

**RESOLUTION No. 17-153**

**A RESOLUTION OF THE MAYOR AND THE CITY COUNCIL OF THE CITY OF DORAL, FLORIDA, APPROVING THE SITE PLAN FOR THE CITY POLICE SUBSTATION FACILITY, LOCATED EAST OF NW 97 AVE AND NORTH OF NW 33 STREET, DORAL, FLORIDA 33178; PROVIDING FOR IMPLEMENTATION; AND PROVIDING FOR AN EFFECTIVE DATE**

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

**WHEREAS**, the City has submitted its own application site plan review and approval for the Police Substation Facility, located east of NW 97th Avenue, and north of NW 33<sup>rd</sup> Street, as legally described in Exhibit “A” (the “Substation”); and

**WHEREAS**, staff has recommend approval of the proposed site plan provided in Exhibit “B” (the “Site Plan”); and

**WHEREAS**, the Site Plan is consistent with all the requirements and standards set forth in Section 53-184 (3) of the Code.

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

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

**Section 1. Recital.** The above recitals are confirmed, adopted, and incorporated herein and made a part hereof by this reference.

**Section 2** **Approval of Site Plan.** The Site Plan for Doral Police Substation Facility, as provided in Exhibit “B, which is incorporated herein and made part hereof by this reference, which will be occupied by the City’s police department, consisting of a one story 12,680 sq. ft. facility, 163 parking spaces, 342,779 sq. ft. of landscaped open space, 281 trees, future “art in public places” location, and entry plaza, is hereby approved. The Site Plan approval is subject to the City meeting all of the conditions set forth in the development approval.

**Section 3.** **Implementation.** The City Manager and the City Attorney are hereby authorized to take such further action as may be necessary to implement the purpose and provisions of this Resolution.

**Section 4.** **Effective Date.** This Resolution shall become effective upon its passage and adoption by the City Council and is binding on all successors and assigns.

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

Mayor Juan Carlos Bermudez	Yes
Vice Mayor Pete Cabrera	Yes
Councilwoman Christi Fraga	Not Present at Time of Vote
Councilwoman Claudia Mariaca	Yes
Councilwoman Ana Maria Rodriguez	Yes

PASSED AND ADOPTED this 23 day of August, 2017.

  
\_\_\_\_\_  
JUAN CARLOS BERMUDEZ, MAYOR

ATTEST

  
\_\_\_\_\_  
CONNIE DIAZ, CMC  
CITY CLERK

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

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

## EXHIBIT A

### LEGAL DESCRIPTION:

A parcel of land lying in Section 28, Township 53 South, Range 40 East, Miami-Dade County, Florida, more particularly described as follows:

COMMENCE at the Southwest corner of the Northwest  $\frac{1}{4}$  of said Section 28; thence along the West line of said Section 28, North  $01^{\circ}18'59''$  West, 616.61 feet to the Westerly projection of the South line of the lands described in Lease Number 4276 of the Board of Trustees of the Internal Improvement Trust Fund of the State of Florida to the State of Florida Department of Management Services, State Technology Office, dated October 30, 2000; thence continue North  $01^{\circ}18'59''$  West along the West line of said Section 28, 466.69 feet to the Westerly projection of the North line of the lands described in said Lease Number 4276 and call this the POINT OF BEGINNING; thence continue North  $01^{\circ}18'59''$  West along the West line of said Section 28, 239.64 feet to the South line of the North  $\frac{1}{2}$  of the Northwest  $\frac{1}{4}$  of said Section 28; thence North  $89^{\circ}57'12''$  East along the South line of the North  $\frac{1}{2}$  of the Northwest  $\frac{1}{4}$  of said Section 28, 704.53 feet to the Northwest corner of the lands described as Southcom Parcel 3 in Amendment Number 1 to Lease 4489 of the Board of Trustees of the Internal Improvement Trust Fund of the State of Florida to the State of Florida Department of Management Services dated January 8, 2007, thence South  $01^{\circ}29'09''$  East, along the West boundary of the lands described in said Amendment Number 1 to Lease Number 4489, 705.76 feet to the Northeast corner of Dade Madison 1, "Tract A" as recorded in Plat Book 153 at Page 47 of the Public Records of Miami-Dade County, Florida, thence South  $89^{\circ}54'24''$  West along the North line of said Dade Madison 1, "Tract A", a distance of 199.91 feet to the Southeast corner of the lands described in Lease Number 4276 of the Board of Trustees of the Internal Improvement Trust Fund of the State of Florida to the State of Florida Department of Management Services, State Technology Office, dated October 30, 2000, thence North  $01^{\circ}18'59''$  West along the East line of the lands described in said Lease Number 4276, 466.69 feet to the Northeast corner of the lands described in said Lease Number 4276; thence South  $89^{\circ}54'24''$  West along the North line of the lands described in said Lease Number 4276, 506.69 feet to the POINT OF THE BEGINNING;

Less and except the Westerly 40.00 feet for the zoned right-of-way of 97th Avenue.

TOGETHER WITH,

A portion of land lying in the South half of the Northwest  $\frac{1}{4}$  of Section 28, Township 53 South, Range 40 East, Dade County, Florida, being more particularly described as follows:

Commence at the Southwest corner of the Northwest  $\frac{1}{4}$  of said Section 28, thence along the west line of said Section 28, North  $01^{\circ}18'59''$  West, a distance of 616.61 feet to the POINT OF BEGINNING; thence continue along said West line North  $01^{\circ}18'59''$  West, a distance of 466.69 feet; thence North  $89^{\circ}54'24''$  East, a distance of 506.69 feet; thence South  $01^{\circ}18'59''$  East, a distance of 466.69 feet; thence South  $89^{\circ}54'24''$  West, a distance of 506.69 feet to the POINT OF BEGINNING.

Less the westerly 40.00 feet for zoned right-of-way for 97th Avenue.



**CITY OF DORAL  
POLICE SUBSTATION  
FACILITY**  
3719 NW 97th AVE.  
DORAL, FL 33178



6201 SW 70th ST.  
MIAMI, FL 33143

**RODRIGUEZ AND QUIROGA**  
ARCHITECTS CHARTERED  
AA C00007

2100 PONCE DE LEON BOULEVARD, MEZZANINE  
CORAL GABLES, FLORIDA 33134  
TELEPHONE (305) 448-7417  
FAX (305) 448-2712  
WWW.RODRIGUEZQUIROGA.COM

COPYRIGHT 2016

CONSULTANT:

NO.	DATE	REVISION

SEAL:

Name : RAUL L. RODRIGUEZ, AA  
State Registration No. : AK 0006237  
Discipline : ARCHITECTURE

Signature : \_\_\_\_\_  
Date : \_\_\_\_\_

DRAWING TITLE:

**SITE PLAN**

DRAWN BY: GV      APPROVED BY: IB  
ISSUE DATE:      SEPTEMBER 9, 2016  
SUBMITTAL:      PERMIT SET  
RQ PROJECT NUMBER:      1601  
SHEET NO.

**A0.01**

**FIRE DEPARTMENT NOTES:**

- FIRE DEPARTMENT ACCESS ROADS SHALL HAVE MINIMUM 20 FEET UNOBSTRUCTED WIDTH (TWO WAY TRAFFIC) AND NOT LESS THAN 13 FEET 6 INCHES OF UNOBSTRUCTED VERTICAL CLEARANCE PER NFPA 1.18.2.2.5.1 ONE-WAY TRAFFIC LANES SHALL BE A MINIMUM OF 15 FEET UNOBSTRUCTED WIDTH.
- FIRE DEPARTMENT ACCESS ROADS SHALL BE DESIGNED AND MAINTAINED TO SUPPORT A MINIMUM OF 32 TONS AND SHALL BE PROVIDED WITH A SURFACE SUITABLE FOR ALL-WEATHER DRIVING CAPABILITIES PER NFPA 1 (18.2.2.5.2)
- PROVIDE SIGNAGE "NO PARKING" DIRECTLY IN FRONT OF FDC'S, AS PER NFPA 1.18.3.4.3
- CLEARANCE FROM LANDSCAPING, PARKING, OR OTHER OBSTRUCTIONS AROUND FIRE HYDRANTS AND FIRE DEPARTMENT CONNECTIONS TO SPRINKLER SYSTEMS SHALL BE A MINIMUM OF SEVEN AND ONE-HALF FEET IN FRONT OF AND TO THE SIDES OF EACH APPLIANCE PER NFPA 1.18.3.4.1, 18.3.4.2
- ANY REQUIRED FIRE SPRINKLER POST INDICATOR VALVE AND/OR FIRE DEPARTMENT CONNECTION SHALL BE LOCATED NOT LESS THAN 40 FEET FROM THE PROTECTED BUILDING

**EXIT DISCHARGE NOTES:**

- EXITS SHALL DISCHARGE DIRECTLY TO THE EXTERIOR OF THE BUILDING. THE EXIT DISCHARGE SHALL BE AT GRADE OR SHALL PROVIDE DIRECT ACCESS TO GRADE. THE EXIT DISCHARGE SHALL NOT REENTER THE BUILDING. REFER TO L51.01 FOR EXIT DISCHARGE CAPACITY AT GRADE.
- EXIT DISCHARGE SHALL PROVIDE A DIRECT AND UNOBSTRUCTED ACCESS TO A PUBLIC WAY, WHERE ACCESS TO A PUBLIC WAY CANNOT BE PROVIDED, A SAFE DISPERSAL AREA SHALL BE PROVIDED WHERE ALL OF THE FOLLOWING ARE MET: 1. THE AREA SHALL BE OF A SIZE TO ACCOMMODATE AT LEAST 5 SQUARE FEET FOR EACH PERSON. 2. THE AREA SHALL BE LOCATED ON THE SAME LOT AT LEAST 50 FEET AWAY FROM THE BUILDING REQUIRING EGRESS. 3. THE AREA SHALL BE PERMANENTLY MAINTAINED AND IDENTIFIED AS A SAFE DISPERSAL AREA. 4. THE AREA SHALL BE PROVIDED WITH A SAFE AND UNOBSTRUCTED PATH OF TRAVEL FROM THE BUILDING.
- LEGEND: EXIT DISCHARGE LOCATION      PEDESTRIAN ROUTE

**SITE PLAN NOTES:**

- BACKGROUND INFORMATION OBTAINED FROM SURVEY PREPARED BY HADONNE, DATED MARCH 2, 2010
- G.C. SHALL VERIFY ALL EXISTING FINISH GRADES, DIMENSIONS AND SITE CONDITIONS PRIOR TO COMMENCING WORK AND REPORT ANY DISCREPANCIES TO THE ARCHITECT.
- G.C. SHALL VERIFY EXACT LOCATIONS OF ALL UTILITIES AND SITE IMPROVEMENTS WHICH ARE AFFECTED BY, OR WHICH TIE-IN WITH NEW CONSTRUCTION, PRIOR TO COMMENCEMENT OF WORK.
- G.C. SHALL VERIFY THAT ALL GRADING RETAINS ALL RAIN WATER WITHIN THE PROPERTY BOUNDARIES. ALL GRADING WORK SHALL CONFORM TO APPLICABLE CODES OF THE FBC AND LOCAL CODES OR ORDINANCES.
- DETERMINE NECESSARY SUBGRADE ELEVATIONS AND CONSTRUCT SMOOTH TRANSITIONS BETWEEN FINISH GRADES. FINISHED GRADE ELEVATIONS ADJACENT TO BUILDING PERIMETERS TO BE MIN. 4" BELOW FINISHED FLOOR ELEVATION, U.O.N.
- ALL CONCRETE PAVING TO BE LIGHT BROOM FINISH. U.O.N.
- ALL JOINTS IN EXTERIOR CONCRETE PAVING TO BE SAWCUT.
- ALL CONCRETE PAVING SHALL BE MINIMUM SRI 29 WITH COLOR AS APPROVED BY ARCHITECT.
- ALL EXTERIOR PATHWAYS SHALL COMPLY WITH REQUIREMENTS OF THE FLORIDA ACCESSIBILITY CODE. PATHWAYS IN THE ACCESSIBLE PATH OF TRAVEL SHALL PROVIDE BARRIER FREE ACCESS WITHOUT ANY ABRUPT VERTICAL CHANGES EXCEEDING 1/4", OR 1/2" WHEN BEVELED. WALKWAYS SHALL HAVE A MAX. SLOPE OF 1:20, AND NOWHERE SHALL THE CROSS SLOPE OF AN ACCESSIBLE ROUTE EXCEED 1:50. G.C. SHALL VERIFY THAT ALL BARRIERS ON THE ACCESSIBLE PATH HAVE BEEN REMOVED.
- REFER TO CIVIL FOR EXTENT OF SITE WORK, UTILITIES, AND GRADING.
- PROJECT LIMIT LINE DOES NOT PERTAIN TO SITE UTILITIES.
- G.C. SHALL COORDINATE VEHICULAR ENTRYWAY DIMENSIONS W/ REQUIREMENTS OF N.I.C. SITE ACCESS CONTROL SYSTEMS (ACS) & INTERCOMS, AND VEHICULAR DRIVE CLEARANCES WITH THE OWNER/ POLICE DEPARTMENT.
- SECURITY FENCE, ASSOCIATED BI-PARTING GATES AND DOORS TO BE DESIGNED BY DELEGATED ENGINEER. GATE OPENER SPEEDS SHALL BE 2FPS OR GREATER.

**SITE USE DATA:**

(CODE REFERENCES IN PARENTHESIS; REFER TO GO.01 FOR BUILDING CODE ANALYSIS)

**PROPERTY ADDRESS** 3719 NW 97th AVENUE, DORAL, FLORIDA 33178

**LEGAL DESCRIPTION** REFER TO SURVEY

**ZONING DISTRICT** 7100 INDUSTRIAL COMMERCIAL DISTRICT (IC)

**LAND USE** 8080 VACANT GOVERNMENTAL

**NET LOT AREA** 470,448 SF (10.8 ACRES)

**LOT DIMENSIONS** REFER TO SURVEY

**BUILDING AREA** ONE-STORY POLICE FACILITY: 12,680 GROSS S.F.

**LOT COVERAGE** POLICE FACILITY 12,680 SF. = 2% LOT COVERAGE

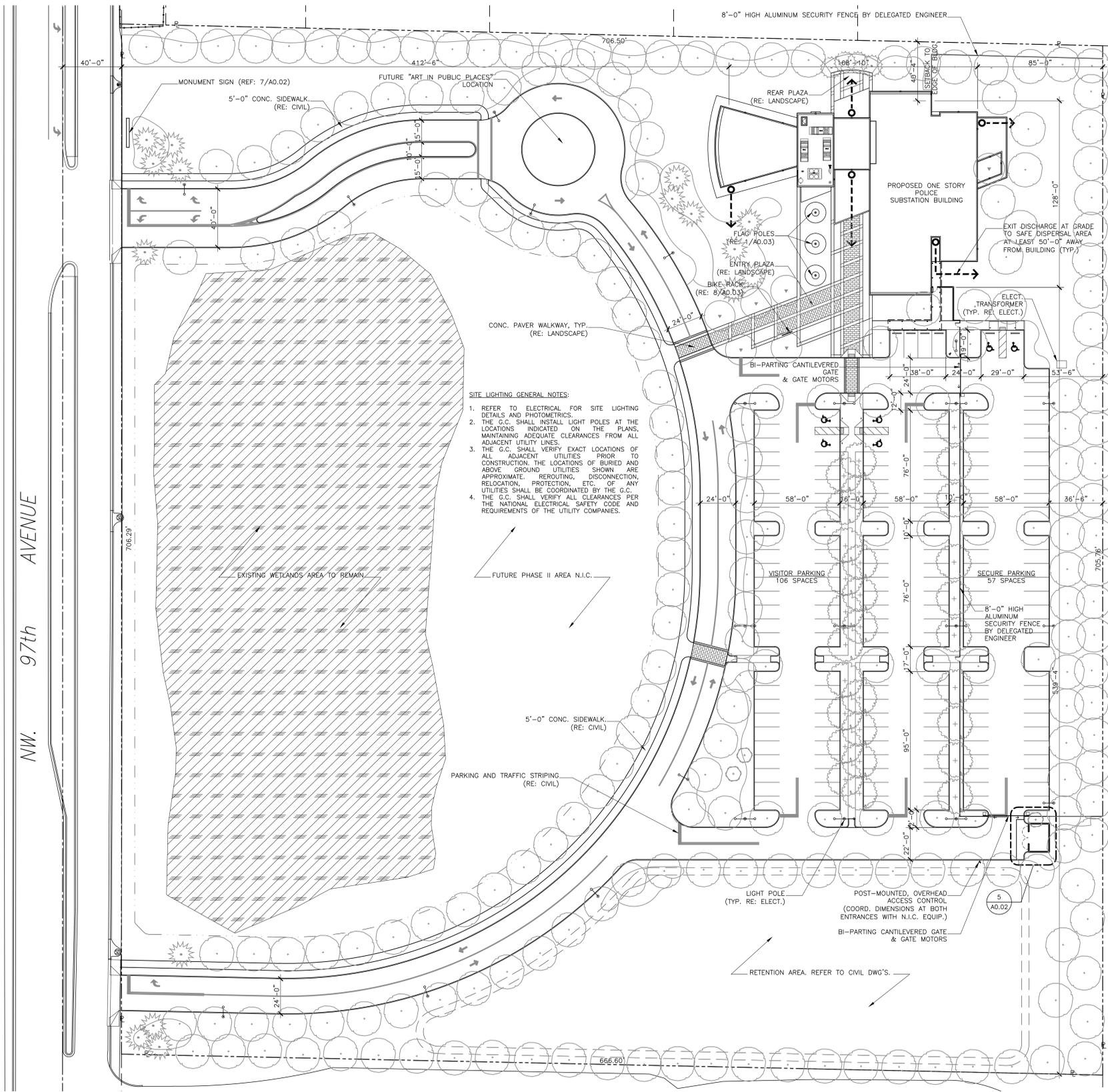
**PARKING**

PARKING STANDARDS:	STANDARD	SPACES
MIN. 9'-6" x 17'-0"	STANDARD	55 SPACES
MIN. 12'-0" x 17'-0"	ACCESSIBLE	2 SPACES
MIN. AISLES WIDTHS	TOTAL PARKING PROV.	57 SPACES
15'-0" (SINGLE)	VISITOR PARKING	102 SPACES
24'-0" (DOUBLE)	ACCESSIBLE	4 SPACES
	TOTAL PARKING PROV.	106 SPACES
	TOTAL VEHICULAR PARKING PROVIDED	163 SPACES
	BICYCLE PARKING PROVIDED	7 SPACES

**PARKING PROVIDED:** (REFER TO SITE PLAN FOR LOCATIONS)

NOTE: REFER TO CIVIL FOR PARKING SIGNAGE.

FLOOD LEGEND					
FLOOD ZONE	BASE FLOOD ELEVATION	FIRM PANEL	BACK OF SIDEWALK ELEVATION	CROWN OF ROAD ELEVATION	FEMA LETTER OF MAP CHANGE #
AH	BFE 6	12086C0286	8.50 FT NGVD (HIGH) 7.40 FT NGVD (LOW)	8.55 FT NGVD (HIGH) 7.30 FT NGVD (LOW)	N/A
LOWEST FLOOR ELEVATION		GARAGE FLOOR ELEVATION		MACHINERY ELEVATION	
9.00 FT NGVD (PROPOSED & FUTURE)		N/A		9.00 FT NGVD (PROPOSED & FUTURE)	

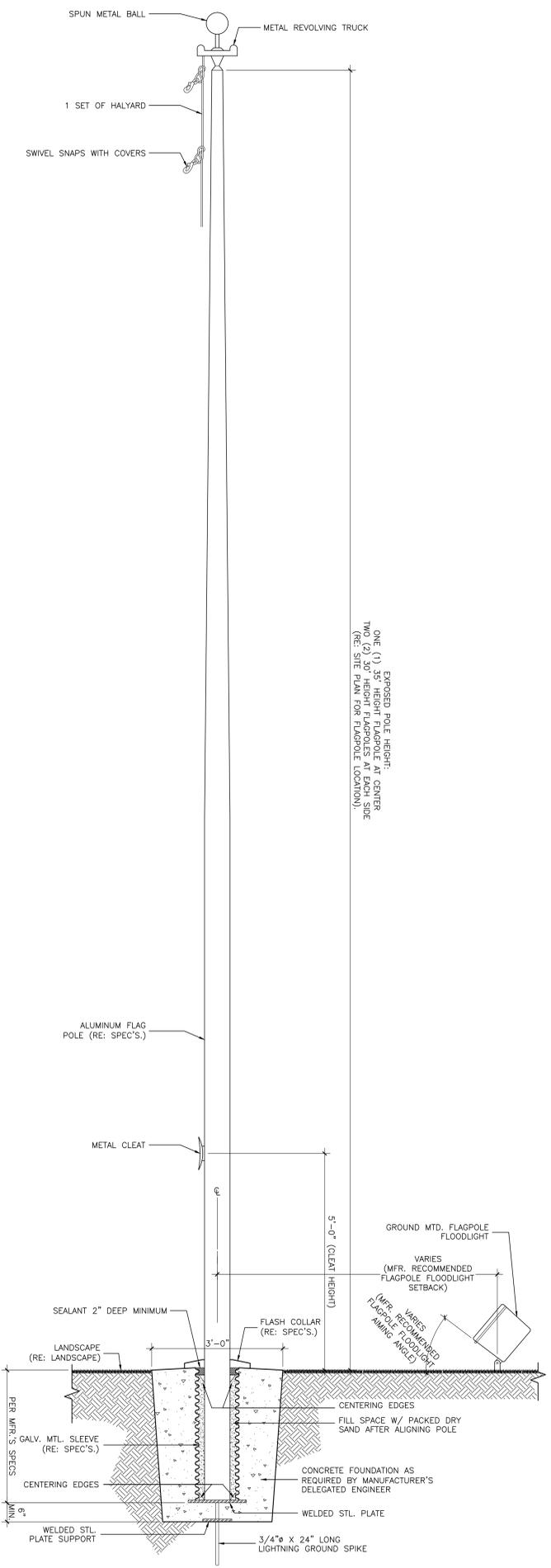


- SITE LIGHTING GENERAL NOTES:**
- REFER TO ELECTRICAL FOR SITE LIGHTING DETAILS AND PHOTOMETRICS.
  - THE G.C. SHALL INSTALL LIGHT POLES AT THE LOCATIONS INDICATED ON THE PLANS, MAINTAINING ADEQUATE CLEARANCES FROM ALL ADJACENT UTILITY LINES.
  - THE G.C. SHALL VERIFY EXACT LOCATIONS OF ALL ADJACENT UTILITIES PRIOR TO CONSTRUCTION. THE LOCATIONS OF BURIED AND ABOVE GROUND UTILITIES SHOWN ARE APPROXIMATE. REROUTING, DISCONNECTION, RELOCATION, PROTECTION, ETC. OF ANY UTILITIES SHALL BE COORDINATED BY THE G.C.
  - THE G.C. SHALL VERIFY ALL CLEARANCES PER THE NATIONAL ELECTRICAL SAFETY CODE AND REQUIREMENTS OF THE UTILITY COMPANIES.

1 SITE PLAN  
A0.01 SCALE: 1/32" = 1'-0"

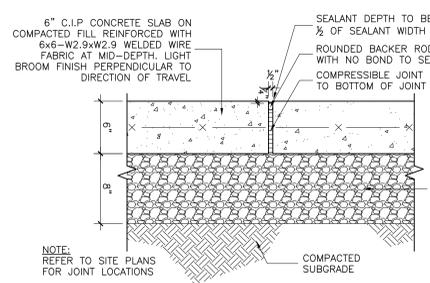
PATH & FILENAME: C:\1601\PROJ\1601-A0.01.dwg



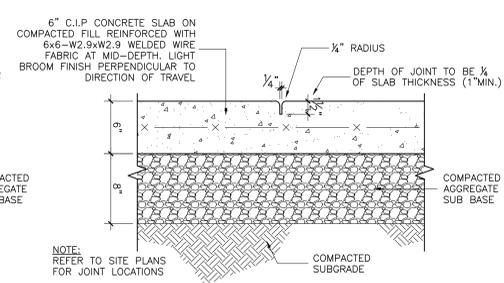


1 FLAGPOLE DETAIL  
A0.03 SCALE: 3/4" = 1'-0"

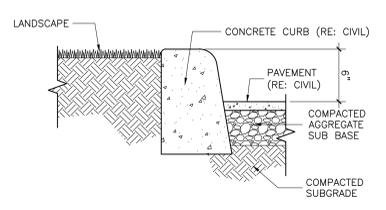
ONE (1) 35' EXPOSED POLE HEIGHT.  
TYP. (2) 35' HEIGHT FLAGPOLE AT CENTER  
(RE: SITE PLAN FOR FLAGPOLE LOCATION)



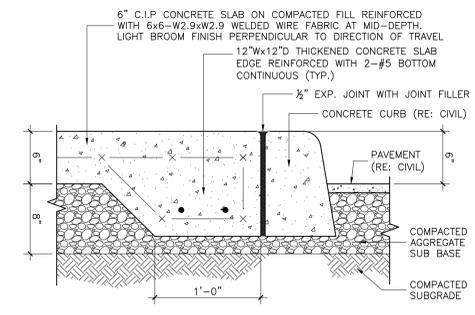
2 EXPANSION JOINT DETAIL  
A0.03 SCALE: 1 1/2" = 1'-0"



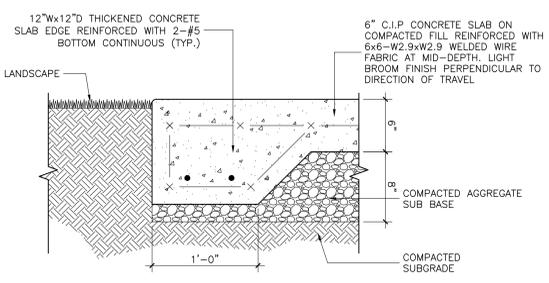
3 SAWCUT JOINT  
A0.03 SCALE: 1 1/2" = 1'-0"



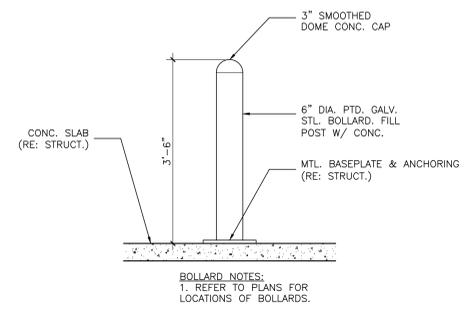
4 CURB DETAIL  
A0.03 SCALE: 1 1/2" = 1'-0"



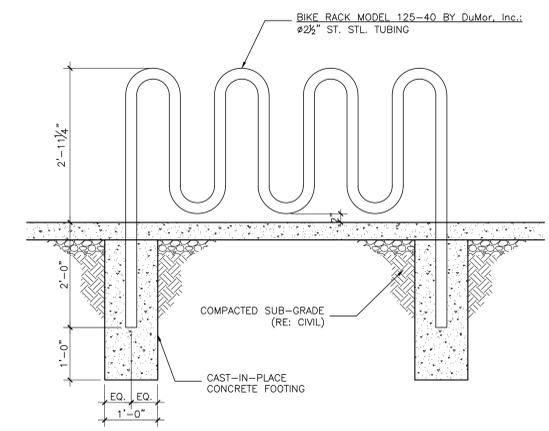
5 CURB DETAIL  
A0.03 SCALE: 1 1/2" = 1'-0"



6 EDGE OF SLAB DETAIL  
A0.03 SCALE: 1 1/2" = 1'-0"



7 TYP. BOLLARD DETAIL  
A0.03 SCALE: 3/4" = 1'-0"



8 TYP. BIKE RACK DETAIL  
A0.03 SCALE: 3/4" = 1'-0"

PATH & FILENAME: O:\1601\PROJ\1601-A0.02-A0.03.dwg



CITY OF DORAL  
POLICE SUBSTATION  
FACILITY  
3719 NW 97th AVE.  
DORAL, FL 33178



6201 SW 70th ST.  
MIAMI, FL 33143

RODRIGUEZ AND QUIROGA  
ARCHITECTS CHARTERED  
AA 001007  
2100 PONCE DE LEON BOULEVARD, MEZZANINE  
CORAL GABLES, FLORIDA 33134  
TELEPHONE (305) 448-7417  
FAX (305) 448-2712  
ARCHITECTURE@RODRIGUEZQUIROGA.COM  
WWW.RODRIGUEZQUIROGA.COM

COPYRIGHT 2016

CONSULTANT:

NO.	DATE	REVISION

NO.	DATE	REVISION

SEAL:

Name : RAUL L. RODRIGUEZ, AA  
State Registration No. : AK 0008237  
Discipline : ARCHITECTURE

Signature : \_\_\_\_\_  
Date : \_\_\_\_\_

DRAWING TITLE:

SITE DETAILS

DRAWN BY: GV APPROVED BY: IB  
ISSUE DATE: SEPTEMBER 9, 2016  
SUBMITTAL: PERMIT SET  
RQ PROJECT NUMBER: 1601  
SHEET NO.

A0.03



**CITY OF DORAL  
POLICE SUBSTATION  
FACILITY**  
3719 NW 97th AVE.  
DORAL, FL 33178



6201 SW 70th ST.  
MIAMI, FL 33143

**RODRIGUEZ AND QUIROGA**  
ARCHITECTS CHARTERED  
AA 000107

2100 PONCE DE LEON BOULEVARD, MEZZANINE  
CORAL GABLES, FLORIDA 33134  
TELEPHONE (305) 448-7417  
FAX (305) 448-2712  
ARCHITECTURE@RODRIGUEZQUIROGA.COM  
WWW.RODRIGUEZQUIROGA.COM

COPYRIGHT 2016

CONSULTANT:

NO.	DATE	REVISION

SEAL:

Name : RAUL L. RODRIGUEZ, AA  
State Registration No. : AR 0008237  
Discipline : ARCHITECTURE

Signature : \_\_\_\_\_  
Date : \_\_\_\_\_

DRAWING TITLE:

**FLOOR PLAN**

DRAWN BY: GV APPROVED BY: IB

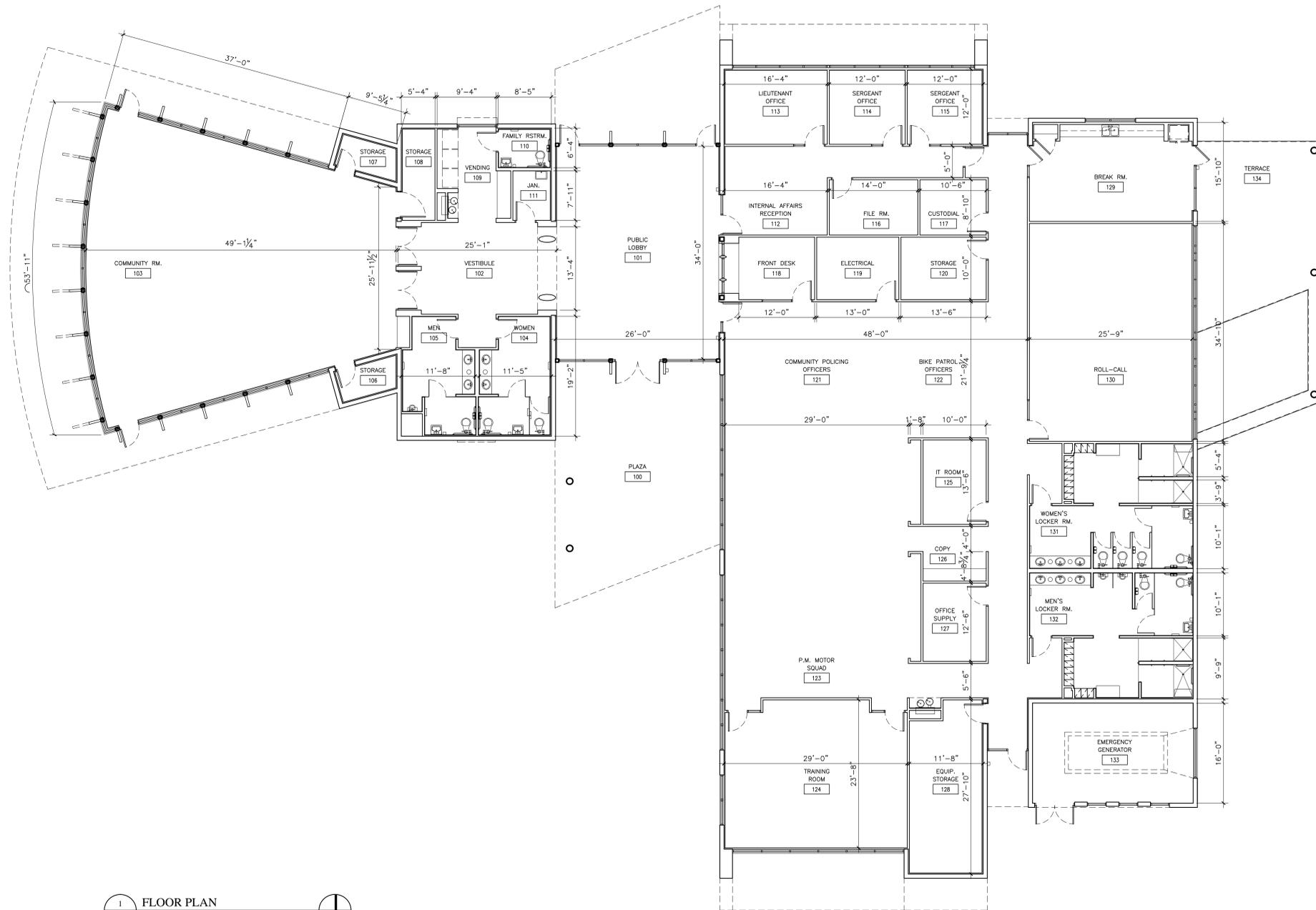
ISSUE DATE: FEBRUARY 22, 2016

SUBMITTAL: PLATTING SUBMITTAL

RQ PROJECT NUMBER: 1601

SHEET NO.

**A1.01**



**1 FLOOR PLAN**  
A1.01 SCALE: 1/8" = 1'-0"



**CITY OF DORAL  
POLICE SUBSTATION  
FACILITY**  
3719 NW 97th AVE.  
DORAL, FL 33178



6201 SW 70th ST.  
MIAMI, FL 33143

**RODRIGUEZ AND QUIROGA**  
ARCHITECTS CHARTERED  
AIA C000107

2100 PONCE DE LEON BOULEVARD, MEZZANINE  
CORAL GABLES, FLORIDA 33134  
TELEPHONE (305) 448-7417  
FAX (305) 448-2712  
ARCHITECTURE@RODRIGUEZQUIROGA.COM  
WWW.RODRIGUEZQUIROGA.COM

COPYRIGHT 2016

CONSULTANT:

NO.	DATE	REVISION

SEAL:

Name : RAUL L. RODRIGUEZ, AIA  
State Registration No. : AR 5008237  
Discipline : ARCHITECTURE

Signature : \_\_\_\_\_  
Date : \_\_\_\_\_

DRAWING TITLE:

**BUILDING  
ELEVATIONS**

DRAWN BY: GV APPROVED BY: IB

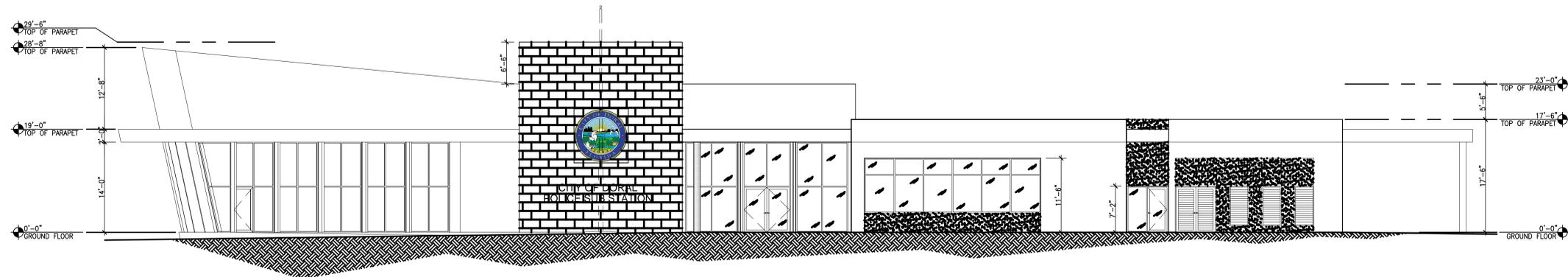
ISSUE DATE: FEBRUARY 22, 2016

SUBMITTAL: PLATTING SUBMITTAL

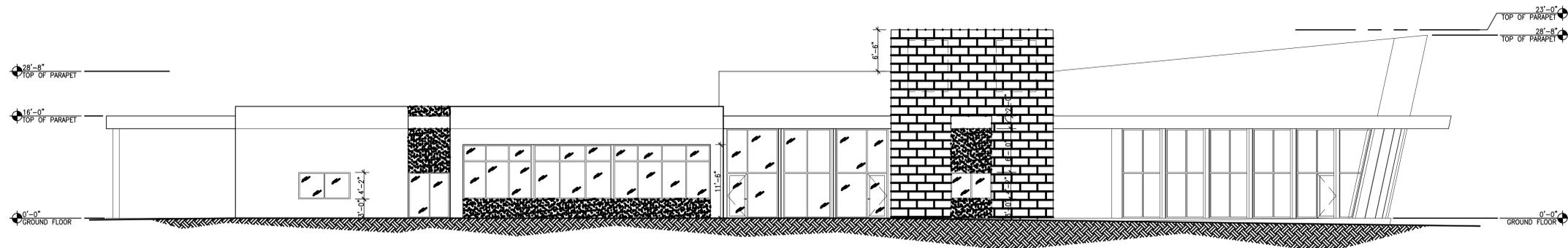
RQ PROJECT NUMBER: 1601

SHEET NO.

**A3.01**



1 SOUTH ELEVATION  
A3.01 SCALE: 1/8" = 1'-0"



2 NORTH ELEVATION  
A3.01 SCALE: 1/8" = 1'-0"



**CITY OF DORAL**  
**POLICE SUBSTATION**  
**FACILITY**  
 3719 NW 97th AVE.  
 DORAL, FL 33178



6201 SW 70th ST.  
 MIAMI, FL 33143

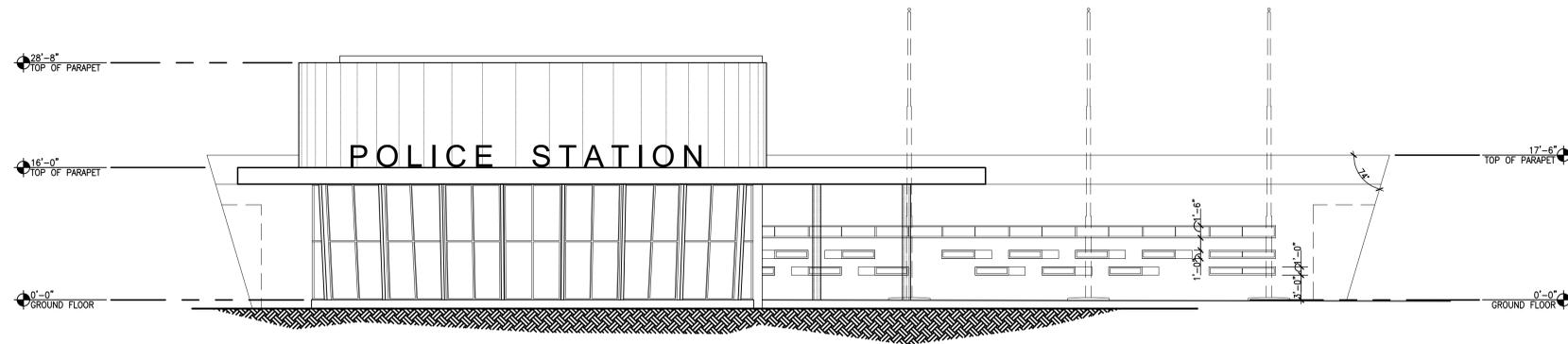
**RODRIGUEZ AND QUIROGA**  
 ARCHITECTS CHARTERED  
 AA 0001007

2100 PUNCE DE LIÓN BOULEVARD, MEZZANINE  
 CORAL GABLES, FLORIDA 33134  
 TELEPHONE (305) 448-7417  
 FAX (305) 448-2712  
 ARCHITECTURE@RODRIGUEZQUIROGA.COM  
 WWW.RODRIGUEZQUIROGA.COM

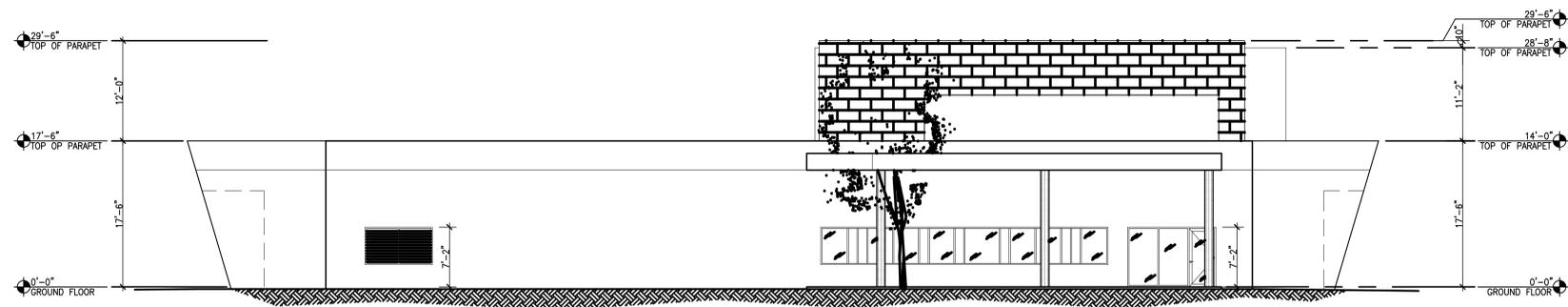
COPYRIGHT 2016

CONSULTANT:

NO.	DATE	REVISION



1 WEST ELEVATION  
 A3.02 SCALE: 1/8" = 1'-0"



2 EAST ELEVATION  
 A3.02 SCALE: 1/8" = 1'-0"

SEAL:

Name : RAUL L. RODRIGUEZ, AA  
 State Registration No. : AR 0008237  
 Discipline : ARCHITECTURE

Signature : \_\_\_\_\_  
 Date : \_\_\_\_\_

DRAWING TITLE:

**BUILDING**  
**ELEVATIONS**

DRAWN BY: GV APPROVED BY: IB

ISSUE DATE: FEBRUARY 22, 2016

SUBMITTAL: PLATTING SUBMITTAL

RQ PROJECT NUMBER: 1601

SHEET NO.

**A3.02**



**CITY OF DORAL**  
**POLICE SUBSTATION**  
**FACILITY**  
 3719 NW 97th AVE.  
 DORAL, FL 33178



6201 SW 70th ST.  
 MIAMI, FL 33143

**RODRIGUEZ AND QUIROGA**  
 ARCHITECTS CHARTERED  
 AA 000007

2100 PONCE DE LEON BOULEVARD, MEZZANINE  
 CORAL GABLES, FLORIDA 33134  
 TELEPHONE (305) 448-7417  
 FAX (305) 448-2712  
 ARCHITECTURE@RODRIGUEZQUIROGA.COM  
 WWW.RODRIGUEZQUIROGA.COM

COPYRIGHT 2016

CONSULTANT:

**RODRIGUEZ AND QUIROGA**  
 CHARTERED

CERTIFICATE OF AUTHORIZATION NUMBER: 28470  
 2100 PONCE DE LEON BOULEVARD  
 CORAL GABLES, FLORIDA 33134  
 TELEPHONE: (305) 448-7417  
 FAX: (305) 448-2712  
 EMAIL: RCARDON@RODRIGUEZQUIROGA.COM

NO.	DATE	REVISION

SEAL:  
 Name: BENITO A. CARMONA  
 P.E. No.: 17040  
 Discipline: CIVIL

Signature: \_\_\_\_\_  
 Date: \_\_\_\_\_

DRAWING TITLE:

**ON-SITE**  
**PAVING, DRAINAGE**  
**& GRADING PLAN**

DRAWN BY: O.A. APPROVED BY: B.A.C.

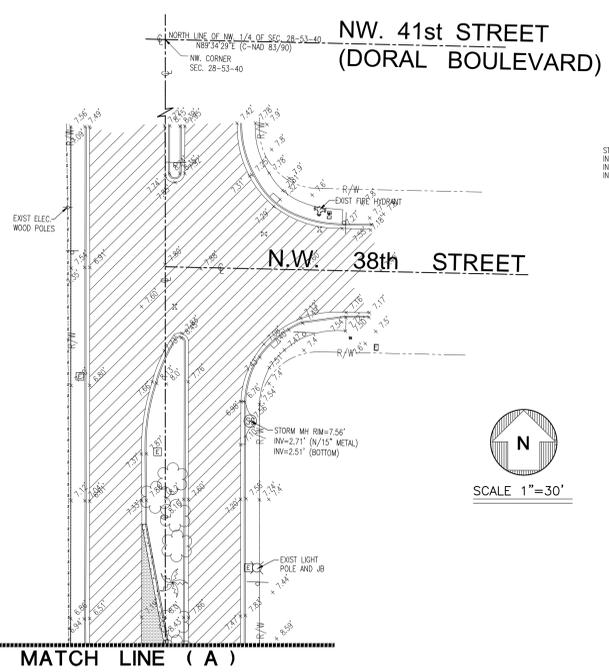
ISSUE DATE: SEPTEMBER 9, 2016

SUBMITTAL: PERMIT SET

RQ PROJECT NUMBER: 1601

SHEET NO.

MATCH LINE (A)



MATCH LINE (A)

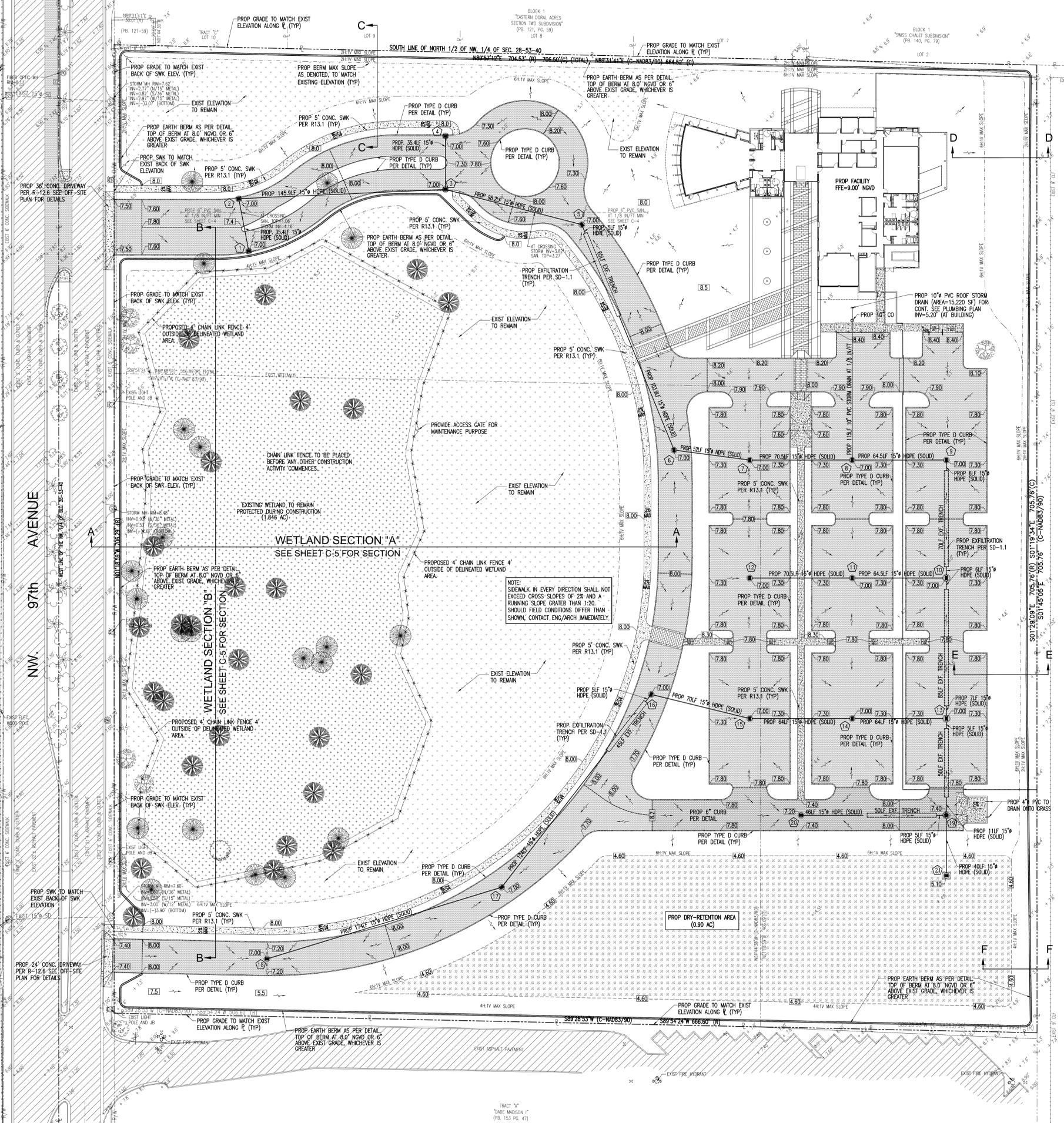
**PROPOSED STRUCTURES TABLE**  
 FOR VALUES AND PROCEDURES USED TO DETERMINE LENGTH OF PROPOSED EXFILTRATION TRENCH SEE DRAINAGE CALCULATIONS

CB #	STRUCT.	RIM ELEV.	PIPE SIZE/DIRECTION	BAFFLE/DIRECTION	PIPE INV/DIRECTION	FRAME/GRADE	TRENCH
1	TYPE P	7.00'	15"/NW	N/A	4.20'/NW	USF5115-6220	65LF
2	TYPE P	7.00'	15"/SE,E	N/A	4.15'/SE,E	USF5115-6220	
3	TYPE P	7.00'	15"/W,N,SE	N/A	3.90'/W,N,SE	USF5115-6220	
4	TYPE P	7.00'	15"/S	N/A	3.95'/S	USF5115-6220	
5	TYPE P	7.00'	15"/NW,SE	(1) BAFFLE/SE	3.75'/NW,SE	USF4105-6220	
6	TYPE P	7.00'	15"/NW,SE	(1) BAFFLE/NW	3.75'/NW & 4.05'/SE	USF4105-6220	
7	TYPE P	7.00'	15"/NW,E	N/A	3.95'/NW,E	USF4105-6220	
8	TYPE P	7.00'	15"/W,E & 10"/N	N/A	3.85'/W,E	USF4105-6220	
9	TYPE P	7.00'	15"/W,S	(1) BAFFLE/S	3.75'/W,S	USF4105-6220	
10	TYPE J	7.00'	15"/W,N,S	(2) BAFFLE/N,S	3.75'/W,N,S	USF4105-6220	
11	TYPE P	7.00'	15"/W,E	N/A	3.85'/W,E	USF4105-6220	
12	TYPE P	7.00'	15"/E	N/A	3.95'/E	USF4105-6220	
13	TYPE J	7.00'	15"/W,N,S	(2) BAFFLE/N,S	3.75'/W,N,S	USF4105-6220	
14	TYPE P	7.00'	15"/W,E	N/A	3.85'/W,E	USF4105-6220	
15	TYPE P	7.00'	15"/NW,E	N/A	3.95'/NW,E	USF4105-6220	
16	TYPE P	7.00'	15"/SW,SE	(1) BAFFLE/SW	3.75'/SW & 4.00'/SE	USF4105-6220	
17	TYPE P	7.00'	15"/SW,NE	(1) BAFFLE/NE	3.75'/SW,NE	USF4105-6220	
18	TYPE P	7.00'	15"/NE	N/A	4.00'/NE	USF4105-6220	
19	TYPE J	7.40'	15"/W,N,S	(3) BAFFLE/W,N,S	3.75'/W,N,S & 4.00'/S	USF4105-6220	
20	TYPE P	7.20'	15"/E	(1) BAFFLE/E	3.75'/E	USF4105-6220	
21	TYPE P	5.10'	15"/N	N/A	2.30'/N	USF4105-6220	

NOTES:  
 1. TYPE P STRUCTURE MINIMUM DIAMETER TO BE 42" (ROUND OR SQUARE)  
 2. TYPE J STRUCTURE MINIMUM DIAMETER TO BE 54" (ROUND OR SQUARE)  
 3. SEE TYPICAL CATCH BASIN DETAIL FOR REQUIRED BAFFLE (SKIMMER) SPACING

**LEGEND**

- EXIST. PAVEMENT
- PROP. PAVEMENT PER TYPICAL SECTION
- PROP. CONCRETE
- EXIST. ELEVATION
- PROP. STORM FLOW
- PROP. CATCH BASIN
- PROP. FRENCH DRAIN
- PROP. STRUCTURE NUMBER
- EXIST. STORM SEWER MANHOLE
- EXIST. FIRE HYDRANT
- EXIST. WATER METER BOX
- EXIST. ELEVATION
- PROP. EARTH BERM
- EXIST. WATER VALVE
- PROP. WATER VALVE
- EXIST. CLEAN OUT
- EXIST. CATCH BASIN
- CENTER LINE
- PROPERTY LINE
- RIGHT-OF-WAY LINE
- EXIST. DENOTES EXISTING
- PROP. DENOTES PROPOSED
- TYP. DENOTES TYPICAL
- EOP DENOTES EDGE OF PAVEMENT
- EXIST. SANITARY SEWER MANHOLE



NW 97th AVENUE

WETLAND SECTION "A"  
 SEE SHEET C-5 FOR SECTION

WETLAND SECTION "B"  
 SEE SHEET C-5 FOR SECTION

NOTE:  
 SIDEWALK IN EVERY DIRECTION SHALL NOT EXCEED CROSS SLOPES OF 2% AND A RUNNING SLOPE GREATER THAN 1:20. SHOULD FIELD CONDITIONS DIFFER THAN SHOWN, CONTACT ENG/ARCH IMMEDIATELY

PROPOSED "B" "X" "S" "SUBMITTAL" UNRECORDED PAGE (1-2009)

PROPOSED "B" "X" "S" "SUBMITTAL" UNRECORDED PAGE (1-2009)

PROPOSED "B" "X" "S" "SUBMITTAL" UNRECORDED PAGE (1-2009)

# Exhibit A: Wetlands delineation



Wetlands



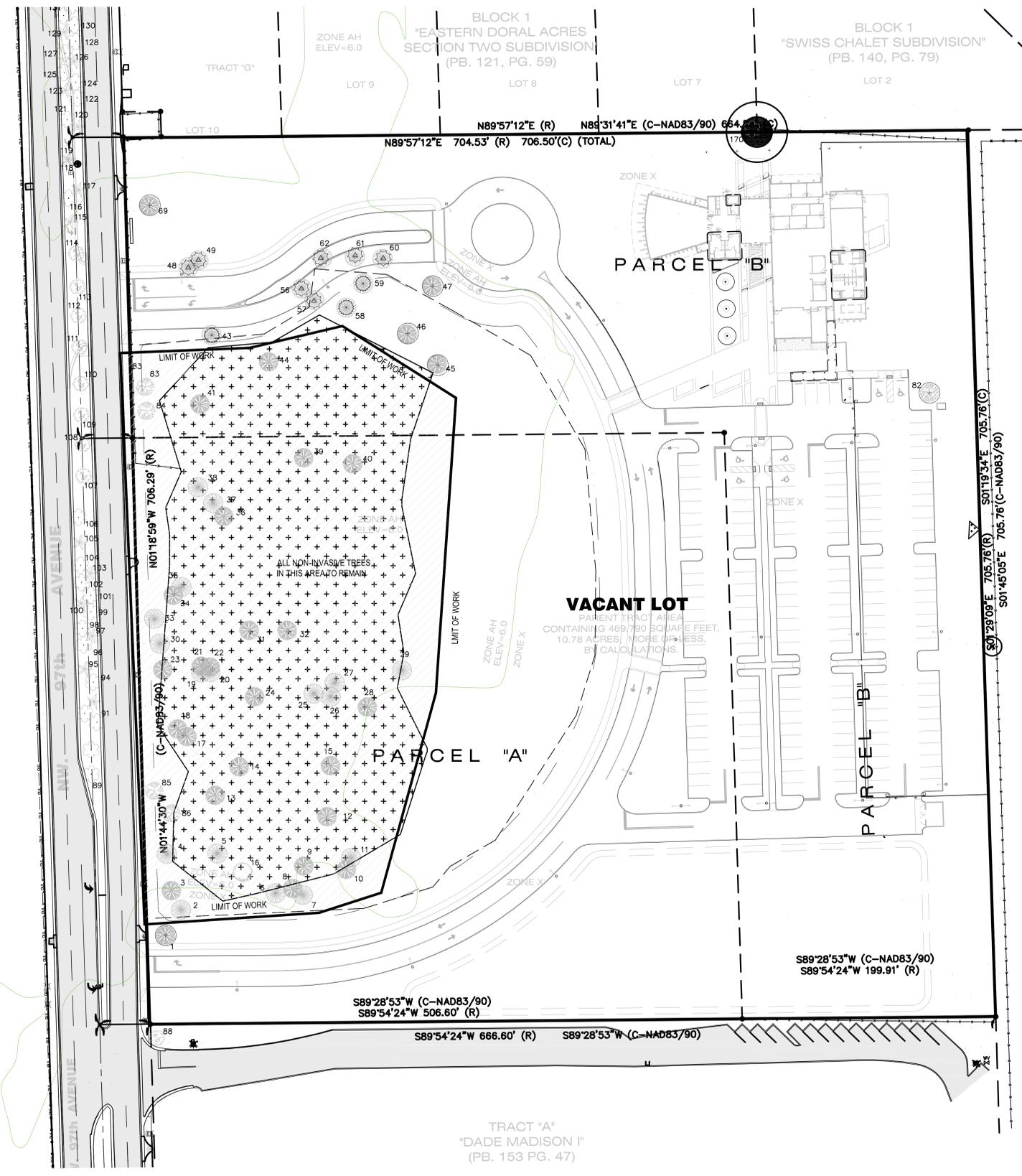
**COPYRIGHT NOTICE AND DISCLAIMER**

COPYRIGHT 1988, ETC.  
 NO EXPRESS OR IMPLIED WARRANTY, INCLUDING BUT NOT LIMITED TO THE IMPLIED WARRANTIES OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE, IS MADE. THE MATERIAL CONTAINED HEREIN IS PROVIDED "AS IS" AND MAY CONTAIN INACCURACIES AND THEREFORE THE USER ASSUMES ALL LIABILITY FOR ANY AND ALL DAMAGES AND CONSEQUENCES ARISING FROM THE USE OF THIS INFORMATION.

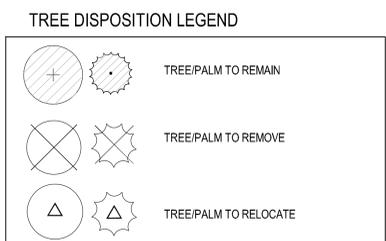
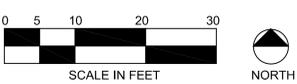
- 2.0 acres total
- Acreage clockwise from largest parcel:
  - 1.83 acres
  - 0.03 acres
  - 0.005 acres
  - 0.01 acres
  - 0.01 acres
  - 0.005 acres
  - 0.11 acres

SCALE: 1 inch = 168.32 Feet

PATH & FILENAME: C:\Project Files\Doral Police Substation\Drawings\CHYZ Doral Police Substation\Drawings\BASE-TD-NEW.dwg



1 TREE DISPOSITION PLAN  
SCALE: 1" = 10'-0"



TREE No.	COMMON NAME	D (IN)	HT (FT)	C (FT)	ACTION
1	Sable palm	18	20	15	REMAIN
2	Sea grape	20	12	8	REMAIN
3	Sea grape	18	18	15	REMAIN
4	Red bay	5	12	4	REMAIN
5	Sable palm	19	20	12	REMAIN
6	Sable palm	10	12	4	REMAIN
7	Sea grape	38	12	4	REMAIN
8	Sea grape	32	10	12	REMAIN
9	Sea grape	60	15	18	REMAIN
10	Sable palm	24	15	10	REMAIN
11	Sable palm	15	12	5	REMAIN
12	Sable palm	16	14	12	REMAIN
13	Sea grape	40	20	18	REMAIN
14	Sea grape	32	12	12	REMAIN
15	Sea grape	48	20	24	REMAIN
16	Red bay	5	10	3	REMAIN
17	Sea grape	38	15	20	REMAIN
18	Sea grape	60	15	24	REMAIN
19	Sable palm	24	15	10	REMAIN
20	Sable palm	20	18	10	REMAIN
21	Sea grape	42	20	20	REMAIN
22	Sea grape	48	15	15	REMAIN
23	Sea grape	40	15	15	REMAIN
24	Sea grape	30	15	18	REMAIN
25	Sable palm	12	10	10	RELOCATE
26	Red bay	15	25	15	RELOCATE
27	Sable palm	15	20	8	RELOCATE
28	Sea grape	40	20	15	RELOCATE
29	Sable palm	20	18	5	RELOCATE
30	Sable palm	18	20	8	RELOCATE
31	Sea grape	36	15	15	RELOCATE
32	Sea grape	24	20	12	RELOCATE
33	Sable palm	18	12	6	RELOCATE
34	Sea grape	28	12	10	RELOCATE
35	Sable palm	18	16	6	RELOCATE
36	Sea grape	40	12	12	RELOCATE
37	Sable palm	18	10	8	RELOCATE
38	Sable palm	16	12	6	RELOCATE
39	Sea grape	24	12	12	RELOCATE
40	Sea grape	50	22	18	RELOCATE
41	Sea grape	38	12	12	RELOCATE
43	Sable palm	24	12	10	RELOCATE
44	Sea grape	46	16	12	RELOCATE
45	Sea grape	54	22	15	RELOCATE
46	Sea grape	16	14	16	RELOCATE
47	Sea grape	14	10	12	RELOCATE
48	Sea grape	36	24	18	RELOCATE
49	Sable palm	16	20	8	RELOCATE
56	Sable palm	18	12	6	RELOCATE
57	Sable palm	18	12	6	RELOCATE
58	Sable palm	18	12	6	RELOCATE
59	Sable palm	18	14	6	RELOCATE
60	Sable palm	12	14	6	RELOCATE
61	Sable palm	15	14	6	RELOCATE
62	Sable palm	14	14	6	RELOCATE
69	Sea grape	60	20	16	RELOCATE
82	Strengler fig	28	40	20	RELOCATE
83	Trema	44	88	44	RELOCATE
84	Trema	4	6	4	RELOCATE
85	Trema	4	8	4	RELOCATE
86	Trema	4	8	4	RELOCATE
87	Palm	16	35	20	RELOCATE
88	Oak	12	30	20	RELOCATE
89	Tree	4	8	6	RELOCATE
90	Tree	4	12	4	RELOCATE
91	Tree	4	8	6	RELOCATE
92	Tree	5	8	8	RELOCATE
93	Palm	15	35	15	RELOCATE
94	Tree	3	4	4	RELOCATE
95	Palm	15	35	15	RELOCATE
96	Tree	4	8	8	RELOCATE
97	Palm	15	35	15	RELOCATE
98	Tree	4	8	8	RELOCATE
99	Tree	4	15	10	RELOCATE
100	Palm	15	35	15	RELOCATE
101	Tree	4	15	10	RELOCATE
102	Tree	5	15	10	RELOCATE
103	Palm	16	30	20	RELOCATE
104	Tree	4	8	8	RELOCATE
105	Palm	16	30	20	RELOCATE
106	Tree	4	12	8	RELOCATE
107	Oak	10	40	20	RELOCATE
108	Oak	10	35	20	RELOCATE
109	Oak	10	25	15	RELOCATE
110	Oak	10	25	15	RELOCATE
111	Oak	10	25	15	RELOCATE
112	Oak	10	25	15	RELOCATE
113	Oak	10	25	15	RELOCATE
114	Oak	10	25	15	RELOCATE
115	Palm	18	35	25	RELOCATE
116	Tree	4	10	8	RELOCATE
117	Palm	18	35	25	RELOCATE
118	Palm	18	35	25	RELOCATE
119	Palm	16	30	18	RELOCATE
120	Palm	16	30	18	RELOCATE
121	Tree	4	8	8	RELOCATE
122	Tree	4	8	8	RELOCATE
123	Palm	16	30	18	RELOCATE
124	Tree	5	10	10	RELOCATE
125	Tree	4	8	6	RELOCATE
126	Palm	16	30	18	RELOCATE
127	Tree	4	8	8	RELOCATE
128	Tree	4	10	8	RELOCATE
129	Palm	16	30	18	RELOCATE
130	Tree	4	10	8	RELOCATE
131	Tree	4	5	6	RELOCATE
132	Tree	4	10	8	RELOCATE
160	Oak	12	35	25	RELOCATE

**TREE RELOCATION NOTES**  
1.01 PERMITS AND CODES  
A. The Contractor shall procure all necessary permits to accomplish all of the work.  
B. The Contractor shall be responsible for performing all work in accordance with all applicable regulations, ordinances and code requirements from the appropriate city, county, state and/or federal jurisdiction the project is located in.

**2.0 REPARATION PRIOR TO TRANSPLANTING**  
A. Crown Pruning  
1. Crown pruning shall be completed a minimum of 10 days prior to root pruning. Pruning technique shall be as follows:  
a. Broadleaf Trees shall be trimmed by thinning the crown only, and not reducing the crown dimensions. Interior suckers growth and dead wood shall be first removed, followed by selective pruning of branches and limbs. Limbs that cross through the tree crown shall be removed before other limbs are removed. Pruning shall not destroy the form of the tree. All cuts shall be made flush, smooth and contoured to the tree limbs or trunk.  
2. Repair any existing injuries to tree including cavities and machinery marks.

B. Watering and Fertilization  
1. Clear the root ball area of all foreign material, trash, etc. to expose undisturbed soil.  
2. Trees shall be deep injection fertilized within 24 hours after crown pruning, a minimum of 8 days prior to root pruning. Fertilizer shall be "Micro Mix" liquid as produced by Lesco, Inc., to be diluted at a rate of 1 gallon per 100 gallons of water.  
3. Inject into root zone within the limits of proposed rootball at the rate of 50 gallons fluid per 1,000 square feet of tree canopy, using only approved spray equipment.  
4. Trees to be root pruned shall be watered two weeks prior to root severance. During this period, the soil moisture in the root zone shall be maintained at an optimum level for growth. This is interpreted to mean that two (2) to three (3) inches shall be applied to the root zone each week to achieve deep watering of the area.

C. Root Pruning  
1. All trees shall be root pruned by digging a trench 24" deep by 12" wide by hand. All roots are to have a smooth, clean cut without tearing or splitting.  
2. Root balls are to be formed round, all trenches being equal distance from the trunk.

D. Backfilling Trench:  
1. All trenches are to be backfilled with planting soil consisting of a mixture 25% allgrow compost (or approved equal) 60% sand and 15% muck. Trenches shall be flooded to remove air pockets. Fill entire trench.  
2. Re-establish a 6" berm, 12" outside the root pruning trench using excavated soil.

E. Mulching: Spread Florimulch -shredded maleucule mulch, 3" thick within the bermed area.

F. Watering After Root Pruning  
1. Watering after root pruning shall be three times per week.  
2. Watering shall be accomplished by a water truck, or by on-site water supply as required to provide sufficient quantity and pressure. It is the contractor's responsibility to pay for any fees for water use.  
3. Watering shall continue until the root regeneration period is over.

G. Root Regeneration Period shall be 60 days.

**2.01 TRANSPLANTING OPERATION**  
A. Trees and palms shall be deep injection fertilized with liquid fertilizer 10 days prior to relocation. Apply at manufacturer's recommended concentration and application rates.  
B. Trees and palms shall be thoroughly soaked to the full depth of the root ball daily for 7 consecutive days prior to relocation.  
C. Ascertain that all proposed paths for machinery are clear of utilities and other obstruction.

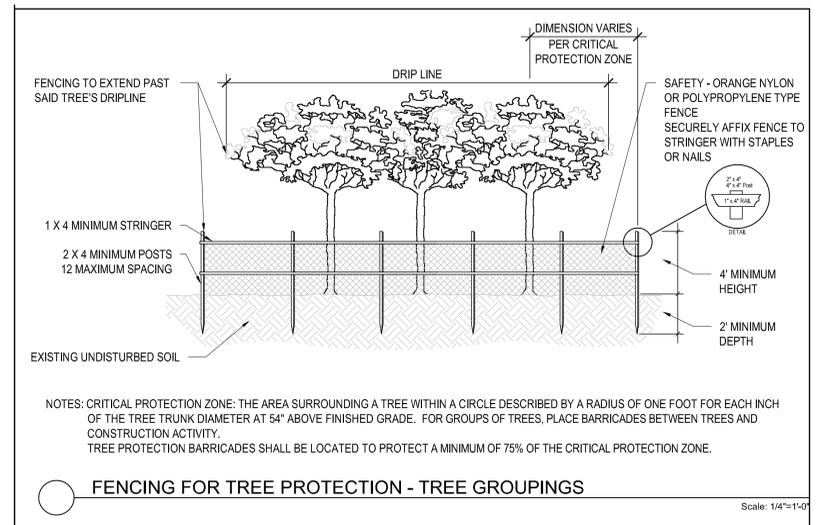
**2.02 PLANTING PROCEDURES**  
A. Excavation of Tree Pits  
1. Excavation of tree pits: Dig all pits as shown in drawings with vertical sides and flat bottom.  
B. Digging and Handling  
1. Determine line of previous root pruning and excavate around root mass to leave area 12" out from line of root pruning undisturbed. Digging shall be accomplished so as to produce clean cuts on all roots without tearing or splitting. Trenching shall be a minimum of 36" deep.  
2. Trees are to be handled in such a way as to avoid damage to bark and limbs subject to support cables and chains. Attach padded support cables of multiple points where possible.  
3. Root balls are to be undercut prior to lifting. Do not force tree from ground prior to undercutting. Ball depth to be determined upon assessing conditions at time of trenching, to keep intact the entire rootball.  
4. Trees shall be properly wrapped during moving so trunks will not be scarred, damaged and to avoid broken limbs.  
5. Transport plant material on vehicles of adequate size to prevent overcrowding, broken limbs, foliage damage or root damage.  
6. Root ball and foliage shall be kept moist during all phases of relocation.  
C. Wrapping of Root Ball: Plant material which is in soil of a loose texture, which does not readily adhere to the root system, or material which has not produced a well-developed root structure shall have the root ball wrapped in burlap, then wired, prior to removing from the hole for relocation.  
D. Setting of Plants: All trees shall be centered in the planter and planted so that the top of the root ball is level or slightly above the level of the grade of the bottom of the saucer. Backfill the planting pit, utilizing the excavated soil. During backfilling, a hose with water running at a slow rate shall be used to "puddle in" the soil. Rod-in the water-soil mix to assure that all air pockets are eliminated. If tree settles, Contractor must reset to proper level.

E. Bracing Trees: Transplanted trees shall be braced as per details.  
F. Placement of Mulch: A 3" layer of mulch shall be placed around the base of the trees but not touching the tree trunk. Trees shall have a blanket of mulch that covers the area of the planting pit. Where trees are planted in masses, the total area below the tree group shall be mulched.

**3.00 MAINTENANCE**  
A. Watering: Once trees have been relocated and well-watered in during the transplanting, the following methods may be approved to provide water during the maintenance period.  
1. Contractor shall water by water truck or by on-site water supply as required to provide sufficient quantity and pressure. It is the contractor's responsibility to pay for any fees for water use.  
2. Contractor shall flood trees and water the canopy every day for one week. Then cut back to 3-4 days a for the second through fourth weeks. The 5th thru 12th weeks - water twice a week and the 13th-24th weeks, once a week.

**3.01 CLEAN-UP**  
A. Disposal of Trash: All debris and other objectionable material created through planting operations and landscape construction shall be removed completely on a daily basis from the job or as directed by the Engineer.

**3.02 GUARANTEE**  
A. All trees and palms shall be guaranteed for a period of one year.  
B. Trees that are damaged or die during the relocation process shall be replaced at no cost to Owner. Contractor shall replace trees with equal species and caliper (example: 1-6" cal. tree can be replaced with 1-6" cal. tree or 2-3" cal trees). Contractor shall submit in writing their proposals for tree replacements prior to replacing the trees.



**CITY OF DORAL  
POLICE SUBSTATION  
FACILITY**  
3719 NW 97th AVE.  
DORAL, FL 33178

---

**MCM**  
BUILDING EXCELLENCE  
6201 SW 70th ST.  
MIAMI, FL 33143

---

**RODRIGUEZ AND QUIROGA**  
ARCHITECTS CHARTERED  
AA 0001007  
2100 PONCE DE LEON BULLEVARDE, MIZZANNE  
CORAL GABLES, FLORIDA 33134  
TELEPHONE (305) 448-7417  
FAX (305) 448-2712  
WWW.RODRIGUEZQUIROGA.COM

COPYRIGHT 2016

CONSULTANT:

**CURTIS ROGERS  
DESIGN STUDIO INC**  
Landscape Architecture  
7520 S RED ROAD, SUITE M  
SOUTH MIAMI, FLORIDA 33143  
305.442.1774 | 305.445.9488 FAX  
www.curtisrogers.com LC C000241

NO.	DATE	REVISION

---

Signature: \_\_\_\_\_  
Date: \_\_\_\_\_

**TREE DISPOSITION PLAN**

---

DRAWN BY: JRP	APPROVED BY: GM
ISSUE DATE: SEPTEMBER 9, 2016	
SUBMITTAL: PERMIT SET	
RQ PROJECT NUMBER: 1601	
SHEET NO.	

**L0.01**



CITY OF DORAL  
POLICE SUBSTATION  
FACILITY  
3719 NW 97th AVE.  
DORAL, FL 33178



RODRIGUEZ AND QUIROGA  
ARCHITECTS CHARTERED  
AA C001007  
2100 PONCE DE LEON BOULEVARD, MIZZANNE  
CORAL GABLES, FLORIDA 33134  
TELEPHONE (305) 448-7417  
FAX (305) 448-2712  
ARCHITECTURE@RODRIGUEZQUIROGA.COM  
WWW.RODRIGUEZQUIROGA.COM

COPYRIGHT 2016

CONSULTANT:



CURTIS + ROGERS  
DESIGN STUDIO INC  
Landscape Architecture  
7520 S RED ROAD, SUITE M  
SOUTH MIAMI, FLORIDA 33143  
305.442.1774 | 305.445.9488 FAX  
www.curtisrogers.com LC C000241

NO. DATE REVISION

SEAL:

Name: JENNIFER J. ROGERS-POWELL  
State Registration No.: LA 6967093  
Discipline: LANDSCAPE ARCHITECTURE

Signature:

Date:

DRAWING TITLE:

LANDSCAPE  
PLAN  
TREES & PALMS

DRAWN BY: JRP APPROVED BY: GM

ISSUE DATE: SEPTEMBER 9, 2016

SUBMITTAL: PERMIT SET

RQ PROJECT NUMBER: 1601

SHEET NO.

L1.01

CERTIFICATE OF COMPLIANCE WITH CHAPTER 71—LANDSCAPING AND BUFFERING

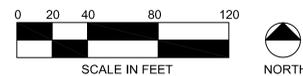
THE LANDSCAPE PLAN WILL MEET OR EXCEED ALL REQUIREMENTS OF CHAPTER 71—LANDSCAPING AND BUFFERS.

ZONING INDUSTRIAL COMMERCIAL DISTRICT REQUIRES 15 TREES/ACRE. THE SITE CURRENTLY HAS 170 EXISTING TREES (SEE ATTACHED SURVEY) AND AFTER A HORTICULTURAL EVALUATION WE WILL MEET OR EXCEED THE 162 REQUIRED TREES (10.8 AC. X 15 TREE/AC.). ALL NEW TREES WILL BE A MINIMUM 10' IN HEIGHT AND HAVE A 2-1/2" CALIPER. ANY EXISTING OR PROPOSED PALM TREES WHICH WILL COUNT TOWARDS THE TOTAL WILL HAVE A 15' DIAMETER CANOPY AND BE AT A MINIMUM 15' IN HEIGHT. AT A MINIMUM 30% OF ALL TREES COUNTING TOWARD THE REQUIREMENT WILL BE NATIVES. THE TREES WITHIN THE PARKING LOT WILL CONFORM TO DIVISION 6—LANDSCAPING.

NOTE: 2' OVERHANG AREA ON ALL PARKING SPACES WITHOUT WHEEL STOPS SHALL BE KEPT CLEAR OF ALL PLANTING EXCEPT SOD.

PLANT LIST					
QTY	SYM	Scientific Name	Common Name	Specifications	Native
<b>TREES</b>					
7	BA	Bulnesia arborea	Varrwood	10'-12' ht. x 4'-5' sp. 2" cal. B&B	Yes
30	BS	Bursera sinarubra	Gumbo Limbo	12'-14' ht. x 5'-6' sp. 2-1/2" cal. B&B	Yes
20	CD	Coccoloba diversifolia	Pigeon Plum	10'-12' ht. x 4'-5' sp. 2" cal. B&B	Yes
20	CE	Conocarpus erectus	Green Buttonwood	12'-14' ht. min. x 4'-5' sp. min. 2" cal. min. B&B	Yes
29	CJ	Citharexylum spinosum	Fiddlewood	10'-12' ht. x 4'-5' sp. 2" cal. B&B	Yes
61	QV	Quercus virginiana	Live Oak	16' ht. min. 7" sp. min. 4" DBH min.	Yes
81	SM	Swietenia mahagoni	Mahogany Tree	16' ht. min. 7" sp. min. 4" DBH min.	Yes
<b>PALMS</b>					
11	SP	Sabal Palmetto	Cabbage Palm	16'-18' oa. ht. staggered heights, booted	
<b>SHRUBS, GROUNDCOVERS &amp; GRASSES</b>					
100	CHR	Chrysobalanus icaco	Cocoplum	3 gal. 20" ht. min. 24" oc. FULL	Yes
585	BYR	Byrsonima lucida	Locust Berry	3 gal. 24" ht. min. 24" oc	Yes
530	ERN	Emodea littoralis	Golden Creeper	1 gal. 12" ht. min. 18" oc	Yes
35	HAM	Hamelia palens 'compacta'	Dwarf Fire Bush	3 gal. 24" ht. min. 36" oc	Yes
135	SPA	Spartina bakeri	Sand Cordgrass	3 gal. 24" ht. min. 24" oc	Yes
370	TRI	Tripsacum dactyloides	Fakahatchee Grass	3 gal. 24" ht. min. 36" oc	Yes
<b>SOD</b>					
	BAHIA	Paspalum notatum 'Argentine'	Argentine Bahia Sod	Solid Sod	No

1 LANDSCAPE PLAN  
SCALE: 1" = 40'-0"





**CITY OF DORAL**  
**POLICE SUBSTATION**  
**FACILITY**  
 3719 NW 97th AVE.  
 DORAL, FL 33178



6201 SW 70th ST.  
 MIAMI, FL 33143

**RODRIGUEZ AND QUIROGA**  
 ARCHITECTS CHARTERED  
 AA C001007

2100 PONCE DE LEON BOULEVARD, MEZZANINE  
 CORAL GABLES, FLORIDA 33134

TELEPHONE (305) 448-7417  
 FAX (305) 448-2712

ARCHITECTURE: RODRIGUEZ AND QUIROGA  
 WWW.RODRIGUEZQUIROGA.COM

COPYRIGHT 2016

CONSULTANT:



**CURTIS + ROGERS**  
 DESIGN STUDIO INC

Landscape Architecture

7520 S RED ROAD, SUITE M  
 SOUTH MIAMI, FLORIDA 33143  
 305.442.1774 | 305.445.9488 FAX  
 www.curtisrogers.com LIC C0002411

NO.	DATE	REVISION

**LANDSCAPE NOTES:**

**1. GENERAL**

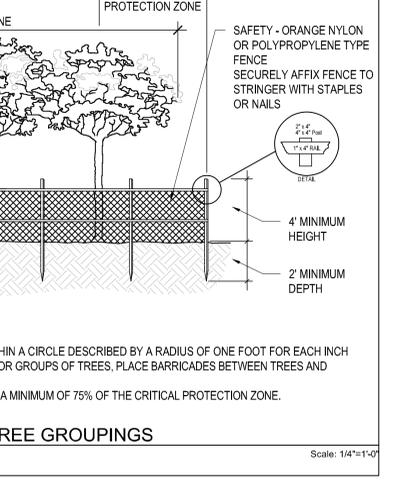
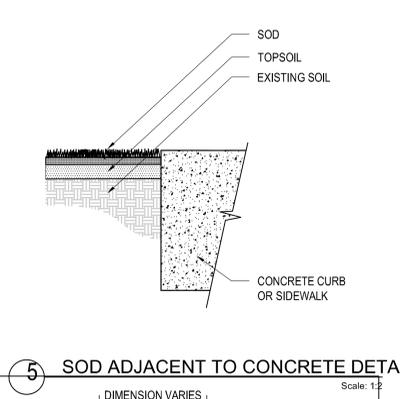
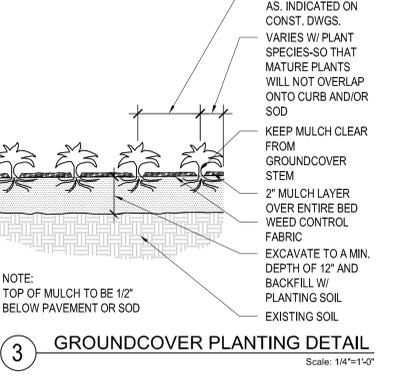
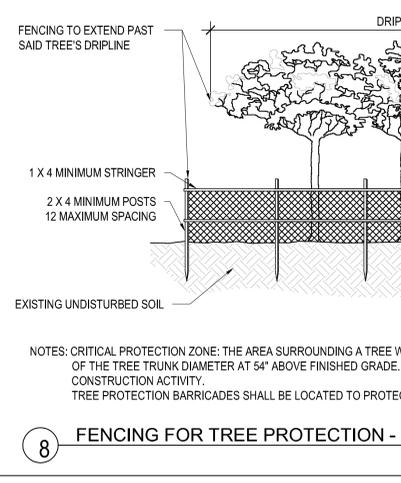
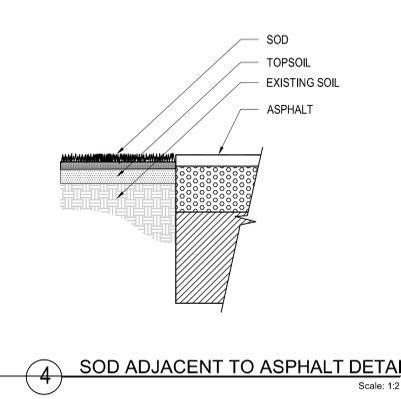
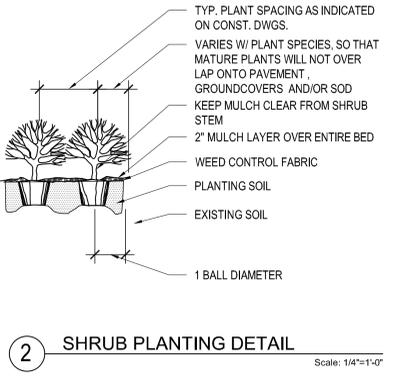
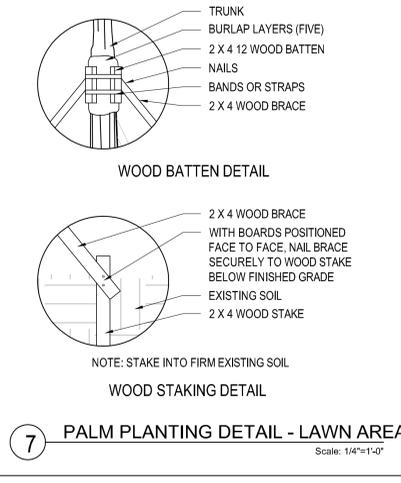
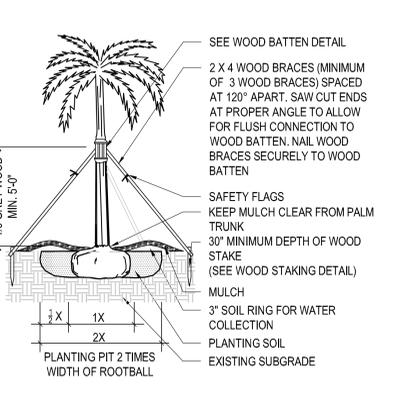
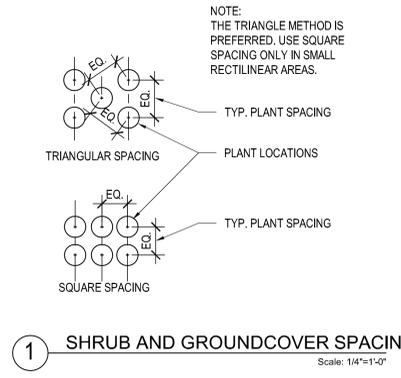
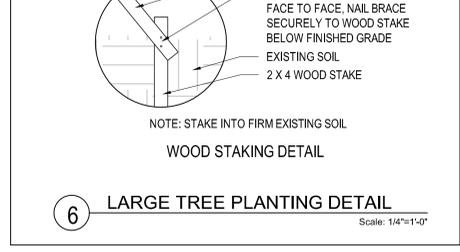
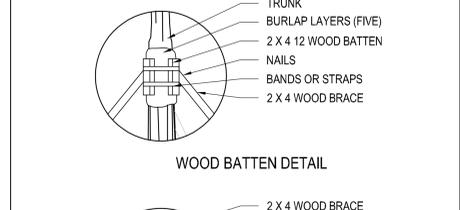
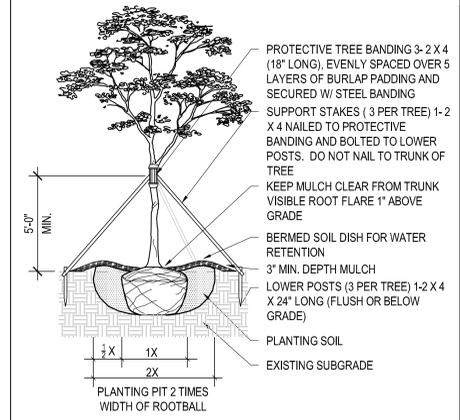
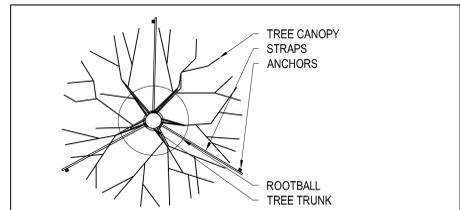
- 1.01 Before changes or substitutions can be made due to unavailability of plant material, submit evidence of having undertaken methods of locating plant material that is acceptable to the Landscape Architect.
- 1.02 Evidence of inadequate protection following digging, carelessness in transit, or improper storage or handling shall be cause for rejection.
- 1.03 The Landscape Architect shall inspect all work for Substantial Completion upon notice of completion. Upon completion and reinspection of all repairs or renewals necessary in the judgement of the Landscape Architect, the Landscape Architect will recommend to the Owner the Acceptance of the work.
- 1.04 Following Acceptance, maintenance of the plant material shall become the Owners responsibility. The Contractor shall provide the Owner with a typewritten recommended maintenance program at the time of Acceptance. Make periodic inspections of the Owners maintenance during the guarantee period. Submit written report to the Owner of any corrective measures required to keep the guarantee valid.
- 1.05 All plant material shall be guaranteed for a period of one (1) year from the time of Acceptance.
- 1.06 Sod shall be guaranteed for a period of 90 days from the time of Acceptance. Replacement sod under this guarantee shall be guaranteed for an additional 90 days from the date of installation. Repair any damage caused by sod replacement at no cost to the Owner.
- 1.07 Plants shall be healthy, free of pests and disease, and in flourishing condition at the end of the guarantee period. Plants shall be free of dead and dying branches and branch tips, and shall bear foliage of normal density, size and color.
- 1.08 Replace dead plants and all plants not in a vigorous, thriving condition, as determined by the Landscape Architect, during and at the end of the guarantee period, without cost to Owner, as soon as weather conditions permit and within the specified planting period.
  - a. Replacements shall closely match adjacent specimens of the same species. Replacements shall be subject to all requirements stated in these specifications.
  - b. Make all necessary repairs caused by plant replacement activities.
  - c. The guarantee of all replacement plants shall extend for an additional one year period from the date of their acceptance after replacement. In the event that a replacement plant is not acceptable during or at the end of the said extended guarantee period, the Owner may elect either one more replacement, without guarantee, or credit for each item.
- 1.09 At the end of the guarantee period, the Landscape Architect will inspect the work for Final Acceptance. Upon completion of all repairs or replacements necessary, in the judgement of the Landscape Architect, the work will be recommended for Final Acceptance by the Owner.

**II PRODUCTS**

- 2.01 All plant material shall be Florida No. 1, as specified in the Grades and Standards for Nursery Plants, 2nd edition, February 1998 - unless otherwise noted.
- 2.02 All plant material shall meet or exceed the size requirements as specified in the plant list. No substitutions shall be accepted without the Landscape Architect's approval.
- 2.03 Contractor shall schedule with Landscape Architect a time in which to view plant material in the nursery prior to installation. The Landscape architect may choose to attach its seal to each plant or to a representative sample.
- 2.04 Planting soil shall consist of a mixture of 60% coarse sand and 20% muck. Before planting materials are installed, test planting soil and amend planting soil as recommended by the Testing Laboratory such that planting soil pH falls within the range of 5.5 to 6.5 ph and have an Infiltration Rate (K-sat) of 8-16 inches/hour.
- 2.05 Mulch shall be shredded Grade "A" Eucalyptus as manufactured by AACTION Nursery Products or approved equal.
- 2.06 Fertilizer for planting shall be Agriform planting tablets 20-10-5 formula, 21 gram.
- 2.07 Fertilizer for sod shall be granular fertilizer having a 12-6-8 analysis.
- 2.08 Weed control fabric shall be Pro5 Weed barrier by Dewitt or approved equal.
- 2.09 Sod shall be free of weeds and the roots shall be thoroughly knit to the soil. At Substantial Completion all areas shall show a uniform stand of the specified grass in a healthy condition with no visible gaps or joints. Roll sod, except on pegged areas, with roller weighing no more than 150 lbs. per foot of roller width to eliminate air pockets. Sod shall be irrigated immediately before and/or after rolling. Topdressing to fill cracks and low spots shall be repeated throughout the guarantee period as needed.

**III EXECUTION**

- 3.01 Contractor is responsible for verifying all underground utilities and obtaining the necessary clearances prior to planting.
- 3.02 Contractor shall examine subgrade and rough grade before planting and alert Landscape Architect of any unacceptable subgrade or rough grade.
- 3.03 Subgrade of planting areas shall be loosened or scarified to a minimum depth of 3 inches prior to spreading planting soil. Subgrade shall be brought to true and uniform grade and shall be cleared of stones greater than 1 inch, sticks and other extraneous material.
- 3.04 Individual trees, palms and shrub and groundcover bed outline areas shall be staked by the contractor in ample time to allow for inspection by Landscape Architect prior to planting.
- 3.05 All areas to receive planting shall be prepared with planting soil.
- 3.06 All areas to receive sod shall have a minimum of 2" of topsoil.
- 3.07 All new trees, palms, shrubs and groundcover plantings shall be amended with soil moisturizer. Soil moisturizer shall be "Terrasorb", manufactured by Industrial International or approved equal.
- 3.08 Soil moisturizer shall be added in the following quantities:
  - a. For trees and palms up to 36 inch dia. root ball: Use one 3 oz. packet
  - b. For trees and palms with root ball larger than 36 inch dia.: Use two 3 oz. packets
  - c. For bedding areas: Use one 3 oz. packet for every 20 S.F. of planting area with packets placed at 3 ft. depth, or as deep as practicable.
- 3.09 New trees, palms, shrubs and groundcovers shall be fertilized in accordance with manufacturers recommendations.
- 3.10 Sodded areas shall be fertilized with granular fertilizer at a rate of 12 lbs per 1000 S.F. of lawn and in accordance with the manufacturer's recommendations.
- 3.11 All planted areas are to receive a 2" layer of mulch.
- 3.12 Weed control fabric shall be installed as per manufacturer's recommendations.
- 3.13 All trees and palms shall be staked or guyed immediately after planting. Guying and staking shall be done in accordance with details and all local practices. No nails, screws or wiring shall penetrate the outer surface of the trees and palms.
- 3.14 Contractor shall maintain all plant material including sod until Acceptance. Maintenance shall consist of mowing, edging, pruning, watering, weeding, mulching, removal of dead material, repairing and replacing of tree stakes, tightening and repairing of guys, resetting plants to proper grades and upright position, and furnishing and applying such sprays as are necessary to keep plants free of insects and disease, and in a healthy growing condition.
- 3.15 The Contractor shall remove staking and guying materials according to the following schedule:
  - a. Palms, nine months after Substantial completion, or after hurricane season of the corresponding year which ever occurs later.
  - b. Trees, six months after substantial completion, or after hurricane season of the corresponding year which ever occurs later.
23. All areas within the Limit of Work and impacted by construction shall be sodded.



DRAWN BY: JRP	APPROVED BY: GM
ISSUE DATE: SEPTEMBER 9, 2016	
SUBMITTAL: PERMIT SET	
RQ PROJECT NUMBER: 1601	
SHEET NO.	



**CITY OF DORAL  
POLICE SUBSTATION  
FACILITY**  
3719 NW 97th AVE.  
DORAL, FL 33178



6201 SW 70th ST.  
MIAMI, FL 33143

**RODRIGUEZ AND QUIROGA**  
ARCHITECTS CHARTERED  
AA C001007

2100 PONCE DE LEON BOULEVARD, MEZZANINE  
CORAL GABLES, FLORIDA 33134  
TELEPHONE (305) 448-7417  
FAX (305) 448-2712  
ARCHITECTURE@RODRIGUEZQUIROGA.COM  
WWW.RODRIGUEZQUIROGA.COM

COPYRIGHT 2016

CONSULTANT:



#6770  
**ARCHITECTURAL ENGINEERS**  
a Florida corporation CA#00003918  
250 CATALONIA AVENUE #406  
CORAL GABLES, FLORIDA 33134  
TEL: (305) 461-3883 • FAX: (305) 461-3390  
E-mail: engineering@emtecae.com

NO.	DATE	REVISION

SEAL:

Name : ERIC T. JOHNSON, P.E.  
State Registration No. : M. 52674  
Discipline : MECHANICAL

Signature : \_\_\_\_\_  
Date : \_\_\_\_\_

DRAWING TITLE:

**HVAC  
ROOF  
PLAN AND  
SECTIONS**

DRAWN BY: ETJ APPROVED BY: ETJ

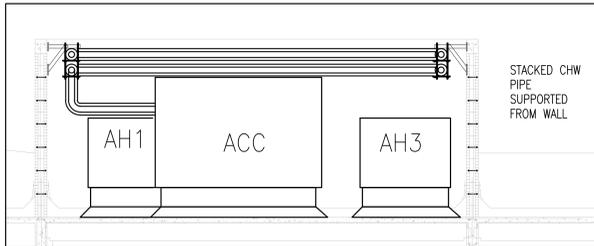
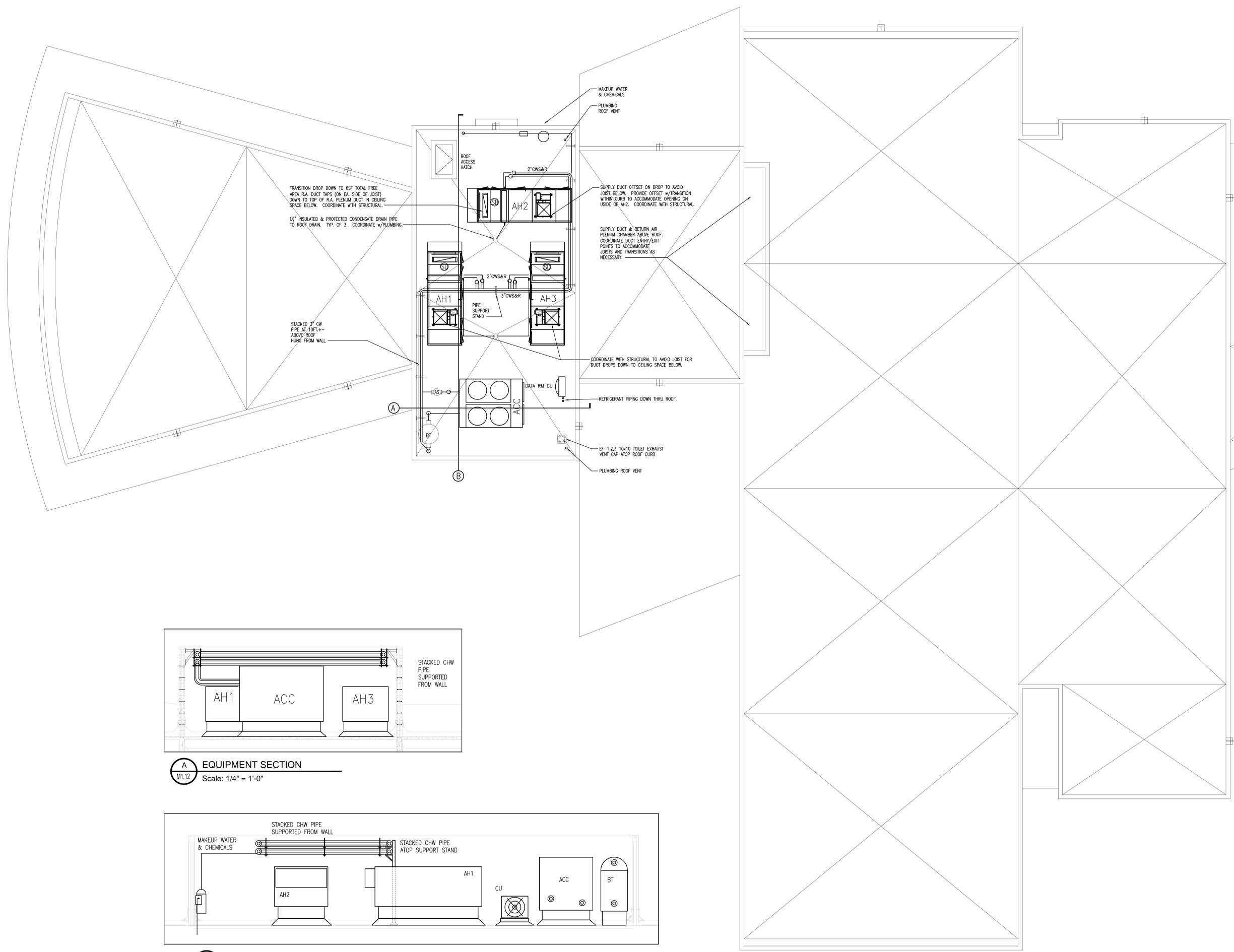
ISSUE DATE: SEPTEMBER 9, 2016

SUBMITTAL: PERMIT SET

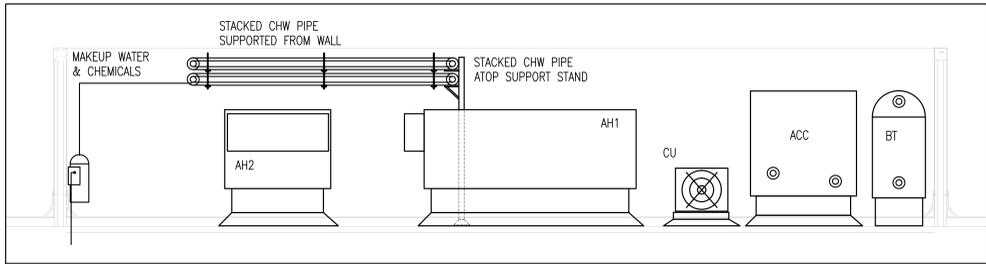
RQ PROJECT NUMBER: 1601

SHEET NO.

**M1.12**



**A** EQUIPMENT SECTION  
M1.12 Scale: 1/4" = 1'-0"



**B** EQUIPMENT SECTION  
M1.12 Scale: 1/4" = 1'-0"



**1** BUILDING HVAC ROOF PLAN  
3/16" = 1'-0"

PATH & FILENAME: M:\6770\W1.1&1.12.dwg