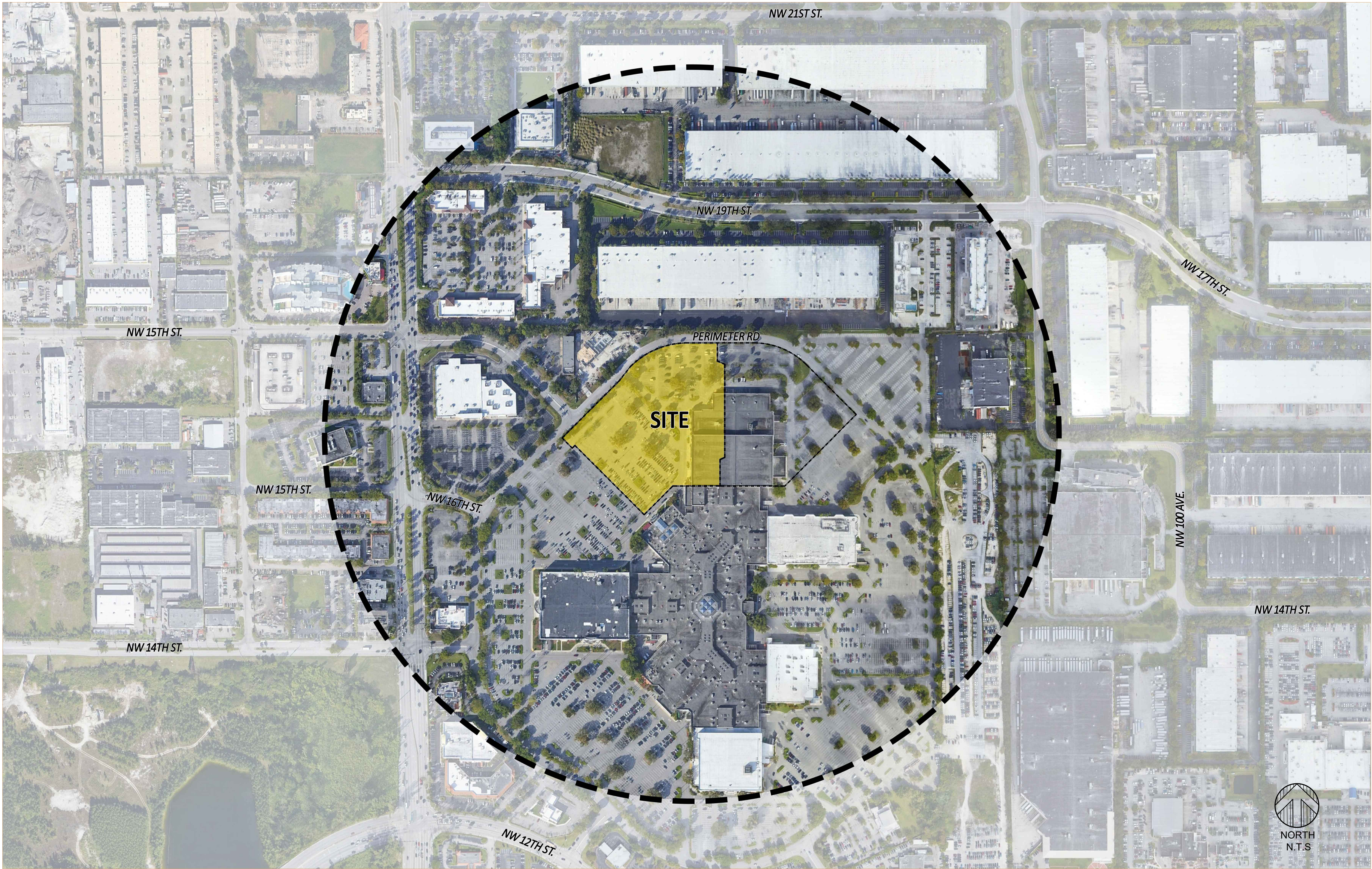


MARLOWE DORAL - SITE 1

FOR
GREYSTAR

PROJECT LOCATED IN:
DORAL, FL

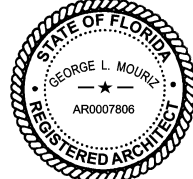


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WM-1			WASTE MANAGEMENT PLAN PHASE I

● OWNER / DEVELOPER
GREYSTAR
421 NE 6TH ST.
SUITE 1200
FORT LAUDERDALE, FL.
33304
(954) 678 2388

● ARCHITECT: George Mount
MSA ARCHITECTS
ARCHITECTS & PLANNERS
8950 SW 74TH COURT
SUITE 1513
MIAMI, FL. 33156
(305) 273-9911



● CIVIL ENGINEER:
HSQ GROUP, LLC
1001 YAMATO ROAD, SUITE 105
BOCA RATON, FL 33431
(954) 392-0221

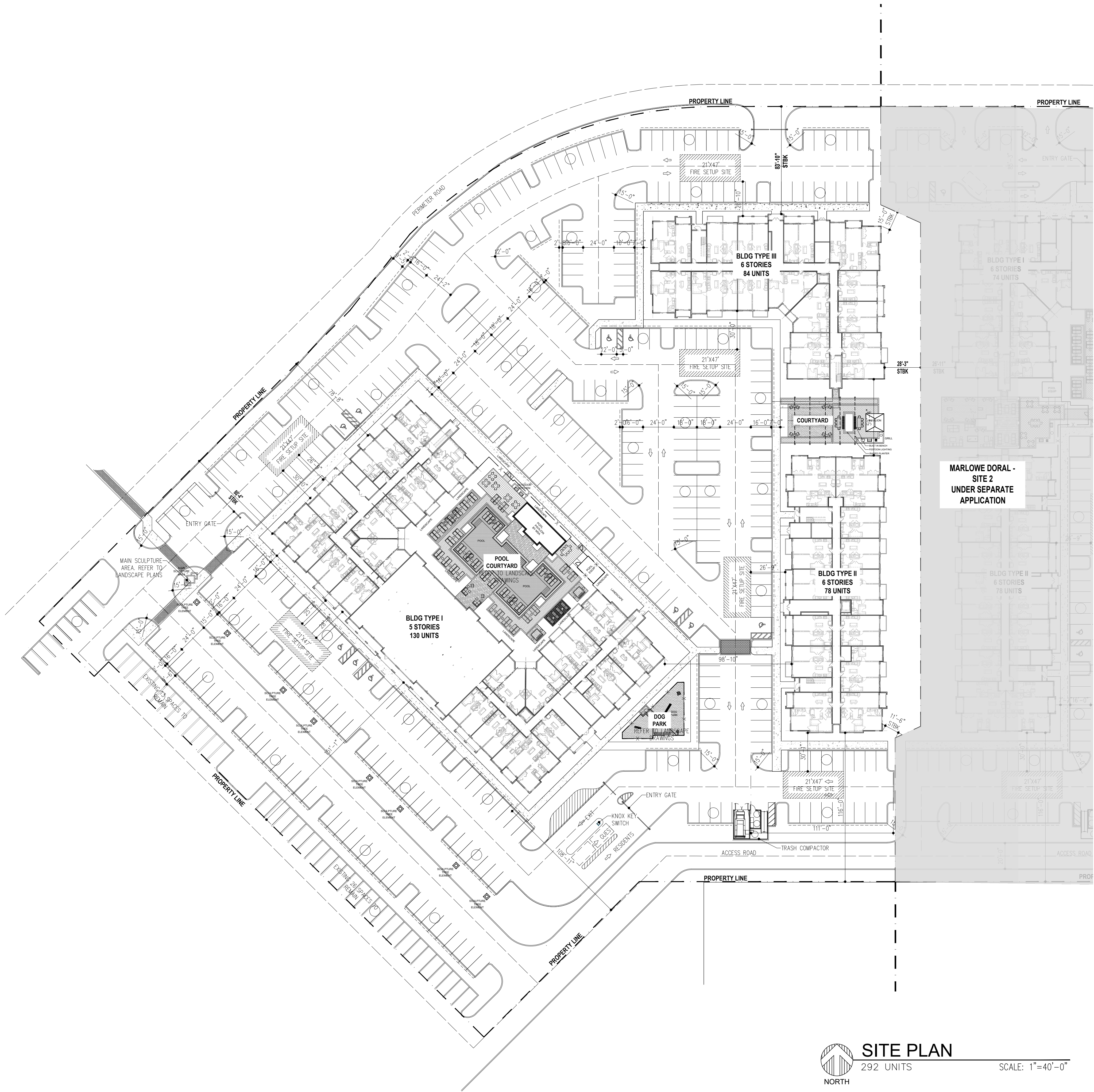
● LANDSCAPE ARCHITECT:
ARCHITECTURAL ALLIANCE
612 SW 4TH AVE
FORT, LAUDERDALE, FL 33315
(954) 764-8858

SITE PLAN SUBMITTAL 03/06/26

SITE DATA			
Property location	Miami International Mall - Sears Parcel		
Folio	35-3032-008-0050		
Zoning District:	MMU - Mall Mixed Use		
Future Land Use	MMU - Mall Mixed Use		
Proposed Use	Multifamily Residential		
Site Area	319,162 sf	7.327 acres	
Density Provided	292 units		
*Maximum density allocated per master development agreement.			
BUILDING SETBACKS	Required	Provided	
Front - Perimeter Rd	20'-0"	83'-10"	
Side - Interior	10'-0"	11'-6"	
Rear - South	5'-0"	116'-0"	
BUILDING HEIGHT	Allowed	Provided	
Maximum Height	6 Stories	6 Stories	
SITE STANDARDS	Required	Provided	
Lot Coverage	N/A	21%	66,069 sf
FAR	1.75 FAR	558,534 sf	1.05 FAR 334,602 sf
Open Space	15%	47,874 sf	31% 97,467 sf

PARKING		
REQUIRED		
Unit Type	# of units or SF	# Spaces
1 BD @ 1.5 sp/du	126 units	189 sp
2 BD @ 1.5 sp/du	138 units	207 sp
3BD @ 1.5 sp/du	28 units	42 sp
Sub-Total	292 units	438 sp
Total Parking Required		438 sp
PROVIDED		
Type	Standard	HC
Surface	390 sp	10 sp
Existing Parking	44 sp	
Grand Total Parking Provided	444 sp	
Parking Ratio	1.52 sp/du	

UNIT MIX							
Unit Type	Area	Building Type			# of Units	% of total	Leasable Area (NRSF)
		Type I	Type II	Type III			
1BD							
A1	744 sf.	38	18	20	76	56,544 sf	
A1.1	760 sf.	0	12	6	18		
A2	892 sf.	20	0	12	32	28,544 sf	
Subtotal		58	30	38	126	43%	85,088 sf
2BD							
B1	958 sf.	20	12	11	43	23,166 sf.	41,194 sf.
B2	1,147 sf.	37	12	24	73		83,731 sf.
B2.1	1,053 sf.	5	12	5	22		23,166 sf.
Subtotal		62	36	40	138	47%	148,091 sf.
3BD							
C1	1,329 sf.	10	12	6	28	37,212 sf.	
Subtotal		10	12	6	28		10%
# of Units/bldg		130	78	84			
# of Bldgs		1	1	1			
Grand Total # Units					292 units	100%	270,391 sf.
							926 avg sf/du



SITE PLAN
292 UNITS

SCALE: 1"=40'-0"

REVISIONS:

NO.:	DESCRIPTION:	DATE:
	Site Plan Submittal	03/06/2026

DIGITAL SIGNATURE:



SEAL:



GEORGE L. MOURIZ
AR0007808

Site Plan Submittal

Marlowe Doral -
Site 1

Doral, FL

GREYSTAR



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AAC000895
8950 SW 74TH CT SUITE #1513
MIAMI, FLORIDA 33156
(305) 273-9911



TITLE:

SITE PLAN

Project No: 2290.1
Date: 03/06/2026
Scale: 1" = 40'-0"
Format: 24" x 36"
Drawn: LMS
Checked: LMS

SHEET:

SP.1

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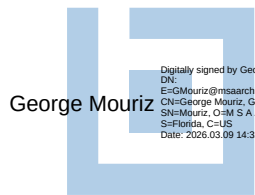


CONTEXT PLAN AND EXISTING CONDITIONS

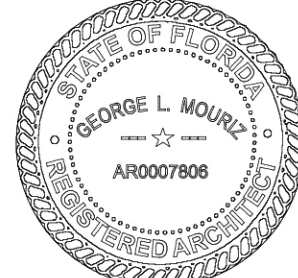
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TITLE:
CONTEXT PLAN AND
EXISTING CONDITIONS

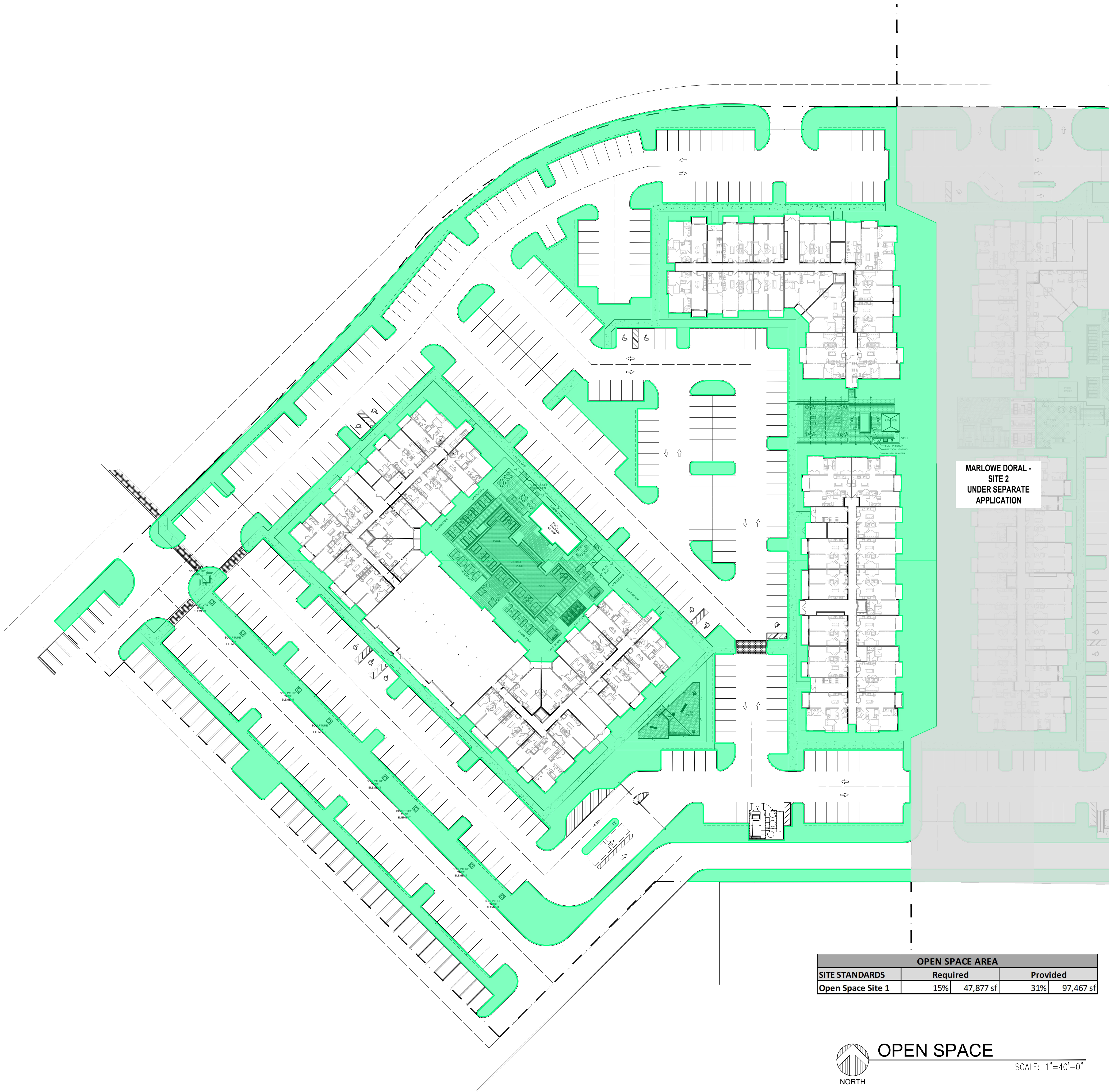
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SHEET

A1.0

ARCHITECTS BUILDING CODE STATEMENT TO THE BEST OF THE ARCHITECTS KNOWLEDGE THE PLANS AND SPECIFICATIONS COMPLY WITH THE FLORIDA BUILDING CODE EIGHTH EDITION (2023) AND THE APPLICABLE FIRE SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY AND CHAPTER 633 FLORIDA STATUTES. COPYRIGHT © 2024 MSA ARCHITECTS, INC. ARCHITECTURAL DESIGN & DETAIL DRAWINGS FOR THIS BUILDING AND/OR OVERALL PROJECT ARE THE LEGAL PROPERTY OF & ALL RIGHTS ARE RESERVED BY THE ARCHITECT. THEIR USE FOR REPRODUCTION, CONSTRUCTION, OR DISTRIBUTION IS PROHIBITED UNLESS AUTHORIZED IN WRITING BY THE ARCHITECT.

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 NORTH

OPEN SPACE

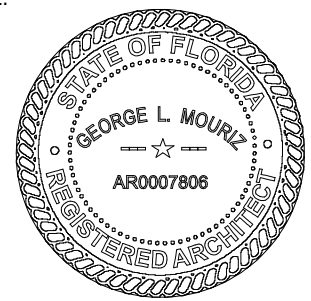
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NO.:	DESCRIPTION:	DATE:

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TITLE:

OPEN SPACE

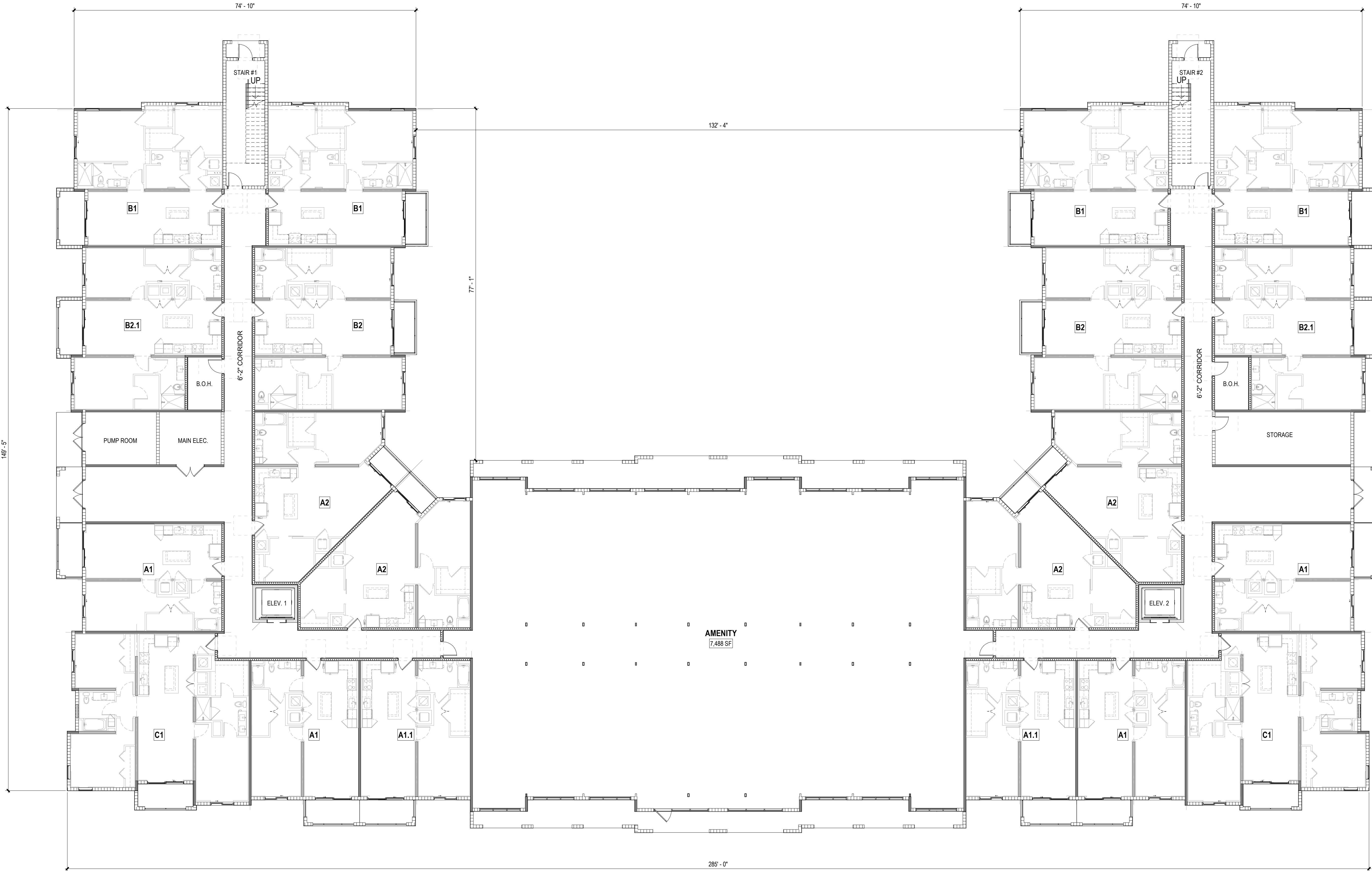
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A1.1

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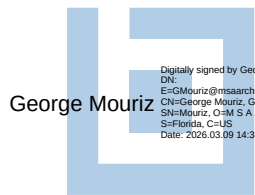
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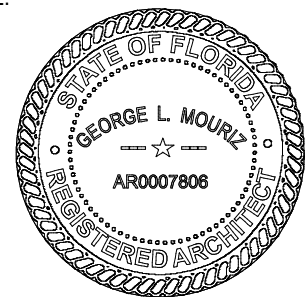
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TITLE:

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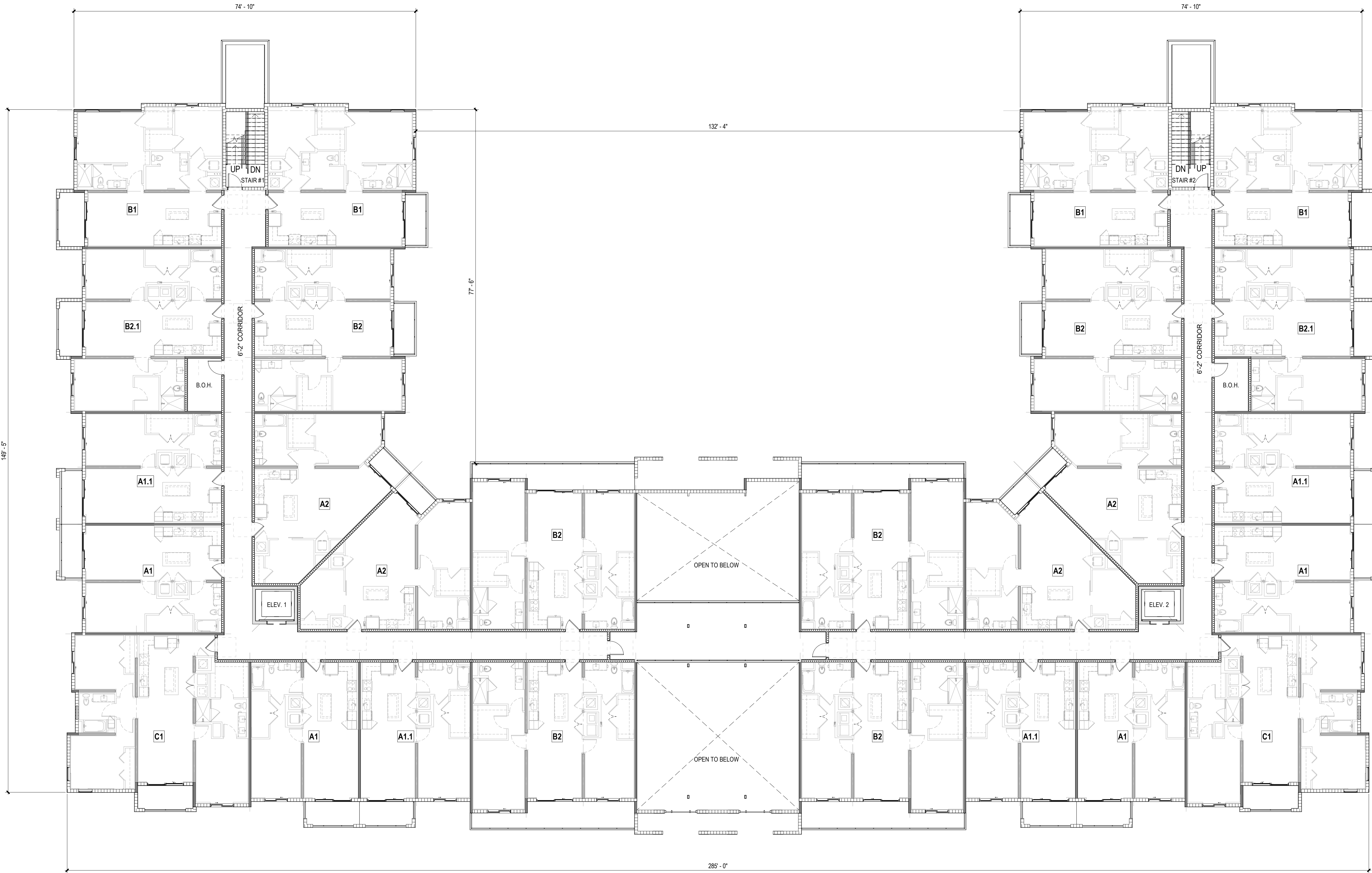
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A2.1.1

ARCHITECT'S BUILDING CODE STATEMENT/ TO THE BEST OF THE ARCHITECT'S KNOWLEDGE THE PLANS AND SPECIFICATIONS COMPLY WITH THE FLORIDA BUILDING CODE EIGHTH EDITION (2023) AND THE APPLICABLE FIRE SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY AND CHAPTER 633 FLORIDA STATUTES. COPYRIGHT © 2024 MSA ARCHITECTS, INC. ARCHITECTURAL DESIGN & DETAIL DRAWINGS FOR THIS BUILDING AND/OR OVERALL PROJECT ARE THE LEGAL PROPERTY OF & ALL RIGHTS ARE RESERVED BY THE ARCHITECT. THEIR USE FOR REPRODUCTION, CONSTRUCTION, OR DISTRIBUTION IS PROHIBITED UNLESS AUTHORIZED IN WRITING BY THE ARCHITECT.

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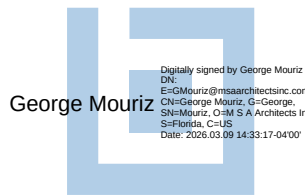
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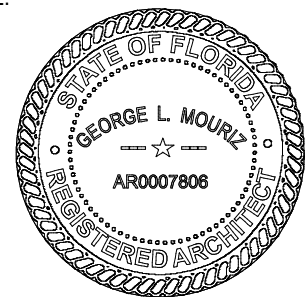
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NO.:	DESCRIPTION:	DATE:

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TITLE:

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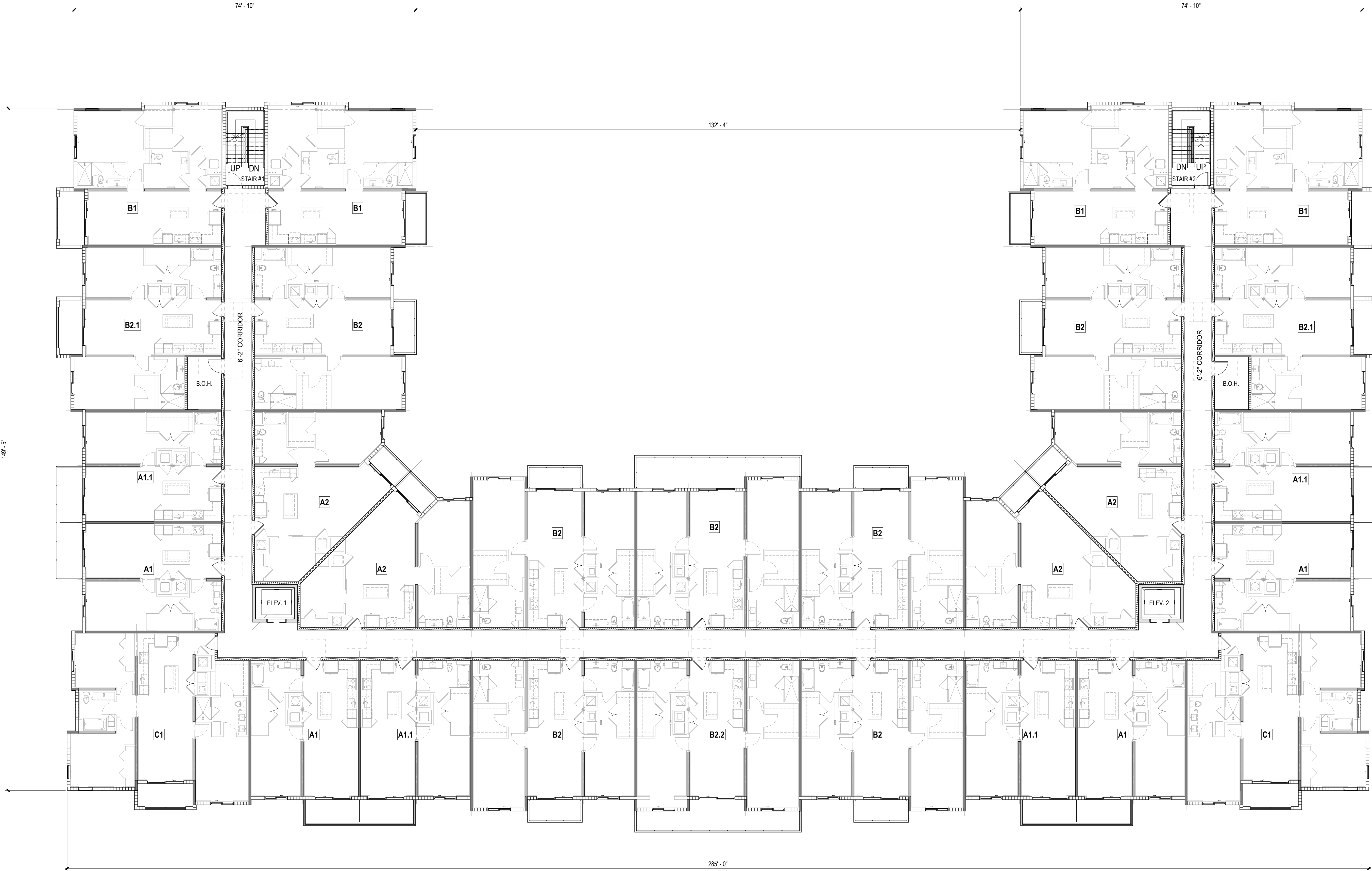
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A2.1.2

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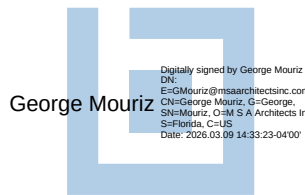
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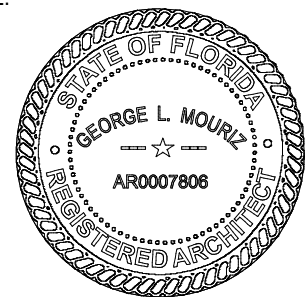
REVISIONS:

NO.:	DESCRIPTION:	DATE:

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TITLE:

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LEVEL 3

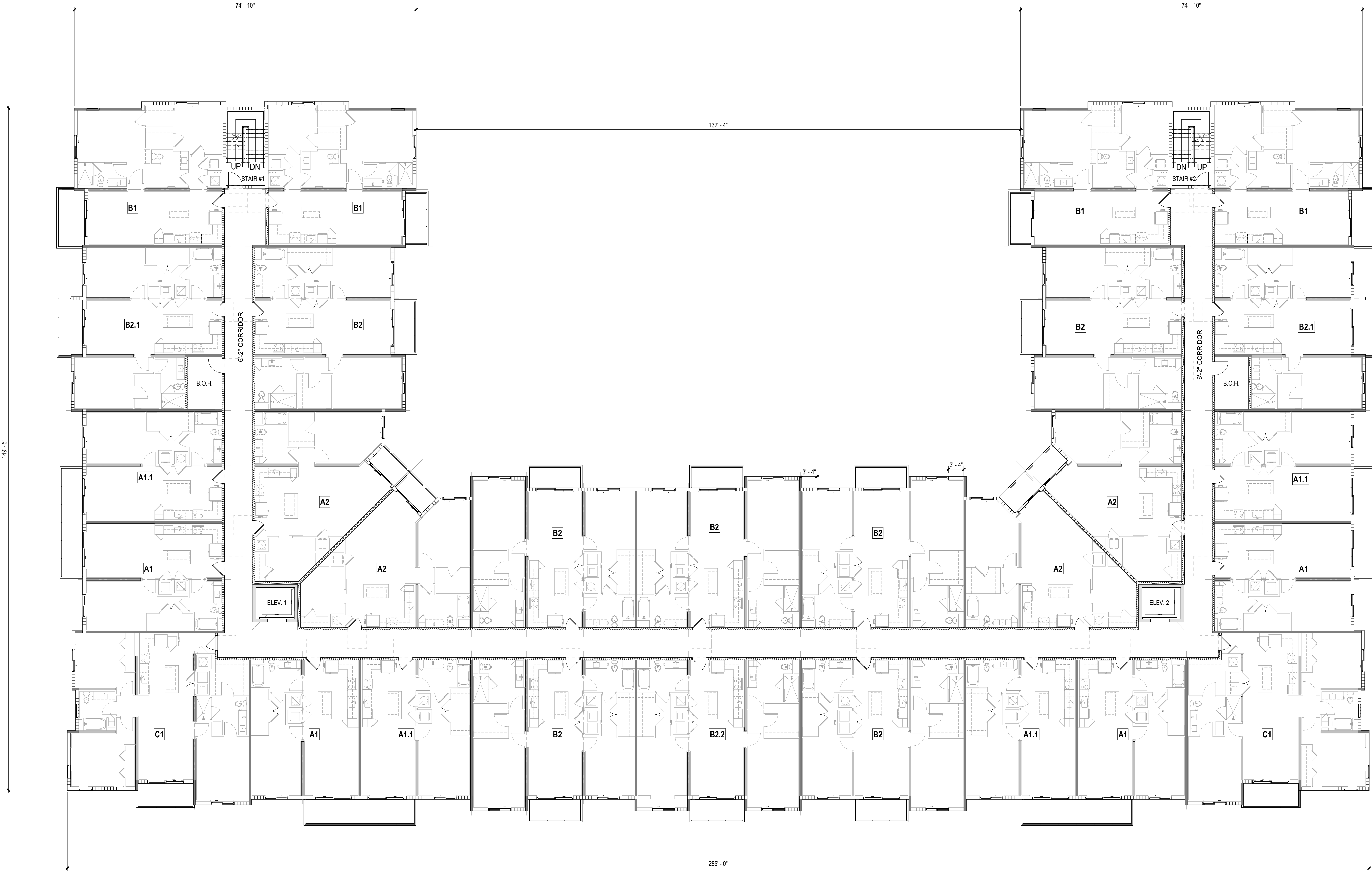
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SHEET:

A2.1.3

ARCHITECT'S BUILDING CODE STATEMENT/ TO THE BEST OF THE ARCHITECT'S KNOWLEDGE THE PLANS AND SPECIFICATIONS COMPLY WITH THE FLORIDA BUILDING CODE EIGHTH EDITION (2023) AND THE APPLICABLE FIRE SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY AND CHAPTER 633 FLORIDA STATUTES. COPYRIGHT © 2024 MSA ARCHITECTS, INC. ARCHITECTURAL DESIGN & DETAIL DRAWINGS FOR THIS BUILDING AND/OR OVERALL PROJECT ARE THE LEGAL PROPERTY OF & ALL RIGHTS ARE RESERVED BY THE ARCHITECT. THEIR USE FOR REPRODUCTION, CONSTRUCTION, OR DISTRIBUTION IS PROHIBITED UNLESS AUTHORIZED IN WRITING BY THE ARCHITECT.

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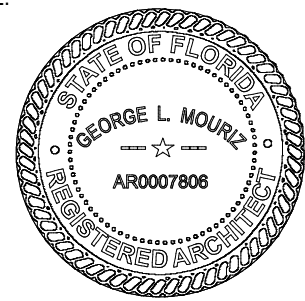
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(305) 273-9911



TITLE:

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LEVEL 4

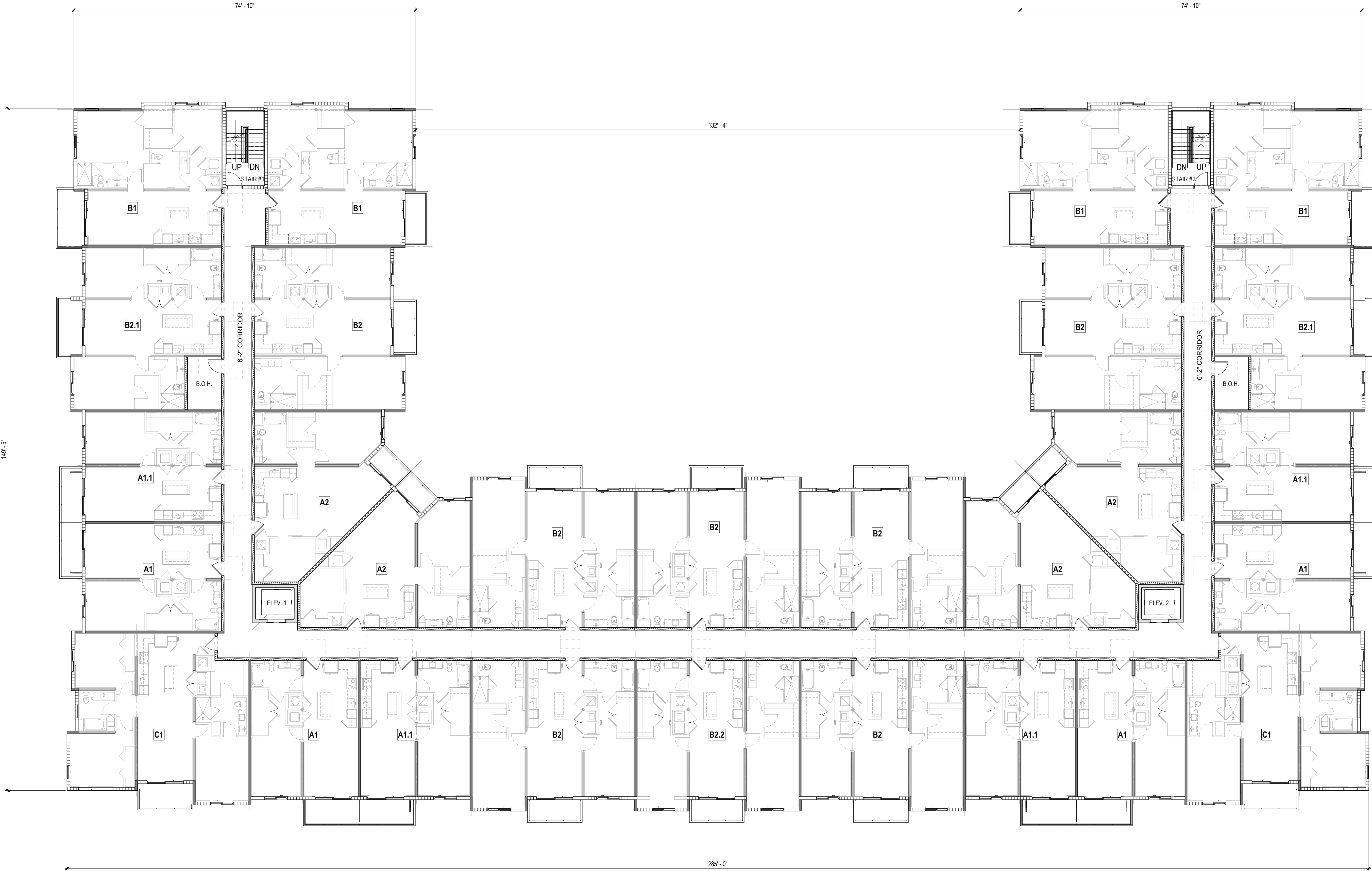
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Drawn: LMS
Checked: LMS

SHEET:

A2.1.4

ARCHITECT'S BUILDING CODE STATEMENT/ TO THE BEST OF THE ARCHITECT'S KNOWLEDGE THE PLANS AND SPECIFICATIONS COMPLY WITH THE FLORIDA BUILDING CODE EIGHTH EDITION (2023) AND THE APPLICABLE FIRE SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY AND CHAPTER 633 FLORIDA STATUTES. COPYRIGHT © 2024 MSA ARCHITECTS, INC. ARCHITECTURAL DESIGN & DETAIL DRAWINGS FOR THIS BUILDING AND/OR OVERALL PROJECT ARE THE LEGAL PROPERTY OF & ALL RIGHTS ARE RESERVED BY THE ARCHITECT. THEIR USE FOR REPRODUCTION, CONSTRUCTION, OR DISTRIBUTION IS PROHIBITED UNLESS AUTHORIZED IN WRITING BY THE ARCHITECT.

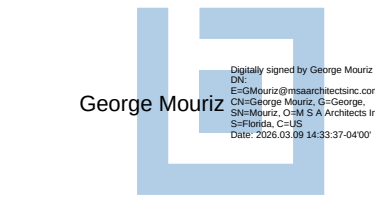
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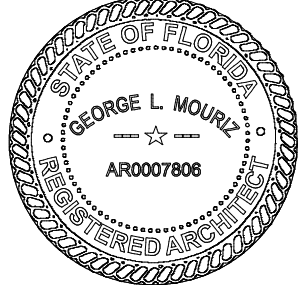
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REVISIONS:		
NO.:	DESCRIPTION:	DATE:

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AR0007808

Site Plan Submittal

**Marlowe Doral -
Site 1**
Doral, FL
GREYSTAR



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MIAMI, FLORIDA 33156
(305) 273-9911



TITLE:

**BLDG. TYPE I -
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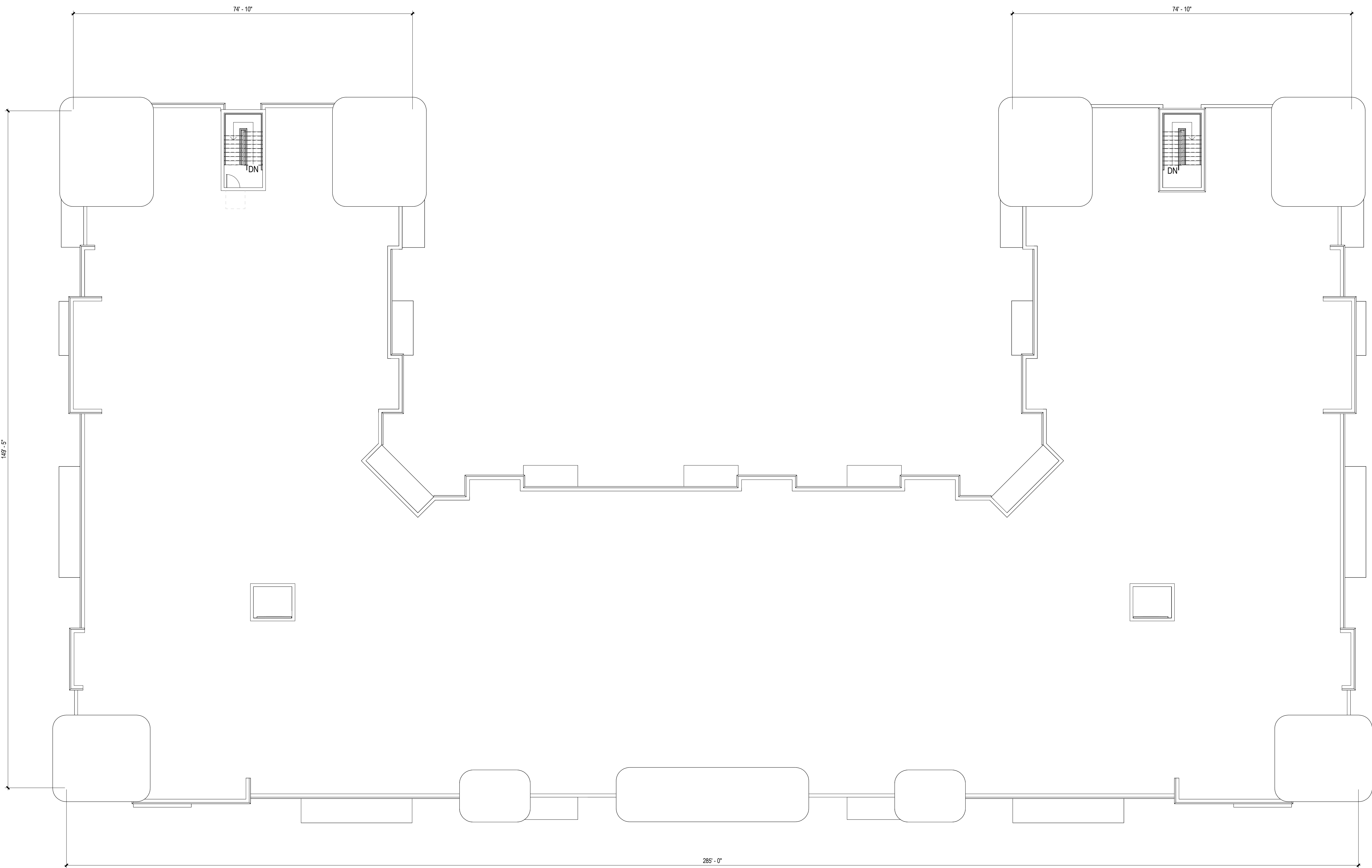
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SHEET:

A2.1.5

ARCHITECT'S BUILDING CODE STATEMENT/ TO THE BEST OF THE ARCHITECT'S KNOWLEDGE THE PLANS AND SPECIFICATIONS COMPLY WITH THE FLORIDA BUILDING CODE EIGHTH EDITION (2023) AND THE APPLICABLE FIRE SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY AND CHAPTER 633 FLORIDA STATUTES. COPYRIGHT © 2024 MSA ARCHITECTS, INC. ARCHITECTURAL DESIGN & DETAIL DRAWINGS FOR THIS BUILDING AND/OR OVERALL PROJECT ARE THE LEGAL PROPERTY OF & ALL RIGHTS ARE RESERVED BY THE ARCHITECT. THEIR USE FOR REPRODUCTION, CONSTRUCTION, OR DISTRIBUTION IS PROHIBITED UNLESS AUTHORIZED IN WRITING BY THE ARCHITECT.

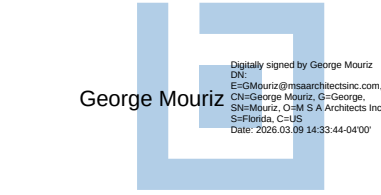
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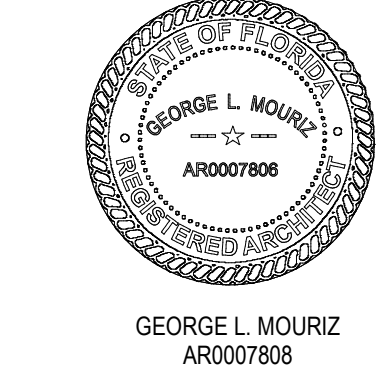
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REVISIONS:		
NO.:	DESCRIPTION:.	DATE:

DIGITAL SIGNATURE:



SEAL:



Site Plan Submittal

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GREYSTAR



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TITLE:
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ROOF PLAN

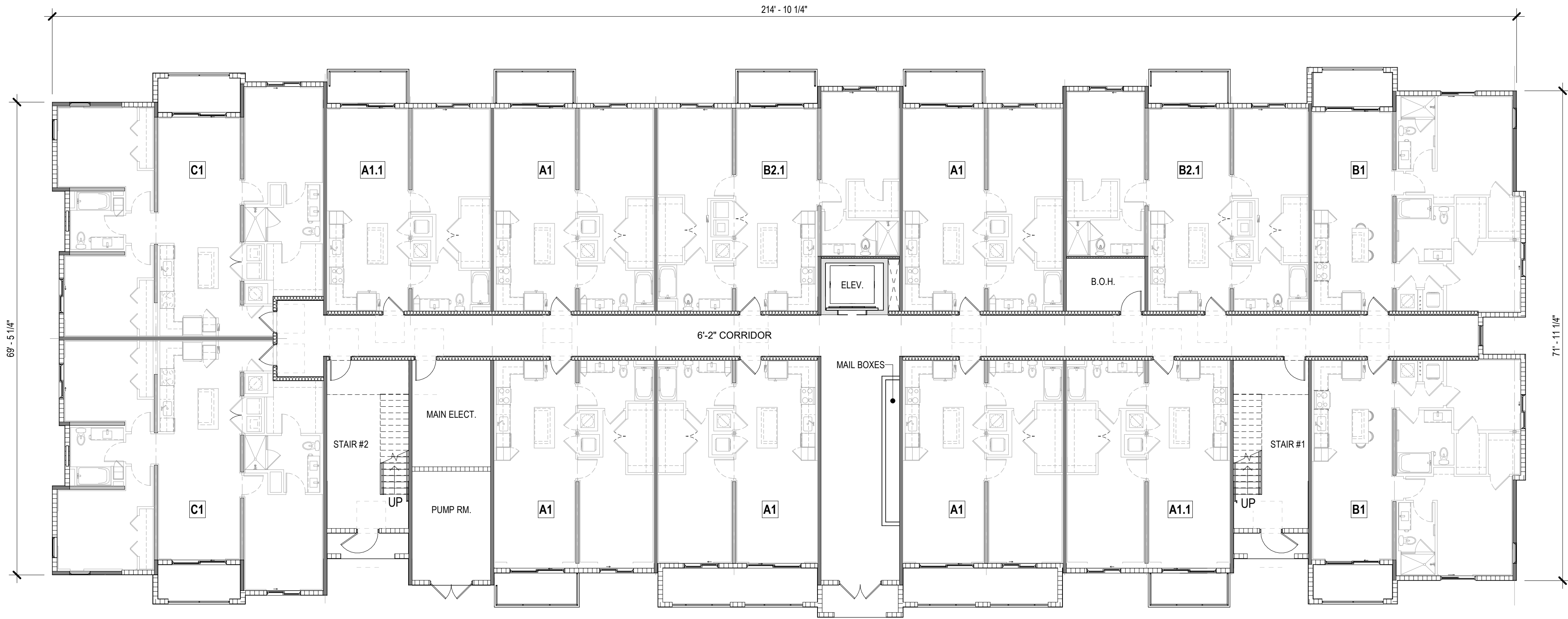
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Checked: LMS

SHEET:

A2.1.6

ARCHITECT'S BUILDING CODE STATEMENT/ TO THE BEST OF THE ARCHITECT'S KNOWLEDGE THE PLANS AND SPECIFICATIONS COMPLY WITH THE FLORIDA BUILDING CODE EIGHTH EDITION (2023) AND THE APPLICABLE FIRE SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY AND CHAPTER 633 FLORIDA STATUTES. COPYRIGHT © 2024 MSA ARCHITECTS, INC. ARCHITECTURAL DESIGN & DETAIL DRAWINGS FOR THIS BUILDING AND/OR OVERALL PROJECT ARE THE LEGAL PROPERTY OF & ALL RIGHTS ARE RESERVED BY THE ARCHITECT. THEIR USE FOR REPRODUCTION, CONSTRUCTION, OR DISTRIBUTION IS PROHIBITED UNLESS AUTHORIZED IN WRITING BY THE ARCHITECT.

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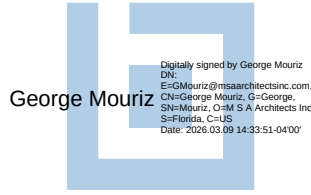
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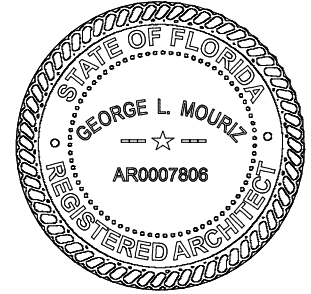
REVISIONS:

NO.:	DESCRIPTION:	DATE:

DIGITAL SIGNATURE:



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TITLE:

BLDG. TYPE II -
LEVEL 1

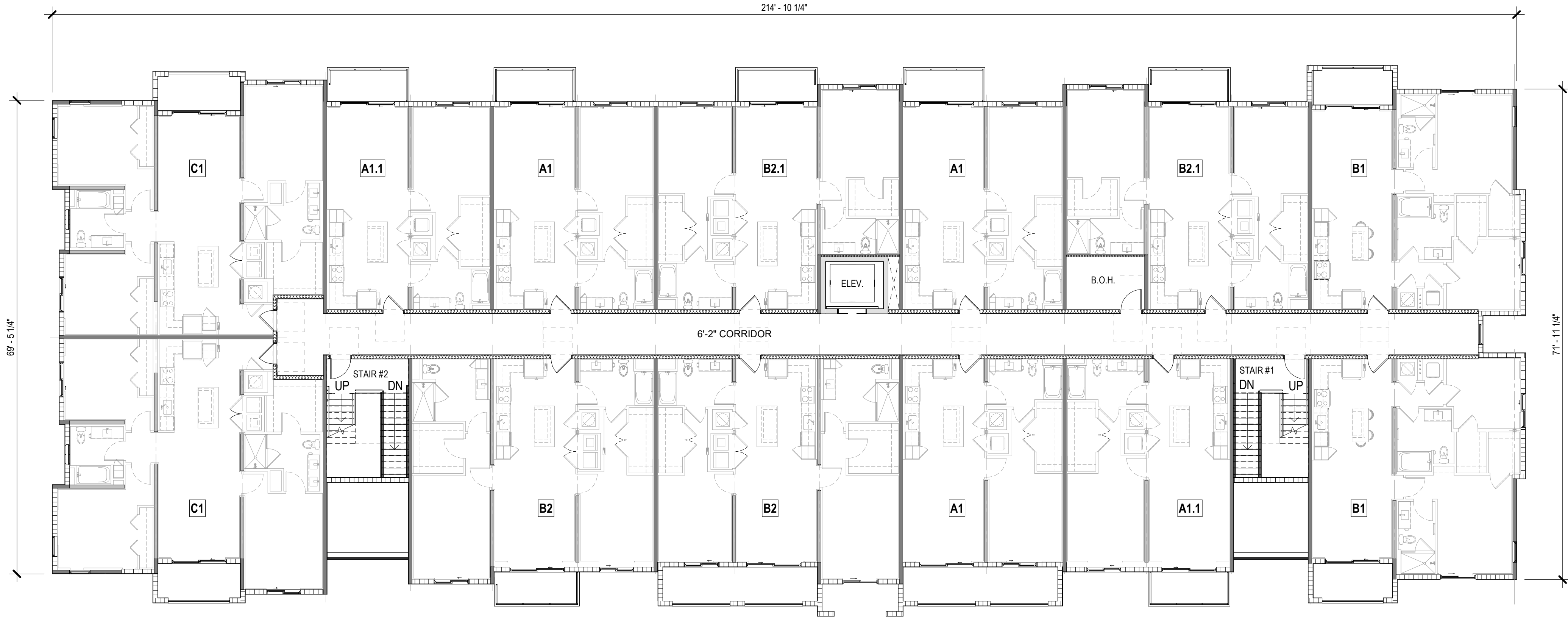
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A2.2.1

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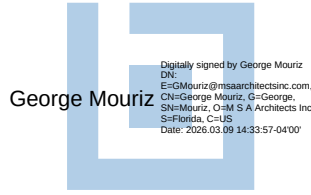
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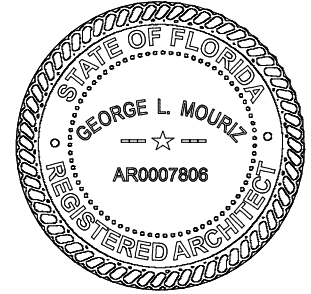
REVISIONS:

NO.:	DESCRIPTION.:	DATE:

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TITLE:

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LEVEL 2

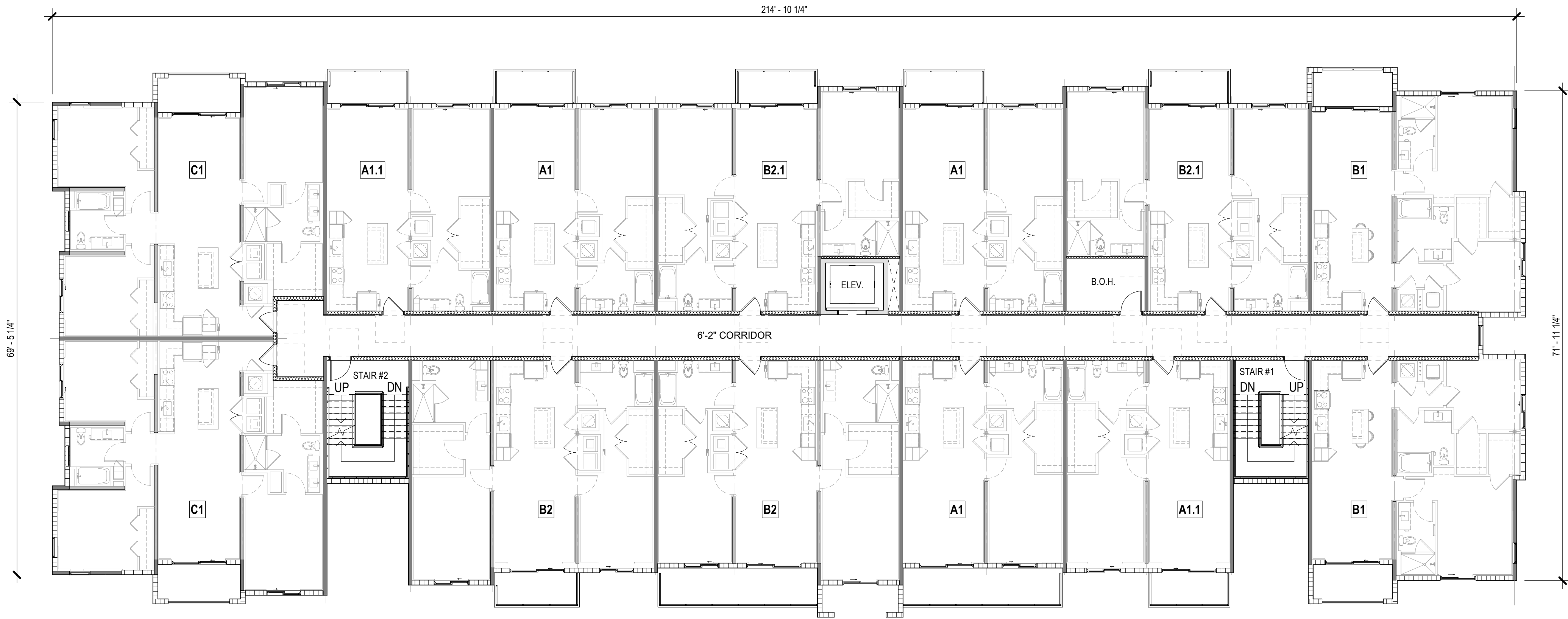
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A2.2.2

ARCHITECT'S BUILDING CODE STATEMENT/ TO THE BEST OF THE ARCHITECT'S KNOWLEDGE THE PLANS AND SPECIFICATIONS COMPLY WITH THE FLORIDA BUILDING CODE EIGHTH EDITION (2023) AND THE APPLICABLE FIRE SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY AND CHAPTER 633 FLORIDA STATUTES. COPYRIGHT © 2024 MSA ARCHITECTS, INC. ARCHITECTURAL DESIGN & DETAIL DRAWINGS FOR THIS BUILDING AND/OR OVERALL PROJECT ARE THE LEGAL PROPERTY OF & ALL RIGHTS ARE RESERVED BY THE ARCHITECT. THEIR USE FOR REPRODUCTION, CONSTRUCTION, OR DISTRIBUTION IS PROHIBITED UNLESS AUTHORIZED IN WRITING BY THE ARCHITECT.

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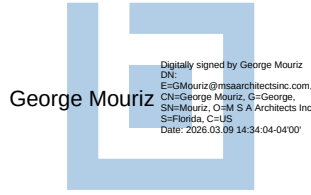
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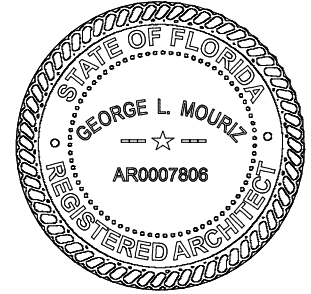
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NO.:	DESCRIPTION.:	DATE:

DIGITAL SIGNATURE:



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TITLE:

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LEVEL 3

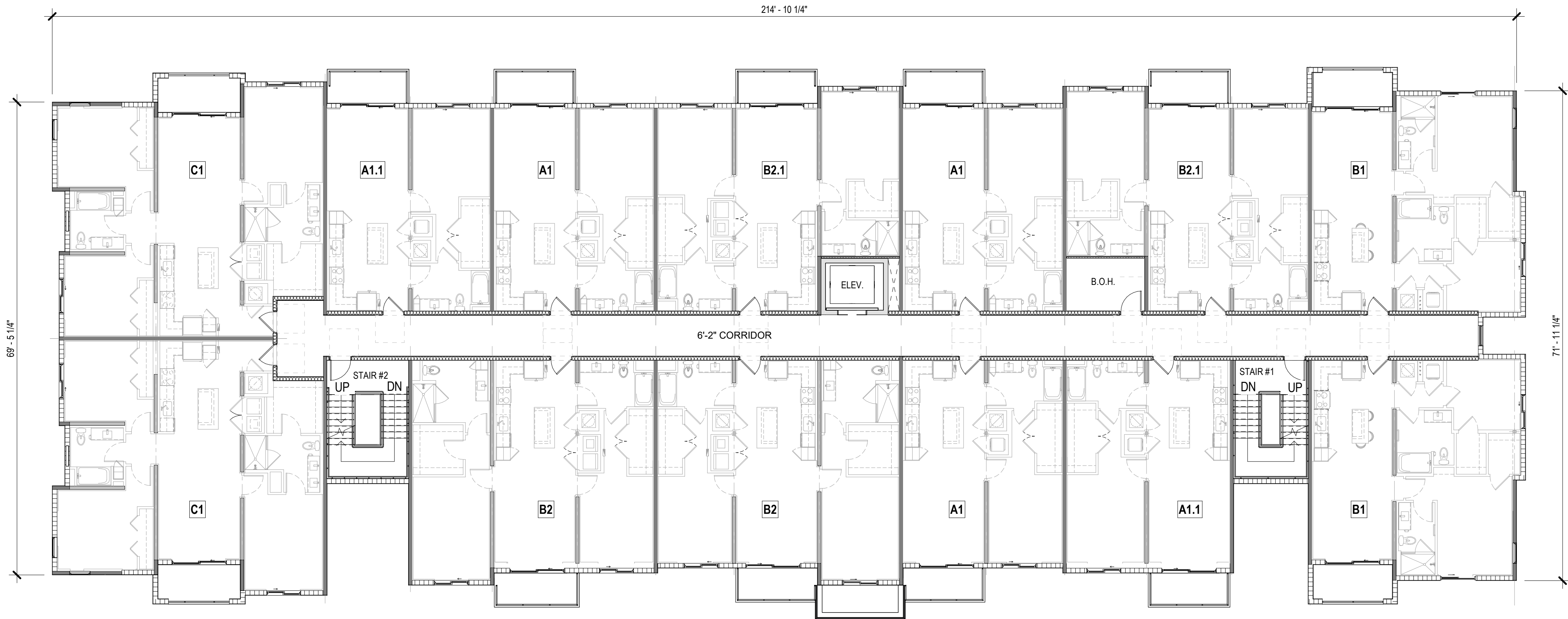
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A2.2.3

ARCHITECT'S BUILDING CODE STATEMENT/ TO THE BEST OF THE ARCHITECT'S KNOWLEDGE THE PLANS AND SPECIFICATIONS COMPLY WITH THE FLORIDA BUILDING CODE EIGHTH EDITION (2023) AND THE APPLICABLE FIRE SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY AND CHAPTER 633 FLORIDA STATUTES. COPYRIGHT © 2024 MSA ARCHITECTS, INC. ARCHITECTURAL DESIGN & DETAIL DRAWINGS FOR THIS BUILDING AND/OR OVERALL PROJECT ARE THE LEGAL PROPERTY OF & ALL RIGHTS ARE RESERVED BY THE ARCHITECT. THEIR USE FOR REPRODUCTION, CONSTRUCTION, OR DISTRIBUTION IS PROHIBITED UNLESS AUTHORIZED IN WRITING BY THE ARCHITECT.

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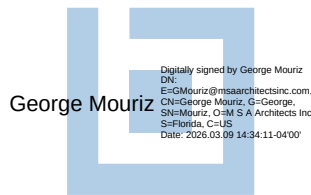
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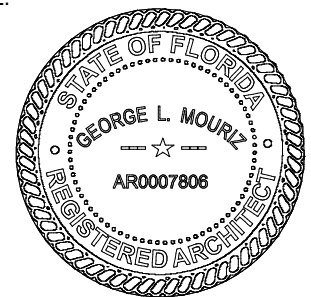
REVISIONS:

NO.:	DESCRIPTION.:	DATE:

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TITLE:

BLDG. TYPE II -
LEVEL 4

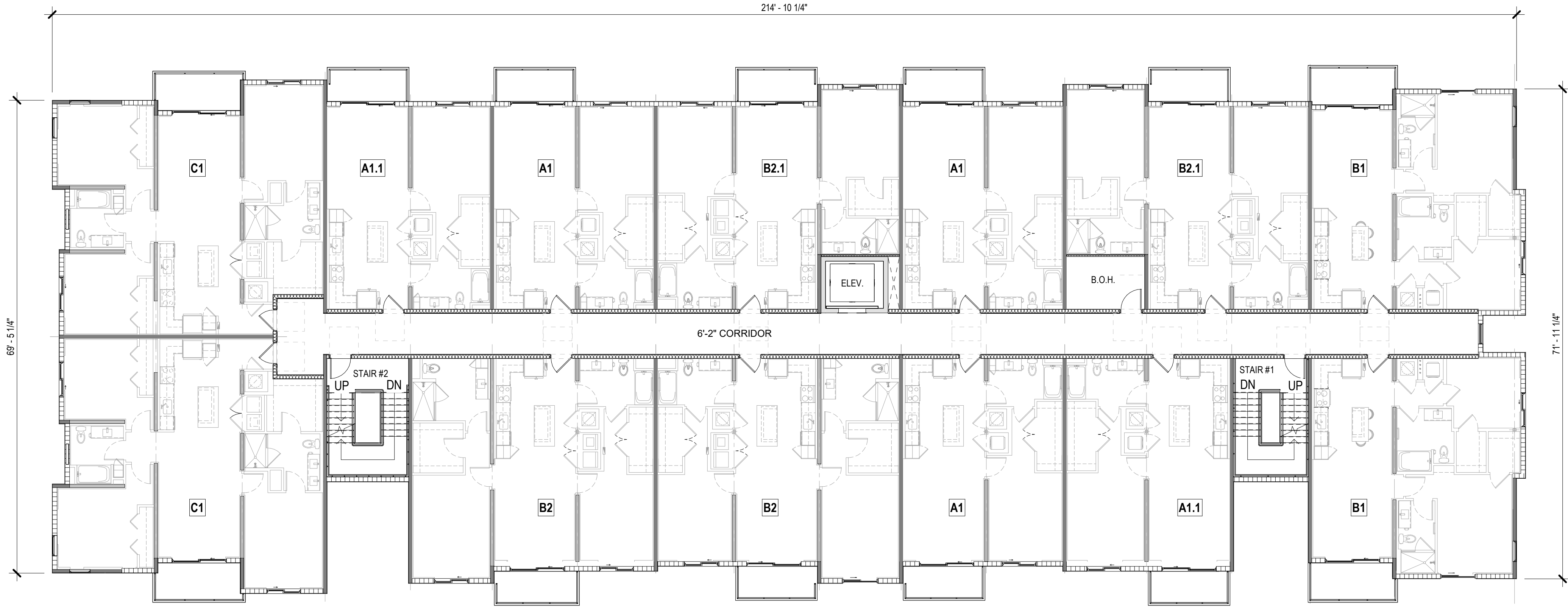
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A2.2.4

ARCHITECT'S BUILDING CODE STATEMENT/ TO THE BEST OF THE ARCHITECT'S KNOWLEDGE THE PLANS AND SPECIFICATIONS COMPLY WITH THE FLORIDA BUILDING CODE EIGHTH EDITION (2023) AND THE APPLICABLE FIRE SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY AND CHAPTER 633 FLORIDA STATUTES. COPYRIGHT © 2024 MSA ARCHITECTS, INC. ARCHITECTURAL DESIGN & DETAIL DRAWINGS FOR THIS BUILDING AND/OR OVERALL PROJECT ARE THE LEGAL PROPERTY OF & ALL RIGHTS ARE RESERVED BY THE ARCHITECT. THEIR USE FOR REPRODUCTION, CONSTRUCTION, OR DISTRIBUTION IS PROHIBITED UNLESS AUTHORIZED IN WRITING BY THE ARCHITECT.

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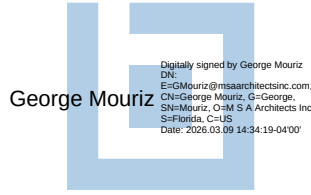
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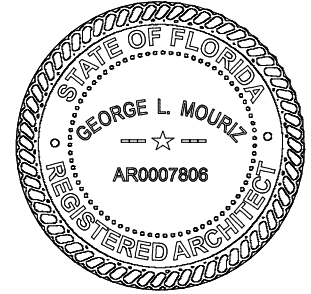
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TITLE:

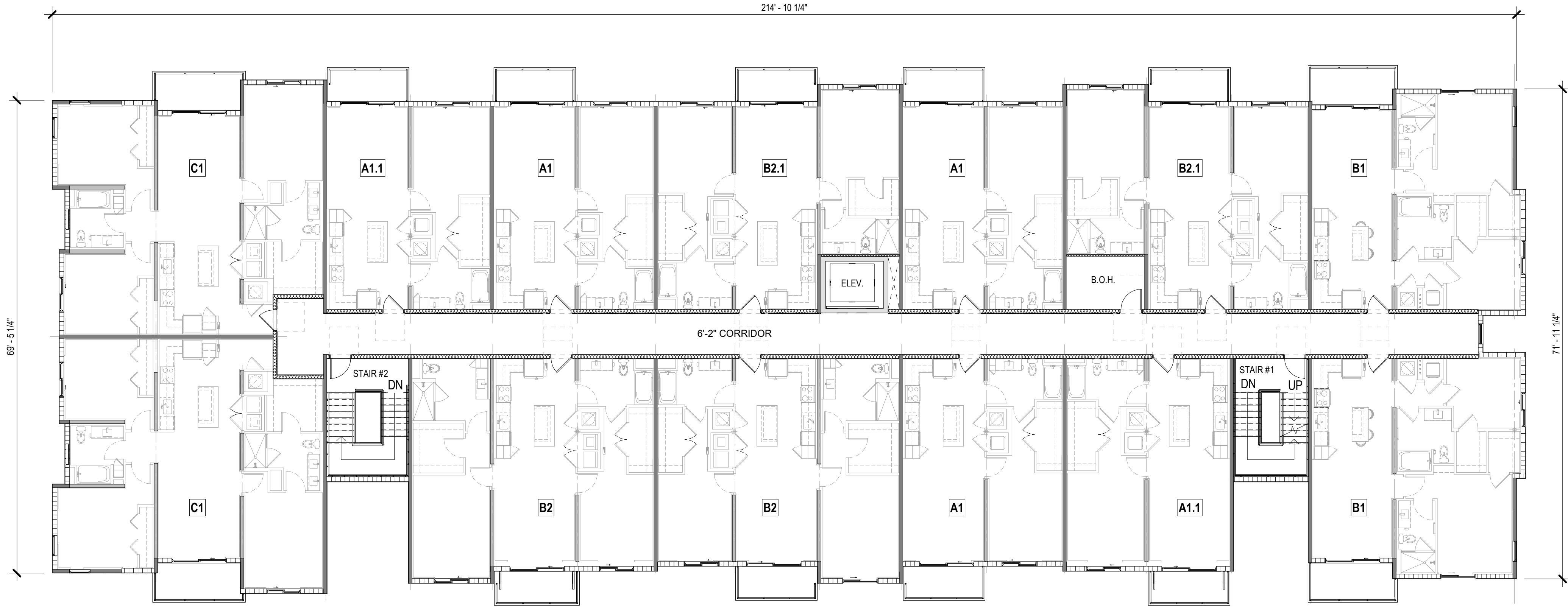
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Project No: 2290.1
Date: 03/06/2026
Scale: 3/32" = 1'-0"
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SHEET:

A2.2.5

ARCHITECT'S BUILDING CODE STATEMENT/ TO THE BEST OF THE ARCHITECT'S KNOWLEDGE THE PLANS AND SPECIFICATIONS COMPLY WITH THE FLORIDA BUILDING CODE EIGHTH EDITION (2023) AND THE APPLICABLE FIRE SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY AND CHAPTER 633 FLORIDA STATUTES. COPYRIGHT © 2024 MSA ARCHITECTS, INC. ARCHITECTURAL DESIGN & DETAIL DRAWINGS FOR THIS BUILDING AND/OR OVERALL PROJECT ARE THE LEGAL PROPERTY OF & ALL RIGHTS ARE RESERVED BY THE ARCHITECT. THEIR USE FOR REPRODUCTION, CONSTRUCTION, OR DISTRIBUTION IS PROHIBITED UNLESS AUTHORIZED IN WRITING BY THE ARCHITECT.



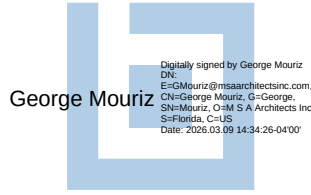
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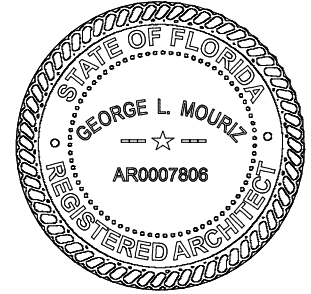
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NO.:	DESCRIPTION.:	DATE:

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TITLE:

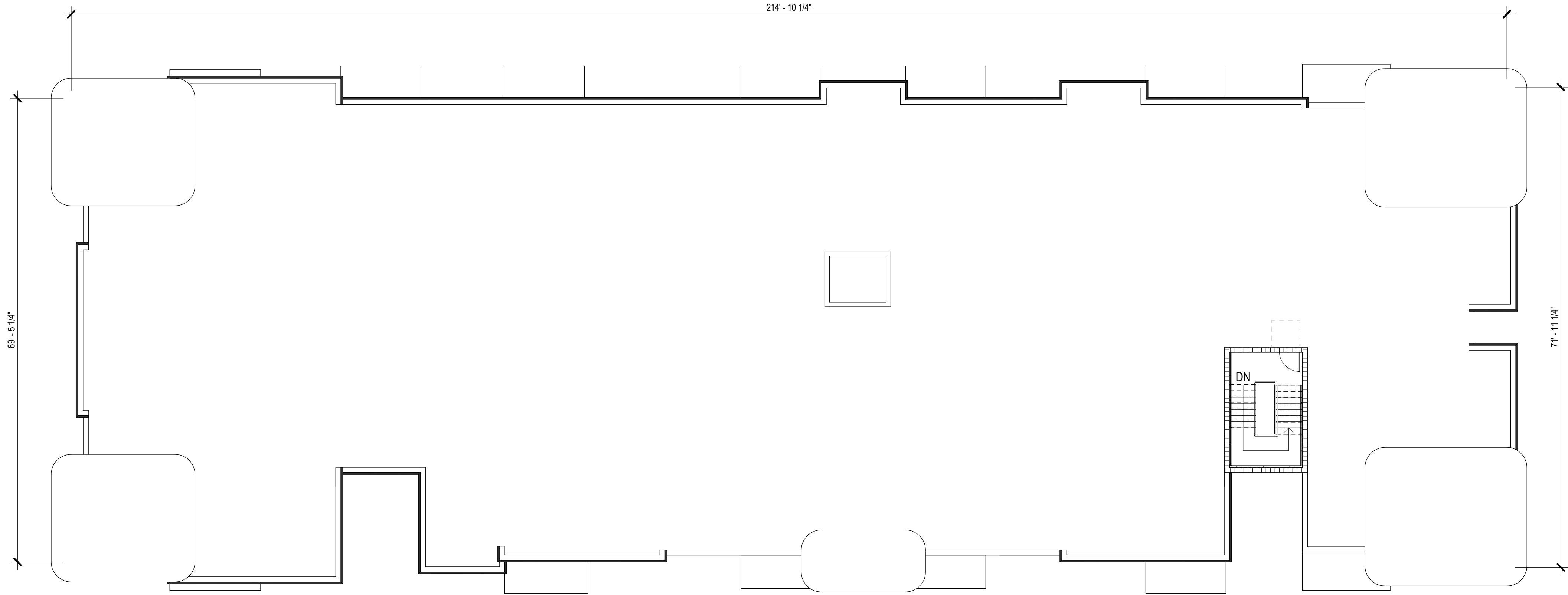
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Date: 03/06/2026
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Checked: Checker

SHEET:

A2.2.6

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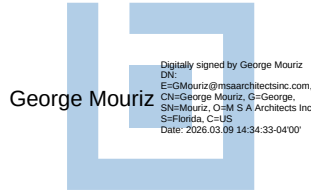
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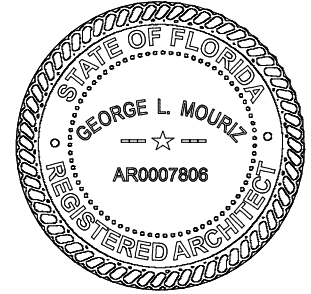
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TITLE:

BLDG. TYPE II -
ROOF LEVEL

Project No: 2290.1
Date: 03/06/2026
Scale: 3/32" = 1'-0"
Format: 24" x 36"
Drawn: Author
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SHEET:

A2.2.7

ARCHITECT'S BUILDING CODE STATEMENT/ TO THE BEST OF THE ARCHITECT'S KNOWLEDGE THE PLANS AND SPECIFICATIONS COMPLY WITH THE FLORIDA BUILDING CODE EIGHTH EDITION (2023) AND THE APPLICABLE FIRE SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY AND CHAPTER 633 FLORIDA STATUTES. COPYRIGHT © 2024 MSA ARCHITECTS, INC. ARCHITECTURAL DESIGN & DETAIL DRAWINGS FOR THIS BUILDING AND/OR OVERALL PROJECT ARE THE LEGAL PROPERTY OF & ALL RIGHTS ARE RESERVED BY THE ARCHITECT. THEIR USE FOR REPRODUCTION, CONSTRUCTION, OR DISTRIBUTION IS PROHIBITED UNLESS AUTHORIZED IN WRITING BY THE ARCHITECT.



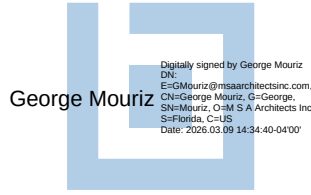
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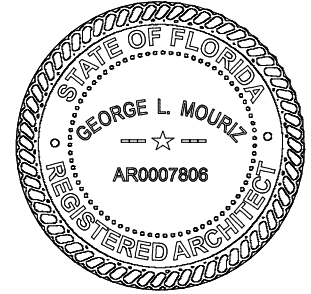
REVISIONS:

NO.:	DESCRIPTION.:	DATE:

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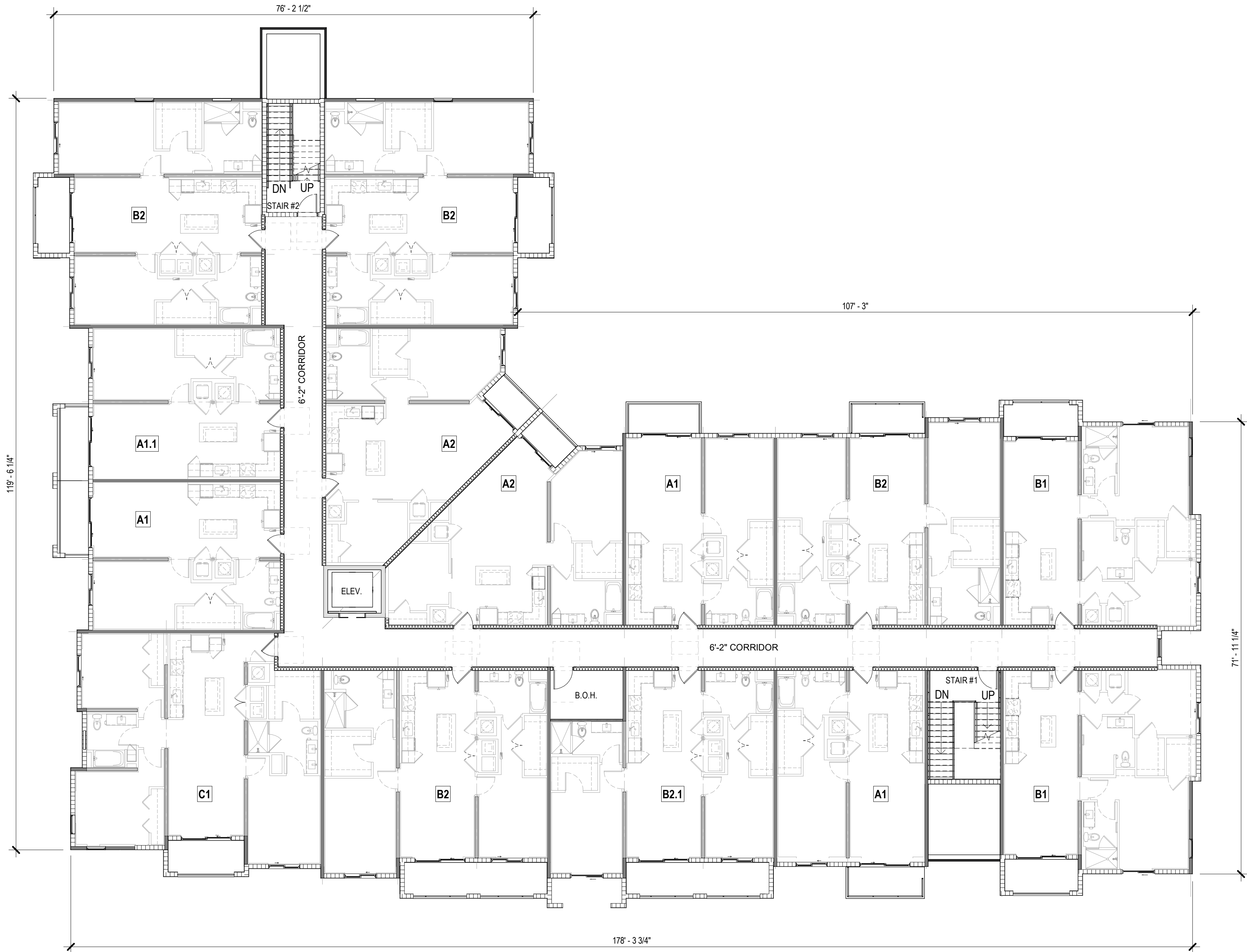
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A2.3.1

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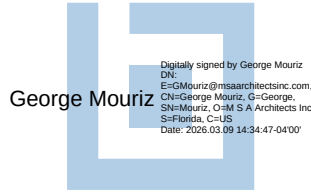


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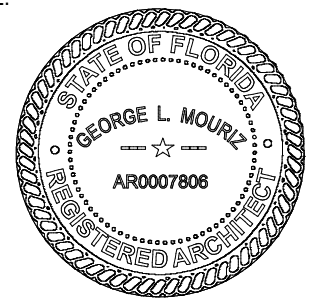
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REVISIONS:		
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TITLE:
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- LEVEL 2

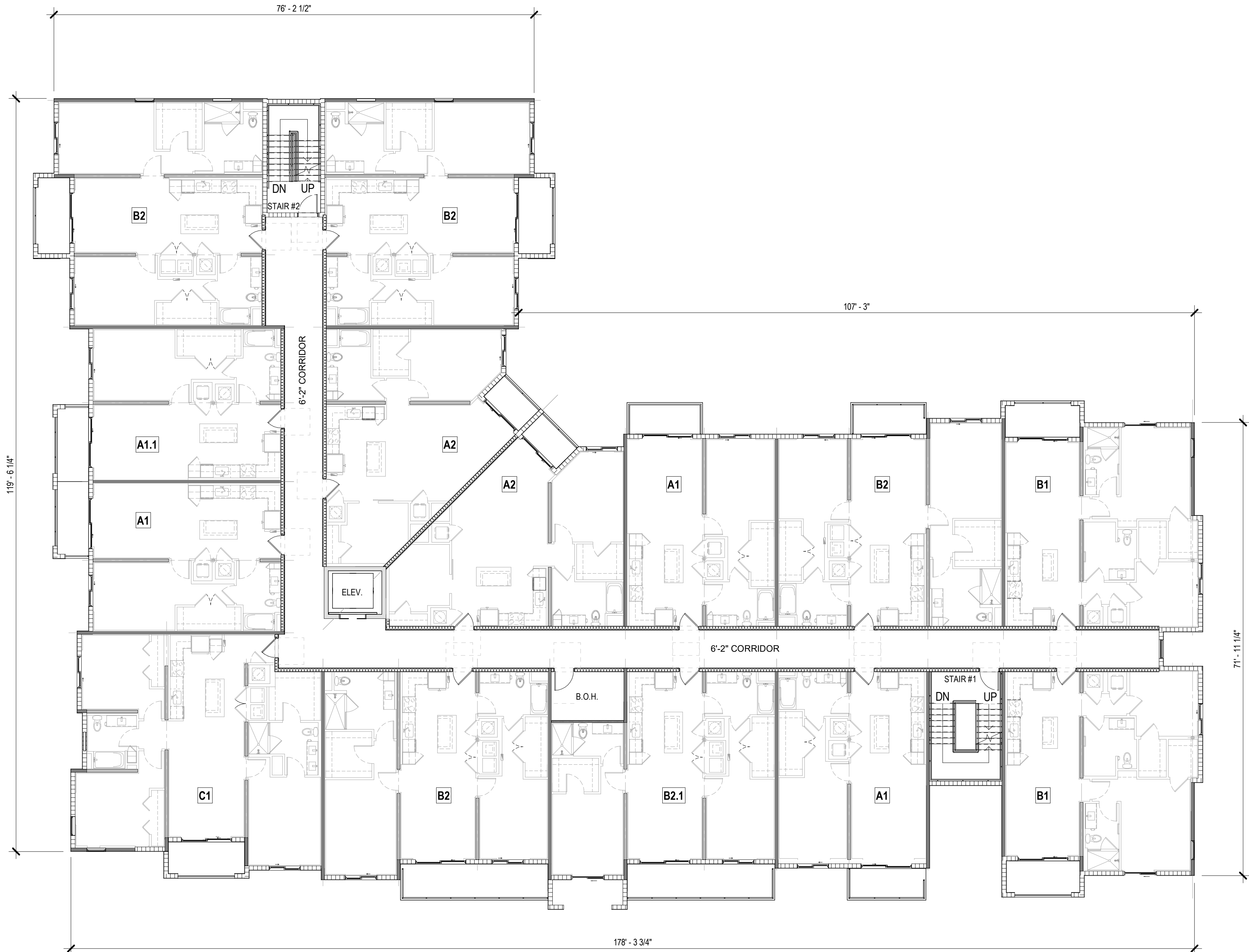
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A2.3.2

ARCHITECT'S BUILDING CODE STATEMENT/ TO THE BEST OF THE ARCHITECT'S KNOWLEDGE THE PLANS AND SPECIFICATIONS COMPLY WITH THE FLORIDA BUILDING CODE EIGHTH EDITION (2023) AND THE APPLICABLE FIRE SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY AND CHAPTER 633 FLORIDA STATUTES. COPYRIGHT © 2024 MSA ARCHITECTS, INC. ARCHITECTURAL DESIGN & DETAIL DRAWINGS FOR THIS BUILDING AND/OR OVERALL PROJECT ARE THE LEGAL PROPERTY OF & ALL RIGHTS ARE RESERVED BY THE ARCHITECT. THEIR USE FOR REPRODUCTION, CONSTRUCTION, OR DISTRIBUTION IS PROHIBITED UNLESS AUTHORIZED IN WRITING BY THE ARCHITECT.

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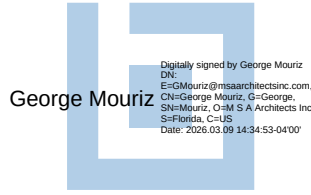
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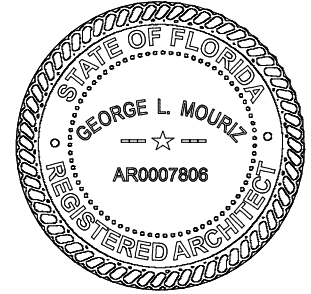
REVISIONS:

NO.:	DESCRIPTION:.	DATE:

DIGITAL SIGNATURE:



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TITLE:
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- LEVEL 3

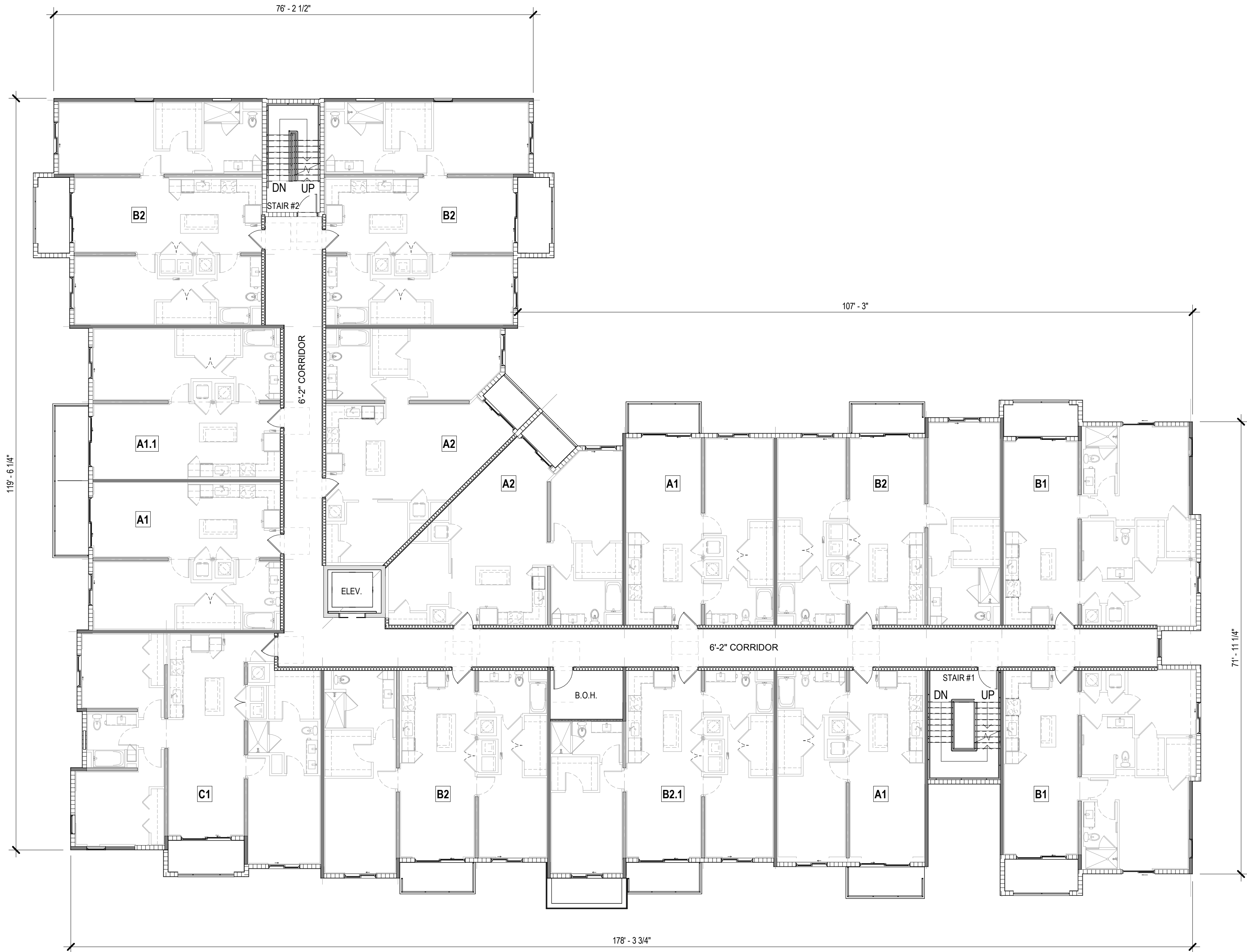
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Checked: Checker

SHEET:

A2.3.3

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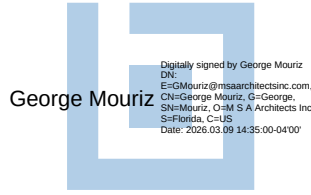
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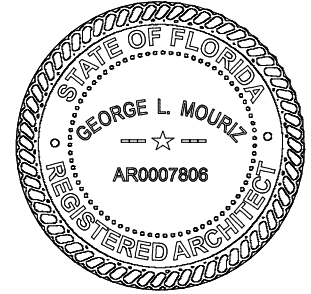
REVISIONS:

NO.:	DESCRIPTION.:	DATE:

DIGITAL SIGNATURE:



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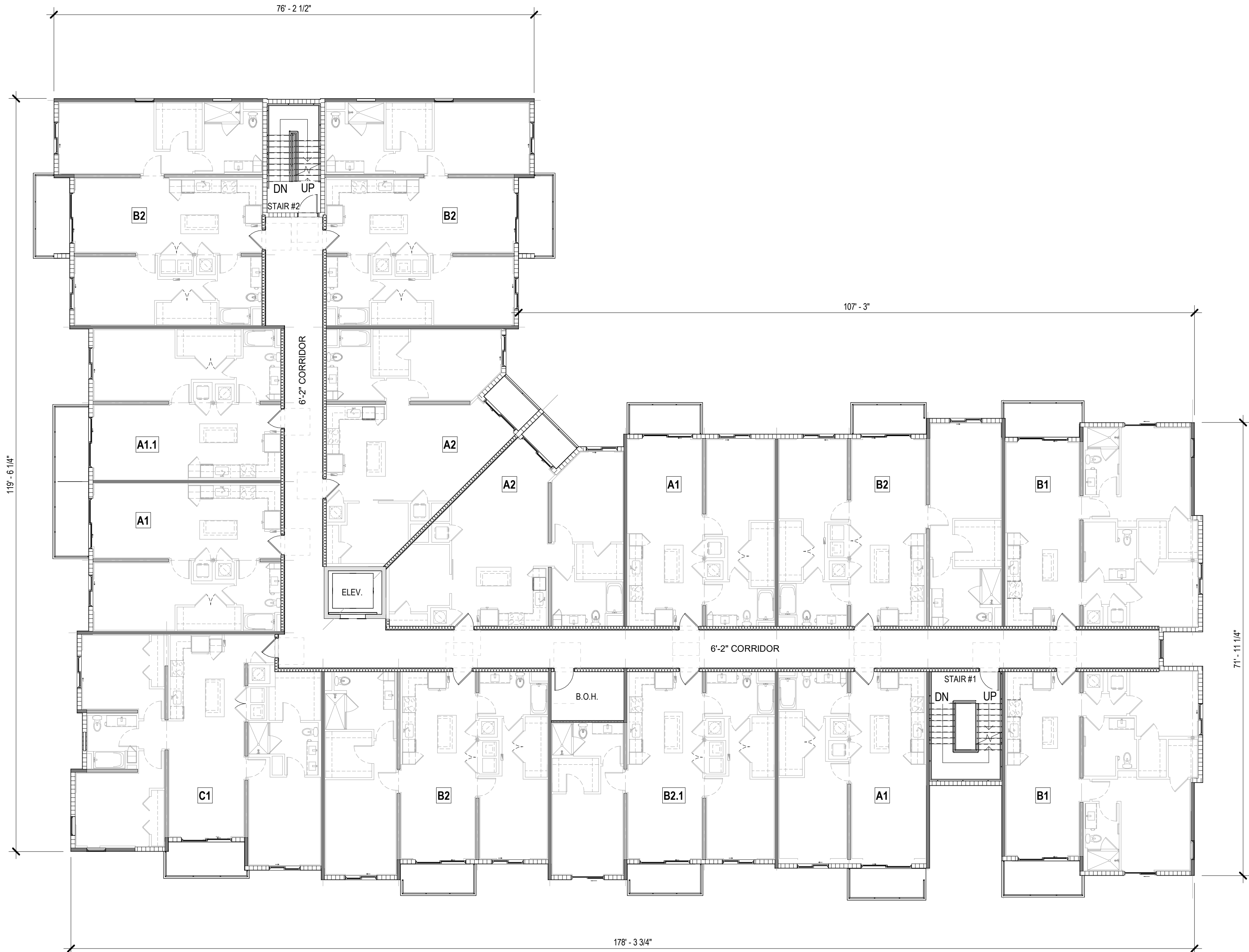
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SHEET:

A2.3.4

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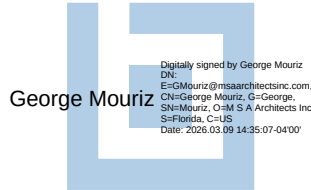
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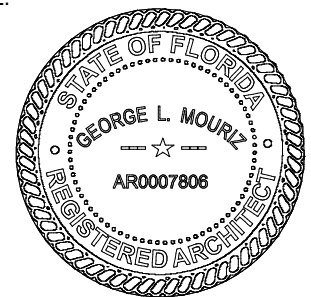
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AR0007808

Site Plan Submittal

Marlowe Doral -
Site 1
Doral, Fl
GREYSTAR



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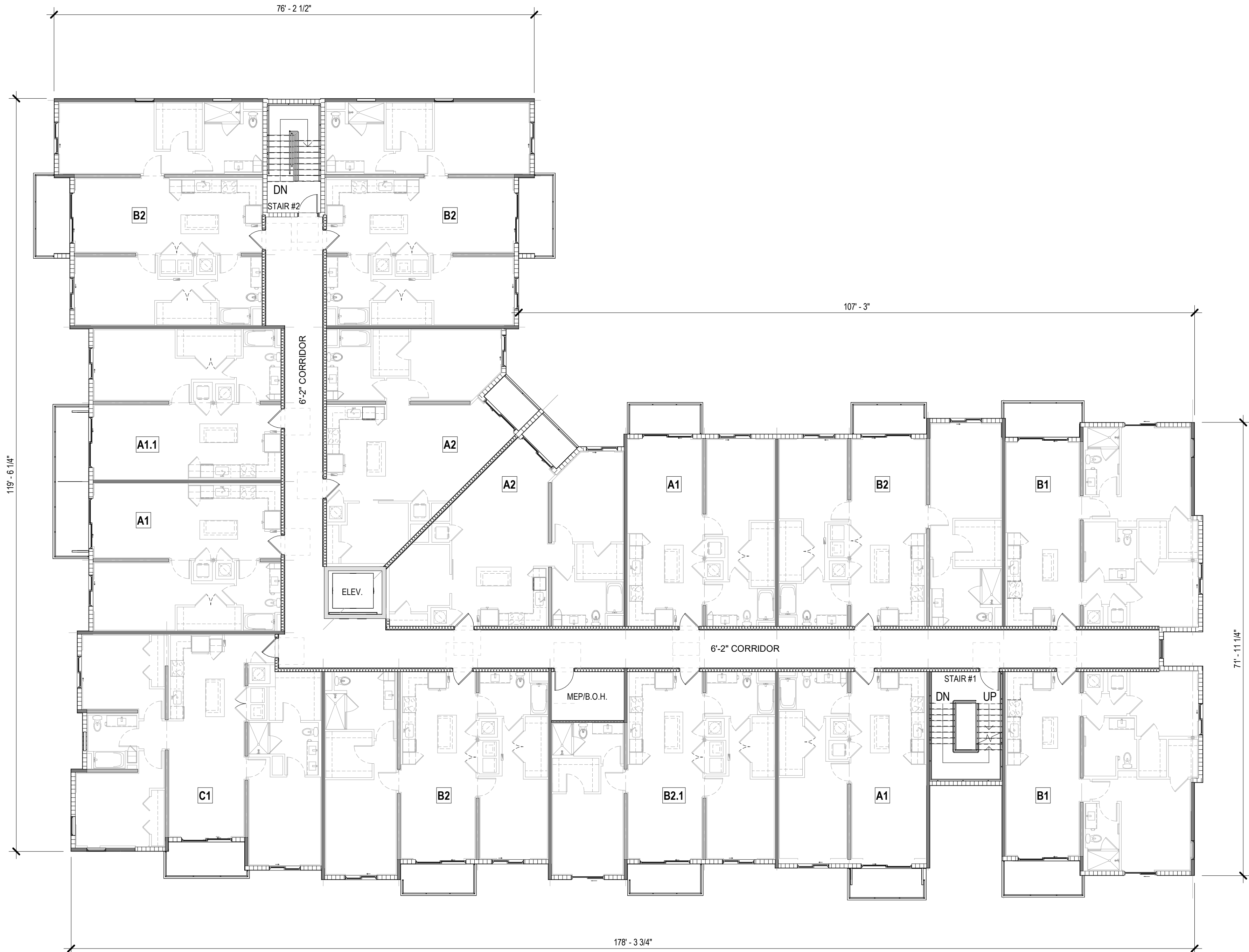
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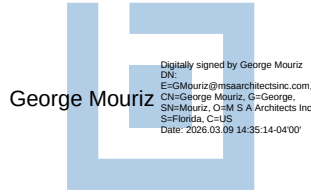


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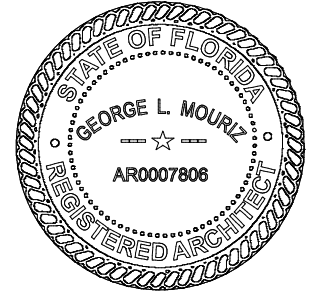
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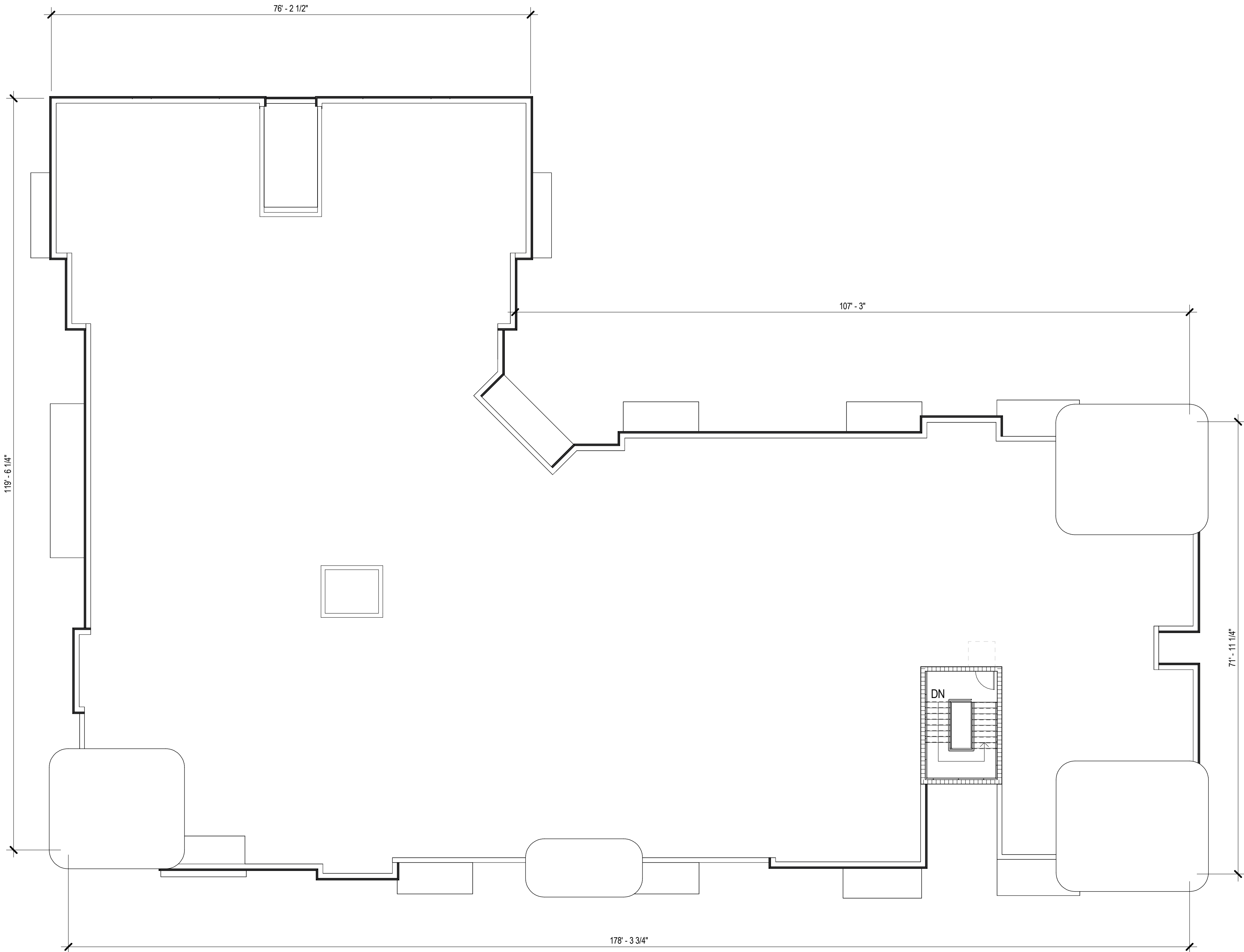
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- LEVEL 6

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A2.3.6

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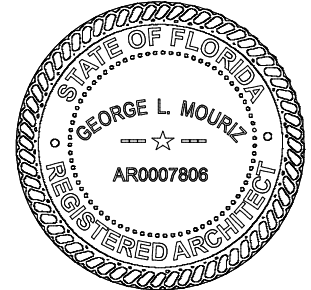
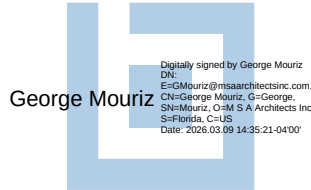


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TITLE:
BLDG. TYPE III
- ROOF LEVEL

Project No: 2290.1
Date: 03/06/2026
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Format: 24" x 36"
Drawn: Author
Checked: Checker

SHEET:

A2.3.7

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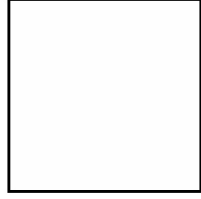
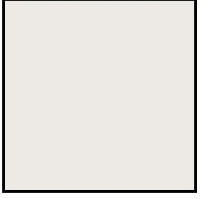


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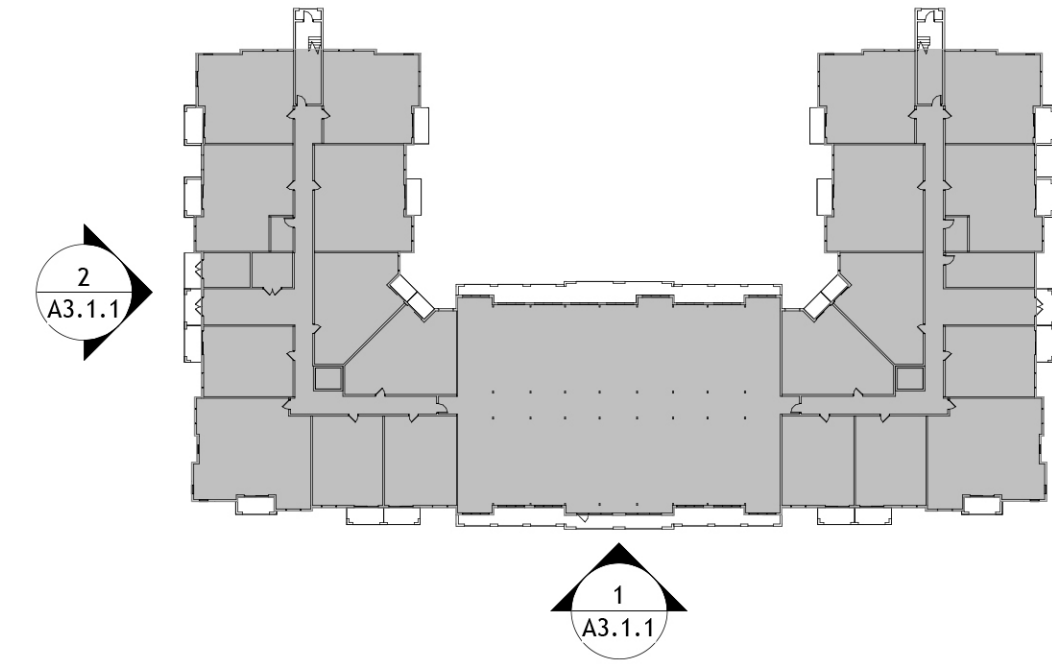


2 **ELEVATION - SIDE**
SCALE: 3/32" = 1'-0"

COLOR SCHEME

		
BASE HIGH REFLECTIVE WHITE SW 7757	BASE SNOWBOUND SW 7004	BASE TRICORN BLACK SW 6258
		
ALUMINUM BLACK (FRAMES & RAILINGS)	BRICK VENEER	

KEY PLAN
SCALE: N.T.S.

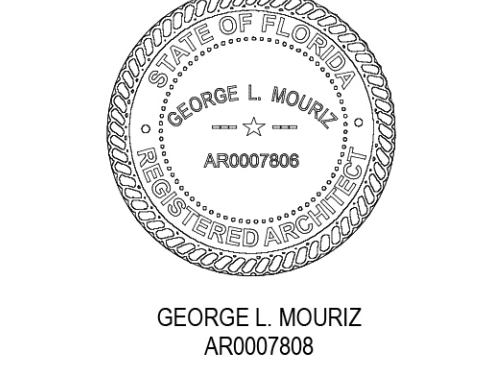


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TITLE:
**BLDG. TYPE I -
ELEVATIONS**

Project No: 2290.1
Date: 03/06/2026
Scale: As indicated
Format: 24" x 36"
Drawn: LMS
Checked: LMS

SHEET:
A3.1.1

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BLDG. TYPE II -
ELEVATIONS

Project No: 2290.1
Date: 03/06/2026
Scale: As Indicated
Format: 24" x 36"
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A3.2.1

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ELEVATION - FRONT

SCALE: 3/32" = 1'-0"



ELEVATION - SIDE

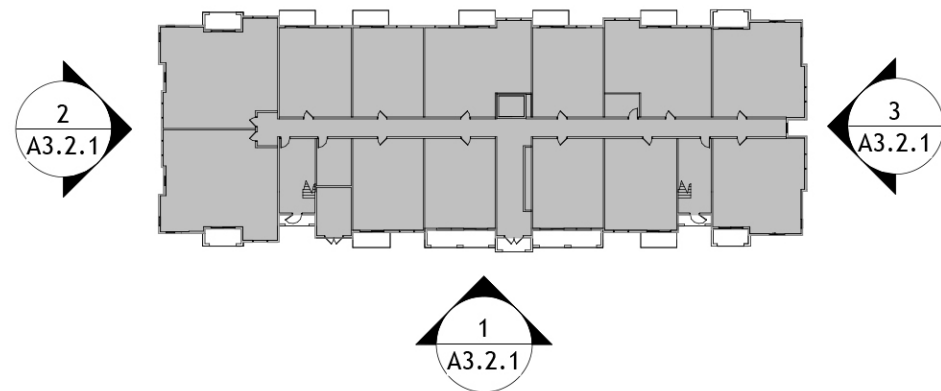
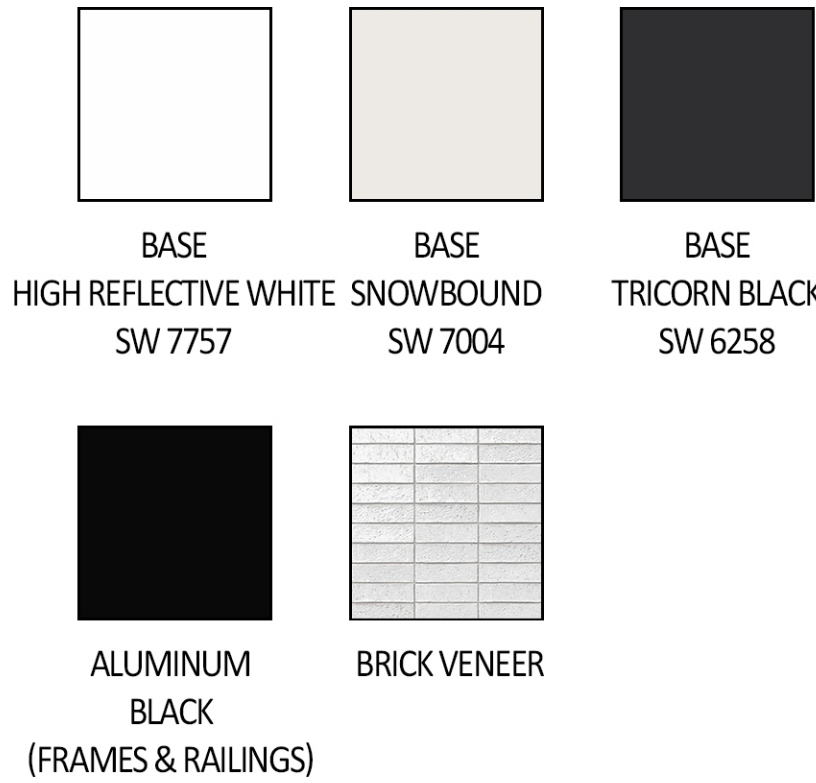
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ELEVATION - SIDE

SCALE: 3/32" = 1'-0"

COLOR SCHEME



KEY PLAN

SCALE: N.T.S.

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2 ELEVATION SIDE
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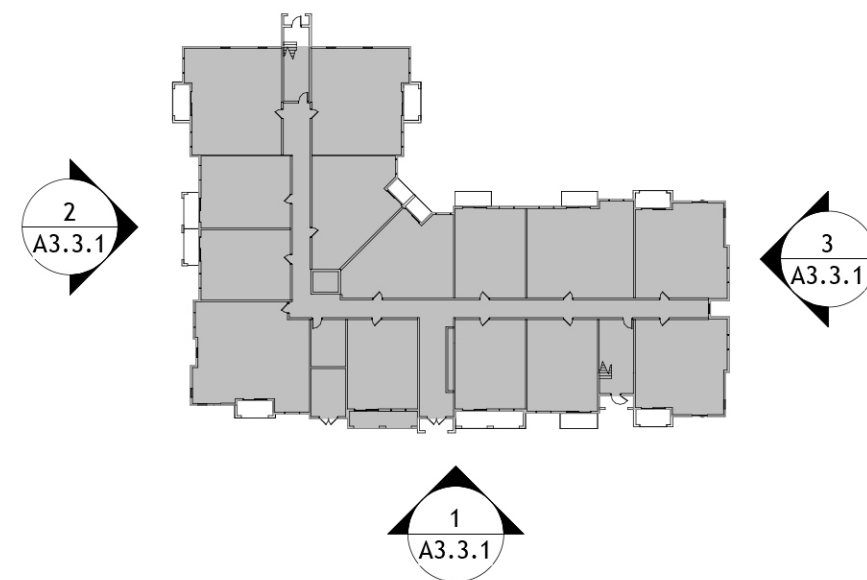
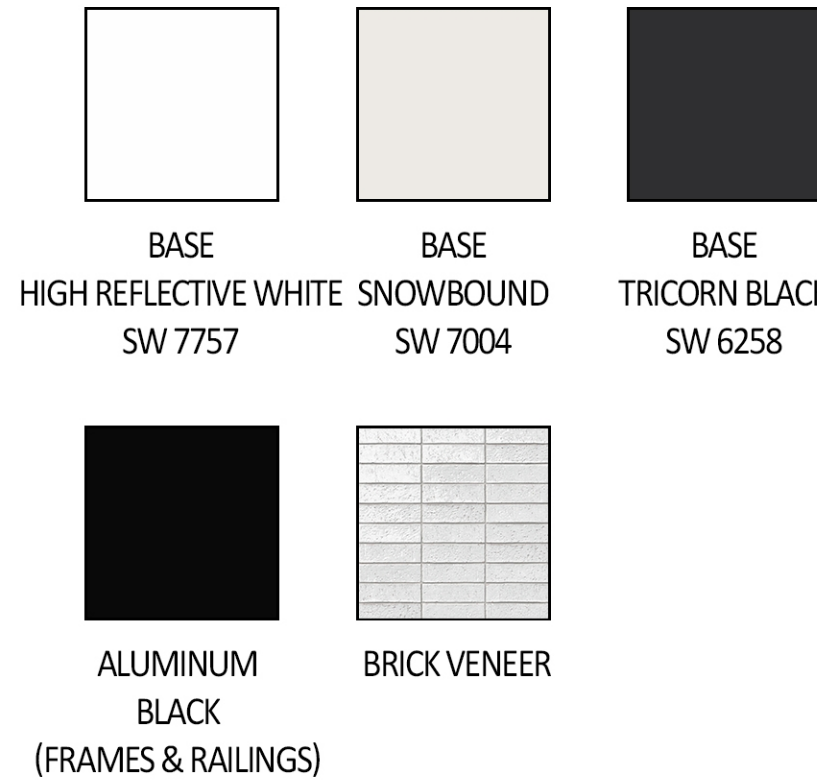


3 ELEVATION SIDE
SCALE: 3/32" = 1'-0"



1 ELEVATION - FRONT
SCALE: 3/32" = 1'-0"

COLOR SCHEME



KEY PLAN
SCALE: N.T.S.

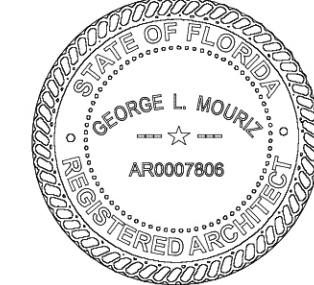
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NO.:	DESCRIPTION:	DATE:

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AR0007808

Site Plan Submittal

Marlowe Doral -
Site 1

Doral, FL

GREYSTAR



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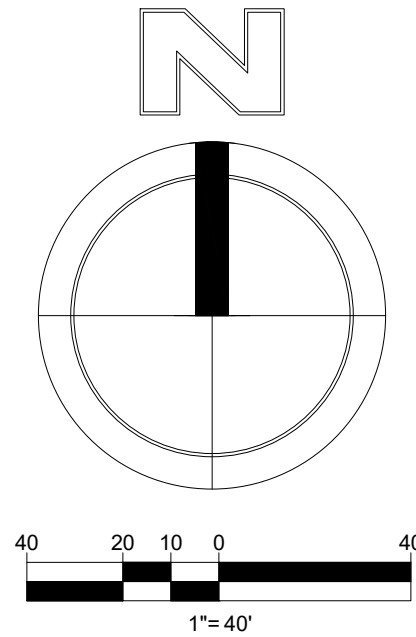
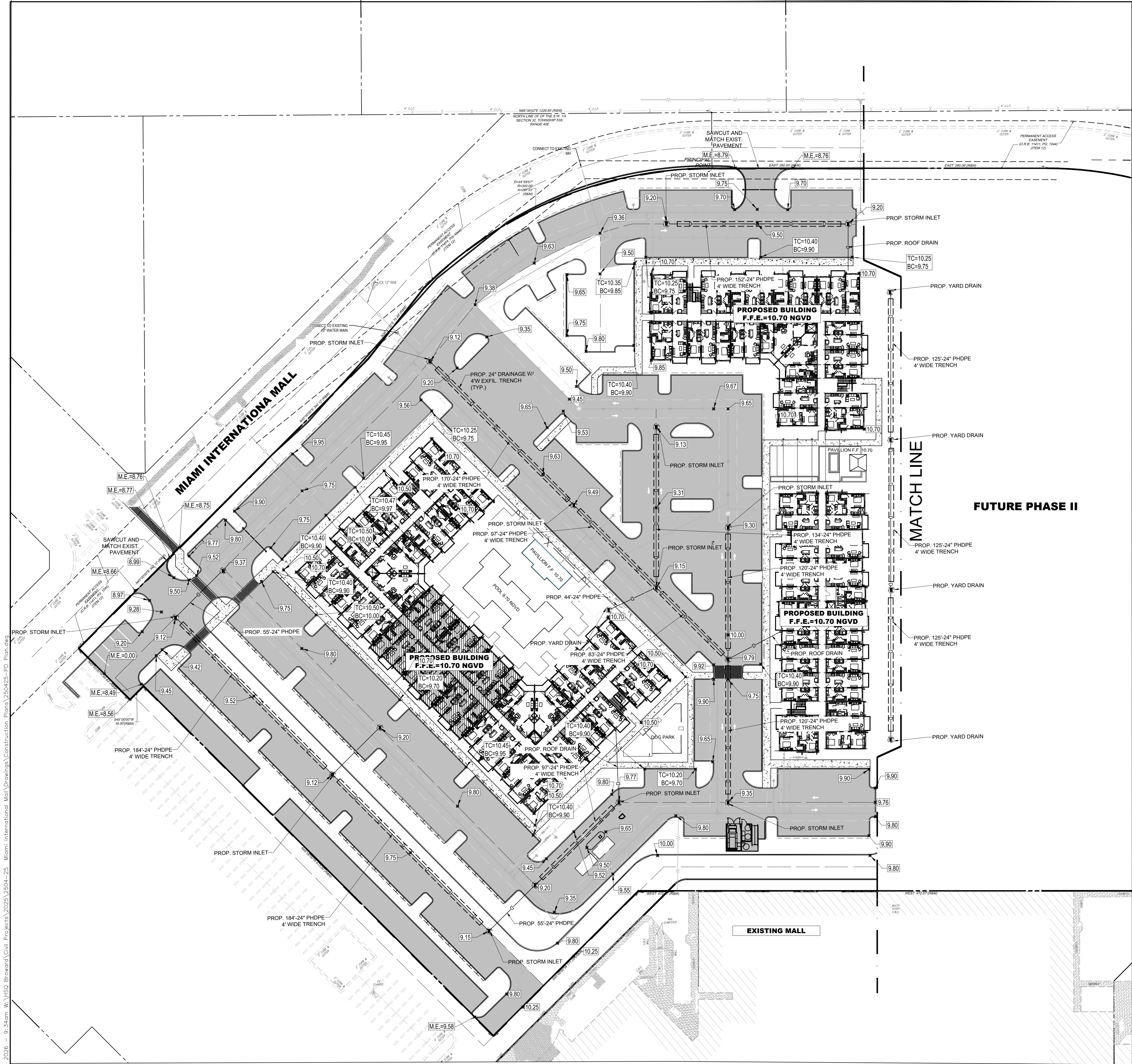
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- ELEVATIONS

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MARLOWE DORAL - SITE 1

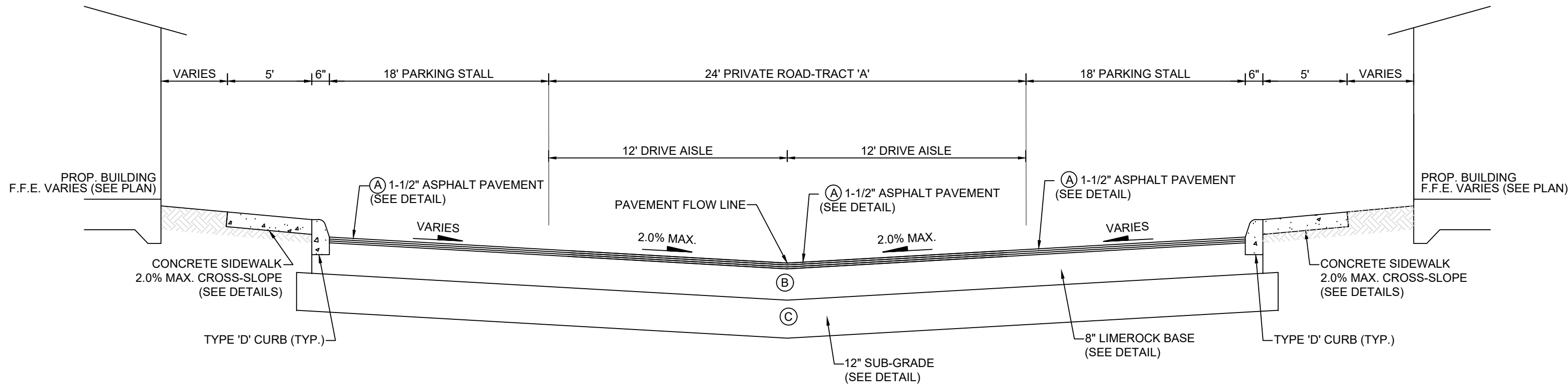
PAVING & DRAINAGE PLAN

DATE:	1/26/2026
DESIGNED BY:	JH
DRAWN BY:	BO
CHECKED BY:	JH

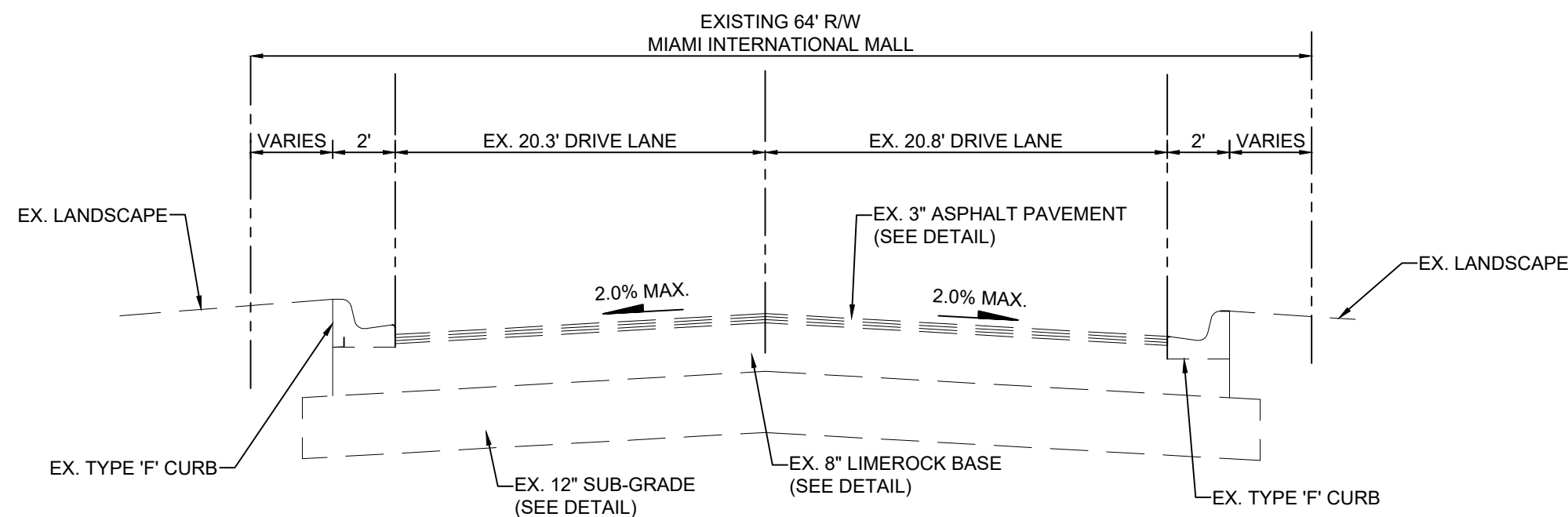
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Professional Engineer
No 54615
Date: 2026.03.05 10:58:26
Project: 2504-25
Sheet: PD-1

PROJECT:	2504-25
SHEET:	PD-1

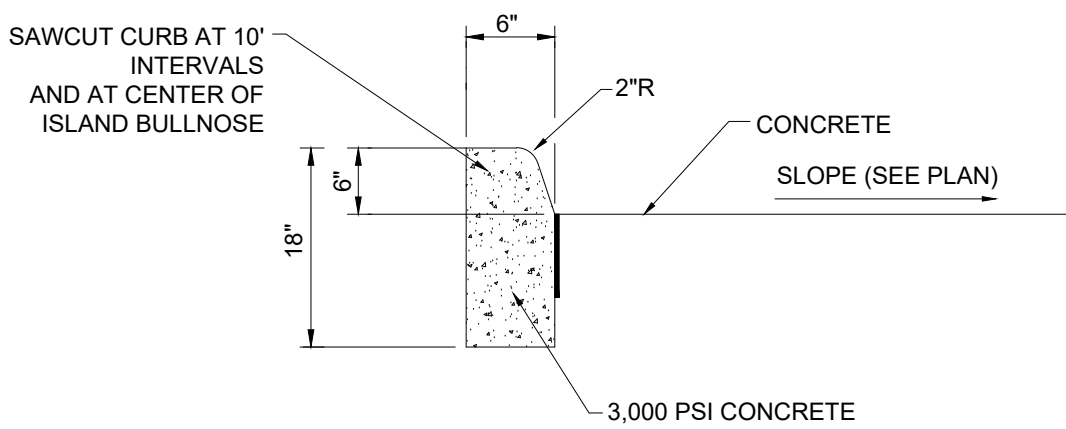
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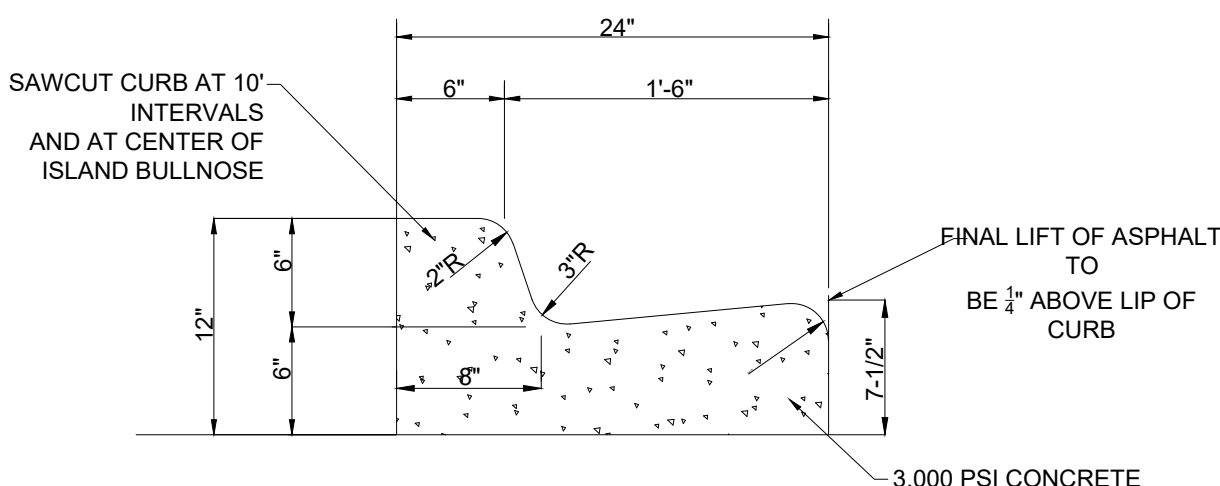
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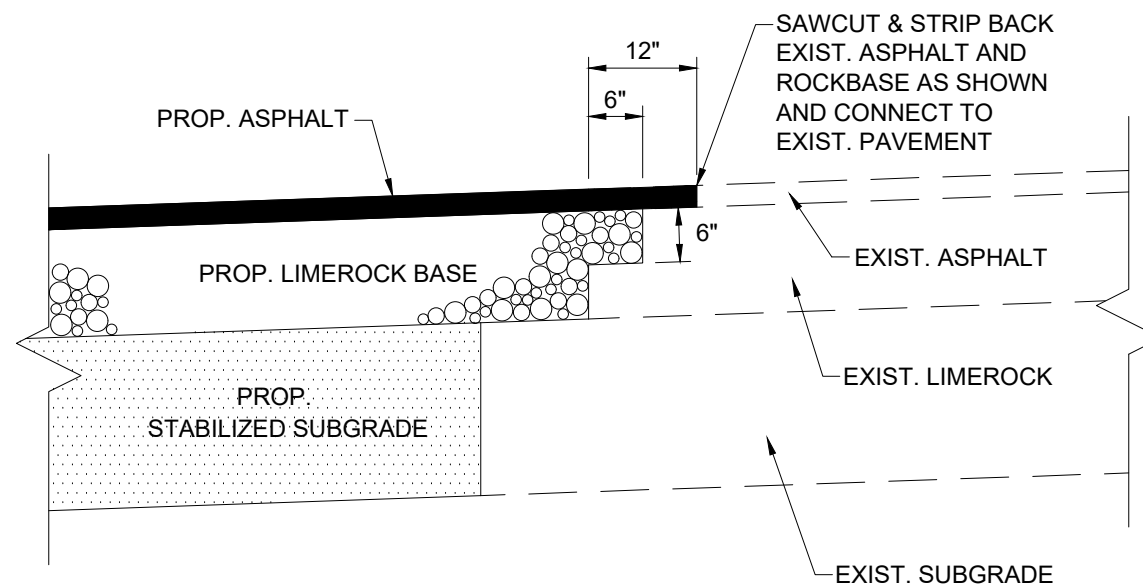
EX. ROAD SECTION
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TYPE "D" CURB DETAILS
N.T.S.

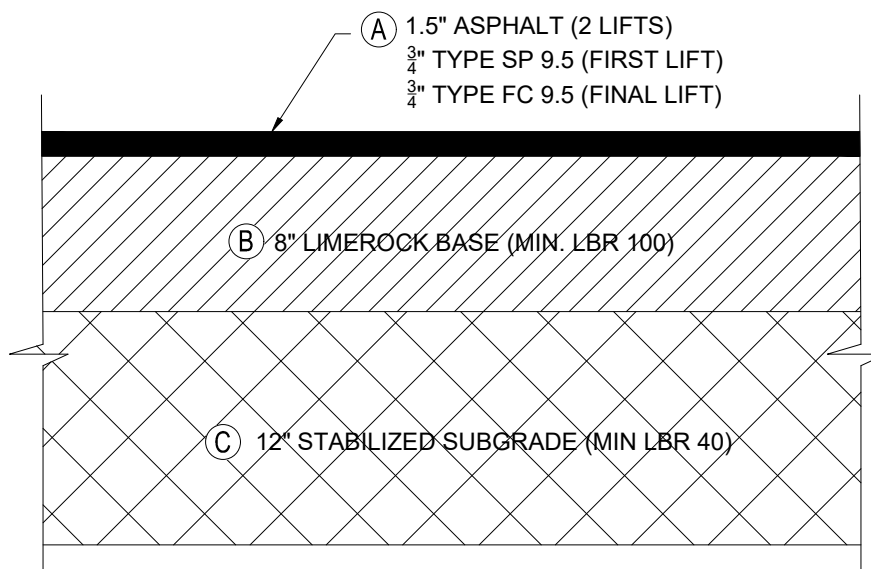


TYPE "F" CURB & GUTTER DETAILS
N.T.S. PER FDOT INDEX 300

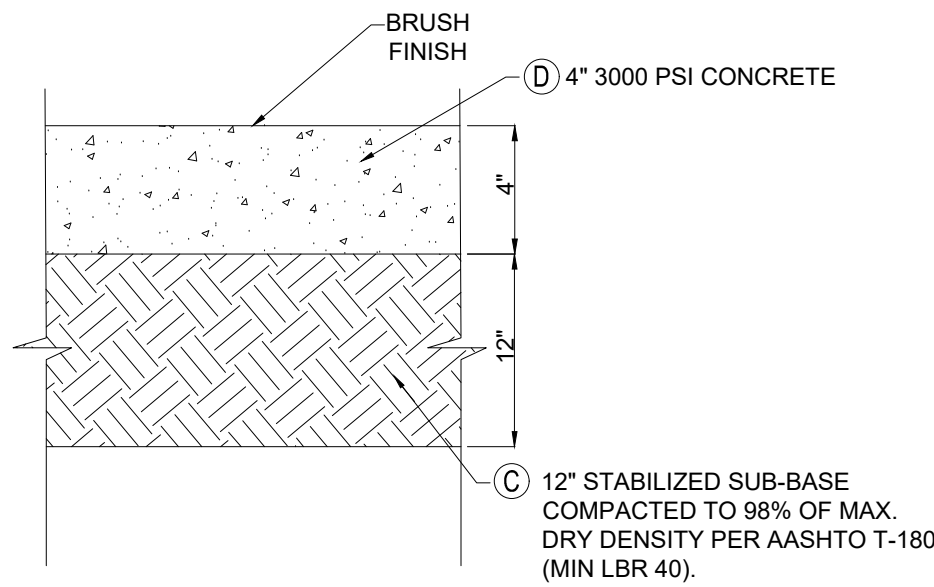


PAVEMENT CONNECTION DETAIL
N.T.S.

PAVEMENT LEGEND



ON-SITE ASPHALT SECTION
N.T.S.

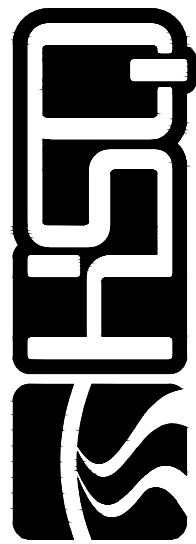


CONCRETE SIDEWALK DETAILS
N.T.S.

KEYMAP

ON-SITE PAVEMENT NOTES

1. THE PAVEMENT SURFACE SHALL BE ASPHALTIC CONCRETE. A TACK COAT SHALL BE APPLIED BETWEEN BOTH PAVEMENT COURSES. REFER TO SECTIONS FOR ASPHALT TYPE AND THICKNESS.
2. THE LIMEROCK BASE SHALL HAVE A MINIMUM LIMEROCK BEARING RATIO (L.B.R.) VALUE OF 100. THE LIMEROCK MATERIAL SHALL BE COMPACTED TO A DENSITY EQUAL TO OR GREATER THAN 98% OF THE MAXIMUM DRY DENSITY PER A.A.S.H.T.O T-180 SPECIFICATIONS. REFER TO SECTIONS FOR PAVEMENT TYPE AND THICKNESS.
3. THE SUBGRADE SHALL BE A MINIMUM OF 12 INCHES THICK. THE SUBGRADE MATERIAL SHALL HAVE A MINIMUM LIMEROCK BEARING RATIO (L.B.R.) VALUE OF 40. THE SUBGRADE MATERIAL SHALL BE COMPACTED TO A DENSITY EQUAL TO OR GREATER THAN 98% OF THE MAXIMUM DRY DENSITY PER A.A.S.H.T.O. T-180 SPECIFICATIONS.
4. THE LIMEROCK AND SUBGRADE COURSES SHALL NOT BE CONSTRUCTED UNTIL ALL UTILITY INSTALLATIONS UNDER PAVEMENT AREAS HAVE BEEN COMPLETED, TESTED AND ACCEPTED. ANY PAVEMENT CONSTRUCTION PRIOR TO THIS REQUIREMENT SHALL BE CONDUCTED AT THE CONTRACTOR'S OWN RISK AND ANY REQUIRED REPAIRS WILL BE THE CONTRACTOR'S SOLE RESPONSIBILITY AND EXPENSE.
5. THE PRIME AND TACK COATS SHALL CONFORM TO THE FLORIDA DEPARTMENT OF TRANSPORTATION (SECTIONS 300-1 THRU 300-7) SPECIFICATIONS. THE PRIME COAT SHALL BE APPLIED AT A RATE OF 0.25 GALLONS PER SQUARE YARD OF PAVEMENT.
6. PERIODIC DENSITY TESTING SHALL BE CONDUCTED AFTER BOTH SUBGRADE AND LIMEROCK BASE COURSES HAVE BEEN COMPLETED. THE TOTAL NUMBER AND EXACT LOCATIONS OF THE TESTS SHALL BE DETERMINED BY EITHER THE ENGINEER-OF-RECORD OR GOVERNMENT INSPECTOR. THE MINIMUM AMOUNT OF TESTING SHALL BE BASED ON ONE (1) DENSITY TEST PER 5,000 SQUARE FEET OF PAVEMENT AREA.
7. THE SECOND (FINAL) LIFT SHALL EXTEND 1/4 INCH ABOVE THE LIP OF CURB. THE FINAL LIFT OF ASPHALT SHALL NOT BE APPLIED UNTIL EITHER THE CLIENT, ENGINEER-OF-RECORD AND/OR GOVERNMENT AGENCY DETERMINES THAT SUBSTANTIAL PROJECT CONSTRUCTION HAS BEEN COMPLETED.
8. ALL EXISTING ORGANIC AND DELETERIOUS MATERIALS WITHIN THE RIGHT-OF-WAY AND ON-SITE PAVEMENT AREAS ARE TO BE REMOVED TO THEIR FULL DEPTH AND REPLACED WITH APPROVED SUITABLE MATERIAL, UNLESS AN ALTERNATIVE METHOD IS RECOMMENDED BY A CERTIFIED GEOTECHNICAL ENGINEER. THE DETERMINATION OF ORGANIC AND UNSUITABLE MATERIALS SHALL BE BASED ON F.D.O.T. STANDARDS.
9. ALL EXISTING PAVEMENT CONNECTIONS AND REPAIRS SHALL HAVE A STRAIGHT SAW-CUT EDGE PRIOR TO APPLYING NEW ASPHALT PAVEMENT.
10. ONCE FINAL LIFT OF ASPHALT HAS BEEN APPLIED, ALL PERMANENT CONTROL POINTS, REFERENCE MARKERS, VALVES, INLET AND MANHOLE RIMS SHALL BE FIELD ADJUSTED TO BE FLUSH WITH FINAL ASPHALT GRADES.

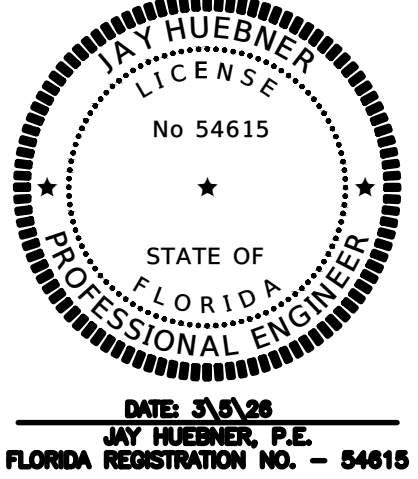


HSQ GROUP
Engineers - Planners
4577 N Hob Hill Road, Suite 205
Sunrise, Florida 33351 - 954.440.6990
C26256 - LB7924

MARLOWE DORAL - SITE 1

CROSS SECTIONS & DETAILS

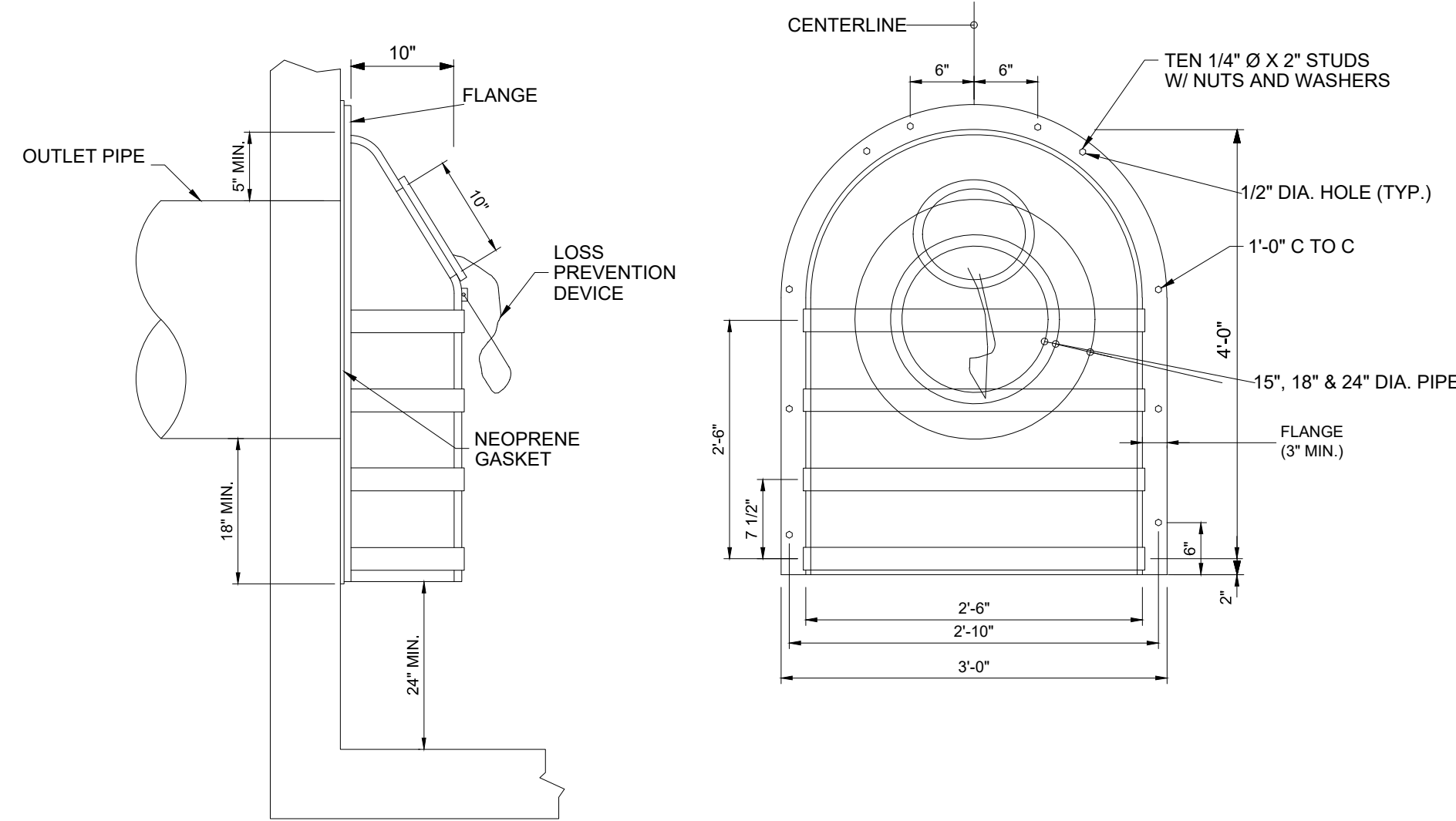
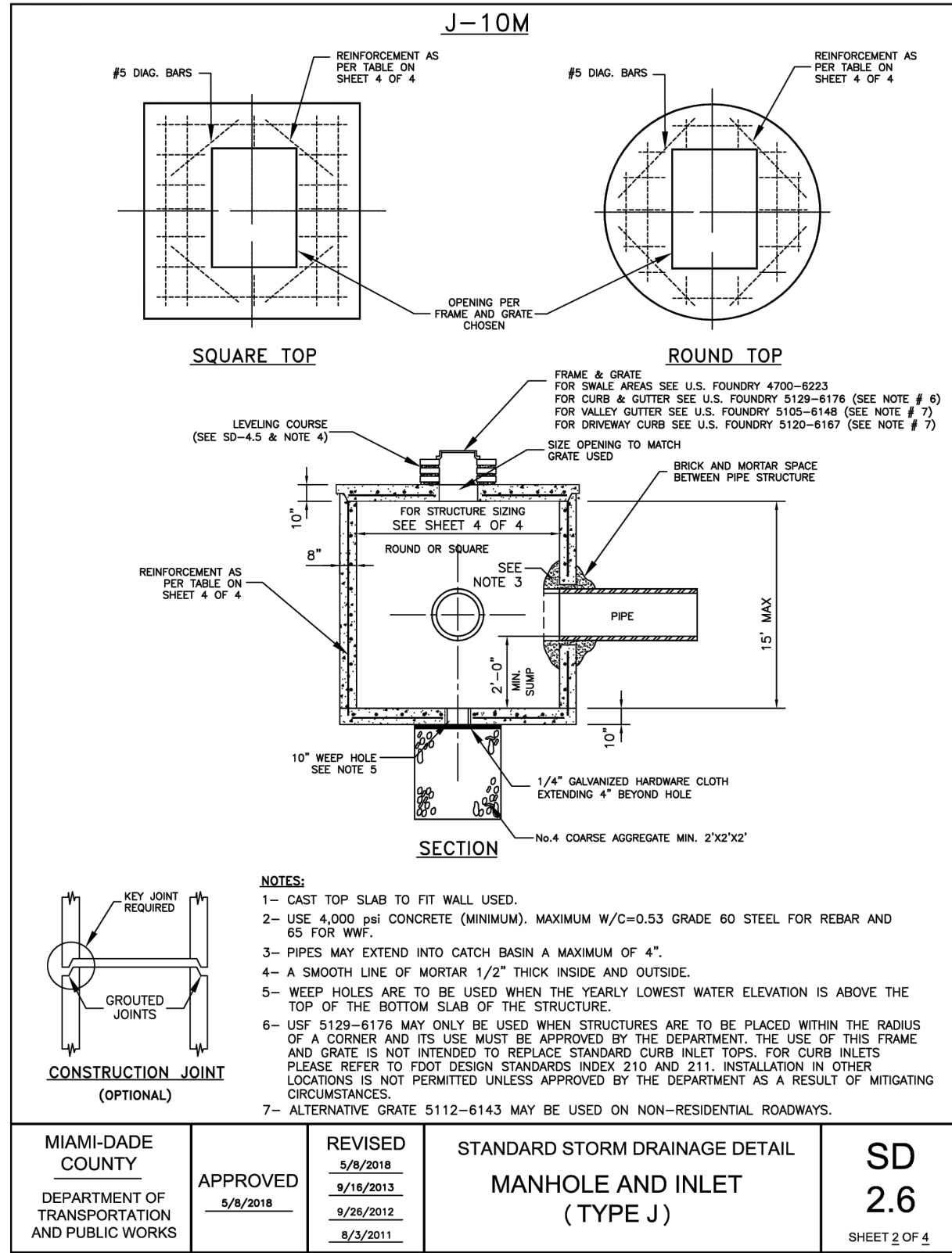
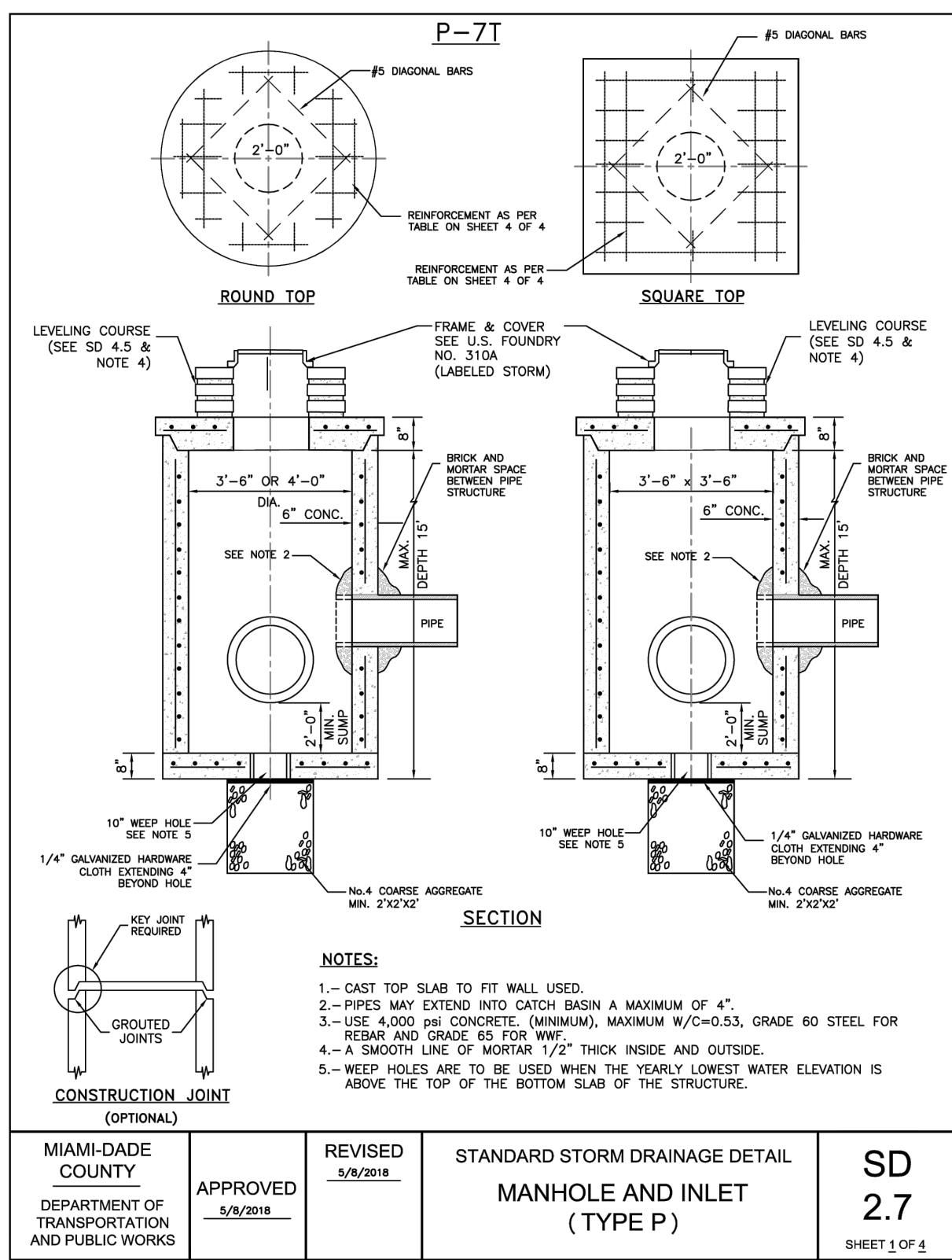
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DESIGNED BY: JH
DRAWN BY: MR
CHECKED BY: JH



PROJECT: 2504-25
SHEET: PD-2

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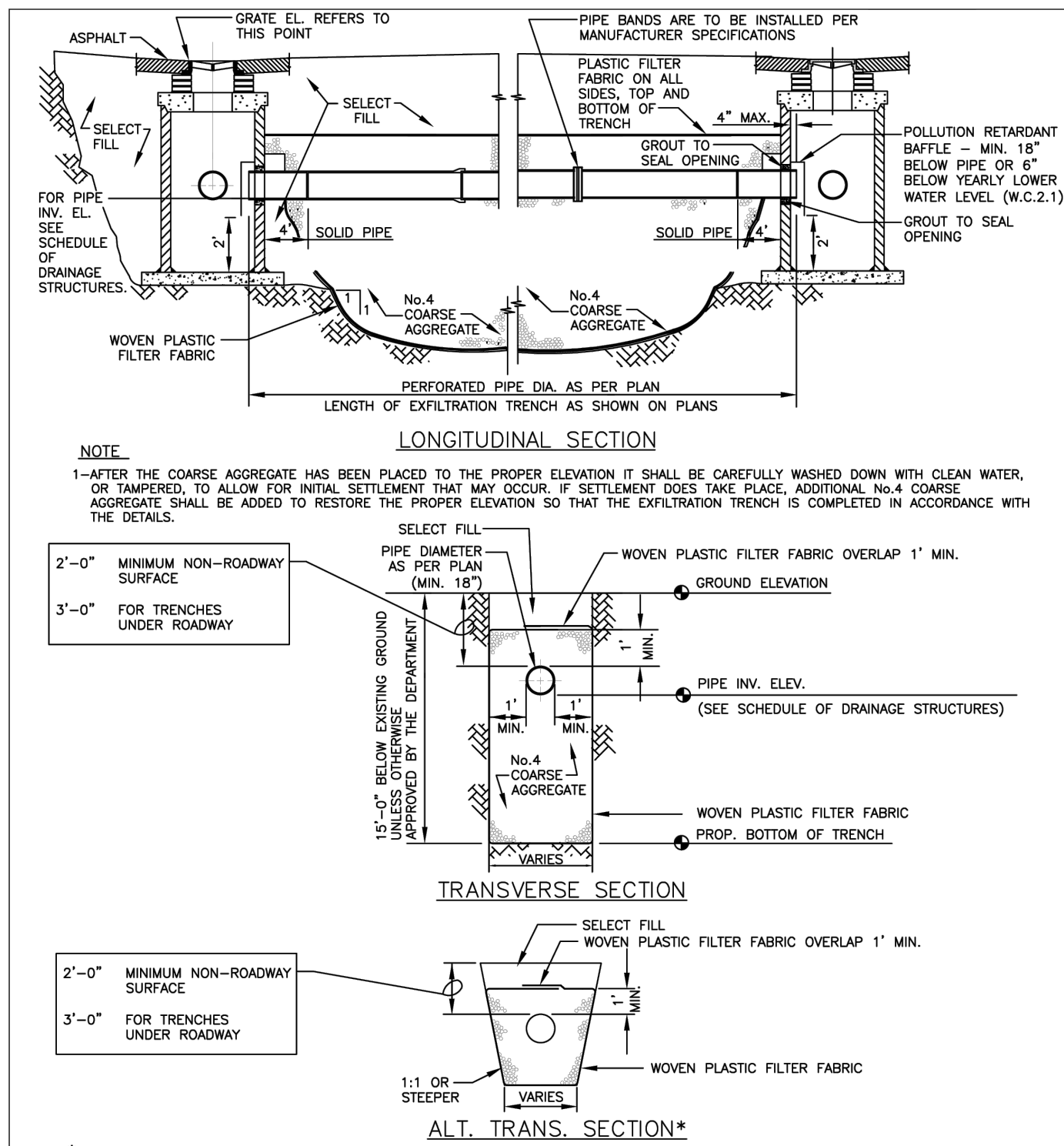


GENERAL NOTES

1. PLACE NEOPRENE GASKET MATERIAL BETWEEN SKIMMER AND THE CATCH BASIN AT ALL POINTS OF CONTACT. TRIM THE GASKET NEATLY TO EXTEND 1/2 INCH BEYOND THE JOINT ON ALL SIDES.
2. SKIMMER BAFFLE, CLEANOUT PIPE AND ANGLES SHALL BE PRIMARILY CONSTRUCTED OF EITHER GALVANIZED STEEL, ALUMINUM, POLYVINYL CHLORIDE, POLYETHYLENE, FIBERGLASS OR ACRYLONITRILE BUTADIENE STYRENE. ALL STEEL COMPONENTS OTHER THAN STAINLESS, SHALL BE HOT-DIP GALVANIZED.
3. MOUNTING HARDWARE, HINGES AND LATCHES SHALL BE STAINLESS STEEL. LOSS PREVENTION DEVICE SHALL BE EITHER STAINLESS STEEL CHAIN OR RIVETED NYLON STRAP.
4. MATERIAL USED IN CONSTRUCTION OF SKIMMER BODIES (BAFFLES) AND CLEANOUT PIPES SHALL COMPLY WITH FDOT STANDARD SPECIFICATION 943 FOR STEEL, 945 FOR ALUMINUM OR 948 FOR PLASTICS.
5. THE CONTRACTOR MAY SUBMIT AN ALTERNATIVE DESIGN PREFABRICATED FRENCH DRAIN SKIMMER FOR APPROVAL BY THE ENGINEER.
6. TYPE II SKIMMERS ARE TO BE USED WITH OUTLET PIPE DIAMETERS OF 15", 18" AND 24".
7. THIS DETAIL TO BE USED ON NEW DRAINAGE STRUCTURES ONLY. EXISTING BAFFLES WITHIN EXISTING INLETS TO BE REUSED.

SKIMMER FOR FRENCH DRAIN OUTLETS DETAIL

N.T.S. - PER F.D.O.T. INDEX 443-002



NOTES CONTINUED

3. THE MINIMUM PIPE DIAMETER FOR DRAINAGE SYSTEM WITHIN THE ROADWAY RIGHT-OF-WAY SHALL BE 18 INCHES. 15 INCH PIPE MAY BE USED IN PRIVATE ROADWAYS.
4. NO TREES TO BE PLANTED WITHIN 5 FEET OF THE EDGE OF THE TRENCH.
5. TYPE "P" S.D. 2.6 STRUCTURE IS RECOMMENDED FOR SMALL DRAINAGE AREAS LESS THAN 0.2 ACRE PER CATCH BASIN.
6. TYPE "I" S.D. 2.6 STRUCTURE IS RECOMMENDED FOR AREAS LARGER THAN 0.2 ACRE.
7. ALL INVERTS OF PERFORATED PIPES TO BE AT MEAN HIGH OCTOBER WATER TABLE W.C. 2.2.
8. PIPES CAN BE ALLOWED BELOW MEAN HIGH OCTOBER WATER TABLE DUE TO UTILITY CONFLICTS OR IN ORDER TO PROVIDE THE REQUIRED MINIMUM COVER.
9. NEOPRENE GASKET REQUIRED FOR BAFFLES ON ALL CONTACT EDGES MOUNTED ON WALL.
10. OIL AND GREASE BAFFLE IS REQUIRED FOR ALL DRAINAGE STRUCTURES PRECEDING AN OUTFALL OR EXFILTRATION TRENCHES, IN PRODUCTS LOCATED IN WETLAND PROTECTION AREAS, ROAD INTERSECTIONS WITH TRAFFIC LIGHTS, AND LARGE PARKING LOTS WHICH INCLUDE 15 PARKING SPACES OR MORE.
11. OIL AND GREASE BAFFLE MAY BE WAIVED IN SUBURBAN RESIDENTIAL AREAS.

GENERAL NOTES FOR PIPE CULVERTS

CONTRACTOR HAS THE OPTION OF INSTALLING ANY PIPE MEETING THE REQUIREMENTS OF SECTION 443-2 OF THE FDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION AS LONG AS THE MANUFACTURER IS LISTED, AT THE TIME OF PIPE INSTALLATION, IN FDOT'S LIST OF PRODUCERS WITH ACCEPTED QUALITY CONTROL PROGRAMS. PIPES WITH LESS THAN A 100-YEAR CERTIFICATION CANNOT BE USED ON SECTION LINE, HALF SECTION LINE, COLLECTOR ROADWAYS, AND ARTERIALS. 50-YEAR PIPE CERTIFICATION REQUIRED FOR ALL OTHER MINOR/LOCAL ROADWAYS.

MINIMUM NUMBER OF PERFORATION IN PIPE CULVERTS		
PIPE DIAMETER (Inches)	OUTER SHELL	LINER
	No. of 3/8" Dia. Holes (PER LIN. FT. OF PIPE)	No. of 3/8" Dia. Holes (PER LIN. FT. OF PIPE)
15	100	50
18	120	60
24	160	80
30	200	100
36	240	120
42	275	140
48	315	150
54	355	180
60	395	200
72	470	235
84	550	275

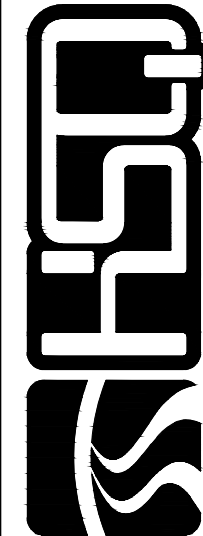
NOTE:

PERFORATIONS SHALL BE UNIFORMLY SPACED AROUND THE FULL PERIPHERY OF THE PIPE TO WITHIN 4" OF EACH END OF EACH LENGTH OF PIPE. THE NUMBER OF PERFORATIONS PER LINEAR FOOT OF PIPE AND THE DIAMETER OF THE PERFORATIONS SHALL BE AS SHOWN ON THE ABOVE TABLE.

MIAMI-DADE COUNTY DEPARTMENT OF TRANSPORTATION AND PUBLIC WORKS	APPROVED 04/16/2015	REVISED 08-04-86 10-22-13 05-02-81	STANDARD STORM DRAINAGE DETAIL EXFILTRATION TRENCH (PIPE CULVERT NOTES)	SD 1.1 SHEET 2 OF 2
--	------------------------	---	--	------------------------

CONSTRUCTION NOTES:

1. THESE PAVING AND DRAINAGE PLANS WERE PREPARED BASED ON TOPOGRAPHIC INFORMATION TAKEN FROM A TOPOGRAPHIC SURVEY PREPARED BY OTHERS.
2. CONTRACTOR SHALL VERIFY HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING STORM SEWER STRUCTURES, PIPES, AND ALL UTILITIES PRIOR TO CONSTRUCTION.
3. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF ALL EXISTING UTILITIES (ABOVE AND BELOW GROUND) AS SHOWN ON THESE PLANS ARE BASED ON EITHER VISUAL OBSERVATIONS AT THE SITE, EXISTING SURVEYS, AND/OR FROM UTILITY OWNERS AND DOES NOT GUARANTEE THAT EXISTING UTILITY LOCATIONS ARE EXACT. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXACT LOCATIONS OF EXISTING UTILITIES (ABOVE AND BELOW GROUND) BEFORE BEGINNING ANY CONSTRUCTION. THE CONTRACTOR SHALL CALL APPROPRIATE UTILITY COMPANIES AND THE UTILITIES PROTECTION CENTER AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF UTILITIES.
4. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY OWNER AND / OR ENGINEER OF ANY UTILITY CONFLICTS WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
5. ALL CUT OR FILL SLOPES SHALL BE 3:1 OR FLATTER UNLESS OTHERWISE NOTED.
6. EXISTING DRAINAGE STRUCTURES TO BE INSPECTED AND REPAIRED AS NEEDED, AND EXISTING PIPES TO BE CLEANED OUT TO REMOVE ALL SILTS AND DEBRIS.
7. IF ANY EXISTING STRUCTURES TO REMAIN ARE DAMAGED DURING CONSTRUCTION, IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO REPAIR AND/OR REPLACE THE EXISTING STRUCTURE AS NECESSARY TO RETURN IT TO EXISTING CONDITIONS OR BETTER.
8. ALL STORM PIPE ENTERING STRUCTURES SHALL BE GROUTED TO ASSURE CONNECTION AT STRUCTURE IS WATERTIGHT.
9. ALL STORM SEWER MANHOLES IN PAVED AREAS SHALL BE FLUSH WITH PAVEMENT, AND SHALL HAVE TRAFFIC BEARING RING AND COVERS.
10. THE CONTRACTOR SHALL ADHERE TO ALL TERMS AND CONDITIONS AS OUTLINES IN THE GENERAL N.P.D.E.S. PERMIT FOR STORM WATER DISCHARGE ASSOCIATED WITH CONSTRUCTIONS ACTIVITIES.
11. CONTRACTOR SHALL ASSURE POSITIVE DRAINAGE AWAY FROM BUILDING AND FOR ALL NATURAL AND PAVED AREAS.
12. ALL UN-SURFACED AREAS DISTURBED BY GRADING OPERATION SHALL RECEIVE 4 INCHES OF TOPSOIL. CONTRACTOR SHALL GRASS DISTURBED AREAS IN ACCORDANCE WITH CITY / COUNTY SPECIFICATIONS UNTIL HEALTHY STAND OF GRASS IS OBTAINED.
13. PROPOSED SPOT ELEVATIONS REPRESENT FINISHED PAVEMENT OR GROUND SURFACE GRADE UNLESS OTHERWISE NOTED ON DRAWINGS.
14. CONTRACTOR SHALL TRIM, TACK, AND MATCH EXISTING PAVEMENT AT LOCATIONS WHERE NEW PAVEMENT MEETS EXISTING PAVEMENT.
15. EXISTING MANHOLES AND VALVE BOXES TO REMAIN IN PLACE SHALL BE ADJUSTED TO FINAL GRADES.
16. CONTRACTOR TO SAW-CUT AT ALL LOCATIONS OF REMOVAL OF EXISTING CONC. SIDEWALK, CONC. CURB AND ASPHALT UNLESS OTHERWISE NOTED. ALL BASE AND SUBBASE MATERIAL SHALL BE REMOVED WITHIN THE PROPOSED LANDSCAPED AREA.
17. CONTRACTOR TO MATCH EXIST. GRADES AND TO CONSTRUCT A SMOOTH TRANSITION FROM EXISTING FACILITIES TO PROPOSED.
18. CONTRACTOR TO REMOVE ALL CONSTRUCTION DEBRIS FROM CONSTRUCTION SITE AND DISPOSE PER LOCAL ORDINANCES.
19. CONTRACTOR TO SOD ALL DISTURBED AREAS, SODDING INCLUDES MAINTAINING SLOPE AND SOD UNTIL COMPLETION AND ACCEPTANCE OF THE TOTAL PROJECT OR GROWTH IS ESTABLISHED WHICHEVER COMES LAST.
20. ALL EXISTING TRAFFIC SIGNS DISTURBED DURING CONSTRUCTION SHALL BE REINSTALLED WHERE APPLICABLE BY THE CONTRACTOR.
21. 2.0% MAXIMUM SLOPE ON HANDICAP SPACES AND ADA ACCESS WAYS.
22. ALL SIDEWALKS SHOULD HAVE A MAXIMUM CROSS SLOPE OF 2.0%

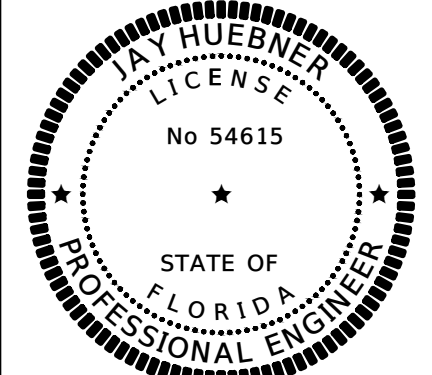


HSQ GROUP
Engineers - Planners
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C26255 - LB7924

MARLOWE DORAL - SITE 1

PAVING AND DRAINAGE DETAILS

DATE: 1/26/2026
DESIGNED BY: JH
DRAWN BY: MR
CHECKED BY: JH

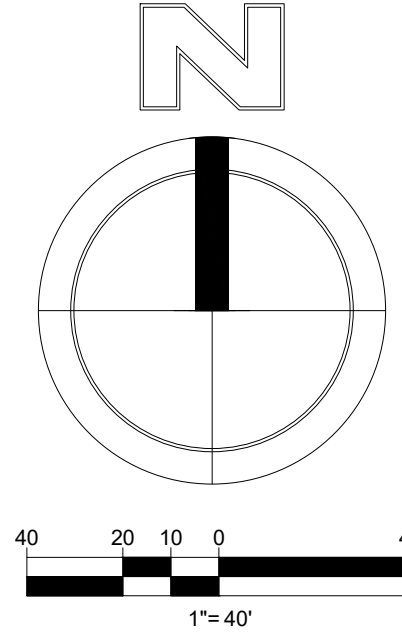
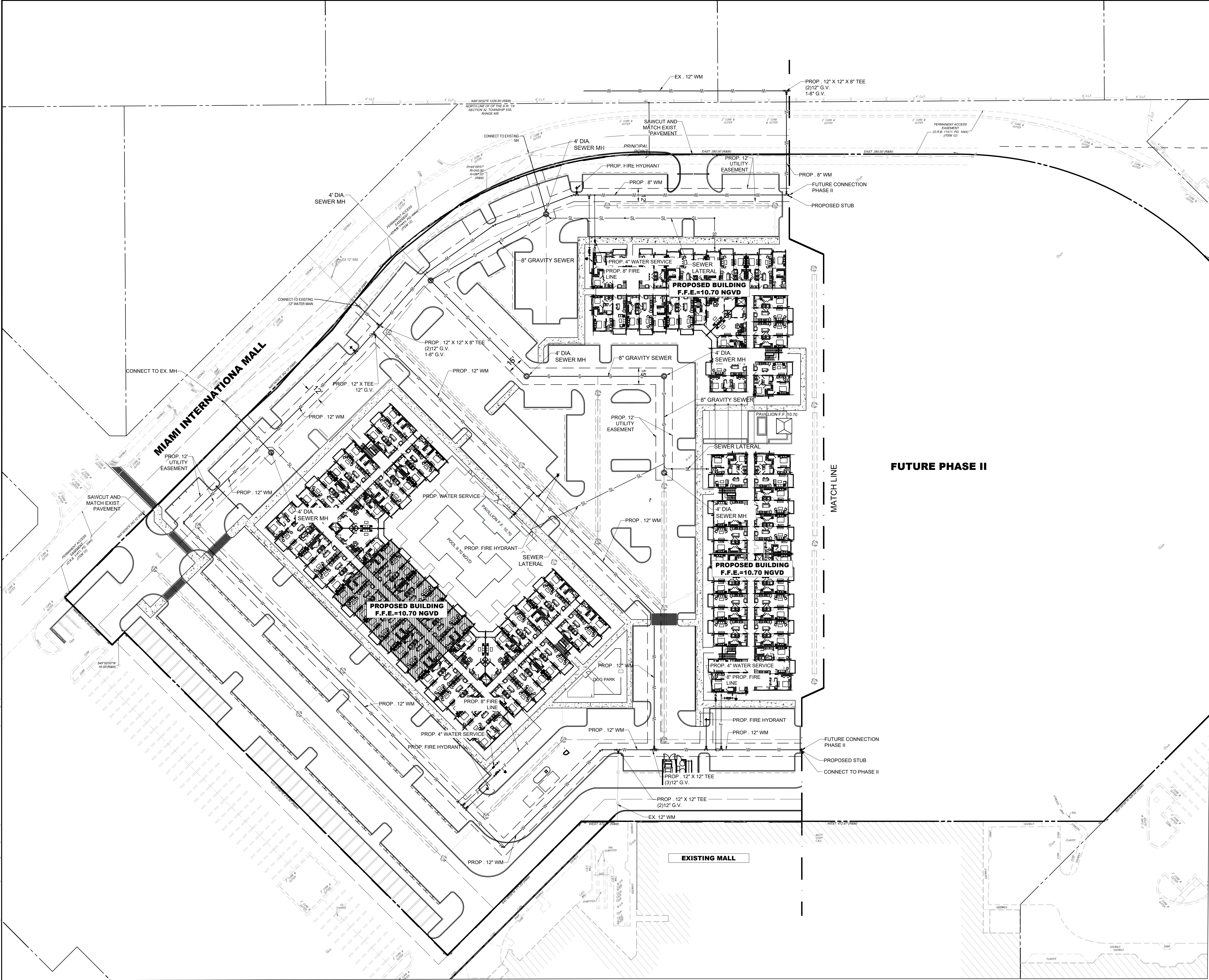


DATE: 3/5/26
JAY HUEBNER, P.E.
FLORIDA REGISTRATION NO. - 54615

PROJECT: 2504-25

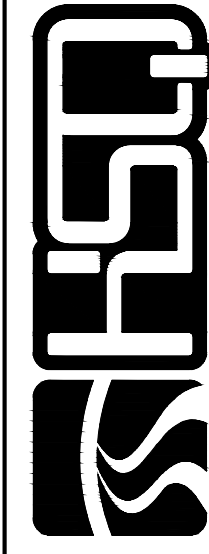
SHEET: PD-3

DATE: Mar 05, 2026 9:41am W:\150 Broward\Civil Projects\2025\2504-23 Miami International Mall Drawings\Construction Plans\250425-WS Plan.dwg



LEGEND

- PROPOSED WATER MAIN
- PROPOSED SAN. SEWER MAIN
- PROPOSED DRAINAGE MAIN
- PROPOSED SETBACK LINE
- EXISTING WATER MAIN
- EXISTING OVERHEAD LINE
- EXISTING SAN. SEWER MAIN
- EXISTING PHASELINE
- EXISTING DRAINAGE MAIN
- EXISTING FENCE LINE
- PROPOSED LIGHTING
- PROPOSED ADA STALL
- PROPOSED CONCRETE SIDEWALK
- PROPOSED ASPHALT PAVEMENT
- 10'X10' SIGHT TRIANGLE
- SEWER / DRAINAGE MANHOLE
- DRAINAGE INLET
- YARD DRAIN BASIN
- DOUBLE SEWER SERVICE
- SINGLE SEWER SERVICE
- FIRE HYDRANT ASSEMBLY
- TAPPING SLEEVE & VALVE
- DOUBLE WATER METER
- SINGLE WATER METER
- GATE VALVE
- EXISTING VALVE
- EXISTING FIRE HYDRANT ASSEMBLY
- BACTERIOLOGICAL SAMPLING POINT
- PROPOSED TYPE P6 STORM CURB INLET
- R.C.P. REINFORCED CONCRETE PIPE
- H.D.P.E. HIGH DENSITY POLYETHYLENE PIPE
- C.A.P. CORRUGATED ALUMINUM PIPE
- W.M. WATER MAIN
- G.V. GATE VALVE
- F.H. FIRE HYDRANT
- R.E. RIM ELEVATION
- I.E. INVERT ELEVATION
- E.O.P. EDGE OF PAVEMENT
- P.R.B. POLLUTION RETARDANT BAFFLE
- D.W.E. DESIGN WATER ELEVATION
- PIPE CONFLICT BOX
- INV TOP PIPE TOP OF BOTTOM PIPE
- D=DRAINAGE
- W=WATER
- S=SEWER
- FM=FORCE MAIN
- CN=CONDUIT

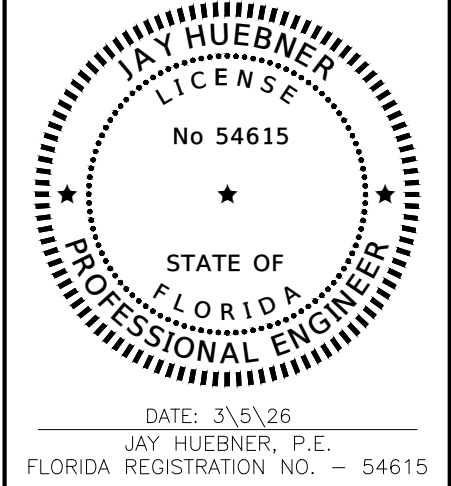


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MARLOWE DORAL - SITE 1

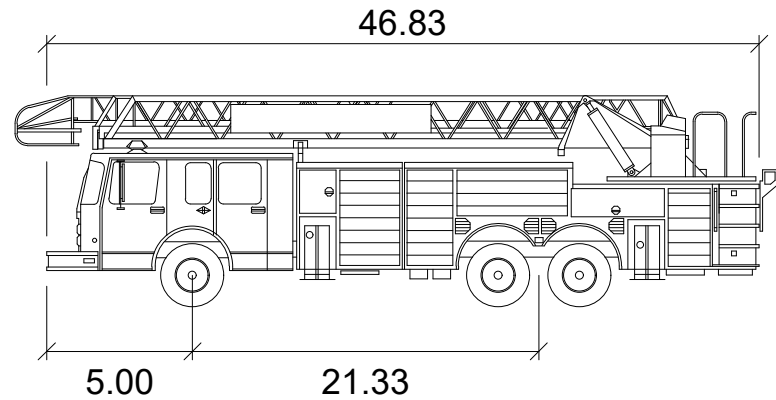
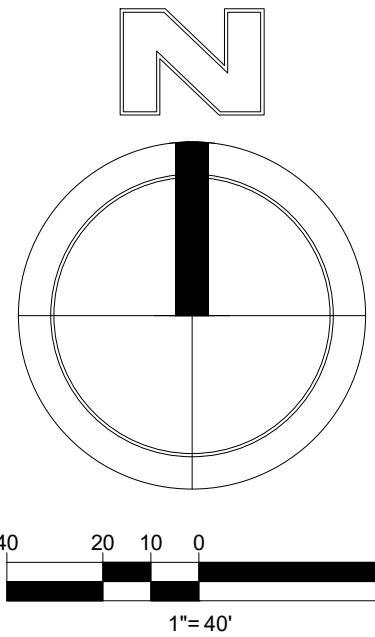
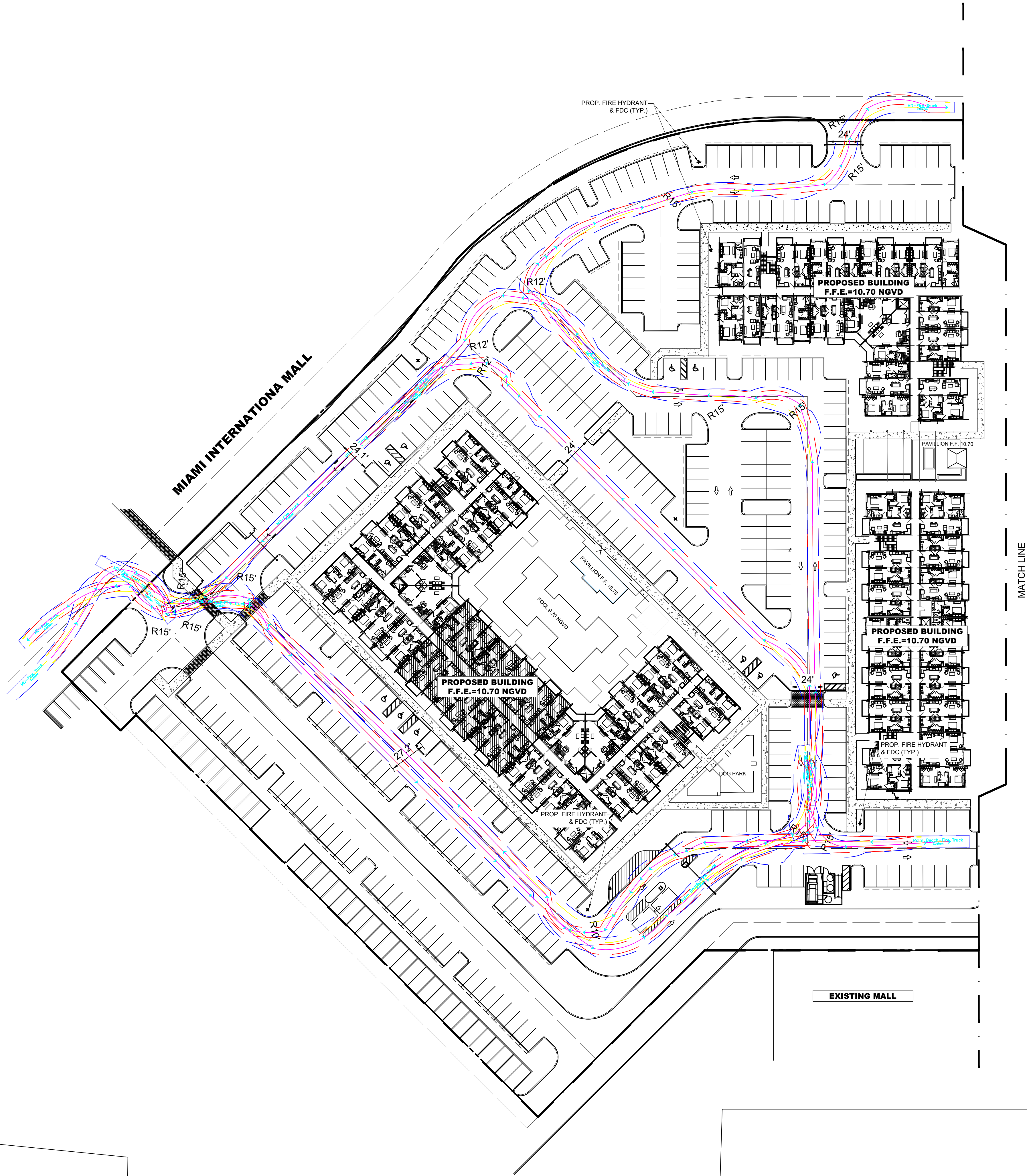
WATER & SEWER PLAN

DATE:	1/26/2026
DESIGNED BY:	JH
DRAWN BY:	MR
CHECKED BY:	JH



PROJECT:	2504-25
SHEET:	WS-1

DATE: Mar 05, 2026 - 9:43am W:\HSQ Broward\Civil Projects\2025\2504-25 Miami International Mall\Drawings\Construction Plans\250425-Fire Circulation Plan.dwg



MD-Fire Truck

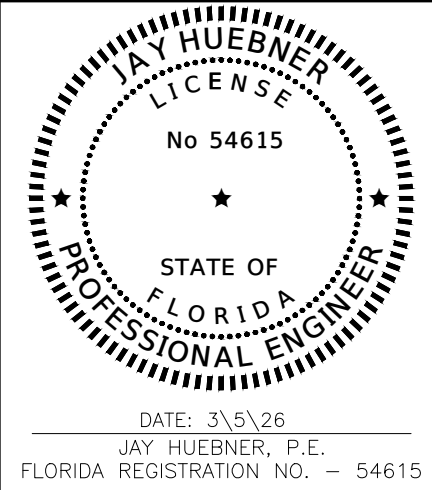
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MARLOWE DORAL - SITE 1

FIRE CIRCULATION PLAN

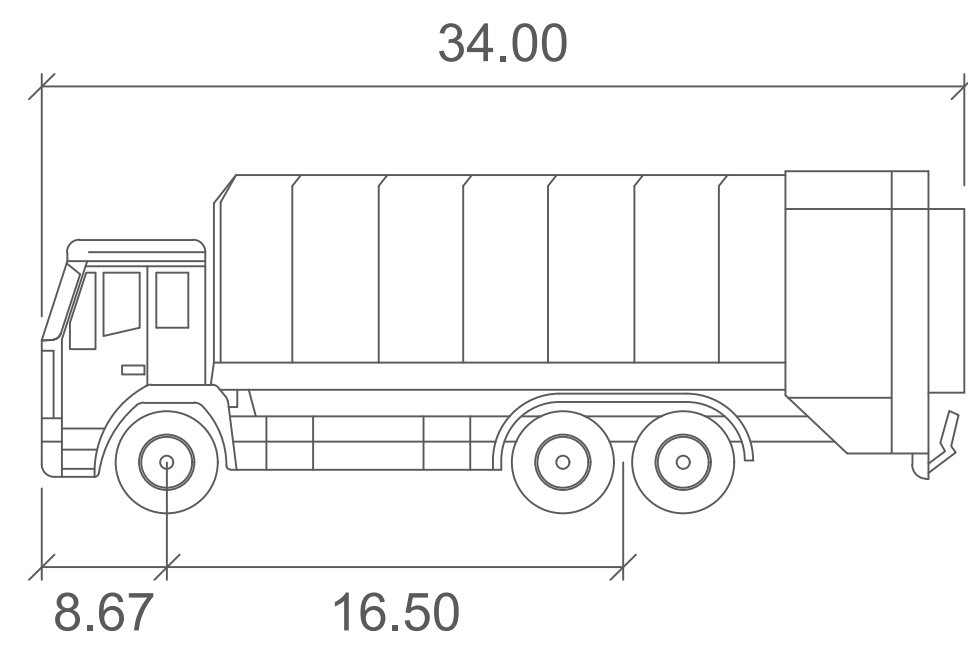
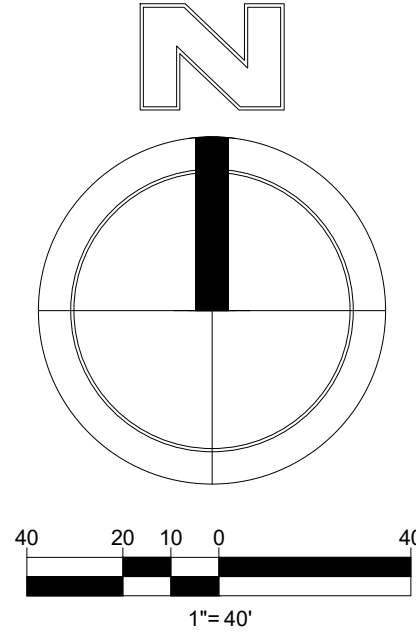
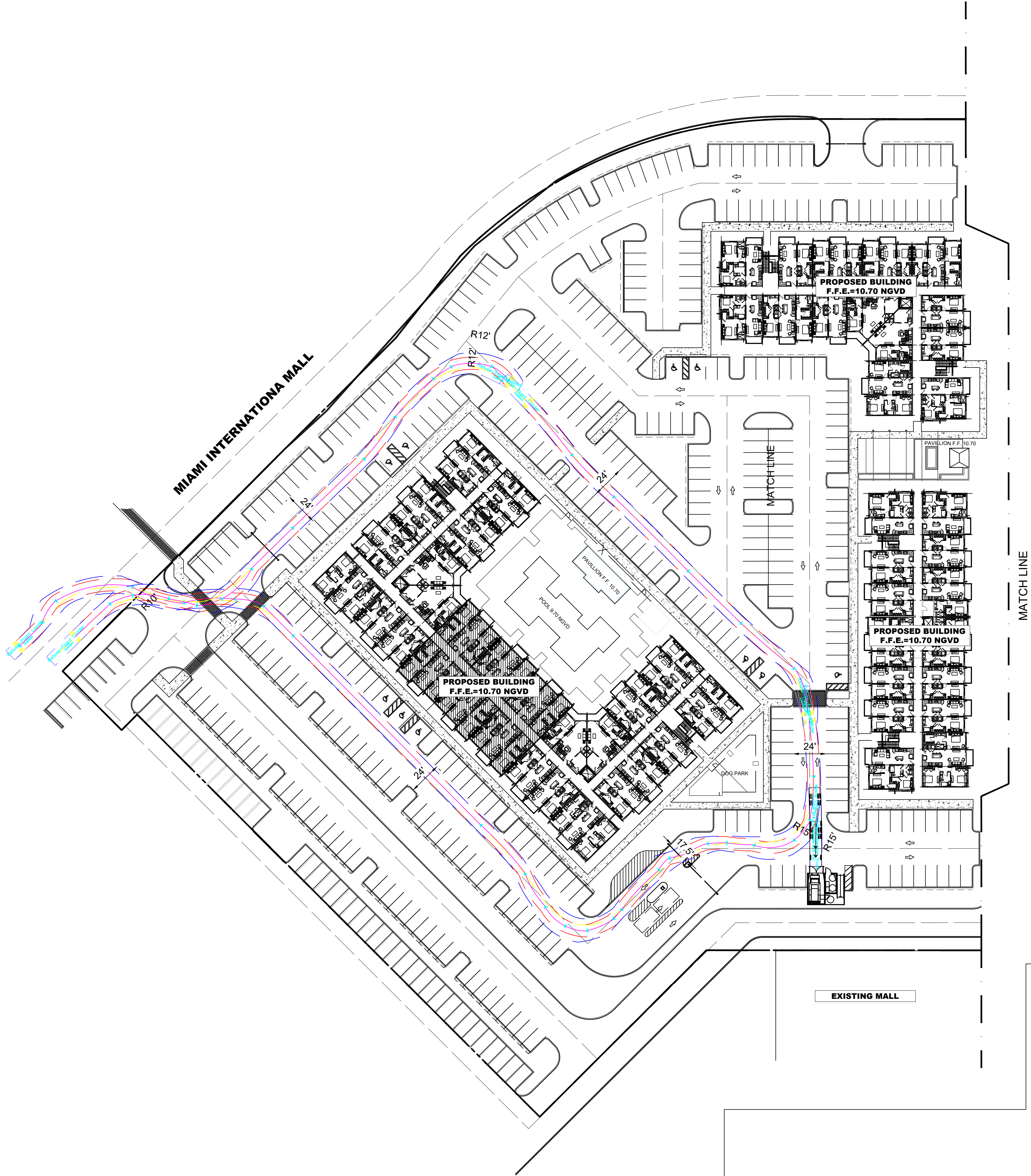
DATE:	1/26/2026
DESIGNED BY:	JH
DRAWN BY:	MR
CHECKED BY:	JH



PROJECT:	2504-25
SHEET:	FC-1

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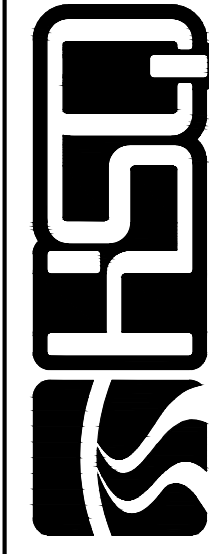
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Refuse-Front Loader

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FUTURE PHASE II

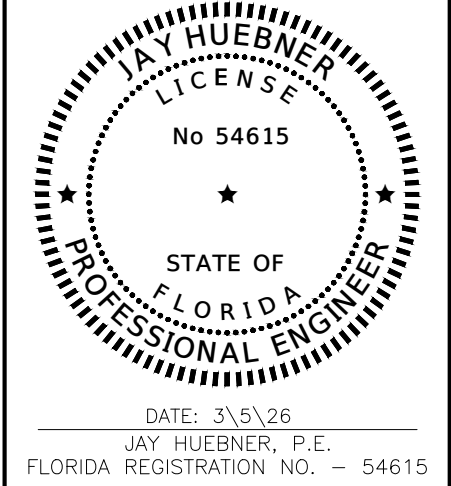


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MARLOWE DORAL - SITE 1

WASTE MANAGEMENT PLAN

DATE:	1/26/2026
DESIGNED BY:	JH
DRAWN BY:	MR
CHECKED BY:	JH



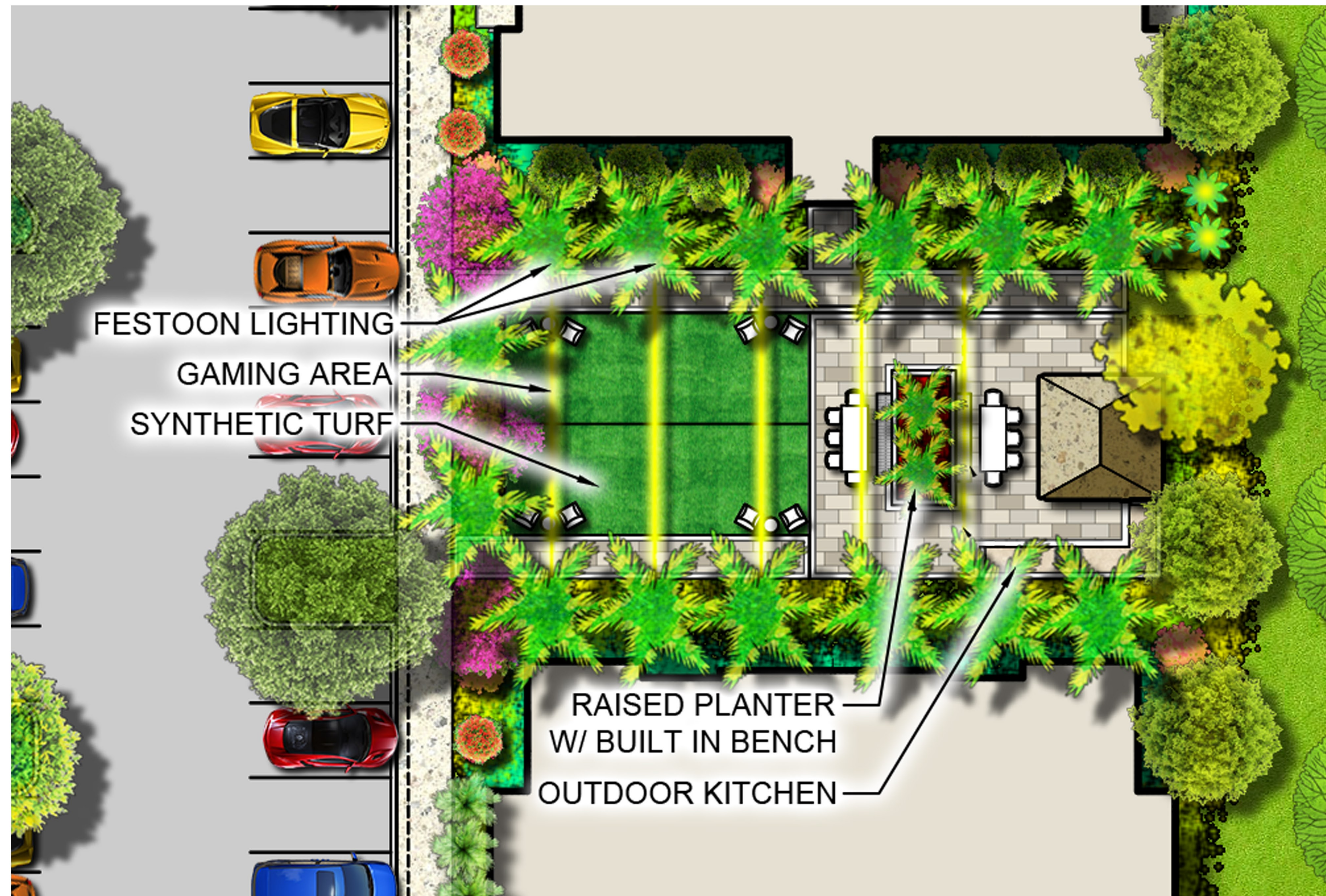
DATE: 3/5/26
JAY HUEBNER, P.E.
FLORIDA REGISTRATION NO. - 54615

PROJECT:	2504-25
SHEET:	WM-1

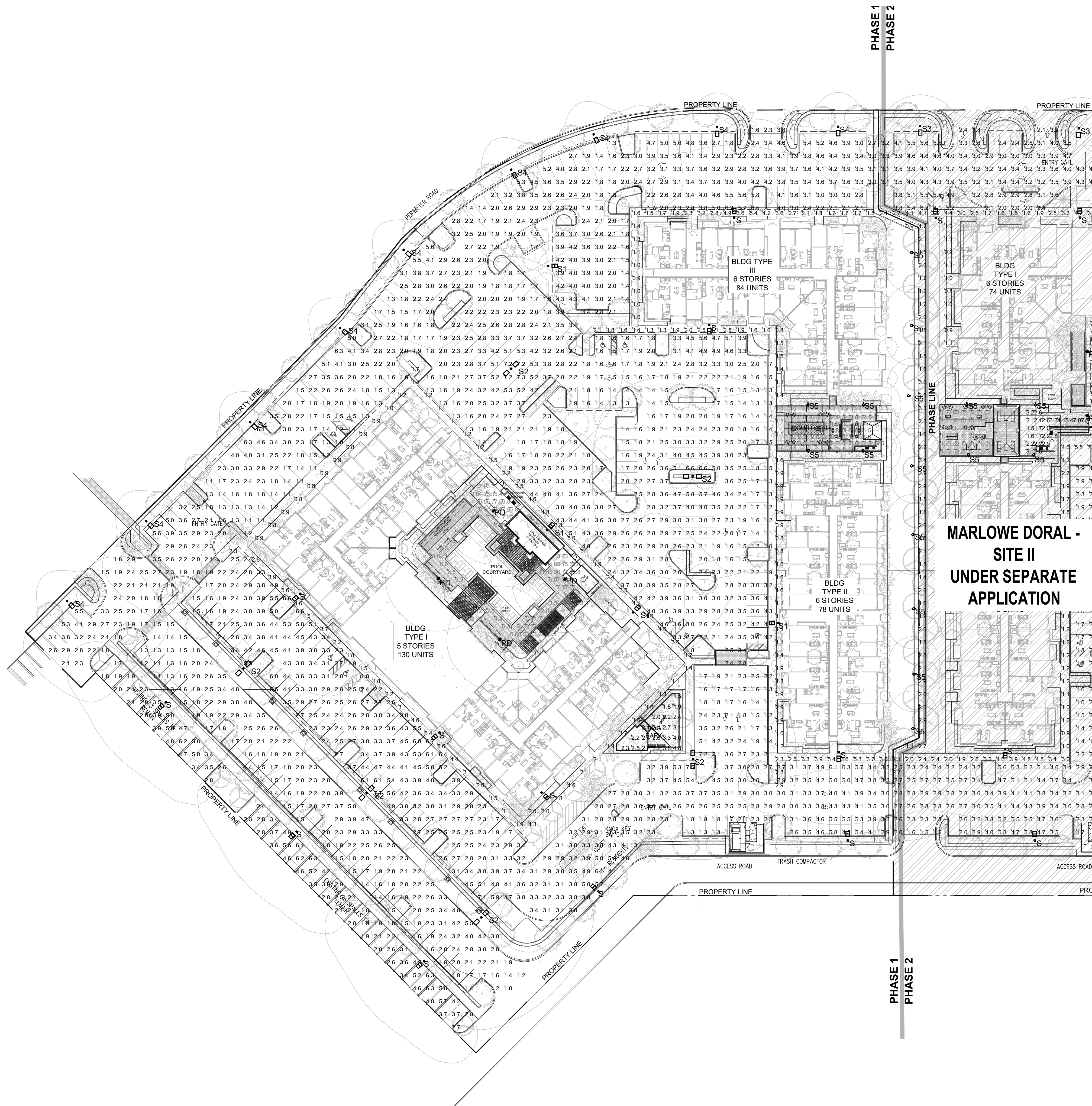
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SITE I - ILLUSTRATIVE SITE PLAN
 DORAL INTERNATIONAL MALL APARTMENTS
 DORAL, FLORIDA





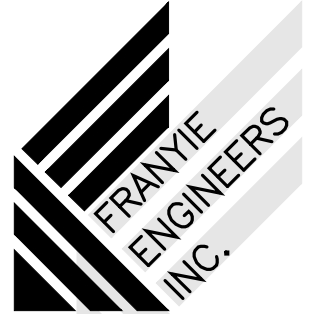
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**Marlowe Doral
SITE 1**

Doral, FL

GREYSTAR

THE PLANS ARE BASED
ON ARCHITECTURE BY:
MSA ARCHITECTS, INC



Certificate of AUTHORIZATION # 00002906
 VIVIANA FRANYIE PE # 49985 MECH
 ALEJANDRO FRANYIE PE # 73089 MECH
 0610 NW 27 Street, Miami FL 33172
 (305)592-1360 F:(305)594-9279
 w.franyieengineers.com

JOB NUMBER	26-109
DATE	

DIGITAL SIGNATURE & SEAL:



This item has been digitally signed and sealed by VIVIANA FRANYIE, PE, on the date adjacent to the seal.

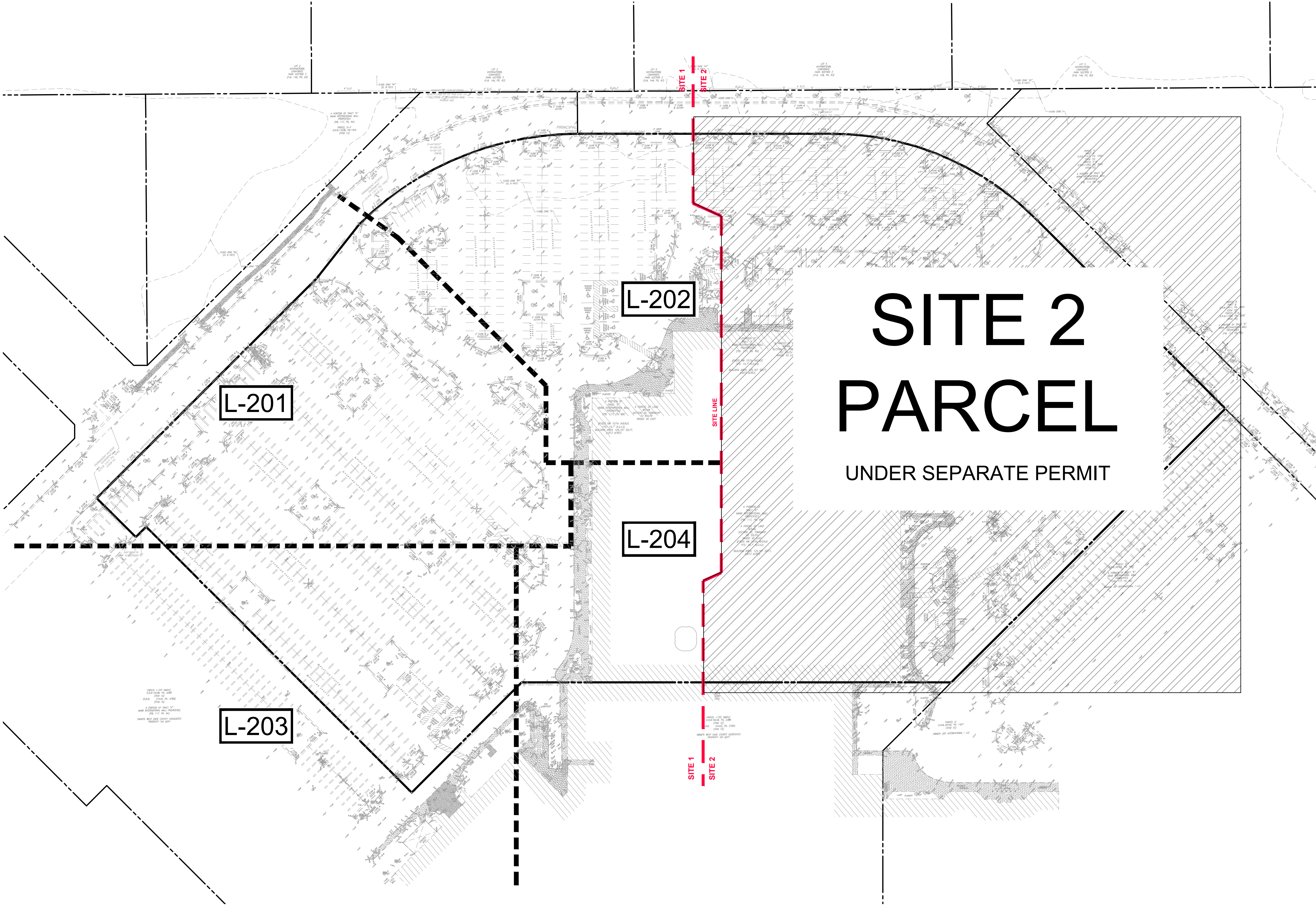
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TITLE: PHOTOMETRIC

Project No:	2290
Date:	03/06/2026
SHEET:	

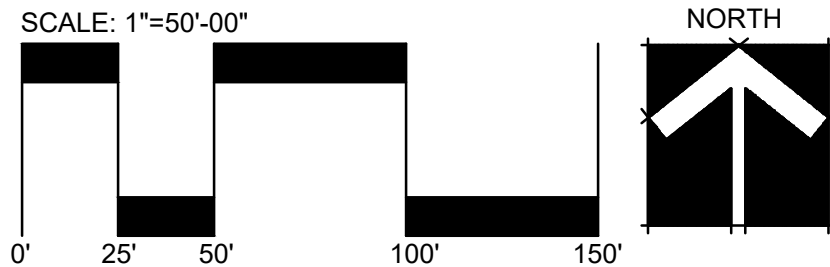
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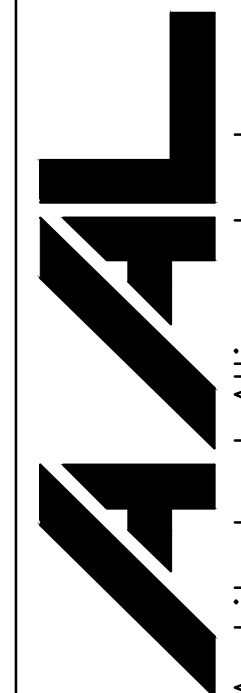
NOTES AND DETAILS



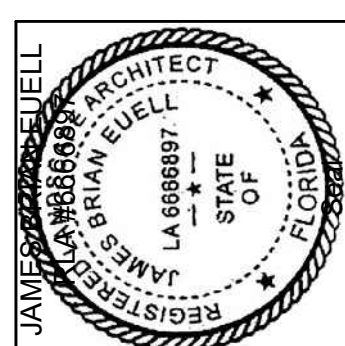
NOTES:

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2. IRRIGATION SYSTEM SHALL ALSO BE EQUIPPED WITH RAIN SENSOR
3. SEE SHEET L-200 - L-205 TREE DISPOSITION PLAN
4. SEE SHEET L-210 - L-214 FOR LANDSCAPE PLANTING PLAN
5. SEE SHEET L-220 FOR LANDSCAPE SCHEDULE AND CALCULATIONS
6. SEE SHEET L-221 FOR LANDSCAPE DETAILS AND NOTES
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12. CONTRACTOR TO REMOVE ALL DEAD OR BROWNING LEAVES PRIOR TO INSTALLATION.
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16. ALL UPLAND BANK SLOPES TO BE MULCHED WITH PINE STRAW IMMEDIATELY AFTER INSTALLATION.
17. CONTRACTOR TO COORDINATE TEMPORARY IRRIGATION IF NEEDED PRIOR TO INSTALLATION.





Architectural Alliance Landscape
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TEL: 954-764-8858 EMAIL: Beul@aal.net



JAMES BRIAN GUELL
REGISTERED PROFESSIONAL ARCHITECT
LA 68688977
STATE OF FLORIDA

Revision Dates

SITE 1 - SUBMITTAL SET

MARLOWE - DORAL

DORAL, FLORIDA

Sheet Description

OVERALL
TREE DISPOSITION
PLAN

Release Date

06-19-2026

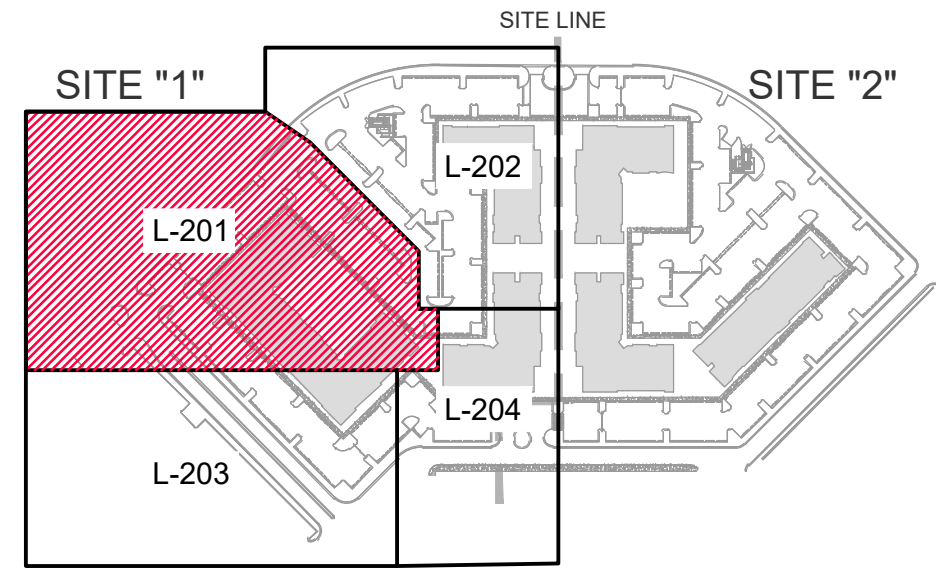
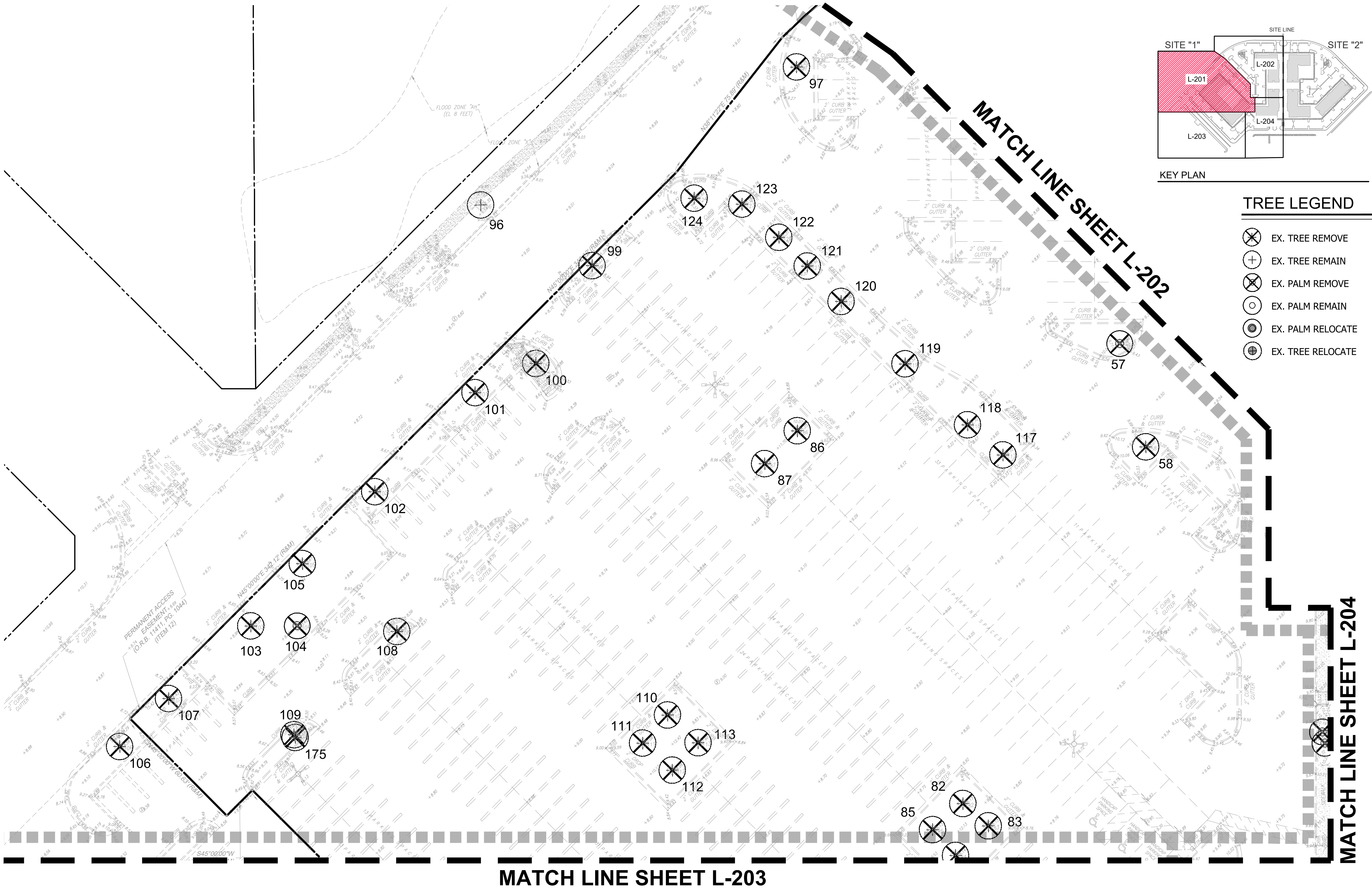
Project Number

2501D

Drawing Number

L-200

Sheet 1 OF 6



KEY PLAN

TREE LEGEND

- EX. TREE REMOVE
- EX. TREE REMAIN
- EX. PALM REMOVE
- EX. PALM REMAIN
- EX. PALM RELOCATE
- EX. TREE RELOCATE

NOTES:

- ALL SOD AND LANDSCAPE RECEIVE 100% COVERAGE FROM AN AUTOMATIC IRRIGATION SYSTEM USING AN APPROVED WATER SOURCE.
- IRRIGATION SYSTEM SHALL ALSO BE EQUIPPED WITH RAIN SENSOR
- SEE SHEET L-200 - L-205 TREE DISPOSITION PLAN
- SEE SHEET L-210 - L-214 FOR LANDSCAPE PLANTING PLAN
- SEE SHEET L-220 FOR LANDSCAPE SCHEDULE AND CALCULATIONS
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SCALE: 1"=20'-00"

NORTH

Sheet Description
TREE
DISPOSITION
PLAN

Release Date
06-19-2026

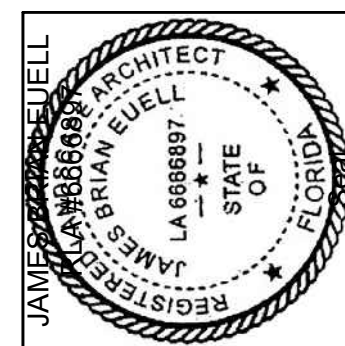
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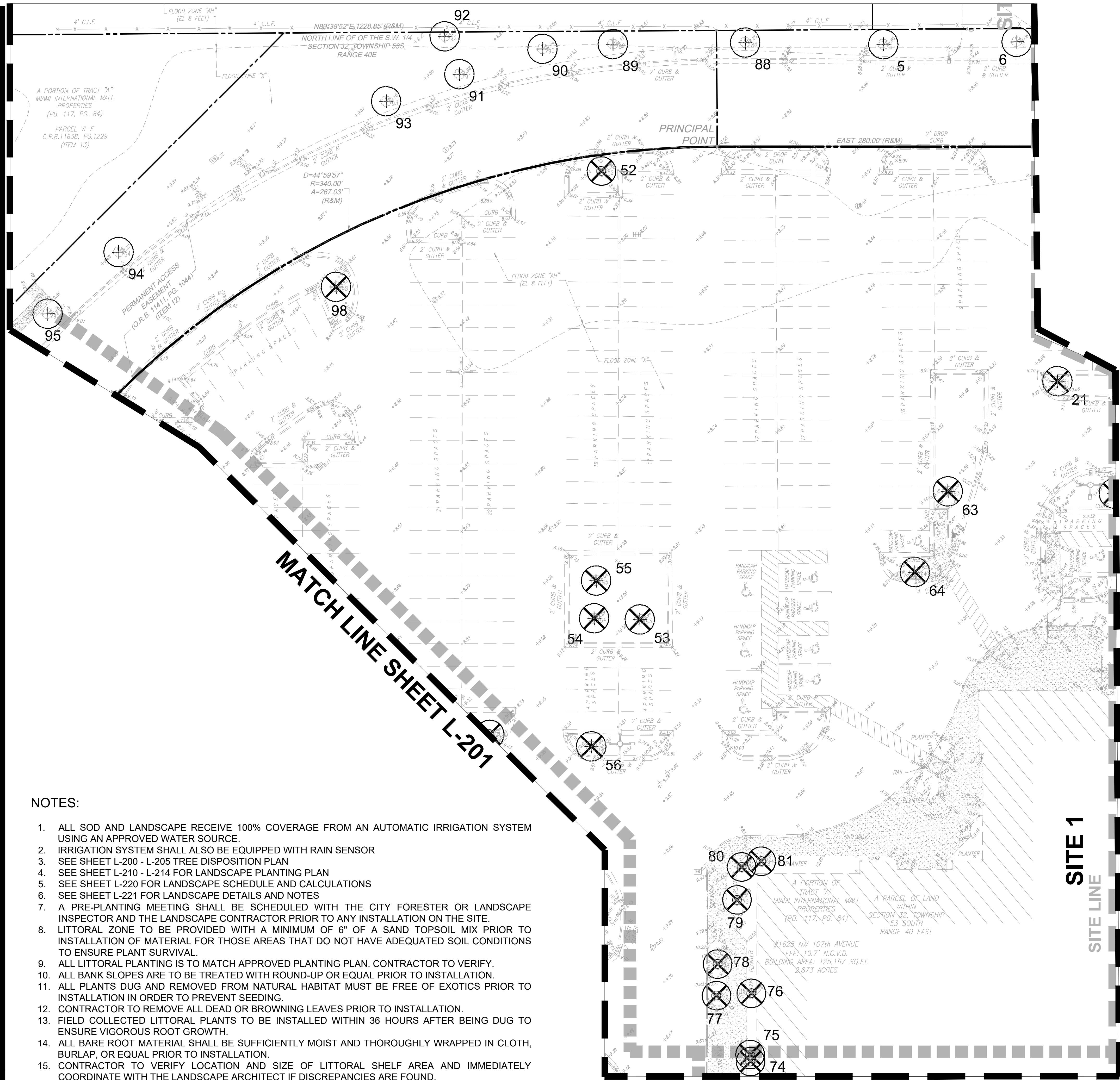
Sheet 2 OF 6

SITE 1 - SUBMITTAL SET
MARLOWE - DORAL
DORAL, FLORIDA

AAL
Architectural Alliance Landscape
612 SW 4th Ave., Fort Lauderdale, FL 33315 LCO000237
TEL: 954-764-8858 EMAIL: Beul@aal.net

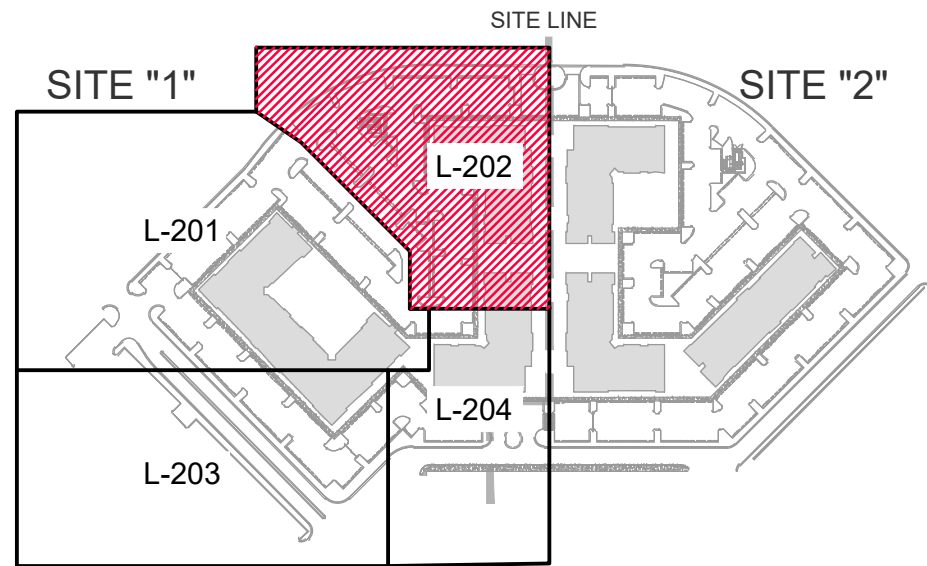


Revision Dates



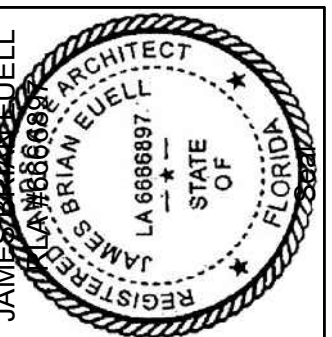
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KEY PLAN

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612 SW 4th Ave., Fort Lauderdale, FL 33315
TEL: 954-764-8858
EMAIL: Buel@aal.net



Revision Dates

SITE 1 - SUBMITTAL SET
MARLOWE - DORAL
DORAL, FLORIDA

Sheet Description
TREE
DISPOSITION
PLAN

Release Date
06-19-2026

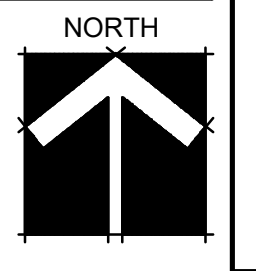
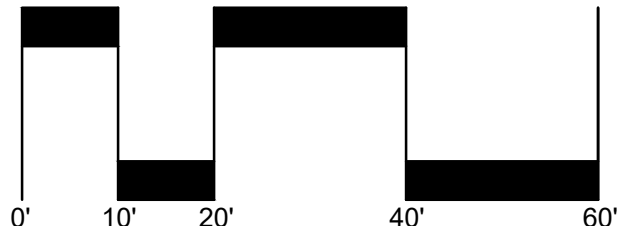
Project Number
2501D

Drawing Number
L-202

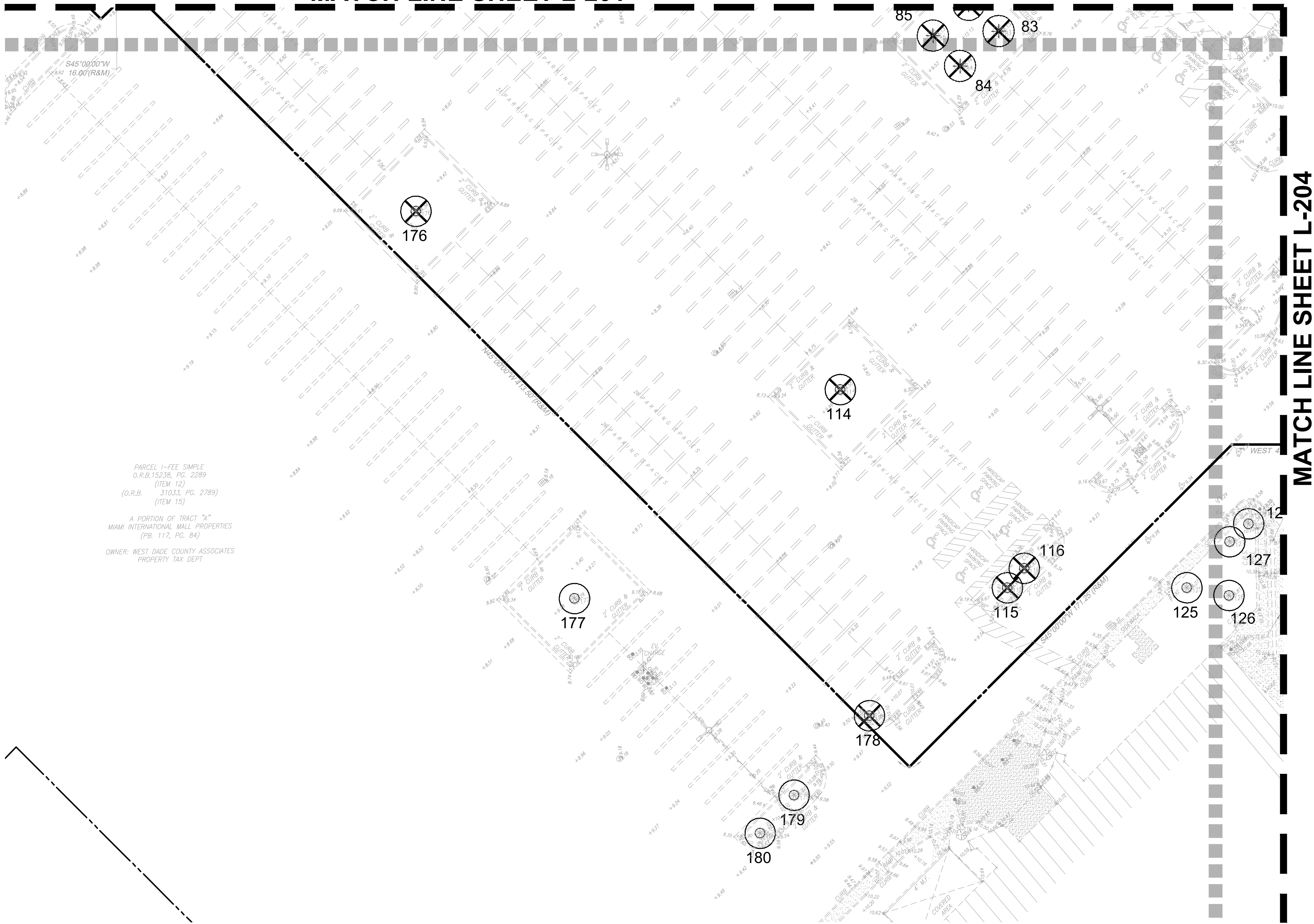
Sheet 3 OF 6



SCALE: 1"=20'-00"



MATCH LINE SHEET L-201



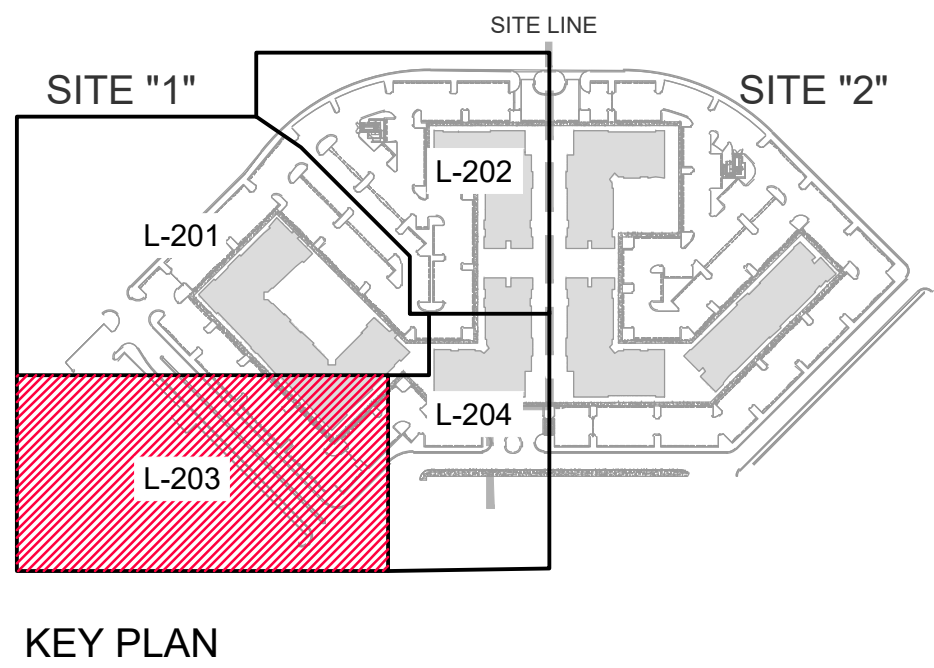
PARCEL 1-FEE SIMPLE
O.R.B. 15236, PG. 2289
(ITEM 12)
(O.R.B. 31033, PG. 2789)
(ITEM 15)
A PORTION OF TRACT "A"
MIAMI INTERNATIONAL MALL PROPERTIES
(PG. 117, PG. 84)
OWNER: WEST DADE COUNTY ASSOCIATES
PROPERTY TAX DEPT

NOTES:

1. ALL SOD AND LANDSCAPE RECEIVE 100% COVERAGE FROM AN AUTOMATIC IRRIGATION SYSTEM USING AN APPROVED WATER SOURCE.
2. IRRIGATION SYSTEM SHALL ALSO BE EQUIPPED WITH RAIN SENSOR
3. SEE SHEET L-200 - L-205 TREE DISPOSITION PLAN
4. SEE SHEET L-210 - L-214 FOR LANDSCAPE PLANTING PLAN
5. SEE SHEET L-220 FOR LANDSCAPE SCHEDULE AND CALCULATIONS
6. SEE SHEET L-221 FOR LANDSCAPE DETAILS AND NOTES
7. A PRE-PLANTING MEETING SHALL BE SCHEDULED WITH THE CITY FORESTER

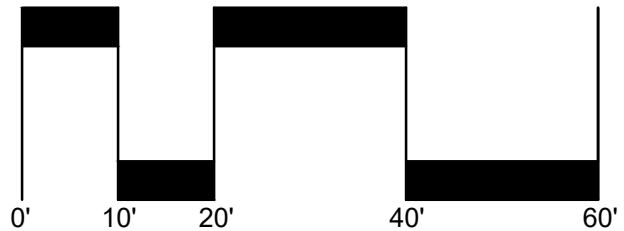
8. LITTORAL ZONE TO BE PROVIDED WITH A MINIMUM OF 6" OF A SAND TOPSOIL MIX PRIOR TO INSTALLATION OF MATERIAL FOR THOSE AREAS THAT DO NOT HAVE ADEQUATED SOIL CONDITIONS TO ENSURE PLANT SURVIVAL.
9. ALL LITTORAL PLANTING IS TO MATCH APPROVED PLANTING PLAN. CONTRACTOR TO VERIFY.
10. ALL BANK SLOPES ARE TO BE TREATED WITH ROUND-UP OR EQUAL PRIOR TO INSTALLATION.
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- EXOTICS PRIOR TO INSTALLATION IN ORDER TO PREVENT SEEDING.
12. CONTRACTOR TO REMOVE ALL DEAD OR BROWNING LEAVES PRIOR TO INSTALLATION.
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17. CONTRACTOR TO COORDINATE TEMPORARY IRRIGATION IF NEEDED PRIOR TO INSTALLATION.



KEY PLAN

SCALE: 1"=20'-00"



SITE 1 - SUBMITTAL SET
MARLOWE - DORAL

DORAL, FLORIDA

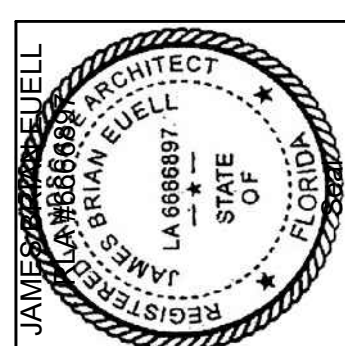
Sheet Description
**TREE
DISPOSITION
PLAN**

Release Date
06-19-2026

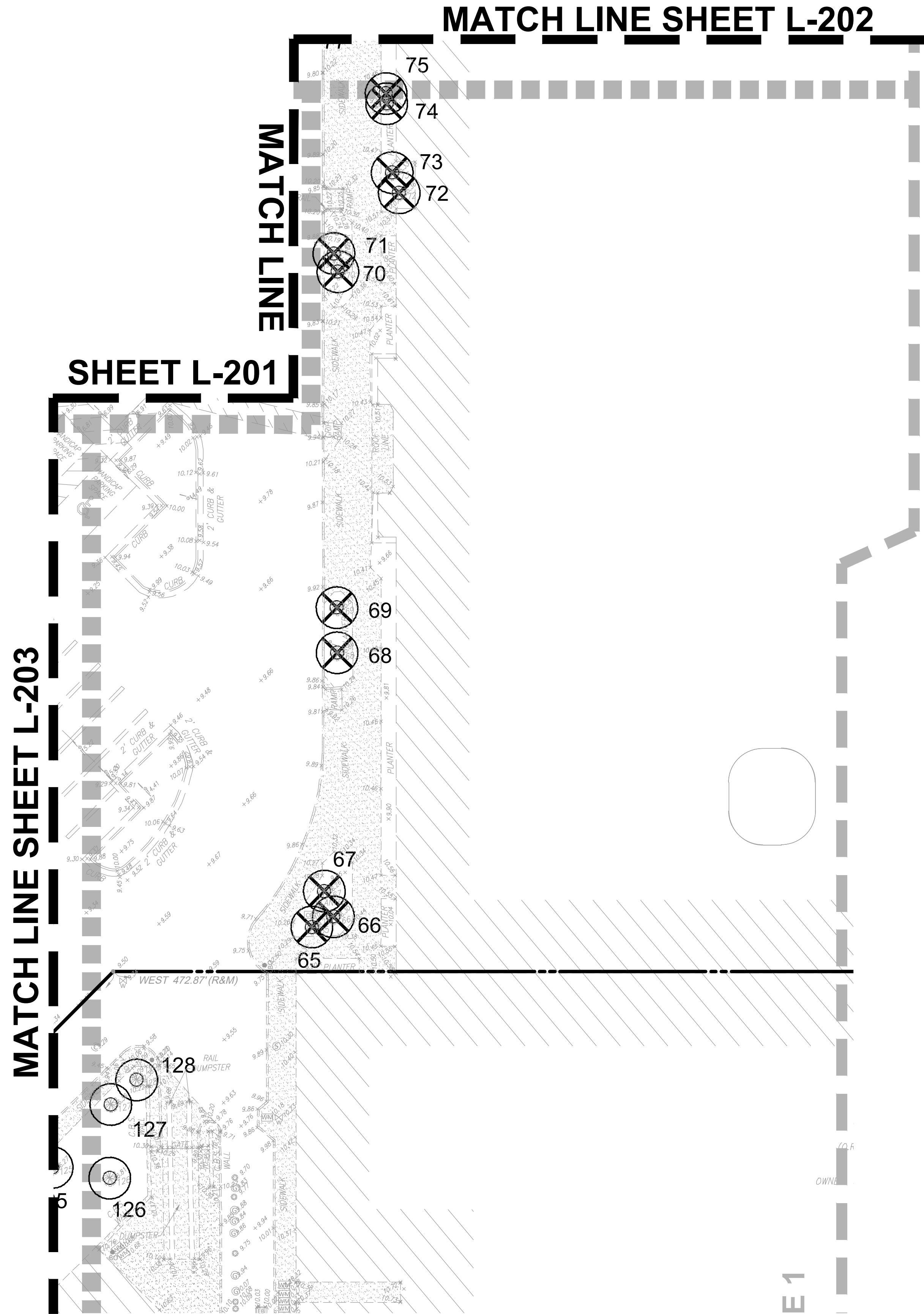
Project Number
2501D

Drawing Number
L-203
Sheet 4 OF 6

AAL
Architectural Alliance Landscape
612 SW 4th Ave., Fort Lauderdale, FL 33315 LCO000237
TEL: 954-764-8858 EMAIL: Beu@aal.net



Revision Dates

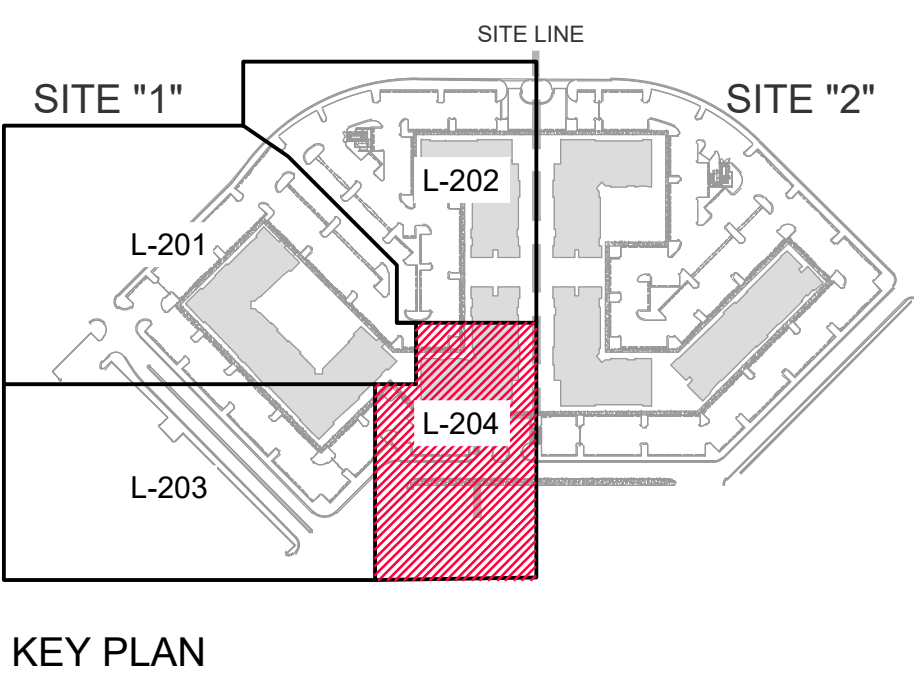


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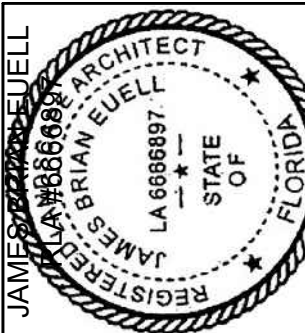
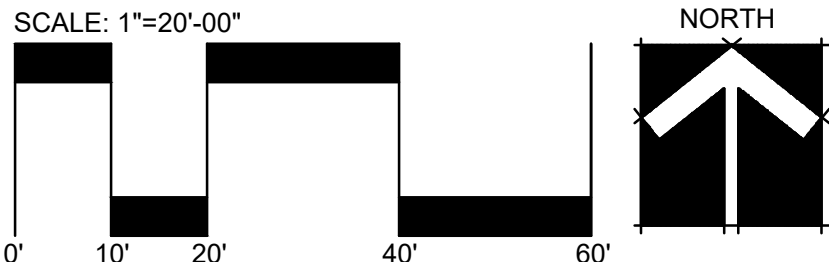


SITE 1 - SUBMITTAL SET

MARLOWE - DORAL

DORAL, FLORIDA

Sheet Description
TREE DISPOSITION PLAN
Release Date
06-19-2026
Project Number
2501D
Drawing Number
L-204
Sheet 5 OF 6



Revision Dates

AAL
Architectural Alliance Landscape
612 SW 4th Ave., Fort Lauderdale, FL 33315 LCO000237
TEL: 954-764-8858 EMAIL: Beul@archall.net

SITE 1- TREE DISPOSITION LIST

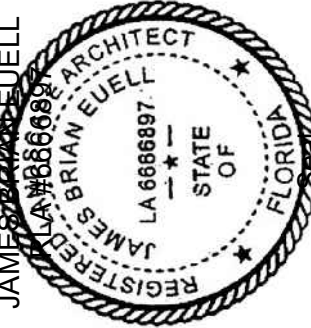
TREE NO	BOTANICAL NAME	COMMON NAME	DIA. IN.	HT. FT.	CNPY. Ø FT.	Canopy sq/ft	DISPOSITION	COMMENTS	ARBORIST REPORT
4	Sabal Palmetto	Sabal Palm	8	10	6	28	REMOVE		
5	Quercus virginiana	Live Oak	12	15	20		REMAIN	OUT PARCEL	
6	Quercus virginiana	Live Oak	12	15	20		REMAIN	OUT PARCEL	
7	Quercus virginiana	Live Oak	16	15	20		REMAIN	OUT PARCEL	
8	Quercus virginiana	Live Oak	10	15	20		REMAIN	OUT PARCEL	
21	Dalbergia sissoo	Indian Rosewood	12	20	15	177	REMOVE		
52	Sabal Palmetto	Sabal Palm	10	15	8	50	REMOVE		
53	Swietenia mahagoni	Mahogany	24	30	21	348	REMOVE	Incl	
54	Swietenia mahagoni	Mahogany	24	30	21	348	REMOVE	Incl	
55	Swietenia mahagoni	Mahogany	24	35	31	754	REMOVE	Incl	
56	Dalbergia sissoo	Indian Rosewood	18	25	21	348	REMOVE	Incl	
57	Sabal Palmetto	Sabal Palm	10	10	8	50	REMOVE		
58	Coccoloba uvifera	Sea grape	10	10	15	177	REMOVE		
62	Swietenia mahagoni	Mahogany	36	25	20	314	REMOVE		
63	Swietenia mahagoni	Mahogany	25	35	28	615	REMOVE	Incl	
64	Swietenia mahagoni	Mahogany	38	45	60	2826	REMOVE	Incl	
65	Sabal Palmetto	Sabal Palm	8	15	8	50	REMOVE		
66	Sabal Palmetto	Sabal Palm	8	15	8	50	REMOVE		
67	Sabal Palmetto	Sabal Palm	8	15	8	50	REMOVE		
68	Sabal Palmetto	Sabal Palm	6	15	5	20	REMOVE		
69	Veitchia arcina	Montgomery Palm	6	15	5	20	REMOVE		
70	Veitchia arcina	Montgomery Palm	6	12	5	20	REMOVE		
71	Veitchia arcina	Montgomery Palm	6	12	5	20	REMOVE		
72	Sabal Palmetto	Sabal Palm	8	15	8	50	REMOVE		
73	Sabal Palmetto	Sabal Palm	8	15	8	50	REMOVE		
74	Veitchia arcina	Montgomery Palm	6	15	5	20	REMOVE		
75	Veitchia arcina	Montgomery Palm	4	10	5	20	REMOVE		
76	Veitchia arcina	Montgomery Palm	6	12	5	20	REMOVE		
77	Veitchia arcina	Montgomery Palm	6	12	5	20	REMOVE		
78	Veitchia arcina	Montgomery Palm	6	12	5	20	REMOVE		
79	Sabal Palmetto	Sabal Palm	8	15	8	50	REMOVE		
80	Sabal Palmetto	Sabal Palm	8	15	8	50	REMOVE		
81	Sabal Palmetto	Sabal Palm	8	15	8	50	REMOVE		
82	Swietenia mahagoni	Mahogany	25	30	24	452	REMOVE	Incl	
83	Swietenia mahagoni	Mahogany	25	30	24	452	REMOVE	Incl	
84	Swietenia mahagoni	Mahogany	25	30	24	452	REMOVE	Incl	
85	Swietenia mahagoni	Mahogany	25	30	24	452	REMOVE	Incl	
86	Swietenia mahagoni	Mahogany	28	35	28	615	REMOVE	Incl	
87	Swietenia mahagoni	Mahogany	18	35	17	227	REMOVE	Incl	
88	Swietenia mahagoni	Mahogany	10	15	8		REMAIN	OUT PARCEL	
89	Quercus virginiana	Live Oak	6	10	5		REMAIN	OUT PARCEL	
90	Quercus virginiana	Live Oak	12	15	10		REMAIN	OUT PARCEL	
91	Quercus virginiana	Live Oak	12	15	10		REMAIN	OUT PARCEL	
92	Bucida buceras	Black Olive	12	15	10		REMAIN	OUT PARCEL	
93	Quercus virginiana	Live Oak	12	15	10		REMAIN	OUT PARCEL	
94	Quercus virginiana	Live Oak	10	12	8		REMAIN	OUT PARCEL	
95	Quercus virginiana	Live Oak	10	12	8		REMAIN	OUT PARCEL	
96	Quercus virginiana	Live Oak	12	15	10		REMAIN	OUT PARCEL	
97	Bucida buceras	Black Olive	12	15	10	79	REMOVE		
98	Bucida buceras	Black Olive	12	15	10	79	REMOVE		
99	Bucida buceras	Black Olive	10	15	8	50	REMOVE		
100	Bucida buceras	Black Olive	14	15	10	79	REMOVE		
101	Bucida buceras	Black Olive	15	15	10	79	REMOVE		
102	Bucida buceras	Black Olive	17	15	10	79	REMOVE		
103	Ficus binnendijkii	FIGUS Alii	12	10	10	79	REMOVE		
104	Cocos nucifera	Coconut Palm	10	15	8	50	REMOVE		
105	Ficus binnendijkii	FIGUS Alii	12	10	10	79	REMOVE		
106	Bucida buceras	Black Olive	16	15	10	79	REMOVE		
107	Bucida buceras	Black Olive	22	30	20	314	REMOVE	Incl	
108	Dalbergia sissoo	Indian Rosew ood	18	25	25	491	REMOVE	Incl	
109	Dalbergia sissoo	Indian Rosew ood	18	25	26	531	REMOVE	Incl	
110	Swietenia mahagoni	Mahogany	31	35	24	452	REMOVE	Incl	
111	Swietenia mahagoni	Mahogany	30	30	21	348	REMOVE	Incl	
112	Swietenia mahagoni	Mahogany	30	30	20	314	REMOVE	Incl	
113	Swietenia mahagoni	Mahogany	30	30	20	314	REMOVE	Incl	
114	Adonidia merrillii	Christmas Palm	8	12	8	50	REMOVE		
115	Washingtonia	Washingtonia	8	12	10	79	REMOVE		
116	Washingtonia	Washingtonia	8	15	10	79	REMOVE		
117	Coccoloba uvifera	Sea grape	12	12	10	79	REMOVE		
118	Coccoloba uvifera	Sea grape	10	12	10	79	REMOVE		
119	Coccoloba uvifera	Sea grape	15	12	10	79	REMOVE		
120	Coccoloba uvifera	Sea grape	12	12	10	79	REMOVE		
121	Coccoloba uvifera	Sea grape	10	12	10	79	REMOVE		
122	Coccoloba uvifera	Sea grape	10	12	10	79	REMOVE		
123	Coccoloba uvifera	Sea grape	14	15	10	79	REMOVE		
124	Bucida buceras	Black Olive	12	15	10	79	REMOVE		
125	Washingtonia	Washingtonia	12	20	5		REMAIN	OUT PARCEL	
126	Washingtonia	Washingtonia	12	20	5		REMAIN	OUT PARCEL	
127	Washingtonia	Washingtonia	12	20	5		REMAIN	OUT PARCEL	
128	Washingtonia	Washingtonia	12	20	5		REMAIN	OUT PARCEL	
175	DOES NOT EXIST SAME AS 109		40	20		314	REMOVE		
176	Adonidia merrillii	Christmas Palm	8	15	8	50	REMOVE		
177	Adonidia merrillii	Christmas Palm	8	15	8		REMAIN	OUT PARCEL	
178	Washingtonia	Washingtonia	14	40	7	38	REMOVE		
179	Washingtonia	Washingtonia	14	40	7		REMAIN	OUT PARCEL	
180	Washingtonia	Washingtonia	14	40	7		REMAIN	OUT PARCEL	
181	Phoenix sylvestris	Sylvester Palm	14	15	10		REMAIN	OUT PARCEL	
182	Phoenix sylvestris	PALM	14	15	10		REMAIN	OUT PARCEL	
TOTAL						13987.92			

CANOPY MITIGATION	
TREE DISPOSITION PLAN - SITE 1	
TOTAL CANOPY REMOVED	13,987
TOTAL CANOPY RELOCATED	0
	13,987
TREES REQUIRED	161
TREES PROVIDED	
158 SHADE TREE 1 (500 SQ/FT)	79000
99 SHADE TREE 2 (300 SQ/FT)	29700
117 PALM TREE 1 (300 SQ/FT)	35100
108 PALM TREE 2 (100 SQ/FT)	10800
7 SMALL TREE (200 SQ/FT)	1400
NET TREES ABOVE CODE SQ/FT	156000
NET TREES ABOVE CODE	312.0
TOTAL TREES TO BE MITIGATED	-151
1 TREE (SHADE TREE 1) = \$600.00	600
TOTAL MITIGATION COST TO CITY	\$0
NOTE: NO TREE TRUST FUND PAYMENT IS REQUIRED.	



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- SEE SHEET L-200 - L-205 TREE DISPOSITION PLAN.
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- SEE SHEET L-220 FOR LANDSCAPE SCHEDULE AND CALCULATIONS
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Revision Dates

SITE 1 - SUBMITTAL SET
MARLOWE - DORAL
DORAL, FLORIDA

Sheet Description

TREE
DISPOSITION
CALCULATIONS

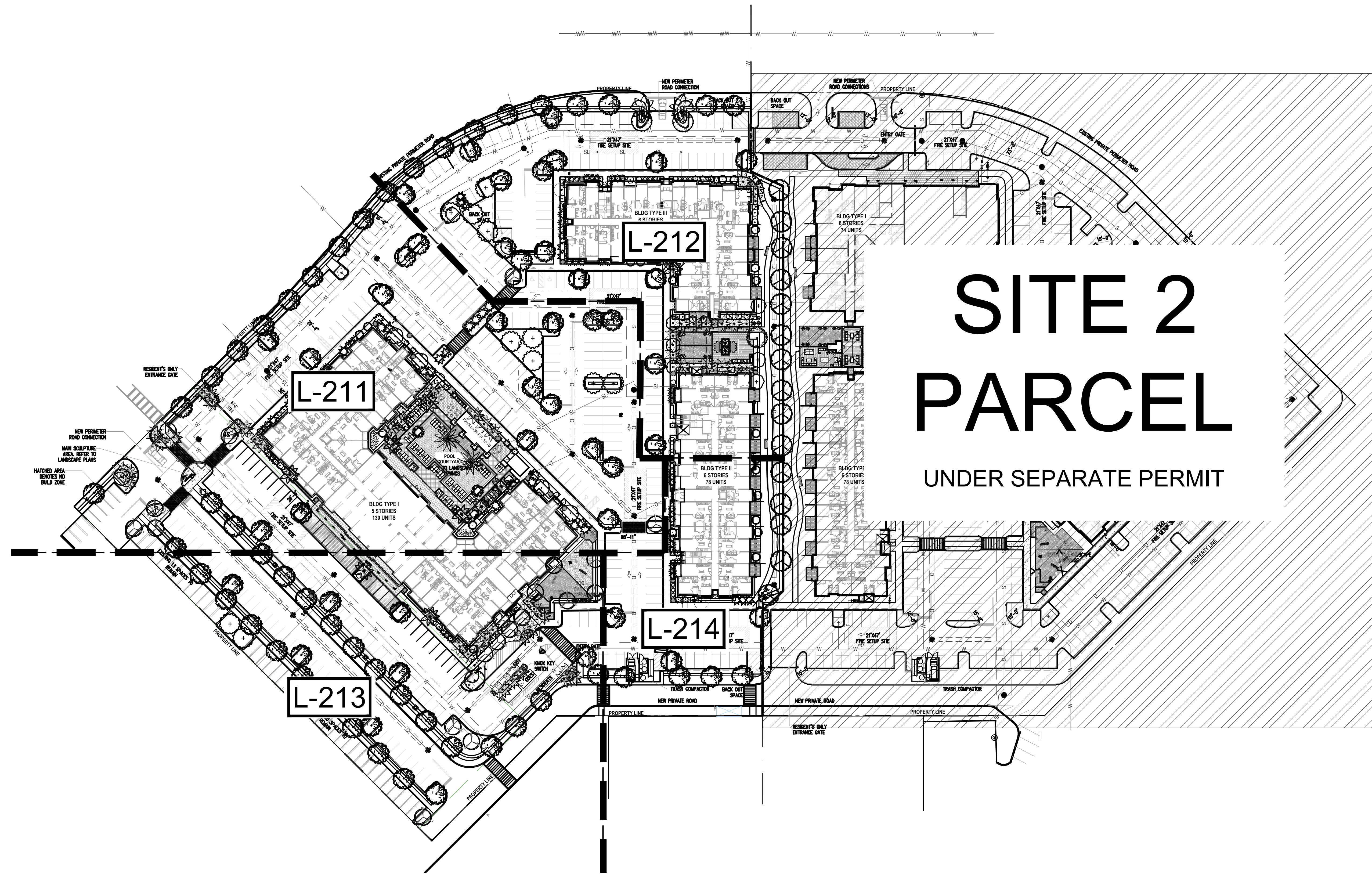
Release Date
06-19-2026

Project Number
2501D

Drawing Number

L-205

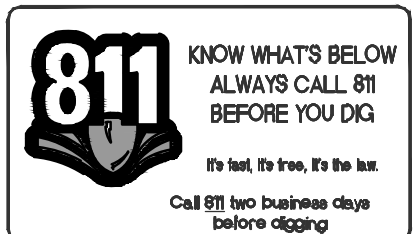
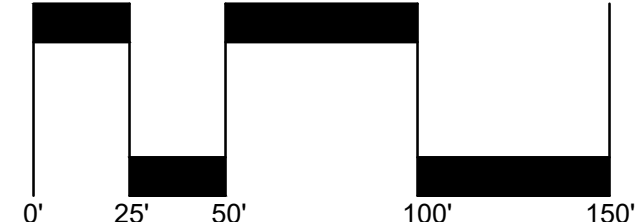
SHEET 6 OF 6



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SCALE: 1"=50'-00"



SITE 1 - SUBMITTAL SET

MARLOWE - DORAL

DORAL, FLORIDA

Sheet Description
OVERALL
LANDSCAPE PLAN

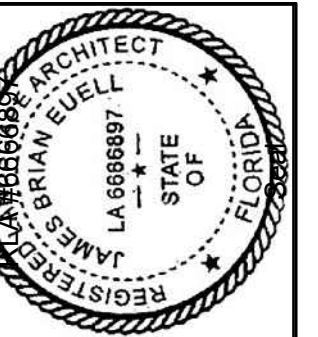
Release Date
06-19-2026

Project Number
2501D

Drawing Number

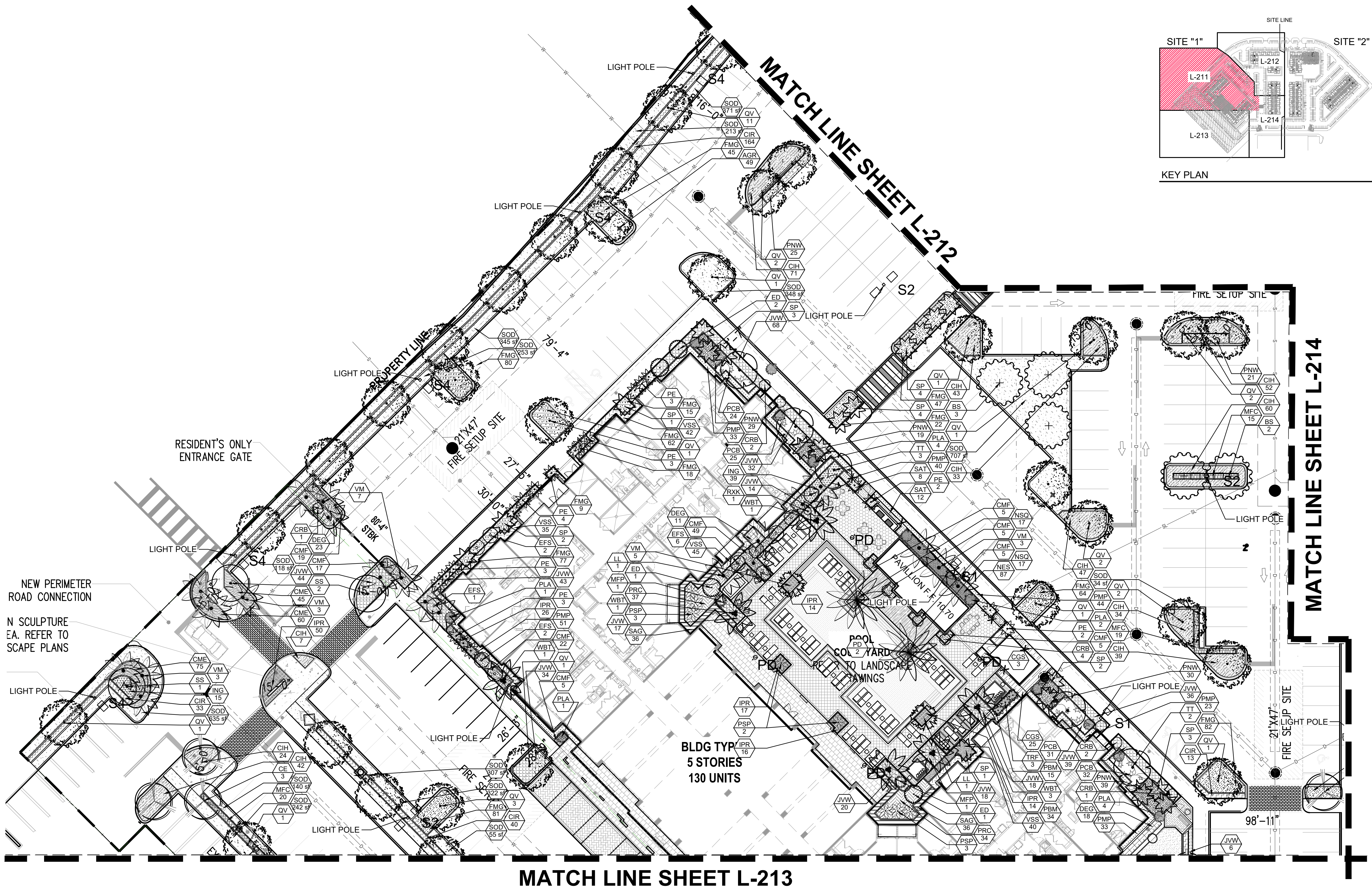
L-210

Sheet 1 OF 7



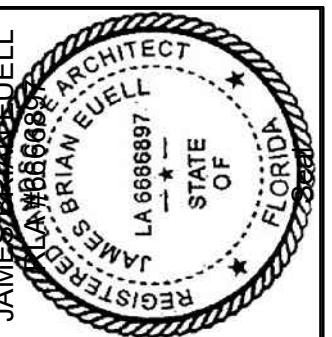
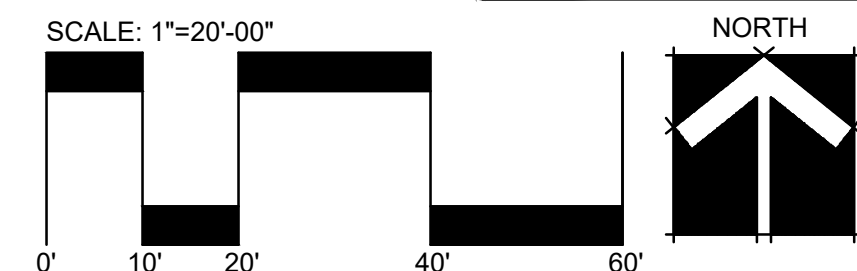
Revision Dates

AAL
Architectural Alliance Landscape
612 SW 4th Ave., Fort Lauderdale, FL 33315 LCC000237
TEL: 954-764-8858 EMAIL: Beuel@archall.net



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- | | | |
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Revision Dates

SITE 1 - SUBMITTAL SET

MARLOWE - DORAL

DORAL, FLORIDA

Sheet Description

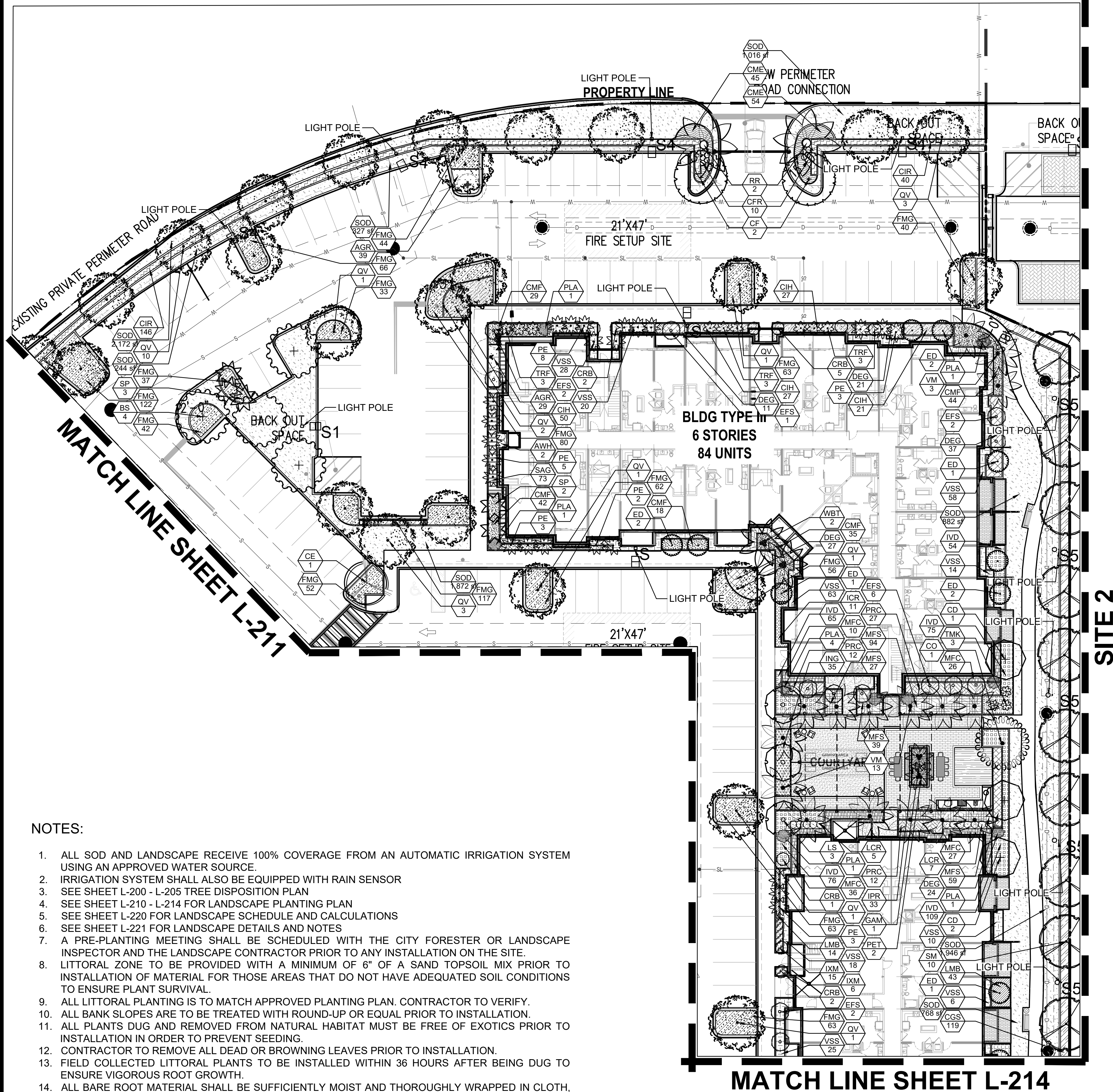
LANDSCAPE PLAN

Release Date
06-19-2026

Drawing Number

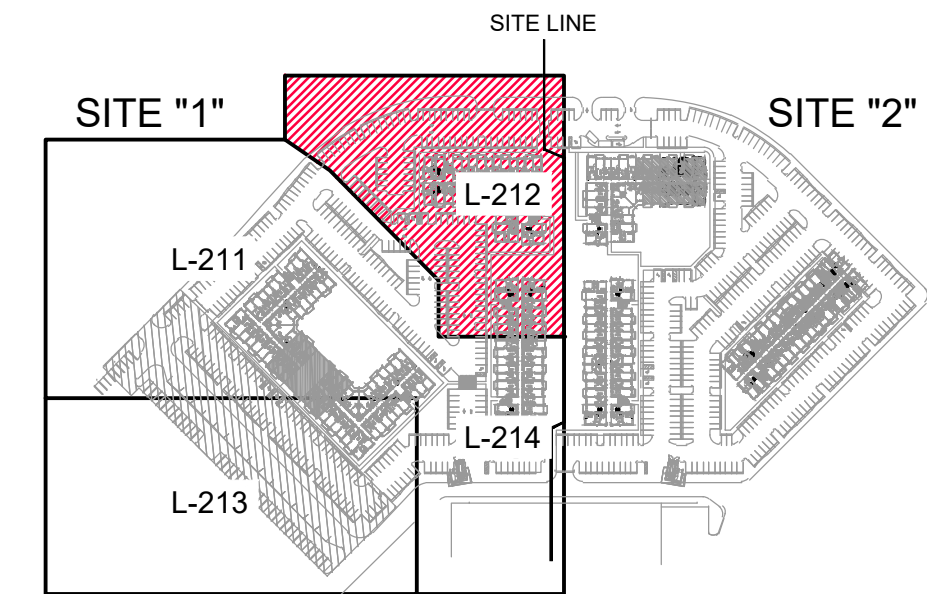
-211

Sheet 2 OF 7



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9. ALL LITTORAL PLANTING IS TO MATCH APPROVED PLANTING PLAN. CONTRACTOR TO VERIFY.
10. ALL BANK SLOPES ARE TO BE TREATED WITH ROUND-UP OR EQUAL PRIOR TO INSTALLATION.
11. ALL PLANTS DUG AND REMOVED FROM NATURAL HABITAT MUST BE FREE OF EXOTICS PRIOR TO INSTALLATION IN ORDER TO PREVENT SEEDING.
12. CONTRACTOR TO REMOVE ALL DEAD OR BROWNING LEAVES PRIOR TO INSTALLATION.
13. FIELD COLLECTED LITTORAL PLANTS TO BE INSTALLED WITHIN 36 HOURS AFTER BEING DUG TO ENSURE VIGOROUS ROOT GROWTH.
14. ALL BARE ROOT MATERIAL SHALL BE SUFFICIENTLY MOIST AND THOROUGHLY WRAPPED IN CLOTH, BURLAP, OR EQUAL PRIOR TO INSTALLATION.
15. CONTRACTOR TO VERIFY LOCATION AND SIZE OF LITTORAL SHELF AREA AND IMMEDIATELY COORDINATE WITH THE LANDSCAPE ARCHITECT IF DISCREPANCIES ARE FOUND.
16. ALL UPLAND BANK SLOPES TO BE MULCHED WITH PINE STRAW IMMEDIATELY AFTER INSTALLATION.
17. CONTRACTOR TO COORDINATE TEMPORARY IRRIGATION IF NEEDED PRIOR TO INSTALLATION.



KEY PLAN

SITE 1 - SUBMITTAL SET

MARLOWE - DORAL

DORAL, FLORIDA

Sheet Description

LANDSCAPE PLAN

Release Date

06-19-2026

Project Number

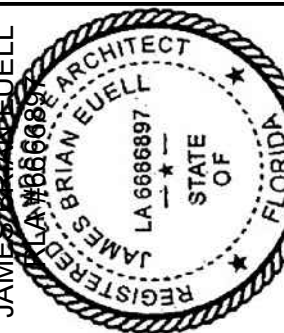
2501D

Drawing Number

L-212

Sheet 3 OF 7

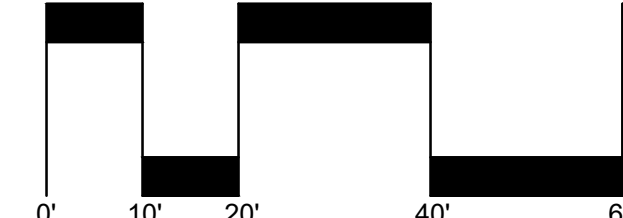
AAL
Architectural Alliance Landscape
612 SW 4th Ave., Fort Lauderdale, FL 33315 LCC000237
TEL: 954-764-8858 EMAIL: BEJ@aal.net



Revision Dates

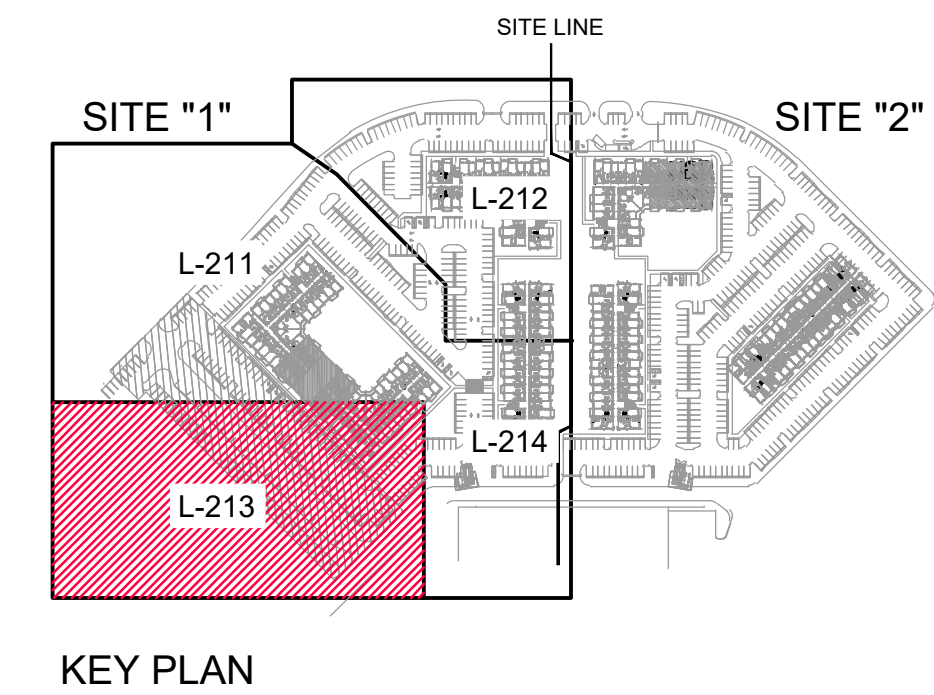


SCALE: 1"=20'-00"



NORTH





Sheet 4 OF 7

6 STORIES
78 UNITS

MATCH LINE

SHEET L-211

MATCH LINE SHEET L-213

PROPERTY LINE

NEW PRIVATE ROAD

TRASH COMPACTOR

BACK OUT SPACE

FIRE

LIGHT POLE

PLA 2
JVV 40
CRB 1
SOD 267 sf
SOD 165 sf
QV 2
AGR 32
SOD 146 sf
CIR 13
SOD 137 sf
QV 1
CGS 20

FMG 75

ICR 1
PE 3
RXK 1
ICR 27
FMG 35
CE 1
PE 3
RXK 1
LMB 22
ED 1
VSS 28
PE 8
CRB 2
VSS 23
TRF 3
PE 2

LMB 27
VSS 6
ED 1
SOD 818 sf
CGS 55
SM 5
ED 2
VSS 13
LMB 69
SOD 129 sf
LMB 39
ED 1
VSS 6
SAG 62
CMF 14

AVH 2
JVV 24
CMF 42
SP 3
CMF 26
QV 4
QV 1
SOD 271 sf
SOD 859 sf
CIR 41

LIGHT POLE

LIGHT POLE

LIGHT POLE

LIGHT POLE

LIGHT POLE

5'-0"

OR LANDSCAPE INSPECTOR AND THE LANDSCAPE CONTRACTOR PRIOR TO ANY INSTALLATION ON THE SITE.

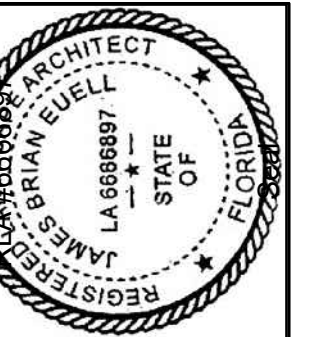
LITTORAL ZONE TO BE PROVIDED WITH A MINIMUM OF 6" OF A SAND TOPSOIL MIX PRIOR TO INSTALLATION OF MATERIAL FOR THOSE AREAS THAT DO NOT HAVE ADEQUATED SOIL CONDITIONS TO ENSURE PLANT SURVIVAL.

ALL LITTORAL PLANTING IS TO MATCH APPROVED PLANTING PLAN. CONTRACTOR TO VERIFY.

ALL BANK SLOPES ARE TO BE TREATED WITH ROUND-UP OR EQUAL PRIOR TO INSTALLATION.

ALL PLANTS DUG AND REMOVED FROM NATURAL HABITAT MUST BE FREE OF

Architectural Alliance Landscape
612 SW 4th Ave, Fort Lauderdale, FL 33315 LCC000237
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MARLOWE - DORAL
DORAL, FLORIDA

Sheet 5 OF 7



The graph shows a step function y on the interval $[0, 60]$. The function is defined as follows: $y = 1$ for $x \in [0, 10]$, $y = 0$ for $x \in (10, 20]$, $y = 1$ for $x \in (20, 40]$, and $y = 0$ for $x \in (40, 60]$. The x-axis is labeled with $0'$, $10'$, $20'$, $40'$, and $60'$. The y-axis is labeled with y .

PLANT SCHEDULE 2501D DORAL									
CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE	NATIVE	DROUGHT	
TREES									
BS	11	BURSERA SIMARUBA	GUMBO LIMBO	FG/B&B	5" CAL	18'-20' HT, 10' SPR.	YES	HIGH	
CD	3	COCCOLOBA DIVERSIFOLIA	PIGEON PALM	FG/B&B	2.5" CAL	12' HT. X 5' SPR., S	YES	HIGH	
CE	18	CONOCARPUS ERECTUS	BUTTONWOOD	FG/B&B	2" CAL	12' HT X 6' SPR	YES	HIGH	
ED	22	ELAEOCARPUS DECIPENS	JAPANESE BLUEBERRY TREE	FG/B&B	2" CAL	10'-12' HT., STANDARD	NO	HIGH	
QV	93	QUERCUS VIRGINIANA	LIVE OAK	FG/B&B	3" CAL	14' HT X 6' SPR	YES	HIGH	
SM	15	SWIETENIA MAHAGONI	MAHOGANY	FG/B&B	2.5" CAL	12' HT X 6' SPR	YES	HIGH	
FLOWERING TREES									
CO	1	CANANGA ODORATA	YLANG-YLANG	FG/B&B	2" CAL	12-14' OA, SINGLE STRAIGHT LEADER	NO	HIGH	
CF	3	CASSIA FISTULA	GOLDEN SHOWER TREE	FG/B&B	2" CAL	12'-14' HT. X 5' SPD., 5' CT, STD	NO	HIGH	
LS	3	LAGERSTROEMIA SPECIOSA	QUEEN'S CRAPE MYRTLE	FG/B&B	3" CAL	12' HT. X 5' SPR., STD.			
SS	3	SENNA SURATTENSIS	GLAUCCOUS CASSIA	FG/B&B	2" CAL	12' HT. X 5' SPR., STD	NO	HIGH	
TT	5	TABEBUIA HETEROPHYLLA	PINK TRUMPET TREE	FG/B&B	2" CAL	12' HT X 6' SPR	NO	HIGH	
PALM TREES									
LL	2	LATANIA LODDIGESII	BLUE LATAN PALM	FG/B&B		8' CT., FL FANCY	NO	HIGH	
PD	2	PHOENIX DACTYLIFERA 'MEDJOOL'	MEDJOOL DATE PALM	FG/B&B		12' CT, NUT INCLUDED, MATCHED O	NO	HIGH	
PET	2	PTYCHOSPERMA ELEGANS	ALEXANDER PALM	FG/B&B		10'-12' OA, TRIPLE TRUNKS	NO	HIGH	
PE	66	PTYCHOSPERMA ELEGANS	SOLITAIRE PALM	FG/B&B		16' OA, SINGLE	NO	HIGH	
RR	2	ROYSTONEA REGIA	ROYAL PALM	FG/B&B		8' GW, MATCHED OA HTS.	YES	MEDIUM	
SP	28	SABAL PALMETTO	CABBAGE PALMETTO	FG/B&B		14'-20' OA, VARY HEIGHTS	YES	HIGH	
VM	54	VEITCHIA MCDANIELSII	SUNSHINE PALM	FG/B&B		8' GW, MATCHED OA HTS.	NO	HIGH	
WBT	10	WODYETIA BIFURCATA	FOXTAIL PALM	FG/B&B		16' - 20' O.A., TRIPLE	NO	HIGH	
SHRUBS									
AWH	24	ACALYPHA WILKESIANA 'HOFFMANII'	RED COPPERLEAF	-		30" HT. X 30" SPR.	NO	HIGH	
ACCENT PLANT									
CRB	24	CALLISTEMON RIGIDUS	STIFF BOTTLEBRUSH	-	1" CAL.	8-10' OA., MATCHED STANDARDS	NO	HIGH	
CFR	10	CORDYLINE FRUTICOSA 'RED SISTER'	RED SISTER TI PLANT	-		24-28" OA	NO	MEDIUM	
EFS	27	EUGENIA FOETIDA	SPANISH STOPPER	-	1" CAL.	8-10' OA., STANDARDS	YES	HIGH	
GAM	1	GARDENIA AUGUSTA 'MIAMI SUPREME'	MIAMI SUPREME GARDENIA	-		5-6' OA, STANDARD	NO	MEDIUM	
LCR	12	LEEA COCCINEA 'RUBRA'	RED LEEA	-		30-36" OA	NO	MEDIUM	
MFP	2	MUSSAENDA FRONDOSA	PINKMUSSAENDA	-		48" OA, FULL TO BASE	NO	MEDIUM	
PLA	25	POLYALTHIA LONGIFOLIA PENDULA	ASHOKAT TREE	-	1" CAL.	7-8' OA, FULL TO BASE	NO	HIGH	
RXK	4	RADERMACHERA X 'KUNMING'	KUNMING DWARF TREE JASMINE	-		4' OA., CONE FULL TO BASE	NO	HIGH	
PALMS & CYCADS									
PSP	8	PTYCHOSPERMA SCHEFFERI	SCHEFFER'S PALM	-		7-8' OA, FULL TO BASE	NO	MEDIUM	
TMK	3	THRINAX MORRISII	KEY THATCH PALM	-		4' OA	YES	HIGH	
TRF	15	THRINAX RADIATA	FLORIDA THATCH PALM	-		7' HT. X 4' SPR.	YES	HIGH	
CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE	NATIVE	DROUGHT	SPACING
SHRUB AREAS									
CMF	498	CARMONA MICROPHYLLA	FUKIEN TEA	-		14" HT X 16" SPR	NO	HIGH	24" o.c.
CIR	777	CHRYSOBALANUS 'ICACO' 'REDTIP'	RED TIP COCOPLUM	-		24"HT X 24"SPR	YES	MEDIUM	24" o.c.
CGS	222	CLUSIA GUTTIFERA	SMALL-LEAF CLUSIA	-		48" HT., 36" SPR.	NO	HIGH	36" o.c.
DEG	183	DURANTA ERECTA 'GOLD MOUND'	GOLD MOUND DURANTA	-		12" HT. X 16" SPR.	YES	HIGH	24" o.c.
FMG	2,138	FICUS MICROCARPA 'GREEN ISLAND'	GREEN ISLAND FICUS	-		12" HT. X 16" SPR.	NO	HIGH	18" o.c.
ICR	66	IXORA COCCINEA	RED IXORA	-		20" HT X 20" SPR	NO	HIGH	24" o.c.
ING	131	IXORA COCCINEA 'NORA GRANT'	RED IXORA	-		20" HT X 20" SPR	NO	HIGH	24" o.c.
MFC	332	MYRCIANTHES FRAGRANS 'COMPACTA'	COMPACT SIMPSON'S STOPPER	-		24" HT X 20" SPR	YES	HIGH	24" o.c.
PBM	49	PHILODENDRON X 'BURLE MARX'	PHILODENDRON	18" HT X 18" SPR @	NO	MEDIUM			20" o.c.
PRC	122	PHILODENDRON X 'ROJO CONGO'	ROJO CONGO PHILODENDRON	-		18" HT X 18" SPR	NO	MEDIUM	30" o.c.
PCB	112	PLUMBAGO IMPERIALIS 'IMPERIAL BLUE'	PLUMBAGO	-		14" HT X 16" SPR	NO	HIGH	24" o.c.
PMP	276	PODOCARPUS MACROPHYLLUS	PODOCARPUS	-		24" HT X 20" SPR	NO	MEDIUM	24" o.c.
PNW	163	PSYCHOTRIA NERVOSA	WILD COFFEE	-		24" HT X 20" SPR	YES	HIGH	24" o.c.
SAG	207	SCHEFFLERA ARBORICOLA 'DWARF'	DWARF SCHEFFLERA	-		24"HT X 24"SPR	NO	HIGH	24" o.c.
SAT	20	SCHEFFLERA ARBORICOLA 'TRINETTE'	SCHEFFLERA	-		20" HT X 20" SPR	NO	HIGH	24" o.c.
VSS	563	VIBURNUM SUSPENSUM	SANDANKWA VIBURNUM	-		24" HT X 20" SPR	NO	MEDIUM	24" o.c.
GROUND COVERS									
AGR	149	ARACHIS GLABRATA	PERENNIAL PEANUT	-		4" HT, X 12' SPR	NO	HIGH	18" o.c.
CME	279	CARISSA MACROCARPA 'EMERALD BLANKET'	EMERALD BLANKET CARISSA	-		4" HT, X 12' SPR	NO	HIGH	18" o.c.
CIH	782	CHRYSOBALANUS 'ICACO' 'HORIZONTALIS'	HORIZONTAL COCO PLUM	-		12"H X 16" SPR	YES	HIGH	24" o.c.
DBM	6	DIETES BICOLOR 'MORAEA'	FORTNIGHT LILY	-		12"HT X 12"SPR @	NO	HIGH	20" o.c.
IVD	379	ILEX VOMITORIA 'STOKES DWARF'	DWARF YAUPOH HOLLY	-		12" HT. X 12" SPR.	YES	HIGH	18" o.c.
IXM	65	IXORA COCCINEA 'MAUI SUNSET'	MAUI SUNSET DWARF IXORA	-		12"x12" OA.	NO	MEDIUM	18" o.c.
IPR	258	IXORA COCCINEA 'PETITE RED'	DWARF RED IXORA	-		12" HT. X 12" SPR.	NO	HIGH	18" o.c.
JVW	762	JASMINUM VOLUBILE	WAX JASMINE	-		12" HT. X 12" SPR.	NO	MEDIUM	24" o.c.
LMB	214	LIRIOPE MUSCARI 'BIG BLUE'	BIG BLUE LILYTURF	-		8" HT., 8" SPRD.	NO	HIGH	16" o.c.
MFS	219	MICROSORUM SCOLOPENDRUM	WART FERN	-		6"HT X 12"SPR @	NO	MEDIUM	18" o.c.
NSQ	34	NEOREGELIA X 'TEQUILA'	TEQUILA BROMELIAD	-		12" HT. X 12" SPR.	NO	HIGH	16" o.c.
NES	87	NEPHROLEPIS EXALTATA	BOSTON FERN	-		12" HT FULL	YES	HIGH	18" o.c.
SOD/SEED									
SOD	25,158 SF	STENOTAPHRUM SECUNDATUM 'FLORITAM'	'FLORITAM' ST. AUGUSTINE SOD	SOD		PALLET	NO	MEDIUM	

CITY OF DORAL PLANTING REQUIREMENTS		
LANDSCAPE LEGEND		
Zoning District: CC	Total Lot Area: 319,277 SF 7.33 Acres	
OPEN SPACE	REQUIRED	PROVIDED
A. Square feet of required open space required by Chapter 33, as indicated on site plan: Lot Area = 319,277 s.f. x 20 % = 63,855	63,855 SF	96,862 SF
B. Square feet of parking lot open space required by Chapter 18A, as indicated on site plan: Number of parking spaces = 438 x 10 s.f. per parking space = 4,380 s.f.	4,380 SF	8,500+ SF
C. Total square feet of landscaped open space required by Chapter 33: A + B =	68,235 SF MIN.	100,000+ SF
TREES		
A. Number of trees required per net lot acre, including existing number of trees meeting minimum requirements 22 trees x 7.33 acres =	22	187 TREES 45 PALMS
B. % natives required: Number of trees provided x 30% =	48	142
C. Street Trees (maximum average spacing of 35' o.c.): 1,205 Linear feet along street frontages / 35 LF = 35 Trees % Palms permitted to count towards street trees on 1:1 basis x 30%	N/A	N/A
D. Total Trees required and provided	161	183 TREES 42 PALMS
SHRUBS		
A. Number of shrubs required: Number of trees required x 10 =	1,610	2,000+
B. % Native shrubs required: Number of shrubs provided by 30% =	483	500+
LAWN AREA CALCULATION		
A. Total square feet of landscape open space Total = 60,417 SF	REQUIRED	PROVIDED
B. Maximum lawn area (sod) permitted = 60% 60% of provided open space is 96,862 SF x 60% = 58,117 SF	58,117 SF MAX.	30,535 SF

NOTE: 63.5% Native Trees provided and 51% Native Palms provided

CANOPY MITIGATION	
TREE DISPOSITION PLAN - SITE 1	
TOTAL CANOPY REMOVED	13,987
TOTAL CANOPY RELOCATED	0
	13,987
TREES REQUIRED	161
TREES PROVIDED	
158 SHADE TREE 1 (500 SQ/FT)	79000
99 SHADE TREE 2 (300 SQ/FT)	29700
117 PALM TREE 1 (300 SQ/FT)	35100
108 PALM TREE 2 (100 SQ/FT)	10800
7 SMALL TREE (200 SQ/FT)	1400
NET TREES ABOVE CODE SQ/FT	156000
NET TREES ABOVE CODE	312.0
TOTAL TREES TO BE MITIGATED	-151
1 TREE (SHADE TREE 1) = \$600.00	600
TOTAL MITIGATION COST TO CITY	\$0
NOTE: NO TREE TRUST FUND PAYMENT IS REQUIRED.	

PLANTING MITIGATION GUIDELINES

Use this table to calculate the planting requirements of your Tree Removal/Relocation Permit

If you plant a:	With this minimum height:	Credit obtained in square feet (sq.ft.):
Shade (Hardwood) Tree 1	Minimum 12' Overall Height	500
Shade (Hardwood) Tree 2	Minimum 8' Overall Height	300
Palm Tree 1	Minimum 10' Clear Trunk	300
Palm Tree 2	Minimum 3' Clear Trunk	100
Small Tree	Minimum 6' Overall Height	200



NOTES:

- ALL SOD AND LANDSCAPE RECEIVE 100% COVERAGE FROM AN AUTOMATIC IRRIGATION SYSTEM USING AN APPROVED WATER SOURCE.
- IRRIGATION SYSTEM SHALL ALSO BE EQUIPPED WITH RAIN SENSOR
- SEE SHEET L-200 - L-205 TREE DISPOSITION PLAN.
- SEE SHEET L-210 - L-214 PLANTING PLAN
- SEE SHEET L-220 FOR LANDSCAPE SCHEDULE AND CALCULATIONS
- SEE SHEET L-221 FOR LANDSCAPE DETAILS AND NOTES
- A PRE-PLANTING MEETING SHALL BE SCHEDULED WITH THE CITY FORESTER OR LANDSCAPE INSPECTOR AND THE LANDSCAPE CONTRACTOR PRIOR TO ANY INSTALLATION ON THE SITE.

GENERAL PLANTING REQUIREMENTS

All sizes shown for plant material on the plans are to be considered Minimum. All plant material must meet or exceed these minimum requirements for both height and spread. Any other requirements for specific shape or effect as noted on the plan(s) will also be required for final acceptance.

All plant material furnished by the landscape contractor shall be Florida #1 or better as established by "Grades and Standards for Florida Nursery Plants" and "Grades and Standards for Florida Nursery Trees". All material shall be installed as per CSI specifications.

All plant material as included herein shall be warranted by the landscape contractor for a minimum period as follows: All trees and palms for 12 months, all shrubs, vines, groundcovers and miscellaneous planting materials for 90 days, and all lawn areas for 60 days after final acceptance by the owner or owner's representative.

All plant material shall be planted in planting soil that is delivered to the site in a clean loose and friable condition. All soil shall have a well drained characteristic. Soil must be free of all rocks, sticks, and objectionable material including weeds and weed seeds as per CSI specifications.

Twelve inches (12") of planting soil 50/50 sand/topsoil mix is required around and beneath the root ball of all trees and palms, and 1 cubic yard per 50 bedding or groundcover plants.

All landscape areas shall be covered with Eucalyptus or sterilized seed free Melaleuca mulch to a minimum depth of three inches (3") of cover when settled. A four-inch clear space must be left for air between plant bases and the mulch. Cypress bark mulch shall not be used.

All plant material shall be thoroughly watered in at the time of planting; no dry planting permitted. All plant materials shall be planted such that the top of the plant ball is flush with the surrounding grade.

All landscape and lawn areas shall be irrigated by a fully automatic sprinkler system adjusted to provide 100% coverage of all landscape areas. All heads shall be adjusted to 100% overlap as per manufacturers specifications and performance standards utilizing a rust free water source. Each system shall be installed with a rain sensor.

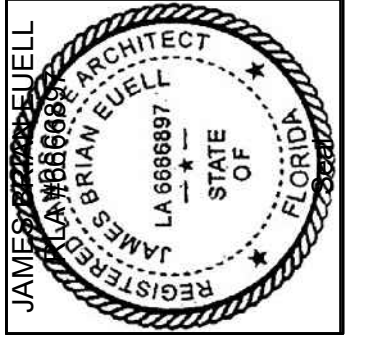
It is the sole responsibility of the landscape contractor to insure that all new plantings receive adequate water during the installation and during all plant warranty periods. Deep watering of all new trees and palms and any supplemental watering that may be required to augment natural rainfall and site irrigation is mandatory to insure proper plant development and shall be provided as a part of this contract.

All plant material shall be installed with fertilizer, which shall be State approved as a complete fertilizer containing the required minimum of trace elements in addition to N-P-K, of which 50% of the nitrogen shall be derived from an organic source as per CSI specifications.

Contractors are responsible for coordinating with the owners and appropriate public agencies to assist in locating and verifying all underground utilities prior to excavation.

All ideas, designs and plans indicated or represented by this drawing are owned by and are the exclusive property of AAL.

The plan takes precedence over the plant list.



Revision Dates

SITE 1 - SUBMITTAL SET
MARLOWE - DORAL
DORAL, FLORIDA

Sheet Description

LANDSCAPE
SCHEDULE &
CALCULATIONS

Release Date

06-19-2026

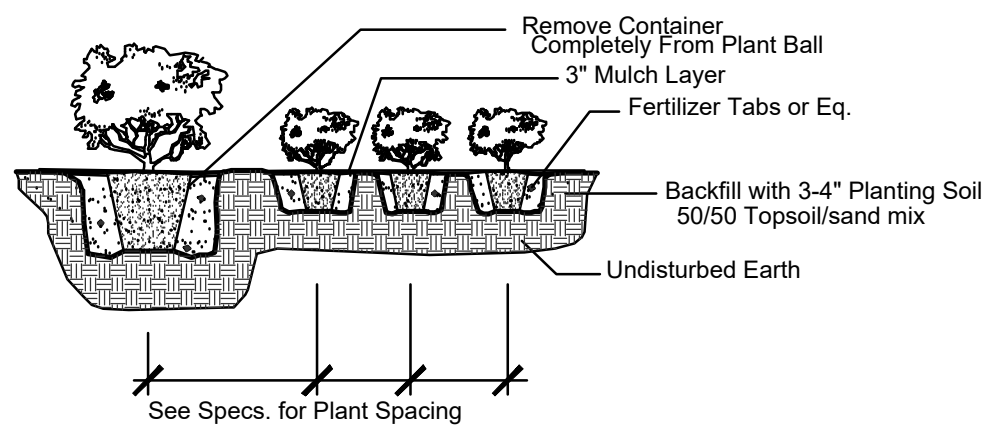
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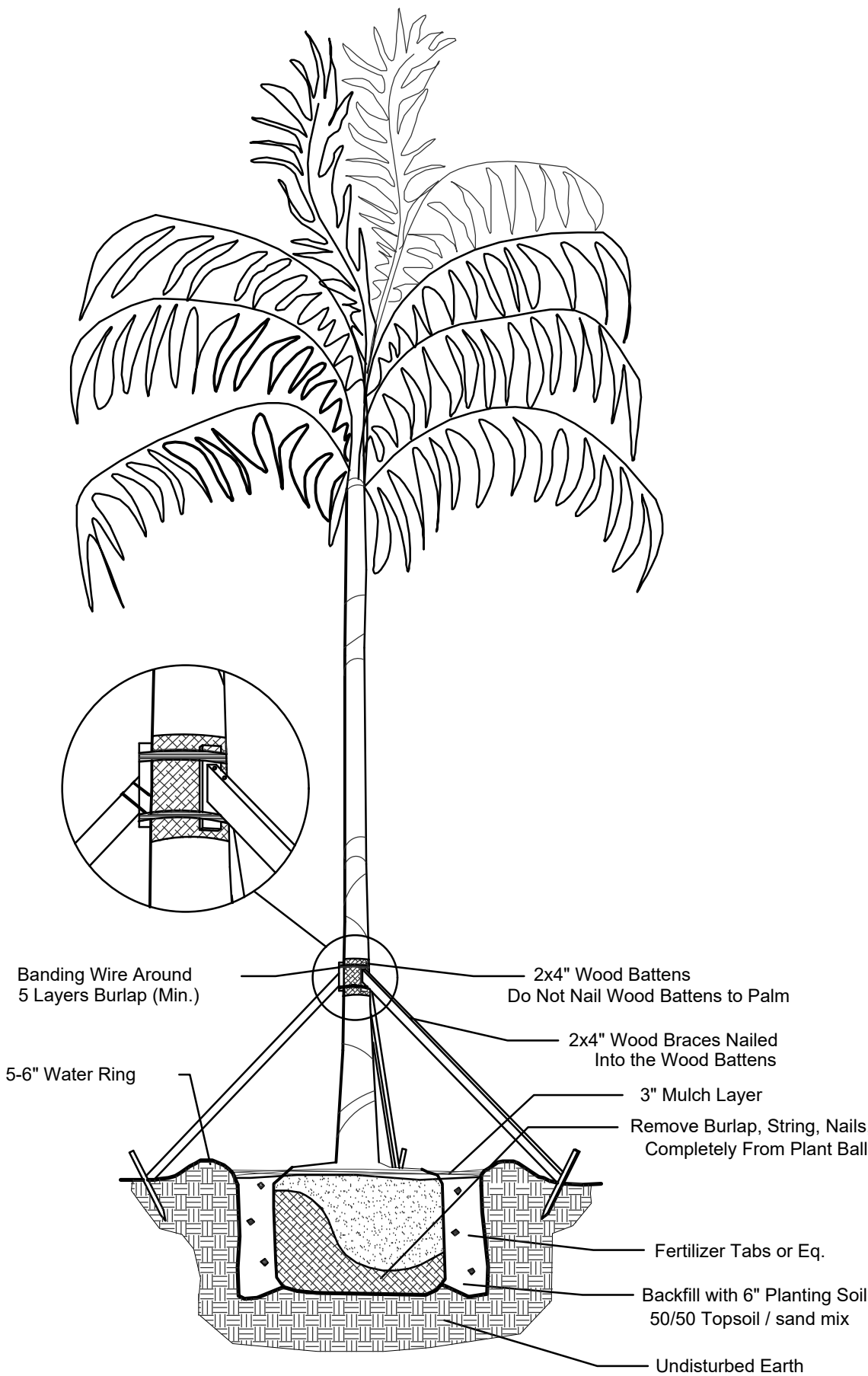
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SHEET 6 OF 7



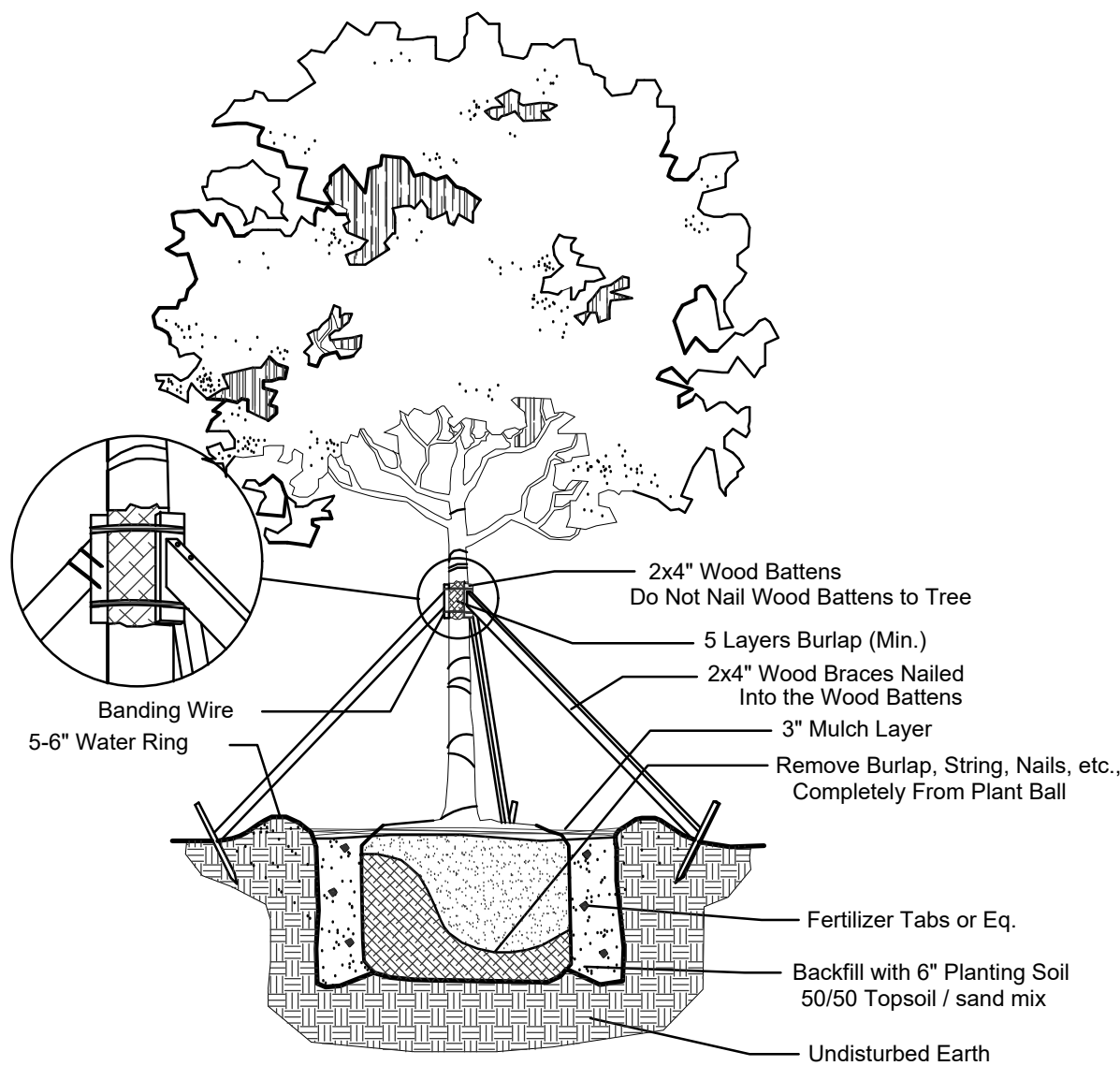
Shrub & Ground Cover Planting Detail

NTS



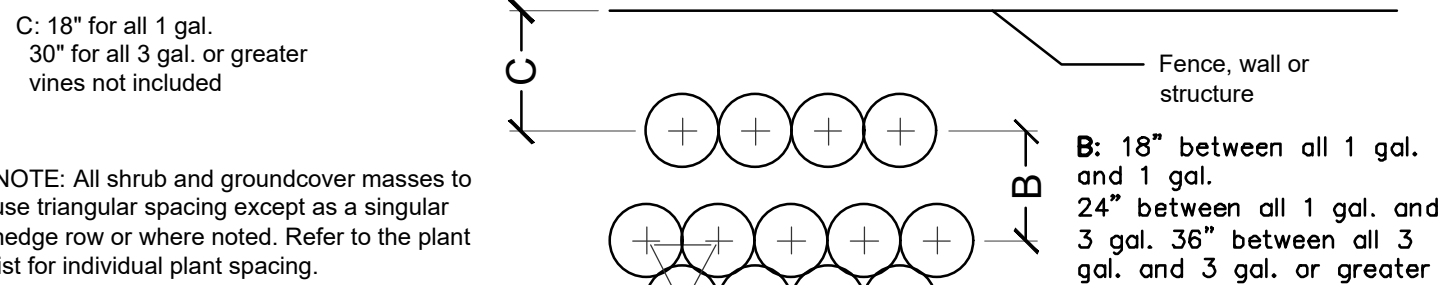
Palm Planting Detail

NTS



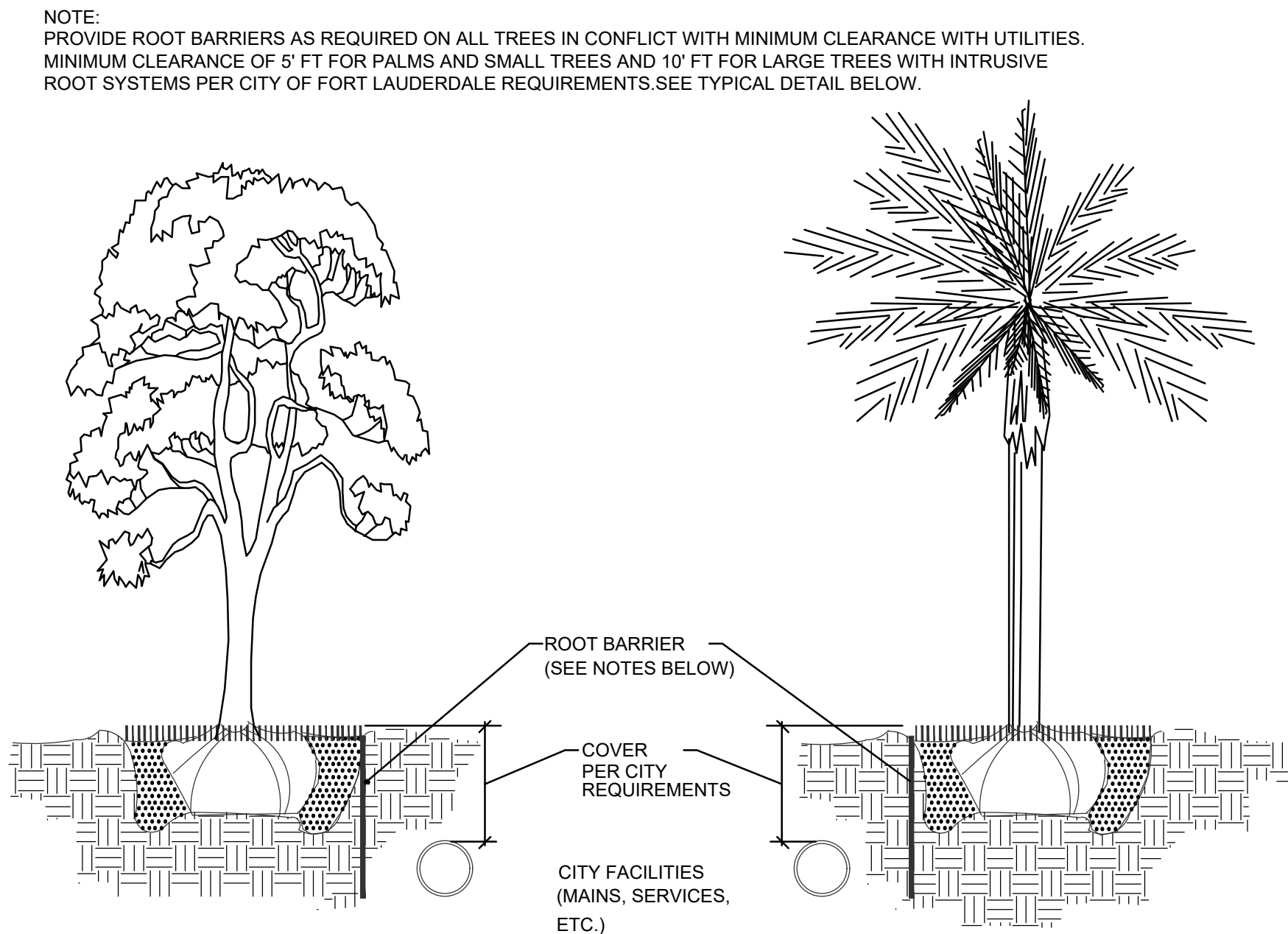
Large Tree Planting Detail

NTS



Typical Plant Spacing

NTS

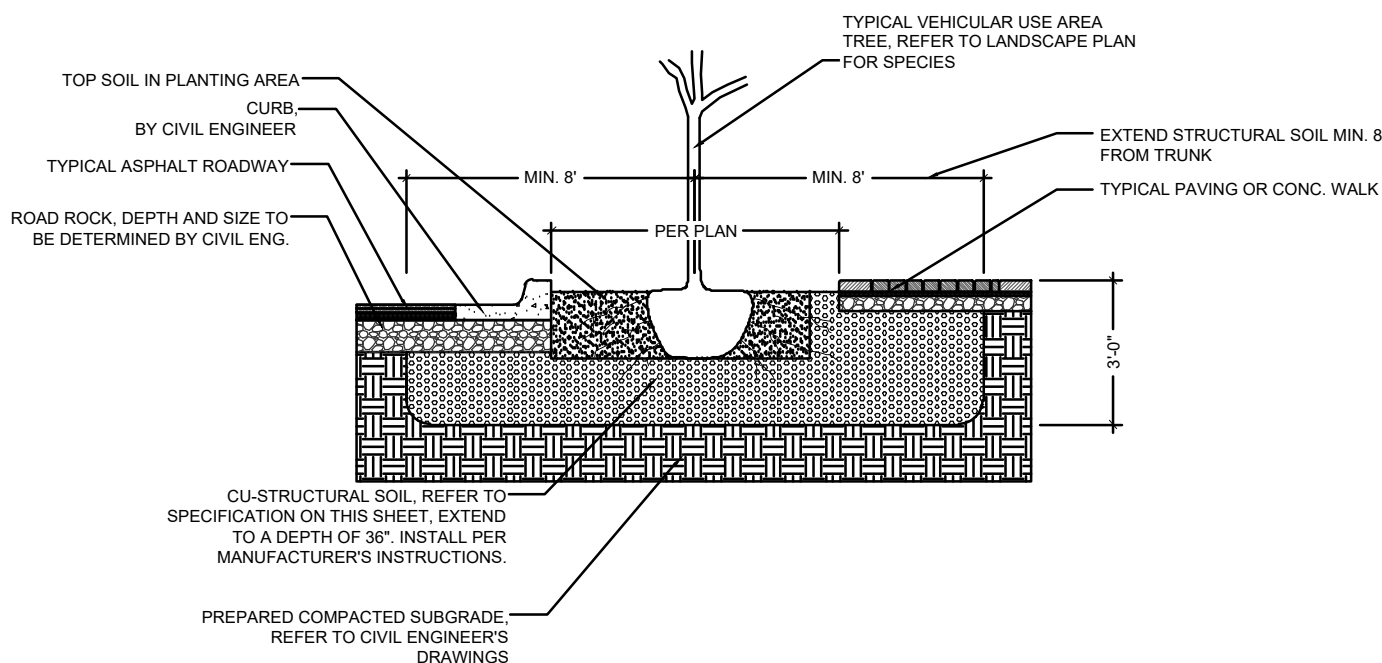


NOTES:

1. THE INSTALLATION OF ROOT BARRIERS SHALL BE COORDINATED WITH CITY AND INSPECTED BY CITY PRIOR TO BACKFILLING. ALL ROOT BARRIERS SHALL EXTEND UP TO FINISHED GRADE.
2. ROOT BARRIERS SHALL HAVE MINIMUM DEEP PER CITY REQUIREMENTS. APPROVED PRODUCTS INCLUDE "DEEP ROOT" AND "ROOT SOLUTIONS". FLEXIBLE BARRIERS SHALL BE 36" PANELS MANUFACTURED BY BIOBARRIER.
3. ALL ROOT BARRIERS SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURERS WRITTEN INSTRUCTIONS.

Typical Root Barrier Detail

NTS



CU-STRUCTURAL SOIL DETAIL

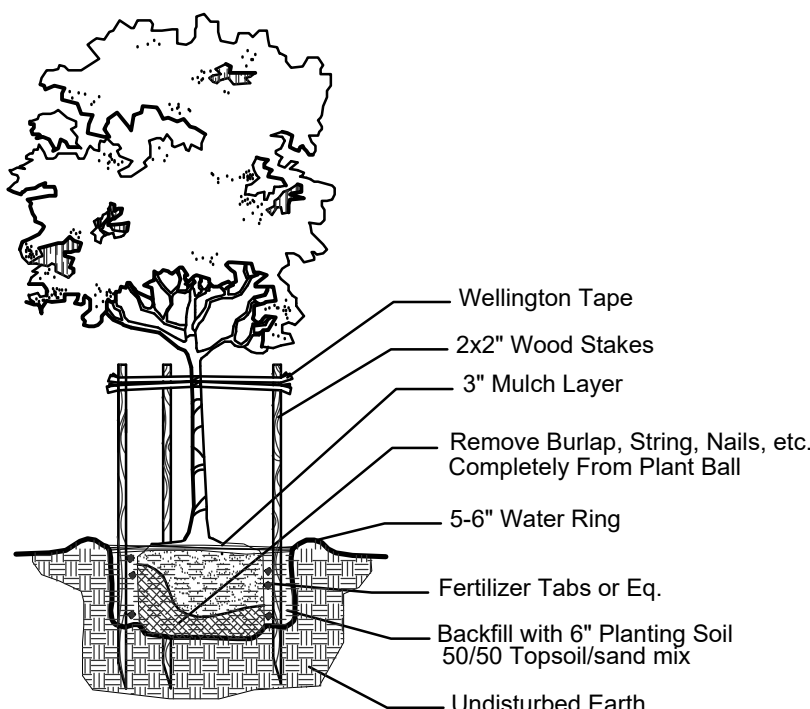
NTS

CU-STRUCTURAL SOIL® SPECIFICATIONS	
PART 2 - MATERIALS	
2.1 CLAY LOAM	
A. Soil shall be a "loam" with a minimum clay content of 20% or a "clay loam" based on the "USDA classification system" as determined by mechanical analysis (ASTM D-422) and it shall be of uniform composition, without admixture of subsoil. It shall be free of stones, lumps, plants and their roots, debris and other extraneous matter. It shall not contain toxic substances harmful to plant growth. Clay loam shall contain not less than 2% or more than 5% organic matter as determined by the loss on ignition of oven-dried samples. Test samples shall be oven-dried to a constant weight at a temperature of 230 degrees F., plus or minus 9 degrees.	
B. Mechanical analysis for the loam or clay loam shall be as follows:	
Textural Class	% of Total Weight
Gravel	less than 5%
Sand	20-45%
Silt	20-50%
Clay	20-40%
C. Chemical analysis: Meet, or be amended to meet the following criteria:	
1. pH between 5.5 to 6.5	
2. Percent organic matter 2% - 5% by dry weight	
3. Adequate nutrient levels	
4. Soluble salt less than 1.0 mmho/cm	
5. Cation Exchange Capacity (CEC) greater than 10	
6. Carbon/Nitrogen ratio less than 35:1	
D. Loam or clay loam shall not come from USDA - classified prime farmland.	
2.2 FERTILIZER (if needed)	
A. Should nutrient analysis suggest that the loam or clay loam need additional nutrients, it shall be amended by Amercoq's licensed producer.	
2.3 SULFUR (if needed)	
A. Sulfur shall be a commercial granular, 90% pure sulfur, with material and analysis appearing on the labeled container.	
B. Sulfur used to lower pH shall be a ferrous sulfate formulation.	
C. Application rates shall be dependent on soil test results.	
2.4 LIME (if needed)	
A. Agricultural lime containing a minimum of 85% carbonates.	
B. Application rates shall be dependent on soil test results.	
2.5 CRUSHED STONE	
A. The size of the crushed stone shall be 0.75 inches to 1.5 inches allowing for up to 10% being greater than 1.5 inches, and up to 10% less than 0.75 inches.	
B. Acceptable aggregate dimensions will not exceed 2.5:1.0 for any two dimensions.	
C. Minimum 90% with two or more fractured faces.	
D. Results of Aggregate Soundness Loss test shall not exceed 18%.	
E. Losses from LA Abrasion tests shall not exceed 40%.	
2.6 HYDROGEL	
A. Hydrogel shall be a coated potassium propenonate-propanamide copolymer (Gelscape® Hydrogel Tackifier) as manufactured by Amercoq, Inc. 800-832-8788.	
2.7 WATER	
A. The installing contractor shall be responsible to furnish his own supply of water (if needed) free of impurities, to the site.	
2.8 CU-STRUCTURAL SOIL®	
A. A uniformly blended urban tree mixture of crushed stone, clay loam and Gelscape® Hydrogel Tackifier, as produced by an Amercoq-licensed company, mixed in the following proportion:	
Material	Unit of Weight
specified crushed Stone	100 units dry weight
specified clay loam	20 - 25 units to achieve minimum CBR of 50)
Gelscape® Hydrogel Tackifier	0.035 units dry weight
moisture	ASTM D698/AASHTO 1-99 optimum moisture

CU-STRUCTURAL SOIL SPECIFICATIONS

SPECIAL INSTRUCTIONS:

1. GENERAL SITE AND BERM GRADING TO +/- 1 INCH (1") SHALL BE PROVIDED BY THE GENERAL CONTRACTOR. ALL FINISHED SITE GRADING AND FINAL DECORATIVE BERM SHAPING SHALL BE PROVIDED BY THE LANDSCAPE CONTRACTOR.
2. ALL SOD AREAS AS INDICATED ON THE PLANTING PLAN SHALL RECEIVE STENOTAPHRUM SECUNDATUM, ST. AUGUSTINE 'PALMETTO' SOLID SOD. IT SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR TO INCLUDE IN THE BID, THE REPAIR OF ANY SOD WHICH MAY BE DAMAGED FROM THE LANDSCAPE INSTALLATION OPERATIONS.



Small Tree Planting Detail

NTS



NOTES:

1. ALL SOD AND LANDSCAPE RECEIVE 100% COVERAGE FROM AN AUTOMATIC IRRIGATION SYSTEM USING AN APPROVED WATER SOURCE.
2. IRRIGATION SYSTEM SHALL ALSO BE EQUIPPED WITH RAIN SENSOR
3. SEE SHEET L-200 - L-205 TREE DISPOSITION PLAN.
4. SEE SHEET L-210 - L-214 PLANTING PLAN
5. SEE SHEET L-220 FOR LANDSCAPE SCHEDULE AND CALCULATIONS
6. SEE SHEET L-221 FOR LANDSCAPE DETAILS AND NOTES
7. A PRE-PLANTING MEETING SHALL BE SCHEDULED WITH THE CITY FORESTER OR LANDSCAPE INSPECTOR AND THE LANDSCAPE CONTRACTOR PRIOR TO ANY INSTALLATION ON THE SITE.

GENERAL PLANTING REQUIREMENTS

All sizes shown for plant material on the plans are to be considered Minimum. All plant material must meet or exceed these minimum requirements for both height and spread. Any other requirements for specific shape or effect as noted on the plan(s) will also be required for final acceptance.

All plant material furnished by the landscape contractor shall be Florida #1 or better as established by "Grades and Standards for Florida Nursery Plants" and "Grades and Standards for Florida Nursery Trees". All material shall be installed as per CSI specifications.

All plant material as included herein shall be warranted by the landscape contractor for a minimum period as follows: All trees and palms for 12 months, all shrubs, vines, groundcovers and miscellaneous planting materials for 90 days, and all lawn areas for 60 days after final acceptance by the owner or owner's representative.

All plant material shall be planted in planting soil that is delivered to the site in a clean loose and friable condition. All soil shall have a well drained characteristic. Soil must be free of all rocks, sticks, and objectionable material including weeds and weed seeds as per CSI specifications.

Twelve inches (12") of planting soil 50/50 sand/topsoil mix is required around and beneath the root ball of all trees and palms, and 1 cubic yard per 50 bedding or groundcover plants.

All landscape areas shall be covered with Eucalyptus or sterilized seed free Melaleuca mulch to a minimum depth of three inches (3") of cover when settled. A four-inch clear space must be left for air between plant bases and the mulch. Cypress bark mulch shall not be used.

All plant material shall be thoroughly watered in at the time of planting; no dry planting permitted. All plant materials shall be planted such that the top of the plant ball is flush with the surrounding grade.

All landscape and lawn areas shall be irrigated by a fully automatic sprinkler system adjusted to provide 100% coverage of all landscape areas. All heads shall be adjusted to 100% overlap as per manufacturers specifications and performance standards utilizing a rust free water source. Each system shall be installed with a rain sensor.

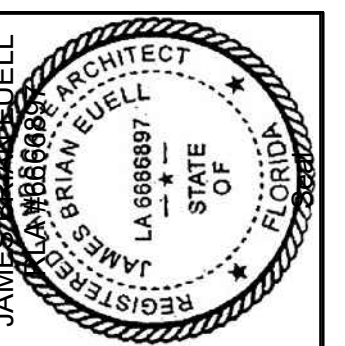
It is the sole responsibility of the landscape contractor to insure that all new plantings receive adequate water during the installation and during all plant warranty periods. Deep watering of all new trees and palms and any supplemental watering that may be required to augment natural rainfall and site irrigation is mandatory to insure proper plant development and shall be provided as a part of this contract.

All plant material shall be installed with fertilizer, which shall be State approved as a complete fertilizer containing the required minimum of trace elements in addition to N-P-K, of which 50% of the nitrogen shall be derived from an organic source as per CSI specifications.

Contractors are responsible for coordinating with the owners and appropriate public agencies to assist in locating and verifying all underground utilities prior to excavation.

All ideas, designs and plans indicated or represented by this drawing are owned by and are the exclusive property of AAL.

The plan takes precedence over the plant list.



Revision Dates

SITE 1 - SUBMITTAL SET
MARLOWE - DORAL
DORAL, FLORIDA

Sheet Description

LANDSCAPE
DETAILS &
NOTES

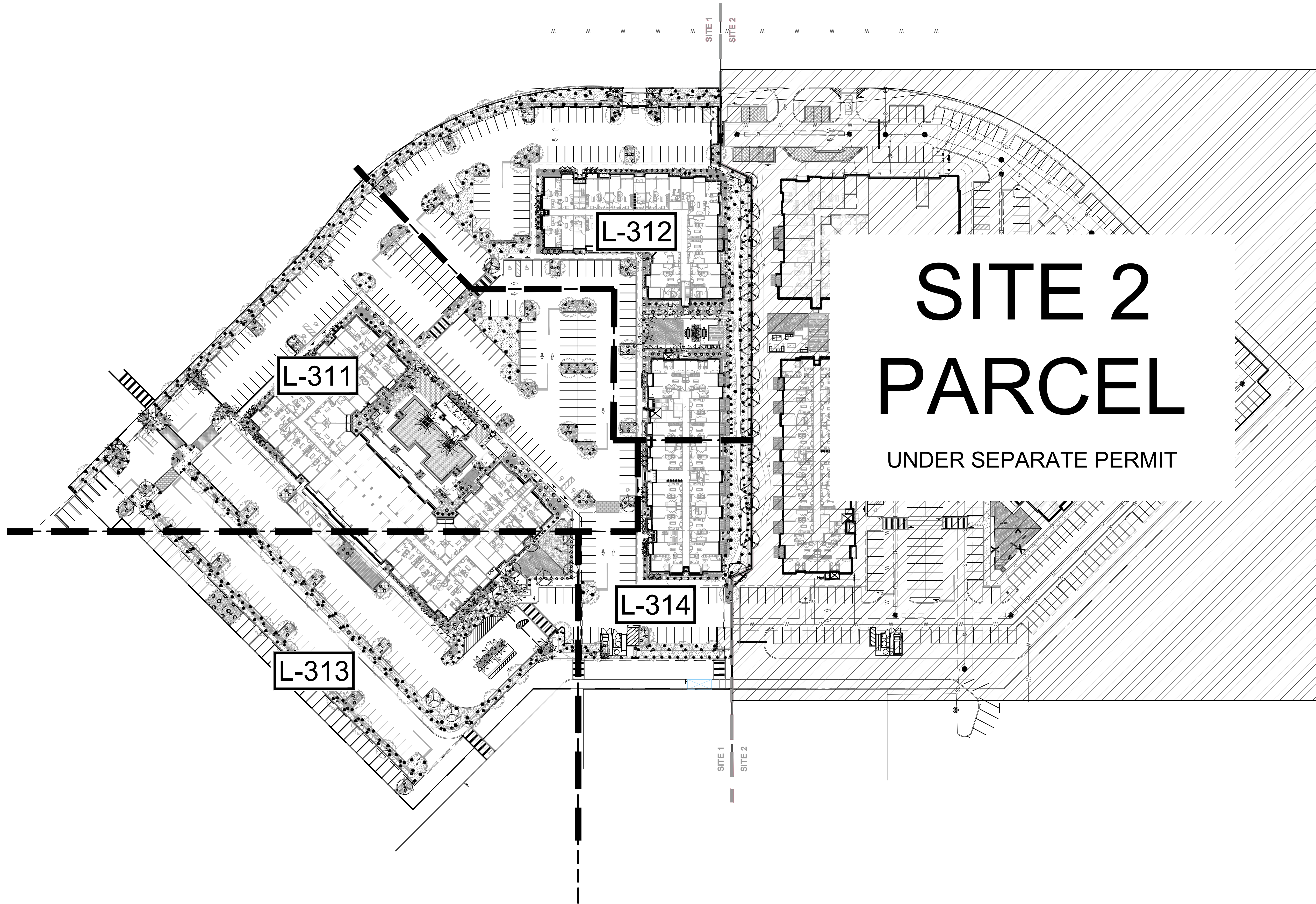
Release Date
06-19-2026

Project Number
2501D

Drawing Number

L-221

SHEET 6 OF 7



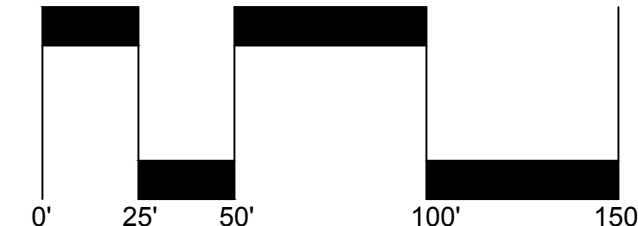
SITE 2 PARCEL

UNDER SEPARATE PERMIT

NOTES:

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3. CONTRACTOR TO COORDINATE TEMPORARY IRRIGATION IF NEEDED PRIOR TO INSTALLATION.

SCALE: 1"=50'-00"



NORTH

SITE 1 - SUBMITTAL SET

MARLOWE - DORAL

DORAL, FLORIDA

Sheet Description
OVERALL
IRRIGATION PLAN

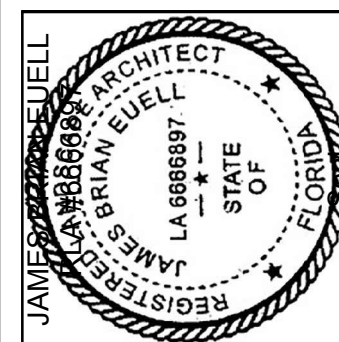
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Project Number
2501D

Drawing Number

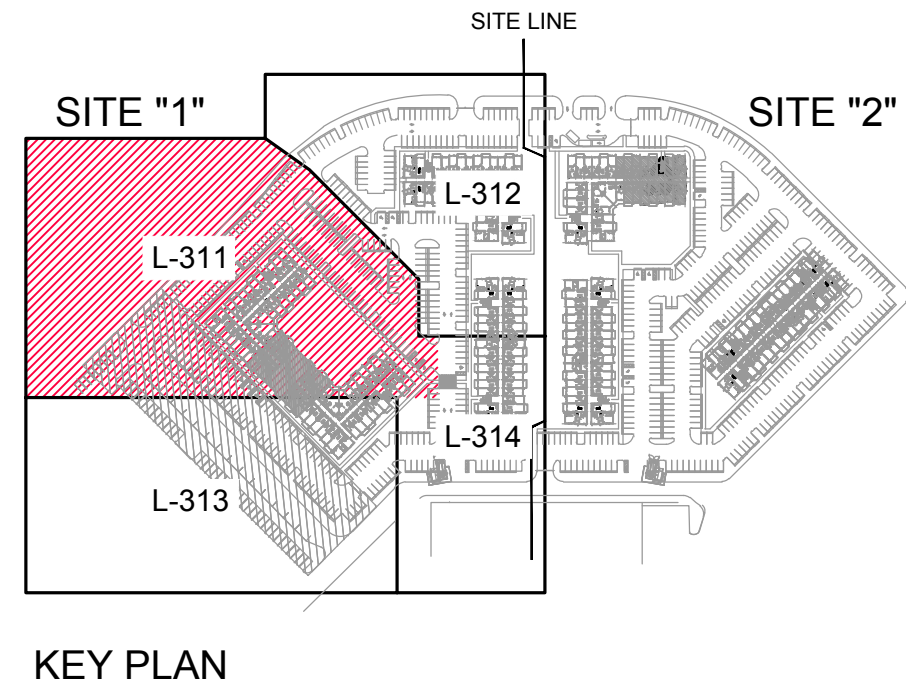
L-310

Sheet 1 OF 7



Revision Dates

AAL
Architectural Alliance Landscape
812 SW 4th Ave., Fort Lauderdale, FL 33315 LCC000237
TEL: 954-764-8858 EMAIL: BEU@aal.net

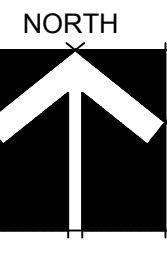
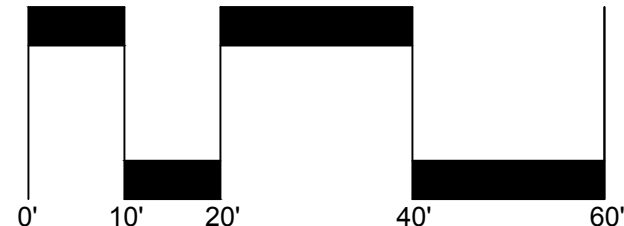


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SCALE: 1"=20'-00"



SITE 1 - SUBMITTAL SET

MARLOWE - DORAL

DORAL, FLORIDA

Sheet Description
IRRIGATION PLAN

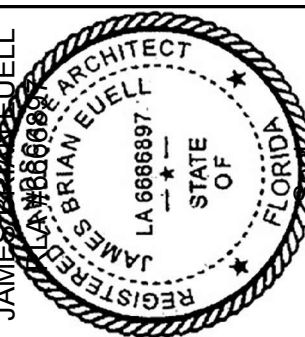
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Project Number
2501D

Drawing Number

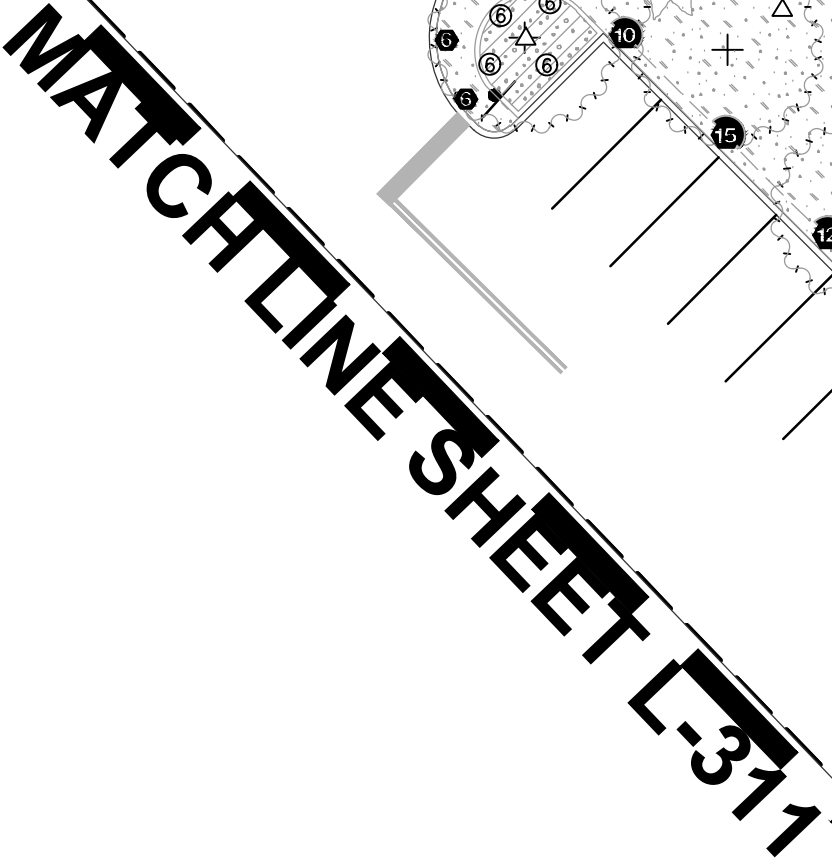
L-311

Sheet 2 OF 7



Revision Dates

AAL
Architectural Alliance Landscape
812 SW 4th Ave., Fort Lauderdale, FL 33315 LCC000237
TEL: 954-764-8858 EMAIL: BEU@aal.net



SITE 2

MATCH LINE SHEET L-314



SITE LINE

SITE "2"

KEY PLAN

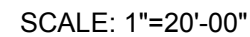
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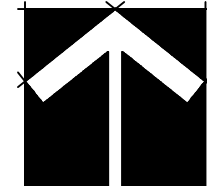
**KNOW WHAT'S BELOW
ALWAYS CALL 811
BEFORE YOU DIG**

It's fast, it's free, it's the law.

Call 811 two business days
before digging



NORTH



SITE 1 - SUBMITTAL SET

SITE 1 - SUBMITTAL SET
MARLOWE - DORAL

DORAL, FLORIDA

Sheet Description

IRRIGATION PLAN

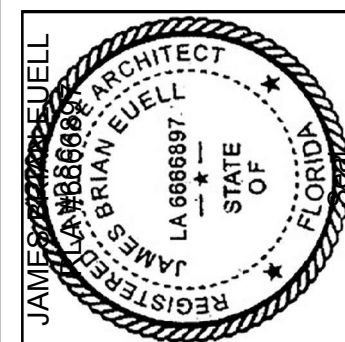
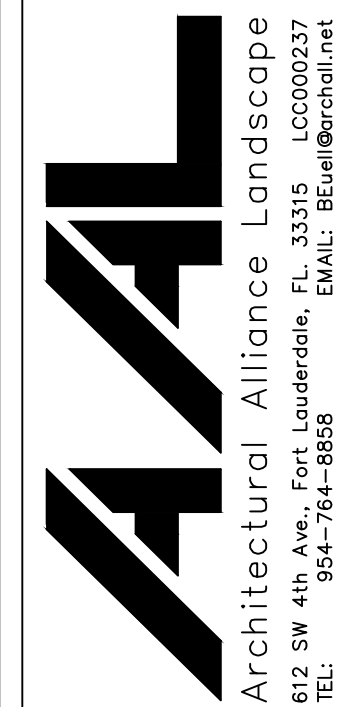
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Project Number
2501D

Drawing Number

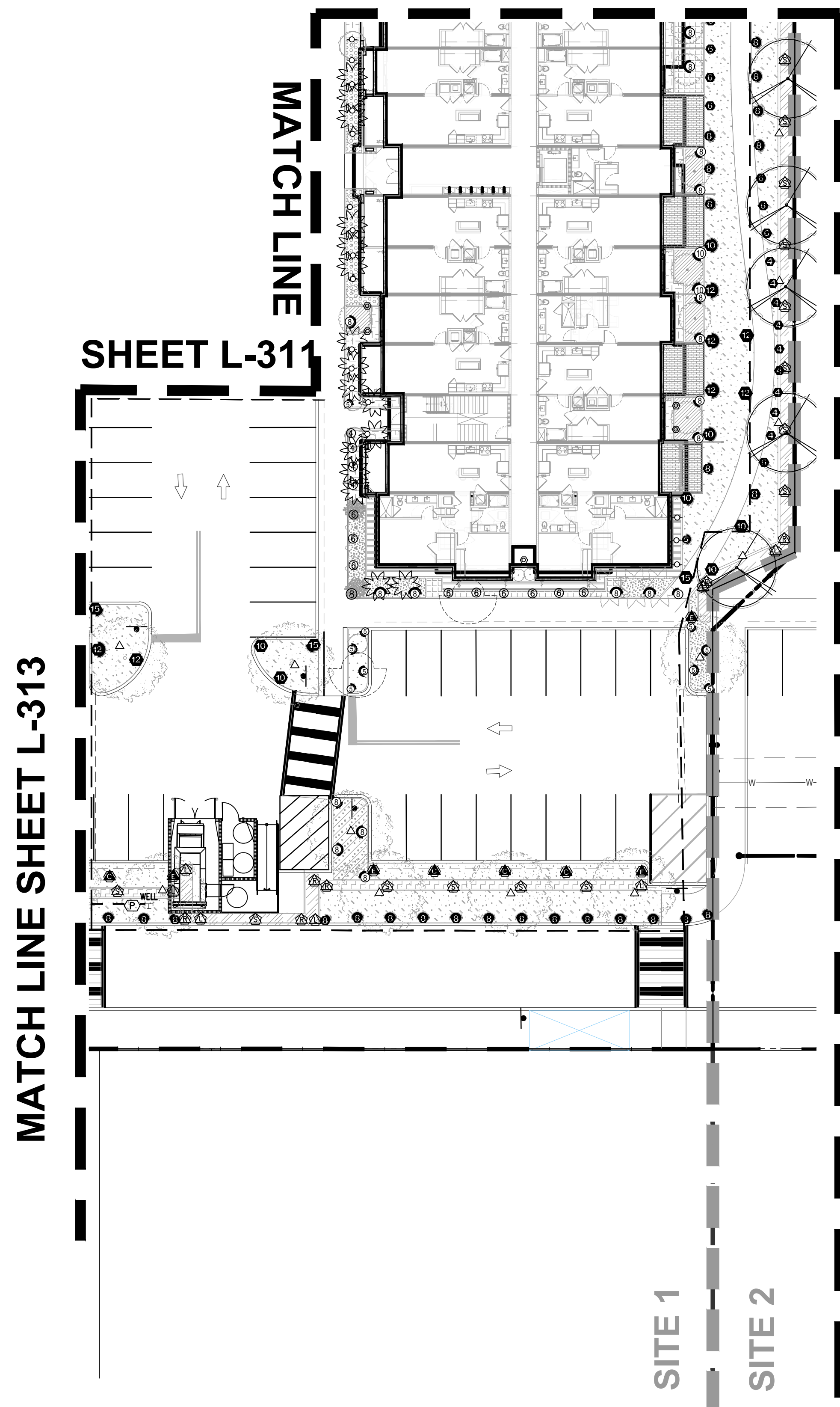
L-312

Sheet 3 OF 7



Revision Dates

MATCH LINE SHEET L-312

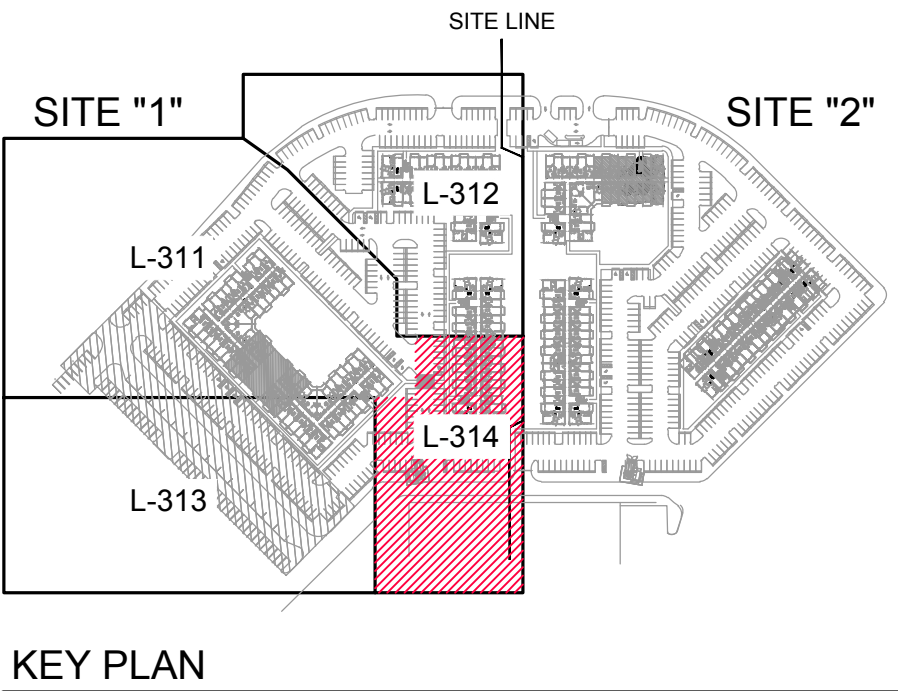


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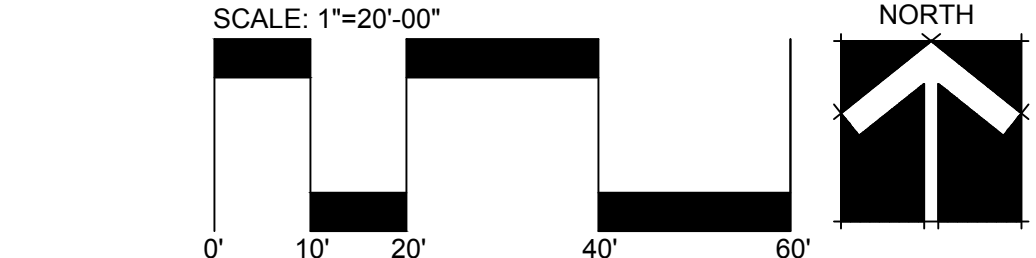
Revision Dates

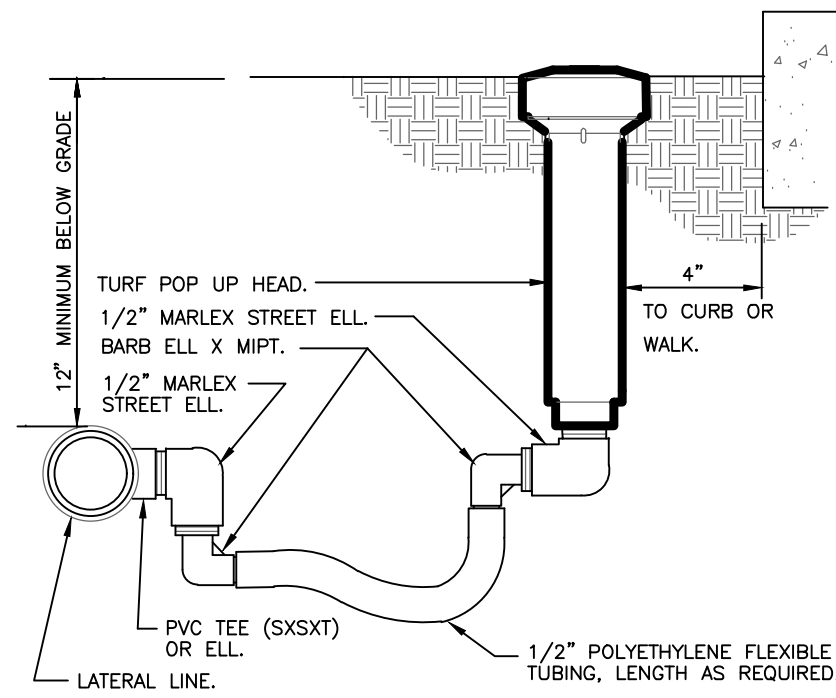
SITE 1 - SUBMITTAL SET

MARLOWE - DORAL

DORAL, FLORIDA

Sheet Description
IRRIGATION PLAN
Release Date 06-19-2026
Project Number 2501D
Drawing Number L-314
Sheet 5 OF 7

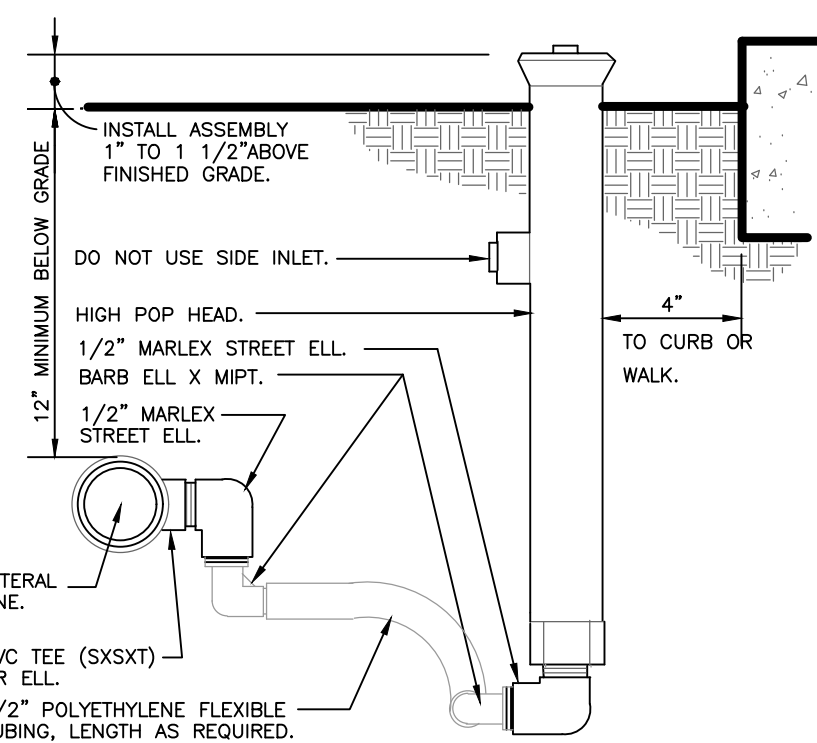




1 TURF SPRAY FLEX ASSEMBLY

3" = 1'-0"

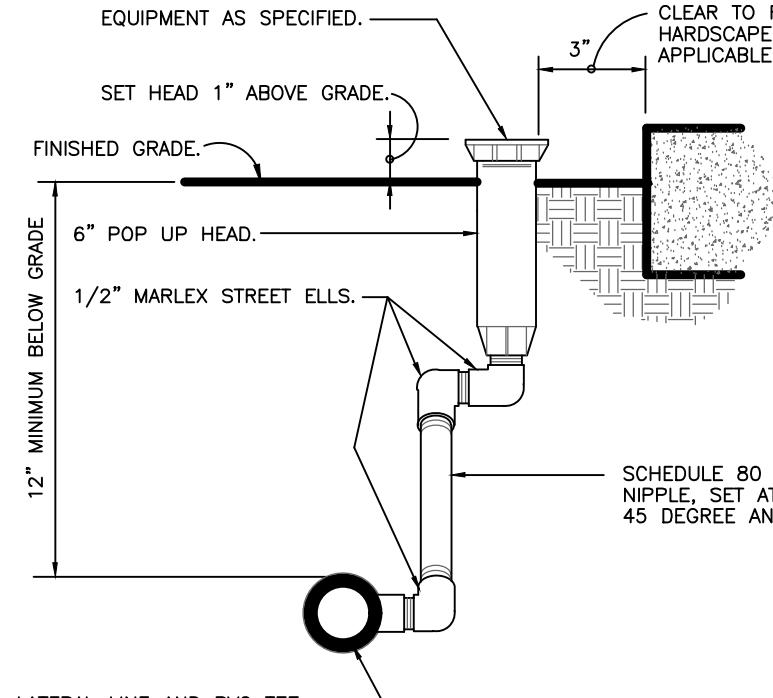
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2 SHRUB SPRAY HIGHPOP W/FLEX ASSEMBLY

3" = 1'-0"

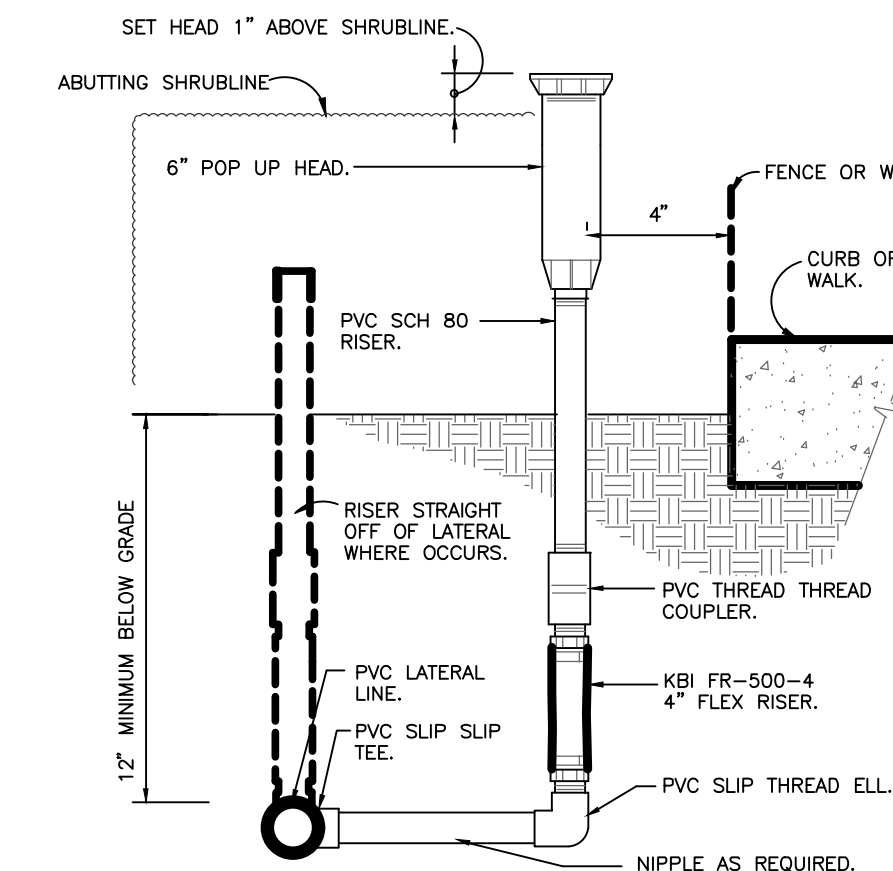
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3 SHRUB SPRAY 6" POPUP W/MARLEX

3" = 1'-0"

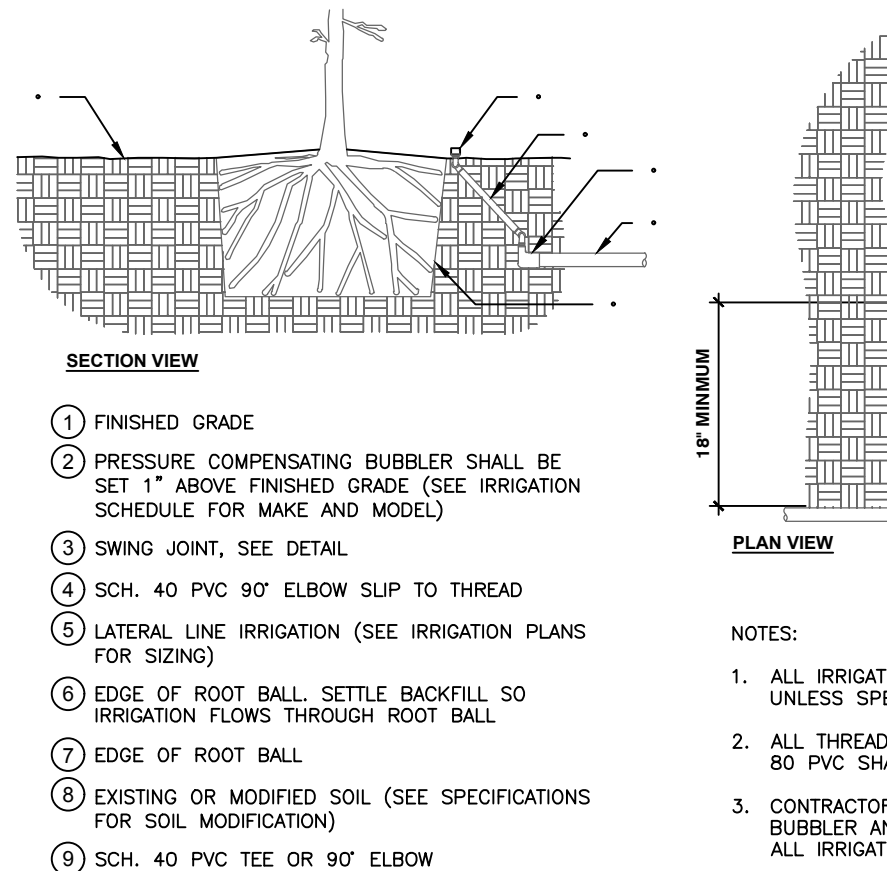
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4 SHRUB POP-UP SPRAY ON FIXED RISER

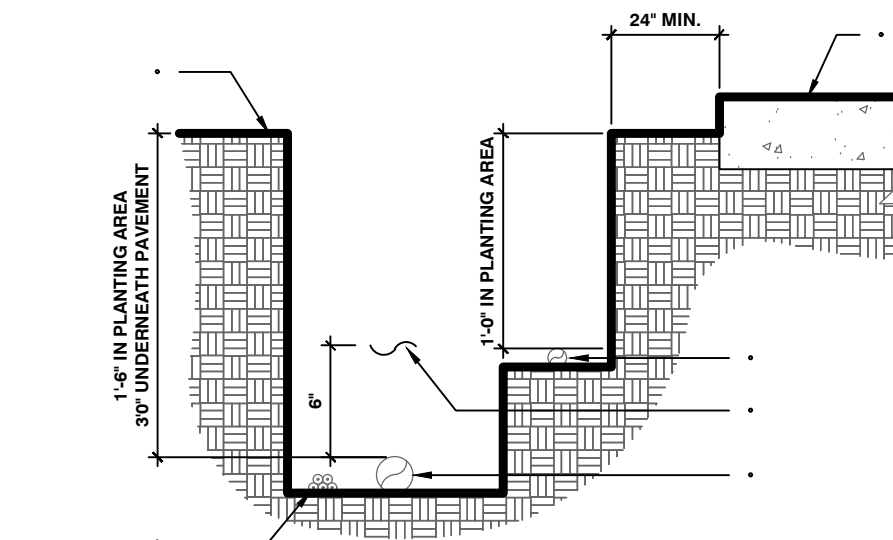
3" = 1'-0"

DETAIL-FILE



5 IRRIGATION BUBBLER W/ LAYOUT

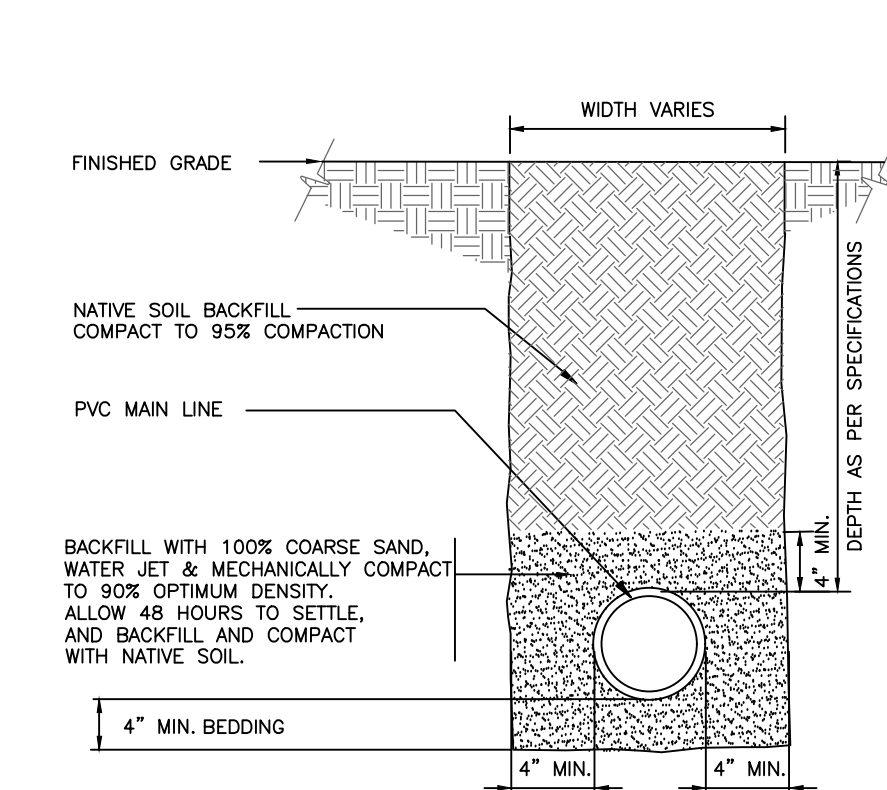
3/4" = 1'-0"



7 IRRIGATION TRENCHING

1 1/2" = 1'-0"

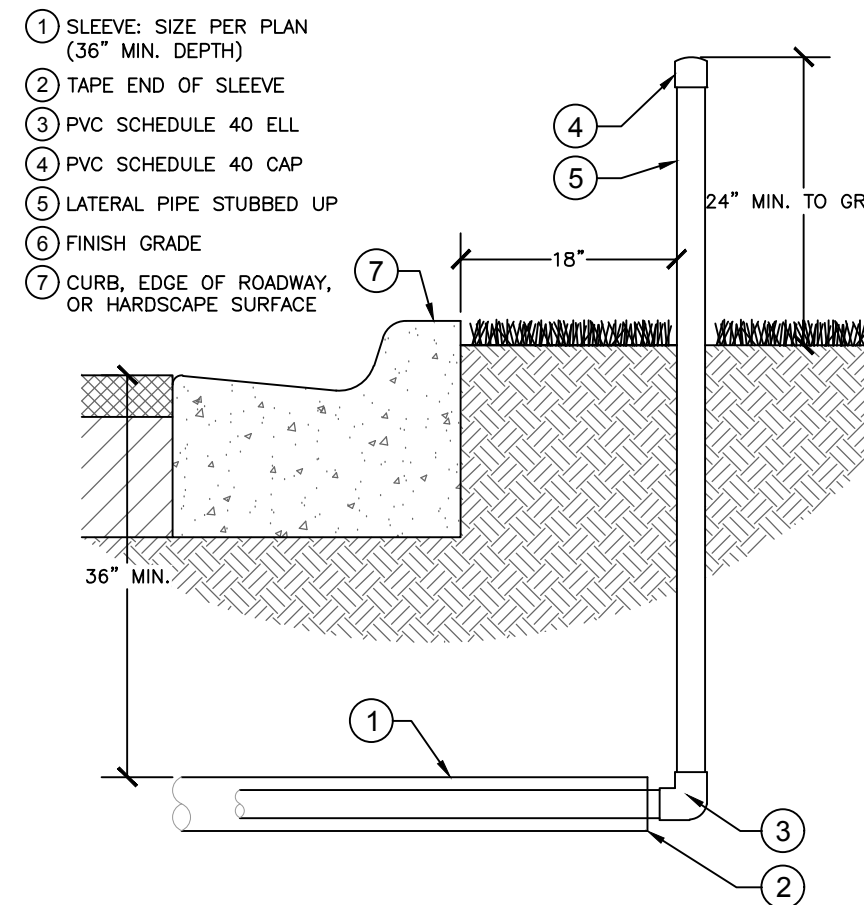
PX-IRRQ-FX-AUXEQ-08



8 MAINLINE WITH SAND BEDDING

1 1/2" = 1'-0"

328409.76-03



9 PIPE SLEEVING

1" = 1'-0"

328409.76-32

IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	PSI
	RAIN BIRD 1806-SAM 15 STRIP SERIES TURF SPRAY 6.0IN. POP-UP SPRINKLER WITH CO-MOLDED WIPER SEAL. 1/2IN. NPT FEMALE THREADED INLET. WITH SEAL-A-MATIC CHECK VALVE.	218	30
	RAIN BIRD 1806-SAM 5 SERIES MPR TURF SPRAY 6.0IN. POP-UP SPRINKLER WITH CO-MOLDED WIPER SEAL. 1/2IN. NPT FEMALE THREADED INLET. WITH SEAL-A-MATIC CHECK VALVE.	3	30
	RAIN BIRD 1806-SAM 8 SERIES MPR TURF SPRAY 6.0IN. POP-UP SPRINKLER WITH CO-MOLDED WIPER SEAL. 1/2IN. NPT FEMALE THREADED INLET. WITH SEAL-A-MATIC CHECK VALVE.	50	30
	RAIN BIRD 1806-SAM 10 SERIES MPR TURF SPRAY 6.0IN. POP-UP SPRINKLER WITH CO-MOLDED WIPER SEAL. 1/2IN. NPT FEMALE THREADED INLET. WITH SEAL-A-MATIC CHECK VALVE.	43	30
	RAIN BIRD 1806-SAM 12 SERIES MPR TURF SPRAY 6.0IN. POP-UP SPRINKLER WITH CO-MOLDED WIPER SEAL. 1/2IN. NPT FEMALE THREADED INLET. WITH SEAL-A-MATIC CHECK VALVE.	14	30
	RAIN BIRD 1806-SAM 15 SERIES MPR TURF SPRAY 6.0IN. POP-UP SPRINKLER WITH CO-MOLDED WIPER SEAL. 1/2IN. NPT FEMALE THREADED INLET. WITH SEAL-A-MATIC CHECK VALVE.	17	30
	RAIN BIRD 1806-SAM ADJ TURF SPRAY 6.0IN. POP-UP SPRINKLER WITH CO-MOLDED WIPER SEAL. 1/2IN. NPT FEMALE THREADED INLET. WITH SEAL-A-MATIC CHECK VALVE.	88	30
	RAIN BIRD 1812-SAM 5 SERIES MPR SHRUB SPRAY 12IN. POP-UP SPRINKLER WITH CO-MOLDED WIPER SEAL. 1/2IN. NPT FEMALE THREADED INLET. WITH SEAL-A-MATIC CHECK VALVE.	114	30
	RAIN BIRD 1812-SAM 8 SERIES MPR SHRUB SPRAY 12IN. POP-UP SPRINKLER WITH CO-MOLDED WIPER SEAL. 1/2IN. NPT FEMALE THREADED INLET. WITH SEAL-A-MATIC CHECK VALVE.	184	30
	RAIN BIRD 1812-SAM 10 SERIES MPR SHRUB SPRAY 12IN. POP-UP SPRINKLER WITH CO-MOLDED WIPER SEAL. 1/2IN. NPT FEMALE THREADED INLET. WITH SEAL-A-MATIC CHECK VALVE.	58	30
	RAIN BIRD 1812-SAM 12 SERIES MPR SHRUB SPRAY 12IN. POP-UP SPRINKLER WITH CO-MOLDED WIPER SEAL. 1/2IN. NPT FEMALE THREADED INLET. WITH SEAL-A-MATIC CHECK VALVE.	1	30
	RAIN BIRD 1812-SAM ADJ SHRUB SPRAY 12IN. POP-UP SPRINKLER WITH CO-MOLDED WIPER SEAL. 1/2IN. NPT FEMALE THREADED INLET. WITH SEAL-A-MATIC CHECK VALVE.	208	30
	RAIN BIRD 1806-SAM 5 SERIES MPR SHRUB SPRAY 6IN. POP-UP SPRINKLER WITH CO-MOLDED WIPER SEAL. 1/2IN. NPT FEMALE THREADED INLET ON FIXED RISER. WITH SEAL-A-MATIC CHECK VALVE.	42	30
	RAIN BIRD 1806-SAM 8 SERIES MPR SHRUB SPRAY 6IN. POP-UP SPRINKLER WITH CO-MOLDED WIPER SEAL. 1/2IN. NPT FEMALE THREADED INLET ON FIXED RISER. WITH SEAL-A-MATIC CHECK VALVE.	3	30
	RAIN BIRD 1806-SAM 10 SERIES MPR SHRUB SPRAY 6IN. POP-UP SPRINKLER WITH CO-MOLDED WIPER SEAL. 1/2IN. NPT FEMALE THREADED INLET ON FIXED RISER. WITH SEAL-A-MATIC CHECK VALVE.	2	30
	RAIN BIRD 1806-SAM ADJ SHRUB SPRAY 6IN. POP-UP SPRINKLER WITH CO-MOLDED WIPER SEAL. 1/2IN. NPT FEMALE THREADED INLET ON FIXED RISER. WITH SEAL-A-MATIC CHECK VALVE.	3	30
	RAIN BIRD RD-06-S** 15 STRIP SERIES 6IN. POP-UP W/ CHECK VALVE.	168	30
	RAIN BIRD 1806-SAM-U SQ SERIES SHRUB SPRAY, 6IN. POP-UP SPRINKLER WITH CO-MOLDED WIPER SEAL. 1/2IN. NPT FEMALE THREADED INLET. WITH SEAL-A-MATIC CHECK VALVE.	52	30
	RAIN BIRD 1812-SAM-U SQ SERIES SHRUB SPRAY, 12IN. POP-UP SPRINKLER WITH CO-MOLDED WIPER SEAL. 1/2IN. NPT FEMALE THREADED INLET. WITH SEAL-A-MATIC CHECK VALVE.	22	30
	RAIN BIRD 1800-1400 FLOOD FIXED FLOW RATE 0.25 GPM - 2.0 GPM, FULL CIRCLE BUBBLER, 1/2IN. FIPT.	145	20
	RAIN BIRD 1812-SAM-5 SERIES STREAM STREAM BUBBLER 12.0IN. POPUP WITH CHECK VALVE.	91	30
	IRRIGATION PUMP IRRIGATION CRAFT 10HP PUMP WITH VFD, PUMP START RELAY AND APPROPRIATE IRON REMOVAL TECHNOLOGY	1	
	POINT OF CONNECTION 3" 3" INTAKE FROM 4" ON SITE WELL	1	
	IRRIGATION MAINLINE: PVC SCHEDULE 40	2,684 LF	
	PIPE SLEEVE: PVC CLASS 200 SDR 21	279.8 LF	

WIRING

MAXICABLE (TWO WIRE) CABLE NOTES

1. ALL TWO WIRE SHALL BE RAINBIRD 14 GAUGE MAXICABLE, EACH 2 WIRE LEG SHALL HAVE A MAXICABLE OF A DIFFERENT COLOR.
2. ALL TWO WIRE SHALL BE ENCASED IN 1.5" SCH 40 CONDUIT.
3. CONTROLLER TO HAVE (2) TWO WIRE LEGS. ONE IN EACH DIRECTION.
4. DECODERS: EACH ZONE VALVE SHALL HAVE (1) "FD-101 TURF DECODER". FLOW SENSOR SHALL HAVE (1) "SD-201 TURF DECODER INSTALLED PER DETAIL. MAXICABLE SHALL HAVE (1) LINE SURGE PROTECTION "LSP 1TURF" FOR EVERY 500 FT OR 8 DECODERS, WHICHEVER COMES FIRST.
5. ALL SPLICE AND VALVE BOXES, CONTRACTOR SHALL LEAVE AN ADDITIONAL 24 INCHES OF LOOSE WIRE (MEASURED FROM TOP OF VALVE BOX) ROLLED UP TO THE SIDE OF VALVE BOX. ALL THREE-WAY SPLICES TO BE COMPLETED IN A RAINBIRD VB-STD.
6. PORTIONS OF MAINLINE WITH NO MAXICABLE RUNNING BESIDE IT, CONTRACTOR SHALL RUN 14 GAUGE TRACER WIRE ALONGSIDE MAINLINE AND END IN CLOSEST VALVE BOX. TAG BOTH ENDS OF TRACER WIRE WITH "NTW" AND SEAL WIRE ENDS WITH GREASE CAPS.

Controller and pump station Control Panel grounding - Contractor to utilize 4"x8"x $\frac{5}{8}$ " copper grounding plates, $\frac{5}{8}$ "x10' copper clad grounding rods, 'One Strike' CAD wells at all connection points, #6 insulated copper wire, and earth contact material. Install these and other required components as outlined in the detail. Contractor to verify that the earth to ground resistance does not exceed 10 ohms. Contractor shall provide a written certification, on a licensed electrical contractors letter head, showing the date of the test, controller/pump location, and test results. Each controller/pump shall be so grounded an tested. Each component must have its own separate ground grid, unless they are sitting side by side, in which case up to two controllers can share a common grounding grid.

LAYOUT

Lay out irrigation system mainlines and lateral lines. Make the necessary adjustments as required to take into account all site obstructions and limitations prior to excavating trenches.

Stake all sprinkler head locations. Adjust location and make the necessary modifications to nozzle types, etc. required to ensure 100% head to head coverage. Refer to the Edge of Pavement Detail on the Irrigation Detail sheet.

Spray heads shall be installed 4" from sidewalks or curbed roadways and 12" from uncurbed roadways and building foundations. Rotors shall be installed 4" from sidewalks or curbed roadways, 12" from building foundations, and 36" from uncurbed roadways.

Shrub heads shall be installed on $\frac{3}{4}$ " Sch 40 PVC risers. The risers shall be set at a minimum of 18" off sidewalks, roadway curbing, building foundations, and/or any other hardscaped areas. Shrub heads shall be installed to a standard height of 2" above maintained height of plants and shall be installed a minimum of 6" within planted masses to be less visible and offer protection. Paint all shrub risers with flat black or forest green paint, unless irrigation system will utilize reuse water; in this case the risers shall be purple PVC and shall not be painted.

Locate valves prior to excavation. Ensure that their location provides for easy access and that there is no interference with physical structures, plants, trees, poles, etc. Valve boxes must be placed a minimum of 12" and a maximum of 15" from the edge of pavement, curbs, etc. and the top of the box must be 2" above finish grade. No valve boxes shall be installed in turf areas without approval by the irrigation designer - only in shrub beds. Never install in sport field areas.

VALVES

Sequence all valves so that the farthest valve from the POC operates first and the closest to the POC operates last. The closest valve to the POC should be the last valve in the programmed sequence.

Adjust the flow control on each RCV to ensure shut off in 10 seconds after deactivation by the irrigation controller.

Using an electric branding iron, brand the valve ID letter/number on the lid of each valve box. This brand must be 2"-3" tall and easily legible.

EQUIPMENT

All pop-up heads and shrub risers shall be pressure compensating. All pop-up heads shall be mounted on flex-type swing joints. All rotors shall be installed with PVC triple joints unless otherwise detailed.

All sprinkler equipment, not otherwise detailed or specified on these plans, shall be installed as per manufacturer's recommendations and specifications, and according to local and state laws.

TRENCHING

Excavate straight and vertical trenches with smooth, flat or sloping bottoms. Trench width and depth should be sufficient to allow for the proper vertical and horizontal separation between piping as shown in the pipe installation detail on the detail sheet.

Protect existing landscaped areas. Remove and replant any damaged plant material upon job completion. The replacement material shall be of the same genus and species, and of the same size as the material it is replacing. The final determination as to what needs to be replaced and the acceptability of the replacement material shall be solely up to the owner or owner's representative.

INSTALLATION

Solvent Wld Pipe: Cut all pipe square and deburr. Clean pipe an fittings of foreign material; then apply a small amount of primer while ensuring that any excess is wiped off immediately. Primer should not puddle or drip from pipe or fittings. Next apply a thin coat of PVC cement; first apply a thin layer to the pipe, next a thin layer inside the fitting, and finally another very thin on the pipe. Insert the pipe into the fitting. Insure that the pipe is inserted to the bottom of the fitting, then urn the pipe a $\frac{1}{4}$ turn and hold for 10 seconds. make sure that the pipe doesn't recede from the fitting. If the pipe isn't at the bottom of the fitting upon completion, the glue joint is unacceptable and must be discarded. Pipes must curve a minimum of 30 minutes prior to handling and placing into trenches. A longer curing time may be required; refer to the manufacturer's specifications. The pipe must cure a minimum of 24 hous prior to filling with water.

BACK FILL

The back fill 6" below, 6" above, and around all piping shall be clean sand and anything beyond that in the trench can be of native material but nothing larger than 2" in diameter. All piping and excavations shall be backfilled and compacted to a density of 95% modified Proctor, or greater.

Main line pipe depth measure to the top of pipe shall be:
24" minimum for $\frac{3}{4}$ " - 2 $\frac{1}{2}$ " PVC with a 30" minimum at vehicular crossings;
30" minimum for 3" & 4" PVC with a 36" minimum at vehicular crossings.

Lateral line depths measure to top of pipe shall be:
18" minimum for $\frac{3}{4}$ " - 3" PVC with a 30" minimum at vehicular crossings;
24" minimum for 4" PVC and above with a 30" minimum at vehicular crossings.

Contractor shall backfill all piping, both mainline and laterals, prior to performing any pressure tests. The pipe shall be backfilled with the exception of 2" on each side of every joint (bell fittings, 90's, tees, 45's, etc). These joints shall not be backfilled until all piping has satisfactorily passed its appropriate pressure test as outlined below.

FLUSHING

Prior to the placement of valves, flush all mainlines for a minimum of 10 minutes or until lines are completely clean of debris, whichever is longer.

Prior to the placement of heads, flush all lateral lines for a minimum of 10 minutes or until lines are completely clean of debris, whichever is longer.

Use screens in heads and adjust heads for proper coverage avoiding excess water on walks, walls and paving.

TESTING

Schedule testing with Owner's Representative a minimum of three (3) days in advance of testing.

Mainline: Remove all remote control valves and cap using a threaded cap on SCH 80 nipple. Hose bibs and gate valves shall not be tested against during a pressure test unless authorized by written permission from the owner. fill mainline with water and pressurize the system to 125 PSI. Monitor the system pressure at two gauge locations; the gauge locations must be at opposite ends of the mainline. With the same respective pressures, monitor the gauges for two hours. There can be no loss in pressure at either gauge for solvent-welded pipe.

If these parameters are exceeded, locate the problem; repair it; wait 24 hours and retry the test. This procedure must be followed until the mainline passes the test.

Lateral lines: The lateral lines must be fully filled to operational pressure and visually checked for leaks. Any leaks detected must be repaired.

Operational Testing - Once the mainline and lateral lines have passed their respective tests, and the system is completely operational, a coverage test and demonstration of the system is required. The irrigation contractor must demonstrate to the owner, or his/her representative, that proper coverage is obtained and the system works automatically from the controller. This demonstration requires each zone to be turned on, in the proper sequence as shown on the plans, from the controller. Each zone will be inspected for proper coverage and function. The determination of proper coverage and function is at the sole discretion of the owner or owner's representative.

Upon completion of the operational test, run each zone until water begins to puddle or run off. This will allow you to determine the number of irrigation start times necessary to meet the weekly evapotranspiration requirements of the planting material in each zone. In fine sandy soils, it is possible no puddling will occur. If this is experienced, then theoretical calculations for run times will be required for controller programming.

SUBMITTALS

Pre-Construction: Deliver five (5) copies of submittals to Owner's Representative within ten (10) working days from date of Notice to Proceed. Furnish information in 3-ring binder with table of contents and index sheet. Index sections for different components and label with specification section number and name of component. Furnish submittals for components on material list. Indicated which items are being supplied on catalog cut sheets when multiple items are shown on one sheet. Incomplete submittals will be returned without review. In lieu of hardcopies, an electronic package in PDF format can be submitted.

After project completion:
As a condition of final acceptance, the irrigation contractor shall provide the owner with:

1. Irrigation As-builts - shall be provided accurately locating all mainlines, sleeves, remote control valves, gate valves, independent wire runs, wire splice boxes, controllers, high voltage supply sources/conduit path, control mechanisms, sensors, wells and water source connections. All mainline and independent runs of wire shall be located every 30' for straight runs and at every change of direction. Sleeves will be located at end points and every 20' of length. All underground items shall include depth in inch format.

2. Controller charts - Upon completion of "as-built" prepare controller charts; one per controller. Indicate on each chart the area controlled by a remote control valve (using a different color for each zone). This chart shall be reduced to a size that will fit inside the controller door. The reduction shall be hermetically sealed inside two 2ml pieces of clear plastic.

3. Grounding Certification - Provide ground certification results for each controller and pump panel grounding grid installed. This must be on a licensed electrician letter head indication location tested (using IR plan symbols), date, time, test method and testing results.

INSPECTIONS AND COORDINATION MEETINGS REQUIRED - Contractor is required to schedule, perform, and attend the following, and demonstrate to the owner and/or owners representative to their satisfaction, as follows:

- 1.Pre-construction meeting - Designer and contractor to review entire install process and schedule with owner/general contractor.
2. Mainline installation inspection(s) - All mainline must be inspected for proper pipe, fittings, depth of coverage, backfill and installation method.
3. Mainline pressure test - All mainline shall be pressure tested according to this design's requirements.
4. Flow meter calibration - All flow meters must be calibrated. Provide certified calibration report for all flow meters.
5. Coverage and operational test
6. Final inspection
7. Punch list inspection

FINAL ACCEPTANCE

Final acceptance of the irrigation system will be given after the following documents and conditions have been completed and approved. Final payment will not be released until these conditions are satisfied.

- 1.All above inspections are completed, documented, approved by owner.
- 2.Completion and acceptance of 'as-built' drawings.
3. Acceptance of required controller charts and placement inside controllers.
4. All other submittals have been made to the satisfaction of the owner.

GUARANTEE: The irrigation system shall be guaranteed for a minimum of one calendar year from the time of final acceptance.

MINIMUM RECOMMENDED IRRIGATION MAINTENANCE PROCEDURES

1. Every irrigation zone should be checked monthly and written reports generated describing the date(s) each zone was inspected, problems identified, date problems repaired, and a list of materials used in the repair. At minimum, these inspections should include the following tasks:

- A. Turn on each zone from the controller to verify automatic operation.

B. Check schedules to ensure they are appropriate for the season, plant and soil type, and irrigation method. Consult an I.A. certified auditor for methods used in determining proper irrigation scheduling requirements.

C. Check remote control valve to ensure proper setting, if present.

D. Check setting on pressure regulator it verify proper setting, if present.

E. Check flow control and adjust as needed; ensure valve closure within 10-15 seconds after deactivation by controller.

F. Check for leaks - mainline, lateral lines, valves, heads, etc.

- G. Check all heads as follows:
1. Proper set height (top of sprinkler is 1" below mow height
 2. Verify head pop-up height - 6" in turf, 12" in groundcover, and riser in shrub beds
 3. Check wiper seal for leaks - if leaking , clean head and re-inpect.
 4. If still leaking, replace head with the appropriate head with pressure regulator and built-in check valve.
 5. All nozzles checked for proper pattern, clogging, leaks, correct make & model, etc. - replace as needed
 6. Check for proper alignment - perfectly vertical; coverage area is correct;p minimize over spray onto

hardscapes

7. Riser height raised/lowered to accommodate plant growth patterns and ensure proper coverage.
8. Verify pop-ups retract after operation. If not, repair/replace as needed.

H. Check controller/C.C.U. grounds for resistance (10 ohms or less) once per year. Submit written reports.

I. check rain shut-off device monthly and clean/repair/replace as needed.

J. Inspect all valve boxes to ensure they are in good condition, lids are in place and locked.

K. Inspect backflow devices by utilizing a properly licensed backflow inspector. This should be done annually, at minimum.

L. Inspect all filters monthly and clean/repair/replace as needed.

M. Check pump stations fpr proper operation, pressures, filtration, settings, etc. - refer to pump station operations manual.

N. Check and clean intake screens on all suction lines quarterly, at minimum. Clean and/or repair, as needed.

O. Winterize, if applicable, as weather in your area dictates. follow manufacturer recommendations and blow out all lines and equipment using compressed air. Perform seasonal startup of system as per manufacturer recommendations.

P. Conduct additional inspections, maintenance tasks, etc. that are particular for your site.

SOIL MOISTURE SENSOR (When applicable)

1. Place all soil moisture sensor wiring in 1" SCH 40 PVC conduit
2. Soil moisture sensor should be placed in the middle of a spray or drip area as per manufacturer's recommendations.
3. Controller shall be set to the Florida Automated Weather Network's urban scheduler settings using the SMS as a moisture cut off device (like a rain switch) per manufacturer directions.

SITE 1 - SUBMITTAL SET

MARLOWE - DORAL

DORAL, FLORIDA

Sheet Description
IRRIGATION
NOTES

Release Date
06-19-2026

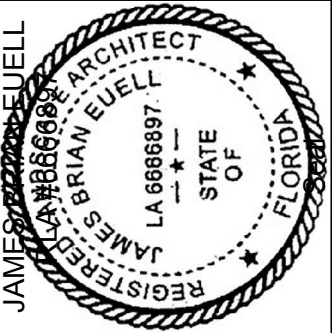
Project Number
2501D

Drawing Number

L-321

SHEET 6 OF 7

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Revision Dates