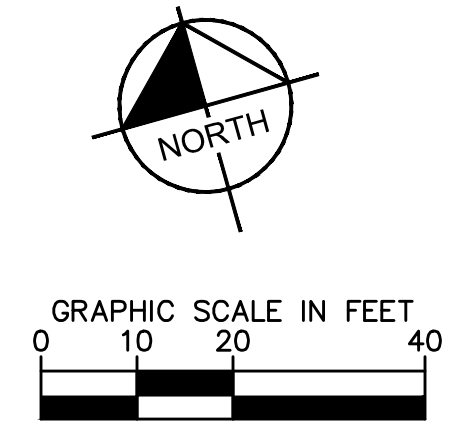
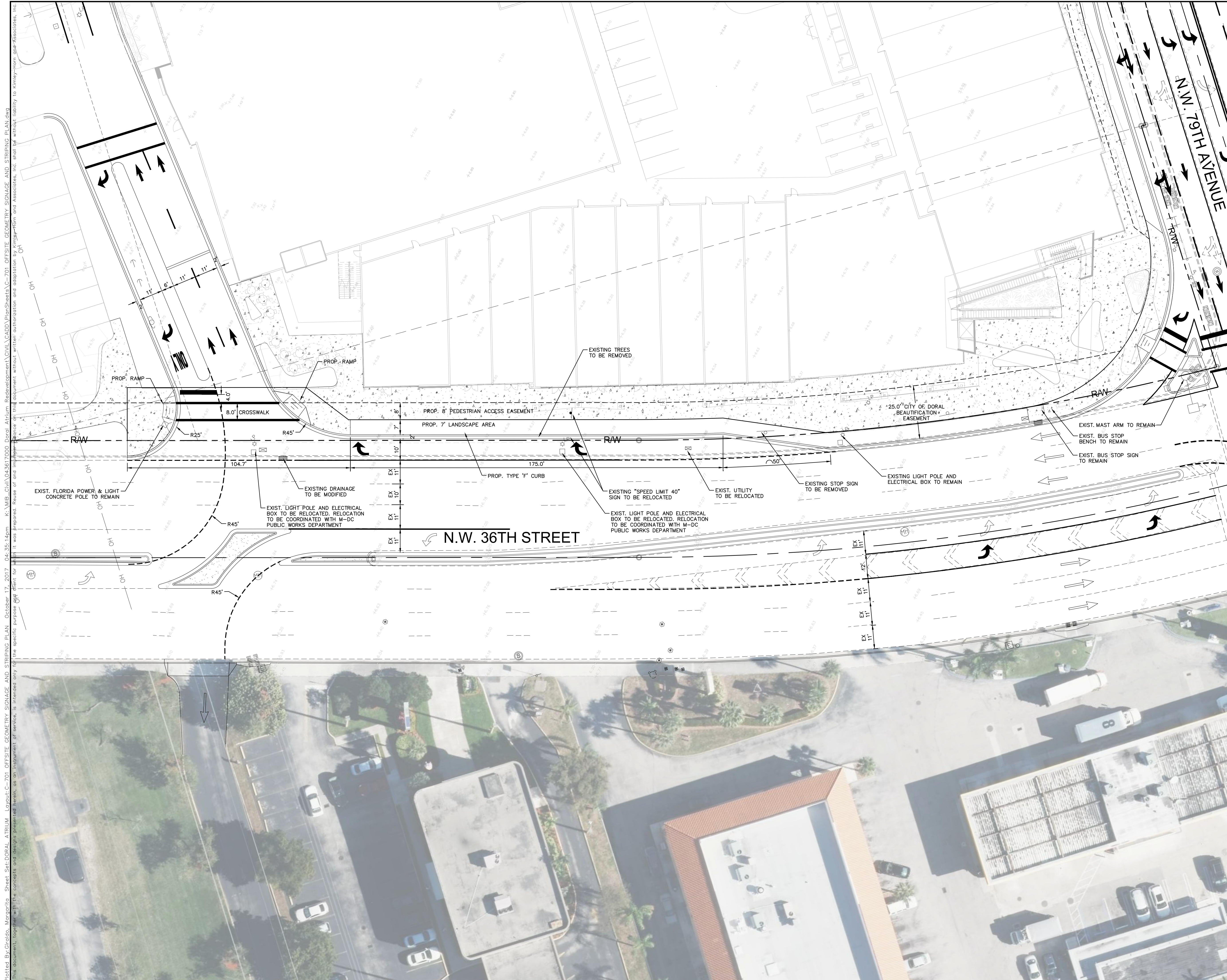
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**OVERALL OFFSITE
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 AND STRIPING PLAN**

DORAL ATRIUM
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TRAMMELL CROW

FLORIDA
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C-700

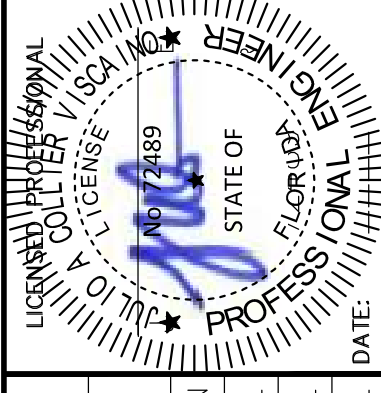
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**OFFSITE GEOMETRY
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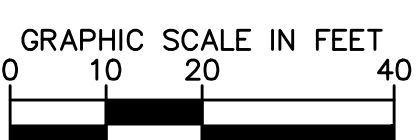
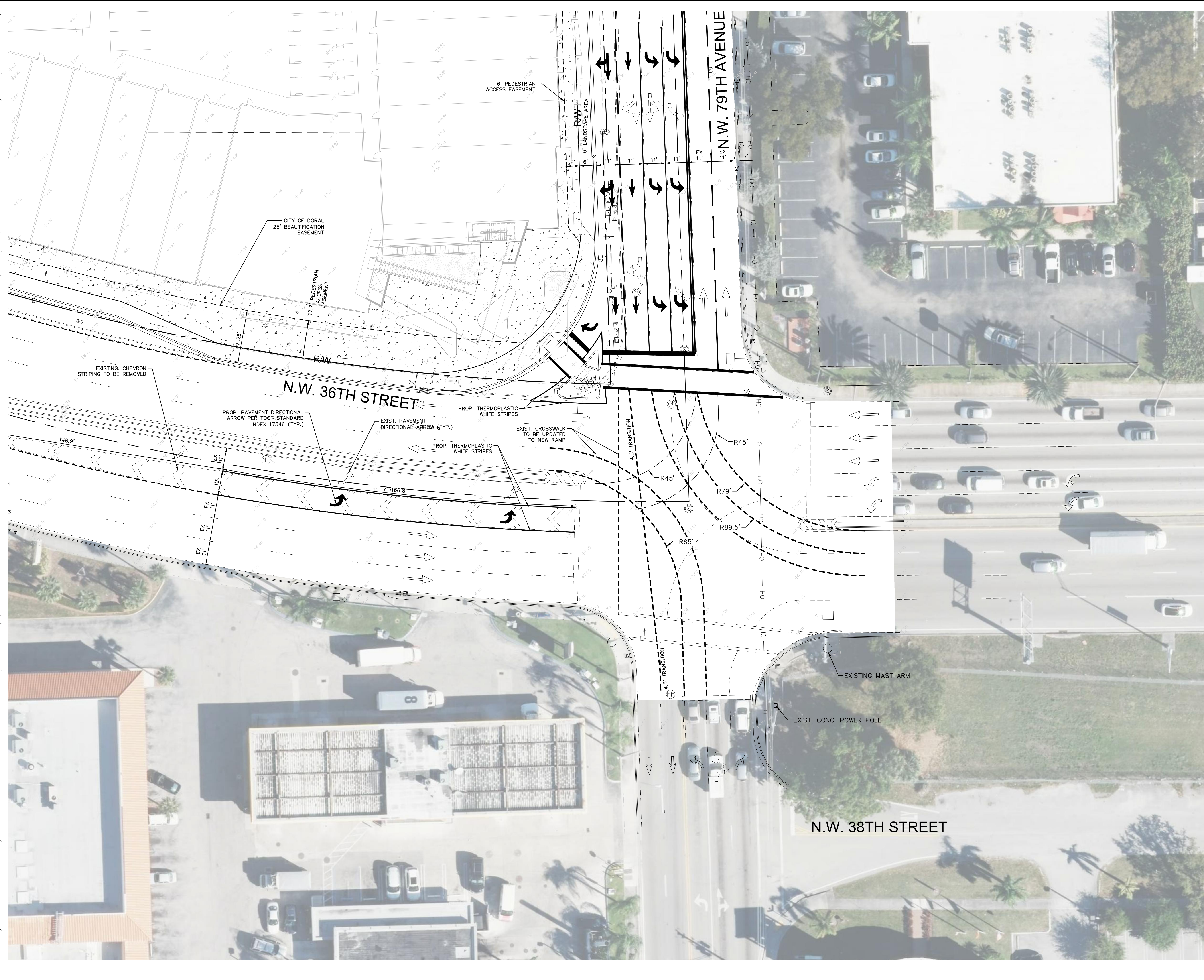
**DORAL ATRIUM
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SHEET NUMBER
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DORAL FLORIDA

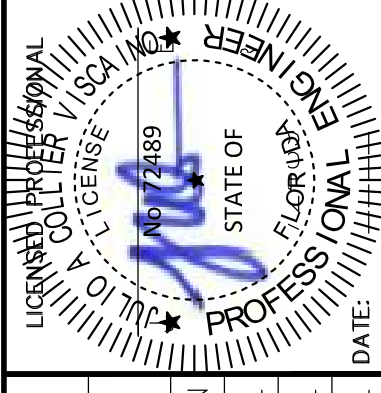
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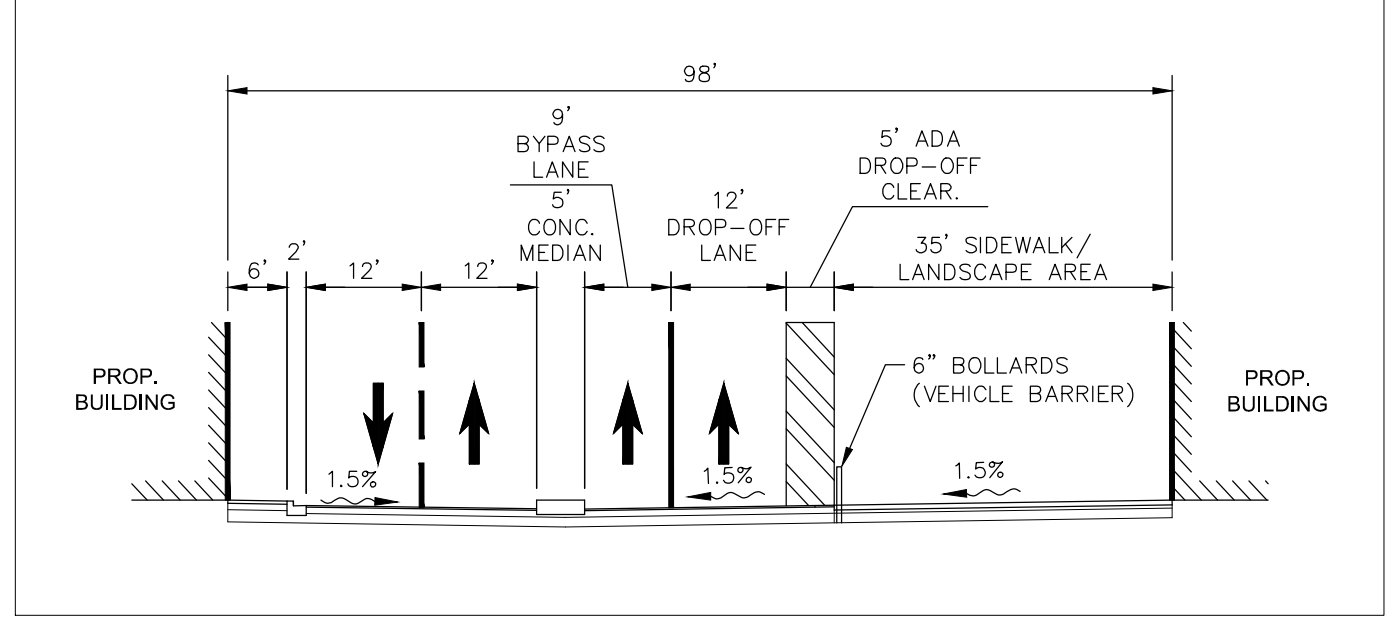
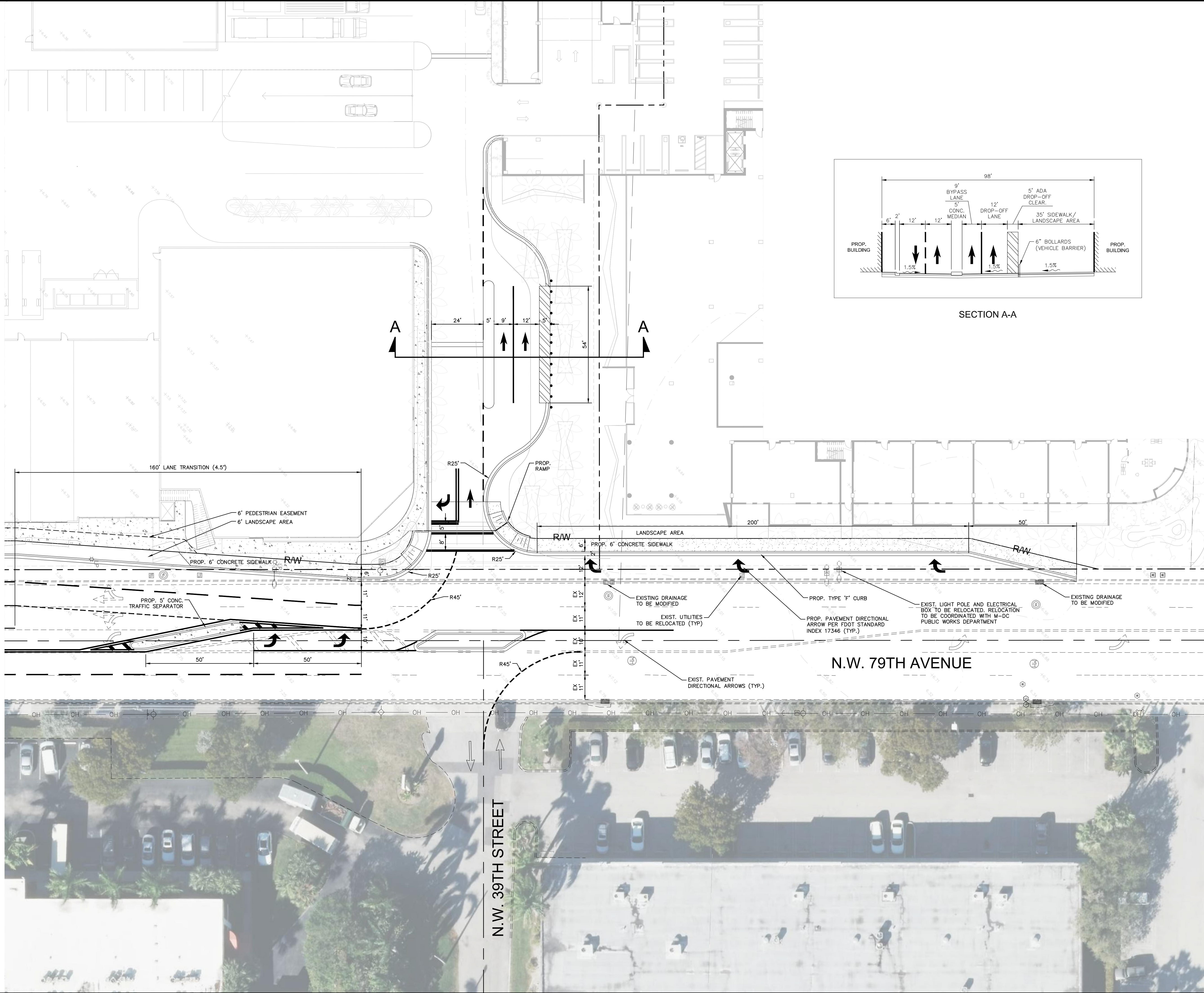
**OFFSITE GEOMETRY
SIGNAGE AND
STRIPING PLAN**

DORAL ATRIUM
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TRAMMELL CROW

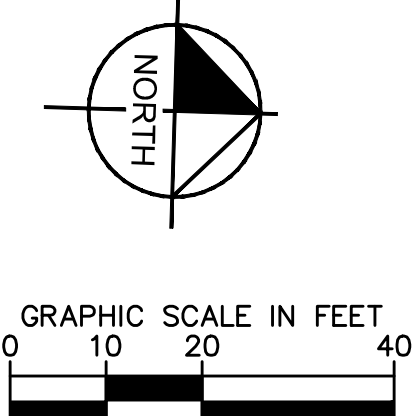
DORAL FLORIDA
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Plotted By: Girardo, Marapitta - Sheet Set: DORAL - ATRIUM - Layout: C-703 OFFSITE GEOMETRY, SIGNAGE AND STRIPING PLAN - October 17, 2017 - 04:35:45pm - K:\MIB-Civil\04-1617000-Doral-Atrium-Redevelopment\Civil\CADD\PlanSheets\C-703 OFFSITE GEOMETRY, SIGNAGE AND STRIPING PLAN.dwg
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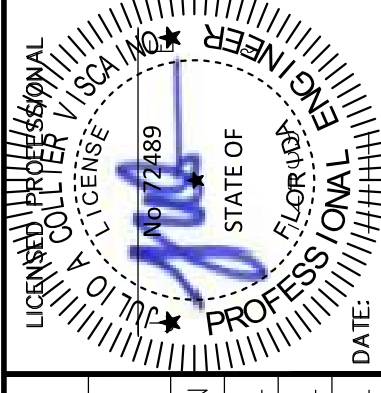


SECTION A-A



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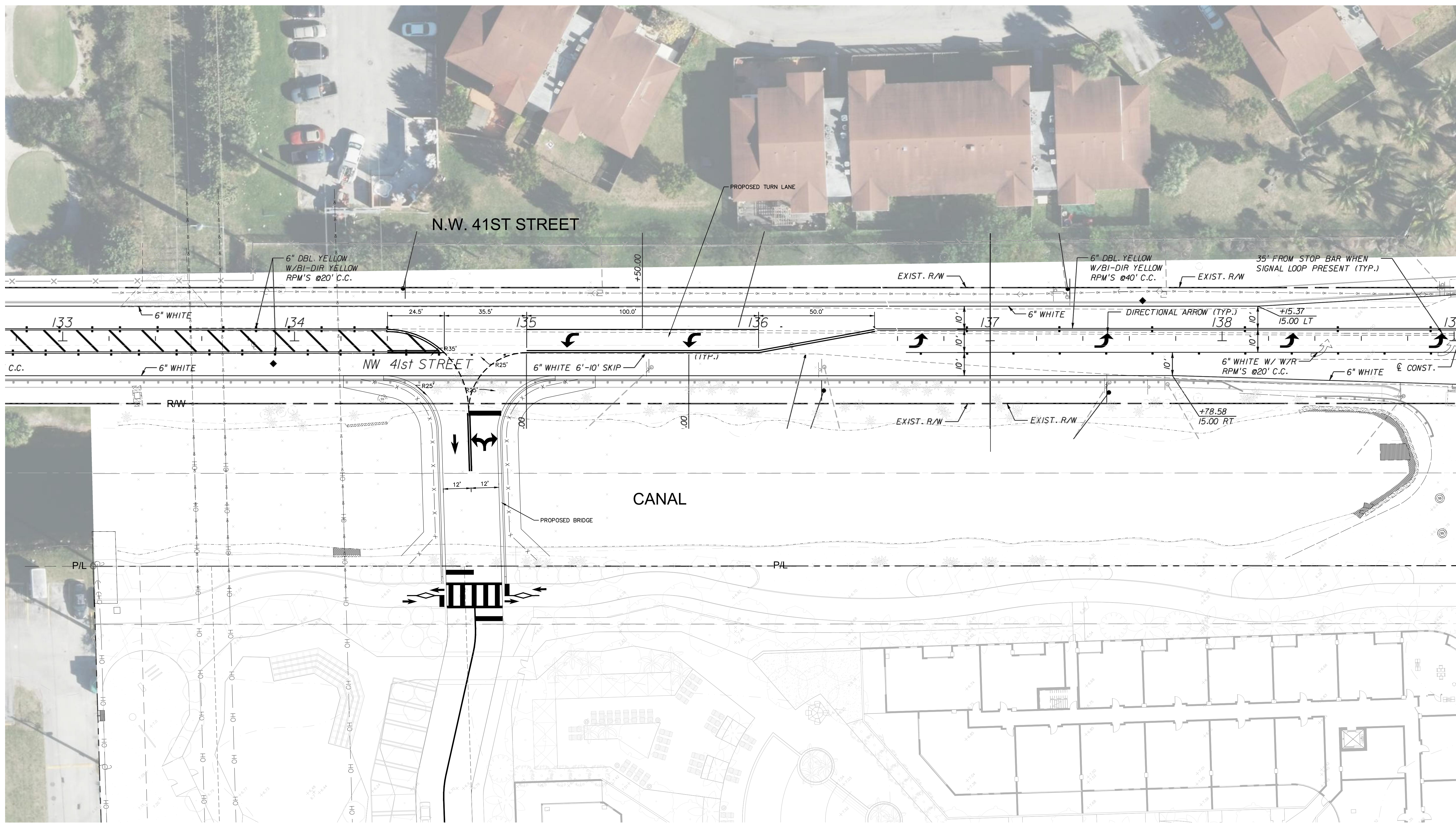
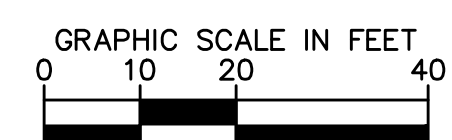
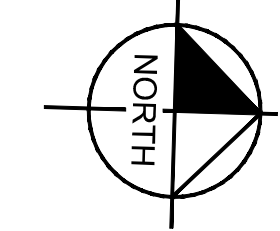
**OFFSITE GEOMETRY
 SIGNAGE AND
 STRIPING PLAN**

DORAL ATRIUM
 PREPARED FOR
TRAMMELL CROW

SHEET NUMBER
C-703

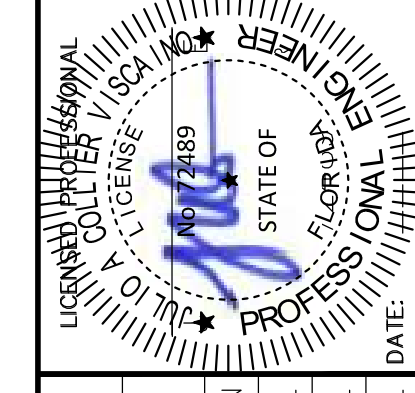
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| KHA PROJECT | 043617000 |
| DATE | 10/17/2017 |
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**OFFSITE GEOMETRY
 SIGNAGE AND
 STRIPING PLAN**

DORAL ATRIUM
 PREPARED FOR
TRAMMELL CROW

DORAL FLORIDA
 SHEET NUMBER
C-704

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ATRIUM AT DORAL

3900 NW 79th AVENUE (Residential)
DORAL, FL 33166

7905 NW 36th STREET (Commercial)
DORAL, FL 33166

Architect (Residential): Stantec
Architect (Commercial): Beame
Landscape/Civil/Traffic Engineer: Kimley-Horn & Associates, Inc.
Land Use: Holland & Knight
Owner (Residential): Trammell Crow Residential
Owner (Commercial): Doral Atrium Retail Investments, LLC

01 August 2017



PROJECT TEAM

Owner (Residential):

TCR

Trammell Crow Residential
3715 Northside Parkway
Suite 1-200
Atlanta, GA 30327
T: 404.496.6142

Architect (Residential):



Stantec
One Biscayne Tower Suite 1670
2 S Biscayne Boulevard
Miami, Florida 33131
T: 305.482.8700

Landscape / Civil / Traffic Engineer:

Kimley»Horn

Kimley-Horn & Associates, Inc.
355 Alhambra Circle, Suite 1400
Coral Gables, Florida 33144
T: 305.673.2025

Owner (Commercial):

Doral Atrium Retail Investments, LLC
2665 South Bayshore Drive
Coconut Grove, Florida 33133
T: 305.416.4556

Architect (Commercial):



Beame Architectural Partbership
3059 Grand Avenue, Suite 440
Miami, Florida 33133
T: 305.444.7100

Land Use:

Holland & Knight

Holland & Knight LLP
701 Brickell Avenue, Suite 3300
Miami, Florida 33131
T: 305.349.2178

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7905 NW 36TH ST, DORAL, FL 33166 (COMMERCIAL)

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SITE PLAN SUBMITTAL



- A-1: SITE
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- A-5: Parking Details
- A-6: Photometrics



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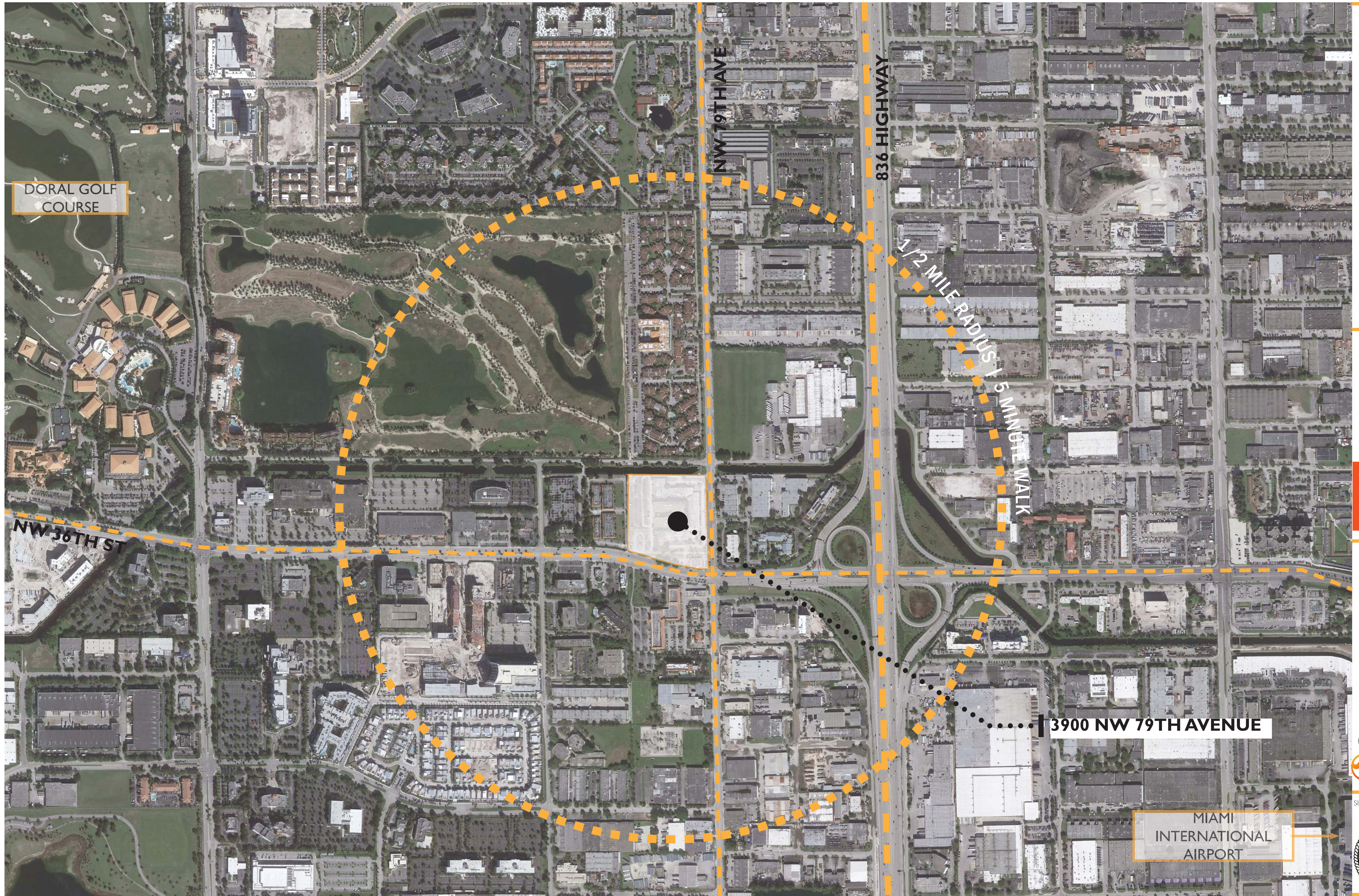
Lic#: AA2600733
Jonathan Cardello
Lic#: AR93391

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TRIUMAT DORAL

3900 NW 79TH AVE. DORAL, FL 33166 (RESIDENTIAL)
7905 NW 36TH ST. DORAL, FL 33166 (COMMERCIAL)



DORAL GOLF COURSE

NW 79TH AVE

836 HIGHWAY

1/2 MILE RADIUS / 5 MINUTE WALK

NW 36TH ST

3900 NW 79TH AVENUE

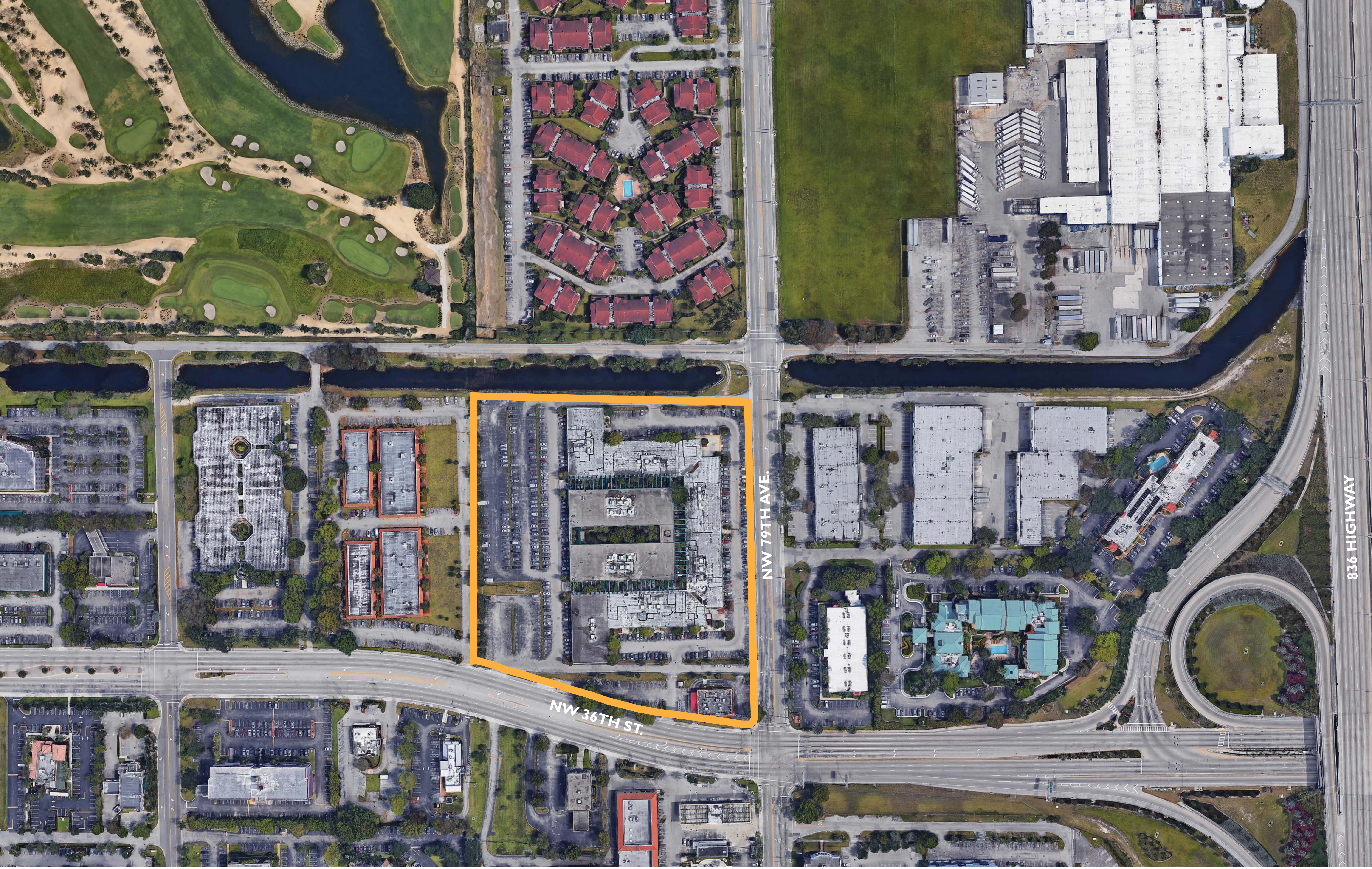
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SITE PLAN SUBMITTAL

08.01.2017



Doral Atrium - Area Summary

3900 NW 79th Street Doral, FL 33147

8 Stories

| | Parking/BOH | Gross Tower | Retail | Net Rentable Area | Efficiency Per Floor | Gross Balcony Area | Lobby/Amently | No. Units per Floor | No. of Parking Spaces |
|---------------|--------------------|--------------------|---------------|--------------------|-------------------------------------|--------------------|-------------------|---------------------|-----------------------|
| Ground Floor | 25,449 GSF | 52,119 GSF | | 31,913 NSF | 61% | | 10,348 GSF | 37 Units | 43 Spaces |
| Level 2 | 23,656 GSF | 47,061 GSF | | 34,585 NSF | 73% | 2,876 GSF | 2,364 GSF | 38 Units | 67 Spaces |
| Level 3 | 25,926 GSF | 52,590 GSF | | 42,018 NSF | 80% | 3,783 GSF | | 47 Units | 83 Spaces |
| Level 4 | 25,926 GSF | 52,590 GSF | | 42,018 NSF | 80% | 3,783 GSF | | 47 Units | 83 Spaces |
| Level 5 | 25,926 GSF | 52,590 GSF | | 42,018 NSF | 80% | 3,783 GSF | | 47 Units | 83 Spaces |
| Level 6 | 25,926 GSF | 52,590 GSF | | 42,018 NSF | 80% | 3,783 GSF | | 47 Units | 83 Spaces |
| Level 7 | 19,377 GSF | 52,590 GSF | | 42,018 NSF | 80% | 3,783 GSF | | 47 Units | 64 Spaces |
| Level 8 | - | 47,565 GSF | | 37,308 NSF | 78% | 8,863 GSF | | 40 Units | - |
| TOTALS | 172,186 GSF | 409,695 GSF | 00 NSF | 313,896 NSF | 77% Overall Building Eff. | 30,654 GSF | 12,712 GSF | 350 Units | 506 Spaces |

| | | | | | | | | | |
|----------------------|-------------|-------------|-------------|--------|-------------|------------|--|-----------|--|
| TOTAL GROSS SF | 612,535 GSF | 172,186 GSF | 409,695 GSF | 00 GSF | 313,896 NSF | 30,654 GSF | | | |
| TOTAL NET RENTABLE | 313,896 NSF | | | | | | | | |
| TOTAL GROSS AC [FAR] | - | | 409,695 GSF | 00 GSF | | | | | |
| TOTAL UNITS | 350 Units | | | | | | | 350 Units | |
| TOTAL GROSS TOWER | 409,695 GSF | | 409,695 GSF | | | | | | |
| AVERAGE NSF / UNIT | 897 NSF | | | | | | | | |
| AVERAGE GSF / UNIT | 1,171 GSF | | | | | | | | |
| AVERAGE GSF / SPACE | 340 GSF | | | | | | | | |
| SPACES / UNIT | 1.45 | | | | | | | | |

| Unit Mix | No. of Units | Avg Net SF per Unit | By % |
|-----------------|------------------|-----------------------|----------------|
| 1 BR 1 BA | 210 Units | 788 NSF | 60.00% |
| 1 BR+DEN 1 BA | 34 Units | 876 NSF | 9.71% |
| 2 BR 2 BA | 81 Units | 1,045 NSF | 23.14% |
| 3 BR 2/3 BA | 25 Units | 1,359 NSF | 7.14% |
| Totals | 350 Units | Total NSF Area | 100.00% |

| Commercial Leasable Area | Circulation/BOH | Gross Area |
|--------------------------|------------------|------------------|
| Anchor | 14,548 SF | |
| Jr Anchor | 9,384 SF | |
| Groceries | 21,720 SF | |
| Small Shops (Retail) | 34,813 SF | |
| Totals | 80,465 SF | 5,035 SF |
| | | 85,500 SF |

| Ground Level | No. of Units | Second Level | No. of Units |
|-----------------|-----------------|-----------------|-----------------|
| 1 BR 1 BA | 23 Units | 1 BR 1 BA | 23 Units |
| 1 BR+DEN 1 BA | 5 Units | 1 BR+DEN 1 BA | 4 Units |
| 2 BR 2 BA | 8 Units | 2 BR 2 BA | 8 Units |
| 3 BR 2/3 BA | 1 Units | 3 BR 2/3 BA | 3 Units |
| Totals | 37 Units | Totals | 38 Units |
| Levels | 1 | Levels | 1 |

| Parking | Required | Proposed | Surplus |
|--------------------|---|-------------------|------------------|
| RESIDENTIAL | | | |
| 350 Units | 1 Space/Bed (1 BR+2BR) 48 Spaces 2 Spaces/Unit (3BR) 457 Spaces | 506 Spaces | 49 Spaces |
| COMMERCIAL | | | |
| Leasable Area | 80,465 SF 1 Space/200 GSF | 403 Spaces | 84 Spaces |
| Total | 860 | 909 | 33 |

| Levels 3-7 | No. of Units |
|-----------------|-----------------|
| 1 BR 1 BA | 29 Units |
| 1 BR+DEN 1 BA | 4 Units |
| 2 BR 2 BA | 11 Units |
| 3 BR 2/3 BA | 3 Units |
| Totals | 47 Units |
| Levels | 5 |

| Level 8 | No. of Units |
|-----------------|-----------------|
| 1 BR 1 BA | 19 Units |
| 1 BR+DEN 1 BA | 5 Units |
| 2 BR 2 BA | 10 Units |
| 3 BR 2/3 BA | 6 Units |
| Totals | 40 Units |
| Levels | 1 |

ZONING ANALYSIS - Doral Aprtments

City of Doral, Florida
Client: Trammell Crow Residential



Zoning Districts

Lots:
3900 NW 79th Avenue
7905 NW 36th Street

Downtown Mixed Use District (DMU)
Downtown Mixed Use District (DMU)

Lot Area Summary

Net Lot Area

Lot area, net. The total area within the lot lines excluding any street rights-of-way or other required dedications.

3900 NW 79th Avenue
7905 NW 36th Street

388,991.00 SF - Net Lot Area
39,204.00 SF - Net Lot Area

Total Net Lot Area (SF) - All Parcels
Total Net Lot Area (Acres)

428,195.00 SF - Net Lot Area
9.83 Acres - Net Lot Area

Note: Lot size per Miami Property Appraiser

Total Gross Lot Area (SF) - All Parcels
Total Gross Lot Area (Acres)

489,307.00 SF - Net Lot Area
11.23 Acres - Net Lot Area

General Lot Requirements

Lot Size (Section 68-664)
Lot Width
Lot Coverage (Section 68-665)

Required
10 acres
N/A
N/A
Approved (Pattern Book)
11.23 acres
N/A
N/A
Proposed
11.23 acres

11.23 acres

304,282 GSF

Floor Area Ratio for Ground level (Maximum)

N/A

Floor Area Ratio for Upper levels (Maximum)

N/A

Total Max. FAR

N/A

Common/Open Space Requirements (Section 68-671)

5% min
10% min
21,410 GSF

28.9%

123,913 GSF

Building Height (Comprehensive Plan 2016 Update - Page 16)

Maximum Height

** As per the Comprehensive Plan 2016 Update, "Additional density up to 35 dwelling units per gross acre and height greater than 8 stories may be granted by the City Council for projects that exhibit creative excellence in exceeding the minimum standards contained in Section 86-83 of the City's Code".

8 Stories

Proposed
8 Stories

Building Setback (Section 68-665)

Main Building:

Front
Side Street
Rear

0 ft.
0 ft.
0 ft.

Vary
Vary
Vary

25 ft.
25 ft.
25 ft.

Density (Comprehensive Plan 2016 Update - Page 16)

Lodging Units per Acre
Max. Lodging Units Allowed.

25 Units/acre max.
246 Lodging Units

35 Units/acre max.
350 Lodging Units

Proposed
31.2 Units/ Acre
350 Lodging Units

** As per the Comprehensive Plan 2016 Update, "Additional density up to 35 dwelling units per gross acre and height greater than 8 stories may be granted by the City Council for projects that exhibit creative excellence in exceeding the minimum standards contained in Section 86-83 of the City's Code".

Parking Requirements (Section 77-139)

Residential

1 and 2 bedrooms
3 or more bedrooms
Visitor

2 Spaces/Unit
3 Spaces/Unit
726 Spaces

Approved (Pattern Book)
1 Space/Bed
2 Spaces/Unit
457 Spaces

Proposed
1 Space/Bed
2 Spaces/Unit
506 Spaces

Commercial

Total Commercial Parking Spaces =
Total Parking Spaces =

1 space/250 GSF
322 Spaces
1 space/200 GSF
487 Spaces
993 Spaces

Bicycle Spaces Required (Section 77-139)

Residential

0.10 per required parking space

73 Spaces

73 Spaces

Commercial

0.10 per required parking space

33 Spaces

33 Spaces

Total Bicycle Spaces =
106 Spaces

106 Spaces

Loading Requirements (City of Doral - Land Development Code February 24, 2016)

Residential Loading

50,000 in one building, for each building
12'x25'

1
12'x25'

2
12'x25'

Total Residential Loading Spaces =

1 @ 12'x25'

2 @ 12'x25'

Commercial Loading

1/50,000-10,000; 2/10,001-30,000; 1/additional 50k

6
12'x25'

6
12'x25'

Total Commercial Loading Spaces =
Total Loading Spaces =

7 Spaces

8 Spaces

"Green" Certification Requirements (Section 86-83)

FGBC Silver, Green Globe "OneGlobe" Silver, LEED Silver or equivalent

FGBC Silver

Other General Requirements

Parks and Recreation Element (Policy 7.1.2)

Private development must meet at least 50 percent of its parks LOS impact on-site as developed public parks and open space.

1.04 Acres

1.3 Acres

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Stantec

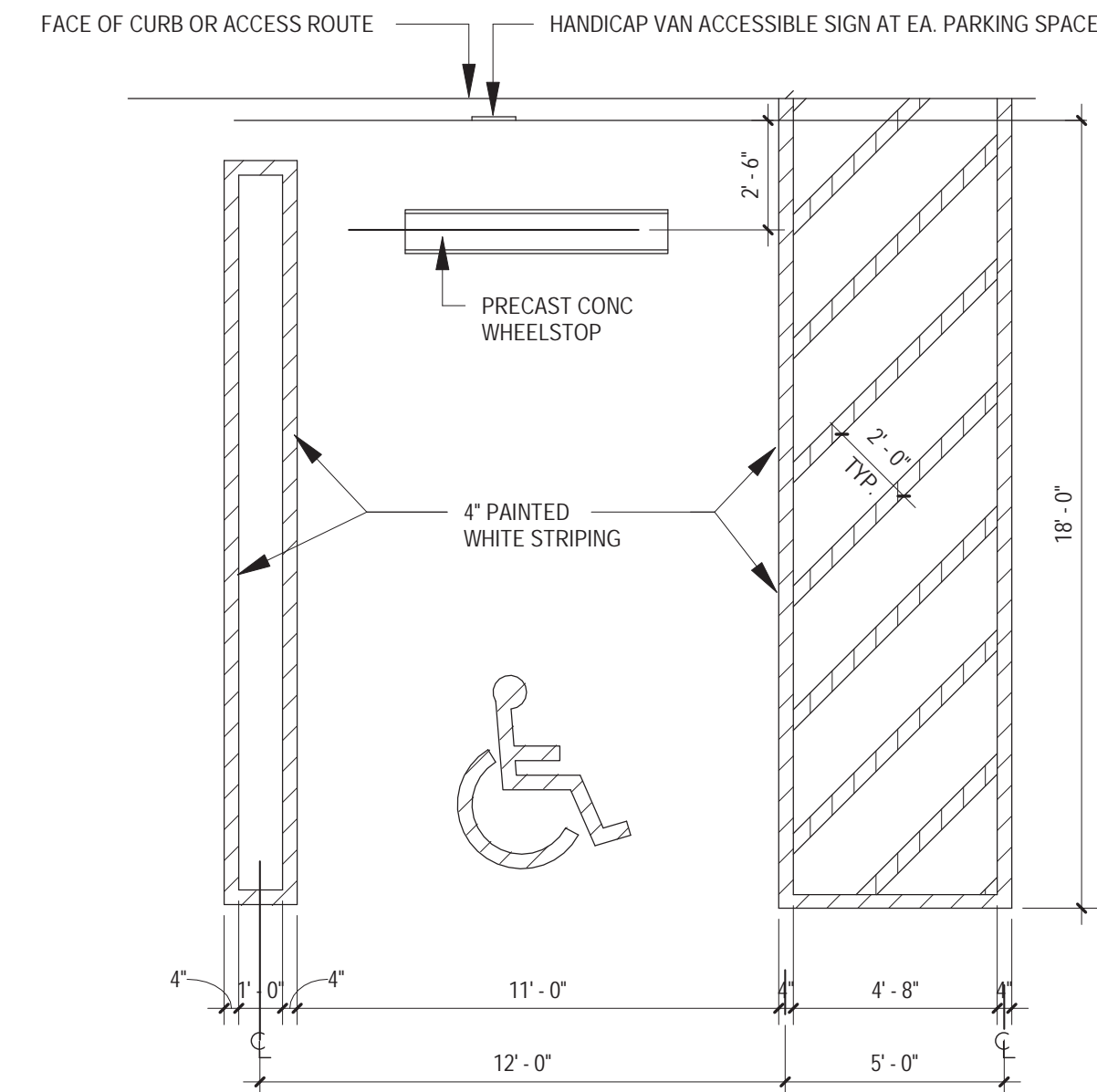
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Jonathan Cardello
Lic#: AR93391
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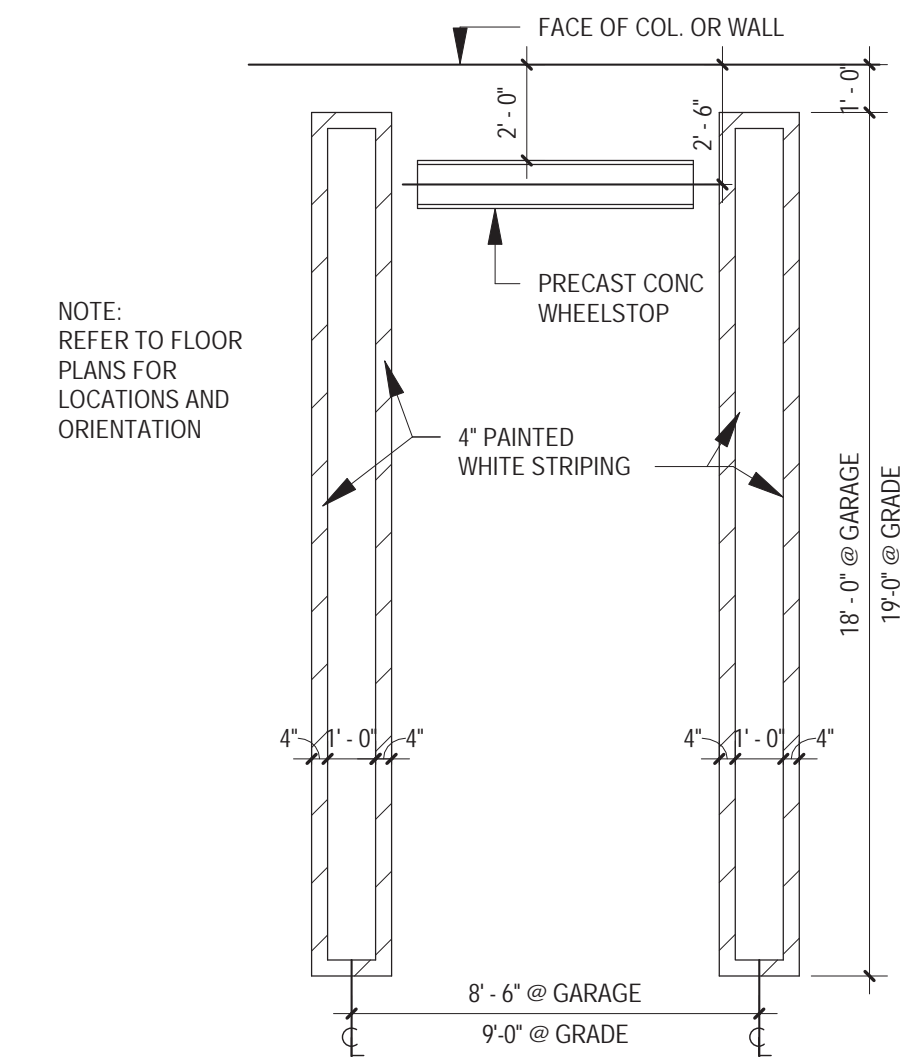
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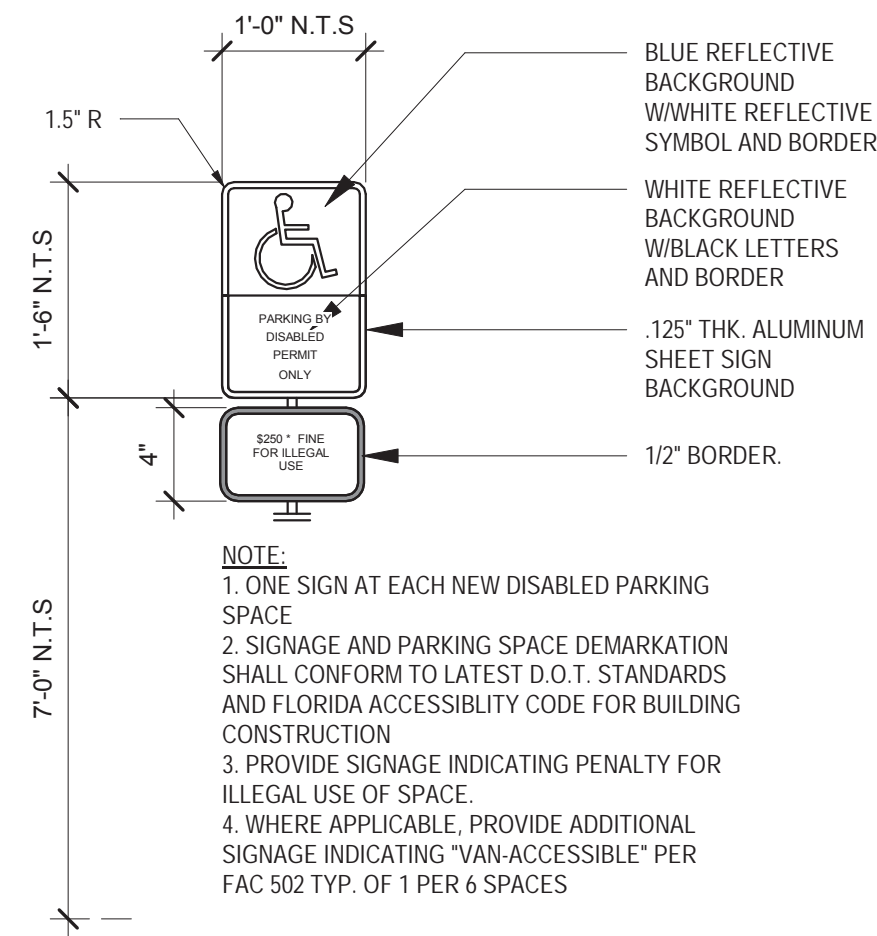
A-4



3
0
HC AND VAN PARKING
1/4" = 1'-0"

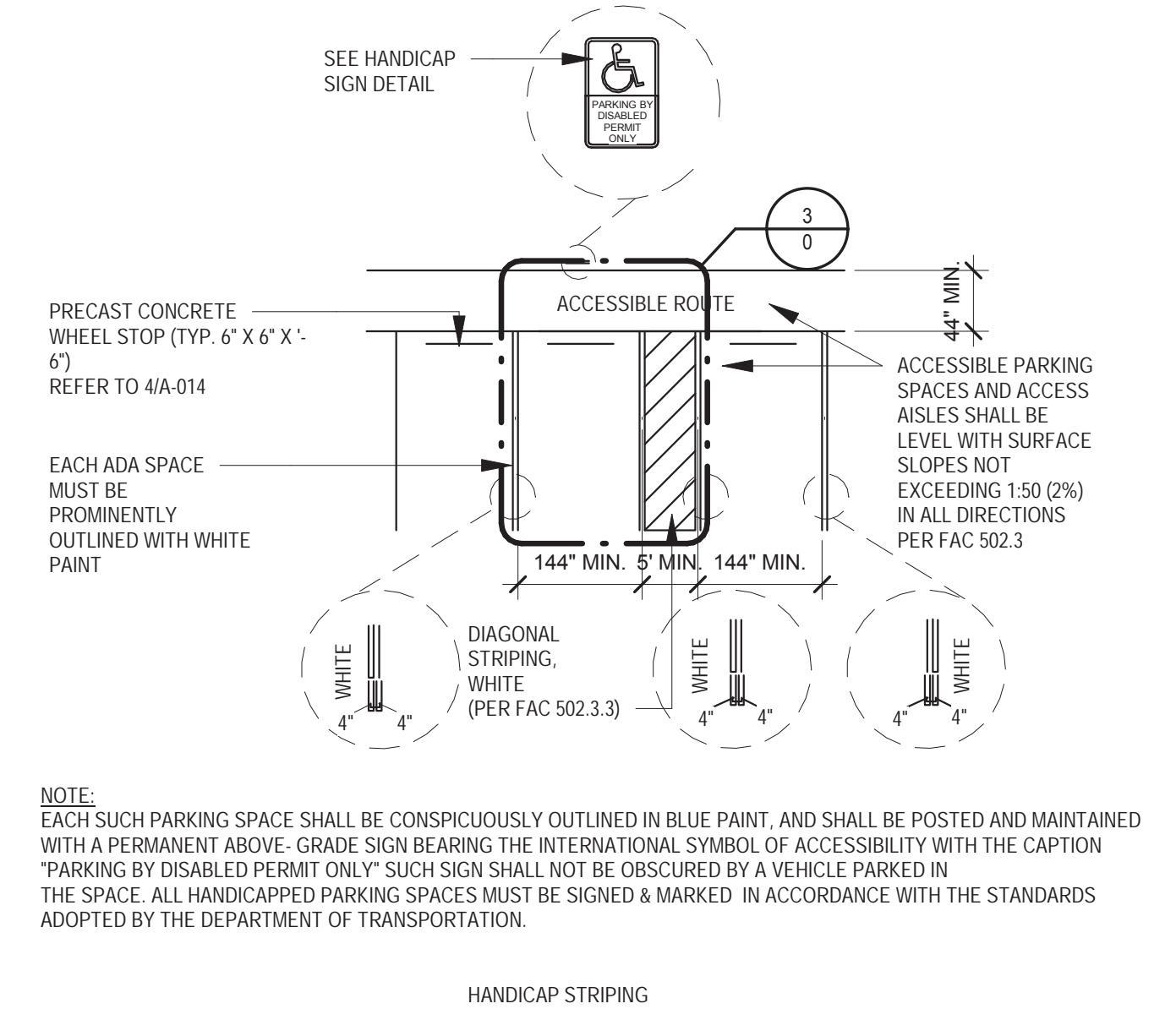


2
0
PARKING STALL PLAN DETAIL
1/4" = 1'-0"



A
H.C. SIGNAGE DETAIL

1
0
STANDARD PARKING SPACE DESIGN
1 1/2" = 1'-0"



HANDICAP STRIPING

REVISIONS

| REV # | DATE | BY: |
|-------|------|-----|
| | | |

| Calculation Summary | | | | | | | | |
|---------------------|-------|------|-----|-----|---------|---------|---------|---------|
| Label | Units | Avg | Max | Min | Avg/Min | Max/Min | FtSpCtR | FtSpCtB |
| UPPER DECK SUMMARY | Fc | 2.78 | 6.1 | 0.6 | 4.63 | 10.17 | 10 | 10 |
| PARKING SUMMARY | Fc | 2.77 | 5.9 | 0.8 | 3.46 | 7.38 | 10 | 10 |

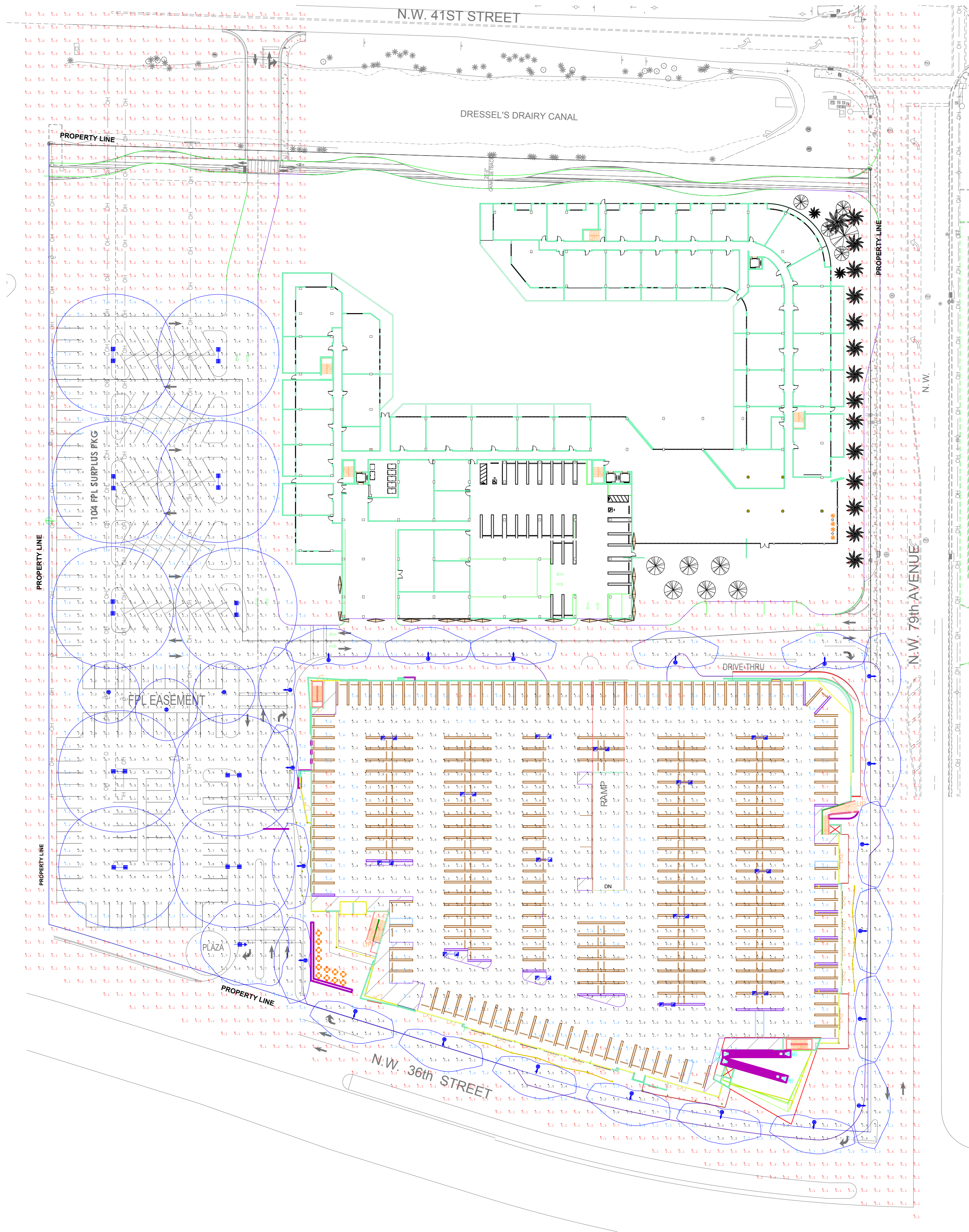
| Luminaire Schedule | | | | | | | | |
|--------------------|-----|-------|--------|-------|--|------------|--|--|
| Symbol | Qty | Label | Lumens | LLF | Description | Lum. Watts | PLEASE EMAIL US FOR PRICING AT WLS@WLSLIGHTING.COM | |
| | 10 | A | N.A. | 0.960 | WLS-OSQ-A-5SH-B-40K 18' MOUNTING HEIGHT | 86 | | |
| | 1 | B | N.A. | 0.960 | WLS-OSQ-A-4MB-B-40K 18' MOUNTING HEIGHT | 86 | | |
| | 3 | C | N.A. | 0.960 | WLS-EDR-5M-04-E-525-40K 15' MOUNTING HEIGHT | 70 | | |
| | 21 | D | N.A. | 0.960 | WLS-EDR-2MB-04-E-525-40K 15' MOUNTING HEIGHT | 70 | | |
| | 14 | E | N.A. | 0.960 | WLS-OSQ-A-5SH-B-40K 20' MOUNTING HEIGHT | 86 | | |



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BASED ON THE INFORMATION PROVIDED, ALL DIMENSIONS AND LUMINAIRE LOCATIONS SHOWN REPRESENT RECOMMENDED POSITIONS. THE ENGINEER AND/OR ARCHITECT MUST DETERMINE APPLICABILITY OF THE LAYOUT TO EXISTING OR FUTURE FIELD CONDITIONS.

THIS LIGHTING PATTERN REPRESENTS ILLUMINATION LEVELS CALCULATED FROM LABORATORY DATA TAKEN UNDER CONTROLLED CONDITIONS UTILIZING CURRENT INDUSTRY STANDARD LAMP RATINGS IN ACCORDANCE WITH ILLUMINATING ENGINEERING SOCIETY APPROVED METHODS. ACTUAL PERFORMANCE OF ANY MANUFACTURER'S LUMINAIRE MAY VARY DUE TO VARIATION IN ELECTRICAL VOLTAGE, TOLERANCE IN LAMPS AND OTHER VARIABLE FIELD CONDITIONS.



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FORT WORTH, TX 76110
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| | | | | | | |
|------------|----------------|---------------|--------------|----------|--------|--------------|
| WLS-15668A | DATE - 4/13/17 | SCALE: 1"=50' | 800-633-8711 | PM: MARK | BY: TO | SHEET 1 OF 1 |
|------------|----------------|---------------|--------------|----------|--------|--------------|

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- B-4: Enlarged Survey
- B-5: Enlarged Survey

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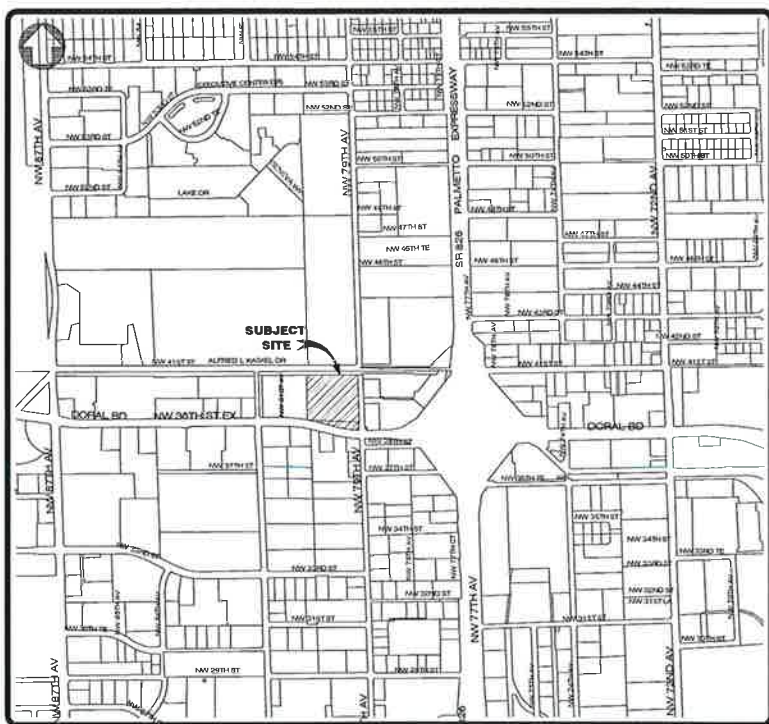
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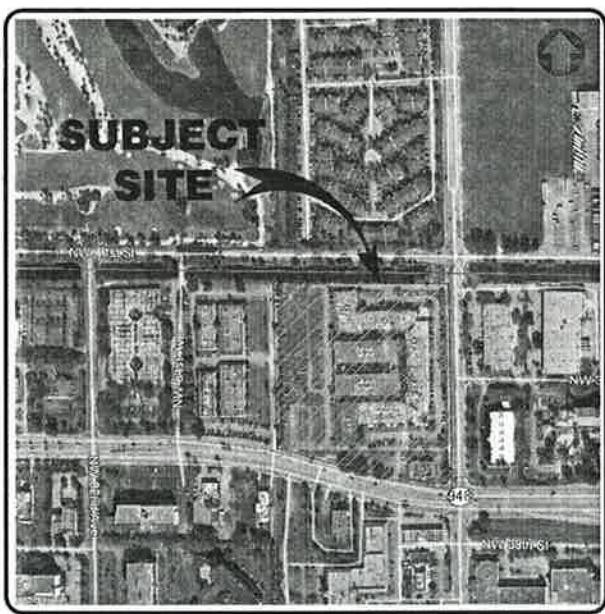
ALTA / NSPS LAND TITLE SURVEY OF THE ATRIUM SITE

A PORTION OF TRACTS 14, 15 & 16 OF "FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION No. 1", RECORDED IN PLAT BOOK 2, AT PAGE 17, MIAMI-DADE COUNTY RECORDS, LYING IN SECTION 27, TOWNSHIP 53 SOUTH, RANGE 40 EAST, CITY OF DORAL, MIAMI-DADE COUNTY, FLORIDA

SECTION 27 - TOWNSHIP 53 SOUTH - RANGE 40 EAST



VICINITY MAP
NOT TO SCALE



LOCATION MAP
NOT TO SCALE

NOTICE:
This Document is not full and complete without all pages. (Total of Four (4) pages)

LONGITUDE SURVEYORS

7715 NW 48TH STREET, SUITE 310
DORAL, FLORIDA 33166
PHONE: (305) 463-0912 FAX: (305) 513-5680
WWW.LONGITUDESURVEYORS.COM

JOB NO.: 14224.00 DRAWN BY: JL
FIELD BOOK: EFB SHEET 1 OF 4

Property Addresses and Tax Folio Numbers:

3900 NW 79th Avenue, Doral, Florida 33166
Folio No. 35-3027-001-0120

7905 NW 36th Street, Doral, Florida 33166
Folio No. 35-3027-001-0112

ZONING INFORMATION:

Zoning Designation: DMU (Downtown Mix Use District)

Land Use:

Parcel 1: Restaurant or Cafeteria

Parcel 2: Office Buildings

(Zoning designation was based upon the Miami-Dade County Property Appraiser's Office Web Site, the City of Doral Official Zoning Map dated March, 2016 and the Municipal Code Corporation, MUNICODE, Web Site).

The following information was extracted from the City of Doral Code of Ordinances, Subpart B, Land Development Code, Chapter 68 entitled LAND USES AND ZONING DISTRICTS, Division 3, DMU Downtown Mix Use Districts:

Sec. 68-555. - Permitted and prohibited uses.

(a) Permitted. Downtown mixed use district is intended to permit a combination of uses with one development with proportionate use mix as required in the underlying land use category. Such uses are permitted only if they are allowed by the city's comprehensive plan and further provided that the combination of uses shall be subject to strict site plan approval review for compatibility of uses.

(b) Prohibited. In no instance shall the following commercial uses be permitted in the downtown mixed use district:

- (1) Big box retail stores,
- (2) Industrial uses,
- (3) Adult entertainment uses,
- (4) Boat sales,
- (5) Fortunesellers, astrologers, and palm readers,
- (6) Funeral homes,
- (7) Greenhouses and nurseries (wholesale),
- (8) Laundry and dry cleaning plants,
- (9) Motor vehicle repair facilities,
- (10) Motor vehicle service centers,
- (11) Pawnshops,
- (12) Tattoo parlors,
- (13) Veterinary clinics,

Sec. 68-556. - Density.

Development shall not exceed the maximum permitted gross density, intensity and open space requirements delineated by the underlying land use as shown in the adopted future land use map. Gross acreage shall consist of the entire site including internal roads, internal water bodies, and environmentally protected areas.

Sec. 68-557. - Standards.

All developments in the downtown mixed use zoning district shall develop as a planned unit development (PUD) with the following standards:

- (1) Minimum site area. The minimum site area is ten acres of contiguous land area. One or more non-contiguous areas of any size may be included within, or subsequently added to, a DMU development, provided that:
 - a. Each such non-contiguous area is located not more than 1,500 feet from the largest of the areas included in such DMU, as measured by a straight line between the external boundaries of the two areas at the points that such external boundaries are all their closest proximity;
 - b. Each such non-contiguous area is designated downtown mixed use opportunity area on the city's future land use map;
 - c. The total contiguous area of such DMU exceeds 50 acres;
 - d. The addition of a non-contiguous area to an existing DMU shall require the consent of the developer or its successor in interest of such DMU; and
 - e. If a non-contiguous area is added to an existing DMU, the owner of the non-contiguous area shall join in the master development agreement applicable to the DMU to reflect the inclusion of such non-contiguous area in such DMU and with such other modifications as are agreed to by the parties to such agreement.
- (2) Perimeter development requirements. The perimeter development requirements shall be in accordance with section 68-665 in planned unit developments (PUD).
- (3) Internal development requirements. Internal development requirements shall be in accordance with section 68-666 in planned unit developments (PUD).
- (4) Off-street parking. Off-street parking shall be in accordance with section 68-667 in planned unit developments (PUD), except as differed herein. With the intent to promote the use of multimodal transportation and the reduction of automobile traffic, and recognizing that developments in the DMU with more than 1,500 residential dwelling units and over 500,000 square feet of commercial/office space will encourage visitors to park once and visit multiple destinations in a single project, the off-street parking requirements for projects in the DMU with more than 1,500 residential dwelling units and more than 500,000 square feet of commercial/office space shall be as follows:
 - a. For residential uses, one space per dwelling unit;
 - b. For flex/office uses, one space per 1,000 square feet of net floor area;
 - c. For hotel or motel uses, one space per three lodging units;
 - d. For theaters, one space per eight fixed seats;
 - e. For other uses, one space per 500 square feet of net floor area.
- (5) Landscaping and buffering. Landscaping and buffering shall be in accordance with section 68-668 in planned unit developments (PUD).
- (6) Extension and underground utilities. Underground utilities shall be in accordance with section 68-669 in planned unit developments (PUD).
- (7) Accessibility. Accessibility shall be in accordance with section 68-670 in planned unit developments (PUD).
- (8) Common space requirements. Common space requirements shall be in accordance with section 68-671 in planned unit developments (PUD).
- (9) Prohibited signs. Prohibited signs shall be in accordance with section 68-102.
- (10) Coordination with county public transit. Coordination with county public transit shall be in accordance with section 68-672 in planned unit developments (PUD).
- (11) Coordination with city police department. Coordination with city police department shall be in accordance with section 68-673 in planned unit developments (PUD).
- (12) Council input. Council input shall be in accordance with section 68-705 in planned unit developments (PUD) and section 53-184, approval of development plans.
- (13) Compliance with regulations in effect at the time of development. Compliance with regulations in effect at the time of development shall be in accordance with section 68-706 in planned unit developments (PUD).

Sec. 68-664. - Minimum site area.

The minimum site area for planned unit developments is ten acres of contiguous land area.

Sec. 68-645. - Perimeter development requirement.

No housing type, use, setback, height, and coverage requirements for planned unit developments are established. However, existing residential development along the perimeter of the planned unit development shall be protected by setbacks landscaped walks and other buffers to be established as part of the site development plan review.

Sec. 68-646. - Internal development requirement.

The following are the minimum internal development requirements for planned unit developments:

- (1) No minimum lot sizes shall be required.
- (2) No minimum distance between on-site structures shall be required.
- (3) No minimum yard setbacks shall be required.

Sec. 68-647. - Off-street parking.

Because of the unique land uses and design characteristics of projects zoned planned unit development (PUD), the minimum parking space requirements and design shall be determined on a case-by-case basis; however, parking facilities must adhere to the following guidelines:

- (1) Parking lot layout, landscaping, buffering and screening shall prevent direct views of parked vehicles from streets.
- (2) The interior of all parking lots shall be landscaped to provide shade and visual relief.
- (3) Parking lot layout shall take into consideration pedestrian circulation pedestrian crosswalks shall be provided where necessary and appropriate.
- (4) The proposed number of parking spaces must have sufficient reference material to support the proposition such as parking impact analysis including public transit ridership statistics for the proposed project.
- (5) Bicycle parking spaces must be provided evenly throughout the site and meet minimum requirements pursuant to the Land Development Code.

Sec. 68-471. - Common open space requirements.

A minimum of five percent of the total project area shall be established and maintained as common open space or common facilities. All minimum open space requirements shall be in pursuant to underlying land use designation. No area shall be accepted as common open space unless it satisfies the following standards:

- (1) Common open space shall be usable by all residents of the planned development.
- (2) Common open space shall be suitably improved for intended use. Such uses may include aesthetic, amenity, buffering or recreational purposes, or the preservation of natural resources, natural features or listed species habitats.
- (3) Common open space set aside for the preservation of natural features or listed species habitats, or for buffering purposes shall remain undisturbed and be protected by conservation easements dedicated to the city.
- (4) The location, shape, size and character of common open space shall be depicted on the conceptual plan.
- (5) Common open space shall not be used for the construction of any structures other than recreational facilities and incidental maintenance buildings.
- (6) All designated common open spaces shall be preserved by one or more of the following methods:
 - a. Public dedication, subject to acceptance by the city council.
 - b. Conveyance to a property owner and association or nonprofit corporation.
 - c. Retention of ownership, control and maintenance by the developer.

ACCURACY:

The accuracy obtained by field measurement methods and office calculations of closed geometric figures meets and exceeds the Minimum Technical Standards requirement for Commercial/High Risk area: (Linear 1 foot in 10,000 feet) as defined in Rule 5J-17.051 of the Florida Administrative Code.

Elevations of well identified features as depicted on the Survey Map were measured to an estimated vertical position accuracy of 1/100 of a foot on hard surfaces and 1/10 of a foot on ground surfaces.

Well identified features as depicted on the Survey Map were measured to an estimated horizontal position accuracy of 1/10 of a foot.

This Map of Survey is intended to be displayed at a scale of one inch equals thirty feet or smaller.

LIMITATIONS:

Since no other information was furnished other than that is cited in the Sources of Data, the Client is hereby advised that there may be legal restrictions on the Subject Property that are not shown on the Survey Map that may be found in the Public Records of Miami-Dade County.

The Surveyor makes no representation as to ownership or possession of the Subject Property by any entity or individual that may appear on the Public Records of this County.

No excavation or determination was made as to how the Subject Property is served by utilities.

No improvements were located, other than those shown. No underground foundations, improvements and/or utilities were located or shown hereon.

SURVEYOR'S OPINION AS TO UTILITIES:

Based on above ground physical evidence, the subject property appears to be served by the following utilities:

- Electricity: Florida Power & Light Company
- Telephone: AT&T, iVerve, Comcast
- Water & Sewer: Miami-Dade Water and Sewer Department

PERTINENT INFORMATION USED IN THE PREPARATION OF THE MAP OF SURVEY:

North arrow direction is based on an assumed Meridian.

Bearings as shown hereon are based upon the centerline of N.W. 79th Avenue with an assumed bearing of 301°41'38"E, said line to be considered a well established and monumented line.

This property is located in Flood Zone "AH", with a Base Flood Elevation of 7.0 feet and Flood Zone "X", as per Federal Emergency Management Agency (FEMA) Community Number 120041 (City of Doral), Map Panel No. 0287, Suite L, Map Revised Date: September 11, 2009.

Legal Description was furnished by client.

Plat of "FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION No. 1", according to the Plat thereof as recorded in Plat Book 2 at Page 17, of the Public Records of Miami-Dade County, Florida.

Miami Dade County Public Works Department Right of Way Map for NW 41st Street, recorded in Plat Book 83, Page 24, Miami-Dade County Records.

Township Map for Section 27, Township 53 South, Range 40 East, Miami-Dade County, Florida, prepared by Miami-Dade County, Public Works and Waste Management Department, Engineering Division.

For Vertical Control: Elevations are based upon the National Geodetic Vertical Datum of 1929 and a Benchmark supplied by the Public Works and Transportation Department of Miami-Dade County, Florida.

Benchmark: N-314
Elevation: 6.76 feet (NGVD 29)
Description: PK nail and brass washer on the NW corner of concrete slab at the Security Guard station at the entrance road of the Pepsi Cola Site, located at NW 79th Avenue and NW 41st Street, City of Doral, Miami-Dade County, Florida.

STATEMENT OF ENCROACHMENTS:

This Survey shows the location of all buildings, structures and other improvements situated on the attached premises. There are no visible encroachments on the subject property, or upon adjacent land abutting the property.

SCHEDULE B, SECTION II TITLE EXCEPTION DOCUMENTS' REVIEW COMMENTS:

Subject to the following:

The exceptions of Schedule B, Section II of the Title Commitment prepared by Chicago Title Insurance Company, Order No. 6168389, with an effective search date covering up to December 27, 2016 at 11:00 A.M., and furnished to the Undersigned Professional Surveyor and Mapper to show any matters of record affecting the subject property, the same being more detailed as follows:

Items # 1 through # 4, inclusive, contain general conditions that have been addressed on this Survey Map or falls outside the purview of the Land Surveying profession.

Item # 5, Right of Way Agreement recorded in Deed Book 3746, Page 89, Public Records of Miami-Dade County, Florida, (Parcel 1)

Affects the Subject Property, as shown on the Map of Survey.

Item # 6, Agreement of Construction of Sanitary Sewage Facilities recorded in Official Records Book 10971, Page 3087, Public Records of Miami-Dade County, Florida, (Parcel 1)

Contains blanket conditions that affect the Subject Property.

Item # 7, Covenant recorded in Official Records Book 10971, Page 3106, Public Records of Miami-Dade County, Florida, (Parcel 1)

Contains blanket conditions that affect the Subject Property.

Item # 8, Unity of Title recorded in Official Records Book 10971, Page 3110, Public Records of Miami-Dade County, Florida, (Parcel 1)

Contains blanket conditions that affect the Subject Property.

Item # 9, Oil, gas and mineral reservations, canal drainage reservations, 130 foot canal right of way reservations and 200 foot abutment right of way reservations in favor of the Board of Commissioners of the Everglades Drainage District reserved in Deed No. 3672, filed October 11, 1945, of Deed Book 2570, Page 537 and in Deed No. 4813 filed April 12, 1946, of Deed Book 2647, Page 364, the oil, gas and mineral reservations were modified by Non-Use Commitment No. 120 filed January 23, 1975 in Official Records Book 8689, of Page 1080, of the Public Records of Miami-Dade County, Florida. The remaining reservations were partially released by Instrument filed December 17, 1970, of Official Records Book 7063, of Page 373, and Instrument filed December 17, 1970 of Official Records Book 7063, of Page 371, all of the Public Records of Miami-Dade County, Florida, (Parcel 2)

Contains blanket conditions that affect the Subject Property.

Item # 10, Right of Way Agreement with Florida Power & Light Company filed December 9, 1952 at Deed Book 3686, of Page 157 of the Public Records of Miami-Dade County, Florida, (Parcel 2)

Affects the Subject Property, as shown on the Map of Survey.

Item # 11, Easement for Canal Maintenance in favor of Dade County filed December 22, 1970 in Official Records Book 7067, of Page 555 of the Public Records of Miami-Dade County, Florida, (Parcel 2)

Affects the Subject Property, as shown on the Map of Survey.

Item # 12, Easement in favor of Florida Power & Light Company filed June 29, 1979 in Official Records Book 10438, of Page 383 of the Public Records of Miami-Dade County, Florida, (Parcel 2)

Affects the Subject Property, as shown on the Map of Survey.

Item # 13, Easement in favor of Florida Power & Light Company filed April 5, 1989 in Official Records Book 14057, Page 2925, Public Records of Miami-Dade County, Florida, (Parcel 2)

Affects the Subject Property, as shown on the Map of Survey.

Item # 14, Easement in favor of Florida Power & Light Company filed May 10, 1989 in Official Records Book 14101, Page 2416, Public Records of Miami-Dade County, Florida, (Parcel 2)

Affects the Subject Property, as shown on the Map of Survey.

Item # 15, Covenants, conditions, restrictions and limitations contained in Covenant Running With the Land in favor of Metropolitan Dade County filed July 15, 1992 in Official Records Book 15586, of Page 2012 of the Public Records of Miami-Dade County, Florida, (Parcel 2)

Contains blanket conditions that affect the Subject Property.

Item # 16, Covenants, conditions, restrictions and limitations contained in Sanitary Sewer Agreement filed April 13, 1994, in Official Records Book 16316, of Page 4375 of the Public Records of Miami-Dade County, Florida, (Parcel 2)

Contains blanket conditions that affect the Subject Property.

Item # 17, Unity of Title Agreement filed April 13, 1994 in Official Records Book 16316, of Page 4393 of the Public Records of Miami-Dade County, Florida, (Parcel 2)

Contains blanket conditions that affect the Subject Property.

Item # 18, Covenants, conditions, restrictions, limitations and all terms and provisions of Covenants filed April 13, 1994, in Official Records Book 16316, of Page 4397 of the Public Records of Miami-Dade County, Florida, (Parcel 2)

Contains blanket conditions that affect the Subject Property.

Item # 19, Joint Use Agreement as referenced in that Affidavit recorded July 20, 1995 in Official Records Book 16368, Page 737, Public Records of Miami-Dade County, Florida, (Parcel 2)

Contains blanket conditions that affect the Subject Property.

Item # 20, Covenant Creating and Granting Use of Access Easement recorded November 19, 2003 in Official Records Book 21841, of Page 2468 of the Public Records of Miami-Dade County, Florida, (Parcels 1 and 2)

Contains blanket conditions that affect the Subject Property.

21. Terms and conditions of that Agreement for Water and Sanitary Sewer Facilities between Miami-Dade County and Altrum Office Park LLC recorded April 24, 2015 in Official Records Book 29591, Page 1472, amended by Addendum Number One recorded August 19, 2015 in Official Records Book 29744, Page 2784, (Portion of Parcel 2)

Contains blanket conditions that affect the Subject Property.

22. Terms and conditions of that Agreement for Water and Sanitary Sewer Facilities between Miami-Dade County and Altrum Office Park LLC recorded April 24, 2015 in Official Records Book 29591, Page 1431, (Parcel 1 and portion of Parcel 2)

Contains blanket conditions that affect the Subject Property.

23. Covenants, conditions and restrictions set forth in that Master Development Agreement Doral Altrum recorded June 26, 2015 in Official Records Book 29673, Page 2112, (Parcels 1 and 2)

Contains blanket conditions that affect the Subject Property.

SURVEYOR'S CERTIFICATE:

This is to certify to:
Maple Multi-Family Land SE, LP, a Delaware limited partnership
Tammie Crow Residential
Chicago Title Insurance Company

(i) That this map or plat and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items from Items 1, 2, 3, 4, 6(a) (as provided by the Municipal Code Corporation, MUNICODE), 7(a), 7(b)(1), 7(c), 8, 9, 11(a), 13, 14, 16, 17, 18 and 19 of Table A hereof.

(ii) This survey correctly shows the location of all buildings, structures and other improvements situated on the above premises. There are no visible encroachments on the subject property or upon adjacent land abutting the property except as shown hereon. This Survey was made in accordance with laws and/or Minimum Standards of the State of Florida.

(iii) The subject property is the same as the property described in the Schedule "A" of the Title Commitment filed on the LEGAL DESCRIPTION SECTION of this Survey's Report. I have plotted all easements, covenants and restrictions referenced in the Title Search Report and Longitude Surveyors, LLC search efforts and I have otherwise noted their effect on the subject property.

(iv) The subject property has direct access to N.W. 36th Street and N.W. 79th Avenue, both dedicated public roads.

(v) There is no observed evidence of current earth moving work, building construction or building additions on the Subject Property.

(vi) There is no observed evidence of changes in street right of way lines or recent street or sidewalk construction otherwise shown in Map of Survey.

(vii) There is no observed evidence on the Subject Site to be used as a solid waste dump, sump or sanitary landfill.

(viii) There is no observed evidence of Wetlands in the Subject Site.

(ix) Parcel 1 and Parcel 2 are contiguous with no gaps or gaps along their common boundary.

LONGITUDE SURVEYORS LLC, a Florida Limited Liability Company
Florida Certificate of Authorization Number LB7335

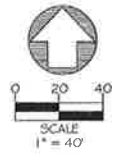
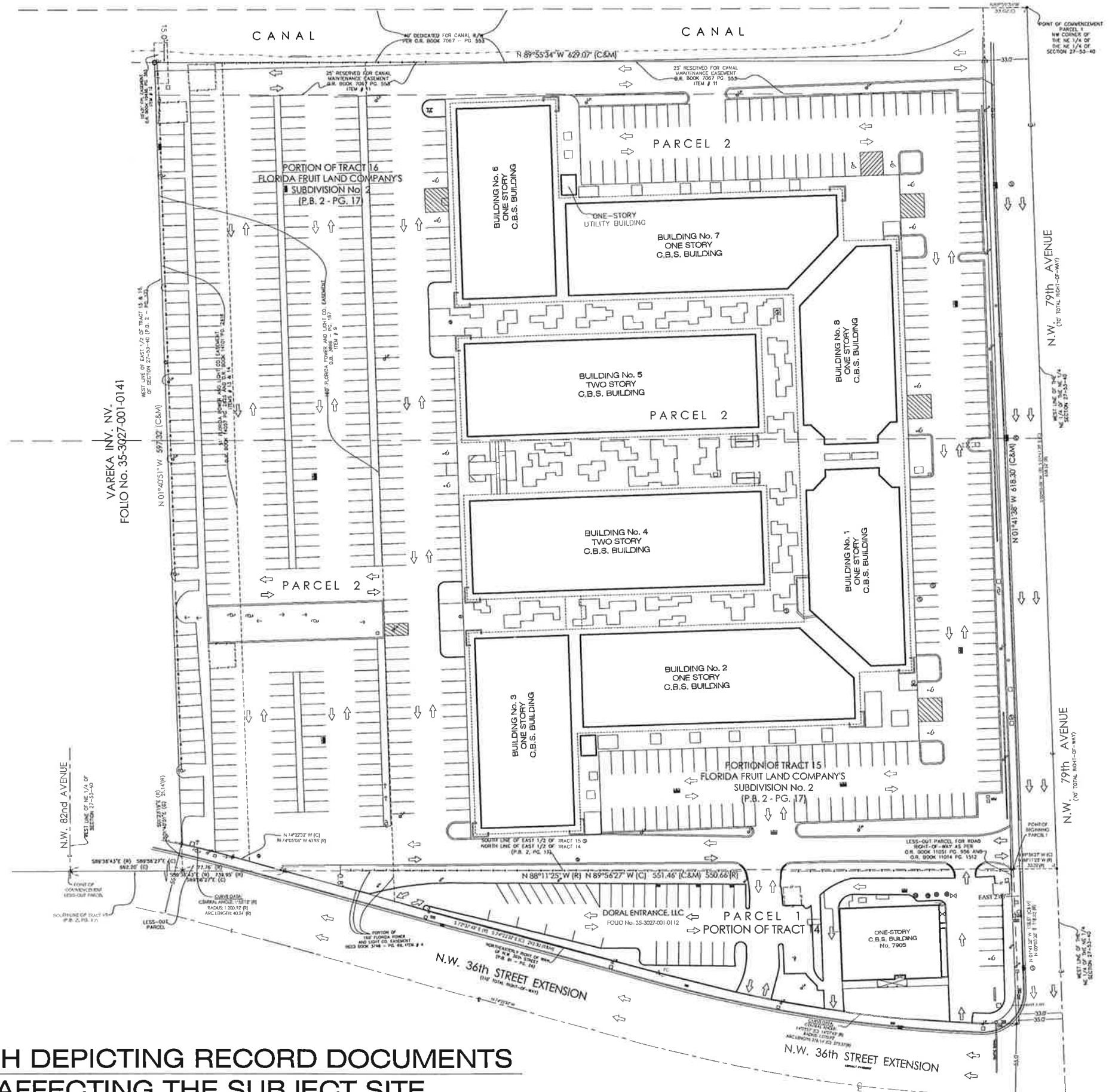
By: *[Signature]* Signature Date: 04/17/17

Jose Senas, PSM
Registered Surveyor and Mapper LS938
State of Florida

NOTICE: Not valid without the signature and original raised seal of a Florida Licensed Surveyor and Mapper. Additions or deletions to Survey Maps by other than the signing party are prohibited without the written consent of the signing party.

ALTA / NSPS LAND TITLE SURVEY OF THE ATRIUM SITE

A PORTION OF TRACTS 14, 15 & 16 OF "FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION No.1", RECORDED IN PLAT BOOK 2, AT PAGE 17, MIAMI-DADE COUNTY RECORDS, LYING IN SECTION 27, TOWNSHIP 53 SOUTH, RANGE 40 EAST, CITY OF DORAL, MIAMI-DADE COUNTY, FLORIDA



LEGEND

- CONC. = CONCRETE
- R = RECORDED VALUE
- H = MEASURED VALUE
- (C) = CALCULATED
- C.B.S. = CONCRETE BLOCK STUCCO
- CL = CENTERLINE
- F.B. = FLAT BOOK
- PG. = PAGE
- M.F. = METAL FENCE
- W.F. = WOOD FENCE
- W.P.P. = WOOD POWER POLE
- G.A. = GUY ANCHOR
- C.P.P. = CONCRETE POWER POLE
- OP = ORNAMENTAL PLANT
- B. = BOLLARD
- S. = SIGN
- P.T. = PALM TREE
- T. = TREE
- C.L.F. = CHAIN LINK FENCE
- W.F. = WOOD FENCE
- M.F. = METAL FENCE
- C. = COLLUM
- G.V. = GAS VALVE
- C.B. = CATCH BASIN
- OLP = ORNAMENTAL LIGHT POLE
- L.P. = LIGHT POLE
- R. = RADUIS
- I. = IDENTIFICATION
- L.P. = LIGHT POLE
- A. = ARC
- L. = LENGTH
- A.C. = ANGLE OF THE CURVE
- OLP = ORNAMENTAL LIGHT POLE
- M.L. = MONUMENT LINE
- O.W. = OVERHEAD WIRE
- W.V. = WATER VALVE
- W.M. = WATER METER
- F.H. = FIRE HYDRANT
- T.S.B. = TEMPORARY SITE BENCHMARK
- H.O.L.A. = HEDGE OR LANDSCAPED AREA
- C.O. = CLEAN OUT
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- W.F. = WOOD FENCE
- M. = MAILBOX
- S.M.A. = SIGNAL MAST ARM
- S.L.S. = STREET LIGHT SIGNAL
- B. = BRICK
- C. = CONCRETE
- P. = PAVER
- T. = TILE
- A.C. = STAMPED CONCRETE
- A. = ASPHALT

NOTICE:
This Document is not full and complete without all pages. (Total of Four (4) pages)

LONGITUDE
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7715 NW 48th STREET, SUITE 310
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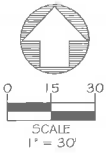
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FIELD BOOK: EFB SHEET 2 OF 4

**SKETCH DEPICTING RECORD DOCUMENTS
AFFECTING THE SUBJECT SITE**

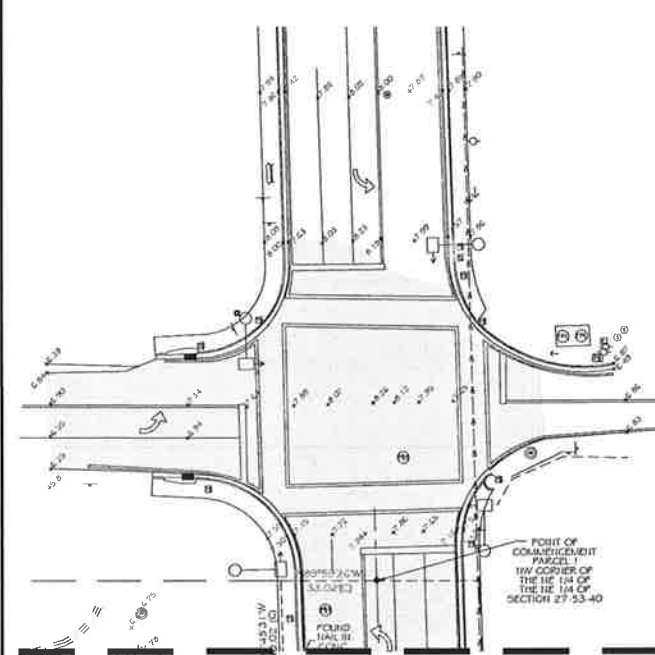
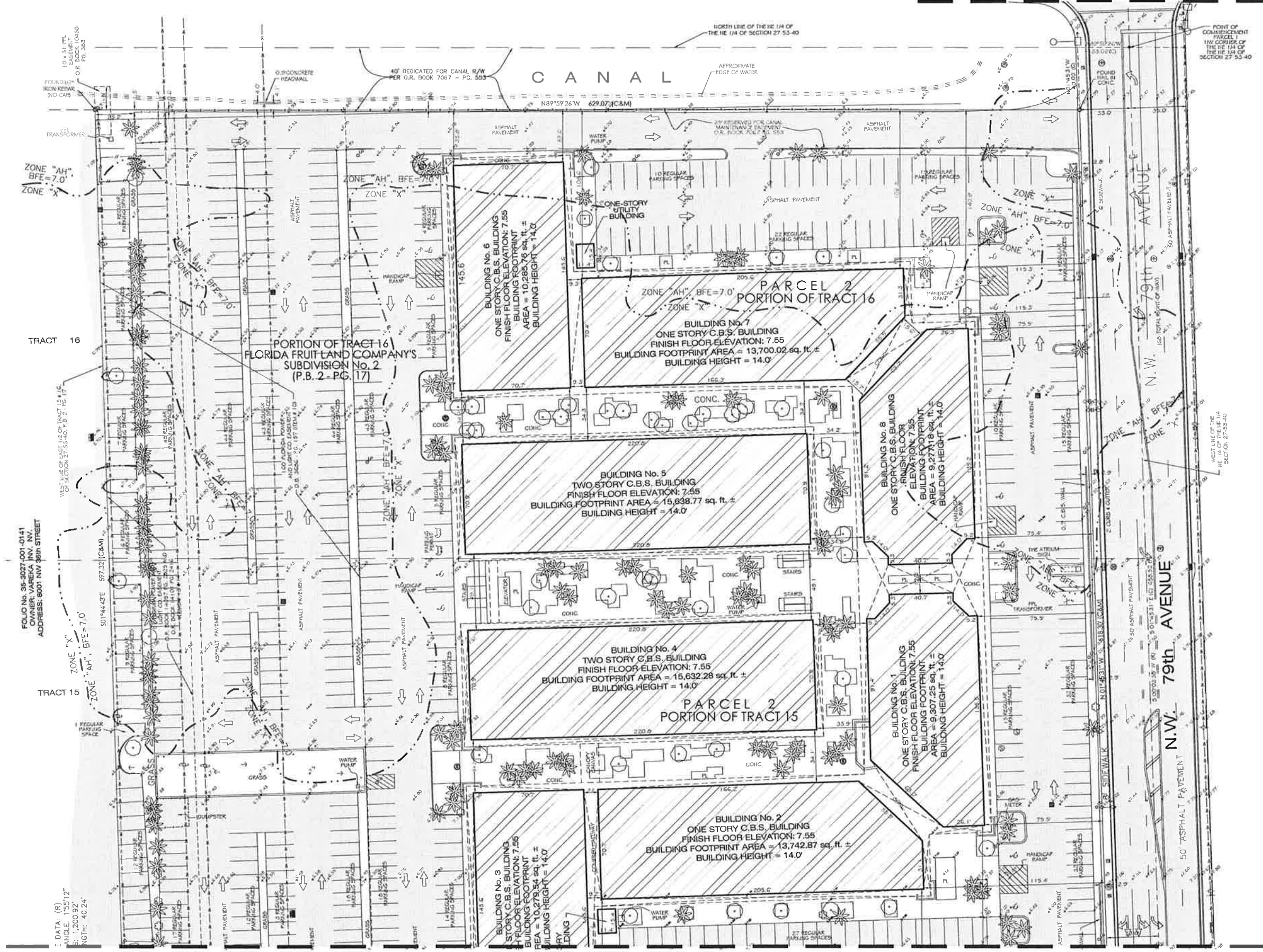
ALTA / NSPS LAND TITLE SURVEY OF THE ATRIUM SITE

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MATCHLINE "A"



| LEGEND | | | |
|--------|--------------------------|---|--------------------------|
| CONC. | CONCRETE | A | ARC |
| R | RECORDED VALUE | L | LENGTH |
| N | NEASURED VALUE | Δ | ANGLE OF THE CURVE |
| (C) | CALCULATED | ○ | ORNAMENTAL LIGHT POLE |
| C.B.S. | CONCRETE BLOCK STRUCTURE | ○ | OVERHEAD WIRE |
| CL | CENTERLINE | ○ | WATER VALVE |
| P.B. | PLAT BOOK | ○ | WATER METER |
| PG. | PAGE | ○ | FIRE HYDRANT |
| M.F. | METAL FENCE | ○ | TEMPORARY SITE BENCHMARK |
| W.F. | WOOD FENCE | ○ | HEDGE OR LANDSCAPED AREA |
| ○ | WIND ROCKER POLE | ○ | CLEAN OUT |
| ○ | GUY ANCHOR | ○ | SANITARY SEWER MANHOLE |
| ○ | CONCRETE POWER POLE | ○ | STORM DRAINAGE MANHOLE |
| ○ | ORNAMENTAL PLANT | ○ | PLUM MONSOLE |
| ○ | BOLLARD | ○ | CHAIN LINK FENCE |
| ○ | SIGN | ○ | METAL FENCE |
| ○ | PALM TREE | ○ | WOOD FENCE |
| ○ | TREE | ○ | MAILBOX |
| ○ | CHAIN LINK FENCE | ○ | SIGNAL MAST ARM |
| ○ | WOOD FENCE | ○ | STREET LIGHT SIGNAL |
| ○ | METAL FENCE | ○ | BRICK |
| ○ | COLUMN | ○ | CONCRETE |
| ○ | GAS VALVE | ○ | PAVER |
| ○ | CATCH BASIN | ○ | TILE |
| ○ | ORNAMENTAL LIGHT POLE | ○ | STAMPED CONCRETE |
| ○ | LIGHT POLE | ○ | ASPHALT |
| ○ | FLAG POLE | | |
| ○ | ROADS | | |
| ○ | IDENTIFICATION | | |
| ○ | LIGHT POLE | | |



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JOB NO.: 14224.4.00 DRAWN BY: JL
FIELD BOOK: EFB SHEET 3 OF 4

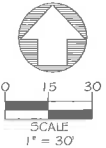
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ALTA / NSPS LAND TITLE SURVEY OF THE ATRIUM SITE

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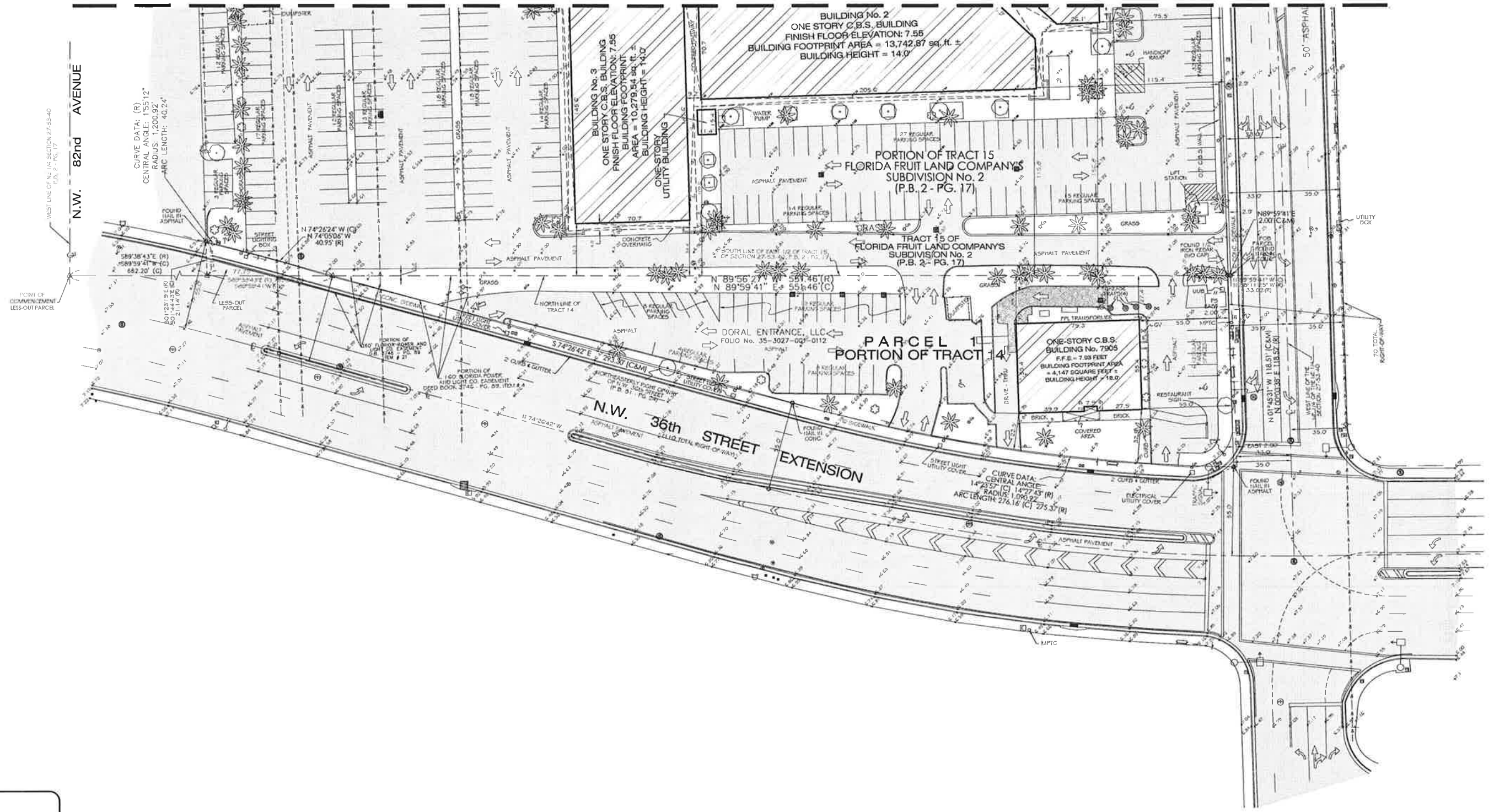
MATCHLINE "B"

MATCHLINE "B"



LEGEND

- CNC. = CONCRETE
- R = RECORDED WALL
- M = MEASURED VALUE
- (C) = CALCULATED
- C.B.S. = CONCRETE BLOCK STRUCTURE
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- P.B. = PLAT BOOK
- PG. = PAGE
- M.F. = METAL FENCE
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- O.L. = ORNAMENTAL LIGHT
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- F.P. = FLAG POLE
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FIELD BOOK: EFB SHEET 4 OF 4

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ATRIUM AT DORAL

3900 NW 79TH AVE, DORAL, FL 33166 (RESIDENTIAL)
7905 NW 36TH ST, DORAL, FL 33166 (COMMERCIAL)

C-1: Typical Floor Plans

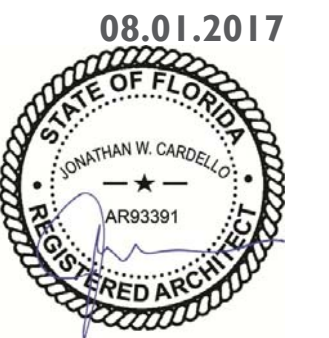
- C-2: Overall Site Plan
- C-3: Commercial Ground Floor Plan
- C-4: Commercial Level 02 Plan
- C-5: Residential Ground Floor Plan
- C-6: Residential Level 02 Plan
- C-7: Residential Levels 03-07 Typical Plan
- C-8: Residential Level 08 Floor Plan
- C-9: Typical Unit Floor Plan
- C-10: Typical Unit Floor Plan
- C-11: Typical Unit Floor Plan

BEAME Architectural Partnership
3059 Grand Avenue, Suite 440
Miami, Florida 33133
Florida Corp. AA0002364
T: 305.444.7100

B E A M E
ARCHITECTURAL
PARTNERSHIP

Stantec
One Biscayne Tower, Suite 1670
Two South Biscayne Blvd, Miami, FL 33131
T: 305.482.8700
www.stantec.com
Lic#: AA2600733
Jonathan Cardello
Lic#: AR93391

SITE PLAN SUBMITTAL

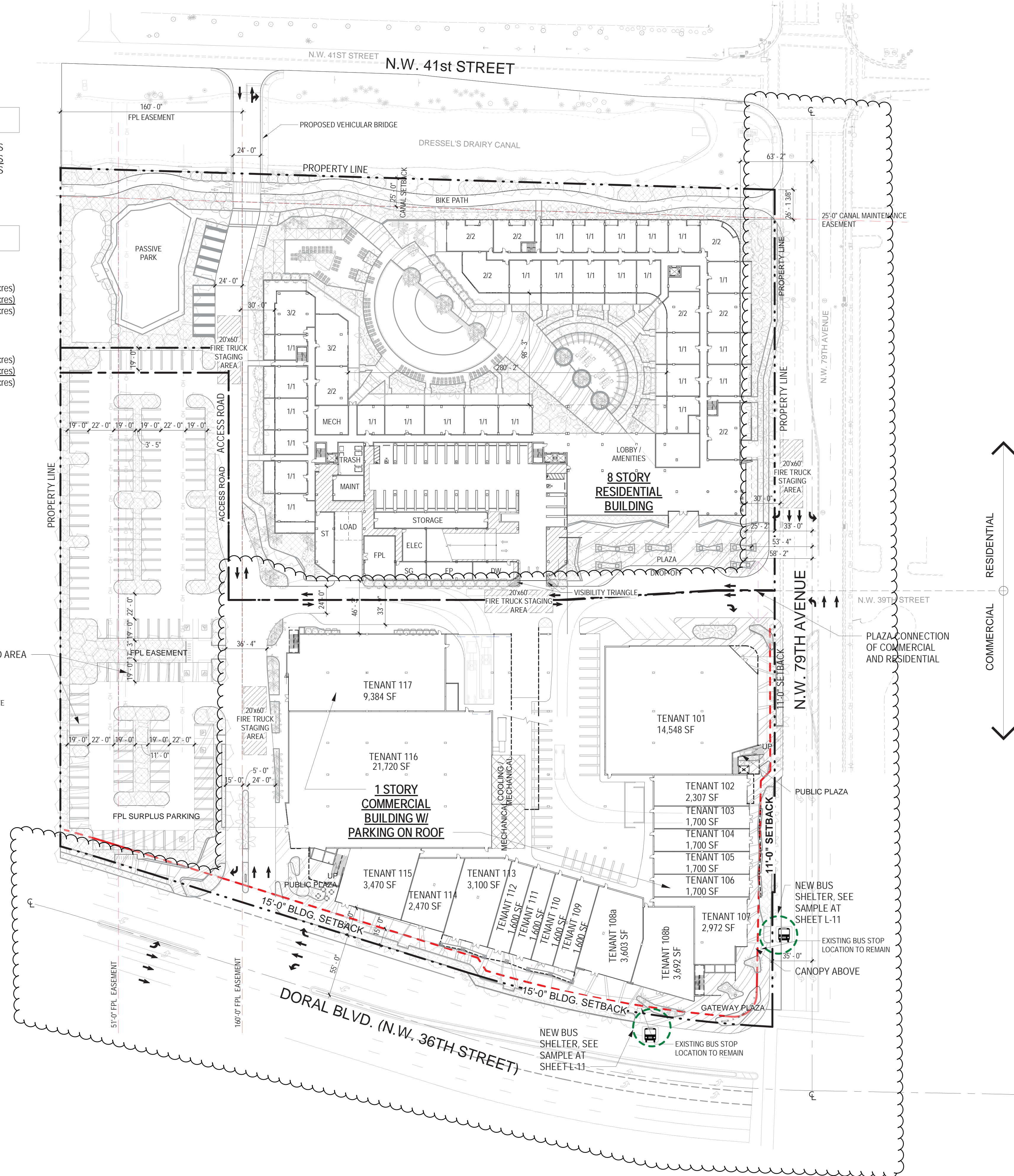


C-1

| PARKING | |
|--------------|---------------------------|
| RESIDENTIAL | 506 PARKING SPACES |
| COMMERCIAL | 487 PARKING SPACES |
| TOTAL | 993 PARKING SPACES |

| AREAS | |
|--------------|--------------------------------|
| RESIDENTIAL | |
| NET | 174,302 SF (4.00 acres) |
| FPL EASEMENT | 24,926 SF (0.57 acres) |
| GROSS | 199,228 SF (4.57 acres) |
| COMMERCIAL | |
| NET | 156,359 SF (3.59 acres) |
| FPL EASEMENT | 71,495 SF (1.64 acres) |
| GROSS | 227,854 SF (5.23 acres) |

HATCHED AREA DENOTES 20% PAVED AREA
 TOTAL FPL PAVED AREA +/- 42,040 SF 20% OF ALL REQUIRED SURFACE PARKING ON A NON-RESIDENTIAL DEVELOPMENT SITE MUST BE CONSTRUCTED USING PERVIOUS OR HEAT-REFLECTIVE MATERIAL WITH A SLOAR REFLECTIVE INDEX (SRI) NOT EXCEEDING 28 SUCH AS OPEN CELL PAVERS, MANAGED TURF, POROUS PAVEMENT AND OR OTHER PROVEN MATERIALS.



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 BEAME Architectural Partnership
 3059 Grand Avenue, Suite 440
 Miami, Florida 33133
 Florida Corp. AA0002364
 T: 305.444.7100

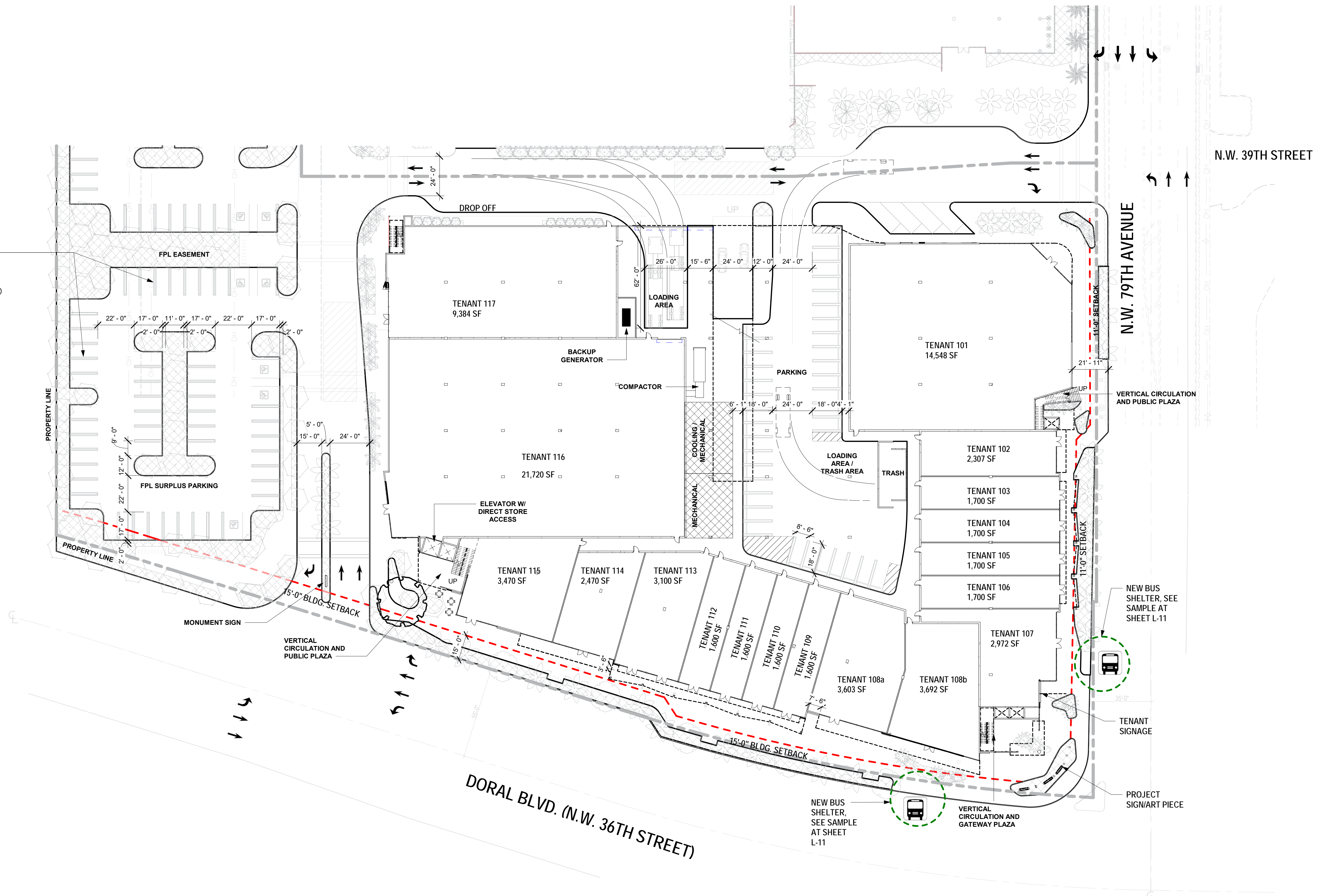
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 www.stantec.com
 Lic#: AA26000733
 Jonathan Cardello
 Lic#: AR93391

SITE PLAN SUBMITTAL



COMMERCIAL GROUND FLOOR PLAN

HATCHED AREA DENOTES 20% PAVED AREA
 TOTAL FPL PAVED AREA +/- 42,840 SF 20% OF ALL REQUIRED SURFACE PARKING ON A NON-RESIDENTIAL DEVELOPMENT SITE MUST BE CONSTRUCTED USING PERVIOUS OR HEAT-REFLECTIVE MATERIAL WITH A SOLAR REFLECTIVE INDEX (SRI) NOT EXCEEDING 28 SUCH AS OPEN CELL PAVERS, MANAGED TURF, POROUS PAVEMENT AND/OR OTHER PROVEN MATERIALS.



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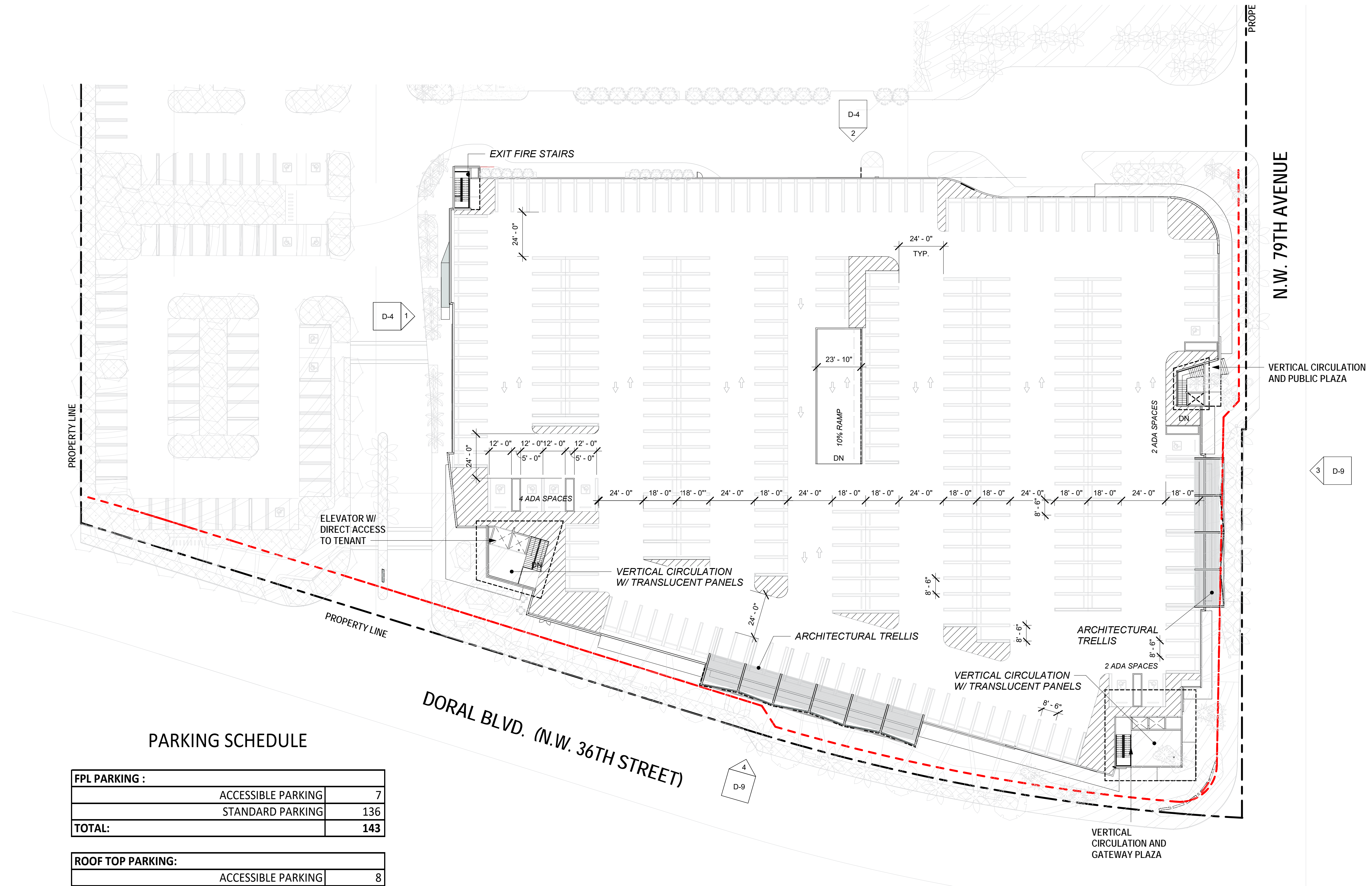
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PARKING SCHEDULE

| | | |
|--------------------------|--------------------|------------|
| FPL PARKING : | | |
| | ACCESSIBLE PARKING | 7 |
| | STANDARD PARKING | 136 |
| TOTAL: | | 143 |
| ROOF TOP PARKING: | | |
| | ACCESSIBLE PARKING | 8 |
| | STANDARD PARKING | 300 |
| TOTAL: | | 308 |
| GROUND PARKING: | | |
| | STANDARD PARKING | 36 |
| TOTAL: | | 36 |
| GRAND TOTAL: | | 487 |

1 ROOF TOP PARKING LEVEL
1" = 30'-0"

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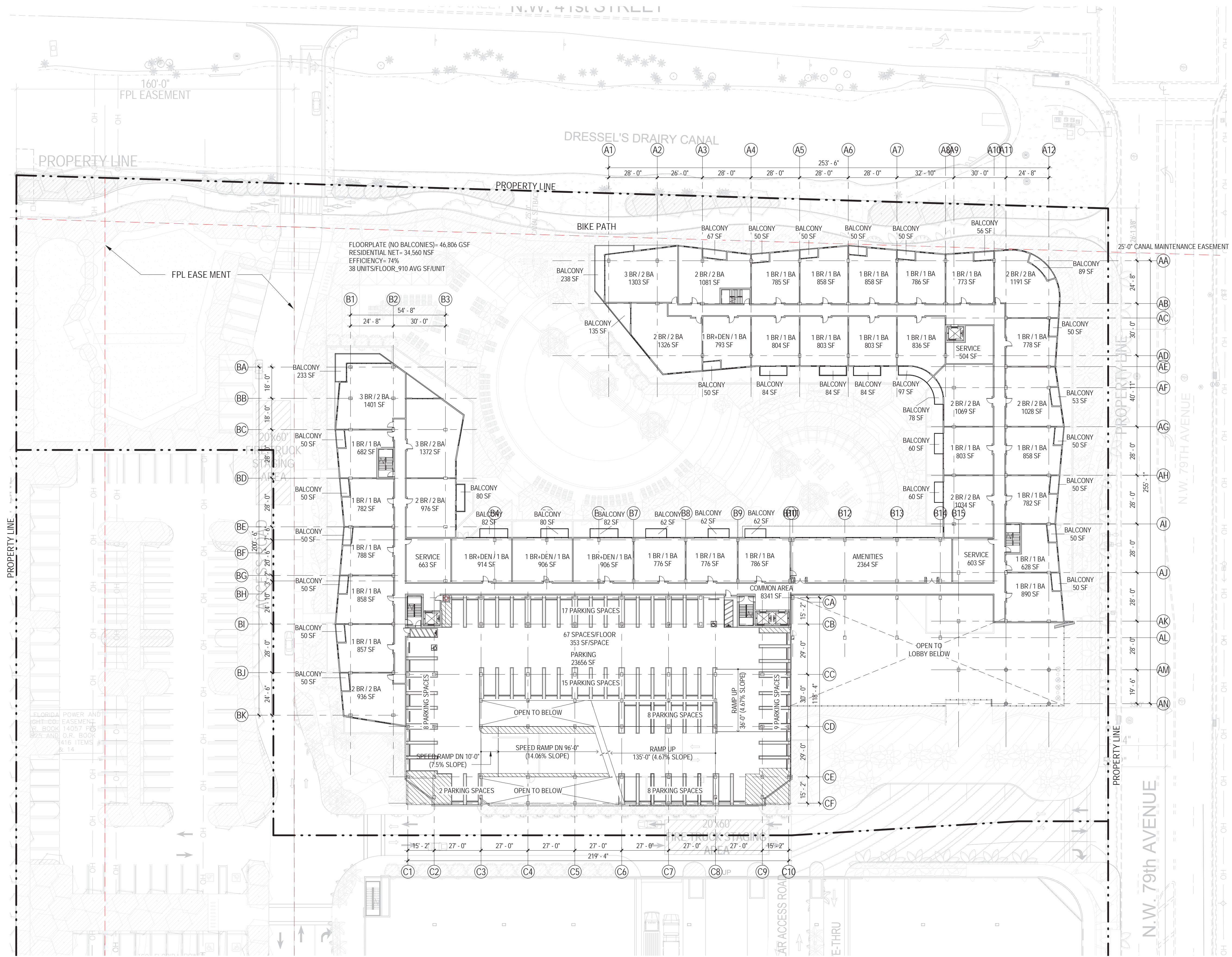
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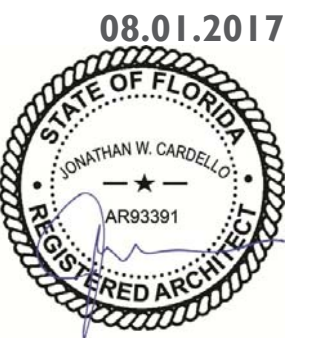
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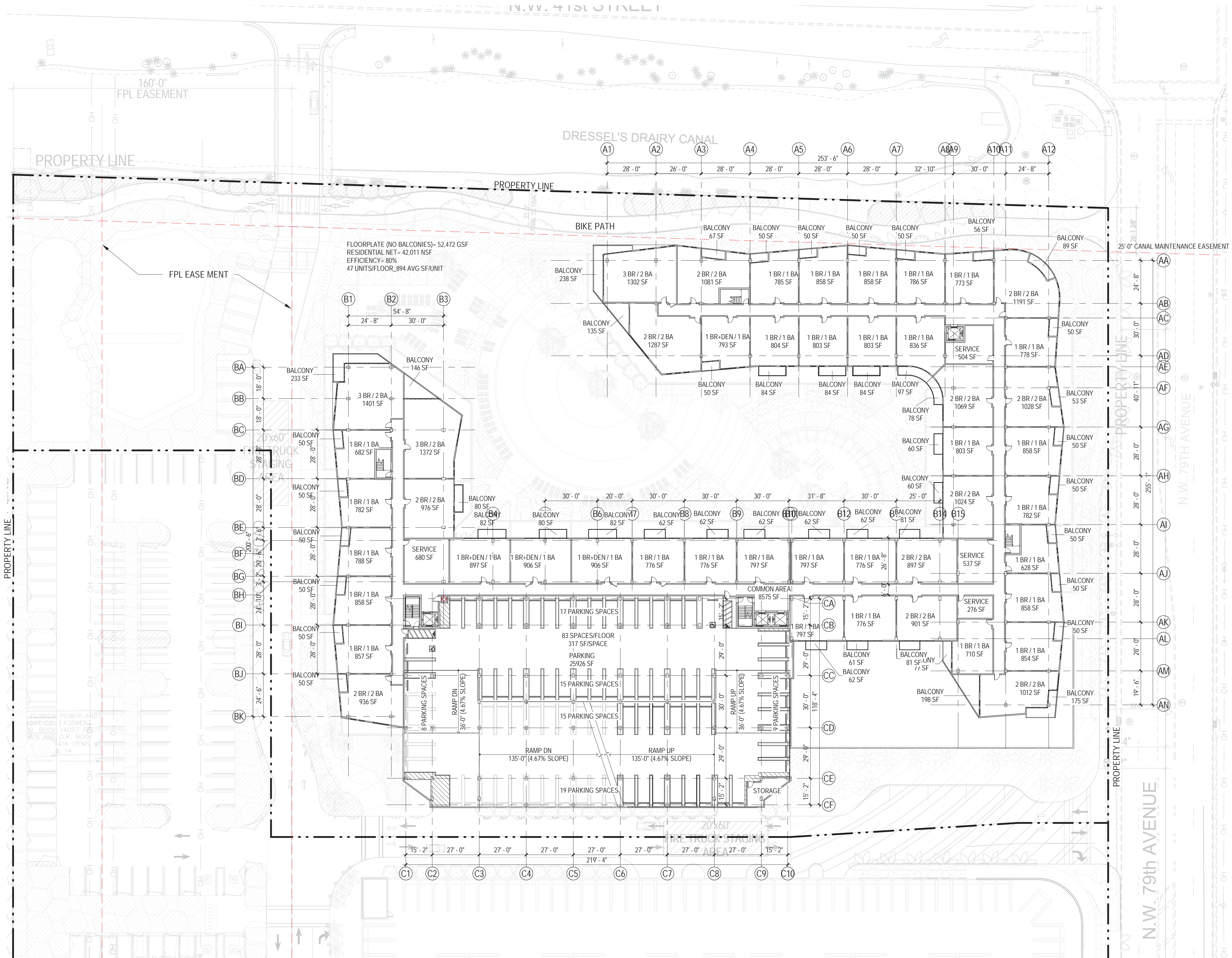
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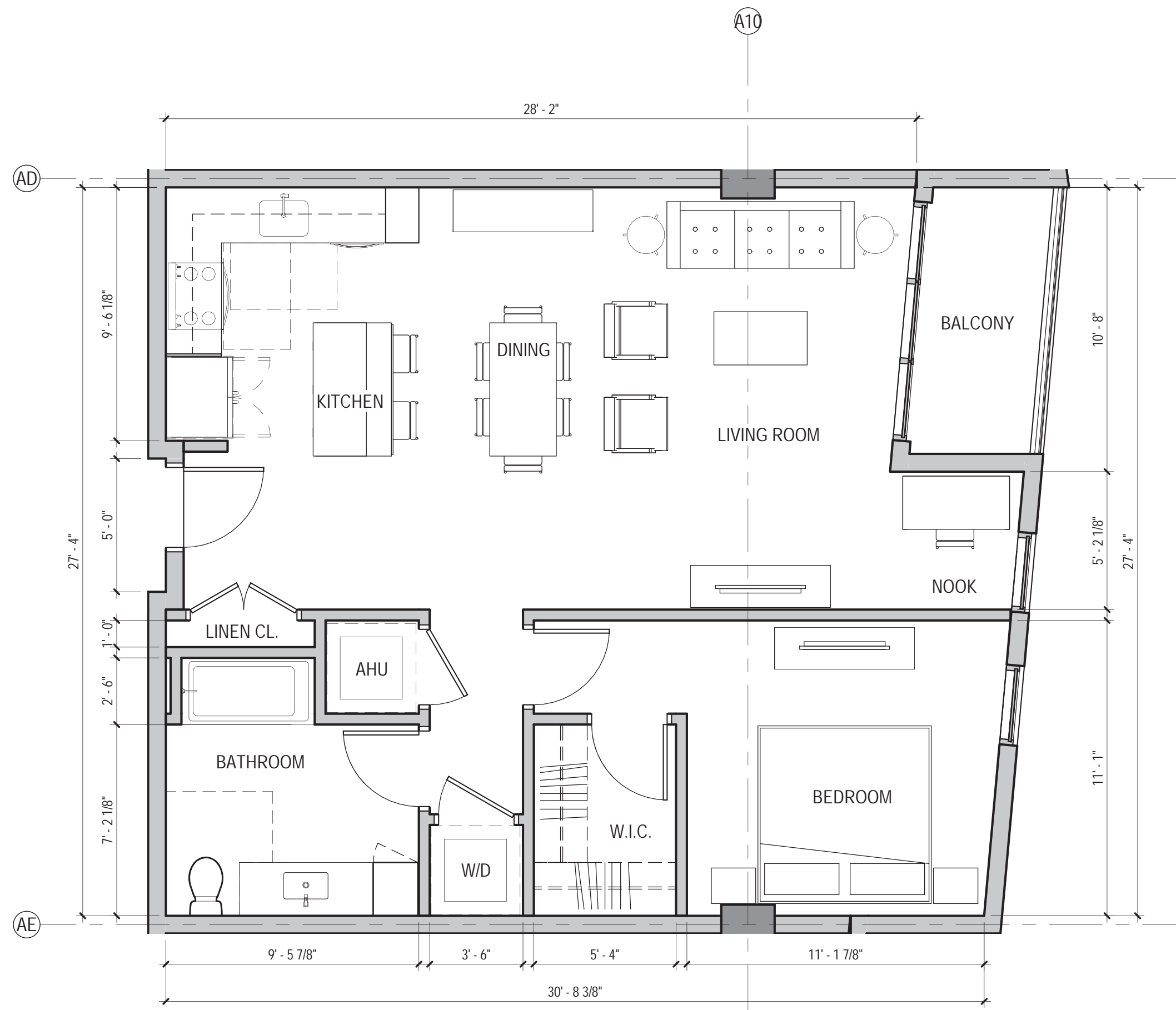


FLOORPLATE (NO BALCONIES) = 52,472 GSF
 RESIDENTIAL NET = 42,011 NSF
 EFFICIENCY = 80%
 47 UNITS/FLOOR, 894 AVG SF/UNIT

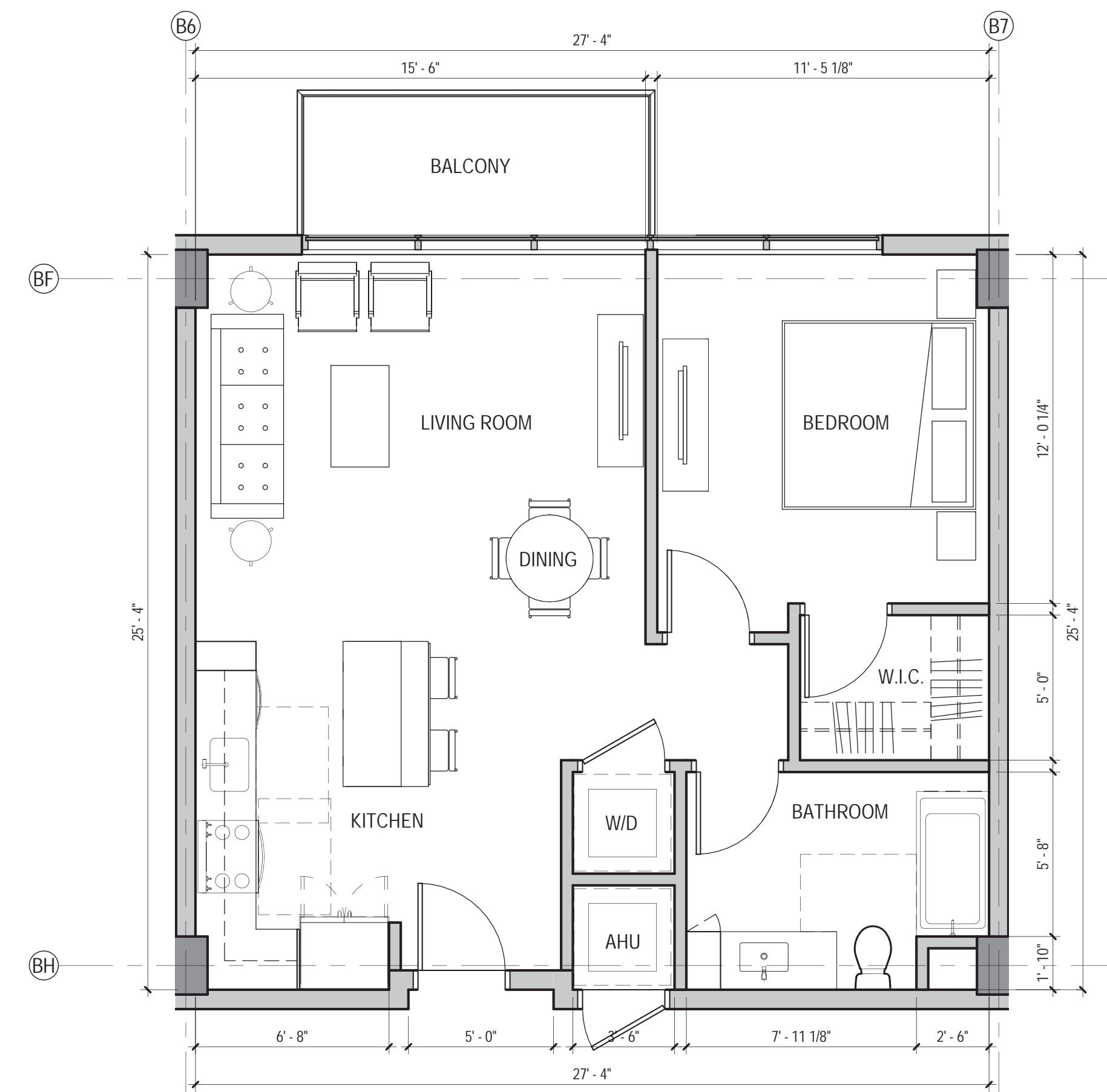
TYPICAL UNIT FLOOR PLAN



UNIT B3 (1/1+DEN)



UNIT B2 (1/1)



UNIT B1 (1/1)



KEY - MAP
SCALE: 1/64" = 1'-0"

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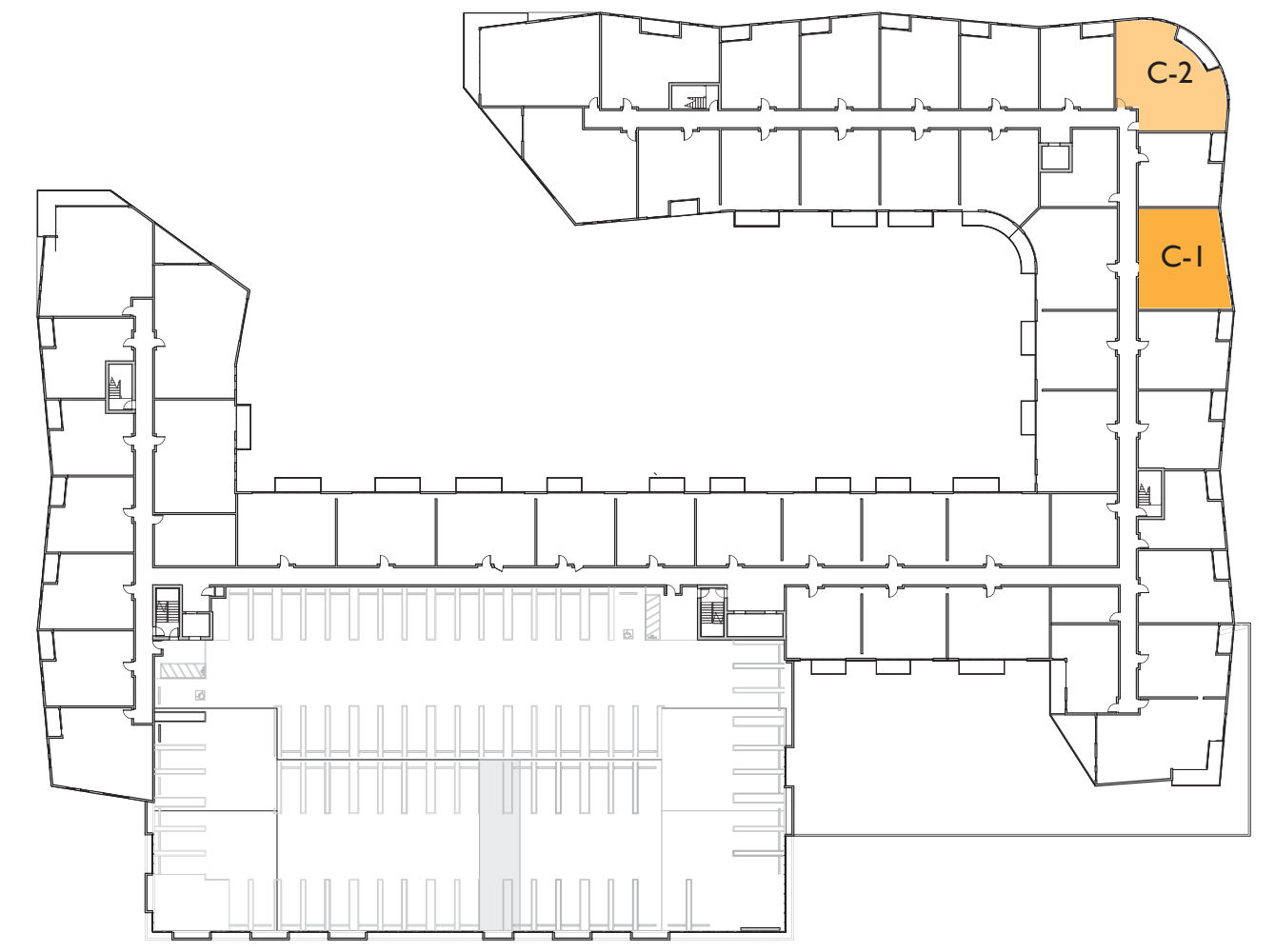
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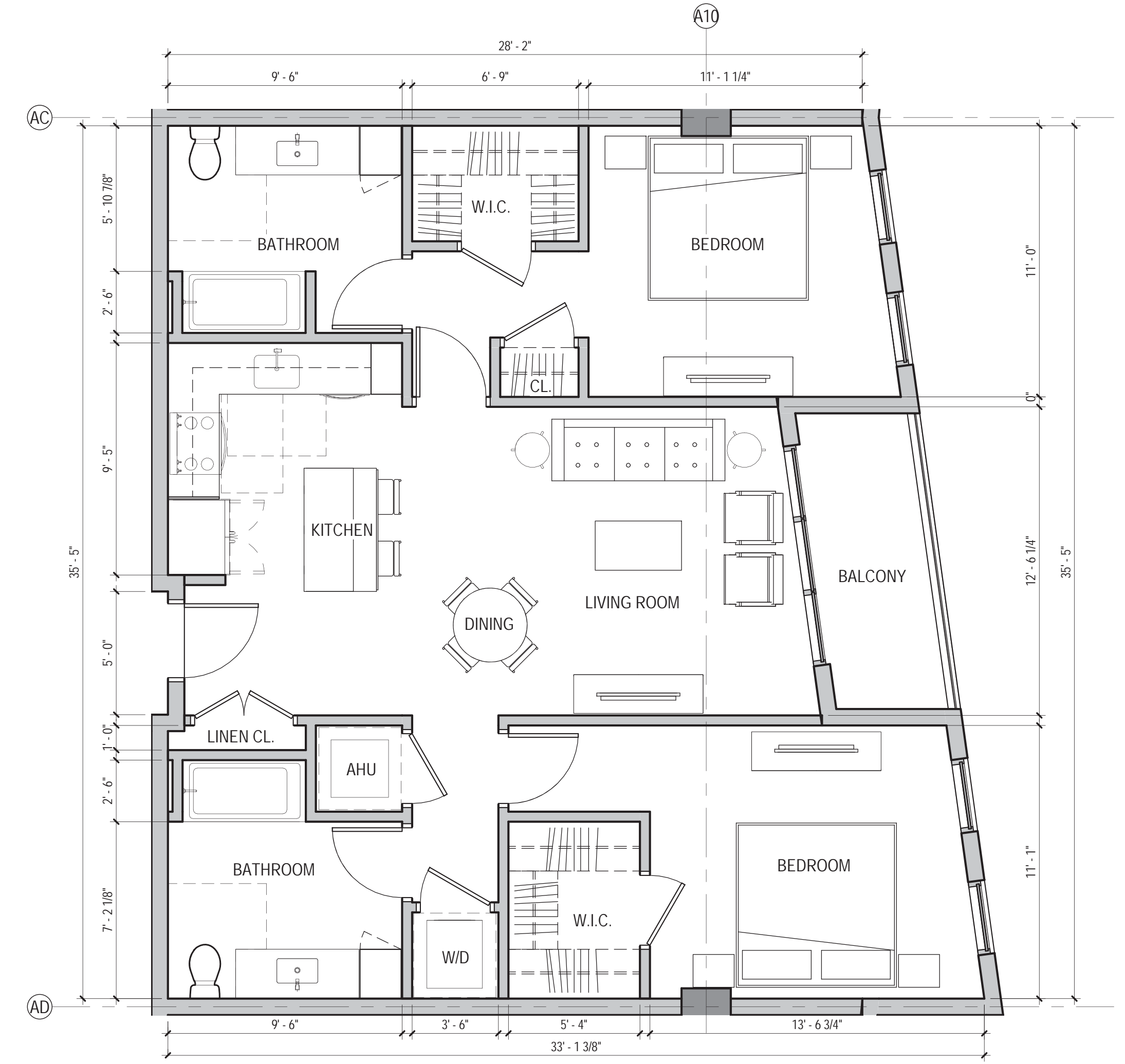
SITE PLAN SUBMITTAL



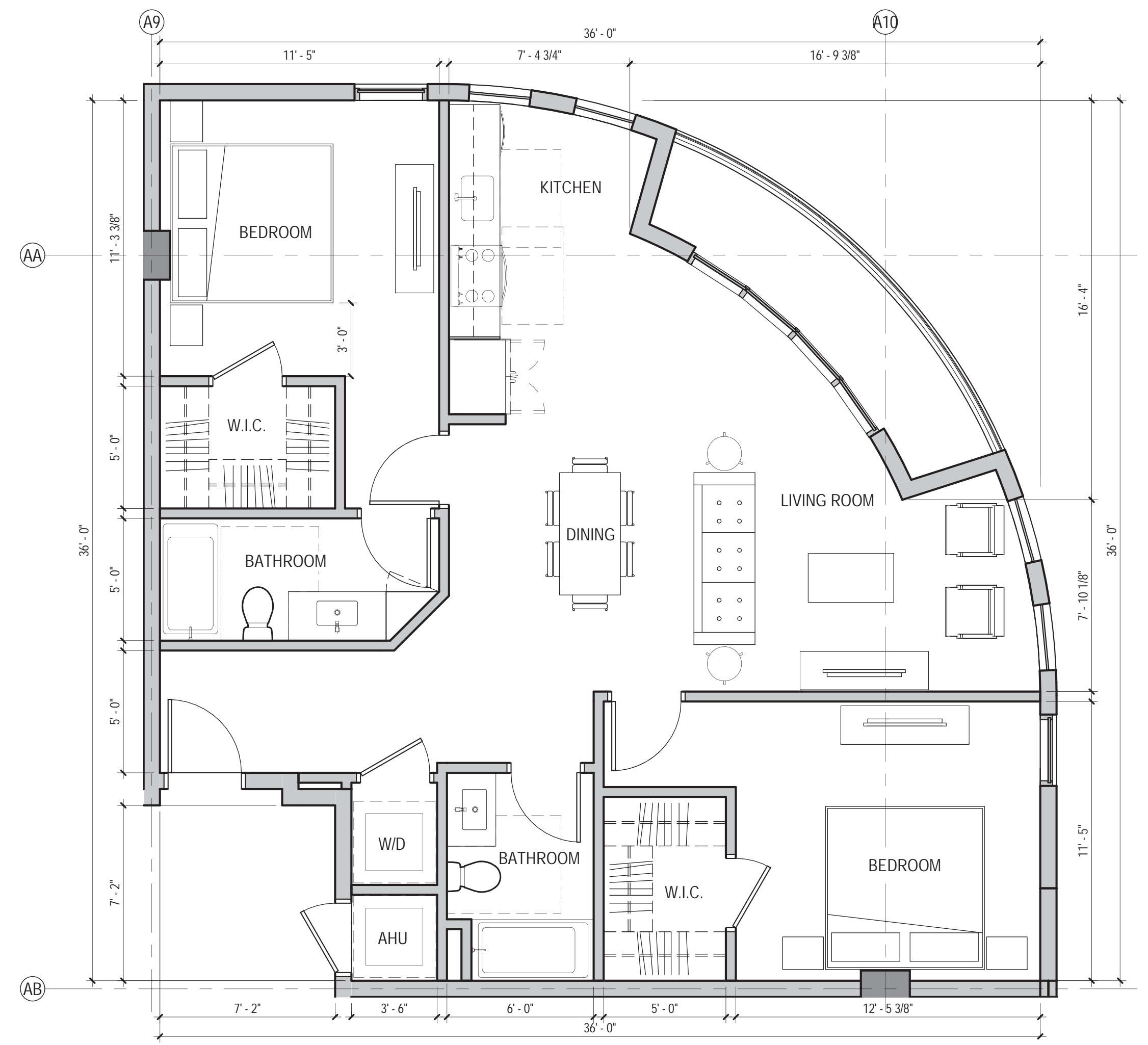
TYPICAL UNIT FLOOR PLAN



KEY - MAP
SCALE: 1/64" = 1'-0"



UNIT C1 (2/2)



UNIT C2 (2/2)

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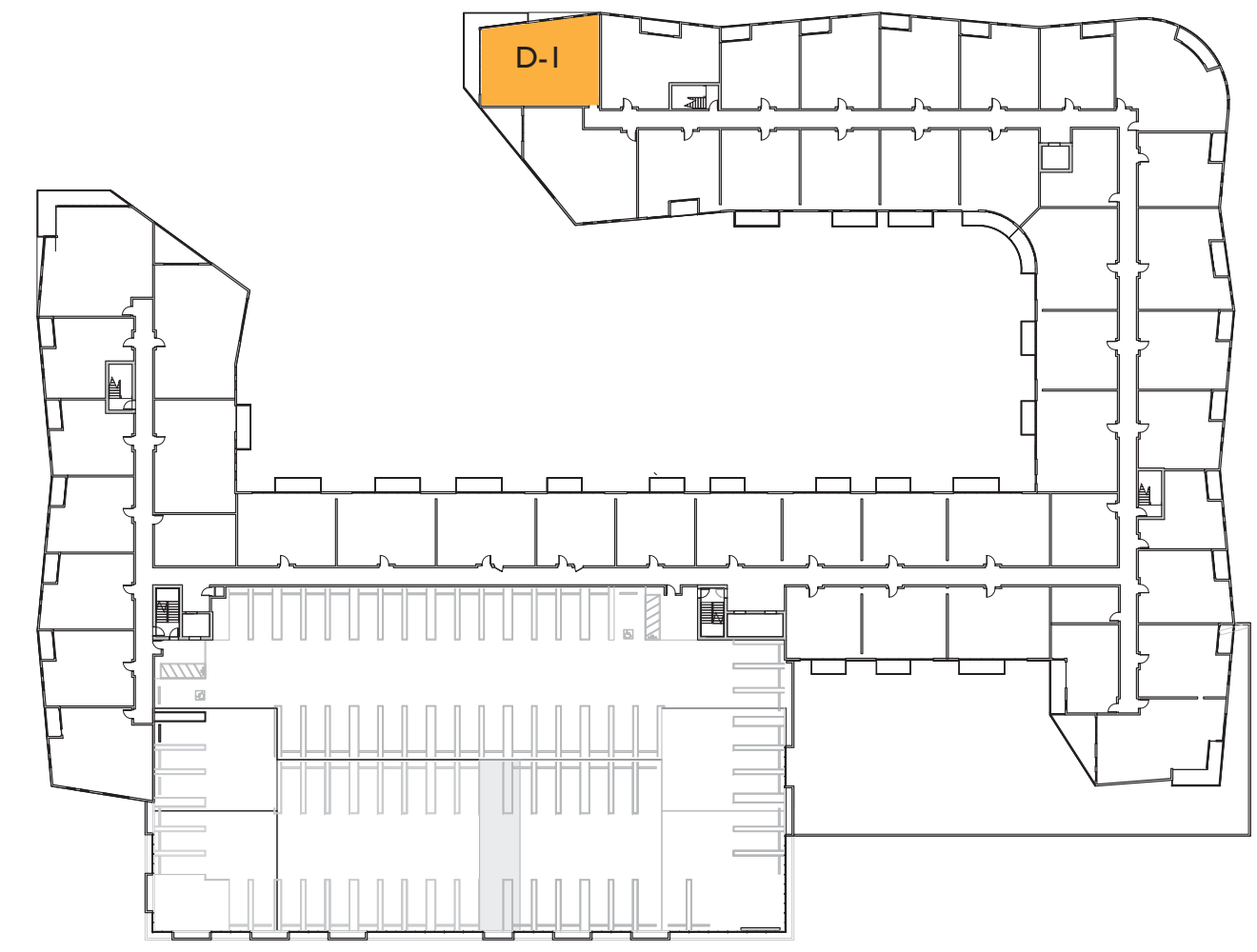
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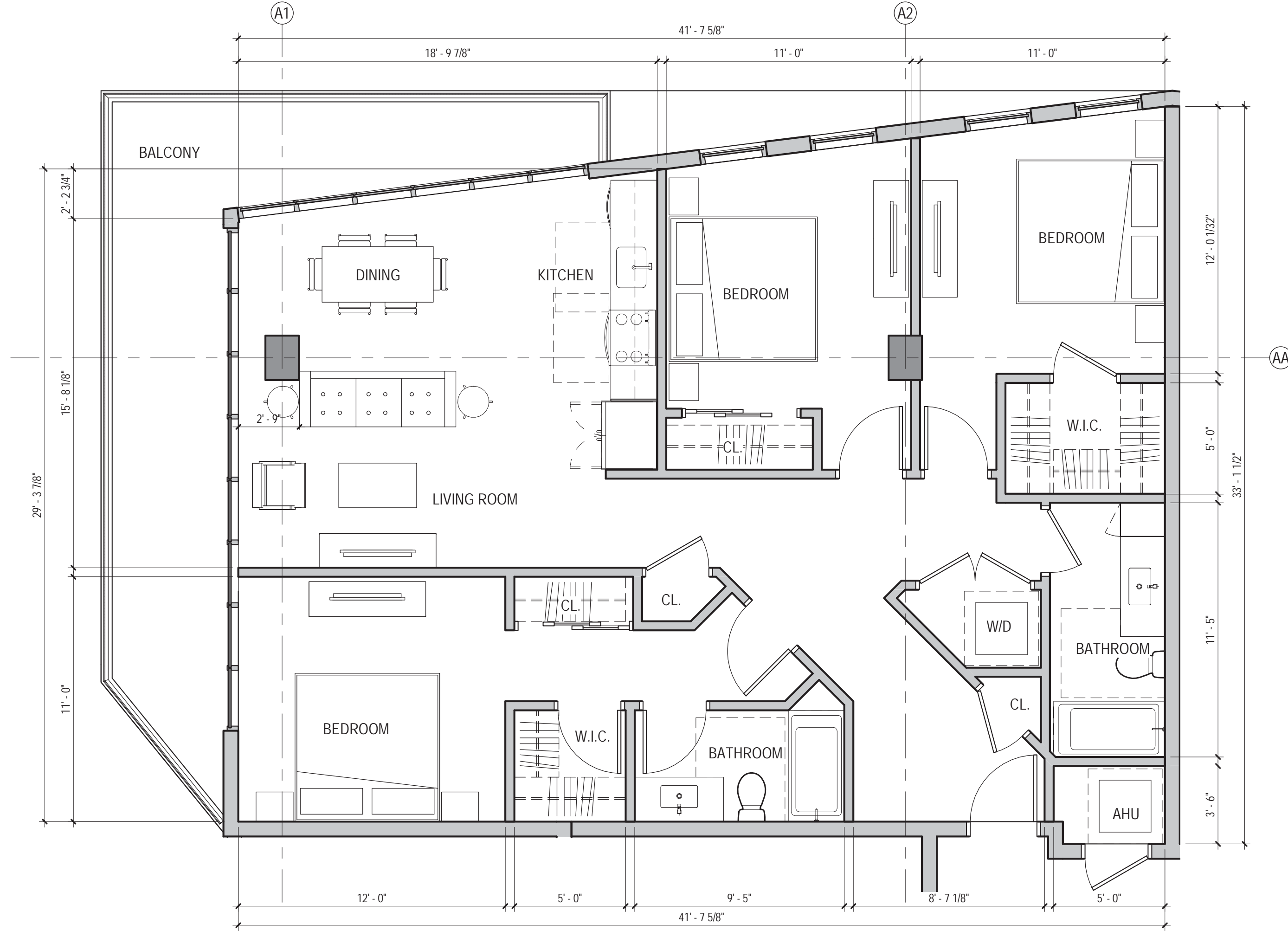


C-10

TYPICAL UNIT FLOOR PLAN



KEY - MAP
SCALE: 1/64" = 1'-0"



UNIT D1 (3/2)

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TRIUMAT DORAL

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D-1: Building Elevations

- D-2: Overall East & West Elevations
- D-3: Enlarged Elevations - Commercial
- D-4: Enlarged Elevations - Commercial
- D-5: Enlarged Elevations - Residential
- D-6: Enlarged Elevations - Residential
- D-7: Perspectives
- D-8: Perspectives
- D-9: Conceptual Landmark

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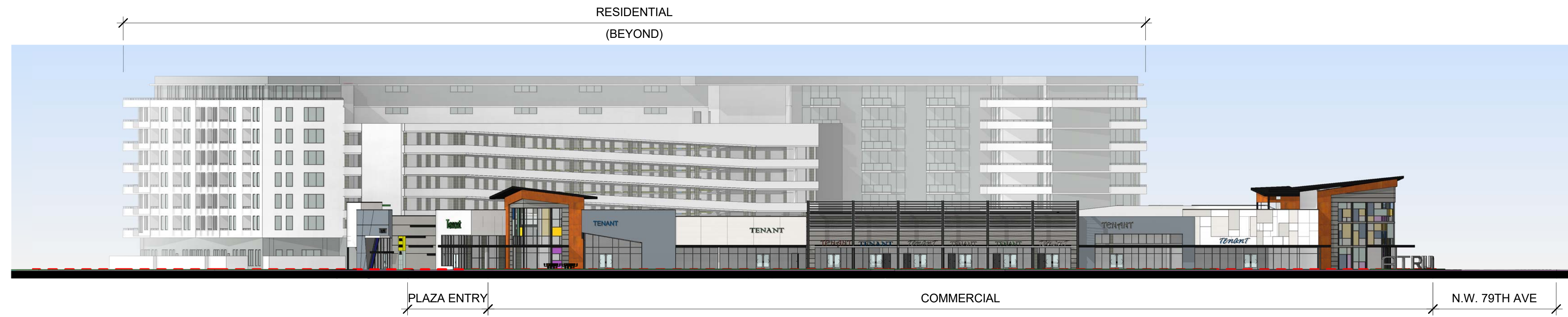
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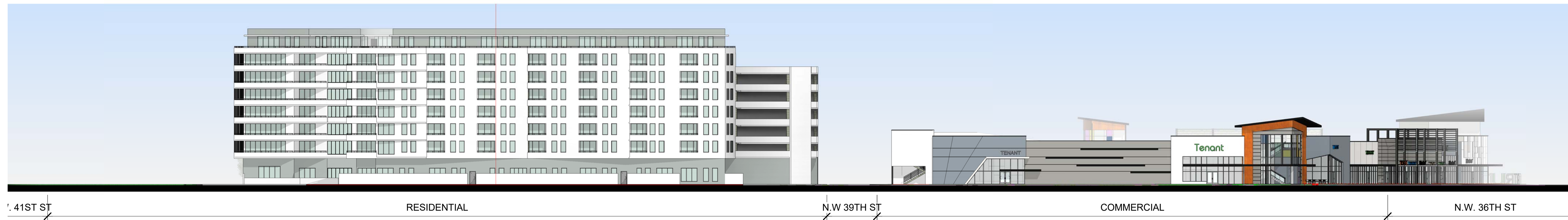


D-1

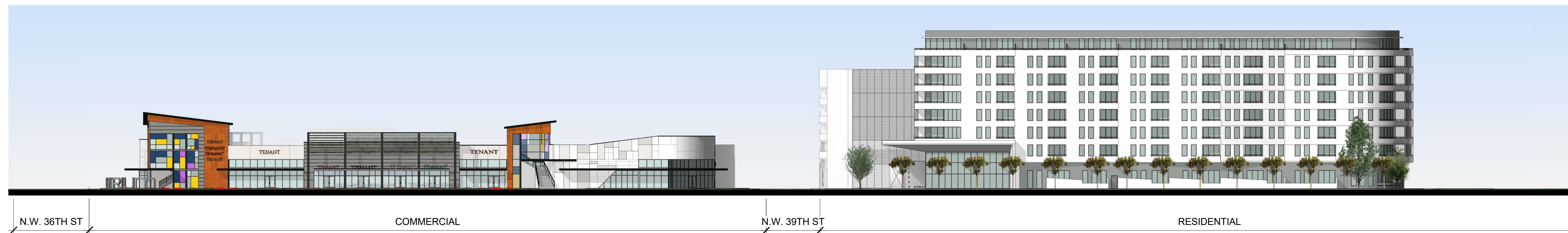


3 OVERALL SOUTH ELEVATION
SCALE: 1" = 30'-0"

KEY - MAP
SCALE: 1" = 200'-0"



2 OVERALL WEST ELEVATION
SCALE: 1" = 30'-0"



1 OVERALL EAST ELEVATION
SCALE: 1" = 30'-0"

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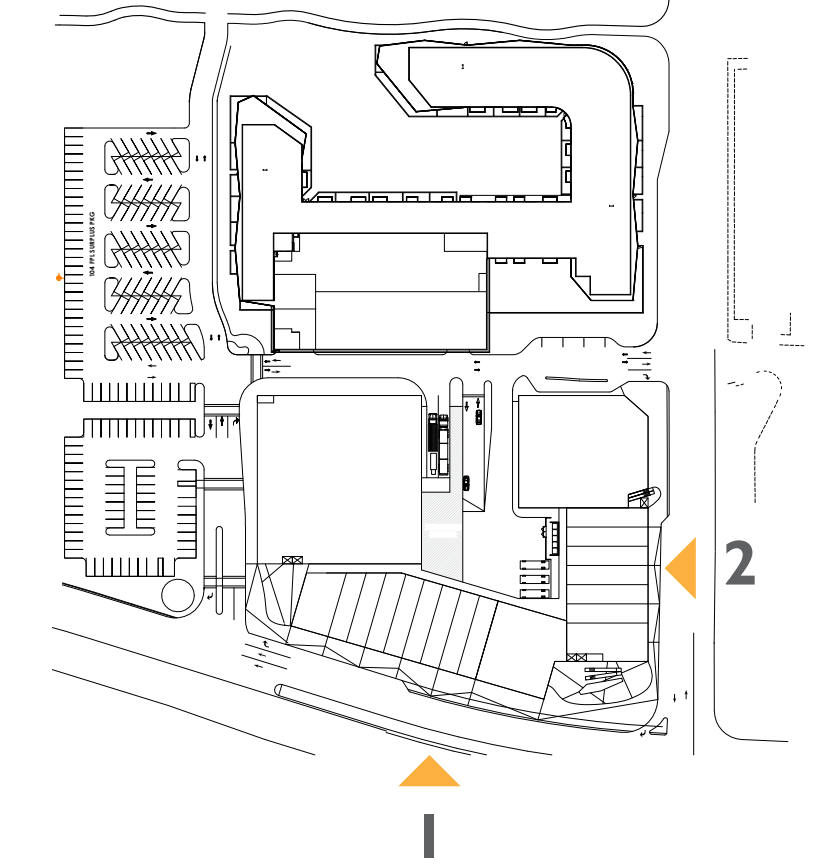
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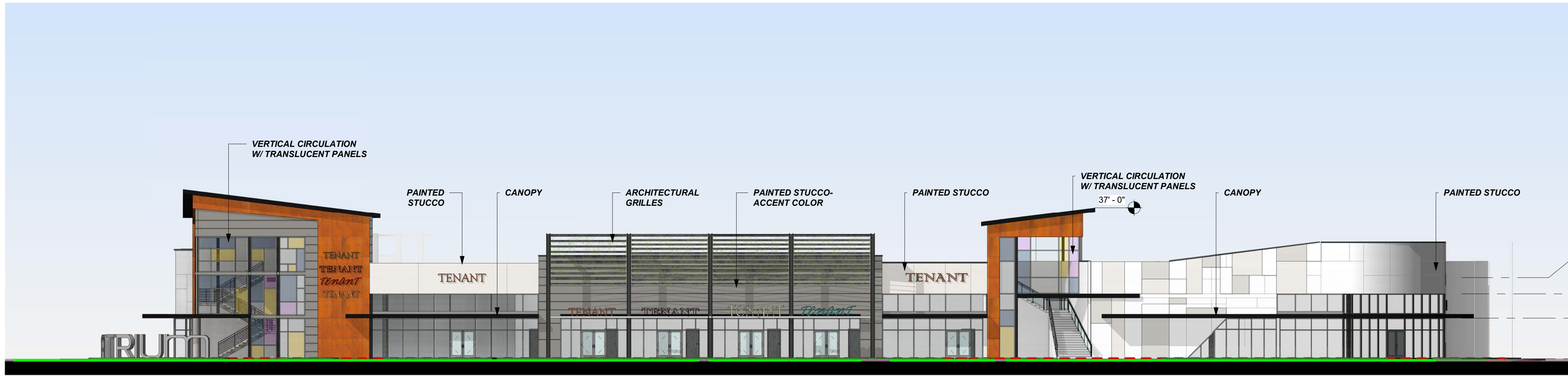
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08.01.2017



KEY - MAP
SCALE: 1" = 200'-0"



- ROOF TOP PARKING LEVEL 20' - 0"
- TENANT CLEAR HEIGHT 16' - 0"
- B.O. LOW CANOPY FRAMING 10' - 0"
- Level 1 0' - 0"

2 ENLARGED EAST ELEVATION
SCALE: 1/16" = 1'-0"



- ROOF TOP PARKING LEVEL 20' - 0"
- TENANT CLEAR HEIGHT 16' - 0"
- B.O. LOW CANOPY FRAMING 10' - 0"
- Level 1 0' - 0"

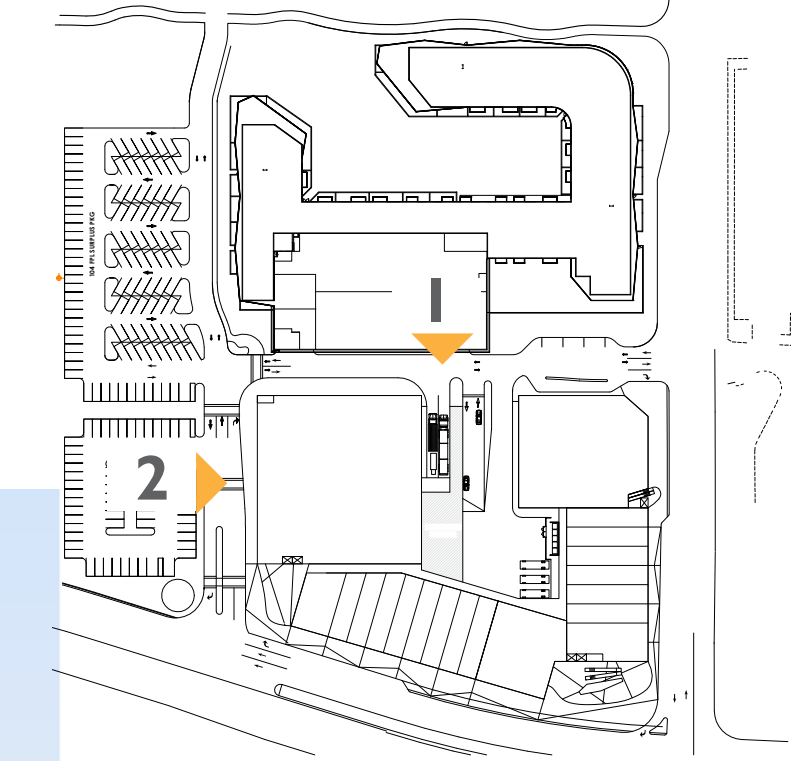
1 ENLARGED SOUTH ELEVATION
SCALE: 1/16" = 1'-0"

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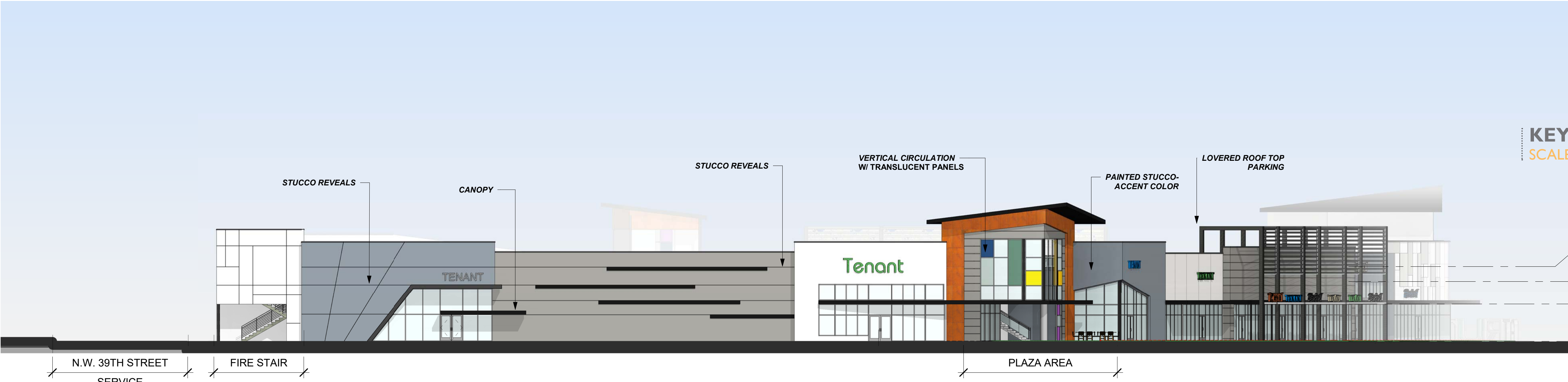
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SITE PLAN
RE-SUBMITTAL
08.01.2017



KEY - MAP
SCALE: 1" = 200'-0"

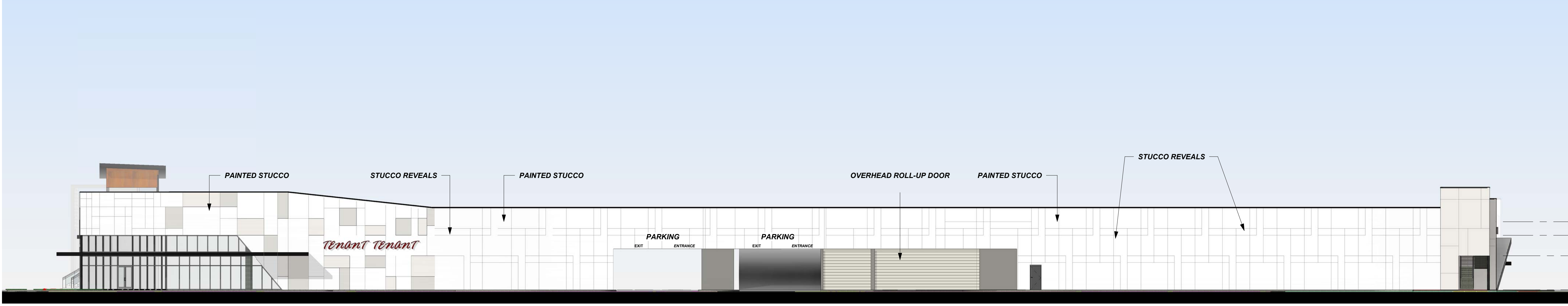


2 ENLARGED WEST ELEVATION
SCALE: 1/16" = 1'-0"

- ROOF TOP PARKING LEVEL 20' - 0"
- TENANT CLEAR HEIGHT 16' - 0"
- B.O. LOW CANOPY FRAMING 10' - 0"
- Level 1 0' - 0"

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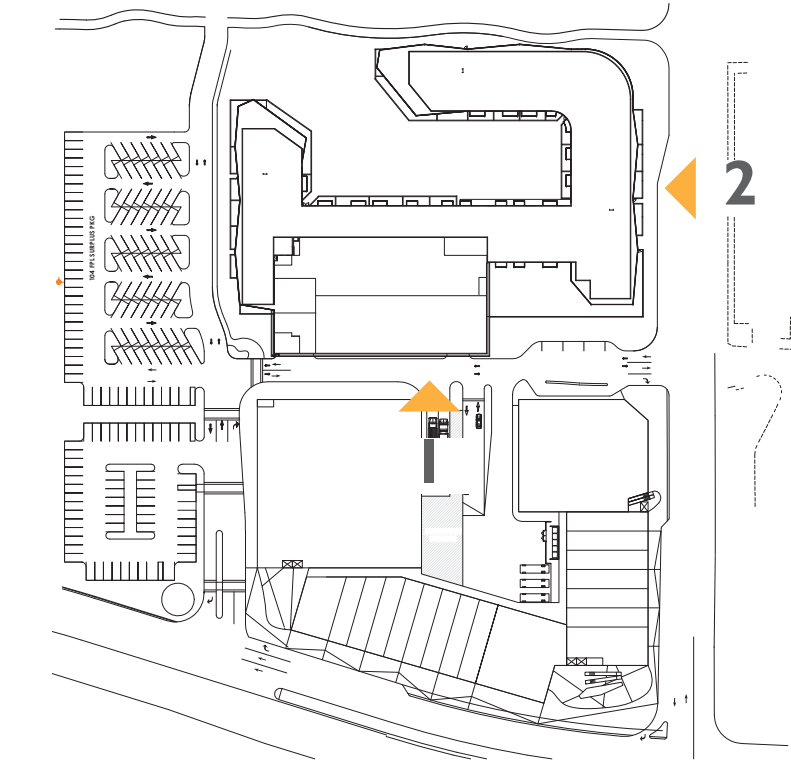


1 ENLARGED NORTH ELEVATION
SCALE: 1/16" = 1'-0"

- ROOF TOP PARKING LEVEL 20' - 0"
- TENANT CLEAR HEIGHT 16' - 0"
- B.O. LOW CANOPY FRAMING 10' - 0"
- Level 1 0' - 0"

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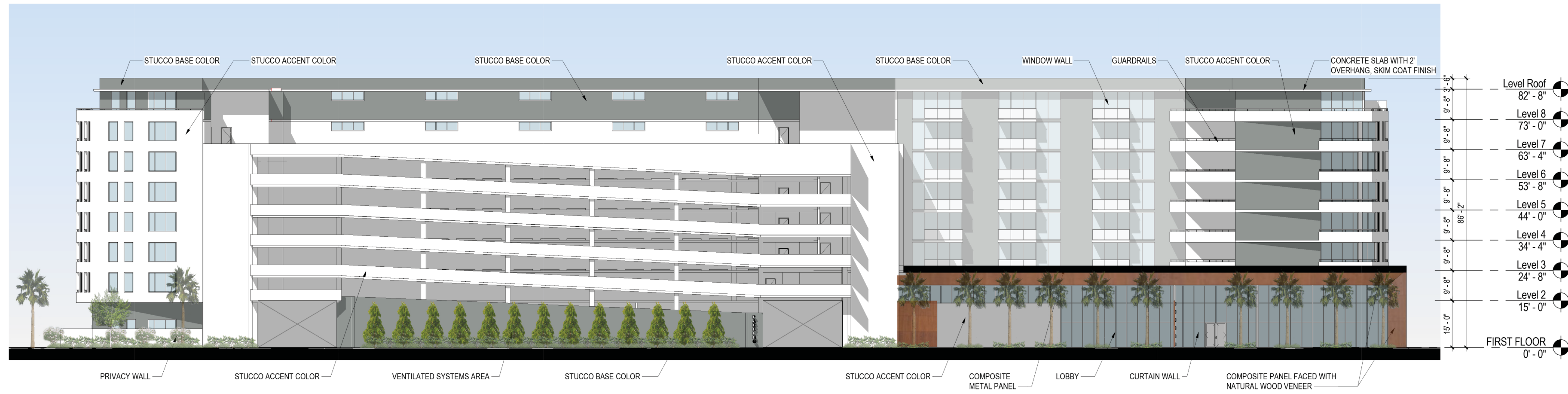
SITE PLAN
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08.01.2017



KEY - MAP
SCALE: 1" = 200'-0"



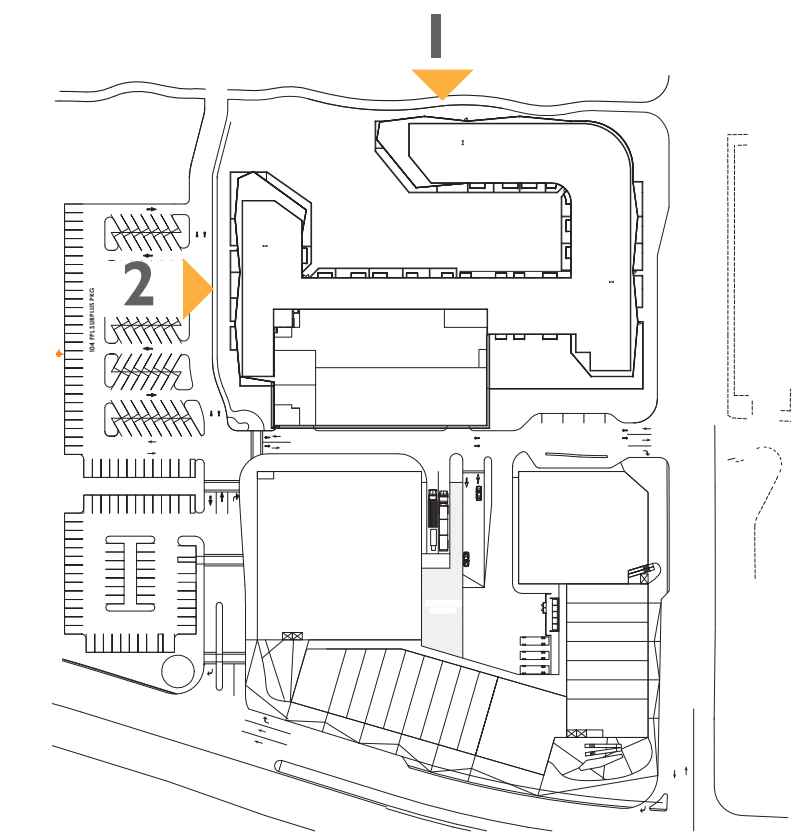
2 ENLARGED EAST ELEVATION
SCALE: 1" = 20'-0"



1 ENLARGED SOUTH ELEVATION
SCALE: 1" = 20'-0"



2 ENLARGED WEST ELEVATION
SCALE: 1" = 20'-0"



KEY - MAP
SCALE: 1" = 200'-0"



1 ENLARGED NORTH ELEVATION
SCALE: 1" = 20'-0"

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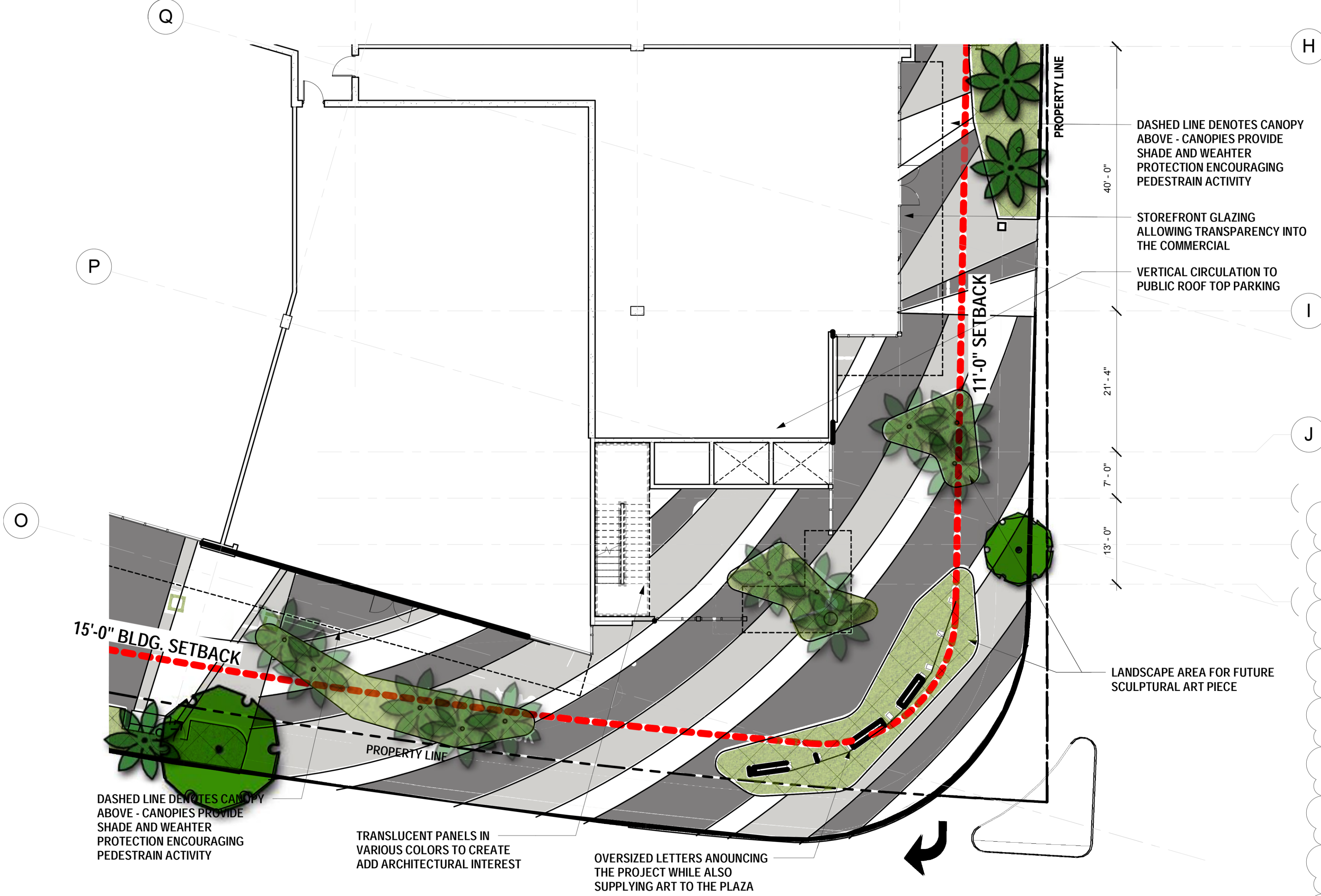
1 CORNER VIEW FROM NW 36TH ST & NW 79TH AVE
NOT TO SCALE

OVERSIZED LETTERS ANNOUNCING THE PROJECT WHILE ALSO SUPPLYING ART TO THE PLAZA

VERTICAL CIRCULATION TO PUBLIC ROOF TOP PARKING

STOREFRONT GLAZING ALLOWING TRANSPARENCY INTO THE COMMERCIAL

VERTICAL CIRCULATION TO PUBLIC ROOF TOP PARKING



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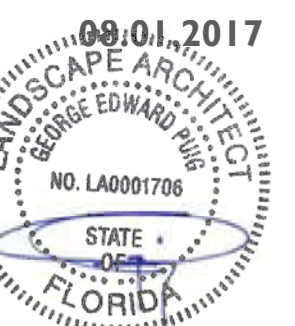
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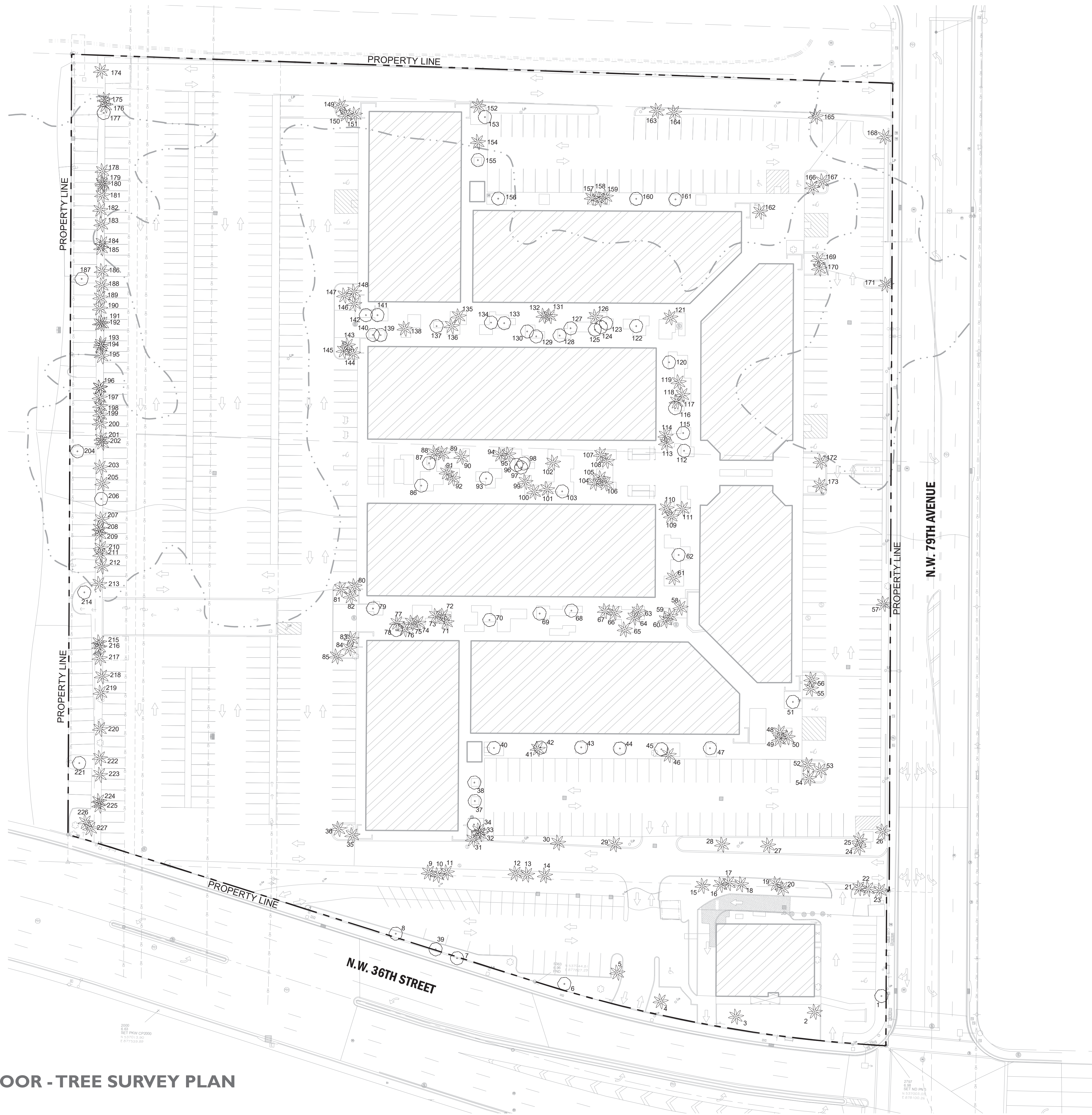
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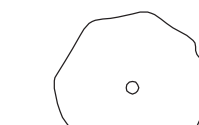
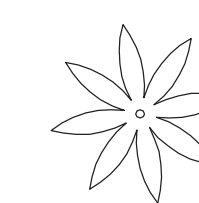
SITE PLAN SUBMITTAL



- L-1: COVER SHEET
- L-2: TREE SURVEY
- L-3: TREE SURVEY INDEX
- L-4: TREE DISPOSITION
- L-5: TREE DISPOSITION INDEX
- L-6: OVERALL LANDSCAPE PLAN
- L-7: LANDSCAPE PLAN ENLARGEMENT
- L-8: LANDSCAPE PLAN ENLARGEMENT
- L-9: LANDSCAPE SECTIONS
- L-10: HARDSCAPE PAVING TREATMENT
- L-11: SITE FURNITURE
- L-12: PLANT PALETTE - TREES
- L-13: PLANT PALETTE - SHRUBS
- L-14: LANDSCAPE DETAILS
- L-15: LANDSCAPE SPECIFICATIONS
- L-16: OVERALL IRRIGATION PLAN



TREE SURVEY LEGEND:

-  Existing Tree
-  Existing Palm

GROUND FLOOR - TREE SURVEY PLAN

SCALE: 1" = 40'-0"

PROJECT # 219420511

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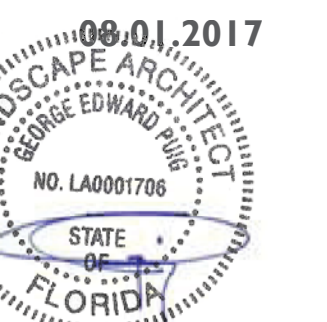
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TREE SURVEY INDEX

| Tree No. | Common Name | Scientific Name | Diameter (inches) | Height (FT) | Canopy (FT) |
|----------|------------------|-----------------------|-------------------|-------------|-------------|
| 1 | Black Olive | Bucida buceras | 15 | 55 | 45 |
| 2 | Christmas Palm | Adonia merrillii | 4 | 12 | 6 |
| 3 | Christmas Palm | Adonia merrillii | 4 | 12 | 6 |
| 4 | Sabal Palm | Sabal palmetto | 12 | 10 | 8 |
| 5 | Christmas Palm | Adonia merrillii | 6 | 10 | 8 |
| 6 | Black Olive | Bucida buceras | 18 | 60 | 50 |
| 7 | Black Olive | Bucida buceras | 36 | 35 | 45 |
| 8 | Black Olive | Bucida buceras | 24 | 50 | 55 |
| 9 | Sabal Palm | Sabal palmetto | 6 | 22 | 8 |
| 10 | Sabal Palm | Sabal palmetto | 6 | 22 | 8 |
| 11 | Sabal Palm | Sabal palmetto | 6 | 22 | 8 |
| 12 | Sabal Palm | Sabal palmetto | 6 | 22 | 8 |
| 13 | Sabal Palm | Sabal palmetto | 6 | 22 | 8 |
| 14 | Sabal Palm | Sabal palmetto | 6 | 22 | 8 |
| 15 | Sabal Palm | Sabal palmetto | 15 | 12 | 12 |
| 16 | Sabal Palm | Sabal palmetto | 10 | 30 | 15 |
| 17 | Sabal Palm | Sabal palmetto | 8 | 35 | 15 |
| 18 | Sabal Palm | Sabal palmetto | 10 | 30 | 15 |
| 19 | Sabal Palm | Sabal palmetto | 10 | 30 | 12 |
| 20 | Sabal Palm | Sabal palmetto | 15 | 12 | 12 |
| 21 | Sabal Palm | Sabal palmetto | 10 | 35 | 15 |
| 22 | Sabal Palm | Sabal palmetto | 10 | 35 | 15 |
| 23 | Sabal Palm | Sabal palmetto | 15 | 12 | 10 |
| 24 | Royal Palm | Roystonea elata | 12 | 40 | 15 |
| 25 | Sabal Palm | Sabal palmetto | 18 | 15 | 15 |
| 26 | Royal Palm | Roystonea elata | 15 | 50 | 17 |
| 27 | Royal Palm | Roystonea elata | 10 | 30 | 15 |
| 28 | Royal Palm | Roystonea elata | 12 | 45 | 20 |
| 29 | Sabal Palm | Sabal palmetto | 15 | 12 | 10 |
| 30 | Sabal Palm | Sabal palmetto | 15 | 12 | 10 |
| 31 | Sabal Palm | Sabal palmetto | 15 | 12 | 6 |
| 32 | Sabal Palm | Sabal palmetto | 15 | 12 | 6 |
| 33 | Sabal Palm | Sabal palmetto | 10 | 30 | 15 |
| 34 | Mahogany Tree | Swietenia macrophylla | 12 | 35 | 20 |
| 35 | Sabal Palm | Sabal palmetto | 8 | 25 | 13 |
| 36 | Sabal Palm | Sabal palmetto | 8 | 25 | 13 |
| 37 | Mahogany Tree | Swietenia macrophylla | 18 | 35 | 25 |
| 38 | Mahogany Tree | Swietenia macrophylla | 12 | 35 | 25 |
| 39 | Mahogany Tree | Swietenia macrophylla | 12 | 30 | 20 |
| 40 | Mahogany Tree | Swietenia macrophylla | 12 | 20 | 15 |
| 41 | Sabal Palm | Sabal palmetto | 12 | 10 | 8 |
| 42 | no canopy | Tree not on site | 10 | 15 | 10 |
| 43 | Mahogany Tree | Swietenia macrophylla | 15 | 30 | 35 |
| 44 | Mahogany Tree | Swietenia macrophylla | 5 | 25 | 15 |
| 45 | Paradise Tree | Simarouba glauca | 6 | 30 | 25 |
| 46 | Sabal Palm | Sabal palmetto | 15 | 20 | 15 |
| 47 | Mahogany Tree | Swietenia macrophylla | 12 | 50 | 40 |
| 48 | Sabal Palm | Sabal palmetto | 12 | 25 | 15 |
| 49 | Sabal Palm | Sabal palmetto | 10 | 20 | 15 |
| 50 | Sabal Palm | Sabal palmetto | 12 | 30 | 15 |
| 51 | Trumpet Tree | Tabebuia caraiba | 3 | 10 | 5 |
| 52 | Sabal Palm | Sabal palmetto | 10 | 22 | 12 |
| 53 | Sabal Palm | Sabal palmetto | 12 | 22 | 12 |
| 54 | Sabal Palm | Sabal palmetto | 12 | 22 | 12 |
| 55 | Christmas Palm | Adonia merrillii | 4,4,4 | 12 | 8 |
| 56 | Christmas Palm | Adonia merrillii | 4,4,4 | 12 | 8 |
| 57 | Royal Palm | Roystonea elata | 15 | 28 | 15 |
| 58 | Sabal Palm | Sabal palmetto | 10 | 12 | 10 |
| 59 | Sabal Palm | Sabal palmetto | 6 | 20 | 8 |
| 60 | Sabal Palm | Sabal palmetto | 10 | 22 | 10 |
| 61 | Sabal Palm | Sabal palmetto | 10 | 22 | 10 |
| 62 | Live Oak | Quercus virginiana | 15 | 25 | 20 |
| 63 | Sabal Palm | Sabal palmetto | 6 | 20 | 10 |
| 64 | Sabal Palm | Sabal palmetto | 6 | 25 | 10 |
| 65 | Pigmy Palm | Phoenix roebelenii | 3,3 | 12 | 12 |
| 66 | Sabal Palm | Sabal palmetto | 6 | 25 | 12 |
| 67 | Sabal Palm | Sabal palmetto | 6 | 20 | 12 |
| 68 | Tree not on site | Tree not on site | | | |
| 69 | Pink Tabebuia | Tabebuia heterophylla | 8 | 30 | 15 |
| 70 | Pink Tabebuia | Tabebuia heterophylla | 8 | 25 | 25 |

| Tree No. | Common Name | Scientific Name | Diameter (inches) | Height (FT) | Canopy (FT) |
|----------|-----------------|----------------------------|-------------------|-------------|-------------|
| 76 | Sabal Palm | Sabal palmetto | 6 | 22 | 10 |
| 77 | Sabal Palm | Sabal palmetto | 6 | 22 | 10 |
| 78 | Pink Tabebuia | Tabebuia heterophylla | 15 | 30 | 20 |
| 79 | Umbrella Tree | Schefflera actinophylla | 20 | 25 | 25 |
| 80 | Sabal Palm | Sabal palmetto | 20 | 25 | 10 |
| 81 | Sabal Palm | Sabal palmetto | 8 | 20 | 8 |
| 82 | Sabal Palm | Sabal palmetto | 6 | 18 | 8 |
| 83 | Sabal Palm | Sabal palmetto | 18 | 12 | 10 |
| 84 | Sabal Palm | Sabal palmetto | 6 | 22 | 8 |
| 85 | Sabal Palm | Sabal palmetto | 6 | 20 | 8 |
| 86 | Japanese Privet | Ligustrum japonicum | 15 | 22 | 20 |
| 87 | Japanese Privet | Ligustrum japonicum | 4 | 9 | 8 |
| 88 | Sabal Palm | Sabal palmetto | 8 | 22 | 12 |
| 89 | Sabal Palm | Sabal palmetto | 8 | 22 | 12 |
| 90 | Sabal Palm | Sabal palmetto | 8 | 22 | 12 |
| 91 | Sabal Palm | Sabal palmetto | 8 | 22 | 10 |
| 92 | Sabal Palm | Sabal palmetto | 8 | 22 | 10 |
| 93 | Ficus | | 30 | 28 | 30 |
| 94 | Sabal Palm | Sabal palmetto | 6 | 15 | 2 |
| 95 | Sabal Palm | Sabal palmetto | 8 | 22 | 10 |
| 96 | Gumbo Limbo | Bursera simaruba | 24 | 25 | 30 |
| 97 | Gumbo Limbo | Bursera simaruba | 24 | 25 | 30 |
| 98 | Gumbo Limbo | Bursera simaruba | 24 | 28 | 25 |
| 99 | Sabal Palm | Sabal palmetto | 8 | 25 | 12 |
| 100 | Sabal Palm | Sabal palmetto | 8 | 25 | 10 |
| 101 | Alexander Palm | Archontophoenix alexandrae | 3 | 30 | 8 |
| 102 | Live Oak | Quercus virginiana | 18 | 26 | 22 |
| 103 | Sabal Palm | Sabal palmetto | 18 | 22 | 12 |
| 104 | Sabal Palm | Sabal palmetto | 18 | 22 | 12 |
| 105 | Sabal Palm | Sabal palmetto | 18 | 22 | 12 |
| 106 | Sabal Palm | Sabal palmetto | 18 | 22 | 12 |
| 107 | Sabal Palm | Sabal palmetto | 18 | 22 | 12 |
| 108 | Sabal Palm | Sabal palmetto | 18 | 22 | 12 |
| 109 | Sabal Palm | Sabal palmetto | 6 | 20 | 10 |
| 110 | Sabal Palm | Sabal palmetto | 8 | 20 | 10 |
| 111 | Sabal Palm | Sabal palmetto | 6 | 20 | 10 |
| 112 | Ficus | | 30 | 25 | 20 |
| 113 | Sabal Palm | Sabal palmetto | 10 | 25 | 10 |
| 114 | Sabal Palm | Sabal palmetto | 12 | 16 | 10 |
| 115 | Japanese Privet | Ligustrum japonicum | 5 | 15 | 12 |
| 116 | Japanese Privet | Ligustrum japonicum | 5 | 15 | 12 |
| 117 | Sabal Palm | Sabal palmetto | 6 | 30 | 10 |
| 118 | Sabal Palm | Sabal palmetto | 6 | 30 | 10 |
| 119 | Sabal Palm | Sabal palmetto | 6 | 30 | 10 |
| 120 | Royal Poinciana | Delonix regia | 36 | 35 | 40 |
| 121 | Sabal Palm | Sabal palmetto | 6 | 18 | 6 |
| 122 | Japanese Privet | Ligustrum japonicum | 12 | 15 | 15 |
| 123 | Paurotis Palm | Acoelorrhaphes wrightii | 4,3,3 | 25 | 15 |
| 124 | Paurotis Palm | Acoelorrhaphes wrightii | 3,3,3 | 25 | 18 |
| 125 | Paurotis Palm | Acoelorrhaphes wrightii | 4,3,3 | 25 | 18 |
| 126 | Sabal Palm | Sabal palmetto | 8 | 26 | 12 |
| 127 | Japanese Privet | Ligustrum japonicum | 5 | 12 | 10 |
| 128 | Japanese Privet | Ligustrum japonicum | 10 | 30 | 20 |
| 129 | Japanese Privet | Ligustrum japonicum | 10 | 30 | 15 |
| 130 | Japanese Privet | Ligustrum japonicum | 10 | 25 | 12 |
| 131 | Sabal Palm | Sabal palmetto | 6 | 25 | 10 |
| 132 | Sabal Palm | Sabal palmetto | 6 | 25 | 10 |
| 133 | Umbrella Tree | Schefflera actinophylla | 30 | 28 | 25 |
| 134 | Umbrella Tree | Schefflera actinophylla | 2 | 6 | 3 |
| 135 | Sabal Palm | Sabal palmetto | 14 | 12 | 15 |
| 136 | Pigmy Palm | Phoenix roebelenii | 3 | 5 | 3 |
| 137 | Japanese Privet | Ligustrum japonicum | 12 | 18 | 15 |
| 138 | Sabal Palm | Sabal palmetto | 8 | 22 | 12 |
| 139 | Podocarpus | Podocarpus macrophyllus | 12 | 20 | 12 |
| 140 | Podocarpus | Podocarpus macrophyllus | 4 | 12 | 4 |
| 141 | Podocarpus | Podocarpus macrophyllus | 6 | 15 | 5 |
| 142 | Mahogany Tree | Swietenia macrophylla | 12 | 15 | 10 |
| 143 | Sabal Palm | Sabal palmetto | 6 | 20 | 8 |
| 144 | Sabal Palm | Sabal palmetto | 8 | 20 | 10 |
| 145 | Sabal Palm | Sabal palmetto | 8 | 25 | 10 |

| Tree No. | Common Name | Scientific Name | Diameter (inches) | Height (FT) | Canopy (FT) |
|----------|------------------|-----------------------|-------------------|-------------|-------------|
| 150 | Sabal Palm | Sabal palmetto | 8 | 25 | 10 |
| 151 | Sabal Palm | Sabal palmetto | 8 | 22 | 10 |
| 152 | Sabal Palm | Sabal palmetto | 20 | 12 | 12 |
| 153 | Live Oak | Quercus virginiana | 18 | 20 | 25 |
| 154 | Christmas Palm | Adonia merrillii | 3,4,3 | 15 | 12 |
| 155 | White Ginger | Cordia sebestena | 12 | 12 | 12 |
| 156 | Black Olive | Bucida buceras | 26 | 30 | 30 |
| 157 | Christmas Palm | Adonia merrillii | 3,4,4 | 15 | 12 |
| 158 | Sabal Palm | Sabal palmetto | 6 | 30 | 10 |
| 159 | Sabal Palm | Sabal palmetto | 6 | 30 | 8 |
| 160 | Mahogany Tree | Swietenia macrophylla | 24 | 30 | 25 |
| 161 | Mahogany Tree | Swietenia macrophylla | 36 | 25 | 25 |
| 162 | Sabal Palm | Sabal palmetto | 24 | 15 | 12 |
| 163 | Sabal Palm | Sabal palmetto | 20 | 12 | 12 |
| 164 | Sabal Palm | Sabal palmetto | 24 | 12 | 12 |
| 165 | Royal Palm | Roystonea elata | 10 | 30 | 15 |
| 166 | Sabal Palm | Sabal palmetto | 12 | 25 | 12 |
| 167 | Sabal Palm | Sabal palmetto | 12 | 15 | 12 |
| 168 | Royal Palm | Roystonea elata | 10 | 30 | 15 |
| 169 | Tree not on site | Tree not on site | | | |
| 170 | Tree not on site | Tree not on site | | | |
| 171 | Royal Palm | Roystonea elata | 15 | 35 | 15 |
| 172 | Christmas Palm | Adonia merrillii | 4,4,4 | 10 | 12 |
| 173 | Christmas Palm | Adonia merrillii | 4,4,4 | 12 | 12 |
| 174 | Sabal Palm | Sabal palmetto | 30 | 15 | 12 |
| 175 | Sabal Palm | Sabal palmetto | 20 | 15 | 12 |
| 176 | Sabal Palm | Sabal palmetto | 24 | 20 | 18 |
| 177 | Gumbo Limbo | Bursera simaruba | 10 | 15 | 12 |
| 178 | Sabal Palm | Sabal palmetto | 15 | 12 | 12 |
| 179 | Sabal Palm | Sabal palmetto | 15 | 18 | 12 |
| 180 | Sabal Palm | Sabal palmetto | 18 | 18 | 12 |
| 181 | Sabal Palm | Sabal palmetto | 20 | 15 | 12 |
| 182 | Sabal Palm | Sabal palmetto | 15 | 18 | 12 |
| 183 | Sabal Palm | Sabal palmetto | 15 | 15 | 12 |
| 184 | Sabal Palm | Sabal palmetto | 15 | 18 | 12 |
| 185 | Sabal Palm | Sabal palmetto | 15 | 15 | 12 |
| 186 | Sabal Palm | Sabal palmetto | 20 | 20 | 20 |
| 187 | Bottle Brush | Callistemon | 20 | 18 | 12 |
| 188 | Sabal Palm | Sabal palmetto | 18 | 18 | 12 |
| 189 | Sabal Palm | Sabal palmetto | 15 | 18 | 12 |
| 190 | Sabal Palm | Sabal palmetto | 12 | 18 | 15 |
| 191 | Sabal Palm | Sabal palmetto | 18 | 18 | 15 |
| 192 | Sabal Palm | Sabal palmetto | 20 | 18 | 15 |
| 193 | Sabal Palm | Sabal palmetto | 20 | 18 | 15 |
| 194 | Sabal Palm | Sabal palmetto | 20 | 15 | 12 |
| 195 | Sabal Palm | Sabal palmetto | 18 | 18 | 12 |
| 196 | Sabal Palm | Sabal palmetto | 15 | 15 | 12 |
| 197 | Sabal Palm | Sabal palmetto | 12 | 18 | 12 |
| 198 | Sabal Palm | Sabal palmetto | 18 | 15 | 12 |
| 199 | Sabal Palm | Sabal palmetto | 20 | 15 | 12 |
| 200 | Sabal Palm | Sabal palmetto | 18 | 22 | 12 |
| 201 | Sabal Palm | Sabal palmetto | 15 | 12 | 12 |
| 202 | Sabal Palm | Sabal palmetto | 18 | 22 | 12 |
| 203 | Sabal Palm | Sabal palmetto | 18 | 18 | 12 |
| 204 | Bottle Brush | Callistemon | 24 | 18 | 22 |
| 205 | Sabal Palm | Sabal palmetto | 15 | 12 | 12 |
| 206 | Black Olive | Bucida buceras | 6 | 28 | 15 |
| 207 | Sabal Palm | Sabal palmetto | 14 | 15 | 12 |
| 208 | Sabal Palm | Sabal palmetto | 15 | 18 | 12 |
| 209 | Sabal Palm | Sabal palmetto | 15 | 15 | 12 |
| 210 | Sabal Palm | Sabal palmetto | 18 | 15 | 12 |
| 211 | Sabal Palm | Sabal palmetto | 18 | 15 | 12 |
| 212 | Sabal Palm | Sabal palmetto | 18 | 15 | 12 |
| 213 | Sabal Palm | Sabal palmetto | 12 | 6 | 10 |
| 214 | Bottle Brush | Callistemon | 24 | 20 | 30 |
| 215 | Sabal Palm | Sabal Palm | 15 | 20 | 15 |
| 216 | Sabal Palm | Sabal Palm | 15 | 20 | 15 |
| 217 | Sabal Palm | Sabal Palm | 15 | 25 | 15 |
| 218 | Sabal Palm | Sabal Palm | 24 | 18 | 15 |
| 219 | Sabal Palm | Sabal Palm | 24 | 18 | 15 |

ATRIUM AT DORAL

3900 NW 79TH AVE, DORAL, FL 33166 (RESIDENTIAL)
7905 NW 36TH ST, DORAL, FL 33166 (COMMERCIAL)

Kimley»Horn

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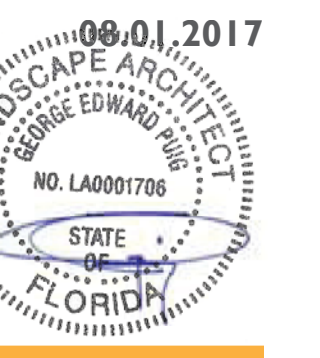
B E A M E

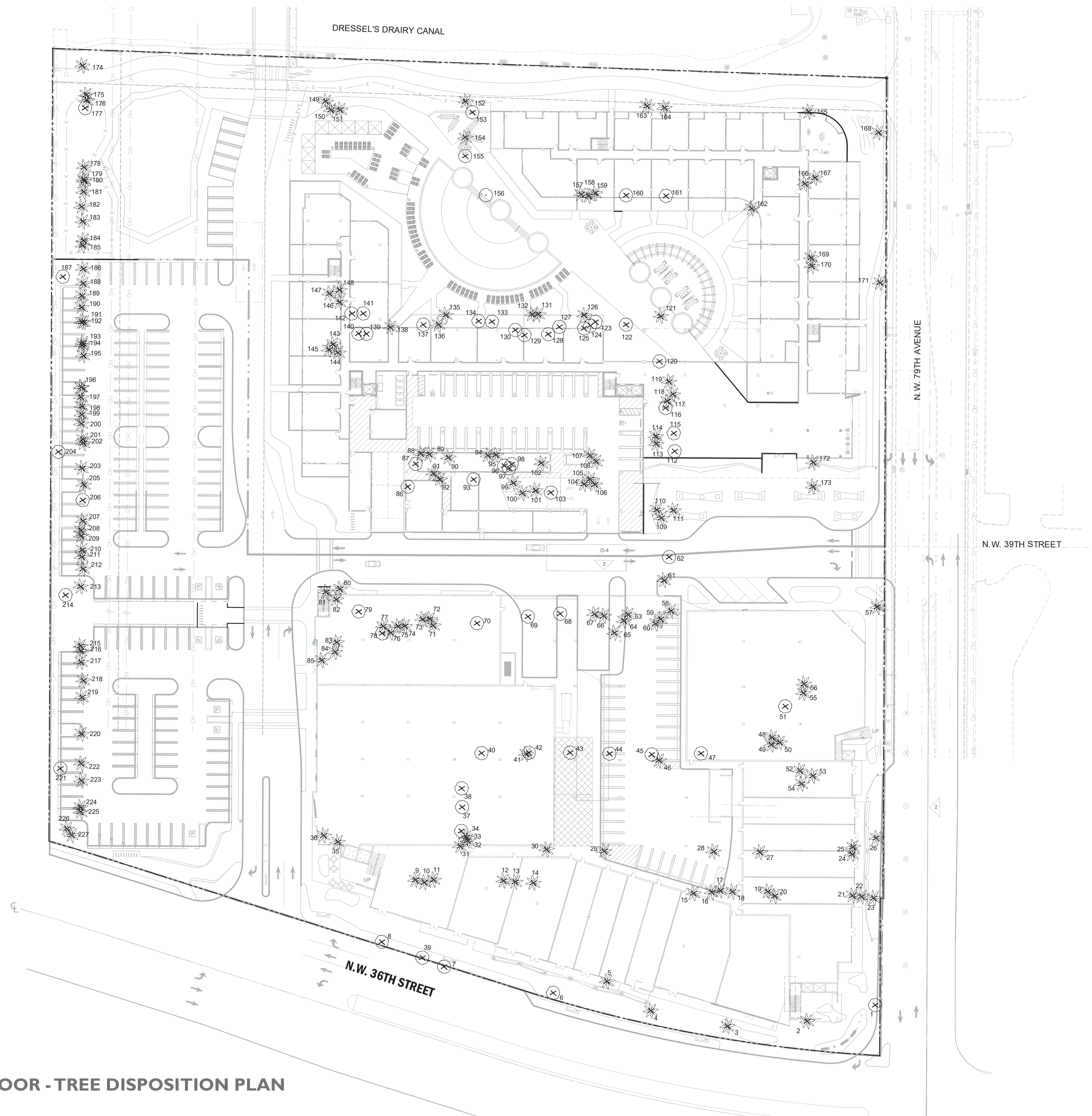
ARCHITECTURAL PARTNERSHIP

Stantec

One Biscayne Tower, Suite 1670
Two South Biscayne Blvd., Miami, FL 33131
T: 305.482.8700
www.stantec.com

SITE PLAN SUBMITTAL





TREE DISPOSITION LEGEND:

- Existing Tree to be Removed
- Existing Palm to be Removed

GROUND FLOOR - TREE DISPOSITION PLAN

SCALE: 1" = 40'-0"

PROJECT # 2194205 | I

ATRIUM AT DORAL
 3900 NW 79TH AVE, DORAL, FL 33166 (RESIDENTIAL)
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 www.stantec.com

SITE PLAN SUBMITTAL



TREE DISPOSITION INDEX

| Tree No. | Common Name | Scientific Name | Diameter (inches) | Height (FT) | Canopy (FT) | Disposition |
|----------|------------------|-----------------------|-------------------|-------------|-------------|---------------|
| 1 | Black Olive | Bucida buceras | 15 | 55 | 45 | To Be Removed |
| 2 | Christmas Palm | Adonidia merrillii | 4 | 12 | 6 | To Be Removed |
| 3 | Christmas Palm | Adonidia merrillii | 4 | 12 | 6 | To Be Removed |
| 4 | Sabal Palm | Sabal palmetto | 12 | 10 | 8 | To Be Removed |
| 5 | Christmas Palm | Adonidia merrillii | 6 | 10 | 8 | To Be Removed |
| 6 | Black Olive | Bucida buceras | 18 | 60 | 50 | To Be Removed |
| 7 | Black Olive | Bucida buceras | 36 | 35 | 45 | To Be Removed |
| 8 | Black Olive | Bucida buceras | 24 | 50 | 55 | To Be Removed |
| 9 | Sabal Palm | Sabal palmetto | 6 | 22 | 8 | To Be Removed |
| 10 | Sabal Palm | Sabal palmetto | 6 | 22 | 8 | To Be Removed |
| 11 | Sabal Palm | Sabal palmetto | 6 | 22 | 8 | To Be Removed |
| 12 | Sabal Palm | Sabal palmetto | 6 | 22 | 8 | To Be Removed |
| 13 | Sabal Palm | Sabal palmetto | 6 | 22 | 8 | To Be Removed |
| 14 | Sabal Palm | Sabal palmetto | 6 | 22 | 8 | To Be Removed |
| 15 | Sabal Palm | Sabal palmetto | 15 | 12 | 12 | To Be Removed |
| 16 | Sabal Palm | Sabal palmetto | 10 | 30 | 15 | To Be Removed |
| 17 | Sabal Palm | Sabal palmetto | 8 | 35 | 15 | To Be Removed |
| 18 | Sabal Palm | Sabal palmetto | 10 | 30 | 15 | To Be Removed |
| 19 | Sabal Palm | Sabal palmetto | 10 | 30 | 12 | To Be Removed |
| 20 | Sabal Palm | Sabal palmetto | 15 | 12 | 12 | To Be Removed |
| 21 | Sabal Palm | Sabal palmetto | 10 | 35 | 15 | To Be Removed |
| 22 | Sabal Palm | Sabal palmetto | 10 | 35 | 15 | To Be Removed |
| 23 | Sabal Palm | Sabal palmetto | 15 | 12 | 10 | To Be Removed |
| 24 | Royal Palm | Roystonea elata | 12 | 40 | 15 | To Be Removed |
| 25 | Sabal Palm | Sabal palmetto | 18 | 15 | 15 | To Be Removed |
| 26 | Royal Palm | Roystonea elata | 15 | 50 | 17 | To Be Removed |
| 27 | Royal Palm | Roystonea elata | 10 | 30 | 15 | To Be Removed |
| 28 | Royal Palm | Roystonea elata | 12 | 45 | 20 | To Be Removed |
| 29 | Sabal Palm | Sabal palmetto | 15 | 12 | 10 | To Be Removed |
| 30 | Sabal Palm | Sabal palmetto | 15 | 12 | 10 | To Be Removed |
| 31 | Sabal Palm | Sabal palmetto | 15 | 12 | 6 | To Be Removed |
| 32 | Sabal Palm | Sabal palmetto | 15 | 12 | 6 | To Be Removed |
| 33 | Sabal Palm | Sabal palmetto | 10 | 30 | 15 | To Be Removed |
| 34 | Mahogany Tree | Swietenia macrophylla | 12 | 35 | 20 | To Be Removed |
| 35 | Sabal Palm | Sabal palmetto | 8 | 25 | 13 | To Be Removed |
| 36 | Sabal Palm | Sabal palmetto | 8 | 25 | 13 | To Be Removed |
| 37 | Mahogany Tree | Swietenia macrophylla | 18 | 35 | 25 | To Be Removed |
| 38 | Mahogany Tree | Swietenia macrophylla | 12 | 35 | 25 | To Be Removed |
| 39 | Mahogany Tree | Swietenia macrophylla | 12 | 30 | 20 | To Be Removed |
| 40 | Mahogany Tree | Swietenia macrophylla | 12 | 20 | 15 | To Be Removed |
| 41 | Sabal Palm | Sabal palmetto | 12 | 10 | 8 | To Be Removed |
| 42 | no canopy | Tree not on site | 10 | 15 | 10 | To Be Removed |
| 43 | Mahogany Tree | Swietenia macrophylla | 15 | 30 | 35 | To Be Removed |
| 44 | Mahogany Tree | Swietenia macrophylla | 5 | 25 | 15 | To Be Removed |
| 45 | Paradise Tree | Simarouba glauca | 6 | 30 | 25 | To Be Removed |
| 46 | Sabal Palm | Sabal palmetto | 15 | 20 | 15 | To Be Removed |
| 47 | Mahogany Tree | Swietenia macrophylla | 12 | 50 | 40 | To Be Removed |
| 48 | Sabal Palm | Sabal palmetto | 12 | 25 | 15 | To Be Removed |
| 49 | Sabal Palm | Sabal palmetto | 10 | 20 | 15 | To Be Removed |
| 50 | Sabal Palm | Sabal palmetto | 12 | 30 | 15 | To Be Removed |
| 51 | Trumpet Tree | Tabebuia caraiba | 3 | 10 | 5 | To Be Removed |
| 52 | Sabal Palm | Sabal palmetto | 10 | 22 | 12 | To Be Removed |
| 53 | Sabal Palm | Sabal palmetto | 12 | 22 | 12 | To Be Removed |
| 54 | Sabal Palm | Sabal palmetto | 12 | 22 | 12 | To Be Removed |
| 55 | Christmas Palm | Adonidia merrillii | 4,4,4 | 12 | 8 | To Be Removed |
| 56 | Christmas Palm | Adonidia merrillii | 4,4,4 | 12 | 8 | To Be Removed |
| 57 | Royal Palm | Roystonea elata | 15 | 28 | 15 | To Be Removed |
| 58 | Sabal Palm | Sabal palmetto | 10 | 12 | 10 | To Be Removed |
| 59 | Sabal Palm | Sabal palmetto | 6 | 20 | 8 | To Be Removed |
| 60 | Sabal Palm | Sabal palmetto | 10 | 22 | 10 | To Be Removed |
| 61 | Sabal Palm | Sabal palmetto | 10 | 22 | 10 | To Be Removed |
| 62 | Live Oak | Quercus virginiana | 15 | 25 | 20 | To Be Removed |
| 63 | Sabal Palm | Sabal palmetto | 6 | 20 | 10 | To Be Removed |
| 64 | Sabal Palm | Sabal palmetto | 6 | 25 | 10 | To Be Removed |
| 65 | Pigmy Palm | Phoenix roebelenii | 3,3 | 12 | 12 | To Be Removed |
| 66 | Sabal Palm | Sabal palmetto | 6 | 25 | 12 | To Be Removed |
| 67 | Sabal Palm | Sabal palmetto | 6 | 20 | 12 | To Be Removed |
| 68 | Tree not on site | Tree not on site | | | | To Be Removed |
| 69 | Pink Tabebuia | Tabebuia heterophylla | 8 | 30 | 15 | To Be Removed |
| 70 | Pink Tabebuia | Tabebuia heterophylla | 8 | 25 | 25 | To Be Removed |
| 71 | Sabal Palm | Sabal palmetto | 6 | 22 | 10 | To Be Removed |
| 72 | Sabal Palm | Sabal palmetto | 6 | 22 | 10 | To Be Removed |
| 73 | Sabal Palm | Sabal palmetto | 6 | 22 | 10 | To Be Removed |
| 74 | Sabal Palm | Sabal palmetto | 6 | 22 | 10 | To Be Removed |
| 75 | Sabal Palm | Sabal palmetto | 6 | 22 | 10 | To Be Removed |

| Tree No. | Common Name | Scientific Name | Diameter (inches) | Height (FT) | Canopy (FT) | Disposition |
|----------|-----------------|----------------------------|-------------------|-------------|-------------|---------------|
| 76 | Sabal Palm | Sabal palmetto | 6 | 22 | 10 | To Be Removed |
| 77 | Sabal Palm | Sabal palmetto | 6 | 22 | 10 | To Be Removed |
| 78 | Pink Tabebuia | Tabebuia heterophylla | 15 | 30 | 20 | To Be Removed |
| 79 | Umbrella Tree | Schefflera actinophylla | 20 | 25 | 25 | To Be Removed |
| 80 | Sabal Palm | Sabal palmetto | 20 | 25 | 10 | To Be Removed |
| 81 | Sabal Palm | Sabal palmetto | 8 | 20 | 8 | To Be Removed |
| 82 | Sabal Palm | Sabal palmetto | 6 | 18 | 8 | To Be Removed |
| 83 | Sabal Palm | Sabal palmetto | 18 | 12 | 10 | To Be Removed |
| 84 | Sabal Palm | Sabal palmetto | 6 | 22 | 8 | To Be Removed |
| 85 | Sabal Palm | Sabal palmetto | 6 | 20 | 8 | To Be Removed |
| 86 | Japanese Privet | Ligustrum japonicum | 15 | 22 | 20 | To Be Removed |
| 87 | Japanese Privet | Ligustrum japonicum | 4 | 9 | 8 | To Be Removed |
| 88 | Sabal Palm | Sabal palmetto | 8 | 22 | 12 | To Be Removed |
| 89 | Sabal Palm | Sabal palmetto | 8 | 22 | 12 | To Be Removed |
| 90 | Sabal Palm | Sabal palmetto | 8 | 22 | 12 | To Be Removed |
| 91 | Sabal Palm | Sabal palmetto | 8 | 22 | 10 | To Be Removed |
| 92 | Sabal Palm | Sabal palmetto | 8 | 22 | 10 | To Be Removed |
| 93 | Ficus | | 30 | 28 | 30 | To Be Removed |
| 94 | Sabal Palm | Sabal palmetto | 6 | 15 | 2 | To Be Removed |
| 95 | Sabal Palm | Sabal palmetto | 8 | 22 | 10 | To Be Removed |
| 96 | Gumbo Limbo | Bursera simaruba | 24 | 25 | 30 | To Be Removed |
| 97 | Gumbo Limbo | Bursera simaruba | 24 | 25 | 30 | To Be Removed |
| 98 | Gumbo Limbo | Bursera simaruba | 24 | 28 | 25 | To Be Removed |
| 99 | Sabal Palm | Sabal palmetto | 8 | 25 | 12 | To Be Removed |
| 100 | Sabal Palm | Sabal palmetto | 8 | 25 | 10 | To Be Removed |
| 101 | Alexander Palm | Archontophoenix alexandrae | 3 | 30 | 8 | To Be Removed |
| 102 | Live Oak | Quercus virginiana | 18 | 26 | 22 | To Be Removed |
| 103 | Sabal Palm | Sabal palmetto | 18 | 22 | 12 | To Be Removed |
| 104 | Sabal Palm | Sabal palmetto | 18 | 22 | 12 | To Be Removed |
| 105 | Sabal Palm | Sabal palmetto | 18 | 22 | 12 | To Be Removed |
| 106 | Sabal Palm | Sabal palmetto | 18 | 22 | 12 | To Be Removed |
| 107 | Sabal Palm | Sabal palmetto | 18 | 22 | 12 | To Be Removed |
| 108 | Sabal Palm | Sabal palmetto | 18 | 22 | 12 | To Be Removed |
| 109 | Sabal Palm | Sabal palmetto | 6 | 20 | 10 | To Be Removed |
| 110 | Sabal Palm | Sabal palmetto | 8 | 20 | 10 | To Be Removed |
| 111 | Sabal Palm | Sabal palmetto | 6 | 20 | 10 | To Be Removed |
| 112 | Ficus | | 30 | 25 | 20 | To Be Removed |
| 113 | Sabal Palm | Sabal palmetto | 10 | 25 | 10 | To Be Removed |
| 114 | Sabal Palm | Sabal palmetto | 12 | 16 | 10 | To Be Removed |
| 115 | Japanese Privet | Ligustrum japonicum | 5 | 15 | 12 | To Be Removed |
| 116 | Japanese Privet | Ligustrum japonicum | 5 | 15 | 12 | To Be Removed |
| 117 | Sabal Palm | Sabal palmetto | 6 | 30 | 10 | To Be Removed |
| 118 | Sabal Palm | Sabal palmetto | 6 | 30 | 10 | To Be Removed |
| 119 | Sabal Palm | Sabal palmetto | 6 | 30 | 10 | To Be Removed |
| 120 | Royal Poinciana | Delonix regia | 36 | 35 | 40 | To Be Removed |
| 121 | Sabal Palm | Sabal palmetto | 6 | 18 | 6 | To Be Removed |
| 122 | Japanese Privet | Ligustrum japonicum | 12 | 15 | 15 | To Be Removed |
| 123 | Paurotis Palm | Acoelorrhaphie wrightii | 4,3,3 | 25 | 15 | To Be Removed |
| 124 | Paurotis Palm | Acoelorrhaphie wrightii | 3,3,3 | 25 | 18 | To Be Removed |
| 125 | Paurotis Palm | Acoelorrhaphie wrightii | 4,3,3 | 25 | 18 | To Be Removed |
| 126 | Sabal Palm | Sabal palmetto | 8 | 26 | 12 | To Be Removed |
| 127 | Japanese Privet | Ligustrum japonicum | 5 | 12 | 10 | To Be Removed |
| 128 | Japanese Privet | Ligustrum japonicum | 10 | 30 | 20 | To Be Removed |
| 129 | Japanese Privet | Ligustrum japonicum | 10 | 30 | 15 | To Be Removed |
| 130 | Japanese Privet | Ligustrum japonicum | 10 | 25 | 12 | To Be Removed |
| 131 | Sabal Palm | Sabal palmetto | 6 | 25 | 10 | To Be Removed |
| 132 | Sabal Palm | Sabal palmetto | 6 | 25 | 10 | To Be Removed |
| 133 | Umbrella Tree | Schefflera actinophylla | 30 | 28 | 25 | To Be Removed |
| 134 | Umbrella Tree | Schefflera actinophylla | 2 | 6 | 3 | To Be Removed |
| 135 | Sabal Palm | Sabal palmetto | 14 | 12 | 15 | To Be Removed |
| 136 | Pigmy Palm | Phoenix roebelenii | 3 | 5 | 3 | To Be Removed |
| 137 | Japanese Privet | Ligustrum japonicum | 12 | 18 | 15 | To Be Removed |
| 138 | Sabal Palm | Sabal palmetto | 8 | 22 | 12 | To Be Removed |
| 139 | Podocarpus | Podocarpus macrophyllus | 12 | 20 | 12 | To Be Removed |
| 140 | Podocarpus | Podocarpus macrophyllus | 4 | 12 | 4 | To Be Removed |
| 141 | Podocarpus | Podocarpus macrophyllus | 6 | 15 | 5 | To Be Removed |
| 142 | Mahogany Tree | Swietenia macrophylla | 12 | 15 | 10 | To Be Removed |
| 143 | Sabal Palm | Sabal palmetto | 6 | 20 | 8 | To Be Removed |
| 144 | Sabal Palm | Sabal palmetto | 8 | 20 | 10 | To Be Removed |
| 145 | Sabal Palm | Sabal palmetto | 8 | 25 | 10 | To Be Removed |
| 146 | Sabal Palm | Sabal palmetto | 8 | 20 | 10 | To Be Removed |
| 147 | Sabal Palm | Sabal palmetto | 8 | 22 | 10 | To Be Removed |
| 148 | Sabal Palm | Sabal palmetto | 8 | 22 | 10 | To Be Removed |
| 149 | Sabal Palm | Sabal palmetto | 8 | 25 | 10 | To Be Removed |

| Tree No. | Common Name | Scientific Name | Diameter (inches) | Height (FT) | Canopy (FT) | Disposition |
|----------|------------------|-----------------------|-------------------|-------------|-------------|---------------|
| 150 | Sabal Palm | Sabal palmetto | 8 | 25 | 10 | To Be Removed |
| 151 | Sabal Palm | Sabal palmetto | 8 | 22 | 10 | To Be Removed |
| 152 | Sabal Palm | Sabal palmetto | 20 | 12 | 12 | To Be Removed |
| 153 | Live Oak | Quercus virginiana | 18 | 20 | 25 | To Be Removed |
| 154 | Christmas Palm | Adonidia merrillii | 3,4,3 | 15 | 12 | To Be Removed |
| 155 | White Ginger | Cordia sebestena | 12 | 12 | 12 | To Be Removed |
| 156 | Black Olive | Bucida buceras | 26 | 30 | 30 | To Be Removed |
| 157 | Christmas Palm | Adonidia merrillii | 3,4,4 | 15 | 12 | To Be Removed |
| 158 | Sabal Palm | Sabal palmetto | 6 | 30 | 10 | To Be Removed |
| 159 | Sabal Palm | Sabal palmetto | 6 | 30 | 8 | To Be Removed |
| 160 | Mahogany Tree | Swietenia macrophylla | 24 | 30 | 25 | To Be Removed |
| 161 | Mahogany Tree | Swietenia macrophylla | 36 | 25 | 25 | To Be Removed |
| 162 | Sabal Palm | Sabal palmetto | 24 | 15 | 12 | To Be Removed |
| 163 | Sabal Palm | Sabal palmetto | 20 | 12 | 12 | To Be Removed |
| 164 | Sabal Palm | Sabal palmetto | 24 | 12 | 12 | To Be Removed |
| 165 | Royal Palm | Roystonea elata | 10 | 30 | 15 | To Be Removed |
| 166 | Sabal Palm | Sabal palmetto | 12 | 25 | 12 | To Be Removed |
| 167 | Sabal Palm | Sabal palmetto | 12 | 15 | 12 | To Be Removed |
| 168 | Royal Palm | Roystonea elata | 10 | 30 | 15 | To Be Removed |
| 169 | Tree not on site | Tree not on site | | | | To Be Removed |
| 170 | Tree not on site | Tree not on site | | | | To Be Removed |
| 171 | Royal Palm | Roystonea elata | 15 | 35 | 15 | To Be Removed |
| 172 | Christmas Palm | Adonidia merrillii | 4,4,4 | 10 | 12 | To Be Removed |
| 173 | Christmas Palm | Adonidia merrillii | 4,4,4 | 12 | 12 | To Be Removed |
| 174 | Sabal Palm | Sabal palmetto | 30 | 15 | 12 | To Be Removed |
| 175 | Sabal Palm | Sabal palmetto | 20 | 15 | 12 | To Be Removed |
| 176 | Sabal Palm | Sabal palmetto | 24 | 20 | 18 | To Be Removed |
| 177 | Gumbo Limbo | Bursera simaruba | 10 | 15 | 12 | To Be Removed |
| 178 | Sabal Palm | Sabal palmetto | 15 | 12 | 12 | To Be Removed |
| 179 | Sabal Palm | Sabal palmetto | 15 | 18 | 12 | To Be Removed |
| 180 | Sabal Palm | Sabal palmetto | 18 | 18 | 12 | To Be Removed |
| 181 | Sabal Palm | Sabal palmetto | 20 | 15 | 12 | To Be Removed |
| 182 | Sabal Palm | Sabal palmetto | 15 | 18 | 12 | To Be Removed |
| 183 | Sabal Palm | Sabal palmetto | 15 | 15 | 12 | To Be Removed |
| 184 | Sabal Palm | Sabal palmetto | 15 | 18 | 12 | To Be Removed |
| 185 | Sabal Palm | Sabal palmetto | 15 | 15 | 12 | To Be Removed |
| 186 | Sabal Palm | Sabal palmetto | 20 | 20 | 20 | To Be Removed |
| 187 | Bottle Brush | Callistemon | 20 | 18 | 12 | To Be Removed |
| 188 | Sabal Palm | Sabal palmetto | 18 | 18 | 12 | To Be Removed |
| 189 | Sabal Palm | Sabal palmetto | 15 | 18 | 12 | To Be Removed |
| 190 | Sabal Palm | Sabal palmetto | 12 | 18 | 15 | To Be Removed |
| 191 | Sabal Palm | Sabal palmetto | 18 | 18 | 15 | To Be Removed |
| 192 | Sabal Palm | Sabal palmetto | 20 | 18 | 15 | To Be Removed |
| 193 | Sabal Palm | Sabal palmetto | 20 | 18 | 15 | To Be Removed |
| 194 | Sabal Palm | Sabal palmetto | 20 | 15 | 12 | To Be Removed |
| 195 | Sabal Palm | Sabal palmetto | 18 | 18 | 12 | To Be Removed |
| 196 | Sabal Palm | Sabal palmetto | 15 | 15 | 12 | To Be Removed |
| 197 | Sabal Palm | Sabal palmetto | 12 | 18 | 12 | To Be Removed |
| 198 | Sabal Palm | Sabal palmetto | 18 | 15 | 12 | To Be Removed |
| 199 | Sabal Palm | Sabal palmetto | 20 | 15 | 12 | To Be Removed |
| 200 | Sabal Palm | Sabal palmetto | 18 | 22 | 12 | To Be Removed |
| 201 | Sabal Palm | Sabal palmetto | 15 | 12 | 12 | To Be Removed |
| 202 | Sabal Palm | Sabal palmetto | 18 | 22 | 12 | To Be Removed |
| 203 | Sabal Palm | Sabal palmetto | 18 | 18 | 12 | To Be Removed |
| 204 | Bottle Brush | Callistemon | 24 | 18 | 22 | To Be Removed |
| 205 | Sabal Palm | Sabal palmetto | 15 | 12 | 12 | To Be Removed |
| 206 | Black Olive | Bucida buceras | 6 | 28 | 15 | To Be Removed |
| 207 | Sabal Palm | Sabal palmetto | 14 | 15 | 12 | To Be Removed |
| 208 | Sabal Palm | Sabal palmetto | 15 | 18 | 12 | To Be Removed |
| 209 | Sabal Palm | Sabal palmetto | 15 | 15 | 12 | To Be Removed |
| 210 | Sabal Palm | Sabal palmetto | 18 | 15 | 12 | To Be Removed |
| 211 | Sabal Palm | Sabal palmetto | 18 | 15 | | |

OVERALL LANDSCAPE PLAN



CONCEPT PLANT SCHEDULE

| | | AT TIME OF PLANTING | | | |
|--|----------------------------------|---|----------|-----------|-----------|
| | | HEIGHT: | CALIPER: | QUANTITY: | |
| | LARGE TREES: | Live Oak - <i>Quercus virginiana</i> | | | |
| | | Mahogany - <i>Swietenia macrophylla</i> | | | |
| | | Verawood Tree - <i>Bulnesia arborea</i> | 14' | 3" | 26 |
| | | Silk Floss Tree - <i>Ceiba speciosa</i> | | | |
| | MEDIUM TREES: | Satin Leaf - <i>Chrysophyllum oliviforme</i> | | | |
| | | Silver Butonwood - <i>Conocarpus erectus 'Sericeus'</i> | 12' | 2.5" | 38 |
| | | Yew Podocarpus - <i>Podocarpus macrophyllus</i> | | | |
| | SMALL TREES FPL: | Japanese Privet - <i>Ligustrum Spp</i> | | | |
| | | Wax Myrtle - <i>Myrica cerifera</i> | 8' | 1.5" | 157 |
| | | Sweet Viburnum - <i>Viburnum odoratissimum</i> | | | |
| | SMALL TREES: | Japanese Privet - <i>Ligustrum Spp</i> | | | |
| | | Wax Myrtle - <i>Myrica cerifera</i> | 10' | 2.5" | 38 |
| | | Sweet Viburnum - <i>Viburnum odoratissimum</i> | | | |
| | LARGE PALMS: | Royal Palm - <i>Roystonea regia</i> | 14' | 4" | 101 |
| | SMALL PALMS: | Alexander Palm - <i>Ptychosperma elegans</i> | 10' | 2" | 55 |
| | MAST TREE HEDGE: | Mast Tree - <i>Polyalthia longifolia</i> | 10' | 2.5" | 39 |
| | ORNAMENTAL TREES: | Crape Myrtle - <i>Lagerstroemia indica</i> | 10' | 2.5" | 26 |
| | CURVED TRUNK PALMS: | Sabal Palmetto - Sabal Palm | 14' | 4" | 11 |
| | SPECIMEN / COLLECTED TREE | | N/A | N/A | 1 |
| | SHRUBS AND GROUNDCOVER: | | HEIGHT: | SPACING: | QUANTITY: |
| | | Clusia - <i>Clusia guttifera</i> | 24" | 24" O.C. | 7,227 |
| | | Green Island Ficus - <i>Ficus microcarpa</i> | 18" | 18" O.C. | 4,818 |
| | | Firebush - <i>Hamelia patens</i> | 24" | 24" O.C. | 7,227 |
| | | Wild Coffee - <i>Psychotria nervosa</i> | 18" | 18" O.C. | 4,818 |
| | | Golden dewdrop - <i>Duranta erecta</i> | 18" | 18" O.C. | 4,818 |
| | LAWN | | SOD | SOD | 8,958 SF |

LANDSCAPE REQUIREMENTS

Zoning District: DMU Downtown Mixed Use District Net Lot Area: 427,082 SF 9.8 ACRE

| OPEN SPACE | REQUIRED | PROVIDED |
|--|-----------|------------|
| A. SF of open space required (10%) | 42,709 SF | 123,913 SF |
| B. SF of parking lot open space required (154 prkg spaces x 10 SF) | 1,540 SF | 1,540 SF |
| C. Total SF of Landscaped open space required A+B | 44,249 SF | 123,913 SF |

| LAWN AREA CALCULATION | | |
|-----------------------------------|-----------|------------|
| A. Total SF of landscape required | 44,249 SF | 123,913 SF |
| B. Max. Lawn area permitted (60%) | 13,737 SF | 8,958 SF |

| TREES | | |
|--|-----|-----|
| A. No. of Trees required (28 trees x net lot acre) | 275 | 275 |
| B. Palms Allowed (30%) | 83 | 83 |
| C. Native trees required (50%) | 138 | 138 |
| D. Street trees (Max. spacing 25' O.C) (1,068 LF / 25) | 43 | 43 |
| E. Street trees beneath power lines (Max. spacing 25' O.C) (119 LF/25) | 5 | 5 |

| SHRUBS | | |
|--|--------|--------|
| A. Shrubs required (No. of trees x 10) | 2,750 | 28,908 |
| B. Native shrubs (shrubs provided x 50%) | 14,454 | 24,090 |

GROUND FLOOR - ILLUSTRATIVE PLAN
SCALE: 1" = 40'-0"

PROJECT # 219420511

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SITE PLAN SUBMITTAL





CONCEPT KEY PLANT SCHEDULE

- LARGE TREES
- MEDIUM TREES
- SMALL TREES FPL
- SMALL TREES
- LARGE PALMS
- SMALL PALMS
- MAST TREE HEDGE
- ORNAMENTAL TREES
- CURVED TRUNK PALMS
- SPECIMEN / COLLECTED TREE
- SHRUBS AND GROUNDCOVER
- LAWN

- R.O.W. BUFFER:**
- 650 linear feet total
 - Palms as Street Trees = 25' O.C.
 - Required Palms = 26
 - Provided Palms = 27
 - 5' wide Landscape Area provided

- PARKING LOT BUFFER:**
- 607 linear feet total
 - FPL Tree Spacing = 25' O.C.
 - Required Trees = 25
 - Provided Palms = 30
 - 7' wide Landscape Area provided

- LANDSCAPE BUFFER:**
- 627 linear feet total
 - Requirements: 3 Shade Trees + 3 Understory Trees per 100 LF
 - Total Shade Trees Required = 7
 - Total Understory Trees Required = 7
 - Total Shade Trees Provided = 11
 - Total Understory Trees Provided = 25

GROUND FLOOR - ILLUSTRATIVE ENLARGEMENT PLAN
SCALE: N.T.S.

PROJECT # 219420511

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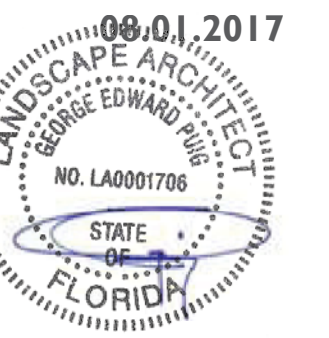
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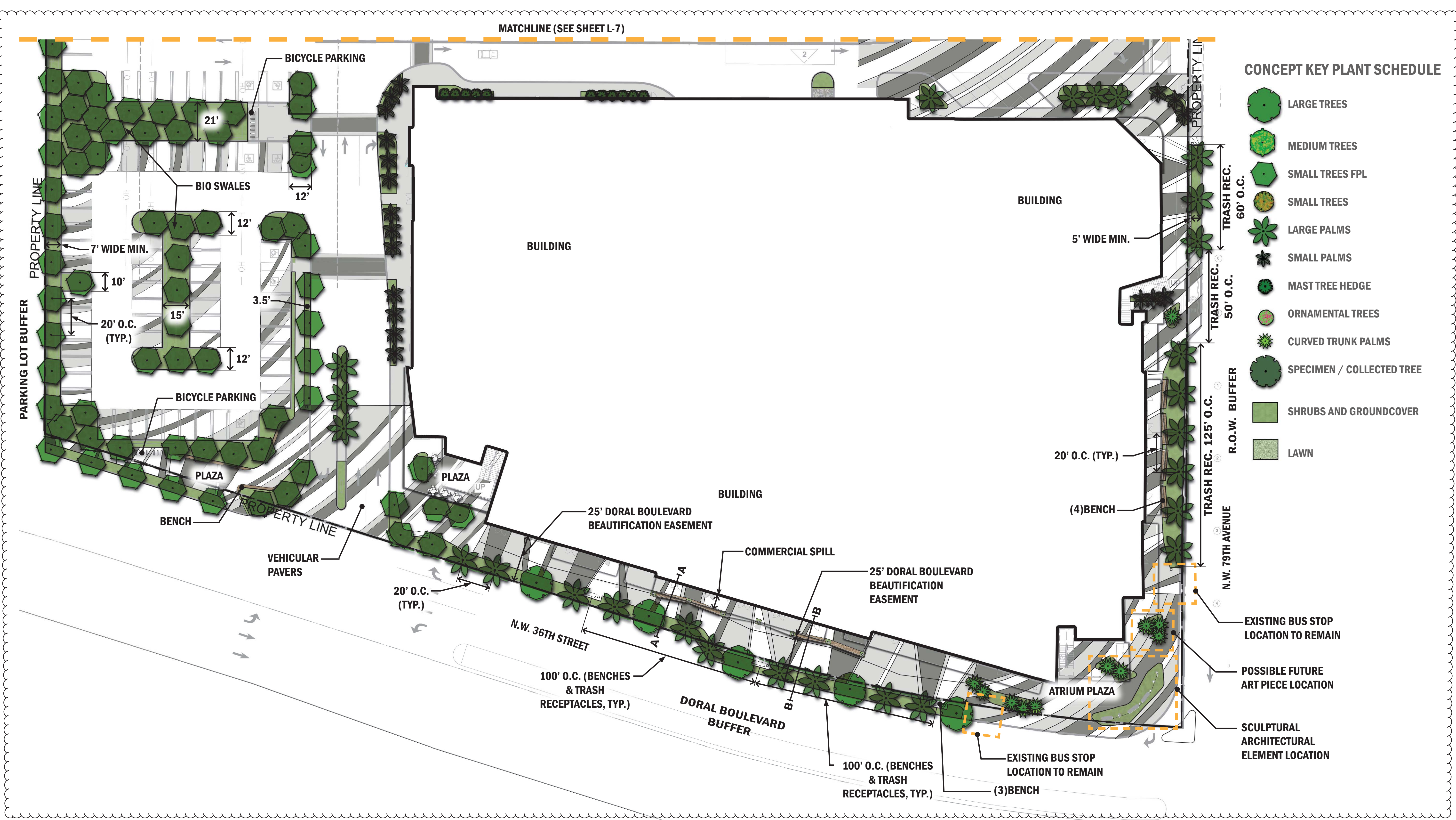
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SITE PLAN SUBMITTAL





CONCEPT KEY PLANT SCHEDULE

- LARGE TREES
- MEDIUM TREES
- SMALL TREES FPL
- SMALL TREES
- LARGE PALMS
- SMALL PALMS
- MAST TREE HEDGE
- ORNAMENTAL TREES
- CURVED TRUNK PALMS
- SPECIMEN / COLLECTED TREE
- SHRUBS AND GROUNDCOVER
- LAWN

DORAL BOULEVARD BUFFER:

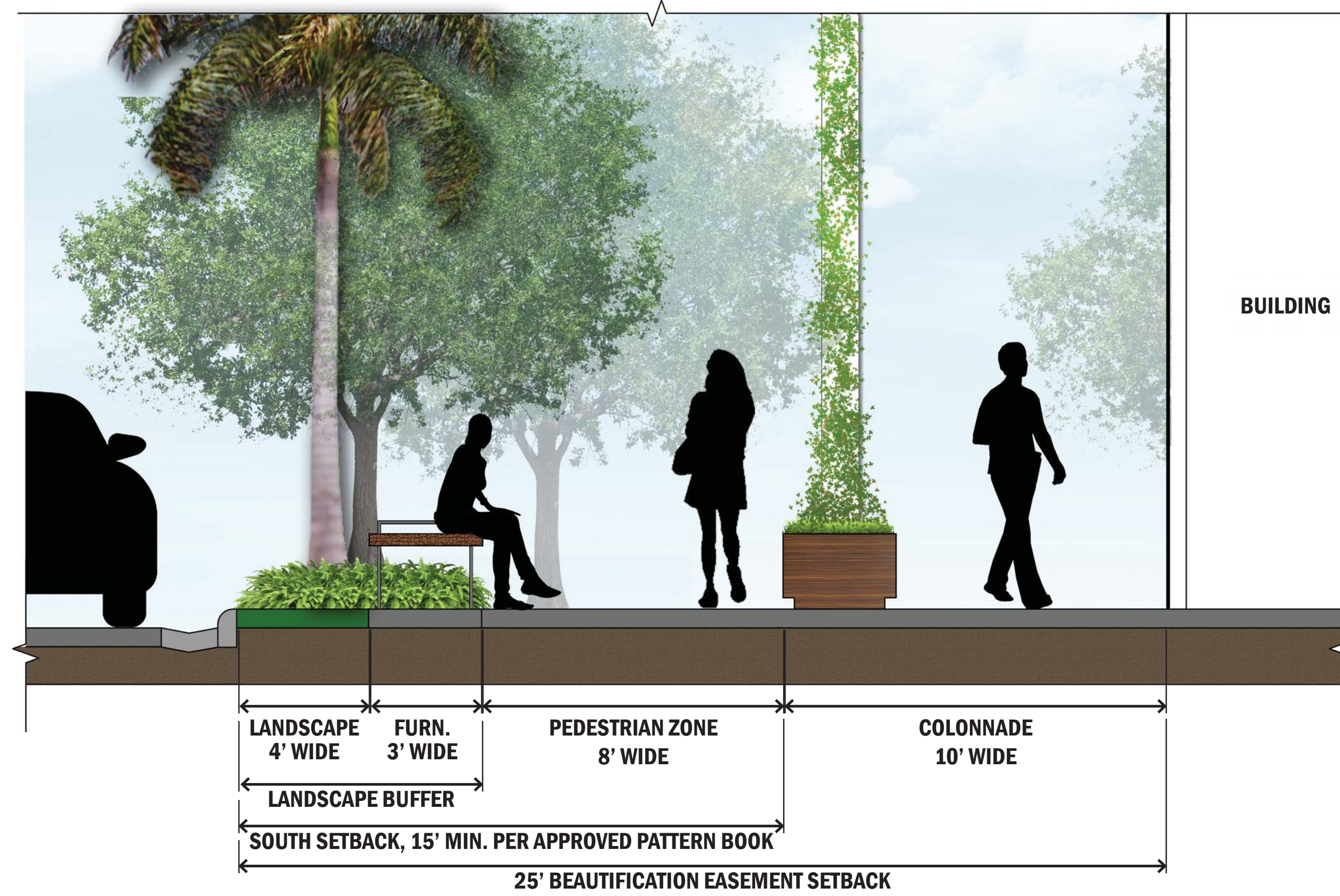
- 638 linear feet total
- Palms as Street Trees = 25' O.C.
- Required Palms/Trees = 26
- Provided Palms/Trees = 26
- 7' wide Landscape Area provided

R.O.W. BUFFER:

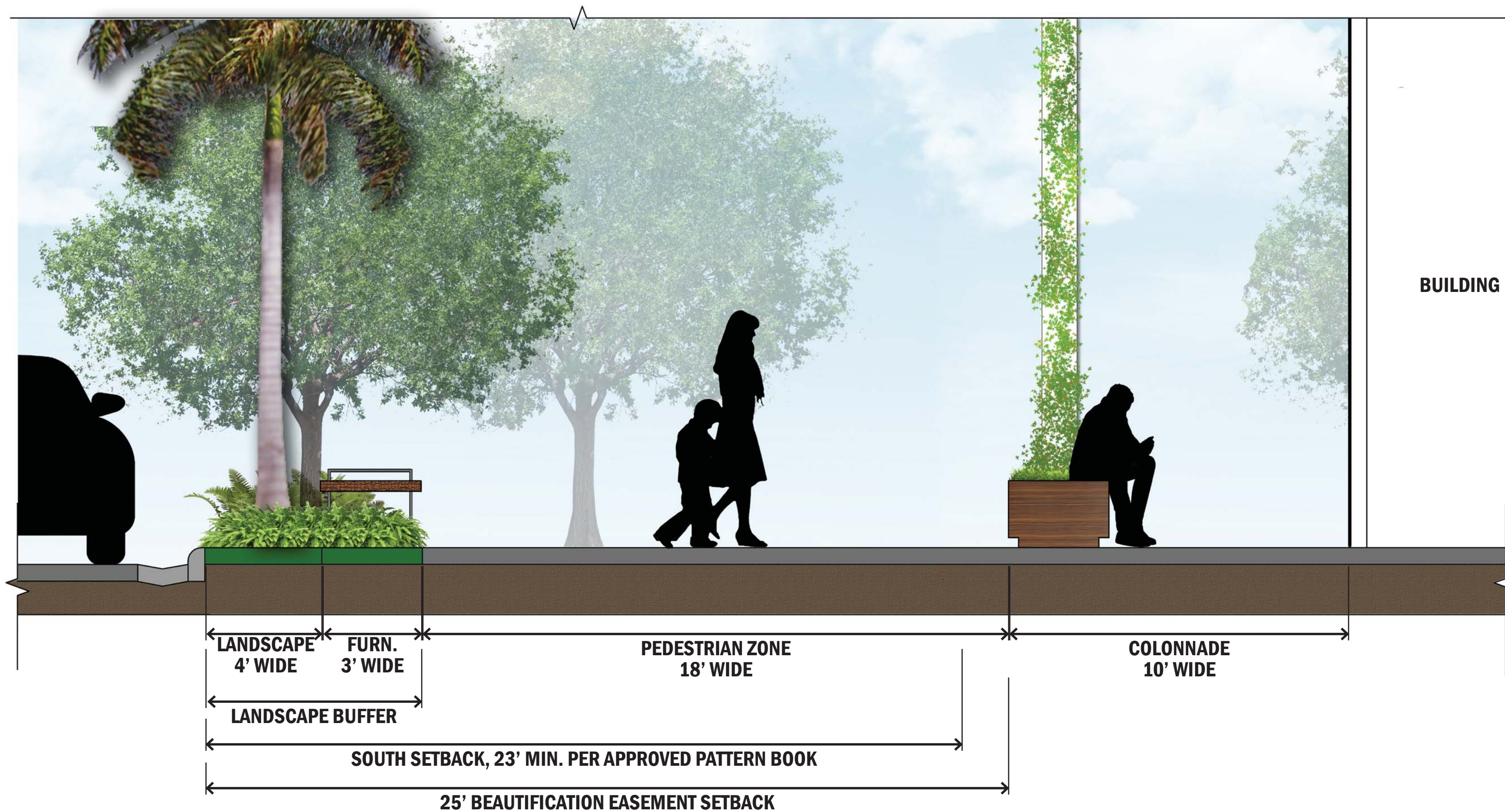
- 650 linear feet total
- Palms as Street Trees = 25' O.C.
- Required Palms = 26
- Provided Palms = 27
- 5' wide Landscape Area provided

PARKING LOT BUFFER:

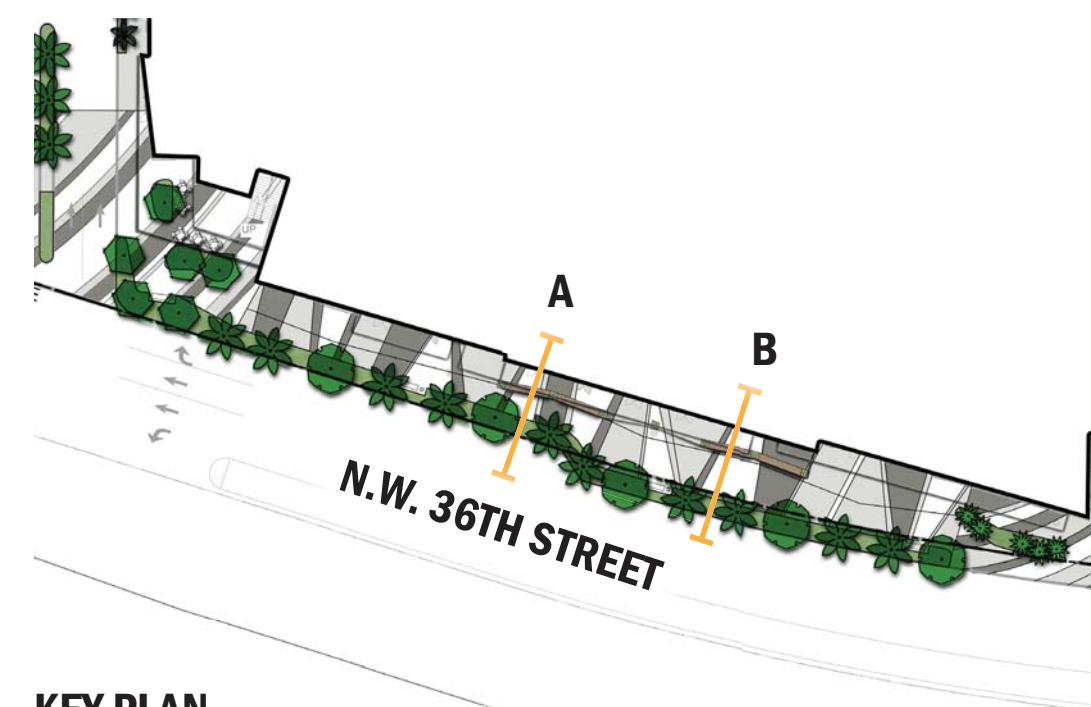
- 607 linear feet total
- FPL Tree Spacing = 25' O.C.
- Required Trees = 25
- Provided Palms = 30
- 7' wide Landscape Area provided



ILLUSTRATIVE SECTION "A"
SCALE: N.T.S.



ILLUSTRATIVE SECTION "B"
SCALE: N.T.S.



KEY PLAN

TRIUMAT DORAL

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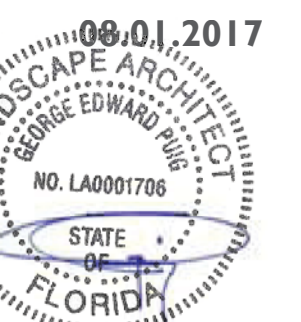
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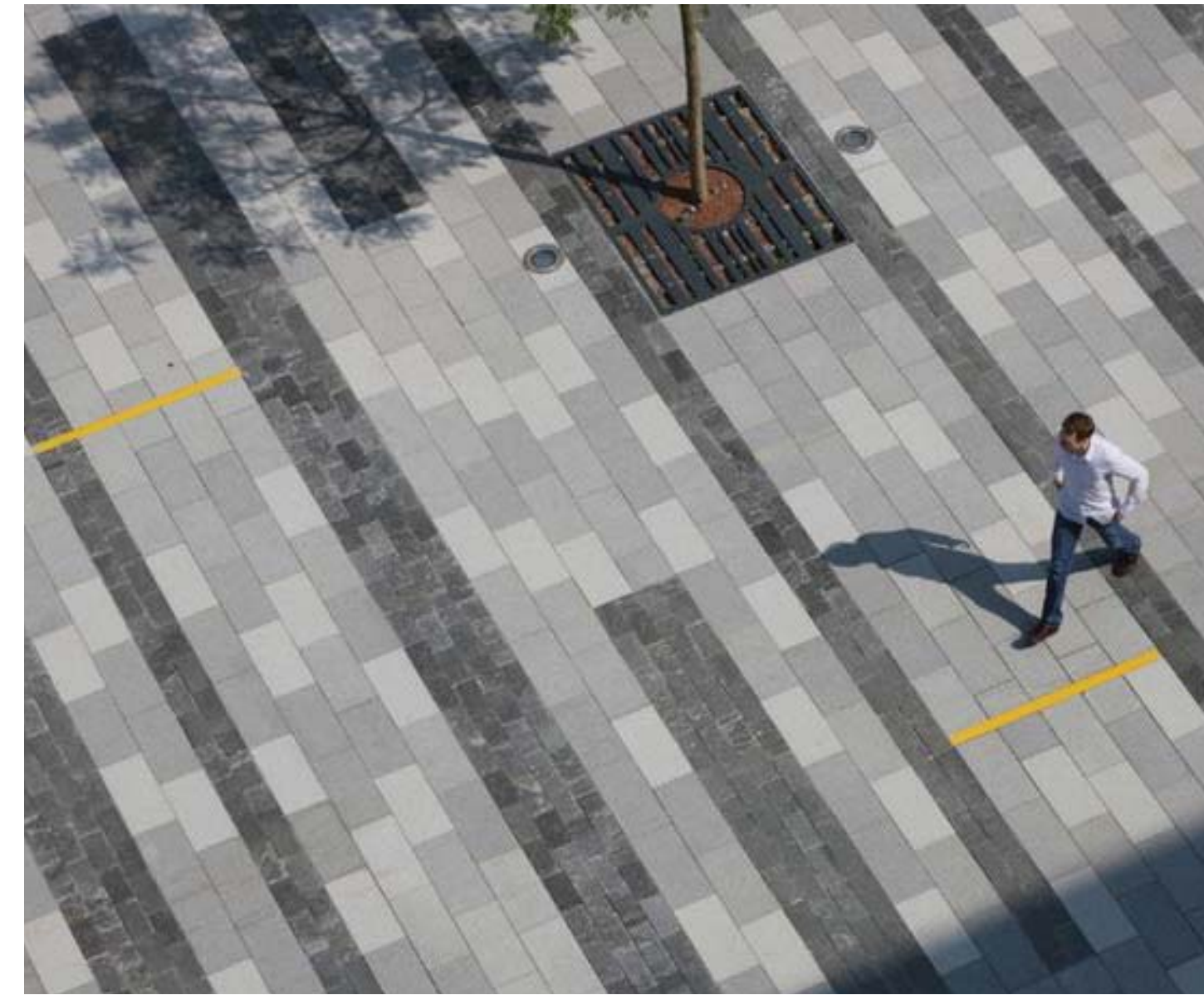
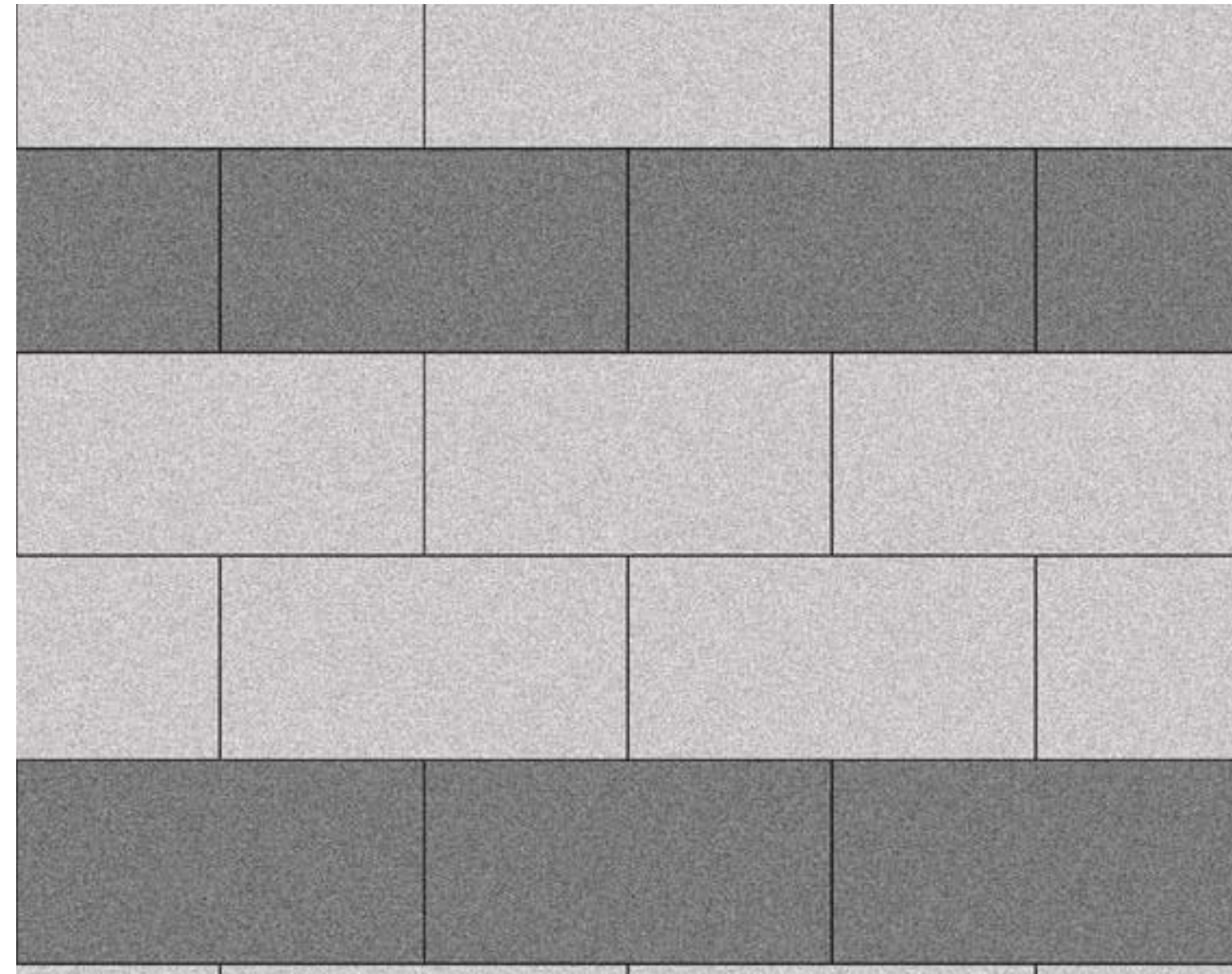
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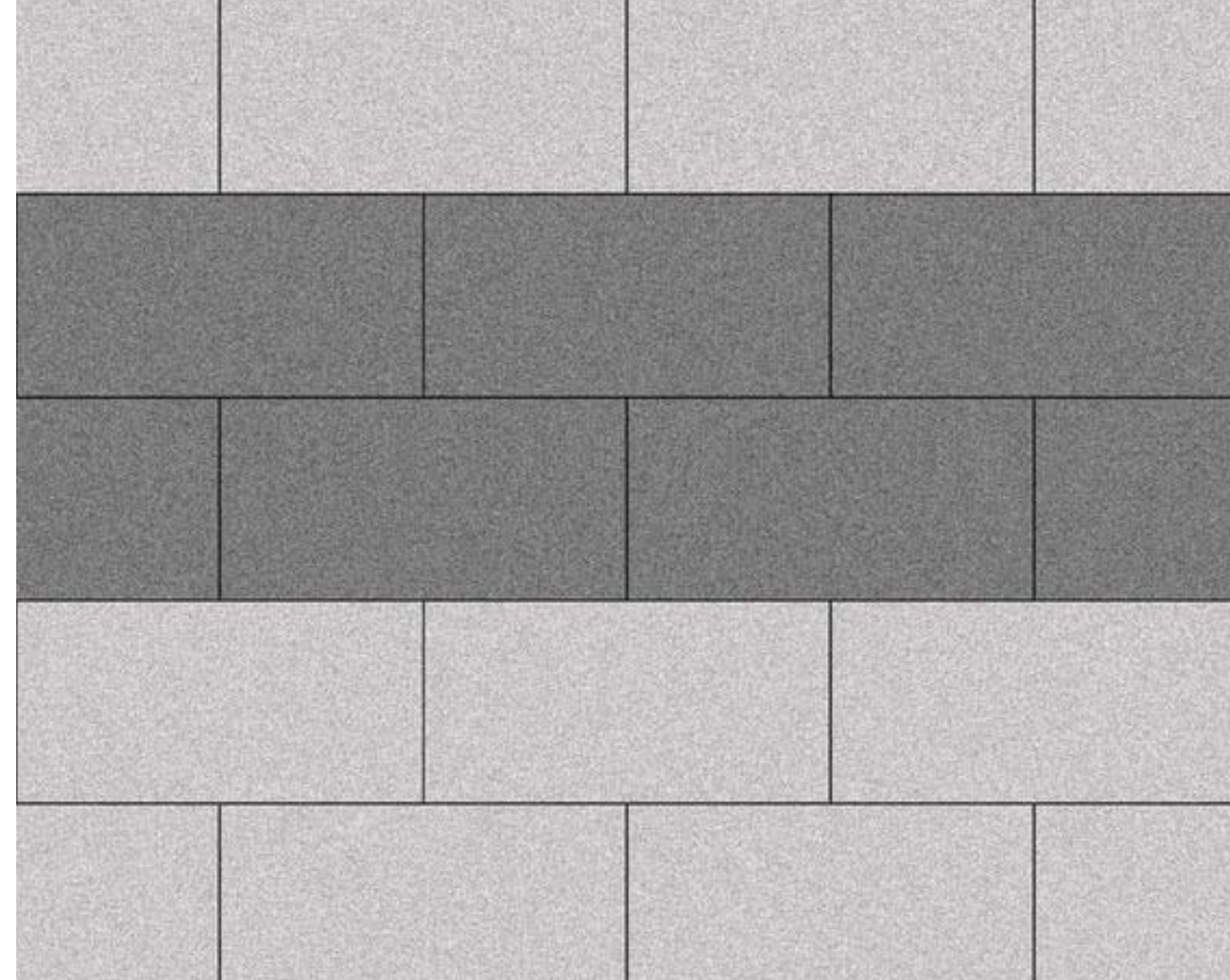
HARDSCAPE PAVING TREATMENT



PAVER MODULE - OPT. B

PAVER MODULE - OPT. C

GRASS PAVERS



PAVER MODULE - OPT. A

PAVER MODULE - OPT. D

CONCRETE SIDEWALK

CONCRETE TEXTURE A: BROOM FINISH



PARKING LOT BIOSWALE

BIOSWALE CURB-CUT EXAMPLE

CONCRETE TEXTURE B: EXPOSED AGGREGATE FINISH

CONCRETE TEXTURE C: ROCK SALT FINISH

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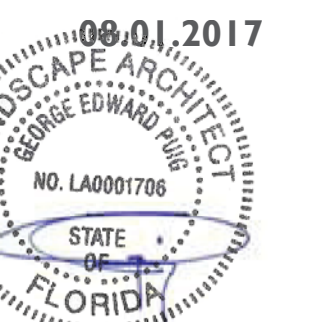
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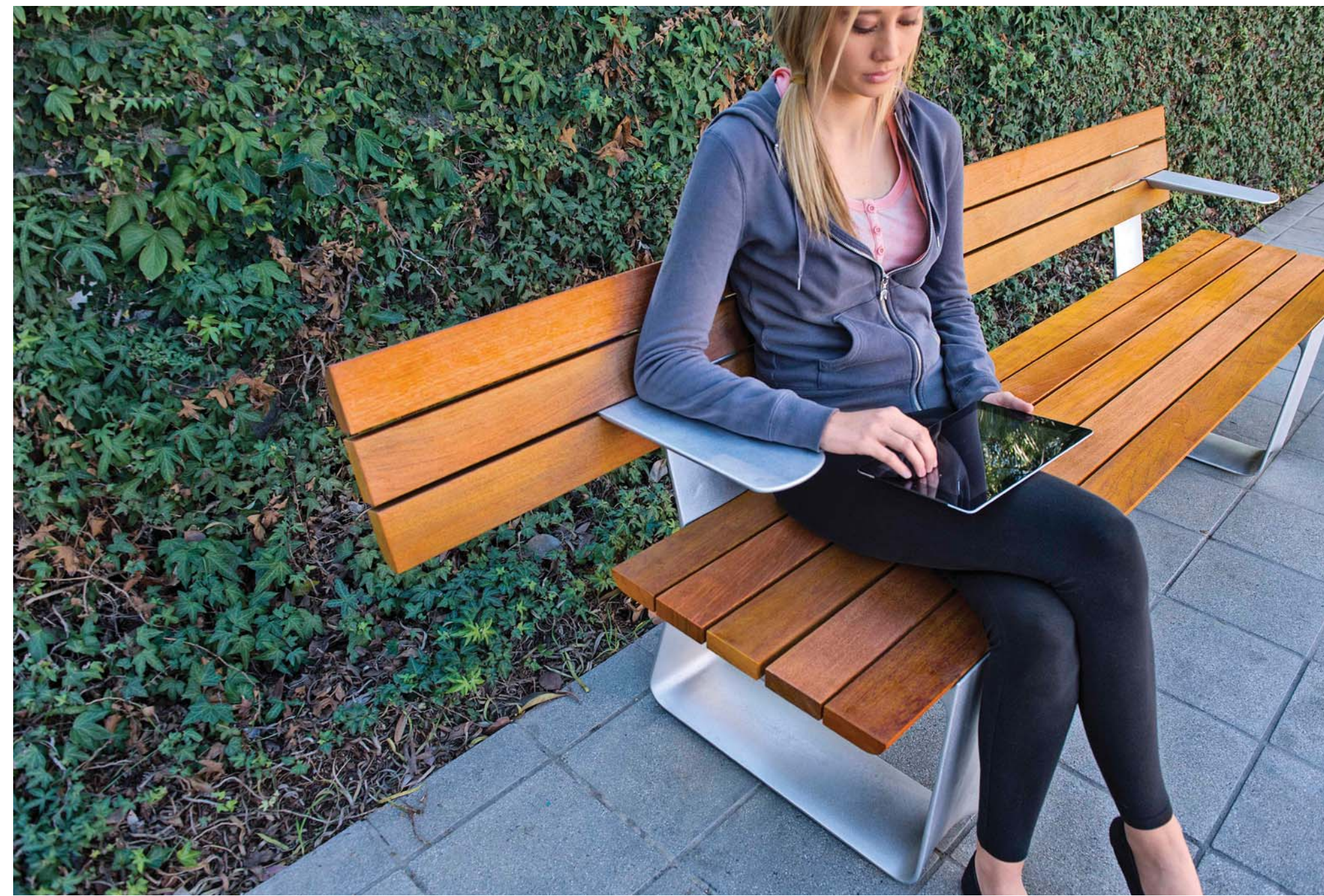
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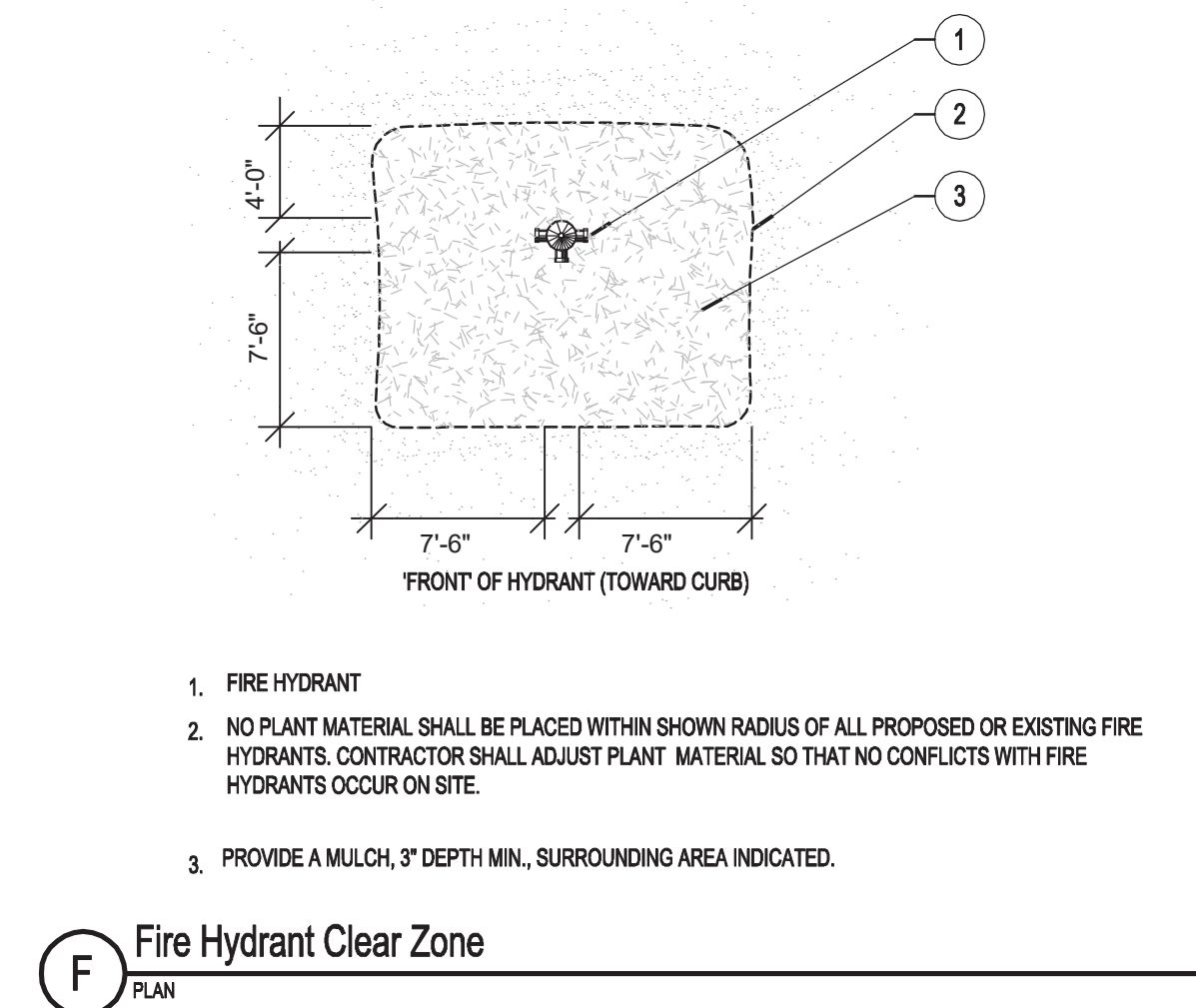
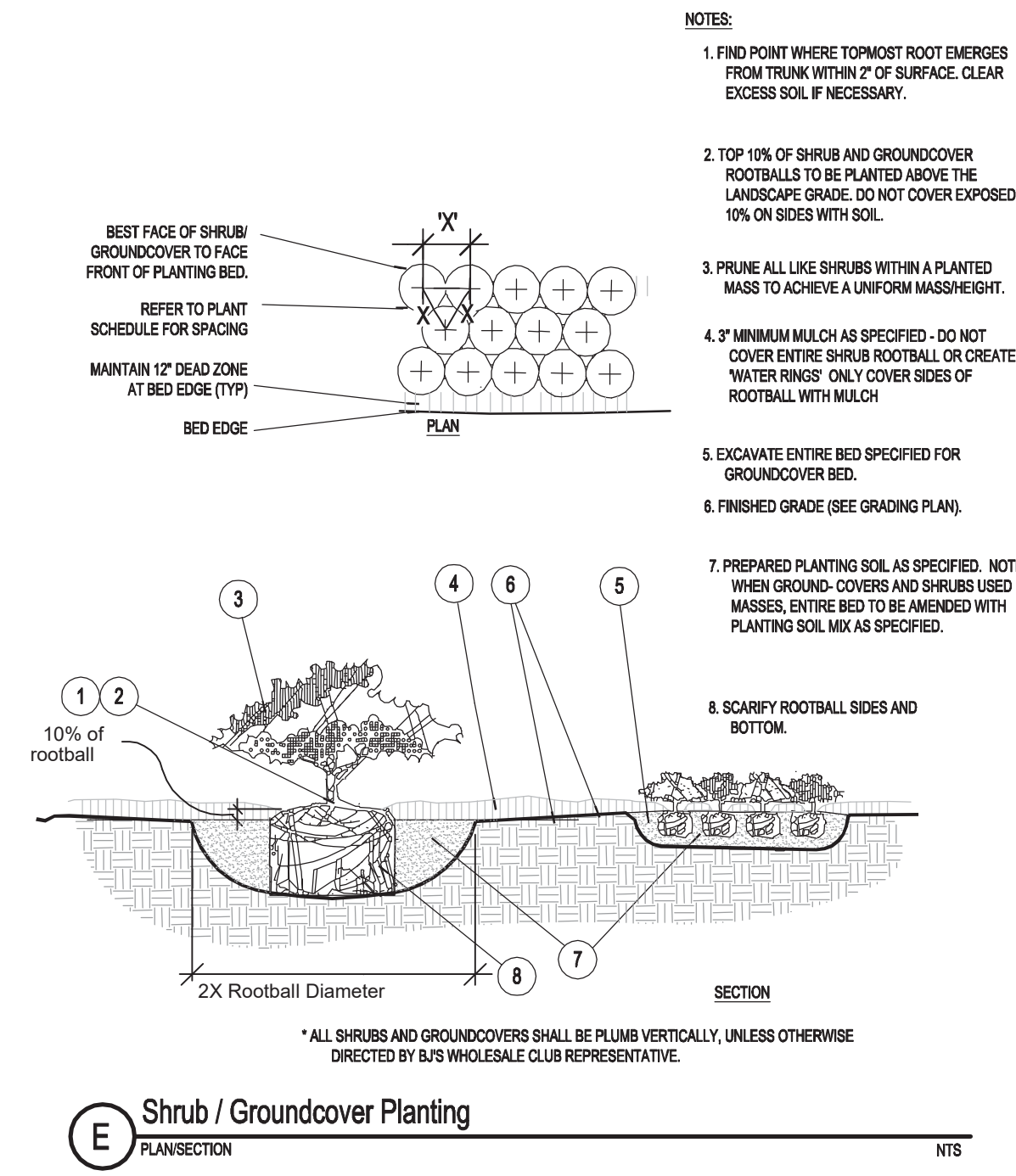
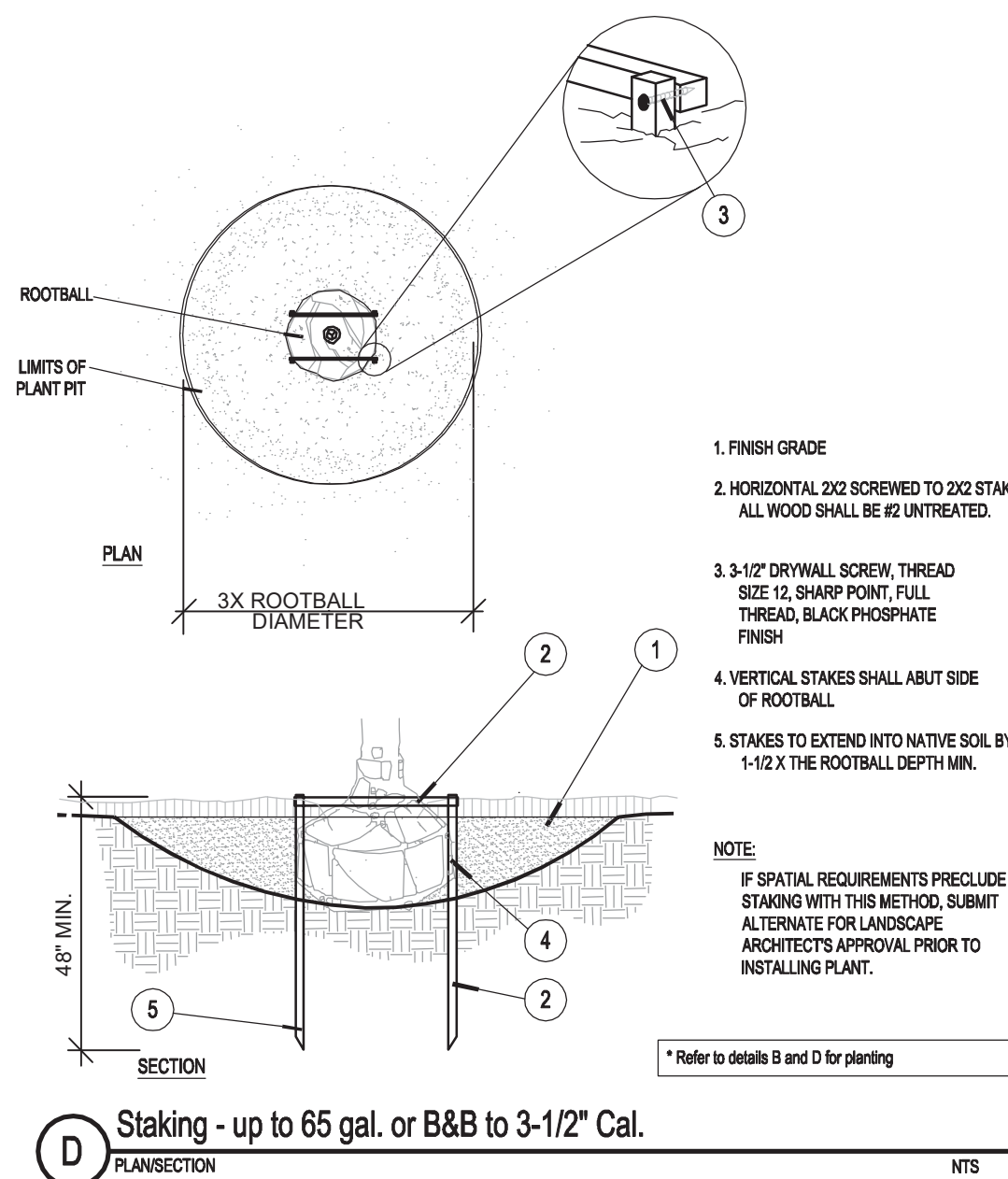
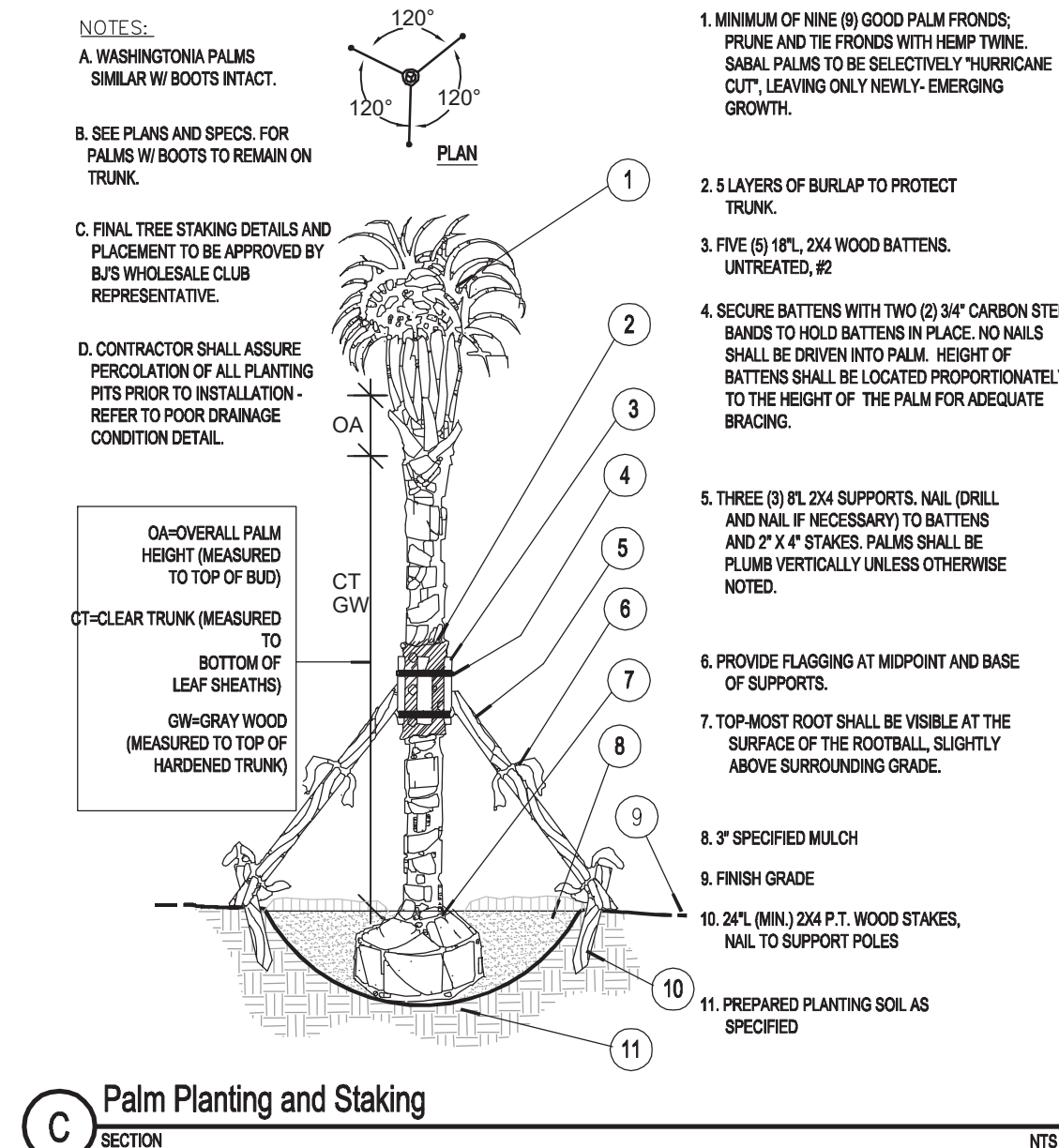
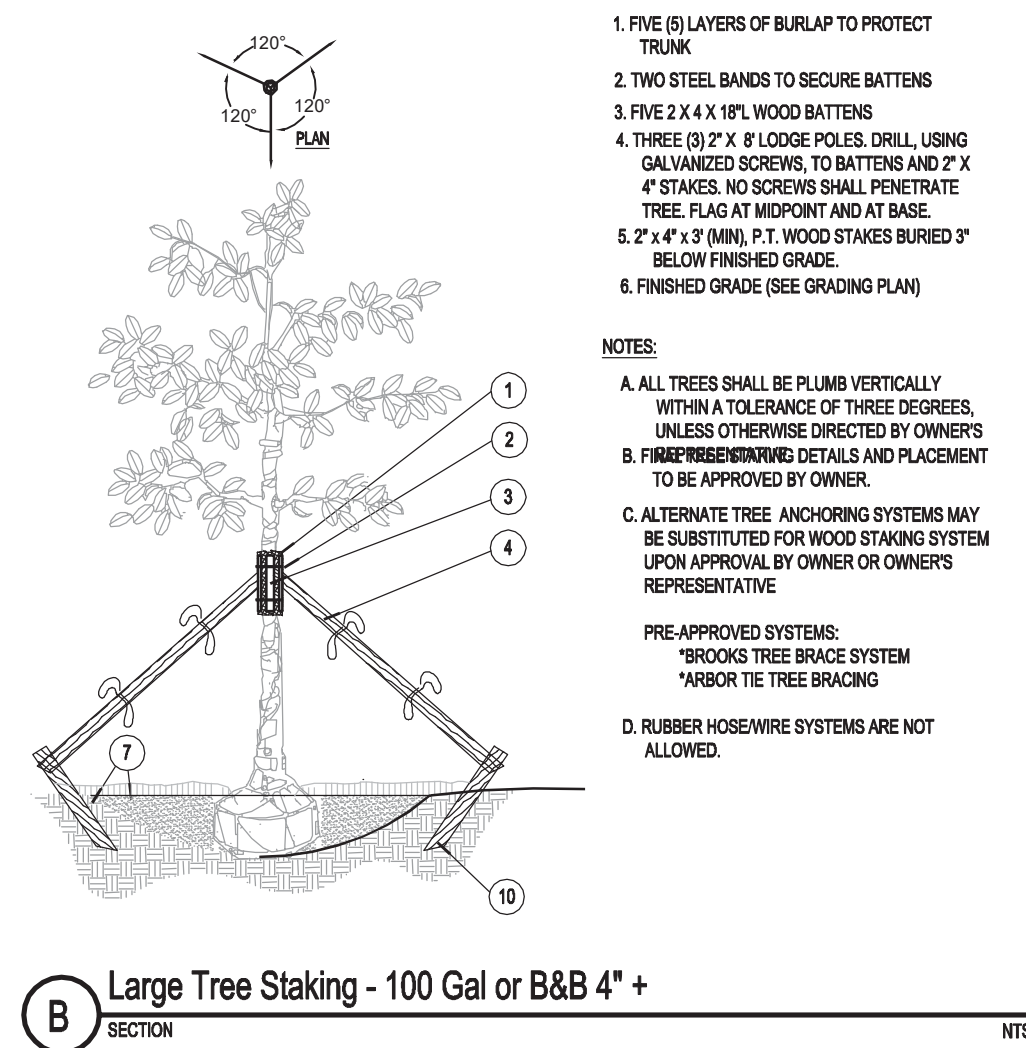
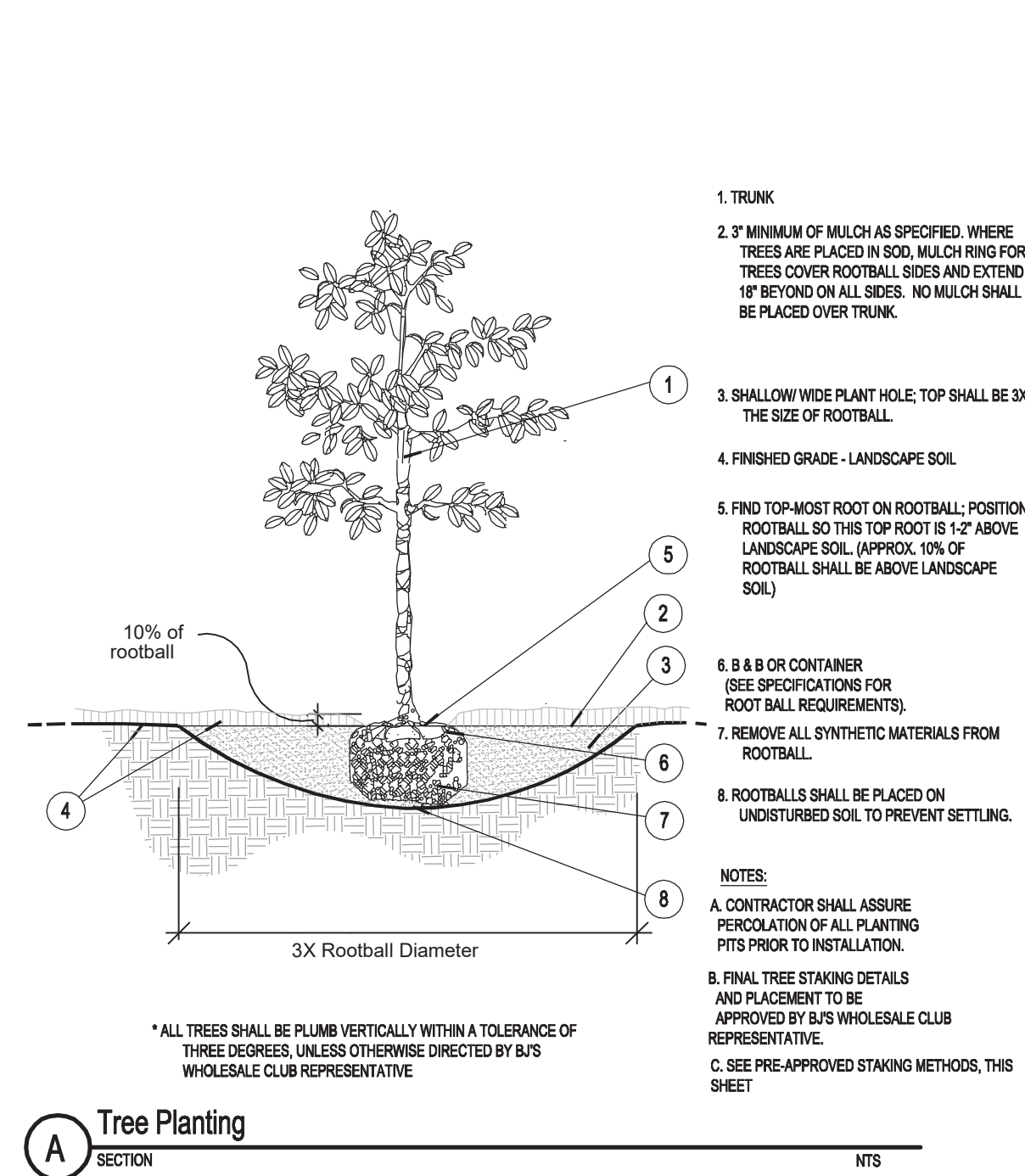
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GENERAL LANDSCAPE SPECIFICATIONS AND NOTES

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

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

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) INCHES IN CALIPER AND TWELVE (12) INCHES ABOVE GROUND LEVEL FOR TREES OVER FOUR (4) INCHES IN CALIPER.

D. MATERIALS

1. GENERAL

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

| MATERIAL | SUBMITTAL |
|----------------|---|
| MULCH | PRODUCT DATA |
| TOPSOIL MIX | AMENDMENT MIX/ PRODUCT DATA/ TEST RESULTS |
| PLANTS | PHOTOGRAPHS OF ONE (1) OF EACH SPECIES (OR TAGGED IN NURSERY) CLIENT-REQUESTED TAGGING MAY SUBSTITUTE PHOTOS. INDICATE SIZES (HEIGHT/WIDTH) AND QUALITY PER SPEC. |
| FERTILIZER | PRODUCT DATA |
| INOCULANT | PRODUCT DATA |
| HERBICIDE | PRODUCT DATA |
| STAKING/GUYING | FOR ALTERNATE TO DETAILS: SEND PRODUCT DATA, DETAIL |

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 A LARGER PLANT 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 (PLANTING MEDIUM, PLANTING MIX, TOPSOIL MIX)

1. SOIL MIXTURE (PLANTING MEDIUM FOR PLANT PITS) SHALL CONSIST OF 20% CLEAN FLORIDA MUCK AND 80% PARTS CLEAN SAND. IT SHALL CONTAIN THREE (3) TO FIVE (5) PERCENT DECOMPOSED ORGANIC MATTER AND A PH BETWEEN 5.5 AND 7.0 - SUBMIT SAMPLE AND PH TESTING RESULTS FOR APPROVAL.

2. MUCK (OR MUCKY PEAT) FOR USE IN PREPARING SOIL MIXTURE FOR BACKFILLING PLANT PITS SHALL BE FERTILE, AND OF A VERY HIGH ORGANIC CONTENT DERIVED FROM FLORIDA SOURCES; REASONABLY FREE OF SUBSOIL, CLAY LUMPS, BRUSH WEEDS AND OTHER LITTER; FREE OF ROOTS, STUMPS, STONES LARGER THAN 2" IN ANY DIRECTION, AND OTHER EXTRANEOUS OR TOXIC MATTER HARMFUL TO PLANT GROWTH.

3. SAND FOR USE IN PREPARING SOIL MIXTURE SHALL BE COARSE, CLEAN, WELL-DRAINING, NATIVE SAND. CONTRACTOR SHALL SUBMIT RESULTS OF SOIL TESTS FOR TOPSOIL AND SAND PROPOSED FOR USE UNDER THIS CONTRACT FOR APPROVAL BY THE OWNER.

4. TREES SHALL BE PLANTED IN THE EXISTING NATIVE SOIL ON SITE, UNLESS DETERMINED TO BE UNSUITABLE - AT WHICH POINT THE CONTRACTOR SHALL CONTACT LANDSCAPE ARCHITECT TO DISCUSS ALTERNATE RECOMMENDATION PRIOR TO PLANTING.

5. CONTRACTOR TO SUBMIT SAMPLES OF SOIL MIXTURE FOR OWNER'S REPRESENTATIVE APPROVAL PRIOR TO PLANT INSTALLATION OPERATIONS COMMENCE.

6. ALL PLANTER BEDS TO HAVE 6" DEPTH PLANTING SOIL MIX.

F. WATER

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.

*WATERING/IRRIGATION RESTRICTIONS MAY APPLY - REFER TO PROPERTY'S JURISDICTIONAL AUTHORITY.

G. FERTILIZER

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

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 ANTITRANSPIRANT PRODUCT ("WILTPROF" 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

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

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 CULTURE 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

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 PLANTING 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 12X12") UNTIL CERTIFICATION OF ACCEPTABILITY BY THE OWNER'S REPRESENTATIVE. REPAIRED SODDING SHALL BE ACCOMPLISHED AS IN THE ORIGINAL WORK (INCLUDING REGRAIDING 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

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

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)
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

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.

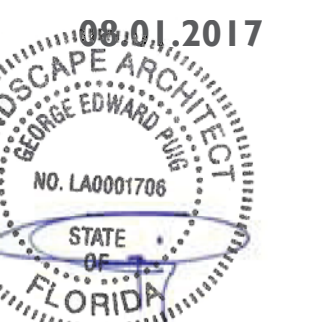
U. WARRANTY

1. THE LIFE AND SATISFACTORY CONDITION OF ALL 7 GALLON AND LARGER 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.

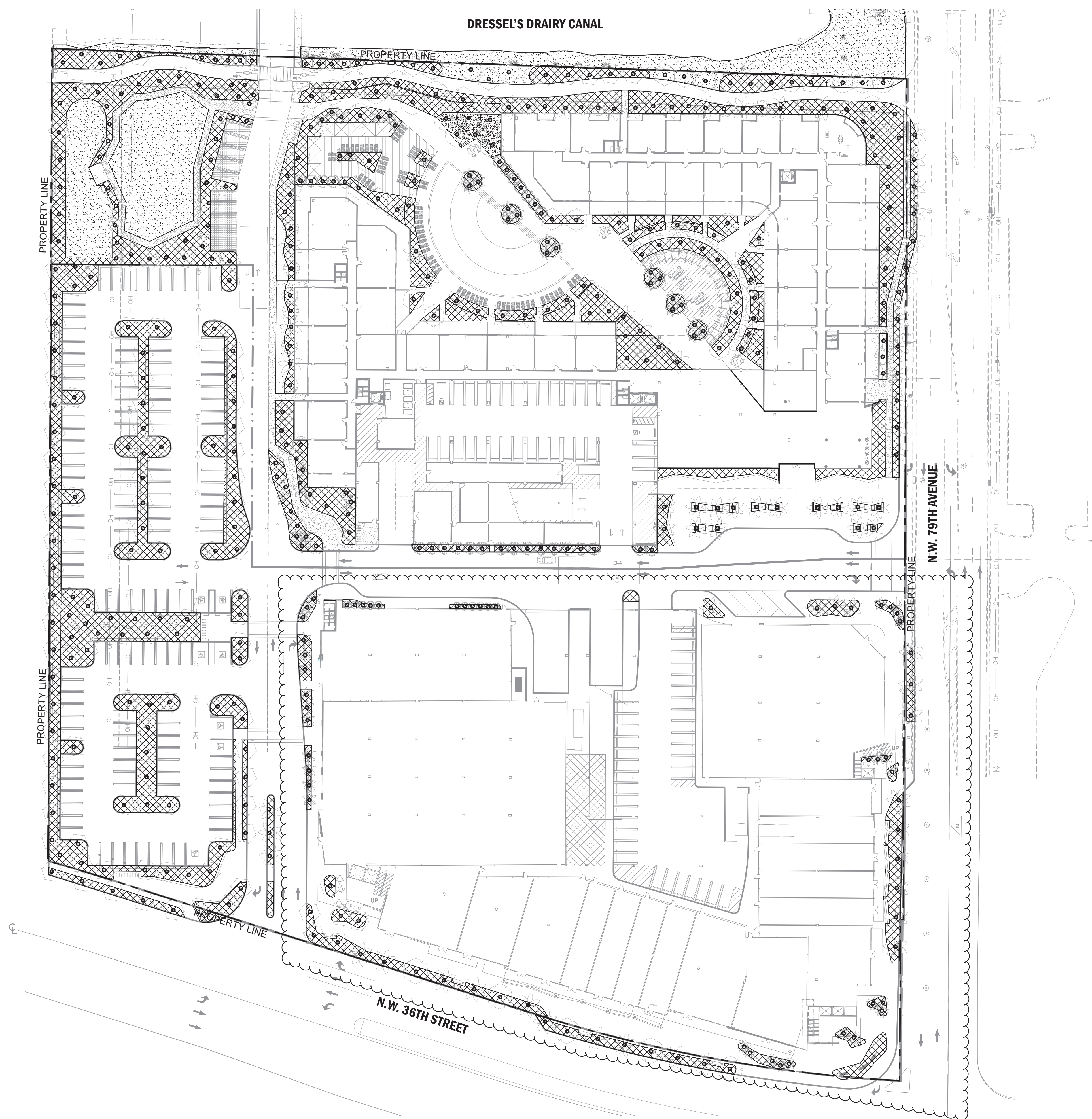
2. THE LIFE AND SATISFACTORY CONDITION OF ALL OTHER PLANT MATERIAL (INCLUDING SOD) INSTALLED BY THE LANDSCAPE CONTRACTOR SHALL BE WARRANTED BY THE CONTRACTOR FOR A MINIMUM OF ONE (1) CALENDAR YEAR COMMENCING AT THE TIME OF CERTIFICATION OF ACCEPTABILITY BY THE OWNER'S REPRESENTATIVE.

3. 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 OTHER 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.

4. 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.



DRESSEL'S DRAIRY CANAL



IRRIGATION SCHEDULE

| Symbol | Manufacturer |
|--------|--|
| | Rain Bird 1804-SAM-PRS SQ Series Turf Spray |
| | Rain Bird 1806-SAM-PRS SQ Series Shrub Spray |
| | Rain Bird 1300AF Flood Bubbler |
| | Rain Bird PESB-PRS D Control Valves |
| | FEBCO 825Y |
| | Rain Bird ESP8LXME-LXMM Controller |

NOTE:

- All proposed trees and shrubs shall be irrigated by a 100% automatic underground irrigation system.
- Irrigation sprinkler zones shall be separated for high and low water requirements and operation on different watering cycles.
- Irrigation overthow to impervious areas and natural areas shall be minimized
- A rain sensor shall be installed with the irrigation control system.
- Irrigated areas shall be fully irrigated with spray heads and rotors spaced to provide head to head coverage. All proposed trees and palms shall be irrigated with tree bubblers.
- Proposed sod will require 100% coverage, head to head irrigation.

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 7905 NW 36TH ST, DORAL, FL 33166 (COMMERCIAL)

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SITE PLAN SUBMITTAL

