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PARTNERS, P.A.

ARCHITECTURE • PLANNING • INTERIORS

THE MARK AT CORAL GABLES

PROJECT NUMBER:
24-067

1250 SOUTH DIXIE HIGHWAY
CORAL GABLES, FL 33146

ARCHITECTURE:

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8726 NW 26TH ST. SUITES 1 & 2, MIAMI, FL 33172
TEL: (305) 477-8826
E-MAIL: DELOSREYES@DLRENG.COM

MEP:

RPJ INC. MEP CONSULTANTS

7432 SW 48TH STREET, MIAMI, FLORIDA 33155
TEL: (305) 666-2131
E-MAIL: RPJ@RPJMEP.COM

LIFE SAFETY:

SELLEK ENGINEERING LLC

9954 SW 26TH STREET, MIAMI, FL 33165
TEL: (305) 609-8944
E-MAIL: RICK@SELLEKENG.COM

ACCESSIBILITY:

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3901 LANSING COURT NW KENNESAW, GA, 30144
TEL: (404) 925-1405
E-MAIL: DONNA@DEVAUXCONSULTING.COM

04/06/2026

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CORAL GABLES · ATLANTA

SEAL:

JAVIER FONT AR No. 12547

THE MARK AT CORAL GABLES
1250 SOUTH DIXIE HIGHWAY
CORAL GABLES, FL 33146

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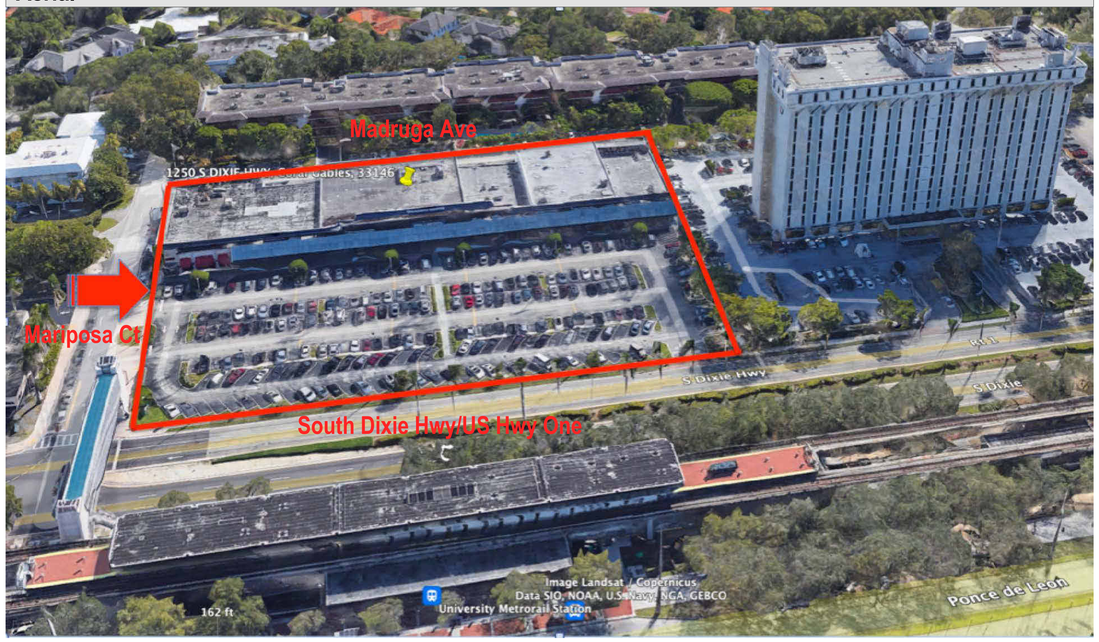
DATE:
4/6/2026 10:22:05 AM
PROJECT NO:
24-067
DRAWING NAME:
TABLE OF CONTENTS
DRAWN BY:
R.Ballester
CHECKED BY:
J.Font. / R. Padin
SHEET NO: A-0.00

PROJECT SUMMARY – "THE MARK AT CORAL GABLES"

(PLEASE REFER TO THE ZONING INFORMATION/ANALYSIS FOR DETAILED PROJECT INFORMATION)

Proposal	Redevelopment of an existing 1950's retail strip shopping center to a High-Rise Mixed Use Project including: 393 Residential Apartments / 513,132 sq.ft. Retail/Restaurant / 16,462 sq.ft.
Project Name	"The Mark at Coral Gables"
Project Address	1250 South Dixie Highway, Coral Gables, FL 33146
Parcel ID	03 4130 004 0010

Aerial



Total Project Site Area	137,857 sq.ft. / 3.1647 acres

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THE MARK AT CORAL GABLES
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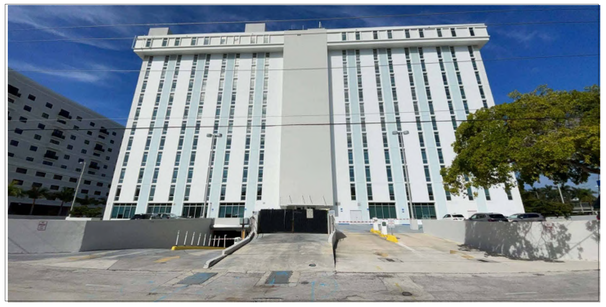
PROJECT NO: 24-067
DRAWING NAME: PROJECT SUMMARY
DRAWN BY: R.Ballester
CHECKED BY: J.Font / R. Padin
SHEET NO: A-0.01

PICTURE #1

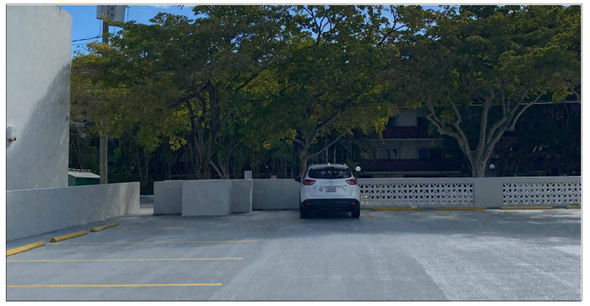
PICTURE #6

PICTURE #11



PICTURE #2

PICTURE #7



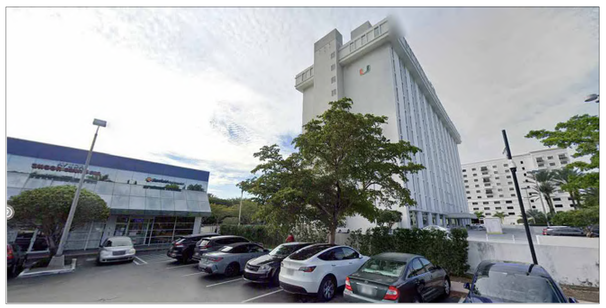
PICTURE #12

PICTURE #3

PICTURE #8

PICTURE #13

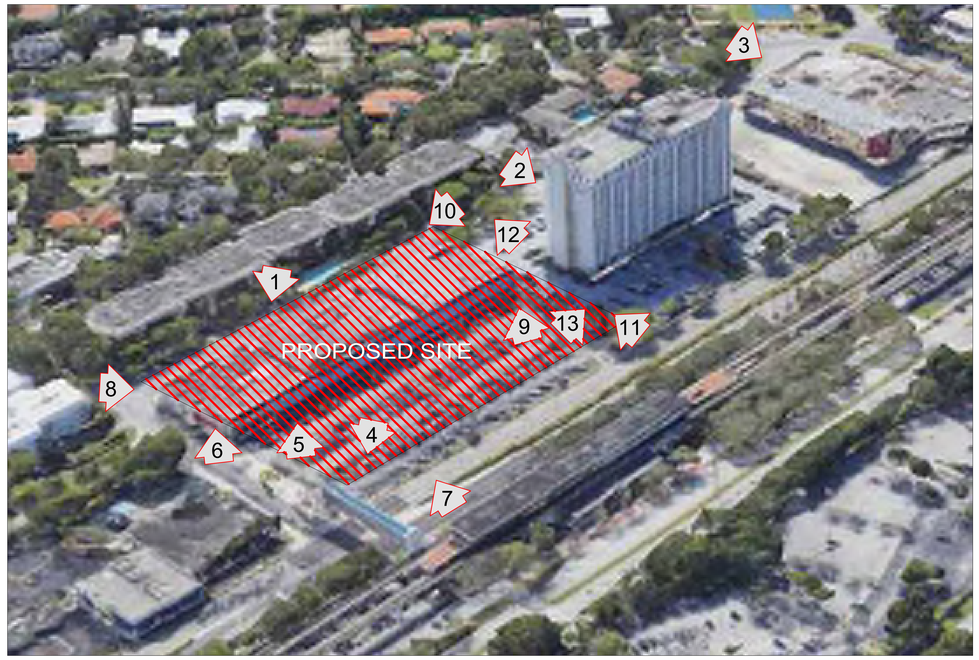
PICTURE #4



PICTURE #9

PICTURE #5

PICTURE #10



PHOTOGRAPHS AND STREET CONTEXT VIEWS

LEGEND

PROPOSED SITE

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THE MARK AT CORAL GABLES
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DRAWING NAME:
PHOTOGRAPHS AND STREET CONTEXT VIEWS
DRAWN BY:
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CHECKED BY:
J.Font / R. Padin
SHEET NO: A-0.02

LEGAL DESCRIPTION

LOTS 27, 28, 29, 30 AND 31, IN BLOCK 156, OF CORAL GABLES RIVIERA SECTION PART 8, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 25, PAGE 55,
OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.
AND
THAT PART OF TRACT "A" (WHICH SAID TRACT "A" INCLUDES AREAS INDICATED AS PARKING AREA AND UNLOADING AREA) AS SHOWN ON PLAT ENTITLED REPLAT OF
PART OF CORAL GABLES RIVIERA SECTION PART 8, AND RECORDED IN
PLAT BOOK 46, PAGE 100, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, THAT LIES NORTHEASTERLY OF THE FOLLOWING DESCRIBED LINE:
COMMENCE AT A POINT WHERE THE SOUTHEASTERLY LINE OF SOUTH DIXIE HIGHWAY INTERSECTS THE NORTHEASTERLY LINE OF HARDEE ROAD; THENCE
NORTHEASTERLY ALONG THE SOUTHEASTERLY LINE OF MIAMI
HOMESTEAD HIGHWAY A DISTANCE OF 760.0 FEET TO THE POINT OF BEGINNING OF THE LINE BEING DESCRIBED; THENCE SOUTHEASTERLY PARALLEL TO AND 760.0
FEET NORTHEASTERLY AT RIGHT ANGLES TO THE NORTHEASTERLY
LINE OF HARDEE ROAD A DISTANCE OF 325.0 FEET TO A POINT LOCATED ON THE NORTHWESTERLY LINE OF AVENUE MADRUGA, SAID POINT
BEING 703.70 FEET NORTHEASTERLY FROM A POINT WHERE THE NORTHWESTERLY LINE OF AVENUE MADRUGA INTERSECTS THE NORTHERLY LINE OF HARDEE ROAD.
AND
THE 45.0 FOOT ALLEY LYING BETWEEN THE SAID TRACT "A" AND THE SAID LOTS 27, 28, 29, 30 AND 31, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGIN AT THE MOST NORTHERLY CORNER OF THE SAID TRACT "A"; THENCE SOUTHWESTERLY ALONG THE NORTHWESTERLY LINE OF THE SAID TRACT "A" FOR A
DISTANCE OF 300.0 FEET TO A POINT; THENCE SOUTHEASTERLY AT
RIGHT ANGLES TO THE NORTHWESTERLY LINE OF THE SAID TRACT "A" FOR A DISTANCE OF 325.0 FEET TO A POINT ON THE SOUTHEASTERLY LINE OF THE SAID TRACT
"A"; THENCE NORTHEASTERLY ALONG THE SOUTHEASTERLY LINE
OF THE SAID TRACT "A" FOR A DISTANCE OF 400.0 FEET TO THE BEGINNING OF A TANGENTIAL CIRCULAR CURVE; THENCE NORTHEASTERLY, NORTHERLY AND
NORTHWESTERLY ALONG SAID CURVE HAVING A RADIUS OF 25.0 FEET
THROUGH A CENTRAL ANGLE OF 90 DEGREES FOR AN ARC DISTANCE OF 39.27 FEET TO THE END OF SAID CURVE AND A POINT ON THE SOUTHWESTERLY LINE OF
AVENUE CARDENAS; THENCE NORTHWESTERLY TANGENT TO THE LAST
MENTIONED CURVE AND ALONG THE SOUTHWESTERLY LINE OF AVENUE CARDENAS, FOR A DISTANCE OF 200.0 FEET TO A POINT ON THE NORTHWESTERLY LINE OF
THE ALLEY, AS THE SAME IS SHOWN ON THE SAID PLAT OF REPLAT OF
PART OF CORAL GABLES RIVIERA SECTION PART 8; THENCE SOUTHWESTERLY AT RIGHT ANGLES TO THE LAST COURSE AND ALONG THE NORTHWESTERLY LINE OF
THE SAID ALLEY FOR A DISTANCE OF 125.0 FEET TO A POINT; THENCE
NORTHWESTERLY AT RIGHT ANGLES TO THE LAST COURSE FOR A DISTANCE OF 100.0 FEET TO THE POINT OF BEGINNING. AND
THE FOLLOWING DESCRIBED PORTION OF THE NORTH 1/2 OF THE NORTH 1/2 OF THE SW 1/4 OF THE NE 1/4 OF SECTION 30, TOWNSHIP 54 SOUTH, RANGE 41 EAST,
MIAMI-DADE COUNTY, FLORIDA:
BEGIN AT THE INTERSECTION OF THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF THE MIAMI-HOMESTEAD HIGHWAY AS THE SAME IS SHOWN ON THE PLAT OF CORAL
GABLES RIVIERA SECTION PART 8, RECORDED IN PLAT BOOK 25, PAGE
55, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, AND THE SOUTH LINE OF THE NORTH 1/2 OF THE NORTH 1/2 OF THE SW 1/4 OF THE NE 1/4 OF THE
SAID SECTION 30; THENCE NORTH 50° 39' 20" EAST ALONG THE
PROLONGATION NORTHEASTERLY OF THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF THE SAID MIAMI-HOMESTEAD HIGHWAY FOR A DISTANCE OF 44.10 FEET TO THE
INTERSECTION THEREOF WITH THE PROLONGATION
NORTHWESTERLY OF THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF AVENUE CARDENAS AS THE SAME IS SHOWN ON THE SAID PLAT OF CORAL GABLES RIVIERA
SECTION PART 8;. THENCE SOUTH 39° 20' 40" EAST ALONG THE
PROLONGATION NORTHWESTERLY OF THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF THE SAID AVENUE CARDENAS FOR A DISTANCE OF 36.15 FEET TO THE
INTERSECTION THEREOF WITH THE SOUTH LINE OF THE NORTH 1/2 OF THE
NORTH 1/2 OF THE SW 1/4 OF THE NE 1/4 OF THE SAID SECTION 30; THENCE NORTH 89° 59' 40" WEST ALONG THE SOUTH LINE OF THE NORTH 1/2 OF THE NORTH 1/2 OF
THE SW 1/4 OF THE NE 1/4 OF THE SAID SECTION 30 FOR A DISTANCE
OF 57.02 FEET TO THE POINT OF BEGINNING.
THE ABOVE LANDS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCE AT THE NORTHWESTERLY CORNER OF SAID TRACT "A", THENCE NORTH 47°47'30" EAST ALONG THE SOUTHEASTERLY LINE OF SOUTH DIXIE HIGHWAY (AKA
SOUTH DIXIE HIGHWAY – U.S. 1) FOR A DISTANCE OF 760.00
FEET TO THE POINT OF BEGINNING TO THE FOLLOWING TRACT OF LAND; THENCE CONTINUE NORTH 47°47 '30" EAST FOR 425.01 FEET TO A POINT; THENCE SOUTH 42°
12'23" EAST ALONG THE SOUTHWESTERLY LINE OF AVENUE
CARDENAS FOR 300.00 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE, SAID CURVE CONCAVE TO THE NORTHWEST; THENCE ALONG SAID CURVE, HAVING AS
ITS ELEMENTS A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF
90°00'00" FOR AN ARC DISTANCE OF 39.27 FEET TO A POINT OF TANGENCY; THENCE SOUTH 47°47 '30" WEST ALONG THE NORTHWESTERLY LINE OF AVENUE MADRUGA
FOR A DISTANCE OF 400.00 FEET TO A POINT; THENCE NORTH
2°12'30" WEST FOR 325.00 FEET TO THE POINT OF BEGINNING. SAID LANDS LYING AND BEING IN THE CITY OF CORAL GABLES, MIAMI-DADE COUNTY, FLORIDA.
CONTAINING 137,996.87 SQUARE FEET OR 3.168 ACRES (MORE OR LESS).

ZONING INFORMATION

PROPERTY ADDRESS:	1250 SOUTH DIXIE HIGHWAY, CORAL GABLES, FL 33146
ZONING DISTRICT:	CORAL GABLES / UNIVERSITY STATION RAPID TRANSIT DISTRICT OVERLAY - MX1-MIXED USE 1

LOT AREA SUMMARY

	REQUIRED / ALLOWED	PROVIDED	DIAGRAM SHEET	WAIVERS/NOTES
TOTAL NET LOT AREA (ACRES)	0.46 ACRES	3.1647 ACRES		
TOTAL NET LOT AREA (SF)	20,000 SF.	137,857 SF.		
PROPERTY LENGTH	200'-0"	425'-0"		

LOT OCCUPATION

	REQUIRED / ALLOWED	PROVIDED	DIAGRAM SHEET	WAIVERS/NOTES
LOT COVERAGE	NO MAXIMUM / NO MINIMUM	NOT APPLICABLE		
FLOOR AREA RATIO (FAR)	3.5	F.A.R. 3.5 (482,499 SF)	---	
BUILDING FLOOR PLATE	NO MAXIMUM OR MINIMUM LIMITATIONS ON FLOOR PLATE SIZE	NOT APPLICABLE		
OPEN SPACE	MINIMUM 10% OF NET AREA ACCESSIBLE TO PUBLIC: 137,857 SF. X 10% = 13,785.7 SF.	GROUND FLOOR OPEN SPACE AREA ACCESSIBLE TO PUBLIC = 21,738 SF (15.77%) COURTYARD AREA = 22,058 SF (16%) TOTAL OPEN SPACE AREA= 43,796 SF. (31.77%)	A-10.8	

DENSITY

	REQUIRED / ALLOWED	PROVIDED	DIAGRAM SHEET	WAIVERS/NOTES
NUMBER OF UNITS	125 UNITS PER GROSS ACRE, SUBJECT TO APPROVAL OF COUNTY COMPREHENSIVE PLAN AMENDMENT TO REDESIGNATE THE PROPERTY AS A COMMUNITY URBAN CENTER (DENSITY CALCULATION 125 UNITS PER GROSS ACRE X GROSS ACREAGE = (125 UNITS X 3.1647 ACRE = 395.58 D/U)	393 DWELLING UNITS		

ARCHITECTURAL EXPRESSION / PARKING STRUCTURE

MULTI-STORY PARKING GARAGE COMPLETELY CONCEALED BY RESIDENTIAL LINEAR UNITS

BUILDING SETBACK (ALL SETBACKS MEASURED FROM STREET CURB)

	REQUIRED / ALLOWED	PROVIDED	DIAGRAM SHEET	WAIVERS/NOTES
FRONT (SOUTH DIXIE HIGHWAY/ US1)	20'-0" FROM STREET CURB	20'-10" FROM STREET CURB | 12'-6" FROM PROPERTY LINE		
INTERIOR SIDE (UM GABLES ONE TOWER)	0'-0"	20'-0"		
SIDE STREET (MARIPOSA COURT)	0'-0"	10'-8"		
REAR STREET (MADRUGA AVENUE)	15'-0" FROM STREET CURB	18'-4" FROM STREET CURB | 10'-6" FROM PROPERTY LINE		

BUILDING HEIGHT

	REQUIRED / ALLOWED	PROVIDED	DIAGRAM SHEET	WAIVERS/NOTES
MAX. HEIGHT	120'-0"	105'-0" TO ROOF DECK		

PARKING REQUIREMENTS

	REQUIRED / ALLOWED	PROVIDED	DIAGRAM SHEET	WAIVERS/NOTES
RESIDENTIAL	REGULAR CORAL GABLES CODE W/ 50% OF REDUCTION EFFICIENCY AND ONE (1) BEDROOM UNITS - 1.0 SPACE PER UNIT: 106 X 1.0 = 106 TWO (2) BEDROOM UNITS - 1.75 SPACES PER UNIT: 88 X 1.75 = 154 THREE (3) OR MORE BEDROOM UNITS - 2.25 SPACES PER UNIT: 199 X 2.25 = 447.75 TOTAL = 707.75 SPACES (50% REDUCTION = 353.86 SPACES)	599 PARKING SPACES		5 RIDE SHARE PARKING SPACES
COMMERCIAL / RETAIL	GROUND FLOOR RETAIL / RESIDENTIAL / RESTAURANT EXEMPT FROM PARKING	69 PARKING SPACES		
GRAND TOTAL PARKING SPACES	354 REQUIRED	668 PARKING SPACES		

PERCENTAGE OF GLAZING (LINEAR FEET)

	REQUIRED / ALLOWED	PROVIDED	DIAGRAM SHEET	WAIVERS/NOTES
FRONT (SOUTH DIXIE HIGHWAY/ US1)	MINIMUM 60%	70%	A-10.9	
SIDE STREET (MARIPOSA COURT)	MINIMUM 60%	55%		
REAR STREET (MADRUGA AVENUE)	0%	37%		

SHOP FRONT (LINEAR FEET)

	REQUIRED / ALLOWED	PROVIDED	DIAGRAM SHEET	WAIVERS/NOTES
FRONT (SOUTH DIXIE HIGHWAY/ US1)	MINIMUM 50%	78%	A-10.10	
SIDE STREET (MARIPOSA COURT)	MINIMUM 20%	23%		
REAR STREET (MADRUGA AVENUE)	0%	0%		

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24-067
DRAWING NAME:
ZONING INFORMATION
DRAWN BY:
R.Ballester
CHECKED BY:
J.Font / R. Padin
SHEET NO: A-0.03

GENERAL PROJECT INFORMATION

PROJECT NAME: THE MARK AT CORAL GABLES

PROJECT ADDRESS: 1250 SOUTH DIXIE HIGHWAY
CORAL GABLES, FL 33146

JURISDICTION (AHJ): MIAMI-DADE COUNTY, FLORIDA
CORAL GABLES, FLORIDA

CONSTRUCTION TYPE: I 'B'

NUMBER OF STORIES: 9 STORIES / 105'-0"

NUMBER OF UNITS: 393 DWELLING UNITS

SPRINKLERED: YES / NFPA 13 (FBC-B 903.3.1.1)

PRIMARY OCCUPANCY: GROUP R-2 / RESIDENTIAL (FBC-B 310)
SECONDARY OCCUPANCY: GROUP A-3 / ASSEMBLY (FBC-B 303)
GROUP B / BUSINESS (FBC-B 304)
GROUP M / MERCANTILE (FBC-B 309)
GROUP S-2 / STORAGE, LOW-HAZ. (FBC-B 311)

APPLICABLE CODES & STANDARDS

FLORIDA BUILDING CODES (FBC 2023, 8th EDITION):

- FLORIDA BUILDING CODE, BUILDING (FBC 2023, 8th EDITION)
- FLORIDA BUILDING CODE, MECHANICAL (FBC 2023, 8th EDITION)
- FLORIDA BUILDING CODE, PLUMBING (FBC 2023, 8th EDITION)
- FLORIDA BUILDING CODE, EXISTING BUILDING (FBC 2023, 8th EDITION)

FLORIDA FIRE PREVENTION CODE (FFPC, 8th EDITION)

NATIONAL FIRE PROTECTION ASSOCIATION:

- NATIONAL FIRE CODE (NFPA 1, 2021 EDITION)
- NATIONAL FIRE SPRINKLER CODE (NFPA 13, 2019 EDITION)
- NATIONAL ELECTRICAL CODE (NFPA 70, 2020 EDITION)
- NATIONAL FIRE ALARMCODE (NFPA 72, 2021 EDITION)
- LIFE SAFETY CODE (NFPA 101, 2021 EDITION)

ALL OTHER APPLICABLE NFPA CHAPTERS, CODES, STANDARDS, AND RECOMMENDED PRACTICES

SAFETY CODE FOR ELEVATORS AND ESCALATORS (ANSI/ASME A17.1) (IF APPLICABLE)

MIAMI-DADE COUNTY ORDINANCES.

FLORIDA DEPARTMENT OF TRANSPORTATION STANDARD DETAILS.

FLORIDA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.

STATE AND LOCAL OCCUPATIONAL SAFETY AND HEALTH AGENCIES.

STATE AND LOCAL ENVIRONMENT PROTECTION AGENCIES.

FEDERAL GOVERNMENT LEGISLATION, REGULATIONS,STANDARDS AND GUIDELINES:

ADA ACCESSIBILITY GUIDELINES FOR BUILDINGS AND FACILITIES (ADAAG)

OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA)

ICC / ANSI A117.1-1998 ACCESSIBLE AND USABLE BUILDINGS AND FACILITIES

FLORIDA ACCESSIBILITY CODE FOR BUILDING CONSTRUCTION AS ADOPTED PURSUANT TO SEC. 553.503, FLORIDA STATUTES

FAIR HOUSING ACT AS IMPLEMENTED BY 24 CFR 100

TITLES II & III OF TE AMERICANS WITH DISABILITIES ACE OF 1990 AS IMPLEMENTED BY 28 CFR 35, W/ RECENT AMENDMENTS, REGULATIONS AND RULES.

ASCE/SEI 24-14

FAIR HOUSING REQUIREMENTS

REQUIREMENT 1 —
ACCESSIBLE BUILDING ENTRANCE ON AN ACCESSIBLE ROUTE

REQUIREMENT 2 —
ACCESSIBLE AND USABLE PUBLIC AND COMMON USE AREAS

REQUIREMENT 3 —
USABLE DOORS

REQUIREMENT 4 —
ACCESSIBLE ROUTE INTO AND THROUGH THE COVERED DWELLING UNIT

REQUIREMENT 5 —
LIGHT SWITCHES, ELECTRICAL OUTLETS, THERMOSTATS, AND OTHER ENVIRONMENTAL CONTROLS IN ACCESSIBLE LOCATIONS

REQUIREMENT 6 —
REINFORCED WALLS FOR GRAB BARS

REQUIREMENT 7 —
USABLE KITCHENS AND BATHROOMS

CODE SUMMARY

GENERAL BUILDING HEIGHTS AND AREAS (FBC-B, CHAPTER 5)

FBC-B TABLE 504.3

ALLOWABLE BUILDING HEIGHT IN FEET ABOVE GRADE PLANE

OCCUPANCY CLASSIFICATION	PROTECTION	TYPE OF CONSTRUCTION	MAXIMUM HEIGHT (FT.)
R	S (NFPA 13)	I 'B'	180

FBC-B TABLE 504.4

ALLOWABLE NUMBER OF STORIES ABOVE GRADE PLANE

OCCUPANCY CLASSIFICATION	PROTECTION	TYPE OF CONSTRUCTION	MAXIMUM NUMBER OF STORIES
R-2	S (NFPA 13)	I 'B'	12

FBC-B TABLE 506.2

ALLOWABLE AREA FACTOR IN SQUARE FEET

OCCUPANCY CLASSIFICATION	PROTECTION	TYPE OF CONSTRUCTION	MAXIMUM BUILDING AREA
R-2	SM (NFPA 13)	I 'B'	UL (UNLIMITED)

FBC-B TABLE 508.4

REQUIRED SEPARATION OF OCCUPANCIES (HR.) [SPRINKLERED]

OCCUPANCY	OCCUPANCY	FIRE-RESISTANCE RATING (HR.)
R	A	1
S-2	A	2
S-2	R	2
B	S-2	2
B	A	1
B	R	1
M	A	1
M	R	1
M	B	1

TYPES OF CONSTRUCTION (FBC-B, CHAPTER 6)

FBC-B TABLE 601

FIRE-RESISTANCE RATING REQUIREMENTS FOR BUILDING ELEMENTS (HOURS)

TYPE OF CONSTRUCTION: I 'B'

BUILDING ELEMENT	FIRE RESISTANCE (HR)	FOOT NOTE (a)
PRIMARY STRUCTURAL FRAME	2	(a) (b)
BEARING WALLS, EXTERIOR	2	(e) (f)
BEARING WALLS, INTERIOR	2	(a)
NON-BEARING WALLS AND PARTITIONS, EXTERIOR	SEE FBC-B TABLE 705.5	
NON-BEARING WALLS AND PARTITIONS, INTERIOR	0	(d)
FLOOR CONSTRUCTION AND SECONDARY MEMBERS	2	
ROOF CONSTRUCTION AND SECONDARY MEMBERS	1	(b)

FOOT NOTE:

(a) ROOF SUPPORTS: FIRE-RESISTANCE RATINGS OF PRIMARY STRUCTURAL FRAME AND BEARING WALLS ARE PERMITTED TO BE REDUCED BY 1 HOUR WHERE SUPPORTING A ROOF ONLY.

(b) WHERE EVERY PART OF THE ROOF CONSTRUCTION IS 20 FEET OR MORE ABOVE THE FLOOR OR MEZZANINE IMMEDIATELY BELOW, FIRE PROTECTION OF STRUCTURAL MEMBERS IN ROOF CONSTRUCTION SHALL NOT BE REQUIRED, INCLUDING PROTECTION OF PRIMARY STRUCTURAL FRAME MEMBERS, ROOF FRAMING AND DECKING, EXCEPT WHERE ANY OF THE FOLLOWING CONDITIONS APPLY.

(2) WHERE THE ROOF IS AN OCCUPIABLE SPACE.

(d) NOT LESS THAN THE FIRE-RESISTANCE RATING REQUIRED BY OTHER SECTIONS OF THIS CODE.

(e) NOT LESS THAN THE FIRE-RESISTANCE RATING BASED ON FIRE SEPARATION DISTANCE (SEE TABLE 705.5).

(f) NOT LESS THAN THE FIRE-RESISTANCE RATING AS REFERENCED IN SECTION 704.10.

FBC-B SECTION 602.2

TYPES OF CONSTRUCTION I AND II

TYPES I AND II CONSTRUCTION ARE THOSE TYPES OF CONSTRUCTION IN WHICH THE BUILDING ELEMENTS LISTED IN TABLE 601 ARE OF NONCOMBUSTIBLE MATERIALS, EXCEPT AS PERMITTED IN SECTION 603 AND ELSEWHERE IN THIS CODE.

FIRE AND SMOKE PROTECTION FEATURES (FBC-B, CHAPTER 7)

FBC-B TABLE 705.2

MINIMUM DISTANCE OF PROJECTION

FIRE SEPARATION DISTANCE (FSD) (FT.)	MINIMUM DISTANCE FROM LINE USED TO DETERMINE FSD
0' TO LESS THAN 2'	PROJECTIONS NOT PERMITTED
2' TO LESS THAN 3'	24 IN.
3' TO LESS THAN 5'	TWO-THIRDS (⅔) FSD
5' OR GREATER	40 IN.

FBC-B TABLE 705.5

FIRE RESISTANCE RATING REQUIREMENTS FOR EXTERIOR WALLS BASED ON FIRE SEPARATION DISTANCE

FIRE SEPARATION DISTANCE = X (FT.)	TYPE OF CONSTRUCTION	OCCUPANCY GROUP (M)	OCCUPANCY GROUP (A, B, R, S-2)
X < 5	ALL	2	1
5 ≤ X < 10	OTHERS (I 'B')	1	1
10 ≤ X < 30	I 'B'	1	1
X ≥ 30	ALL	0	0

CODE SUMMARY

FBC-B TABLE 705.8

MAXIMUM AREA OF EXTERIOR WALL OPENINGS BASED ON FIRE SEPARATION DISTANCE AND DEGREE OF OPENING PROTECTION

FIRE SEPARATION DISTANCE (FT.)	DEGREE OF OPENING PROTECTION	ALLOWABLE AREA
0' TO LESS THAN 3'	UNPROTECTED, SPRINKLERED (UP, S)	NOT PERMITTED
3' TO LESS THAN 5'	UNPROTECTED, SPRINKLERED (UP, S)	15%
5' TO LESS THAN 10'	UNPROTECTED, SPRINKLERED (UP, S)	25%
10' TO LESS THAN 15'	UNPROTECTED, SPRINKLERED (UP, S)	45%
15' TO LESS THAN 20'	UNPROTECTED, SPRINKLERED (UP, S)	75%
20' TO LESS THAN 25'	UNPROTECTED, SPRINKLERED (UP, S)	NO LIMIT
25' TO LESS THAN 30'	UNPROTECTED, SPRINKLERED (UP, S)	NO LIMIT
30' OR GREATER	UNPROTECTED, SPRINKLERED (UP, S)	NO LIMIT

REQUIRED FIRE-RESISTANCE RATED DPACES

SPACE	REQUIRED RATING	REFERENCE
INFORMATION TECHNOLOGY EQUIPMENT	1-HR.	NFPA 75 6.1.3
FIRE ALARM EQUIPMENT	2-HR.	NFPA 72 CHAPTER 12
ELECTRICAL ROOM > 112.5 KVA	1-HR.	NFPA 70 450.21
TRANSFORMER VAULT	3-HR.	NFPA 70 450.42
MECHANICAL SHAFT	2-HR.	FBC-B 713, FFPC 8.6.5
STAIR SHAFTS	2-HR.	FBC-B 713.4, FFPC 7.1.3.2.1
INTERIOR RESIDENTIAL CORRIDOR	1/2-HR.	FBC-B 1020.2, FFPC 30.3.6.1.2
ELEVATOR LOBBY	1-HR.	FBC-B 3006.3
DWELLING UNIT SEPARATION	1-HR.	FBC-B 420, FFPC 30.3.7.2
FIRE COMMAND CENTER	1-HR.	FBC-B 911.1.2
MAINTENANCE SHOPS	1-HR.	FFPC 30.3.2.1.1
TRASH COLLECTION ROOMS	2-HR.	FBC-B 713.13
EMERGENCY SWITCHGEAR ROOM	2-HR.	NFPA 110 7.2.1.1
FIRE PUMP ROOM	2-HR.	FBC-B 913.2, NFPA 20 4.14
ELEVATOR MACHINE ROOM AND SHAFT	2-HR.	FBC-B 713
GENERATOR ROOM	2-HR.	FBC-B 403, NFPA 110 7.2.1.1
PARKING GARAGE	2-HR.	NFPA 88A 5.2.1

INTERIOR FINISHES AND DECORATIVE ELEMENTS (FBC-B, CHAPTER 8)

FBC-B TABLE 803.11

INTERIOR WALL AND CEILING FINISH REQUIREMENTS BY OCCUPANCY

OCCUPANCY GROUP	SPRINKLERED		
	EXIT ENCLOSURE AND EXIT PASSAGEWAYS	CORRIDORS	ROOMS AND ENCLOSED SPACES
R-2	C	C	C
A-3	B	B	C
B	B	C	C
M	B	C	C
S	C	C	C

CLASS A: FLAME SPREAD INDEX 0-25; SMOKE-DEVELOP INDEX 0-450

CLASS B: FLAME SPREAD INDEX 26-75; SMOKE-DEVELOP INDEX 0-450

CLASS C: FLAME SPREAD INDEX 76-200; SMOKE-DEVELOP INDEX 0-450

FIRE PROTECTION SYSTEMS (FBC-B, CHAPTER 9)

FBC-B TABLE 906.3

FIRE EXTINGUISHERS FOR CLASS A FIRE HAZARDS

HAZARD AREA	MAXIMUM SIZE AND TYPE	MAXIMUM TRAVEL DISTANCE TO EXTINGUISHER (FT.)	MAXIMUM FLOOR AREA PER UNIT OF A (SF)	MAXIMUM FLOOR AREA PER EXINGUISHER (SF)
LOW HAZARD (RESIDENTIAL ASSEMBLY, BUSINESS, MERCANTILE)	2A:10B:C (INCREASE RATING BASED ON LIMITS)	75	3,000	11,250
MODERATE HAZARD (PARKING GARAGE, STORAGE)	2A:10B:C (INCREASE RATING BASED ON LIMITS)	50	1,500	11,250

MEANS OF EGRESS (FBC-B, CHAPTER 10)

FBC-B TABLE 1004.5

MAXIMUM FLOOR AREA ALLOWANCES PER OCCUPANT

FUNCTION OF SPACE	OCCUPANT LOAD FACTOR (SF)
ACCESSORY SOTRAGE AREAS, MECHANICAL EQUIPMENT ROOM	300 GROSS
WAITING AREAS	15 GROSS
ASSEMBLY - UNCONCENTRATED (TABLES AND CHAIRS)	15 NET
BUSINESS AREAS	150 GROSS
EXERCISE ROOMS	50 GROSS
LIBRARY - READING ROOMS	50 NET
MERCANTILE	60 GROSS
PARKING GARAGES	200 GROSS
RESIDENTIAL	200 GROSS
POOL	50 GROSS
DECKS	15 GROSS

CODE SUMMARY

FBC-B SECTION 1005

MEANS OF EGRESS SIZING

OCCUPANCY	EGRESS DOOR FACTOR / OCCUPANT	EGRESS STAIR FACTOR / OCCPUANT
ALL	0.2	0.3

FBC-B TABLE 1006.2.1

SPACES WITH ONE EXIT OR EXIT ACCESS DOORWAY

OCCUPANCY	MAXIMUM OCCUPANT LOAD OF SPACE	WITH SPRINKLER SYSTEM (FT.)
R-2	49	125 (75 MAX. WITHIN UNIT)
A	49	75
B	49	100
M	49	75
S	29	100

FBC-B TABLE 1017.2

EXIT ACCESS TRAVEL DISTANCE

OCCUPANCY	WITH SPRINKLER SYSTEM (FT.)
R	250
A	250
B	300
M	250
S-2	400

FBC-B TABLE 1020.2

CORRIDOR FIRE-RESISTANCE RATING

OCCUPANCY	OCCUPANT LOAD SERVED BY CORRIDOR	REQUIRED FIRE-RESISTANCE RATING W/ SPRINKLER SYSTEM (HR.)
R	GREATER THAN 10	0.5
A	GREATER THAN 30	0
B	GREATER THAN 30	0
M	GREATER THAN 30	0
S	GREATER THAN 30	0

FBC-B TABLE 1020.3

MINIMUM CORRIDOR WIDTH

OCCUPANCY	MINIMUM WIDTH (IN.)
ANY FACILITIES NOT LISTED BELOW	44
ACCESS TO UTILIZATION OF MECHANICAL, PLUMBING, OR ELECTRICAL SYSTEMS OR EQUIPMENT	24
WITH AN OCCUPANCY LOAD OF LESS THAN 50	36
WITHIN A DWELLING UNIT	36

FBC-B TABLE 1020.5

DEAD-ENDS

OCCUPANCY	CORRIDOR DEAD-END LEGNTH (FT.)
R-2	50
A	20
B	50
M	50
S-2	50

CODE SUMMARY

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UNIT MATRIX PER LEVEL

NAME	DESCRIPTION	AVERAGE NET SQ.FT / UNIT	AVERAGE GROSS SQ.FT / UNIT	COUNT	TOTAL GROSS SQ.FT
GROUND LEVEL					
UNIT S1	STUDIO	391 SF	470	2	940
UNIT A2	1 BEDROOMS	434 SF	482	2	964
UNIT A2.1	1 BEDROOMS	452 SF	513	1	513
UNIT A2.2	1 BEDROOMS	429 SF	480	1	480
UNIT A3	1 BEDROOMS	433 SF	484	1	484
UNIT A4	1 BEDROOMS	472 SF	531	1	531
UNIT B1	2 BEDROOMS	663 SF	727	4	2908
UNIT C1.1	3 BEDROOMS	985 SF	1107	1	1107
UNIT D1	4 BEDROOMS	1256 SF	1355	1	1355
UNIT D1.6	4 BEDROOMS	1240 SF	1357	1	1357
UNIT D2	4 BEDROOMS	1375 SF	1508	2	3016
UNIT D4	4 BEDROOMS	1334 SF	1460	1	1460
UNIT D5	4 BEDROOMS	1357 SF	1478	4	5912
UNIT E1	5 BEDROOMS	1419 SF	1534	1	1534
UNIT E2	5 BEDROOMS	1444 SF	1616	1	1616
UNIT E3	5 BEDROOMS	1564 SF	1690	1	1690
		15249 SF	16792	25	25867
2ND LEVEL					
UNIT S1	STUDIO	392 SF	470	4	1880
UNIT S1.2	STUDIO	437 SF	479	2	958
UNIT A1	1 BEDROOMS	410 SF	463	1	463
UNIT A2.1	1 BEDROOMS	453 SF	513	2	1026
UNIT A2.2	1 BEDROOMS	431 SF	480	2	960
UNIT A3	1 BEDROOMS	435 SF	484	1	484
UNIT A4	1 BEDROOMS	472 SF	531	1	531
UNIT A5	1 BEDROOMS	432 SF	487	1	487
UNIT B1	2 BEDROOMS	663 SF	723	6	4336
UNIT B1.1	2 BEDROOMS	665 SF	781	1	781
UNIT B1.3	2 BEDROOMS	747 SF	815	2	1630
UNIT B1.4	2 BEDROOMS	662 SF	788	1	788
UNIT C1	3 BEDROOMS	954 SF	1039	1	1039
UNIT D1	4 BEDROOMS	1252 SF	1355	2	2710
UNIT D1.1	4 BEDROOMS	1229 SF	1347	1	1347
UNIT D1.4	4 BEDROOMS	1227 SF	1348	2	2695
UNIT D1.6	4 BEDROOMS	1223 SF	1356	2	2711
UNIT D1.7	4 BEDROOMS	1221 SF	1400	1	1400
UNIT D2	4 BEDROOMS	1379 SF	1508	4	6032
UNIT D3	4 BEDROOMS	1214 SF	1312	1	1312
UNIT D4	4 BEDROOMS	1333 SF	1446	1	1446
UNIT D4.1	4 BEDROOMS	1465 SF	1595	1	1595
UNIT D5	4 BEDROOMS	1354 SF	1477	4	5908
UNIT E1	5 BEDROOMS	1421 SF	1534	2	3068
UNIT E2	5 BEDROOMS	1443 SF	1616	2	3232
UNIT E3	5 BEDROOMS	1566 SF	1690	2	3380
		24481 SF	27036	50	52199
3RD LEVEL					
UNIT S1	STUDIO	392 SF	470	4	1880
UNIT S1.2	STUDIO	433 SF	479	2	958
UNIT A1	1 BEDROOMS	409 SF	463	1	463
UNIT A2.1	1 BEDROOMS	453 SF	513	2	1026
UNIT A2.2	1 BEDROOMS	431 SF	480	2	960
UNIT A3	1 BEDROOMS	435 SF	484	1	484
UNIT A4	1 BEDROOMS	472 SF	531	1	531
UNIT A5	1 BEDROOMS	432 SF	487	1	487
UNIT B1	2 BEDROOMS	663 SF	723	7	5059
UNIT B1.1	2 BEDROOMS	664 SF	781	2	1562
UNIT B1.3	2 BEDROOMS	747 SF	815	2	1630
UNIT B1.4	2 BEDROOMS	662 SF	788	1	788
UNIT C1	3 BEDROOMS	954 SF	1039	1	1039
UNIT D1	4 BEDROOMS	1252 SF	1354	2	2708
UNIT D1.1	4 BEDROOMS	1229 SF	1347	1	1347
UNIT D1.4	4 BEDROOMS	1230 SF	1344	2	2688
UNIT D1.6	4 BEDROOMS	1223 SF	1356	2	2711
UNIT D1.7	4 BEDROOMS	1226 SF	1391	1	1391
UNIT D2	4 BEDROOMS	1379 SF	1508	4	6032
UNIT D3	4 BEDROOMS	1217 SF	1312	2	2624
UNIT D4	4 BEDROOMS	1335 SF	1446	1	1446
UNIT D4.1	4 BEDROOMS	1465 SF	1595	1	1595
UNIT D5	4 BEDROOMS	1354 SF	1477	4	5908
UNIT E1	5 BEDROOMS	1421 SF	1534	2	3068
UNIT E2	5 BEDROOMS	1443 SF	1616	2	3232
UNIT E3	5 BEDROOMS	1568 SF	1690	2	3380
		24489 SF	27022	53	54997
4TH LEVEL					
UNIT S1.1	STUDIO	392 SF	435	4	1740
UNIT S1.3	STUDIO	394 SF	461	2	922
UNIT A1	1 BEDROOMS	410 SF	463	1	463
UNIT A2.2	1 BEDROOMS	431 SF	480	2	960
UNIT A2.3	1 BEDROOMS	447 SF	475	2	950
UNIT A3	1 BEDROOMS	435 SF	484	1	484
UNIT A4	1 BEDROOMS	472 SF	531	1	531
UNIT A5	1 BEDROOMS	432 SF	487	1	487
UNIT B1	2 BEDROOMS	663 SF	723	9	6505
UNIT B1.5	2 BEDROOMS	662 SF	730	1	730
UNIT B1.6	2 BEDROOMS	621 SF	785	2	1570
UNIT C1	3 BEDROOMS	953 SF	1039	1	1039
UNIT D1.2	4 BEDROOMS	1235 SF	1334	2	2668
UNIT D1.3	4 BEDROOMS	1228 SF	1327	1	1327
UNIT D1.4	4 BEDROOMS	1214 SF	1344	2	2688
UNIT D1.5	4 BEDROOMS	1206 SF	1316	1	1316
UNIT D1.6	4 BEDROOMS	1225 SF	1317	1	1317
UNIT D1.8	4 BEDROOMS	1214 SF	1287	1	1287
UNIT D2.1	4 BEDROOMS	1379 SF	1490	4	5960
UNIT D3.1	4 BEDROOMS	1217 SF	1293	2	2586
UNIT D4	4 BEDROOMS	1335 SF	1446	1	1446
UNIT D4.1	4 BEDROOMS	1465 SF	1595	1	1595
UNIT D5	4 BEDROOMS	1354 SF	1477	4	5908
UNIT E1	5 BEDROOMS	1421 SF	1534	2	3068
UNIT E2.1	5 BEDROOMS	1443 SF	1557	2	3114
UNIT E3	5 BEDROOMS	1566 SF	1690	2	3380
		24814 SF	27100	53	54041
5TH LEVEL					
UNIT S1.1	STUDIO	392 SF	435	4	1740
UNIT S1.3	STUDIO	394 SF	461	2	922
UNIT A1	1 BEDROOMS	410 SF	463	1	463
UNIT A2.2	1 BEDROOMS	431 SF	480	2	960
UNIT A2.3	1 BEDROOMS	447 SF	475	2	950
UNIT A3	1 BEDROOMS	435 SF	484	1	484
UNIT A4	1 BEDROOMS	472 SF	531	1	531
UNIT A5	1 BEDROOMS	432 SF	487	1	487
UNIT B1	2 BEDROOMS	663 SF	723	9	6505
UNIT B1.5	2 BEDROOMS	662 SF	730	1	730
UNIT B1.6	2 BEDROOMS	621 SF	785	2	1570
UNIT C1	3 BEDROOMS	953 SF	1039	1	1039
UNIT D1.2	4 BEDROOMS	1235 SF	1334	2	2668
UNIT D1.3	4 BEDROOMS	1228 SF	1327	1	1327
UNIT D1.4	4 BEDROOMS	1214 SF	1344	2	2688
UNIT D1.5	4 BEDROOMS	1206 SF	1316	1	1316
UNIT D1.6	4 BEDROOMS	1225 SF	1317	1	1317
UNIT D1.8	4 BEDROOMS	1214 SF	1287	1	1287
UNIT D2.1	4 BEDROOMS	1370 SF	1490	4	5960
UNIT D3.1	4 BEDROOMS	1195 SF	1293	2	2586
UNIT D4	4 BEDROOMS	1335 SF	1446	1	1446
UNIT D4.1	4 BEDROOMS	1465 SF	1595	1	1595
UNIT D5	4 BEDROOMS	1354 SF	1477	4	5908
UNIT E1	5 BEDROOMS	1421 SF	1534	2	3068
UNIT E2.1	5 BEDROOMS	1443 SF	1557	2	3114
UNIT E3	5 BEDROOMS	1566 SF	1690	2	3380
		24783 SF	27100	53	54041
6TH LEVEL					
UNIT S1.1	STUDIO	392 SF	435	4	1740
UNIT S1.3	STUDIO	394 SF	461	2	922
UNIT A1	1 BEDROOMS	410 SF	463	1	463
UNIT A2.2	1 BEDROOMS	431 SF	480	2	960
UNIT A2.3	1 BEDROOMS	447 SF	475	2	950
UNIT A3	1 BEDROOMS	435 SF	484	1	484
UNIT A4	1 BEDROOMS	472 SF	531	1	531
UNIT A5	1 BEDROOMS	432 SF	487	1	487
UNIT B1	2 BEDROOMS	663 SF	723	9	6505
UNIT B1.5	2 BEDROOMS	662 SF	730	1	730
UNIT B1.6	2 BEDROOMS	621 SF	785	2	1570
UNIT C1	3 BEDROOMS	953 SF	1039	1	1039
UNIT D1.2	4 BEDROOMS	1235 SF	1334	2	2668
UNIT D1.3	4 BEDROOMS	1228 SF	1327	1	1327
UNIT D1.4	4 BEDROOMS	1214 SF	1344	2	2688
UNIT D1.5	4 BEDROOMS	1206 SF	1316	1	1316
UNIT D1.6	4 BEDROOMS	1225 SF	1317	1	1317
UNIT D1.8	4 BEDROOMS	1214 SF	1287	1	1287
UNIT D2.1	4 BEDROOMS	1370 SF	1490	4	5960
UNIT D3.1	4 BEDROOMS	1195 SF	1293	2	2586
UNIT D4	4 BEDROOMS	1335 SF	1446	1	1446
UNIT D4.1	4 BEDROOMS	1465 SF	1595	1	1595
UNIT D5	4 BEDROOMS	1354 SF	1477	4	5908
UNIT E1	5 BEDROOMS	1421 SF	1534	2	3068
UNIT E2.1	5 BEDROOMS	1443 SF	1557	2	3114
UNIT E3	5 BEDROOMS	1566 SF	1690	2	3380
		24783 SF	27100	53	54041
7TH LEVEL					
UNIT S1.1	STUDIO	392 SF	435	4	1740
UNIT S1.3	STUDIO	394 SF	461	2	922
UNIT A1	1 BEDROOMS	410 SF	463	1	463
UNIT A2.2	1 BEDROOMS	431 SF	480	2	960
UNIT A2.3	1 BEDROOMS	447 SF	475	2	950
UNIT A3	1 BEDROOMS	435 SF	484	1	484
UNIT A4	1 BEDROOMS	472 SF	531	1	531
UNIT A5	1 BEDROOMS	432 SF	487	1	487
UNIT B1	2 BEDROOMS	663 SF	723	9	6505
UNIT B1.5	2 BEDROOMS	662 SF	730	1	730
UNIT B1.6	2 BEDROOMS	621 SF	785	2	1570
UNIT C1	3 BEDROOMS	953 SF	1039	1	1039
UNIT D1.2	4 BEDROOMS	1235 SF	1334	2	2668
UNIT D1.3	4 BEDROOMS	1228 SF	1327	1	1327
UNIT D1.4	4 BEDROOMS	1214 SF	1344	2	2688
UNIT D1.5	4 BEDROOMS	1206 SF	1316	1	1316
UNIT D1.6	4 BEDROOMS	1225 SF	1317	1	1317
UNIT D1.8	4 BEDROOMS	1214 SF	1287	1	1287
UNIT D2.1	4 BEDROOMS	1371 SF	1490	2	2980
UNIT D3.1	4 BEDROOMS	1195 SF	1293	2	2586
UNIT D4	4 BEDROOMS	1335 SF	1446	1	1446
UNIT D4.1	4 BEDROOMS	1465 SF	1595	1	1595
UNIT D5	4 BEDROOMS	1354 SF	1477	4	5908
UNIT E1	5 BEDROOMS	1421 SF	1534	2	3068
UNIT E2.1	5 BEDROOMS	1443 SF	1557	2	3114
UNIT E3	5 BEDROOMS	1566 SF	1690	2	3380
		25466 SF	27851	53	52563
TOTALS		188849 SF	207100	393	401790

AS PER SECTION 223 FLORIDA BUILDING CODE ACCESSIBILITY 2023 8TH EDITION	
233.3.1.1 RESIDENTIAL DWELLING UNITS WITH MOBILITY FEATURES	
MINIMUM 5% NUMBER OF UNITS REQUIRED	NUMBER OF UNITS PROVIDED
393 UNITS x 5% = 19.65	20
233.3.1.2 RESIDENTIAL DWELLING UNITS WITH COMMUNICATION FEATURES	
MINIMUM 2% NUMBER OF UNITS REQUIRED	NUMBER OF UNITS PROVIDED
393 UNITS x 2% = 7.86	8

UNIT MATRIX (PER LEVEL) 5

PARKING SCHEDULE PER LEVEL

TYPE	COUNT
LOWER PARKING	
GUEST/RETAIL PARKING SPACE (8.5' X 18')	8
	8
GROUND LEVEL	
ADA PARKING SPACE, ACCESS AISLE ONE SIDE (12' X 18')	2
EV PARKING SPACE (8.5' X 18')	7
GUEST/RETAIL PARKING SPACE (8.5' X 18')	47
RESIDENTIAL PARKING SPACE (8.5' X 18')	27
RIDESHARE PARKING SPACE (8.5' X 18')	5
	88
2ND LEVEL	
ADA PARKING SPACE, ACCESS AISLE ONE SIDE (12' X 18')	1
EV PARKING SPACE (8.5' X 18')	2
RESIDENTIAL PARKING SPACE (8.5' X 18')	46
	49
3RD LEVEL	
ADA PARKING SPACE, ACCESS AISLE ONE SIDE (12' X 18')	2
EV PARKING SPACE (8.5' X 18')	2
RESIDENTIAL PARKING SPACE (8.5' X 18')	82
	86
4TH LEVEL	
ADA PARKING SPACE, ACCESS AISLE ONE SIDE (12' X 18')	2
EV PARKING SPACE (8.5' X 18')	2
RESIDENTIAL PARKING SPACE (8.5' X 18')	82
	86
5TH LEVEL	
ADA PARKING SPACE, ACCESS AISLE ONE SIDE (12' X 18')	2
EV PARKING SPACE (8.5' X 18')	2
RESIDENTIAL PARKING SPACE (8.5' X 18')	82
	86
6TH LEVEL	
ADA PARKING SPACE, ACCESS AISLE ONE SIDE (12' X 18')	2
EV PARKING SPACE (8.5' X 18')	2
RESIDENTIAL PARKING SPACE (8.5' X 18')	82
	86
7TH LEVEL	
ADA PARKING SPACE, ACCESS AISLE ONE SIDE (12' X 18')	2
EV PARKING SPACE (8.5' X 18')	2
RESIDENTIAL PARKING SPACE (8.5' X 18')	82
	86
8TH LEVEL	
ADA PARKING SPACE, ACCESS AISLE ONE SIDE (12' X 18')	2
EV PARKING SPACE (8.5' X 18')	1
RESIDENTIAL PARKING SPACE (8.5' X 18')	65
	68
ROOF LEVEL	
ADA PARKING SPACE, ACCESS AISLE ONE SIDE (12' X 18')	1
RESIDENTIAL PARKING SPACE (8.5' X 18')	24
	25
TOTAL PER LEVEL	668

TOTAL PARKING SCHEDULE

TYPE	COUNT
ADA ACCESS AISLE (12' x 18')	16
EV (8.5' x 18')	20
GUEST/RETAIL (8.5' x 18')	55
RESIDENTIAL (8.5' x 18')	572
RIDESHARE (8.5' x 18')	5
TOTAL PARKING SPACES: 668	

AS PER FBC 2023 ACCESSIBILITY TABLE 208.2 - *Parking Spaces*

TOTAL NUMBER OF PARKING SPACES PROVIDED IN PARKING FACILITY	MINIMUM NUMBER OF REQUIRED ACCESSIBLE PARKING SPACES	ACCESSIBLE PARKING SPACES PROVIDED
501 TO 1000	2% OF TOTAL = (668 x 0.02 = 14)	16
TOTAL:		16 PARKING SPACES

PARKING DATA 3

UNIT MATRIX PER TYPE

NAME	TYPE	COUNT	AVERAGE NET SQ. FT. / UNIT	AVERAGE GROSS SQ. FT. / UNIT	TOTAL GROSS SQ.FT
UNIT S1	STUDIO	10	392 SF	470	4700
UNIT S1.1	STUDIO	20	392 SF	435	8700
UNIT S1.2	STUDIO	4	435 SF	479	1916
UNIT S1.3	STUDIO	10	394 SF	461	4610
UNIT A1	1 BEDROOMS	7	410 SF	463	3241
UNIT A2	1 BEDROOMS	2	434 SF	482	964
UNIT A2.1	1 BEDROOMS	5	453 SF	513	2565
UNIT A2.2	1 BEDROOMS	15	431 SF	480	7200
UNIT A2.3	1 BEDROOMS	10	447 SF	475	4750
UNIT A3	1 BEDROOMS	8	435 SF	484	3872
UNIT A4	1 BEDROOMS	8	472 SF	531	4248
UNIT A5	1 BEDROOMS	7	432 SF	487	3409
UNIT B1	2 BEDROOMS	62	663 SF	723	44828
UNIT B1.1	2 BEDROOMS	3	664 SF	781	2343
UNIT B1.2	2 BEDROOMS	2	682 SF	751	1502
UNIT B1.3	2 BEDROOMS	4	747 SF	815	3260
UNIT B1.4	2 BEDROOMS	2	662 SF	788	1576
UNIT B1.5	2 BEDROOMS	5	662 SF	730	3650
UNIT B1.6	2 BEDROOMS	10	621 SF	785	7850
UNIT C1	3 BEDROOMS	7	953 SF	1039	7273
UNIT C1.1	3 BEDROOMS	1	985 SF	1107	1107
UNIT D1	4 BEDROOMS	5	1253 SF	1355	6773
UNIT D1.1	4 BEDROOMS	2	1229 SF	1347	2694
UNIT D1.2	4 BEDROOMS	10	1235 SF	1334	13340
UNIT D1.3	4 BEDROOMS	5	1228 SF	1327	6635
UNIT D1.4	4 BEDROOMS	14	1218 SF	1345	18823
UNIT D1.5	4 BEDROOMS	5	1206 SF	1316	6580
UNIT D1.6	4 BEDROOMS	10	1225 SF	1336	13364
UNIT D1.7	4 BEDROOMS	2	1224 SF	1396	2791
UNIT D1.8	4 BEDROOMS	5	1214 SF	1287	6435
UNIT D2	4 BEDROOMS	10	1378 SF	1508	15080
UNIT D2.1	4 BEDROOMS	18	1372 SF	1490	26820
UNIT D3	4 BEDROOMS	3	1216 SF	1312	3936
UNIT D3.1	4 BEDROOMS	10	1199 SF	1293	12930
UNIT D4	4 BEDROOMS	8	1335 SF	1448	11582
UNIT D4.1	4 BEDROOMS	7	1465 SF	1595	11165
UNIT D5	4 BEDROOMS	32	1355 SF	1477	47268
UNIT E1	5 BEDROOMS	15	1421 SF	1534	23010
UNIT E2	5 BEDROOMS	5	1443 SF	1616	8080
UNIT E2.1	5 BEDROOMS	10	1443 SF	1557	15570
UNIT E3	5 BEDROOMS	15	1566 SF	1690	25350
TOTALS		393	37991 SF	41841	401790

UNIT MATRIX (PER TYPE) 4

UNIT MATRIX BREAK DOWN

DESCRIPTION	COUNT	PERCENTAGE
STUDIO	44	11.2%
1 BEDROOMS	62	15.8%
2 BEDROOMS	88	22.4%
3 BEDROOMS	8	2.0%
4 BEDROOMS	146	37.2%
5 BEDROOMS	45	11.5%
TOTALS	393	100.0%

UNIT MATRIX BREAKDOWN 2

GROSS BLDG AREA SCHEDULE - BY USE

USE	AREA
GARAGE	237640 SF
PAVED ROOFTOP	25765 SF
RESIDENTIAL	513132 SF
RETAIL	16462 SF
ROOFTOP	39768 SF
UPPER ROOF	11334 SF
TOTAL GROSS AREA	844100 SF

GROSS BLDG AREA SCHEDULE - BY LEVEL

LEVEL	AREA
ROOF LEVEL	25765 SF
GROUND LEVEL	93259 SF
2ND LEVEL	93043 SF
3RD LEVEL	93043 SF
4TH LEVEL	92080 SF
5TH LEVEL	92080 SF
6TH LEVEL	92080 SF
7TH LEVEL	92080 SF
8TH LEVEL	92080 SF
ROOF LEVEL	67255 SF
TOP LEVEL	11334 SF
TOTAL GROSS AREA	844100 SF

AREA SCHEDULES 1

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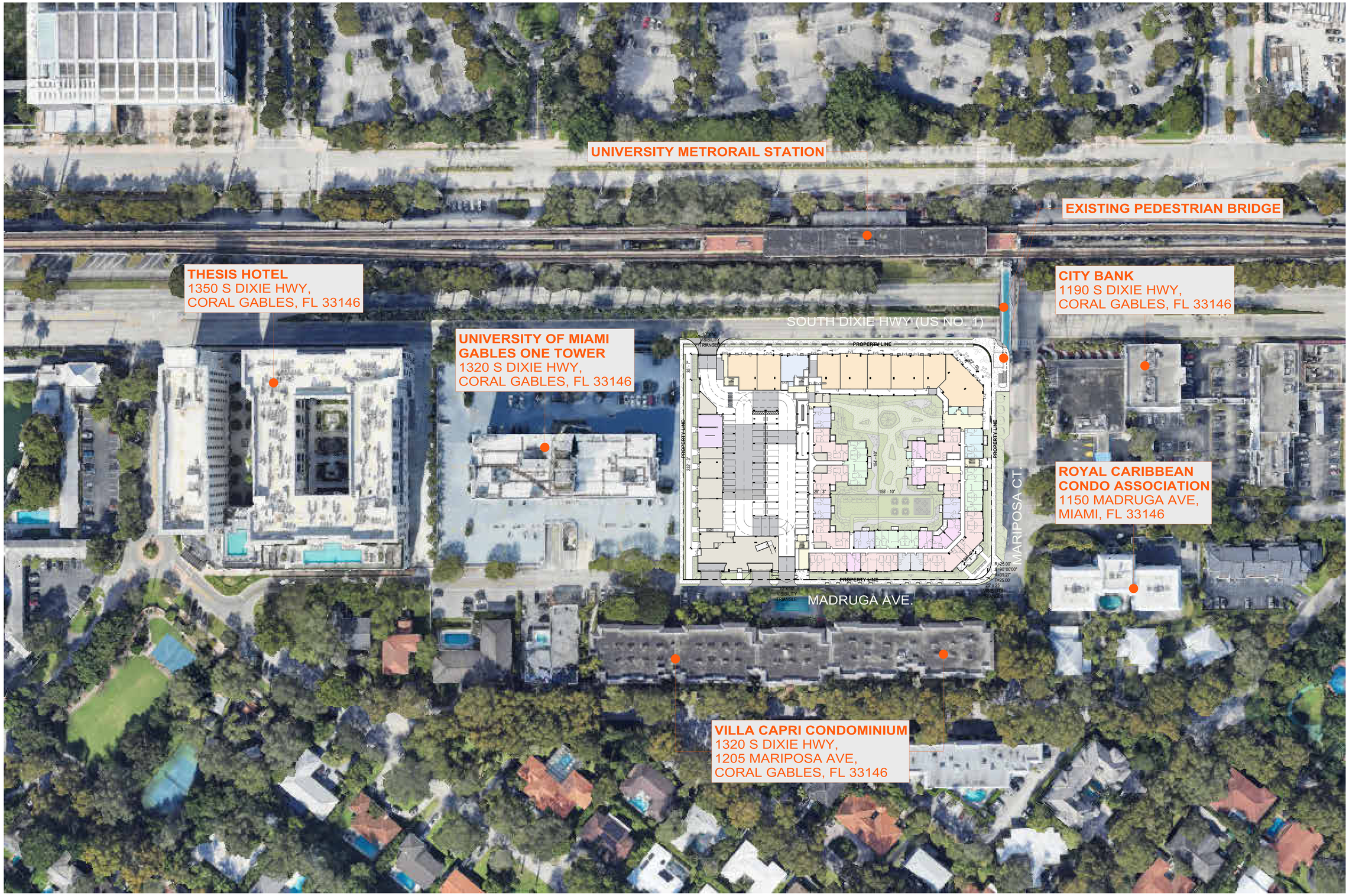
PROJECT NO: 24-067
DRAWING NAME: SQUARE FOOTAGE & AREA TAKEOFFS
DRAWN BY: R.Ballester
CHECKED BY: J.Font. / R. Padin
SHEET NO: A-0.05



LOCATION PLAN

1" = 50'-0"

1

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DRAWING NAME:
LOCATION PLAN
DRAWN BY:
R.Ballester
CHECKED BY:
J.Font / R. Padin
SHEET NO: A-0.06

RETAIL / RESTAURANT
LEASING OFFICE
LOBBY / CIRCULATION
RESTROOMS
BIKE STORAGE
BLDG. SUPPORT SERVICE
STUDIO
1 BEDROOMS
2 BEDROOMS
3 BEDROOMS
4 BEDROOMS
5 BEDROOMS

LEGEND:

BACKFLOW PREVENTER
FIRE DEPARTMENT CONNECTION VALVE
FIRE HYDRANT

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DATE: 4/6/2026 10:11:33 AM
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DRAWING NAME: SITE / GROUND FLOOR PLAN
DRAWN BY: R.Ballester
CHECKED BY: J.Font / R. Padin
SHEET NO: A-1.0

SITE / GROUND FLOOR PLAN
1/16" = 1'-0"
1

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DATE:
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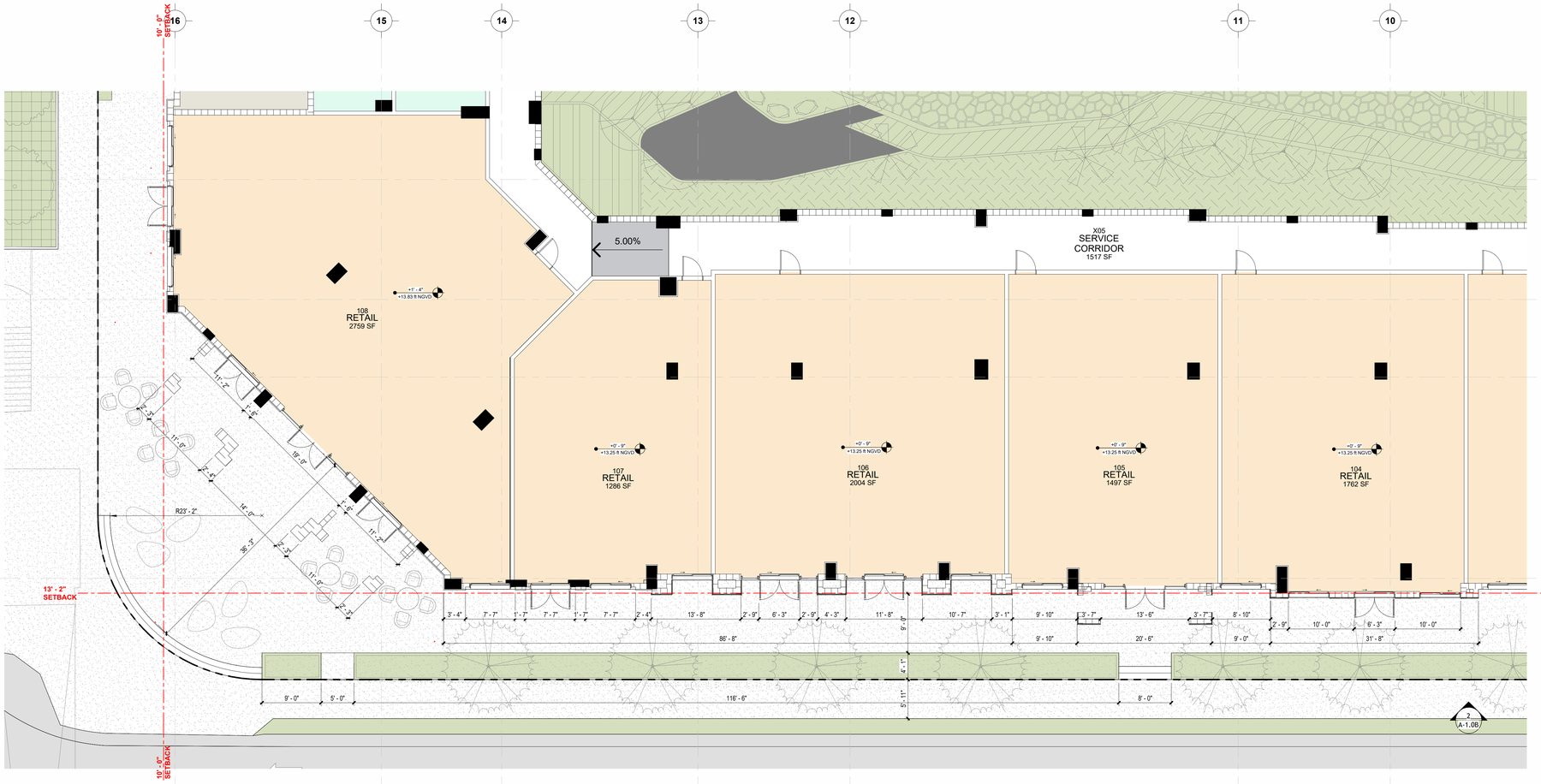
PROJECT NO:
24-067
DRAWING NAME:
SITE / GROUND FLOOR PLAN - ENLARGED PUBLIC REALM
DRAWN BY:
Author
CHECKED BY:
Checker
SHEET NO: A-1.0A

SITE / GROUND FLOOR PLAN - NW SECTOR

1/8" = 1'-0"

1



SITE / GROUND FLOOR PLAN - NE SECTOR

1/8" = 1'-0"

1

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SITE / GROUND FLOOR PLAN - ENLARGED PUBLIC REALM
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SHEET NO: A-1.0B

SITE / GROUND FLOOR PLAN - EAST SECTOR

1/8" = 1'-0"

1

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PROJECT NO:
24-067
DRAWING NAME:
SITE / GROUND FLOOR PLAN - EAST SECTOR
DRAWN BY:
Author
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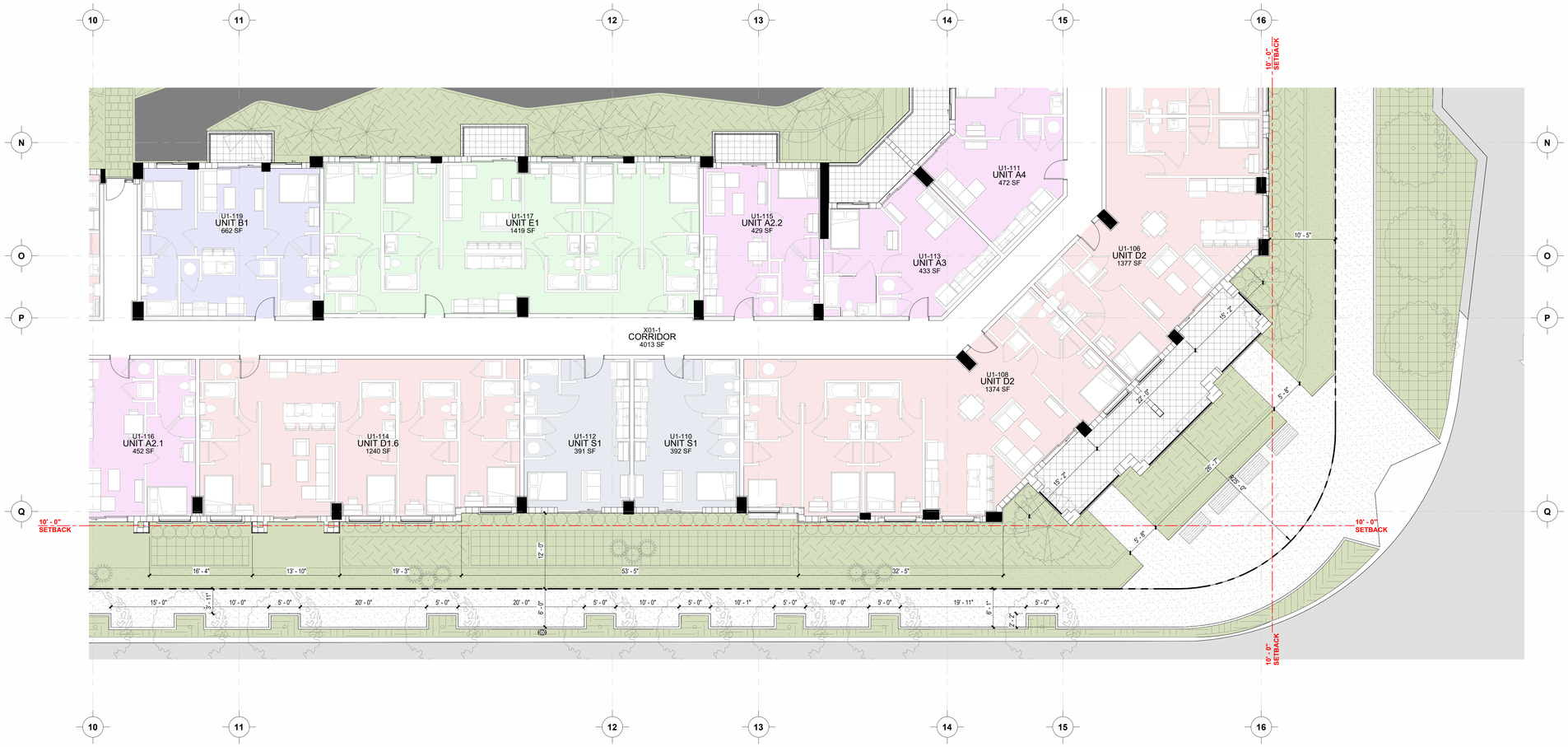
Checker
SHEET NO: A-1.0C



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PROJECT NO:
24-067
DRAWING NAME:
SITE / GROUND FLOOR PLAN - ENLARGED PUBLIC REALM
DRAWN BY:
Author
CHECKED BY:
Checker
SHEET NO: A-1.0D

SITE / GROUND FLOOR PLAN - SE SECTOR
1/8" = 1'-0"
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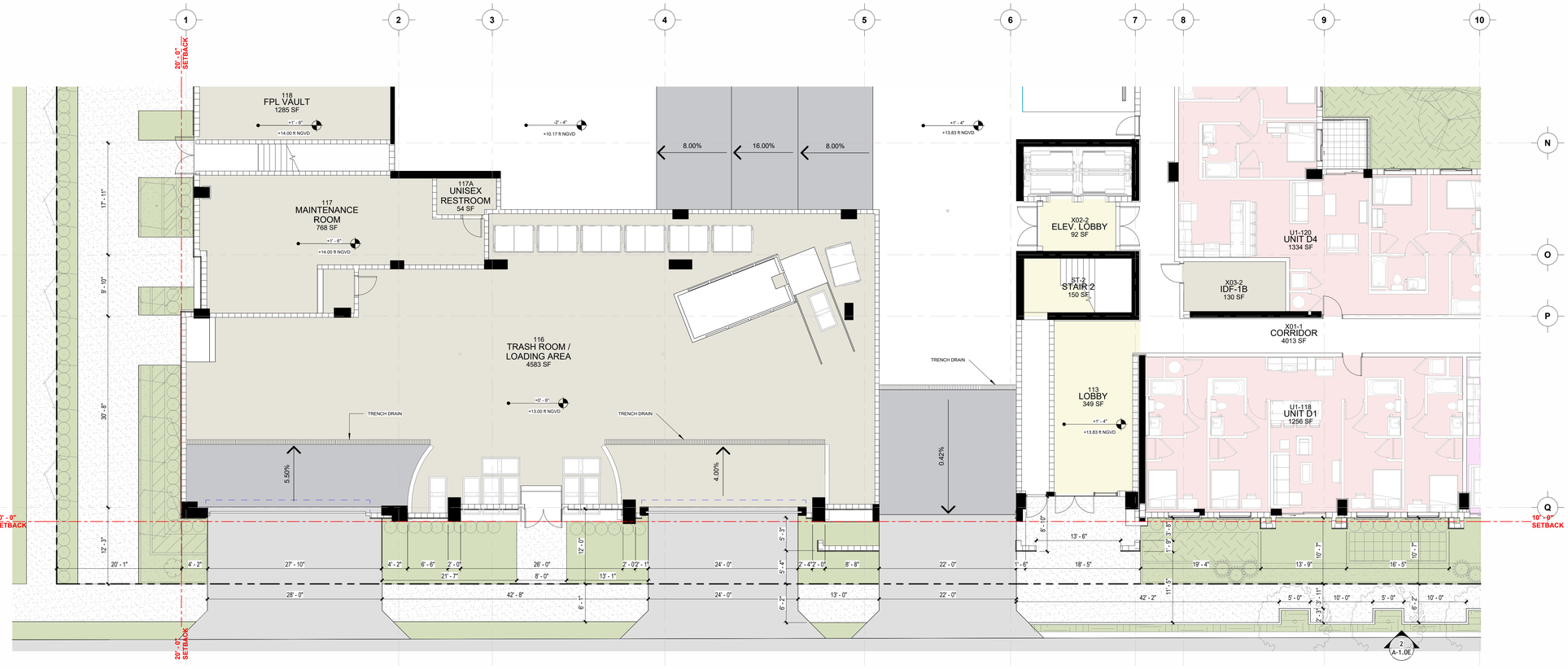

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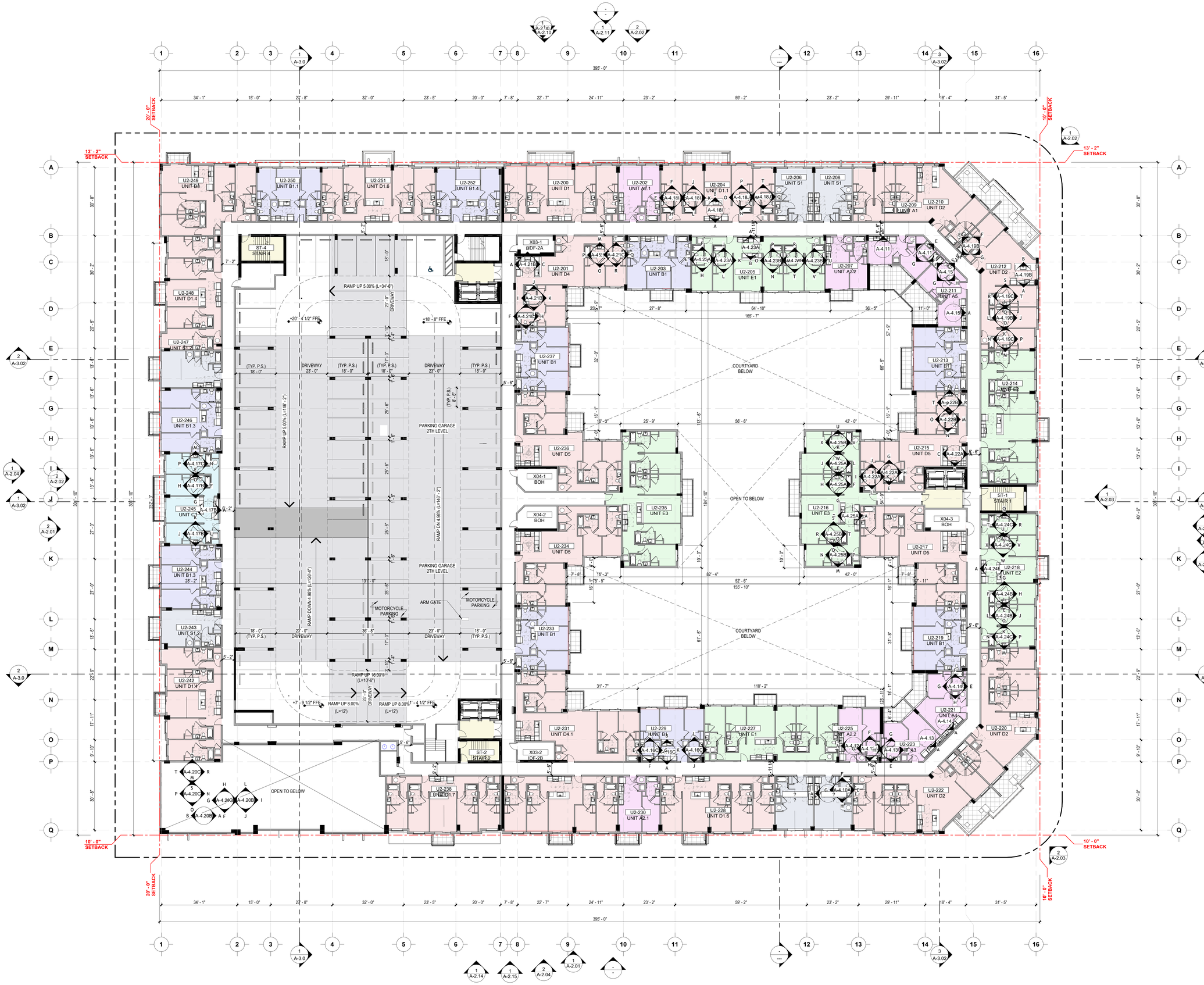
PROJECT NO:
24-067
DRAWING NAME:
SITE / GROUND FLOOR PLAN - ENLARGED PUBLIC REALM
DRAWN BY:
Author
CHECKED BY:
Checker
SHEET NO: A-1.0E

SITE / GROUND FLOOR PLAN - SW SECTOR
1/8" = 1'-0"
1



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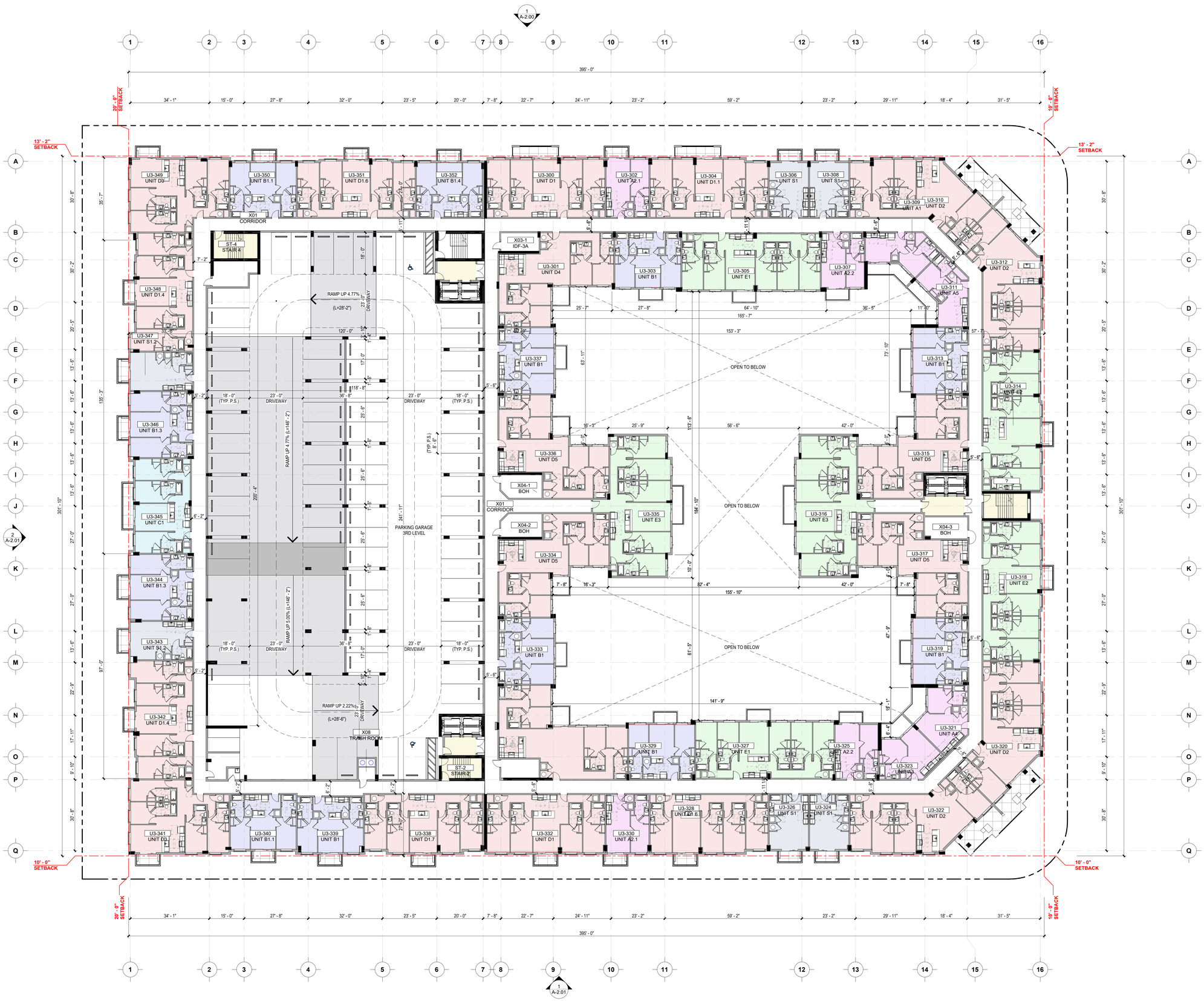
DATE: 4/6/2026 9:26:47 AM
PROJECT NO: 24-067
DRAWING NAME: 2ND LEVEL FLOOR PLAN
DRAWN BY: R.Ballester
CHECKED BY: J.Font / R. Padin
SHEET NO: A-1.1

2ND LEVEL FLOOR PLAN

1/16" = 1'-0"

1



LOBBY / CIRCULATION
STUDIO
1 BEDROOMS
2 BEDROOMS
3 BEDROOMS
4 BEDROOMS
5 BEDROOMS

3RD LEVEL FLOOR PLAN

1/16" = 1'-0"

1

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CERTIFICATION No. AA0002451

4533 PONCE DE LEON BLVD
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Javier Font AR12547

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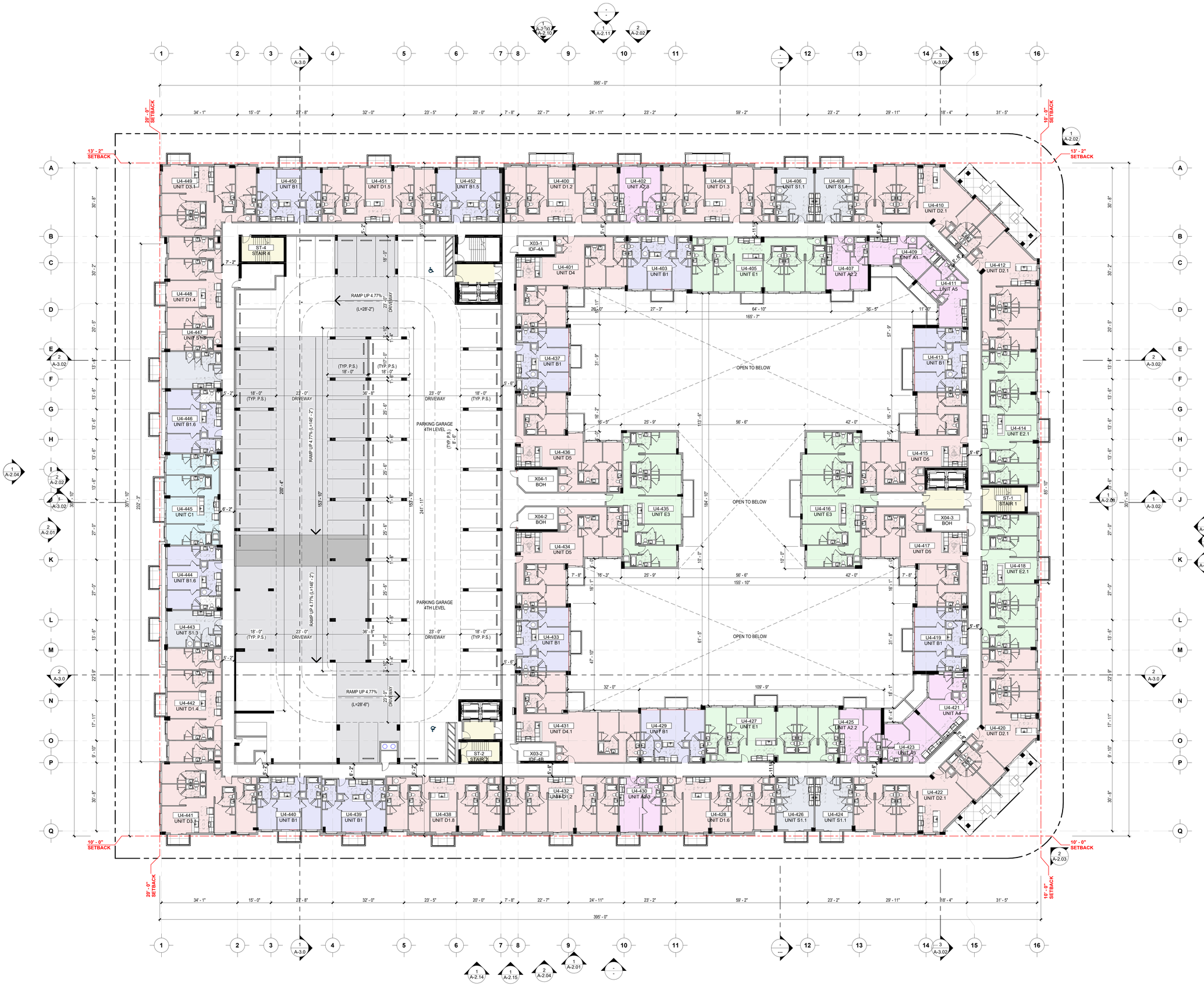
CLIENT INFORMATION:
LCD ACQUISITIONS, LLC

DATE:
08/04/2025

REVISIONS:
DATE

10/28/25

PROJECT No.
24-067
DRAWN BY:
R.Ballester
CHECKED BY:
J.Font / R. Padin
SCALE:
1/16" = 1'-0"
SHEET NAME:
3RD LEVEL FLOOR PLAN
SHEET No.
A-1.2



LOBBY / CIRCULATION
STUDIO
1 BEDROOMS
2 BEDROOMS
3 BEDROOMS
4 BEDROOMS
5 BEDROOMS

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PROJECT NO: 24-067
DRAWING NAME: 4TH LEVEL FLOOR PLAN
DRAWN BY: R.Ballester
CHECKED BY: J.Font / R. Padin
SHEET NO: A-1.3

4TH LEVEL FLOOR PLAN

1/16" = 1'-0"

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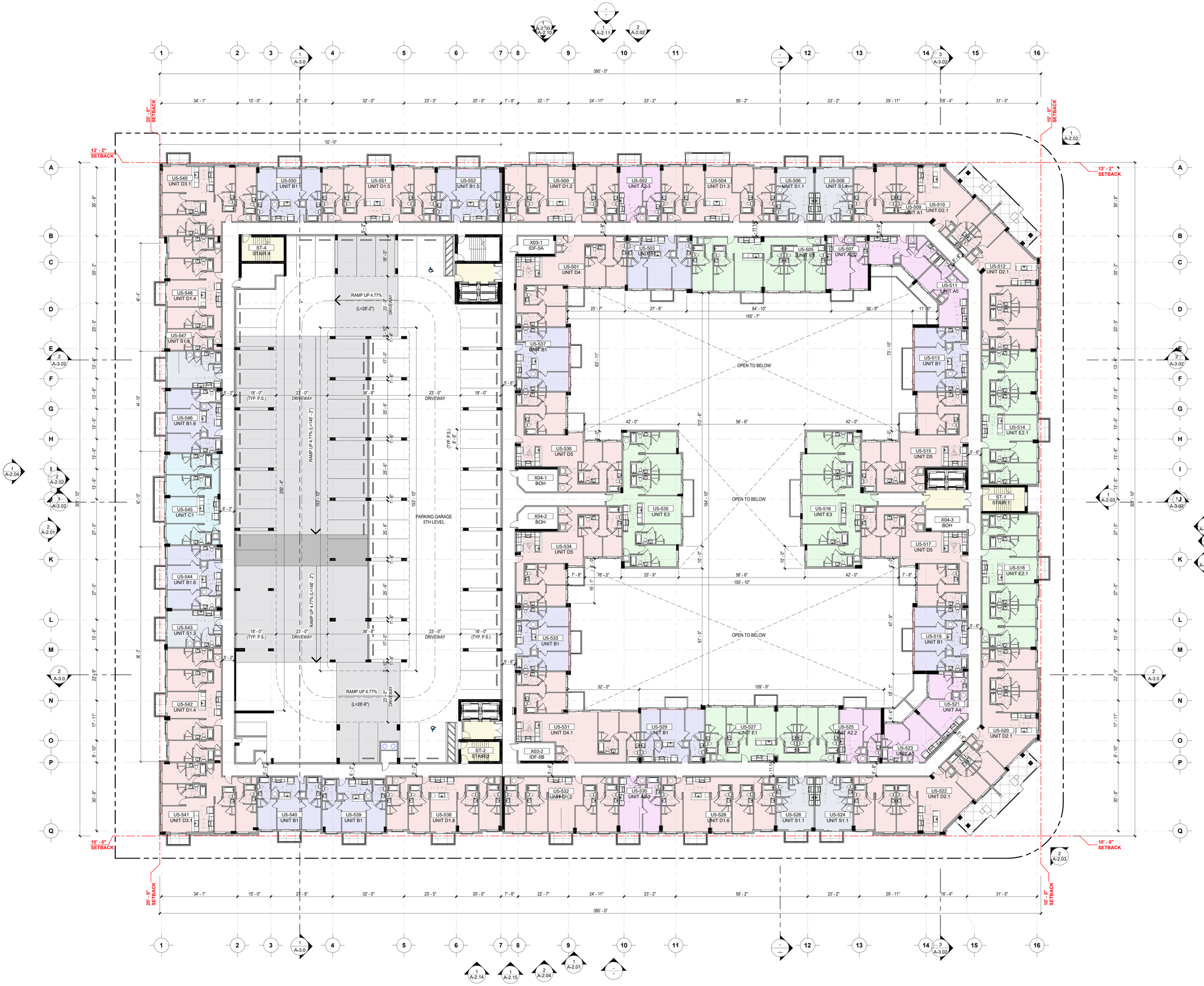

LOBBY / CIRCULATION
STUDIO
1 BEDROOMS
2 BEDROOMS
3 BEDROOMS
4 BEDROOMS
5 BEDROOMS

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PROJECT NO: 24-067
DRAWING NAME: 5TH LEVEL FLOOR PLAN
DRAWN BY: R.Ballester
CHECKED BY: J.Font / R. Padin
SHEET NO: A-1.4

5TH LEVEL FLOOR PLAN

1/16" = 1'-0"

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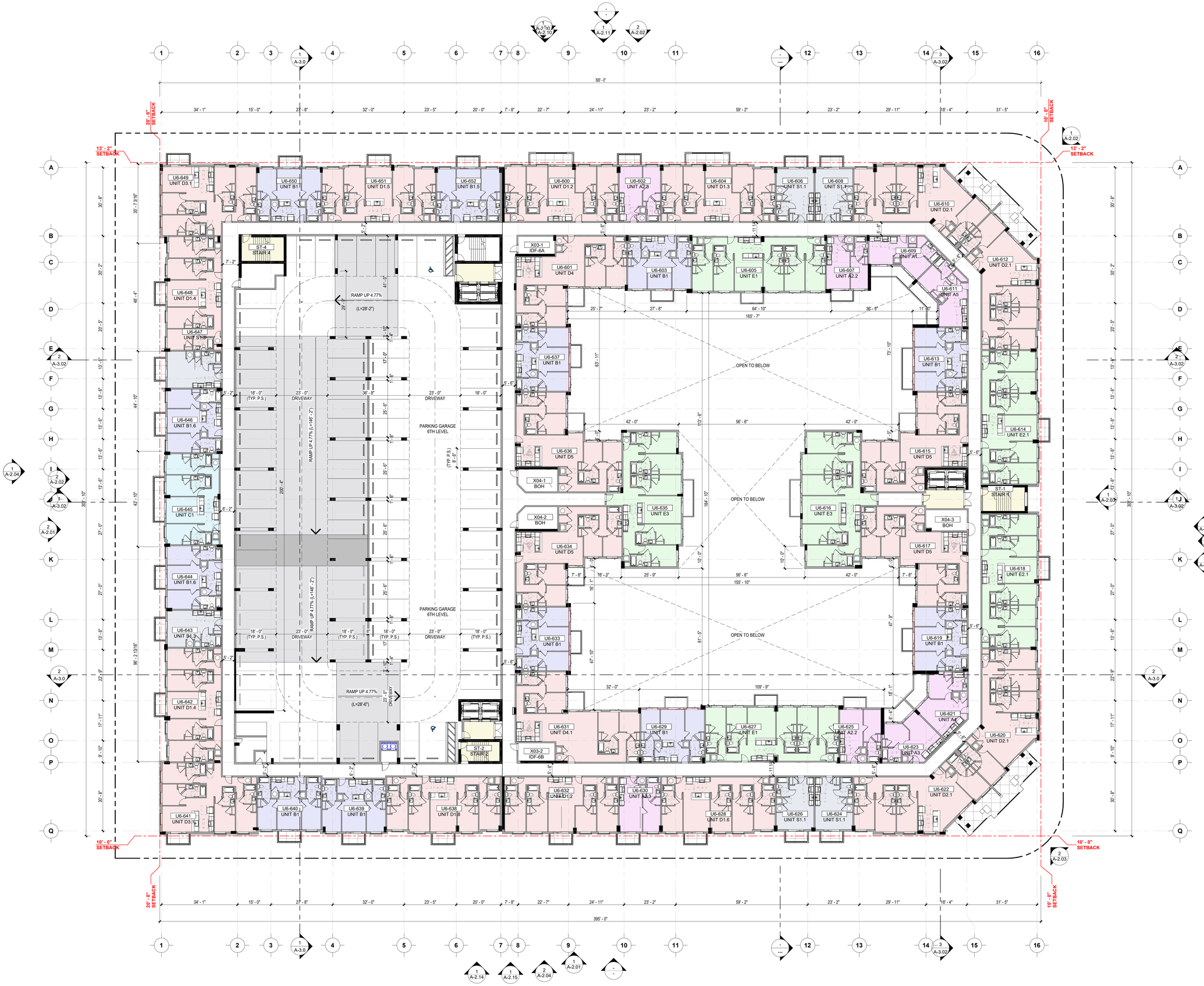

- LOBBY / CIRCULATION
- STUDIO
- 1 BEDROOMS
- 2 BEDROOMS
- 3 BEDROOMS
- 4 BEDROOMS
- 5 BEDROOMS

6TH LEVEL FLOOR PLAN

1/16" = 1'-0"

1

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DATE: 4/6/2026 9:27:41 AM
PROJECT NO: 24-067
DRAWING NAME: 6TH LEVEL FLOOR PLAN
DRAWN BY: R.Ballester
CHECKED BY: J.Font / R. Padin
SHEET NO: A-1.5

LOBBY / CIRCULATION
STUDIO
1 BEDROOMS
2 BEDROOMS
3 BEDROOMS
4 BEDROOMS
5 BEDROOMS

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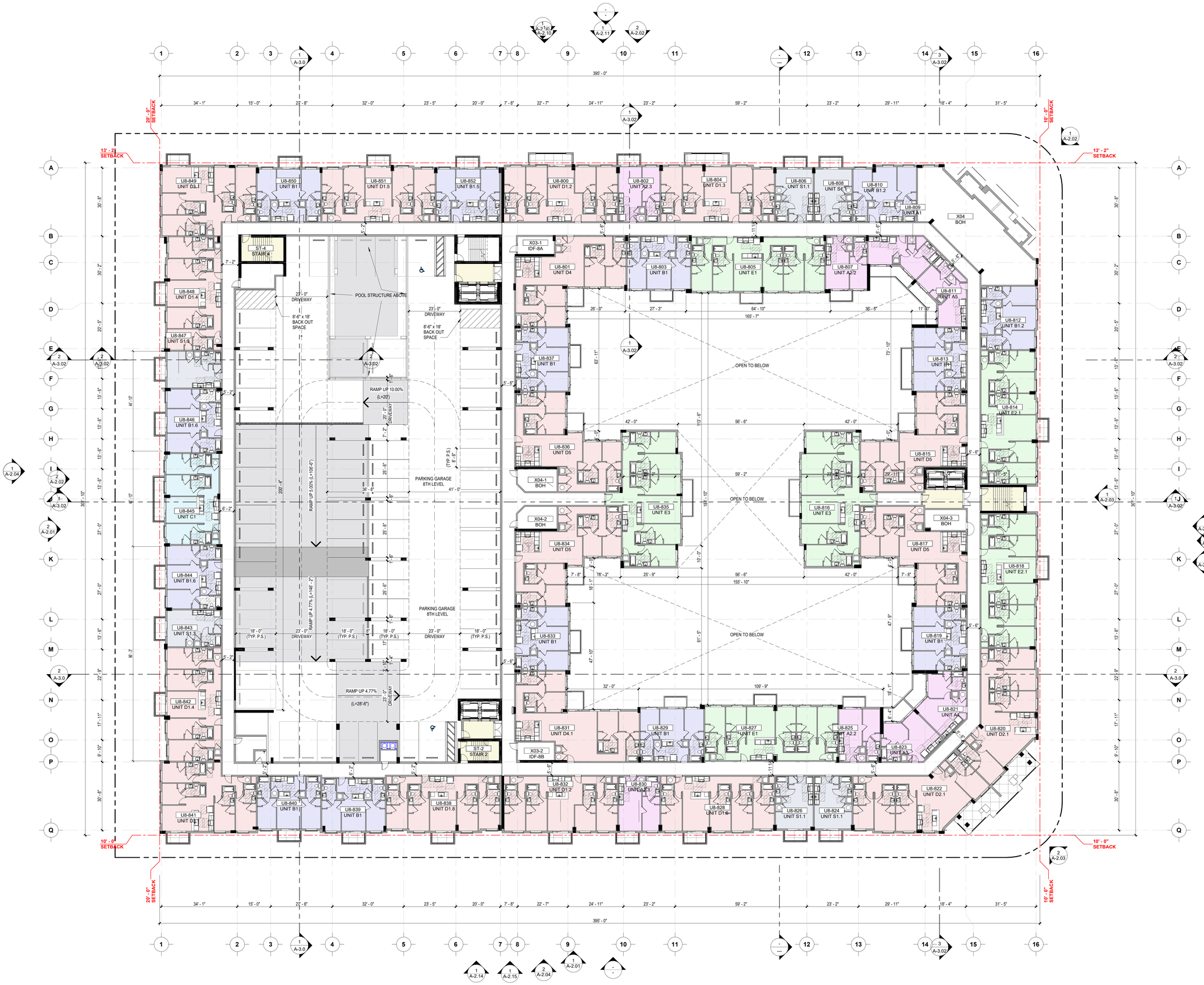
DRAWING NAME: 7TH LEVEL FLOOR PLAN
DRAWN BY: R.Ballester
CHECKED BY: J.Font / R. Padin
SHEET NO: A-1.6

7TH LEVEL FLOOR PLAN

1/16" = 1'-0"



LOBBY / CIRCULATION
STUDIO
1 BEDROOMS
2 BEDROOMS
3 BEDROOMS
4 BEDROOMS
5 BEDROOMS

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SEAL:

JAVIER FONT AR No. 12547

THE MARK AT CORAL GABLES
1250 SOUTH DIXIE HIGHWAY
CORAL GABLES, FL 33146

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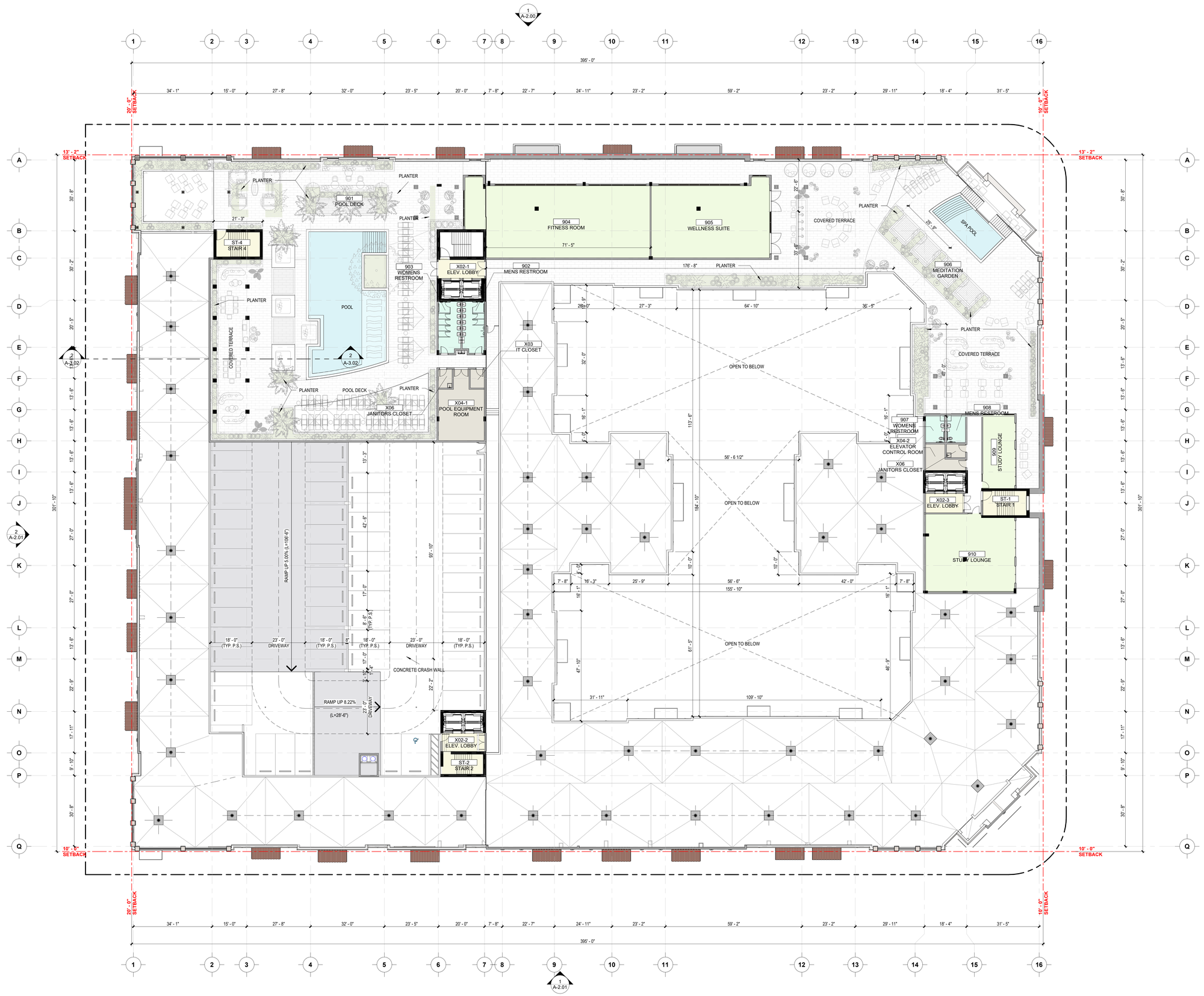
DATE: 4/6/2026 9:28:07 AM
PROJECT NO: 24-067
DRAWING NAME: 8TH LEVEL FLOOR PLAN
DRAWN BY: R.Ballester
CHECKED BY: J.Font / R. Padin
SHEET NO: A-1.7

8TH LEVEL FLOOR PLAN

1/16" = 1'-0"

1



AMENITIES
LOBBY / CIRCULATION
RESTROOMS
BLDG. SUPPORT SERVICE

9TH LEVEL FLOOR PLAN

1/16" = 1'-0"

1

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ARCHITECTURE
PLANNING
INTERIORS

CERTIFICATION No. AA0002451

4533 PONCE DE LEON BLVD
Coral Gables, Florida 33146
TEL(305)7405442
FAX(305)7405443
E-MAIL:info@beharfont.com

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SEAL:

Javier Font AR12547

THE MARK AT CORAL GABLES
1250 SOUTH DIXIE HIGHWAY
CORAL GABLES, FL 33146

CLIENT INFORMATION:
LCD ACQUISITIONS, LLC

DATE:
08/04/2025

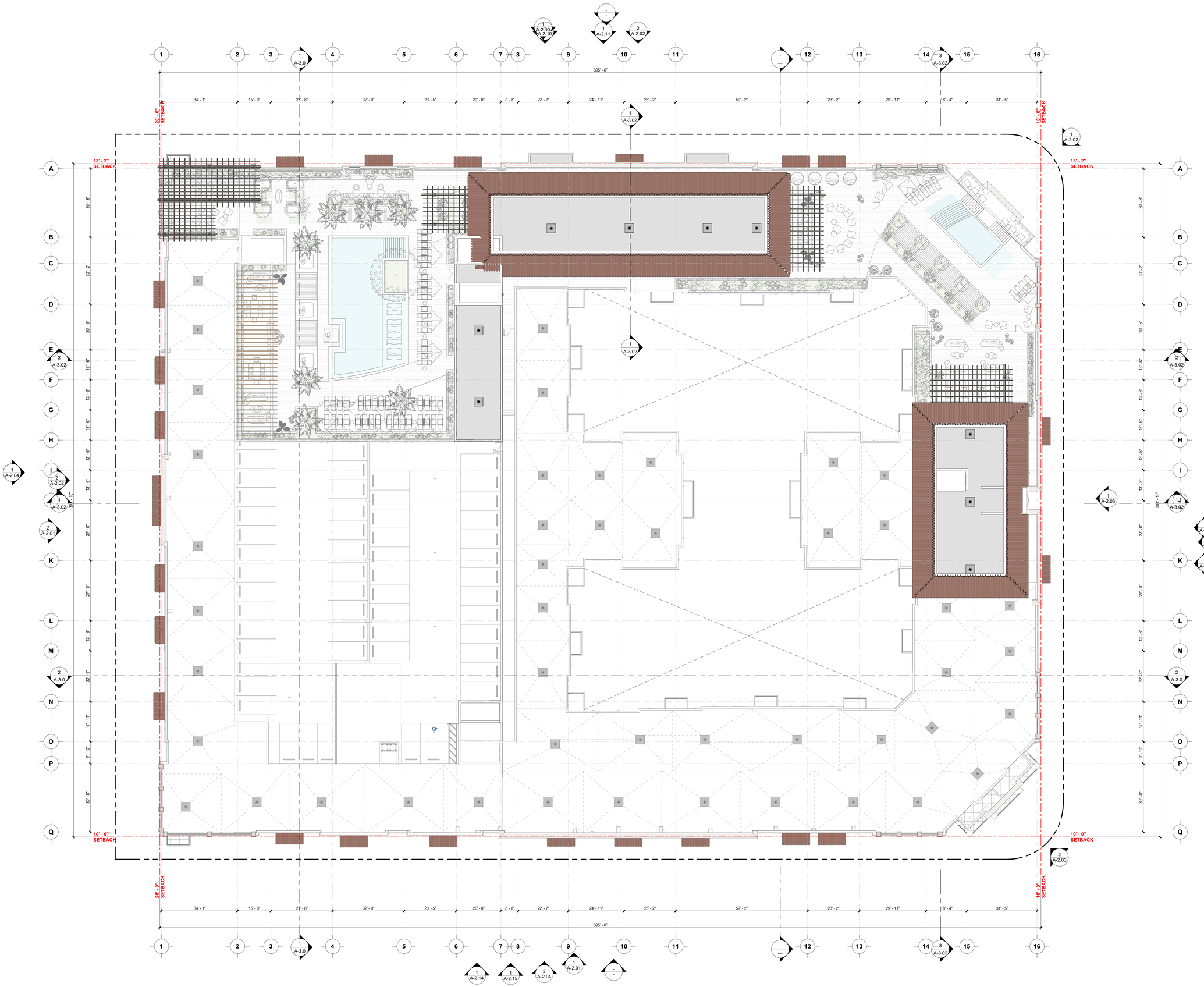
REVISIONS:
DATE

PROJECT No.
24-067
DRAWN BY:
R.Ballester
CHECKED BY:
J.Font / R. Padin
SCALE:
1/16" = 1'-0"

SHEET NAME:
ROOF ACCESS/ POOL DECK LEVEL FLOOR PLAN

SHEET No.
A-1.8

10/28/25



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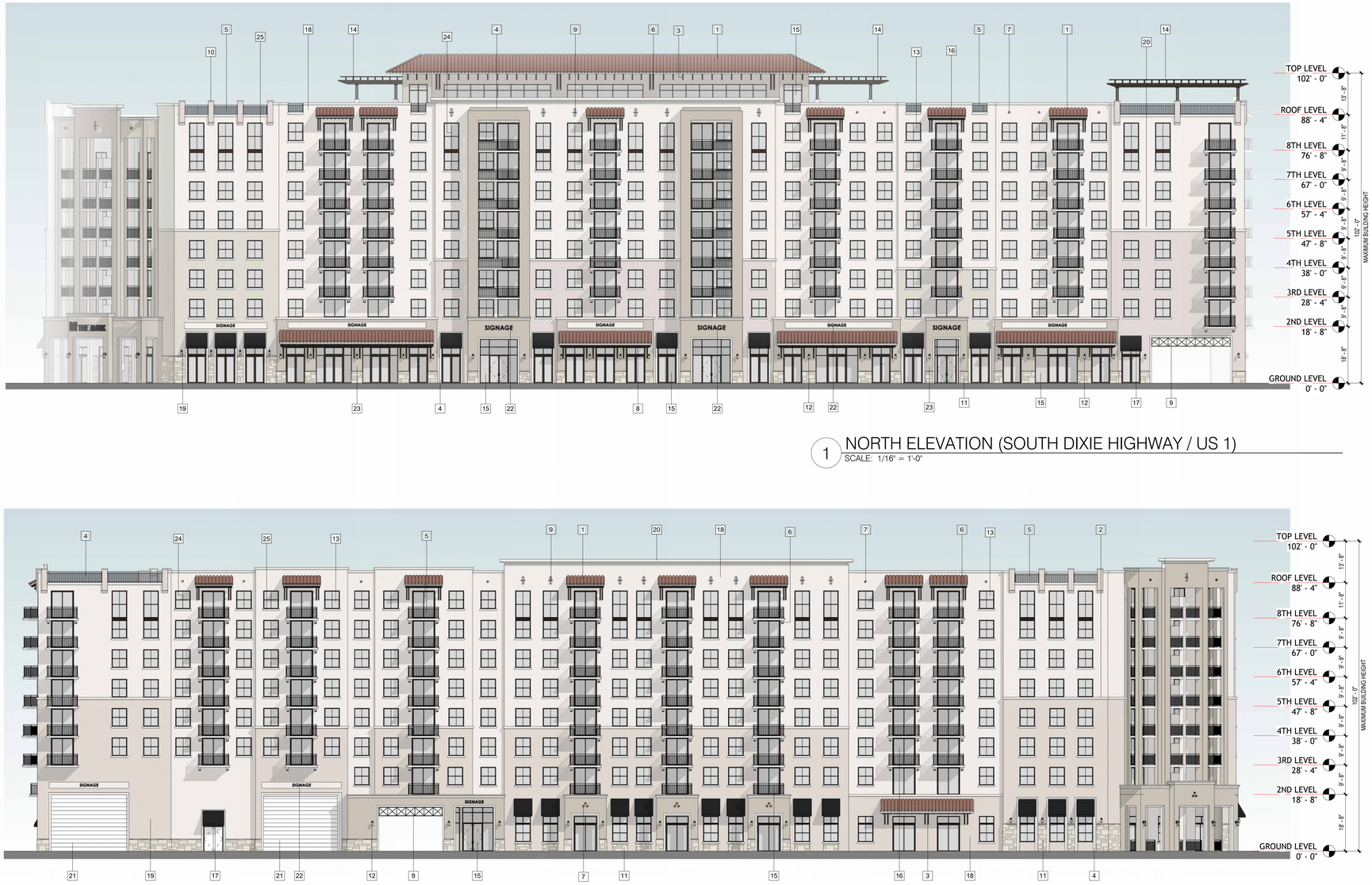
DATE:
4/6/2026 9:28:27 AM
PROJECT NO:
24-067
DRAWING NAME:
ROOF LEVEL FLOOR PLAN
DRAWN BY:
R.Ballester
CHECKED BY:
J.Font / R. Padin
SHEET NO: A-1.9

ROOF LEVEL FLOOR PLAN

1/16" = 1'-0"



1 NORTH ELEVATION (SOUTH DIXIE HIGHWAY / US 1)
SCALE: 1/16" = 1'-0"

2 SOUTH ELEVATION (MADRUGA AVE.)
SCALE: 1/16" = 1'-0"

LEGEND

1 SPANISH CLAY ROOF TILE	8 RAFTER TAIL	15 STOREFRONT WINDOW SYSTEM	22 BACKLIT BUILDING SIGNAGE
2 STUCCO EAVE DETAIL	9 WROUGHT IRON DECORATIVE GRILL	16 SLIDING DOOR	23 COVERED ARCADE PASSAGE
3 SUPPORT BRACKETS	10 STONE CAP DETAIL	17 FABRIC AWNING CANOPY	24 WINDOW MUNTIN DETAIL
4 REVEAL MOULDING DETAIL	11 OOLITIC LIMESTONE	18 CAT FACE STUCCO FINISH	25 WINDOW SILL DETAIL
5 PICKET RAILING	12 SCONCE LIGHT FIXTURE	19 STEEL TROWEL STUCCO FINISH	
6 NON-STRUCTURAL PRECAST CORBEL	13 SINGLE HUNG WINDOW	20 CORNICE DETAIL	
7 TERRACOTTA WEEP HOLE DETAIL	14 TRELLIS CANOPY	21 BACK OF HOUSE OVERHEAD DOOR	

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DATE:
4/6/2026 4:58:56 PM
PROJECT NO:
24-067
DRAWING NAME:
NORTH - SOUTH ELEVATION
DRAWN BY:
JULIO BORREGO
CHECKED BY:
JAVIER FONT
SHEET NO: A-2.0

1 EAST ELEVATION (MARIPOSA CT AVE. CARDENAS)
SCALE: 1/16" = 1'-0"

2 WEST ELEVATION (EXISTING UM BUILDING)
SCALE: 1/16" = 1'-0"

LEGEND

1 SPANISH CLAY ROOF TILE	8 RAFTER TAIL	15 STOREFRONT WINDOW SYSTEM	22 BACKLIT BUILDING SIGNAGE
2 STUCCO EAVE DETAIL	9 WROUGHT IRON DECORATIVE GRILL	16 SLIDING DOOR	23 COVERED ARCADE PASSAGE
3 SUPPORT BRACKETS	10 STONE CAP DETAIL	17 FABRIC AWNING CANOPY	24 WINDOW MUNTIN DETAIL
4 REVEAL MOULDING DETAIL	11 OOLITIC LIMESTONE	18 CAT FACE STUCCO FINISH	25 WINDOW SILL DETAIL
5 PICKET RAILING	12 SCONCE LIGHT FIXTURE	19 STEEL TROWEL STUCCO FINISH	
6 NON-STRUCTURAL PRECAST CORBEL	13 SINGLE HUNG WINDOW	20 CORNICE DETAIL	
7 TERRACOTTA WEEP HOLE DETAIL	14 TRELLIS CANOPY	21 BACK OF HOUSE OVERHEAD DOOR	

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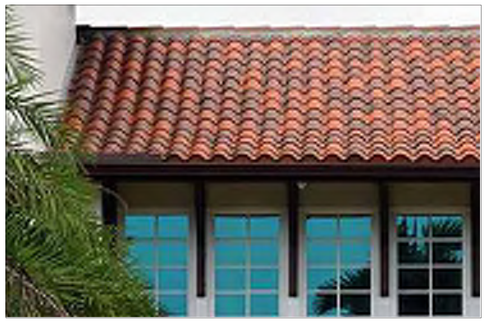
DATE: 4/6/2026 4:59:16 PM
PROJECT NO: 24-067
DRAWING NAME: EAST - WEST ELEVATION
DRAWN BY: JULIO BORREGO
CHECKED BY: JAVIER FONT
SHEET NO: A-2.1

1) SPANISH STYLE ROOF TILE

2) STUCCO EAVE DETAIL



3) SUPPORT BRACKETS

4) REVEAL MOULDING DETAIL

5) ALUMINUM PICKET RAILING

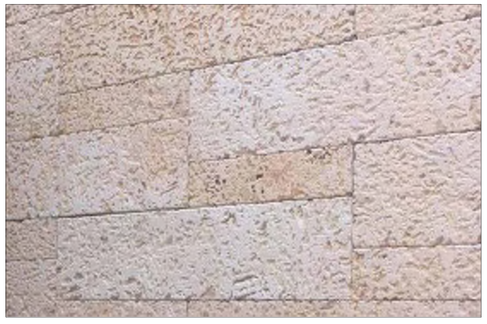
6) NON STRUCTURAL PRECAST CORBEL

7) TERRACOTTA WEEP HOLE DETAIL

8) RAFTER TAIL

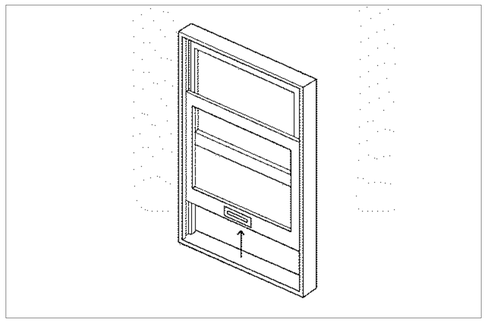
9) WROUGHT IRON DECORATIVE GRILL

10) STONE CAP DETAIL

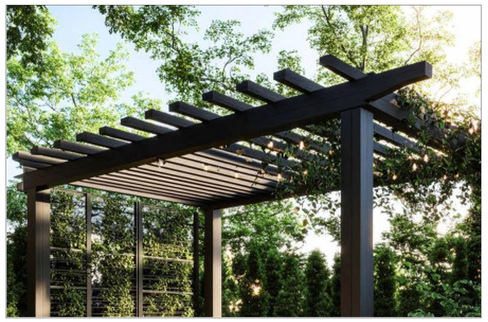


11) OOLITIC LIMESTONE VENEER

12) SCONCE LIGHT FIXTURE



13) SINGLE HUNG WINDOW



14) ALUMINUM TRELLIS CANOPY

15) STOREFRONT WINDOW SYSTEM

16) SLIDING DOOR

MATERIAL REFERENCES BOARD

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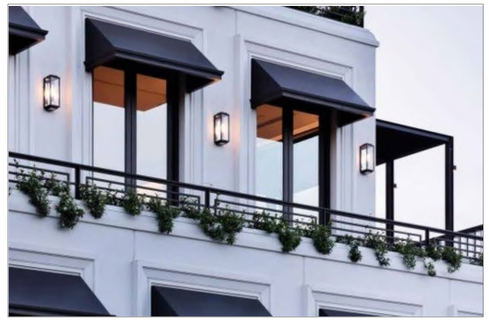
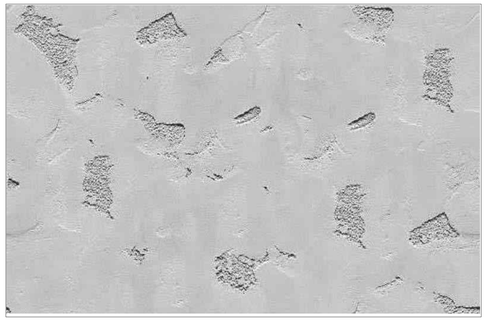
4/6/2026 9:28:28 AM
PROJECT NO:
24-067
DRAWING NAME:
MATERIALS REFERENCE BOARD
DRAWN BY:
R.Ballester
CHECKED BY:
J.Font / R. Padin
SHEET NO: A-2.2



17) FABRIC AWNING CANOPY



18) CAT FACE STUCCO FINISH

19) STEEL TROWEL STUCCO FINISH

20) CORNICE DETAIL

21) BACK OF HOUSE OVERHEAD DOOR

22) BACKLIT BUILDING SIGNAGE

23) COVERED ARCADE PASSAGE

24) WINDOW MUNTIN DETAIL

25) WINDOW SILL DETAIL

25) METAL SCROLL

SW 7551
Greek Villa
Interior / Exterior
Location Number: 254-C1

23) GREEK VILLA (SW 7551)

SW 7005
Pure White
Interior / Exterior
Location Number: 255-C1

24) PURE WHITE (SW 7005)

Neutral ground
(SW 7568)

25) NEUTRAL GROUND (SW 7568)

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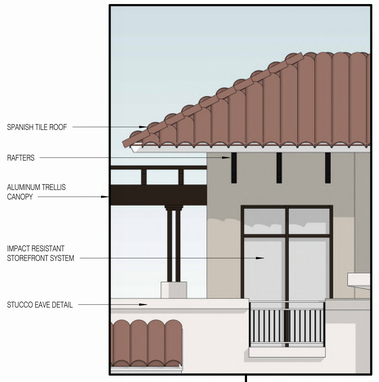
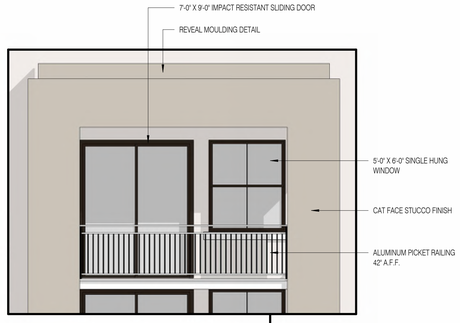
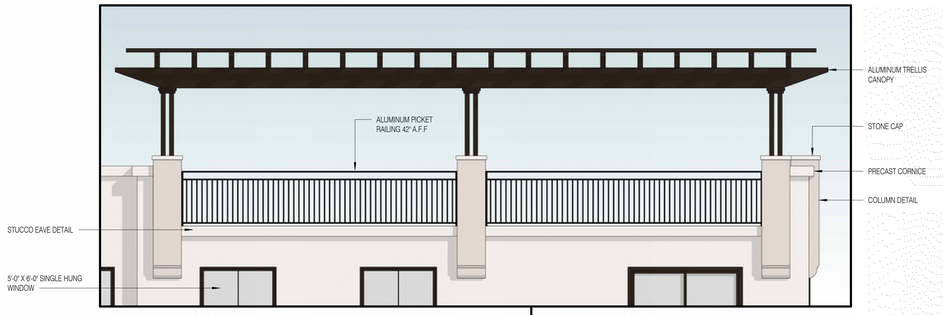
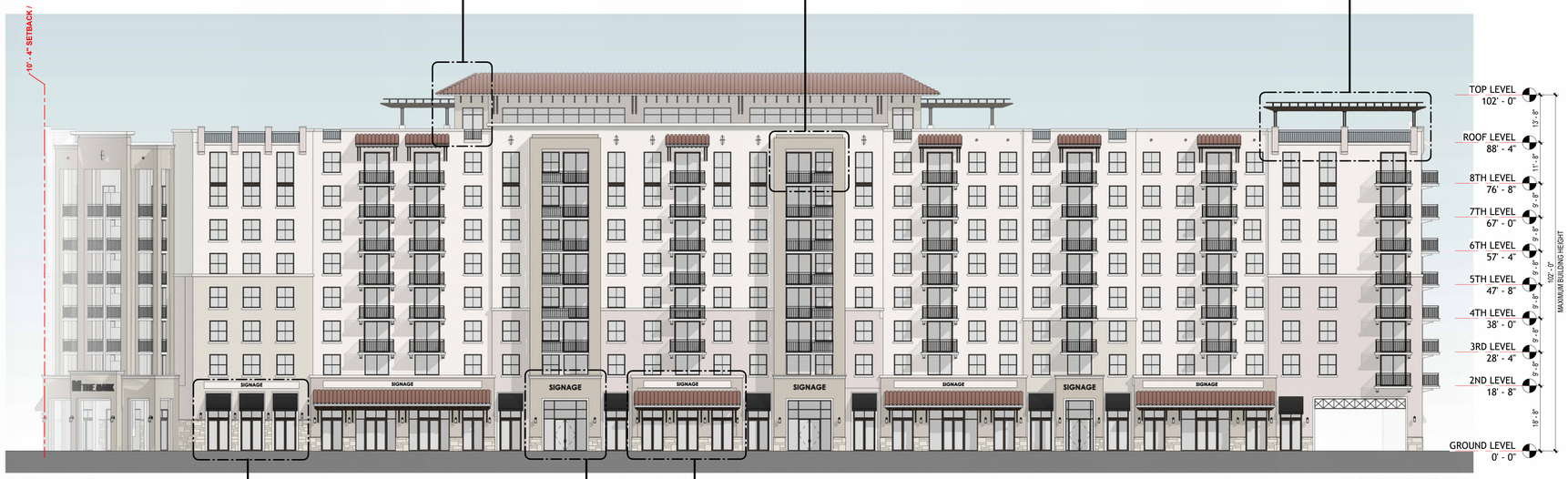
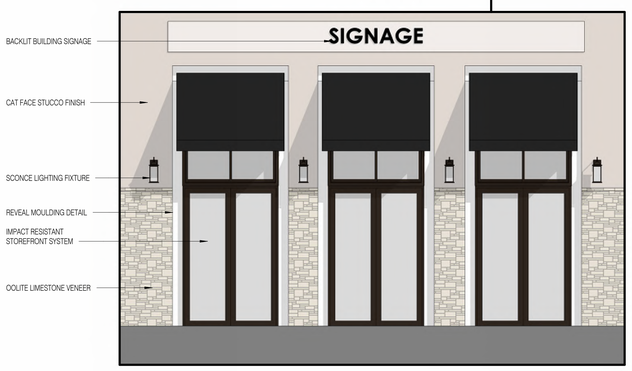
DATE: 4/6/2026 9:28:29 AM
PROJECT NO: 24-067
DRAWING NAME: MATERIALS REFERENCE BOARD
DRAWN BY: R.Ballester
CHECKED BY: J.Font / R. Padin
SHEET NO: A-2.3

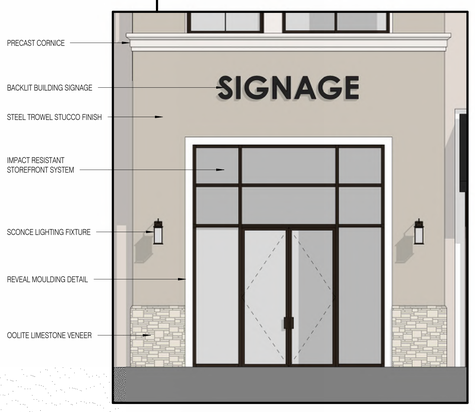












US1 ELEVATION MATERIALS

SCALE: 1/16" = 1'-0" | 1/4" = 1'-0"

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DATE: 4/6/2026 9:40:58 AM
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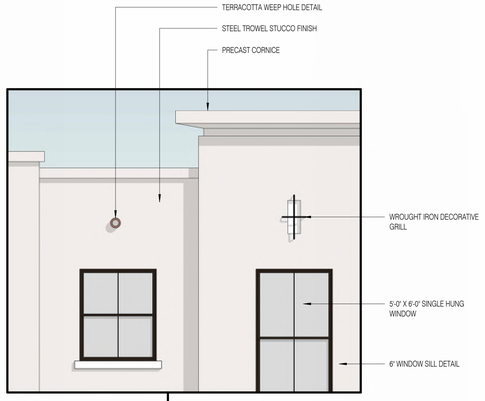
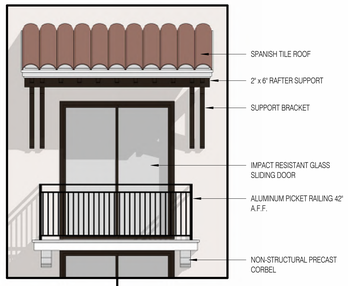
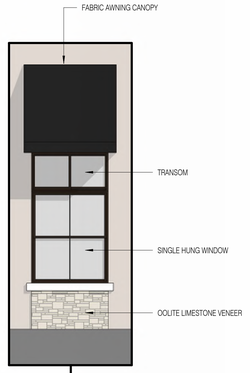
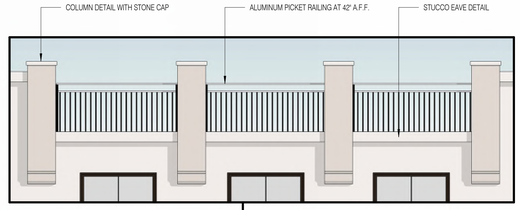
DRAWING NAME: US1 ELEVATION MATERIALS
DRAWN BY: Author
CHECKED BY: Checker
SHEET NO: A-2.4



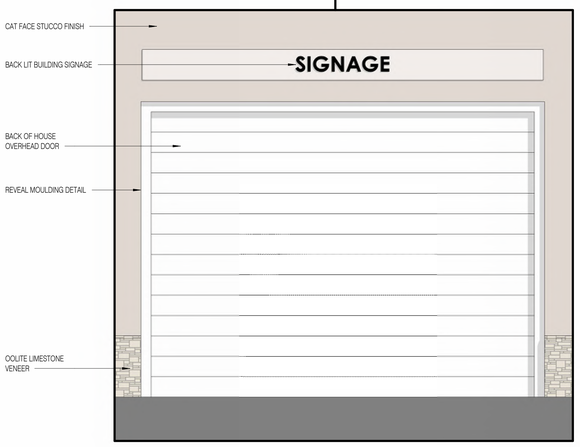


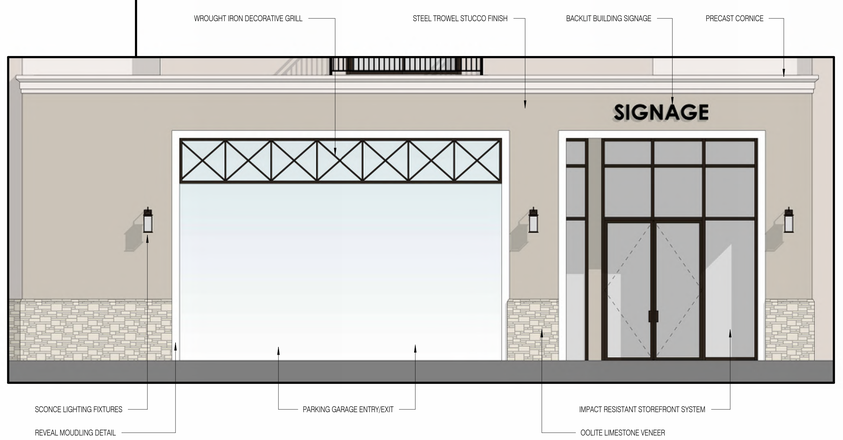


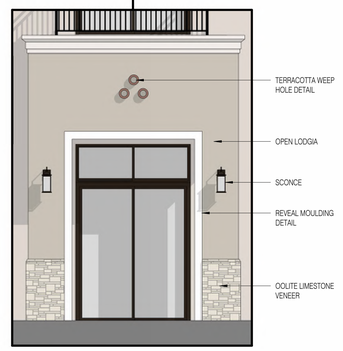


UM EXISTING TOWER/ALLEY

MARIPOSA COURT







MADRUGA ELEVATION MATERIALS

SCALE: 1/16" = 1'-0" | 1/4" = 1'-0"

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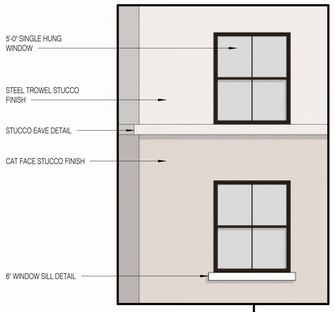
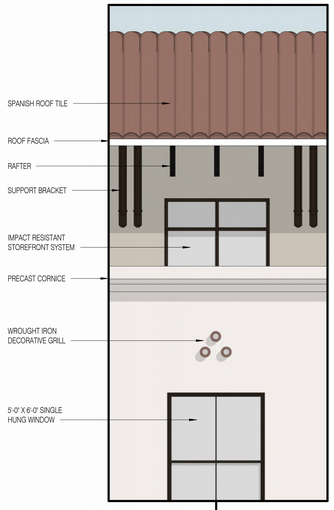
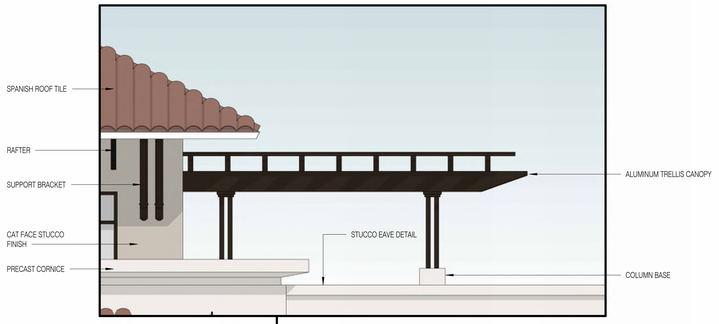
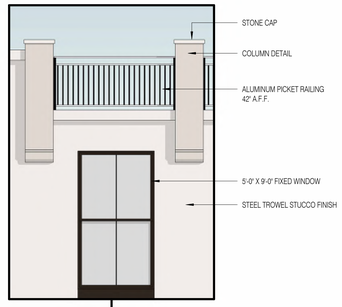
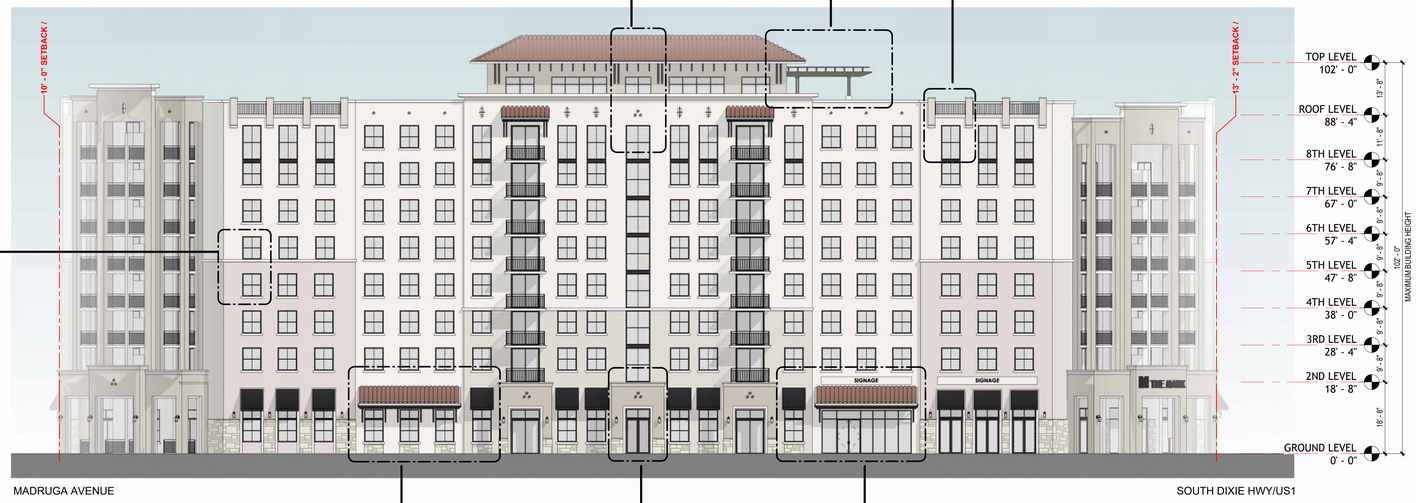
DATE: 4/6/2026 9:41:20 AM
PROJECT NO: 24-067
DRAWING NAME: MADRUGA ELEVATION MATERIALS
DRAWN BY: Author
CHECKED BY: Checker
SHEET NO: A-2.5

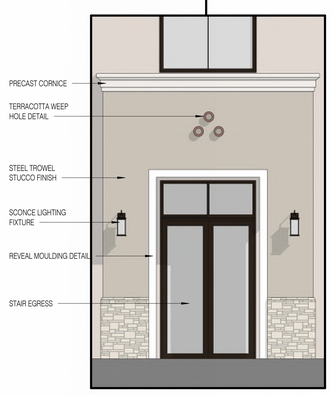












MARIPOSA ELEVATION MATERIALS

SCALE: 1/16" = 1'-0" | 1/4" = 1'-0"

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SEAL:

JAVIER FONT AR No. 12547

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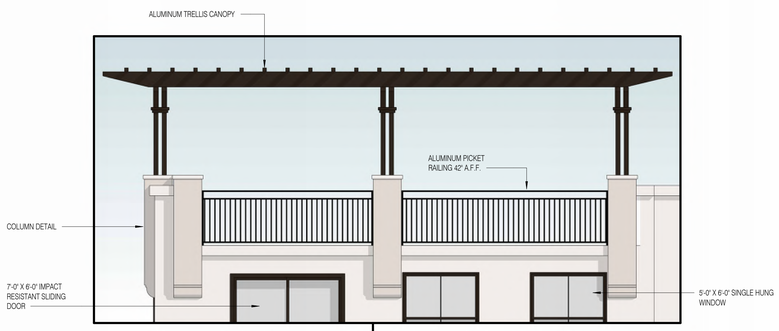
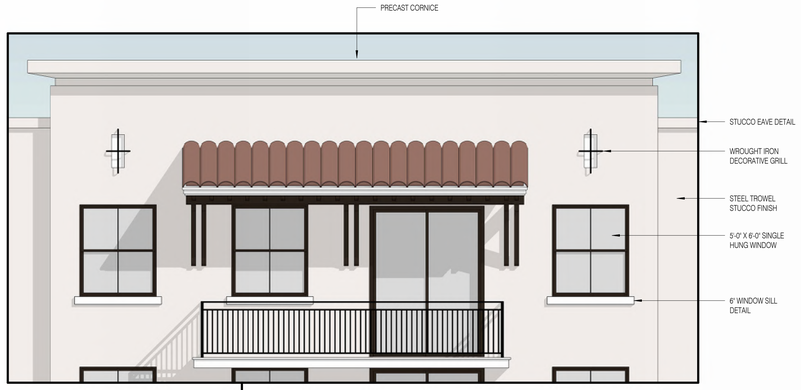
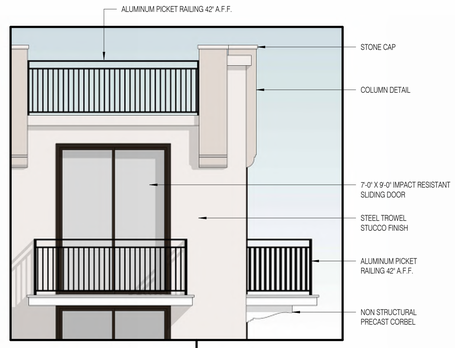
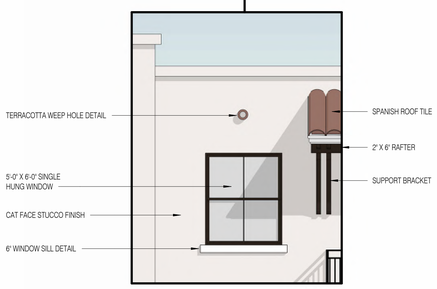
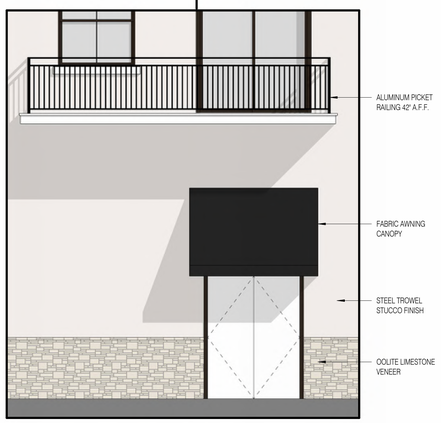
DATE: 4/6/2026 9:41:38 AM
PROJECT NO: 24-067
DRAWING NAME: MARIPOSA ELEVATION MATERIALS
DRAWN BY: Author
CHECKED BY: Checker
SHEET NO: A-2.6

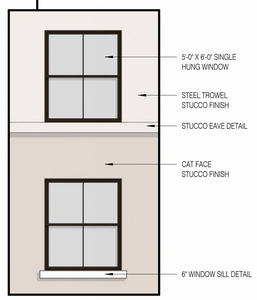


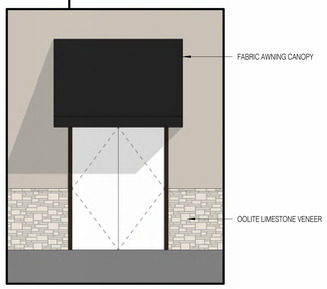












UM TOWER ELEVATION MATERIALS

SCALE: 1/16" = 1'-0" | 1/4" = 1'-0"

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SEAL:

JAVIER FONT AR No. 12547

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1250 SOUTH DIXIE HIGHWAY
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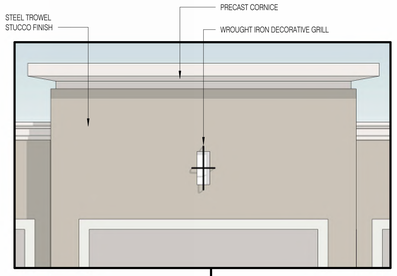
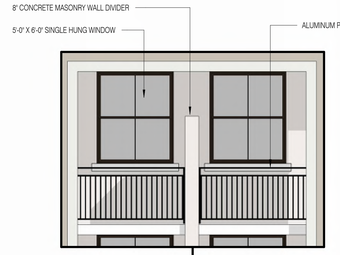
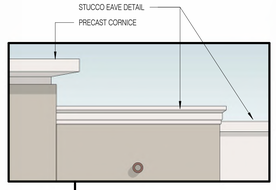
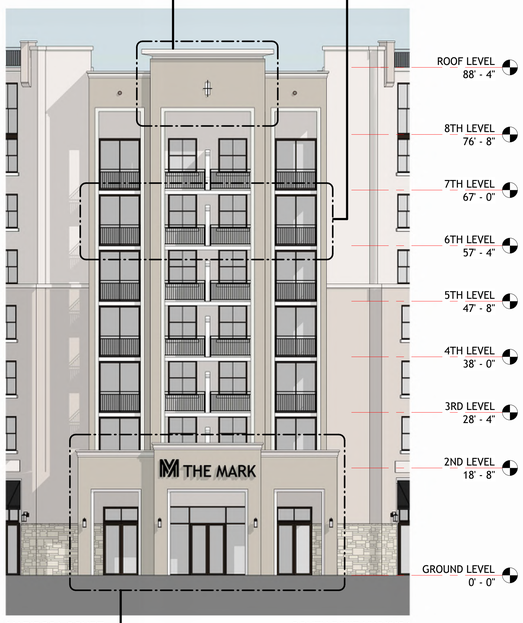
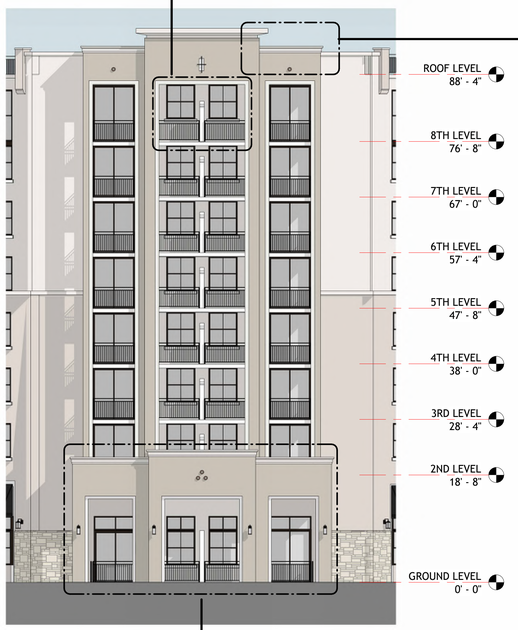
DATE: 4/6/2026 9:41:52 AM
PROJECT NO: 24-067
DRAWING NAME: UM TOWER ELEVATION MATERIALS
DRAWN BY: Author
CHECKED BY: Checker
SHEET NO: A-2.7











CORNER ELEVATION MATERIALS

SCALE: 1/16" = 1'-0" 1/4" = 1'-0"

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DATE:
4/6/2026 9:42:04 AM
PROJECT NO:
24-067
DRAWING NAME:
CORNER ELEVATION MATERIALS
DRAWN BY:
Author
CHECKED BY:
Checker
SHEET NO: A-2.8

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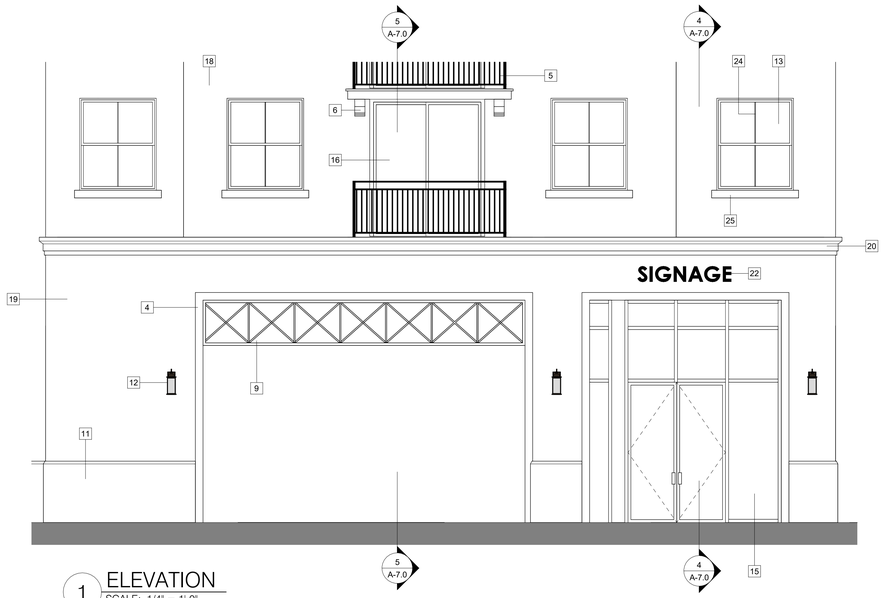
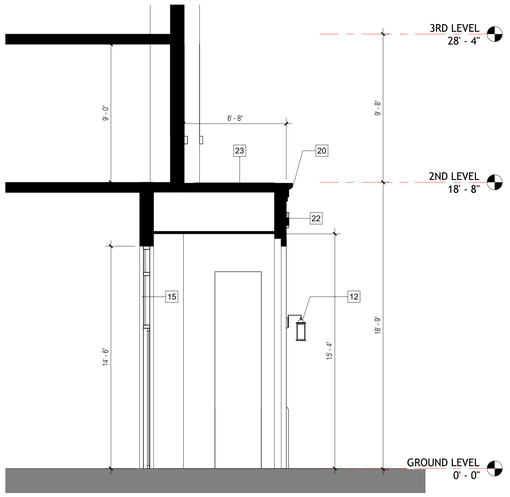
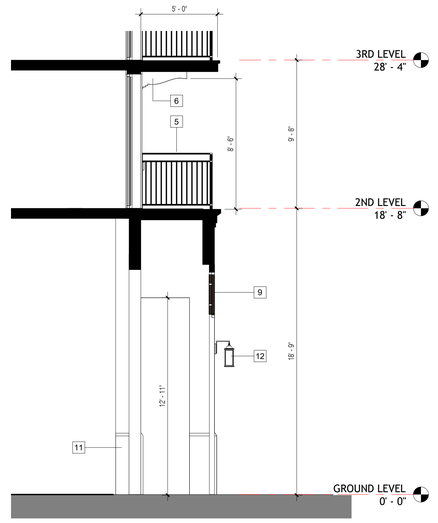
DATE:
4/6/2026 10:07:43 AM
PROJECT NO:
24-067
DRAWING NAME:
BUILDING SECTIONS
DRAWN BY:
R.Ballester
CHECKED BY:
J.Font / R. Padin
SHEET NO: A-3.0



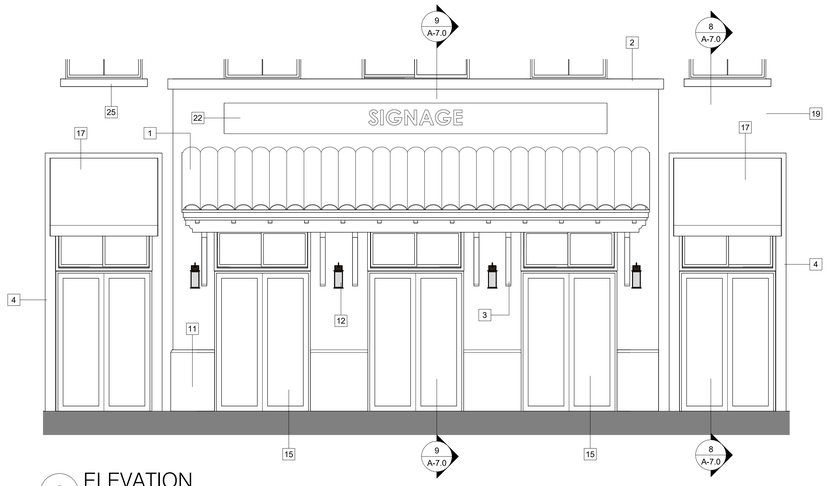
1 ELEVATION
SCALE: 1/4" = 1'-0"



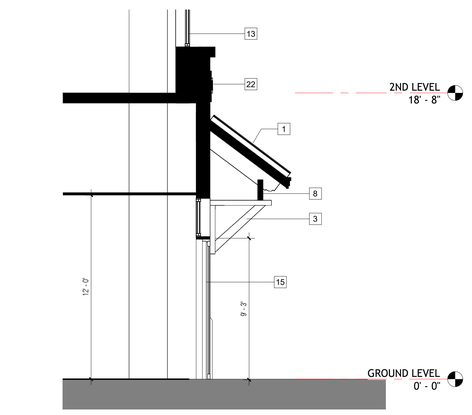
4 SECTION
SCALE: 1/4" = 1'-0"



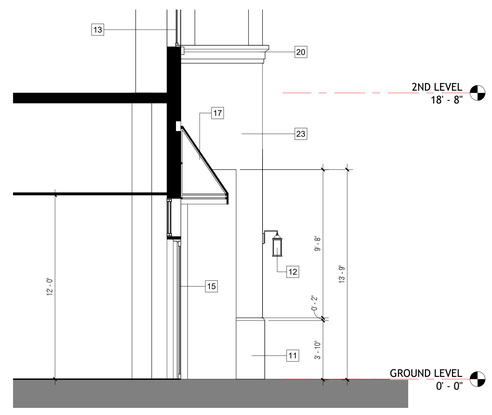
5 SECTION
SCALE: 1/4" = 1'-0"



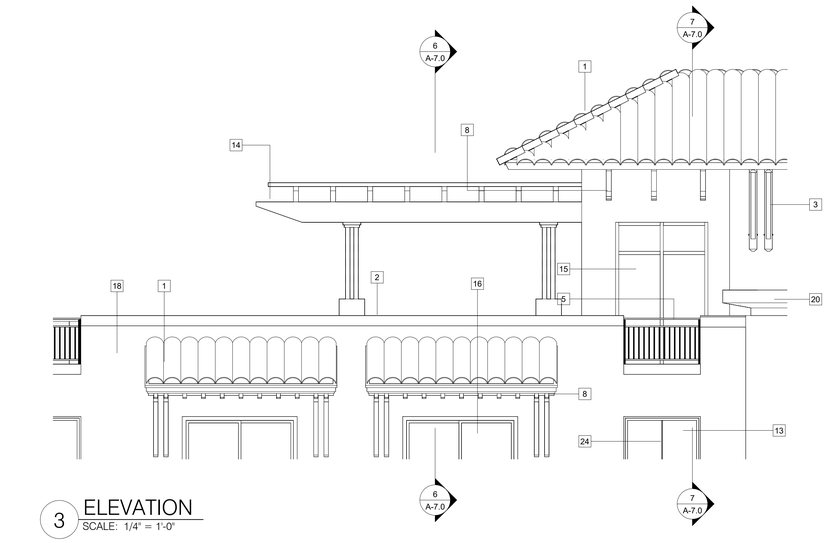
2 ELEVATION
SCALE: 1/4" = 1'-0"



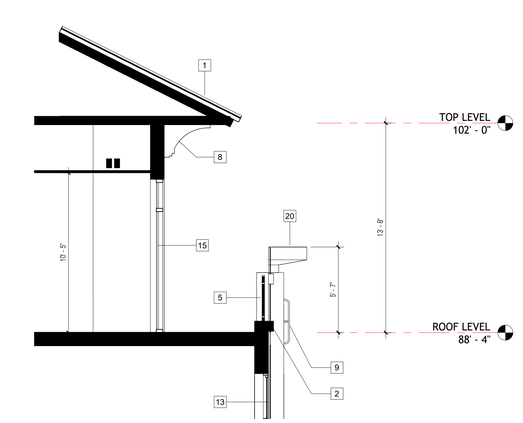
9 SECTION
SCALE: 1/4" = 1'-0"



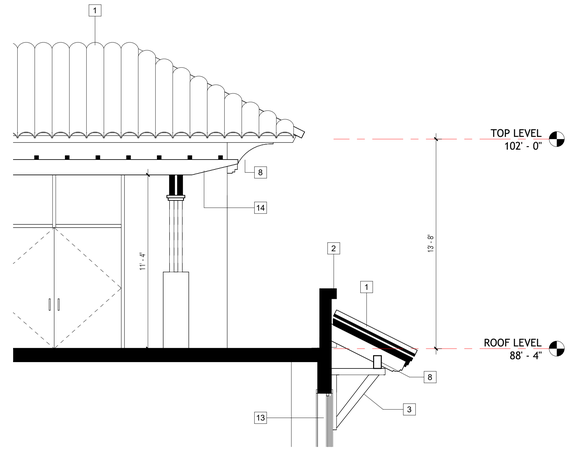
8 SECTION
SCALE: 1/4" = 1'-0"



3 ELEVATION
SCALE: 1/4" = 1'-0"



7 SECTION
SCALE: 1/4" = 1'-0"



6 SECTION
SCALE: 1/4" = 1'-0"

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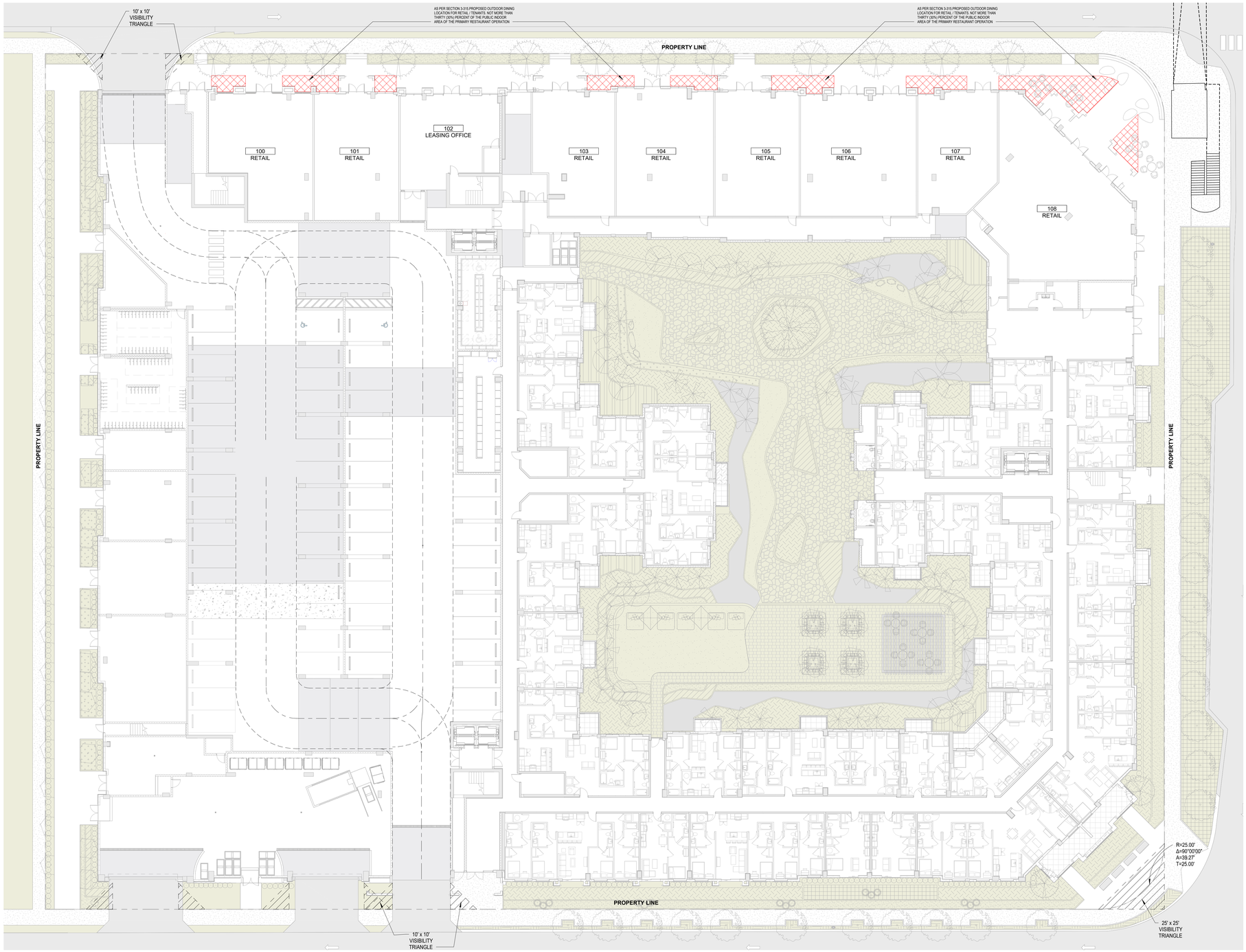
DATE:
4/6/2026 9:42:08 AM
PROJECT NO:
24-067
DRAWING NAME:
ELEVATION & SECTION DETAILS
DRAWN BY:
Author
CHECKED BY:
Checker
SHEET NO: A-7.0

SOUTH DIXIE HWY (US NO. 1)



MADRUGA AVE.

MARIPOSA CT.

LEGEND

PROPOSED OUTDOOR DINING LOCATIONS

PROPOSED OUTDOOR DINING LOCATIONS 1

1/16" = 1'-0"

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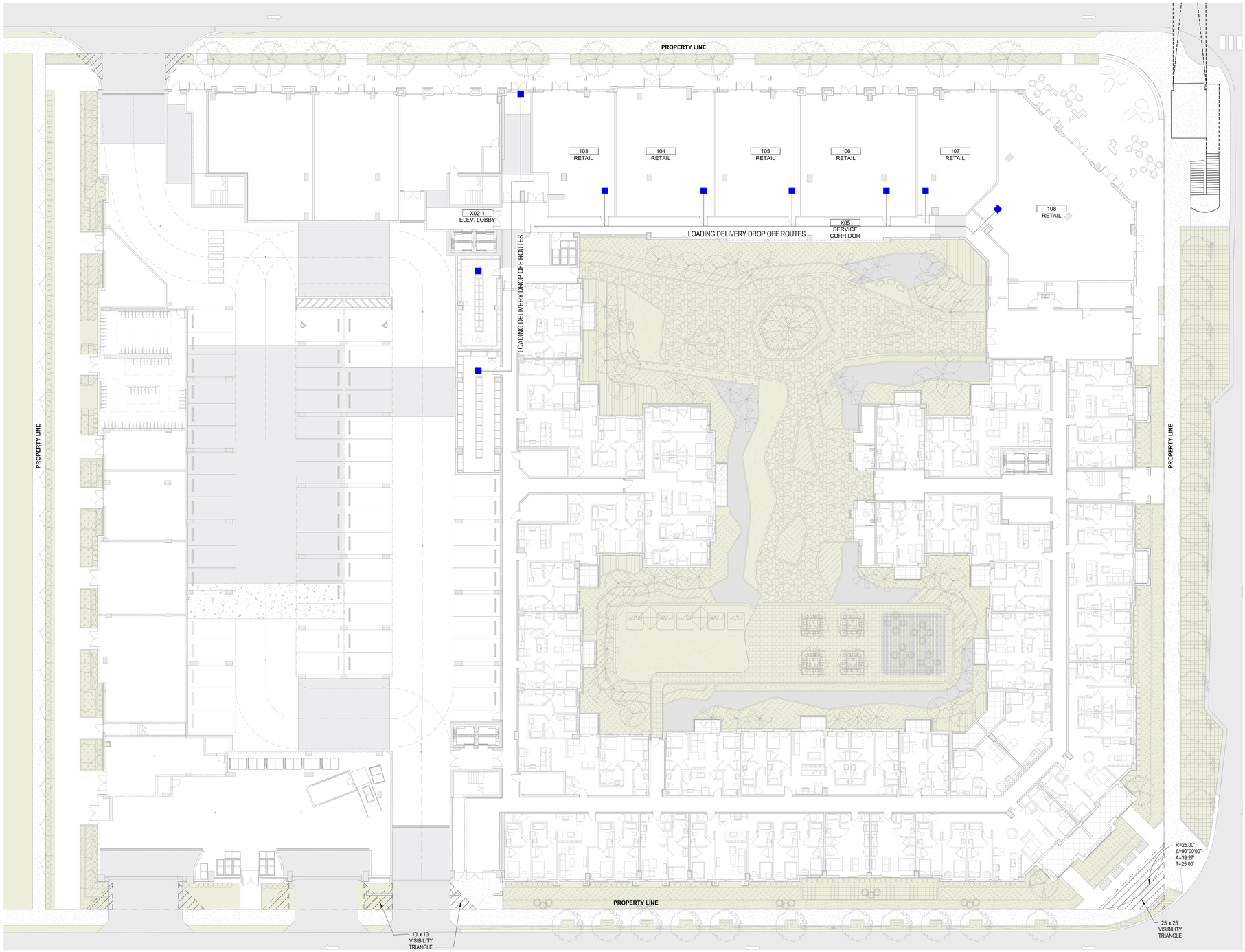
DATE: 4/6/2026 4:33:06 PM
PROJECT NO: 24-067
DRAWING NAME: PROPOSED OUTDOOR DINING LOCATIONS
DRAWN BY: R.Ballester
CHECKED BY: J.Font / R. Padin
SHEET NO: A-10.0

SOUTH DIXIE HWY (US NO. 1)



MARIPOSA CT.

MADRUGA AVE.

LEGEND

LOADING/DELIVERY DROP OFF ROUTES

LOADING/DELIVERY DROP OFF ROUTES

1/16" = 1'-0"

1

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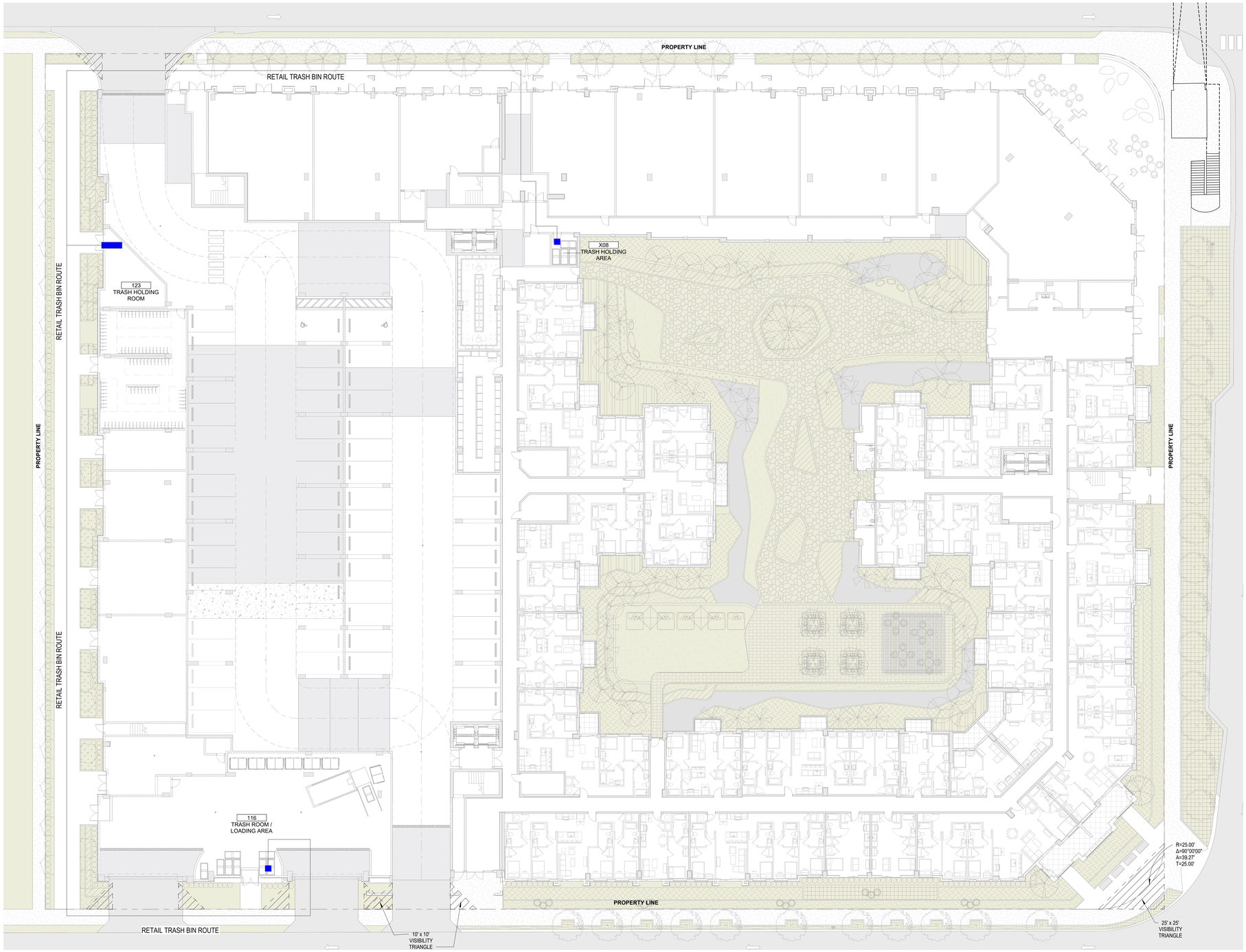
DATE: 4/6/2026 4:33:15 PM
PROJECT NO: 24-067
DRAWING NAME: LOADING/DELIVERY DROP OFF ROUTES
DRAWN BY: R.Ballester
CHECKED BY: J.Font. / R. Padin
SHEET NO: A-10.1

SOUTH DIXIE HWY (US NO. 1)



MARIPOSA CT.

MADRUGA AVE.

LEGEND

RETAIL TRASH BIN ROUTES

RETAIL TRASH BIN ROUTES
1/16" = 1'-0"

1

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JAVIER FONT AR No. 12547

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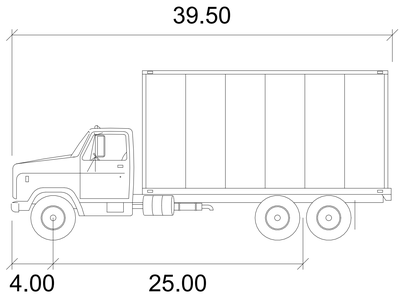
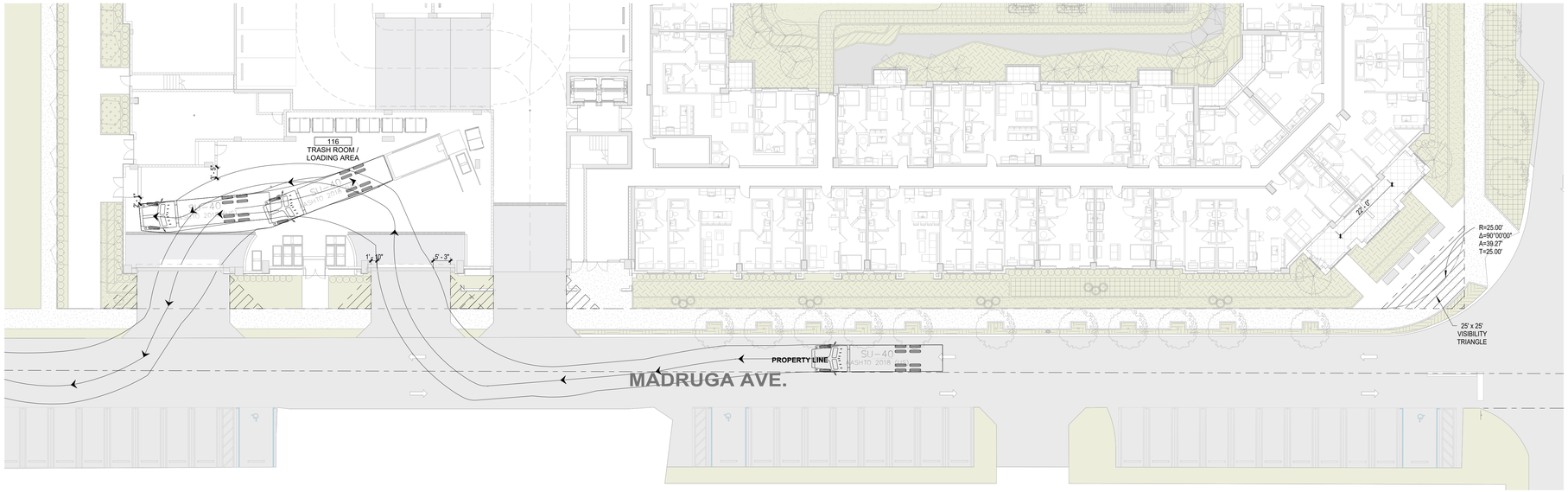
DATE: 4/6/2026 4:33:24 PM
PROJECT NO: 24-067
DRAWING NAME: RETAIL TRASH BIN ROUTES
DRAWN BY: R.Ballester
CHECKED BY: J.Font / R. Padin
SHEET NO: A-10.2



SU-40

Width	8.00ft
Track	8.00ft
Lock to Lock Time	6.00ft
Steering Angle	31.80ft



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JAVIER FONT AR No. 12547

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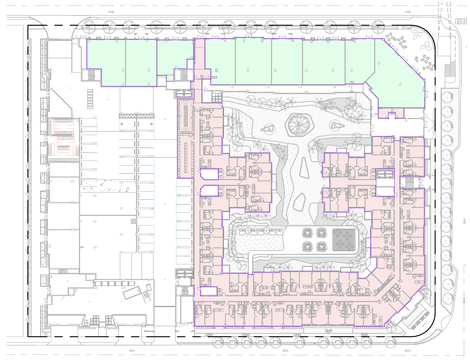
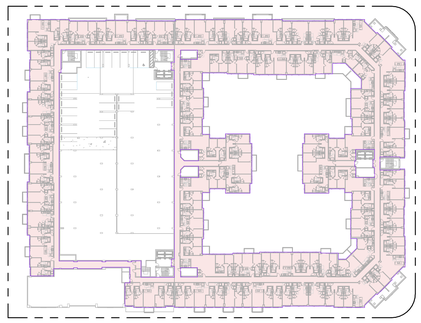
DATE:
4/6/2026 4:33:28 PM
PROJECT NO:
24-067
DRAWING NAME:
SANITATION VEHICLE PATH ANALYSIS
DRAWN BY:
R.Ballester
CHECKED BY:
J.Font / R. Padin
SHEET NO: A-10.3

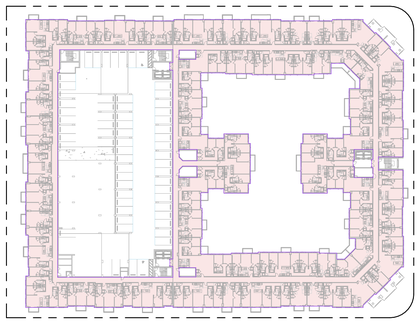
SANITATION VEHICLE PATH ANALYSIS
1/16" = 1'-0"
1



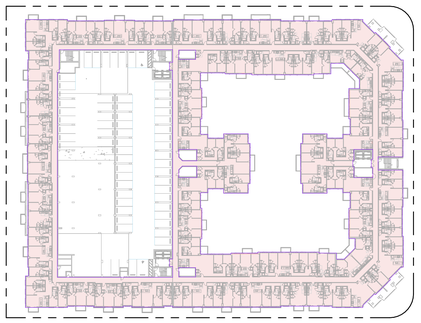
GROUND LEVEL 1
1/64" = 1'-0"



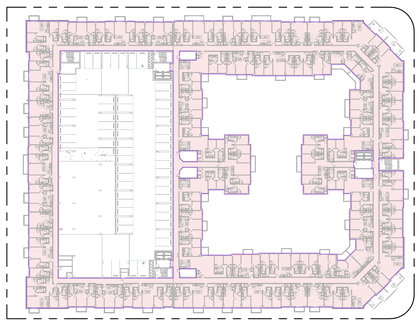
2nd LEVEL 2
1/64" = 1'-0"



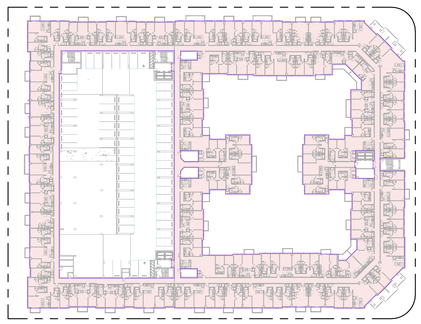
3rd LEVEL 3
1/64" = 1'-0"



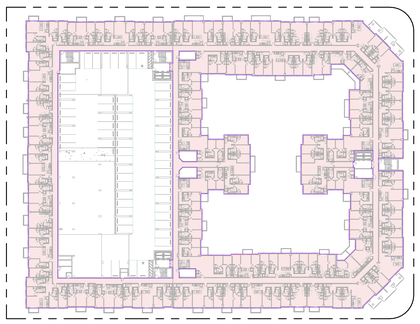
4th LEVEL 4
1/64" = 1'-0"



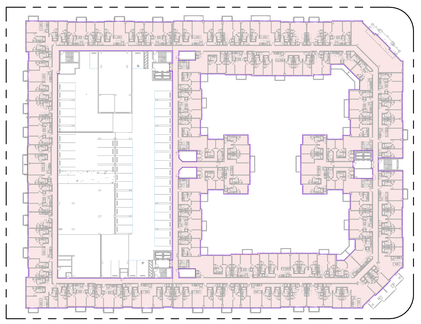
5th LEVEL 5
1/64" = 1'-0"



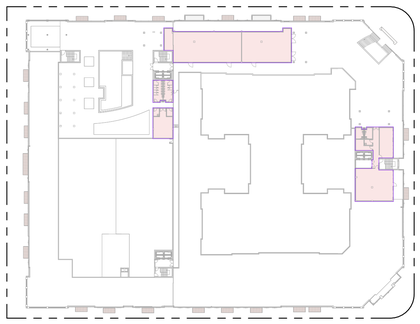
6th LEVEL 6
1/64" = 1'-0"



7th LEVEL 7
1/64" = 1'-0"



8th LEVEL 8
1/64" = 1'-0"



ROOF LEVEL 9
1/64" = 1'-0"

COMMERCIAL F.A.R. CALCULATION

USE	LEVEL	AREA
	<varies>	0 SF
COMMERCIAL (LEASING LOBBY)	GROUND LEVEL	1257 SF
RETAIL	GROUND LEVEL	14615 SF
TOTAL		15872 SF

RESIDENTIAL F.A.R. CALCULATION

LEVEL	AREA
GROUND LEVEL	32562 SF
2ND LEVEL	59726 SF
3RD LEVEL	62276 SF
4TH LEVEL	61893 SF
5TH LEVEL	61802 SF
6TH LEVEL	61802 SF
7TH LEVEL	61802 SF
8TH LEVEL	61802 SF
ROOF LEVEL	8040 SF
TOTAL	471705 SF

PERCENTAGE F.A.R. CALCULATION

USE	AREA	PERCENTAGE
	0 SF	0.0%
COMMERCIAL (LEASING LOBBY)	1257 SF	0.3%
RESIDENTIAL	471705 SF	96.7%
RETAIL	14615 SF	3.0%
TOTAL	487577 SF	

FAR = 3.1647 ACRES x 3.5 (MULTIPLIER) = 11.076 ACRES (EQUIVALENT)

LOT AREA = 43,560 x 3.1647 (AC) = 137,857 SF LOT AREA

*ALLOWABLE FAR = 3.5 (MED II) x TOTAL NET LOT AREA 137,857 SF = **482,499.5 SF**
*PROPOSED FAR = 482,499 SF /137,857 SF = **3.5 FAR**

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SEAL:

JAVIER FONT AR No. 12547

THE MARK AT CORAL GABLES
1250 SOUTH DIXIE HIGHWAY
CORAL GABLES, FL 33146

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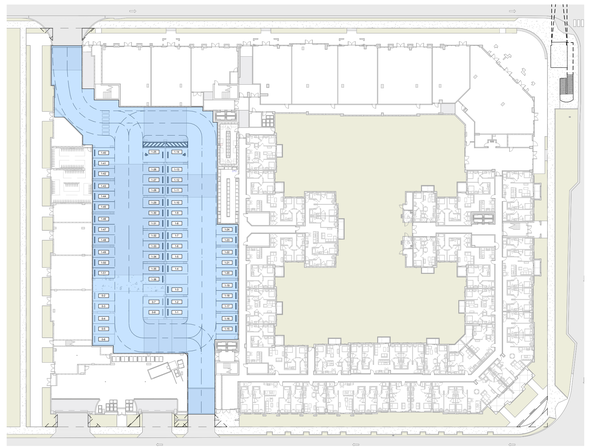
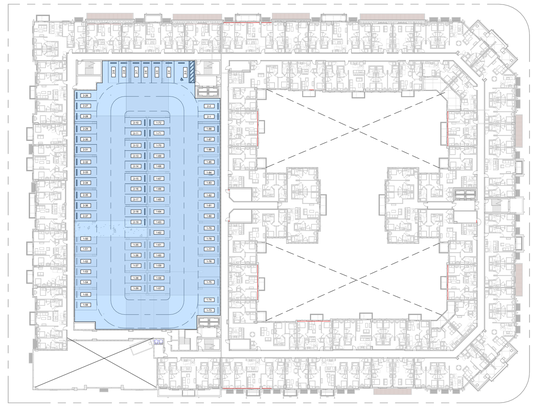
DATE: 4/7/2026 3:41:07 PM
PROJECT NO: 24-067
DRAWING NAME: F.A.R. AREA DIAGRAMS
DRAWN BY: JULIO BORREGO
CHECKED BY: JAVIER FONT
SHEET NO: A-10.5



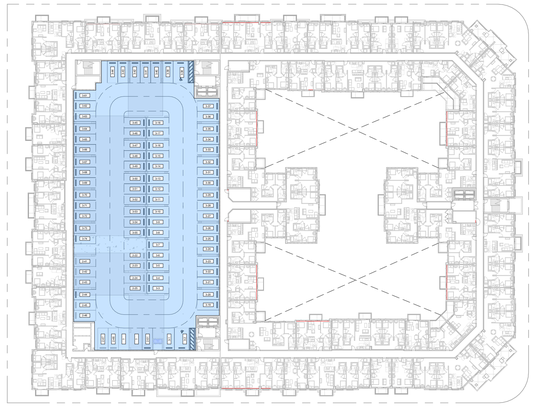
GROUND LEVEL

96 PARKING SPACES SCALE: 1"=50' = 1'-0"



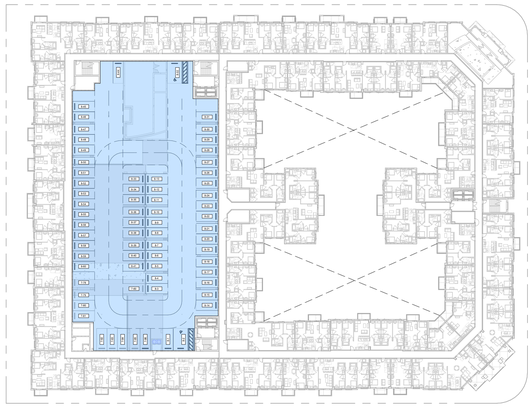
2ND LEVEL

51 PARKING SPACES SCALE: 1"=50' = 1'-0"



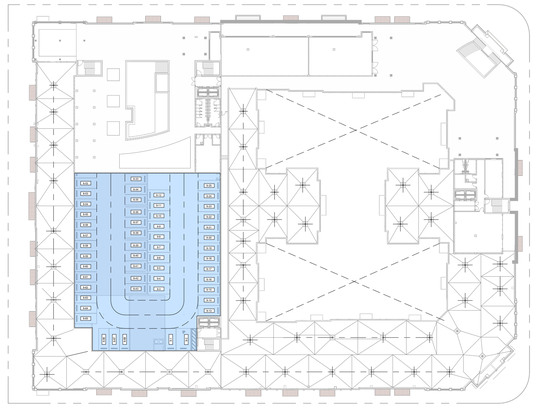
3RD THRU 7TH LEVELS

86 PARKING SPACES SCALE: 1"=50' = 1'-0"



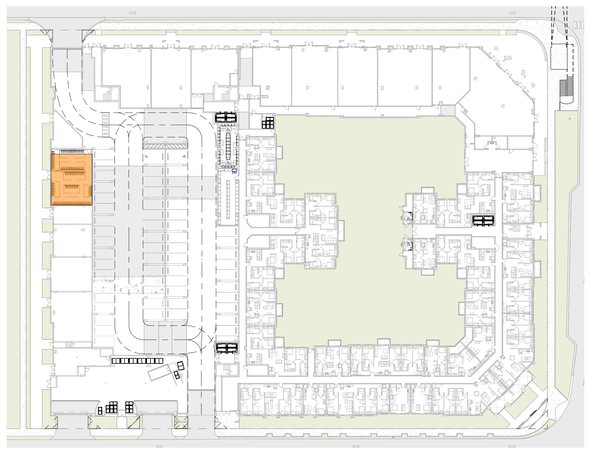
8TH LEVEL

68 PARKING SPACES SCALE: 1"=50' = 1'-0"



9TH LEVEL (ROOF)

25 PARKING SPACES SCALE: 1"=50' = 1'-0"



GROUND LEVEL - BICYCLE PARKING

96 BICYCLE PARKING SPACES SCALE: 1"=50' = 1'-0"

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PARTNERS, P.A.
ARCHITECTURE · PLANNING · INTERIORS
CORAL GABLES · ATLANTA

SEAL:

JAVIER FONT AR No. 12547

THE MARK AT CORAL GABLES
1250 SOUTH DIXIE HIGHWAY
CORAL GABLES, FL 33146

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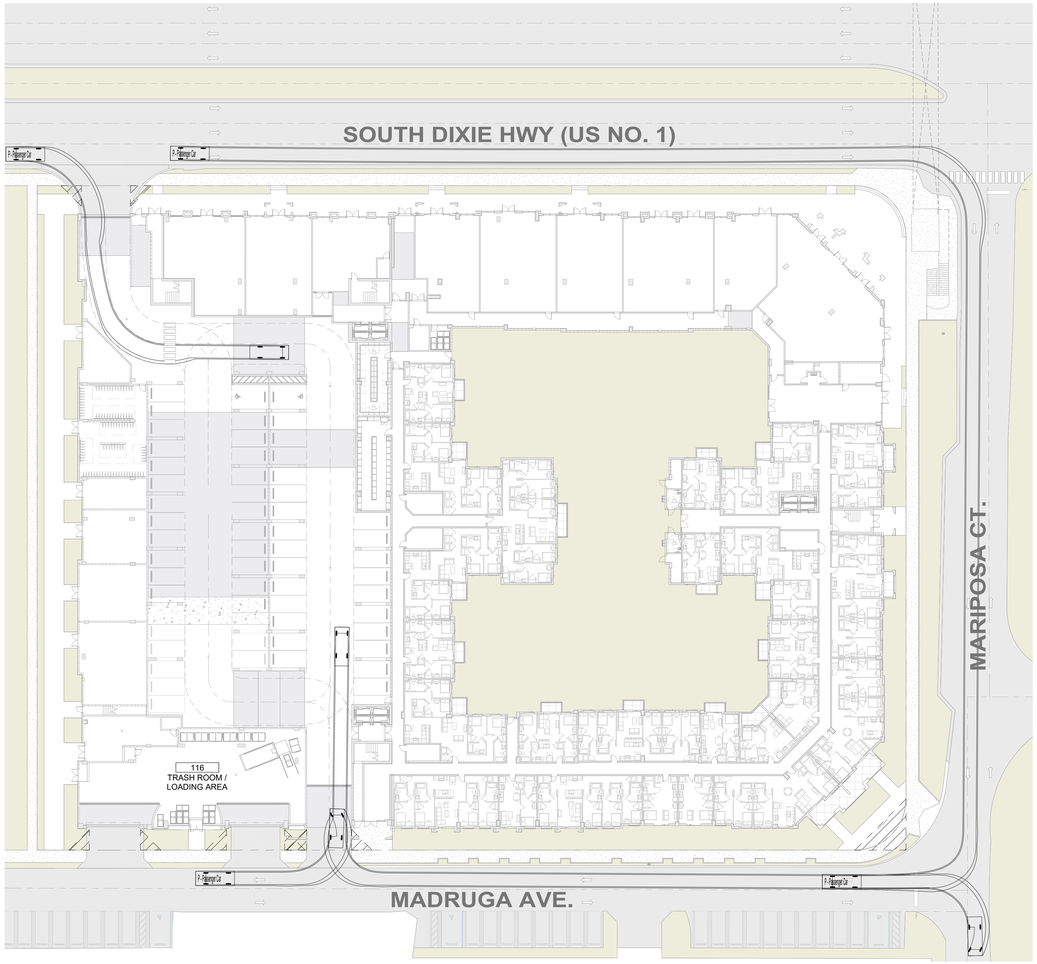
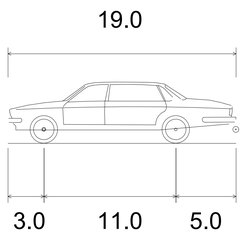
DATE:
4/6/2026 4:34:53 PM
PROJECT NO:
24-067
DRAWING NAME:
PARKING DIAGRAM
DRAWN BY:
R.Ballester
CHECKED BY:
J.Font. / R. Padin
SHEET NO: A-10.6



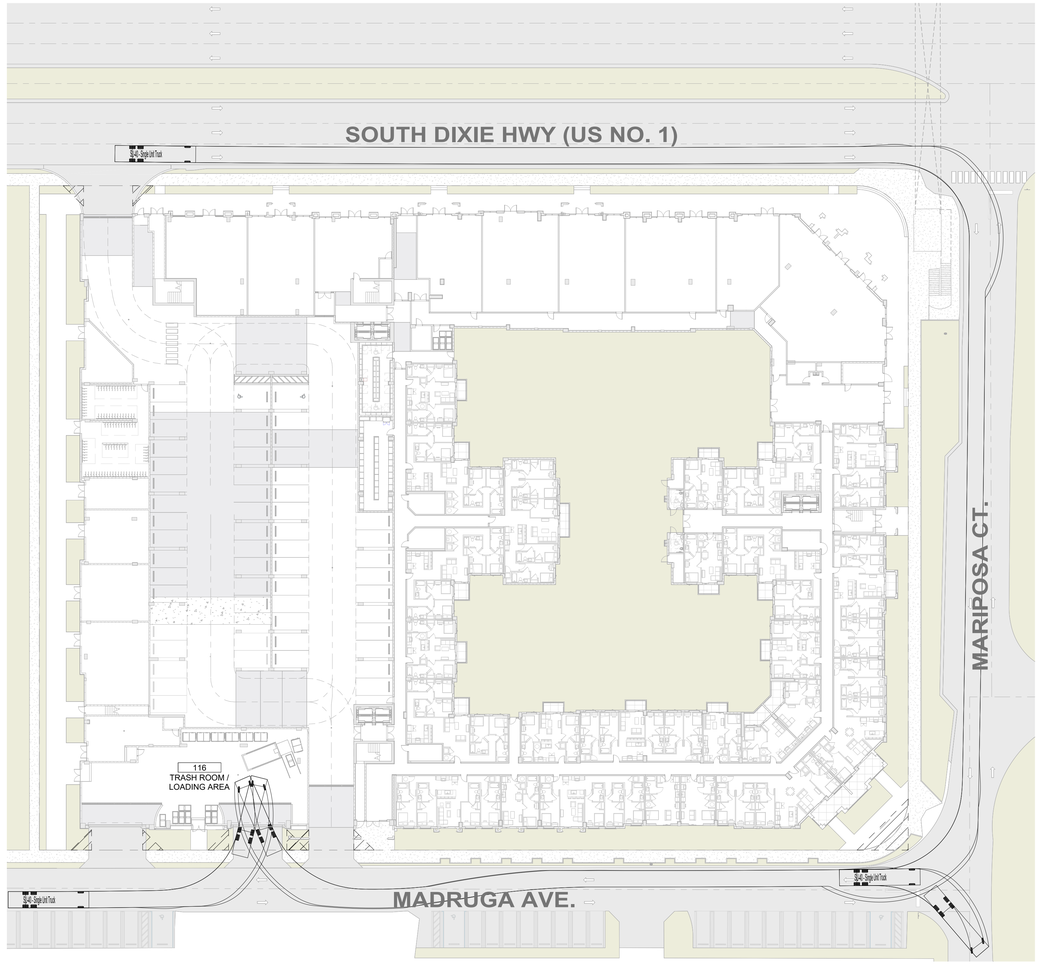
ACCESSIBILITY ROUTE

PASSENGER CAR



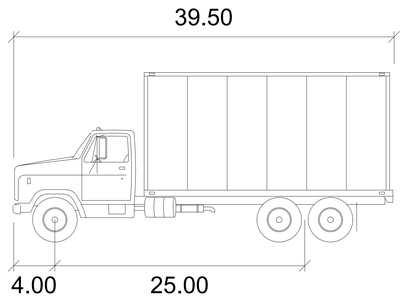
P - Passenger Car

Overall Length	19.000ft
Overall Width	7.000ft
Overall Body Height	5.101ft
Min Body Ground Clearance	1.116ft
Track Width	6.000ft
Lock-to-lock time	4.00s
Curb to Curb Turning Radius	24.000ft



ACCESS TO THE LOADING AREA

S-U40 TRUCK



SU-40

Width	8.00ft
Track	8.00ft
Lock to Lock Time	6.00ft
Steering Angle	31.80ft

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SEAL:

JAVIER FONT AR No. 12547

THE MARK AT CORAL GABLES
1250 SOUTH DIXIE HIGHWAY
CORAL GABLES, FL 33146

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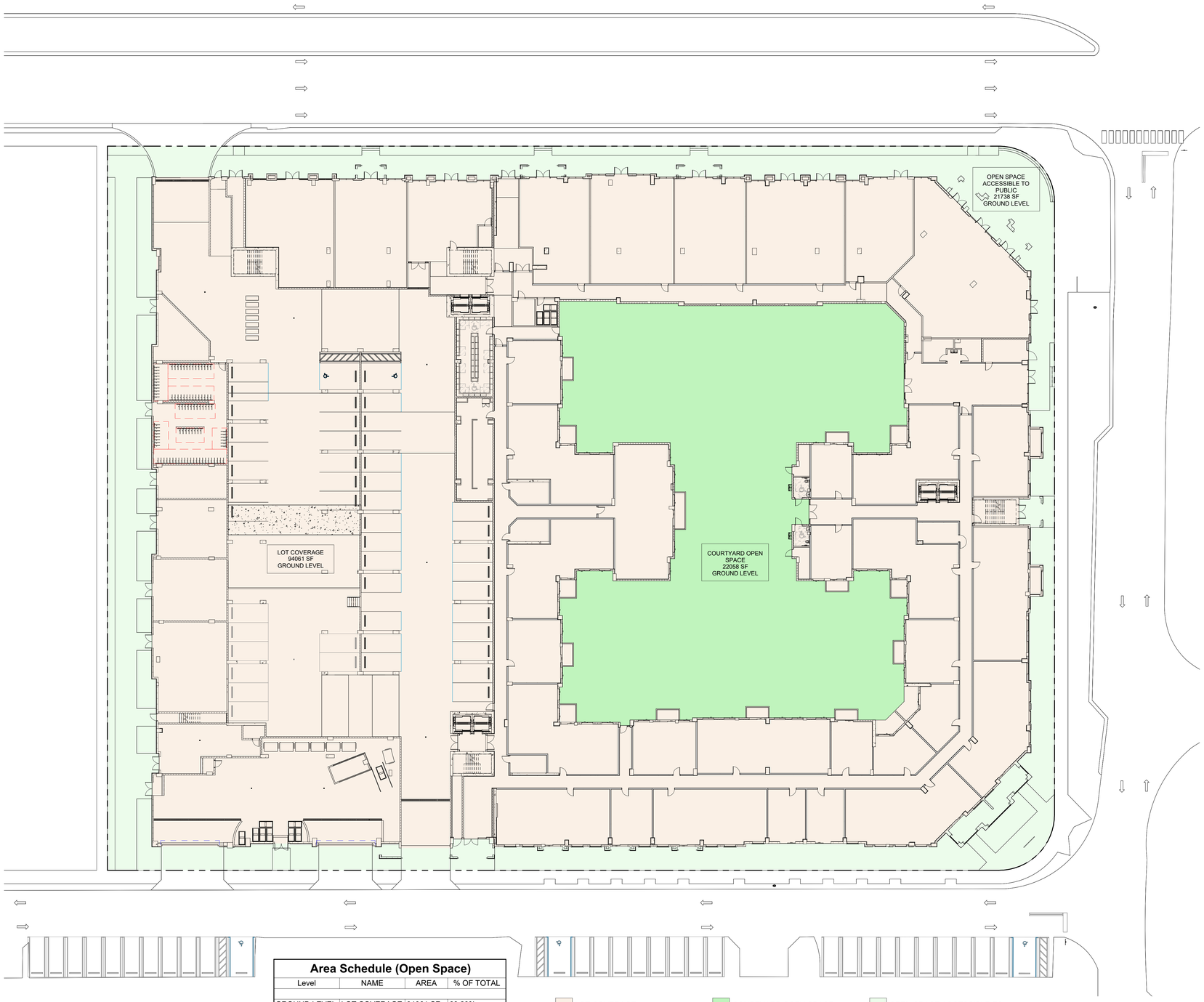
DATE:
4/6/2026 4:35:10 PM
PROJECT NO:
24-067
DRAWING NAME:
ACCESSIBILITY ROUTE
DRAWN BY:
R.Ballester
CHECKED BY:
J.Font / R. Padin
SHEET NO: A-10.7



Area Schedule (Open Space)

Level	NAME	AREA	% OF TOTAL
GROUND LEVEL	LOT COVERAGE	94061 SF	68.23%
GROUND LEVEL	COURTYARD OPEN SPACE	22058 SF	16.00%
GROUND LEVEL	OPEN SPACE ACCESSIBLE TO PUBLIC	21738 SF	15.77%
TOTAL		137857 SF	100.00%

LOT COVERAGE

COURTYARD OPEN SPACE

OPEN SPACE ACCESSIBLE TO PUBLIC

OPEN SPACE DIAGRAM

1

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SEAL:

JAVIER FONT AR No. 12547

THE MARK AT CORAL GABLES
1250 SOUTH DIXIE HIGHWAY
CORAL GABLES, FL 33146

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DATE:
4/6/2026 4:44:33 PM
PROJECT NO:
24-067
DRAWING NAME:
OPEN SPACE DIAGRAM
DRAWN BY:
R. Ballester
CHECKED BY:
J. Font / I. Lince
SHEET NO: A-10.8

SOUTH DIXIE HWY/US1 - GLAZING CALCULATIONS

LEVEL	STREET WALL (LINEAR FT)	REQUIRED GLAZING PERCENTAGE (LINEAR FT)	PROVIDED GLAZING PERCENTAGE (LINEAR FT)
GROUND	372'-3"	60% = 223'-4"	70% = 261'-0"

MARIPOSA CT. - GLAZING CALCULATIONS

LEVEL	STREET WALL (LINEAR FT)	REQUIRED GLAZING PERCENTAGE (LINEAR FT)	PROVIDED GLAZING PERCENTAGE (LINEAR FT)
GROUND	257'-3"	**60%** = 154'-4"	**55%** = 142'-4"

MADRUGA AVE. - GLAZING CALCULATIONS

LEVEL	STREET WALL (LINEAR FT)	REQUIRED GLAZING PERCENTAGE (LINEAR FT)	PROVIDED GLAZING PERCENTAGE (LINEAR FT)
GROUND	373'-2"	0%	37% = 138'-1"

1 GROUND LEVEL GLAZING DIAGRAM
SCALE: 1/16" = 1'-0"

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SEAL:

JAVIER FONT AR No. 12547

THE MARK AT CORAL GABLES
1250 SOUTH DIXIE HIGHWAY
CORAL GABLES, FL 33146

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DATE:
4/6/2026 4:44:44 PM
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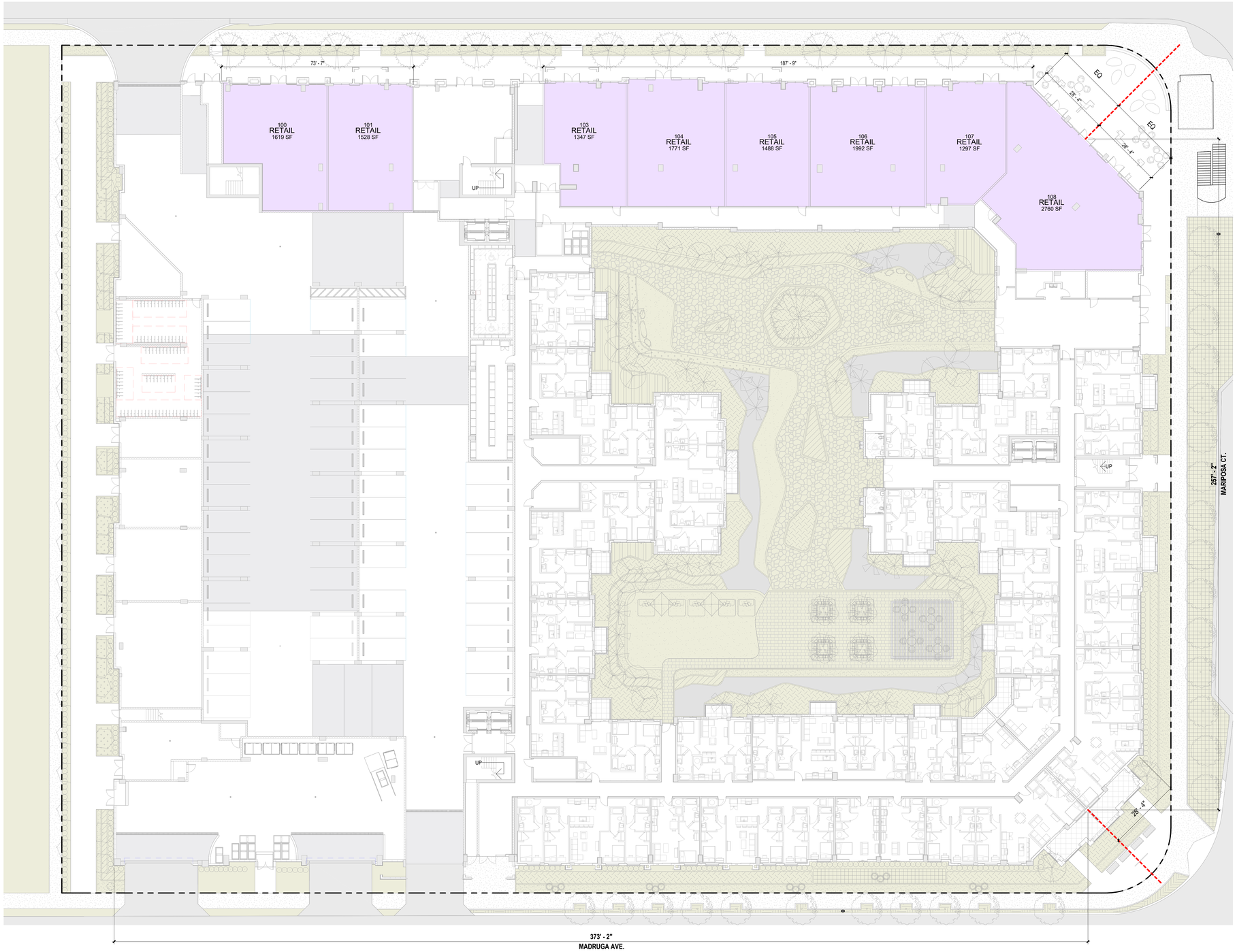
GLAZING DIAGRAM
DRAWN BY:
Author
CHECKED BY:
Checker
SHEET NO: A-10.9



1 SHOP FRONTAGE DIAGRAM
SCALE: 1/16" = 1'-0"

RETAIL

SOUTH DIXIE HWY/US1 - SHOP FRONTAGE CALCULATIONS

LEVEL	STREET WALL (LINEAR FT)	REQUIRED SHOP FRONTAGE PERCENTAGE (LINEAR FT)	PROVIDED SHOP FRONTAGE PERCENTAGE (LINEAR FT)
GROUND	372'-3"	**50%** = 186'-2"	**78%** = 288'- 11"

MARIPOSA CT. - SHOP FRONTAGE CALCULATIONS

LEVEL	STREET WALL (LINEAR FT)	REQUIRED SHOP FRONTAGE PERCENTAGE (LINEAR FT)	PROVIDED SHOP FRONTAGE PERCENTAGE (LINEAR FT)
GROUND	257'-3"	**20%** = 51'-5"	**23%** = 58'- 6"

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CORAL GABLES · ATLANTA

SEAL:

JAVIER FONT AR No. 12547

THE MARK AT CORAL GABLES
1250 SOUTH DIXIE HIGHWAY
CORAL GABLES, FL 33146

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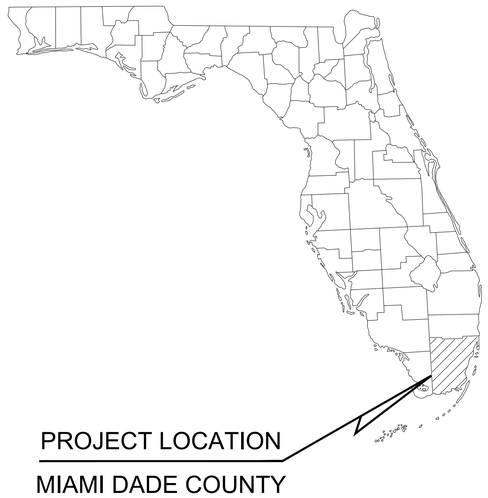
DATE: 4/6/2026 4:42:34 PM
PROJECT NO: 24-067
DRAWING NAME: SHOP FRONTAGE DIAGRAM
DRAWN BY: Author
CHECKED BY: Checker
SHEET NO: A-10.10

THE MARK AT CORAL GABLES
MIXED-USE BUILDING

1250 S DIXIE HWY
CORAL GABLES, FL 33146
FEBRUARY 2026
SECTION 30, TOWNSHIP 54, RANGE 41
FOLIO: 03-4130-004-0010



VICINITY MAP

GRAPHIC SCALE IN FEET
0 100 200 400

NORTH

LIST OF CONTACTS:

STORMWATER
MIAMI-DADE REGULATORY AND
ECONOMIC RESOURCES DEPARTMENT
701 NW 1ST COURT
MIAMI, FL 33136
CONTACT: MAYA DE TORRES

WATER
MIAMI-DADE WATER AND SEWER DEPARTMENT
3575 S. LE JEUNE RD.
MIAMI, FL 33146
786-268-5214
305-669-7873
CONTACT: LAZARO GUERRA, P.E.

SANITARY SEWER
CITY OF CORAL GABLES PUBLIC WORKS
2800 SW 72ND AVENUE
CORAL GABLES, FL 33134
305-460-5000

FIRE PREVENTION
CITY OF CORAL GABLES FIRE DEPARTMENT
2151 SALZEDO STREET
CORAL GABLES, FL 33134
305-460-5581
CONTACT: MARCOS DE LA ROSA, FIRE CHIEF

ENGINEERING
MIAMI-DADE COUNTY DEPARTMENT OF
TRANSPORTATION AND PUBLIC WORKS
701 NW 1ST COURT, SUITE 1700
MIAMI, FL 33136
786-469-5675

NATURAL GAS PROVIDER
TECO PEOPLES GAS- SOUTH FLORIDA
5101 NW 21st AVE.
SUITE 460
FT. LAUDERDALE, FL 33309
954-453-0824
CONTACT: YVONNE GOLDMAN

PLANNING AND ZONING
MIAMI-DADE COUNTY BUILDING DEPARTMENT
11805 SW 26TH STREET
MIAMI, FL 33175
786-315-2000
CONTACT:

BUILDING DIVISION
MIAMI-DADE COUNTY BUILDING DEPARTMENT
11805 SW 26TH STREET
MIAMI, FL 33175
786-315-2000
CONTACT:

TELEPHONE PROVIDER
AT&T DISTRIBUTION
600 NW 79th AVE
ROOM 336
MIAMI, FL 33126
305-260-8243
CONTACT: RICHARD RENFROW

ELECTRIC PROVIDER
FLORIDA POWER AND LIGHT
425 N WILLIAMSON BLVD.
DAYTONA BEACH, FL 32114
305-442-5966
CONTACT: TRACY STERN

CABLE PROVIDER
COMCAST CABLE
2501 SW 145TH AVENUE
MIRAMAR, FL 33322
CONTACT: RICHARD THOMAS

FLORIDA DEPARTMENT OF TRANSPORTATION
DISTRICT SIX
1000 NW 111TH AVE
MIAMI, FL 33172
305-470-5197
305-470-5610
CONTACT: GERRY O'REILLY, INTERIM DIRECTOR

PROJECT TEAM:

DEVELOPER:
THE MARK AT CORAL GABLES, LLC
315 OCONEE STREET
ATHENS, GA 30601
706-543-1910

ARCHITECT
BEHAR-FONT & PARTNERS
4533 PONCE DE LEON
CORAL GABLES, FL 33146
305-740-5442

CIVIL ENGINEEER
KIMLEY-HORN AND ASSOCIATES
2 ALHAMBRA PLAZA
CORAL GABLES, FL 33134
305-673-2025

SURVEYOR:
SCHWEBKE-SHISKIN & ASSOCIATES INC.
2844 CORPORATE WAY, MIRAMAR, FL 33025
954-435-7010

LANDSCAPE ARCHITECT
WITKIN HULTS + PARTNERS
307 S. 21 ST AVE, HOLLYWOOD, FL 33020
954-923-9681

TRAFFIC ENGINEER
DAVID PLUMMER AND ASSOCIATES
1750 PONCE DE LEON BLVD.
CORAL GABLES, FL 33134
305-447-0900

CIVIL ENGINEER:
Kimley»Horn
© 2026 KIMLEY-HORN AND ASSOCIATES, INC.
2 ALHAMBRA PLAZA, SUITE 500, CORAL GABLES, FL 33134
PHONE: 305-673-2025
WWW.KIMLEY-HORN.COM CA 00000696

Sheet List Table	
Sheet Number	Sheet Title
C-100	COVER SHEET
C-101	GENERAL NOTES
C-200	DEMOLITION NOTES
C-201	DEMOLITION PLAN
C-300	EROSION CONTROL NOTES
C-301	EROSION CONTROL PLAN
C-400	SITE PLAN
C-401	SITE PLAN DETAILS
C-500	PAVING GRADING AND DRAINAGE PLAN
C-501	PAVING GRADING AND DRAINAGE DETAILS
C-502	PAVING GRADING AND DRAINAGE DETAILS
C-503	DRAINAGE WELL DETAILS
C-504	DRAINAGE WELL DETAILS
C-600	WATER AND SEWER NOTES
C-601	UTILITY DEMOLITION PLAN
C-602	WATER & SEWER PLAN
C-603	WATER PROFILE
C-604	WATER PLAN & PROFILE
C-605	SEWER PROFILES
C-606	WATER MAIN TURBINE METER DETAILS
C-700	LIGHTING PLAN

LEGAL DESCRIPTION:

LOTS 27, 28, 29, 30 AND 31, IN BLOCK 156, OF CORAL GABLES RIVIERA SECTION PART 8, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 25, PAGE 55, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

AND

THAT PART OF TRACT "A" (WHICH SAID TRACT "A" INCLUDES AREAS INDICATED AS PARKING AREA AND UNLOADING AREA) AS SHOWN ON PLAT ENTITLED REPLAT OF PART OF CORAL GABLES RIVIERA SECTION PART 8, AND RECORDED IN PLAT BOOK 46, PAGE 100, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, THAT LIES NORTHEASTERLY OF THE FOLLOWING DESCRIBED LINE:

COMMENCE AT A POINT WHERE THE SOUTHEASTERLY LINE OF MIAMI HOMESTEAD HIGHWAY INTERSECTS THE NORTHEASTERLY LINE OF HARDEE ROAD; THENCE NORTHEASTERLY ALONG THE SOUTHEASTERLY LINE OF MIAMI HOMESTEAD HIGHWAY A DISTANCE OF 760.0 FEET TO THE POINT OF BEGINNING OF THE LINE BEING DESCRIBED; THENCE SOUTHEASTERLY PARALLEL TO AND 760.0 FEET NORTHEASTERLY AT RIGHT ANGLES TO THE NORTHEASTERLY LINE OF HARDEE ROAD A DISTANCE OF 325.0 FEET TO A POINT LOCATED ON THE NORTHWESTERLY LINE OF AVENUE MADRUGA, SAID POINT
BEING 703.70 FEET NORTHEASTERLY FROM A POINT WHERE THE NORTHWESTERLY LINE OF AVENUE MADRUGA INTERSECTS THE NORTHERLY LINE OF HARDEE ROAD.

AND

THE 45.0 FOOT ALLEY LYING BETWEEN THE SAID TRACT "A" AND THE SAID LOTS 27, 28, 29, 30 AND 31, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE MOST NORTHERLY CORNER OF THE SAID TRACT "A"; THENCE SOUTHWESTERLY ALONG THE NORTHWESTERLY LINE OF THE SAID TRACT "A" FOR A DISTANCE OF 300.0 FEET TO A POINT; THENCE SOUTHEASTERLY AT RIGHT ANGLES TO THE NORTHWESTERLY LINE OF THE SAID TRACT "A" FOR A DISTANCE OF 325.0 FEET TO A POINT ON THE SOUTHEASTERLY LINE OF THE SAID TRACT "A"; THENCE NORTHEASTERLY ALONG THE SOUTHEASTERLY LINE OF THE SAID TRACT "A" FOR A DISTANCE OF 400.0 FEET TO THE BEGINNING OF A TANGENTIAL CIRCULAR CURVE; THENCE NORTHEASTERLY, NORTHERLY AND NORTHWESTERLY ALONG SAID CURVE HAVING A RADIUS OF 25.0 FEET THROUGH A CENTRAL ANGLE OF 90 DEGREES FOR AN ARC DISTANCE OF 39.27 FEET TO THE END OF SAID CURVE AND A POINT ON THE SOUTHWESTERLY LINE OF AVENUE CARDENAS; THENCE NORTHWESTERLY TANGENT TO THE LAST MENTIONED CURVE AND ALONG THE SOUTHWESTERLY LINE OF AVENUE CARDENAS, FOR A DISTANCE OF 200.0 FEET TO A POINT ON THE NORTHWESTERLY LINE OF THE ALLEY, AS THE SAME IS SHOWN ON THE SAID PLAT OF REPLAT OF PART OF CORAL GABLES RIVIERA SECTION PART 8; THENCE SOUTHWESTERLY AT RIGHT ANGLES TO THE LAST COURSE AND ALONG THE NORTHWESTERLY LINE OF THE SAID ALLEY FOR A DISTANCE OF 125.0 FEET TO A POINT; THENCE NORTHWESTERLY AT RIGHT ANGLES TO THE LAST COURSE FOR A DISTANCE OF 100.0 FEET TO THE POINT OF BEGINNING.

AND

THE FOLLOWING DESCRIBED PORTION OF THE NORTH 1/2 OF THE NORTH 1/2 OF THE SW 1/4 OF THE NE 1/4 OF SECTION 30, TOWNSHIP 54 SOUTH, RANGE 41 EAST, MIAMI-DADE COUNTY, FLORIDA:

BEGIN AT THE INTERSECTION OF THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF THE MIAMI-HOMESTEAD HIGHWAY AS THE SAME IS SHOWN ON THE PLAT OF CORAL GABLES RIVIERA SECTION PART 8, RECORDED IN PLAT BOOK 25, PAGE 55, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, AND THE SOUTH LINE OF THE NORTH 1/2 OF THE NORTH 1/2 OF THE SW 1/4 OF THE NE 1/4 OF THE SAID SECTION 30; THENCE NORTH 50° 39' 20" EAST ALONG THE PROLONGATION NORTHEASTERLY OF THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF THE SAID MIAMI-HOMESTEAD HIGHWAY FOR A DISTANCE OF 44.10 FEET TO THE INTERSECTION THEREOF WITH THE PROLONGATION NORTHWESTERLY OF THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF AVENUE CARDENAS AS THE SAME IS SHOWN ON THE SAID PLAT OF CORAL GABLES RIVIERA SECTION PART 8; THENCE SOUTH 39° 20' 40" EAST ALONG THE PROLONGATION NORTHWESTERLY OF THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF THE SAID AVENUE CARDENAS FOR A DISTANCE OF 36.15 FEET TO THE INTERSECTION THEREOF WITH THE SOUTH LINE OF THE NORTH 1/2 OF THE NORTH 1/2 OF THE SW 1/4 OF THE NE 1/4 OF THE SAID SECTION 30; THENCE NORTH 89° 59' 40" WEST ALONG THE SOUTH LINE OF THE NORTH 1/2 OF THE NORTH 1/2 OF THE SW 1/4 OF THE NE 1/4 OF THE SAID SECTION 30 FOR A DISTANCE OF 57.02 FEET TO THE POINT OF BEGINNING.

THE ABOVE LANDS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWESTERLY CORNER OF SAID TRACT 'A', THENCE NORTH 47°47'30" EAST ALONG THE SOUTHEASTERLY LINE OF MIAMI HOMESTEAD HIGHWAY (AKA SOUTH DIXIE HIGHWAY – U.S. 1) FOR A DISTANCE OF 760.00 FEET TO THE POINT OF BEGINNING TO THE FOLLOWING TRACT OF LAND; THENCE CONTINUE NORTH 47°47'30" EAST FOR 425.01 FEET TO A POINT; THENCE SOUTH 42°12'23" EAST ALONG THE SOUTHWESTERLY LINE OF AVENUE CARDENAS FOR 300.00 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE, SAID CURVE CONCAVE TO THE NORTHWEST; THENCE ALONG SAID CURVE, HAVING AS ITS ELEMENTS A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 90°00'00" FOR AN ARC DISTANCE OF 39.27 FEET TO A POINT OF TANGENCY; THENCE SOUTH 47°47'30" WEST ALONG THE NORTHWESTERLY LINE OF AVENUE MADRUGA FOR A DISTANCE OF 400.00 FEET TO A POINT; THENCE NORTH 212'30" WEST FOR 325.00 FEET TO THE POINT OF BEGINNING. SAID LANDS LYING AND BEING IN THE CITY OF CORAL GABLES, MIAMI-DADE COUNTY, FLORIDA.

CONTAINING 137,991 SQUARE FEET OR 3.168 ACRES (MORE OR LESS).

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY CHADDI AKRAM JURDI, P.E., ON THE DATE ADJACENT TO THE SEAL.

SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES

Sunshine811
Call 811 or www.sunshine811.com two full business days before digging to have utilities located and marked.
Check positive response codes before you dig!

No.	REVISIONS	DATE	BY

Kimley»Horn
2 ALHAMBRA PLAZA, SUITE 500, CORAL GABLES, FL 33134
PHONE: 305-673-2025
WWW.KIMLEY-HORN.COM REGISTRY 35106

CHADDI A JURDI
LICENSE No 93694
STATE OF FLORIDA
PROFESSIONAL ENGINEER
02/13/2026

KHA PROJECT
DATE 02/13/2026
SCALE AS SHOWN
DESIGNED BY CJ
DRAWN BY SK
CHECKED BY JP

COVER SHEET

1250 SOUTH DIXIE HIGHWAY
PREPARED FOR
THE MARK AT CORAL GABLES, LLC
CORAL GABLES FL

SHEET NUMBER
C-100

Plotted By:Johnson, Joshua Sheet Set:1250 South Dixie Highway Layout:C-100 COVER SHEET February 25, 2026 08:02:11pm K:\mib_civil\249164002 - 1200 south dixie highway\CIVIL\CADD\plansheets\C-100 COVER SHEET.dwg
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GENERAL CONSTRUCTION NOTES

1. THE SURVEY UTILIZED FOR THESE PLANS WAS BASED ON NATIONAL GEODETIC VERTICAL DATUM (NGVD) 1929 DATUM AND WAS PREPARED BY:

   SCHWEBKE-SHISKIN & ASSOCIATES INC.
   2844 CORPORATE WAY, MIRAMAR, FL 33025
   954-435-7010

2. THE CONTRACTOR AND SUBCONTRACTORS SHALL OBTAIN A COPY OF THE CITY OF CORAL GABLES PUBLIC WORKS MANUAL, THE MIAMI-DADE COUNTY PUBLIC WORKS MANUAL, THE MIAMI-DADE WATER AND SEWER DEPARTMENT STANDARDS AND SPECIFICATIONS, THE FLORIDA DEPARTMENT OF TRANSPORTATION "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" (LATEST EDITION), THE 2023 FLORIDA BUILDING CODE, AND ALL OTHER LOCAL, COUNTY, STATE, AND FEDERAL STANDARDS GOVERNING THE PROPOSED WORK.

3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FURNISHING ALL MATERIAL AND LABOR TO CONSTRUCT THE FACILITY AS SHOWN AND DESCRIBED IN THE CONSTRUCTION DOCUMENTS IN ACCORDANCE WITH THE APPROPRIATE APPROVING AUTHORITIES, SPECIFICATIONS AND REQUIREMENTS. CONTRACTOR SHALL CLEAR AND GRUB ALL AREAS UNLESS OTHERWISE INDICATED, REMOVING TREES, STUMPS, ROOTS, MUCK, EXISTING PAVEMENT AND ALL OTHER DELETERIOUS MATERIAL.

4. EXISTING UTILITIES SHOWN ARE LOCATED ACCORDING TO THE INFORMATION AVAILABLE TO THE ENGINEER AT THE TIME OF THE TOPOGRAPHIC SURVEY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR THE ENGINEER. GUARANTEE IS NOT MADE THAT ALL EXISTING UNDERGROUND UTILITIES ARE SHOWN OR THAT THE LOCATION OF THOSE SHOWN ARE ENTIRELY ACCURATE. FINDING THE ACTUAL LOCATION OF ANY EXISTING UTILITIES IS THE CONTRACTOR'S RESPONSIBILITY AND SHALL BE DONE BEFORE HE COMMENCES ANY WORK IN THE VICINITY. FURTHERMORE, THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES DUE TO THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES. THE OWNER OR ENGINEER WILL ASSUME NO LIABILITY FOR ANY DAMAGES SUSTAINED OR COST INCURRED BECAUSE OF THE OPERATIONS IN THE VICINITY OF EXISTING UTILITIES OR STRUCTURES, NOR FOR TEMPORARY BRACING AND SHORING OF SAME. IF IT IS NECESSARY TO SHORE, BRACE, SWING OR RELOCATE A UTILITY, THE UTILITY COMPANY OR DEPARTMENT AFFECTED SHALL BE CONTACTED AND THEIR PERMISSION OBTAINED REGARDING THE METHOD TO USE FOR SUCH WORK.

5. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT THE VARIOUS UTILITY COMPANIES WHICH MAY HAVE BURIED OR AERIAL UTILITIES WITHIN OR NEAR THE CONSTRUCTION AREA BEFORE COMMENCING WORK. THE CONTRACTOR SHALL PROVIDE 2 BUSINESS DAYS MINIMUM NOTICE TO ALL UTILITY COMPANIES PRIOR TO BEGINNING CONSTRUCTION. A LIST OF THE UTILITY COMPANIES WHICH THE CONTRACTOR MUST CALL BEFORE COMMENCING WORK IS PROVIDED ON THE COVER SHEET OF THESE CONSTRUCTION PLANS. THIS LIST SERVES AS A GUIDE ONLY AND IS NOT INTENDED TO LIMIT THE UTILITY COMPANIES WHICH THE CONTRACTOR MAY WISH TO NOTIFY.

6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED CONSTRUCTION PERMITS AND BONDS IF REQUIRED PRIOR TO CONSTRUCTION.

7. THE CONTRACTOR SHALL HAVE AVAILABLE AT THE JOB SITE AT ALL TIMES ONE COPY OF THE CONSTRUCTION DOCUMENTS INCLUDING PLANS, SPECIFICATIONS, AND SPECIAL CONDITIONS AND COPIES OF ANY REQUIRED CONSTRUCTION PERMITS.

8. ANY DISCREPANCIES ON THE DRAWINGS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE OWNER AND ENGINEER BEFORE COMMENCING WORK. NO FIELD CHANGES OR DEVIATIONS FROM DESIGN ARE TO BE MADE WITHOUT PRIOR APPROVAL OF THE OWNER AND NOTIFICATION TO THE ENGINEER.

9. ALL COPIES OF COMPACTION, CONCRETE AND OTHER REQUIRED TEST RESULTS DURING CONSTRUCTION ARE TO BE SENT TO THE OWNER, THE PRIVATE PROVIDER ACTING AS AN AGENT FOR THE BUILDING DEPARTMENT AND DESIGN ENGINEER OF RECORD DIRECTLY FROM THE TESTING AGENCY.

10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SUBMITTING TO THE ENGINEER AND THE PRIVATE PROVIDER ACTING AS AN AGENT FOR THE BUILDING DEPARTMENT A CERTIFIED RECORD SURVEY SIGNED AND SEALED BY A PROFESSIONAL LAND SURVEYOR REGISTERED IN THE STATE OF FLORIDA DEPICTING THE ACTUAL FIELD LOCATION OF ALL CONSTRUCTED IMPROVEMENTS THAT ARE REQUIRED BY THE JURISDICTIONAL AGENCIES FOR THE CERTIFICATION PROCESS. ALL SURVEY COSTS WILL BE THE CONTRACTORS RESPONSIBILITY.

11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DOCUMENTING AND MAINTAINING AS-BUILT INFORMATION WHICH SHALL BE RECORDED AS CONSTRUCTION PROGRESSES OR AT THE COMPLETION OF APPROPRIATE CONSTRUCTION INTERVALS AND SHALL BE RESPONSIBLE FOR PROVIDING AS-BUILT DRAWINGS TO THE OWNER AND THE PRIVATE PROVIDER ACTING AS AN AGENT FOR THE BUILDING DEPARTMENT FOR THE PURPOSE OF CERTIFICATION TO JURISDICTIONAL AGENCIES AS REQUIRED. ALL AS-BUILT DATA SHALL BE COLLECTED BY A STATE OF FLORIDA PROFESSIONAL LAND SURVEYOR WHOSE SERVICES ARE ENGAGED BY THE CONTRACTOR.

12. ANY WELLS DISCOVERED ON SITE THAT WILL HAVE NO USE MUST BE PLUGGED BY A LICENSED WELL DRILLING CONTRACTOR IN A MANNER APPROVED BY ALL JURISDICTIONAL AGENCIES. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ANY WELL ABANDONMENT PERMITS REQUIRED.

13. ANY WELL DISCOVERED DURING EARTH MOVING OR EXCAVATION SHALL BE REPORTED TO THE APPROPRIATE JURISDICTIONAL AGENCIES WITHIN 1 BUSINESS DAY AFTER DISCOVERY IS MADE.

14. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THAT THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS DO NOT CONFLICT WITH ANY KNOWN EXISTING OR OTHER PROPOSED IMPROVEMENTS. IF ANY CONFLICTS ARE DISCOVERED, THE CONTRACTOR SHALL NOTIFY THE OWNER PRIOR TO INSTALLATION OF ANY PORTION OF THE SITE WORK THAT WOULD BE AFFECTED. FAILURE TO NOTIFY OWNER OF AN IDENTIFIABLE CONFLICT PRIOR TO PROCEEDING WITH INSTALLATION RELIEVES OWNER OF ANY OBLIGATION TO PAY FOR A RELATED CHANGE ORDER.

15. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING WITH UTILITY COMPANIES FOR EXISTING UTILITIES TO BE REMOVED, RELOCATED OR SUPPORTED IN PLACE, PRIOR TO START OF CONSTRUCTION. CONTRACTOR SHALL NOTIFY OWNER OF THE COST OF WORK PRIOR TO PROCEEDING

DEMOLITION NOTES (CONT.)

1. THE CONTRACTOR SHALL REFER TO THE LANDSCAPE ARCHITECTURE TREE DISPOSITION PLAN FOR DEMOLITION/ PRESERVATION OF EXISTING TREES. ALL TREES NOT SPECIFICALLY SHOWN TO BE PRESERVED OR RELOCATED SHALL BE REMOVED AS A PART OF THIS CONTRACT. TREE PROTECTION FENCING SHALL BE INSTALLED PRIOR TO ANY DEMOLITION.

PAVING, GRADING AND DRAINAGE NOTES

1. ALL PAVING, CONSTRUCTION, MATERIALS, AND WORKMANSHIP WITHIN PUBLIC RIGHT-OF-WAY SHALL BE IN ACCORDANCE WITH LOCAL OR COUNTY SPECIFICATIONS AND STANDARDS (LATEST EDITION) OR FDOT SPECIFICATIONS AND STANDARDS (LATEST EDITION) AND THE 2023 FLORIDA BUILDING CODE WITH 2019 SUPPLEMENTS. IF NOT COVERED BY LOCAL OR COUNTY REGULATIONS. WHICHEVER IS MOST RESTRICTIVE OF THE TWO.

2. ALL UNPAVED AREAS IN EXISTING RIGHTS-OF-WAY DISTURBED BY CONSTRUCTION SHALL BE REGRADED AND SODDED.

3. TRAFFIC CONTROL ON ALL FDOT, LOCAL AND COUNTY RIGHTS-OF-WAY SHALL MEET THE REQUIREMENTS OF THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (U.S. DOT/FHA) AND THE REQUIREMENTS OF THE STATE AND ANY LOCAL AGENCY HAVING JURISDICTION. IN THE EVENT THAT THE CONTRACT DOCUMENTS AND THE JURISDICTIONAL AGENCY REQUIREMENTS ARE NOT IN AGREEMENT, THE MOST STRINGENT SHALL GOVERN.

4. THE CONTRACTOR SHALL GRADE THE SITE TO THE ELEVATIONS INDICATED AND SHALL REGRADE WASHOUTS WHERE THEY OCCUR AFTER EVERY RAINFALL UNTIL A GRASS STAND IS WELL ESTABLISHED OR ADEQUATE STABILIZATION OCCURS.

5. ALL OPEN AREAS WITHIN THE PROJECT SITE SHALL BE SODDED UNLESS INDICATED OTHERWISE ON THE LANDSCAPE PLAN.

6. ALL AREAS INDICATED AS PAVEMENT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE TYPICAL PAVEMENT SECTIONS AS INDICATED ON THE DRAWINGS.

7. WHERE EXISTING PAVEMENT IS INDICATED TO BE REMOVED AND REPLACED, THE CONTRACTOR SHALL SAW CUT THE FULL PAVEMENT DEPTH FOR A SMOOTH AND STRAIGHT JOINT AND REPLACE THE PAVEMENT WITH THE SAME TYPE AND DEPTH OF MATERIAL AS EXISTING OR AS INDICATED.

8. WHERE NEW PAVEMENT MEETS THE EXISTING PAVEMENT, THE CONTRACTOR SHALL SAW CUT THE EXISTING PAVEMENT AND SLOPE FOR A SMOOTH AND STRAIGHT JOINT AND MATCH THE EXISTING PAVEMENT ELEVATION WITH THE PROPOSED PAVEMENT UNLESS OTHERWISE INDICATED.

9. THE CONTRACTOR SHALL INSTALL FILTER FABRIC OVER ALL DRAINAGE STRUCTURES FOR THE DURATION OF CONSTRUCTION AND UNTIL ACCEPTANCE OF THE PROJECT BY THE OWNER. ALL DRAINAGE STRUCTURES SHALL BE CLEANED OF DEBRIS AS REQUIRED DURING AND AT THE END OF CONSTRUCTION TO PROVIDE POSITIVE DRAINAGE FLOWS.

10. IF DEWATERING IS REQUIRED, THE CONTRACTOR SHALL OBTAIN ANY APPLICABLE REQUIRED PERMITS. THE CONTRACTOR IS TO COORDINATE WITH THE OWNER AND THE DESIGN ENGINEER PRIOR TO ANY EXCAVATION.

11. STRIP TOPSOIL AND ORGANIC MATTER FROM ALL AREAS OF THE SITE AS REQUIRED. IN SOME CASES TOPSOIL MAY BE STOCKPILED ON SITE FOR PLACEMENT WITHIN LANDSCAPED AREAS BUT ONLY AS DIRECTED BY THE OWNER.

12. FIELD DENSITY TESTS SHALL BE PERFORMED BY AN INDEPENDENT SOIL TESTING LABORATORY REGISTERED IN THE STATE OF FLORIDA, AND PAID FOR BY THE CONTRACTOR. TESTS SHALL BE TAKEN AT INTERVALS IN ACCORDANCE WITH THE LOCAL JURISDICTIONAL AGENCY OR TO FDOT STANDARDS. IN THE EVENT THAT THE CONTRACT DOCUMENTS AND THE JURISDICTIONAL AGENCY REQUIREMENTS ARE NOT IN AGREEMENT, THE MOST STRINGENT SHALL GOVERN.

13. ALL SLOPES AND AREAS DISTURBED BY CONSTRUCTION SHALL BE GRADED AS PER PLANS. THE AREAS SHALL THEN BE SODDED OR SEEDED AS SPECIFIED IN THE PLANS, FERTILIZED, MULCHED, WATERED AND MAINTAINED UNTIL HARDY GRASS GROWTH IS ESTABLISHED IN ALL AREAS. ANY AREAS DISTURBED FOR ANY REASON PRIOR TO FINAL ACCEPTANCE OF THE JOB SHALL BE CORRECTED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER. ALL EARTHEN AREAS WILL BE SODDED OR SEEDED AND MULCHED AS SHOWN ON THE LANDSCAPING PLAN.

14. ALL CUT OR FILL SLOPES SHALL BE 4 (HORIZONTAL) :1 (VERTICAL) OR FLATTER UNLESS OTHERWISE SHOWN.

15. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONTROL OF DUST AND DIRT RISING AND SCATTERING IN THE AIR DURING CONSTRUCTION AND SHALL PROVIDE WATER SPRINKLING OR OTHER SUITABLE METHODS OF CONTROL. THE CONTRACTOR SHALL COMPLY WITH ALL GOVERNING REGULATIONS PERTAINING TO ENVIRONMENTAL PROTECTION.

16. THE CONTRACTOR SHALL TAKE ALL REQUIRED MEASURES TO CONTROL TURBIDITY, INCLUDING BUT NOT LIMITED TO THE INSTALLATION OF TURBIDITY BARRIERS AT ALL LOCATIONS WHERE THE POSSIBILITY OF TRANSFERRING SUSPENDED SOLIDS INTO THE RECEIVING WATER BODY EXISTS DUE TO THE PROPOSED WORK. TURBIDITY BARRIERS MUST BE MAINTAINED IN EFFECTIVE CONDITION AT ALL LOCATIONS UNTIL CONSTRUCTION IS COMPLETED AND DISTURBED SOIL AREAS ARE STABILIZED. THEREAFTER, THE CONTRACTOR MUST REMOVE THE BARRIERS. AT NO TIME SHALL THERE BE ANY OFF-SITE DISCHARGE WHICH VIOLATES THE WATER QUALITY STANDARDS IN CHAPTER 17-302, FLORIDA ADMINISTRATIVE CODE.

17. SOD, WHERE CALLED FOR, MUST BE INSTALLED AND MAINTAINED ON EXPOSED SLOPES WITHIN 48 HOURS OF COMPLETING FINAL GRADING, AND AT ANY OTHER TIME AS NECESSARY, TO PREVENT EROSION, SEDIMENTATION OR TURBID DISCHARGES.

18. THE CONTRACTOR MUST REVIEW AND MAINTAIN A COPY OF THE ENVIRONMENTAL RESOURCE PERMIT COMPLETE WITH ALL CONDITIONS, ATTACHMENTS, EXHIBITS, AND PERMIT MODIFICATIONS IN GOOD CONDITION AT THE CONSTRUCTION SITE. THE COMPLETE PERMIT MUST BE AVAILABLE FOR REVIEW UPON REQUEST BY WATER MANAGEMENT DISTRICT REPRESENTATIVES.

19. THE CONTRACTOR SHALL ENSURE THAT ISLAND PLANTING AREAS AND OTHER PLANTING AREAS ARE NOT COMPACTED AND DO NOT CONTAIN ROAD BASE MATERIALS. THE CONTRACTOR SHALL ALSO EXCAVATE AND REMOVE ALL UNDESIRABLE MATERIAL FROM ALL AREAS ON THE SITE TO BE PLANTED AND PROPERLY DISPOSED OF IN A LEGAL MANNER.

20. THE CONTRACTOR SHALL INSTALL ALL UNDERGROUND STORM WATER PIPING PER MANUFACTURER'S RECOMMENDATIONS.

21. ALL EXISTING AND NEW DRAINAGE PIPES, INLETS, AND WELLS SURROUNDING THE PROPERTY SHALL BE CLEANED AND DESILTED PRIOR TO ACCEPTANCE BY THE CITY OF CORAL GABLES PUBLIC WORKS.

PRE-CONSTRUCTION RESPONSIBILITIES

1. THE INFORMATION PROVIDED IN THESE PLANS IS TO ASSIST THE CONTRACTOR IN ASSESSING THE NATURE AND EXTENT OF THE CONDITIONS WHICH MAY BE ENCOUNTERED DURING THE COURSE OF THE WORK. ALL CONTRACTORS ARE DIRECTED, PRIOR TO BIDDING, TO CONDUCT ANY INVESTIGATIONS THEY DEEM NECESSARY TO ARRIVE AT THEIR OWN CONCLUSIONS REGARDING THE ACTUAL CONDITIONS THAT WILL BE ENCOUNTERED AND UPON WHICH THEIR BIDS WILL BE BASED.

2. THE CONTRACTOR SHALL APPLY FOR AND PROCURE ALL PERMITS AND LICENSES, PAY ALL CHARGES, TAXES, ROYALTIES & FEES, AND GIVE ALL NOTICES NECESSARY TO COMPLETE THIS PROJECT. (WITH THE EXCEPTION OF DRAINAGE AND WATER & SEWER APPROVALS FROM MIAMI-DADE & RER WHICH WILL BE OBTAINED BY THE ENGINEER OF RECORD.)

3. THE CONTRACTOR SHALL COORDINATE WITH UTILITY COMPANIES TO ARRANGE FOR ANY REMOVAL, RELOCATION AND TEMPORARY SUPPORT OF UTILITY FEATURES, ETC. AS NECESSARY TO COMPLETE THE WORK, IF APPLICABLE.

OBSERVATIONS AND TESTING

1. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF RECORD AT LEAST 2 BUSINESS DAYS IN ADVANCE OF PERFORMING ALL CIVIL RELATED TESTS. UNLESS AUTHORIZED BY THE ENGINEER OF RECORD, THE CONTRACTOR SHALL NOT PROCEED WITH TESTING UNLESS THE ENGINEER OR A DESIGNATED REPRESENTATIVE IS PRESENT TO WITNESS THE TESTS.

2. THE ENGINEER OF RECORD WILL REQUIRE THAT THE FOLLOWING TESTS BE PERFORMED WITH ACCEPTABLE RESULTS:
   A. SANITARY SEWAGE COLLECTION SYSTEM:
      I. LAMPING TEST FROM MANHOLE TO MANHOLE, INCLUDING CONNECTING MANHOLE
      II. INFILTRATION/EXFILTRATION TEST UP TO THE CONNECTING MANHOLE
   B. STORM DRAINAGE-(TRENCH DEPTH)
   C. WATER SYSTEM-(PRESSURE TEST AND BACTERIOLOGICAL TEST)
   D. SUBGRADE - SUBMIT AND HAVE APPROVED DENSITIES PRIOR TO PLACEMENT OF ROCK.
   E. LIME ROCK BASE - SUBMIT AND HAVE APPROVED DENSITIES AND AS-BUILTS PRIOR TO THE PLACEMENT OF ANY ASPHALT.
   F. ASPHALT CONCRETE
   G. FINAL WALK-THROUGH INSPECTION - IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CONTACT ALL APPLICABLE REGULATORY AGENCIES FOR INSPECTION REQUIREMENTS.

3. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF RECORD AT LEAST 2 BUSINESS DAYS IN ADVANCE OF THE FOLLOWING EVENTS:
   A. PRIOR TO PLACING BALLAST ROCK WITHIN EXFILTRATION TRENCH TO MEASURE DEPTH AND WIDTH
   B. PRIOR TO BACKFILLING WATER MAINS AND SERVICES
   C. PRIOR TO BACKFILLING SANITARY SEWER MAINS AND SERVICES
   D. AFTER COMPACTION OF LIMEROCK BASE AND PRIOR TO PLACEMENT OF FIRST LIFT OF ASPHALT
   E. INSTALLING CONNECTIONS TO EXIST WATER AND SEWER MAINS/SERVICES
   F. AT SUBSTANTIAL COMPLETION
   G. FINAL INSPECTION

UNLESS AUTHORIZED BY THE ENGINEER OF RECORD, THE CONTRACTOR SHALL NOT PROCEED WITH THESE ACTIVITIES, UNLESS THE ENGINEER OR A DESIGNATED REPRESENTATIVE IS PRESENT TO PERFORM AN INSPECTION.

4. SHOULD THE CONTRACTOR FAIL TO GIVE THE ENGINEER OF RECORD ADVANCE NOTICE OF TESTING AND INSPECTIONS AS SPECIFIED ABOVE, THE ENGINEER SHALL RESERVE THE RIGHT TO REFUSE ISSUANCE OF ANY CERTIFICATIONS OF COMPLETION AND FINAL INSPECTIONS, AND RESERVES THE RIGHT TO RECOMMEND THAT ANY CONTRACT AMOUNTS STILL HELD IN RETAINAGE NOT BE RELEASED. CITY INSPECTOR REPORTS SHALL NOT BE ACCEPTED AS A SUBSTITUTE FOR THE ENGINEER'S PRESENCE AT THE TESTING AND INSPECTION INTERVALS SPECIFIED ABOVE.

SHOP DRAWINGS

1. PRIOR TO CONSTRUCTION OR INSTALLATION, SHOP DRAWINGS SHALL BE SUBMITTED TO AND APPROVED BY THE ENGINEER OF RECORD FOR THE FOLLOWING ITEMS:
   A. DRAINAGE STRUCTURES, INCLUDING CATCH BASINS, WELL BOXES, PUMPS, MANHOLES/INLET FRAMES/GRATES, BAFFLES, ETC.
   B. ALL DRAINAGE PIPES.
   C. TRENCH DRAINS.
   D. EXFILTRATION FILTER FABRIC
   E. ALL WATER AND SEWER SYSTEM COMPONENTS
   F. ASPHALT PAVEMENT MIX DESIGN
   G. LIMEROCK MATERIAL
   H. CONCRETE MIX FOR PAVEMENT
   I. MATERIAL SUBSTITUTION REQUESTS

2. ALL PRECAST STRUCTURAL DRAWINGS MUST BE SIGNED AND SEALED BY A STATE OF FLORIDA LICENSED ENGINEER OF RECORD STATING THAT THE STRUCTURE(S) MEETS THE H20 LOAD REQUIREMENTS. STRUCTURAL SHOP DRAWINGS WILL BE REJECTED AND NOT REVIEWED IF NOT SEALED BY A FLORIDA LICENSED ENGINEER.

IN ADDITION, SOME CITIES, COUNTIES, STATE AND/OR NATIONAL REGULATORY AGENCIES REQUIRE THEIR OWN INDIVIDUAL REVIEW AND APPROVAL. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN ALL OTHER AGENCY SHOP DRAWING APPROVALS IF REQUIRED.

PROJECT CLOSE OUT:

1. CLEANING UP
   A. DURING CONSTRUCTION, THE PROJECT SITE AND ALL ADJACENT AREAS SHALL BE MAINTAINED IN A NEAT AND CLEAN MANNER, AND UPON FINAL CLEANUP, THE PROJECT SITE SHALL BE LEFT CLEAR OF ALL SURPLUS MATERIAL OR TRASH. THE PAVED AREAS SHALL BE SWEPT BROOM CLEAN.
   B. THE CONTRACTOR SHALL RESTORE OR REPLACE, WHEN AND AS DIRECTED, ANY PUBLIC OR PRIVATE PROPERTY DAMAGED BY HIS/HER WORK, EQUIPMENT AND/OR EMPLOYEES TO A CONDITION AT LEAST EQUAL TO THAT EXISTING IMMEDIATELY PRIOR TO THE COMMENCEMENT OF OPERATIONS AND TO THE OWNER'S SATISFACTION.
   C. THE CONTRACTOR SHALL REPLACE ALL PAVING, STABILIZED EARTH, CURBS, DRIVEWAYS, SIDEWALKS, FENCES, MAILBOXES, SIGNS AND ANY OTHER IMPROVEMENTS REMOVED DURING CONSTRUCTION WITH THE SAME TYPE OF MATERIAL AND TO THE CONDITION WHICH EXISTED PRIOR TO THE COMMENCEMENT OF OPERATIONS AND TO THE OWNER'S SATISFACTION.
   D. WHERE MATERIAL OR DEBRIS HAVE WASHED OR FLOWED INTO, OR HAVE BEEN PLACED IN WATER COURSES, DITCHES, DRAINS, CATCH BASINS, OR ELSEWHERE AS A RESULT OF THE CONTRACTOR'S OPERATIONS, SUCH MATERIAL OR DEBRIS SHALL BE REMOVED AND SATISFACTORILY DISPOSED OF DURING THE PROGRESS OF THE WORK, AND THE AREA KEPT IN A CLEAN AND NEAT CONDITION.
   E. ALL DISPOSAL OF EXCESS AND UNSUITABLE EXCAVATED MATERIAL, DEMOLITION, VEGETATION, RUBBISH AND DEBRIS SHALL BE MADE OUTSIDE THE LIMITS OF CONSTRUCTION AT A LEGAL DISPOSAL SITE PROVIDED BY THE CONTRACTOR AT HIS/HER OWN EXPENSE, WITH THE PRIOR APPROVAL OF THE ENGINEER OF RECORD. MATERIAL CLEARED FROM THE SITE SHALL NOT BE DEPOSITED ON ADJACENT AND/OR NEARBY PROPERTY.

2. ALL PROPERTY MONUMENTS OR PERMANENT SURVEY REFERENCES, REMOVED OR DESTROYED BY THE CONTRACTOR DURING CONSTRUCTION SHALL BE RESTORED BY A STATE OF FLORIDA REGISTERED LAND SURVEYOR AT THE CONTRACTOR'S EXPENSE.

3. PROJECT RECORD DOCUMENTS
   A. DURING THE DAILY PROGRESS OF THE JOB, THE CONTRACTOR SHALL RECORD ON HIS SET OF CONSTRUCTION DRAWINGS THE EXACT LOCATION, LENGTH AND ELEVATION OF ANY FACILITY NOT BUILT EXACTLY ACCORDING TO PLANS.
   B. AT THE COMPLETION OF THIS PROJECT, THE CONTRACTOR SHALL SUBMIT THREE (3) SIGNED & SEALED AS-BUILT DRAWINGS, SIGNED & SEALED BY A REGISTERED LAND SURVEYOR LICENSED IN THE STATE OF FLORIDA. ADDITIONAL AS-BUILT DRAWINGS REQUIRED BY THE CITY, COUNTY, STATE AND/OR FEDERAL REGULATORY AGENCIES SHALL ALSO BE SUBMITTED ONCE REQUIRED. THE AS-BUILT DRAWINGS SHALL INDICATE LOCATION, SIZE, ELEVATION, MATERIAL, ETC., OF ALL WORK COMPLETED UNDER THIS CONTRACT AND OF ALL UTILITIES ENCOUNTERED DURING CONSTRUCTION.

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY CHADDI AKRAM JURDI, P.E., ON THE DATE ADJACENT TO THE SEAL.

SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES

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No.	REVISIONS	DATE	BY

Kimley»Horn
2 ALHAMBRA PLAZA, SUITE 500, CORAL GABLES, FL 33134
PHONE: 305-673-2025
WWW.KIMLEY-HORN.COM REGISTRY 35106

CHADDI A. JURDI
LICENSE
No 93694
STATE OF
FLORIDA
PROFESSIONAL ENGINEER
02/13/2026

KHA PROJECT	
DATE	02/13/2026
SCALE	AS SHOWN
DESIGNED BY	CJ
DRAWN BY	SK
CHECKED BY	JP

GENERAL NOTES

1250 SOUTH DIXIE HIGHWAY
PREPARED FOR
THE MARK AT CORAL GABLES, LLC
CORAL GABLES FL

SHEET NUMBER
C-101

DEMOLITION NOTES AND SPECIFICATIONS:

SHOULD ANY SECTION OF THESE DEMOLITION NOTES BE IN DIRECT CONFLICT WITH THE PROVISIONS OR TECHNICAL SPECIFICATIONS CONTAINED IN THE LOCAL, STATE, AND FEDERAL CODES AND REGULATIONS GOVERNING THESE OPERATIONS FOR THIS PROJECT, THE MORE STRINGENT OF THE TWO SHALL GOVERN.

I. GENERAL

1. FOR THIS PROJECT, "OWNER" SHALL MEAN THE MARK AT CORAL GABLES, LLC. "SURVEY" SHALL MEAN THE BOUNDARY SURVEY PREPARED BY SCHWEBKE-SHISKIN & ASSOCIATES, INC. AND "ENGINEER" SHALL MEAN THE ENGINEER OF RECORD.

2. EXISTING CONDITIONS, UTILITIES, STRUCTURES AND OTHER IMPROVEMENTS, AS SHOWN ON THE DEMOLITION DRAWINGS, WERE TAKEN FROM THE SURVEY, AND FROM INFORMATION PROVIDED BY UTILITY COMPANIES. AN ATTEMPT HAS BEEN MADE TO SHOW ALL EXISTING STRUCTURES, UTILITIES, DRIVES, WALKS, ETC., IN THEIR APPROXIMATE LOCATION. OTHERS MAY EXIST AND MAY BE FOUND UPON VISITING THE SITE. IT WILL BE THE RESPONSIBILITY OF THE CONTRACTOR TO ACCURATELY LOCATE ALL FACILITIES AND TO DETERMINE THEIR EXTENT. IF SUCH FACILITIES OBSTRUCT THE PROGRESS OF THE WORK AND ARE NOT INDICATED TO BE REMOVED OR RELOCATED, THEY SHALL BE REMOVED OR RELOCATED ONLY AS DIRECTED BY THE OWNER, ARCHITECT, OR ENGINEER OF RECORD, AT NO ADDITIONAL COST TO THE OWNER.

3. ORGANIZE AND PERFORM DEMOLITION WORK TO AVOID DAMAGE TO CONSTRUCTION INTENDED TO REMAIN. ANY COMPONENTS INTENDED TO REMAIN BUT DAMAGED DURING DEMOLITION WILL BE REPLACED, NEW, BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE.

4. ALL MATERIAL REMOVED FROM THIS SITE BY THE CONTRACTOR SHALL BE DISPOSED OF BY THE CONTRACTOR IN A LEGAL MANNER.

5. DEMOLITION AND REMOVAL OPERATIONS SHALL BE CONDUCTED IN AN EXPEDIENT MANNER, WITH PRECAUTIONS TAKEN TO PREVENT THE DEMOLITION SITE FROM BEING A NUISANCE.

6. PERFORM REMOVAL AND DEMOLITION IN ACCORDANCE WITH DEMOLITION SCHEDULE (REFER TO SECTION IV.) AND TAKE NECESSARY PRECAUTIONS TO PROTECT EXISTING ADJACENT BUILDINGS, FURNISHINGS, AND EQUIPMENT. NOTIFY THE ENGINEER OF ANY CONDITIONS THAT MAY AFFECT THE SAFETY OF OCCUPANTS OF ADJACENT BUILDINGS, THE NORMAL USE OF THESE FACILITIES, OR THE PHYSICAL CONDITION OF THE STRUCTURES.

7. ALL EXISTING UTILITIES OUTSIDE THE PROPERTY BOUNDARIES ARE TO REMAIN, UNLESS OTHERWISE NOTED. ALL DEMOLITION WORK SHALL BE VERIFIED AGAINST PROPOSED WORK.

8. PRIOR TO DEMOLITION ACTIVITIES, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CONTACT ALL AFFECTED UTILITY COMPANIES IN ORDER TO COORDINATE THE DEACTIVATION OF ALL EXISTING UTILITY LINES WITHIN THE PROPERTY. ONCE ALL ONSITE UTILITIES HAVE BEEN DEACTIVATED, ALL LINES SHALL BE CUT AND CAPPED INSIDE THE PROPERTY LINE, AND REMOVED (UNLESS OTHERWISE INDICATED).

9. THE CONTRACTOR SHALL USE EXTREME CAUTION IN REMOVING ANY STRUCTURES AND UTILITIES ABOVE AND BELOW GRADE TO PREVENT DAMAGE TO EXISTING UTILITIES WHICH ARE TO REMAIN IN SERVICE. ANY DAMAGE TO EXISTING PIPELINES, UTILITIES, ETC., CAUSED BY THE CONTRACTOR SHALL BE REPAIRED, AT THE CONTRACTOR'S EXPENSE, IN A MANNER ACCEPTABLE TO THE PARTY IN OWNERSHIP OF THE DAMAGED PROPERTY. THE CONTRACTOR SHALL REPORT ANY EXISTING DAMAGE PRIOR TO BEGINNING WORK. IN THE EVENT OF ACCIDENTAL DISRUPTION OF UTILITIES OR THE DISCOVERY OF PREVIOUSLY UNKNOWN UTILITIES, CONTRACTOR MUST NOTIFY THE AFFECTED UTILITY COMPANY AND THE ENGINEER. THE UTILITY COMPANY, ENGINEER, AND CONTRACTOR MUST FIRST AGREE ON A PLAN TO CORRECT THE SITUATION OR IDENTIFY THE UTILITY SERVICE LINE. ALL ASSOCIATED COSTS SHALL BE INCURRED AT THE CONTRACTOR'S EXPENSE.

10. NO LIGHTING MAY BE REMOVED FROM PUBLIC STREETS UNTIL PROPOSED LIGHTING IS FULLY IN PLACE, OTHERWISE CONTRACTOR SHALL INSTALL A TEMPORARY LIGHTING SYSTEM, SO THAT NO AREA USED BY THE PUBLIC WILL HAVE LESS LIGHTING THAN CURRENTLY EXISTS.

11. EXISTING WORK NOT SPECIFIED FOR REMOVAL WHICH IS TEMPORARILY REMOVED, DAMAGED, EXPOSED, OR IN ANY WAY DISTURBED OR ALTERED BY REMOVAL WORK SHALL BE REPAIRED, PATCHED OR REPLACED, AT THE CONTRACTOR'S EXPENSE, TO THE ENGINEER'S SATISFACTION.

11. TITLE AND RESPONSIBILITY OF MATERIALS AND EQUIPMENT TO BE REMOVED, EXCEPT SALVAGEABLE EQUIPMENT TO BE RETAINED BY THE OWNER, IS VESTED TO THE CONTRACTOR UPON RECEIPT OF NOTICE TO PROCEED. THE OWNER WILL NOT BE RESPONSIBLE FOR THE CONDITION, LOSS OR DAMAGE TO SUCH MATERIALS AND EQUIPMENT AFTER NOTICE TO PROCEED.

12. REFER TO THE TOPOGRAPHIC SURVEY FOR ADDITIONAL DETAILS OF EXISTING STRUCTURES, ETC., LOCATED WITHIN THE PROJECT SITE. UNLESS OTHERWISE NOTED, ALL EXISTING BUILDINGS, STRUCTURES, SLABS, CONCRETE, ASPHALT, DEBRIS PILES, SIGNS, AND ALL APPURTENANCES ARE TO BE REMOVED FROM THE SITE BY THE CONTRACTOR AND PROPERLY DISPOSED OF IN A LEGAL MANNER AS PART OF THIS CONTRACT. SOME ITEMS TO BE REMOVED MAY NOT BE DEPICTED ON THE TOPOGRAPHIC SURVEY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VISIT THE SITE AND DETERMINE THE FULL EXTENT OF ITEMS TO BE REMOVED. IF ANY ITEMS ARE IN QUESTION, THE CONTRACTOR SHALL CONTACT THE OWNER PRIOR TO REMOVAL OF SAID ITEMS.

13. THE CONTRACTOR SHALL REFER TO THE LANDSCAPE ARCHITECTURE FREE DISPOSITION PLAN FOR DEMOLITION/ PRESERVATION OF EXISTING TREES. ALL TREES NOT SPECIFICALLY SHOWN TO BE PRESERVED OR RELOCATED SHALL BE REMOVED AS A PART OF THIS CONTRACT. TREE PROTECTION FENCING SHALL BE INSTALLED PRIOR TO ANY DEMOLITION

14. IT IS THE CONTRACTOR'S RESPONSIBILITY TO:

   A. PROTECT ALL EXISTING STRUCTURAL ELEMENTS TO REMAIN DURING DEMOLITION
   B. IF APPLICABLE, PROVIDE A TEMPORARY PATCH AND REPAIR TO ALL SURFACES AFFECTED BY DEMOLITION WHICH ARE TO BE RECONSTRUCTED AS PART OF THIS PROJECT.
   C. EXIST. CONC. OR ASPHALT PAVEMENT TO BE REMOVED SHALL BE SAW-CUT IN NEAT, STRAIGHT LINES.
   D. EXIST. IRRIGATION LINES WITHIN THE LIMITS OF DEMOLITION TO BE REMOVED.
   E. ALL EXISTING WIRE, IRON, CHAIN LINK, WOOD FENCES ARE TO REMAIN UNLESS OTHERWISE SPECIFIED.
   F. NO ELECTRIC POLE, STREET LIGHT, WATER METER/VALVE, FIRE HYDRANT ETC. WILL BE REMOVED WITHIN THE ROADWAY RIGHT OF WAY LINES.
   G. REFER TO LANDSCAPE PLANS FOR ALL EXIST. TREES.
   H. EXIST. MONITORING WELLS TO REMAIN AND BE PROTECTED AT ALL TIMES.
   I. ALL EXISTING SURVEY REFERENCES AND MARKERS SHALL REMAIN IN PLACE OR BE REPLACED AT NO ADDITIONAL COST TO THE OWNER.

II. DESCRIPTION

1. PROVIDE ALL LABOR, MATERIALS, EQUIPMENT, SERVICES, ETC., NECESSARY AND INCIDENTAL TO THE COMPLETION OF ALL SITE DEMOLITION AND CLEARING WORK AS SHOWN ON THE DRAWINGS AND SPECIFIED HEREIN, INCLUDING THE LEGAL TRANSPORT AND OFF-SITE DISPOSAL OF DEMOLITION DEBRIS.

2. ALL ONSITE WORK INCLUDED CONSISTS OF, BUT IS NOT LIMITED TO, THE FOLLOWING:

   A. FULL-DEPTH REMOVAL OF EXISTING SIDEWALKS, DRIVES, CURBS, PAVEMENT, ETC.
   B. CLEARING SITE OF DEMOLITION DEBRIS.
   C. REMOVAL FROM SITE AND DISPOSAL OF ALL EXCESS AND UNUSABLE MATERIAL.
   D. COORDINATION WITH ALL UTILITY COMPANIES/OWNERS PRIOR TO DEACTIVATION.

III. APPLICABLE CODES

1. DEMOLITION AND TRANSPORTATION OF DEBRIS SHALL COMPLY WITH APPLICABLE LOCAL, STATE, AND FEDERAL CODES AND REGULATIONS GOVERNING THESE OPERATIONS. THE CONTRACTOR SHALL OBTAIN AND PAY FOR ANY PERMITS, BONDS, LICENSES, ETC., REQUIRED FOR DEMOLITION AND CLEARING WORK.

2. ANY WORK WITHIN PUBLIC RIGHT-OF-WAY SHALL BE DONE IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY OF CORAL GABLES PUBLIC WORKS DEPARTMENT, FLORIDA DEPARTMENT OF TRANSPORTATION, MIAMI-DADE COUNTY, AND OTHER GOVERNMENTAL AGENCIES HAVING JURISDICTION, AND SHALL NOT BEGIN UNTIL THE CONTRACTOR HAS NOTIFIED, AND ALL REQUIRED PERMITS HAVE BEEN OBTAINED FROM, THESE GOVERNING AUTHORITIES.

IV. SEQUENCING AND SCHEDULING

1. AREAS ADJACENT TO DEMOLITION AND REMOVAL WORK MAY BE OCCUPIED BUT THE ACTIVITIES IN THOSE AREAS CANNOT BE INTERRUPTED OR DISTURBED DURING NORMAL WORKING HOURS. DEMOLITION SCHEDULE SHALL BE COORDINATED WITH ALL ADJACENT PROPERTY OWNERS AND ANY OTHER PARTIES WHOSE DAILY ACTIVITIES WOULD BE AFFECTED BY THE DEMOLITION WORK.

2. COORDINATE WITH APPLICABLE UTILITY COMPANIES FOR UTILITY LINE REMOVAL, CAPPING AND UTILITY SHUTDOWNS NECESSITATED BY REMOVAL WORK.

V. ENVIRONMENTAL PROTECTION

1. CONTROL AMOUNT OF DUST RESULTING FROM CONSTRUCTION OR DEMOLITION TO PREVENT SPREAD OF DUST TO OTHER BUILDINGS AND TO AVOID CREATION OF A NUISANCE IN SURROUNDING AREAS. USE OF WATER TO CONTROL DUST WILL NOT BE PERMITTED WHEN IT WILL RESULT IN, OR CREATE, HAZARDOUS OR OBJECTIONABLE CONDITIONS SUCH AS FLOODING.

2. NOISE PRODUCING ACTIVITIES SHALL BE HELD TO A MINIMUM. INTERNAL COMBUSTION ENGINES AND COMPRESSORS, ETC., SHALL BE EQUIPPED WITH MUFFLERS TO REDUCE NOISE TO A MINIMUM. COMPLY WITH ALL NOISE ABATEMENT ORDINANCES.

3. THE USE OF EXPLOSIVES WILL NOT BE PERMITTED.

4. DISPOSITION OF DEMOLISHED MATERIALS BY BURNING IS NOT PERMITTED.

5. ALL CLEARING SHALL BE PERFORMED IN A MANNER SUCH AS TO PREVENT ANY WASH-OFF OF SOILS AND DEBRIS FROM THE SITE INTO PUBLIC RIGHT-OF-WAY STREAMS, AND/OR STORM DRAINAGE SYSTEMS. APPROPRIATE SEDIMENTATION PONDS, DIKES, COLLARS, AND FILTER MEDIA SHALL BE EMPLOYED IN ACCORDANCE WITH THE EROSION CONTROL PLANS TO INSURE COMPLIANCE WITH THESE REQUIREMENTS. WHERE A SPECIFIC STATUTE GOVERNS THESE PROCEDURES, SUCH STATUTE SHALL BE COMPLIED WITH IN ITS ENTIRETY.

6. DURING THE ENTIRE COURSE OF OPERATIONS, ALL EXISTING DRAINAGE WAYS, BOTH INTO AND FROM THE PROJECT AREA SHALL BE MAINTAINED IN A FUNCTIONAL CONDITION, AND BE CLEANED AS NECESSARY.

7. AT ALL TIMES DURING THE CLEARING OPERATION, THE EXPOSED AREAS OF SUBGRADE SHALL BE MAINTAINED IN A CONDITION COMPATIBLE WITH POSITIVE DRAINAGE OF THE WORK AREA. NO WATER WILL BE PERMITTED TO STAND IN OPEN EXCAVATIONS. ALL STORMWATER RUNOFF SHALL BE CONTAINED WITHIN THE SITE. FAILURE TO MAINTAIN SUCH DRAINAGE SHALL BE CONSIDERED ADEQUATE CAUSE FOR THE ENGINEER, OWNER, OR INSPECTOR TO ORDER TEMPORARY SUSPENSION OF THE WORK. ALL ASSOCIATED COSTS SHALL BE INCURRED AT THE CONTRACTOR'S EXPENSE.

8. PROVIDE SUITABLE AND FUNCTIONAL DRAINAGE BY OPENING DITCHES, FILTER DRAINS, TEMPORARY CUT-OFF LINES, ETC., AND ERECT TEMPORARY PROTECTIVE STRUCTURES WHERE NECESSARY. ALL EMBANKMENTS SHALL BE BACK-BLADED AND SUITABLY SEALED TO PROTECT AGAINST ADVERSE WEATHER CONDITIONS.

9. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS WHEN REMOVING ABANDONED AND DE-ENERGIZED MATERIALS. IF ASBESTOS PIPES ARE ENCOUNTERED, THE CONTRACTOR WILL TAKE ALL NECESSARY ABATEMENT STEPS AS REQUIRED BY GOVERNING REGULATIONS TO SAFELY REMOVE AND DISPOSE OF SAID FACILITIES. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY UPON DISCOVERY OF SAID MATERIALS.

VI. TRAFFIC MAINTENANCE

1. CONTRACTOR SHALL FOLLOW THE MORE STRINGENT AND APPLICABLE PROCEDURE OUT OF THE FLORIDA DEPARTMENT OF TRANSPORTATION AND/OR THE CITY OF CORAL GABLES PUBLIC WORKS MAINTENANCE OF TRAFFIC PROCEDURES DURING DEMOLITION IN PUBLIC RIGHT-OF-WAYS AND PRIVATE DRIVEWAYS, PEDESTRIANS PATHS, AND ROADWAYS (FDOT INDEX 600 SERIES).

2. THE CONTRACTOR SHALL PROVIDE ADEQUATE BRACING, SHORING, TEMPORARY CROSSOVER FOR PEDESTRIAN AND VEHICULAR TRAFFIC INCLUDING PLATING, GUARDRAILS, LAMPS, WARNING SIGNS, FLAGS, ETC. AS REQUIRED BY AGENCIES HAVING JURISDICTION, AND SHALL NOT REMOVE THESE UNTIL THE NEED FOR PROTECTION CEASES.

3. THE CONTRACTOR MAY NOT CLOSE ANY SIDEWALKS WITHOUT PROVIDING ALTERNATE ROUTES IN ACCORDANCE WITH FDOT INDEX 660 AND AUTHORIZATION FROM AGENCIES HAVING JURISDICTION.

4. CONDUCT REMOVAL OPERATIONS SO THAT TRAFFIC IS MAINTAINED ALONG EXISTING STREETS AND WALKS. KEEP PAVED STREETS AND WALKWAYS CLEAN AND FREE OF DEBRIS. REMOVE MATERIAL AND OTHER MATTER TRACKED OR FALLEN ONTO TRAFFIC SURFACES.

VII. CLEAN UP

1. REMOVE DEMOLISHED CONSTRUCTION MATERIALS AND RELATED DEBRIS FROM THE SITE ON A REGULAR BASIS. ACCUMULATION OF DEBRIS ON THE SITE WILL NOT BE PERMITTED. SELLING OF SALVAGEABLE MATERIALS IS NOT PERMITTED AT THE SITE. LEED RELATED SALVAGEABLE MATERIALS MUST BE DOCUMENTED BY THE CONTRACTOR.

2. REMOVE MATERIALS, INCLUDING DEBRIS AND DUST, AND DISPOSE OF LEGALLY OFF SITE. NO DEBRIS SHALL BE BURNED OR BURIED ON THE SITE AS A MEANS OF DISPOSAL. USE METHODS APPROVED BY THE REGULATORY AGENCIES PRIOR TO BEGINNING CLEANUP OPERATIONS. USE OF BLOWERS TO DISTRIBUTE DUST WILL NOT BE PERMITTED.

3. MATERIAL DESIGNATED FOR REMOVAL SHALL BECOME THE PROPERTY OF THE CONTRACTOR.

No.	REVISIONS	DATE	BY

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CHADDI AKRAM JURDI
LICENSE No 93694 STATE OF FLORIDA
PROFESSIONAL ENGINEER
02/13/2026

KHA PROJECT

DATE	02/13/2026
SCALE	AS SHOWN
DESIGNED BY	CJ
DRAWN BY	SK
CHECKED BY	JP

DEMOLITION NOTES

1250 SOUTH DIXIE HIGHWAY
PREPARED FOR
THE MARK AT CORAL GABLES, LLC
CORAL GABLES FL

SHEET NUMBER
C-200

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY CHADDI AKRAM JURDI, P.E., ON THE DATE ADJACENT TO THE SEAL.

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Plotted By:Johnson, Joshua Sheet Set:1250 South Dixie Highway Layout:C-200 DEMOLITION NOTES February 25, 2026 08:02:28pm K:\mib_civil\249164002 - 1200 south dixie highway\CIVIL\CADD\plansheets\C-200 DEMOLITION NOTES.dwg
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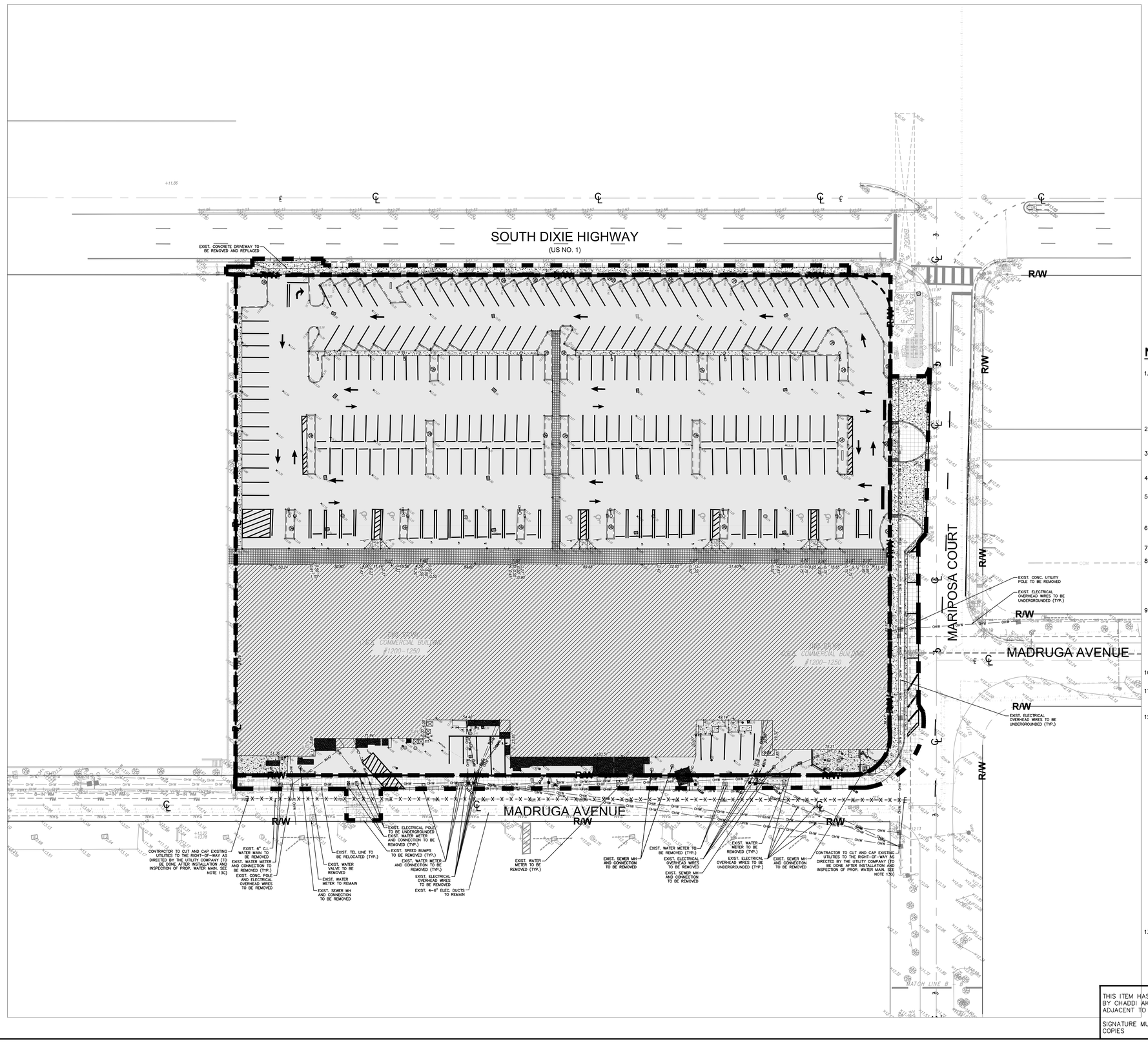

NORTH

GRAPHIC SCALE IN FEET
0 15 30 60

LEGEND:

- P/L – – R/W — RIGHT-OF-WAY LINE / PROPERTY LINE
- ℄ — CENTER LINE OF ROADWAY
- — – – – M/L — MONUMENT LINE OF ROADWAY
- LIMITS OF ONSITE DEMOLITION
- LIMITS OF OFFSITE DEMOLITION
- UTILITY TO BE REMOVED
- EXISTING TREES (SEE NOTE 7)

NOTES

1. THE INTENT OF THE DEMOLITION PLAN IS TO DEPICT ALL EXISTING FEATURES THAT ENCUMBER THE PROPOSED CONSTRUCTION AREA AND ARE SCHEDULED FOR REMOVAL. SOME INCIDENTAL ITEMS MAY HAVE BEEN INADVERTENTLY OMITTED FROM THE PLAN. THE CONTRACTOR IS REQUIRED TO THOROUGHLY INSPECT THE SITE AS WELL AS REVIEW THE PLANS AND SPECIFICATIONS PRIOR TO SUBMITTING PRICING. CONTRACTOR WILL NOT RECEIVE ADDITIONAL COMPENSATION FOR INCIDENTAL ITEMS NOT SHOWN ON THIS DEMOLITION PLAN.
2. SEE SHEET C-500 PAVING, GRADING AND DRAINAGE PLAN FOR LIMITS AND GRADING OF RESURFACED DRIVEWAYS AND ENTRANCES. ADDITIONAL DEMOLITION MAY BE REQUIRED.
3. SEE SHEET C-301 EROSION CONTROL PLAN FOR INLET PROTECTION AND EROSION PREVENTION MEASURES TO BE IN PLACE PRIOR TO DEMOLITION ACTIVITIES.
4. CONTRACTOR TO CONFIRM EXISTING DEMOLITION LIMITS AND SITE GRADING PRIOR TO CONSTRUCTION.
5. CONTRACTOR TO SAWCUT IN NEAT, STRAIGHT LINES WHEN REMOVING EXISTING PAVEMENT THAT IS ADJACENT TO EXISTING PAVEMENT THAT IS TO REMAIN. CONTRACTOR IS RESPONSIBLE FOR REPAIRS TO EXISTING CONCRETE OR ASPHALT TO REMAIN IF DAMAGED DURING CONSTRUCTION.
6. FOR TREE REMOVAL AND/OR RELOCATION REFER TO TREE DISPOSITION PLANS AND PERMIT (BY OTHERS).
7. FOR BUILDING/STRUCTURE DEMOLITION REFER TO ARCH./STRUCT. PLANS.
8. PRIOR TO THE REMOVAL OF ANY ON-SITE LIGHT POLES/FIXTURES AND APPURTENANCES, OR ANY OTHER ITEMS WITH CONNECTIONS FROM THE PUBLIC RIGHT-OF-WAY, THE CONTRACTOR SHALL COORDINATE WITH THE CORRESPONDING UTILITY SERVICE PROVIDER TO PROPERLY DEACTIVATE THE SERVICE AND TERMINATE IT AT THE PROPERTY LINE. DISPOSITION OF EXISTING LIGHT POLES REMOVED FROM THE PROPERTY SHALL BE AS COORDINATED BY THE CONTRACTOR WITH THE OWNER.
9. ALL EXISTING UTILITIES SHALL REMAIN IN PLACE AND BE PROTECTED AT ALL TIMES, UNLESS OTHERWISE NOTED ON THIS PLAN TO BE DEMOLISHED. CONTRACTOR SHALL COORDINATE WITH ENGINEER OF RECORD PRIOR TO DEMOLITION OF ANY EXISTING FEATURES IF THE INTENT OF THIS PLAN IS NOT CLEAR. IF EXISTING UTILITIES NOT SHOWN ON THIS PLAN ARE ENCOUNTERED DURING CONSTRUCTION, CONTRACTOR SHALL COORDINATE WITH ENGINEER OF RECORD PRIOR TO CONTINUING WORK / DEMOLITION. CONTRACTOR SHALL COORDINATE ANY AND ALL UTILITY REMOVAL WITH THE CORRESPONDING UTILITY PROVIDER AND THE ENGINEER OF RECORD.
10. LIMITS OF DEMOLITION ARE SUBJECT TO PHASED MAINTENANCE OF TRAFFIC PLAN PREPARED AND SUBMITTED BY CONTRACTOR PRIOR TO CONSTRUCTION
11. ON-SITE SHALL REFER TO THE PRIVATE PROPERTY BOUNDED BY THE PROJECT SITE'S PROPERTY/ RIGHT-OF-WAY LINES. OFF-SITE SHALL REFER TO THE PUBLIC RIGHT-OF-WAY.
12. PRIOR TO REMOVAL, ADJUSTMENT AND/OR RELOCATION OF ANY OF THE FOLLOWING EXISTING FEATURES LOCATED WITHIN THE OFF-SITE LIMITS OF DEMOLITON, THE CONTRACTOR SHALL COORDINATE THE SEQUENCING AND SCOPE OF THE WORK AS FOLLOWS:
    a) STREET LIGHT POLES INCL. HAND HOLES AND PULL BOXES – COORDINATE ALL WORK WITH CITY OF CORAL GABLES LIGHTING DIVISION AND DEPARTMENT OF PUBLIC WORKS.
    b) SIDEWALKS, CURBS, DRIVEWAYS AND CURB RAMPS – COORDINATE ALL WORK WITH CITY OF CORAL GABLES DEPARTMENT OF PUBLIC WORKS, INCLUDING M.O.T. REFER TO 500 SERIES SHEETS FOR PROPOSED IMPROVEMENTS.
    c) DRAINAGE INLETS, DRAINAGE MANHOLES AND PIPE – CANNOT BE REMOVED UNTIL PROPOSED OFF-SITE DRAINAGE IMPROVEMENTS ARE READY TO BE INSTALLED. REFER TO 500 SERIES SHEETS. COORDINATE ALL WORK WITH CITY OF CORAL GABLES DEPARTMENT OF PUBLIC WORKS.
    d) PARKING SIGNS, PARKING METERS, PARKING PAY STATIONS AND ON-STREET PARKING LANES – COORDINATE ALL WORK WITH CITY OF CORAL GABLES PARKING AUTHORITY AND DEPARTMENT OF PUBLIC WORKS. REFER TO 400 SERIES SHEETS FOR PROPOSED IMPROVEMENTS.
    e) TRAFFIC SIGNS, STREET SIGNS, PAVEMENT MARKINGS AND CROSS-WALKS – CANNOT BE REMOVED UNTIL CONTRACTOR'S M.O.T. HAS BEEN APPROVED AND IN PLACE – COORDINATE ALL WORK WITH CITY OF CORAL GABLES DEPARTMENT OF PUBLIC WORKS. REFER TO 400 SERIES SHEETS FOR PROPOSED IMPROVEMENTS.
    f) TRAFFIC SIGNAL POLES, TRAFFIC SIGNAL HEADS, SPAN WIRE AND SIGNAL EQUIPMENT – CANNOT BE REMOVED AND MUST BE PROTECTED AT ALL TIMES.
    g) WATER AND SEWER MAINS AND SERVICES, WATER METERS, SANITARY MANHOLES, CLEAN-OUTS, VALVES AND FIRE HYDRANTS – CANNOT BE REMOVED UNTIL ALL PROPOSED WATER AND SEWER IMPROVEMENTS ARE INSTALLED AND CLEARED FOR SERVICE. REFER TO 600 SERIES SHEETS AND COORDINATE ALL WORK WITH MDWASD.
13. CONTRACTOR TO SAW CUT THE EXISTING EDGE OF PAVEMENT BEFORE REMOVING THE CURB & GUTTER, TO PREVENT DAMAGE TO THE EXISTING ASPHALT PAVEMENT TO REMAIN.

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY CHADDI AKRAM JURDI, P.E., ON THE DATE ADJACENT TO THE SEAL.

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CHADDI A JURDI
LICENSE No 93694
STATE OF FLORIDA
PROFESSIONAL ENGINEER
02/13/2026

KHA PROJECT	
DATE	02/13/2026
SCALE	AS SHOWN
DESIGNED BY	CJ
DRAWN BY	SK
CHECKED BY	JP

DEMOLITION PLAN

1250 SOUTH DIXIE HIGHWAY
PREPARED FOR
THE MARK AT CORAL GABLES, LLC
CORAL GABLES FL

SHEET NUMBER
C-201

Plotted By: Johnson, Joshua Sheet Set: 1250 South Dixie Highway Layout: C-201 DEMOLITION PLAN February 25, 2026 08:02:43pm K:\mib_civil\249164002 – 1200 south dixie highway\CIVIL\CADD\plansheets\C-201 DEMOLITION PLAN.dwg
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BEST MANAGEMENT PRACTICES (BMPS):

THIS PLAN HAS BEEN PREPARED TO ENSURE COMPLIANCE WITH APPROPRIATE CONDITIONS OF THE CITY OF CORAL GABLES AND MIAMI-DADE COUNTY LAND DEVELOPMENT REGULATIONS, THE RULES OF THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION (FDEP), CHAPTER 17-25, F.A.C., THE SOUTH FLORIDA WATER MANAGEMENT DISTRICT (SFWMD), CHAPTER 40D-4, F.A.C. AND THE UNITED STATES ENVIRONMENTAL PROTECTION AGENCY (EPA) DOCUMENT NO. EPA 832/R-92-005 (SEPTEMBER 1992). THE PLAN ADDRESSES THE FOLLOWING:

A. PREVENT LOSS OF SOIL DURING CONSTRUCTION BY STORMWATER RUNOFF AND/OR WIND EROSION, INCLUDING PROTECTING TOPSOIL BY STOCKPILING FOR REUSE.

B. SEDIMENTION PROTECTION OF STORM SEWER OR RECEIVING STREAM.

C. PREVENT POLLUTING THE AIR WITH DUST AND PARTICULATE MATTER. THE VARIOUS TECHNIQUES OR ACTIONS IDENTIFIED UNDER EACH SECTION INDICATE THE APPROPRIATE SITUATION WHEN THE TECHNIQUES SHOULD BE EMPLOYED. ALSO IDENTIFIED IS A CROSS-REFERENCE TO A DIAGRAM OR FIGURE REPRESENTING THE TECHNIQUE. IT SHOULD BE NOTED THAT THE MEASURES IDENTIFIED ON THIS PLAN ARE ONLY SUGGESTED BMP(S). THE CONTRACTOR SHALL PROVIDE POLLUTION PREVENTION AND EROSION CONTROL MEASURES AS SPECIFIED IN ACCORDANCE WITH THE CURRENT FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM (NPDES) REQUIREMENTS. CONTRACTOR SHALL PREPARE REQUIRED NPDES DOCUMENTATION AND OBTAIN PERMIT PRIOR TO COMMENCEMENT OF CONSTRUCTION. IT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO PREPARE THE REQUIRED NPDES DOCUMENT AND OBTAIN THE NPDES PERMIT. ALL COST ASSOCIATED WITH SUCH WORK SHALL BE DEEMED INCIDENTAL TO THE PROJECT LUMP SUM COST.

GENERAL EROSION CONTROL NOTES:

A. THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) IS COMPRISED OF THESE EROSION CONTROL DRAWINGS, THE STANDARD DETAILS, THE NPDES PERMIT (TO BE OBTAINED BY CONTRACTOR) AND ALL SUBSEQUENT REPORTS AND RELATED DOCUMENTS.

B. ALL CONTRACTORS AND SUBCONTRACTORS INVOLVED WITH STORM WATER POLLUTION PREVENTION SHALL OBTAIN A COPY OF THIS DRAWING AND THE STATE OF FLORIDA NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM GENERAL PERMIT (NPDES PERMIT) AND BECOME FAMILIAR WITH THEIR CONTENTS.

C. CONTRACTOR SHALL IMPLEMENT BEST MANAGEMENT PRACTICES (BMP) IN ALL CONSTRUCTION ACTIVITIES INCLUDING BUT NOT LIMITED TO THE FOLLOWING:

1. FUEL SPILLS AND LEAKS PREVENTION
2. PREVENT/REDUCE VEHICLE AND EQUIPTMENT WASHING AND STEAM CLEANING
3. VEHICLE AND EQUIPMENT MAINTENANCE AND REPAIR
4. PROPER OUTDOOR LOADING/UNLOADING OF MATERIALS
5. PREVENT/REDUCE OUTDOOR STORAGE OF RAW MATERIALS, PRODUCTS, AND BY-PRODUCTS
6. SOLID WASTE MANAGEMENT
7. HAZARDOUS WASTE MANAGEMENT
8. CONCRETE WASTE MANAGEMENT
9. SANDBLASTING WASTE MANAGEMENT
10. STRUCTURE CONSTRUCTION AND PAINTING
11. SPILL PREVENTION AND CONTROL
12. CONTAMINATED SOIL MANAGEMENT
13. SANITARY/SEPTIC WASTE MANAGEMENT
14. SOIL EROSION CONTROL
15. STORM WATER TURBIDITY MANAGEMENT

ADDITIONAL BEST MANAGEMENT PRACTICES SHALL BE IMPLEMENTED AS DICTATED BY CONDITIONS AT NO ADDITIONAL COST TO THE OWNER THROUGHOUT ALL PHASES OF CONSTRUCTION.

D. BEST MANAGEMENT PRACTICES (BMPS) AND CONTROLS SHALL CONFORM TO FEDERAL, STATE, OR LOCAL REQUIREMENTS OR MANUAL OF PRACTICE, AS APPLICABLE. CONTRACTOR SHALL IMPLEMENT ADDITIONAL CONTROLS AS DIRECTED BY PERMITTING AGENCY OR OWNER.

E. CONTRACTOR SHALL MINIMIZE CLEARING TO THE MAXIMUM EXTENT PRACTICAL OR AS REQUIRED BY THE GENERAL PERMIT.

F. CONTRACTOR SHALL BEGIN CLEARING AND GRUBBING THOSE PORTIONS OF THE SITE NECESSARY TO IMPLEMENT PERIMETER CONTROL MEASURES. CLEARING AND GRUBBING FOR THE REMAINING PORTIONS OF THE PROPOSED SITE SHALL COMMENCE ONCE PERIMETER CONTROLS ARE IN PLACE. PERIMETER CONTROLS SHALL BE ACTIVELY MAINTAINED UNTIL SAID AREAS HAVE BEEN STABILIZED AND SHALL BE REMOVED ONCE FINAL STABILIZATION IS COMPLETE.

G. ON-SITE & OFF-SITE SOIL STOCKPILE AND BORROW AREAS SHALL BE PROTECTED FROM EROSION AND SEDIMENTATION THROUGH IMPLEMENTATION OF BEST MANAGEMENT PRACTICES. STOCKPILE AND BORROW AREA LOCATIONS SHALL BE NOTED ON THE SITE MAP AND PERMITTED IN ACCORDANCE WITH GENERAL PERMIT REQUIREMENTS.

H. SURFACE WATER QUALITY SHALL BE MAINTAINED BY EMPLOYING THE FOLLOWING BMP'S IN THE CONSTRUCTION PLANNING AND CONSTRUCTION OF ALL IMPROVEMENTS.

I. TOPSOIL CANNOT BE STOCKPILED INSIDE THE PROPERTY FOR REFUSE.

J. SITE MAP MUST CLEARLY DELINEATE ALL STATE WATERS. CONTRACTOR MUST MAINTAIN ALL PERMITS FOR ANY CONSTRUCTION ACTIVITY IMPACTING STATE WATERS OR REGULATED WETLANDS ON SITE AT ALL TIMES.

a. STATE WATERS: N/A

STORM WATER EROSION CONTROL PRACTICES:

A. CONTRACTORS OR SUBCONTRACTORS WILL BE RESPONSIBLE FOR REMOVING SEDIMENT FROM DETENTION PONDS AND ANY SEDIMENT THAT MAY HAVE COLLECTED IN THE STORM SEWER DRAINAGE SYSTEMS IN CONJUNCTION WITH THE STABILIZATION OF THE SITE.

B. SLOPES SHALL BE LEFT IN A ROUGHENED CONDITION DURING THE GRADING PHASE TO REDUCE RUNOFF VELOCITIES AND EROSION.

C. DUE TO THE GRADE CHANGES DURING THE DEVELOPMENT OF THE PROJECT, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING THE EROSION CONTROL MEASURES (COMPOST SOCK DEVICES, ETC.) TO PREVENT EROSION.

D. WHERE PRACTICAL, STORMWATER SHALL BE CONVEYED BY SWALES.

E. EROSION CONTROL MEASURES SHALL BE EMPLOYED TO MINIMIZE TURBIDITY OF SURFACE WATERS LOCATED DOWNSTREAM OF ANY CONSTRUCTION ACTIVITY. WHILE THE VARIOUS MEASURES REQUIRED WILL BE SITE SPECIFIC, THEY SHALL BE EMPLOYED AS NEEDED IN ACCORDANCE WITH THE FOLLOWING:

1. IN GENERAL, EROSION SHALL BE CONTROLLED AT THE FURTHEST PRACTICAL UPSTREAM LOCATION.

2. STORMWATER INLETS SHALL BE PROTECTED DURING CONSTRUCTION. PROTECTION MEASURES SHALL BE EMPLOYED AS SOON AS PRACTICAL DURING THE VARIOUS STAGES OF INLET CONSTRUCTION. SILT BARRIERS SHALL REMAIN IN PLACE UNTIL SODDING AROUND INLETS IS COMPLETE.

3. WHEN NEEDED A TEMPORARY SEDIMENT TRAP SHOULD BE CONSTRUCTED TO DETAIN SEDIMENT-LADEN RUNOFF FROM DISTURBED AREAS.

F. SILT BARRIERS, ANY SILT WHICH ACCUMULATES BEHIND THE BARRIERS, AND ANY FILL USED TO ANCHOR THE BARRIERS SHALL BE REMOVED PROMPTLY AFTER THE END OF THE MAINTENANCE PERIOD SPECIFIED FOR THE BARRIERS.

G. SLOPES OF BANKS OF RETENTION/DETENTION PONDS SHALL BE CONSTRUCTED NOT STEEPER THAN 3H:1V FROM TOP OF BANK TO TWO FEET BELOW NORMAL WATER LEVEL, AS APPLICABLE.

H. SOD SHALL BE PLACED FOR A 2-FOOT WIDE STRIP ADJOINING ALL CURBING AND AROUND ALL INLETS. SOD SHALL BE PLACED BEFORE SILT BARRIERS ARE REMOVED.

I. WHERE REQUIRED TO PREVENT EROSION FROM SHEET FLOW ACROSS BARE GROUND FROM ENTERING A LAKE OR SWALE, A TEMPORARY SEDIMENT SUMP SHALL BE CONSTRUCTED.

J. FILTER FABRIC SHOULD BE USED FOR STORM DRAIN INLET PROTECTION BEFORE FINAL STABILIZATION.

SPILL CONTROL PRACTICES:

IN ADDITION TO THE GOOD HOUSEKEEPING AND MATERIAL MANAGEMENT PRACTICES DISCUSSED IN THE PREVIOUS SECTIONS OF THIS PLAN, THE FOLLOWING PRACTICES SHALL BE FOLLOWED FOR SPILL PREVENTION AND CLEANUP:

A. SPILL CLEANUP INFORMATION SHALL BE POSTED ON SITE TO INFORM EMPLOYEES ABOUT CLEANUP PROCEDURES AND RESOURCES.

B. THE FOLLOWING CLEAN-UP EQUIPMENT MUST BE KEPT ON-SITE NEAR THE MATERIAL STORAGE AREA: GLOVES, MOPS, RAGS, BROOMS, DUST PANS, SAND, SAWDUST, LIQUID ABSORBER, GOGGLES, AND TRASH CONTAINERS.

C. SUFFICIENT OIL AND GREASE ABSORBING MATERIALS AND FLOTATION BOOMS SHALL BE MAINTAINED ONSITE AND READILY AVAILABLE TO CONTAIN AND CLEAN-UP FUEL OR CHEMICAL SPILLS AND LEAKS.

D. ALL SPILLS SHALL BE CLEANED UP AS SOON AS POSSIBLE.

E. WHEN CLEANING A SPILL, THE AREA SHOULD BE WELL VENTILATED AND THE EMPLOYEE SHALL WEAR PROPER PROTECTIVE COVERING TO PREVENT INJURY.

F. TOXIC SPILLS MUST BE REPORTED TO THE PROPER AUTHORITY REGARDLESS OF THE SIZE OF THE SPILL.

G. AFTER A SPILL, THE PREVENTION PLAN SHALL BE REVIEWED AND CHANGED TO PREVENT FURTHER SIMILAR SPILLS FROM OCCURRING. THE CAUSE OF THE SPILL, MEASURES TO PREVENT IT, AND HOW TO CLEAN THE SPILL UP SHALL BE RECORDED.

H. THE SUPERINTENDENT SHALL BE THE SPILL PREVENTION AND CLEANUP COORDINATOR AND IS RESPONSIBLE FOR THE DAY TO DAY SITE OPERATIONS. THE SUPERINTENDENT ALSO OVERSEES THE SPILL PREVENTION PLAN AND SHALL BE RESPONSIBLE FOR EDUCATING THE EMPLOYEES ABOUT SPILL PREVENTION AND CLEANUP PROCEDURES.

WIND EROSION CONTROL PRACTICES:

A. WIND EROSION SHALL BE CONTROLLED BY EMPLOYING THE FOLLOWING METHODS AS NECESSARY AND APPROPRIATE:

1. BARE EARTH AREAS SHALL BE WATERED DURING CONSTRUCTION AS NECESSARY TO MINIMIZE THE TRANSPORT OF FUGITIVE DUST. IT MAY BE NECESSARY TO LIMIT CONSTRUCTION VEHICLE SPEED IF BARE EARTH HAS NOT BEEN EFFECTIVELY WATERED. IN NO CASE SHALL FUGITIVE DUST BE ALLOWED TO LEAVE THE SITE UNDER CONSTRUCTION.

2. DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY HAS PERMANENTLY STOPPED SHALL BE PERMANENTLY SEEDED (SEE PERMANENT STABALIZATION PRACTICES FOR DETAILS). THESE AREAS SHALL BE SEEDED NO LATER THAN 14 DAYS AFTER THE LAST CONSTRUCTION ACTIVITY OCCURRING IN THESE AREAS. REFER TO THE GRADING PLAN AND/OR LANDSCAPE PLAN. CLEARED SITE DEVELOPMENT AREAS NOT CONTINUALLY SCHEDULED FOR CONSTRUCTION ACTIVITIES SHALL BE COVERED WITH HAY OR OVERSEEDED AND PERIODICALLY WATERED SUFFICIENTLY TO STABILIZE THE TEMPORARY GROUNDCOVER (SEE TEMPORARY STABALIZATION PRACTICES FOR DETAILS).

3. AT ANY TIME BOTH DURING AND AFTER SITE CONSTRUCTION THAT WATERING AND/OR VEGETATION ARE NOT EFFECTIVE IN CONTROLLING WIND EROSION AND/OR TRANSPORT OF FUGITIVE DUST, OTHER METHODS AS ARE NECESSARY FOR SUCH CONTROL SHALL BE EMPLOYED. THESE METHODS SHOULD INCLUDE ERECTION OF DUST CONTROL FENCES. A 6-FT GEOTEXTILE FILTER FABRIC SHOULD BE HANGING AGAINST THE EXISTING CHAIN LINK FENCE AND GATE. THIS IS TO BE MAINTAINED CONTINUOUSLY.

B. ALL DUST ON THE SITE SHALL BE CONTROLLED. THE USE OF MOTOR OILS AND OTHER PETROLEUM BASED OR TOXIC LIQUIDS FOR DUST SUPPRESSION OPERATIONS IS PROHIBITED.

STABILIZATION PRACTICES:

A. TEMPORARY STABILIZATION - TOPSOIL STOCK PILES AND DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY TEMPORARILY CEASE FOR AT LEAST 21 DAYS, SHALL BE STABILIZED WITH TEMPORARY SEED AND MULCH WITHIN 14 DAYS OF THE LAST CONSTRUCTION ACTIVITY IN THAT AREA. THE TEMPORARY SEED REQUIRED CAN BE FOUND IN TABLE 1.65 A OF THE FLORIDA DEVELOPMENT MANUAL. PRIOR TO SEEDING, WHERE SOILS ARE ACIDIC 2 TONS OF PULVERIZED AGRICULTURAL LIMESTONE SHOULD BE ADDED PER ACRE AND 450 POUNDS OF 10-20-20 FERTILIZER SHALL BE APPLIED TO EACH ACRE. AFTER SEEDING, EACH AREA SHALL BE IMMEDIATELY MULCHED WITH STRAW OR EQUIVALENT EQUAL. AREAS OF THE SITE WHICH ARE TO BE PAVED SHALL BE TEMPORARILY STABILIZED BY APPLYING GEOTEXTILE AND STONE SUB-BASE UNTIL BITUMINOUS PAVEMENT CAN BE APPLIED.

B. PERMANENT STABILIZATION - DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES PERMANENTLY CEASES SHALL BE STABILIZED WITH PERMANENT SEED NO LATER THAN 14 DAYS AFTER THE LAST CONSTRUCTION ACTIVITY. THE APPROPRIATE PERMANENT SEED MIX CAN BE FOUND IN TABLES 1.66A, 1.66B AND 1.66C OF THE FLORIDA DEVELOPMENT MANUAL. PRIOR TO SEEDING, 2 TONS/ACRE OF FINELY GROUND AGRICULTURAL LIMESTONE AND THE PROPER FERTILIZER BASED ON THE TYPE OF SEEDING SHALL BE APPLIED TO EACH ACRE TO PROVIDE PLANT NUTRIENTS. AFTER SEEDING, EACH AREA SHALL BE MULCHED IMMEDIATELY.

C. STABILIZATION WILL BE INITIATED ON ALL DISTURBED AREAS WITHIN 14 DAYS OF WORK CEASING, UNLESS CONSTRUCTION ACTIVITY WILL RESUME IN THAT AREA WITHIN 21 DAYS AFTER WORK STOPPAGE. THE TEMPORARY SEDIMENT SUMP SHALL REMAIN IN PLACE UNTIL VEGETATION IS ESTABLISHED ON THE GROUND DRAINING TO THE SUMP.

D. CONTRACTOR TO ENSURE THAT EXISTING VEGETATION ON OR ADJACENT TO THE PROPOSED SITE IS PRESERVED AND DISTURBED PORTIONS OF THE SITE ARE STABILIZED. STABILIZATION PRACTICES SHOULD BE INITIATED AS SOON AS PRACTICAL, BUT IN NO CASE MORE THAN 7 DAYS WHERE CONSTRUCTION HAS TEMPORARILY CEASED.

E. ALL CONSTRUCTION SHALL BE STABILIZED AT THE END OF EACH WORKING DAY, THIS INCLUDES BACKFILLING OF TRENCHES FOR UTILITY CONSTRUCTION AND PLACEMENT OF GRAVEL OR BITUMINOUS PAVING FOR ROAD CONSTRUCTION.

F. SHALL BE IN ACCORDANCE WITH DEP DOCUMENT NO. 62-621.300(4)(a)

STRUCTURAL PRACTICES:

A. TEMPORARY STABILIZATION - TOPSOIL STOCK PILES AND DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY TEMPORARILY CEASE FOR AT LEAST 21 DAYS, SHALL BE STABILIZED WITH TEMPORARY SEED AND MULCH WITHIN 14 DAYS OF THE LAST CONSTRUCTION ACTIVITY IN THAT AREA. THE TEMPORARY SEED REQUIRED CAN BE FOUND IN TABLE 1.65 A OF THE FLORIDA DEVELOPMENT MANUAL. PRIOR TO SEEDING, WHERE SOILS ARE ACIDIC 2 TONS OF PULVERIZED AGRICULTURAL LIMESTONE SHOULD BE ADDED PER ACRE AND 450 POUNDS OF 10-20-20 FERTILIZER SHALL BE APPLIED TO EACH ACRE. AFTER SEEDING, EACH AREA SHALL BE IMMEDIATELY MULCHED WITH STRAW OR EQUIVALENT EQUAL. AREAS OF THE SITE WHICH ARE TO BE PAVED SHALL BE TEMPORARILY STABILIZED BY APPLYING GEOTEXTILE AND STONE SUB-BASE UNTIL BITUMINOUS PAVEMENT CAN BE APPLIED.

B. PERMANENT STABILIZATION - DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES PERMANENTLY CEASES SHALL BE STABILIZED WITH PERMANENT SEED NO LATER THAN 14 DAYS AFTER THE LAST CONSTRUCTION ACTIVITY. THE APPROPRIATE PERMANENT SEED MIX CAN BE FOUND IN TABLES 1.66A, 1.66B AND 1.66C OF THE FLORIDA DEVELOPMENT MANUAL. PRIOR TO SEEDING, 2 TONS/ACRE OF FINELY GROUND AGRICULTURAL LIMESTONE AND THE PROPER FERTILIZER BASED ON THE TYPE OF SEEDING SHALL BE APPLIED TO EACH ACRE TO PROVIDE PLANT NUTRIENTS. AFTER SEEDING, EACH AREA SHALL BE MULCHED IMMEDIATELY.

C. STABILIZATION WILL BE INITIATED ON ALL DISTURBED AREAS WITHIN 14 DAYS OF WORK CEASING, UNLESS CONSTRUCTION ACTIVITY WILL RESUME IN THAT AREA WITHIN 21 DAYS AFTER WORK STOPPAGE. THE TEMPORARY SEDIMENT SUMP SHALL REMAIN IN PLACE UNTIL VEGETATION IS ESTABLISHED ON THE GROUND DRAINING TO THE SUMP.

D. CONTRACTOR TO ENSURE THAT EXISTING VEGETATION ON OR ADJACENT TO THE PROPOSED SITE IS PRESERVED AND DISTURBED PORTIONS OF THE SITE ARE STABILIZED. STABILIZATION PRACTICES SHOULD BE INITIATED AS SOON AS PRACTICAL, BUT IN NO CASE MORE THAN 7 DAYS WHERE CONSTRUCTION HAS TEMPORARILY CEASED.

E. ALL CONSTRUCTION SHALL BE STABILIZED AT THE END OF EACH WORKING DAY, THIS INCLUDES BACKFILLING OF TRENCHES FOR UTILITY CONSTRUCTION AND PLACEMENT OF GRAVEL OR BITUMINOUS PAVING FOR ROAD CONSTRUCTION.

F. SHALL BE IN ACCORDANCE WITH DEP DOCUMENT NO. 62-621.300(4)(a)

WASTE DISPOSAL:

A. WASTE MATERIALS - ALL WASTE MATERIALS SHALL BE COLLECTED AND STORED IN A METAL DUMPSTER WITH A SECURE LID IN ACCORDANCE WITH ALL LOCAL AND STATE LAWS. ALL TRASH AND CONSTRUCTION DEBRIS FROM THE SITE SHALL BE DEPOSITED IN THE DUMPSTER. THE SUPERINTENDENT SHALL COORDINATE WITH THE LOCAL UTILITIES TO HAVE THE DUMPSTER EMPTIED AT LEAST TWICE A WEEK AND THE WASTE TAKEN TO AN APPROPRIATE LANDFILL. NO CONSTRUCTION WASTE MATERIALS SHALL BE BURIED ON SITE. THE SUPERINTENDENT SHALL ORGANIZE TRAINING FOR THE EMPLOYEES IN THE PROPER PRACTICES WHEN DEALING WITH WASTE MATERIALS. THE SUPERINTENDENT SHALL BE RESPONSIBLE FOR POSTING AND ENFORCING WASTE MATERIAL PROCEDURES.

B. HAZARDOUS WASTE - HAZARDOUS WASTE MATERIALS SHALL BE DISPOSED OF IN ACCORDANCE WITH ALL LOCAL AND STATE LAWS OR AS DIRECTED BY THE MANUFACTURER. THE SUPERINTENDENT SHALL ORGANIZE THE PROPER TRAINING FOR EMPLOYEES IN THE PROPER PRACTICES WHEN DEALING WITH HAZARDOUS WASTE MATERIALS. THESE PROCEDURES SHALL BE POSTED ON THE SITE. THE PERSON WHO MANAGES THE SITE SHALL BE RESPONSIBLE FOR ENFORCING THE PROCEDURES.

C. SANITARY WASTE - SANITARY WASTE SHALL BE COLLECTED AND DISPOSED OF IN ACCORDANCE WITH ALL LOCAL AND STATE LAWS. THE SUPERINTENDENT SHALL COORDINATE WITH THE LOCAL UTILITY FOR COLLECTION OF THE SANITARY WASTE AT LEAST THREE TIMES A WEEK TO PREVENT SPILLAGE ONTO THE SITE.

D. RUBBISH, TRASH, GARBAGE, LITTER, OR OTHER SUCH MATERIALS SHALL BE DEPOSITED INTO SEALED CONTAINERS. MATERIALS SHALL BE PREVENTED FROM LEAVING THE PREMISES THROUGH THE ACTION OF WIND OR STORM WATER DISCHARGE INTO DRAINAGE DITCHES OR WATERS OF THE STATE.

E. ANY CONSTRUCTION DEBRIS GENERATED AS A RESULT OF THIS PROJECT WILL BE DISPOSED OF OFF-SITE AN AT APPROPRIATE WASTE FACILITY.

F. CONCRETE WASHOUT LOCATIONS WILL BE PROVIDED IN AREAS WHERE THE DISPOSAL MATERIALS WILL BE CONTAINED TO PREVENT DISCHARGE OUTSIDE OF THE PROJECT LIMITS AND INTO THE WATERWAYS.

OFFSITE TRACKING:

A. STABILIZED CONSTRUCTION ENTRANCE(S) SHALL BE PROVIDED TO REDUCE SEDIMENT TRACKING OFFSITE. THE MAJOR ROAD CONNECTED TO THE PROJECT SHALL BE CLEANED ONCE A DAY TO REMOVE ANY EXCESS MUD, DIRT OR ROCK RESULTING FROM CONSTRUCTION TRAFFIC. ALL TRUCKS HAULING MATERIALS OFFSITE SHALL BE COVERED WITH A TARPAULIN.

B. GENERAL CONTRACTOR SHALL DENOTE ON PLAN THE TEMPORARY PARKING AND STORAGE AREA WHICH SHALL ALSO BE USED AS THE EQUIPMENT MAINTENANCE AND CLEANING AREA, EMPLOYEE PARKING AREA, AND AREA FOR LOCATION PORTABLE FACILITIES, OFFICE TRAILERS, AND TOILET FACILITIES. HEAVY CONSTRUCTION EQUIPMENT PARKING AND MAINTENANCE AREAS SHALL BE DESIGNED TO PREVENT OIL, GREASE, AND LUBRICANTS FROM ENTERING SITE DRAINAGE FEATURES INCLUDING STORMWATER COLLECTION AND TREATMENT SYSTEMS AS WELL AS GROUND SOILS. CONTRACTORS SHALL PROVIDE BROAD DIKES, HAY BALES OR SILT SCREENS AROUND, AND SEDIMENT SUMPS WITHIN, SUCH AREAS AS REQUIRED TO CONTAIN SPILLS OF OIL, GREASE OR LUBRICANTS. CONTRACTORS SHALL HAVE AVAILABLE, AND SHALL USE, ABSORBENT FILTER PADS TO CLEAN UP SPILLS AS SOON AS POSSIBLE AFTER OCCURRENCE.

C. ALL WASH WATER FROM CONCRETE TRUCKS, VEHICLE CLEANING, EQUIPMENT CLEANING, ETC. SHALL BE DETAINED ON SITE AND SHALL BE PROPERLY TREATED OR DISPOSED.

D. IF THE ACTION OF VEHICLES TRAVELING OVER THE GRAVEL CONSTRUCTION ENTRANCES IS NOT SUFFICIENT TO REMOVE THE MAJORITY OF DIRT OR MUD, THEN THE TIRES MUST BE WASHED BEFORE THE VEHICLES ENTER A PUBLIC ROAD. IF WASHING IS USED, PROVISIONS MUST BE MADE TO INTERCEPT THE WASH WATER AND TRAP THE SEDIMENT BEFORE IT IS CARRIED OFF THE SITE.

E. ALL MATERIALS SPILLED, DROPPED, WASHED, OR TRACKED FROM VEHICLES ONTO ROADWAYS OR INTO STORM DRAINS MUST BE REMOVED IMMEDIATELY.

MAINTENANCE:

ALL MEASURES STATED ON THIS EROSION AND SEDIMENT CONTROL PLAN, AND IN THE STORM WATER POLLUTION PREVENTION PLAN, SHALL BE MAINTAINED IN FULLY FUNCTIONAL CONDITION UNTIL NO LONGER REQUIRED FOR A COMPLETED PHASE OF WORK OR FINAL STABILIZATION OF THE SITE. ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE CHECKED BY A QUALIFIED PERSON AT LEAST TWICE EVERY SEVEN CALENDAR DAYS AND WITHIN 24 HOURS OF THE END OF A 0.5" RAINFALL EVENT, AND CLEANED AND REPAIRED IN ACCORDANCE WITH THE FOLLOWING:

A. INLET PROTECTION DEVICES AND BARRIERS SHALL BE REPAIRED OR REPLACED IF THEY SHOW SIGNS OF UNDERMINING, OR DETERIORATION.

B. ALL SEEDED AREAS SHALL BE CHECKED REGULARLY TO SEE THAT A GOOD STAND IS MAINTAINED. AREAS SHOULD BE FERTILIZED, WATERED, AND RESEEDED AS NEEDED.

C. THE COMPOST SOCK FILTRATION DEVICE SHALL BE INSPECTED PERIODICALLY FOR HEIGHT OF SEDIMENT AND CONDITION OF DEVICE. COMPOST SOCK SHALL BE REPAIRED TO ITS ORIGINAL CONDITIONS IF DAMAGED. SEDIMENT SHALL BE REMOVED FROM THE COMPOST SOCK WHEN IT REACHES ONE-THIRD THE HEIGHT OF THE COMPOST SOCK.

D. THE CONSTRUCTION ENTRANCES SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOW OF MUD ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING OF THE CONSTRUCTION ENTRANCES AS CONDITIONS DEMAND.

E. THE TEMPORARY PARKING AND STORAGE AREA SHALL BE KEPT IN GOOD CONDITION (SUITABLE FOR PARKING AND STORAGE). THIS MAY REQUIRE PERIODIC TOP DRESSING OF THE TEMPORARY PARKING AS CONDITIONS DEMAND.

F. OUTLET STRUCTURES IN THE SEDIMENTATION BASINS SHALL BE MAINTAINED IN OPERATIONAL CONDITIONS AT ALL TIMES. THE SEDIMENT BASINS/DITCHES SHALL BE CHECKED MONTHLY FOR DEPTH OF SEDIMENT. SEDIMENT SHALL BE REMOVED FROM SEDIMENT BASINS OR TRAPS WHEN THE DESIGN CAPACITY HAS BEEN REDUCED BY 10% AND AFTER CONSTRUCTION IS COMPLETE.

G. ALL MAINTENANCE OPERATIONS SHALL BE DONE IN A TIMELY MANNER BUT IN NO CASE LATER THAN SEVEN CALENDAR DAYS FOLLOWING THE INSPECTION.

H. DIVERSION DIKES SHALL BE INSPECTED MONTHLY. ANY BREACHES SHALL BE PROMPTLY REPAIRED.

I. A MAINTENANCE REPORT SHALL BE COMPLETED DAILY AFTER EACH INSPECTION OF THE SEDIMENT AND EROSION CONTROL METHODS. THE REPORTS SHALL BE FILED IN AN ORGANIZED MANNER AND RETAINED ON-SITE DURING CONSTRUCTION. AFTER CONSTRUCTION IS COMPLETED, THE REPORTS SHALL BE SAVED FOR AT LEAST THREE YEARS. THE REPORTS SHALL BE AVAILABLE FOR ANY AGENCY THAT HAS JURISDICTION OVER EROSION CONTROL.

J. ALL REPAIRS MUST BE MADE WITHIN 24 HOURS OF REPORT.

K. THE SUPERINTENDENT SHALL ORGANIZE THE TRAINING FOR INSPECTION PROCEDURES AND PROPER EROSION CONTROL METHODS FOR EMPLOYEES THAT COMPLETE INSPECTIONS AND REPORTS.

SPILL PREVENTION AND CONTROL:

THE FOLLOWING ARE THE MATERIAL MANAGEMENT PRACTICES THAT WILL BE USED TO REDUCE THE RISK OF SPILLS OR OTHER ACCIDENTAL EXPOSURE OF MATERIALS AND SUBSTANCES TO STORM WATER RUNOFF.

A. PROPER UP-KEEP

1. SUPERINTENDENT SHALL INSPECT PROJECT AREA DAILY FOR PROPER STORAGE, USE, AND DISPOSAL OF CONSTRUCTION MATERIALS.

2. STORE ONLY ENOUGH MATERIAL ON SITE FOR PROJECT COMPLETION.

3. ALL SUBSTANCES SHOULD BE USED BEFORE DISPOSAL OF CONTAINER.

4. ALL CONSTRUCTION MATERIALS STORED SHALL BE ORGANIZED AND IN THE PROPER CONTAINER AND IF POSSIBLE, STORED UNDER A ROOF OR PROTECTIVE COVER.

5. PRODUCTS SHALL NOT BE MIXED UNLESS DIRECTED BY THE MANUFACTURER.

6. ALL PRODUCTS SHALL BE USED AND DISPOSED OF IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.

B. HAZARDOUS PRODUCTS

1. MATERIALS SHOULD BE KEPT IN ORIGINAL CONTAINER WITH LABELS UNLESS THE ORIGINAL CONTAINERS CANNOT BE RESEALED. IF ORIGINAL CONTAINERS CANNOT BE USED, LABELS AND PRODUCT INFORMATION SHALL BE SAVED.

2. PROPER DISPOSAL PRACTICES SHALL ALWAYS BE FOLLOWED IN ACCORDANCE WITH MANUFACTURER AND LOCAL/STATE REGULATIONS.

C. PRODUCT SPECIFIC PRACTICES

1. PETROLEUM PRODUCTS MUST BE STORED IN PROPER CONTAINERS AND CLEARLY LABELED. VEHICLES CONTAINING PETROLEUM PRODUCTS SHALL BE PERIODICALLY INSPECTED FOR LEAKS. PRECAUTIONS SHALL BE TAKEN TO AVOID LEAKAGE OF PETROLEUM PRODUCTS ON SITE.

2. THE MINIMUM AMOUNT OF FERTILIZER SHALL BE USED AND MIXED INTO THE SOIL IN ORDER TO LIMIT EXPOSURE TO STORM WATER. FERTILIZERS SHALL BE STORED IN A COVERED SHED. THE CONTENTS OF ANY PARTIALLY USED BAGS OF FERTILIZER SHALL BE TRANSFERRED TO A SEALABLE PLASTIC BIN TO AVOID SPILLS.

3. PAINT CONTAINERS SHALL BE SEALED AND STORED WHEN NOT IN USE. EXCESS PAINT MUST BE DISPOSED OF IN AN APPROVED MANNER.

4. CONCRETE TRUCKS SHALL NOT BE ALLOWED TO WASH OUT OR DISCHARGE SURPLUS CONCRETE OR DRUM WASH WATER ON THE SITE.

SPILL CLEAN UP:

IN ADDITION TO THE PROPER UP-KEEP AND MATERIAL MANAGEMENT PRACTICES DISCUSSED ABOVE, THE FOLLOWING PRACTICES SHALL BE FOLLOWED FOR SPILL PREVENTION AND CLEANUP:

A. SPILL CLEANUP INFORMATION SHALL BE POSTED ON SITE TO INFORM EMPLOYEES ABOUT CLEANUP PROCEDURES AND RESOURCES.

B. THE FOLLOWING CLEAN-UP EQUIPMENT MUST BE KEPT ON-SITE NEAR THE MATERIAL STORAGE AREA: GLOVES, MOPS, RAGS, BROOMS, DUST PANS, SAND, SAWDUST, LIQUID ABSORBER, GOGGLES, AND TRASH CONTAINERS.

C. SUFFICIENT OIL AND GREASE ABSORBING MATERIALS AND FLOTATION BOOMS SHALL BE MAINTAINED ONSITE AND READILY AVAILABLE TO CONTAIN AND CLEAN-UP FUEL OR CHEMICAL SPILLS AND LEAKS.

D. ALL SPILLS SHALL BE CLEANED UP AS SOON AS POSSIBLE.

E. WHEN CLEANING A SPILL, THE AREA SHOULD BE WELL VENTILATED AND THE EMPLOYEE SHALL WEAR PROPER PROTECTIVE COVERING TO PREVENT INJURY.

F. TOXIC SPILLS MUST BE REPORTED TO THE PROPER AUTHORITY REGARDLESS OF THE SIZE OF THE SPILL.

G. AFTER A SPILL, THE PREVENTION PLAN SHALL BE REVIEWED AND CHANGED TO PREVENT FURTHER SIMILAR SPILLS FROM OCCURRING. THE CAUSE OF THE SPILL, MEASURES TO PREVENT IT, AND HOW TO CLEAN THE SPILL UP SHALL BE RECORDED.

H. THE SUPERINTENDENT SHALL BE THE SPILL PREVENTION AND CLEANUP COORDINATOR AND IS RESPONSIBLE FOR THE DAY TO DAY SITE OPERATIONS. THE SUPERINTENDENT ALSO OVERSEES THE SPILL PREVENTION PLAN AND SHALL BE RESPONSIBLE FOR EDUCATING THE EMPLOYEES ABOUT SPILL PREVENTION AND CLEANUP PROCEDURES.

EROSION CONTROL DEVICES:

LOCATIONS AND TYPES OF ALL EROSION CONTROL DEVICES SHALL BE INSTALLED AS DIRECTED BY PLAN AND/OR BY MIAMI-DADE COUNTY DEPARTMENT OF TRANSPORTATION AND PUBLIC WORKS. CONTRACTOR SHALL IMPLEMENT SWPPP AS PER PLANS. HOWEVER, IT MAY BE REVISED BASED ON ACTUAL FIELD CONDITIONS AT THE TIME WORK IS BEING PERFORMED. FIELD MODIFICATIONS WILL BE APPROVED BY MIAMI-DADE COUNTY.

MONITORING SHALL BE PREFORMED ON A WEEKLY BASIS AND AFTER A 1/2" SOTRM EVENT WITH ROUTINE MAINTENANCE AND REPLACEMENT OF ANY DEVICES AS REQUIRED.

CONTAINMENT OR REMOVAL OF POLLUTANTS SHALL BE ACCORDANCE WITH ALL APPLICABLE STATE AND CITY OF MIAMI REGULATIONS AND/OR FDOT STANDARD SPECIFICATIONS.

THE RESPONSIBLE PERSONS FOR MONITORING AND MAINTAINING THE EROSION CONTROL DEVICES SHALL BE:

CONTRACTOR:
TELEPHONE:

IF CONTAMINATED SOIL OR GROUNDWATER IS ENCOUNTERED, CONTACT PROJECT ENGINEERING CONSULTANT KIMLEY HORN & ASSOCIATES AT 305-673-2025.

APPROVED STATE, LOCAL PLANS OR STORM WATER PERMITS: (CHECK ALL THAT APPLY)

1. NPDES PERMIT (0.5 ACRE OR MORE) __

2. NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT FROM THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION (FDEP) FOR MORE THAT 1.0 ACRE _X_

3. MIAMI DADE DEPARTMENT OF REGULATORY AND ECONOMIC RESOURCES (RER) CLASS II - STORMWATER MANAGEMENT PERMIT AND DEWATERING PERMIT __

4. ENVIRONMENTAL RESOURCE PERMIT (ERP) FROM THE SOUTH FLORIDA WATER MANAGEMENT DISTRICT (DERM) _X_

5. U.S. ARMY CORPS OF ENGINEERS DREDGE AND FILL PERMIT __

6. SOUTH FLORIDA WATER MANAGEMENT DISTRICT (SFWMD) RIGHT OF WAY USE PERMIT __

7. PUBLIC WORKS EXCAVATION PERMIT _X_

8. POLICE __

9. TREE PERMIT __

10. CITY DEWATERING PERMIT __

PROJECT DESCRIPTION:

1. PROJECT LOCATION: 1250 S DIXIE HWY, CORAL GABLES, FLORIDA 33146

2. PROJECT LIMITS: TOTAL PROJECT AREA IS APPROXIMATELY 3.87 ACRES. THE TOTAL DISTURBED AREA IS APPROXIMATELY 3.87 ACRES.

3. CONSTRUCTION ACTIVITY: CONSTRUCTION OF PROPOSED BUILDING, ROADWAY IMPROVEMENTS, SIDEWALKS, LANDSCAPING, UTILITIES, AND DRAINAGE SYSTEM.

4. MAJOR SOIL DISTURBING ACTIVITIES: CLEARING AND GRUBBING, INSTALLATION OF DRAINAGE SYSTEM, INSTALLATION OF UTILITIES, CONSTRUCTION OF BUILDING FOUNDATION.

5. DEWATERING ACTIVITIES: DEWATERING IS NOT ANTICIPATED FOR THIS SITE.

6. SOIL CHARACTERISTICS: THE SOIL TYPE WITHIN THE PROJECT'S LIMIT OF DISTURBANCE IS CLASSIFIED AS URBAN SOIL AND IS NOT HIGHLY ERODIBLE.

7. RUNOFF COEFFICIENTS: EXISTING: 0.90
DURING CONSTRUCTION: 0.90
PROPOSED: 0.90

SEQUENCE OF CONSTRUCTION:

SEQUENCE OF SOIL DISTURBING ACTIVITIES AND IMPLEMENTATION OF CONTROLS:

1. PRIOR TO COMMENCEMENT OF ANY EARTH DISTURBING ACTIVITIES, INCLUDING CLEARING AND GRUBBING, INSTALL EROSION CONTROL MEASURES IN ACCORDANCE WITH THE EROSION CONTROL PLAN, STANDARD DETAILS, NPDES REQUIREMENTS, AND THE MIAMI-DADE COUNTY DEPARTMENT OF TRANSPORTATION AND PUBLIC WORKS ENGINEERING STANDARD FOR DESIGN AND CONSTRUCTION MANUAL.

2. BEGIN CLEARING AND GRUBBING.

3. INSTALL DRAINAGE SYSTEM, INCLUDING: CONCRETE INLETS, DRAIN BASINS, DRAINAGE PIPES, DRAINAGE WELLS, AND EXFILTRATION TRENCHES.

4. INSTALL INLET PROTECTION AND ROCK BAGS ON ALL INLETS AND MANHOLES IN THE LOCATIONS SHOWN ON THE PLANS AND PER THE STANDARD DETAILS PROVIDED AND THE MIAMI-DADE COUNTY DEPARTMENT OF TRANSPORTATION AND PUBLIC WORKS ENGINEERING STANDARD FOR DESIGN AND CONSTRUCTION MANUAL.

5. PREPARE SUBBASE MATERIAL.

6. BEGIN ASPHALT AND CONCRETE INSTALLATION.

7. AFTER COMPLETION OF SITE WORK, BEGIN SITE STABILIZATION AND PERMANENT SEEDING.

8. ONCE SITE STABILIZATION IS COMPLETE, CONTRACTOR TO CLEAN ALL CONSTRUCTION DEBRIS FROM CONSTRUCTION SITE.

9. ONCE A UNIFORM 70% VEGETATIVE COVER OF PERENNIAL VEGETATION IS ACHIEVED ACROSS THE ENTIRE DISTURBED AREA THE REMOVAL OF TEMPORARY EROSION CONTROL MEASURES MAY BEGIN.

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY CHADDI AKRAM JURDI, P.E., ON THE DATE ADJACENT TO THE SEAL.

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No.	REVISIONS	DATE	BY

Kimley»Horn
2 ALHAMBRA PLAZA, SUITE 500, CORAL GABLES, FL 33134
PHONE: 305-673-2025
WWW.KIMLEY-HORN.COM REGISTRY 35106

CHADDI A. JURDI
LICENSE No 93694
STATE OF FLORIDA
PROFESSIONAL ENGINEER
02/13/2026

KHA PROJECT
DATE 02/13/2026
SCALE AS SHOWN
DESIGNED BY CJ
DRAWN BY SK
CHECKED BY JP

EROSION CONTROL NOTES

1250 SOUTH DIXIE HIGHWAY
PREPARED FOR
THE MARK AT CORAL GABLES, LLC
CORAL GABLES FL

SHEET NUMBER
C-300

Plotted By: Johnson, Joshua Sheet Set: 1250 South Dixie Highway Layout: C-300 EROSION CONTROL NOTES February 25, 2026 08:02:51pm K:\mib_civil\249164002 - 1200 south dixie highway\CIVIL\CADD\plansheets\C-300 EROSION CONTROL NOTES.dwg
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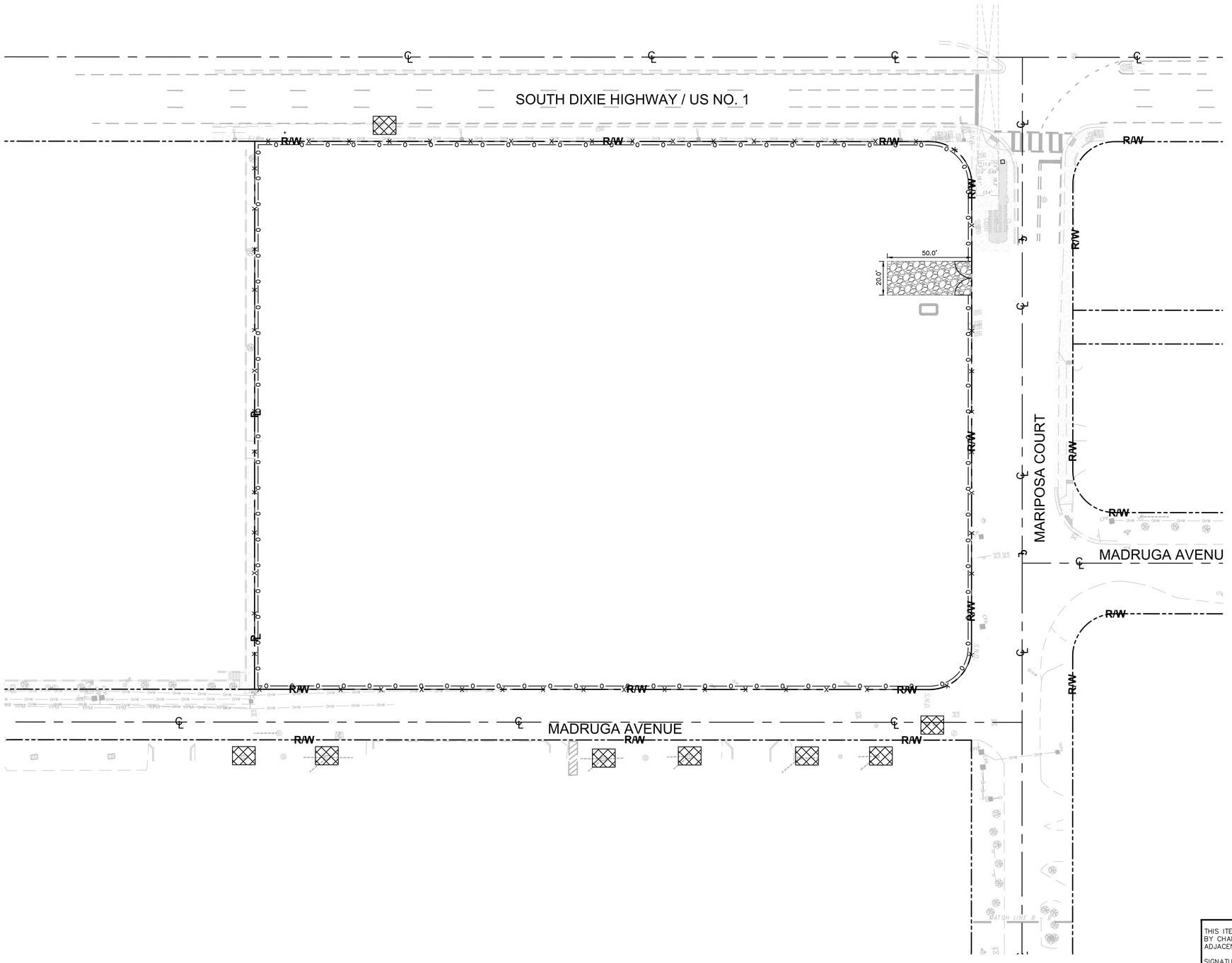

NORTH

GRAPHIC SCALE IN FEET
0 15 30 60

LEGEND:

- R/W — ℄ — R/W — RIGHT-OF-WAY / PROPERTY LINE
- ℄ — CENTER LINE OF ROADWAY
- M — MONUMENT LINE
- o — o — o — SILT FENCE OR FILTREXX SEDIMENT CONTROL (REFER TO SHEET C-302 FOR DETAIL)
- x — x — PROP. 6' CHAIN LINK CONSTRUCTION FENCE (REFER TO SHEET C-302 FOR DETAIL)
- SEDIMENT CONTROL FOR DRAIN INLETS/TRENCH DRAIN PROTECTION (REFER TO SHEET C-302 FOR DETAILS)
- PROP. STABILIZED CONSTRUCTION ENTRANCE (REFER TO SHEET C-302 FOR DETAILS)

NOTES:

1. ALL EROSION AND SEDIMENT CONTROL BMP'S IN THE PUBLIC RIGHT-OF-WAY WILL REQUIRE A SEPARATE RIGHT-OF-WAY CONSTRUCTION PERMIT.
2. CONTRACTOR SHALL MAINTAIN SITE AND OFFSITE ADJACENT AREA IN A CLEAN MANNER. DUST SHALL BE CONTROLLED FROM MIGRATING OFFSITE AND CONSTRUCTION DEBRIS FOUND OFFSITE SHALL BE REMOVED DAILY.
3. CONTRACTOR TO ADD WIND SCREEN AROUND THE DEVELOPMENT BOUNDARY.

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY CHADDI AKRAM JURDI, P.E., ON THE DATE ADJACENT TO THE SEAL.

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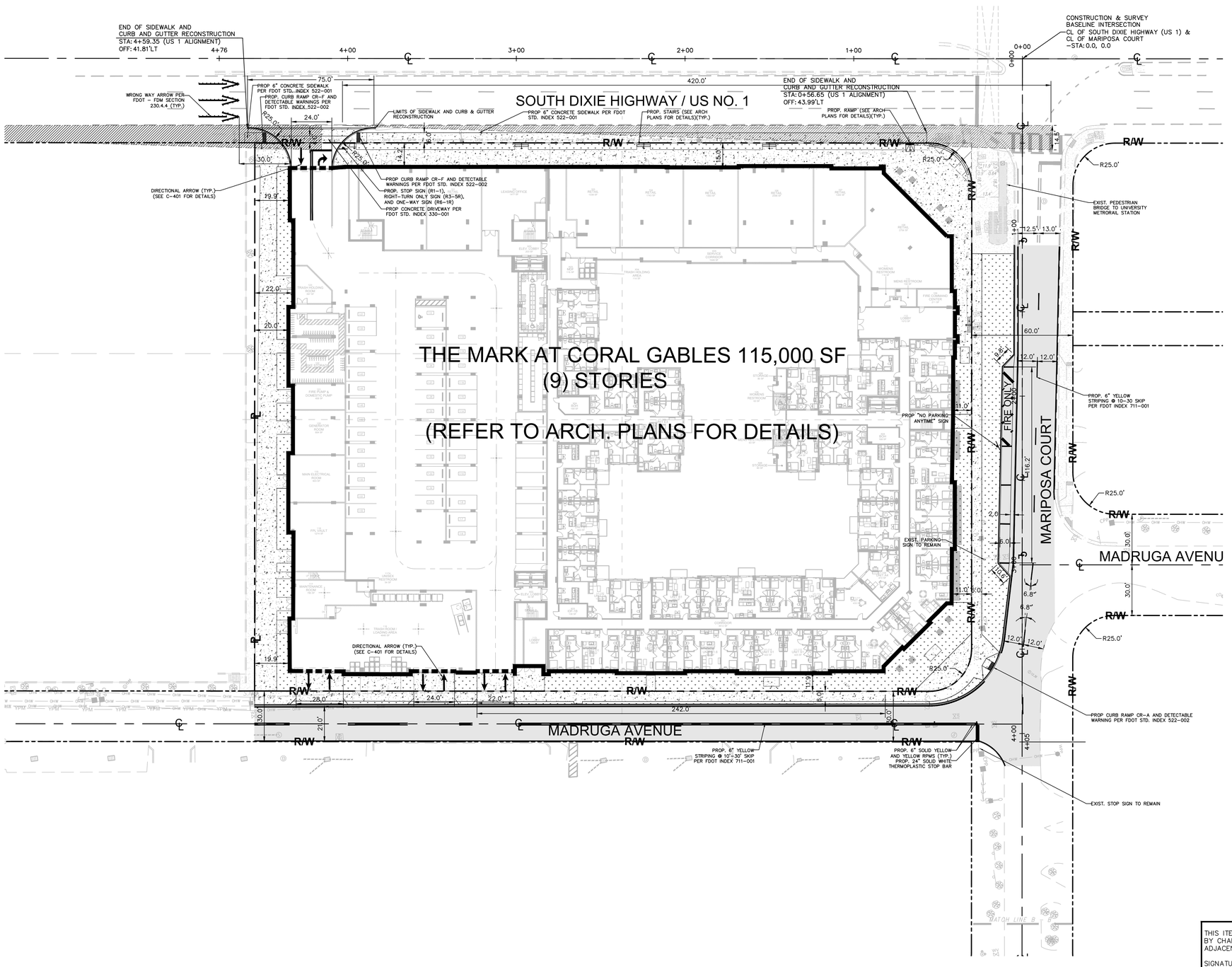
KHA PROJECT		
DATE	02/13/2026	
SCALE	AS SHOWN	
DESIGNED BY	CJ	
DRAWN BY	SK	
CHECKED BY	JP	

EROSION CONTROL PLAN

1250 SOUTH DIXIE HIGHWAY
PREPARED FOR
THE MARK AT CORAL GABLES, LLC
CORAL GABLES FL

SHEET NUMBER
C-301



GRAPHIC SCALE IN FEET
0 15 30 60

NORTH

LEGEND:

- CENTER LINE OF ROADWAY
- PROPERTY LINE AND/OR RIGHT-OF-WAY
- PROPOSED BUILDING OUTLINE
- PROP. CONC.
- PROP. LANDSCAPING (REFER TO LANDSCAPE PLANS FOR DETAILS)
- PROP. SITE TRIANGLES PER FDOT FDM SECTION 212-7

NOTE:

1. 1. TO MANAGE SHORT TERM PARKING ASSOCIATED WITH THE ADJACENT RESIDENTIAL UNITS, THE APPLICANT SHALL INSTALL A 8 FT. BY 98 FT. RIDE SHARE/SMALL TRUCK LOADING/UNLOADING AREA ON MARIPOSA CT. THE APPLICANT SHALL BE RESPONSIBLE FOR THE COSTS ASSOCIATED WITH THE PLACEMENT OF APPLICABLE VERTICAL/PAVEMENT SIGNAGE DELINEATING THE AREA AS NOTED HEREIN SUBJECT TO THE CITY PARKING DIRECTOR REVIEW AND APPROVAL. THE CITY PARKING DEPARTMENT SHALL INSTALL AND MANAGE A "CURB MANAGEMENT SYSTEM" TO MONITOR COMPLIANCE WITHIN ITS INTENDED USE.
2. CONTRACTOR TO RESTORE THE SOD STRIP ALONG US 1 DISTURBED BY THE PROPOSED WORK.
3. CONTRACTOR TO REFER TO STRUCTURAL PLANS FOR 4" CRUSHED LIMESTONE AND RADON BARRIER UNDER SLAB.

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY CHADDI AKRAM JURDI, P.E., ON THE DATE ADJACENT TO THE SEAL.

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No.	REVISIONS	DATE	BY

02/13/2026

Kimley»Horn
2 ALHAMBRA PLAZA, SUITE 500, CORAL GABLES, FL 33134
PHONE: 305-673-2025
WWW.KIMLEY-HORN.COM REGISTRY 35106

CHADDI A JURDI
LICENSE No 93694
STATE OF FLORIDA
PROFESSIONAL ENGINEER
02/13/2026

KHA PROJECT

DATE	02/13/2026
SCALE	AS SHOWN
DESIGNED BY	CJ
DRAWN BY	SK
CHECKED BY	JP

SITE PLAN

1250 SOUTH DIXIE HIGHWAY
PREPARED FOR
THE MARK AT CORAL GABLES, LLC
CORAL GABLES FL

SHEET NUMBER
C-400

Plotted By:Johnson, Joshua Sheet Set:1250 South Dixie Highway Layout:C-400 SITE PLAN February 25, 2026 08:28:04pm K:\mib_civil\249164002 – 1200 south dixie highway\CIVIL\CADD\plansheets\C-400 SITE PLAN.dwg
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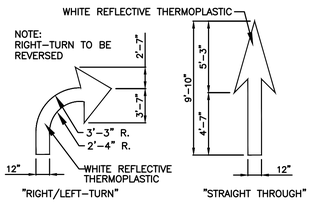
R1-1 R6-2R R3-5R



PAVEMENT ARROWS DETAIL
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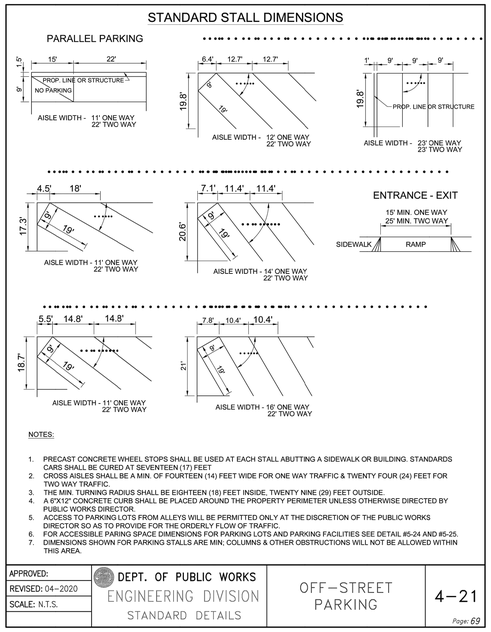

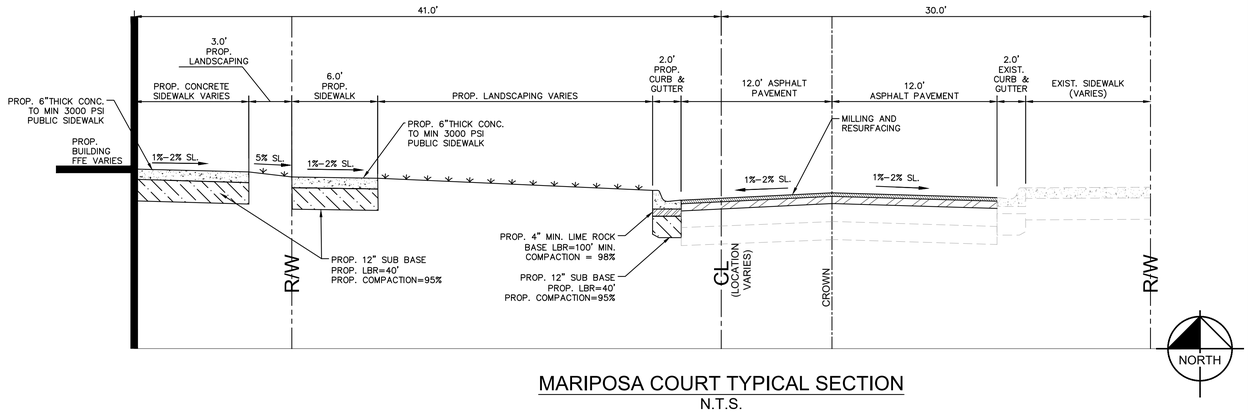

MARIPOSA COURT TYPICAL SECTION
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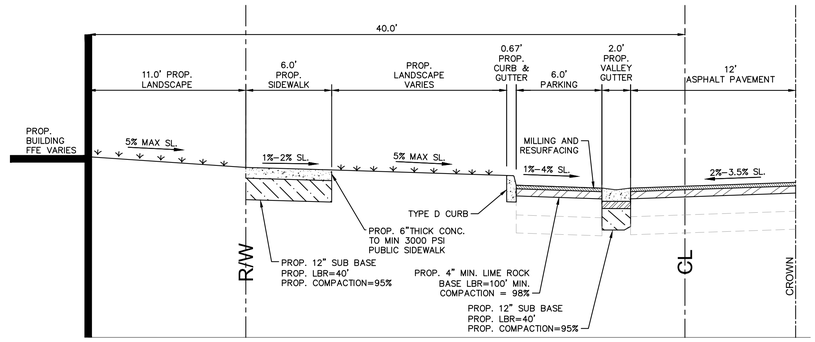
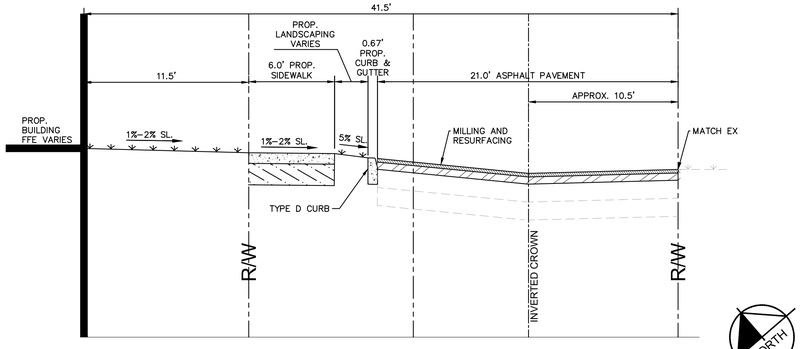


MARIPOSA COURT SECTION THRU PARALLEL PARKING
N.T.S.

SOUTH DIXIE HIGHWAY (US 1) TYPICAL SECTION
N.T.S.

SOUTH DIXIE HIGHWAY (US 1) SECTION THROUGH PROPOSED DRIVEWAY
N.T.S.



MADRUGA AVENUE TYPICAL SECTION
N.T.S.

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PHONE: 305-673-2025
WWW.KIMLEY-HORN.COM REGISTRY 35106

CHADDI A JURDI
LICENSE
No 93694
STATE OF FLORIDA
PROFESSIONAL ENGINEER
02/13/2026

KHA PROJECT
DATE 02/13/2026
SCALE AS SHOWN
DESIGNED BY CJ
DRAWN BY SK
CHECKED BY JP

SITE PLAN DETAILS

1250 SOUTH DIXIE HIGHWAY
PREPARED FOR
THE MARK AT CORAL GABLES, LLC
CORAL GABLES FL

SHEET NUMBER
C-401

Plotted By: Johnson, Joshua Sheet Set: 1250 South Dixie Highway Layout: C-401 SITE PLAN DETAILS February 25, 2026 08:03:25pm K:\mib_civil\249164002 - 1200 south dixie highway\CIVIL\CADD\plansheets\C-401 SITE PLAN DETAILS.dwg
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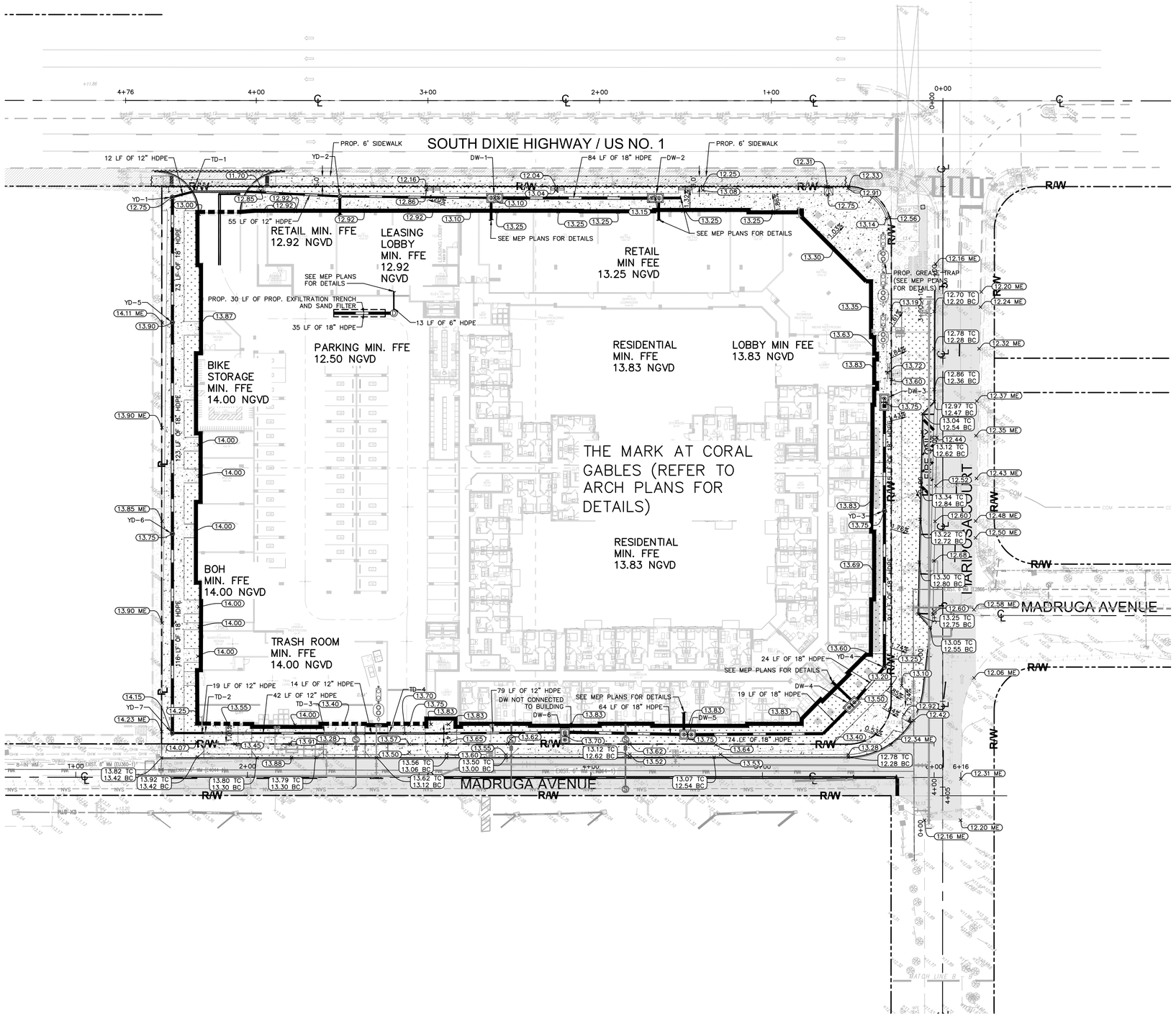

GRAPHIC SCALE IN FEET
0 15 30 60

LEGEND:

- R/W – PL — RIGHT-OF-WAY / PROPERTY LINE
- CL — CENTER LINE OF ROADWAY
- ML — MONUMENT LINE
- PROPOSED BUILDING OUTLINE
- PROP. CONC.
- PROP. LANDSCAPING (REFER TO LANDSCAPE PLANS FOR DETAILS)
- PROP.MILLING AND RESURFACING
- ×10.00 — EXIST. GRADE
- 13.50 — PROP. GRADE
- PROP. SAW CUT LIMIT

NOTES:

1. THE PROPOSED DEVELOPMENT LIES EAST OF THE CURRENT SALTWATER-INTRUSION LINE. THEREFORE, THE DEPARTMENT OF ENVIRONMENTAL RESOURCE MANAGEMENT ALONG WITH THE DEPARTMENT OF ENVIRONMENTAL PROTECTION WILL ALLOW THE USE OF DEEP INJECTION DRAINAGE WELLS AS A FORM OF STORMWATER DISCHARGE. THE SITE INTENDS TO REMAIN INDEPENDENTLY MANAGED THROUGH A SYSTEM OF INLETS, PIPES, MANHOLES AND 5 DEEP INJECTION DRAINAGE WELLS.
2. CONTRACTOR TO RESTORE THE SOD STRIP ALONG US 1 DISTURBED BY THE PROPOSED WORK.

STRUCTURE TABLE

STRUCTURE NAME:	DETAILS:	RIM	INVERTS
DW-1	PROP. DRAINAGE WELL	13.10	(12") 8.50 (SW) (18") 8.50 (NE) (15") 8.25 (SE)
DW-2	PROP. DRAINAGE WELL	13.15	(18") 8.50 (SW) (15") 8.50 (NE) (15") 8.75 (SE)
DW-3	PROP. DRAINAGE WELL	13.75	(18") 9.00 (SE)
DW-4	PROP. DRAINAGE WELL	13.50	(18") 9.00 (N) (18") 9.00 (S) (15") 8.00 (W)
DW-5	PROP. DRAINAGE WELL	13.75	(18") 9.00 (NE) (15") 9.25 (NW) (18") 6.90 (SW)
DW-6	PROP. DRAINAGE WELL	13.70	(18") 6.70 (NE) (12") 5.00 (SW)
MH-1	PROP. 48" DIAMETER DRAINAGE MANHOLE USF 310 RING – D COVER OR APPROVED EQUIVALENT	13.80	(6") 8.00 (NW) (18") 8.00 (SW)
TD-1	PROP. TRENCH DRAIN	11.58	(12") 8.50 (SW) (18") 8.00 (NE)
TD-2	PROP. TRENCH DRAIN	13.87	(12") 10.80 (SW) (12") 10.80 (NE)
TD-3	PROP. TRENCH DRAIN	13.54	(12") 10.80 (SW) (12") 10.80 (NE)
TD-4	PROP. TRENCH DRAIN	13.70	(12") 10.80 (SW) (12") 10.80 (NE)
YD-1	NYLOPLAST INLINE DRAIN W/ 12" PEDESTRAIN LOCKING GRATE ASSEMBLY AND 4" X 4" CONCRETE COLLAR	12.75	(12") 8.50 (NE) (18") 8.00 (SE)
YD-2	NYLOPLAST INLINE DRAIN W/ 12" PEDESTRAIN LOCKING GRATE ASSEMBLY AND 4" X 4" CONCRETE COLLAR	12.82	(12") 8.50 (SW) (12") 8.50 (NE) (15") 8.00 (SE)
YD-3	NYLOPLAST INLINE DRAIN W/ 12" PEDESTRAIN LOCKING GRATE ASSEMBLY AND 4" X 4" CONCRETE COLLAR	13.75	(18") 9.00 (NW) (18") 9.00 (SE)
YD-4	NYLOPLAST INLINE DRAIN W/ 12" PEDESTRAIN LOCKING GRATE ASSEMBLY AND 4" X 4" CONCRETE COLLAR	13.25	(18") 9.00 (NW) (18") 9.00 (S)
YD-5	NYLOPLAST INLINE DRAIN W/ 12" PEDESTRAIN LOCKING GRATE ASSEMBLY AND 4" X 4" CONCRETE COLLAR	13.90	(18") 8.00 (NW) (18") 8.00 (SE)
YD-6	NYLOPLAST INLINE DRAIN W/ 12" PEDESTRAIN LOCKING GRATE ASSEMBLY AND 4" X 4" CONCRETE COLLAR	13.75	(18") 8.00 (NW) (18") 8.00 (SE)
YD-7	NYLOPLAST INLINE DRAIN W/ 12" PEDESTRAIN LOCKING GRATE ASSEMBLY AND 4" X 4" CONCRETE COLLAR	14.15	(18") 8.00 (NW) (12") 8.50 (NE)

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PHONE: 305-673-2025
WWW.KIMLEY-HORN.COM REGISTRY 35106

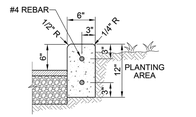
CHADDI A JURDI
LICENSE No 93694
STATE OF FLORIDA
PROFESSIONAL ENGINEER
02/13/2026

KHA PROJECT
DATE 02/13/2026
SCALE AS SHOWN
DESIGNED BY CJ
DRAWN BY SK
CHECKED BY JP

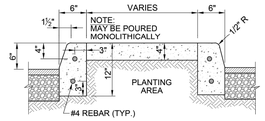
PAVING GRADING AND DRAINAGE PLAN

1250 SOUTH DIXIE HIGHWAY
PREPARED FOR
THE MARK AT CORAL GABLES, LLC
CORAL GABLES FL

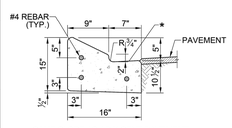
SHEET NUMBER
C-500



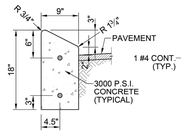
6"x12" CURB



CONCRETE SLAB ISLAND



TYPE "A" CURB



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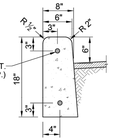
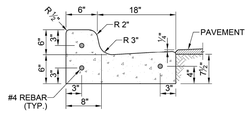
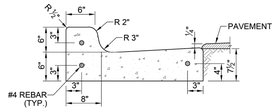


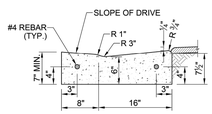
TYPE "D" CURB



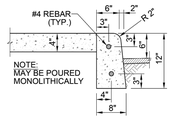
24" CURB & GUTTER



30" CURB & GUTTER



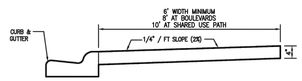
24" CURB & GUTTER THRU DRIVEWAY



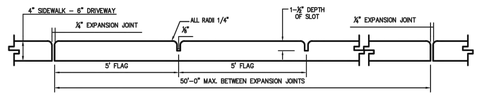
SIDEWALK & 6"x12" CURB

NOTE: REINFORCEMENT REQUIRED AT TRAFFIC CIRCLES AND ROUNDABOUTS AND PER THE DISCRETION OF THE CITY ENGINEER.

APPROVED: 02-2020 REVISED: 04-2020 SCALE: N.T.S.	DEPT. OF PUBLIC WORKS ENGINEERING DIVISION STANDARD DETAILS	TYPICAL CURB SECTIONS	4-2 Page: 50



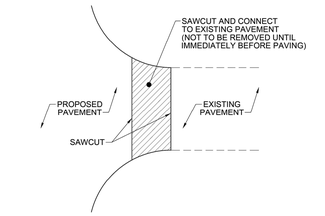
STANDARD CURB, GUTTER & SIDEWALK



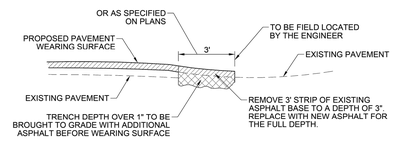
TYPICAL LONGITUDINAL SECTION OF SIDEWALK

NOTE:
1.– ALL WORK SHALL COMPLY WITH CITY OF CITY OF CORAL GABLES STANDARD SPECIFICATIONS, MATERIALS: SEC. 302-1 & METHODS: SEC. 608.
2.– SUBGRADE COMPACTED TO 95% DENSITY AASHTO T-99.
3.– ALL JOINTS TO BE TOOLED EDGE, NO SAWCUT JOINTS PERMITTED

APPROVED: 03-2020 REVISED: 04-2020 SCALE: N.T.S.	DEPT. OF PUBLIC WORKS ENGINEERING DIVISION STANDARD DETAILS	CURB & GUTTER AND SIDEWALK	4-3 Page: 51



PLAN

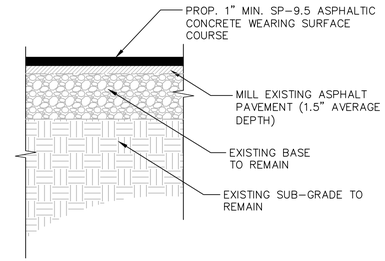


SECTION

APPROVED: REVISED: 04-2020 SCALE: N.T.S.	DEPT. OF PUBLIC WORKS ENGINEERING DIVISION STANDARD DETAILS	SAWCUT & CONNECTION TO EXISTING PAVEMENT	4-13 Page: 61

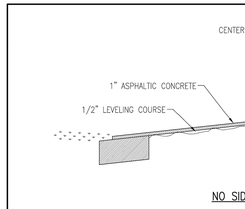
NOTES:

1. ALL WORK SHALL COMPLY WITH CITY OF CORAL GABLES DEPARTMENT OF PUBLIC WORKS STANDARD SPECS AND DETAILS.
2. SUBGRADE SHALL BE COMPACTED TO 98% DENSITY AASHTO T-99.
3. THE WEARING SURFACE SHALL BE 2.0 INCHES APPLIED IN TWO 1 INCH LIFTS AND SHALL BE 1" OF SP-9.5 AND 1" OF FC-9.5 APPLIED RESPECTIVELY.
4. THE FIRST LIFT OF ASPHALT SHALL BE INSTALLED ½ INCH BELOW THE LIP OF CURB. THE SECOND LIFT OF ASPHALT TO BE ¼ INCH ABOVE THE LIP OF CURB. THE SECOND LIFT OF ASPHALT SHALL NOT BE PLACED UNTIL ALL OTHER WORK ON THE SITE HAS BEEN COMPLETED. UPON COMPLETION OF SECOND LIFT OF ASPHALT, ANY SCRATCHES GOUGES, OR LOSS OF AGGREGATE WILL NOT BE ACCEPTED. CONTRACTOR TO REMEDY ALL HOLES, BLEMISHES, ETC. PRIOR TO THE UNIFORM INSTALLATION OF SECOND LIFT. AFTER SECOND LIFT OF ASPHALT IS INSTALLED, ROLLING IS REQUIRED.
5. ALL MATERIALS SHALL BE IN ACCORDANCE WITH THE FDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, CURRENT EDITION, AND CONSTRUCTED IN ACCORDANCE WITH THE FDOT DESIGN STANDARDS FOR DESIGN, CONSTRUCTION, MAINTENANCE AND UTILITY OPERATIONS ON THE STATE HIGHWAY SYSTEM, CURRENT EDITION.
6. CURB, CURB & GUTTER, AND GUTTER SHALL BE CONSTRUCTED IN 50' MAX SECTIONS WITH 1/8" TO 1/4" OPEN EXPANSION JOINT BETWEEN EACH SECTION AND CONTRACTION JOINTS AT 10' INTERVALS.
7. CONCRETE SHALL HAVE A COMPRESSIVE STRENGTH OF 4000 PSI @ 28 DAYS.

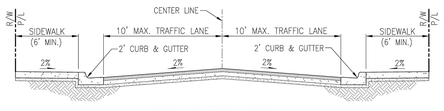


MILLING & RESURFACING SECTION

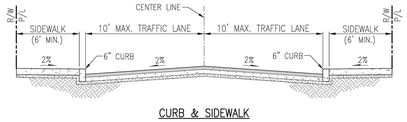
N.T.S.



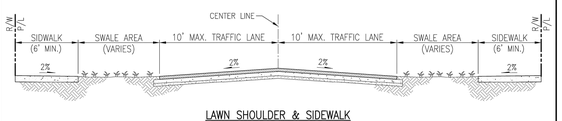
NO SIDEWALK LAWN SHOULDER



CURB & GUTTER & SIDEWALK

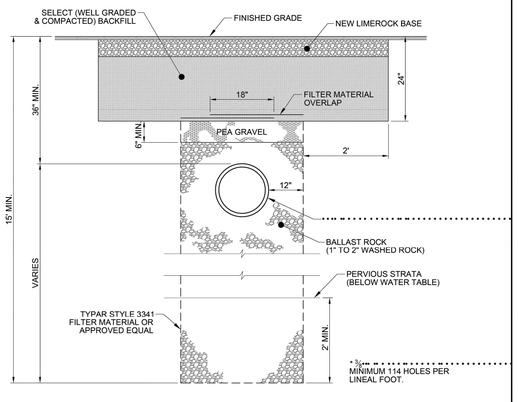


CURB & SIDEWALK



LAWN SHOULDER & SIDEWALK

APPROVED: REVISED: 02-2020 SCALE: N.T.S.	DEPT. OF PUBLIC WORKS ENGINEERING DIVISION STANDARD DETAILS	RESIDENTIAL STREET TYPICAL SECTIONS 2 LANES 2 WAY UNDIVIDED	4-17 Page: 65



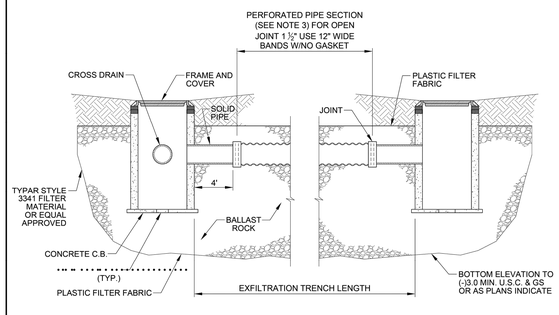
TYPICAL SECTION

NOTE:

THE CONTRACTOR HAS THE OPTION OF INSTALLING THE FOLLOWING PERFORATED* PIPE TYPES:

A. REINFORCED CONCRETE PIPE, "O" - RING OR BELL & SPIGOT JOINTS.
B. CORRUGATED METAL-BITUMINOUS COATED STEEL PIPE, BOLTED METAL BAND JOINTS.
C. CORRUGATED METAL-ALUMINUM PIPE, BOLTED METAL BAND JOINTS.
D. PIPE MUST BE SUBMITTED TO ENGINEER FOR APPROVAL.

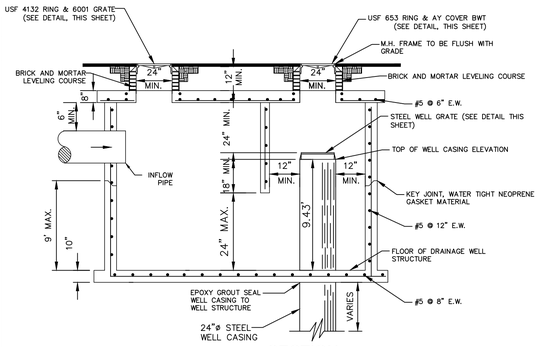
APPROVED: REVISED: 04-2020 SCALE: N.T.S.	DEPT. OF PUBLIC WORKS ENGINEERING DIVISION STANDARD DETAILS	FRENCH DRAIN TYPICAL SECTION	1-2 Page: 02



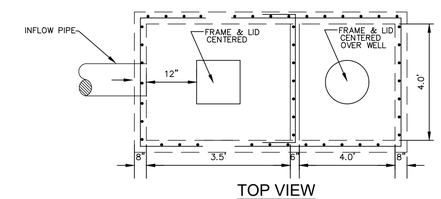
NOTES:

1. NO SLOTS OR PERFORATION IN THIS LENGTH OF PIPE.
2. THE CONTRACTOR HAS THE OPTION OF INSTALLING THE FOLLOWING PIPE TYPES:
   A. CORRUGATED PIPE - BITUMINOUS COATED BOTH SIDES (PERFORATED).
   B. CORRUGATED HDPE PIPE (PERFORATED)
3. PERFORATIONS: ACCORDING TO AASHTO SPECIFICATIONS M36-74 AND M 196-74.
4. INVERT ELEVATION TO BE AS SHOWN IN W.C. 2.2 (AVG. OCTOBER GROUND WATER LEVEL)

APPROVED: REVISED: 04-2020 SCALE: N.T.S.	DEPT. OF PUBLIC WORKS ENGINEERING DIVISION STANDARD DETAILS	FRENCH DRAIN	1-3 Page: 03



SECTION



TOP VIEW

PRECAST STORM DRAINAGE DISPOSAL WELL

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No.	REVISIONS	DATE	BY

Kimley»Horn
2 ALHAMBRA PLAZA, SUITE 500, CORAL GABLES, FL 33134
PHONE: 305-673-2025
WWW.KIMLEY-HORN.COM REGISTRY 35106

CHADDI A. JURDI
LICENSE No 93694
STATE OF FLORIDA
PROFESSIONAL ENGINEER
02/13/2026

KHA PROJECT
DATE 02/13/2026
SCALE AS SHOWN
DESIGNED BY CJ
DRAWN BY SK
CHECKED BY JP

PAVING GRADING AND DRAINAGE DETAILS

1250 SOUTH DIXIE HIGHWAY
PREPARED FOR
THE MARK AT CORAL GABLES, LLC
CORAL GABLES FL

SHEET NUMBER
C-501

K:\mlb_civil\249164002 - 1200 south dixie highway\CIVIL\CADD\plansheets\C-501 PAVING GRADING AND DRAINAGE DETAILS.dwg
Plotted By:Johnson, Joshua Sheet Set:1250 South Dixie Highway Layout:C-501 PAVING GRADING AND DRAINAGE DETAILS February 25, 2026 08:04:09pm K:\mlb_civil\
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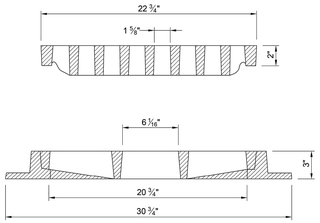
USF 285 RING AND 5640 GRATE

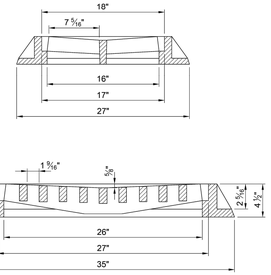
GRATE NUMBER	LOAD RATING	FLOW AREA	GRATE WEIGHT	TOTAL WEIGHT
5640	HEAVY DUTY	180	130	240



APPROVED:	DEPT. OF PUBLIC WORKS	TYPE "B-1" FRAME & GRATE	1-5
REVISED: 04-2020	ENGINEERING DIVISION		
SCALE: N.T.S.	STANDARD DETAILS		Page: 05

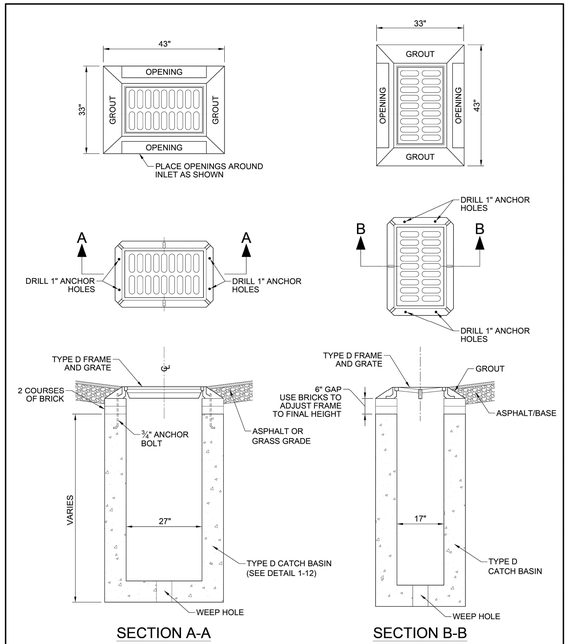
CONCAVE GRATE
USF 4105-6224 SHOWN

GRATE NUMBER	LOAD RATING	FLOW AREA	GRATE WEIGHT	TOTAL WEIGHT
6220	HEAVY DUTY	210	155	365
6224	HEAVY DUTY	225	150	360
6225	HEAVY DUTY	185	155	365

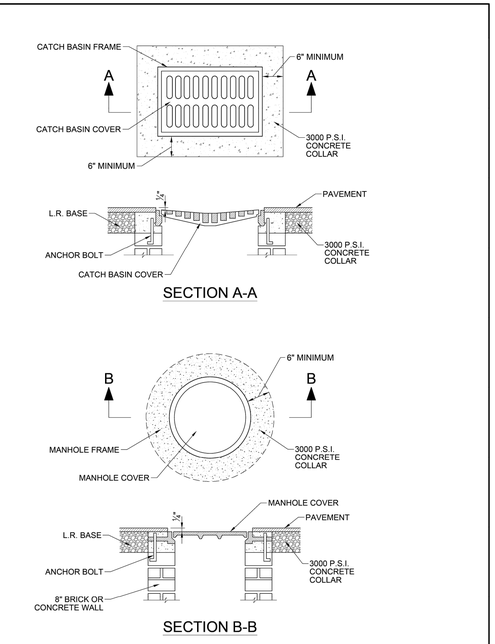


U.S. FOUNDRY & MFG. CORP. DRAWING NO. 4105-6224 OR APPROVED EQUAL.

APPROVED:	DEPT. OF PUBLIC WORKS	TYPE "D" FRAME & GRATE	1-9
REVISED: 04-2020	ENGINEERING DIVISION		
SCALE: N.T.S.	STANDARD DETAILS		Page: 09

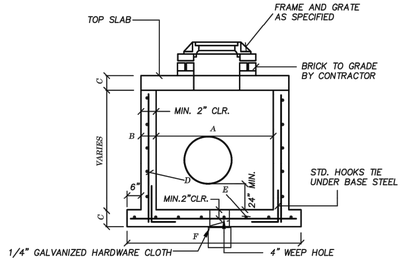


APPROVED:	DEPT. OF PUBLIC WORKS	FRAME AND GRATE INSTALLATION	1-19
REVISED: 04-2020	ENGINEERING DIVISION		
SCALE: N.T.S.	STANDARD DETAILS		Page: 19

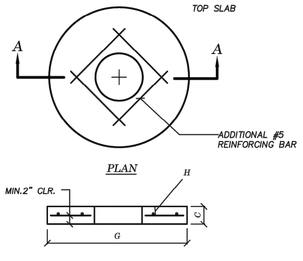


APPROVED:	DEPT. OF PUBLIC WORKS	CASTING ADJUSTMENT	1-20
REVISED: 04-2020	ENGINEERING DIVISION		
SCALE: N.T.S.	STANDARD DETAILS		Page: 20

NOTE: CONC. STRENGTH SHALL BE 4000 PSI @ 28 DAYS FOR STORM SEWERS CONSTRUCT 20" ø WEEP HOLE AT BOTTOM WITH EXTRA #4's AT OPENING. INSTALL LIFT HOOKS AS REQUIRED. THIS STANDARD FOR MANHOLES TO A 12' MAX. DEPTH. STEEL GRADE 60

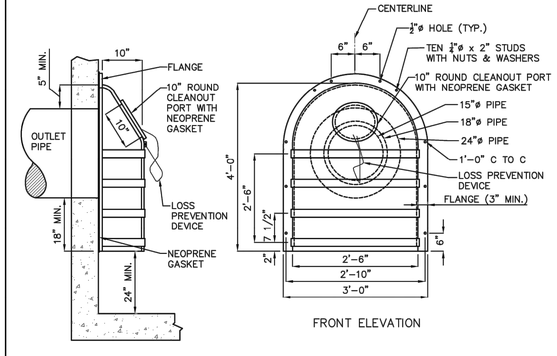


NOTE: ALL PIPES INTO D-4 THROUGH D-8 M.H. FROM TRENCH DRAINS SHALL BE A MINIMUM OF 19" FROM BOTTOM. ALL OTHER PIPES SHALL BE A MINIMUM 12" FROM BOTTOM.



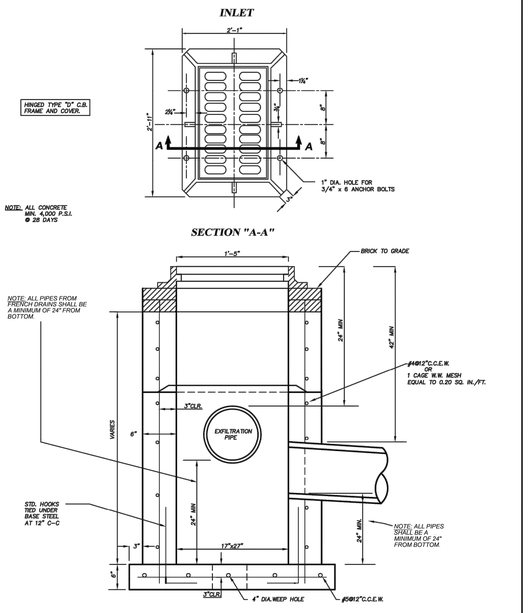
	A	B	C	D	E	F	G	H
D-3	3'-0"ø	6"	6"	#4 AT 12" CCEW (0.31)	#5 AT 9" CCEW	4'-0"ø	4'-0"ø	#5 AT 6" CCEW (0.61)
D-3.5	3'-6"ø	8"	8"	#4 AT 12" CCEW (0.20)	#4 AT 12" CCEW (0.20)	5'-10"ø	4'-10"ø	#4 AT 6" CCEW (0.39)
D-4	4'-0"ø	8"	8"	#4 AT 12" CCEW (0.20)	#4 AT 12" CCEW (0.20)	6'-4"ø	5'-4"ø	#4 AT 6" CCEW (0.39)
D-5	5'-0"ø	8"	8"	#5 AT 12" CCEW (0.31)	#5 AT 12" CCEW (0.31)	7'-4"ø	6'-4"ø	#5 AT 8" CCEW (0.46)
D-6	6'-0"ø	8"	10"	#5 AT 12" CCEW (0.31)	#5 AT 6" CCEW (0.61)	8'-4"ø	7'-4"ø	#5 AT 6" CCEW (0.61)
D-7	7'-0"ø	8"	10"	#5 AT 12" CCEW (0.31)	#5 AT 6" CCEW (0.61)	9'-4"ø	8'-4"ø	#5 AT 6" CCEW (0.61)
D-8	8'-0"ø	10"	10"	4x4-W4xW4(2 LAYERS) AND #4@12 CCEW (0.42)	#5 AT 6" CCEW (0.61)	10'-8"ø	9'-8"ø	#5 AT 6" CCEW (0.61)

APPROVED:	DEPT. OF PUBLIC WORKS	D-3 THRU D-8 MANHOLE (FOR STORM WATER DRAINAGE SYSTEMS)	1-21
REVISED: 04-2020	ENGINEERING DIVISION		
SCALE: AS SHOWN	STANDARD DETAILS		Page: 21



NOTES:
1. THE CLEANOUT PORT FOR THE TYPE II SKIMMER SHALL BE GASKETED, WITH EITHER A THREADED SCREW-IN LID OR A LID SECURED BY FOUR STAINLESS STEEL QUICK-RELEASE LATCHES.
2. THE BACKS OF SKIMMERS MUST CONFORM TO THE SHAPE OF THE BASIN WALLS ON WHICH THEY ARE MOUNTED.
3. SHOW, IN THE PLANS, THE RADII REQUIRED FOR CURVED-BACK SKIMMERS.

APPROVED: 01-2020	DEPT. OF PUBLIC WORKS	TYPE II SKIMMER FOR FRENCH-DRAIN OUTLETS	1-23
REVISED: 04-2020	ENGINEERING DIVISION		
SCALE: N.T.S.	STANDARD DETAILS		Page: 23



APPROVED: 04-2020	DEPT. OF PUBLIC WORKS	TYPE D-1 CATCH BASIN	1-24
REVISED: 04-2020	ENGINEERING DIVISION		
SCALE: N.T.S.	STANDARD DETAILS		Page: 24

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WWW.KIMLEY-HORN.COM REGISTRY 35106

CHADDI A JURDI
LICENSE No 93694 STATE OF FLORIDA
PROFESSIONAL ENGINEER
02/13/2026

KHA PROJECT	
DATE	02/13/2026
SCALE	AS SHOWN
DESIGNED BY	CJ
DRAWN BY	SK
CHECKED BY	JP

PAVING GRADING AND DRAINAGE DETAILS

1250 SOUTH DIXIE HIGHWAY
PREPARED FOR
THE MARK AT CORAL GABLES, LLC
CORAL GABLES FL

SHEET NUMBER
C-502

Plotted By:Johnson, Joshua Sheet Set:1250 South Dixie Highway Layout:C-502 PAVING GRADING AND DRAINAGE DETAILS February 25, 2026 08:04:26pm K:\mib_civil\249164002 - 1200 south dixie highway\CIVIL\CADD\plansheets\C-501 PAVING GRADING AND DRAINAGE DETAILS.dwg
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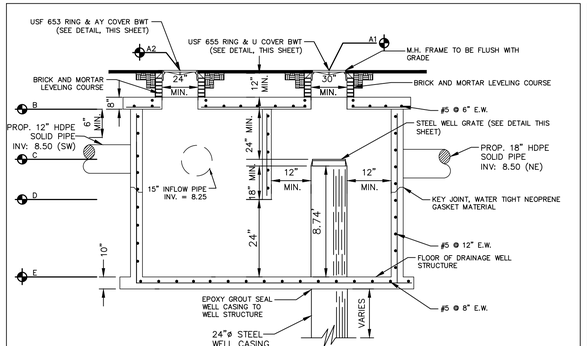
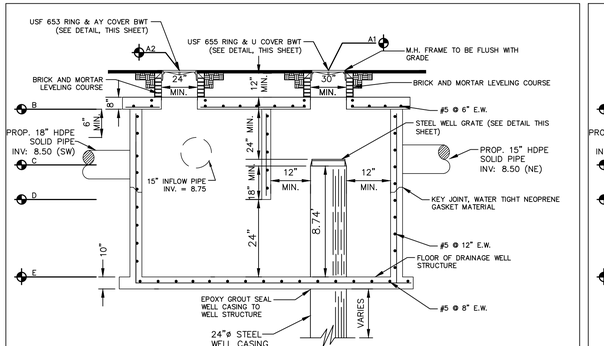


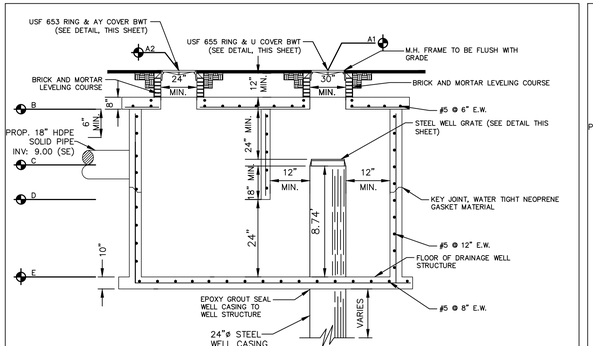
PRECAST STORM DRAINAGE WELL #1

N.T.S.



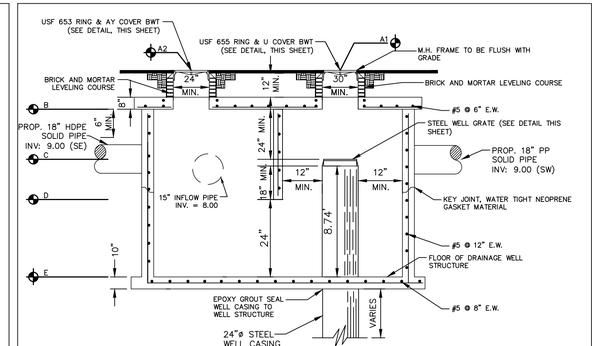
PRECAST STORM DRAINAGE WELL #2

N.T.S.



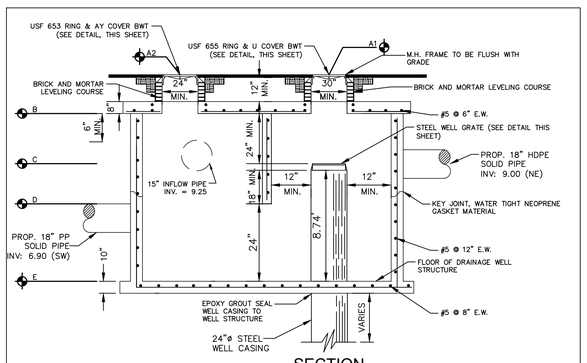
PRECAST STORM DRAINAGE WELL #3

N.T.S.



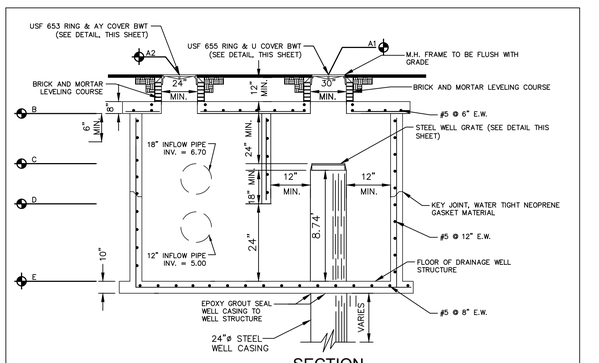
PRECAST STORM DRAINAGE WELL #4

N.T.S.



PRECAST STORM DRAINAGE WELL #5

N.T.S.



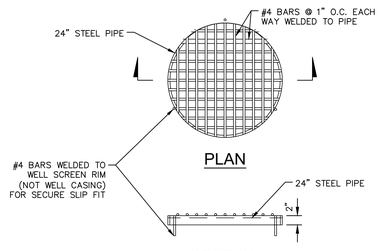
PRECAST STORM DRAINAGE WELL #6

N.T.S.

DRAINAGE WELL ELEVATION TABLE

WELL NUMBER	A1*	A2*	B	C	D	E
1	13.10	13.10	11.40	9.40	2.40	0.40
2	13.15	13.15	11.45	9.45	2.45	0.45
3	13.54	13.54	11.85	9.85	2.85	0.85
4	13.39	13.39	11.70	9.70	2.70	0.70
5	13.75	13.75	12.05	10.05	3.05	1.05
6	13.70	13.70	12.00	10.00	3.00	1.00

*A1 AND A2 ARE TO CENTER OF FRAME



STEEL WELL GRATE DETAIL

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02/13/2026

KHA PROJECT

DATE 02/13/2026
SCALE AS SHOWN
DESIGNED BY CJ
DRAWN BY SK
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DRAINAGE WELL DETAILS

1250 SOUTH DIXIE HIGHWAY
PREPARED FOR
THE MARK AT CORAL GABLES, LLC
CORAL GABLES FL

SHEET NUMBER
C-502

Plotted By: Johnson, Joshua Sheet Set: 1250 South Dixie Highway Layout: C-503 DRAINAGE WELL DETAILS February 25, 2026 08:04:26pm K:\mib_civil\24916402 - 1200 south dixie highway\CIVIL\CADD\plansheets\C-501 PAVING GRADING AND DRAINAGE DETAILS.dwg
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DRAINAGE WELL TESTING NOTES:

GRAVITY DRAINAGE WELL SPECIFIC CAPACITY TESTING PROTOCOL ("PUMP-IN TEST"):

THE FOLLOWING IS A PROTOCOL FOR TESTING CAPACITY OF EACH GRAVITY DRAINAGE WELL, ANY DEVIATION FROM THIS PROTOCOL MUST BE REVIEWED AND APPROVED IN WRITING BY THE ENGINEER OF RECORD (EOR). THE DRILLER WILL PROVIDE ALL MATERIALS AND PERSONNEL REQUIRED TO CARRY OUT THE PROTOCOL. AT NO POINT DURING THE PUMP-IN TEST IS THE SYSTEM TO BE PRESSURIZED. THE WELL CASING SHALL REMAIN OPEN TO THE AIR DURING THE TESTING OF THE WELL.

1. WATER USED TO TEST THE WELL SHALL COME FROM A POTABLE WATER SUPPLY (I.E. FIRE HYDRANT).
2. TOTALIZER(S) AND/OR FLOW METER(S) WILL BE USED TO MEASURE AND RECORD THE RATE AT WHICH WATER IS DISCHARGED INTO THE WELL. THE DISCHARGE RATE USED TO TEST THE WELL SHALL BE EQUAL TO OR GREATER THAN 250 GALLONS PER MINUTE.
3. THE FLOW RATE SHALL NOT VARY BY MORE THAN 5% OVER THE TESTING PERIOD. THE DRILLER WILL PROVIDE A LOG DOCUMENTING FLOW RATES DURING THE TEST AT AN INTERVAL NO LESS THAN ONCE PER MINUTE.
4. WATER WILL BE DISCHARGED INTO THE WELL BELOW THE STATIC WATER LEVEL THROUGH AN OPEN END HOSE OR MACHINE SLOTTED, SCHEDULE 40 PVC WELL SCREEN.
5. WATER LEVEL FLUCTUATIONS WITHIN THE WELL WILL BE MEASURED WITH A CALIBRATED PRESSURE TRANSDUCER WITH AN APPROPRIATE PSI RATING, WATER LEVEL INDICATOR, OR OTHER APPARATUS APPROVED BY THE EOR WITH A PRECISION OF 0.01 FT.
6. WATER LEVEL DATA FOR STATIC, PUMPING, AND RECOVERY CONDITIONS SHALL BE RECORDED NO LESS THAN ONCE PER MINUTE THROUGHOUT THE PUMP-IN AND RECOVERY PHASES OF THE TEST.
7. DATA WILL BE COLLECTED DURING THE PUMPING CYCLE FOR A MINIMUM OF 30 MINUTES AND UNTIL THE LEVEL OF WATER WITHIN THE WELL HAS STABILIZED (WITHIN 5%) FOR A PERIOD OF AT LEAST 15 MINUTES.
8. AT THE CONCLUSION OF PUMP-IN PHASE OF THE TEST, DISCHARGE INTO THE WELL SHALL CEASE AND THE WATER LEVEL IN THE WELL WILL BE ALLOWED TO RETURN TO STATIC CONDITIONS. WATER LEVELS WILL BE MEASURED DURING THE RECOVERY PERIOD, NO LESS THAN ONCE PER MINUTE, AND WILL BE LOGGED UNTIL THE WATER LEVEL HAS RETURNED TO STATIC LEVEL AND HAS STABILIZED FOR NO LESS THAN 5 MINUTES.
9. DRILLER WILL USE THE DATA COLLECTED TO CALCULATE AND REPORT THE WELL SPECIFIC CAPACITY TO FDEP. ALL DATA COLLECTED WILL BE PROVIDED TO THE EOR.

DRAINAGE WELL STRUCTURES STRUCTURAL NOTES:

1. DESIGN CRITERIA: DESIGN, FABRICATION AND ERECTION OF PRECAST CONCRETE SHALL BE IN ACCORDANCE WITH ACI 318-99 BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE AND PCI DESIGN HANDBOOK. DESIGN OF
2. CAST-IN-PLACE CONCRETE SHALL BE IN ACCORDANCE WITH ACI 318-99.
3. DESIGN LIVE LOADS (FOR EXTERIOR WELLS OUTSIDE THE BUILDING FOOTPRINT): THE TOP SLAB OF DRAINAGE WELL STRUCTURE SHALL BE DESIGNED TO CARRY TRAFFIC LOADS (HS20-44 LOADING).
4. GEOTECHNICAL CRITERIA (FOR EXTERIOR WELLS OUTSIDE THE BUILDING FOOTPRINT): SOIL BEARING PRESSURE UNDER STRUCTURE ASSUMED TO BE AT MINIMUM 2000 PSF. PRIOR TO INSTALLATION OF DRAINAGE STRUCTURE THE SOIL BEARING CAPACITY OF THE FOUNDATION MUST BE CONFIRMED BY THE CONTRACTOR, THROUGH A CERTIFIED GEOTECHNICAL LABORATORY.
5. CONCRETE: CONCRETE SHALL BE NORMAL WEIGHT, AND SHALL ATTAIN A 28, DAY COMPRESSIVE STRENGTH OF 4000 PSI AND SHALL MEET THE REQUIREMENT OF ASTM C478. CONCRETE COVER FOR REINFORCEMENT SHALL BE 2" EXCEPT FOOTING BOTTOM BARS SHALL HAVE 3" COVER. FOR DRAINAGE WELLS INSIDE THE BUILDING FOOTPRINT, XYPEX ADMIX C-500 SHALL BE ADDED TO THE CONCRETE MIX FOR WATER PROOFING (BY CONTRACTOR).
6. REINFORCING: REINFORCING STEEL SHALL CONFORM TO ASTM A615, GRADE 60, AND SHALL BE OF U.S. MANUFACTURE.
7. MANHOLE RING & COVER: ALL MANHOLE RINGS AND COVERS, WITHIN PRIVATE PROPERTY, SHALL BE WATER TIGHT BOLTED AND HAVE THE WORD "STORM SEWER" CAST ON COVER.
8. KOR-N-SEAL PIPE TO MANHOLE CONNECTORS TO BE INSTALLED BETWEEN THE STEEL WELL CASINGS AND THE DRAINAGE WELL FLOOR SLAB. CONTRACTOR TO SUBMIT SHOP DRAWING.
9. INTERIOR SURFACES OF DRAINAGE WELL STRUCTURES TO RECEIVE TWO COATS OF XYPEX CONCENTRATE WATER-PROOF COATING. CONTRACTOR TO SUBMIT SHOP DRAWING.
10. ALL PIPE CONNECTIONS TO DRAINAGE WELL STRUCTURES WILL BE MADE WITH LINK SEAL PIPE-TO-MANHOLE CONNECTORS. CONTRACTOR TO SUBMIT SHOP DRAWING.
11. SHOP DRAWINGS: CONTRACTOR SHALL SUBMIT SHOP DRAWINGS, SIGNED AND SEALED BY A FLORIDA LICENSED ENGINEER, FOR STRUCTURES, XYPEX CONCRETE ADMIXTURE, KOR-N-SEAL, XYPEX CONCENTRATING WATER-PROOF COATING AND LINK SEAL TO THE ENGINEER FOR REVIEW PRIOR TO THE CONSTRUCTION OF STRUCTURE.

DRAINAGE WELL NOTES:

1. DEEP WELL TO BE CONSTRUCTED PER DRAINAGE WELL SCHEDULE. CONTRACTOR IS TO VERIFY THE FOLLOWING MINIMUM WELL CAPACITY:
   a. 250 GALLONS PER MINUTE PER FOOT OF HEAD
2. ALL FINISHED WELLS SHALL ACHIEVE A MINIMUM DRAW-DOWN RATE OF 250 GPM PER FOOT OF HEAD. THE WELL DRILLER SHALL RELY ON THEIR OWN EXPERIENCE OF THE LOCAL GEOLOGY, OR THAT OF A GEOLOGIST/HYDROLOGIST (RETAINED BY THE WELL DRILLER) TO DETERMINE THE OPTIMUM DEPTH OF THE WELL CASING AND OPEN WELL IN ORDER TO ACHIEVE THE MAXIMUM POSSIBLE DRAW-DOWN RATE.
3. THE DEPTH OF THE WELL SHALL COMPLY WITH ALL FDEP REQUIREMENTS FOR UNDERGROUND INJECTION FOR CLASS V WELLS CARRYING STORM RUNOFF. FOR BIDDING AND CONTRACTING PURPOSES, THE CONTRACTOR SHALL PROVIDE A MINIMUM DEPTH OF WELL CASING OF 100 FEET, WITH DISCHARGE OCCURRING AT 110 FEET BELOW LAND SURFACE (BLS) AND MINIMUM UNCASED DEPTH BETWEEN 20 FEET AND 40 FEET. CONTRACTOR SHALL PROVIDE AN ADDITIONAL COST IN THE CONTRACT FOR EVERY ADDITIONAL FOOT OF UNCASED DEPTH REQUIRED TO REACH THE DESIGN CAPACITY SPECIFIED IN THE CONTRACT DOCUMENTS. CONTRACTOR TO NOTIFY OWNER/CLIENT AND ENGINEER OF RECORD (EOR) IF THE DESIGN CAPACITY, PER THE CONTRACT DOCUMENTS, CANNOT BE ACHIEVED AT THE CASED AND UNCASED DEPTHS STIPULATED IN THE CONTRACTOR'S CONTRACT WITH THE OWNER/CLIENT. THIS NOTIFICATION MUST OCCUR PRIOR TO THE CONTRACTOR DRILLING DEEPER.
4. AT CONCLUSION OF WELL DRILLING PHASE, CONTRACTOR TO WELD TOP OF WELL CASING SHUT WITH SOLID STEEL PLATE. SOLID STEEL PLATE SHALL ONLY BE REMOVED FOR PERFORMING DRAINAGE WELL PUMP-IN TEST; SEE DRAINAGE WELL TESTING NOTES', THIS SHEET. AT CONCLUSION OF DRAINAGE WELL PUMP-IN TEST, SOLID STEEL PLATE SHALL BE RE-INSTALLED TO WELD SHUT TOP OF WELL CASING. TOP OF WELL CASING TO REMAIN WELDED SHUT UNTIL PERMANENT DRAINAGE SYSTEM IS CLEANED AND READY TO BE PUT INTO THE OPERATION PHASE.
5. STEEL WELL SCREEN TO BE INSTALLED OVER 24" DEEP WELL. STEEL GRATE TO BE HOT DIPPED GALVANIZED AFTER FABRICATION. COST TO BE INCLUDED IN THE PRICE OF CASING.
6. DEVELOPER OF WELL TO ASSURE 1500 P.P.M. SALINITY. THE WELL CASING SHALL PENETRATE A ZONE CONTAINING A MINIMUM OF 10,000 mg/L OF TOTAL DISSOLVED SOLIDS (TDS) IN ACCORDANCE WITH RULE 62-528.200(6), FAC.
7. WELL TESTING TO COMPLY WITH ASTM D 5472-93 AND D-4050-96 AND BE PERFORMED BY A THIRD PARTY FLORIDA REGISTERED GEOLOGIST.
8. ALL WELL BOX CONSTRUCTION JOINTS SHALL BE WATER TIGHT. WELL BOX MUST BE DESIGNED FOR UPLIFT FORCES (MIN 3 PSI) AND SIGNED AND SEALED BY A REGISTERED FLORIDA PROFESSIONAL ENGINEER.
9. DRAINAGE WELL CASING SHALL BE 24-INCH DIAMETER WELDED OR SEAMLESS STEEL PIPE CONFORMING TO ONE OF THE FOLLOWING STANDARDS
   a. ASTM A53/A53M-99B (1999)
   b. ASTM A135-01 (2001)
   c. ASTM A252-98 (1998)
   d. ASTM A589-96 (1996)
   e. AMERICAN PETROLEUM INSTITUTE (API) 5L-2000 (2000)
10. DRAINAGE WELL CASING SHALL ALSO CONFORM TO THE 2000 AMERICAN NATIONAL STANDARD INSTITUTE FOR WELDED AND SEAMLESS WROUGHT STEEL PIPE (ANSI/ASME B36.10M-2000).
11. DRAINAGE WELL CASING SHALL BE STENCILED WITH THE APPLICABLE STANDARD.
12. DRAINAGE WELL CASING SHALL BE NEW OR IN LIKE NEW CONDITION, SHALL BE FREE OF BREAKS, CORROSION AND DENTS, SHALL BE STRAIGHT AND TRUE AND NOT OUT OF ROUND. IF ANY DAMAGE IS CAUSED TO THE CASING DURING CONSTRUCTION, THE CASING SHALL BE REPLACED BY THE CONTRACTOR AT NO EXPENSE TO THE OWNER.
13. ALL EXPOSED WELL CASING SURFACES SHALL BE COATED WITH BITUMINOUS PAINT.
14. ALL WELLS WITH RIM ELEV. BELOW VENT ELEV. NEED TO BE WATERTIGHT, BOLTED RIM TO FRAME AND SECURED TO THE TOP SLAB.
15. ALL DRAINAGE WELLS WITHIN BUILDING FOOTPRINT SHALL NOT BE SUBJECT TO OVERHEAD LOADS.
16. ALL PIPES INTERCONNECTING THE WELL STRUCTURES, INFLOW PIPES & WELL VENT PIPING SHALL BE PRESSURE PIPE AND ALL JOINTS SHALL BE GASKETED TO WITHSTAND MINIMUM 20 PSI PRESSURES. ALL EXPOSED PIPE JOINTS AND FITTINGS SHALL BE SECURED TO RESIST MOVEMENT.

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY CHADDI AKRAM JURDI, P.E., ON THE DATE ADJACENT TO THE SEAL.

SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES

Sunshine811
Call 811 or www.sunshine811.com two full business days before digging to have utilities located and marked.
Check positive response codes before you dig!

No.	REVISIONS	DATE	BY

Kimley»Horn
2 ALHAMBRA PLAZA, SUITE 500, CORAL GABLES, FL 33134
PHONE: 305-673-2025
WWW.KIMLEY-HORN.COM REGISTRY 35106

CHADDI A. JURDI
LICENSE No 93694 STATE OF FLORIDA
PROFESSIONAL ENGINEER
02/13/2026

KHA PROJECT	
DATE	02/13/2026
SCALE	AS SHOWN
DESIGNED BY	CJ
DRAWN BY	SK
CHECKED BY	JP

DRAINAGE WELL DETAILS

1250 SOUTH DIXIE HIGHWAY
PREPARED FOR
THE MARK AT CORAL GABLES, LLC
CORAL GABLES FL

SHEET NUMBER
C-502

Plotted By:Johnson, Joshua Sheet Set:1250 South Dixie Highway Layout:C-504 DRAINAGE WELL DETAILS February 25, 2026 08:04:26pm K:\mlb_civil\249164002 - 1200 south dixie highway\CIVIL\CADD\plansheets\C-501 PAVING GRADING AND DRAINAGE DETAILS.dwg
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

GENERAL NOTES & SPECIFICATION FOR SEWER MAIN INSTALLATIONS

1. THE CONTRACTOR SHALL MAKE EVERY REASONABLE EFFORT TO PERFORM THE WORK AND MAINTAIN SAFETY TO THE PUBLIC AND WORKERS, AND THE PROTECTION OF PROPERTY THROUGHOUT CONSTRUCTION. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH OSHA STANDARDS, AS APPLICABLE. CONTRACTOR MUST COMPLY WITH TRENCH SAFETY ACT.

2. ALL UTILITY CROSSING LINES IDENTIFIED ON PLANS AND PROFILES ARE BASED ON BEST AVAILABLE INFORMATION. CONTRACTOR SHALL VERIFY UTILITY INFORMATION WITH APPROPRIATE UTILITIES AND SUNSHINE STATE ONE CALL CENTER OF FLORIDA 811. CONTRACTOR TO INCLUDE ON AS–BUILTS ACCURATE ELEVATION AND LOCATION OF ALL UTILITY CONFLICTS.

3. ALL UTILITIES DAMAGED BY CONSTRUCTION MUST BE PROMPTLY REPAIRED TO THE CONDITION EXISTING PRIOR TO THE DAMAGING OF THE UTILITY. REPAIRS ARE INCIDENTAL TO THE INSTALLATION OF THE MAIN AND EXTENSIONS AND SHALL BE REPAIRED AT NO COST TO THE OWNER.

4. ALL EXISTING MANHOLES, ELECTRIC BOXES, METER BOXES, AND VALVE BOXES SHALL BE ADJUSTED TO THE PROPOSED GRADE.

5. PROPERTY DAMAGE RESULTING FROM WORK REQUIRED BY THIS CONTRACT SHALL BE CLEANED UP, REPAIRED OR REPLACED AT NO COST TO OWNER.

6. CONTRACTOR SHALL PROVIDE ALL MAINS, ALL FITTINGS, ATTACHMENTS, AND EQUIPMENT REQUIRED TO PERFORM TESTING PER M–DWASD STANDARDS. PIPE AND FITTINGS SHALL BE RESTRAINED IN ACCORDANCE WITH M–DWASD STANDARD DETAIL GS 2.0 (1 THRU 5 OF 5)

7. THE CONTRACTOR IS RESPONSIBLE FOR THE COST OF ALL INSPECTIONS.

8. ALL TRENCHES TO BE OVER–EXCAVATED A MINIMUM OF 6" TO PROVIDE FOR INSTALLATION OF ROCK BEDDING IN ACCORDANCE WITH M–DWASD STANDARDS.

9. SURFACE RESTORATION, PAVEMENT REPLACEMENT, SIDEWALK REPLACEMENT, TRENCH BACKFILLING AND COMPACTION SHALL COMPLY WITH M–DWASD STANDARD DETAILS GS1.9, SS18.0, A1.0, A1.1 AND A4.0, M–DCPWD STANDARD DETAIL R21.1 AND THE APPLICABLE CURRENT CITY OF MIAMI PUBLIC WORKS, M–DCPWD AND FDOT STANDARDS.

10. CONTRACTOR SHALL FIELD VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF EXISTING SEWER LATERALS PRIOR TO THE CONSTRUCTION OF THE SANITARY SEWER CONNECTIONS. CONTRACTOR SHALL ADJUST THE ALIGNMENT OF THE SEWER CONNECTION AND PROVIDE THE REQUIRED FITTINGS AND CLEANOUTS AS NEEDED. ALL MODIFICATIONS TO ALIGNMENT SHALL BE CLEARLY RECORDED IN THE AS–BUILT DOCUMENTS.

11. THE APPROXIMATE LOCATION OF EXISTING UTILITIES SHOWN ON THE PLANS WERE PROVIDED BY THE RESPECTIVE UTILITY COMPANIES. THE EXACT HORIZONTAL AND VERTICAL LOCATIONS SHALL BE DETERMINED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. IN ADDITION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING IF "OTHER" UTILITIES (NOT SHOWN IN THE PLANS) EXIST WITHIN THE AREA OF CONSTRUCTION. SHOULD THERE BE UTILITY CONFLICTS THAT WERE NOT ANTICIPATED, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY.

12. THE PERMITTEE WILL ENSURE THAT NO UNSAFE AREA(S) FOR PEDESTRIAN WILL REMAIN DURING ANY TIME OF CONSTRUCTION. PEDESTRIAN CONTROL FOR CLOSURE OF ROADS AND SIDEWALKS SHALL BE IN ACCORDANCE WITH THE F.D.O.T. ROADWAY AND TRAFFIC DESIGN STANDARDS INDEX SERIES 600.

13. ACCESS TO REMAIN OPEN AT ALL TIMES. THE PERMITTEE SHALL PROVIDE AND MAINTAIN SAFE TEMPORARY ACCESS TO ALL ADJACENT PROPERTY AT ALL TIMES AND SHALL MAINTAIN ACCOMMODATIONS FOR INTERSECTING AND CROSSING TRAFFIC WITHIN THE CONSTRUCTION ZONE. NO ROAD OR STREET CROSSING SHALL BE BLOCKED OR UNDULY RESTRICTED AS DETERMINED BY THE ENGINEER.

RER-DERM WATER-SEWER GENERAL NOTES

(NOT A PART OF MD-WASD NOTES NOR APPROVAL)

1. A horizontal distance of at least 6 feet, and preferably 10 feet (outside to outside), shall be maintained between gravity or pressure sewer pipes and water pipes. The minimum horizontal separation can be reduced to 3 feet for vacuum-type sewers or for gravity sewers where the top of the sewer pipe is at least 6 inches below the bottom of the water pipe. When the above specified horizontal distance criteria cannot be met due to an existing underground facility conflict, smaller separations are allowed if one of the following is met:
   a) The sewer pipes are designed and constructed equal to the water pipe and pressure tested at 150 psi.
   b) The sewer is encased in a watertight carrier pipe or concrete.
   c) The top of the sewer is at least 18 inches below the bottom of the water pipe.

2. A vertical distance of at least 12 inches (outside to outside) shall be maintained between any water and sewer mains with sewer pipes preferably crossing under water mains. The minimum vertical separation can be reduced to 6 inches for vacuum-type sewers or for gravity sewers where the sewer pipe is below the water main. The crossing shall be arranged so that all water main joints are at least 6 feet from all joints in gravity and pressure sewer pipes. This distance can be reduced to 3 feet for vacuum-type sewers. When the above specified vertical distance criteria cannot be met due to an existing underground facility conflict, smaller separations are allowed if one of the following is met:
   a) The sewer pipes are designed and constructed equal to the water pipe and pressure tested at 150 psi.
   b) The sewer is encased in a watertight carrier pipe or concrete.

3. Air release valves shall be provided at high points of new force main sanitary sewers.

4. Gravity sanitary sewers constructed within a public wellfield protection area shall be C-900 PVC or Ductile Iron Pipe. The maximum allowable exfiltration rate of gravity sanitary sewers constructed in a public wellfield protection area shall be:
   a) Residential Land Uses. Fifty (50) gallons per inch pipe diameter per mile per day, based on a minimum two (2) hour test having a minimum of two (2) feet of positive head above the crown of the pipe.
   b) Non-Residential Land Uses. Twenty (20) gallons per inch pipe diameter per mile per day, based on a minimum two (2) hour test having a minimum of two (2) feet of positive head above the crown of the pipe.
   c) Any observed leaks or any obviously defective joints or pipes shall be replaced even when the total leakage is below that allowed.

5. The maximum allowable exfiltration rate of gravity sanitary sewers constructed outside a public wellfield protection area shall be one hundred (100) gallons per inch pipe diameter per mile per day, based on a minimum two (2) hour test having a minimum of two (2) feet of positive head above the crown of the pipe. Any observed leaks or any obviously defective joints or pipes shall be replaced even when the total leakage is below that allowed.

6. Forcemain sanitary sewers constructed within a public wellfield protection area shall be ductile iron, C-900 PVC, HDPE or reinforced concrete pressure sewer pipes.

7. The maximum allowable exfiltration/leakage rate of forcemain sanitary sewers shall be:
   a) Ductile Iron, C-900 PVC, HDPE and PVC Pipe. The allowable leakage rate specified in American Water Works Association Standard (AWWAS) C600-82 at a test pressure of 100 psi for a duration of not less than two (2) hours.
   b) Reinforced Concrete Pressure Pipe. Half (1/2) the allowable leakage rate specified in AWWA C600-82 at a test pressure of 100 psi for a duration of not less than two (2) hours.
   c) Any observed leaks or any obviously defective joints or pipes shall be replaced even when the total leakage is below that allowed.

8. The contractor shall verify nature, depth, and character of existing underground utilities prior to start of construction.

9. In no case shall a contractor install utility pipes, conduits, cables, etc. in the same trench above an existing water or sewer pipe except where they cross.

10. If any area of the work site is found to contain buried solid waste and/or ground or ground water contamination, the following shall apply:
   a) All work in the area shall follow all applicable safety requirements (e.g., OSHA, etc.) and notification must be provided to the appropriate agencies.
   b) Immediately notify the Environmental Monitoring and Restoration Division (EMRD). The EMRD can be contacted at (305) 372-6700.
   c) If contaminated soils and/or buried solid waste material is excavated during construction, then they require proper handling and disposal in accordance with the local, state and federal regulations. Be advised that the landfill owner/operator is the final authority on disposal and may have requirements beyond those provided by herein. If disposal within a Miami-Dade County owned landfill (Class I landfill) is appropriate and selected, please contact the Miami-Dade County Department of Solid Waste Management at (305) 594-6666 for information.
   d) The reuse of contaminated soils that are not returned to the original excavation requires prior approval of a Soil Management Plan from the Environmental Monitoring and Restoration Division. The EMRD can be contacted at (305) 372-6700.

11. Pumps must comply with the National Electrical Code (NEC) requirements for Class I, Group D, Division 1 locations (Explosion Proof).

12. The contractor is advised that a Tree Removal/Relocation Permit may be required prior to the removal and/or relocation of tree resources. Prior to removing or relocating any trees, the Contractor shall notify the Tree and Forest Resources Section of DERM at (305) 372-6574 or via e-mail at: trfrs@miamidade.gov , or contact the municipality with tree ordinance jurisdiction to obtain any required permits. Those trees not interfering with the construction shall be protected in place in accordance with the provisions of Section 24-49.5 of the Miami-Dade Code.

13. Please note that the demolition, removal, and/or disturbance of existing underground utilities that contain asbestos- cement pipes (ACP) are subject to the provisions of 40 CFR-61 Subpart M. Therefore, pursuant to the provisions of 40 CFR-61-145, a NOTICE OF DEMOLITION OR ASBESTOS RENOVATION form must be filed with the Air Quality Management Division (AQMD) of DERM, at least ten (10) working days prior to starting of any work. Note that the backfilling and burial of crushed ACP would cause these locations to be considered active disposal sites and subject to 40 CFR-61.154, and 40 CFR-61.151 a year after project completion.
    Existing standard operating procedures, as well as applicable federal, state and local regulatory criteria, must be followed and implemented to minimize any potential release of fugitive emissions, especially during project construction activities. The AQMD can be contacted via email at asbestos@miamidade.gov or 305-372-6925.

Rev. 4/30/2018

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REQUIREMENTS PER DEPARTMENT OF HEALTH

(NOT A PART OF MD-WASD REVIEW NOR APPROVAL)

NOT A PART OF MD–WASD NOTES OR APPROVAL

WATER MAIN HORIZONTAL SEPARATIONS

1. SEPARATIONS SHALL BE MEASURED OUTSIDE EDGE TO OUTSIDE EDGE.
2. BETWEEN WATER MAINS AND, STORM SEWERS, STORMWATER FORCE MAINS, OR RECLAIMED WATER LINES, SHALL BE 3 FT. MINIMUM.
3. BETWEEN WATER MAINS AND VACUUM TYPE SEWER PREFERABLY 10 FT. AND AT LEAST 3 FT. MINIMUM.
4. GRAVITY OR PRESSURE SANITARY SEWERS, WASTEWATER FORCE MAINS OR RECLAIMED WATER PREFERABLY 10 FT. AND AT LEAST 6 FT. MAY BE REDUCED TO 3 FT. WHERE BOTTOM OF WATER MAIN IS AT LEAST 6 INCHES ABOVE TOP OF SEWER.
5. 10 FT. OF ANY PART OF ON–SITE SEWER TREATMENT OR DISPOSAL SYSTEM.

WATER MAIN VERTICAL SEPARATIONS

6. SEPARATIONS BETWEEN WATER MAINS AND GRAVITY SEWER, VACUUM TYPE SEWER, OR STORM SEWERS, TO BE PREFERABLY 12 INCHES, OR AT LEAST 6 INCHES ABOVE, OR AT LEAST 12 INCHES IF BELOW.*
7. PRESSURE SANITARY SEWER, WASTEWATER OR STORM WATER FORCE MAIN, OR RECLAIMED WATER, AT LEAST 12 INCHES ABOVE OR BELOW.*

* NOTE: CENTER 1 – FULL LENGTH OF WATER MAIN PIPE AT CROSSINGS; ALTERNATIVELY ARRANGE PIPES SO JOINTS ARE AT LEAST 3 FEET FROM JOINTS IN VACUUM, STORM OR STORM FORCE MAINS. AT LEAST 6 FEET FROM JOINTS IN GRAVITY OF PRESSURE SEWERS, WASTEWATER FORCE MAINS OR RECLAIMED WATER.

TRENCH PROTECTION

TRENCH EXCAVATION PROTECTION SHALL BE ACCOMPLISHED AS REQUIRED BY THE PROVISIONS OF, PART 1926, SUBPART P, EXCAVATIONS, TRENCHING AND SHORING OF THE OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATIONS STANDARDS AND INTERPRETATIONS.

NOTE
ALL ELEVATIONS SHOWN HEREON REFER TO NGVD 1929

NOTE
ALL EXISTING MAINS BEING IMPACTED BY THIS PROJECT AND ALL PROP WATER AND SEWER FORCE MAINS AND FITTINGS TO BE RESTRAINED PER GS 2.0

NOTE
NO TREES NOR STRUCTURES CAN BE IN ANY MDWASD EASEMENT (TYP.)

NOTE
VERTICAL SEPERATIONS AT ALL CROSSINGS TO COMPLY WITH MDWASD GS 1.5 SHEET 2 OF 2

NOTE
(NOT PART OF MD-WASD REVIEW NOR APPROVAL)
1. SANITARY SEWER SERVICE AREA BELONGS TO THE CITY OF CORAL GABLES
2. SANITARY SEWER PLANS WILL BE SUBMITTED TO CITY OF CORAL GABLES AND RER_DERM SAN UNDER SEPARATE SUBMITTAL

NOTE
1. 2.5 DEGREE MAXIMUM DIP DEFLECTION
2. METER WILL NOT BE INSTALLED IF THE METER BOXES ARE IN A DRIVING SURFACE

NOTE
ALL WATER MAIN, WASTEWATER AND STORM SEWER CROSSINGS, SEPARATION AND CONFLICTS SHALL COMPLY WITH GS 1.5

1. ALL MATERIALS AND LABOR UNDER THIS PROJECT SHALL BE IN STRICT ACCORDANCE WITH THE REQUIREMENTS OF THE MIAMI–DADE WATER AND SEWER DEPARTMENT AND SHALL CONFORM TO THE STANDARDS AND SPECIFICATIONS AVAILABLE AND ON FILE WITH THE DEPARTMENT. SUBMIT SHOP DRAWINGS FOR ALL MATERIALS.
2. COVER OVER WATER OR SEWER FORCE MAINS SHALL BE 4'–0" MIN.
3. ALL MAIN LINE VALVES SHALL BE INSTALLED COMPLETE WITH 10" RISER PIPES AND NO. 3 OR 53 VALVE BOXES FIRE HYDRANTS AND SERVICE VALVES SHALL BE INSTALLED COMPLETE WITH 6" RISER PIPES AND NO. 2 VALVE BOXES.
4. ALL FORCE MAIN SERVICE CONNECTIONS INTO PRESSURE TRANSMISSION MAINS SHALL HAVE A SHUT OFF VALVE AND CHECK VALVE AT THE POINT OF ENTRY.
5. ALL GRAVITY SYSTEMS SHALL BE CONSTRUCTED IN ACCORDANCE WITH DEPARTMENT STANDARDS.
6. ALL WATER METERS WILL BE INSTALLED BY THE MIAMI–DADE WATER AND SEWER DEPARTMENT, PROVIDING THE APPROPRIATE CHARGES HAVE BEEN PREPAID.
7. FIRE HYDRANT REQUIREMENTS (NUMBER AND LOCATION) SHALL BE AS REQUIRED BY MIAMI–DADE COUNTY FIRE DEPARTMENT OR THE APPROPRIATE FIRE AGENCY WITH INSTALLATION IN ACCORDANCE WITH DEPARTMENT STANDARDS.
8. CONTRACTOR MUST CALL MDWASD INSPECTION DIVISION TO ARRANGE FOR A PRECONSTRUCTION MEETING 2 FULL BUSINESS DAYS PRIOR TO PROPOSED START OF CONSTRUCTION. CONTACT ONE CALL CENTER 48 HRS PRIOR TO EXCAVATION.
9. CONTRACT INSPECTOR WILL INSPECT ANY FACILITIES APPROVED BY THE DEPARTMENT. ALL OTHER REQUIREMENTS OF THE PERMITTING AGENCY SHALL BE IN ACCORDANCE WITH THEIR STANDARDS AND REQUIREMENTS.
10. WORK PERFORMED UNDER THIS PROJECT WILL NOT BE CONSIDERED AS COMPLETE UNTIL FINAL ACCEPTANCE OF THE SYSTEM BY THE DEPARTMENT AND UNTIL THE FOLLOWING DOCUMENTS ARE RECEIVED AND APPROVED BY THE DEPARTMENT:
    a. EASEMENTS, IF REQUIRED
    b. CONTRACTOR'S WAIVER AND RELEASE OF LIEN
    c. ABSOLUTE BILL OF SALE
    d. i. CONTRACTOR'S LETTER OF WARRANTY (I.E., LETTER AGREEMENT)
       ii DEVELOPER'S CONTRACT BOND (I.E., CONTRACT AGREEMENT).
    e. "RECORD DRAWING" PRINTS (24"x 36") SHOWING SPECIFIC LOCATIONS, DEPTH, ETC. OF ALL WATER AND SEWER FACILITIES AS LOCATED BY A LICENSED SURVEYOR & MAPPER, ALONG WITH PRINTS OF "RECORD DRAWINGS" WHICH HAVE BEEN SIGNED AND SEALED BY A REGISTERED SURVEYOR & MAPPER. (No. OF PRINTS: 3–FOR WATER, 4–FOR GRAVITY SEWER AND 5–FOR FORCE MAIN OR PUMP STATION PROJECTS). Submittal of final CAD Files required.
    f. H.R.S. LETTER OF RELEASE REQUIRED FOR ALL WATER PROJECTS
    g. BILL OF SALE SKETCH (8½"x 11") FOR WATER AND SEWER, SEPARATELY
11. ALL NEW CONNECTIONS FROM EXISTING DEPARTMENT MAINS TO BE MADE BY DEPARTMENT FORCES ONLY. THE CONTRACTOR TO EXCAVATE AT REQUIRED LOCATIONS, PROVIDE AND INSTALL MATERIAL WITH FITTINGS, PRIOR TO TAP.
12. AN APPROVED PAVING AND DRAINAGE PLAN MUST BE SUBMITTED TO MDWASD FOR ALL NEW SUBDIVISIONS PRIOR TO APPROVAL OF WATER AND SEWER PERMIT PLANS, UPON REQUEST.
13. UNLESS OTHERWISE SPECIFIED, ALL TAPS 20 INCHES AND SMALLER FOR CONNECTIONS TO EXISTING MAINS WILL BE DONE BY DEPARTMENT FORCES. UNDER NO CIRCUMSTANCES WILL THE CONTRACTOR BE PERMITTED TO TAP EXISTING MAINS IN THE SIZE RANGE SPECIFIED ABOVE. THE TAPPING SLEEVE AND TAPPING VALVE ARE FURNISHED AND INSTALLED BY THE CONTRACTOR UNDER THE SUPERVISION OF THE INSPECTOR.

ITEM	CROSS REF.	SPEC. REF.

ISSUE DATE	APPROVED BY
03/01/2010	V.F.C.
07/20/2016	D.V.

STANDARD DETAIL
STANDARD REQUIREMENTS WATER AND SEWER CONSTRUCTION

GS 0.5 SHEET 1 of 2

1. AT THE COMPLETION OF ANY WATER AND SEWER JOB EITHER DONATION OR CONTRACT, THE CONTRACTOR SHALL SUBMIT:
   a. RECORD DRAWING PRINTS WHICH HAVE BEEN SIGNED AND SEALED BY A FLORIDA LICENSED PROFESSIONAL SURVEYOR AND MAPPER (QTY. OF PRINTS AS REQUIRED BY THE DEPARTMENT).
2. "RECORD DRAWING" FORMAT:
   a. 24"x 36" PRINTS
   b. PDF FILE
   c. CADD FILE (DWG OR DXF) ROTATED AND TRANSLATED TO STATE PLANE COORDINATES NAD 83 FLORIDA EAST ZONE
   d. THE WORDS "RECORD DRAWING" IN LARGE LETTERS
   e. TITLE BLOCK WITH DEPARTMENT DS, DW OR ER NUMBER AND PERTINENT INFORMATION
   f. PREFERRED SCALE TO BE 1"= 40' HORIZONTALLY AND 1"= 4' VERTICALLY*
   g. STREET NOMENCLATURE
   h. SEPARATE RECORD DRAWINGS FOR WATER AND SEWER
   i. SEPARATE WATER AND SEWER PROFILE
   j. STATIONING STARTING WITH 0+00 AT PERMANENT REFERENCE POINT (I.E. ℄, ℀, ETC.) OR AS SHOWN ON DESIGN PERMIT PLANS, AND TO RUN CONTINUOUSLY TO END OF MAIN
   k. EASEMENTS, IF ANY, TIED TO PERMANENT REFERENCE POINT
   l. IDENTIFY ALL CONTROL LINES (I.E. BLDG. LINE, PROPERTY LINE, R/W, ETC.)
   m. ALL "PROPOSED" INFORMATION TO BE REMOVED FROM PRINTS, LEAVING ONLY RECORD DRAWING INFORMATION REFLECTED IN DRAWINGS
3. WATER "RECORD DRAWINGS" MUST INCLUDE:
   a. PLANS SHOWING PIPE SIZE, MATERIAL AND OFFSET OF MAIN, DEFLECTIONS (IF ANY), STATION OF SERVICES, HYDRANTS, VALVES, FITTINGS, IF ANY, ALL IN STATE PLANE COORDINATES. UTILITY CROSSINGS SHALL BE CLEARLY IDENTIFIED AND LOCATED.
   b. PROFILE SHOWING TOP OF GROUND AND TOP OF PIPE ELEVATIONS AT EVERY 100' STATION AND AT ANY CHANGE IN GRADE (WITH CORRESPONDING STATION), PIPE SIZE AND PIPE MATERIALS REFERENCED TO PLAN.
4. SEWER "RECORD DRAWINGS" MUST INCLUDE:
   a. PLAN SHOWING MANHOLE NUMBER, PIPE SIZE AND PIPE MATERIAL OF PIPE, DEFLECTION, SLOPE OF GRAVITY SEWER, LOCATION OF LATERALS WITH REFERENCE TO MANHOLE AND CLEANOUTS.
   b. THE NORTHERLY AND EASTERLY COORDINATES ON ALL FIELD OBTAINED MEASUREMENTS AND PROVIDED ON ALL RECORD DRAWING SUBMITTALS
   c. PROFILE SHOWING MANHOLE NUMBER (AS PER PLAN), RIM AND INVERT ELEVATIONS (IF MORE THAN ONE INVERT, LABEL NORTH, SOUTH, ETC.), AND STATION STARTING AT 0+00 AT DOWNSTREAM MANHOLE.
5. FORCE MAIN "RECORD DRAWING" SAME AS WATER MAIN.
6. EACH RECORD DRAWING SHALL SHOW THE FLORIDA STATE PLANE COORDINATES (CURRENT READJUSTMENT) OF ALL THE MANHOLES AND VALVES AND OF AT LEAST TWO HORIZONTAL CONTROL POINTS PROPERLY IDENTIFIED AND LOCATED WITHIN THE PROJECT.

* OTHER SCALE MAY BE PERMITTED, BUT MUST BE APPROVED BY THE DEPARTMENT PRIOR TO PREPARATION OF DRAWINGS.

ITEM	CROSS REF.	SPEC. REF.

ISSUE DATE	APPROVED BY
03/11/2009	V.F.C.
07/20/2016	D.V.

STANDARD DETAIL
"RECORD DRAWING" REQUIREMENTS

GS 0.5 SHEET 2 of 2

THE FOLLOWING ACTIVITIES ON EXISTING WATER SERVICES AND/OR EXISTING WATER MAINS SUCH AS:

- CUT AND PLUGS
- WATER MAIN OFFSETS
- INTERCONNECTIONS
- SERVICE INSTALLATIONS/ RETIREMENTS/ SERVICE TRANSFERS
- HYDRANT INSTALLATIONS/ RETIREMENTS/ RELOCATIONS
- ANY WORK THAT MAY AFFECT THE QUALITY AND/OR QUANTITY OF WASD'S WATER, TRANSMISSION AND DISTRIBUTION SYSTEM

SHALL BE PREFORMED BY A LICENSED CONTRACTOR UNDER THE SUPERVISION OF WASD LICENSED OPERATOR AND WASD DONATIONS INSPECTOR UNDER THE SCOPE AND JURISDICTION OF THE CONTRACTOR'S RIGHT–OF–WAY PERMIT. PRIOR TO ANY WORK BEING DONE. THE LICENSED CONTRACTOR SHALL COORDINATE WITH WASD DONATION INSPECTOR FOR THE SCHEDULING OF LICENSED OPERATOR TO BE PRESENT FOR PROPOSED ACTIVITY.

ADDITIONAL NOTES ON EXCAVATION, BACKFILL AND FILL FOR STRUCTURAL FACILITY AND UTILITY SYSTEMS PER MD-WASD SECTION 02314 (NOT A PART OF MD-WASD NOTES OR APPROVAL)

PART 2: (NOT A PART OF MD-WASD NOTES OR APPROVAL)

C. SUITABLE BACKFILL MATERIAL: BACKFILL MATERIAL SHALL BE CLEAN AND FREE FROM ALL ORGANIC MATERIAL.
CLAY, MARL OR UNSTABLE MATERIALS, DEBRIS, LUMPS, OR BROKEN PAVING. NO ROCKS OR STONES LARGER THAN 6 INCHES IN DIAMETER SHALL BE ALLOWED IN ANY BACKFILL MATERIAL FOR BACKFILL MAY BE MATERIAL RESULTING FROM EXCAVATION, IF SUITABLE IN THE OPINION OF THE DEPARTMENT.

D. SELECT BACKFILL MATERIAL: SELECT BACKFILL MATERIAL SPECIFIED HEREIN SHALL MEET ALL THE GENERAL REQUIREMENTS FOR BACKFILL MATERIAL SET FORTH ABOVE, AND IN ADDITION, SHALL BE FREE OF ANY ROCKS OR STONES LARGER THAN 2 INCHES IN DIAMETER. SELECT BACKFILL MATERIAL MAY BE MATERIAL RESULTING FROM TRENCH EXCAVATION, IF SUITABLE IN THE OPINION OF THE DEPARTMENT, CAREFULLY SELECTED TO COMPLY WITH THESE REQUIREMENTS.

NOT A PART OF MD–WASD NOTES OR APPROVAL

FOR ALL PROJECTS WHERE REMOVAL OF UTILITY LINES IS PROPOSED

1. ALL EXISTING UTILITIES BEING REMOVED AND/OR RELOCATED MUST REMAIN ACTIVE AND IN SERVICE, UNTIL SUCH TIME WHEN NEW REPLACING UTILITIES HAVE BEEN INSTALLED, IN SERVICE, ACCEPTED BY THE DEPARTMENT AND ALL RELATED SERVICES FROM THE EXISTING MAINS HAVE BEEN TRANSFERRED TO THE NEW ONES, BY LICENSED CONTRACTOR UNDER THE SUPERVISION OF WASD LICENSED OPERATOR AND WASD DONATIONS INSPECTOR UNDER THE SCOPE AND JURISDICTION OF THE CONTRACTOR'S RIGHT–OF–WAY PERMIT AS APPLICABLE.
2. ALL WATER AND/OR SEWER FACILITIES LOCATED IN PRIVATE PROPERTY SHALL BE REMOVED AFTER ALL INSTALLED SERVICES FROM THEM HAVE BEEN TRANSFERRED TO THE ALREADY INSTALLED AND IN SERVICE NEW MAINS. ANY ASSOCIATED EXCLUSIVE EASEMENTS SHALL BE CLOSED AND RELEASED AFTER THE REMOVAL OF THE EXISTING WATER AND/OR SEWER FACILITES.

ADDITIONAL NOTES FOR MD-WASD EASEMENTS

1. NO STRUCTURES LIKE FENCES AND RELATED FOUNDATIONS, LIGHT POLES, TREES, ETC. SHALL BE PERMITTED INSIDE OF THE M–DWASD'S EASEMENT, INCLUDING WITHIN THE VERTICAL PROJECTIONS THERE OF. EASEMENTS SHALL BE EXCLUSIVELY FOR M–DWASD MAINS. OVERHEAD UTILITIES OR STRUCTURES MAY ONLY CROSS OR BE WITHIN THE VERTICAL PROJECTION OF M–DWASD'S WATER AND SEWER EASEMENTS IF A MINIMUM OF TWENTY FICE (25) FEET CLEARANCE IS PROVIDED.
2. PARTIAL RELEASE OF EASEMENTS ARE NOT ALLOWED. ANY RELEASE OF APORTION OF AN EASEMENT MUST BE DONE BY A COMPLETE RELEASE OF THE ORIGINAL EASEMENT AND A NEW EASEMENT FOR THAT SAME PROJECT PROPERTY. HOWEVER, IF THE ORIGINAL GRANT OF EASEMENT NOW HAS MULTIPLE FOLIOS, THE PROPERTY OWNER MUST GRANT A NEW EASEMENT WITHIN THE PROJECT PROPERTY, AND SHOW THE PORTION OF EASEMENT WITHIN THAT PROJECT PROPERTY TO BE RELEASED, AND ALSO RESTATE THE REMAINING EASEMENTS WITHIN THE OTHER PROPERTIES.
3. RECORD AS–BUILT DRAWINGS SHALL INCLUDE SEPARATE AND INDEPENDENT WATER OR SEWER EASEMENTS, IF ANY, TIED TO PERMANENT REFERENCE POINT.

NOTE:

SALTWATER INTRUSION AREA. ALL PROP. D.I.P. PIPES AND FITTINGS TO BE ZINC COATED AND HAVE POLTHYLENE ENCASEMENT PER MD–WASD DETAIL A 9.0

M–DWASD AGREEMENT ID# 32172a

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WWW.KIMLEY-HORN.COM REGISTRY 35106

CHADDI A JURDI
LICENSE No 93694 STATE OF FLORIDA
PROFESSIONAL ENGINEER

KHA PROJECT
DATE 02/13/2026
SCALE AS SHOWN
DESIGNED BY CJ
DRAWN BY SK
CHECKED BY JP

WATER AND SEWER NOTES

1250 SOUTH DIXIE HIGHWAY
PREPARED FOR
THE MARK AT CORAL GABLES, LLC
CORAL GABLES FL

SHEET NUMBER
C-600

02/13/2026

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Plotted by: Johnson, Joshua Sheet Set: 1250 South Dixie Highway Layout: C-600 WATER AND SEWER NOTES 2 February 25, 2026 08:04:41pm K:\mia_civil\249164002 – 1250 south dixie highway\CIVIL\CADD\plansheets\C-600 WATER AND SEWER NOTES.dwg

Plotted By:Johnson, Joshua Sheet Set:1250 South Dixie Highway Layout:C-601 UTILITY DEMOLITION PLAN February 25, 2026 08:04:53pm K:\mib_civil\249164002 - 1200 south dixie highway\CIVIL\CADD\plansheets\C-601 UTILITY DEMOLITION PLAN.dwg
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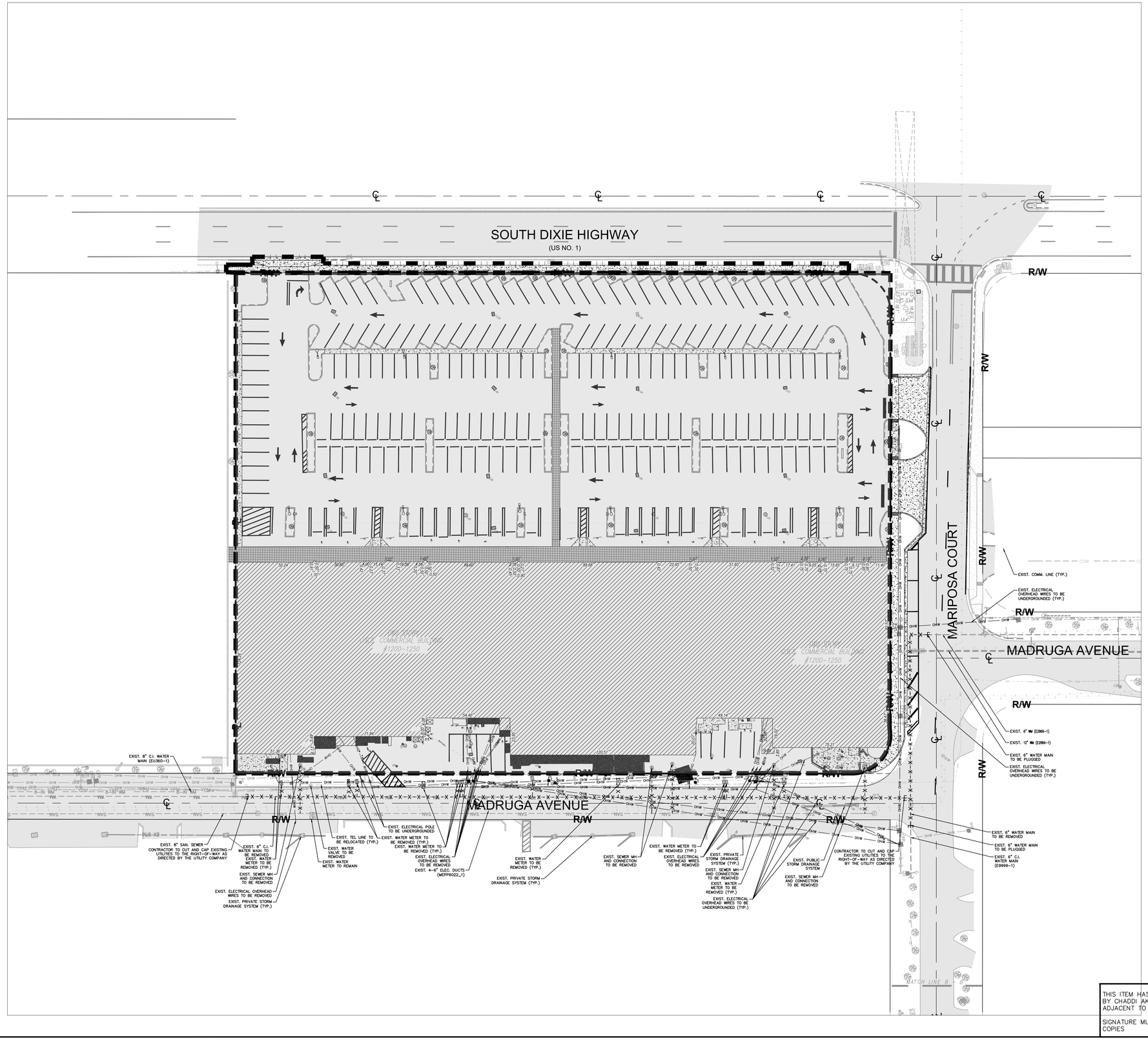

NORTH

GRAPHIC SCALE IN FEET
0 15 30 60

LEGEND:

- RIGHT-OF-WAY LINE / PROPERTY LINE
- CENTER LINE OF ROADWAY
- MONUMENT LINE OF ROADWAY
- LIMITS OF ONSITE DEMOLITION
- WATER/SEWER UTILITY TO BE REMOVED

No.	REVISIONS	DATE	BY

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CHADDI A JURDI
LICENSE No 93694
STATE OF FLORIDA
PROFESSIONAL ENGINEER

02/13/2026

KHA PROJECT	
DATE	02/13/2026
SCALE	AS SHOWN
DESIGNED BY	CJ
DRAWN BY	SK
CHECKED BY	JP

UTILITY DEMOLITION PLAN

1250 SOUTH DIXIE HIGHWAY
PREPARED FOR
THE MARK AT CORAL GABLES, LLC
CORAL GABLES FL

SHEET NUMBER
C-601

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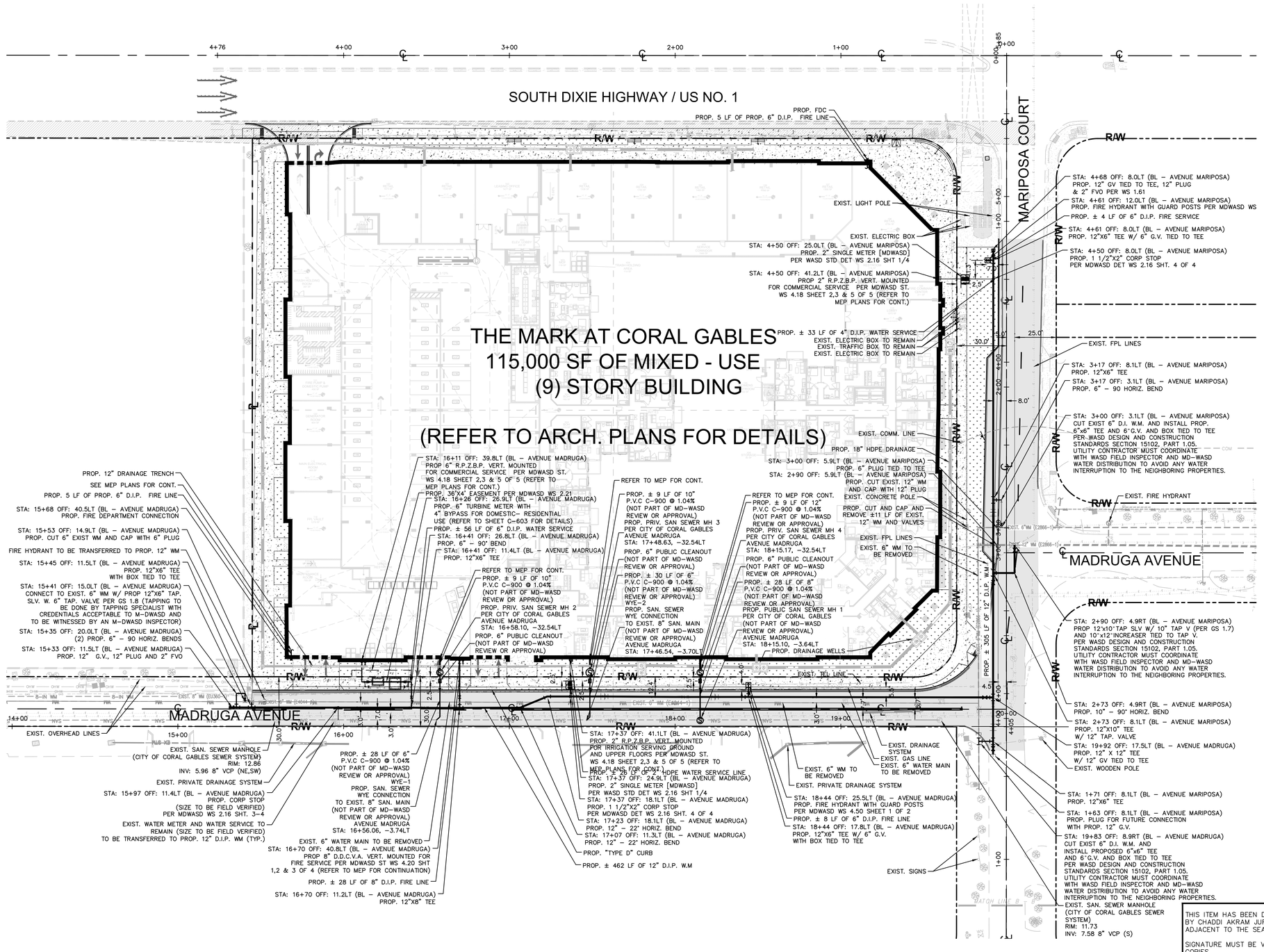

GRAPHIC SCALE IN FEET
0 15 30 60

LEGEND:

- R/W – – ℄ – – RIGHT–OF–WAY / PROPERTY LINE
- ℄ CENTER LINE OF ROADWAY
- M MONUMENT LINE
- PROPOSED BUILDING OUTLINE
- PROP. CONC.
- PROP. LANDSCAPING (REFER TO LANDSCAPE PLANS FOR DETAILS)
- PROP. STORM LINE
- PROP. SANITARY SEWER LINE
- PROP. WATER LINE

NOTE:

1. FOR RECONNECTION OF 4" SERVICES AND LARGER, THE UTILITY CONTRACTOR MUST PROVIDE THE REQUIRED TEE AND VALVE TO TRANSFER THE EXISTING SERVICE TO THE PROPOSED 12" D.I.P WATER MAIN.
2. BEFORE CONSTRUCTION, THE DEVELOPER AND UTILITY CONTRACTOR ARE RESPONSIBLE AT THEIR EXPENSE FOR FIELD VERIFYING AND OFFSETTING THE UNDERGROUND UTILITIES IN CONFLICT WITH WASD WATER/SEWER ASSETS TO THE PROPOSED BLDG.

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CHADDI A. JURDI
LICENSE
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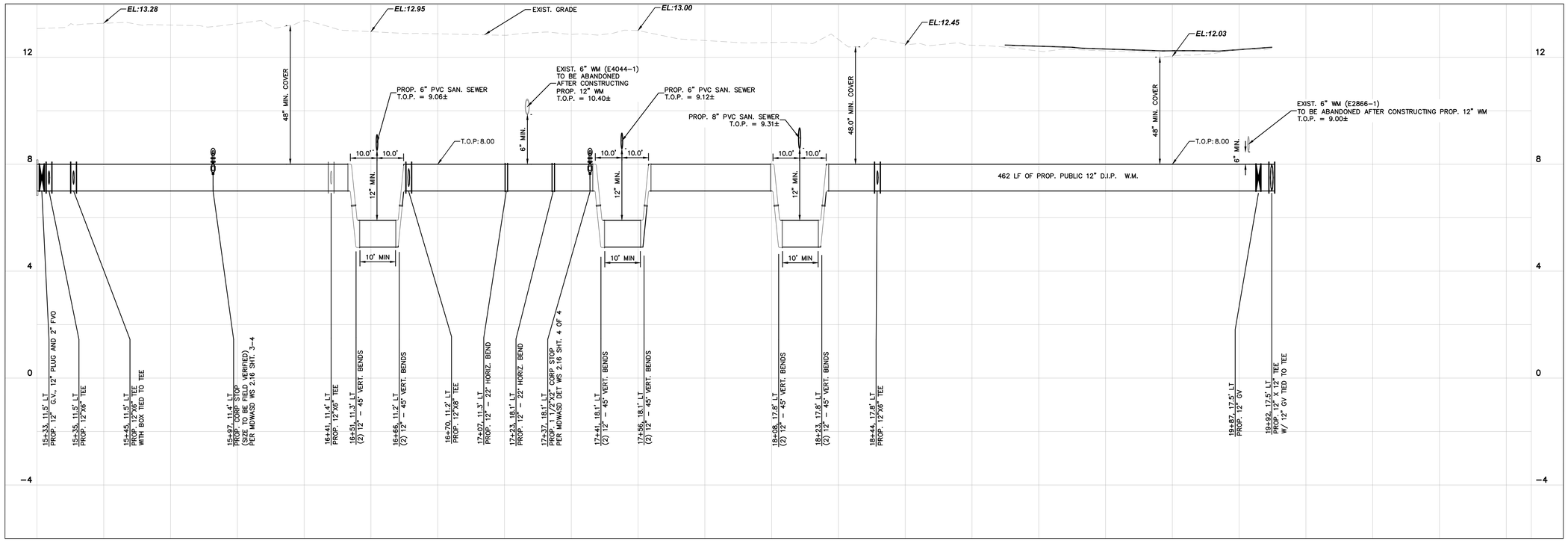
STATE OF
FLORIDA
PROFESSIONAL ENGINEER
02/13/2026

KHA PROJECT
DATE 02/13/2026
SCALE AS SHOWN
DESIGNED BY CJ
DRAWN BY SK
CHECKED BY JP

1250 SOUTH DIXIE HIGHWAY
PREPARED FOR
THE MARK AT CORAL GABLES, LLC
CORAL GABLES FL

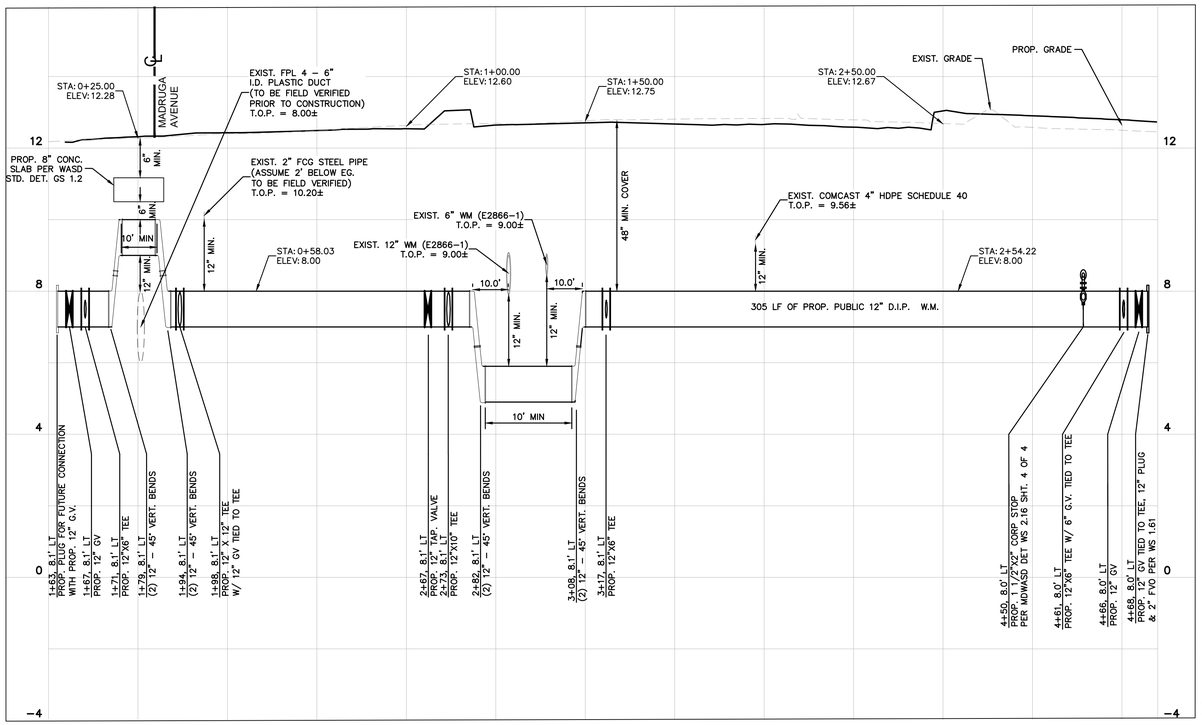
WATER & SEWER PLAN

SHEET NUMBER
C-602

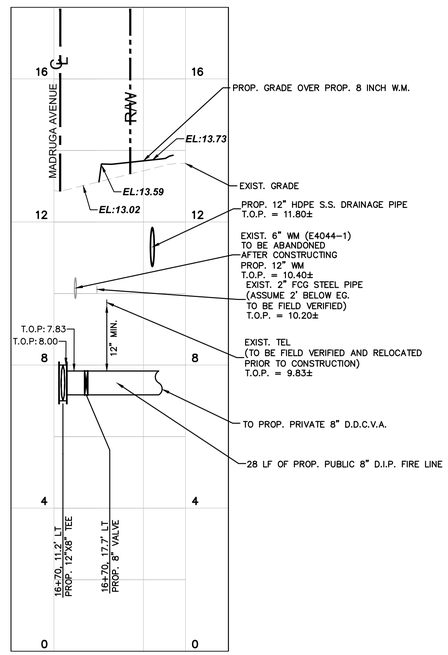


GRAPHIC SCALE IN FEET
0 10 20 40
HORIZONTAL
0 1 2 4
VERTICAL

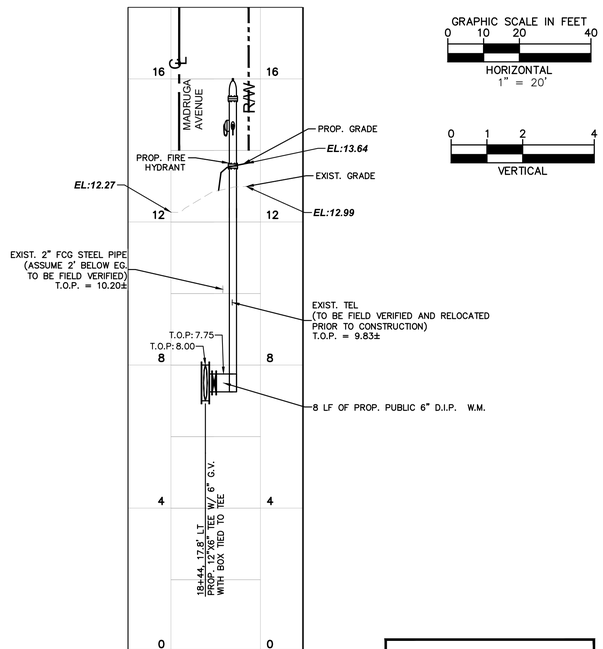
462 LF OF PROP. 12" WATER MAIN EXTENSION - MADRUGA AVENUE



305 LF OF PROP. 12" WATER MAIN EXTENSION MARIPOSA COURT



28 LF OF PROP. 8" FIRE LINE MADRUGA AVENUE



GRAPHIC SCALE IN FEET
0 10 20 40
HORIZONTAL
1" = 20'
0 1 2 4
VERTICAL

PROP. FIRE HYDRANT MADRUGA AVENUE

M-DWASD
AGREEMENT ID# 32172a

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CHADDI A. JURDI ★ LICENSE No 93694 ★ STATE OF FLORIDA ★ PROFESSIONAL ENGINEER ★
02/13/2026

KHA PROJECT 249164002
DATE 02/13/2026
SCALE AS SHOWN
DESIGNED BY CJ
DRAWN BY SK
CHECKED BY JP

WATER PROFILE

1250 SOUTH DIXIE HIGHWAY
PREPARED FOR
THE MARK AT CORAL GABLES, LLC
CORAL GABLES FL

SHEET NUMBER
C-603

Plotted By: Johnson, Joshua Sheet Set: 1250 South Dixie Highway Layout: C-603 WATER PROFILE February 25, 2026 08:05:35pm K:\mib_civil\249164002 - 1200 south dixie highway\CIVIL\CADD\plansheets\C-605 SEWER PROFILES.dwg
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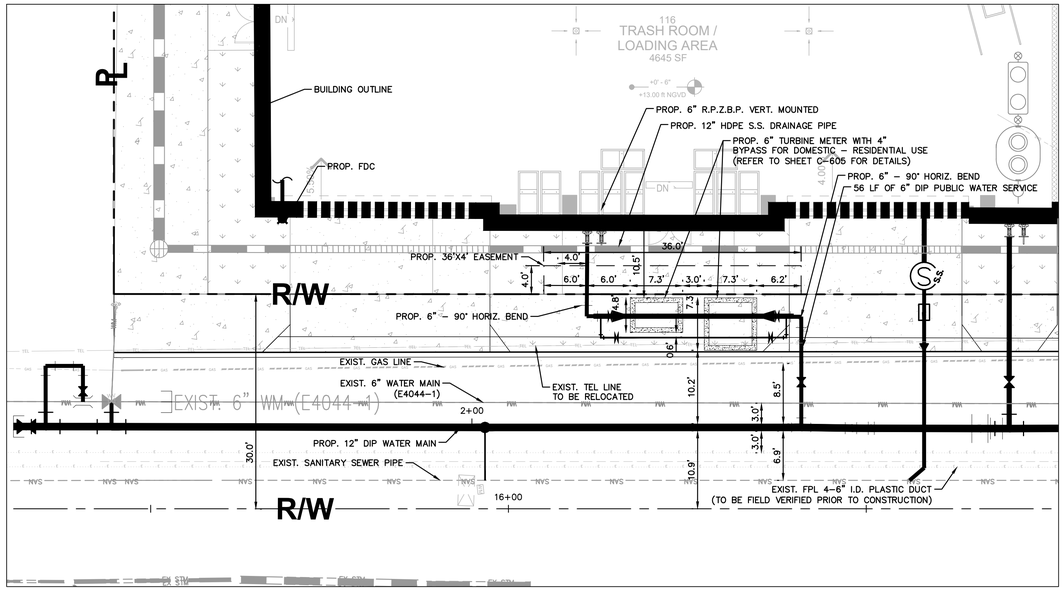
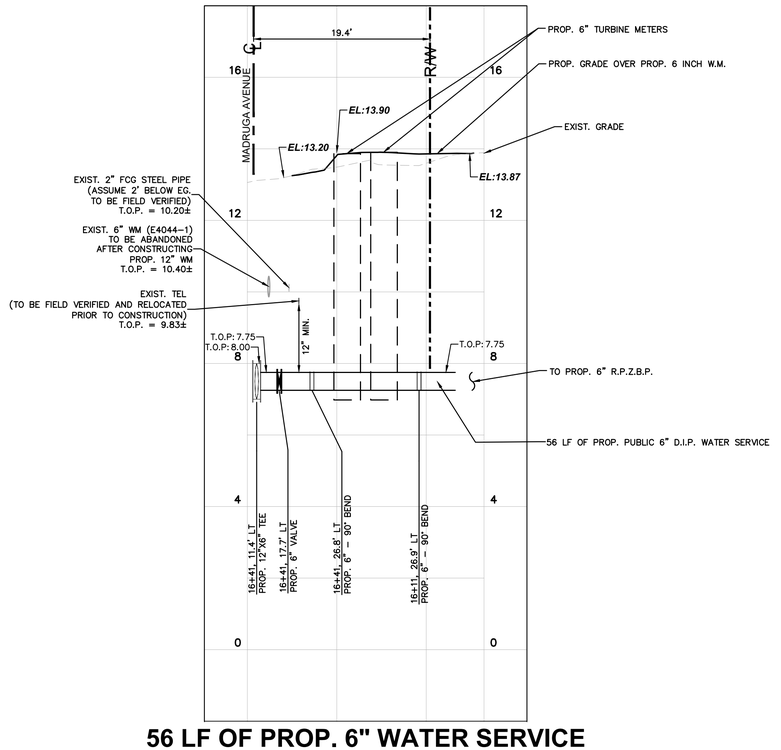


PROP. 6" TURBINE METER DETAIL



56 LF OF PROP. 6" WATER SERVICE
MADRUGA AVENUE

NORTH

GRAPHIC SCALE IN FEET
0 5 10 20
HORIZONTAL
1" = 10'

GRAPHIC SCALE IN FEET
0 10 20 40
HORIZONTAL
1" = 20'
0 1 2 4
VERTICAL
1" = 2'

M–DWASD
AGREEMENT ID# 32172a

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PROFESSIONAL ENGINEER
02/13/2026

KHA PROJECT 249164002
DATE 02/13/2026
SCALE AS SHOWN
DESIGNED BY CJ
DRAWN BY SK
CHECKED BY JP

WATER PLAN & PROFILE

1250 SOUTH DIXIE HIGHWAY
PREPARED FOR
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CORAL GABLES FL

SHEET NUMBER
C-604

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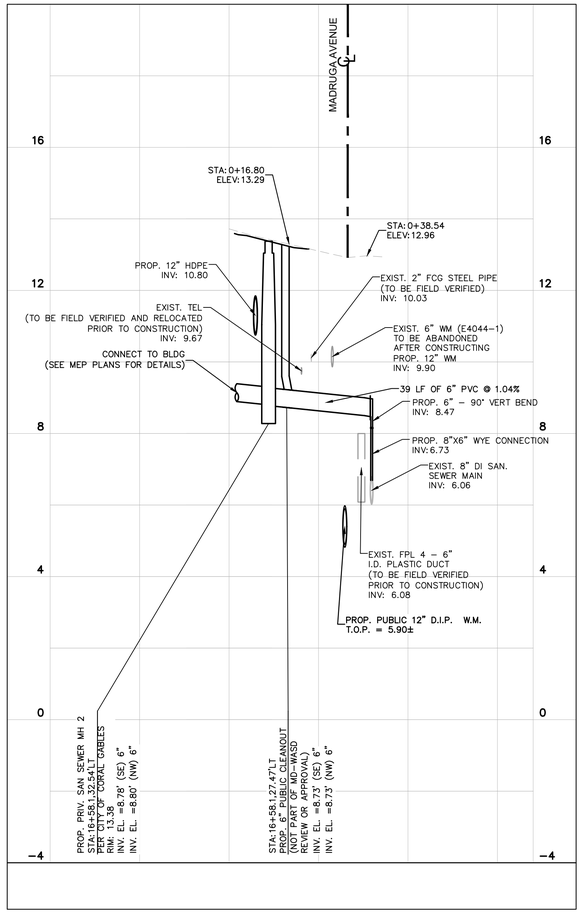
GRAPHIC SCALE IN FEET
0 ## ## ##

LEGEND:

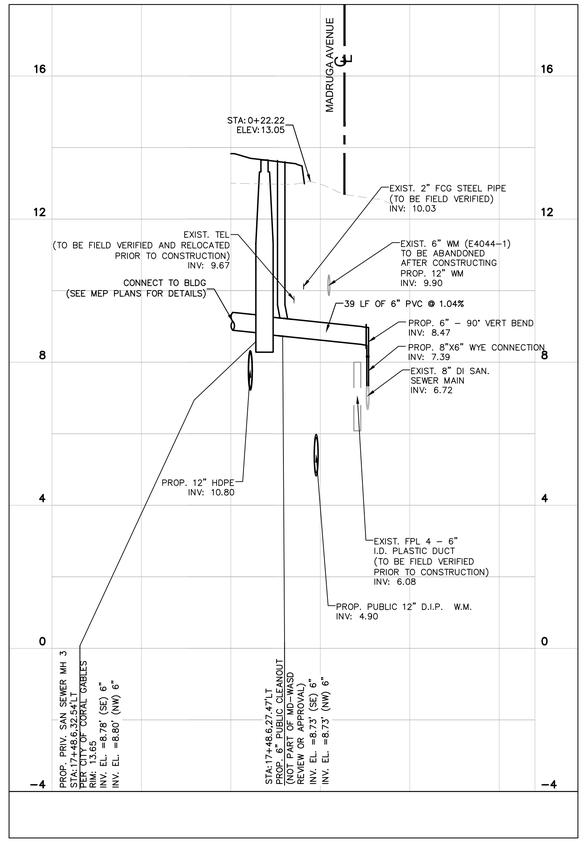
- CENTER LINE OF ROADWAY
- PROPERTY LINE AND/OR RIGHT-OF-WAY
- MONUMENT LINE



PROFILE #1
SEWER LATERAL 1
MADRUGA AVE

GRAPHIC SCALE IN FEET
0 10 20 40
HORIZONTAL

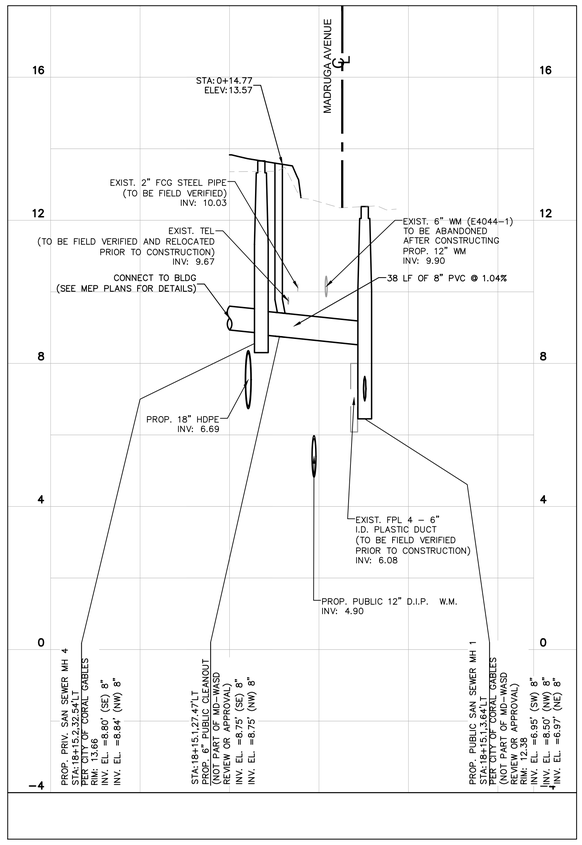
0 1 2 4
VERTICAL



PROFILE #2
SEWER LATERAL 2
MADRUGA AVE

GRAPHIC SCALE IN FEET
0 10 20 40
HORIZONTAL

0 1 2 4
VERTICAL



PROFILE #3
SEWER LATERAL 3
MADRUGA AVE

GRAPHIC SCALE IN FEET
0 10 20 40
HORIZONTAL

0 1 2 4
VERTICAL

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STATE OF
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PROFESSIONAL ENGINEER
02/13/2026

KHA PROJECT	249164002
DATE	02/13/2026
SCALE	AS SHOWN
DESIGNED BY	CJ
DRAWN BY	SK
CHECKED BY	JP

SEWER PROFILES

1250 SOUTH DIXIE HIGHWAY
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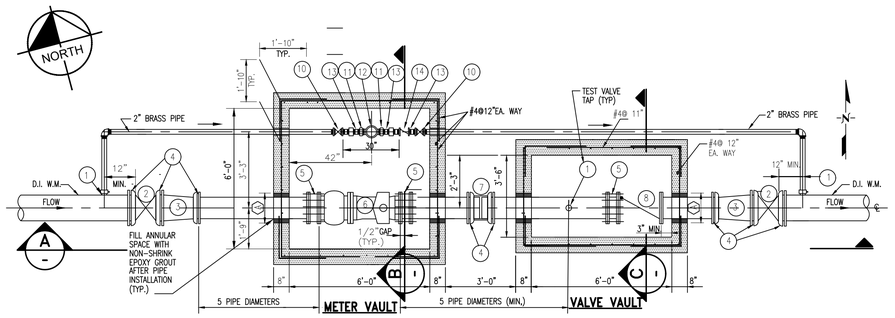
CORAL GABLES FL

SHEET NUMBER
C-605



METER W/2" BY PASS (STANDARD) SECTIONAL PLAN

N.T.S.

SEE TYPICAL SECTION FOR 4" METER IN NON-TRAFFIC AREAS AT LOW-RIGHT CORNER OF THIS DRAWING.

NOTES ABOUT THE USE THESE GUIDELINES: ⚠(READ, COMPLY AND ERASE)

1) THESE GUIDELINES ARE MINIMUM DESIGN REQUIREMENTS PROPOSED BY THE DEPARTMENT. THE USER OF THESE DRAWINGS SHALL VERIFY AND MODIFY INFORMATION SHOWN HERE TO MAKE HIS DESIGN COMPLY WITH ALL APPLICABLE CODES AND STANDARDS.

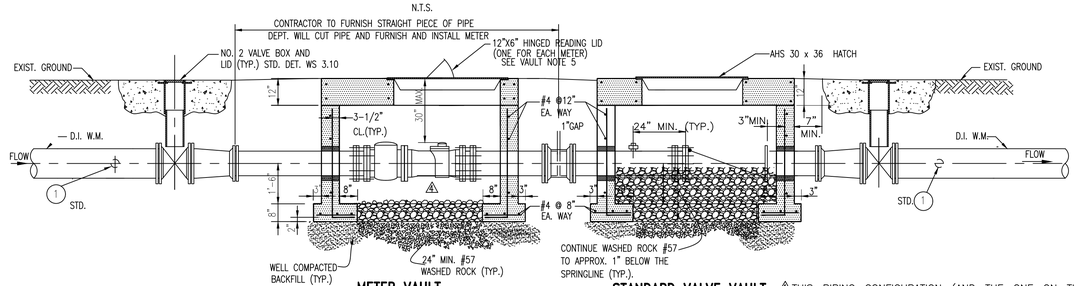
2) USER OF THESE DESIGN GUIDELINES NEEDS TO MODIFY PLANS AND SECTIONS SHOWN HERE TO REFLECT HIS ACTUAL DESIGN CONDITIONS.

3) THE DEPARTMENT HAS THE RIGHT TO CALL FOR ADDITIONAL REQUIREMENTS.

4) FINALLY, THE USER OF THESE GUIDELINES MUST ERASE THE COMPLETE TITLE BLOCK ON THE RIGHT MARGIN OF THIS DRAWING AND SUBSTITUTE IT WITH HIS DESIGN FIRM NAME AND LOGO, TITLE OF THE SPECIFIC PROJECT, SHEET NAME AND NUMBER, ENGINEER OF RECORD NAME AND REGISTRATION NUMBER WITH SPACE FOR SIGNATURE AND SEAL, AND ALL OTHER INFORMATION THAT HE DEEMS APPROPRIATE.

INSTALLATION NOTES:

⚠1) PRESSURE REDUCING OR FLOW DISTURBING DEVICE SHALL NOT BE INSTALLED CLOSER THAN 5-PIPE DIAMETERS UPSTREAM OR DOWNSTREAM FROM THE METERS.
2) ALL PIPES SHALL BE WRAPPED WITH TWO LAYERS OF 30# ROOFING FELT, WHERE THEY PASS TROUGH VAULT WALLS AND THE ANNULAR SPACE FILLED WITH GROUT AFTER PIPE INSTALLATION.
3) CONCRETE VAULTS SHALL BE AS MANUFACTURED BY U.S. PRECAST OR APPROVED EQUAL.
4) CONCRETE TO OBTAIN A MAX. COMPRESSIVE STRENGTH f'= 4,000 psi. AT 28 DAYS.
5) REINFORCEMENT TO COMPLY WITH ASTM-A-615 WITH A MIN. YIELD STRENGTH F=60,000 psi.
6) ALL PIPE AND FITTINGS SHALL BE DUCTILE IRON, CEMENT LINED, UNLESS OTHERWISE CALLED FOR.
⚠7) RESTRAIN ALL MECHANICAL JOINTS WITH MEGALUGS OR APPROVED EQUAL.
8) ALLOW A ½" GAP BETWEEN FACE OF FLANGE AND CONNECTING PIPE TO FACILITATE ASSEMBLY/DISASSEMBLY AT ALL MEGA-FLANGE ADAPTERS (MARK 5).



METER VAULT

STANDARD VALVE VAULT

⚠THIS PIPING CONFIGURATION (AND THE ONE ON THE LEFT SIDE), SHALL BE USED WHEN THE METER W/4" OR 6" BY PASS (SPECIAL APPLICATIONS) IS USED; IF THIS WILL BE THE CASE, SUBSTITUTE THE PIPING LAYOUT SHOWN ON BOTH SIDES OF SECTION "A" WITH THIS MODIFIED LAYOUT, OTHERWISE ERASE THEM.

⚠NOTES:

LEAVE 12" MIN. SPACE BETWEEN THE BOTTOM OF PIPE AND TOP OF WASHED ROCK #57 UNTIL METER IS INSTALLED

SECTION A
N.T.S.

LIST OF MATERIALS

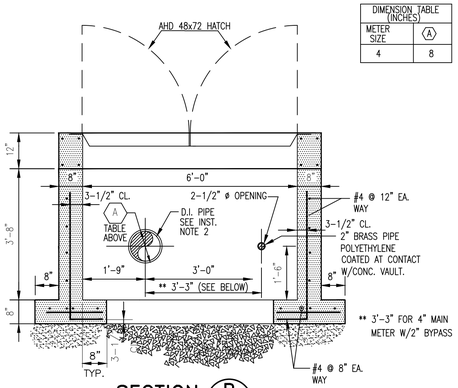
MARK	ITEM		QTY.	METER SIZE 4	6	8	10
				DIAM. ACCORDING TO METER SIZE			
1	AWWA/CC TAPER THREAD X FEMALE I.P. THREAD OUTLET, FORD FB 1600 SERIES OR EQUAL.	-STD.2"	3	1-1/2x 2			
2	N.R.S. GATE VALVE, M.J.	-STD.2"	2	6			
3	SMALL END M.J. BELL x P.E. REDUCER		2	6 x 4			
4	MEGALUG RETAINER GLAND OR	-STD.2"	AS	A S R E Q U I R E D			
5	MEGAFLANGE ADAPTER						
6	SENSUS TURBO-METER W/ STRAINER, FLG.		1 OR 2	A S R E Q U I R E D			
7	SOLID SLEEVE, M.J.	-STD.2"	1	4			
8	DETECTOR CHECK VALVE W/O METER TRM, FLG. AMES 1000 SS OR EQUAL	- STD.2"	1	4			
9	SWING CHECK VALVE		1	A S R E Q U I R E D			
⚠ 10	BALL VALVE FORD #B11-777 OR EQUAL		2	2			
11	COMPRESSION COUPLING (LOK-PAK)		2	2			
12	DISPLACEMENT TYPE METER		1	2			
13	G.S. SHORT NIPPLE		3	2			
14	CHECK VALVE, THD.		1	2			
15	TEE, M.J.		2	–			
16	90° M.J. BEND		2	–			
17	FLG. X P.E., LGTH. AS REQ'D			A S R E Q U I R E D			

⚠PLEASE EDIT OR INDICATE METER(S) SIZE — ALL SIZES ARE GIVEN IN INCHES

CAPACITY TABLE BASED ON SENSUS OMNI T-2 METER				
MAIN SIZE	MAIN GPM @ 5 FPS	METER SIZE	OPERATING RANGE (GPM) LOW - MAX	PRESSURE LOSS AT MAX. FLOW (psi)
6"	440	4"	3.0 - 1000	8.7

SUGGESTED REDUCTION ON SIZE FROM MAIN TO METER SIZE SHALL BE BASED ON ESTIMATED FLOWS.

DIMENSION TABLE (INCHES)	
METER SIZE	A
4	8



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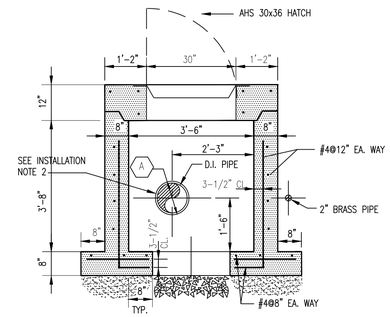

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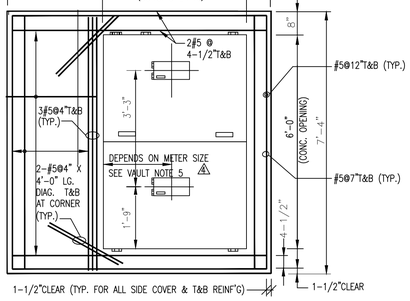
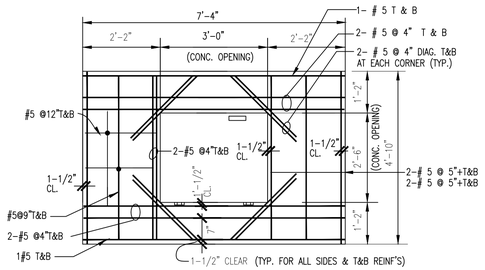


METER VAULT



STANDARD VALVE VAULT

TOP VIEWS

N.T.S.

VAULT NOTES:

1) FRAME OF HATCH IS NOT SHOWN ON THE TOP VIEWS.

2) FOR 6' x 6' VAULT, USE AHD 48" X 72" ALUMINUM HATCH WITH S.S. VERTICAL COMPRESSION SPRINGS AND S.S. ACCESSORIES..

3) FOR 6' x 3'-6" VAULT, USE AHS 30" X 36" ALUMINUM HATCH WITH S.S. VERTICAL COMPRESSION SPRINGS AND S.S. ACCESSORIES..

4) PER MANUFACTURER, U.S. FOUNDRY, (OR APPROVED EQUAL), THESE HATCHES ARE INTENDED FOR USE ON OFF STREET LOCATIONS THAT MAY OCCASIONALLY RECEIVE AASHTO H-20 WHEEL LOADS.

⚠5) CENTER 12" X 6" HINGED READING LID OVER METER DIAL AT BOTH METERS. CONFIRM DIMENSIONS PRIOR TO ORDERING.

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY CHADDI AKRAM JURDI, P.E., ON THE DATE ADJACENT TO THE SEAL.

SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES

Sunshine811
Call 811 or www.sunshine811.com two full business days before digging to have utilities located and marked.
Check positive response codes before you dig!

No.	REVISIONS	DATE	BY

Kimley»Horn
2 ALHAMBRA PLAZA, SUITE 500, CORAL GABLES, FL 33134
PHONE: 305-673-2025
WWW.KIMLEY-HORN.COM REGISTRY 35106

CHADDI A. JURDI — LICENSE No 93694 — STATE OF FLORIDA — PROFESSIONAL ENGINEER
02/13/2026

KHA PROJECT
DATE 02/13/2026
SCALE AS SHOWN
DESIGNED BY CJ
DRAWN BY SK
CHECKED BY JP

WATER MAIN TURBINE METER DETAILS

1250 SOUTH DIXIE HIGHWAY
PREPARED FOR
THE MARK AT CORAL GABLES, LLC
CORAL GABLES FL

SHEET NUMBER
C-606

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2005-WSD-24x36.dwg

ROADWAY LIGHTING DESIGN CRITERIA

(FDOT GREENBOOK – LOCAL ROAD, INTERMEDIATE, R3 SURFACE)

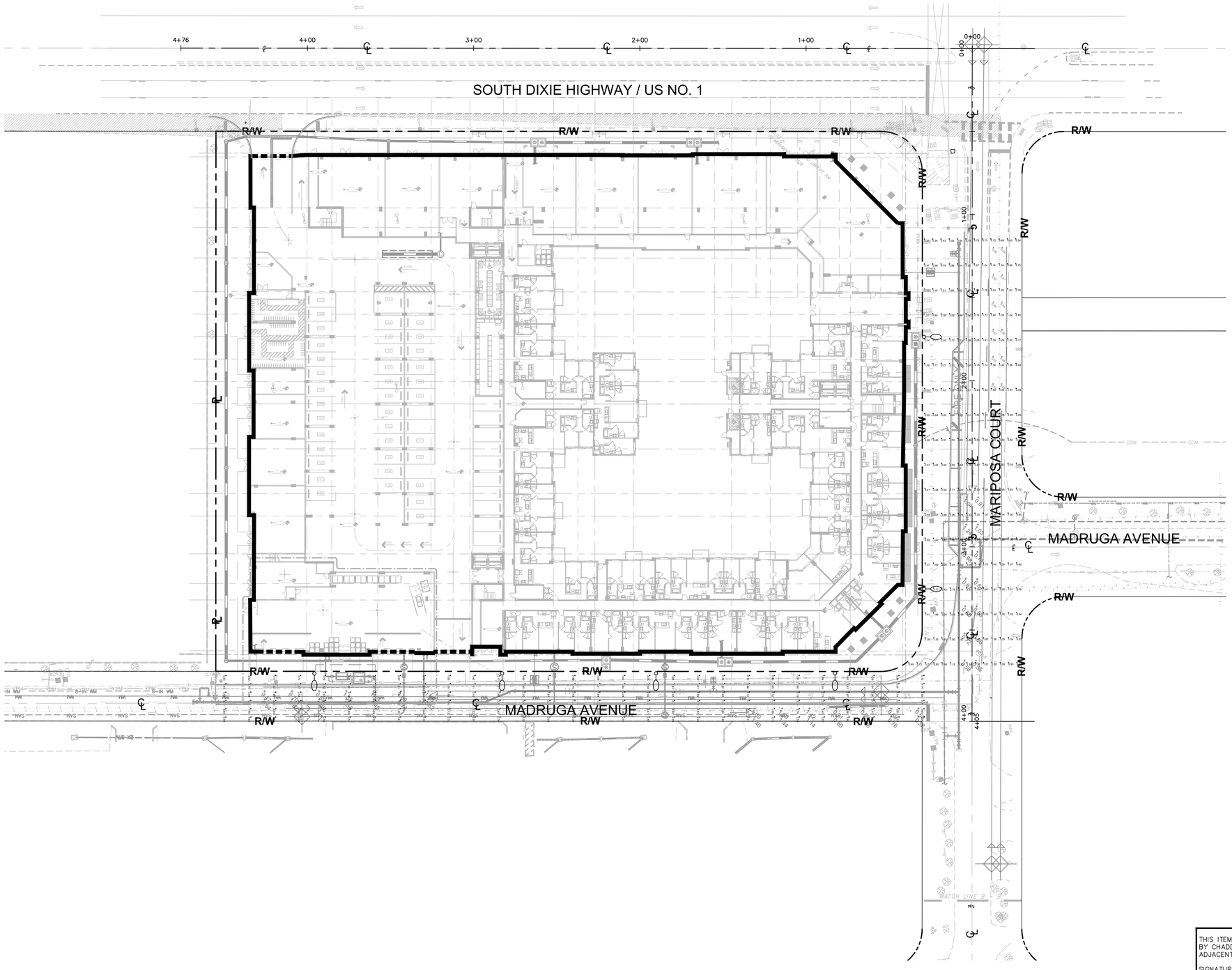
AVERAGE MAINTAINED INTENSITY	0.7 MIN FOOT CANDLES
UNIFORMITY RATIO AVG./MIN	6:1 OR LESS
VEILING LUMINANCE RATIO Lvmax/Lavg	0.4:1 OR LESS

PHOTOMETRIC CALCULATION SUMMARY

LABEL	CALC TYPE	UNITS	AVG MAINTAINED INTENSITY	MAX	MIN	UNIFORMITY RATIO AVG/MIN
MARIPOSA COURT	ILLUMINANCE	Fc	1.33	3.0	0.3	4.59
MADRUGA AVENUE	ILLUMINANCE	Fc	1.87	3.3	0.4	5.05
SIDEWALK – MARIPOSA LEFT	ILLUMINANCE	Fc	0.93	2.7	0.3	3.10
SIDEWALK – MARIPOSA RIGHT	ILLUMINANCE	Fc	0.83	1.1	0.5	1.66
SIDEWALK – MARDUGA	ILLUMINANCE	Fc	1.24	2.2	0.4	3.10

VEILING LUMINANCE SUMMARY

LABEL	Cd/SqM
MARIPOSA WB	0.37
MARIPOSA EB	0.25
MADRUGA NB	0.39
MADRUGA SB	0.33



NORTH

GRAPHIC SCALE IN FEET
0 15 30 60

LEGEND:

- R/W – – – ℄ — RIGHT-OF-WAY / PROPERTY LINE
- — – – ℄ – – — CENTER LINE OF ROADWAY
- ▬▬▬ PROPOSED BUILDING OUTLINE
- x.x PHOTOMETRIC ANALYSIS RESULTS (FOOT CANDLES)
- PROPOSED FPL STREETLIGHT HOLOPHANE MEMPHIS TEARDROP 140 W, 3000K CCT, TYPE 3 DISTRIBUTION WITH 6-FT DECORATIVE SINGLE TENON BRACKET ARM (FPL ROADWAY LIGHTING CATALOG: BRACKET OPTION 3)
  37-FT CONCRETE POLE, 30-FT MOUNTING HEIGHT (FPL ROADWAY LIGHTING CATALOG: POLE OPTION 4)
  CURVE NO.: MPL3_P45S_30K_TG3_RFD330679

GENERAL NOTES:

1. LIGHT FIXTURES AND POLES TO BE FURNISHED AND INSTALLED BY FPL.
2. FPL WILL BE RESPONSIBLE FOR THE RESTORATION OF THE PROJECT AREA REMOVED OR DAMAGED RESULTING FROM THE INSTALLATION OF THE FPL SUPPLIED LIGHT POLES AND ASSOCIATED HARDWARE (PULL BOXES, CONDUIT, ETC.).
3. ALL OVERHEAD ELECTRIC LINES AND OVERHEAD UTILITIES WILL BE PLACED UNDERGROUND IN THE PROJECT AREA BY OTHERS AS CONSTRUCTION COMMENCES.
4. 30' R/W ALONG MADRUGA AVE, PURSUANT TO THE SURVEY.

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY CHADDI AKRAM JURDI, P.E., ON THE DATE ADJACENT TO THE SEAL.

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No.	REVISIONS	DATE	BY

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2 ALHAMBRA PLAZA, SUITE 500, CORAL GABLES, FL 33134
PHONE: 305-673-2025
WWW.KIMLEY-HORN.COM REGISTRY 35106

CHADDI A JURDI
LICENSE No 93694
STATE OF FLORIDA
PROFESSIONAL ENGINEER
02/13/2026

KHA PROJECT	
DATE	02/13/2026
SCALE	AS SHOWN
DESIGNED BY	CJ
DRAWN BY	SK
CHECKED BY	JP

LIGHTING PLAN

1250 SOUTH DIXIE HIGHWAY
PREPARED FOR
THE MARK AT CORAL GABLES, LLC
CORAL GABLES FL

SHEET NUMBER
C-700

Provided By: Kimley-Horn and Associates, Inc. | 2 Alhambra Plaza, Suite 500 Coral Gables, FL 33134 | (305) 673-2025 | www.kimley-horn.com | CA 00000696
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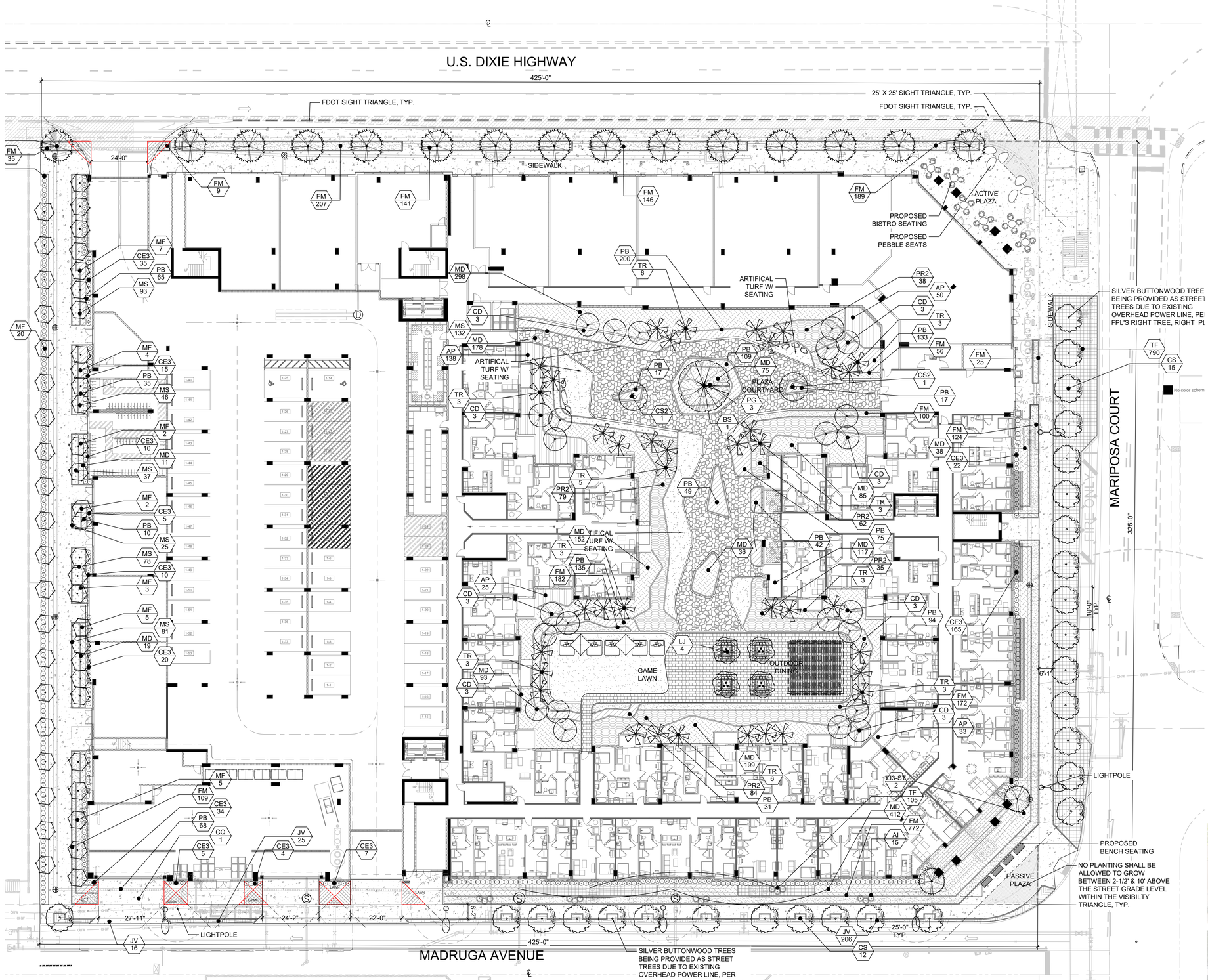


LANDSCAPE PLAN

Scale: 1" = 20'-0"

NORTH

SIGHT TRIANGLE NOTE:

NOTHING SHALL BE ERECTED, PLACED, PARKED, PLANTED, OR ALLOWED TO GROW IN SUCH A MANNER WITHIN A TRIANGLE OF VISIBILITY SO AS TO MATERIALLY IMPEDE VISION BETWEEN A HEIGHT OF THREE (3) FEET AND EIGHT (8) FEET ABOVE THE ESTABLISHED GRADE, MEASURED AT THE DRIVEWAY OR AT THE TRIANGLE OF VISIBILITY AND INTERSECTION

NOTE: IRRIGATION PLAN TO BE PROVIDED AT THE TIME OF PERMIT.

LANDSCAPE LEGEND Information Required to be Permanently Affixed to Plan

Transect Zone: RTZ — Net Lot Area 3.16 acres 137,857 s.f.

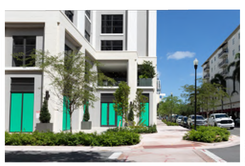
	REQUIRED	PROVIDED
OPEN SPACE		
A. Square Feet of open space required, as indicated on site plan: Net lot area = 137,857 s.f. x 15 % = 20,678 s.f.	20,678	45,585
B. Square Feet of parking lot open space required by Article 9, as indicated on site plan: No. outside/ground-level parking spaces N/A x 10 s.f. per parking spaces =	N/A	N/A
C. Total s.f. of landscaped open space required: A + B =	20,678	45,585
LAWN AREA CALCULATION		
A. 45,585 total s.f. of landscaped open space required by Chapter 33		
B. Maximum lawn area (sod) permitted = 20 % x 45,585 s.f. =	9,117	N/A
TREES		
A. No. trees required per net lot acre of open space = 28 trees x 3.16 net lot acres =	89	89+
No. trees planted on upper levels (25% of required trees)	0	0
B. % Palms Allowed: No. trees provided x 30% =	27	27
C. % Natives Required: No. trees provided x 30% =	27	27+
D. % Drought tolerant and low maintenance: Number of tees provided x 50%=	45	45
E. Street trees (maximum average spacing of 30' o.c.): 401 linear feet along street =	14	14+
F. Street trees located directly beneath power lines (maximum average spacing of 25' o.c.): 676 linear feet along street / 25 =	27	27+
G. Total Trees Required A + E = 117 Total Trees	130	130+
SHRUBS		
A. No. of shrubs required =No. trees required x 10	1,170	1,170+
B. % of native shrubs required: No. shrubs provided x 30% =	351	351+
C. % Drought tolerant and low maintenance required: Number of shrubs provided x 50%=	585	585+

SEE LANDSCAPE LIST

PLANT SCHEDULE

SYMBOL	CODE	QTY.	BOTANICAL / COMMON NAME	SIZE	CONTAINER	NATIVE	NOTES
TREES							
	BS	1	Bursera simaruba Gumbo Limbo	20' HT. X 10' SPR. 6" CAL. MIN.	-	Y	CHARACTER SPECIMEN
	CG	15	Caesalpinia granadillo Bridal Veil Tree	16' HT. X 8' SPR. 4" DBH.	F.G.	N	STREET TREE
	CD	24	Coccoloba diversifolia Pigeon Plum	12' HT. X 6' SPR. 3" DBH.	-	Y	-
	CS	27	Conocarpus erectus sericeus Silver Buttonwood	12' HT. X 4' SPR. X 2" CAL.	F.G.	Y	STREET TREE
	CS2	2	Conocarpus erectus sericeus Silver Buttonwood	12' HT. X 6' SPR.	F.G.	Y	MULTI TRUNK
	LI3-ST	2	Lagerstroemia indica 'Muskogee' Muskogee Crape Myrtle	12' HT. X 6' SPR. X 2" CAL.	F.G.	N	MULTI TRUNK - WHITE
	LJ	4	Ligustrum japonicum Japanese Privet	12' HT. X 12' SPR.	F.G.	N	MULTI TRUNK
	MF	48	Myrcianthes fragrans Simpson's Stopper	12' O.A. HT.		Y	MULTI TRUNK
PALM TREES							
	TR	38	Thrinax radiata Florida Thatch Palm	5' - 6' O.A. HT.	F.G.	Y	-
SHRUBS							
	AI	15	Alcantarea imperialis Imperial Bromeliad (By Bulbs Bromeliads	36" HT. X 36" SPR.	17" POT	N	-
	CE3	494	Conocarpus erectus Green Buttonwood	24" HT. X 24" SPR. / 24" O.C.	7 GAL.	Y	-
	CQ	1	Crinum augustum 'Queen Emma' Queen Emma Crinum Lily	36" HT. X 36" SPR.	7 GAL.	N	-
	PG	3	Philodendron gigantenum Giant Philodendron	---			
SHRUB AREAS							
	AP	246	Alpinia purpurata Red Ginger	30" HT X 24" SPR. /24" O.C.	-	N	-
	MD	1,713	Monstera deliciosa Swiss Cheese Plant	30" HT X 24" SPR. /24" O.C.	3 GAL.	N	-
	PB	1,080	Philodendron Burle Marx Burle Marx	24" HT. X 24" SPR. / 18" O.C.		N	-
	PR2	298	Philodendron x 'Rojo Congo' Congo Red Philodendron	24" HT. X 24" SPR. / 36" O.C.	3 GAL.	N	-
	TF	895	Tripsacum floridana Dwarf Fakahatchee Grass	24" HT. X 24" SPR. / 24" O.C.		Y	-
GROUND COVERS							
	FM	2,267	Ficus microcarpa Green Island ficus	15" HT. X 15" SPR. / 15" O.C.		N	-
	JV	247	Jasminum volubile Wax Jasmine	18" HT. X 18" SPR. / 18 O.C.	3 GAL.	N	-
	MS	492	Microsorum scolopendria Wart Fern	15" HT. X 15" SPR. / 15" O.C.	3 GAL.	N	-

PUBLIC REALM CHARACTER IMAGERY



WITKIN HULTS + PARTNERS
307 south 21st avenue hollywood, florida
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Project:

THE MARK

1250 S DIXIE HWY, CORAL GABLES, FL 33146

LANDSCAPE PLAN

Revisions:	Date:	By:

Seal:

Lic. # LA6667290
Member: A.S.L.A.

Drawing: Landscape Plan

Date: 11/14/2025

Scale: See Left

Drawn by: SCM

Sheet No.:

L-1

Cad Id.: 2023-037

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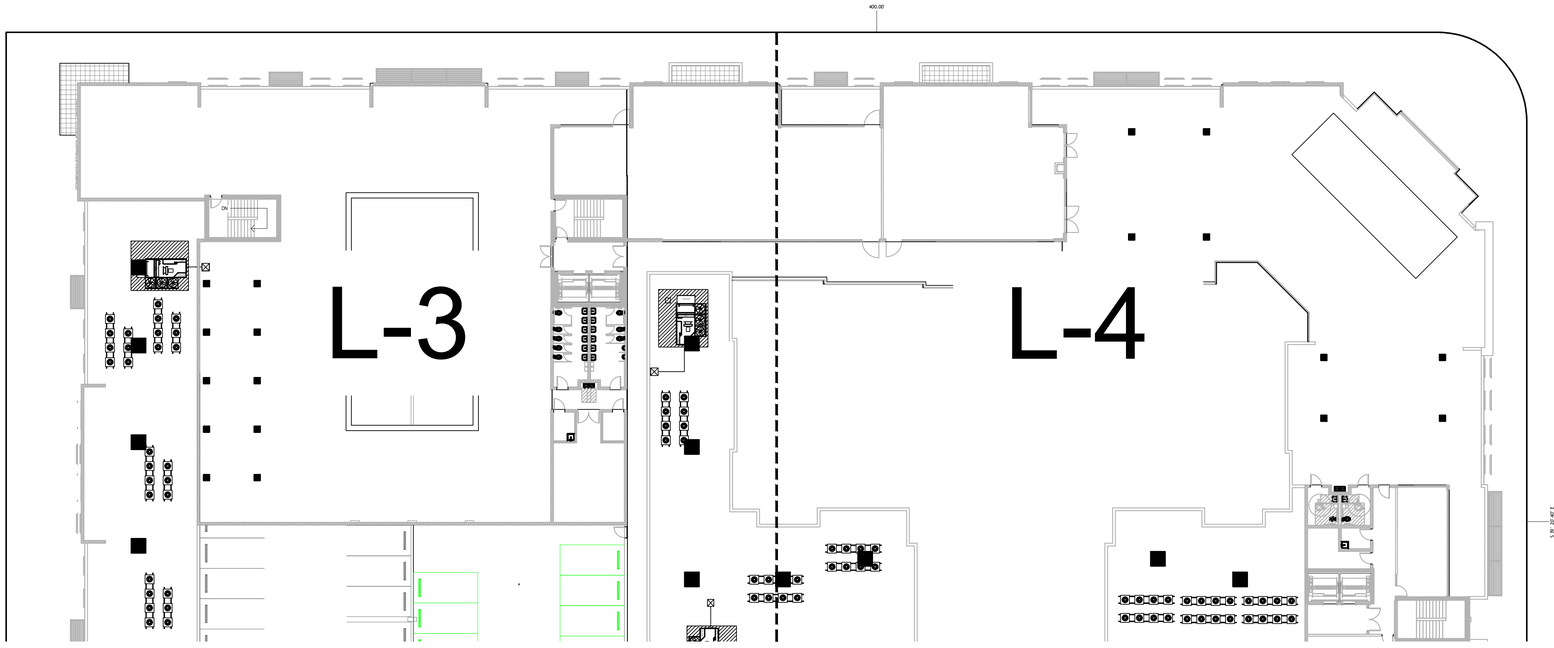


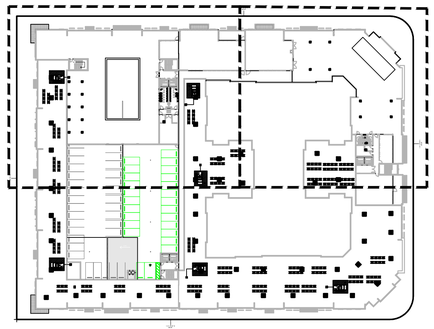
9TH LEVEL LANDSCAPE PLAN

Scale: 1"=20'

NORTH

SHEET INDEX:

L-1 INDEX
L-2 LANDSCAPE PLAN
L-3 LANDSCAPE PLAN



KEY PLAN

Scale: NTS

NORTH

PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	NATIVE	NOTES
TREES						
	BS2	1	Bursera simaruba Gumbo Limbo	16'-18' O.A. H.T.	Y	CHARACTER SPECIMEN
	MF	4	Myrcianthes fragrans Simpson's Stopper	12` O.A. HT.	Y	MULTI TRUNK
PALM TREES						
	CN2	8	Cocos nucifera Coconut Palm	10` C.T.	Y	-
SHRUBS						
	AO	10	Alcantarea odorata Silver - Blue Bromeliad	36" HT. X 36" SPR.	N	-
	SA2	22	Strelitzia alba White Bird of Paradise	24" HT. X 24" SPR. / 24" O.C.	N	-
SHRUB AREAS						
	CI	144	Chrysobalanus icaco 'Horizontalis' Horizontal Coco Plum	18" HT. X 18" SPR. / 18 O.C.	Y	-
	PB	51	Philodendron Burle Marx Burle Marx	24" HT. X 24" SPR. / 18" O.C.	N	-
	TF	156	Tripsacum floridana Dwarf Fakahatchee Grass	24" HT. X 24" SPR. / 24" O.C.	Y	-
GROUND COVERS						
	FM	225	Ficus microcarpa Green Island ficus	15" HT. X 15" SPR. / 15" O.C.	N	-

WITKIN HULTS + PARTNERS
307 south 21st avenue hollywood, florida
phone: 954.923.4566 facsimile: 954.923.9609
www.witkinhultsdesign.com

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Project:

THE MARK

1250 S DIXIE HWY, CORAL GABLES, FL 33146

9TH LEVEL LANDSCAPE PLAN

Revisions: Date: By:

Seal:

Lic. # LA6667290
Member: A.S.L.A.

Drawing: 9th Level Landscape Plan

Date: 11/14/2025

Scale: See Left

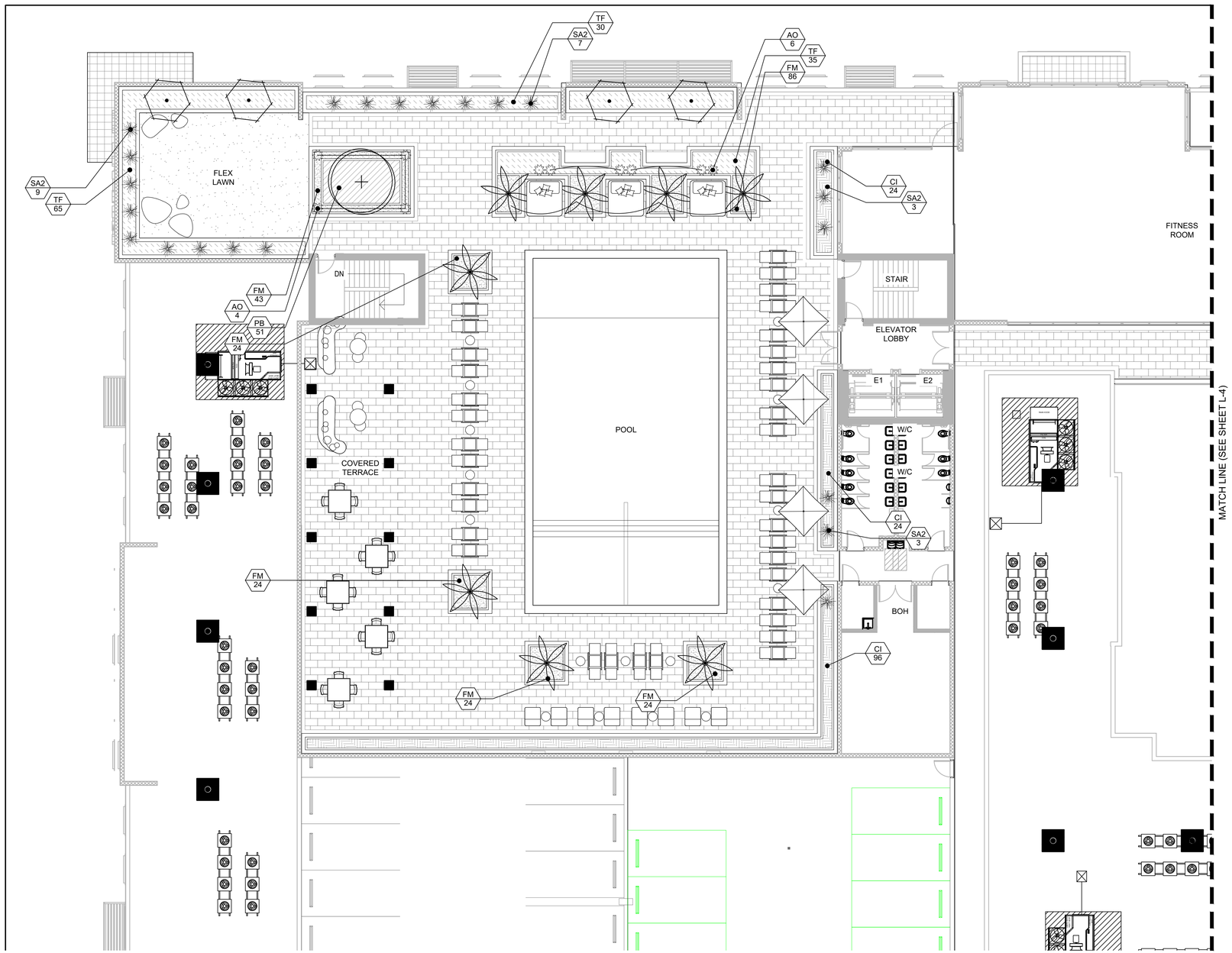
Drawn by: SH

Sheet No.:

L-2

Cad Id.: 2023-037

SOUTH DIXIE HIGHWAY (U.S. NO.1)



PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	NATIVE	NOTES
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	MF	4	Myrcianthes fragrans Simpson's Stopper	12` O.A. HT.	Y	MULTI TRUNK
PALM TREES						
	CN2	8	Cocos nucifera Coconut Palm	10` C.T.	Y	-
SHRUBS						
	AO	10	Alcantarea odorata Silver - Blue Bromeliad	36" HT. X 36" SPR.	N	-
	SA2	22	Strelitzia alba White Bird of Paradise	24" HT. X 24" SPR. / 24" O.C.	N	-
SHRUB AREAS						
	CI	144	Chrysobalanus icaco 'Horizontalis' Horizontal Coco Plum	18" HT. X 18" SPR. / 18 O.C.	Y	-
	PB	51	Philodendron Burle Marx Burle Marx	24" HT. X 24" SPR. / 18" O.C.	N	-
	TF	156	Tripsacum floridana Dwarf Fakahatchee Grass	24" HT. X 24" SPR. / 24" O.C.	Y	-
GROUND COVERS						
	FM	225	Ficus microcarpa Green Island ficus	15" HT. X 15" SPR. / 15" O.C.	N	-

9TH LEVEL LANDSCAPE PLAN

Scale: 1"=10'

NORTH

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9TH LEVEL LANDSCAPE PLAN

Revisions: Date: By:

Seal:

Lic. # LA6667290
Member: A.S.L.A.

Drawing: 9th Level Landscape Plan
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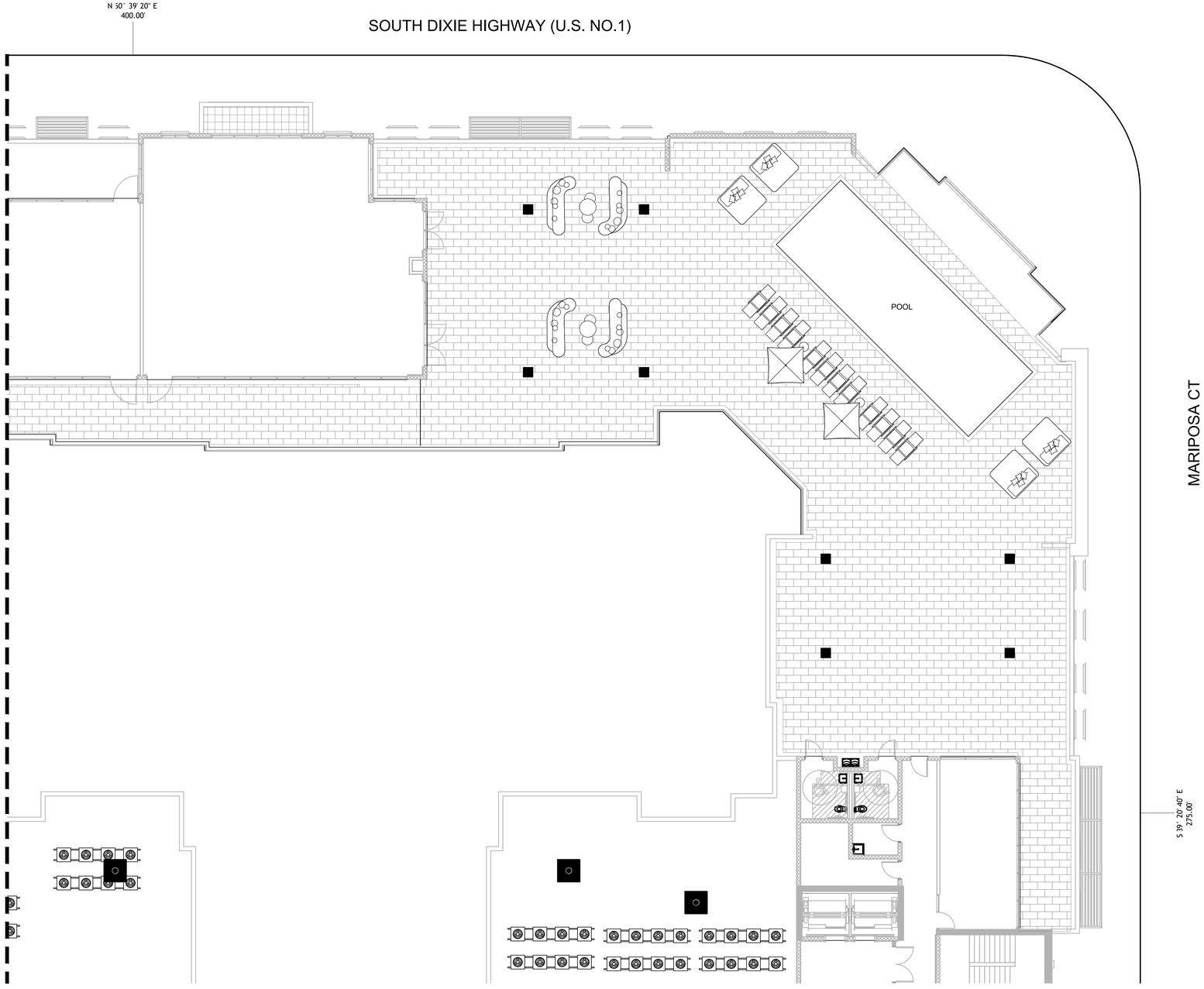
Drawn by: SH
Sheet No.:
L-3
Cad Id.: 2023-037



PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	NATIVE	NOTES
TREES						
	BS2	1	Bursera simaruba Gumbo Limbo	16'-18' O.A. H.T.	Y	CHARACTER SPECIMEN
	MF	4	Myrcianthes fragrans Simpson's Stopper	12` O.A. HT.	Y	MULTI TRUNK
PALM TREES						
	CN2	8	Cocos nucifera Coconut Palm	10` C.T.	Y	-
SHRUBS						
	AO	10	Alcantarea odorata Silver - Blue Bromeliad	36" HT. X 36" SPR.	N	-
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	FM	225	Ficus microcarpa Green Island ficus	15" HT. X 15" SPR. / 15" O.C.	N	-

9TH LEVEL LANDSCAPE PLAN

Scale: 1"=10'

NORTH

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Member: A.S.L.A.

Drawing: 9th Level Landscape Plan

Date: 11/14/2025

Scale: See Left

Drawn by: SH

Sheet No.:

L-4

Cad Id.: 2023-037

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PLANTING NOTES:

-All plant material is to be Florida Number 1 or better pursuant to the Florida Department of Agriculture's Grades and Standards for Nursery Plants.

-All plants are to be top dressed with a minimum 3" layer of Melaleuca mulch, Eucalyptus mulch or equal.

-Planting plans shall take precedence over plant list in case of discrepancies.

-No changes are to be made without the prior consent and approval of the Landscape Architect and Owner. Changes includes: additions; deletions; modifications to planting size; pot size; heights; species; grade etc.

-Landscape Contractor is responsible for providing their own square footage takeoffs and field verification for 100% sod coverage for all areas specified.

- All landscape areas are to be provided with automatic sprinkler system which provide 100% coverage, and 50% overlap.

- All trees in lawn areas are to receive a 24" diameter mulched saucer at the base of the trunk.

- Trees are to be planted within parking islands after soil is brought up to grade. Deeply set root balls are not acceptable.

- Planting soil for topsoil and backfill shall be 50/50 mix, nematode free. Planting soil for annual beds to be comprised of 50% Canadian peat moss, 25% salt free coarse sand and 25% Aerolite.

- Tree and shrub pits will be supplemented with "Agriform Pells", 21 gram size with a 20-10-5 analysis, or substitute application accepted by Landscape Architect. Deliver in manufacturer's standard containers showing weight, analysis and name of manufacturer.

SOD NOTES:

-Sod is to be grade "A" weed free.

-All areas marked "LAWN" shall be solid sodded with St. Augustine 'Floratam' solid sod. See limit on plan. All areas marked 'Bahia Grass' shall be solid sodded with Paspalum.

-Provide a 2" deep blanket of planting soil as described in planting notes this sheet. Prior to planting, remove stones, sticks, etc. from the sub soil surface. Excavate existing non-conforming soil as required so that the finish grade of sod is flush with adjacent pavement or top of curb as well as adjacent sod in the case of sod patching.

-Place sod on moistened soil, with edges tightly butted, in staggered rows at right angles to slopes.

-Keep edge of sod bed a minimum of 18" away from groundcover beds and 24" away from edge of shrub beds and 36" away from trees, measured from center of plant.

-Sod Shall be watered immediatley after installation to uniformily wet the soil to at least 2" below the bottom of the sod strips.
-Excavate and remove excess soil so top of sod is flush with top of curb or adjacent pavement or adjacent existing sod.

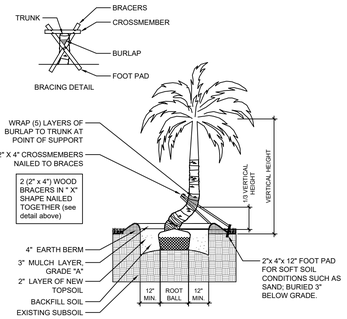
GENERAL NOTES:

-The Landscape Contractor is to locate and verify all underground and overhead utilities prior to beginning work. Contact proper utility companies and / or General Contractor prior to digging for field verification. The Owner and the Landscape Architect shall not be responsible for any damages to utility or irrigation lines (see Roadway Plans for more utility notes).

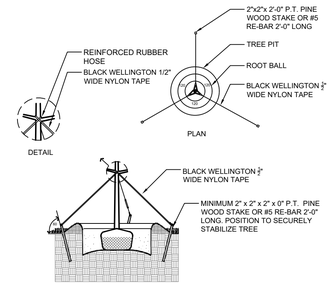
-Landscape Contractor is to verify all current drawings and check for discrepancies and bring to the attention of the Landscape Architect prior to commencing with the work.

-All unattended and unplanted tree pits are to be properly barricaded and flagged during installation.

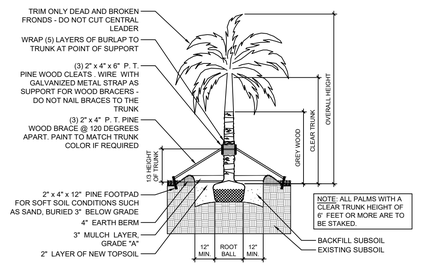
-All planting plans are issued as directives for site layout. Any deviations, site changes, etcetera are to be brought to the attention of the Landscape Architect for clarification prior to installation.



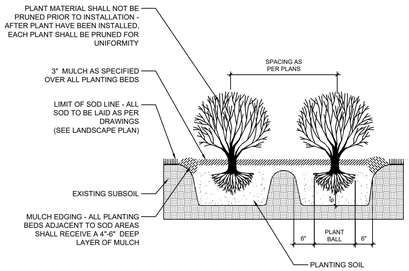
CURVED TRUNK PALM PLANTING DETAIL



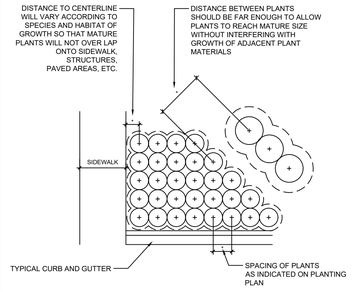
TYPICAL TREE GUYING DETAIL



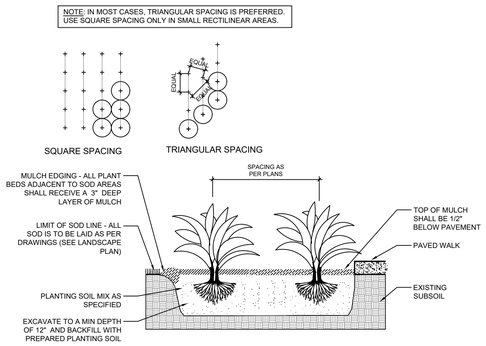
STRAIGHT TRUNK PALM PLANTING DETAIL



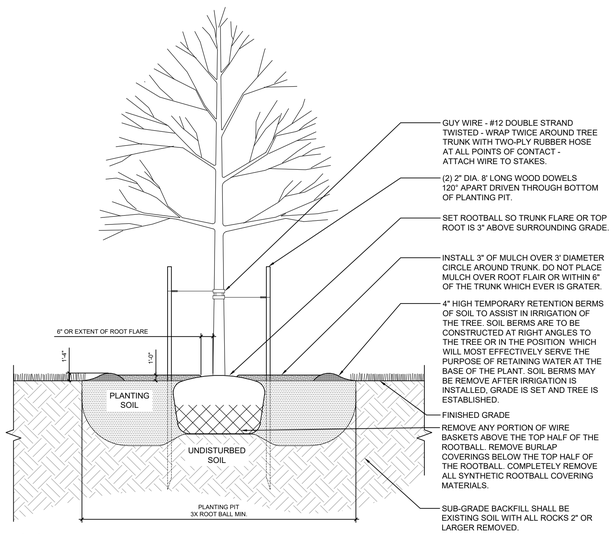
TYPICAL SHRUB PLANTING DETAIL



TYPICAL CONTAINER SPACING DETAIL

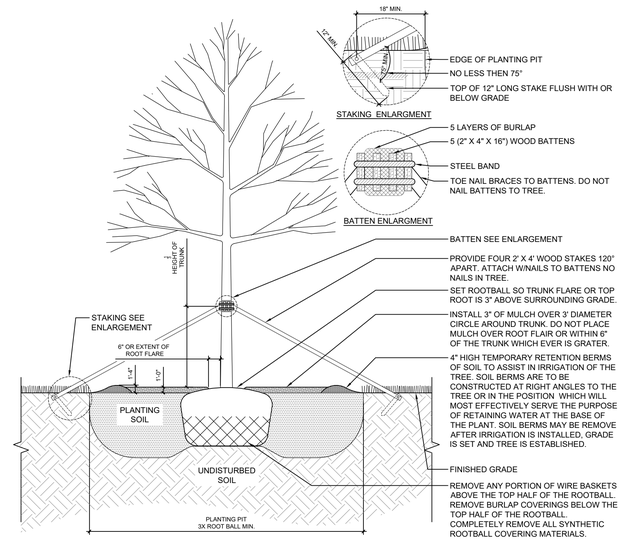


TYPICAL GROUNDCOVER PLANTING DETAIL



NOTES:
1. CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING PITS PRIOR TO INSTALLATION.
2. CONTRACTOR SHALL ASSURE HEALTHY ROOT SYSTEM ON ALL TREES. ANY TREE WITH BOUND OR CIRCLING ROOTS SHALL BE REJECTED.
3. ALL SUPPORT MATERIALS ARE TO BE REMOVED FROM THE TREES ONCE THE TREES HAVE BECOME ESTABLISHED (NOT TO EXCEED 12 MONTHS FROM THE COMPLETION OF THE PROJECT).
4. IRREGULAR OR MULTI-STEMED TREES SHALL HAVE A SIMILAR STAKING PATTERN AS SINGLE TRUNKED TREES. STAKES DON'T NEED TO BE ATTACHED TO EVERY STEM.

TREE PLANTING DETAIL & BRACING 3" DBH & UNDER



NOTES:
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4. IRREGULAR OR MULTI-STEMED TREES SHALL HAVE A SIMILAR STAKING PATTERN AS SINGLE TRUNKED TREES. STAKES DON'T NEED TO BE ATTACHED TO EVERY STEM.
5. SECURE BATTENS WITH 2-3/4" HI CARBON STEEL BANDS TO HOLD BATTENS IN PLACE DURING PLANTING PROCESS.
6. DO NOT NAIL BATTENS TO TREE.

TREE PLANTING DETAIL & BRACING ABOVE 3" DBH

WITKIN HULTS + PARTNERS
307 south 21st avenue hollywood, florida
phone: 954.923.3689 facsimile: 954.923.3689
www.witkindesign.com

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Project:
THE MARK
1250 S DIXIE HWY, CORAL GABLES, FL 33146
LANDSCAPE DETAILS

Revisions:	Date:	By:

Seal:

Lic. # LA6667290
Member: A.S.L.A.

Drawing: Landscape Details

Date: 11/14/2025

Scale: NTS

Drawn by: SCM

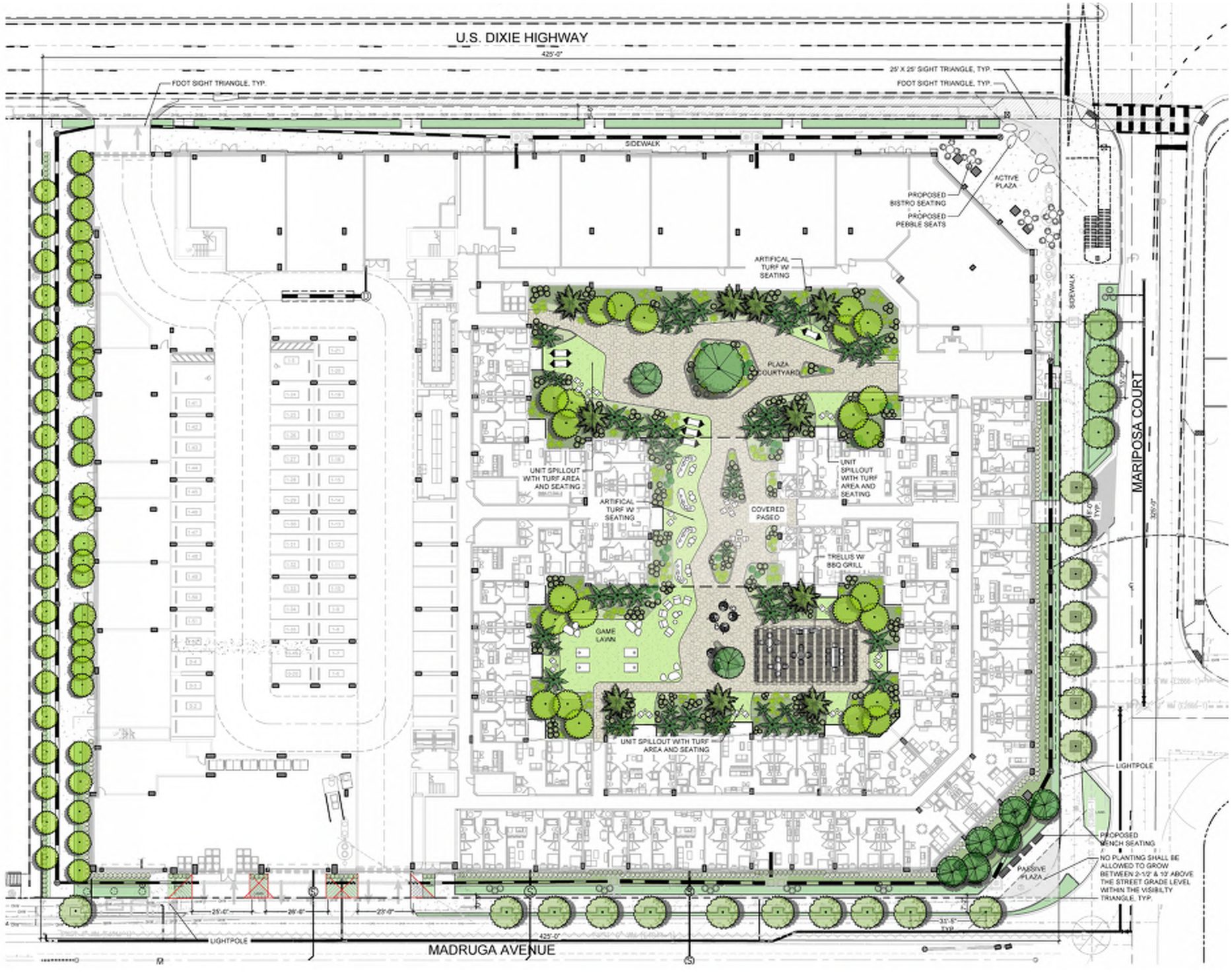
Sheet No.:

L-5

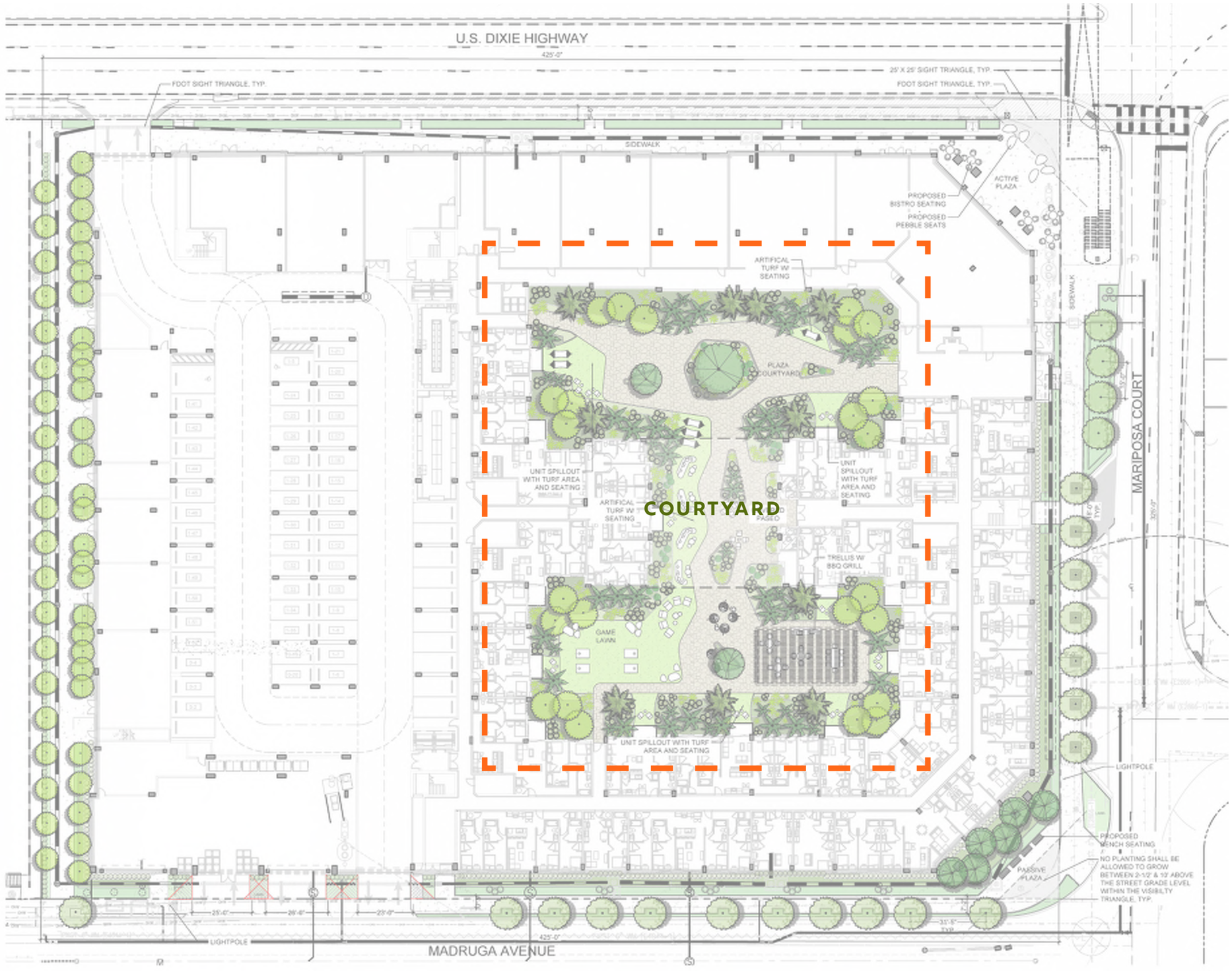
Cad Id.: 2023-037

Z:\2023\Work Use\The Mark 2023-037\Landscape\LA\SPLD2025.02.24\The Mark-L-5..dwg, Feb 26, 2026

GROUND FLOOR
CONCEPT DESIGN



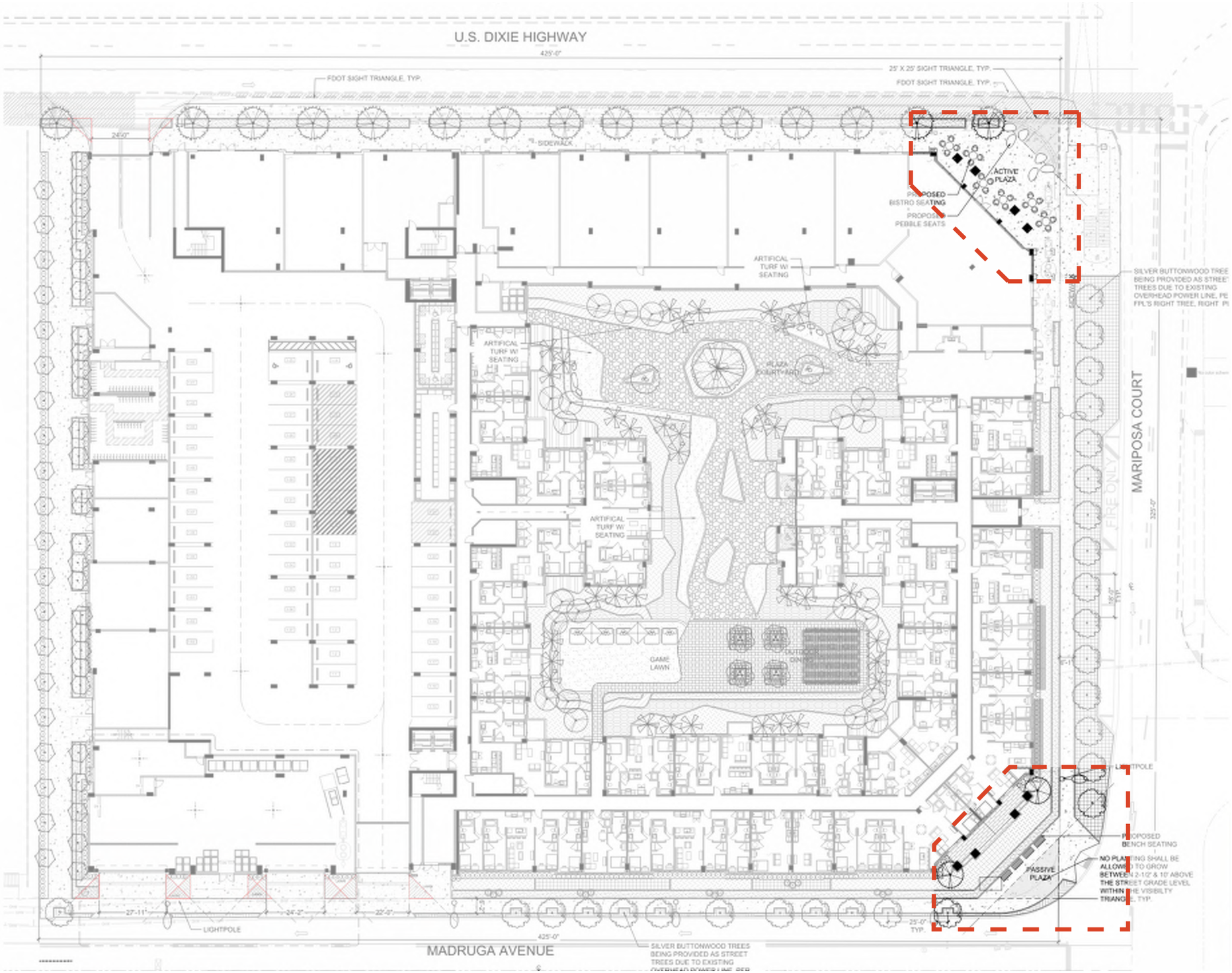
GROUND FLOOR
CONCEPT DESIGN



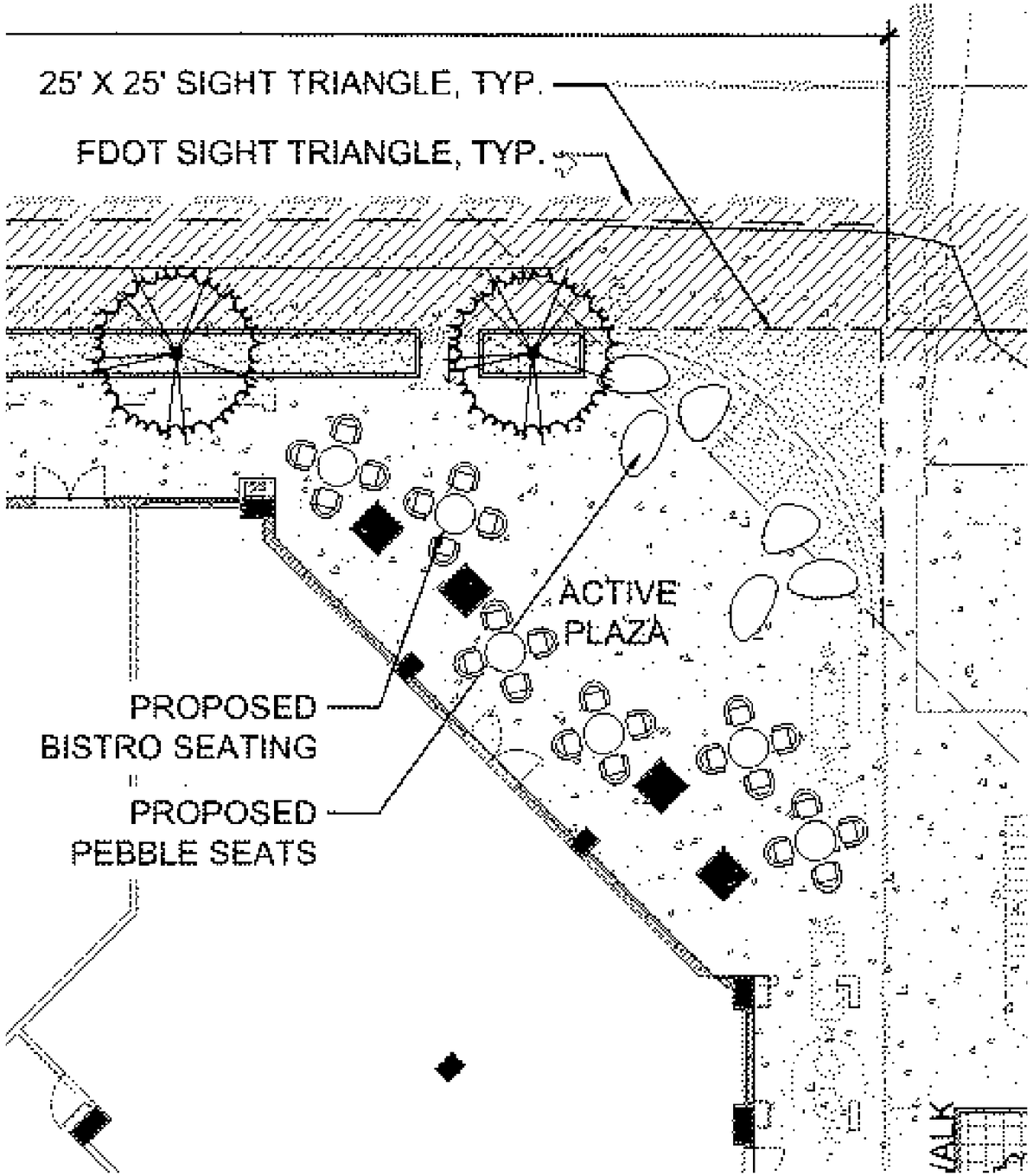
GROUND LEVEL
CONCEPT DESIGN

COURTYARD

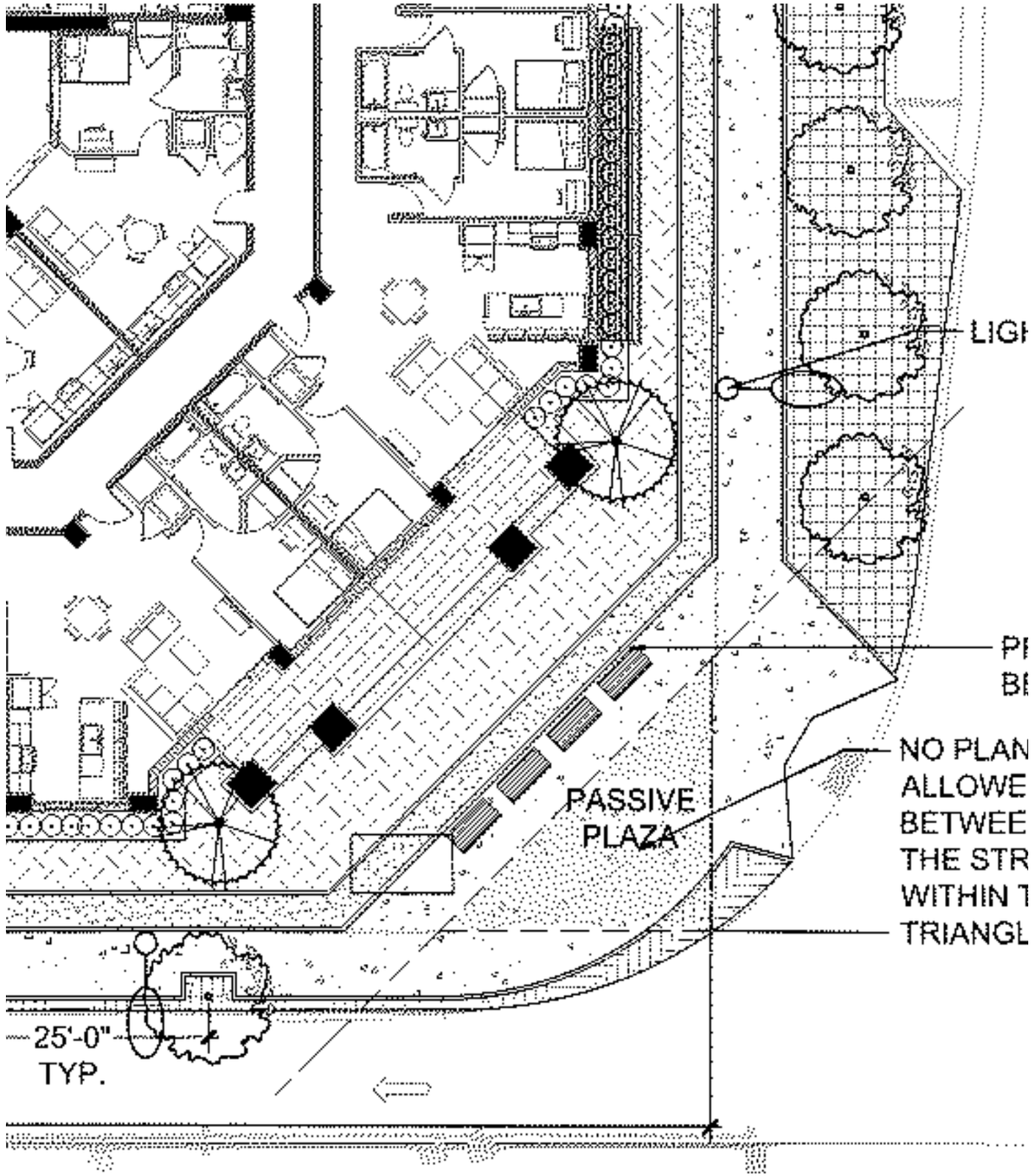
GROUND FLOOR
CONCEPT DESIGN



NE CORNER


25' X 25' SIGHT TRIANGLE, TYP.
FDOT SIGHT TRIANGLE, TYP.
ACTIVE PLAZA
PROPOSED BISTRO SEATING
PROPOSED PEBBLE SEATS

SE CORNER


LIGI
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NO PLAN
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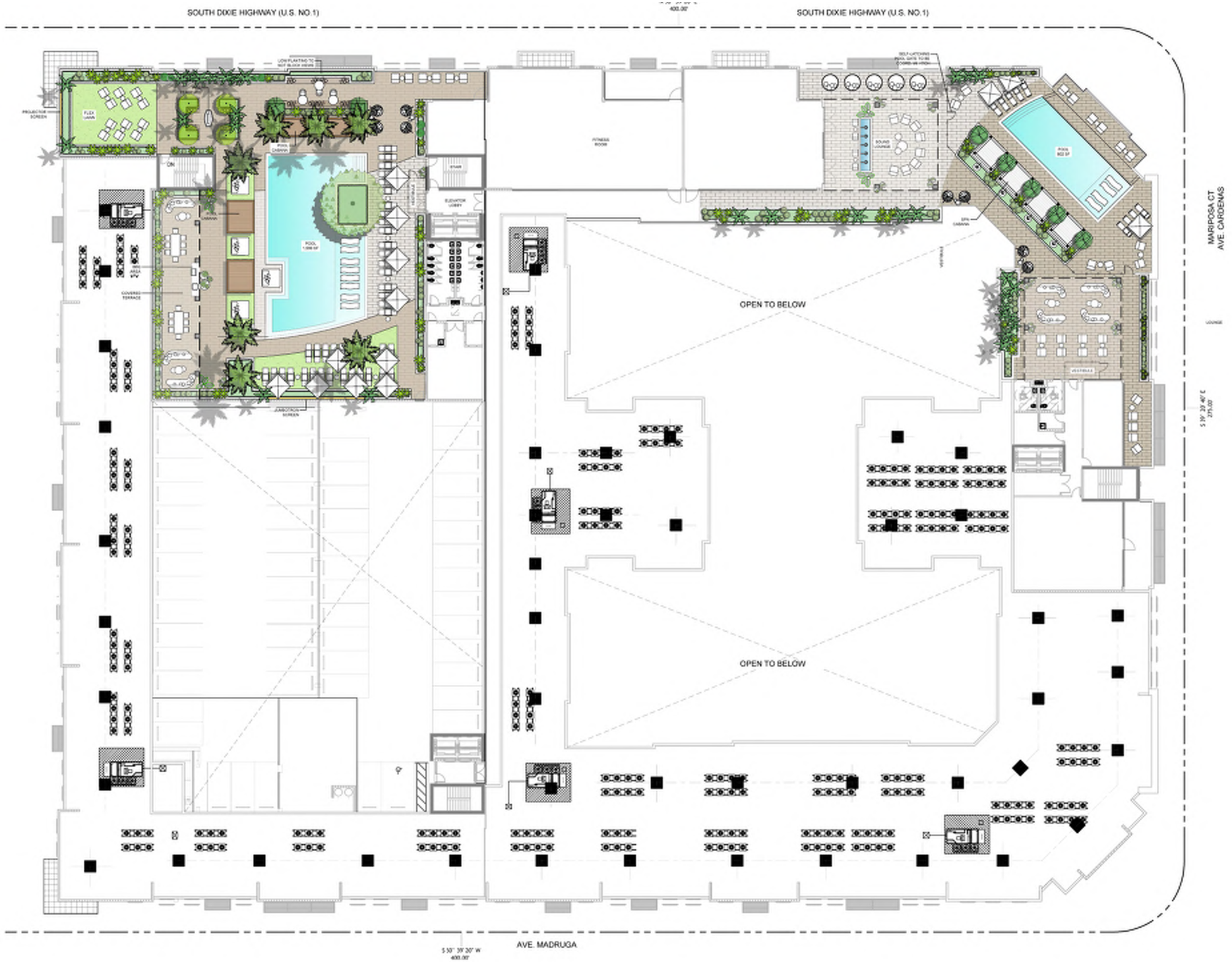
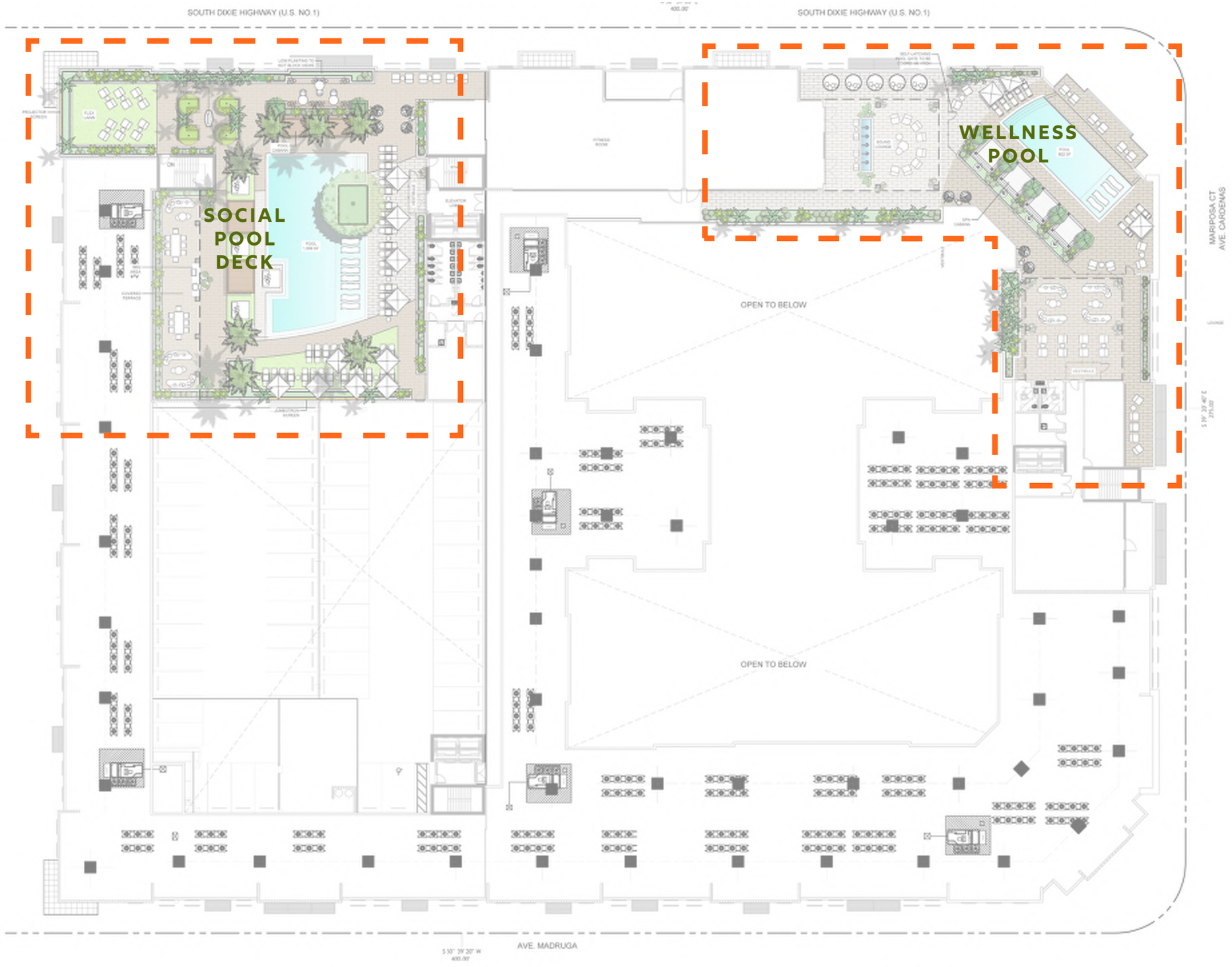
BETWEE
THE STR
WITHIN T
TRIANGL
PASSIVE
PLAZA
25'-0"
TYP.

LEVEL 9
CONCEPT DESIGN



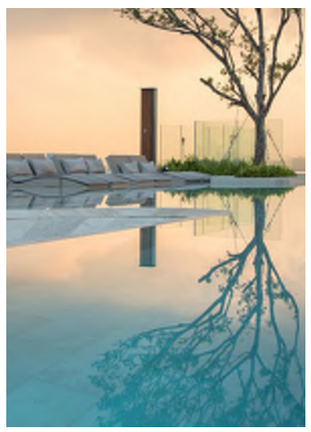
LEVEL 9
CONCEPT DESIGN



POOL DECK - 9TH FLOOR

CONCEPT DESIGN

SOCIAL POOL DECK



TOTAL POOL SEATING:
55 SPOTS

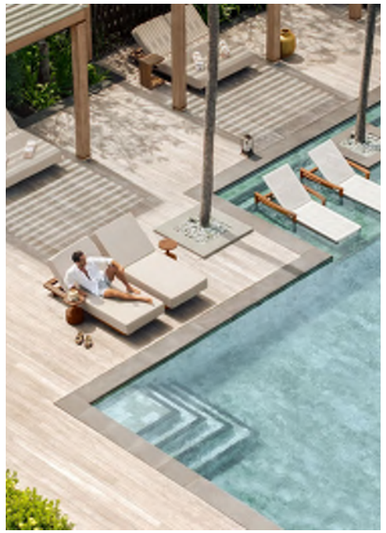
CHAISE LOUNGERS: 39

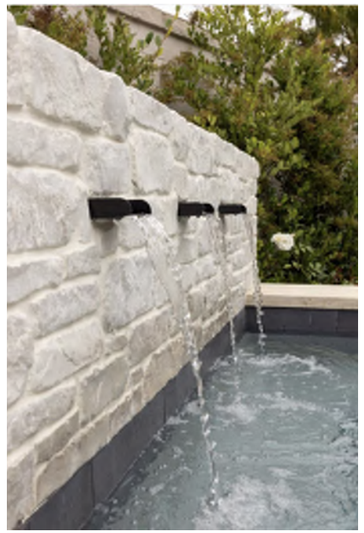
DAY BEDS: 4

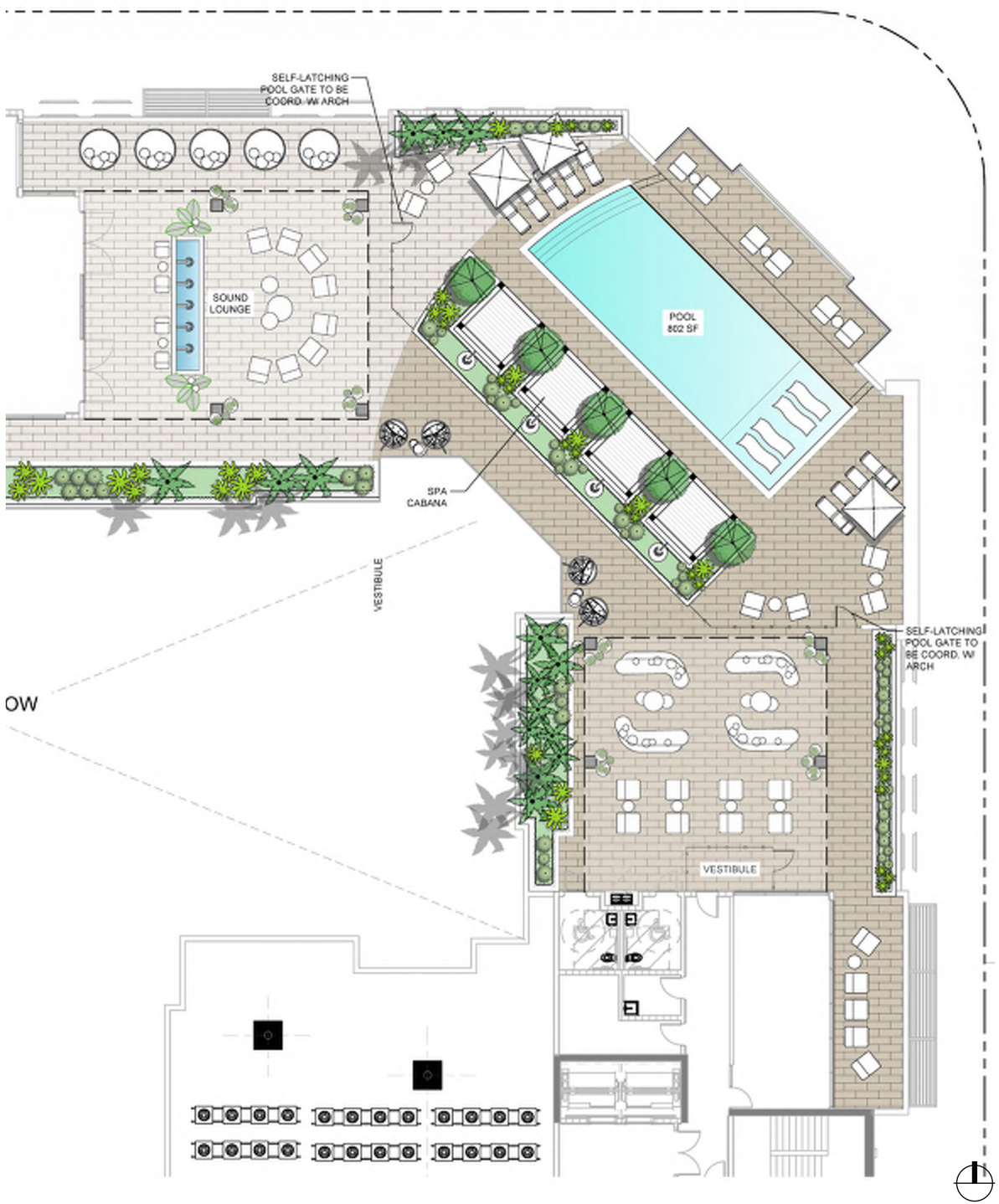
CABANAS: 4

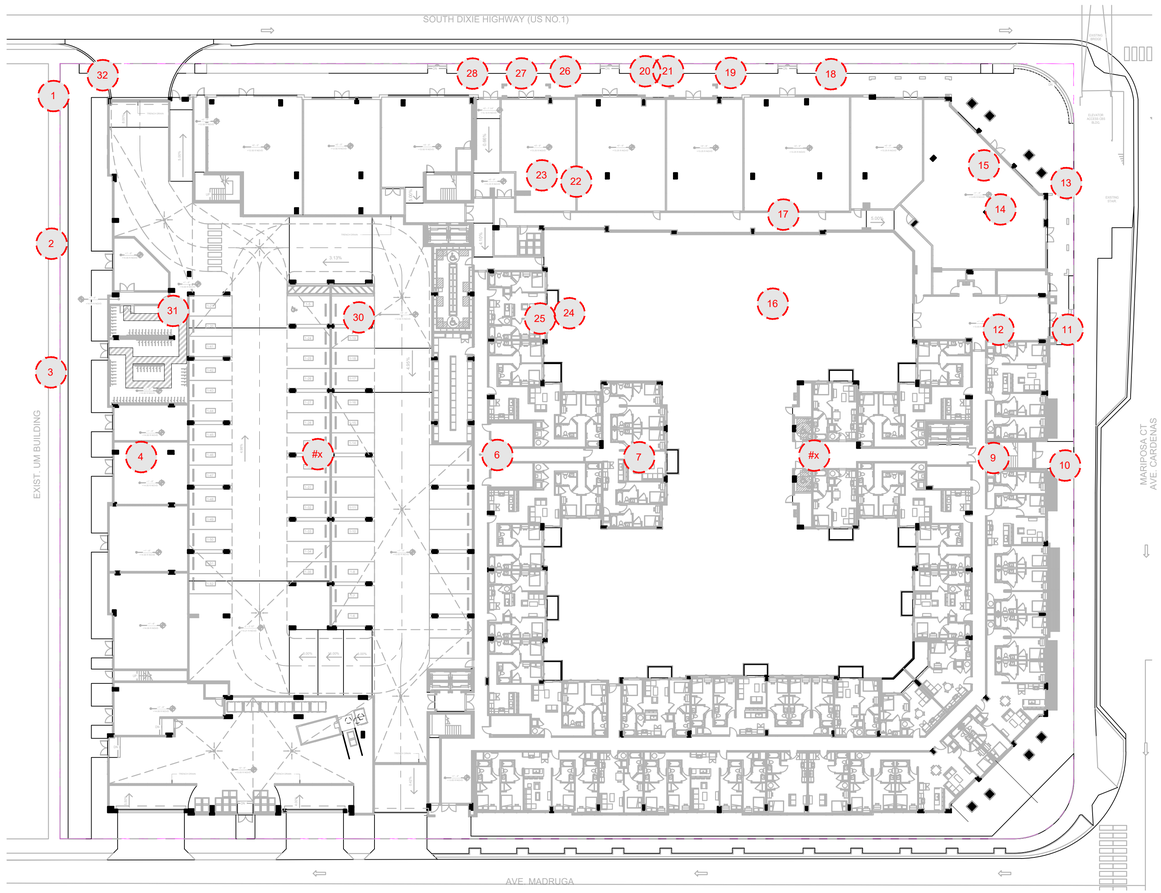
POOL DECK - 9TH FLOOR
CONCEPT DESIGN

WELLNESS POOL









SYMBOL LEGEND

- #x Tree to Relocate
- #x Tree to Remove
- #x Tree to Remain

TREE DISPOSITION PLAN

Scale: 1" = 30'-0"

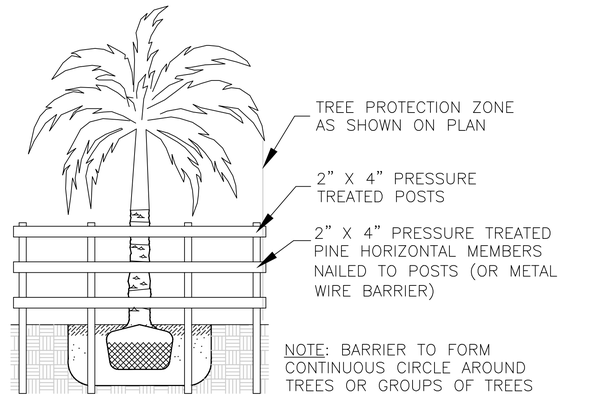
NORTH

TREE & PALM DISPOSTION TABLE

Ref #	Scientific Name	Common Name	D.B.H. (IN)	HEIGHT (FT)	Canopy Ø (ft)	Critical Root Zone (ft)	Tree Protection Zone (ft)	Specimen (DBH ≥ 18")	Classification	Trees		Palms		Mitigation Required	Disposition
										Canopy (sqft)	Specimen Canopy (sqft) = 2x	Canopy (sqft)	Specimen Canopy (sqft) = 2x		
1	Termanalia buceras	Black Olive	19.2	35	40	19.2	19.2	YES	TREE		2512.0			YES	REMOVE
2	Termanalia buceras	Black Olive	16.6	26	40	16.6	16.6	NO	TREE	1256.0				YES	REMOVE
3	Termanalia buceras	Black Olive	17.7	30	40	17.7	17.7	NO	TREE	1256.0				YES	REMOVE
4	Ficus benjamina	Ficus	10.0	15	16	10.0	10.0	NO	TREE	201.0				YES	REMOVE
5	Ficus benjamina	Ficus	11.0	15	16	11.0	11.0	NO	TREE	201.0				YES	REMOVE
6	Ficus benjamina	Ficus	10.7	15	16	10.7	10.7	NO	TREE	201.0				YES	REMOVE
7	Ficus benjamina	Ficus	10.0	15	16	10.0	10.0	NO	TREE	201.0				YES	REMOVE
8	Ficus benjamina	Ficus	11.3	15	16	11.3	11.3	NO	TREE	201.0				YES	REMOVE
9	Ficus benjamina	Ficus	10.3	15	16	10.3	10.3	NO	TREE	201.0				YES	REMOVE
10	Roystonia regia	Royal Palm	15.2	33	16	6.0	6.0	NO	PALM			201.0		YES	REMOVE
11	Roystonia regia	Royal Palm	16.3	36	12	6.0	6.0	NO	PALM			113.0		YES	REMOVE
12	Roystonia regia	Royal Palm	19.2	38	12	6.0	6.0	YES	PALM				226.1	YES	REMOVE
13	Roystonia regia	Royal Palm	17.6	36	24	6.0	6.0	NO	PALM			452.2		YES	REMOVE
14	Roystonia regia	Royal Palm	20.5	36	24	6.0	6.0	YES	PALM				904.3	YES	REMOVE
15	Roystonia regia	Royal Palm	19.0	36	24	6.0	6.0	YES	PALM				904.3	YES	REMOVE
16	Roystonia regia	Royal Palm	18.0	36	24	6.0	6.0	YES	PALM				904.3	YES	REMOVE
17	Roystonia regia	Royal Palm	18.2	36	24	6.0	6.0	YES	PALM				904.3	YES	REMOVE
18	Phonix roebelenii	Dwarf Date Palm	3.5	7	12	3.5	3.5	NO	PALM					NO	REMOVE
19	Phonix roebelenii	Dwarf Date Palm	3.5	6	14	3.5	3.5	NO	PALM					NO	REMOVE
20	Sabal palmetto	Sabal Palm	13.5	13	14	6.0	6.0	NO	PALM			153.9		YES	REMOVE
21	Phonix roebelenii	Dwarf Date Palm	4.4	7	5	4.5	4.5	NO	PALM					NO	REMOVE
22	Roystonia regia	Royal Palm	17.0	30	20	6.0	6.0	NO	PALM			314.0		YES	REMOVE
23	Roystonia regia	Royal Palm	16.8	30	20	6.0	6.0	NO	PALM			314.0		YES	REMOVE
24	Roystonia regia	Royal Palm	19.0	34	24	6.0	6.0	YES	PALM				904.3	YES	REMOVE
25	Roystonia regia	Royal Palm	18.2	34	24	6.0	6.0	YES	PALM				904.3	YES	REMOVE
26	Phonix roebelenii	Dwarf Date Palm	3.5	5	3	3.0	3.0	NO	PALM					NO	REMOVE
27	Phonix roebelenii	Dwarf Date Palm	3.5	6	12	3.5	3.5	NO	PALM					NO	REMOVE
28	Phonix roebelenii	Dwarf Date Palm	3.5	6	12	3.5	3.5	NO	PALM					NO	REMOVE
29	Roystonia regia	Royal Palm	16.5	28	24	6.0	6.0	NO	PALM			452.2		YES	REMOVE
30	Roystonia regia	Royal Palm	17.7	30	24	6.0	6.0	NO	PALM			452.2		YES	REMOVE
31	Roystonia regia	Royal Palm	16.9	28	24	6.0	6.0	NO	PALM			452.2		YES	REMOVE
32	Phonix roebelenii	Dwarf Date Palm	3.5	6	12	3.5	3.5	NO	PALM			113.0		YES	REMOVE

Mitigation	
Total SqFt TREE Canopy Removed	3,718
Total SqFt Specimen TREE Canopy Removed (x2)	2,512
Total SqFt PALM Canopy Removed	3,018
Total SqFt Specimen PALM Canopy Removed	5,652
Total SqFt Specimen PALM & Tree Canopy Removed	8,164
Total Credits Required	**14,899**

SEE LANDSCAPE PLANS FOR PROVIDED MITIGATION



TREE PROTECTION BARRIER FOR EXISTING TREES & PALMS

WITKIN HULTS + PARTNERS
307 south 21st avenue hollywood, florida
phone: 954.923.3684 facsimile: 954.923.3689
www.witkindesign.com

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Project:
THE MARK
1250 S DIXIE HWY, CORAL GABLES, FL 33146
TREE DISPOSITION PLAN

Revisions: Date: By:

Seal:

Lic. # LA6667290
Member: A.S.L.A.

Drawing: Tree Dispostion Plan
Date: 11/14/2025
Scale: See Left
Drawn by: SCM
Sheet No.:

TD-1

Cad Id.: 2023-037

2025\Mark\CadFile\Mark 2023-037.rvt 11/14/2025 2:37:24 PM by Mark, Oh, I Say Ave. 2025