RESOLUTION No. 26-207

A RESOLUTION OF THE MAYOR AND THE CITY COUNCIL OF THE CITY OF DORAL, FLORIDA, APPROVING THE SITE PLAN MODIFICATION FOR KIA & SUBARU PARCEL LITHIA DORAL PARKING, FOR THE PROPERTY LOCATED AT 10155 NW 12 STREET IN THE CITY OF DORAL, FLORIDA, PURSUANT TO SECTION 53-184(F) OF THE CITY'S LAND DEVELOPMENT CODE; PROVIDING FOR IMPLEMENTATION; PROVIDING FOR INCORPORATION OF RECITALS; AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, Chapter 53 "Administration", Article III. Development Procedures, Sec. 53-184(f) of the City's Land Development Code, establishes the site plan review and approval procedures for the Mayor and City Council to review and approve the site plan; and

WHEREAS, Lithia Motors, Inc., (the "Applicant") is seeking site plan modification approval for the redevelopment of the rear portion of the property generally located at 10155 NW 12 Street in the City of Doral, (the "City"), further identified by Miami-Dade County Property Appraiser by Tax Folio Nos. 35-3032-045-0010, 35-3032-008-0017, and 35-3032-000-0121 (collectively, the "Property"), comprising of approximately 11.41 acres, as legally described in "Exhibit A" (the "Project"); and

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

WHEREAS, a zoning workshop was held on July 23, 2026, during which the public was afforded an opportunity to examine the Project and provide feedback; and

WHEREAS, the City Council reviewed the site plan modification application, the written and oral recommendations from the Planning and Zoning Department, and hereby

finds competent substantial evidence to find the site plan is in compliance with the City's Comprehensive Plan and Land Development Regulations, and that the site plan maintains the basic intent and purpose of the zoning, subdivision or other land use regulations, which is to protect the general welfare of the public, and further finds that the site plan modification application should be granted.

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

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

Section 2. Findings and Conclusions. Based upon an analysis of the site plan modification application and standards for approval of a site plan under the City's Land Development Regulations, the City Council hereby finds and concludes that the Applicant's request for site plan modification, as more particularly set forth in "Exhibit B," is in compliance with the Comprehensive Plan and the Land Development Regulations of the City, and there is substantial competent evidence to support approval of the Application, subject to the conditions set forth herein.

Section 3. Approval. The Mayor and City Council hereby approve the site plan modification for Kia & Subaru Parcel Lithia Doral Parking, for the property generally located at 10155 NW 12th Street, further identified by Miami-Dade County Property Appraiser by Tax Folio Nos. 35-3032-045-0010, 35-3032-008-0017, and 35-3032-000-0121, as legally described in "Exhibit A." The proposed site plan involves the redevelopment of the existing surface parking area located at the rear of the overall automobile service area on the Property. The Project consists of the construction of a

new service structure building, a parking garage, car wash, and a reconfigured surface parking layout on approximately eight (8) acres of the Property. A copy of the proposed site plan is included as **Exhibit B**. Approval of the site plan is subject to the following conditions:

1. The Project shall be built in substantial compliance with the plans entitled "Doral Parking and Service Structure", prepared by Ware Malcomb., dated stamped received August 26, 2026.

2. The Project shall be landscaped in accordance with the landscape plan, digitally signed by Alan D. Holt, LA, dated stamped received May 6, 2026, as amended, and included with the site plan submittal.

3. The City of Doral Public Works Department has reviewed the subject application and recommends approval.

4. The Applicant shall comply with Ordinance No. 2015-09 "Public Arts Program," as amended, at the time of building permit (if applicable).

5. The Applicant shall comply with Chapter 63, "Green Building Incentives," of the City's Land Development Code at the time of building permit (if applicable).

6. The Applicant shall comply with the City's Floodplain Management regulations (Chapter 23, Article II, Floodplain Management) of the City's Code.

7. The Applicant shall provide the Building Department with a certified drainage inspection report prior to the issuance of a certificate of occupancy.

8. The property owner shall maintain the landscaping within the public rights-of-way adjacent to the property. Maintenance includes trees, plants, sod, and other landscape material.

9. The Applicant shall submit a Stormwater Pollution Prevention Plan (SWPPP) at time of building permit. The Plan should provide guidelines for implementing an erosion and sedimentation control program before the site is cleared or graded, including areas where topsoil will be removed and contours of slopes will be cleared. The Plan shall also include location and type of erosion control measures, storm water and sediment management systems, and a vegetative plan for temporary and

permanent stabilization. The Plan shall remain on-site for the duration of the construction activity.

10. If more than one (1) acre of land is disturbed during construction the Contractor/Developer is responsible to obtain NPDES Stormwater permit coverage through the Florida Department of Environmental Protection (FDEP), Construction Generic Permit (CGP). If the project is less than one (1) acre, but part of a larger common plan of development or sale that will ultimately disturb one or more acres, permit coverage is also required. Instructions to request and obtain a CGP can be found at: http://www.dep.state.fl.us/water/stormwater/npdes/docs/cgp.pdf. Contractor/Developer should submit the Notice of Intent (NOI) with the appropriate processing fees to the NPDES Stormwater Notices Center. Contractor/Developer must apply for permit coverage at least two (2) days before construction begins.

11. Construction shall be permitted only during the hours set forth in Ordinance No. 2011-01 “Noise Ordinance.”

12. The Applicant shall comply with all applicable conditions and requirements of the Miami-Dade County Department of Regulatory and Economic Resources (“DERM”), along with the tree removal permit documentation, and must obtain all necessary permits from DERM prior to the issuance any building permit.

13. The Applicant shall comply with all applicable conditions and requirements of the Miami-Dade County Fire Rescue Department.

14. All applicable local, state, and federal permits must be obtained before commencement of the development.

15. Issuance of this development permit by the City of Doral does not in any way create any right on the part of an Applicant to obtain a permit from a state or federal agency and does not create any liability on the part of the City of Doral for issuance of the permit if the applicant fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law.

16. Prior to the issuance of any permit related to this site plan approval, the Applicant shall submit revised plans to, and obtain written approval of such plans from, both the City’s Planning and Zoning Department and Public Works Department, or any other necessary City department. The revised plans shall depict the relocation of the northernmost curb cut serving along the western boundary of the Property to a location consistent with the northern curb cut shown on plans date-stamped

received May 18, 2023, as approved pursuant to the City's June 28, 2023 amended administrative approval for Lithia Doral (PLAN-2305-0048). Upon written approval by all Departments, the revised plans shall supersede the corresponding plans approved by this Resolution.

FAILURE BY THE CITY TO TIMELY ENFORCE ANY OF THE ABOVE CONDITIONS SHALL NOT CONSTITUTE A WAIVER OF THE CITY'S RIGHT TO ENFORCE THE SAME. ANY ENFORCEMENT OF THESE CONDITIONS SHALL BE UNDERTAKEN IN ACCORDANCE WITH THE CITY OF DORAL'S CODE ENFORCEMENT REGULATIONS SET FORTH IN CHAPTER 11, ARTICLE III, OF THE CITY'S CODE OF ORDINANCES.

Section 4. Implementation. This The City Manager and City Attorney are authorized to take any additional actions necessary to implement this Resolution, including making any modifications, executing any documents and addendums as necessary to effectuate this Resolution, provided that such actions remain consistent with the Council's intent.

Section 5. Effective Date. This Resolution shall become effective immediately upon its adoption.

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

Mayor Christi Fraga	Yes
Vice Mayor Digna Cabral	Absent
Councilman Rafael Pineyro	Yes
Councilwoman Maureen Porras	Yes
Councilwoman Nicole Reinoso	Yes

PASSED AND ADOPTED this 7 day of October, 2026.

CHRISTI FRAGA, MAYOR

ATTEST:

CONNIE DIAZ, MMC
CITY CLERK

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

LORENZO COBIELLA
GASTESI, LOPEZ, MESTRE & COBIELLA, PLLC
CITY ATTORNEY

EXHIBIT “A”

RECEIVED
By Massiel at 11:07 am, May 06, 2026

Gunster

James R. Williams Jr., Esq.
(305) 376-6008
JamesWilliams@gunster.com

April 23, 2026

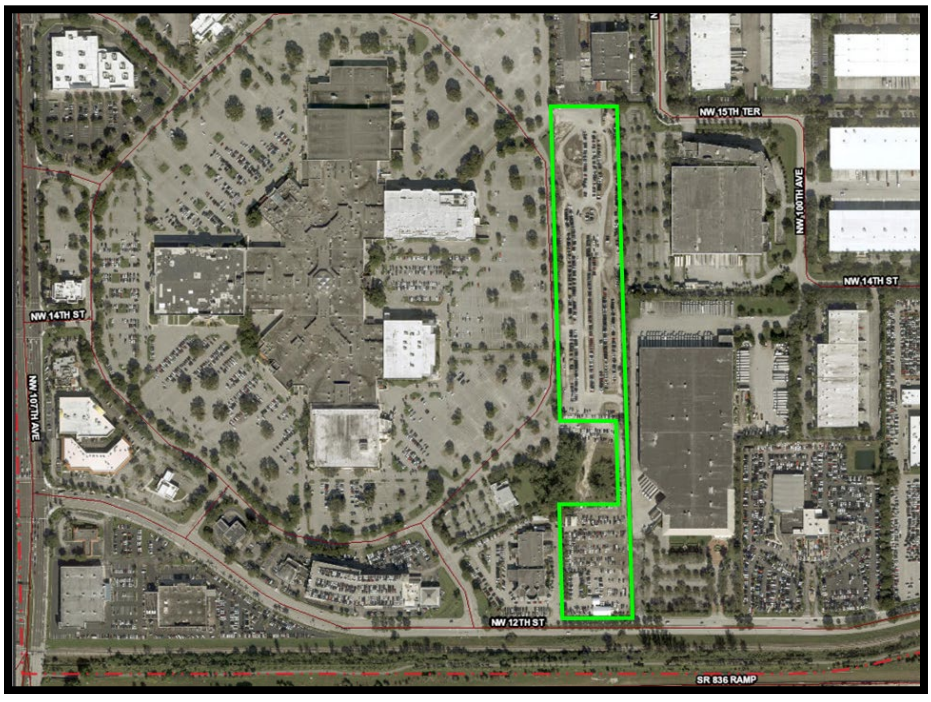
Via Electronic Submission

Mr. Alexander Magrisso
Planning and Zoning Director
City of Doral
8401 NW 53rd Terrace
Doral, Florida 33166

Re: Letter of Intent / Application for Site Plan Modification / Lithia Motors, Inc. / Folio Nos. 35-3032-045-0010, 35-3032-000-0121, and 35-3032-008-0017 (the "Property")

Dear Mr. Magrisso:

On behalf of Lithia Motors, Inc. (the "Applicant"), please accept this Letter of Intent in support of the Applicant's request to modify the previously approved site plan for the properties identified by Folio Nos. 35-3032-045-0010 (the "Kia Parcel"), 35-3032-000-0121 (the "Subaru Parcel"), and 35-3032-008-0017 (the "Driveway Parcel") (collectively, the "Property"). The location and boundaries of the Property are generally illustrated in the aerial image below, outlined in green.



Applicant Overview. Lithia Motors is the largest global automotive retail group and is among the fastest growing companies in the Fortune Global 500 (#434 in 2025). With the broadest coast-to-coast automotive retail network in the U.S., Lithia reaches 92% of consumers with its expanding physical network and digital conveniences. Lithia's vision is to serve customers wherever, whenever, and however they desire.

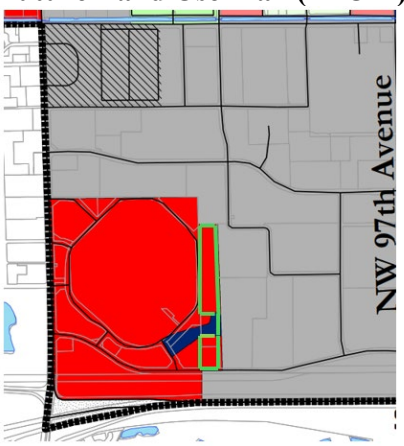
Purpose of the Application. The purpose of this Application (the "Application") is to modify certain previously approved plans in accordance with Section 53-556, Substantial Compliance with Previous Approval, of the City of Doral Land Development Code (the "LDC").

The proposed modifications, as shown in the enclosed plans titled *"Lithia Doral Parking,"* involve repurposing the previously approved but undeveloped Subaru showroom building into a structured parking facility and supporting service areas designed to enhance the operational efficiency of the adjacent Kia dealership, which will remain unchanged, as well as other Lithia dealerships in the City.

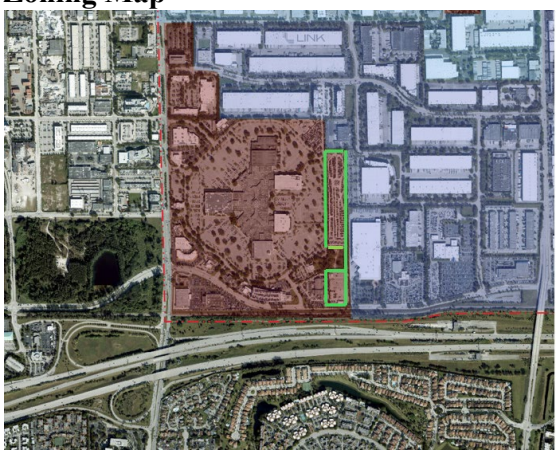
The proposed parking structure consolidates vehicle inventory storage and customer parking within a centralized, multi-level facility, reducing reliance on dispersed surface parking and improving overall site organization. The proposed design maintains compliance with applicable Code requirements, including ground-floor service area allowances, while addressing increased operational demands associated with inventory growth, customer circulation, and service activity.

Land Use and Zoning. The Property is designated **Business** on the Future Land Use Plan Map of the City of Doral's Comprehensive Plan. Pursuant to **City of Doral Ordinance No. 2022-06**, the Business land use designation permits commercial development in accordance with the regulations governing the **Corridor Commercial (CC) District**. The CC District is intended to accommodate medium- to high-intensity commercial uses located along major transportation corridors and within prime commercial areas, and to serve surrounding residential neighborhoods as well as nearby offices, hotel, industrial, warehousing, and business establishments. The proposed modification remains consistent with this designation and intent. The location and boundaries of the Property are generally illustrated in the City's Future Land Use Plan and Zoning Map below, outlined in green.

Future Land Use Plan (FLUM)



Zoning Map



Zoning and Development History. On January 26, 2022, the City Council adopted Resolution No. 22-14 approving a Kia and Subaru Showroom and Service Buildings (the "Resolution"). The Resolution required the execution of a Covenant in Lieu of Unity of Title unifying the three parcels of land. That certain Covenant in Lieu of Unity of Title (the "Covenant in Lieu"; **Exhibit "A"**) is recorded in Official Record Book 33124, Page 2056 of the Public Records of Miami-Dade County, which, among other conditions, requires that the Property be developed in substantial compliance with the controlling plans and conditions approved by the Resolution.

On June 28, 2023, the City approved Substantial Compliance Application No. PLAN-2305-0048, which redesigned the Kia Showroom and Service Building, adjusting the building area from ±40,082 square feet to ±32,326 square feet, providing for more square footage in the showrooms and service repair areas and less square footage in the office, retail, parts storage, and service driveway (the "Redesign"). The Covenant in Lieu was not altered in connection with the Redesign.

Proposed Modification. The proposed plan modifies the Resolution by:

- Eliminating the previously approved Subaru showroom building;
- Replacing it with a two-story, ±3,255-square-foot service facility containing showroom space, offices, parts storage, service repair area, and a car wash; and
- Constructing a five-story parking garage totaling approximately ±409,512 square feet.

The combined building area of the proposed development will total approximately ±434,424 square feet. The modification also refines the internal building program by shifting floor area from office, retail, and driveway functions to service and vehicle storage functions in response to operational demand, while maintaining the overall dealership use previously approved by the City.

The modification also adjusts the internal building program as follows:

- Office space reduced from ±9,254 square feet to ±1,471 square feet;
- Retail space reduced from ±377 square feet to 0 square feet;
- Parts storage reduced from ±9,080 square feet to ±3,937 square feet;
- Service repair area increased from ±7,242 square feet to ±12,063 square feet;
- Service driveway reduced from ±12,319 square feet to ±2,518 square feet; and
- Car wash area reduced from ±1,300 square feet to ±775 square feet.

Parking Analysis and Open Space. The proposed structured parking garage will accommodate vehicle inventory storage and customer parking associated with the Kia dealership as well as other Lithia dealerships in the City. The parking facility will consolidate vehicle storage and customer parking into a single structured facility, improving site organization and reducing reliance on dispersed surface parking areas. This configuration improves internal circulation patterns and separates customer vehicle parking from inventory storage areas. The proposed parking capacity is sufficient to support the operational needs of the dealership, including showroom operations, service functions, employee parking, and vehicle inventory storage.

The consolidation of parking also allows for more efficient land utilization and the strategic incorporation of open space and landscaped areas throughout the Property. Required and supplemental open space areas are distributed along the site perimeter and adjacent to circulation corridors, contributing to Code compliance, visual buffering, and mitigation of the scale of the parking structure.

These landscaped open space areas enhance site aesthetics, improve environmental performance, and support compatibility with surrounding development.

The proposed parking garage has been designed in full compliance with **Section 86-25 of the Land Development Code (LDC)** to minimize visual impacts and ensure architectural compatibility with surrounding development. The structure incorporates a comprehensive system of architectural screening elements, including façade articulation, fins, louvers, and both vertical and horizontal massing breaks. These elements are intentionally integrated to soften the overall appearance of the garage and effectively screen vehicle storage areas from public view.

Special consideration has been given to potential future residential development within Miami International Mall through the architectural treatment of the parking garage's west façade, which has been designed to accommodate integrated public art. The proposed artwork will be subject to separate review and approval by the City in accordance with the Art in Public Places regulations and is intended to enhance visual interest, mitigate the scale of the structure, and promote contextual compatibility along this prominent frontage.

For reference, the following prior design iterations are provided to illustrate the Applicant's ongoing coordination with City staff and commitment to refining the architectural character of the parking garage to achieve a visually enhanced and contextually appropriate design.

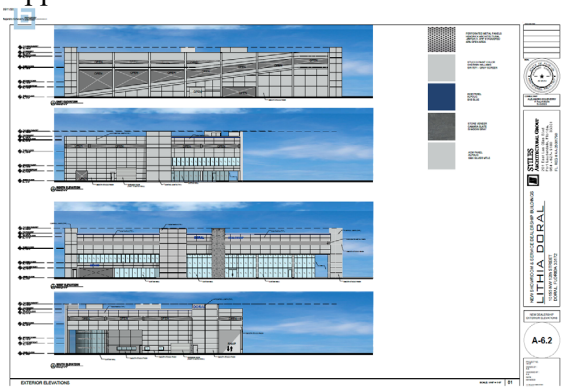
Original Version



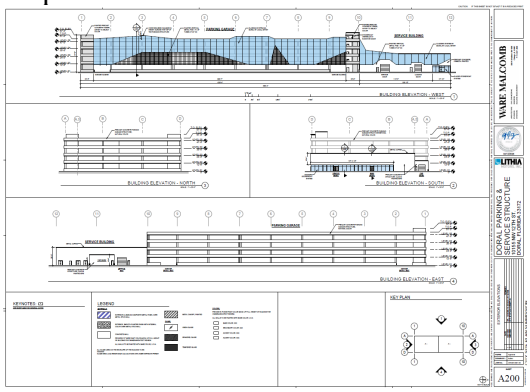
Second Version



Approved Version



Proposed Version



The project is supported by a robust and integrated landscaping strategy that **exceeds minimum Code requirements** and plays a critical role in screening and visual mitigation. The site provides a total of **177 trees**, consisting of **166 new trees and 11 preserved trees**, along with approximately **1,770 shrubs**, of which approximately **96 percent are Florida native species**. This

predominantly native planting palette was selected to ensure long-term adaptability, canopy coverage, and effective visual buffering.

A required **Type 2 landscape bufferyard** extends approximately **1,289 linear feet** along the perimeter of the site, with an average width of **10 feet**, meeting applicable zoning standards. Within this bufferyard, the landscape design provides **26 shade trees, 26 understory trees, and 426 shrubs**, exceeding the minimum shrub requirement and establishing a dense, layered planting condition. This multi-tiered composition of canopy trees, understory vegetation, and continuous shrub massing effectively softens the scale of the parking structure while providing strong visual screening and separation from adjacent rights-of-way and surrounding properties.

Tree species utilized within the bufferyards include large and medium canopy trees such as **Southern Live Oak, Gumbo Limbo, Bald Cypress, Jamaican Dogwood, and Silver Buttonwood**, complemented by understory species including **Wax Myrtle, Key Locustberry, and Queen's Crape Myrtle**. These species were selected for their growth habits, canopy density, resilience to local conditions, and ability to provide effective long-term screening.

In addition to perimeter buffering, **interior parking lot landscaping** further reinforces the screening strategy, with **82 trees distributed throughout parking and circulation areas** to reduce visibility of the garage, break down expanses of pavement, and enhance the pedestrian experience. Collectively, the architectural treatments and extensive landscaping provide a high level of screening and visual quality appropriate for the proposed parking garage within its commercial context.

Traffic and Circulation. The proposed modification will not materially increase traffic impacts beyond those anticipated under the previously approved site plan.

The structured parking facility primarily consolidates parking and vehicle storage that was previously accommodated on surface lots throughout the Property. Improved internal circulation, designated access points, and organized parking areas reduce vehicular conflicts and enhance overall traffic flow within the site.

Substantial Compliance with Previous Approval. The proposed modification satisfies the standards for Substantial Compliance pursuant to Section 53-556 of the LDC. The request does not alter the approved land use designation, zoning classification, or the fundamental dealership use previously approved by the City.

The modification primarily reconfigures building areas and introduces structured parking to support the operational needs of the dealership while maintaining consistency with the approved development program.

The Application satisfies the site plan review requirements in Section 53-184 of the LDC as follows:

Site Plan Review Criteria

a. Consistency with the Comprehensive Plan;

The Application is consistent with the City's Comprehensive Plan, specifically Policy 4.1.9, which requires appropriate buffers between non-residential and residential developments. To satisfy this requirement, the proposed design incorporates landscaping buffers, architectural louvers, and visual façade divisions in accordance with Section 86-25 of the Land Development Code (LDC). These elements ensure a compatible and visually harmonious transition between land uses, enhancing both aesthetic quality and neighborhood integration.

b. Promote better site design;

Replacing the approved Subaru Showroom with a structured parking facility and service area improves site functionality by optimizing space usage. The garage allows for organized vehicle storage, better traffic circulation, and designated customer parking, resulting in a cleaner, more efficient layout.

c. Integration of projects more effectively into their surrounding environment;

The garage will be designed to complement nearby buildings through architectural treatments such as louvers, landscaping, and the scale considerations contemplated in Section 86-25 of the LDC. This ensures visual harmony and reduces the impact on neighboring properties, integrating the structure seamlessly into the surrounding community.

d. Enhance property value;

The new facility increases the utility and capacity of the site, which can lead to higher operational efficiency and profitability for the Applicant. This, in turn, enhances the overall value of the property and surrounding parcels by supporting a thriving business.

e. Ensure harmonies relationship among buildings, uses and adjacent neighborhoods;

The garage will be strategically sited and designed to minimize noise, light spillovers, and visual impacts on surrounding properties. A combination of landscape buffers, architectural fins, and façade articulations—as outlined in Section 86-25 of the LDC—will enhance compatibility with commercial and potential nearby residential uses. These design measures help maintain a balanced, respectful, and visually cohesive relationship between the structure and the surrounding neighborhood.

f. Protect health, safety and welfare of our residents and visitors;

Structured parking reduces on-street congestion and improves pedestrian safety by consolidating vehicle movements within a controlled environment. The design will include fire safety systems, ADA-compliant access, and lighting to ensure a secure and accessible facility.

g. Address traffic concerns; and

By centralizing vehicle storage and customer parking, the garage alleviates pressure on surrounding streets and dealership lots. Internal circulation improvements and designated entry/exit

points will reduce traffic conflicts and improve flow, supporting safer and more efficient transportation patterns.

h. Consistent with the standards and/or regulations of approved Master Development Agreements, Pattern Books and Conceptual Site Plan associated with CMU, DMU, TND and PUDs projects.

Not applicable.

Consistency with Corridor Commercial District. The proposed development remains consistent with the intent of the Corridor Commercial (CC) district by accommodating a commercial use along a major transportation corridor while supporting economic activity and providing services to surrounding residential and commercial areas.

Conclusion. Based on the foregoing, the proposed modification remains in substantial compliance with the previously approved development and the requirements of the City of Doral Land Development Code. Accordingly, the Applicant respectfully requests the City's favorable review and recommendation of this Application.

If you require any additional information or would like to discuss this request further, please feel free to contact me at (305) 376-6008. Thank you in advance for your time and review of this request.

Respectfully submitted,

GUNSTER



James R. Williams Jr., Esq.

JW/cc

Enclosure

CC: Alberto J. Torres, MBA, MM, Senior Planner

CFN: 20220298725 BOOK 33124 PAGE 2056
DATE:04/11/2022 02:52:20 PM
HARVEY RUVIN, CLERK OF COURT, MIA-DADE CTY

NOT AN OFFICIAL COPY - PUBLIC ACCESS - NOT AN OFFICIAL COPY - PUBLIC ACCESS

This instrument prepared by and after recording return to:
Brian S. Adler, Esquire
Bilzin Sumberg Baena Price & Axelrod LLP
1450 Brickell Avenue, Suite 2300
Miami, Florida 33131

(Space reserved for Clerk)

COVENANT RUNNING WITH THE LAND IN LIEU OF UNITY OF TITLE

KNOW ALL BY THESE PRESENTS that the undersigned owner ("Owner") hereby makes, declares and imposes on the land herein described, this Covenant Running with the Land in Lieu of Unity of Title ("Covenant"), which shall be binding on the Owner, all heirs, successors and assigns, personal representatives, mortgagees, lessees, and against all persons claiming by, through or under them;

WHEREAS, Owner is the owner of the premises described on Exhibit "A", having an address of 10155 N.W. 12th Street, Doral, Florida ("Parcel 1"), and on Exhibit "B", having an address of 10111 NW 12th Street, Doral, Florida ("Parcel 2"). Parcel 1 and Parcel 2 are collectively referred to herein as the "Property"; and,

WHEREAS, Owner applied for public hearing approval from the City of Doral (the "City") through application number PLAN-2106-0013 (the "Application") for the Property to be developed with multiple users; and,

WHEREAS, the City has requested that a unity of title or a covenant in lieu of unity of title be placed on the Property as a condition for the Application's approval; and,

WHEREAS, Owner intends to develop the Property in substantial conformity with the site plan approved as part of the Application; and

WHEREAS, Owner may wish to convey portions of the Property from time to time, or may wish to develop the Property in phases or subject to different mortgages; and this Covenant is executed in order to assure that the use of the Property with future multiple ownership or financing, will not violate the Land Development Regulations of the City of Doral.

NOW THEREFORE, in consideration of the premises, Owner hereby agrees as follows:

1. The Property shall be developed in substantial conformity with the site plan entitled Lehman Doral, prepared by Stiles Architectural Group, date-stamped received November 29, 2021 (the "Site Plan"). No modification shall be effected in said plans without the written consent of the then owner(s) of the Property and the Director of the City of Doral

Department of Planning and Zoning ("Director") or such successor or jurisdiction having authority over the Property; provided the Director finds that the modification conforms with the Code of the City of Doral, and provided further, that should the Director withhold such approval, the then owner(s) of the Property shall be permitted to seek such modification by application to modify the plan or this Covenant at public hearing before the City Commission of the City of Doral, Florida, or such other board which may by law has jurisdiction over such matter.

2. In the event of multiple ownership, each of the subsequent owners, mortgagees and other parties in interest shall be bound by the terms, provisions and conditions of this Covenant. Owner further agrees that it will not convey portions of the Property to such other parties unless and until the Owner and such other party or parties shall have executed and mutually delivered in recordable form, an instrument to be known as an "Easement and Operating Agreement" which shall contain, among other things, the following:

(i) easements in the common area of each parcel for ingress to and egress from other parcels;

(ii) easements in the common area of each parcel for the passage and parking of vehicles;

(iii) easements in the common area of each parcel for the passage and accommodation of pedestrians;

(iv) easements for access roads across the common area of each parcel to public and private roadways;

(v) easements for the installation, use, operation, maintenance, repair, replacement, relocation and removal of utility facilities in appropriate areas in each such parcel;

(vi) easements on each such parcel for construction of buildings and improvements in favor of each such other parcel;

(vii) easements upon each such parcel in favor of each adjoining parcel for the installation, use, maintenance, repair, replacement and removal of common construction improvements such as footings, supports and foundations;

(viii) easements on each parcel for attachment of buildings;

(ix) easements on each such parcel for building overhangs, other overhangs and projections encroaching upon such parcel from adjoining parcel such as, by way of example, marquees, canopies, lights, lighting devices, awnings, wing walls and the like;

(x) appropriate reservation of rights to grant easements to utility companies;

NOT AN OFFICIAL COPY - PUBLIC ACCESS - NOT AN OFFICIAL COPY - PUBLIC ACCESS

(xi) appropriate reservation of rights to dedicate road rights-of-way and curb cuts;

(xii) easements in favor of each such parcel for pedestrian and vehicular traffic over dedicated private ring roads and access roads; and

(xiii) appropriate agreements between the owners of the several parcels as to the obligation to maintain and repair all private roadways, parking facilities, common areas and the like.

The easement provisions, or portions thereof, may be waived by the Director, if they are not applicable to the subject application. When executed, the Easement and Operating Agreement shall not be amended without the prior written approval of the Director except as provided in the agreement. Such Easement and Operating Agreement may contain such other provisions with respect to the operation, maintenance and development of the Property as to which the parties thereto may agree, all to the end that although the Property may have several owners, it will be constructed, conveyed, maintained and operated in accordance with the approved site plan.

3. The provisions of this Covenant shall become effective upon their recordation in the public records of Miami-Dade County, Florida, and shall continue in effect for a period of thirty (30) years after the date of such recordation, after which time they shall be extended automatically for successive periods of ten (10) years each, unless released in writing by the then owners of the Property and the Director, acting for and on behalf of the City of Doral, Florida, upon the demonstration and affirmative finding that the same is no longer necessary to preserve and protect the Property for the purposes herein intended.

4. The provisions of this Covenant may be amended, modified or released by a written instrument executed by the then owner or owners of the Property, with joinders by all mortgagees, if any, provided same is also approved at public hearing by the City Council of the City of Doral or such successor board having jurisdiction over such matters. Should this Covenant be so amended, modified or released, the Director or the Director's successor, shall forthwith execute a written instrument effectuating and acknowledging such amendment, modification or release.

5. Enforcement shall be by action against any parties or persons violating or attempting to violate any covenants. The prevailing party to any action or suit pertaining to or arising out of this Covenant shall be entitled to recover, in addition to costs and disbursements, allowed by law, such sum as the Court may adjudge to be reasonable for the services of his attorney. This enforcement provision shall be in addition to any other remedies available at law, in equity or both.

6. Invalidation of any of these covenants by judgment of Court shall not affect any of the other provisions, which shall remain in full force and effect.

7. This Covenant shall be recorded in the public records of Miami-Dade County at the Owner's expense.

NOT AN OFFICIAL COPY - PUBLIC ACCESS - NOT AN OFFICIAL COPY - PUBLIC ACCESS

8. All rights, remedies and privileges granted herein shall be deemed to be cumulative and the exercise of any one or more shall neither be deemed to constitute an election of remedies, nor shall it preclude the party exercising the same from exercising such other additional rights, remedies or privileges.

9. In the event of a violation of this Covenant, in addition to any other remedies available, the City of Doral is hereby authorized to withhold any future permits and refuse to make any inspections or grant any approval, until such time as this Covenant is complied with.

[Execution Pages Follow]

NOT AN OFFICIAL COPY - PUBLIC ACCESS - NOT AN OFFICIAL COPY - PUBLIC ACCESS

Witnesses:

Sign: _____
Print Name: Aragan Weigman

Sign: _____
Print Name: Michael L. Stark

LEHMAN DORAL PARTNERS LLC
a Florida limited liability company

BY: LEHMAN DORAL PARTNERS LLC
Its Manager

By: _____
Justin Dash, Manager

STATE OF FLORIDA)
)
COUNTY OF MIAMI-DADE)

I HEREBY CERTIFY that on this 14 day of ~~January,~~ March 2022, before an officer duly qualified to take acknowledgements, personally appeared by physical presence Justin Dash, Manager of Lehman Manager LLC, the Manager of Lehman Doral Partners LLC, who executed the foregoing instrument voluntarily. Justin Dash is personally known to me or has produced _____ as identification and acknowledged that he executed the same for the purposes herein.

IN WITNESS WHEREOF, I have hereunto set my hand and seal in the County and State last aforesaid, this 14 day of March, 2022.

_____
Notary Public State of Florida

My Commission Expires: Nov 30, 2023

SANDRA GUERREIRO
MY COMMISSION EXPIRES
NOVEMBER 30, 2023
#GG 911589
Bonded thru
Notary Public Underwriters
NOTARY PUBLIC, STATE OF FLORIDA

NOT AN OFFICIAL COPY - PUBLIC ACCESS - NOT AN OFFICIAL COPY - PUBLIC ACCESS

CONSENT AND SUBORDINATION

The undersigned JPMORGAN CHASE BANK, N.A., a national banking association, Mortgagee under that certain mortgage from LEHMAN DORAL PARTNERS LLC, a Florida limited liability company, dated November 6, 2018 and recorded November 15, 2018 in Official Records Book 31220, Page 3087, along with Collateral Assignment of Rents and Leases dated November 6, 2018 and recorded in Official Records Book 31220, Page 3116, as modified by that certain Modification of Mortgage and Assignment of Rents and Leases (Partial Release and Spreader) recorded in Official Records Book 31324, Page 2250, each recorded in the Public Records of Miami-Dade County, Florida, covering all/or a portion of the property described on the attached Exhibit "A", in Miami-Dade County, Florida, shall be subordinated to the foregoing Covenant Running with the Land in Lieu of Unity of Title.

Signed, sealed and delivered
in the presence of:

Print Name: Tom Burns

Print Name: Eric Slette

JPMORGAN CHASE BANK, N.A.,
a national banking association

By:
Name: Ramajana Miller
Title: Vice President

STATE OF ~~FLORIDA~~ Georgia)
) SS
COUNTY OF Cobb)

THIS IS TO CERTIFY, that on this 24 day of March, 2022, before me, an officer duly authorized to take acknowledgements in the State and County aforesaid, personally appeared Ramajana Miller as vice president of JPMORGAN CHASE BANK, N.A., a national banking association who has executed the above instrument on behalf of the Association. Ramajana Miller is personally known to me or has produced GA State ID as identification.

NOTARY PUBLIC STATE OF ~~FLORIDA~~ Georgia
Print Name:
Commission No.: N/A

My Commission Expires: 10/28/2023

KENDYL BEHRENS NOTARY PUBLIC CHEROKEE COUNTY EXPIRES GEORGIA October 28, 2023

MIAMI 9127624 83045/84780

NOT AN OFFICIAL COPY - PUBLIC ACCESS - NOT AN OFFICIAL COPY - PUBLIC ACCESS

NOT AN OFFICIAL COPY - PUBLIC ACCESS - NOT AN OFFICIAL COPY - PUBLIC ACCESS

EXHIBIT "A"

Tract A of LEHMAN DORAL Subdivision, as recorded in Plat Book 172 at Page 41 of the Public Records of Miami-Dade County, Florida.

Current folio number: 35-3032-045-0010

NOT AN OFFICIAL COPY PUBLIC ACCESS - NOT AN OFFICIAL COPY PUBLIC ACCESS

EXHIBIT "B"

The East 45.00 feet of the following property as described in Official Records Book 24375, Page 3970 of the Public Records of Miami-Dade County, Florida:

A portion of the South 1/2 of Section 32, Township 53 South, Range 40 East, Miami-Dade County, Florida, being more particularly described as follows:

COMMENCE at the Southeast corner of the Southwest 1/4 of said Section 32; thence S89°20'56"W along the South line of said Section 32 for a distance of 118.68 feet to a point; thence N01°43'13"W for a distance of 80.01 feet to a point on the northerly right-of-way of N.W. 12th Street; thence continuing N01°43'13"W for a distance of 481.55 feet to the Point of Beginning; thence due West a distance of 273.70 feet to a point; thence S64°49'27"W a distance of 497.70 feet to a point; thence N34°00'00"W a distance of 151.31 feet to a point; thence N 45°56'45" E a distance of 190.52 feet to a point; thence 60.36 feet along a curve to the right having a radius of 150.00 feet and a central angle of 23°03'15" to a point; thence N69°00'00"E a distance of 360.94 feet to a point; thence 245.30 feet along an arc to the left having a radius of 400.00 feet and a central angle of 35°08'13" to a point; thence due East a distance of 84.73 feet to a point; thence S01°43'13"E a distance of 358.49 feet to a Point of Beginning.

AND

A portion of the South 1/2 of Section 32, Township 53 South, Range 40 East, Miami-Dade County, Florida, being more particularly described as follows:

COMMENCE at the Southeast corner of the Southwest 1/4 of said Section 32; thence S89°20'56"W along the South line of said Section 32 for a distance of 118.68 feet to a point; thence N01°43'13"W for a distance of 80.01 feet to a point of the Northerly right-of-way of N.W. 12th Street; thence continuing N01°43'13"W for a distance of 840.04 feet to the POINT OF BEGINNING; thence N90"00'00"W for 271.82 feet to a point on the East Line of Tract "A" of MIAMI INTERNATIONAL MALL PROPERTIES, according to the plat thereof as recorded in Plat Book 117 at Page 84 of the Public Records of Miami Dade County, Florida; thence N01°43'13"W along said East line of Tract "A" for 1287.65 feet to the Southwest comer of Tract "A" of GREAT SPRINGS AT I.C.P., according to the Plat thereof as recorded in Plat Book 158 at Page 94 of the Public Records of Miami- Dade County, Florida; thence N89°40'09"E along the South line of said Tract "A" of GREAT SPRINGS AT I.C.P. for 271.77 feet to the Northwest Corner of Tract "K" of INTERNATIONAL CORPORATE PARK SECTION 6; thence S01"43'13"E along the West line of said Tract "K" and along the West Line of Tract "A" of DOLE FLOWERS SUBDIVISION, according to the Plat thereof as recorded in Plat Book 157 al Page 57, of the Public Records of Miami-Dade County, for 1289.22 feet to the POINT OF BEGINNING.

Containing 366,189 Square Feet or 8.41 Acres, more or less, by calculations.

Current folio numbers:35-3032-008-0017 and 35-3032-000-0121

NOT AN OFFICIAL COPY - PUBLIC ACCESS - NOT AN OFFICIAL COPY - PUBLIC ACCESS

Witness #1 Signature

Elizabeth Alvarez
Witness #1 Print Name

Witness #2 Signature

Stephanie Puglia
Witness #2 Print Name

MUNICIPALITY:

THE CITY OF DORAL, FLORIDA
BY ITS AUTHORIZED REPRESENTATIVE

BY: _____
PRINT NAME: Javier Gonzalez
TITLE: Planning & Zoning Director

State of Florida
County of Miami-Dade

The foregoing instrument was acknowledged before me by means of [X] physical presence or [ ] online notarization, this 31 day of January, 2022 by Javier Gonzalez in his/her capacity as Planning & Zoning Director, who [X] is personally known to me or [ ] has produced a driver's license as identification.

Notary Public
Printed Name: Kenia Palau
My Commission Expires: 1/30/2026

KENIA PALAU
Notary Public - State of Florida
Commission # HH 2'2982
My Comm. Expires Jan 30, 2026
Bonded through National Notary Assn.

Signatures continue on following page

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY

BY: _____
Doral City Attorney

State of Florida
County of Miami-Dade

The foregoing instrument was acknowledged before me by means of [X] physical presence or [ ] online notarization, this 31 day of Janugry, 2022 by Luis Figueredo in his/her capacity as Doral City Attorney, who [X] is personally known to me or [ ] has produced a driver's license as identification.

_____
Notary Public
Printed Name: Kenia Palau
My Commission Expires: 1/30/2026

KENIA PALAU
Notary Public - State of Florida
Commission # HH 212982
My Comm. Expires Jan 30, 2026
Bonded through National Notary Assn.

NOT AN OFFICIAL COPY - PUBLIC ACCESS - NOT AN OFFICIAL COPY - PUBLIC ACCESS

8401 NW 53RD Terrace, Second Floor, Doral, Florida 33166 Tel. (305) 593-6630 Facsimile: (305) 593-6768 Website: cityofdoral.com

PUBLIC HEARING APPLICATION / Administrative Review Application

PLANNING AND ZONING DEPARTMENT

Please check one:
- [X] CITY COUNCIL
- [ ] ADMINISTRATIVE REVIEW

OFFICIAL USE ONLY
Application No.: PLAN-2604-0129
Date Received: RECEIVED By Massiel at 11:04 am, May 06, 2026

INSTRUCTIONS

This application, with all supplemental data and information, must be completed in accordance with the specific instructions in this application. Applications and all supplemental information must be filed no later than 60 days prior to the regular public hearing date.

APPLICATION

Please indicate which type of application you are submitting by checking one category below:

- [ ] Change in Zoning District
- [ ] Variance
- [ ] Appeal of Decision
- [ ] Conditional Use
- [ ] Plat
- [ ] Entry Feature
- [ ] Site Plan
- [x] Other Modification of Covenant In Lieu of Unity of Title

IMPORTANT: THE APPLICANT, OR REPRESENTATIVE, MUST BE PRESENT AT THE HEARING TO PRESENT THE PROPOSAL.

Please print or type

Name of Applicant, agent or tenant (with owner's affidavit): Lithia Motors, Inc. c/o James R. Williams Jr., Esq.		
Mailing Address: c/o James R. Williams, Jr. 600 Brickell Avenue, Suite 3500	City, State, Zip: Miami Florida 33131	Telephone: 305-376-6008 Fax: Email: jameswilliams@gunster.com; ccarbonell@gunster.com
Name of Owner: Doral-K, LLC		
Mailing Address: 150 N Bartlett Street	City, State, Zip: Medford Oregon 97501	Telephone: Fax: Email: c/o jameswilliams@gunster.com; ccarbonell@gunster.com

PROPERTY INFORMATION

A. LEGAL DESCRIPTION. (If subdivided – lot, block, complete name of subdivision, plat book and page numbers). If metes and bounds description – Complete description, including section, township and range).

Folio Number(s) 35-3032-000-0121; 35-3032-008-0017; and 35-3032-045-0010

Address 10155 NW 12th Street

Please see Exhibit A
Lot(s) _____ Block _____ Section _____ Plat Book No. _____ Page No. _____

FINISHED FLOOR ELEVATION (If applicable): _____ FLOOD ZONE: AH

B. ADDRESS (If number has been assigned) 10155 NW 12 Street, Doral, Florida 33172

C. SIZE OF PROPERTY _____ ft. (Width) X _____ ft. (Depth) = 497,108 sq. ft.; 11.41 acre(s)

D. Provide legal description or address of any property held by the owner which is contiguous to that which is the subject matter of this application.

N/A

E. DATE SUBJECT PROPERTY WAS ACQUIRED 06/27/2022

APPLICANT'S REQUEST:

Specify in full the request. (Use a separate sheet of paper if necessary.)

Modification of Paragraph 1 of that certain Covenant Running With The Land In Lieu of Unity of Title, recorded in Official Records Book 33124, Pages 2056-2065, which was submitted to satisfy a condition of approval for Application No. PLAN-2106-0013.

LETTER OF INTENT

Explain purpose of application, benefit(s) in the change and reasons why this application should be approved. Specify the exact nature of the use or operation applied for, together with any pertinent technical data, which will clarify the proposal. (Use a separate sheet of paper if necessary.)

Please see attached letter of intent.

Is this application the result of a Notice of Violation or deviation from approved plans? Yes X No

Are there any existing structures on the property? X Yes No

If so, what type? (CBS, Frame, Frame-Stucco, Wood, Other) CBS

Any applications that involve an existing building must provide copy of the approved plans, plat, site plan approval or any prior zoning history. Plans that are not filed with this application will not be considered by the City of Doral.

All data and exhibits submitted in connection with this application become a PERMANENT PART OF THE PUBLIC RECORDS OF THE CITY OF DORAL.

The following enclosures where applicable MUST BE ATTACHED to complete the application:

A. ☐ SURVEY OF PROPERTY: For vacant or improved property. Must be no more than one year old and sealed by a registered land surveyor. The Building and Planning Department may require a more recent survey if a site visit indicates any discrepancies. Survey must include, where applicable, lot lines, all structures, walls, fences, landscaping, and all physical improvements. All existing trees must be shown.

B. ☐ SITE DEVELOPMENT PLAN: Where applicable, plans shall show location and elevations of existing and proposed buildings, proposed additions, alterations and use of each; all dimensions of buildings and space between buildings; setbacks from property lines; proposed and existing off-street parking showing lined spaces, driveways, handicap spaces, compact spaces; a landscape plan that complies with the City of Doral Landscape Ordinance showing location of existing and proposed vegetation, landscaping (i.e. trees and hedges), number, height and species type. The plan shall also show wall and fence height, location and material. Prior ASPR or Site Plan Approval Resolution and plans must be submitted.

C. ☐ LETTER OF INTENT: A letter of intent must be filed explaining in detail the history of the property, prior approvals and the extent of the proposed project. Show how code criterion is met. Signature and address must be shown.

D. ☐ OTHER GOVERNMENTS/AGENCIES ENDORSEMENTS: All applicable DERM, Miami-Dade Fire Department, or the Miami-Dade Water and Sewer Department's endorsement must be submitted.

E. ☐ OWNER'S AFFIDAVIT: Owner's affidavit allowing the filing of an application is required on all applications where the applicant is not the owner of the property under consideration; same form allows posting of property.

F. ☐ TRAFFIC STUDY: A detailed traffic analysis considering the impacts of the proposed development on current level-of-service (LOS) standards in abutting (or nearby) roads and intersections.

NOTE: SURVEYS, SITE DEVELOPMENT PLANS, LANDSCAPE PLANS MUST BE SUBMITTED AT STANDARD PLAN SIZE. AN APPLICATION WILL NOT BE CONSIDERED COMPLETE UNLESS THE APPLICATION AND SUPPORTING DOCUMENTATION (FRONT AND BACK), APPROPRIATE PLAN DRAWINGS AND SURVEYS ARE SUBMITTED.

In support of this request, I submit the following additional items, which are attached hereto and made a part of this application:

☐ 35 MM Photo(s) (Mounted 8 ½ x 11) ☐ Other _____

☐ Letters from Area Residents

Please check only one of the following options:

☐ FOR CITY COUNCIL PURPOSES

I/We understand that additional public hearings may be required and any interested person may discuss the application with City staff to the same extent as the applicant. The application may change during the hearing process and additional public notices may affect the schedule of the hearings. If my/our appeal is denied, I/we must file an appeal to the Circuit Court within 30 days of the meeting.

11/4/25
Date

Edward Impert, Authorized Signatory of Lithia Motors, Inc.

8401 NW 53RD TERRACE, SECOND FLOOR, DORAL, FLORIDA 33166 • (305) 59DORAL (593-6725) • FAX: (305) 593-6768• WEBSITE: cityofdoral.com

I/We Doral-K, LLC as Owner (s) of Lot (s) Please see Exhibit A

Block _____ Section _____ PB/PG _____

of property which is located at 10155 NW 12 Street
desire to file an application for review before the City, I/We do understand and agree as follows:

1. That the application for public hearing will not be heard unless the applicant is present at the hearing.
2. The property will be posted with a sign, which must not be removed until after the public hearing, at which time the City staff will remove the sign. The applicant will be responsible for advertising the application and sending the mail out per the notification requirements of the City Code.
3. That the requirements of the Municipal Code, Miami-Dade County Ordinances, the Florida Building Code (FBC), and other government agencies may affect the scheduling and ability to obtain/ issue a permit for the proposal.
4. That the only exceptions to the City's Land Development Code (LDC) are those that have been specified in the written application (via variance application) and any other code or plan issues will be corrected by modifying the plans to comply with the respective codes and ordinances of the City of Doral or Miami-Dade County ordinances.
5. That the applicant will be responsible for complying with all the conditions and restrictions imposed by the City Council or City Staff in connection with the request and will take the necessary steps to make the request effective if approved by the City Council or City Staff.
6. That it is the responsibility of the applicant to submit a complete application with all of the documents necessary for the City Council or City Staff to consider the applicant's request.
7. That the applicant is responsible for timely submission and accuracy of all items requested on the application. Any information submitted less than 45 days prior to a public hearing will result in being postponed to the next available hearing date. Legislative items must have all requested items submitted 30 days prior to hearing.
8. That the applicant is responsible for any additional fees which include but are not limited to mailing notices to surrounding property owners, advertising, outside consultant reviews, legal fees, surveys, and technical reports.

I/We as the owners of the subject property (check one):

James R. Williams Jr., Esq. and

☒ do hereby authorize Gunster, Yoakley, & Stewart, P.A. to act on my/our behalf as the applicant.

☐ will on my/our own behalf act as applicant(s), and make application in connection with this request for a ☒ public hearing ☐ administrative review before the City Council or City Staff.

Owner's Name Doral-K, LLC Signature _____ Date 11/4/25

Edward Impert, Authorized Signatory

Notary to Owner:

OFFICIAL STAMP
ANGELA MARIE OWEN
NOTARY PUBLIC - OREGON
COMMISSION NO. 1062849
MY COMMISSION EXPIRES OCTOBER 7, 2029

Applicant's Name Lithia Motors, Inc. Signature _____ Date 11/4/25

Edward Impert, Authorized Signatory

Notary to Applicant:

OFFICIAL STAMP
ANGELA MARIE OWEN
NOTARY PUBLIC - OREGON
COMMISSION NO. 1062849
MY COMMISSION EXPIRES OCTOBER 7, 2029

8401 NW 53RD TERRACE, SECOND FLOOR, DORAL, FLORIDA 33166 • (305) 59DORAL (593-6725) • FAX: (305) 593-6768• WEBSITE: cityofdoral.com

DISCLOSURE OF INTEREST*

If a **CORPORATION** owns or leases the subject property, list principal stockholders and percent of stock owned by each. [Note: Where principal officers or stockholders consist of other corporation(s), trust(s), partnership(s) or similar entities, further disclosure shall be made to identify the natural persons having the ultimate ownership interest].

CORPORATION NAME: Doral-K, LLC

NAME AND ADDRESS	Percentage of Stock
a wholly owned subsidiary of Lithia Motors, Inc., a publicly traded company	
(NYSE: LAD)	

If a **TRUST or ESTATE** owns or leases the subject property, list the trust beneficiaries and percent of interest held by each. [Note: Where beneficiaries are other than natural persons, further disclosure shall be made to identify the natural persons having the ultimate ownership interest].

TRUST/ESTATE NAME: _____

NAME AND ADDRESS	Percentage of Interest

If a **PARTNERSHIP** owns or leases the subject property, list the principals including general and limited partners. [Note: Where partner(s) consist of other partnership(s), corporation(s), trust(s) or similar entities, further disclosure shall be made to identify the natural persons having the ultimate ownership interests].

PARTNERSHIP OR LIMITED PARTNERSHIP NAME: _____

NAME AND ADDRESS	Percent of Ownership

If there is a **CONTRACT FOR PURCHASE** by a Corporation, Trust or Partnership, list purchasers below, including principal officers, stockholders, beneficiaries or partners. [Note: Where principal officers, stockholders, beneficiaries or partners consist of other corporations, trusts, partnerships or similar entities, further disclosure shall be made to identify natural persons having ultimate ownership interests].

NAME OF PURCHASER:_____

NAME, ADDRESS AND OFFICE (if applicable)	Percentage of Interest

Date of contract:_____

If any contingency clause or contract terms involve additional parties, list all individuals or officers, if a corporation, partnership or trust:

_____

_____

_____

_____

_____

NOTICE: For changes of ownership or changes in purchase contracts after the date of the application, but prior to the date of final public hearing, a supplemental disclosure of interest is required.

The above is a full disclosure of all parties of interest in this application to the best of my knowledge and belief.

Signature: _____ Edward Impert, Authorized Signatory of Lithia Motors, Inc.
(Applicant)

Sworn to and subscribed before me this 4th day of November, 2025. Affiant is personally known to me or has produced personally known as identification.

_____
(Notary Public)

OFFICIAL STAMP
ANGELA MARIE OWEN
NOTARY PUBLIC - OREGON
COMMISSION NO. 1062849
MY COMMISSION EXPIRES OCTOBER 7, 2029

My commission expires 10/7/29

*Disclosure shall not be required of: 1) any entity, the equity interests in which are regularly traded on an established securities market in the United States or another country; or 2) pension funds or pension trusts of more than five thousand (5,000) ownership interests; or 3) any entity where ownership interests are held in a partnership, corporation or trust consisting of more than five thousand (5,000) separate interests, including all interests at every level of ownership and where no one (1) person or entity holds more than a total of five per cent (5%) of the ownership interest in the partnership, corporation or trust. Entities whose ownership interests are held in a partnership, corporation, or trust consisting of more than five thousand (5,000) separate interests, including all interests at every level of ownership, shall only be required to disclose those ownership interest which exceed five (5) percent of the ownership interest in the partnership, corporation or trust.

DISCLOSURE OF INTEREST*

If a **CORPORATION** owns or leases the subject property, list principal stockholders and percent of stock owned by each. [Note: Where principal officers or stockholders consist of other corporation(s), trust(s), partnership(s) or similar entities, further disclosure shall be made to identify the natural persons having the ultimate ownership interest].

CORPORATION NAME: Lithia Motors, Inc.

NAME AND ADDRESS	Percentage of Stock
a publicly traded company (NYSE: LAD)	

If a **TRUST or ESTATE** owns or leases the subject property, list the trust beneficiaries and percent of interest held by each. [Note: Where beneficiaries are other than natural persons, further disclosure shall be made to identify the natural persons having the ultimate ownership interest].

TRUST/ESTATE NAME: _____

NAME AND ADDRESS	Percentage of Interest

If a **PARTNERSHIP** owns or leases the subject property, list the principals including general and limited partners. [Note: Where partner(s) consist of other partnership(s), corporation(s), trust(s) or similar entities, further disclosure shall be made to identify the natural persons having the ultimate ownership interests].

PARTNERSHIP OR LIMITED PARTNERSHIP NAME: _____

NAME AND ADDRESS	Percent of Ownership

If there is a **CONTRACT FOR PURCHASE** by a Corporation, Trust or Partnership, list purchasers below, including principal officers, stockholders, beneficiaries or partners. [Note: Where principal officers, stockholders, beneficiaries or partners consist of other corporations, trusts, partnerships or similar entities, further disclosure shall be made to identify natural persons having ultimate ownership interests].

NAME OF PURCHASER:_____

NAME, ADDRESS AND OFFICE (if applicable)	Percentage of Interest

Date of contract:_____

If any contingency clause or contract terms involve additional parties, list all individuals or officers, if a corporation, partnership or trust:

_____

_____

_____

_____

_____

NOTICE: For changes of ownership or changes in purchase contracts after the date of the application, but prior to the date of final public hearing, a supplemental disclosure of interest is required.

The above is a full disclosure of all parties of interest in this application to the best of my knowledge and belief.

Signature: _____ Edward Impert, Authorized Signatory of Lithia Motors, Inc.
(Applicant)

Sworn to and subscribed before me this 4th day of November, 2025. Affiant is personally known to me or has produced personally known as identification.

_____
(Notary Public)

OFFICIAL STAMP
ANGELA MARIE OWEN
NOTARY PUBLIC - OREGON
COMMISSION NO. 1062849
MY COMMISSION EXPIRES OCTOBER 7, 2029

My commission expires 10/7/29

*Disclosure shall not be required of: 1) any entity, the equity interests in which are regularly traded on an established securities market in the United States or another country; or 2) pension funds or pension trusts of more than five thousand (5,000) ownership interests; or 3) any entity where ownership interests are held in a partnership, corporation or trust consisting of more than five thousand (5,000) separate interests, including all interests at every level of ownership and where no one (1) person or entity holds more than a total of five per cent (5%) of the ownership interest in the partnership, corporation or trust. Entities whose ownership interests are held in a partnership, corporation, or trust consisting of more than five thousand (5,000) separate interests, including all interests at every level of ownership, shall only be required to disclose those ownership interest which exceed five (5) percent of the ownership interest in the partnership, corporation or trust.

EXHIBIT “A”

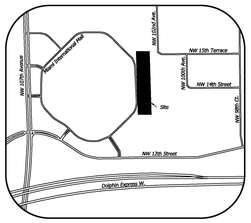
RECORD LEGAL DESCRIPTION

PARCEL 1: (Fee Simple)
Tract "A", LEHMAN DORAL, according to the map or plat thereof, as recorded in Plat Book 172, Page(s) 41, of the Public Records of Miami-Dade County, Florida.

PARCEL 2: (Easement)
Together with, a Non-Exclusive Easement right(s) for the benefit of Parcel 1 as contained in that certain Covenants, Conditions and Restrictions Agreement Miami International Mall dated December 29, 2005 and recorded in Official Records Book 24133, Page 1691, of the Public Records of Miami-Dade County, Florida.

PARCEL 3 (Easement)
Together with, a Non-Exclusive Easement right(s) for the benefit of Parcel 1 as contained in that certain Declaration of Access Easement dated December 17, 2017 and recorded in Official Records Book 30819, Page 3156, of the Public Records of Miami-Dade County, Florida.

CAUTION: IF THIS SHEET IS NOT 30"x42" IT IS A REDUCED PRINT



VICINITY MAP
(NOT TO SCALE)

TITLE COMMITMENT EXCEPTION NOTES

(6) *6. Restrictions, covenants, conditions, easements and other matters as contained on the Plat of Lehman Doral, recorded in Plat Book 172, Page 41, of the Public Records of Miami-Dade County, Florida.* ***Not shown; does not affect subject property.***

(7) *7. Covenant Running With The Land given by West Dade County Associates, a Florida general partnership, for the benefit of the Board of County Commissioners of Metropolitan Dade County, Florida, dated November 11, 1979 and recorded January 8, 1980 in Official Records Book 10619, Page 2002.* ***Affects subject property; blanket in nature.***

(8) *8. Restrictions, covenants and conditions contained in the Declaration of Restrictive Covenants by West Dade Associates, a Florida general partnership, dated May 21, 1981 and recorded September 14, 1981 in Official Records Book 11212, Page 1613.* ***Not shown; does not affect subject property.***

(9) *9. Terms, covenants, conditions and easements contained in the Easement and Operating of Agreement by and between Sears, Roebuck and Co, a New York Corporation, and Allstores Realty Corporation, a Delaware corporation, Jordan Marsh Company, a Florida Corporation, Federated Stores, Inc., a Delaware corporation, Associated Dry Goods Corporation, a Virginia corporation, and West Dade County Associates, a Florida general partnership, dated April 13, 1982 and recorded April 15, 1982 in Official Records Book 11411, Page 1044, as amended by First Amendment of Easements and Operating Agreement recorded in Official Records Book 15238, Page 2289, Assignment and Assumption Agreement recorded February 5, 1991, In Official Records Book 14884, Page 3160, and Assignment and Assumption Agreement recorded April 17, 1997, in Official Records Book 17606, Page 1.* ***Affects subject property as shown hereon.***

(10) *10. Covenants, Conditions and Restrictions Agreement recorded February 23, 1998 in Official Records Book 17990, Page 816.* ***Affects subject property; blanket in nature.***

(11) *11. Terms, conditions and easements reserved for the benefit of the shopping site commonly known as Miami International Mall shown in Special Warranty Deed recorded January 11, 2006 in Official Records Book 24133, Page 1676.* ***Not shown; does not affect subject property.***

(12) *12. Terms, provisions, covenants, conditions, restrictions, assessments, any burdened easements on insured land, options, liens, and other matters established by the Covenants, Conditions and Restrictions Agreement recorded January 11, 2006, in Official Records Book 24133, Page 1691.* ***Not shown; does not affect subject property.***

(13) *13. Terms, covenants and conditions of the Declaration of Access Easement recorded January 8, 2018 in Official Records Book 30819, Page 3156.* ***Not shown; does not affect subject property.***

(14) *14. Terms, covenants, conditions, agreement and easements shown in the Covenant Running with the Land in Favor of Miami-Dade County, recorded January 27, 2022 in Official Records Book 32986, Page 2898.* ***Affects subject property; blanket in nature.***

(15) *15. Terms, covenants, conditions, agreement and easements shown in the Covenant Running with the Land in Lieu of Unity of Title, recorded April 11, 2022 in Official Records Book 33124, Page 2056.* ***Affects subject property; blanket in nature.***

(16) *16. Underground Easement granted to Florida Power & Light Company recorded April 4, 2025 in Official Records Book 34693, Page 486.* ***Not shown; does not affect subject property.***

(17) *17. Underground Easement granted to Florida Power & Light Company recorded October 6, 2025 in Official Records Book 34970, Page 2750.* ***Not shown; does not affect subject property.***

RECORD LEGAL DESCRIPTION

PARCEL 1: (Fee Simple)
Tract "A", LEHMAN DORAL, according to the map or plat thereof, as recorded in Plat Book 172, Page(s) 41, of the Public Records of Miami-Dade County, Florida.

PARCEL 2: (Easement)
Together with, a Non-Exclusive Easement right(s) for the benefit of Parcel 1 as contained in that certain Covenants, Conditions and Restrictions Agreement Miami International Mall dated December 29, 2005 and recorded in Official Records Book 24133, Page 1691, of the Public Records of Miami-Dade County, Florida.

PARCEL 3 (Easement)
Together with, a Non-Exclusive Easement right(s) for the benefit of Parcel 1 as contained in that certain Declaration of Access Easement dated December 17, 2017 and recorded in Official Records Book 30819, Page 3156, of the Public Records of Miami-Dade County, Florida.

GENERAL SURVEY NOTES:

1. *This survey was made in accordance with laws and/or Minimum Standards of the State of Florida.*
2. *The basis of bearing for this survey is South 01° 43' 13" East, as shown hereon.*
3. *The property described hereon is the same as the property described in Fidelity National Title Insurance Company's Commitment No. 12877770with an effective date of 12/30/2025 and that all easements, covenants and restrictions referenced in said title commitment or apparent from a physical inspection of the site or otherwise known to me have been plotted hereon or otherwise noted as to their effect on the subject property.*
4. *Said described property is located within an area having a Zone Designation Zone "AH" by the Federal Emergency Management Agency (FEMA), on Flood Insurance Rate Map No. 12086C0286L, with a date of identification of 09/11/2009, for Community No. 0041, in Miami-Dade County, State of FLORIDA, which is the current Flood Insurance Rate Map for the community in which said premises is situated.*
5. *The Property has indirect access to NW 12th Street, a dedicated public street or highway, by way of the Access Easement recorded in Book 11411, Page 1044.*
6. *The total number of striped parking spaces on the subject property is 0, including 0 designated handicap spaces.*
7. *There is no observed evidence of current earth moving work, building construction or building additions [except as shown or noted hereon].*
8. *There are no proposed changes in street right of way lines, according to Miami-Dade County. There is no observed evidence of recent street or sidewalk construction or repairs [except as shown or noted hereon]*
9. *There is no observed evidence of site use as a solid waste dump, sump or sanitary landfill [except as shown or noted hereon].*
10. *Observed evidence of utilities has been shown pursuant to Section 5 Paragraph E (iv) of the ALTA/NSPS Minimum Standard Detail Requirements combined with plans and markings (if provided). The surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated, although does certify that they are located as accurately as possible from information available. The surveyor has not physically located the underground utilities.*
11. *[No apparent] wetlands are located on the subject property according to the U.S. Fish and Wildlife Service National Wetlands Inventory located at www.fws.gov/wetlands. "No markers indicating a delineation of wetlands have been observed during the completion of this survey"*
12. *The building height, shown hereon, was measured between the highest point of the building and the finished floor elevation in the approximate location as depicted on the drawing.*
13. *This survey was performed to meet the requirements for a topographic/planimetric survey and meets the Florida Minimum Technical Standards for the practice of land surveying as adopted by the Florida State Board of Licensure for Professional Engineers and Land Surveyors. The original data was obtained on 01/12/2026; that the survey was completed on April 16, 2026; that contours shown as [broken lines] may not meet the stated standard; and all coordinates are based on Florida State Plane Grid East 'NAD 83' and realization all elevations are based on NAVD 88.*

LEGEND OF ALL SYMBOLS USED

POWER POLE
LIGHT POLE
GUY ANCHOR
ELECTRIC METER
ELECTRIC BOX
ELEC. TRANSFORMER
ELEC. MANHOLE
ELEC. PEDESTAL
ELEC. PULL BOX
SPOT LIGHT
SANITARY SEWER MANHOLE
SANITARY SEWER CLEANOUT
STORM SEWER MANHOLE

TELEPHONE RISER
TELEPHONE MANHOLE
TELEPHONE MARKER
TELEPHONE PULL BOX
FIBER OPTIC MARKER
CABLE TV PEDESTAL
CABLE MARKER
CABLE TV PULL BOX
IRRIGATION CONTROL VALVE
SPRINKLER HEAD
BOLLARD
VENT PIPE
FIRE DEPARTMENT CONNECT
PROPANE TANK

GAS METER
GAS VALVE
GAS MARKER
OIL PIPELINE MARKER
MAIL BOX
SIGN
FLAG POLE
FIRE HYDRANT
WATER MANHOLE
WATER VALVE
WATER METER
DOWN SPOUT
AIR CONDITIONER

TRAFFIC SIGNAL
TRAFFIC SIGNAL BOX
PEDESTRIAN CROSSING SIGNAL
GREASE TRAP
KEY PAD
COLUMN
SECTION CORNER
QUARTER CORNER
SET IRON PIN W/CAP
SET MAG NAIL W/WASHER
FOUND MONUMENT
RIGHT OF WAY MARKER
TREE
BUSH
YARD HYDRANT/SPICKET
BENCHMARK

W — WATER LINE
G — GAS LINE
SS — SANITARY SEWER LINE
T — TELEPHONE LINE
E — ELECTRIC LINE
OHE — OVERHEAD POWERLINE
FO — FO — FIBER OPTIC LINE
PROPERTY LINE
LOT LINE
EASEMENT LINE
SECTION LINE
X — FENCE (TYPE AS NOTED)

B/UL-BUILDING LIMIT LINE
U/E-UTILITY EASEMENT
I.P.-IRON PIN
S.I.P.-SET IRON PIN
CGMP-CORRUGATED METAL PIPE
H/C-HANDICAP F.I.P.-FOUND IRON PIN
RCP-REINFORCED CONCRETE PIPE

NOTE: ALL MONUMENTS SET ARE CAPPED "LB" IRON PINS OR MAG NAILS WITH WASHERS BOTH BEING STAMPED "DSE LS 7629"

LIST OF POSSIBLE ENCROACHMENTS

NONE

ZONING INFORMATION

(ZONING REPORT TO BE PROVIDED BY CLIENT)

LAND AREA

350,058 Sq. Ft. or 8.0362 Acres, more or less.

SURVEYOR'S CERTIFICATION

To: Fidelity National Title Insurance Company:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 6a, 6b, 7a, 7b1, 7c, 8, 9, 10, 11a, 13, 14, 16, 17, and 19 of Table A thereof.

The field work was completed on 01/12/2026.
Date of Plat or Map April 16, 2026.

Troy Dee
Registration No. 7629
In the State of Florida

TROY DEE License Number 7629 STATE OF FLORIDA Professional Surveyor and Mapper

The seal appearing on this document was authorized by Troy Dee, P.S.M. 7629 on April 16, 2026.

Troy D

REVISIONS		
NO.	Description of Revisions	DATE
1	Client Comments	1-26-2026

ALTA /NSPS LAND TITLE SURVEY

PARKING STRUCTURE - DORAL, FL
179287.25R000-001.389
ADJ TO 1245 NW 107TH AVENUE, DORAL,
MIAMI-DADE COUNTY, FLORIDA 33172

Prepared By
GOLDEN LAND SURVEYING
4131 N.W. 122nd St., Suite 100, Oklahoma City, Oklahoma 73120
Telephone: (405) 849-6010 Email: troy@goldenls.com

Drafted by: BT
Plot Date: April 16, 2026 Paper Size: 24"x36"
GLS Job No.: 250782

Sheet 1 Of 2

Survey Coordinated by:
Bureau Veritas
510 E. Memorial Road, Suite A-1
Oklahoma City, OK 73114
800-411-2010
ALTA@bvna.com
www.bvna.com

BUREAU VERITAS 1828 BUREAU VERITAS

Filename: O:\JOBS\# PROJECTS 2025\250782 ADJ TO 1245 NW 107TH AVE, DORAL, FL_ALTA\PLOTS\DWG\250782 ADJ TO 1245 NW 107TH AVENUE, DORAL, FL.DWG; Last Saved: 1/26/2026 11:29:16 AM; Plot Date: 4/16/2026; Login: TroyDee

180431.26R000-001.220_LG_-_Doral_Acura_-_FL_ALTA_ver2-Signed.pdf

THIS DRAWING AND ALL INFORMATION CONTAINED HEREIN IS THE PROPERTY OF WARE MALCOMB AND SHALL NOT BE REPRODUCED, PUBLISHED OR USED IN WHOLE OR IN PART FOR ANY PURPOSE WITHOUT THE WRITTEN PERMISSION OF WARE MALCOMB. ANY UNAUTHORIZED USE SHALL BE AT THE SOLE RISK OF THE USER.

WARE MALCOMB
ARCHITECTURE CIVIL ENGINEERING
PLANNING BRANDING
INTERIORS BUILDING MEASUREMENT
500 W. Madison St #1000
Chicago, IL 60661
P 312.837.4600

STATE OF FLORIDA AR89619 REGISTERED ARCHITECT
04/14/2026

LITHIA MOTORS, INC.

DORAL PARKING & SERVICE STRUCTURE
10155 NW 12TH ST.
DORAL, FLORIDA 33172

ALTA SURVEY (FOR REFERENCE ONLY)

NO.	DATE	REMARKS
1	04/02/2026	CITY SITE PLAN SUBMITTAL
2		

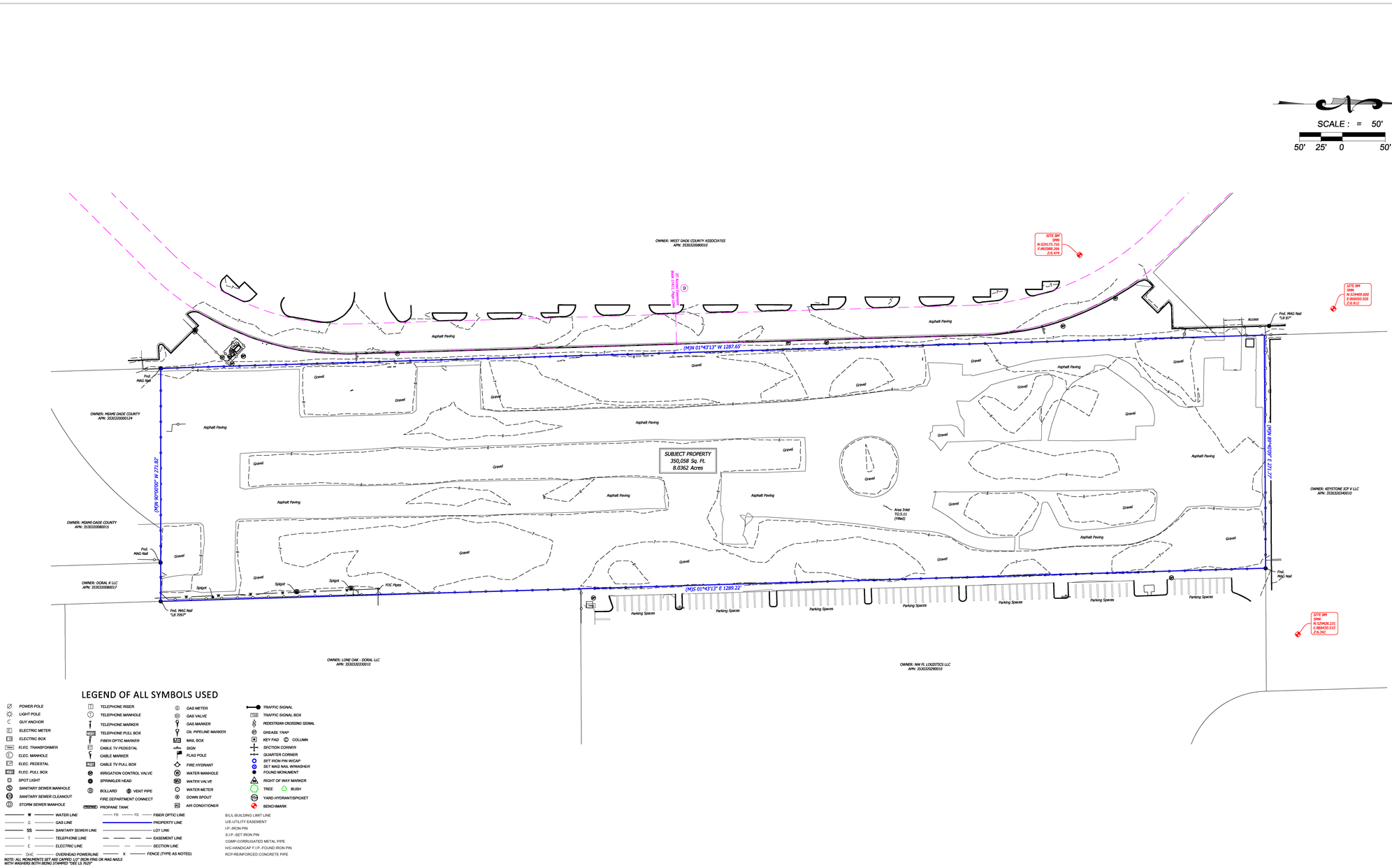
CITY SITE PLAN SUBMISSION

PA/PM:	Approver
DRAWN BY.:	Author
JOB NO.:	CHD25-0031-00

SHEET
G010

4/16/2026 11:20:29 AM

CAUTION: IF THIS SHEET IS NOT 30"x42" IT IS A REDUCED PRINT



LEGEND OF ALL SYMBOLS USED

POWER POLE
LIGHT POLE
GUY ANCHOR
ELECTRIC METER
ELECTRIC BOX
ELEC. TRANSFORMER
ELEC. MANHOLE
ELEC. PEDESTAL
ELEC. PULL BOX
SPOT LIGHT
SANITARY SEWER MANHOLE
SANITARY SEWER CLEANOUT
STORM SEWER MANHOLE

TELEPHONE RISER
TELEPHONE MANHOLE
TELEPHONE MARKER
TELEPHONE PULL BOX
FIBER OPTIC MARKER
CABLE TV PEDESTAL
CABLE MARKER
CABLE TV PULL BOX
IRRIGATION CONTROL VALVE
SPRINKLER HEAD
BOLLARD
VENT PIPE
FIRE DEPARTMENT CONNECT
PROPANE TANK

GAS METER
GAS VALVE
GAS MARKER
OIL PIPELINE MARKER
MAIL BOX
SIGN
FLAG POLE
FIRE HYDRANT
WATER MANHOLE
WATER VALVE
WATER METER
DOWN SPOUT
AIR CONDITIONER

TRAFFIC SIGNAL
TRAFFIC SIGNAL BOX
PEDESTRIAN CROSSING SIGNAL
GREASE TRAP
KEY PAD
COLUMN
SECTION CORNER
QUARTER CORNER
SET IRON PIN W/CAP
SET MAG NAIL W/WASHER
FOUND MONUMENT
RIGHT OF WAY MARKER
TREE
BUSH
YARD HYDRANT/SPICKET
BENCHMARK

W WATER LINE
G GAS LINE
SS SANITARY SEWER LINE
T TELEPHONE LINE
E ELECTRIC LINE
OHE OVERHEAD POWERLINE
FO FIBER OPTIC LINE
PROPERTY LINE
LOT LINE
EASEMENT LINE
SECTION LINE
X FENCE (TYPE AS NOTED)

B/L/L-BUILDING LIMIT LINE
U/E-UTILITY EASEMENT
I/P-IRON PIN
S.I.P.-SET IRON PIN
CGMP-CORRUGATED METAL PIPE
H/C-HANDICAP
F.I.P.-FOUND IRON PIN
RCP-REINFORCED CONCRETE PIPE

NOTE: ALL MONUMENTS SET ARE CAPPED, LOT SIGN PINS OR MAG NAILS WITH WASHERS BOTH BEING STAMPED "DKE LS 7529"

REVISIONS		
NO.	Description of Revisions	DATE

ALTA /NSPS LAND TITLE SURVEY

PARKING STRUCTURE - DORAL, FL
179287.25R000-001.389
ADJ TO 1245 NW 107TH AVENUE, DORAL,
MIAMI-DADE COUNTY, FLORIDA 33172

TROY DEE License Number 7629 STATE OF FLORIDA Professional Surveyor and Mapper

The seal appearing on this document was authorized by Troy Dee, P.S.M. 7629 on April 16, 2026.

Troy D

Prepared By
GOLDEN
LAND SURVEYING
4131 N.W. 122nd St., Suite 100, Oklahoma City, Oklahoma 73120
Telephone: (405) 849-6010 Email: troy@goldenls.com

Drafted by: BT
Plot Date: April 16, 2026 Paper Size: 24"x36"
GLS Job No.: 250782

Sheet 2 Of 2

Survey Coordinated by:
Bureau Veritas
510 E. Memorial Road, Suite A-1
Oklahoma City, OK 73114
800-411-2010
ALTA@bvna.com
www.bvna.com

BUREAU VERITAS 1828 BUREAU VERITAS

Filename: O:\Jobs\# PROJECTS 2025\250782 ADJ TO 1245 NW 107TH AVE, DORAL, FL_ALTA\PLOTS\DWG\250782 ADJ TO 1245 NW 107TH AVENUE, DORAL, FL.DWG; Last Saved: 1/26/2026 11:20:16 AM; Plot Date: 4/16/2026; Login: TroyDee

180431.26R000-001.220_LG_-_Doral_Acura_-_FL_ALTA_ver2-Signed.pdf

WARE MALCOMB
ARCHITECTURE CIVIL ENGINEERING
PLANNING BRANDING
INTERIORS BUILDING MEASUREMENT
500 W. Madison St #1000
Chicago, IL 60661
P 312.837.4600

STATE OF FLORIDA
AR89619
REGISTERED ARCHITECT
04/14/2026

LITHIA MOTORS, INC.

DORAL PARKING & SERVICE STRUCTURE
10155 NW 12TH ST.
DORAL, FLORIDA 33172

ALTA SURVEY (FOR REFERENCE ONLY)

NO.	DATE	REMARKS
2	04/02/2026	CITY SITE PLAN SUBMITTAL

CITY SITE PLAN SUBMISSION

PA/PM:	Approver
DRAWN BY.:	Author
JOB NO.:	CHD25-0031-00

SHEET
G011

4/16/2026 11:20:10 AM

EXHIBIT “B”

CAUTION: IF THIS SHEET IS NOT 30"x42" IT IS A REDUCED PRINT

DORAL PARKING & SERVICE STRUCTURE

SITE PLAN RESUBMISSION - REV. 2

10155 NW 12TH ST.
DORAL, FLORIDA 33172



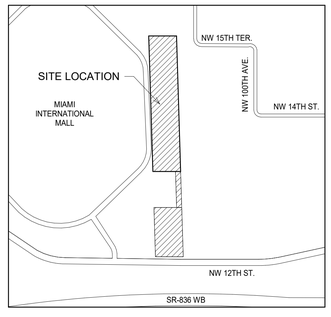
SHEET INDEX

**	Sheet Name	30% - SCHEMATIC DESIGN - IFR (OEM)	CITY SITE PLAN SUBMISSION	CITY SITE PLAN RESUBMISSION	60% - DESIGN DEVELOPMENT - IFR (OEM)	SITE PLAN RESUBMITTAL - REV. 2
G000	TITLE SHEET	•	•	•	•	•
G002	PROJECT DATA & SHEET INDEX	•	•	•	•	
G010	ALTA SURVEY (FOR REFERENCE ONLY)		•		•	•
G011	ALTA SURVEY (FOR REFERENCE ONLY)		•		•	•
G012	GENERAL NOTES	•	•		•	
G013	GENERAL NOTES	•	•		•	
G020	ACCESSIBILITY DETAILS	•	•		•	
G021	ACCESSIBILITY DETAILS				•	
G030	SERVICE BUILDING - OCCUPANCY AND EGRESS PLAN	•	•		•	
C1.0	COVER SHEET		•	•	•	•
C2.0	EXISTING CONDITIONS & DEMOLITION PLAN		•	•	•	•
C3.0	OVERALL SITE PLAN		•	•	•	•
C3.1	FIRE TRUCK EXHIBIT		•	•	•	•
C5.0	HORIZONTAL CONTROL PLAN		•	•	•	•
C5.1	HORIZONTAL CONTROL PLAN		•	•	•	•
C5.2	HORIZONTAL CONTROL PLAN		•	•	•	•
C7.0	PAVING PLAN		•	•	•	•
C8.0	GRADING & DRAINAGE PLAN		•	•	•	•
C8.1	GRADING & DRAINAGE PLAN		•	•	•	•
C8.2	GRADING & DRAINAGE PLAN		•	•	•	•
C8.3	GRADING & DRAINAGE PLAN		•	•	•	•
C8.4	GRADING & DRAINAGE DETAILS		•	•	•	•
C8.5	GRADING & DRAINAGE DETAILS		•	•	•	•
C8.6	GRADING & DRAINAGE DETAILS		•	•	•	•
L1	PLANTING PLAN		•		•	
LI-1	IRRIGATION PLAN		•		•	
LI-2	IRRIGATION PLAN		•		•	
LI-3	IRRIGATION PLAN		•		•	
LI-4	IRRIGATION DETAILS AND SPECS		•		•	
LI-5	IRRIGATION DETAILS		•		•	
LP-1	PLANTING PLAN		•		•	
LP-2	PLANTING PLAN		•		•	
LP-3	PLANTING PLAN		•		•	
LP-4	PLANTING DETAILS AND SPECIES		•		•	
A100	OVERALL SITE PLAN		•	•	•	•
A101	PROJECT SITE PLAN	•	•	•	•	•
A111	AREA PLANS	•		•	•	•
A121	LEVEL 01 - FLOOR PLAN	•	•	•	•	•
A122	LEVEL 02 - FLOOR PLAN	•	•	•	•	•
A123	LEVEL 03 - FLOOR PLAN	•	•	•	•	•
A124	LEVEL 04 - FLOOR PLAN	•	•	•	•	•
A125	LEVEL 05 - FLOOR PLAN	•	•	•	•	•
A130	SERVICE BUILDING - FLOOR PLAN	•			•	
A131	SERVICE BUILDING - ROOF PLAN	•			•	
A140	SERVICE BUILDING - FINISH PLAN	•			•	
A150	SERVICE BUILDING - FF&E PLAN	•			•	
A170	LEVEL 01 - PARKING GARAGE RCP	•			•	
A171	LEVEL 02-04 - TYPICAL RCP	•			•	
A180	SERVICE BUILDING - RCP	•			•	
A200	EXTERIOR ELEVATIONS	•	•	•	•	•
A250	BUILDING SECTIONS	•	•	•	•	•
A300	WALL SECTIONS	•			•	
A400	LEVEL 01 - ENLARGED RESTROOM PLANS AND ELEVATIONS	•			•	
A401	LEVEL 01 - ENLARGED RESTROOM PLANS AND ELEVATIONS	•			•	
A420	MILLWORK AND GLAZING ELEVATIONS	•			•	
A430	ELEVATOR & STAIR ST1 - ENLARGED PLANS & SECTIONS				•	
A431	STAIR ST2 & ST3 - ENLARGED PLANS & SECTIONS				•	
A520	PARTITION DETAILS				•	
A530	CEILING DETAILS				•	
A540	INTERIOR DETAILS				•	
A550	STAIRS AND ELEVATORS DETAILS				•	
A600	SCHEDULES				•	
A610	DOOR SCHEDULE				•	

SHEET INDEX

**	Sheet Name	30% - SCHEMATIC DESIGN - IFR (OEM)	CITY SITE PLAN SUBMISSION	CITY SITE PLAN RESUBMISSION	60% - DESIGN DEVELOPMENT - IFR (OEM)	SITE PLAN RESUBMITTAL - REV. 2
S000	GENERAL NOTES					•
S001	GENERAL NOTES					•
S002	SPECIAL INSPECTIONS AND TESTS					•
S100	FOUNDATION PLAN - OVERALL					•
S100A	FOUNDATION PLAN - SERVICE BUILDING					•
S100B	FOUNDATION PLAN - PARKING STRUCTURE					•
S101A	MEZZANINE FRAMING PLAN - SERVICE BUILDING					•
S200	CONCRETE DETAILS					•
S300	STEEL DETAILS					•
S400	MASONRY DETAILS					•
S500	PRECAST DETAILS					•
M000	MECHANICAL COVER SHEET					•
M010	SHEET INDEX AND NOTES					•
M121	LEVEL 01 - FLOOR PLAN - MECHANICAL					•
M122	LEVEL 02 - FLOOR PLAN - MECHANICAL					•
M123	LEVEL 03 - FLOOR PLAN - MECHANICAL					•
M124	LEVEL 04 - FLOOR PLAN - MECHANICAL					•
M125	LEVEL 05 - FLOOR PLAN - MECHANICAL					•
M130	SERVICE BUILDING - FLOOR PLAN - MECHANICAL					•
M200	MECHANICAL DETIALS					•
M201	MECHANICAL DETIALS					•
M300	MECHANICAL DIAGRAMS					•
M400	MECHANICAL SCHEDULES					•
E000	ELECTRICAL COVER SHEET					•
E100	SITE PLAN - ELECTRICAL					•
E121	LEVEL 01 - FLOOR PLAN - LIGHTING					•
E122	LEVEL 02 - FLOOR PLAN - LIGHTING					•
E123	LEVEL 03 - FLOOR PLAN - LIGHTING					•
E124	LEVEL 04 - FLOOR PLAN - LIGHTING					•
E125	LEVEL 05 - FLOOR PLAN - LIGHTING					•
E130	SERVICE BUILDING - FLOOR PLAN - LIGHTING					•
E131	LEVEL 01 - FLOOR PLAN - POWER					•
E132	LEVEL 02 - FLOOR PLAN - POWER					•
E133	LEVEL 03 - FLOOR PLAN - POWER					•
E134	LEVEL 04 - FLOOR PLAN - POWER					•
E135	LEVEL 05 - FLOOR PLAN - POWER					•
E140	SERVICE BUILDING - FLOOR PLAN - POWER					•
E141	LEVEL 01 - FLOOR PLAN - SYSTEMS					•
E142	LEVEL 02 - FLOOR PLAN - SYSTEMS					•
E143	LEVEL 03 - FLOOR PLAN - SYSTEMS					•
E144	LEVEL 04 - FLOOR PLAN - SYSTEMS					•
E145	LEVEL 05 - FLOOR PLAN - SYSTEMS					•
E150	SERVICE BUILDING - FLOOR PLAN - SYSTEMS					•
E200	ELECTRICAL DETIALS					•
E201	ELECTRICAL DETIALS					•
E300	ELECTRICAL DIAGRMAS					•
E400	ELECTRICAL SCHEDULES					•
E401	ELECTRICAL SCHEDULES					•
E402	ELECTRICAL SCHEDULES					•
P000	PLUMBING COVER SHEET					•
P120	LEVEL 1 - UNDERFLOOR PLAN - PLUMBING					•
P121	LEVEL 01 - FLOOR PLAN PLUMBING					•
P122	LEVEL 02 - FLOOR PLAN - PLUMBING					•
P123	LEVEL 03- FLOOR PLAN - PLUMBING					•
P124	LEVEL 04 - FLOOR PLAN - PLUMBING					•
P125	LEVEL 05 - FLOOR PLAN - PLUMBING					•
P130	SERVICE BUILDING - FLOOR PLAN - PLUMBING					•
P131	SERVICE BUILDING - UNDERFLOOR PLAN - PLUMBING					•
P200	PLUMBING DETAILS					•
P201	PLUMBING DETAILS					•
P300	PLUMBING DIAGRAMS					•
P400	PLUMBING SCHEDULES					•
P500	PLUMBING ENLARGED PLANS					•

VICINITY MAP



LITHIA MOTORS, INC.

OWNER

LITHIA MOTORS INC.
150 N. BARTLETT ST.
MEDFORD, OREGON 97501
(541) 776-6401

PRIMARY CONTACT: MEGAN DAVENPORT
PH: (979) 319-2362
EMAIL: megandavenport@lithia.com

GENERAL CONTRACTOR

MILLER CONSTRUCTION
MILLER CONSTRUCTION
5750 Powerline Road
Fort Lauderdale, FL 33309
(954) 764-6550

PRIMARY CONTACT: AMANDA BELKNAP
PH: (954) 847-0686
EMAIL: abelknap@millerconstruction.com
ALTERNATE CONTACT: SPENCER GREEN
PH: (954) 847-0624
EMAIL: sgreen@millerconstruction.com

ARCHITECT

WARE MALCOMB
500 W. MADISON St #1000
CHICAGO, ILLINOIS 60661
P 312.837.4600

ARCHITECT RECORD: MARK SCHWAMEL, FAIA
PH: 312.837.4600 x1622
EMAIL: mschwamel@waremalcomb.com
PROJECT MANAGER: JOE FISHER, AIA, LEED AP
PH: 312.837.4600 x1627
EMAIL: jfisher@waremalcomb.com

OWNER'S CONSULTANTS

GEOTECHNICAL ENGINEER
UES
8050 NW 77TH CT.
MEDLEY, FL 33166
(305) 249-8434

PRIMARY CONTACT: MARIELIN RODRIGUEZ
PH: (786) 621-0916
EMAIL: MRODRIGUEZ5@TEAMUES.COM
ALTERNATE CONTACT:
PH:
EMAIL:

ARCHITECT'S CONSULTANTS

STRUCTURAL ENGINEER
IMEG
225 W. WASHINGTON ST.
SUITE 2700
CHICAGO, IL 60606
(312) 294-0501

PRIMARY CONTACT: KARL PENNINGS
PH: (630) 995-5984
EMAIL: karl.r.pennings@imegcorp.com
ALTERNATE CONTACT:
PH:
EMAIL:

MECHANICAL ENGINEER
IMEG
225 W. WASHINGTON ST.
SUITE 2700
CHICAGO, IL 60606
(312) 294-0501

PRIMARY CONTACT: ARUN GARG
PH: (630) 460-4296
EMAIL: arun.k.garg@imegcorp.com
ALTERNATE CONTACT:
PH:
EMAIL:

PLUMBING ENGINEER
IMEG
225 W. WASHINGTON ST.
SUITE 2700
CHICAGO, IL 60606
(312) 294-0501

PRIMARY CONTACT: ARUN GARG
PH: (630) 460-4296
EMAIL: arun.k.garg@imegcorp.com
ALTERNATE CONTACT:
PH:
EMAIL:

ELECTRICAL ENGINEER
IMEG
225 W. WASHINGTON ST.
SUITE 2700
CHICAGO, IL 60606
(312) 294-0501

PRIMARY CONTACT: ARUN GARG
PH: (630) 460-4296
EMAIL: arun.k.garg@imegcorp.com
ALTERNATE CONTACT:
PH:
EMAIL:

CIVIL ENGINEER
WARE MALCOMB
10 EDELMAN DRIVE
IRVINE, CA 92618

PRIMARY CONTACT: STEPHANIE KASSOY
PH: (786) 269-0915
EMAIL: skassoy@waremalcomb.com
ALTERNATE CONTACT:
PH:
EMAIL:

DEFERRED SUBMITTALS

DEFERRED SUBMITTAL ITEMS SHALL BE SUBMITTED TO THE ARCHITECT AND ENGINEERS OF RECORD WHO SHALL REVIEW AND PROVIDE NOTATION INDICATING DOCUMENTS HAVE BEEN REVIEWED AND FOUND TO BE IN GENERAL CONFORMANCE WITH THE BUILDING DESIGN. SUBMITTAL MATERIALS SHALL INCLUDE PLANS, DETAILS AND CALCULATIONS PREPARED AND SIGNED BY A STATE REGISTERED ENGINEER.
CONTRACTOR SHALL SUBMIT ARCHITECT AND ENGINEER REVIEWED SUBMITTAL MATERIALS TO THE BUILDING OFFICIAL FOR REVIEW AND PERMIT APPROVAL. DEFERRED SUBMITTAL ITEMS SHALL NOT BE INSTALLED PRIOR TO OBTAINING THE BUILDING OFFICIAL'S APPROVAL OF THE SUBMITTAL.

1. AUTOMATIC FIRE SPRINKLER SYSTEM.
2. FIRE ALARM SYSTEM.
3. HIGH PILED STORAGE RACKING.
4. EXTERIOR BUILDING SIGNAGE.
5. ANCHORAGE DESIGN FOR ALL ELECTRICAL EQUIPMENT REQUIRED.
6. STOREFRONT AND CURTAIN WALL GLAZING SYSTEMS.

WARE MALCOMB
ARCHITECTURE PLANNING INTERIORS
CIVIL ENGINEERING BRANDING BUILDING MEASUREMENT
500 W. Madison St #1000
Chicago, IL 60661
P 312.837.4600

REINALDO A. GOMEZ AR0013736 STATE OF FLORIDA REGISTERED ARCHITECT
08/18/2026

LITHIA MOTORS, INC.
Reinaldo A Gomez

DORAL PARKING & SERVICE STRUCTURE
10155 NW 12TH ST.
DORAL, FLORIDA 33172

TITLE SHEET

	DATE	REMARKS
1	02/27/2026	30% - SCHEMATIC DESIGN - IFR (OEM)
2	04/02/2026	CITY SITE PLAN SUBMITTAL
3	06/30/2026	CITY SITE PLAN RESUBMITTAL
4	07/31/2026	60% - DESIGN DEVELOPMENT - IFR (OEM)
5	08/21/2026	SITE PLAN RESUBMITTAL - REV. 2

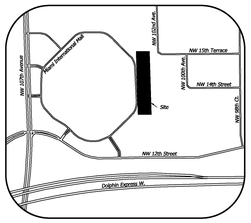
SITE PLAN RESUBMISSION

PA/PM:	Approver
DRAWN BY.:	Author
JOB NO.:	CHD25-0031-00

SHEET
G000

8/21/2026 3:44:40 PM

CAUTION: IF THIS SHEET IS NOT 30"x42" IT IS A REDUCED PRINT



VICINITY MAP
(NOT TO SCALE)

TITLE COMMITMENT EXCEPTION NOTES

(6) *6. Restrictions, covenants, conditions, easements and other matters as contained on the Plat of Lehman Doral, recorded in Plat Book 172, Page 41, of the Public Records of Miami-Dade County, Florida.* ***Not shown; does not affect subject property.***

(7) *7. Covenant Running With The Land given by West Dade County Associates, a Florida general partnership, for the benefit of the Board of County Commissioners of Metropolitan Dade County, Florida, dated November 11, 1979 and recorded January 8, 1980 in Official Records Book 10619, Page 2002.* ***Affects subject property; blanket in nature.***

(8) *8. Restrictions, covenants and conditions contained in the Declaration of Restrictive Covenants by West Dade Associates, a Florida general partnership, dated May 21, 1981 and recorded September 14, 1981 in Official Records Book 11212, Page 1613.* ***Not shown; does not affect subject property.***

(9) *9. Terms, covenants, conditions and easements contained in the Easement and Operating of Agreement by and between Sears, Roebuck and Co, a New York Corporation, and Alstores Realty Corporation, a Delaware corporation, Jordan Marsh Company, a Florida Corporation, Federated Stores, Inc., a Delaware corporation, Associated Dry Goods Corporation, a Virginia corporation, and West Dade County Associates, a Florida general partnership, dated April 13, 1982 and recorded April 15, 1982 in Official Records Book 11411, Page 1044, as amended by First Amendment of Easements and Operating Agreement recorded in Official Records Book 15238, Page 2289, Assignment and Assumption Agreement recorded February 5, 1991, In Official Records Book 14884, Page 3160, and Assignment and Assumption Agreement recorded April 17, 1997, in Official Records Book 17606, Page 1.* ***Affects subject property as shown hereon.***

(10) *10. Covenants, Conditions and Restrictions Agreement recorded February 23, 1998 in Official Records Book 17990, Page 816.* ***Affects subject property; blanket in nature.***

(11) *11. Terms, conditions and easements reserved for the benefit of the shopping site commonly known as Miami International Mall shown in Special Warranty Deed recorded January 11, 2006 in Official Records Book 24133, Page 1676.* ***Not shown; does not affect subject property.***

(12) *12. Terms, provisions, covenants, conditions, restrictions, assessments, any burdened easements on insured land, options, liens, and other matters established by the Covenants, Conditions and Restrictions Agreement recorded January 11, 2006, in Official Records Book 24133, Page 1691.* ***Not shown; does not affect subject property.***

(13) *13. Terms, covenants and conditions of the Declaration of Access Easement recorded January 8, 2018 in Official Records Book 30819, Page 3156.* ***Not shown; does not affect subject property.***

(14) *14. Terms, covenants, conditions, agreement and easements shown in the Covenant Running with the Land in Favor of Miami-Dade County, recorded January 27, 2022 in Official Records Book 32986, Page 2898.* ***Affects subject property; blanket in nature.***

(15) *15. Terms, covenants, conditions, agreement and easements shown in the Covenant Running with the Land in Lieu of Unity of Title, recorded April 11, 2022 in Official Records Book 33124, Page 2056.* ***Affects subject property; blanket in nature.***

(16) *16. Underground Easement granted to Florida Power & Light Company recorded April 4, 2025 in Official Records Book 34693, Page 486.* ***Not shown; does not affect subject property.***

(17) *17. Underground Easement granted to Florida Power & Light Company recorded October 6, 2025 in Official Records Book 34970, Page 2750.* ***Not shown; does not affect subject property.***

RECORD LEGAL DESCRIPTION

PARCEL 1: (Fee Simple)
Tract "A", LEHMAN DORAL, according to the map or plat thereof, as recorded in Plat Book 172, Page(s) 41, of the Public Records of Miami-Dade County, Florida.

PARCEL 2: (Easement)
Together with, a Non-Exclusive Easement right(s) for the benefit of Parcel 1 as contained in that certain Covenants, Conditions and Restrictions Agreement Miami International Mall dated December 29, 2005 and recorded in Official Records Book 24133, Page 1691, of the Public Records of Miami-Dade County, Florida.

PARCEL 3 (Easement)
Together with, a Non-Exclusive Easement right(s) for the benefit of Parcel 1 as contained in that certain Declaration of Access Easement dated December 17, 2017 and recorded in Official Records Book 30819, Page 3156, of the Public Records of Miami-Dade County, Florida.

GENERAL SURVEY NOTES:

1. *This survey was made in accordance with laws and/or Minimum Standards of the State of Florida.*
2. *The basis of bearing for this survey is South 01° 43' 13" East, as shown hereon.*
3. *The property described hereon is the same as the property described in Fidelity National Title Insurance Company's Commitment No. 12877770 with an effective date of 12/30/2025 and that all easements, covenants and restrictions referenced in said title commitment or apparent from a physical inspection of the site or otherwise known to me have been plotted hereon or otherwise noted as to their effect on the subject property.*
4. *Said described property is located within an area having a Zone Designation Zone "AH" by the Federal Emergency Management Agency (FEMA), on Flood Insurance Rate Map No. 12086C0286L, with a date of identification of 09/11/2009, for Community No. 0041, in Miami-Dade County, State of FLORIDA, which is the current Flood Insurance Rate Map for the community in which said premises is situated.*
5. *The Property has indirect access to NW 12th Street, a dedicated public street or highway, by way of the Access Easement recorded in Book 11411, Page 1044.*
6. *The total number of striped parking spaces on the subject property is 0, including 0 designated handicap spaces.*
7. *There is no observed evidence of current earth moving work, building construction or building additions [except as shown or noted hereon].*
8. *There are no proposed changes in street right of way lines, according to Miami-Dade County. There is no observed evidence of recent street or sidewalk construction or repairs [except as shown or noted hereon]*
9. *There is no observed evidence of site use as a solid waste dump, sump or sanitary landfill [except as shown or noted hereon].*
10. *Observed evidence of utilities has been shown pursuant to Section 5 Paragraph E (iv) of the ALTA/NSPS Minimum Standard Detail Requirements combined with plans and markings (if provided). The surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated, although does certify that they are located as accurately as possible from information available. The surveyor has not physically located the underground utilities.*
11. *[No apparent] wetlands are located on the subject property according to the U.S. Fish and Wildlife Service National Wetlands Inventory located at www.fws.gov/wetlands. "No markers indicating a delineation of wetlands have been observed during the completion of this survey"*
12. *The building height, shown hereon, was measured between the highest point of the building and the finished floor elevation in the approximate location as depicted on the drawing.*
13. *This survey was performed to meet the requirements for a topographic/planimetric survey and meets the Florida Minimum Technical Standards for the practice of land surveying as adopted by the Florida State Board of Licensure for Professional Engineers and Land Surveyors. The original data was obtained on 01/12/2026; that the survey was completed on April 16, 2026; that contours shown as [broken lines] may not meet the stated standard; and all coordinates are based on Florida State Plane Grid East 'NAD 83' and realization all elevations are based on NAVD 88.*

LEGEND OF ALL SYMBOLS USED

POWER POLE
LIGHT POLE
GUY ANCHOR
ELECTRIC METER
ELECTRIC BOX
ELEC. TRANSFORMER
ELEC. MANHOLE
ELEC. PEDESTAL
ELEC. PULL BOX
SPOT LIGHT
SANITARY SEWER MANHOLE
SANITARY SEWER CLEANOUT
STORM SEWER MANHOLE

TELEPHONE RISER
TELEPHONE MANHOLE
TELEPHONE MARKER
TELEPHONE PULL BOX
FIBER OPTIC MARKER
CABLE TV PEDESTAL
CABLE MARKER
CABLE TV PULL BOX
IRRIGATION CONTROL VALVE
SPRINKLER HEAD
BOLLARD
VENT PIPE
FIRE DEPARTMENT CONNECT
PROPANE TANK

GAS METER
GAS VALVE
GAS MARKER
OIL PIPELINE MARKER
MAIL BOX
SIGN
FLAG POLE
FIRE HYDRANT
WATER MANHOLE
WATER VALVE
WATER METER
DOWN SPOUT
AIR CONDITIONER

TRAFFIC SIGNAL
TRAFFIC SIGNAL BOX
PEDESTRIAN CROSSING SIGNAL
GREASE TRAP
KEY PAD
COLUMN
SECTION CORNER
QUARTER CORNER
SET IRON PIN W/CAP
SET MAG NAIL W/WASHER
FOUND MONUMENT
RIGHT OF WAY MARKER
TREE
BUSH
YARD HYDRANT/SPICKET
BENCHMARK

W — WATER LINE
G — GAS LINE
SS — SANITARY SEWER LINE
T — TELEPHONE LINE
E — ELECTRIC LINE
OHE — OVERHEAD POWERLINE
FO — FIBER OPTIC LINE
PROPERTY LINE
LOT LINE
EASEMENT LINE
SECTION LINE
X — FENCE (TYPE AS NOTED)

B/UL-BUILDING LIMIT LINE
U/E-UTILITY EASEMENT
I.P.-IRON PIN
S.I.P.-SET IRON PIN
CGMP-CORRUGATED METAL PIPE
H/C-HANDICAP F.I.P.-FOUND IRON PIN
RCP-REINFORCED CONCRETE PIPE

NOTE: ALL MONUMENTS SET ARE CAPPED "LB" IRON PINS OR MAG NAILS WITH WASHERS BOTH BEING STAMPED "CME LS 7629"

LIST OF POSSIBLE ENCROACHMENTS
NONE

ZONING INFORMATION
(ZONING REPORT TO BE PROVIDED BY CLIENT)

LAND AREA
350,058 Sq. Ft. or 8.0362 Acres, more or less.

SURVEYOR'S CERTIFICATION

To: Fidelity National Title Insurance Company:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 6a, 6b, 7a, 7b1, 7c, 8, 9, 10, 11a, 13, 14, 16, 17, and 19 of Table A thereof.

The field work was completed on 01/12/2026.
Date of Plat or Map April 16, 2026.

Troy Dee
Registration No. 7629
In the State of Florida

TROY DEE License Number 7629 STATE OF FLORIDA Professional Surveyor and Mapper

The seal appearing on this document was authorized by Troy Dee, P.S.M. 7629 on April 16, 2026.

Troy D

REVISIONS		
NO.	Description of Revisions	DATE
1	Client Comments	1-26-2026

ALTA /NSPS LAND TITLE SURVEY

PARKING STRUCTURE - DORAL, FL
179287.25R000-001.389
ADJ TO 1245 NW 107TH AVENUE, DORAL,
MIAMI-DADE COUNTY, FLORIDA 33172

Prepared By
GOLDEN LAND SURVEYING
4131 N.W. 122nd St., Suite 100, Oklahoma City, Oklahoma 73120
Telephone: (405) 849-6010 Email: troy@goldenls.com

Drafted by: BT
Plot Date: April 16, 2026 Paper Size: 24"x36"
GLS Job No.: 250782

Sheet 1 Of 2

Survey Coordinated by:
Bureau Veritas
510 E. Memorial Road, Suite A-1
Oklahoma City, OK 73114
800-411-2010
ALTA@bvna.com
www.bvna.com

BUREAU VERITAS 1828 BUREAU VERITAS

Filename: O:\JOBS\# PROJECTS 2025\250782 ADJ TO 1245 NW 107TH AVE, DORAL, FL_ALTA\PLOS\DWG\250782 ADJ TO 1245 NW 107TH AVENUE, DORAL, FL.DWG; Last Saved: 1/26/2026 11:29:16 AM; Plot Date: 4/16/2026; Login: TroyDee

180431.26R000-001.220_LG_-_Doral_Acura_-_FL_ALTA_ver2-Signed.pdf

THIS DRAWING AND THE DESIGN CONTAINED HEREIN IS THE EXCLUSIVE PROPERTY OF WARE MALCOMB AND SHALL NOT BE REPRODUCED, PUBLISHED OR USED IN WHOLE OR IN PART FOR ANY PURPOSE WITHOUT THE WRITTEN CONSENT OF WARE MALCOMB. ANY UNAUTHORIZED USE SHALL BE AT THE SOLE RISK OF THE USER.

WARE MALCOMB
ARCHITECTURE PLANNING INTERIORS
CIVIL ENGINEERING BRANDING BUILDING MEASUREMENT
500 W. Madison St #1000
Chicago, IL 60661
P 312.837.4600

LITHIA MOTORS, INC.

DORAL PARKING & SERVICE STRUCTURE
10155 NW 12TH ST.
DORAL, FLORIDA 33172

ALTA SURVEY (FOR REFERENCE ONLY)

NO.	DATE	REMARKS
2	04/02/2026	CITY SITE PLAN SUBMITTAL
4	07/28/2026	60% - DESIGN DEVELOPMENT - IFR (OEM)
5	08/21/2026	SITE PLAN RESUBMITTAL - REV. 2

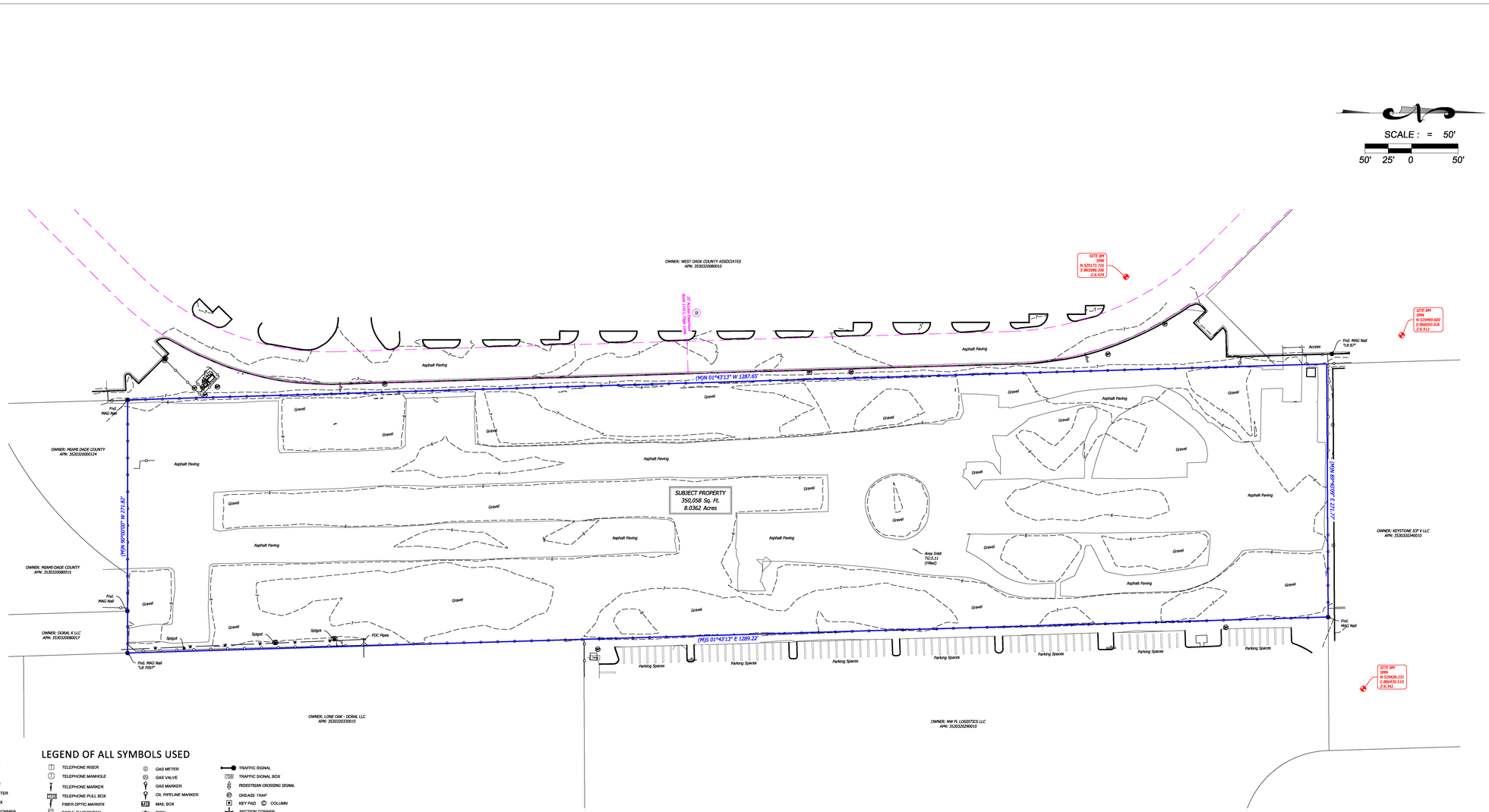
SITE PLAN RESUBMISSION

PA/PM:	Approver
DRAWN BY.:	Author
JOB NO.:	CHD25-0031-00

SHEET
G010

8/21/2026 10:53:15 AM

CAUTION: IF THIS SHEET IS NOT 30"x42" IT IS A REDUCED PRINT



LEGEND OF ALL SYMBOLS USED

POWER POLE
LIGHT POLE
GUY ANCHOR
ELECTRIC METER
ELECTRIC BOX
ELEC. TRANSFORMER
ELEC. MANHOLE
ELEC. PEDESTAL
ELEC. PULL BOX
SPOT LIGHT
SANITARY SEWER MANHOLE
SANITARY SEWER CLEANOUT
STORM SEWER MANHOLE

TELEPHONE RISER
TELEPHONE MANHOLE
TELEPHONE MARKER
TELEPHONE PULL BOX
FIBER OPTIC MARKER
CABLE TV PEDESTAL
CABLE MARKER
CABLE TV PULL BOX
IRRIGATION CONTROL VALVE
SPRINKLER HEAD
BOLLARD
VENT PIPE
FIRE DEPARTMENT CONNECT
PROPANE TANK

GAS METER
GAS VALVE
GAS MARKER
OIL PIPELINE MARKER
MAIL BOX
SIGN
FLAG POLE
FIRE HYDRANT
WATER MANHOLE
WATER VALVE
WATER METER
DOWN SPOUT
AIR CONDITIONER

TRAFFIC SIGNAL
TRAFFIC SIGNAL BOX
PEDESTRIAN CROSSING SIGNAL
GREASE TRAP
KEY PAD
COLUMN
SECTION CORNER
QUARTER CORNER
SET IRON PIN W/CAP
SET MAG NAIL W/WASHER
FOUND MONUMENT
RIGHT OF WAY MARKER
TREE
BUSH
YARD HYDRANT/SPICKET
BENCHMARK

W WATER LINE
G GAS LINE
SS SANITARY SEWER LINE
T TELEPHONE LINE
E ELECTRIC LINE
OHE OVERHEAD POWERLINE
FO FIBER OPTIC LINE
PROPERTY LINE
LOT LINE
EASEMENT LINE
SECTION LINE
X FENCE (TYPE AS NOTED)

B/L/L-BUILDING LIMIT LINE
U/E-UTILITY EASEMENT
I/P-IRON PIN
S.I.P.-SET IRON PIN
CGMP-CORRUGATED METAL PIPE
H/C-HANDICAP
F.I.P.-FOUND IRON PIN
RCP-REINFORCED CONCRETE PIPE

NOTE: ALL MONUMENTS SET ARE CAPPED, LOT SIGN PINS OR MAG NAILS WITH WASHERS BOTH BEING STAMPED "DEE LS 7529"

REVISIONS		
NO.	Description of Revisions	DATE

ALTA /NSPS LAND TITLE SURVEY

PARKING STRUCTURE - DORAL, FL
179287.25R000-001.389
ADJ TO 1245 NW 107TH AVENUE, DORAL,
MIAMI-DADE COUNTY, FLORIDA 33172

TROY DEE License Number 7629 STATE OF FLORIDA Professional Surveyor and Mapper

The seal appearing on this document was authorized by Troy Dee, P.S.M. 7629 on April 16, 2026.

Troy D

Prepared By
GOLDEN LAND SURVEYING
4131 N.W. 122nd St., Suite 100, Oklahoma City, Oklahoma 73120
Telephone: (405) 849-6010 Email: troy@goldenls.com

Drafted by: BT
Plot Date: April 16, 2026 Paper Size: 24"x36"
GLS Job No.: 250782

Sheet 2 Of 2

Survey Coordinated by:
Bureau Veritas
510 E. Memorial Road, Suite A-1
Oklahoma City, OK 73114
800-411-2010
ALTA@bvna.com
www.bvna.com

BUREAU VERITAS 1828

Filename: O:\Jobs\# PROJECTS 2025\250782 ADJ TO 1245 NW 107TH AVE, DORAL, FL_ALTA\PLOTS\DWG\250782 ADJ TO 1245 NW 107TH AVENUE, DORAL, FL.DWG; Last Saved: 1/26/2026 11:20:16 AM; Plot Date: 4/16/2026; Login: TroyDee

180431.26R000-001.220_LG_-_Doral_Acura_-_FL_ALTA_ver2-Signed.pdf

WARE MALCOMB
ARCHITECTURE CIVIL ENGINEERING
PLANNING BRANDING
INTERIORS BUILDING MEASUREMENT
500 W. Madison St #1000
Chicago, IL 60661
P 312.837.4600

LITHIA MOTORS, INC.

DORAL PARKING & SERVICE STRUCTURE
10155 NW 12TH ST.
DORAL, FLORIDA 33172

ALTA SURVEY (FOR REFERENCE ONLY)

	DATE	REMARKS
2	04/02/2026	CITY SITE PLAN SUBMITTAL
4	07/28/2026	60% - DESIGN DEVELOPMENT - IFR (OEM)
5	08/21/2026	SITE PLAN RESUBMITTAL - REV. 2

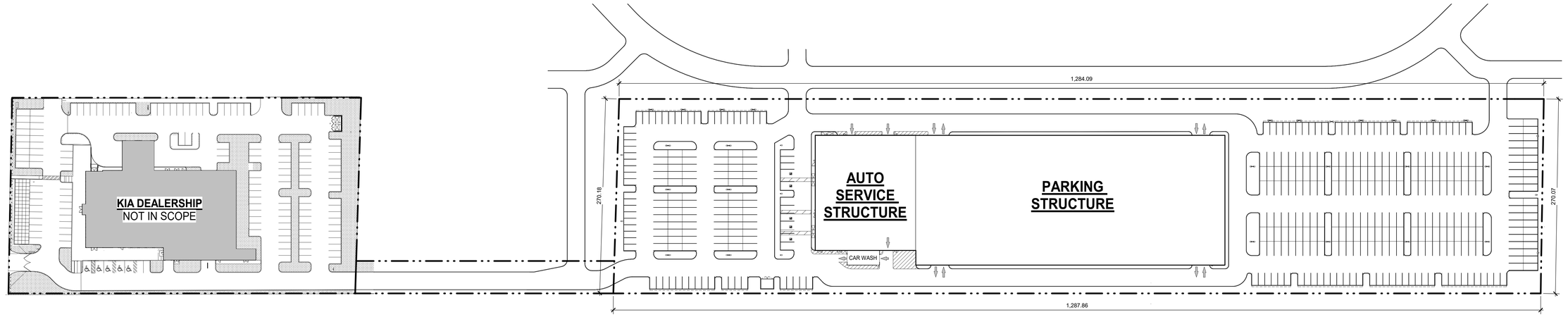
PA/PM:	Approver
DRAWN BY.:	Author
JOB NO.:	CHD25-0031-00

SHEET
G011

SITE PLAN RESUBMISSION

8/21/2026 10:53:17 AM

CAUTION: IF THIS SHEET IS NOT 30"x42" IT IS A REDUCED PRINT



1"=60'
0 30' 60' 150' 300'

OVERALL SITE PLAN
SCALE: 1" = 60'-0"

PROJECT DATA:

1.	JURISDICTION:	CITY OF DORAL, FLORIDA		
2.	ADDRESS:	TRACT A: 10155 NW 12TH STREET, DORAL FL 33172		
		PARCEL C: 10111 NW 12TH STREET, DORAL FL 33172		
3.	ZONING DESIGNATION:	CC (CORRIDOR COMMERCIAL)		
4.	SITE AREA:	TRACT A (KIA):	131,288 S.F.	(3.01 ACRES)
		PARCEL A:	16,105 S.F.	(0.370 ACRES)
		PARCEL C (GARAGE):	349,715 S.F.	(8.03 ACRES)
		TOTAL:	**497,108 S.F.**	**(11.41 ACRES)**
5.	BUILDING AREA :	**THIS APPLICATION - PARCEL C ONLY**		
		SEE CHART		
6.	APPLICABLE CODE(S):	FLORIDA BUILDING CODE - 2023 (8th ED.)		
		FLORIDA ACCESSIBILITY CODE - 2023 (8th ED.)		
		FFPC - 2023 (8th EDITION)		
7.	TYPE OF CONSTRUCTION:	II-B	PARKING STRUCTURE	
		II-B	SERVICE BUILDING	
8.	OCCUPANCY CLASSIFICATION:	S-1, S-2, B		
		S-1	STORAGE, SERVICE BAYS, PARTS STORAGE	
		S-2	STORAGE, PARKING GARAGE	
		B	BUSINESS	
9.	BUILDING HEIGHTS:			

	PROVIDED	
PARCEL C (GARAGE):	+51'-0"	T.O. PARAPET
	+57'-0"	T.O. STAIR ENCLOSURE

ZONING LIMITATIONS:

ALLOWABLE STORIES:	6 STORIES MAX	
	5 STORIES PROVIDED	
SPECIAL PROVISION	ALLOWABLE SERVICE AREA (REPAIR BAYS)	
	MAX ALLOWED = 35% OF TOTAL BUILDING AREA	

	PROVIDED (SF)	
PARCEL C SERVICE & ALIGNMENT BAY AREA (18 BAYS):	7,316	
TOTAL BUILDING AREA:	432,548	
REPAIR BAY PERCENTAGE OF TOTAL AREA =	**1.7%**	**OK**
TOTAL BUILDING AREA *:	23,036	
REPAIR BAY PERCENTAGE OF TOTAL AREA =	**31.8%**	**OK**

* NOT INCLUDING PARKING GARAGE

BUILDING AREA:

		FACILITY	SHOW ROOMS	OFFICES	RETAIL	MISC./ UNOCCP.	PARTS STORAGE	SERVICE REPAIR	INTERIOR SERVICE DRIVE (UNOCPP.)	CAR WASH	TOTAL (SF)
PROPOSED	PARCEL C	**SERVICE FACILITY**									
		SERVICE SUB-TOTAL:	3,542	1,406	-	2,893	1,970	8,470	3,840		**22,121**
		CAR WASH									
		CAR WASH SUB-TOTAL:								915	**915**
		PARKING GARAGE									
		- 1st FLOOR				77,423					
		- 2nd FLOOR				77,423					
		- 3rd FLOOR (EXTENDS OVER SERVICE BLDG)				99,820					
		- 4th FLOOR				77,423					
		- 5th FLOOR				77,423					
		GARAGE SUB-TOTAL:	-	-	-	**409,512**	-	-	-	-	**409,512**
		TOTAL PROPOSED BUILDING SF	-	-	-		-	-	-		**432,548**
		TOTAL CAR WASH & SERVICE BLDG ONLY	-	-	-		-	-	-	-	**23,036**

PARKING CALCULATIONS:

THE REQUIRED PARKING SPACES ARE CALCULATED BASED ON CITY PARKING CODE:

		PARCEL C		PROVIDED SPACES		
	REQUIREMENT	**TOTAL SF**	**REQUIRED SPACES**	**CUSTOMER / EMPLOYEE**	**INVENTORY**	**TOTAL**
SHOWROOM:	TOTAL SHOWROOM AREA	TOTAL: 3,542 SF				
	3 SPACE FOR 1st 2,500 SF	2,500	3			
	REMAINING AREA 1 SPACE PER 500 SF	1042	3			
OPENLOT:	3 SPACES FOR EACH 5,000 SF	67,941	41			
OFFICE:	1 SPACES FOR EACH 300 SF	1,406	5			
RETAIL PARTS:	1 SPACE PER 250 SF GFA	0	0			
PARTS STORAGE AND SERVICE REPAIR BAYS:	3 SPACES FOR 1st 2500 SF GFA; PLUS 1 SPACE PER 500 SF GFA ADDITIONAL	TOTAL: 10,440 SF				
	3 SPACES FOR 1st 2,500 SF	2,500	3			
	REMAINING AREA 1 PER 500 SF	7,940	16			
TOTAL SPACES:	**CUSTOMER / EMPLOYEE SPACES**		**71**	**71**		
	STANDARD SPACES (SURFACE)			67	346	**413**
	ACCESIBLE SPACES (STD & VAN)		**4**	4	N/A	**4**
	STANDARD SPACES (GARAGE)				1336	**1336**
	TOTAL SPACES PROVIDED			**71**	**1682**	**1753**
EV SPACES:	2% of REQ. STD SPACES		1.42	4		**4**
BIKE:	0.1 PER OFFICE & RETAIL REQ. SPACES		0.5	1		**1**
QUEUEING & LOADING:	AUTOMATIC CAR WASH WAITING SPACE PROVIDED INSIDE SERVICE BUILDING. NOT FOR PUBLIC ACCESS.					
	LOADING - SPACES FOR 30,000 SF BLDG	12 FT x 25 FT	2			**2**
HEAT REFLECTIVE PARKING SURFACE	MIN 20% OF ALL REQUIRED SURFACE PARKING MUST HAVE SOLAR REFLECTIVE INDEX (SRI) OF 28 OR GREATER.	20%	**14**	CONCRETE PARKING DECK OPEN TOP SURFACE (5th FLR)		**261**

SETBACKS:

DIRECTION	PARCEL C (PARKING GARAGE & SERVICE BLDG) REQUIRED	PROPOSED
NORTH	5'	439.7'
SOUTH	5'	274.3'
EAST	5'	40.9'
WEST	20'	50.5'

AREA CALCULATIONS:

PARCEL C	**SQ FT**	**% OF TOTAL**
TOTAL SITE AREA	**349,715**	100%
REQUIRED LANDSCAPED OPEN SPACE (17% MIN. OF SITE AREA)	59,452	17%
PROVIDED LANDSCAPED OPEN SPACE	63,214	18.1%
BUILDING COVERAGE	23,036	7%
MAX FAR PERMITTED	0.5	50%
FAR PROVIDED	0.07	7.0%

LEGEND

- PROPERTY LINE.
- INDICATES VEHICLE ROUTE
- POLE MOUNTED LIGHT FIXTURE.
- WALLPACK LIGHT FIXTURE.
- T — TRANSFORMER WITH CONCRETE PAD. (PROVIDE PROTECTION BOLLARDS PER LOCAL UTILITY OR PUBLIC WORK STANDARDS)
- LANDSCAPE AND IRRIGATION AREA.
- FIRE LANE (HATCHED)
- 1 — PARKING STALL COUNT TOTAL
- FIRE HYDRANT
- P.I.V. WITH TAMPER

KEYNOTES: -

WARE MALCOMB
500 W. Madison St #1000
Chicago, IL 60661
P 312.837.4600
ARCHITECTURE CIVIL ENGINEERING
PLANNING BRANDING
INTERIORS BUILDING MEASUREMENT

STATE OF FLORIDA · REINALDO A. GOMEZ · LICENSED · A10013736 · REGISTERED ARCHITECT
08/18/2026

LITHIA MOTORS, INC.
Reinaldo A Gomez

DORAL PARKING & SERVICE STRUCTURE
10155 NW 12TH ST.
DORAL, FLORIDA 33172

OVERALL SITE PLAN

DATE	REMARKS
04/02/2026	CITY SITE PLAN SUBMITTAL
06/30/2026	CITY SITE PLAN RESUBMITTAL
07/28/2026	60% - DESIGN DEVELOPMENT - FFE (OEM)
08/21/2026	SITE PLAN RESUBMITTAL - REV 2

PA/PM:	J. FISHER
DRAWN BY.:	J.B.
JOB NO.:	CHD25-0031-00

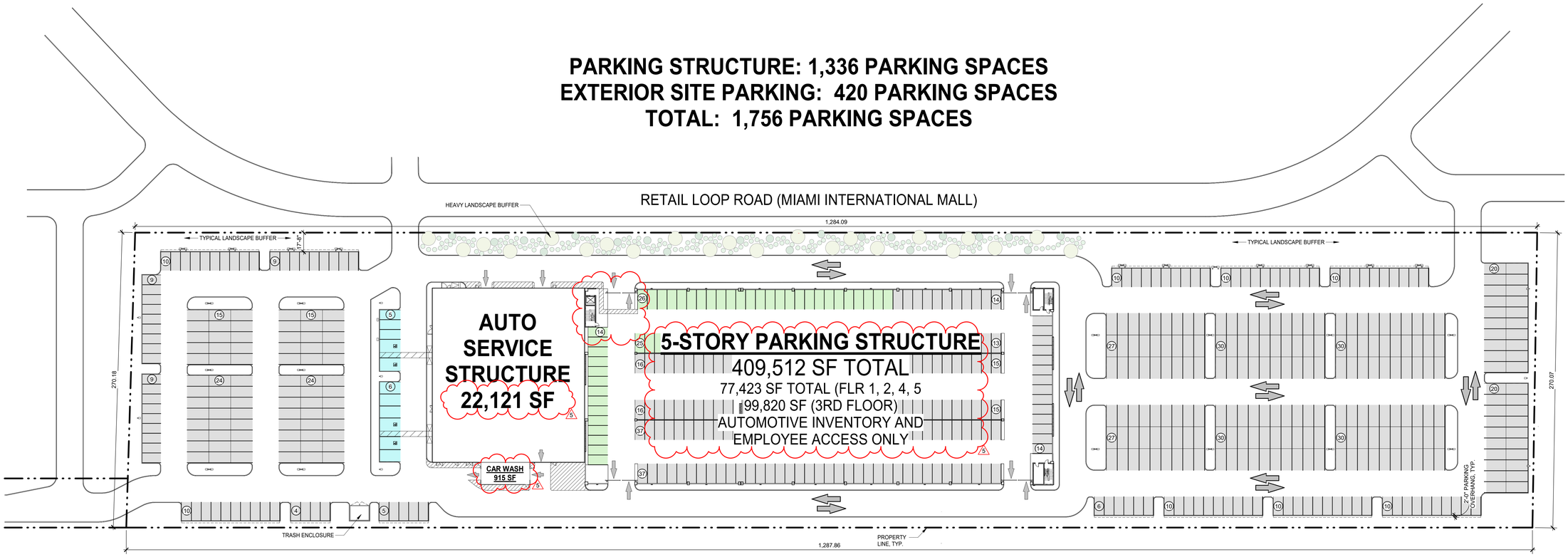
SHEET
A100

SITE PLAN RESUBMISSION

8/21/2026 10:53:19 AM

CAUTION: IF THIS SHEET IS NOT 30"x42" IT IS A REDUCED PRINT

PARKING STRUCTURE: 1,336 PARKING SPACES
EXTERIOR SITE PARKING: 420 PARKING SPACES
TOTAL: 1,756 PARKING SPACES



PARKING TYPE LEGEND - OVERALL PARKING COUNT

CUSTOMER		11 SPACES (INCLUDING 4 ACCESSIBLE SPACES)
EMPLOYEE		65 SPACES
VEHICLE INVENTORY		1,680 SPACES
		1,756 TOTAL

1"=40'
0 20' 40' 80' 200'

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

LEGEND

- PROPERTY LINE.
- INDICATES VEHICLE ROUTE
- POLE MOUNTED LIGHT FIXTURE.
- WALLPACK LIGHT FIXTURE.
- T — TRANSFORMER WITH CONCRETE PAD. (PROVIDE PROTECTION BOLLARDS PER LOCAL UTILITY OR PUBLIC WORK STANDARDS)
- LANDSCAPE AND IRRIGATION AREA.
- FIRE LANE (HATCHED)
- PARKING STALL COUNT TOTAL
- FIRE HYDRANT
- P.I.V. WITH TAMPER

KEYNOTES: -

WARE MALCOMB
ARCHITECTURE CIVIL ENGINEERING
PLANNING BRANDING
INTERIORS BUILDING MEASUREMENT
500 W. Madison St #1000
Chicago, IL 60661
P 312.837.4600

STATE OF FLORIDA REINALDO A. GOMEZ LICENSED A180013736 REGISTERED ARCHITECT
08/18/2026

LITHIA MOTORS, INC.
Reinaldo A Gomez

DORAL PARKING & SERVICE STRUCTURE
10155 NW 12TH ST.
DORAL, FLORIDA 33172

PROJECT SITE PLAN

	DATE	REMARKS
1	02/27/2026	30% - SCHEMATIC DESIGN - IFR (OEM)
2	04/02/2026	CITY SITE PLAN SUBMITTAL
3	06/30/2026	CITY SITE PLAN RESUBMITTAL
4	07/31/2026	60% - DESIGN DEVELOPMENT - IFR (OEM)
5	08/21/2026	SITE PLAN RESUBMITTAL - REV. 2

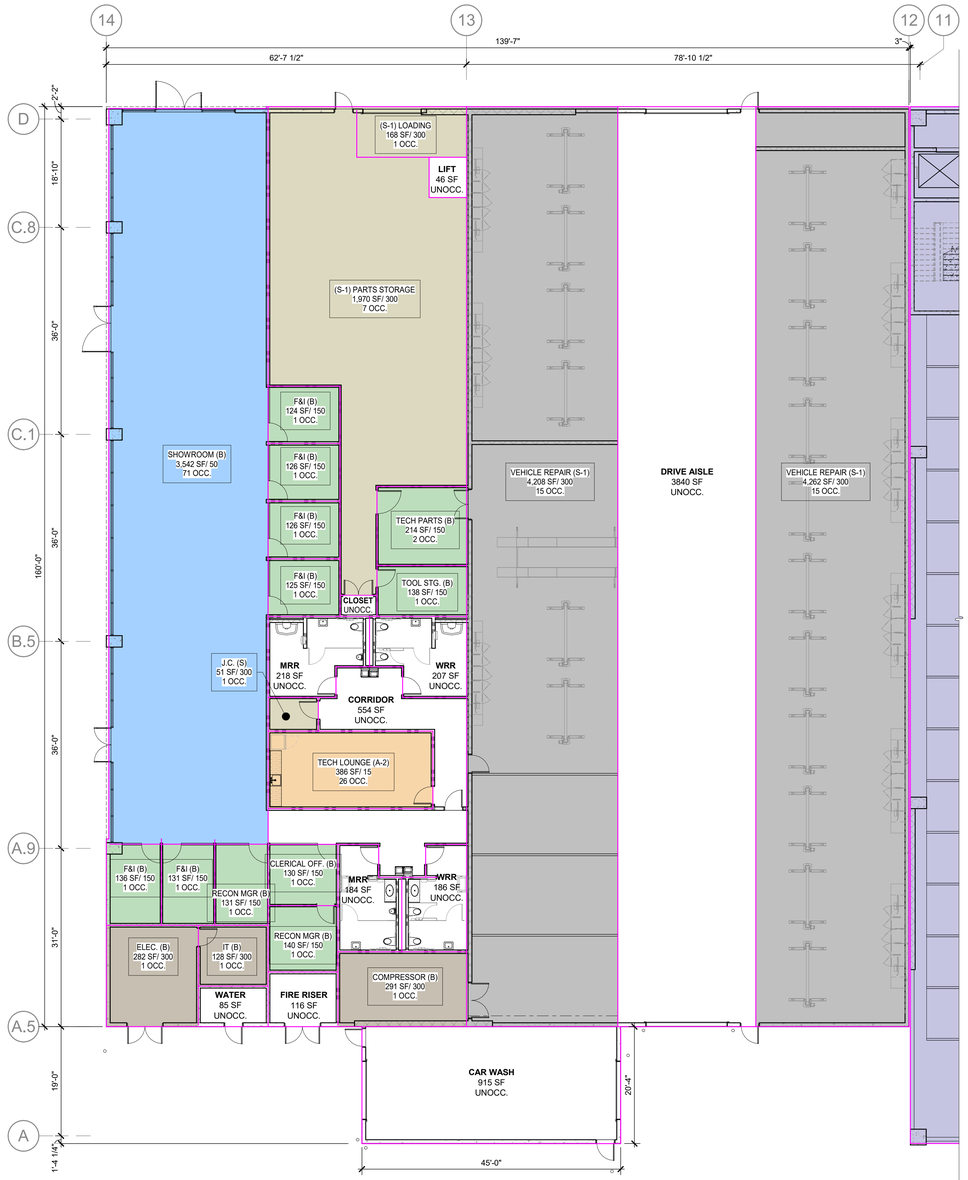
PA/PM:	J. FISHER
DRAWN BY.:	J.B.
JOB NO.:	CHD25-0031-00

SHEET
A101

SITE PLAN RESUBMISSION

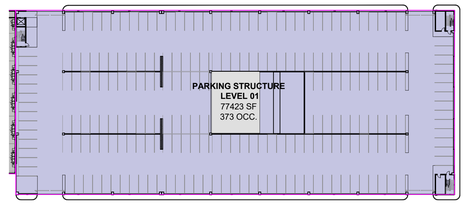
8/21/2026 10:53:21 AM

CAUTION: IF THIS SHEET IS NOT 30"x42" IT IS A REDUCED PRINT



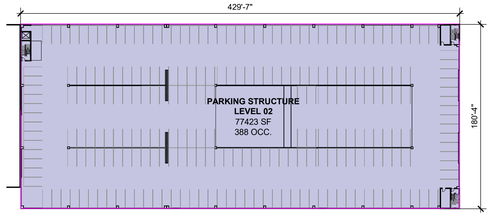
LEVEL 01 - SERVICE BUILDING AREA PLAN 1

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



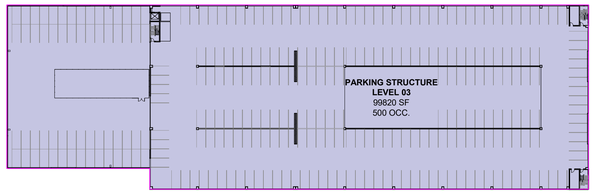
LEVEL 01 - PARKING GARAGE AREA PLAN 2

SCALE: 1" = 60'-0"



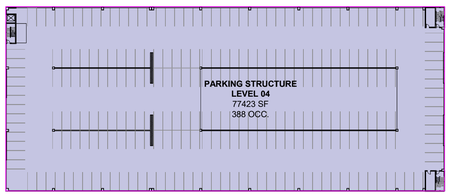
LEVEL 02 - PARKING GARAGE AREA PLAN 4

SCALE: 1" = 60'-0"



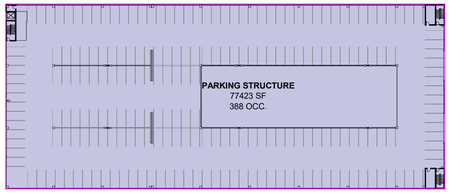
LEVEL 03 - PARKING GARAGE AREA PLAN 5

SCALE: 1" = 60'-0"



LEVEL 04 - PARKING GARAGE AREA PLAN 6

SCALE: 1" = 60'-0"



LEVEL 05 - PARKING GARAGE AREA PLAN 7

SCALE: 1" = 60'-0"

OCC. TYPE PATTERN LEGEND

- (A-2) ASSEMBLY WITH LOAD FACTOR OF 15
- (B) BUSINESS WITH LOAD FACTOR 50
- (B) BUSINESS WITH LOAD FACTOR 150
- (B) STORAGE WITH LOAD FACTOR OF 300
- (S-1 STORAGE WITH LOAD FACTOR OF 300)
- (S-1) STORAGE WITH LOAD FACTOR 300
- (S-2) STORAGE WITH LOAD FACTOR OF 200

SERVICE BUILDING AREA SCHEDULE

Name	Level	Area	Workset
COMPRESSOR	LEVEL 01	291 SF	Interior
CORRIDOR	LEVEL 01	554 SF	Interior
DRIVE AISLE	LEVEL 01	3,840 SF	Interior
ELECTRICAL	LEVEL 01	282 SF	Interior
F&I	LEVEL 01	125 SF	Interior
F&I	LEVEL 01	126 SF	Interior
F&I	LEVEL 01	126 SF	Interior
FIRE RISER	LEVEL 01	116 SF	Interior
GM	LEVEL 01	140 SF	Interior
IT ROOM	LEVEL 01	128 SF	Interior
JC	LEVEL 01	51 SF	Interior
LIFT	LEVEL 01	46 SF	Interior
MRR	LEVEL 01	184 SF	Interior
MRR	LEVEL 01	218 SF	Interior
OFFICE	LEVEL 01	131 SF	Interior
OFFICE MGR.	LEVEL 01	130 SF	Interior
PARTS DELIVERY	LEVEL 01	168 SF	Interior
PARTS STORAGE	LEVEL 01	1,970 SF	Interior
SERV. MGR.	LEVEL 01	131 SF	Interior
SERVICE BAYS	LEVEL 01	4,208 SF	Interior
SERVICE BAYS	LEVEL 01	4,262 SF	Interior
SERVICE MGR.	LEVEL 01	138 SF	Interior
SHOWROOM	LEVEL 01	3,542 SF	Interior
TECH LOUNGE	LEVEL 01	386 SF	Interior
TECH PARTS	LEVEL 01	214 SF	Interior
WATER	LEVEL 01	85 SF	Interior
WNTY. MGR.	LEVEL 01	136 SF	Interior
WRR	LEVEL 01	186 SF	Interior
WRR	LEVEL 01	207 SF	Interior
Grand total		22,121 SF	

CAR WASH AREA SCHEDULE

Name	Level	Area	Workset
CAR WASH	LEVEL 01	915 SF	Electrical
Grand total		915 SF	

TOTAL CAR WASH & SERVICE BUILDING ONLY: 23,036 SF

PARKING GARAGE AREA SCHEDULE

Name	Level	Area	Workset
PARKING STRUCTURE LEVEL 01	LEVEL 01	77,423 SF	Stall Parking
PARKING STRUCTURE LEVEL 02	LEVEL 02	77,423 SF	Stall Parking
PARKING STRUCTURE LEVEL 03	LEVEL 03	99,820 SF	Stall Parking
PARKING STRUCTURE LEVEL 04	LEVEL 04	77,423 SF	Stall Parking
PARKING STRUCTURE	LEVEL 05	77,423 SF	Stall Parking
Grand total		409,512 SF	

TOTAL PROPOSED BUILDING SF: 432,548 SF

OCCUPANCY LOAD - LEVEL 01 FRONT-OF-HOUSE

SHOWROOM 50 SF PER OCCUPANT	= 71 OCC.
F&I 150 SF PER OCCUPANT	= 1 OCC.
F&I 150 SF PER OCCUPANT	= 1 OCC.
F&I 150 SF PER OCCUPANT	= 1 OCC.
F&I 150 SF PER OCCUPANT	= 1 OCC.
F&I 150 SF PER OCCUPANT	= 1 OCC.
F&I 150 SF PER OCCUPANT	= 1 OCC.
RECON MGR. 150 SF PER OCCUPANT	= 1 OCC.
RECON MGR. 150 SF PER OCCUPANT	= 1 OCC.
CLERICAL OFFICE 150 SF PER OCCUPANT	= 1 OCC.
TOTAL FRONT-OF-HOUSE OCCUPANTS:	80 OCC.

OCCUPANCY LOAD - LEVEL 01 BACK-OF-HOUSE

PARTS STORAGE 300 SF PER OCCUPANT	= 7 OCC.
TOOL STORAGE 150 SF PER OCCUPANT	= 1 OCC.
TECH PARTS 150 SF PER OCCUPANT	= 2 OCC.
J.C. 300 SF PER OCCUPANT	= 1 OCC.
TECH LOUNGE 15 SF PER OCCUPANT	= 26 OCC.
IT ROOM 300 SF PER OCCUPANT	= 1 OCC.
ELECTRICAL 300 SF PER OCCUPANT	= 1 OCC.
COMPRESSOR 300 SF PER OCCUPANT	= 1 OCC.
VEHICLE REPAIR 300 SF PER OCCUPANT	= 26 OCC.
DETAIL BAYS 300 SF PER OCCUPANT	= 4 OCC.

OCCUPANCY LOAD - MEZZANINE BACK-OF-HOUSE

PARTS STORAGE 300 SF PER OCCUPANT	= 4 OCC.
TOTAL BACK-OF-HOUSE OCCUPANTS:	= 74 OCC.
TOTAL OCCUPANTS	**= 154 OCC.**

EXIT CAPACITY (EGRESS DOORS)

FACTOR 0.15" / OCCUPANT WITH FULLY SPRINKLERED BUILDING	
STAIR 1 DOOR: 36" WIDE .15" / OCCUPANT	= 240 OCC.
EGRESS DOOR 2: 36" WIDE .15" / OCCUPANT	= 240 OCC.
TOTAL DOOR CAPACITY	**= 480 OCC.**

EXIT CAPACITY (MEZZANINE EGRESS STAIR)

FACTOR 0.2" / OCCUPANT WITH FULLY SPRINKLERED BUILDING	
STAIR 1: 42" WIDE .2" / OCCUPANT	= 210 OCC.
TOTAL STAIR CAPACITY	**= 210 OCC.**

REQUIRED PLUMBING FIXTURES

FRONT-OF-HOUSE (CUSTOMER) AREAS: 800 TOTAL OCCUPANTS
BUSINESS OCCUPANCY

40 MEN
40 WOMEN

WATER CLOSETS: 1 PER 25 FOR THE FIRST 50 AND 1 PER 50 FOR THE REMAINDER EXCEEDING 50
WATER CLOSETS REQUIRED: 1 MENS RR / 2 WOMENS RR**
** URINALS: URINALS SHALL NOT BE SUBSTITUTED FOR MORE THAN 50% OF THE REQUIRED WATER CLOSETS
URINALS ALLOWED: 1 MENS RR

LAVATORIES: 1 PER 40 FOR THE FIRST 80 AND 1 PER 80 FOR THE REMAINDER EXCEEDING 80
LAVATORIES REQUIRED: 1 MENS RR / 1 WOMENS RR

PROVIDED:

MENS RR: 1 WATER CLOSET / 1 URINAL / 1 LAVATORY
WOMENS RR: 2 WATER CLOSETS / 1 LAVATORY

BACK-OF-HOUSE (EMPLOYEE) AREAS: 74 OCCUPANTS
BUSINESS OCCUPANCY

37 MEN
37 WOMEN

WATER CLOSETS: 1 PER 25 FOR THE FIRST 50 AND 1 PER 50 FOR THE REMAINDER EXCEEDING 50
WATER CLOSETS REQUIRED: 1 MENS RR / 2 WOMENS RR**
** URINALS: URINALS SHALL NOT BE SUBSTITUTED FOR MORE THAN 50% OF THE REQUIRED WATER CLOSETS
URINALS ALLOWED: 1 MENS RR

LAVATORIES: 1 PER 40 FOR THE FIRST 80 AND 1 PER 80 FOR THE REMAINDER EXCEEDING 80
LAVATORIES REQUIRED: 1 MENS RR / 1 WOMENS RR

PROVIDED:

MENS RR: 1 WATER CLOSET / 1 URINAL / 1 LAVATORY
WOMENS RR: 2 WATER CLOSETS / 1 LAVATORY

WARE MALCOMB
500 W. Madison St #1000
Chicago, IL 60661
P 312.837.4900
ARCHITECTURE
PLANNING
INTERIORS
CIVIL ENGINEERING
BRANDING
BUILDING MEASUREMENT

STATE OF FLORIDA REINALDO A. GOMEZ AR0013736 REGISTERED ARCHITECT
08/18/2026

LITHIA MOTORS, INC.
Reinaldo A Gomez

DORAL PARKING & SERVICE STRUCTURE
10155 NW 12TH ST.
DORAL, FLORIDA 33172

AREA PLANS

	DATE	REMARKS
1	02/27/2026	30% - SCHEMATIC DESIGN - IFR (OEM)
3	05/30/2026	CITY SITE PLAN RESUBMITTAL
4	07/28/2026	60% - DESIGN DEVELOPMENT - IFR (OEM)
5	08/21/2026	SITE PLAN RESUBMITTAL - REV. 2

SITE PLAN RESUBMISSION

PA/PM:	J. FISHER
DRAWN BY.:	J.B.
JOB NO.:	CHD25-0031-00

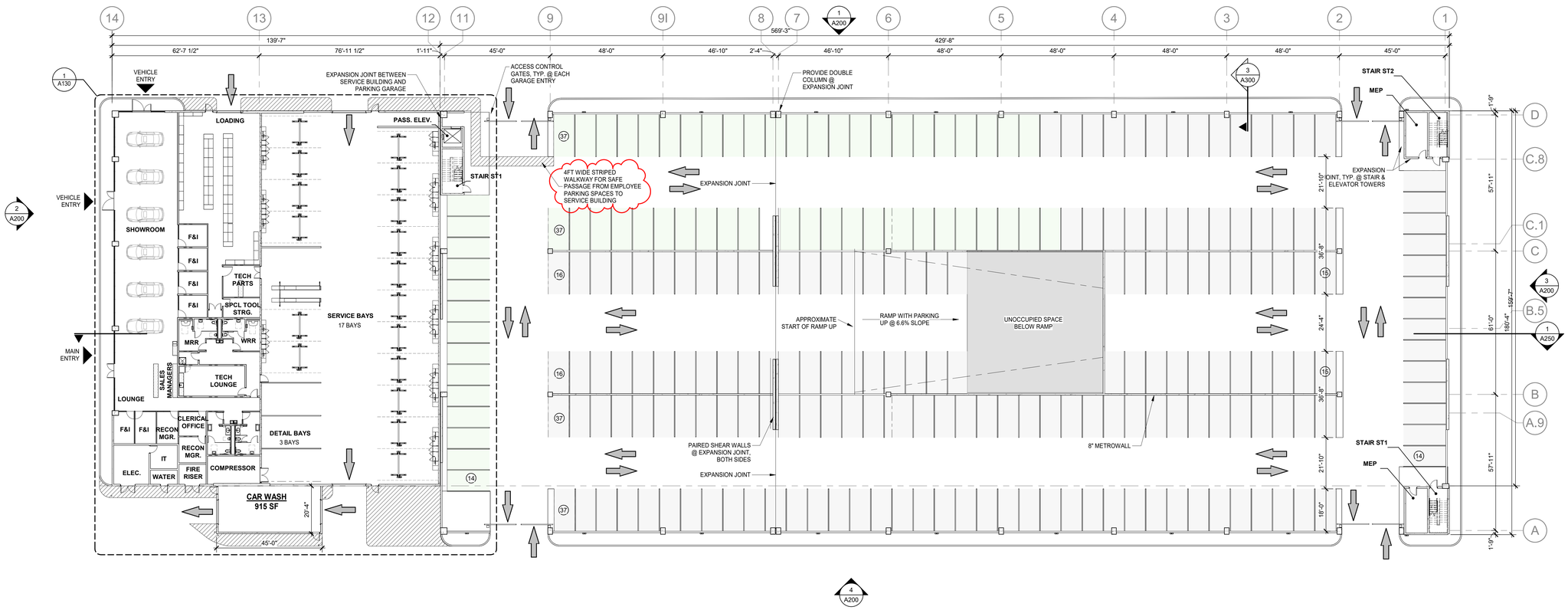
SHEET
A111

8/21/2026 10:58:41 AM

CAUTION: IF THIS SHEET IS NOT 30"x42" IT IS A REDUCED PRINT

SERVICE STRUCTURE:
22,121 SF (5)
20 SERVICE BAYS

LEVEL 01
77,423 SF (5)
238 PARKING SPACES



1"=20'
0 10' 20' 40' 100'

FIRST FLOOR PLAN (1)
SCALE: 1" = 20'-0"

N

LEGEND

(1) PARKING STALL COUNT TOTAL

INDICATES VEHICLE ROUTE

WALL/ PARTITION LEGEND

CONCRETE WALL

CONCRETE MASONRY WALL

KEYNOTES:

WARE MALCOMB
500 W. Madison St #1000
Chicago, IL 60661
P 312.837.4600
ARCHITECTURE CIVIL ENGINEERING
PLANNING BRANDING
INTERIORS BUILDING MEASUREMENT

STATE OF FLORIDA · REINALDO A. GOMEZ · AR0013736 · REGISTERED ARCHITECT
REINALDO A. GOMEZ AR0013736
08/18/2026

LITHIA MOTORS, INC.
Reinaldo A Gomez

DORAL PARKING & SERVICE STRUCTURE
10155 NW 12TH ST.
DORAL, FLORIDA 33172

SITE PLAN RESUBMISSION

LEVEL 01 - FLOOR PLAN

	DATE	REMARKS
1	02/27/2026	30% - SCHEMATIC DESIGN - IFR (OEM)
2	04/02/2026	CITY SITE PLAN SUBMITTAL
3	06/30/2026	CITY SITE PLAN RESUBMITTAL
4	07/31/2026	MEP / ARCH / STRUCT - 60% - IFR (OEM)
5	08/21/2026	SITE PLAN RESUBMITTAL - REV. 2

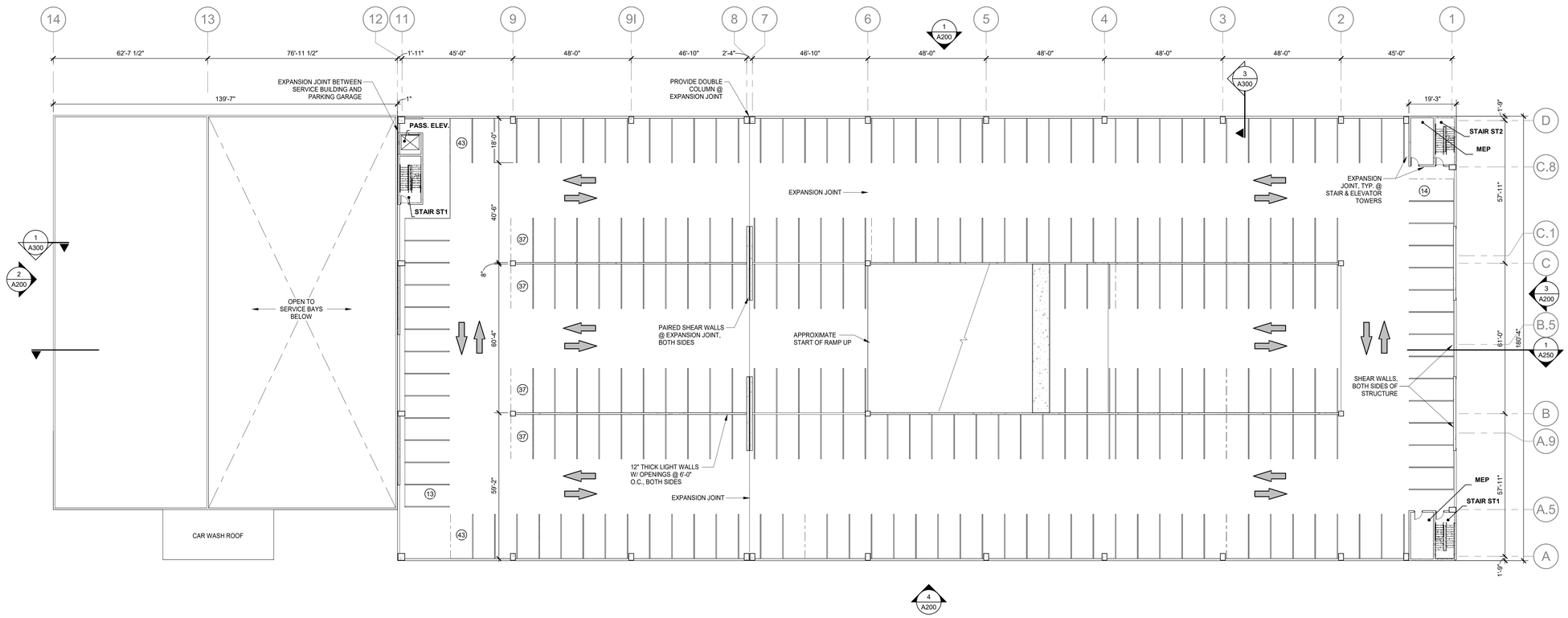
PA/PM:	J. FISHER
DRAWN BY.:	J.B.
JOB NO.:	CHD25-0031-00

SHEET
A121

8/21/2026 10:53:29 AM

CAUTION: IF THIS SHEET IS NOT 30"x42" IT IS A REDUCED PRINT

LEVEL 02
77,423 SF
261 PARKING SPACES



1"=20'
0 10' 20' 40' 100'

SECOND (TYPICAL) FLOOR PLAN

SCALE: 1" = 20'-0"

N

LEGEND

(1) PARKING STALL COUNT TOTAL

INDICATES VEHICLE ROUTE

WALL/ PARTITION LEGEND

CONCRETE WALL

CONCRETE MASONRY WALL

KEYNOTES:

WARE MALCOMB
500 W. Madison St #1000
Chicago, IL 60661
P 312.837.4600
ARCHITECTURE
PLANNING
INTERIORS
CIVIL ENGINEERING
BRANDING
BUILDING MEASUREMENT

STATE OF FLORIDA · REINALDO A. GOMEZ · A90013736 · REGISTERED ARCHITECT

08/18/2026

LITHIA MOTORS, INC.

Reinaldo A Gomez

DORAL PARKING & SERVICE STRUCTURE
10155 NW 12TH ST.
DORAL, FLORIDA 33172

LEVEL 02 - FLOOR PLAN

	DATE	REMARKS
1	02/27/2026	30% - SCHEMATIC DESIGN - IFR (OEM)
2	04/02/2026	CITY SITE PLAN SUBMITTAL
3	06/30/2026	CITY SITE PLAN RESUBMITTAL
4	07/31/2026	60% - DESIGN DEVELOPMENT - IFR (OEM)
5	08/21/2026	SITE PLAN RESUBMITTAL - REV. 2

PA/PM:	J. FISHER
DRAWN BY.:	J.B.
JOB NO.:	CHD25-0031-00

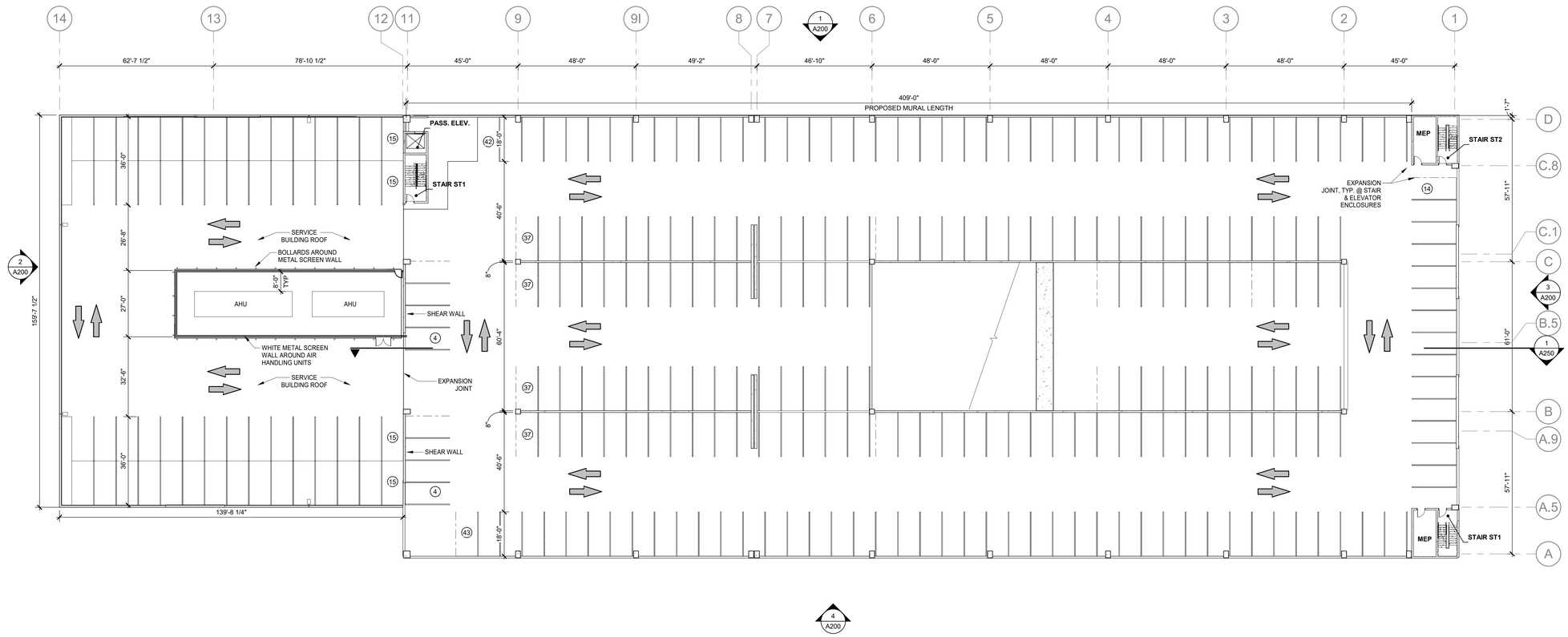
SHEET
A122

SITE PLAN RESUBMISSION

8/21/2026 10:53:30 AM

CAUTION: IF THIS SHEET IS NOT 30"x42" IT IS A REDUCED PRINT

LEVEL 03
99,820 SF
315 PARKING SPACES



1"=20'
0 10' 20' 40' 100'

LEVEL 03 - FLOOR PLAN
SCALE: 1" = 20'-0"

LEGEND

(1) PARKING STALL COUNT TOTAL

INDICATES VEHICLE ROUTE

WALL/ PARTITION LEGEND

CONCRETE WALL

CONCRETE MASONRY WALL

KEYNOTES: -

WARE MALCOMB
500 W. Madison St #1000
Chicago, IL 60661
P 312.837.4600
ARCHITECTURE CIVIL ENGINEERING
PLANNING BRANDING
INTERIORS BUILDING MEASUREMENT

STATE OF FLORIDA · REINALDO A. GOMEZ · AR0013736 · REGISTERED ARCHITECT
AR0013736
REINALDO A. GOMEZ
08/18/2026

LITHIA MOTORS, INC.
Reinaldo A Gomez

DORAL PARKING & SERVICE STRUCTURE
10155 NW 12TH ST.
DORAL, FLORIDA 33172

LEVEL 03 - FLOOR PLAN

	DATE	REMARKS
1	02/27/2026	30% - SCHEMATIC DESIGN - IFR (OEM)
2	04/02/2026	CITY SITE PLAN SUBMITTAL
3	06/30/2026	CITY SITE PLAN RESUBMITTAL
4	07/31/2026	60% - DESIGN DEVELOPMENT - IFR (OEM)
5	08/21/2026	SITE PLAN RESUBMITTAL - REV. 2

PA/PM:	J. FISHER
DRAWN BY.:	J.B.
JOB NO.:	CHD25-0031-00

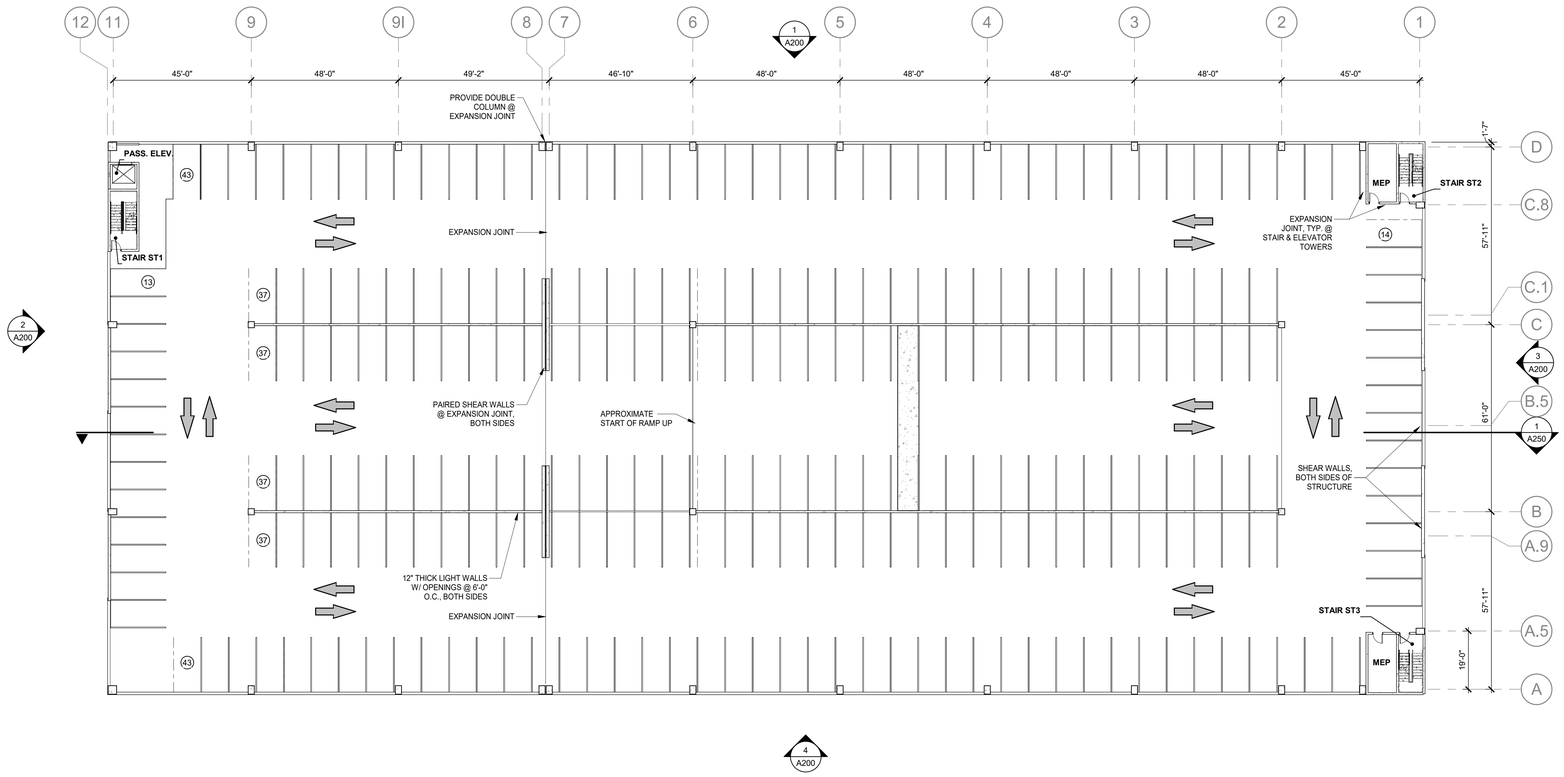
SHEET
A123

SITE PLAN RESUBMISSION

8/21/2026 10:53:31 AM

CAUTION: IF THIS SHEET IS NOT 30"x42" IT IS A REDUCED PRINT

LEVEL 04
77,423 SF
261 PARKING SPACES



1"=20'

0 10' 20' 40' 100'

LEVEL 04 - FLOOR PLAN

SCALE: 1" = 20'-0"

N

LEGEND

(1) PARKING STALL COUNT TOTAL

INDICATES VEHICLE ROUTE

WALL/ PARTITION LEGEND

CONCRETE WALL

CONCRETE MASONRY WALL

KEYNOTES:

WARE MALCOMB
500 W. Madison St #1000
Chicago, IL 60661
P 312.837.4600

ARCHITECTURE
PLANNING
INTERIORS
CIVIL ENGINEERING
BRANDING
BUILDING MEASUREMENT

STATE OF FLORIDA · REINALDO A GOMEZ · AR0013736 · REGISTERED ARCHITECT

08/18/2026

LITHIA MOTORS, INC.

Reinaldo A Gomez

DORAL PARKING & SERVICE STRUCTURE
10155 NW 12TH ST.
DORAL, FLORIDA 33172

SITE PLAN RESUBMISSION

LEVEL 04 - FLOOR PLAN

	DATE	REMARKS
1	02/27/2026	30% - SCHEMATIC DESIGN - IFR (OEM)
2	04/02/2026	CITY SITE PLAN SUBMITTAL
4	07/28/2026	60% - DESIGN DEVELOPMENT - IFR (OEM)
5	08/21/2026	SITE PLAN RESUBMITTAL - REV'T. 2

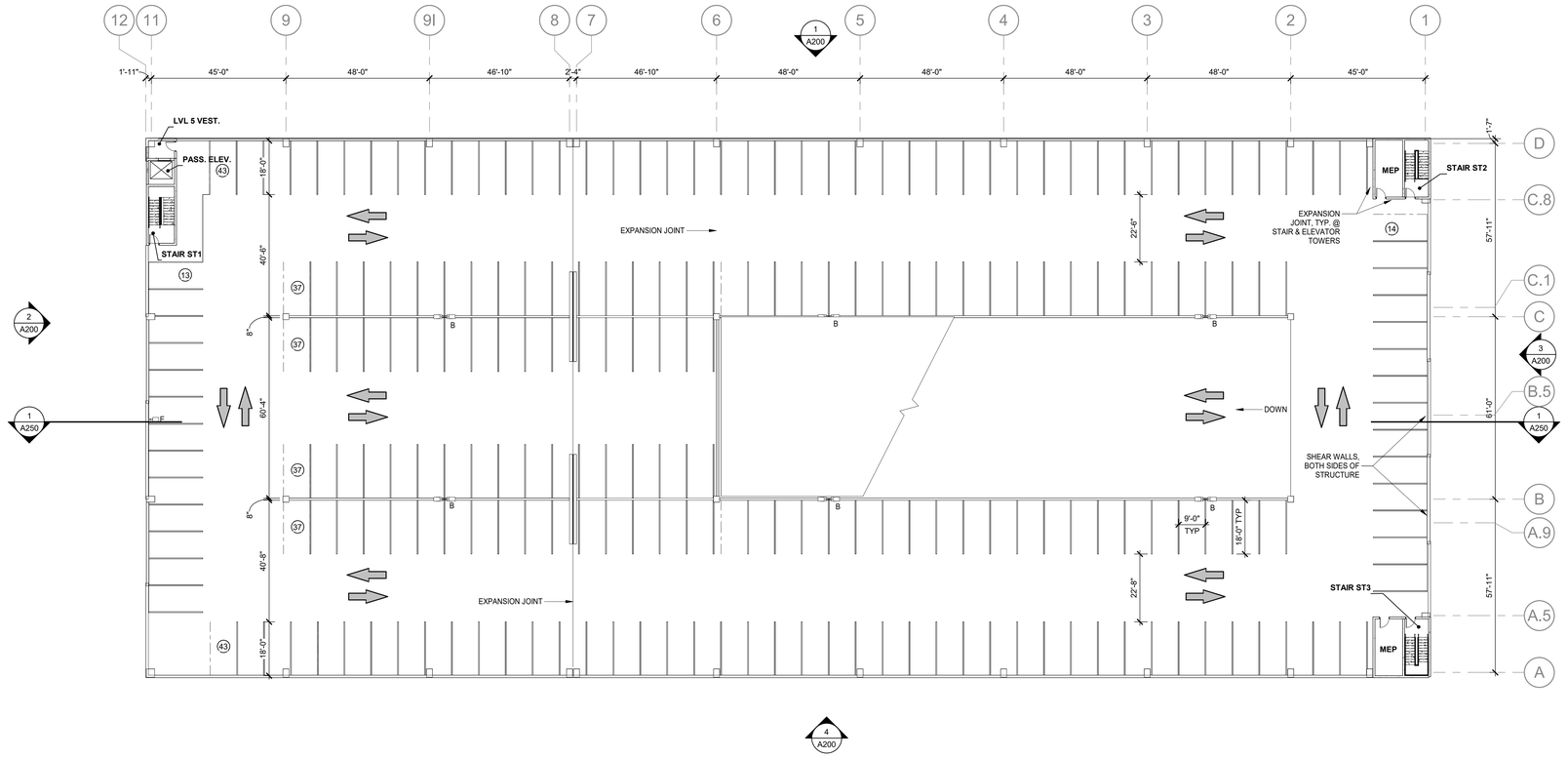
PA/PM:	J. FISHER
DRAWN BY.:	J.B.
JOB NO.:	CHD25-0031-00

SHEET
A124

8/21/2026 10:53:31 AM

CAUTION: IF THIS SHEET IS NOT 30"x42" IT IS A REDUCED PRINT

LEVEL 05
77,423 SF
261 PARKING SPACES



1"=20'
0 10' 20' 40' 100'

LEVEL 05 - FLOOR PLAN

SCALE: 1" = 20'-0"

1 N

LEGEND

(1) PARKING STALL COUNT TOTAL

INDICATES VEHICLE ROUTE

WALL/ PARTITION LEGEND

CONCRETE WALL

CONCRETE MASONRY WALL

KEYNOTES:

WARE MALCOMB
ARCHITECTURE CIVIL ENGINEERING
PLANNING BRANDING
INTERIORS BUILDING MEASUREMENT
500 W. Madison St #1000
Chicago, IL 60661
P 312.837.4600

REINALDO A. GOMEZ AR0013736 STATE OF FLORIDA REGISTERED ARCHITECT

08/18/2026

LITHIA MOTORS, INC.

Reinaldo A Gomez

DORAL PARKING & SERVICE STRUCTURE
10155 NW 12TH ST.
DORAL, FLORIDA 33172

LEVEL 05 - FLOOR PLAN

	DATE	REMARKS
1	02/27/2026	30% - SCHEMATIC DESIGN - IFR (OEM)
2	04/02/2026	CITY SITE PLAN SUBMITTAL
3	06/30/2026	CITY SITE PLAN RESUBMITTAL
4	07/28/2026	60% - DESIGN DEVELOPMENT - IFR (OEM)
5	08/21/2026	SITE PLAN RESUBMITTAL - REV. 2

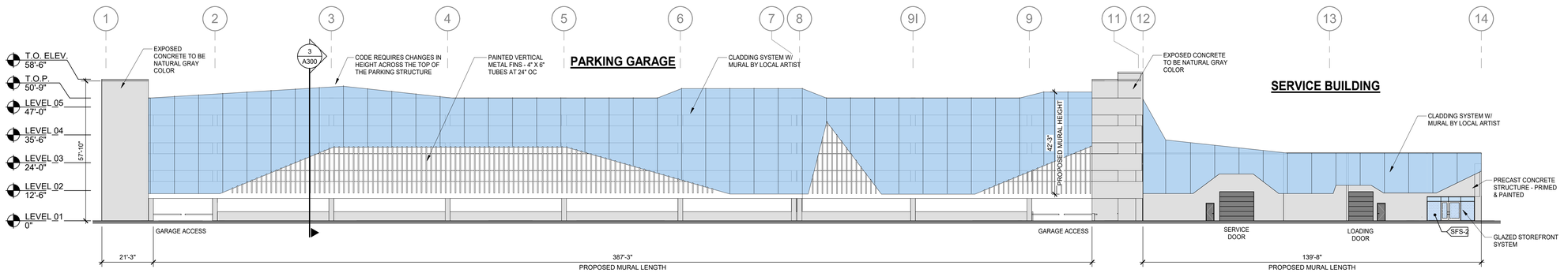
PA/PM:	J. FISHER
DRAWN BY.:	J.B.
JOB NO.:	CHD25-0031-00

SHEET
A125

SITE PLAN RESUBMISSION

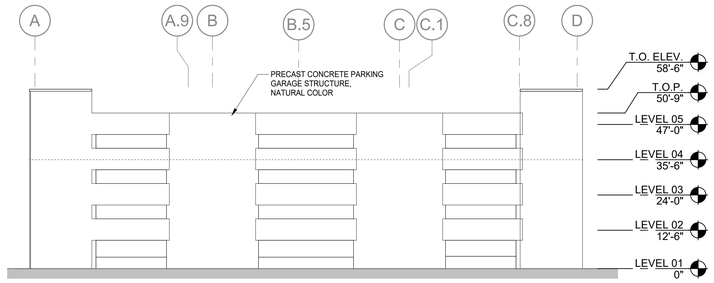
8/21/2026 10:53:32 AM

CAUTION: IF THIS SHEET IS NOT 30"x42" IT IS A REDUCED PRINT



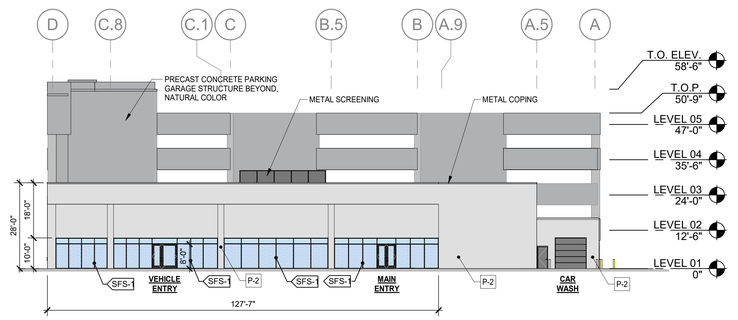
BUILDING ELEVATION - WEST (1)

SCALE: 1" = 20'-0"



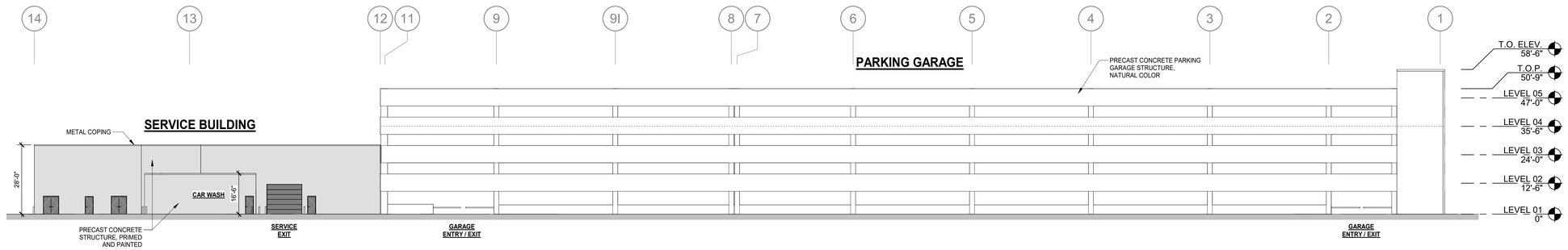
BUILDING ELEVATION - NORTH (3)

SCALE: 1" = 20'-0"



BUILDING ELEVATION - SOUTH (2)

SCALE: 1" = 20'-0"



BUILDING ELEVATION - EAST (4)

SCALE: 1" = 20'-0"

KEYNOTES: -

SEE SHEET **A010** FOR GENERAL NOTES

LEGEND

MATERIALS:

CONCRETE WALL

PROVIDE 6'-0" WIDE PAINT COLOR MOCK-UP FULL HEIGHT OF BUILDING FOR OWNER/ARCHITECT REVIEW.

ALL WALLS TO BE PAINTED WITH BASE COLOR, U.O.N.

GLASS:

VISION GLASS

TEMPERED GLASS

COLORS:

PROVIDE 6'-0" WIDE PAINT COLOR MOCK-UP FULL HEIGHT OF BUILDING FOR OWNER/ARCHITECT REVIEW.

ALL WALLS TO BE PAINTED WITH BASE COLOR U.O.N.

BASE COLOR: TBD

SECONDARY COLOR: TBD

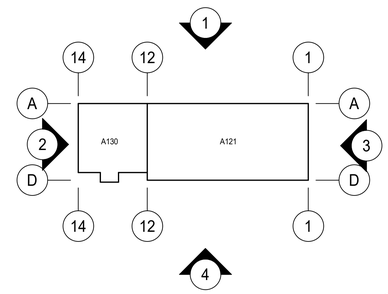
ACCENT COLOR: TBD

ACCENT COLOR: TBD

GLASS WIND LOAD RESISTANCE CALCULATIONS ARE UNDER SEPARATE PERMIT

ALL HARDWARE AND FRAMES REQUIRED TO BE BLACK. ALL GLAZING TO BE 1" INSULATED GLAZING UNIT TO MEET WIND CODES. EXTERIOR LITE: 1/4" STARPHIRE GLAZING WITH SOLARBAN 90 ON SURFACE 2. AIRSPACE: 1/2" AIR. INTERIOR LITE 1/4" CLEAR GLAZING

KEY PLAN



NOT TO SCALE

WARE MALCOMB
500 W. Madison St #1000
Chicago, IL 60661
P 312.837.4800
ARCHITECTURE
PLANNING
INTERIORS
CIVIL ENGINEERING
BRANDING
BUILDING MEASUREMENT

STATE OF FLORIDA · REINALDO A. GOMEZ · LICENSED ARCHITECT · AR0013736 · REGISTERED ARCHITECT

REINALDO A. GOMEZ AR0013736

08/18/2026

LITHIA MOTORS, INC.

Reinaldo A Gomez

DORAL PARKING & SERVICE STRUCTURE

10155 NW 12TH ST.
DORAL, FLORIDA 33172

SITE PLAN RESUBMISSION

EXTERIOR ELEVATIONS

	DATE	REMARKS
1	02/27/2026	30% - SCHEMATIC DESIGN - IFR (OEM)
2	04/02/2026	CITY SITE PLAN SUBMITTAL
3	06/30/2026	CITY SITE PLAN RESUBMITTAL
4	08/21/2026	60% - DESIGN DEVELOPMENT - IFR (OEM)
5	08/21/2026	SITE PLAN RESUBMITTAL - REV. 2

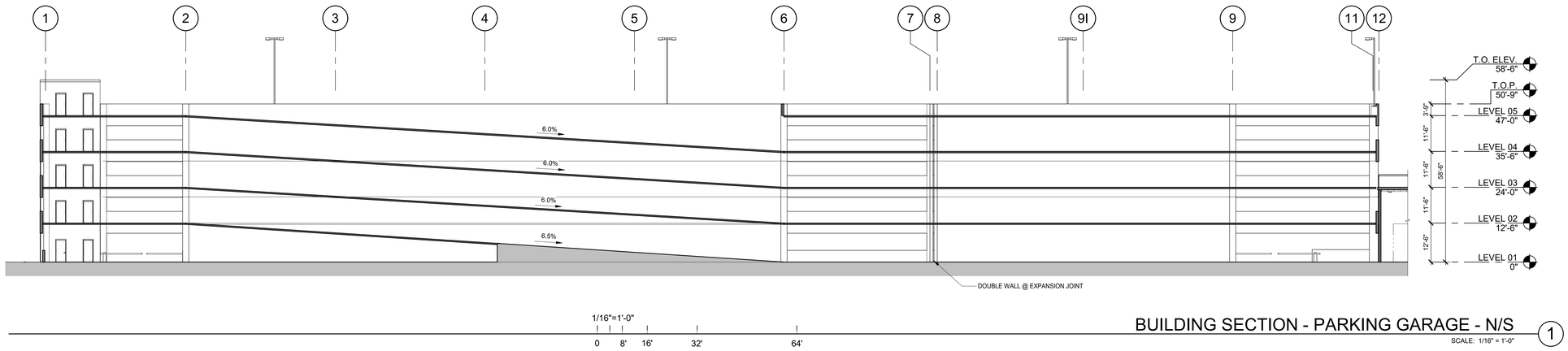
PA/PM:	Approver
DRAWN BY.:	Author
JOB NO.:	CHD25-0031-00

SHEET

A200

8/21/2026 10:53:33 AM

CAUTION: IF THIS SHEET IS NOT 30"x42" IT IS A REDUCED PRINT

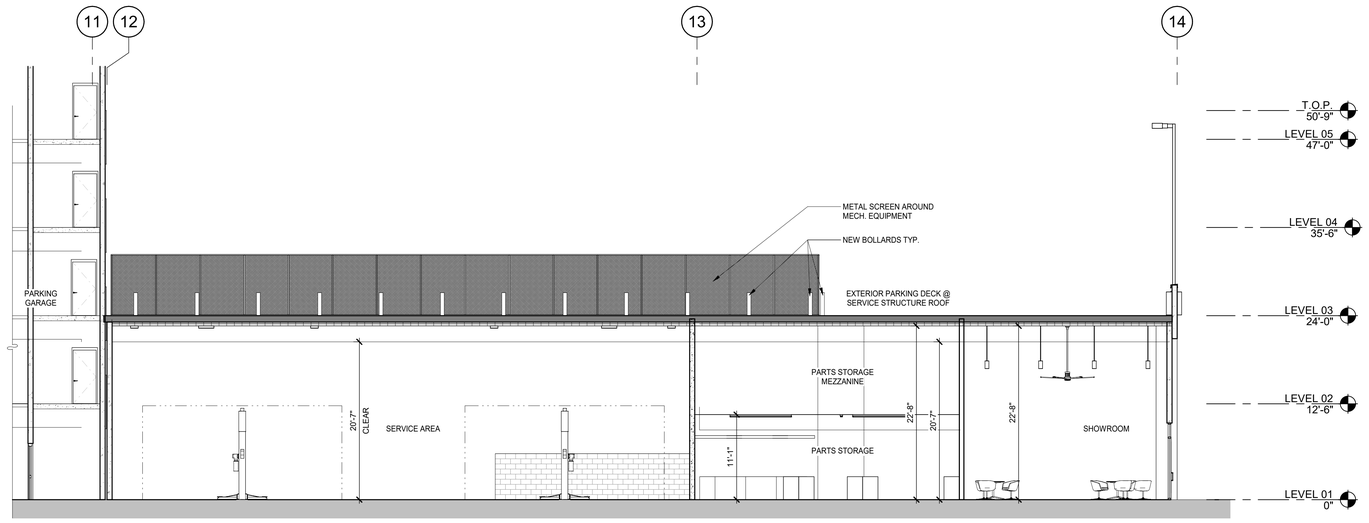


1/16"=1'-0"

0 8' 16' 32' 64'

BUILDING SECTION - PARKING GARAGE - N/S 1

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



1/8"=1'-0"

0 4' 8' 16' 32'

BUILDING SECTION - SERVICE STRUCTURE - N/S 2

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

KEYNOTES:

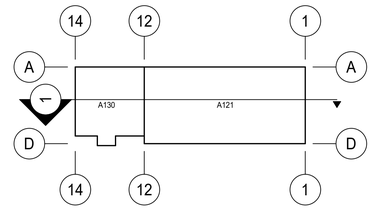
SEE SHEET **A010** FOR GENERAL NOTES

WALL/ PARTITION LEGEND

CONCRETE WALL

CONCRETE MASONRY WALL

KEY PLAN



N

NOT TO SCALE

WARE MALCOMB
500 W. Madison St #1000
Chicago, IL 60661
P 312.837.4600
ARCHITECTURE
PLANNING
INTERIORS
CIVIL ENGINEERING
BRANDING
BUILDING MEASUREMENT

STATE OF FLORIDA · REINALDO A GOMEZ · AR0013736 · REGISTERED ARCHITECT

08/18/2026

LITHIA MOTORS, INC.

Reinaldo A Gomez

DORAL PARKING & SERVICE STRUCTURE

10155 NW 12TH ST.
DORAL, FLORIDA 33172

SITE PLAN RESUBMISSION

BUILDING SECTIONS

	DATE	REMARKS
1	02/27/2026	30% - SCHEMATIC DESIGN - IFR (OEM)
2	04/02/2026	CITY SITE PLAN SUBMITTAL
4	07/22/2026	60% - DESIGN DEVELOPMENT - IFR (OEM)
5	08/21/2026	SITE PLAN RESUBMITTAL - REV.: 2

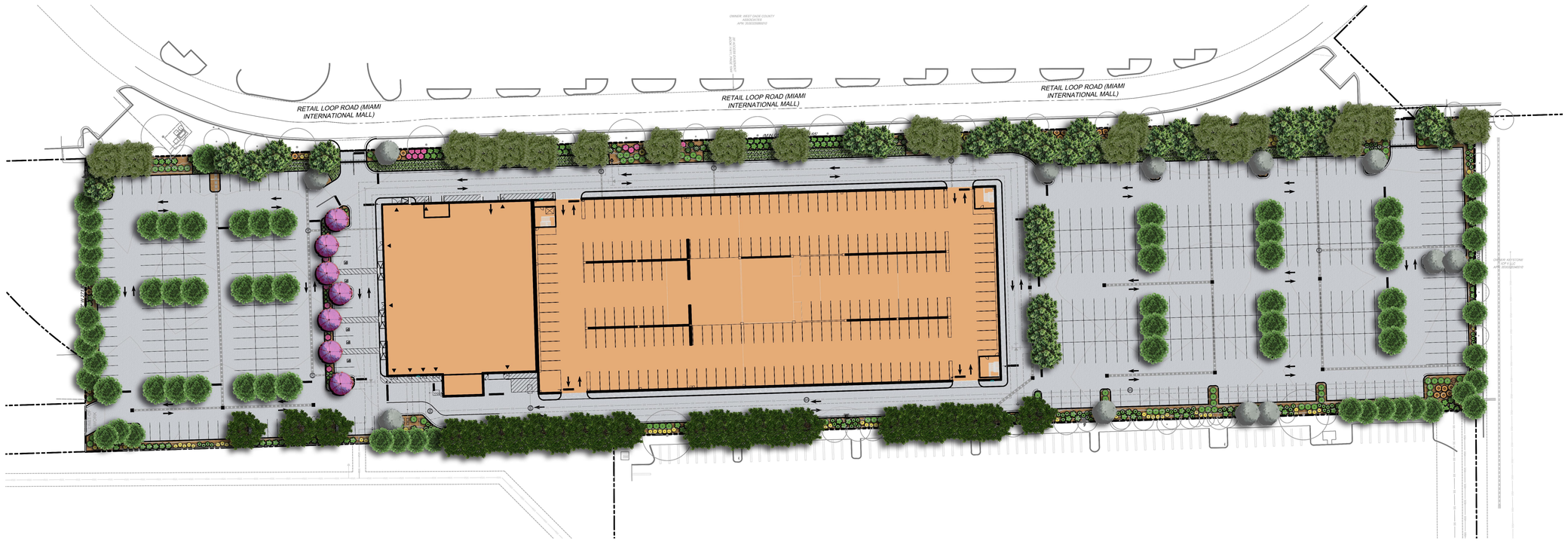
PA/PM:	Approver
DRAWN BY.:	Author
JOB NO.:	CHD25-0031-00

SHEET

A250

8/21/2026 10:53:35 AM

CAUTION: IF THIS SHEET IS NOT 24"x36" IT IS A REDUCED PRINT



PLANT LEGEND

- Bursera simaruba — Gumbo Limbo
- Byrsonima lucida — Locustberry
- Conocarpus erectus f. sericeus — Silver Buttonwood
- Lagerstroemia speciosa — Queen's Crape Myrtle
- Myrica cerifera — Waxmyrtle
- Piscidia piscipula — Jamaican Dogwood
- Quercus virginiana — Live Oak
- Taxodium distichum — Bald Cypress
- Arachnothryx leucophylla — Panama Rose
- Chrysobalanus icaco 'Horizontalis' — Dwarf Cocoplum
- Forestiera segregata 'Pineland' — 'Pineland' Florida Privet
- Galphimia glauca — Thryallis
- Hamelia patens 'Calusa' — 'Calusa' Firebush
- Ilex vomitoria 'Schilling's Dwarf' — Dwarf Yaupon Holly
- Myrcianthes fragrans 'Stoppermorph' — Dwarf Simpson's Stopper
- Psychotria nervosa — Wild Coffee
- Senna ligustrina — Privet Senna
- Tabernaemontana divaricata 'Flore Pleno' — Flore Pleno Pinwheel Jasmine
- Zamia floridana — Florida Coontie

N

0' 50' 100'

SCALE: 1" = 50'

REGISTERED LANDSCAPE ARCHITECT DANIEL D. HOLLEY #0001118 STATE OF FLORIDA

MAR. 24, 2026

THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY AND COPYRIGHT OF WARE MALCOMB AND SHALL NOT BE USED ON ANY OTHER WORK EXCEPT BY AGREEMENT WITH WARE MALCOMB. WRITTEN DIMENSIONS SHALL TAKE PREFERENCE OVER SCALED DIMENSIONS AND SHALL BE VERIFIED ON THE JOB SITE. ANY DISCREPANCY SHALL BE BROUGHT TO THE NOTICE OF WARE MALCOMB PRIOR TO THE COMMENCEMENT OF ANY WORK

WARE MALCOMB
CIVIL ENGINEERING
8750 nw 36th st
suite 625
doral, fl 33178
p 949.660.9128
waremalcomb.com

FOR AND ON BEHALF OF WARE MALCOMB

LITHIA DORAL PARKING AND SERVICE STRUCTURE

10155 NW 12TH ST, CITY OF DORAL
MIAMI DADE COUNTY, FL 33172

PLANTING PLAN

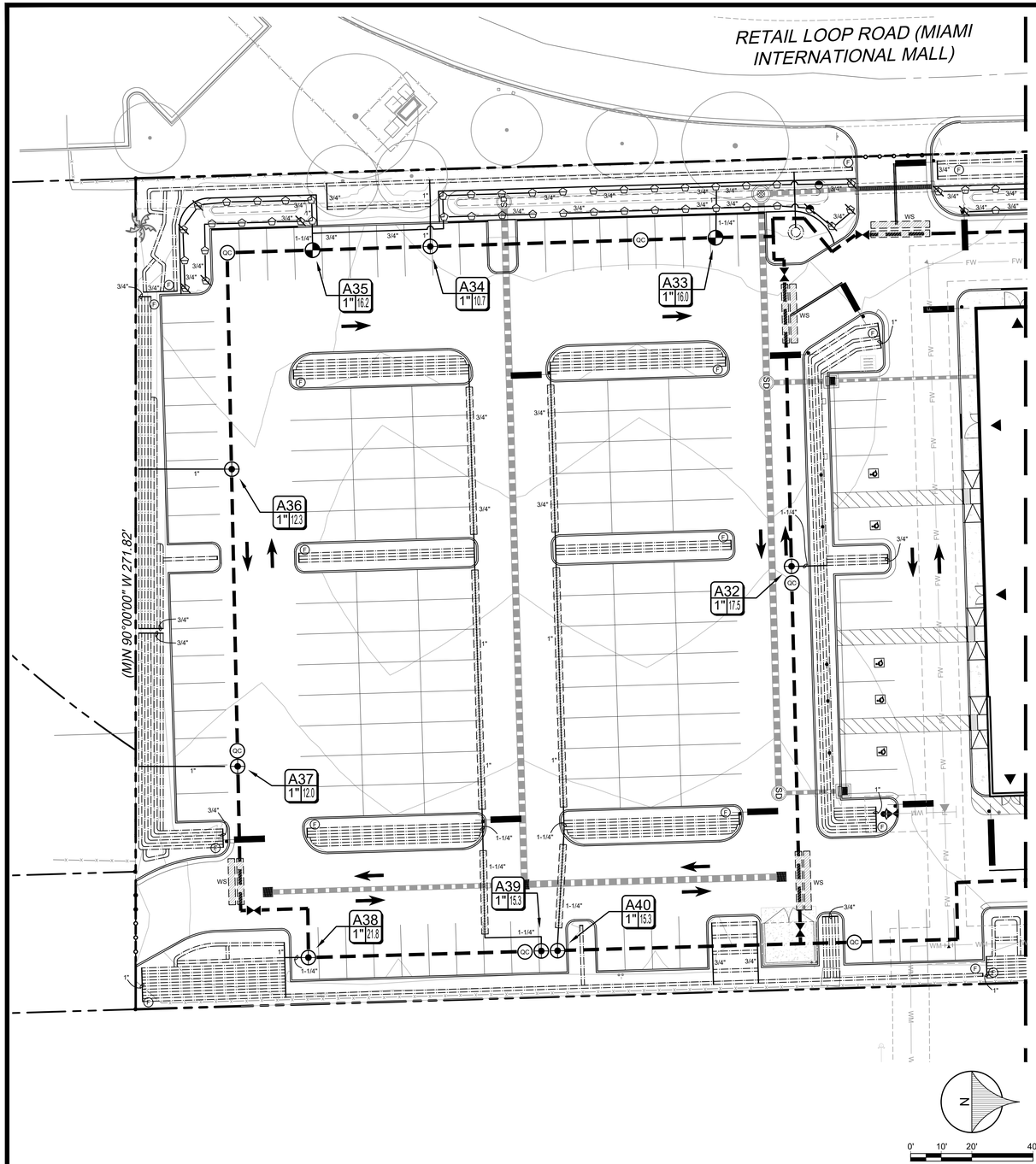
NO.	DATE	REMARKS

JOB NO.:	CHD25-0031
PA / PM:	S. KASSOY
DESIGNED:	
DATE:	01/21/26
PLOT DATE:	03/26/26

SHEET
L-1
Sheet of 44

NOT FOR CONSTRUCTION

CAUTION: IF THIS SHEET IS NOT 24"x36" IT IS A REDUCED PRINT



RECEIVED
By Massiel at 11:24 am, May 06, 2026

IRRIGATION LEGEND

SYMBOL	MANUF.	MODEL NO.	DESCRIPTION	REMARKS/DETAIL
CONTROLLERS AND SENSORS				
C	RAINBIRD	ESP-LXD	TWO-WIRE CONTROLLER, 50 STATIONS, EXTERIOR WALL MOUNT	DETAIL A/LI4
R	RAINBIRD	WR2-RFC	WIRELESS RAIN SENSOR - MOUNT SENSOR ON EAVE OR PARAPET PER MANUFACTURER	DETAIL B/LI4
POINT OF CONNECTION				
M	---	---	1.5" WATER METER (BY OTHERS)	---
Z	FEBCO	MODEL LF825Y - 1.5"	BACKFLOW PREVENTER WITH LF650A Y-STRAINER. MOUNT IN STRONGBOX ENCLOSURE, MODEL SBBC-45CR, OR EQUAL. INSTALL PER COUNTY STANDARDS.	---
VALVES				
F	DATA INDUSTRIAL	IR220P - 2"	FLOW SENSOR	DETAIL C/LI4
M	RAINBIRD	150-EFB-CP	MASTER VALVE, 1.5"	DETAIL D/LI4
	ANY APPROVED	---	BALL VALVE, SCH. 40 PVC, FULL-PORT, LINE SIZE	DETAIL E/LI4
	RAINBIRD	XCZ-100-PRB-COM	DRIP CONTROL ZONE KIT (USE 30 PSI REGULATOR)	DETAIL F/LI4
	RAINBIRD	PEB SERIES	REMOTE CONTROL VALVE, SIZE PER PLAN	DETAIL G/LI5
QC	RAINBIRD	33DLRC	QUICK COUPLER, 3/4"	DETAIL H/LI5

NOTES:
1) MASTER VALVE AND EACH CONTROL VALVE SHALL RECEIVE ONE (1) DECODER, MODEL FD101TURF - INSTALL PER MANUFACTURER'S DIRECTIONS.
2) WIRING FOR THE TWO-WIRE PATH SHALL BE RAIN BIRD "MAXI-CABLE" OR EQUAL - SEE SPECIFICATIONS.

MAIN LINE/ LATERALS & SLEEVES				
	ANY APPROVED	PRESSURIZED PVC MAIN LINE, CL. 315, 2"		DETAIL I/LI5
	ANY APPROVED	NON-PRESSURIZED LATERAL LINE, CL. 200 PVC, SIZE AS NOTED ON PLAN		DETAIL I/LI5
	ANY APPROVED	IRRIGATION SLEEVE, SCH. 40 PVC, MIN. TWICE SIZE OF PIPE TO BE INSERTED, ONE SLEEVE PER PIPE		DETAIL I/LI5
WS	ANY APPROVED	CONTROL WIRING SLEEVE, SCH. 40 PVC, 2"		DETAIL I/LI5
DRIP IRRIGATION				
	RAINBIRD	XFS-06-12	LANDSCAPE DRIP LINE - SPACE LINES AT 12" O.C. 0.9 GPH 20	DETAILS J, K/LI5
F	ANY APPROVED	---	FLUSH VALVE - BALL VALVE IN VALVE BOX WITH 3' LENGTH OF TUBING	DETAIL L/LI5

NOTE: FOR EACH NEW TREE WITHIN AREAS COVERED BY LANDSCAPE DRIP LINE, ADD THREE PC-07 (OR EQUAL) EMITTERS WITH DIFFUSER CAPS, PER DETAILS

ROTORS & SPRAY HEADS				NOZZLE	RADIUS	G.P.M.	P.S.I.	
	RAINBIRD	1806PRS	POP UP SPRAY	U-10Q	10'	0.41	30	DETAIL M/LI5
	RAINBIRD	1806PRS	POP UP SPRAY	U-10H	10'	0.82	30	DETAIL M/LI5
	RAINBIRD	1806PRS	POP UP SPRAY	HE-VAN-10 (Q)	10'	0.45	30	DETAIL M/LI5
	RAINBIRD	1806PRS	POP UP SPRAY	HE-VAN-10 (H)	10'	0.89	30	DETAIL M/LI5
	RAINBIRD	1806PRS	POP UP SPRAY	U-12H	12'	1.30	30	DETAIL M/LI5
	RAINBIRD	1806PRS	POP UP SPRAY	HE-VAN-12 (H)	12'	1.18	30	DETAIL M/LI5

NOTE: CONTRACTOR SHALL USE PC SCREENS ON FIXED SPRAY HEADS AS NEEDED TO ACHIEVE APPROPRIATE RADII.

SLEEVING / WIRING NOTES:

IN ADDITION TO PROVIDING SLEEVES FOR ALL PIPING UNDER ROADWAYS AND WALKWAYS, THE IRRIGATION CONTRACTOR SHALL PROVIDE AND INSTALL SCH. 40 PVC SLEEVES FOR ALL CONTROLLER WIRES OCCURRING UNDER ALL ROADWAYS AND WALKWAYS. SLEEVES FOR CONTROLLER WIRES SHALL BE 2" DIA. AND CONTAIN NO MORE THAN 25 WIRES.

VALVE KEY

CONTROLLER STATION NUMBER
GALLONS PER MINUTE
VALVE SIZE

IRRIGATION DISCLAIMER

THIS DESIGN IS DIAGRAMMATIC. ALL PIPING, VALVES, AND OTHER EQUIPMENT SHOWN WITHIN PAVED AREAS OR OUT OF PROPERTY BOUNDARIES ARE FOR DESIGN CLARIFICATION ONLY, AND SHALL BE INSTALLED IN PLANTING AREAS WITHIN THE PROPERTY LINES OR LIMITS INDICATED ON PLAN. THE IRRIGATION CONTRACTOR SHALL VERIFY THE LOCATIONS OF ALL ABOVE-GRADE IRRIGATION EQUIPMENT WITH THE OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO INSTALLATION, OR IRRIGATION CONTRACTOR MAY BE REQURED TO MOVE SUCH ITEMS AT HIS OWN COST.

IRRIGATION CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL FINAL QUANTITIES PER DRAWINGS AND SPECIFICATIONS. ANY QUANTITIES PROVIDED ARE PROVIDED AS A CONVENIENCE TO THE CONTRACTOR ONLY AND SHALL NOT BE CONSIDERED ABSOLUTE.

REGISTERED LANDSCAPE ARCHITECT
STEVEN B. FOSTER
#0001018
STATE OF FLORIDA
MAR. 24, 2026

WARE MALCOMB
CIVIL ENGINEERING
8750 nw 36th st
suite 625
doral, fl 33178
p 949.660.9128
waremalcomb.com

FOR AND ON BEHALF OF WARE MALCOMB

LITHIA DORAL PARKING
AND SERVICE STRUCTURE
10155 NW 12TH ST, CITY OF DORAL
MIAMI DADE COUNTY,FL 33172

IRRIGATION PLAN

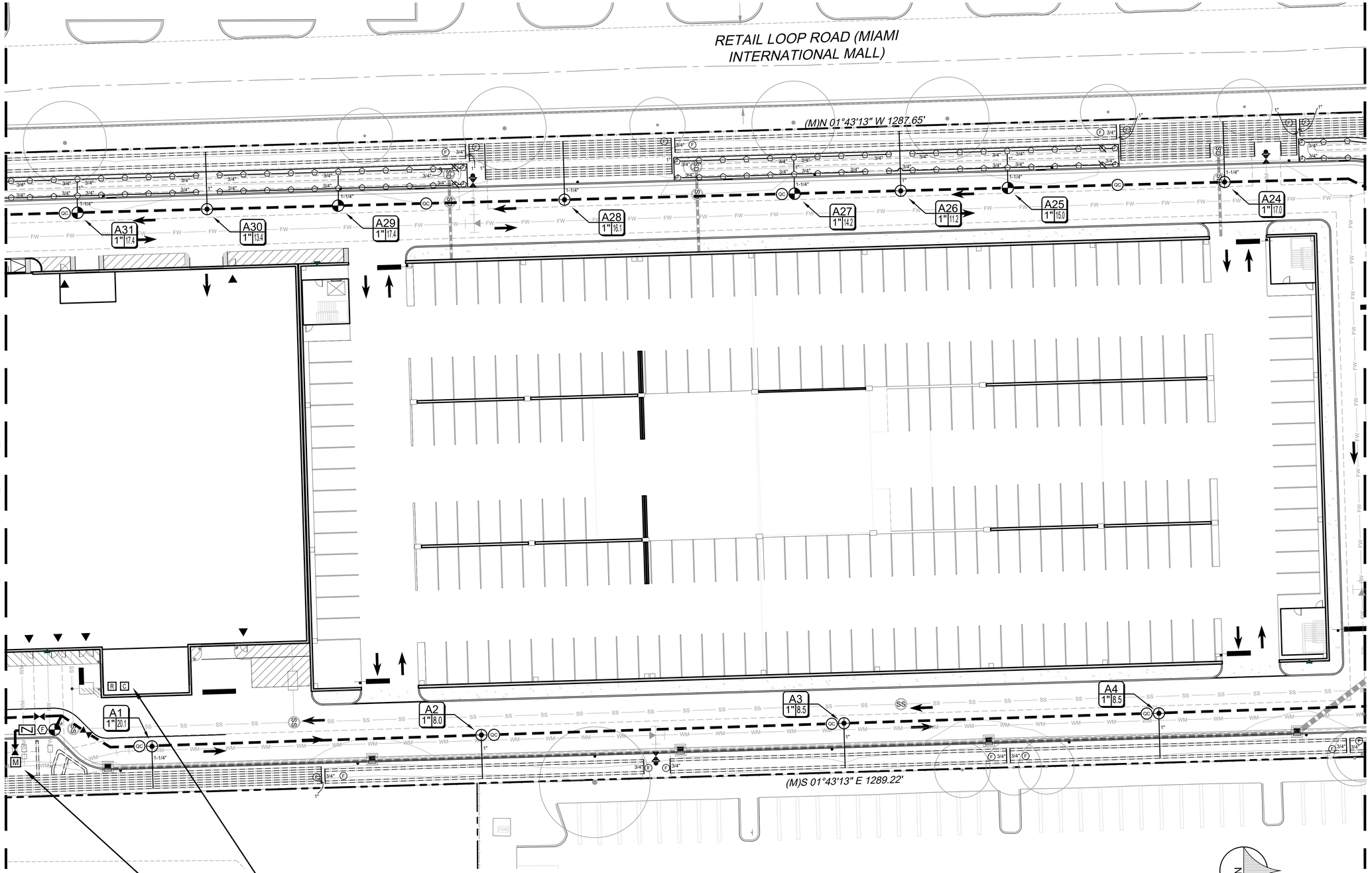
NO.	DATE	REMARKS

JOB NO.:	CHD25-0031
PA / PM:	S. KASSOY
DESIGNED:	
DATE:	01/21/26
PLOT DATE:	03/24/26

SHEET
LI-1
Sheet of 44

THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY AND COPYRIGHT OF WARE MALCOMB AND SHALL NOT BE USED ON ANY OTHER WORK EXCEPT BY AGREEMENT WITH WARE MALCOMB. WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS AND SHALL BE VERIFIED ON THE JOB SITE. ANY DISCREPANCY SHALL BE BROUGHT TO THE NOTICE OF WARE MALCOMB PRIOR TO THE COMMENCEMENT OF ANY WORK
NOT FOR CONSTRUCTION

CAUTION: IF THIS SHEET IS NOT 24"x36" IT IS A REDUCED PRINT



CONTROLLER NOTE

LOCATE CONTROLLER AT LOCATION SHOWN ON PLAN. VERIFY LOCATION IN FIELD WITH OWNER'S REPRESENTATIVE.

120 VAC POWER TO CONTROLLER LOCATION IS NOT WITHIN THE IRRIGATION CONTRACTOR'S SCOPE OF WORK, AND SHALL BE PROVIDED BY OTHERS. HOOK-UP OF CONTROLLER TO 120 VAC SHALL BE PERFORMED BY THE IRRIGATION CONTRACTOR. IRRIGATION CONTRACTOR SHALL COORDINATE LOCATION OF WIRE SLEEVE PENETRATIONS THROUGH BUILDING WITH OWNER AND GENERAL CONTRACTOR. STATION RUN ORDER SHALL MATCH PLANS.

POINT OF CONNECTION

CONNECT MAINLINE DOWNSTREAM OF 1.5" WATER METER (BY OTHERS). VERIFY LOCATION IN FIELD.

SEE SHEET LI-1 FOR IRRIGATION LEGEND

N

0' 10' 20' 40'

SCALE: 1" = 20'

REGISTERED LANDSCAPE ARCHITECT #0001018 ALLEN D. HOLT STATE OF FLORIDA

MAR. 24, 2026

WARE MALCOMB
CIVIL ENGINEERING
8750 nw 36th st
suite 625
doral, fl 33178
p 949.660.9128
waremalcomb.com

FOR AND ON BEHALF OF WARE MALCOMB

LITHIA DORAL PARKING AND SERVICE STRUCTURE

10155 NW 12TH ST, CITY OF DORAL
MIAMI DADE COUNTY, FL 33172

IRRIGATION PLAN

NO.	DATE	REMARKS

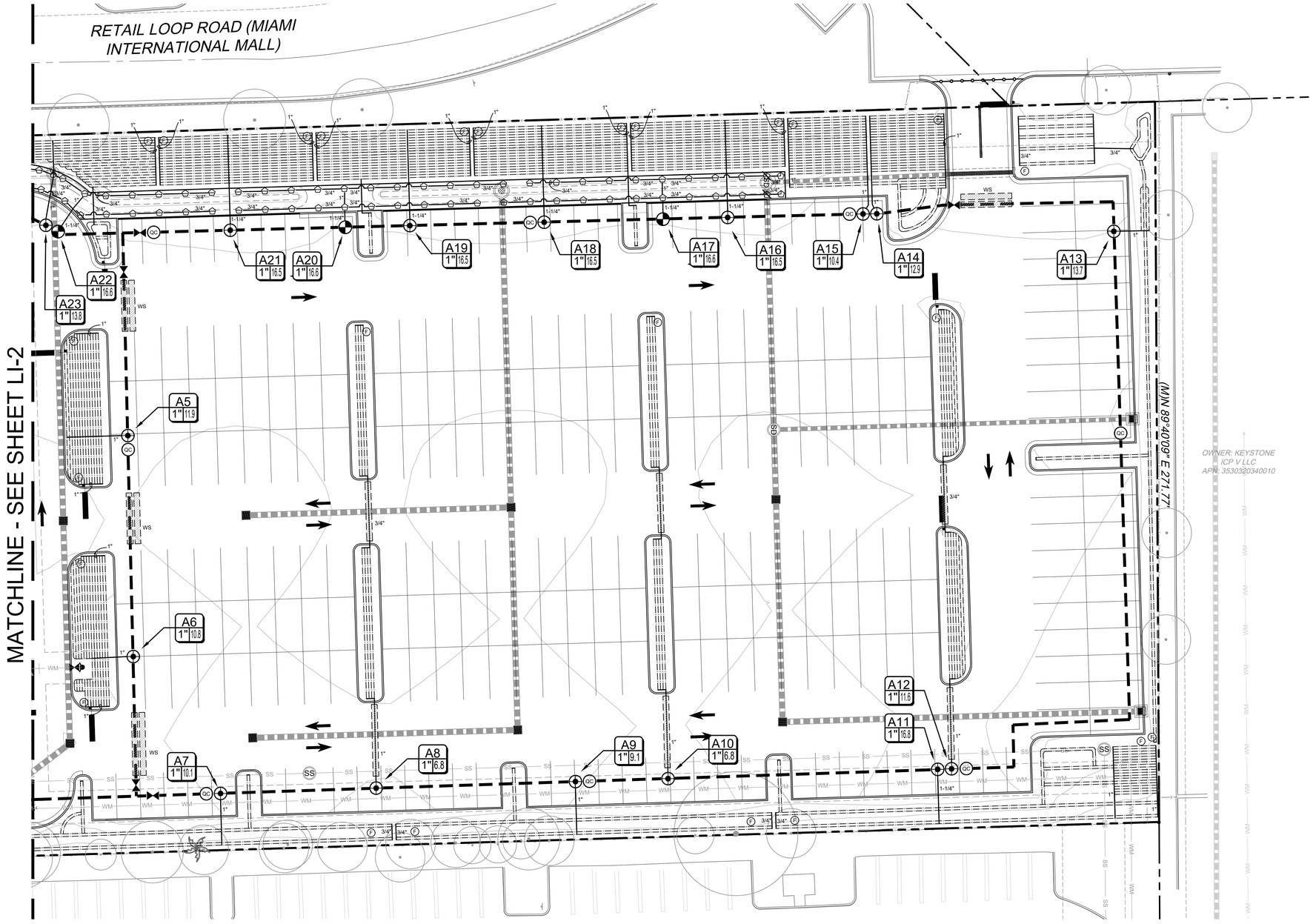
JOB NO.:	CHD25-0031
PA / PM:	S. KASSOY
DESIGNED:	
DATE:	01/21/26
PLOT DATE:	03/24/26

SHEET
LI-2
Sheet of 44

THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY AND COPYRIGHT OF WARE MALCOMB AND SHALL NOT BE USED ON ANY OTHER WORK EXCEPT BY AGREEMENT WITH WARE MALCOMB. WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS AND SHALL BE VERIFIED ON THE JOB SITE. ANY DISCREPANCY SHALL BE BROUGHT TO THE NOTICE OF WARE MALCOMB PRIOR TO THE COMMENCEMENT OF ANY WORK.

NOT FOR CONSTRUCTION

CAUTION: IF THIS SHEET IS NOT 24"x36" IT IS A REDUCED PRINT



N

0' 10' 20' 40'

SCALE: 1" = 20'

SEE SHEET LI-1 FOR IRRIGATION LEGEND

STEVEN D. KASSOY #0002611 REGISTERED LANDSCAPE ARCHITECT STATE OF FLORIDA

MAR. 24, 2026

THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY AND COPYRIGHT OF WARE MALCOMB AND SHALL NOT BE USED ON ANY OTHER WORK EXCEPT BY AGREEMENT WITH WARE MALCOMB. WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS AND SHALL BE VERIFIED ON THE JOB SITE. ANY DISCREPANCY SHALL BE BROUGHT TO THE NOTICE OF WARE MALCOMB PRIOR TO THE COMMENCEMENT OF ANY WORK.

WARE MALCOMB
CIVIL ENGINEERING
8750 nw 36th st
suite 625
doral, fl 33178
p 949.660.9128
waremalcomb.com

FOR AND ON BEHALF OF WARE MALCOMB

LITHIA DORAL PARKING AND SERVICE STRUCTURE
10155 NW 12TH ST, CITY OF DORAL
MIAMI DADE COUNTY, FL 33172

IRRIGATION PLAN

NO.	DATE	REMARKS

JOB NO.:	CHD25-0031
PA / PM:	S. KASSOY
DESIGNED:	
DATE:	01/21/26
PLOT DATE:	03/24/26

SHEET
LI-3
Sheet of 44

NOT FOR CONSTRUCTION

CAUTION: IF THIS SHEET IS NOT 24"x36" IT IS A REDUCED PRINT

IRRIGATION SPECIFICATIONS

GENERAL

A. QUALIFICATIONS OF IRRIGATION CONTRACTOR
   1. ALL WORK SHOWN ON THESE PLANS SHALL BE PERFORMED BY A SINGLE IRRIGATION CONTRACTING FIRM SPECIALIZING IN IRRIGATION SYSTEMS. SEE THE IRRIGATION PLAN FOR SPECIFIC EQUIPMENT AND SYSTEM LAYOUT.
   2. THE IRRIGATION CONTRACTOR MUST HAVE ON ITS STAFF A LICENSED IRRIGATION INSTALLER, AS REGULATED BY THE APPROPRIATE LOCAL JURISDICTION. A LICENSED IRRIGATION INSTALLER SHALL BE PRESENT AT THE PROJECT SITE AT ALL TIMES AS WORK IS IN PROGRESS. THE OWNER MAY DEMAND THAT WORK STOP UNTIL THE CONTRACTOR PROVIDES FOR A LICENSED IRRIGATION INSTALLER TO BE PRESENT AT THE PROJECT SITE AND SUPERVISING ALL IRRIGATION WORK.
   3. A LIST OF SUCCESSFULLY COMPLETED PROJECTS OF THIS TYPE, SIZE AND NATURE MAY BE REQUESTED BY THE OWNER FOR FURTHER QUALIFICATION MEASURES.
B. SCOPE OF WORK
   1. WORK COVERED BY THESE SECTIONS INCLUDES THE FURNISHING AND PAYMENT OF ALL MATERIALS, LABOR, SERVICES, EQUIPMENT, LICENSES, TAXES, FEES, AND ANY OTHER ITEMS THAT ARE NECESSARY FOR THE EXECUTION, INSTALLATION AND COMPLETION OF ALL WORK, SPECIFIED HEREIN AND/OR SHOWN ON THE IRRIGATION PLANS, NOTES, AND DETAILS.
   2. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE LAWS, CODES AND REGULATIONS REQUIRED BY AUTHORITIES HAVING JURISDICTION OVER SUCH WORK, INCLUDING ALL INSPECTIONS AND PERMITS REQUIRED BY FEDERAL, STATE AND LOCAL AUTHORITIES IN SUPPLY, TRANSPORTATION AND INSTALLATION OF MATERIALS. IN CASE OF CONFLICT BETWEEN THESE PLANS AND LOCAL AND/OR STATE CODES, CODES SHALL PREVAIL.
   3. THE INTENT OF THE IRRIGATION SYSTEM IS TO PROVIDE 100% COVERAGE OF ALL LANDSCAPE AREAS. THE IRRIGATION PLAN IS GENERALLY DIAGRAMMATIC; COORDINATE IRRIGATION INSTALLATION WITH UTILITY INSTALLATIONS. ACTUAL LOCATION OF CONTROLLER, BACKFLOW DEVICE, PIPING, VALVES, SPRAY HEADS, DRIP IRRIGATION, AND RELATED EQUIPMENT MAY NEED TO BE ADJUSTED BASED ON ACTUAL SITE CONDITIONS.
   4. FOR CLARITY PURPOSES, SOME IRRIGATION LINES AND EQUIPMENT ARE SHOWN IN HARDSCAPE AREAS WITHOUT ACCESS SLEEVES; THESE LINES SHALL BE INSTALLED IN A COMMON TRENCH OR AT THE BACK OF CURB IN LANDSCAPE AREAS. MINOR FIELD ADJUSTMENTS SHALL BE MADE AT NO ADDITIONAL COST TO THE OWNER.

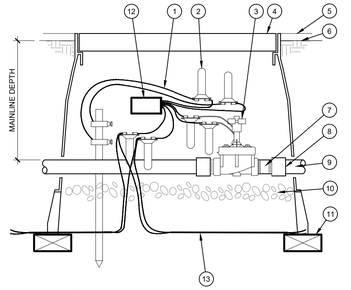
PRODUCTS

A. ALL MATERIALS SHALL BE NEW AND WITHOUT FLAWS OR DEFECTS OF ANY TYPE AND SHALL BE THE BEST OF THEIR CLASS AND KIND. ALL MATERIALS SHALL HAVE A MINIMUM GUARANTEE OF ONE YEAR AGAINST MATERIAL DEFECTS OR DEFECTIVE WORKMANSHIP. ALL MATERIALS SHALL BE OF THE BRANDS AND TYPES NOTED ON THE DRAWINGS OR AS SPECIFIED HEREIN, OR APPROVED EQUAL. THE CONTRACTOR MUST FIRST OBTAIN APPROVAL FROM THE IRRIGATION DESIGNER FOR AN 'APPROVED EQUAL' BEFORE INSTALLING SUCH MATERIALS IN THE FIELD, OR THE CONTRACTOR MAY BE REQUIRED TO REPLACE SUCH MATERIALS AT HIS OWN COST.
B. BACKFLOW PREVENTION DEVICES SHALL BE OF THE SIZE AND TYPE INDICATED ON THE DRAWINGS. INSTALL BACKFLOW PREVENTION UNITS IN ACCORDANCE WITH IRRIGATION CONSTRUCTION DETAILS AND ALL APPLICABLE STATE AND LOCAL CODES AND ORDINANCES.
C. PIPING
   1. PRESSURE SUPPLY LINES, DOWNSTREAM OF THE POINT-OF-CONNECTION:
      a. SCHEDULE 40 PVC FOR ALL PIPE 1-1/2" OR LESS
      b. CLASS 315 PVC FOR ALL PIPE 2" TO 2-1/2"
      c. CLASS 200 PVC, GASKETED, FOR ALL PIPE 3" AND LARGER
   2. SLEEVING AND NON-PRESSURE LATERAL LINES (DOWNSTREAM FROM VALVES): CLASS 200 PVC
   3. FITTINGS: SCH. 40 PVC, EXCEPT AS NOTED OTHERWISE.
D. VALVES AND DRIP VALVE ASSEMBLIES: TYPE AND SIZE AS NOTED ON PLANS. EACH VALVE SHALL BEAR A PRE-MANUFACTURED, NUMBERED WATERPROOF TAG BEARING A NUMBER CORRESPONDING TO ITS VALVE SEQUENCE OF OPERATION ON THE CONTROLLER. THE OPERATION SEQUENCE SHALL MATCH THAT AS SHOWN ON THE PLANS.
E. QUICK COUPLERS, BALL VALVES, AND GATE VALVES: TYPE AND SIZE PER PLANS.
F. VALVE BOXES: TYPE AND SIZE AS NOTED ON DETAILS. ALL VALVES BOXES SHALL BE LOCKING BOLT-DOWN TYPE, FURNISHED WITH LIDS AND BOLTS. BOXES SHALL BE OF A SIZE TO CONTAIN THE ENTIRE VALVE AND/OR VALVE ASSEMBLY. THE VALVE BOX LID SHALL HAVE THE VALVE STATION NUMBER HEAT-BRANDED INTO THE LID WITH 2" HIGH LETTERS.
G. FIXED SPRAY HEADS AND ROTORS: PLASTIC BODY POP-UP, WITH A REMOVABLE PLASTIC SPRAY NOZZLE. EXACT TYPE, MODEL AND NOZZLE SHALL BE AS INDICATED ON PLANS.
H. INTEGRAL EMITTER DRIP TUBING: TUBING MODEL AND FLOW RATE AS NOTED ON PLANS, WITH INTEGRAL EMITTERS WELDED TO THE INSIDE WALL OF THE TUBING AS AN INTEGRAL PART OF THE TUBING ASSEMBLY.
I. AUTOMATIC CONTROLLER: TYPE AND MODEL PER PLANS. PROVIDE VANDAL-PROOF ENCLOSURE FOR ALL EXTERIOR INSTALLATIONS. PROVIDE LINE-VOLTAGE DISCONNECT SWITCH WITH GROUND FAULT PROTECTION.
J. 24 VOLT VALVE WIRE SHALL BE A MINIMUM OF #14 GAUGE, U.F. APPROVED FOR DIRECT BURIAL, SINGLE CONDUCTOR IRRIGATION WIRE. EACH CONTROLLER SHALL HAVE A DIFFERENT COLOR STATION AND COMMON WIRE.
   1. STATION WIRE - ANY COLOR EXCEPT WHITE OR BLUE
   2. COMMON WIRE - WHITE
   3. EXTRA COMMON WIRES - BLUE
K. WIRE SPLICES SHALL BE ENCASED IN A WATERPROOF COMPOUND OR GEL. ALL FIELD SPLICES SHALL BE LOCATED IN A 6 INCH ROUND VALVE BOX.
L. RAIN SENSOR: TYPE AND MODEL PER PLANS.

METHODS

A. THIS DESIGN IS DIAGRAMMATIC. ALL PIPING, VALVES, AND OTHER EQUIPMENT SHOWN WITHIN PAVED AREAS OR OUT OF PROPERTY BOUNDARIES ARE FOR DESIGN CLARIFICATION ONLY, AND SHALL BE INSTALLED IN PLANTING AREAS WITHIN THE PROPERTY LINES OR LIMITS INDICATED ON PLAN. THE IRRIGATION CONTRACTOR SHALL VERIFY THE LOCATIONS OF ALL ABOVE-GRADE IRRIGATION EQUIPMENT WITH THE OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO INSTALLATION, OR IRRIGATION CONTRACTOR MAY BE REQUIRED TO MOVE SUCH ITEMS AT HIS OWN COST. ENSURE FIELD COORDINATION IS MADE EARLY ON IN THE CONSTRUCTION PHASE SO PLACEMENT LOCATION IS CORRECT.
B. THE IRRIGATION CONTRACTOR SHALL MEET WITH THE OWNER'S REPRESENTATIVE PRIOR TO COMMENCEMENT OF WORK, AND SHALL OBTAIN ALL ENGINEERING, LANDSCAPE, AND OTHER APPLICABLE PLANS & DOCUMENTS. THE CONTRACTOR SHALL THOROUGHLY REVIEW THE PLANS AND REPORT ANY CONFLICTS OR DISCREPANCIES TO THE LANDSCAPE ARCHITECT AND OWNER'S REPRESENTATIVE IMMEDIATELY.
C. THE IRRIGATION CONTRACTOR SHALL NOT WILFULLY INSTALL THE IRRIGATION SYSTEM AS SHOWN ON THE DRAWINGS WHEN IT IS OBVIOUS IN THE FIELD THAT UNKNOWN OBSTRUCTIONS, GRADES OR DIMENSIONS EXIST THAT MIGHT NOT HAVE BEEN CONSIDERED IN THE ENGINEEERING. SUCH OBSTRUCTIONS OR DIFFERENCES SHALL BE BROUGHT TO THE ATTENTION OF THE IRRIGATION DESIGNER. IN THE EVENT THAT THIS NOTIFICATION IS NOT PERFORMED, THE IRRIGATION CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY REVISIONS AND NECESSARY COSTS.
D. SEE UTILITY PLANS FOR IRRIGATION POINTS OF CONNECTION (TAP) AND DOMESTIC WATER SUPPLY.
E. THE IRRIGATION CONTRACTOR SHALL PAY ANY AND ALL FEES AND PERMITS ASSOCIATED WITH THE INSTALLATION OF THE IRRIGATION SYSTEM.
F. AT LEAST SEVEN DAYS BEFORE BEGINNING WORK, CONFIRM THE STATIC WATER PRESSURE IS AT LEAST 55 PSI AND LESS THAN 70 PSI. IF STATIC WATER PRESSURE IS OUTSIDE OF THE STATED RANGE, DO NOT PROCEED WITHOUT FIRST NOTIFYING THE IRRIGATION DESIGNER AND OWNER IN WRITING, AND OBTAINING SUBSEQUENT DIRECTION FOR CORRECTIONAL MEASURES. SHOULD THE IRRIGATION CONTRACTOR CHOOSE TO BEGIN THE INSTALLATION WITHOUT SUCH NOTIFICATION, THE IRRIGATION CONTRACTOR WILL ASSUME THE RESPONSIBILITY FOR ALL COSTS INCURRED TO ENSURE THE SYSTEM IS WORKING PROPERLY. NO CHANGE ORDERS WILL BE AUTHORIZED IN SUCH CIRCUMSTANCES.
G. THE IRRIGATION CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UNDERGROUND UTILITY LINES (WATER, SEWER, ELECTRICAL, TELEPHONE, GAS, CABLE, TELEVISION, ETC.) PRIOR TO THE START OF ANY WORK. THE CONTRACTOR SHALL BE FAMILIAR WITH ALL GRADE DIFFERENCES, LOCATIONS OF WALLS, STRUCTURES AND UTILITIES.
H. COORDINATE WITH THE OWNER THE PROPOSED LOCATIONS OF THE AUTOMATIC CONTROLLER AND ANY REQUIRED SLEEVES THROUGH THE BUILDING FOR CONTROL WIRES.
I. TRENCHING NEAR EXISTING TREES:
   1. CONTRACTOR SHALL NOT DISTURB ROOTS 1-1/2" AND LARGER IN DIAMETER WITHIN THE CRITICAL ROOT ZONE (CRZ) OF EXISTING TREES, AND SHALL EXERCISE ALL POSSIBLE CARE AND PRECAUTIONS TO AVOID INJURY TO TREE ROOTS, TRUNKS, AND BRANCHES. THE CRZ IS DEFINED AS A CIRCULAR AREA EXTENDING OUTWARD FROM THE TREE TRUNK, WITH A RADIUS EQUAL TO 1' FOR EVERY 1" OF TRUNK DIAMETER-AT-BREAST-HEIGHT (4.5' ABOVE THE AVERAGE GRADE AT THE TRUNK).
   2. ALL EXCAVATION WITHIN THE CRZ SHALL BE PERFORMED USING HAND TOOLS. NO MACHINE EXCAVATION OR TRENCHING OF ANY KIND SHALL BE ALLOWED WITHIN THE CRZ.
   3. ALTER ALIGNMENT OF PIPE TO AVOID TREE ROOTS 1-1/2" AND LARGER IN DIAMETER. WHERE TREE ROOTS 1-1/2" AND LARGER IN DIAMETER ARE ENCOUNTERED IN THE FIELD, TUNNEL UNDER SUCH ROOTS. WRAP EXPOSED ROOTS WITH SEVERAL LAYERS OF BURLAP AND KEEP MOIST. CLOSE ALL TRENCHES WITHIN THE CANOPY DRIP LINES WITHIN 24 HOURS.
   4. ALL SEVERED ROOTS SHALL BE HAND PRUNED WITH SHARP TOOLS AND ALLOWED TO AIR-DRY. DO NOT USE ANY SORT OF SEALERS OR WOUND PAINTS.

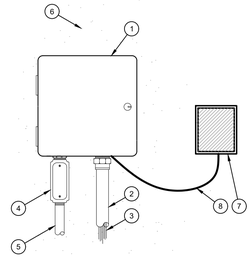
J. BACKFILL
   1. ALL BACKFILL MATERIAL SHALL BE SUBJECT TO APPROVAL BY THE OWNER. BACKFILL MATERIAL SHALL BE FREE FROM RUBBISH, ROCK LARGER THAN 1", LARGE STONES, BRUSH, SOD, FROZEN MATERIAL OR OTHER UNSUITABLE SUBSTANCES THAT MAY DAMAGE PIPE DURING THE BACKFILLING OPERATIONS. SEPARATE OUT ROCKS LARGER THAN 1 INCH IN ANY DIRECTION FROM EXCAVATED MATERIAL, AND REMOVE FROM AREAS TO RECEIVE LANDSCAPING. COVER FOR BOTH TOP AND SIDES OF PIPE SHALL BE A MINIMUM OF 2 INCHES OF ROCK-FREE SOIL, SAND, OR OTHER APPROVED MATERIAL.
   2. IN THE EVENT THAT THE MATERIAL FROM THE EXCAVATION OR TRENCHING IS FOUND TO BE UNSUITABLE FOR USE IN BACKFILL, IT SHALL BE REMOVED FROM THE SITE AND PROPERLY AND LEGALLY DISPOSED OF BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE. THE CONTRACTOR SHALL THEN PURCHASE AND AND FURNISH SUITABLE BACKFILL MATERIAL CONSISTING OF EARTH, LOAM, SANDY CLAY, SAND OR OTHER APPROVED MATERIALS FREE OF DEBRIS.
K. BACKFLOW PREVENTER INSTALLATION: CONTRACTOR SHALL MAKE CONNECTIONS TO EXISTING WATER SOURCES AT LOCATION SHOWN ON PLANS AND AS APPROVED BY THE OWNER, AND SHALL MAKE ANY MINOR CHANGES IN LOCATION AS MAY BE NECESSARY DUE TO ACTUAL SITE CONDITIONS. BACKFLOW PREVENTER HEIGHT SHALL BE AS PER LOCAL CODES AND IRRIGATION DETAILS. INSTALL A BRASS BALL VALVE IMMEDIATELY UPSTREAM OF THE BACKFLOW DEVICE TO SERVE AS AN ISOLATION VALVE. TO EVERY EXTENT POSSIBLE, INSTALL BACKFLOW PREVENTER ION A LOCATION SCREENED FROM PUBLIC VIEW (SUCH AS BEHIND A SHRUB ROW).
L. PIPING:
   1. PIPE SIZE SHALL CONFORM TO THOSE SHOWN ON THE DRAWINGS. NO SUBSTITUTIONS OF SMALLER PIPE SIZES SHALL BE PERMITTED, BUT SUBSTITUTIONS FOR LARGER SIZES MAY BE APPROVED.
   2. MAINLINE PIPE AND WIRES SHALL BE INSTALLED WITH A MINIMUM COVER OF 18 INCHES (24" FOR MAINLINE 3"-5", AND 30" FOR MAINLINE 6" AND GREATER). LATERAL PIPE SHALL BE INSTALLED WITH A MINIMUM COVER OF 12 INCHES.
   3. ASSEMBLE ALL THREADED FITTINGS WITH TEFLON TAPE, WHICH SHALL BE APPLIED TO MALE THREADS ONLY.
   4. ALL SOLVENT-WELD CONNECTIONS SHALL BE MADE WITH APPROVED SOLVENT-WELD PRIMER AND GLUE.
   5. PIPE SHALL BE INSTALLED WITH A MINIMUM OF 4" HORIZONTAL CLEARANCE FROM ANY OTHER PIPE AND 2" VERTICAL CLEARANCE FROM ANY PIPES THAT CROSS OVER OR UNDER.
M. VALVES
   1. VALVES SHALL BE INSTALLED PER MANUFACTURER'S DIRECTIONS AND THE IRRIGATION DETAILS.
   2. VALVE BOXES SHALL BE INSTALLED FLUSH WITH THE GRADE, WITH CLEAN PEA GRAVEL LOCATED BELOW THE VALVE AS NOTED ON THE DETAILS. LOCATE BOXES WITHIN 12 TO 24" OF SIDEWALKS OR LANDSCAPE EDGES, WITH TOPS OF BOXES 1" ABOVE FINISH GRADE IN TURF, AND 3" ABOVE FINISH GRADE IN SHRUB AREAS (TO AVOID BEING COVERED BY MULCH).
   3. EACH VALVE BOX COVER SHALL BE HEAT-BRANDED WITH THE CONTROLLER STATION NUMBER.
   4. DO NOT INSTALL MORE THAN TWO VALVES IN A JUMBO BOX.
N. DRIP IRRIGATION EQUIPMENT SHALL BE INSTALLED PER MANUFACTURER'S DIRECTIONS AND THE IRRIGATION DETAILS.
   1. SUBSURFACE DRIP LINES SHALL BE BURIED NO MORE THAN 2" BELOW FINISH GRADE.
   2. DRIP LINES MOUNTED ON GRADE SHALL BE LOCATED BENEATH LANDSCAPE FABRIC, AND SECURED IN PLACE WITH WIRE STAPLES AT A MAXIMUM OF 24"-36" ON CENTER.
O. SPRAY, ROTOR, AND BUBBLER HEADS:
   1. ALL SPRAY AND ROTOR HEAD LOCATIONS SHALL BE STAKED, FLAGGED AND/OR OTHERWISE CLEARLY MARKED ON THE GROUND PRIOR TO INSTALLATION. SPRINKLER HEAD STAKING SHALL BE INSPECTED AND APPROVED BY THE OWNER'S REPRESENTATIVE BEFORE INSTALLATION.
   2. ALL SPRAY HEADS SHALL BE CONNECTED WITH A 12 INCH MINIMUM LENGTH OF ½ INCH FLEX PVC. THE FLEX PVC SHALL BE SOLVENT WELDED TO SCHEDULE 40 PVC FITTINGS WITH WELD-ON #795 SOLVENT AND #P-70 PRIMER. ALL ROTORS SHALL BE CONNECTED TO LATERAL LINES WITH PRE-MANUFACTURED SWING JOINTS.
   3. ALL ROTOR, SPRAY AND BUBBLER HEADS SHALL BE SET PERPENDICULAR AND FLUSH TO FINISH GRADE AND WITH A CLEARANCE OF FOUR INCHES (MINIMUM) FROM THE EDGE OF ANY BUILDINGS, WALLS, BOULDERS, AND HARDSCAPE, WITH A CLEARANCE OF TWELVE INCHES (MINIMUM) FROM BUILDINGS, UNLESS OTHERWISE SPECIFIED.
   4. ALL ROTOR, SPRRAY AND BUBBLER HEADS AND VALVES SHALL BE FLUSHED AND ADJUSTED FOR OPTIMUM COVERAGE WITH MINIMUM OVERSPRAY ON WALKS, STREETS, WALLS, ETC.
P. AUTOMATIC CONTROLLER:
   1. INSTALL THE CONTROLLER AT THE LOCATION INDICATED BY THE OWNER. INSTALL CONTROLLER WITH A BACKUP BATTERY AS RECOMMENDED BY THE MANUFACTURER.
   2. THE IRRIGATION CONTRACTOR SHALL COORDINATE 120 V.A.C. ELECTRICAL POWER TO CONTROLLER AND DEDICATE ONE (1) 20-AMP BREAKER FOR EACH CONTROLLER. IT SHALL BE THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR TO MAKE THE FINAL HOOK-UP FROM THE ELECTRICAL SOURCE TO THE CONTROLLER UNIT ONLY.
   3. ALL VALVE CONTROL WIRE SHALL BE AWG 14 TYPE UF, 600 VOLT TEST, DIRECT BURIAL. NO SPLICES SHALL BE ALLOWED EXCEPT AT VALVES AND CONTROLLER. WHERE SPLICES MAY BE NECESSARY DUE TO EXCESSIVELY LONG WIRE RUNS, THE CONTRACTOR SHALL MAKE ALL SPLICES IN 6" ROUND VALVE BOXES WITH 3M'S "DBY-DIRECT BURIAL SPLICE KIT", THE CONTRACTOR SHALL LABEL ALL WIRES WITH WATERPROOF TAGS AND MARKERS AT ALL SPLICES AND VALVE MANIFOLDS, AND SHALL LEAVE A 24" COIL OF EXCESS WIRE AT EACH CONNECTION.
   4. PROVIDE #10 COMMON WIRE, DIRECT BURIAL, TO ALL REMOTE CONTROL VALVES.
   5. CONNECT ALL DIRECT BURIAL WIRES TO VALVES USING 3M'S "DBY-DIRECT BURIAL SPLICE KIT" (UNLESS OTHERWISE SPECIFIED).
   6. PROVIDE THREE ADDITIONAL IRRIGATION CONTROL WIRES ALONG EACH BRANCH OF MAINLINE FOR FUTURE EXPANSION. STUB ADDITIONAL CONTROL WIRES INTO BACK OF IRRIGATION CONTROLLERS.
   7. THE IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING ALL CONTROL WIRE SLEEVES AND PIPE SLEEVES UNDER PAVED AREAS PRIOR TO PAVING - SEE SLEEVING NOTES.
Q. INSTALL THE RAIN SENSOR IN THE VICINITY OF THE CONTROLLER, AND COORDINATE LOCATION WITH THE OWNER. PROVIDE MINIMUM 5' CLEARANCE FROM OTHER OUTDOOR EQUIPMENT, FREE AND CLEAR OF ANY TREE CANOPY OR OTHER OVERHEAD OBSTRUCTIONS, AND ABOVE THE HEIGHT OF THE SPRINKLER COVERAGE. IT IS THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR TO ENSURE THE RAIN SENSOR IS PLACED IN A LOCATION WHERE IT CAN RECEIVE ADEQUATE RAINFALL WITHOUT OBSTRUCTIONS. IF IT IS PLACED IN AN INADEQUATE LOCATION, THE IRRIGATION CONTRACTOR MAY BE REQUIRED TO RELOCATE IT AT NO ADDITIONAL COST TO THE OWNER.
R. ALL IRRIGATION EQUIPMENT NOT OTHERWISE DETAILED OR SPECIFIED SHALL BE INSTALLED AS PER MANUFACTURER'S RECOMMENDATIONS AND SPECIFICATIONS.
S. QUALITY CONTROL
   1. PERFORM COVERAGE TESTS AFTER IRRIGATION SYSTEM IS COMPLETED, BUT PRIOR TO ANY PLANTING AND PERFORM TESTING IN THE PRESENCE OF THE IRRIGATION DESIGNER AND THE CONSTRUCTION MANAGER.
   2. TEST SYSTEM TO ASSURE THAT ALL LAWN AND PLANTING AREAS ARE WATERED COMPLETELY AND UNIFORMLY.
   3. MAKE ALL NECESSARY ADJUSTMENTS TO PROVIDE COMPLETE COVERAGE, INCLUDING REALIGNMENT OF HEADS AND REPLACEMENT OF NOZZLES.
T. CLEAN UP
   1. DURING IRRIGATION EXCAVATION AND INSTALLATION, KEEP ALL PAVEMENT CLEAN AND ALL WORK AREAS IN A NEAT, ORDERLY CONDITION.
   2. DISPOSED LEGALLY OF ALL EXCAVATED MATERIALS OFF THE PROJECT SITE.
U. INSPECTION AND ACCEPTANCE
   1. UPON COMPLETION OF THE WORK, THE IRRIGATION CONTRACTOR SHALL PROVIDE THE SITE CLEAN, FREE OF DEBRIS AND TRASH, AND SUITABLE FOR USE AS INTENDED. THE IRRIGATION CONTRACTOR SHALL THEN REQUEST AN INSPECTION BY THE OWNER TO DETERMINE FINAL ACCEPTABILITY.
   2. WHEN THE INSPECTED WORK DOES NOT COMPLY WITH THE CONTRACT DOCUMENTS, THE CONTRACTOR SHALL REPLACE AND/OR REPAIR THE REJECTED WORK TO THE OWNER'S SATISFACTION WITHIN 24 HOURS.
   3. THE MAINTENANCE PERIOD WILL NOT COMMENCE UNTIL THE WORK HAS BEEN RE-INSPECTED BY THE OWNER AND FOUND TO BE ACCEPTABLE. AT THAT TIME, A WRITTEN NOTICE OF FINAL ACCEPTANCE WILL BE ISSUED BY THE OWNER, AND THE MAINTENANCE AND GUARANTEE PERIODS WILL COMMENCE.
   4. CONTROLLER CHART: THE IRRIGATION CONTRACTOR SHALL PROVIDE A 11" X 17" COLOR-CODED, LAMINATED COPY OF THE IRRIGATION LAYOUT AND PLACE IT IN THE CONTROLLER'S COVER. THE CONTROLLER CHART SHALL CLEARLY DELINEATE THE AREAS COVERED BY EACH VALVE, USING A SEPARATE COLOR FOR EACH ZONE.
   5. TURN THE FOLLOWING ITEMS IN TO THE OWNER UPON COMPLETION OF THE INSTALLATION:
      a. QUICK COUPLER KEYS (2)
      b. CONTROLLER MANUAL (1)
      c. CONTROLLER KEYS (2)
      d. A MINIMUM OF (2) COPIES OF RECORD DRAWINGS. A RECORD DRAWING IS A RECORD OF ALL CHANGES THAT OCCURRED IN THE FIELD AND THAT ARE DOCUMENTED THROUGH CHANGE ORDERS, ADDENDA, OR CONTRACTOR/CONSULTANT DRAWING MARKUPS.
V. REFER TO THE PLANTING SPECIFICATIONS FOR ADDITIONAL CONDITIONS OF FINAL ACCEPTANCE AND START OF THE MAINTENANCE PERIOD.
W. WARRANTY
   1. THE IRRIGATION SYSTEM SUPPLIED AND INSTALLED SHALL BE WARRANTED (LABOR AND MATERIALS) TO REMAIN OPERATIONAL FOR A PERIOD OF 12 MONTHS AFTER THE DATE OF FINAL ACCEPTANCE. DURING THIS PERIOD, THE CONTRACTOR SHALL ALSO REPAIR ANY SETTLEMENT OF THE IRRIGATION TRENCHES.
   2. BY THE END OF THE WARRANTY PERIOD, ANY IRRIGATION PART THAT IS EITHER NON-OPERATIONAL OR THAT IS OPERATING BELOW STANDARDS AS DETERMINED BY THE OWNER, SHALL BE REMOVED FROM THE SITE AND SHALL BE REPLACED. REPLACEMENTS SHALL BE OF THE SAME KIND AS SPECIFIED IN THE IRRIGATION LEGEND, AND SHALL BE INSTALLED AS ORIGINALLY SPECIFIED.
   3. IRRIGATION PARTS DAMAGED OR IMPAIRED DUE TO ACTS OF GOD, VANDALISM, AND/OR THE OWNER'S IMPROPER MAINTENANCE SHALL NOT BE COVERED BY THIS WARRANTY.
X. SHOULD THE PERMITTING JURISDICTION REQUIRE AN IRRIGATION AUDIT, THE IRRIGATION CONTRACTOR SHALL RETAIN THE SERVICES OF A THIRD-PARTY CERTIFIED LANDSCAPE IRRIGATION AUDITOR, AT NO ADDITIONAL COST TO THE OWNER.



1. 30-INCH LINEAR LENGTH OF WIRE, COILED
2. WATERPROOF CONNECTION (ANY APPROVED)
3. REMOTE CONTROL MASTER VALVE
4. JUMBO PLASTIC VALVE BOX BY CARSON (OR EQUAL) WITH EXTENSIONS AS NEEDED
5. TOP OF MULCH OR TURF
6. FINISHED GRADE - 1" BELOW TOP OF BOX IN TURF AREAS, 2" IN SHRUB AREAS
7. PVC SCH 80 NIPPLE (CLOSE)
8. PVC FPT X SLIP ADAPTER
9. PRESSURIZED MAIN LINE PIPE
10. PEA GRAVEL, 6" DEPTH MIN.
11. BRICK (1 OF 4)
12. SENSOR DECODER, MODEL PER PLAN
13. CABLE FROM CONTROLLER - STRIP SHEATH AT VALVE TO ALLOW CONNECTIONS

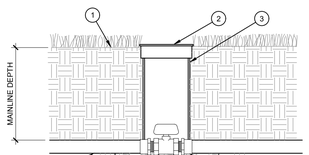
NOTES:
1. PLACE TWO (2) FEET OF EXTRA CONTROL WIRE IN VALVE BOX, COILED, FOR EASY SERVICING.
2. GROUNDING SHALL BE TO 10 OHMS OR LESS.

D MASTER VALVE, TWO-WIRE
SCALE: NTS



1. IRRIGATION CONTROLLER IN LOCKING METAL CABINET
2. 1.5-INCH PVC SCH 40 CONDUIT AND FITTINGS
3. WIRES TO REMOTE CONTROL VALVES
4. JUNCTION BOX
5. 1-INCH PVC SCH 40 CONDUIT AND FITTINGS TO POWER SUPPLY
6. WALL
7. WIRELESS RAIN SENSOR INTERFACE
8. CONNECTOR CABLE (MAX 30" FROM CONTROLLER

A CONTROLLER - WALL MOUNT, OUTDOOR
SCALE: NOT TO SCALE



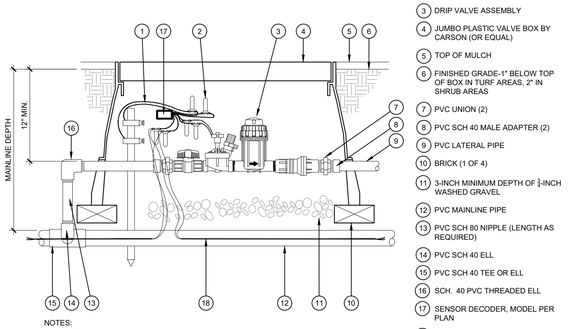
1. FINISH GRADE AT 1" BELOW TOP OF BOX IN TURF AREAS: 2" BELOW TOP OF BOX IN SHRUB/GROUNDCOVER AREAS
2. 9" ROUND VALVE BOX WITH LOCKABLE LID
3. EXTENSION SECTION AS NECESSARY TO MEET GRADE
4. PVC MALE ADAPTER
5. 3-INCH MINIMUM DEPTH OF ¾-INCH WASHED GRAVEL
6. BRASS BALL VALVE (SIZED PER MAINLINE)
7. IRRIGATION MAINLINE

E PLASTIC BALL VALVE
SCALE: NTS

1. RAIN/FREEZE SENSOR - MOUNT ON WALL OR PARAPET WITH BRACKET PER MANUFACTURER
2. WALL OR PARAPET
3. TOP OF WALL OR PARAPET

NOTES:
1) DO NOT INSTALL SENSOR WHERE RAIN WILL BE BLOCKED (UNDER EAVES, UNDER TREES, IN PROTECTED LOCATIONS, ETC.)
2) INSTALL SENSOR OUT OF PUBLIC VIEW TO EVERY EXTENT POSSIBLE

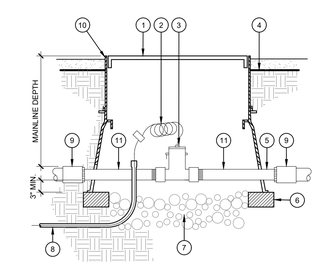
B WIRELESS RAIN SENSOR, WALL/PARAPET MOUNT
SCALE: NTS



1. WIRE CONNECTION FROM DECODER TO GROUNDING
2. WATERPROOF CONNECTION (ANY APPROVED)
3. DRIP VALVE ASSEMBLY
4. JUMBO PLASTIC VALVE BOX BY CARSON (OR EQUAL)
5. TOP OF MULCH
6. FINISHED GRADE-1" BELOW TOP OF BOX IN TURF AREAS, 2" IN SHRUB AREAS
7. PVC UNION (2)
8. PVC SCH 40 MALE ADAPTER (2)
9. PVC LATERAL PIPE
10. BRICK (1 OF 4)
11. 3-INCH MINIMUM DEPTH OF ¾-INCH WASHED GRAVEL
12. PVC MAINLINE PIPE
13. PVC SCH 80 NIPPLE (LENGTH AS REQUIRED)
14. PVC SCH 40 ELL
15. PVC SCH 40 TEE OR ELL
16. SCH. 40 PVC THREADED ELL
17. SENSOR DECODER, MODEL PER PLAN
18. CABLE FROM CONTROLLER - STRIP SHEATH AT VALVE TO ALLOW CONNECTIONS

NOTES:
1. MAXIMUM LENGTH OF SECONDARY WIRE PATH (14 AWG) FROM DECODER TO RELAY IS 450 FEET.
2. PLACE 3-FEET OF EXTRA CABLE IN VALVE BOX, COILED, FOR EASY SERVICING.
3. GROUNDING SHALL BE TO 10 OHMS OR LESS.

F DRIP CONTROL ZONE KIT, TWO-WIRE
SCALE: NTS



1. REINFORCED PLASTIC ACCESS BOX W/ COVER & EXTENSION(S) AS REQ'D
2. COMMUNICATION WIRE TO CONTROLLER
3. FLOW SENSOR, PER PLANS
4. FINISH GRADE, MULCH OR TURF (PER PLANS)
5. PVC MAINLINE PER PLANS
6. BRICK, TYPICAL OF FOUR, ONE AT EACH CORNER
7. 3-INCH MINIMUM DEPTH OF ¾-INCH WASHED GRAVEL
8. SCH. 40 PVC CONDUIT W/ LONG RADIUS ELL
9. SCH. 80 PVC COUPLING, TYP. BOTH SIDES
10. 1/2" REVEAL
11. PIPE SIZE SAME AS FLOW SENSOR SIZE, 10 PIPE DIAMETERS (MIN.) UPSTREAM AND DOWNSTREAM OF FLOW SENSOR

NOTES:
1) LENGTH OF PIPE SECTIONS UPSTREAM AND DOWNSTREAM OF FLOW SENSOR SHALL BE MEASURED FROM THE EDGE OF THE FLOW SENSOR TEE TO THE NEAREST VALVE, FITTING, OR COUPLER
2) PROVIDE PULSE DECODER, PULSE TRANSMITTER, PULSE TRANSMITTER POWER SUPPLY, AND SURGE PROTECTOR IN ACCORDANCE WITH FLOW SENSOR / CONTROL SYSTEM MANUFACTURER'S RECOMMENDATIONS.

C FLOW SENSOR
SCALE: NTS

WARE MALCOMB
CIVIL ENGINEERING
8750 nw 36th st
suite 625
doral, fl 33178
p 949.660.9128
waremalcomb.com

ANY DISCREPANCY SHALL BE BROUGHT TO THE NOTICE OF WARE MALCOMB PRIOR TO THE COMMENCEMENT OF ANY WORK. WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS AND SHALL BE VERIFIED ON THE JOB SITE.

FOR AND ON BEHALF OF WARE MALCOMB

LITHIA DORAL PARKING AND SERVICE STRUCTURE
10155 NW 12TH ST, CITY OF DORAL
MIAMI DADE COUNTY, FL 33172

IRRIGATION DETAILS AND SPECS

NO.	DATE	REMARKS

JOB NO.:	CHD25-0031
PA / PM:	S. KASSOY
DESIGNED:	
DATE:	01/21/26
PLOT DATE:	03/24/26

SHEET
LI-4
Sheet of 44

THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY AND COPYRIGHT OF WARE MALCOMB AND SHALL NO

CAUTION: IF THIS SHEET IS NOT 24"x36" IT IS A REDUCED PRINT

PRESSURE LOSS CALCULATIONS

PROJECT NAME: Lithia Doral Kia
LOCATION: Doral, FL

Date: 2/19/2026

VALVE NUMBER	**A17**
GPM	**16.6**
STATIC PRESSURE AT CITY MAIN	60 psi (ASSUMED)
AVAILABLE OPERATING PRESSURE (90% OF STATIC PRESSURE)	***54.00 psi***

	SERVICE LINE	FRICTION LOSS
	feet of 2" pipe (Type K copper)	0.00 psi
3	feet of 1-1/2" pipe (Type K copper)	(0.04) psi
	feet of 1-1/4" pipe (Type K copper)	0.00 psi
	feet of 1" pipe (Type K copper)	0.00 psi
	feet of 3/4" pipe (Type K copper)	0.00 psi
	POINT OF CONNECTION	
1.5	" WATER METER	(0.40) psi
1.5	" BACKFLOW PREVENTER	(11.50) psi
1	" MASTER VALVE	(1.40) psi
1.5	" FLOW SENSOR	(1.00) psi

	MAINLINE	Looped	
	feet of 2" pipe (Cl. 315)		0.00 psi
1040	feet of 1-1/2" pipe (Sch. 40)	Y	(3.97) psi
	feet of 1-1/4" pipe (Sch. 40)		0.00 psi
	feet of 1" pipe (Sch. 40)		0.00 psi
	FITTINGS (20% MAINLINE LOSS)		(0.79) psi
1"	**REMOTE CONTROL VALVE**		(2.40) psi

	LATERAL LINE LOSSES (Class 200):			
	feet of 2" pipe		gpm	0.00 psi
	feet of 1-1/2" pipe		gpm	0.00 psi
2	feet of 1-1/4" pipe	16.6	gpm	(0.02) psi
8	feet of 1" pipe	7.9	gpm	(0.07) psi
50	feet of 3/4" pipe	4	gpm	(0.39) psi
	IRRIGATION HEAD OPERATING PRESSURE:			(30.00) psi
	ELEVATION CHANGE	0.00	feet	0.00 psi

(Enter a negative # for elevation loss, positive # for elevation gain)

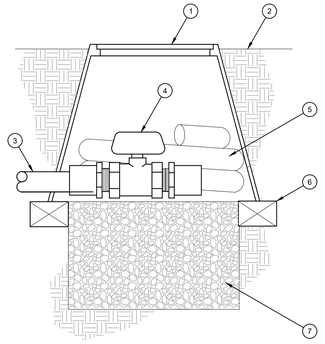
SYSTEM LOSSES ***(51.98) psi***

SUMMARY:

AVAILABLE OPERATING PRESSURE:	***54.00 psi***
TOTAL PRESSURE LOSSES:	***(51.98) psi***
RESIDUAL PRESSURE AFTER LAST IRRIGATION HEAD:	***2.02 psi***

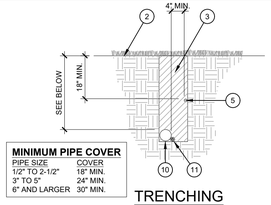
NO REGULATOR NEEDED

NO PUMP NEEDED



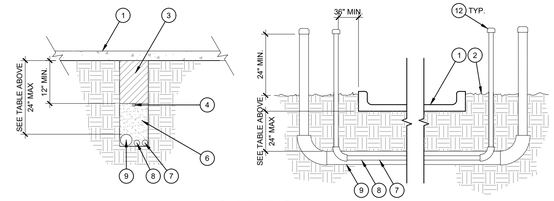
1. 10" ROUND PLASTIC VALVE BOX WITH LOCKABLE LID, "CARSON" OR APPROVED EQUAL
2. FINISH GRADE - TOP OF VALVE BOX TO BE 2" ABOVE FINISH GRADE IN PLANTER AREAS
3. DRIP EXHAUST HEADER
4. PVC BALL VALVE, LINE SIZE
5. 3' COILED LENGTH OF LINE SIZE FLEX HOSE, SOLVENT WELD TO VALVE
6. RED BRICK TYPICAL, 3 REQUIRED
7. 6" DEEP LAYER OF PEA GRAVEL

L FLUSH VALVE
SCALE: NTS



MINIMUM PIPE COVER	
PIPE SIZE	COVER
1/2" TO 2-1/2"	18" MIN.
3" TO 5"	24" MIN.
6" AND LARGER	30" MIN.

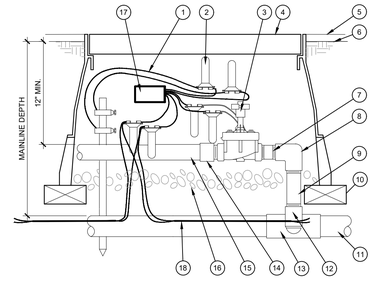
TRENCHING



SLEEVING

1. PAVEMENT SURFACE
2. FINISH GRADE
3. TRENCH BACKFILL
4. LOCATOR WIRE W/BURIED CAUTION TAPE
5. PVC IRRIGATION LATERAL
6. SAND BACKFILL
7. SCH. 40 PVC LATERAL SLEEVE - SEE PLANS FOR SIZE
8. SCH. 40 PVC WIRE SLEEVE FOR CONTROL WIRES, MIN. 2" DIA.
9. SCH. 40 PVC MAINLINE SLEEVE - SEE PLANS FOR SIZE
10. PVC IRRIGATION MAINLINE
11. CONTROL WIRES - TAPE TO MAINLINE AT 10' INTERVALS
12. PVC CAP, SOLVENT WELDED

I PIPE AND SLEEVE INSTALLATION
SCALE: NTS



NOTES:
1. MAXIMUM LENGTH OF SECONDARY WIRE PATH (14 AWG) FROM DECODER TO RELAY IS 450 FEET.
2. PLACE 3-FEET OF EXTRA CABLE IN VALVE BOX, COILED, FOR EASY SERVICING.
3. GROUNDING SHALL BE TO 10 OHMS OR LESS.

1. WIRE CONNECTION FROM DECODER TO GROUNDING
2. WATERPROOF CONNECTION (ANY APPROVED)
3. REMOTE CONTROL VALVE
4. JUMBO PLASTIC VALVE BOX BY CARSON (OR EQUAL)
5. TOP OF MULCH
6. FINISHED GRADE-1" BELOW TOP OF BOX IN TURF AREAS, 2" IN SHRUB AREAS
7. PVC SCH 80 NIPPLE (CLOSE)
8. PVC SCH 40 ELL
9. PVC SCH 80 NIPPLE (LENGTH AS REQUIRED)
10. BRICK (1 OF 4)
11. PVC MAINLINE PIPE
12. SCH. 40 PVC ELL
13. PVC SCH 40 TEE OR ELL
14. PVC SCH 40 MALE ADAPTER
15. PVC LATERAL PIPE
16. 3-INCH MINIMUM DEPTH OF 3/4-INCH WASHED GRAVEL
17. SENSOR DECODER, MODEL PER PLAN
18. CABLE FROM CONTROLLER - STRIP SHEATH AT VALVE TO ALLOW CONNECTIONS

G REMOTE CONTROL VALVE, TWO-WIRE
SCALE: NTS

1. FINISH GRADE
2. POP-UP SPRAY HEAD
3. SCH. 80 PVC NIPPLE (LENGTH AS REQUIRED)
4. SCH. 40 PVC ELL
5. SCH. 40 PVC STREET ELL
6. SCH. 40 PVC TEE OR ELL
7. PVC LATERAL PIPE

NOTE: SET HEADS 6"-8" FROM WALLS, PAVING, AND OTHER HARD ELEMENTS

M POP-UP SPRAY HEAD
SCALE: NTS

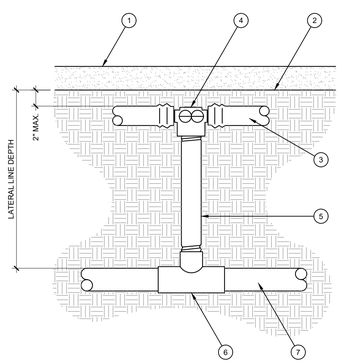
1. FLUSH VALVE
2. SCH. 40 PVC EXHAUST HEADER
3. SCH. 40 PVC TEE OR ELL
4. THREADED X BARBED INSERT FITTING AT PVC HEADERS
5. BARBED INSERT FITTING FOR DRIP LINE TO DRIP LINE CONNECTIONS
6. DRIP LINE
7. AIR RELIEF VALVE AT HIGH POINT OF SYSTEM (WHEN INDICATED ON PLANS)
8. SCH. 40 PVC SUPPLY HEADER
9. CONTROL VALVE
10. TREE ROOT BALL (WHERE OCCURS IN DRIP AREA)
11. RAINBIRD PC-07 EMITTERS (3) OR EQUAL, WITH DIFFUSER CAPS, INSERTED IN DRIP LINE AND GENERALLY SPACED EVENLY AROUND TREE NEAR EDGES OF ROOT BALL (WHERE OCCURS)

NOTE: SET DRIP LINES 3"-6" AWAY FROM HARDSCAPE

J SUBSURFACE DRIP LINE LAYOUT
SCALE: NOT TO SCALE

1. TOP OF MULCH
2. FINISHED GRADE-1" BELOW TOP OF BOX IN TURF AREAS, 2" IN SHRUB AREAS
3. QUICK-COUPLING VALVE
4. 10" ROUND PLASTIC VALVE BOX BY CARSON (OR EQUAL)
5. 6" LONG BRASS NIPPLE
6. 3-INCH MINIMUM DEPTH OF 3/4-INCH WASHED GRAVEL
7. BRASS NIPPLE (LENGTH AS REQUIRED)
8. BRICK (1 OF 2)
9. PVC SCH 40 STREET ELL
10. PVC SCH 40 TEE OR ELL
11. PVC MAINLINE PIPE
12. PVC SCH 40 ELL
13. 2" x 2" REDWOOD STAKE WITH STAINLESS STEEL GEAR CLAMPS OR EQUIVALENT SUPPORT SYSTEM

H QUICK COUPLER
SCALE: NTS



1. TOP OF MULCH
2. FINISH GRADE
3. DRIP LINE PER PLAN
4. INSERT TEE OR ELBOW
5. SCH. 80 PVC NIPPLE (LINE SIZE)
6. SCH. 40 PVC TEE (SST)
7. SCH. 40 PVC SUPPLY HEADER (SIZE PER PLAN)

K SUBSURFACE DRIPLINE CONNECTION
SCALE: NOT TO SCALE

MAR. 24, 2026

WARE MALCOMB
CIVIL ENGINEERING
8750 nw 36th st
suite 625
doral, fl 33178
p 949.660.9128
waremalcomb.com

FOR AND ON BEHALF OF WARE MALCOMB

LITHIA DORAL PARKING AND SERVICE STRUCTURE

10155 NW 12TH ST, CITY OF DORAL
MIAMI DADE COUNTY,FL 33172

IRRIGATION DETAILS

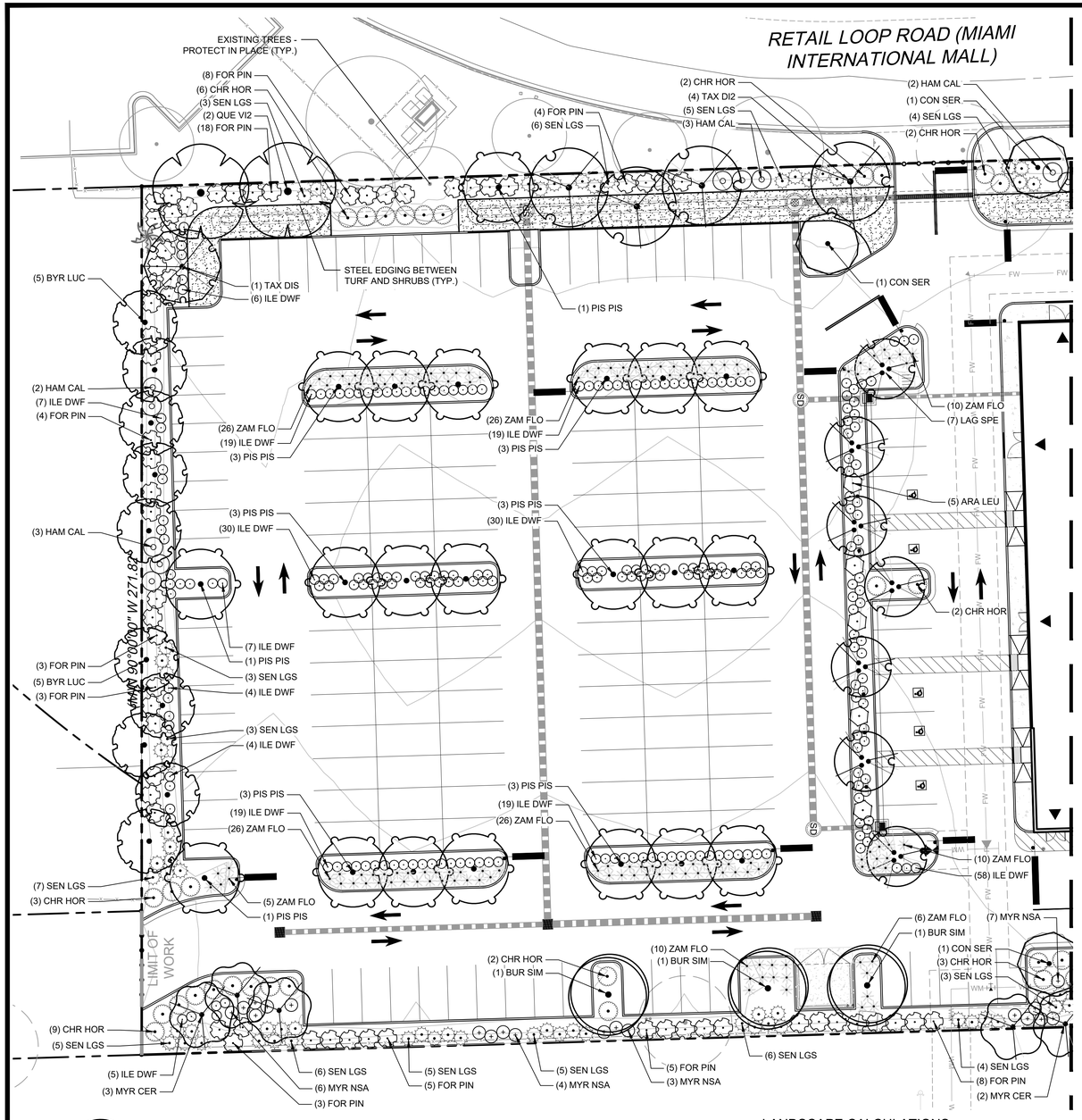
NO.	DATE	REMARKS

JOB NO.:	CHD25-0031
PA / PM:	S. KASSOY
DESIGNED:	
DATE:	01/21/26
PLOT DATE:	03/24/26

SHEET
LI-5
Sheet of 44

THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY AND COPYRIGHT OF WARE MALCOMB AND SHALL NOT BE USED ON ANY OTHER WORK EXCEPT BY AGREEMENT WITH WARE MALCOMB. WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS AND SHALL BE VERIFIED ON THE JOB SITE. ANY DISCREPANCY SHALL BE BROUGHT TO THE NOTICE OF WARE MALCOMB PRIOR TO THE COMMENCEMENT OF ANY WORK.
NOT FOR CONSTRUCTION

CAUTION: IF THIS SHEET IS NOT 24"x36" IT IS A REDUCED PRINT



PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	QTY	REMARKS
TREES							
	BUR SIM	Bursera simaruba	Gumbo Limbo	2.5" Cal.	Pot	25	Native; 10' h. min.
	CON SER	Conocarpus erectus f. sericeus	Silver Buttonwood	2.5" Cal.	Pot	12	Native; 10' h. min.
	PIS PIS	Piscidia piscipula	Jamaican Dogwood	2.5" Cal.	Pot	39	Native; 10' h. min.
	QUE VI2	Quercus virginiana	Southern Live Oak	2.5" Cal.	Pot	21	Native; 14' h. min
	TAX DIS	Taxodium distichum	Bald Cypress	2.5" Cal.	Pot	8	Native; 10' h. min.
	TAX DI2	Taxodium distichum	Bald Cypress	2.5" Cal.	Pot	22	Native; 14' h. min.
UNDERSTORY TREES							
	BYR LUC	Byrsonima lucida	Key Locustberry	2.5" Cal.	Pot	16	Native; 10' h. min.
	LAG SPE	Lagerstroemia speciosa	Queen's Crape Myrtle	2.5" Cal.	Pot	7	10' h. min.
	MYR CER	Myrica cerifera	Wax Myrtle	2.5" Cal.	Pot	16	Native; 10' h. min.

SYMBOL	CODE	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	SPACING	QTY	REMARKS
SHRUBS								
	ARA LEU	Arachnothryx leucophylla	Panama Rose	#3	Pot	72" o.c.	29	18" h. at pltg
	CHR HOR	Chrysobalanus icaco 'Horizontalis'	Horizontal Coco Plum	#3	Pot	72" o.c.	151	Native; 18" h. min. at pltg
	FOR PIN	Forestiera segregata 'Pineland'	Florida Privet	#3	Pot	72" o.c.	309	Native; 18" h. min. at pltg
	GAL GLA	Galphimia glauca	Thryallis	#3	Pot	72" o.c.	22	18" h. min. at pltg
	HAM CAL	Hamelia patens `Calusa`	Calusa Firebush	#3	Pot	72" o.c.	54	Native; 18" h. min. at pltg
	ILE DWF	Ilex vomitoria 'Schillings Dwarf'	Schillings Dwarf Yaupon Holly	#3	Pot	36" o.c.	391	Native; 18" h. min. at pltg
	MYR NSA	Myrcianthes fragrans 'Stoppermorph'	Stoppermorph Simpson's Stopper	#3	Pot	48" o.c.	202	Native; 18" h. min. at pltg
	PSY NER	Psychotria nervosa	Wild Coffee	#3	Pot	72" o.c.	83	Native; 18" h. min. at pltg
	SEN LGS	Senna ligustrina	Privet Senna	#3	Pot	60" o.c.	243	Native; 18" h. min. at pltg
	TAB DIV	Tabernaemontana divaricata 'Flore Pleno'	Flore Pleno Pinwheel Jasmine	#3	Pot	72" o.c.	18	18" h. min. at pltg
	ZAM FLO	Zamia floridana	Florida Coontie	#3	Pot	48" o.c.	268	Native; 18" h. min. at pltg
GROUND COVERS								
	CYN EEE	Cynodon dactylon x transvaalensis 'DT-1'	TifTuf™ Bermudagrass	sod			9,288 sf	

LANDSCAPE CALCULATIONS

ZONING DISTRICT: CC
NET LOT AREA: 8.04 ACRES (350,057 SF)

	REQUIRED	PROVIDED
TREES		
A. TOTAL TREES (8.04 ACRES X 22 TREES/ACRE)	177 TREES	177 TREES (166 PROPOSED, 11 EXISTING)
B. MAXIMUM PALMS ALLOWED (REQUIRED TREES X 30%)	53 PALMS	0 PALMS (0%)
C. MINIMUM NATIVE TREES REQUIRED (REQUIRED TREES X 50%)	89 TREES	170 TREES (96.0%)
D. STREET TREES (1 TREE PER 35 LF, 1,288 LF TOTAL)	37 TREES	43 TREES
SHRUBS		
A. TOTAL SHRUBS (TOTAL TREES REQUIRED X 10)	1,770 SHRUBS	1,770 SHRUBS
B. MINIMUM NATIVE SHRUBS REQUIRED (NO. SHRUBS PROVIDED X 50%)	885 SHRUBS	1,701 SHRUBS (96.1%)
LAWN AREA		
MAXIMUM LAWN AREA: (59,510 SF OPEN SPACE AREA X 20%)	11,902 SF	9,324 SF (15.7%)

OPEN SPACE		
OPEN SPACE REQUIRED (350,057 SF NET LOT AREA X 17%)	59,510 SF	63,129 SF (18.0%)
BUFFERYARD		
ISR - SUBJECT LOT:	9	
ISR - ADJACENT LOT:	7	
BUFFERYARD DESIGN TYPE:	2	
BUFFERYARD WIDTH REQUIRED:	10'	
BUFFERYARD WIDTH PROVIDED (AVERAGE):	10'	
BUFFERYARD LENGTH:	1,289 LF	
A. TOTAL SHADE TREES (2 SHADE TREES PER 100 LF)	26 TREES	26 TREES (25 PROPOSED, 1 EXISTING)
B. TOTAL UNDERSTORY TREES (2 UNDERSTORY TREES PER 100 LF)	26 TREES	26 TREES (18 PROPOSED, 8 EXISTING)
C. TOTAL SHRUBS (30 SHRUBS PER 100 LF)	387 SHRUBS	426 SHRUBS
PARKING LOT LANDSCAPE		
TOTAL PARKING SPACES:	425 SPACES	
TOTAL LANDSCAPE AREA (10 SF PER SPACE):	4,250 SF	15,241 SF
TREES REQUIRED (1 TREE PER 80 SF):	53 TREES	82 TREES (80 PROPOSED, 2 EXISTING)

MULCH AND GRAVEL

AFTER ALL PLANTING IS COMPLETE, CONTRACTOR SHALL INSTALL 3" THICK LAYER OF PINE STRAW MULCH IN ALL PLANTING AREAS (EXCEPT FOR TURF). CONTRACTOR SHALL SUBMIT SAMPLES OF ALL MULCHES TO LANDSCAPE ARCHITECT AND OWNER FOR APPROVAL PRIOR TO CONSTRUCTION. ABSOLUTELY NO EXPOSED GROUND SHALL BE LEFT SHOWING ANYWHERE ON THE PROJECT AFTER MULCH HAS BEEN INSTALLED (SUBJECT TO THE CONDITIONS AND REQUIREMENTS OF THE "GENERAL GRADING AND PLANTING NOTES" AND SPECIFICATIONS).

ROOT BARRIERS

THE CONTRACTOR SHALL INSTALL ROOT BARRIERS NEAR ALL NEWLY-PLANTED TREES THAT ARE LOCATED WITHIN FIVE (5) FEET OF PAVING OR CURBS. ROOT BARRIERS SHALL BE "CENTURY" OR "DEEP-ROOT" 24" DEEP PANELS (OR EQUAL). BARRIERS SHALL BE LOCATED IMMEDIATELY ADJACENT TO HARDSCAPE. INSTALL PANELS PER MANUFACTURER'S RECOMMENDATIONS. UNDER NO CIRCUMSTANCES SHALL THE CONTRACTOR USE ROOT BARRIERS OF A TYPE THAT COMPLETELY ENCIRCLE THE ROOTBALL.



MAR. 24, 2026

WARE MALCOMB
CIVIL ENGINEERING
8750 nw 36th st
suite 625
doral, fl 33178
p 949.660.9128
waremalcomb.com

FOR AND ON BEHALF OF WARE MALCOMB

LITHIA DORAL PARKING
AND SERVICE STRUCTURE
10155 NW 12TH ST, CITY OF DORAL
MIAMI DADE COUNTY, FL 33172

PLANTING PLAN

NO.	DATE	REMARKS

JOB NO.:	CHD25-0031
PA / PM:	S. KASSOY
DESIGNED:	
DATE:	01/21/26
PLOT DATE:	03/24/26

SHEET
LP-1
Sheet of 44

THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY AND COPYRIGHT OF WARE MALCOMB AND SHALL NOT BE USED ON ANY OTHER WORK EXCEPT BY AGREEMENT WITH WARE MALCOMB. WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS AND SHALL BE VERIFIED ON THE JOB SITE. ANY DISCREPANCY SHALL BE BROUGHT TO THE NOTICE OF WARE MALCOMB PRIOR TO THE COMMENCEMENT OF ANY WORK.
NOT FOR CONSTRUCTION

CAUTION: IF THIS SHEET IS NOT 24"x36" IT IS A REDUCED PRINT

RETAIL LOOP ROAD (MIAMI INTERNATIONAL MALL)

(M)N 01°43'13" W 287.65'

(1) HAM CAL
(6) ARA LEU
(4) QUE VI2
(53) FOR PIN
(1) QUE VI2
(4) GAL GLA
(3) ARA LEU
(3) TAB DIV
(3) TAB DIV
(3) ARA LEU
(1) QUE VI2
EXISTING TREES - PROTECT IN PLACE (TYP.)
(56) FOR PIN
(2) TAX DI2
(2) QUE VI2
(3) ARA LEU
(3) TAB DIV
(3) ARA LEU
(10) GAL GLA
(2) FOR PIN
(2) TAX DI2
STEEL EDGING BETWEEN TURF AND SHRUBS (TYP.)
(1) QUE VI2
(16) CHR HOR
(1) QUE VI2
(14) CHR HOR
(3) TAB DIV
(3) SEN LGS

MATCHLINE - SEE SHEET LP-1

MATCHLINE - SEE SHEET LP-3

(3) CHR HOR
(1) SEN LGS
(3) FOR PIN
(7) MYR NSA
(9) SEN LGS
(7) MYR NSA
(6) MYR NSA
(4) FOR PIN
(4) MYR NSA
(3) FOR PIN
(7) MYR NSA
(9) SEN LGS
(3) FOR PIN
(5) SEN LGS
(3) FOR PIN
(6) SEN LGS
(4) CHR HOR
(3) FOR PIN
(2) MYR NSA
(2) CHR HOR
(8) SEN LGS
(4) MYR NSA
(3) CHR HOR
(2) MYR NSA
(3) FOR PIN
(3) FOR PIN
(3) MYR NSA
(3) CHR HOR
(6) SEN LGS
(3) CHR HOR
(4) SEN LGS
(3) FOR PIN
(5) MYR NSA
(2) MYR CER
(2) SEN LGS
(5) FOR PIN
(9) BUR SIM
(3) MYR NSA
(6) SEN LGS
(7) MYR NSA
(6) SEN LGS
(6) BUR SIM
(M)S 01°43'13" E 289.22'
(5) MYR NSA
(6) SEN LGS
(5) MYR NSA
(3) MYR NSA
(6) BUR SIM
(7) SEN LGS
(4) MYR NSA
(4) MYR NSA
(4) MYR NSA

N

0' 10' 20' 40'

SCALE: 1" = 20'

SEE SHEET LP-1 FOR PLANT LEGEND AND LANDSCAPE CALCULATIONS

LICENSED LANDSCAPE ARCHITECT
ALLAN D. HOFF
#0001019
STATE OF FLORIDA

MAR. 24, 2026

WARE MALCOMB
CIVIL ENGINEERING
8750 nw 36th st
suite 625
doral, fl 33178
p 949.660.9128
waremalcomb.com

FOR AND ON BEHALF OF WARE MALCOMB

LITHIA DORAL PARKING AND SERVICE STRUCTURE
10155 NW 12TH ST, CITY OF DORAL
MIAMI DADE COUNTY,FL 33172

PLANTING PLAN

NO.	DATE	REMARKS

JOB NO.:	CHD25-0031
PA / PM:	S. KASSOY
DESIGNED:	
DATE:	01/21/26
PLOT DATE:	03/24/26

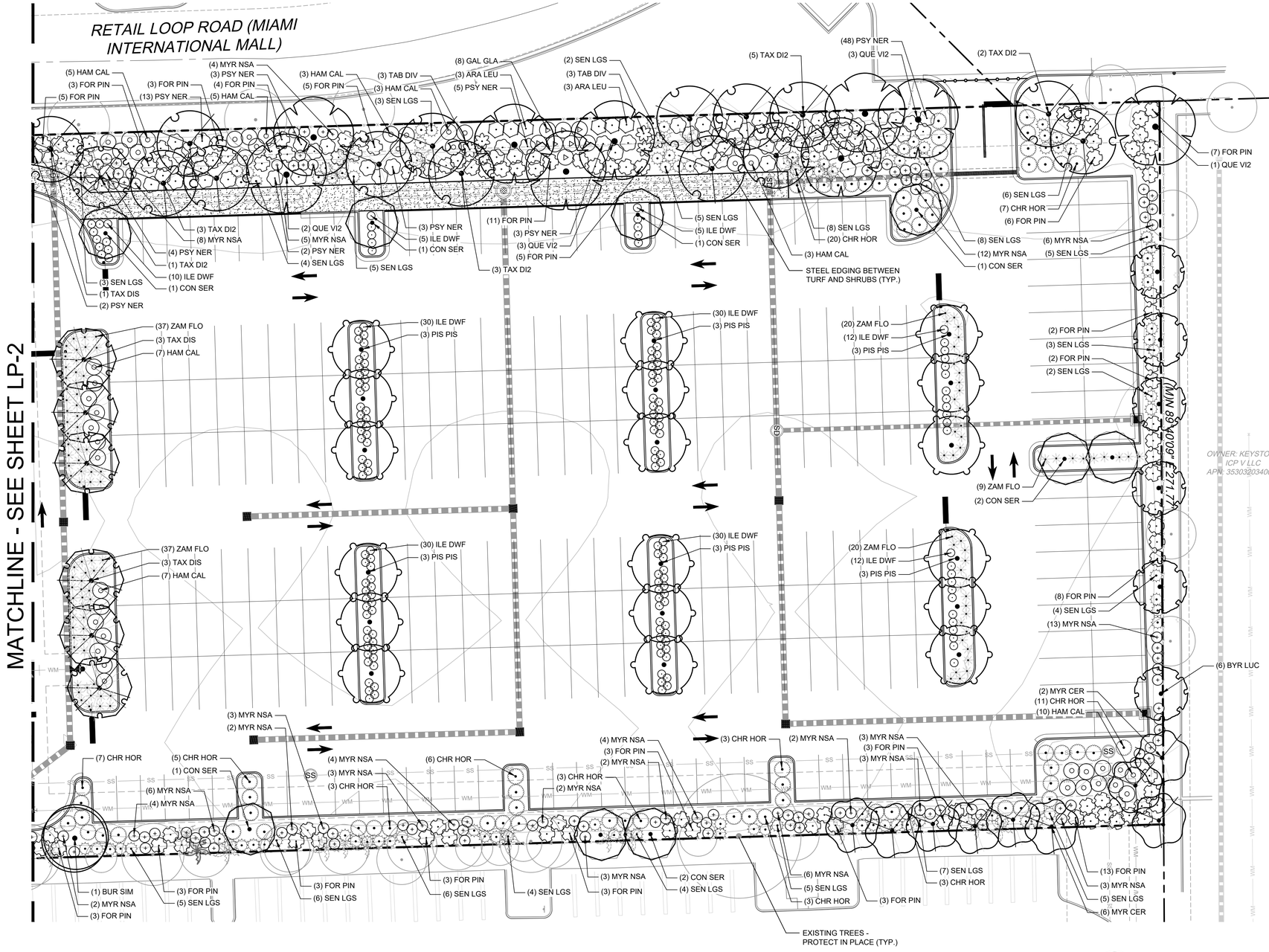
SHEET
LP-2
Sheet of 44

THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY AND COPYRIGHT OF WARE MALCOMB AND SHALL NOT BE USED ON ANY OTHER WORK EXCEPT BY AGREEMENT WITH WARE MALCOMB. WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS AND SHALL BE VERIFIED ON THE JOB SITE. ANY DISCREPANCY SHALL BE BROUGHT TO THE NOTICE OF WARE MALCOMB PRIOR TO THE COMMENCEMENT OF ANY WORK.
NOT FOR CONSTRUCTION

CAUTION: IF THIS SHEET IS NOT 24"x36" IT IS A REDUCED PRINT

GENERAL GRADING AND PLANTING NOTES

1. BY SUBMITTING A PROPOSAL FOR THE LANDSCAPE PLANTING SCOPE OF WORK, THE CONTRACTOR CONFIRMS THAT HE HAS READ, AND WILL COMPLY WITH, THE ASSOCIATED NOTES, SPECIFICATIONS, AND DETAILS WITH THIS PROJECT.
2. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL EXISTING VEGETATION (EXCEPT WHERE NOTED TO REMAIN).
3. IN THE CONTEXT OF THESE PLANS, NOTES, AND SPECIFICATIONS, "FINISH GRADE" REFERS TO THE FINAL ELEVATION OF THE SOIL SURFACE (NOT TOP OF MULCH) AS INDICATED ON THE GRADING PLANS.
   a. BEFORE STARTING WORK, THE LANDSCAPE CONTRACTOR SHALL VERIFY THAT THE ROUGH GRADES OF ALL LANDSCAPE AREAS ARE WITHIN +/-0.1' OF FINISH GRADE. SEE SPECIFICATIONS FOR MORE DETAILED INSTRUCTION ON TURF AREA AND PLANTING BED PREPARATION.
   b. CONSTRUCT AND MAINTAIN FINISH GRADES AS SHOWN ON GRADING PLANS, AND CONSTRUCT AND MAINTAIN SLOPES AS RECOMMENDED BY THE GEOTECHNICAL REPORT. ALL LANDSCAPE AREAS SHALL HAVE POSITIVE DRAINAGE AWAY FROM STRUCTURES AT THE MINIMUM SLOPE SPECIFIED IN THE REPORT AND ON THE GRADING PLANS, AND AREAS OF POTENTIAL PONDING SHALL BE REGRADED TO BLEND IN WITH THE SURROUNDING GRADES AND ELIMINATE PONDING POTENTIAL.
   c. THE LANDSCAPE CONTRACTOR SHALL DETERMINE WHETHER OR NOT THE EXPORT OF ANY SOIL WILL BE NEEDED, TAKING INTO ACCOUNT THE ROUGH GRADE PROVIDED, THE AMOUNT OF SOIL AMENDMENTS TO BE ADDED (**BASED ON A SOIL TEST**, PER SPECIFICATIONS), AND THE FINISH GRADES TO BE ESTABLISHED.
   d. ENSURE THAT THE FINISH GRADE IN SHRUB AREAS IMMEDIATELY ADJACENT TO WALKS AND OTHER WALKING SURFACES, AFTER INSTALLING SOIL AMENDMENTS, IS 3" BELOW THE ADJACENT FINISH SURFACE, IN ORDER TO ALLOW FOR PROPER MULCH DEPTH. TAPER THE SOIL SURFACE TO MEET FINISH GRADE, AS SPECIFIED ON THE GRADING PLANS, AT APPROXIMATELY 18" AWAY FROM THE WALKS.
   e. ENSURE THAT THE FINISH GRADE IN TURF AREAS IMMEDIATELY ADJACENT TO WALKS AND OTHER WALKING SURFACES, AFTER INSTALLING SOIL AMENDMENTS, IS 1" BELOW THE FINISH SURFACE OF THE WALKS. TAPER THE SOIL SURFACE TO MEET FINISH GRADE, AS SPECIFIED ON THE GRADING PLANS, AT APPROXIMATELY 18" AWAY FROM THE WALKS.
   f. SHOULD ANY CONFLICTS AND/OR DISCREPANCIES ARISE BETWEEN THE GRADING PLANS, GEOTECHNICAL REPORT, THESE NOTES AND PLANS, AND ACTUAL CONDITIONS, THE CONTRACTOR SHALL IMMEDIATELY BRING SUCH ITEMS TO THE ATTENTION OF THE LANDSCAPE ARCHITECT, GENERAL CONTRACTOR, AND OWNER.
4. ALL PLANT LOCATIONS ARE DIAGRAMMATIC. ACTUAL LOCATIONS SHALL BE VERIFIED WITH THE LANDSCAPE ARCHITECT OR DESIGNER PRIOR TO PLANTING. THE LANDSCAPE CONTRACTOR SHALL ENSURE THAT ALL REQUIREMENTS OF THE PERMITTING AUTHORITY ARE MET (I.E., MINIMUM PLANT QUANTITIES, PLANTING METHODS, TREE PROTECTION METHODS, ETC.).
   a. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR DETERMINING PLANT QUANTITIES; PLANT QUANTITIES SHOWN ON LEGENDS AND CALLOUTS ARE FOR GENERAL INFORMATION ONLY. IN THE EVENT OF A DISCREPANCY BETWEEN THE PLAN AND THE PLANT LEGEND, THE PLANT QUANTITY AS SHOWN ON THE PLAN (FOR INDIVIDUAL SYMBOLS) OR CALLOUT (FOR GROUNDCOVER PATTERNS) SHALL TAKE PRECEDENCE.
   b. **NO SUBSTITUTIONS OF PLANT MATERIALS SHALL BE ALLOWED WITHOUT THE WRITTEN PERMISSION OF THE LANDSCAPE ARCHITECT.** IF SOME OF THE PLANTS ARE NOT AVAILABLE, THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT IN WRITING (VIA PROPER CHANNELS).
   c. THE CONTRACTOR SHALL, AT A MINIMUM, PROVIDE REPRESENTATIVE PHOTOS OF ALL PLANTS PROPOSED FOR THE PROJECT. THE CONTRACTOR SHALL ALLOW THE LANDSCAPE ARCHITECT AND THE OWNER/OWNER'S REPRESENTATIVE TO INSPECT, AND APPROVE OR REJECT, ALL PLANTS DELIVERED TO THE JOBSITE. REFER TO SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS FOR SUBMITTALS.
5. THE CONTRACTOR SHALL MAINTAIN THE LANDSCAPE IN A HEALTHY CONDITION FOR 90 DAYS AFTER ACCEPTANCE BY THE OWNER. REFER TO SPECIFICATIONS FOR CONDITIONS OF ACCEPTANCE FOR THE START OF THE MAINTENANCE PERIOD, AND FOR FINAL ACCEPTANCE AT THE END OF THE MAINTENANCE PERIOD.
6. SEE SPECIFICATIONS AND DETAILS FOR FURTHER REQUIREMENTS.



SEE SHEET LP-1 FOR PLANT LEGEND AND LANDSCAPE CALCULATIONS

MAR. 24, 2026

WARE MALCOMB
CIVIL ENGINEERING
8750 nw 36th st
suite 625
doral, fl 33178
p 949.660.9128
waremalcomb.com

FOR AND ON BEHALF OF WARE MALCOMB

LITHIA DORAL PARKING AND SERVICE STRUCTURE
10155 NW 12TH ST, CITY OF DORAL
MIAMI DADE COUNTY,FL 33172

PLANTING PLAN

NO.	DATE	REMARKS

JOB NO.:	CHD25-0031
PA / PM:	S. KASSOY
DESIGNED:	
DATE:	01/21/26
PLOT DATE:	03/24/26

SHEET
LP-3
Sheet of 44

THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY AND COPYRIGHT OF WARE MALCOMB AND SHALL NOT BE USED ON ANY OTHER WORK EXCEPT BY AGREEMENT WITH WARE MALCOMB. WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS AND SHALL BE VERIFIED ON THE JOB SITE. ANY DISCREPANCY SHALL BE BROUGHT TO THE NOTICE OF WARE MALCOMB PRIOR TO THE COMMENCEMENT OF ANY WORK.
NOT FOR CONSTRUCTION

CAUTION: IF THIS SHEET IS NOT 24"x36" IT IS A REDUCED PRINT

PLANTING SPECIFICATIONS

GENERAL

A. QUALIFICATIONS OF LANDSCAPE CONTRACTOR
   1. ALL LANDSCAPE WORK SHOWN ON THESE PLANS SHALL BE PERFORMED BY A SINGLE FIRM SPECIALIZING IN LANDSCAPE PLANTING.
   2. A LIST OF SUCCESSFULLY COMPLETED PROJECTS OF THIS TYPE, SIZE AND NATURE MAY BE REQUESTED BY THE OWNER FOR FURTHER QUALIFICATION MEASURES.
   3. THE LANDSCAPE CONTRACTOR SHALL HOLD A VALID CONTRACTOR'S LICENSE ISSUED BY THE APPROPRIATE LOCAL JURISDICTION.

B. SCOPE OF WORK
   1. WORK COVERED BY THESE SECTIONS INCLUDES THE FURNISHING AND PAYMENT OF ALL MATERIALS, LABOR, SERVICES, EQUIPMENT, LICENSES, TAXES AND ANY OTHER ITEMS THAT ARE NECESSARY FOR THE EXECUTION, INSTALLATION AND COMPLETION OF ALL WORK, SPECIFIED HEREIN AND / OR SHOWN ON THE LANDSCAPE PLANS, NOTES, AND DETAILS.
   2. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE LAWS, CODES AND REGULATIONS REQUIRED BY AUTHORITIES HAVING JURISDICTION OVER SUCH WORK, INCLUDING ALL INSPECTIONS AND PERMITS REQUIRED BY FEDERAL, STATE AND LOCAL AUTHORITIES IN SUPPLY, TRANSPORTATION AND INSTALLATION OF MATERIALS.
   3. THE LANDSCAPE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UNDERGROUND UTILITY LINES (WATER, SEWER, ELECTRICAL, TELEPHONE, GAS, CABLE, TELEVISION, ETC.) PRIOR TO THE START OF ANY WORK.

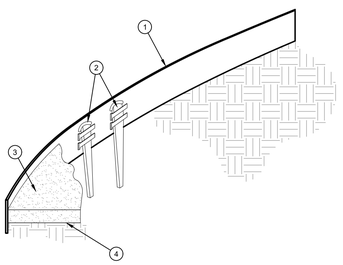
PRODUCTS

A. ALL MANUFACTURED PRODUCTS SHALL BE NEW.
B. CONTAINER AND BALLED-AND-BURLAPPED PLANTS:
   1. FURNISH NURSERY-GROWN PLANTS COMPLYING WITH ANSI Z60.1-2014. ALL SPECIES, INCLUDING THOSE NOT LISTED IN "GRADES AND STANDARDS FOR NURSERY PLANTS", PUBLISHED BY FDACS, SHALL CONFORM TO A FLORIDA #1. PROVIDE WELL-SHAPED, FULLY BRANCHED, HEALTHY, VIGOROUS STOCK FREE OF DISEASE, INSECTS, EGGS, LARVAE, AND DEFECTS SUCH AS KNOTS, SUN SCALD, INJURIES, ABRASIONS, AND DISFIGUREMENT. ALL PLANTS WITHIN A SPECIES SHALL HAVE SIMILAR SIZE, AND SHALL BE OF A FORM TYPICAL FOR THE SPECIES. ALL TREES SHALL BE OBTAINED FROM SOURCES WITHIN 200 MILES OF THE PROJECT SITE, AND WITH SIMILAR CLIMACTIC CONDITIONS.
   2. ROOT SYSTEMS SHALL BE HEALTHY, DENSELY BRANCHED ROOT SYSTEMS, NON-POT-BOUND, FREE FROM ENCIRCLING AND/OR GIRDLING ROOTS, AND FREE FROM ANY OTHER ROOT DEFECTS (SUCH AS J-SHAPED ROOTS).
   3. TREES MAY BE PLANTED FROM CONTAINERS OR BALLED-AND-BURLAPPED (B&B), UNLESS SPECIFIED ON THE PLANTING LEGEND. BARE-ROOT TREES ARE NOT ACCEPTABLE.
   4. ANY PLANT DEEMED UNACCEPTABLE BY THE LANDSCAPE ARCHITECT OR OWNER SHALL BE IMMEDIATELY REMOVED FROM THE SITE AND SHALL BE REPLACED WITH AN ACCEPTBLE PLANT OF LIKE TYPE AND SIZE AT THE CONTRACTOR'S OWN EXPENSE. ANY PLANTS APPEARING TO BE UNHEALTHY, EVEN IF DETERMINED TO STILL BE ALIVE, SHALL NOT BE ACCEPTED. THE LANDSCAPE ARCHITECT AND OWNER SHALL BE THE SOLE JUDGES AS TO THE ACCEPTABILITY OF PLANT MATERIAL.
   5. ALL TREES SHALL BE STANDARD IN FORM, UNLESS OTHERWISE SPECIFIED. TREES WITH CENTRAL LEADERS WILL NOT BE ACCEPTED IF LEADER IS DAMAGED OR REMOVED. PRUNE ALL DAMAGED TWIGS AFTER PLANTING.
   6. CALIPER MEASUREMENTS FOR STANDARD (SINGLE TRUNK) TREES SHALL BE AS FOLLOWS: SIX INCHES ABOVE THE ROOT FLARE FOR TREES UP TO AND INCLUDING FOUR INCHES IN CALIPER, AND TWELVE INCHES ABOVE THE ROOT FLARE FOR TREES EXCEEDING FOUR INCHES IN CALIPER.
   7. MULTI-TRUNK TREES SHALL BE MEASURED BY THEIR OVERALL HEIGHT, MEASURED FROM THE TOP OF THE ROOT BALL. WHERE CALIPER MEASUREMENTS ARE USED, THE CALIPER SHALL BE CALCULATED AS ONE-HALF OF THE SUM OF THE CALIPER OF THE THREE LARGEST TRUNKS.
   8. ANY TREE OR SHRUB SHOWN TO HAVE EXCESS SOIL PLACED ON TOP OF THE ROOT BALL, SO THAT THE ROOT FLARE HAS BEEN COMPLETELY COVERED, SHALL BE REJECTED.
C. SOD: PROVIDE WELL-ROOTED SOD OF THE VARIETY NOTED ON THE PLANS. SOD SHALL BE CUT FROM HEALTHY, MATURE TURF WITH SOIL THICKNESS OF 3/4" TO 1". EACH PALLET OF SOD SHALL BE ACCOMPANIED BY A CERTIFICATE FROM SUPPLIER STATING THE COMPOSITION OF THE SOD.
D. TOPSOIL: SANDY TO CLAY LOAM TOPSOIL, FREE OF STONES LARGER THAN ½ INCH, FOREIGN MATTER, PLANTS, ROOTS, AND SEEDS.
E. COMPOST: WELL-COMPOSTED, STABLE, AND WEED-FREE ORGANIC MATTER, pH RANGE OF 5.5 TO 8; MOISTURE CONTENT 35 TO 55 PERCENT BY WEIGHT; 100 PERCENT PASSING THROUGH 3/4-INCH SIEVE; SOLUBLE SALT CONTENT OF 5 TO 10 DECISIEMENSM; NOT EXCEEDING 0.5 PERCENT INERT CONTAMINANTS AND FREE OF SUBSTANCES TOXIC TO PLANTINGS. NO MANURE OR ANIMAL-BASED PRODUCTS SHALL BE USED.
F. FERTILIZER: GRANULAR FERTILIZER CONSISTING OF NITROGEN, PHOSPHORUS, POTASSIUM, AND OTHER NUTRIENTS IN PROPORTIONS, AMOUNTS, AND RELEASE RATES RECOMMENDED IN A SOIL REPORT FROM A QUALIFIED SOIL-TESTING AGENCY (SEE BELOW).
G. MULCH: SIZE AND TYPE AS INDICATED ON PLANS, FREE FROM DELETERIOUS MATERIALS AND SUITABLE AS A TOP DRESSING OF TREES AND SHRUBS.
H. TREE STAKING AND GUYING
   1. STAKES: 6' LONG GREEN METAL T-POSTS.
   2. GUY AND TIE WIRE: ASTM A 641, CLASS 1, GALVANIZED-STEEL WIRE, 2-STRAND, TWISTED, 0.106 INCH DIAMETER.
   3. STRAP CHAFING GUARD: REINFORCED NYLON OR CANVAS AT LEAST 1-1/2 INCH WIDE, WITH GROMMETS TO PROTECT TREE TRUNKS FROM DAMAGE.
I. STEEL EDGING: PROFESSIONAL STEEL EDGING, 14 GAUGE THICK X 4 INCHES WIDE, FACTORY PAINTED DARK GREEN. ACCEPTABLE MANUFACTURERS INCLUDE COL-MET OR APPROVED EQUAL.
J. PRE-EMERGENT HERBICIDES: ANY GRANULAR, NON-STAINING PRE-EMERGENT HERBICIDE THAT IS LABELED FOR THE SPECIFIC ORNAMENTALS OR TURF ON WHICH IT WILL BE UTILIZED. PRE-EMERGENT HERBICIDES SHALL BE APPLIED PER THE MANUFACTURER'S LABELED RATES.

METHODS

A. SOIL PREPARATION
   1. BEFORE STARTING WORK, THE LANDSCAPE CONTRACTOR SHALL VERIFY THAT THE GRADE OF ALL LANDSCAPE AREAS ARE WITHIN +/-0.1' OF FINISH GRADE. THE CONTRACTOR SHALL NOTIFY THE OWNER IMMEDIATELY SHOULD ANY DISCREPANCIES EXIST.
   2. SOIL TESTING:
      a. AFTER FINISH GRADES HAVE BEEN ESTABLISHED, CONTRACTOR SHALL HAVE SOIL SAMPLES FROM THE PROJECT'S LANDSCAPE AREAS TESTED BY AN ESTABLISHED SOIL TESTING LABORATORY. EACH SAMPLE SUBMITTED TO THE LAB SHALL CONTAIN NO LESS THAN ONE QUART OF SOIL, TAKEN FROM BETWEEN THE SOIL SURFACE AND 6" DEPTH. IF NO SAMPLE LOCATIONS ARE INDICATED ON THE PLANS, THE CONTRACTOR SHALL TAKE A MINIMUM OF THREE SAMPLES FROM VARIOUS REPRESENTATIVE LOCATIONS FOR TESTING.
      b. THE CONTRACTOR SHALL HAVE THE SOIL TESTING LABORATORY PROVIDE RESULTS FOR THE FOLLOWING: SOIL TEXTURAL CLASS, GENERAL SOIL FERTILITY, pH, ORGANIC MATTER CONTENT, SALT (CEC), LIME, SODIUM ADSORPTION RATIO (SAR) AND BORON CONTENT.
      c. THE CONTRACTOR SHALL ALSO SUBMIT THE PROJECT'S PLANT LIST TO THE LABORATORY ALONG WITH THE SOIL SAMPLES.
      d. THE SOIL REPORT PRODUCED BY THE LABORATORY SHALL CONTAIN RECOMMENDATIONS FOR THE FOLLOWING (AS APPROPRIATE): SEPARATE SOIL PREPARATION AND BACKFILL MIX RECOMMENDATIONS FOR GENERAL ORNAMENTAL PLANTS, XERIC PLANTS, TURF, AND NATIVE SEED, AS WELL AS PRE-PLANT FERTILIZER APPLICATIONS AND RECOMMENDATIONS FOR ANY OTHER SOIL RELATED ISSUES. THE REPORT SHALL ALSO PROVIDE A FERTILIZER PROGRAM FOR THE ESTABLISHMENT PERIOD AND FOR LONG-TERM MAINTENANCE.
   3. THE CONTRACTOR SHALL INSTALL SOIL AMENDMENTS AND FERTILIZERS PER THE SOILS REPORT RECOMMENDATIONS. ANY CHANGE IN COST DUE TO THE SOIL REPORT RECOMMENDATIONS, EITHER INCREASE OR DECREASE, SHALL BE SUBMITTED TO THE OWNER WITH THE REPORT.
   4. FOR BIDDING PURPOSES ONLY, THE SOIL PREPARATION SHALL CONSIST OF THE FOLLOWING:
      a. TURF: INCORPORATE THE FOLLOWING AMENDMENTS INTO THE TOP 8" OF SOIL BY MEANS OF ROTOTILLING AFTER CROSS-RIPPING:
         i. NITROGEN STABILIZED ORGANIC AMENDMENT - 4 CU. YDS. PER 1,000 S.F.
         ii. PREPLANT TURF FERTILIZER (10-20-10 OR SIMILAR, SLOW RELEASE, ORGANIC) - 15 LBS PER 1,000 S.F.
      b. TREES, SHRUBS, AND PERENNIALS: INCORPORATE THE FOLLOWING AMENDMENTS INTO THE TOP 8" OF SOIL BY MEANS OF ROTOTILLING AFTER CROSS-RIPPING:
         i. NITROGEN STABILIZED ORGANIC AMENDMENT - 4 CU. YDS. PER 1,000 S.F.
         ii. 12-12-12 FERTILIZER (OR SIMILAR, ORGANIC, SLOW RELEASE) - 10 LBS. PER CU. YD.
         iii. "CLAY BUSTER" OR EQUAL - USE MANUFACTURER'S RECOMMENDED RATE
         iv. IRON SULPHATE - 2 LBS. PER CU. YD.
   5. IN THE CONTEXT OF THESE PLANS, NOTES, AND SPECIFICATIONS, "FINISH GRADE" REFERS TO THE FINAL ELEVATION OF THE SOIL SURFACE (NOT TOP OF MULCH) AS INDICATED ON THE GRADING PLANS.
      a. BEFORE STARTING WORK, THE LANDSCAPE CONTRACTOR SHALL VERIFY THAT THE ROUGH GRADES OF ALL LANDSCAPE AREAS ARE WITHIN +/-0.1' OF FINISH GRADE. SEE SPECIFICATIONS FOR MORE DETAILED INSTRUCTION ON TURF AREA AND PLANTING BED PREPARATION.
      b. CONSTRUCT AND MAINTAIN FINISH GRADES AS SHOWN ON GRADING PLANS, AND CONSTRUCT AND MAINTAIN SLOPES AS RECOMMENDED BY THE GEOTECHNICAL REPORT. ALL LANDSCAPE AREAS SHALL HAVE POSITIVE DRAINAGE AWAY FROM STRUCTURES AT THE MINIMUM SLOPE SPECIFIED IN THE REPORT AND ON THE GRADING PLANS, AND AREAS OF POTENTIAL PONDING SHALL BE REGRADED TO BLEND IN WITH THE SURROUNDING GRADES AND ELIMINATE PONDING POTENTIAL.
      c. THE LANDSCAPE CONTRACTOR SHALL DETERMINE WHETHER OR NOT THE EXPORT OF ANY SOIL WILL BE NEEDED, TAKING INTO ACCOUNT THE ROUGH GRADE PROVIDED, THE AMOUNT OF SOIL AMENDMENTS TO BE ADDED (**BASED ON A SOIL TEST**, PER SPECIFICATIONS), AND THE FINISH GRADES TO BE ESTABLISHED.
      d. ENSURE THAT THE FINISH GRADE IN SHRUB AREAS IMMEDIATELY ADJACENT TO WALKS AND OTHER WALKING SURFACES, AFTER INSTALLING SOIL AMENDMENTS, IS 3" BELOW THE ADJACENT FINISH SURFACE. IN ORDER TO ALLOW FOR PROPER MULCH DEPTH . TAPER THE SOIL SURFACE TO MEET FINISH GRADE, AS SPECIFIED ON THE GRADING PLANS, AT APPROXIMATELY 18" AWAY FROM THE WALKS.
      e. ENSURE THAT THE FINISH GRADE IN TURF AREAS IMMEDIATELY ADJACENT TO WALKS AND OTHER WALKING SURFACES, AFTER INSTALLING SOIL AMENDMENTS, IS 1" BELOW THE FINISH SURFACE OF THE WALKS. TAPER THE SOIL SURFACE TO MEET FINISH GRADE, AS SPECIFIED ON THE GRADING PLANS, AT APPROXIMATELY 18" AWAY FROM THE WALKS.
      f. SHOULD ANY CONFLICTS AND/OR DISCREPANCIES ARISE BETWEEN THE GRADING PLANS, GEOTECHNICAL REPORT, THESE NOTES AND PLANS, AND ACTUAL CONDITIONS, THE CONTRACTOR SHALL IMMEDIATELY BRING SUCH ITEMS TO THE ATTENTION OF THE LANDSCAPE ARCHITECT, GENERAL CONTRACTOR, AND OWNER.
   6. ONCE SOIL PREPARATION IS COMPLETE, THE LANDSCAPE CONTRACTOR SHALL ENSURE THAT THERE ARE NO DEBRIS, TRASH, OR STONES LARGER THAN 1" REMAINING IN THE TOP 6" OF SOIL.

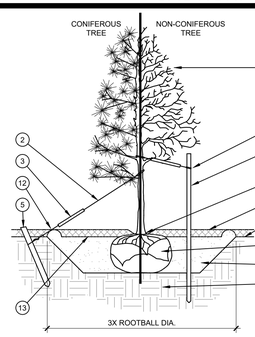
B. SUBMITTALS
   1. THE CONTRACTOR SHALL PROVIDE SUBMITTALS AND SAMPLES, IF REQUIRED, TO THE LANDSCAPE ARCHITECT, AND RECEIVE APPROVAL IN WRITING FOR SUCH SUBMITTALS BEFORE WORK COMMENCES.
   2. SUBMITTALS SHALL INCLUDE PHOTOS OF PLANTS WITH A RULER OR MEASURING STICK FOR SCALE, PHOTOS OR SAMPLES OF ANY REQUIRED MULCHES, AND SOIL TEST RESULTS AND PREPARATION RECOMMENDATIONS FROM THE TESTING LAB (INCLUDING COMPOST AND FERTILIZER RATES AND TYPES, AND OTHER AMENDMENTS FOR TREE/SHRUB, TURF, AND SEED AREAS AS MAY BE APPROPRIATE).
   3. SUBMITTALS SHALL ALSO INCLUDE MANUFACTURER CUT SHEETS FOR PLANTING ACCESSORIES SUCH AS TREE STAKES AND TIES, EDGING, AND LANDSCAPE FABRICS (IF ANY).
   4. WHERE MULTIPLE ITEMS ARE SHOWN ON A PAGE, THE CONTRACTOR SHALL CLEARLY INDICATE THE ITEM BEING CONSIDERED.
C. GENERAL PLANTING
   1. REMOVE ALL NURSERY TAGS AND STAKES FROM PLANTS.
   2. EXCEPT IN AREAS TO BE PLANTED WITH ORNAMENTAL GRASSES, APPLY PRE-EMERGENT HERBICIDES AT THE MANUFACTURER'S RECOMMENDED RATE.
   3. TRENCHING NEAR EXISTING TREES:
      a. CONTRACTOR SHALL NOT DISTURB ROOTS 1-1/2" AND LARGER IN DIAMETER WITHIN THE CRITICAL ROOT ZONE (CRZ) OF EXISTING TREES, AND SHALL EXERCISE ALL POSSIBLE CARE AND PRECAUTIONS TO AVOID INJURY TO TREE ROOTS, TRUNKS, AND BRANCHES. THE CRZ IS DEFINED AS A CIRCULAR AREA EXTENDING OUTWARD FROM THE TREE TRUNK, WITH A RADIUS EQUAL TO 1' FOR EVERY 1" OF TRUNK DIAMETER-AT-BREAST-HEIGHT (4.5' ABOVE THE AVERAGE GRADE AT THE TRUNK).
      b. ALL EXCAVATION WITHIN THE CRZ SHALL BE PERFORMED USING HAND TOOLS. NO MACHINE EXCAVATION OR TRENCHING OF ANY KIND SHALL BE ALLOWED WITHIN THE CRZ.
      c. ALTER ALIGNMENT OF PIPE TO AVOID TREE ROOTS 1-1/2" AND LARGER IN DIAMETER. WHERE TREE ROOTS 1-1/2" AND LARGER IN DIAMETER ARE ENCOUNTERED IN THE FIELD, TUNNEL UNDER SUCH ROOTS. WRAP EXPOSED ROOTS WITH SEVERAL LAYERS OF BURLAP AND KEEP MOIST. CLOSE ALL TRENCHES WITHIN THE CANOPY DRIP LINES WITHIN 24 HOURS.
      d. ALL SEVERED ROOTS SHALL BE HAND PRUNED WITH SHARP TOOLS AND ALLOWED TO AIR-DRY. DO NOT USE ANY SORT OF SEALERS OR WOUND PAINTS.
D. TREE PLANTING
   1. TREE PLANTING HOLES SHALL BE EXCAVATED TO MINIMUM WIDTH OF TWO TIMES THE WIDTH OF THE ROOTBALL, AND TO A DEPTH EQUAL TO THE DEPTH OF THE ROOTBALL LESS TWO TO FOUR INCHES.
   2. SCARIFY THE SIDES AND BOTTOM OF THE PLANTING HOLE PRIOR TO THE PLACEMENT OF THE TREE. REMOVE ANY GLAZING THAT MAY HAVE BEEN CAUSED DURING THE EXCAVATION OF THE HOLE.
   3. FOR CONTAINER AND BOX TREES, TO REMOVE ANY POTENTIALLY GIRDLING ROOTS AND OTHER ROOT DEFECTS, THE CONTRACTOR SHALL SHAVE A 1" LAYER OFF OF THE SIDES AND BOTTOM OF THE ROOTBALL OF ALL TREES JUST BEFORE PLACING INTO THE PLANTING PIT. DO NOT "TEASE" ROOTS OUT FROM THE ROOTBALL.
   4. INSTALL THE TREE ON UNDISTURBED SUBGRADE SO THAT THE TOP OF THE ROOTBALL IS TWO TO FOUR INCHES ABOVE THE SURROUNDING GRADE.
   5. BACKFILL THE TREE HOLE UTILIZING THE EXISTING TOPSOIL FROM ON-SITE. ROCKS LARGER THAN 1" DIA. AND ALL OTHER DEBRIS SHALL BE REMOVED FROM THE SOIL PRIOR TO THE BACKFILL. SHOULD ADDITIONAL SOIL BE REQUIRED TO ACCOMPLISH THIS TASK, USE STORED TOPSOIL FROM ON-SITE OR IMPORT ADDITIONAL TOPSOIL FROM OFF-SITE AT NO ADDITIONAL COST TO THE OWNER. IMPORTED TOPSOIL SHALL BE OF SIMILAR TEXTURAL CLASS AND COMPOSITION IN THE ON-SITE SOIL.
   6. TREES SHALL NOT BE STAKED UNLESS LOCAL CONDITIONS (SUCH AS HEAVY WINDS OR SLOPES) REQUIRE STAKES TO KEEP TREES UPRIGHT. SHOULD STAKING BE REQUIRED, THE TOTAL NUMBER OF TREE STAKES (BEYOND THE MINIMUMS LISTED BELOW) WILL BE LEFT TO THE LANDSCAPE CONTRACTOR'S DISCRETION. SHOULD ANY TREES FALL OR LEAN, THE LANDSCAPE CONTRACTOR SHALL STRAIGHTEN THE TREE, OR REPLACE IT SHOULD IT BECOME DAMAGED. TREE STAKING SHALL ADHERE TO THE FOLLOWING GUIDELINES:
      a. 1"-2" TREES — TWO STAKES PER TREE
      b. 2-1/2"-4" TREES — THREE STAKES PER TREE
      c. TREES OVER 4" CALIPER — GUY AS NEEDED
      d. MULTI-TRUNK TREES — THREE STAKES PER TREE MINIMUM, QUANTITY AND POSITIONS AS NEEDED TO STABILIZE THE TREE
   7. UPON COMPLETION OF PLANTING, CONSTRUCT AN EARTH WATERING BASIN AROUND THE TREE. COVER THE INTERIOR OF THE TREE RING WITH MULCH (TYPE AND DEPTH PER PLANS).
E. SHRUB, PERENNIAL, AND GROUNDCOVER PLANTING
   1. DIG THE PLANTING HOLES TWICE AS WIDE AND 2" LESS DEEP THAN EACH PLANT'S ROOTBALL. INSTALL THE PLANT IN THE HOLE. BACKFILL AROUND THE PLANT WITH SOIL AMENDED PER SOIL TEST RECOMMENDATIONS.
   2. WHEN PLANTING IS COMPLETE, INSTALL MULCH (TYPE AND DEPTH PER PLANS) OVER ALL PLANTING BEDS, COVERING THE ENTIRE PLANTING AREA.
F. SODDING
   1. SOD VARIETY TO BE AS SPECIFIED ON THE LANDSCAPE PLAN.
   2. LAY SOD WITHIN 24 HOURS FROM THE TIME OF STRIPPING. DO NOT LAY IF THE GROUND IS FROZEN.
   3. LAY THE SOD TO FORM A SOLID MASS WITH TIGHTLY FITTED JOINTS. BUTT ENDS AND SIDES OF SOD STRIPS - DO NOT OVERLAP. STAGGER STRIPS TO OFFSET JOINTS IN ADJACENT COURSES.
   4. ROLL THE SOD TO ENSURE GOOD CONTACT OF THE SOD'S ROOT SYSTEM WITH THE SOIL UNDERNEATH.
   5. WATER THE SOD THOROUGHLY WITH A FINE SPRAY IMMEDIATELY AFTER PLANTING TO OBTAIN AT LEAST SIX INCHES OF PENETRATION INTO THE SOIL BELOW THE SOD.
G. MULCH
   1. INSTALL MULCH TOPDRESSING, TYPE AND DEPTH PER MULCH NOTE, IN ALL PLANTING AREAS AND TREE RINGS.
   2. DO NOT INSTALL MULCH WITHIN 6" OF TREE ROOT FLARE AND WITHIN 24" OF HABITABLE STRUCTURES, EXCEPT AS MAY BE NOTED ON THESE PLANS. MULCH COVER WITHIN 6" OF CONCRETE WALKS AND CURBS SHALL NOT PROTRUDE ABOVE THE FINISH SURFACE OF THE WALKS AND CURBS. MULCH COVER WITHIN 12" OF WALLS SHALL BE AT LEAST 3" LOWER THAN THE TOP OF WALL.
H. CLEAN UP
   1. DURING LANDSCAPE PREPARATION AND PLANTING, KEEP ALL PAVEMENT CLEAN AND ALL WORK AREAS IN A NEAT, ORDERLY CONDITION.
   2. DISPOSED LEGALLY OF ALL EXCAVATED MATERIALS OFF THE PROJECT SITE.
I. INSPECTION AND ACCEPTANCE
   1. UPON COMPLETION OF THE WORK, THE LANDSCAPE CONTRACTOR SHALL PROVIDE THE SITE CLEAN, FREE OF DEBRIS AND TRASH, AND SUITABLE FOR USE AS INTENDED. THE LANDSCAPE CONTRACTOR SHALL THEN REQUEST AN INSPECTION BY THE OWNER TO DETERMINE FINAL ACCEPTABILITY.
   2. WHEN THE INSPECTED PLANTING WORK DOES NOT COMPLY WITH THE CONTRACT DOCUMENTS, THE LANDSCAPE CONTRACTOR SHALL REPLACE AND/OR REPAIR THE REJECTED WORK TO THE OWNER'S SATISFACTION WITHIN 24 HOURS.
   3. THE LANDSCAPE MAINTENANCE PERIOD WILL NOT COMMENCE UNTIL THE LANDSCAPE WORK HAS BEEN RE-INSPECTED BY THE OWNER AND FOUND TO BE ACCEPTABLE. AT THAT TIME, A WRITTEN NOTICE OF FINAL ACCEPTANCE WILL BE ISSUED BY THE OWNER, AND THE MAINTENANCE AND GUARANTEE PERIODS WILL COMMENCE.
J. LANDSCAPE MAINTENANCE
   1. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL WORK SHOWN ON THESE PLANS FOR 90 DAYS BEYOND FINAL ACCEPTANCE OF ALL LANDSCAPE WORK BY THE OWNER. LANDSCAPE MAINTENANCE SHALL INCLUDE WEEKLY SITE VISITS FOR THE FOLLOWING ACTIONS (AS APPROPRIATE): PROPER PRUNING, RESTAKING OF TREES, RESETTING OF PLANTS THAT HAVE SETTLED, MOWING AND AERATION OF LAWNS, WEEDING, TREATING FOR INSECTS AND DISEASES,REPLACEMENT OF MULCH, REMOVAL OF LITTER, REPAIRS TO THE IRRIGATION SYSTEM DUE TO FAULTY PARTS AND/OR WORKMANSHIP, AND THE APPROPRIATE WATERING OF ALL PLANTINGS. THE LANDSCAPE CONTRACTOR SHALL MAINTAIN THE IRRIGATION SYSTEM IN PROPER WORKING ORDER, WITH SCHEDULING ADJUSTMENTS BY SEASON TO MAXIMIZE WATER CONSERVATION.
   2. SHOULD SODDED AREAS NOT BE COVERED BY AN AUTOMATIC IRRIGATION SYSTEM, THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR WATERING THESE AREAS AND OBTAINING A FULL, HEALTHY STAND OF PLANTS AT NO ADDITIONAL COST TO THE OWNER.
   3. TO ACHIEVE FINAL ACCEPTANCE AT THE END OF THE MAINTENANCE PERIOD, ALL OF THE FOLLOWING CONDITIONS MUST OCCUR:
      a. THE LANDSCAPE SHALL SHOW ACTIVE, HEALTHY GROWTH (WITH EXCEPTIONS MADE FOR SEASONAL DORMANCY). ALL PLANTS NOT MEETING THIS CONDITION SHALL BE REJECTED AND REPLACED BY HEALTHY PLANT MATERIAL PRIOR TO FINAL ACCEPTANCE.
      b. ALL HARDSCAPE SHALL BE CLEANED PRIOR TO FINAL ACCEPTANCE.
      c. SODDED AREAS MUST BE ACTIVELY GROWING AND MUST REACH A MINIMUM HEIGHT OF 1 1/2 INCHES BEFORE FIRST MOWING. BARE AREAS LARGER THAN TWELVE SQUARE INCHES MUST BE RESODDED PRIOR TO FINAL ACCEPTANCE. ALL SODDED TURF SHALL BE NEATLY MOWED.
K. WARRANTY PERIOD, PLANT GUARANTEE AND REPLACEMENTS
   1. THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL TREES, SHRUBS, PERENNIALS, SOD, AND IRRIGATION SYSTEMS FOR A PERIOD OF ONE YEAR FROM THE DATE OF THE OWNER'S FINAL ACCEPTANCE (90 DAYS FOR ANNUAL PLANTS). THE CONTRACTOR SHALL REPLACE, AT HIS OWN EXPENSE AND TO THE SATISFACTION OF THE OWNER, ANY PLANTS WHICH DIE IN THAT TIME, OR REPAIR ANY PORTIONS OF THE IRRIGATION SYSTEM WHICH OPERATE IMPROPERLY.
   2. AFTER THE INITIAL MAINTENANCE PERIOD AND DURING THE GUARANTEE PERIOD, THE LANDSCAPE CONTRACTOR SHALL ONLY BE RESPONSIBLE FOR REPLACEMENT OF PLANTS WHEN PLANT DEATH CANNOT BE ATTRIBUTED DIRECTLY TO OVERWATERING OR OTHER DAMAGE BY HUMAN ACTIONS.
L. PROVIDE A MINIMUM OF (2) COPIES OF RECORD DRAWINGS TO THE OWNER UPON COMPLETION OF WORK. A RECORD DRAWING IS A RECORD OF ALL CHANGES THAT OCCURRED IN THE FIELD AND THAT ARE DOCUMENTED THROUGH CHANGE ORDERS, ADDENDA, OR CONTRACTOR/CONSULTANT DRAWING MARKUPS.



1. ROLLED-TOP STEEL EDGING PER PLANS.
2. TAPERED STEEL STAKES.
3. MULCH, TYPE AND DEPTH PER PLANS.
4. FINISH GRADE.

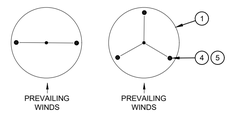
NOTES:
1) INSTALL EDGING SO THAT STAKES WILL BE ON INSIDE OF PLANTING BED.
2) BOTTOM OF EDGING SHALL BE BURIED A MINIMUM OF 1" BELOW FINISH GRADE.
3) TOP OF MULCH SHALL BE 1" LOWER THAN TOP OF EDGING.

D STEEL EDGING
SCALE: NOT TO SCALE



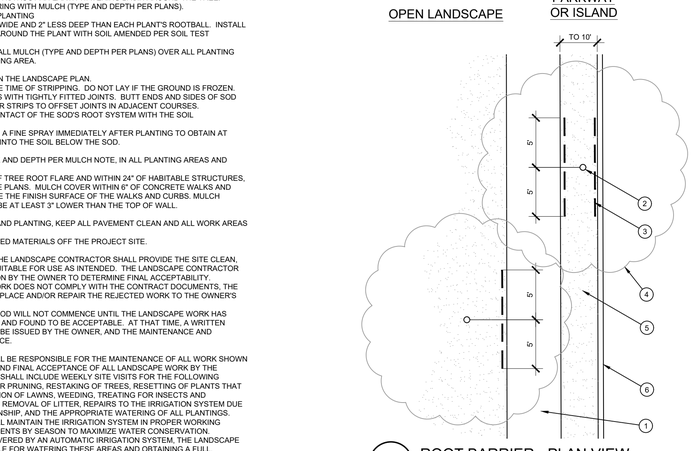
1. TREE CANOPY.
2. CINCH-TIES (24" BOX/2" CAL. TREES AND SMALLER) OR 12 GAUGE GALVANIZED WIRE WITH NYLON TREE STRAPS AT TREE AND STAKE (36" BOX/2.5" CAL. TREES AND LARGER). SECURE TIES OR STRAPS TO TRUNK JUST ABOVE LOWEST MAJOR BRANCHES.
3. 24" X 3/4" P.V.C. MARKERS OVER WIRES.
4. GREEN STEEL T-POSTS. EXTEND POSTS 12" MIN. INTO UNDISTURBED SOIL.
5. PRESSURE-TREATED WOOD DEADMAN, TWO PER TREE (MIN.). BURY OUTSIDE OF PLANTING PIT AND 18" MIN. INTO UNDISTURBED SOIL.
6. TRUNK FLARE.
7. MULCH, TYPE AND DEPTH PER PLANS. DO NOT PLACE MULCH WITHIN 6" OF TRUNK.
8. FINISH GRADE.
9. ROOT BALL.
10. BACKFILL. AMEND AND FERTILIZE ONLY AS RECOMMENDED IN SOIL FERTILITY ANALYSIS.
11. UNDISTURBED NATIVE SOIL.
12. 4" HIGH EARTHEN WATERING BASIN.
13. FINISH GRADE.

STAKING EXAMPLES (PLAN VIEW)



NOTES:
1. SCARIFY SIDES OF PLANTING PIT PRIOR TO SETTING TREE.
2. REMOVE EXCESS SOIL APPLIED ON TOP OF THE ROOTBALL THAT COVERS THE ROOT FLARE. THE PLANTING HOLE DEPTH SHALL BE SUCH THAT THE ROOTBALL RESTS ON UNDISTURBED SOIL, AND THE ROOT FLARE IS 2"-4" ABOVE FINISH GRADE.
3. FOR B&B TREES, CUT OFF BOTTOM 1/3 OF WIRE BASKET BEFORE PLACING TREE IN HOLE. CUT OFF AND REMOVE REMAINDER OF BASKET AFTER TREE IS SET IN HOLE. REMOVE ALL NYLON TIES, TWINE, ROPE, AND OTHER PACKING MATERIAL. REMOVE AS MUCH BURLAP FROM AROUND ROOTBALL AS IS PRACTICAL.
4. REMOVE ALL NURSERY STAKES AFTER PLANTING.
5. FOR TREES 36" BOX/2.5" CAL. AND LARGER, USE THREE STAKES OR DEADMEN (AS APPROPRIATE), SPACED EVENLY AROUND TREE.
6. STAKING SHALL BE TIGHT ENOUGH TO PREVENT TRUNK FROM BENDING, BUT LOOSE ENOUGH TO ALLOW SOME TRUNK MOVEMENT IN WIND.

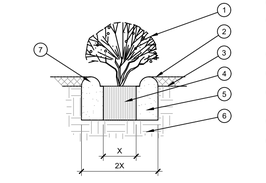
A TREE PLANTING
SCALE: NOT TO SCALE



1. TYPICAL WALKWAY OR PAVING
2. TREE TRUNK
3. LINEAR ROOT BARRIER MATERIAL. SEE PLANTING NOTES FOR TYPE AND MANUFACTURER. INSTALL PER MANUFACTURER'S SPECIFICATIONS.
4. TREE CANOPY
5. TYPICAL PLANTING AREA
6. TYPICAL CURB AND GUTTER

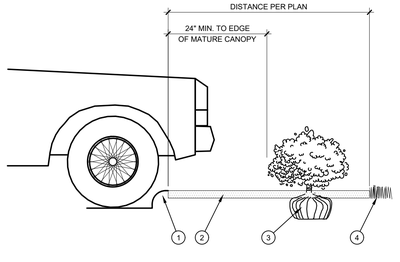
NOTES:
1) INSTALL ROOT BARRIERS NEAR ALL NEWLY-PLANTED TREES THAT ARE LOCATED WITHIN FIVE (5) FEET OF PAVING OR CURBS.
2) BARRIERS SHALL BE LOCATED IMMEDIATELY ADJACENT TO HARDSCAPE. UNDER NO CIRCUMSTANCES SHALL THE CONTRACTOR USE ROOT BARRIERS OF A TYPE THAT COMPLETELY ENCIRCLE THE ROOTBALL.

E ROOT BARRIER - PLAN VIEW
SCALE: NOT TO SCALE



1. SHRUB, PERENNIAL, OR ORNAMENTAL GRASS.
2. MULCH, TYPE AND DEPTH PER PLANS. PLACE NO MORE THAN 1" OF MULCH WITHIN 6" OF PLANT CENTER.
3. FINISH GRADE.
4. ROOT BALL.
5. BACKFILL. AMEND AND FERTILIZE ONLY AS RECOMMENDED IN SOIL FERTILITY ANALYSIS.
6. UNDISTURBED NATIVE SOIL.
7. 3" HIGH EARTHEN WATERING BASIN.

B SHRUB AND PERENNIAL PLANTING
SCALE: NTS



1. CURB.
2. MULCH LAYER.
3. PLANT.
4. TURF (WHERE SHOWN ON PLAN).

C PLANTING AT PARKING AREA
SCALE: NOT TO SCALE

REGISTERED LANDSCAPE ARCHITECT STATE OF FLORIDA #0000618
MAR. 24, 2026

WARE MALCOMB
CIVIL ENGINEERING
8750 nw 36th st
suite 625
doral, fl 33178
p 949.660.9128
waremalcomb.com

FOR AND ON BEHALF OF WARE MALCOMB

LITHIA DORAL PARKING AND SERVICE STRUCTURE
10155 NW 12TH ST, CITY OF DORAL
MIAMI DADE COUNTY,FL 33172

PLANTING DET

CAUTION: IF THIS SHEET IS NOT 24"x36" IT IS A REDUCED PRINT

SITE PLAN MODIFICATION FOR

LITHIA DORAL PARKING & SERVICE STRUCTURE

10155 NW 12TH ST, CITY OF DORAL, FL 33172
SECTION 53, TOWNSHIP 40S, RANGE 32E
FOLIO #: 35-3032-000-0121
FOLIO #: 35-3032-008-0017
FOLIO #: 35-3032-045-0010

LEGAL DESCRIPTION

PARCEL C:
THE EAST 45.00 FEET OF THE FOLLOWING PROPERTY AS DESCRIBED IN OFFICIAL RECORDS BOOK 24375 AT PAGE 3970 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA:

A PORTION OF THE SOUTH 1/2 OF SECTION 32, TOWNSHIP 53 SOUTH, RANGE 40 EAST, MIAMI-DADE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHEAST CORNER OF THE SOUTHWEST 1/4 OF SAID SECTION 32; THENCE S89°20'56"W ALONG THE SOUTH LINE OF SAID SECTION 32 FOR A DISTANCE OF 118.68 FEET TO A POINT; THENCE N01°43'13"W FOR A DISTANCE OF 80.01 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY OF N.W. 12TH STREET; THENCE CONTINUING N01°43'13"W FOR A DISTANCE OF 840.04 FEET TO THE POINT OF BEGINNING; THENCE N90°00'00"W FOR 271.82 FEET TO A POINT ON THE EAST LINE OF TRACT "A" OF MIAMI INTERNATIONAL MALL PROPERTIES, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 117 AT PAGE 84 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA; THENCE N01°43'13"W ALONG SAID EAST LINE OF TRACT "A", FOR 1287.65 FEET TO THE SOUTHWEST CORNER OF TRACT "A" OF GREAT SPRINGS AT I.C.P., ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 158 AT PAGE 94, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA; THENCE N89°40'09"E ALONG THE SOUTH LINE OF SAID TRACT "A" OF GREAT SPRINGS AT I.C.P FOR 271.77 FEET TO THE NORTHWEST CORNER OF TRACT "K" OF INTERNATIONAL CORPORATE PARK SECTION 6; THENCE S01°43'13"E ALONG THE WEST LINE OF SAID TRACT "K" AND ALONG THE WEST LINE OF TRACT "A" OF DOLE FLOWERS SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 157 AT PAGE 57, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FOR 1289.22 FEET TO THE POINT OF BEGINNING. AND TRACT "A", LEHMAN DORAL, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 172 AT PAGE 41 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

PROJECT ELEVATIONS

ELEVATIONS SHOWN HEREON ARE BASED ON NAVD 88 AS PER SURVEY PROVIDED BY GOLDEN LAND SURVEYING & BUREAU VERITAS.

BASIS OF BEARINGS

IS SOUTH 01° 43' 13" EAST, AS SHOWN HEREON.

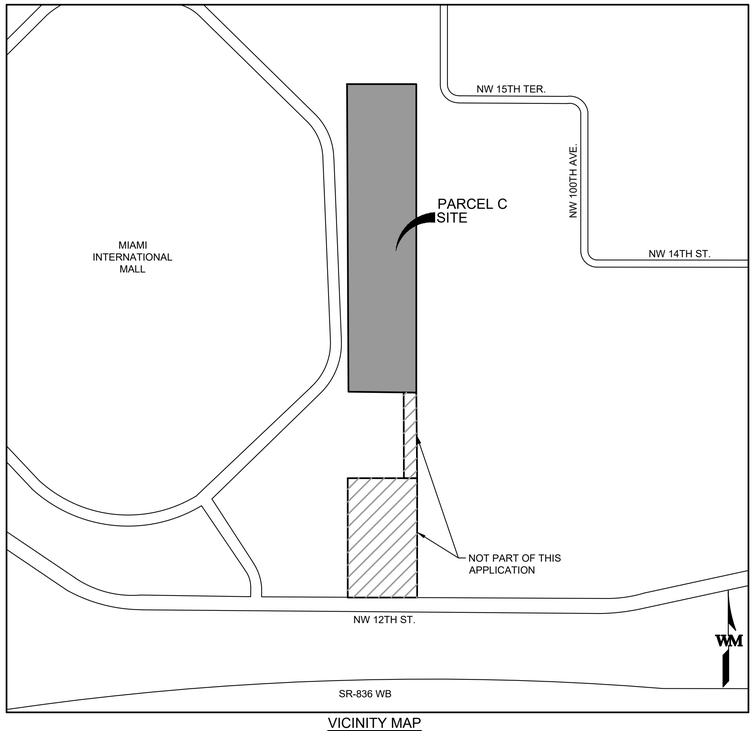
SURVEY INFORMATION

THESE PLANS AND THE ABOVE INFORMATION ARE BASED ON THE SURVEY BY TOM McDOUGALL, FOR AND ON BEHALF OF GOLDEN LAND SURVEYING & BUREAU VERITAS.
PHONE NUMBER (405) 849-6010

FLOOD ZONE

THE PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION ZONE "AH" BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), ON FLOOD INSURANCE RATE MAP NO. 12086C0286L, WITH A DATE OF IDENTIFICATION OF 09/11/2009, FOR COMMUNITY NO. 0041, IN MIAMI-DADE COUNTY, STATE OF FLORIDA, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PREMISES IS SITUATED.

BASE FLOOD ELEVATION=8.0'
NAVD 1988



VICINITY MAP
SCALE: N.T.S.

AGENCY CONTACT LIST

OWNER
LITHIA MOTORS INC.
150 N. BARTLETT STREET
MEDFORD, OREGON 97501
(877) 548.4427

CIVIL ENGINEER
WARE MALCOMB
8750 NW 36TH STREET
DORAL, FL 33178
(949) 660.9128
CONTACT: STEPHANIE KASSOY

ARCHITECT
WARE MALCOMB
8750 NW 36TH STREET
DORAL, FL 33178
(949) 660.9128
CONTACT: REINALDO GOMEZ

WATER / SEWER
MIAMI DADE
3575 SOUTH LEJUENE ROAD
MIAMI, FL 33146
(786) 268.5159
CONTACT: GIANCARLO ALONSO

FIRE
MIAMI DADE
3575 SOUTH LEJUENE ROAD
MIAMI, FL 33146
(786) 268.5159
CONTACT: GIANCARLO ALONSO

TEPEPHONE
AT&T
(844) 602.5435

ELECTRIC
FLORIDA POWER & LIGHT
14250 SW 112TH STREET
MIAMI, FL 33186
(305) 281.9537
CONTACT: SEBESTIAN GARCIA

GAS
FLORIDA CITY GAS
4045 NW 97TH AVENUE
MIAMI, FL 33178
(786) 459.3814
CONTACT: ELDA MOYER

LANDSCAPE ARCHITECT
30A LANDSCAPE ARCHITECT
P.O. BOX 2549
PANAMA CITY, FL 32402
(850) 914.9006
CONTACT: ALAN D. HOLT

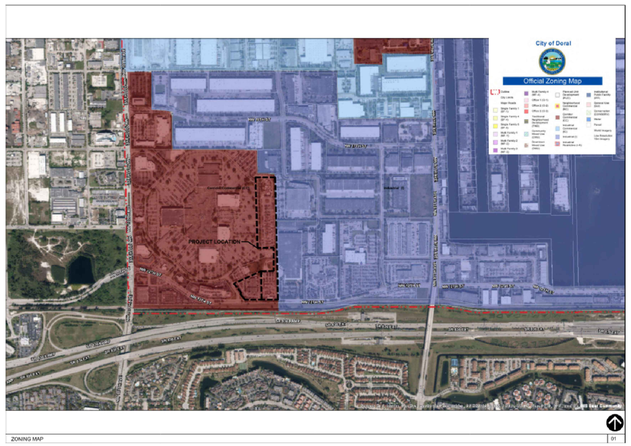
LAND SURVEYOR
BUREAU VERITAS
510 EAST MEMORIAL ROAD
SUITE A-1
OKLAHOMA, OK 73114
(415) 265.3638
CONTACT: JASON MYERS

TRAFFIC
VALA GROUP, INC.
3 BENTWOOD ROAD
PALM BEACH GARDENS, FL 33418
(561) 445.6684
CONTACT: JOHN P. KIM, P.E.

SHEET INDEX

SHEET TITLE
C1.0 - COVER SHEET
ALTA SURVEY
C2.0 - EXISTING CONDITIONS & DEMOLITION PLAN
C3.0 - OVERALL SITE PLAN
C3.2 - FIRE TRUCK EXHIBIT
C5.0 - HORIZONTAL CONTROL PLAN
C5.1 - HORIZONTAL CONTROL PLAN
C5.2 - HORIZONTAL CONTROL PLAN
C7.0 - PAVING PLAN
C8.0 - GRADING & DRAINAGE PLAN
C8.1 - GRADING & DRAINAGE PLAN
C8.2 - GRADING & DRAINAGE PLAN
C8.3 - GRADING & DRAINAGE PLAN
C8.4 - GRADING & DRAINAGE DETAILS
C8.5 - GRADING & DRAINAGE DETAILS
C8.6 - GRADING & DRAINAGE DETAILS
C9.0 - UTILITY PLAN
C9.1 - UTILITY PLAN
C9.2 - UTILITY PLAN

ZONING MAP



LEGEND

EXISTING		PROPOSED
	BOUNDARY LINE	
	EASEMENT	
	CENTERLINE	
	CURB & GUTTER	
	TREE (VARIOUS)	
(5280)	CONTOUR	5750
CATV	CATV	CATV
E E	ELECTRIC	E E
OH	OVERHEAD UTILITY	OH
FO	FIBER OPTIC	FO FO
IRR	IRRIGATION	IRR
NGAS	NATURAL GAS	NGAS
SS	SANITARY	SS
	STORM DRAIN	SD
T T	TELEPHONE	T T
UKWN	UNKNOWN UTIL	N/A
WM	WATER LINE	WM
DW	DOMESTIC WATER	DW
FW	FIRE WATER	FW
RW	RECLAIMED WATER	RW

ABBREVIATIONS

AB	AGGREGATE BASE
AC	ASPHALT CONCRETE
BFV	BACK FLOW VALVE
CF	CURB FACE
CL/℄	CENTERLINE
CO	CLEANOUT
DF	DEEPENED FOOTING
DIP	DUCTILE IRON PIPE
EG	EXISTING GRADE
EL	ELEVATION
EOA	EDGE OF ASPHALT
ESMT	EASEMENT
EX	EXISTING
FDC	FIRE DEPARTMENT CONNECTION
FES	FLARED END SECTION
FG	FINISHED GRADE
FH	FIRE HYDRANT
FF/FFE	FINISH FLOOR ELEVATION
FG	FINISHED GRADE
FGW	FINISH GRADE AT WALL
FL/℄	FLOW LINE
FS	FINISHED SURFACE
GB	GRADE BREAK
GBW	GRADE AT BOTTOM OF WALL
GTW	GRADE AT TOP OF WALL
GM	GAS METER
GV	GAS VALVE
HP	HIGH POINT
LP	LOW POINT
INV	INVERT
LF	LINEAR FEET
ME	MATCH EXISTING
MH	MAHNOLE
NG	NATURAL GROUND
OC	ON CENTER
PB	PULL BOX
PCC	PORTLAND CEMENT CONCRETE
PL/℄	PROPERTY LINE
PVC	POLYVINYL CHLORIDE PIPE
R	RADIUS
(RAD)	RADIAL BEARING
RCP	REINFORCED CONCRETE PIPE
R/W /ROW	RIGHT OF WAY
SD/STRM	STORM DRAIN
STA	STATION
SS/SAN	SANITARY SEWER
TG	TOP OF GRATE
SW	SIDE WALK
TBC	TOP BACK OF CURB
TFI	TOP FACE OF INLET
TC	TOP OF CURB
TOP	TOP OF PIPE
TOW	TOP OF WALL
TYP.	TYPICAL
VIF	VERIFY IN FIELD
WM	WATER METER
WSEL	WATER SURFACE ELEVATION
WV	WATER VALVE

811 Know what's below. Call before you dig.

WARE MALCOMB assumes no responsibility for utility locations. The utilities shown on this drawing have been plotted from the best available information. It is, however, the contractor's responsibility to field verify the location of all utilities prior to the commencement of any construction.

WARE MALCOMB
CIVIL ENGINEERING
8750 nw 36th st
suite 625
doral, fl 33178
p 949.660.9128
waremalcomb.com

STATE OF FLORIDA · PROFESSIONAL ENGINEER · STEPHANIE LYN KASSOY · 70813
08/21/2026
FOR AND ON BEHALF OF WARE MALCOMB

Stephanie Kassoy 2026.08.21 17:18:28-04'00'

THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY AND COPYRIGHT OF WARE MALCOMB AND SHALL NOT BE USED ON ANY OTHER WORK EXCEPT BY AGREEMENT WITH WARE MALCOMB. WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS AND SHALL BE VERIFIED ON THE JOB SITE. ANY DISCREPANCY SHALL BE BROUGHT TO THE NOTICE OF WARE MALCOMB PRIOR TO THE COMMENCEMENT OF ANY WORK.

LITHIA DORAL PARKING
AND SERVICE STRUCTURE
10155 NW 12TH ST, CITY OF DORAL
MIAMI DADE COUNTY, FL 33172

COVER SHEET

NO.	DATE	REMARKS
01	06/19/2026	CITY RESUBMISSION
02	08/21/2026	SITE PLAN RESUBMISSION

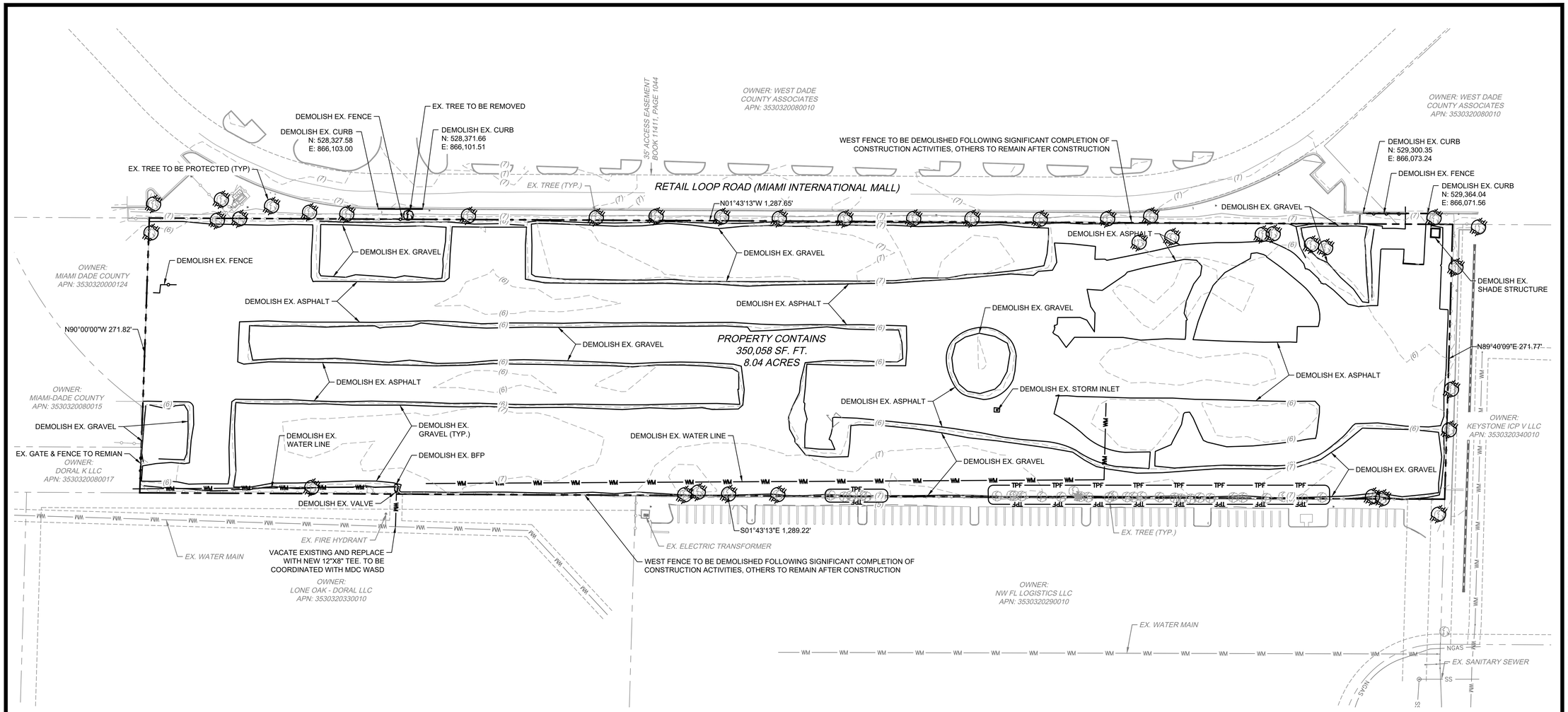
JOB NO.:	CHD25-0031
PA / PM:	S. KASSOY
DESIGNED:	
DRAWN:	
DATE:	01/21/26
PLOT DATE:	08/21/26

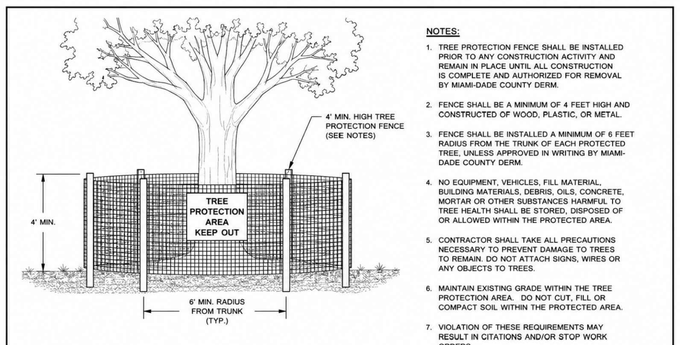
SHEET
C1.0

NOT FOR CONSTRUCTION

P:\CHD\25\003310\0\civil\CAD\Sheets\CD\CHD25-0031_Cover Sheet.dwg 08/21/2026 11:21 AM IHULIN 1:1

CAUTION: IF THIS SHEET IS NOT 24"x36" IT IS A REDUCED PRINT





NOTES:

1. TREE PROTECTION FENCE SHALL BE INSTALLED PRIOR TO ANY CONSTRUCTION ACTIVITY AND REMAIN IN PLACE UNTIL ALL CONSTRUCTION IS COMPLETE AND AUTHORIZED FOR REMOVAL BY MIAMI-DADE COUNTY DERM.
2. FENCE SHALL BE A MINIMUM OF 4 FEET HIGH AND CONSTRUCTED OF WOOD, PLASTIC, OR METAL.
3. FENCE SHALL BE INSTALLED A MINIMUM OF 6 FEET RADIUS FROM THE TRUNK OF EACH PROTECTED TREE, UNLESS APPROVED IN WRITING BY MIAMI-DADE COUNTY DERM.
4. NO EQUIPMENT, VEHICLES, FILL MATERIAL, BUILDING MATERIALS, DEBRIS, OILS, CONCRETE, MORTAR OR OTHER SUBSTANCES HARMFUL TO TREE HEALTH SHALL BE STORED, DISPOSED OF OR ALLOWED WITHIN THE PROTECTED AREA.
5. CONTRACTOR SHALL TAKE ALL PRECAUTIONS NECESSARY TO PREVENT DAMAGE TO TREES TO REMAIN. DO NOT ATTACH SIGNS, WIRES OR ANY OBJECTS TO TREES.
6. MAINTAIN EXISTING GRADE WITHIN THE TREE PROTECTION AREA. DO NOT CUT, FILL OR COMPACT SOIL WITHIN THE PROTECTED AREA.
7. VIOLATION OF THESE REQUIREMENTS MAY RESULT IN CITATIONS AND/OR STOP WORK ORDERS.

MIAMI-DADE COUNTY
DEPARTMENT OF REGULATORY AND ECONOMIC RESOURCES (RER) DEVELOPMENT SERVICES

TREE PROTECTION BARRICADE DETAIL (TYPICAL)
NOT TO SCALE

SECTION:	24-49.5
DETAIL NO.:	TP-1
DATE:	05/2023

REFER TO MIAMI-DADE COUNTY CODE, CHAPTER 24 – ENVIRONMENT, ARTICLE IV, DIVISION 1 – TREE PRESERVATION (SECTION 24-49.5)

WM NOTES: DEMOLITION

1. CONTRACTOR TO FIELD-VERIFY EXISTING CONDITIONS PRIOR TO CONSTRUCTION AND SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES. ENGINEER WILL NOT BE LIABLE FOR ANY COSTS ASSOCIATED WITH CHANGES TO THE DESIGN WITHOUT PROPER NOTIFICATION.
2. EXCAVATION SPOILS SHALL NOT BE USED IN EARTHWORK OPERATIONS UNLESS ALLOWED PER THE GEOTECHNICAL REPORT. DISPOSAL OF NON-USABLE SPOILS TO BE THE RESPONSIBILITY OF THE CONTRACTOR.
3. TOPSOIL TO BE STOCKPILED AND REUSED ONSITE WITHIN ARES OF PROPOSED LANDSCAPE WHENEVER POSSIBLE.
4. EXISTING STRUCTURES, CONCRETE, PAVEMENT, FENCING MATERIAL, CURBS, UTILITY BOXES, LIGHTS, GATES, ETC., NOT CALLED OUT IN THE PLANS TO BE REMOVED OR REPLACED SHALL BE PROTECTED IN PLACE.

TREE NOTES

1. CONTRACTOR TO PROVIDE TREE PROTECTION AS NECESSARY DURING CONSTRUCTION TO PRESERVE EXISTING TREES TO REMAIN. ANY TREES NOT IDENTIFIED TO BE REMOVED ARE ASSUMED TO REMAIN AND SHALL BE PROTECTED IN PLACE.

LEGEND

EXISTING		REMOVE / DEMO
	BOUNDARY	
	LOT LINE	
	EASEMENT	
	CENTERLINE	
	CURB / GUTTER	
	SIDEWALK	
X	FENCE	
N/A	SAWCUT	
	STORM DRAIN	
SS	SANITARY	
WM	WATERLINE	
NGAS	NATURAL GAS	
	TREE PROTECTION FENCE	TPF

0 25 50 100
SCALE: 1" = 50'

WARE MALCOMB
CIVIL ENGINEERING
8750 nw 36th st
suite 625
doral, fl 33178
p 949.660.9128
waremalcomb.com

STEPHANIE LYN KASSOY 70813 STATE OF FLORIDA PROFESSIONAL ENGINEER
08/21/2026
FOR AND ON BEHALF OF WARE MALCOMB

Stephanie Kassoy 2026.08.21 17:18:58-04'00'

LITHIA DORAL PARKING AND SERVICE STRUCTURE
10155 NW 12TH ST, CITY OF DORAL
MIAMI DADE COUNTY, FL 33172

EXISTING CONDITIONS & DEMOLITION PLAN

NO.	DATE	REMARKS
01	06/19/2026	CITY RESUBMISSION
02	08/21/2026	SITE PLAN RESUBMISSION

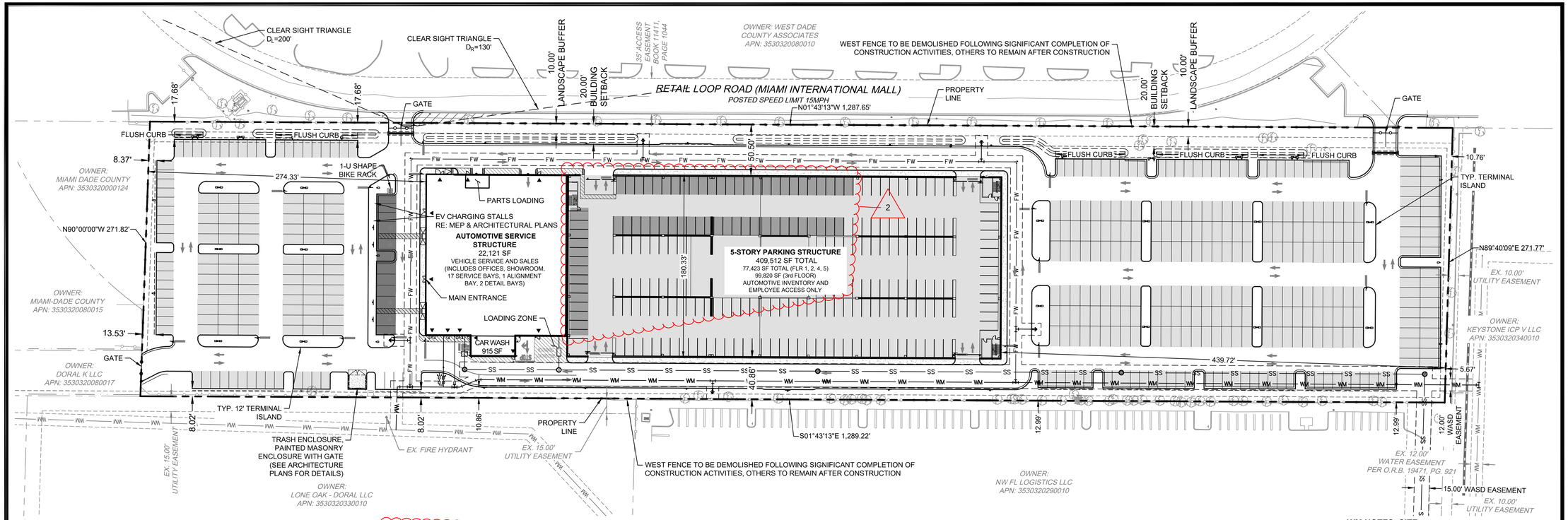
JOB NO.:	CHD25-0031
PA / PM:	S. KASSOY
DESIGNED:	
DATE:	01/21/26
PLOT DATE:	08/21/26

SHEET
C2.0

THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY AND COPYRIGHT OF WARE MALCOMB AND SHALL NOT BE USED ON ANY OTHER WORK EXCEPT BY AGREEMENT WITH WARE MALCOMB. WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS AND SHALL BE VERIFIED ON THE JOB SITE. ANY DISCREPANCY SHALL BE BROUGHT TO THE NOTICE OF WARE MALCOMB PRIOR TO THE COMMENCEMENT OF ANY WORK.
NOT FOR CONSTRUCTION

P:\CHD\25\003100\Civil\CAD\Sheets\CD\CHD25-0031_Existing Conditions & Demolition Plan.dwg 08/21/2026 11:14 AM SAOUAKNINE 1:1

CAUTION: IF THIS SHEET IS NOT 24"x36" IT IS A REDUCED PRINT



PROJECT DATA:

1.	JURISDICTION:	CITY OF DORAL, FLORIDA		
2.	ADDRESS:	TRACT A: 10155 NW 12TH STREET, DORAL FL 33172 PARCEL C: 10111 NW 12TH STREET, DORAL FL 33172		
3.	ZONING DESIGNATION:	CC (CORRIDOR COMMERCIAL)		
4.	SITE AREA:	TRACT A (KIA):	131,288 S.F.	(3.01 ACRES)
		PARCEL A:	16,105 S.F.	(0.370 ACRES)
		PARCEL C (GARAGE):	349,715 S.F.	(8.03 ACRES)
		TOTAL:	**497,108 S.F.**	**(11.41 ACRES)**
5.	BUILDING AREA :	**THIS APPLICATION - PARCEL C ONLY**		
		SEE CHART		
6.	APPLICABLE CODE(S):	FLORIDA BUILDING CODE - 2023 (8th ED.)		
		FLORIDA ACCESSIBILITY CODE - 2023 (8th ED.)		
		FFPC - 2023 (8th EDITION)		
7.	TYPE OF CONSTRUCTION:	II-B	PARKING STRUCTURE	
		II-B	SERVICE BUILDING	
8.	OCCUPANCY CLASSIFICATION:	S-1, S-2, B		
		S-1	STORAGE, SERVICE BAYS, PARTS STORAGE	
		S-2	STORAGE, PARKING GARAGE	
		B	BUSINESS	
9.	BUILDING HEIGHTS:			

	PROVIDED	
PARCEL C (GARAGE):	+51'-0"	T.O. PARAPET
	+57'-0"	T.O. STAIR ENCLOSURE

ZONING LIMITATIONS:

ALLOWABLE STORIES:	6 STORIES MAX	
	5 STORIES PROVIDED	
SPECIAL PROVISION	ALLOWABLE SERVICE AREA (REPAIR BAYS)	
	MAX ALLOWED = 35% OF TOTAL BUILDING AREA	

	PROVIDED (SF)	
PARCEL C SERVICE & ALIGNMENT BAY AREA (18 BAYS):	7,316	
TOTAL BUILDING AREA:	432,548	
REPAIR BAY PERCENTAGE OF TOTAL AREA =	**1.7%**	**OK**
TOTAL BUILDING AREA *:	23,036	
REPAIR BAY PERCENTAGE OF TOTAL AREA =	**31.8%**	**OK**

* NOT INCLUDING PARKING GARAGE

BUILDING AREA:

		FACILITY	SHOW ROOMS	OFFICES	RETAIL	MISC./ UNOCCP.	PARTS STORAGE	SERVICE REPAIR	INTERIOR SERVICE DRIVE (UNOCPP.)	CAR WASH	TOTAL (SF)
PROPOSED	PARCEL C	**SERVICE FACILITY**									
		SERVICE SUB-TOTAL:	3,542	1,406	-	2,893	1,970	8,470	3,840		**22,121**
		CAR WASH									
		CAR WASH SUB-TOTAL:								915	**915**
		PARKING GARAGE									
		- 1st FLOOR				77,423					
		- 2nd FLOOR				77,423					
		- 3rd FLOOR (EXTENDS OVER SERVICE BLDG)				99,820					
		- 4th FLOOR				77,423					
		- 5th FLOOR				77,423					
		GARAGE SUB-TOTAL:	-	-	-	**409,512**	-	-	-	-	**409,512**
		TOTAL PROPOSED BUILDING SF	-	-	-		-	-	-		**432,548**
		TOTAL CAR WASH & SERVICE BLDG ONLY	-	-	-		-	-	-	-	**23,036**

PARKING CALCULATIONS:

THE REQUIRED PARKING SPACES ARE CALCULATED BASED ON CITY PARKING CODE:

		PARCEL C		PROVIDED SPACES		
	REQUIREMENT	**TOTAL SF**	**REQUIRED SPACES**	**CUSTOMER / EMPLOYEE**	**INVENTORY**	**TOTAL**
SHOWROOM:	TOTAL SHOWROOM AREA	TOTAL: 3,542 SF				
	3 SPACE FOR 1st 2,500 SF	2,500	3			
	REMAINING AREA 1 SPACE PER 500 SF	1042	3			
OPENLOT:	3 SPACES FOR EACH 5,000 SF	75,815	46			
OFFICE:	1 SPACES FOR EACH 300 SF	1,406	5			
RETAIL PARTS:	1 SPACE PER 250 SF GFA	0	0			
PARTS STORAGE AND SERVICE REPAIR BAYS:	3 SPACES FOR 1st 2500 SF GFA; PLUS 1 SPACE PER 500 SF GFA ADDITIONAL	TOTAL: 10,440 SF				
	3 SPACES FOR 1st 2,500 SF	2,500	3			
	REMAINING AREA 1 PER 500 SF	7,940	16			
TOTAL SPACES:	**CUSTOMER / EMPLOYEE SPACES**		**76**	**76**		
	STANDARD SPACES (SURFACE)			7	409	**416**
	ACCESIBLE SPACES (STD & VAN) (SURFACE)		**4**	4	N/A	**4**
	STANDARD SPACES (GARAGE-EMPLOYEE & INVENTORY ONLY)			65	1271	**1336**
	TOTAL SPACES PROVIDED			**76**	**1680**	**1756**
EV SPACES:	2% of REQ. STD SPACES		1.52	4		**4**
BIKE:	0.1 PER OFFICE & RETAIL REQ. SPACES		0.5	1		**1**
QUEUEING & LOADING:	AUTOMATIC CAR WASH WAITING SPACE PROVIDED INSIDE SERVICE BUILDING. NOT FOR PUBLIC ACCESS.					
	LOADING - SPACES FOR 30,000 SF BLDG	12 FT x 25 FT	2			**2**

SETBACKS:

DIRECTION	PARCEL C (PARKING GARAGE & SERVICE BLDG) REQUIRED	PROPOSED
NORTH	5'	439.7'
SOUTH	5'	274.3'
EAST	5'	40.9'
WEST	20'	50.5'

AREA CALCULATIONS:

PARCEL C	**SQ FT**	**% OF TOTAL**
TOTAL SITE AREA	**349,715**	100%
REQUIRED LANDSCAPED OPEN SPACE (17% MIN. OF SITE AREA)	59,452	17%
PROVIDED LANDSCAPED OPEN SPACE	63,214	18.1%
BUILDING COVERAGE	23,036	7%
MAX FAR PERMITTED	0.5	50%
FAR PROVIDED	0.07	7.0%

NOTE:

1. STAMPED ASPHALT CROSSWALK IN OFFSET BRICK PATTERN IN KHAKI COLOR. 12" WHITE OUTLINE AND STRIPES PER FDOT STANDARDS. (TYP)

WM NOTES: SITE

1. CONTRACTOR TO FIELD-VERIFY EXISTING CONDITIONS PRIOR TO CONSTRUCTION AND SHALL NOTIFY ENGINEER OF ANY DISCREPANCIES. ENGINEER WILL NOT BE LIABLE FOR ANY COSTS ASSOCIATED WITH CHANGES TO THE DESIGN WITHOUT PROPER NOTIFICATION.
2. SEE COVER SHEET FOR BENCHMARK, BASIS OF BEARINGS, AND SURVEY INFORMATION.
3. DIMENSIONS ARE TO THE FLOWLINE/BOTTOM OF CURB AND BUILDING FACE UNLESS OTHERWISE NOTED.
4. PAVEMENT THICKNESS AND DESIGN ARE PER THE GEOTECHNICAL REPORT.
5. ACCESSIBLE CURB RAMPS SHALL BE CONSTRUCTED WITH DETECTABLE WARNING PADS IF REQUIRED BY LOCAL CRITERIA.
6. CONTRACTOR SHALL REMOVE AND REPLACE CURB, GUTTER, PAVING, LANDSCAPE AND ANY OTHER ITEMS DAMAGED DURING CONSTRUCTION.
7. ALL SUBGRADE TO BE PREPARED AND CONFIRMED PER THE APPROVED GEOTECHNICAL REPORT PRIOR TO THE START OF FOUNDATIONS, SLABS, PAVING, ETC.

LEGEND

EXISTING		PROPOSED
	BOUNDARY	
	EASEMENT	
	CENTERLINE	
	CURB / GUTTER	
	BUILDING	
	SIDEWALK	
	CURB RAMPS	
X	FENCE	X
	SIGN	
B	BOLLARD	B
	PAVEMENT MARKINGS	
	CROSSWALK STRIPING	
	TREES	

PARKING LEGEND

	EMPLOYEE
	INVENTORY
	STAMPED ASPHALT CROSSWALK
	CUSTOMER

0 25 50 100

SCALE: 1" = 50'

WARE MALCOMB
CIVIL ENGINEERING
8750 nw 36th st
suite 625
doral, fl 33178
p 949.660.9128
waremalcomb.com

EMMA LYN KASSOY 79813 STATE OF FLORIDA PROFESSIONAL ENGINEER
08/21/2026
FOR AND ON BEHALF OF WARE MALCOMB

Stephanie Kassoy 2026.08.21 17:18:59-04'00'

LITHIA DORAL PARKING AND SERVICE STRUCTURE

10155 NW 12TH ST, CITY OF DORAL
MIAMI DADE COUNTY,FL 33172

OVERALL SITE PLAN

NO.	DATE	REMARKS
01	06/19/2026	CITY RESUBMISSION
02	08/21/2026	SITE PLAN RESUBMISSION

JOB NO.:	CHD25-0031
PA / PM:	S. KASSOY
DESIGNED:	
DATE:	01/21/26
PLOT DATE:	08/21/26

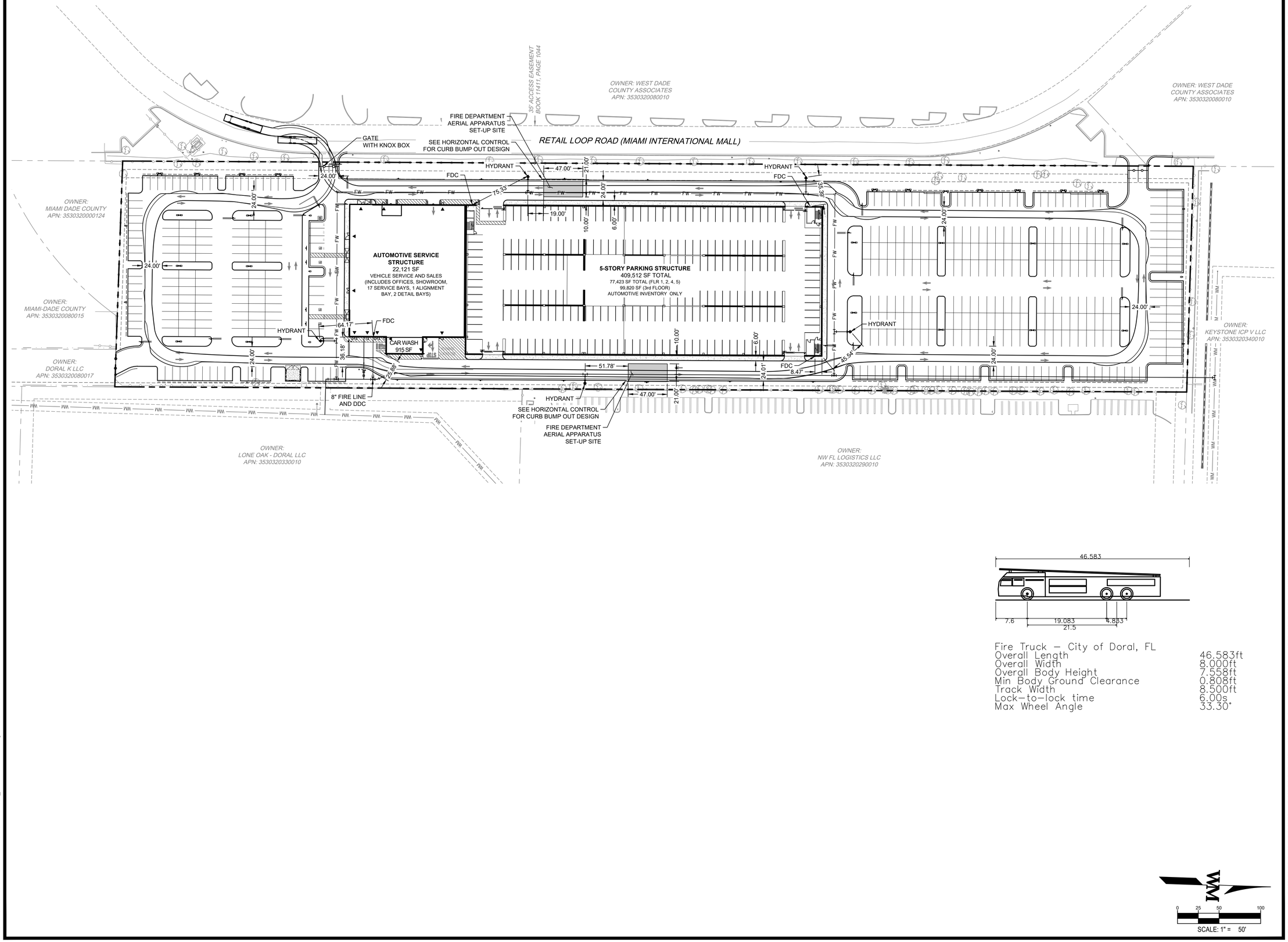
SHEET
C3.0

THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY AND COPYRIGHT OF WARE MALCOMB AND SHALL NOT BE USED ON ANY OTHER WORK EXCEPT BY AGREEMENT WITH WARE MALCOMB. WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS AND SHALL BE VERIFIED ON THE JOB SITE. ANY DISCREPANCY SHALL BE BROUGHT TO THE NOTICE OF WARE MALCOMB PRIOR TO THE COMMENCEMENT OF ANY WORK.

NOT FOR CONSTRUCTION

P:\CHD\25\0031\00\Civil\CAD\Sheets\CD\CHD25-0031_Overall Site Plan.dwg 08/21/2026 11:41 AM IHULIN 1:1

CAUTION: IF THIS SHEET IS NOT 24"x36" IT IS A REDUCED PRINT



Fire Truck – City of Doral, FL	
Overall Length	46.583ft
Overall Width	8.000ft
Overall Body Height	7.558ft
Min Body Ground Clearance	0.808ft
Track Width	8.500ft
Lock-to-lock time	6.00s
Max Wheel Angle	33.30°

0 25 50 100
SCALE: 1" = 50'

WARE MALCOMB
CIVIL ENGINEERING
8750 nw 36th st
suite 625
doral, fl 33178
p 949.660.9128
waremalcomb.com

STATE OF FLORIDA · STEPHANIE LYN KASSOY · 70813 · REGISTERED PROFESSIONAL ENGINEER
08/21/2026
FOR AND ON BEHALF OF WARE MALCOMB

Stephanie Kassoy 2026.08.21 17:18:59-04'00'

LITHIA DORAL PARKING AND SERVICE STRUCTURE

10155 NW 12TH ST, CITY OF DORAL
MIAMI DADE COUNTY, FL 33172

FIRE TRUCK EXHIBIT

NO.	DATE	REMARKS
01	06/19/2026	CITY RESUBMISSION
02	08/21/2026	SITE PLAN RESUBMISSION

JOB NO.:	CHD25-0031
PA / PM:	S. KASSOY
DESIGNED:	
DATE:	01/21/26
PLOT DATE:	08/21/26

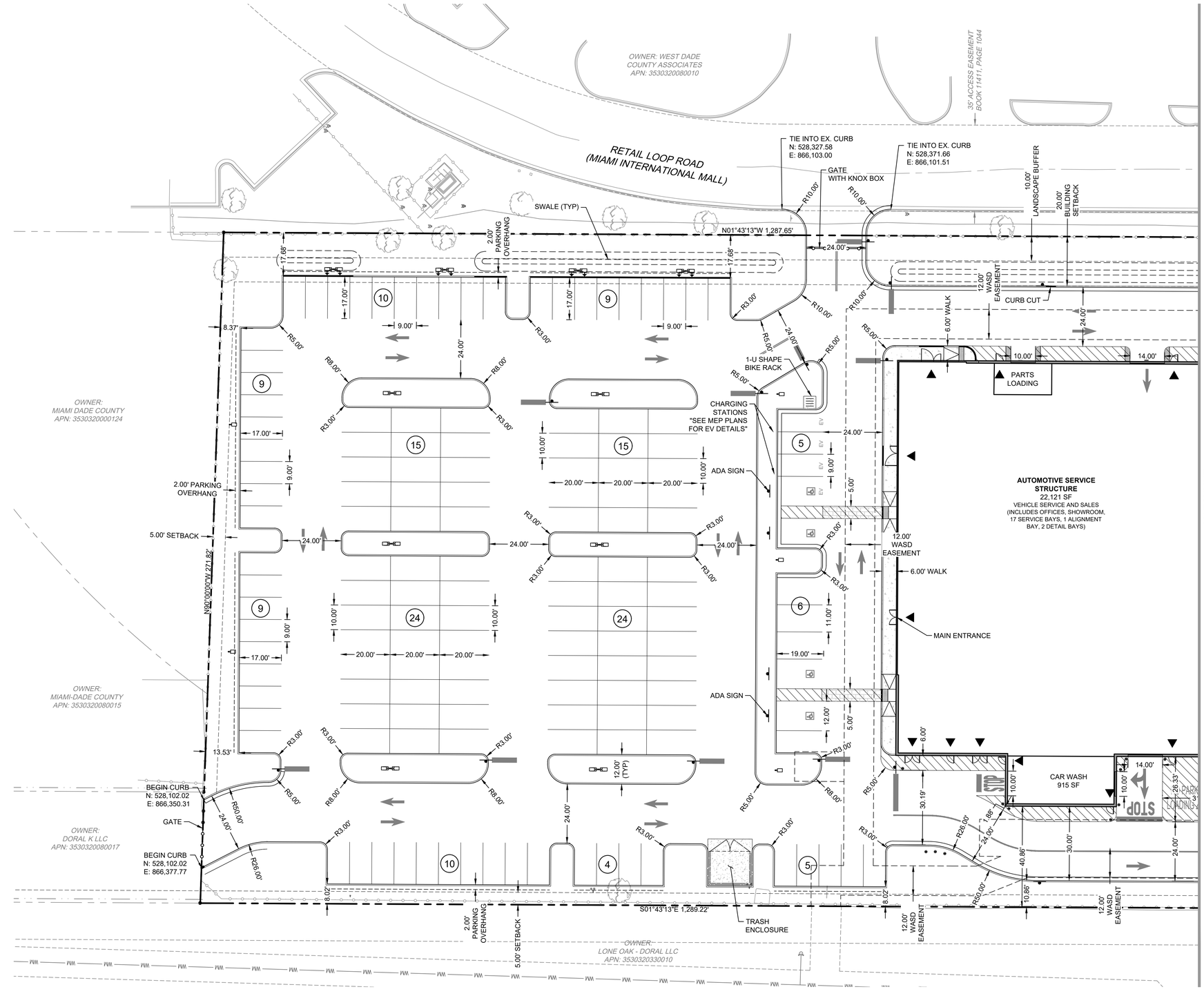
SHEET
C3.1

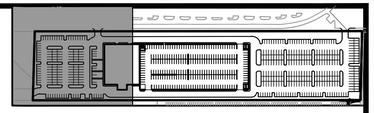
THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY AND COPYRIGHT OF WARE MALCOMB AND SHALL NOT BE USED ON ANY OTHER WORK EXCEPT BY AGREEMENT WITH WARE MALCOMB. WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS AND SHALL BE VERIFIED ON THE JOB SITE. ANY DISCREPANCY SHALL BE BROUGHT TO THE NOTICE OF WARE MALCOMB PRIOR TO THE COMMENCEMENT OF ANY WORK.

NOT FOR CONSTRUCTION

P:\CHD\25\003100\Civil\CAD\Sheets\CD\CHD25-0031_Fire Truck Exhibit.dwg 08/21/2026 11:15 AM IHULIN 1:1

CAUTION: IF THIS SHEET IS NOT 24"x36" IT IS A REDUCED PRINT





KEY MAP
SCALE: N.T.S.

LEGEND

EXISTING		PROPOSED
	BOUNDARY	
	EASEMENT	
	CENTERLINE	
	CURB / GUTTER	
	BUILDING	
	SIDEWALK	
	CURB RAMPS	
X	FENCE	X
	SIGN	
	BOLLARD	
	PAVEMENT MARKINGS	
	CROSSWALK STRIPING	
	TREES	

WM NOTES: SITE

1. CONTRACTOR TO FIELD-VERIFY EXISTING CONDITIONS PRIOR TO CONSTRUCTION AND SHALL NOTIFY ENGINEER OF ANY DISCREPANCIES. ENGINEER WILL NOT BE LIABLE FOR ANY COSTS ASSOCIATED WITH CHANGES TO THE DESIGN WITHOUT PROPER NOTIFICATION.
2. SEE COVER SHEET FOR BENCHMARK, BASIS OF BEARINGS, AND SURVEY INFORMATION.
3. DIMENSIONS ARE TO THE FLOWLINE/BOTTOM OF CURB AND BUILDING FACE UNLESS OTHERWISE NOTED.
4. PAVEMENT THICKNESS AND DESIGN ARE PER THE GEOTECHNICAL REPORT.
5. ACCESSIBLE CURB RAMPS SHALL BE CONSTRUCTED WITH DETECTABLE WARNING PADS IF REQUIRED BY LOCAL CRITERIA.
6. CONTRACTOR SHALL REMOVE AND REPLACE CURB, GUTTER, PAVING, LANDSCAPE AND ANY OTHER ITEMS DAMAGED DURING CONSTRUCTION.
7. ALL SUBGRADE TO BE PREPARED AND CONFIRMED PER THE APPROVED GEOTECHNICAL REPORT PRIOR TO THE START OF FOUNDATIONS, SLABS, PAVING, ETC.

SCALE: 1" = 20'

WARE MALCOMB
CIVIL ENGINEERING
8750 nw 36th st
suite 625
doral, fl 33178
p 949.660.9128
waremalcomb.com

CHANDLER LYN KASSOY 79813 STATE OF FLORIDA PROFESSIONAL ENGINEER
08/21/2026
FOR AND ON BEHALF OF WARE MALCOMB

Stephanie Kassoy 2026.08.21 17:18:59-04'00'

LITHIA DORAL PARKING AND SERVICE STRUCTURE

10155 NW 12TH ST, CITY OF DORAL
MIAMI DADE COUNTY, FL 33172

HORIZONTAL CONTROL PLAN

NO.	DATE	REMARKS
01	06/19/2026	CITY RESUBMISSION
02	08/21/2026	SITE PLAN RESUBMISSION

JOB NO.:	CHD25-0031
PA / PM:	S. KASSOY
DESIGNED:	
DATE:	01/21/26
PLOT DATE:	08/21/26

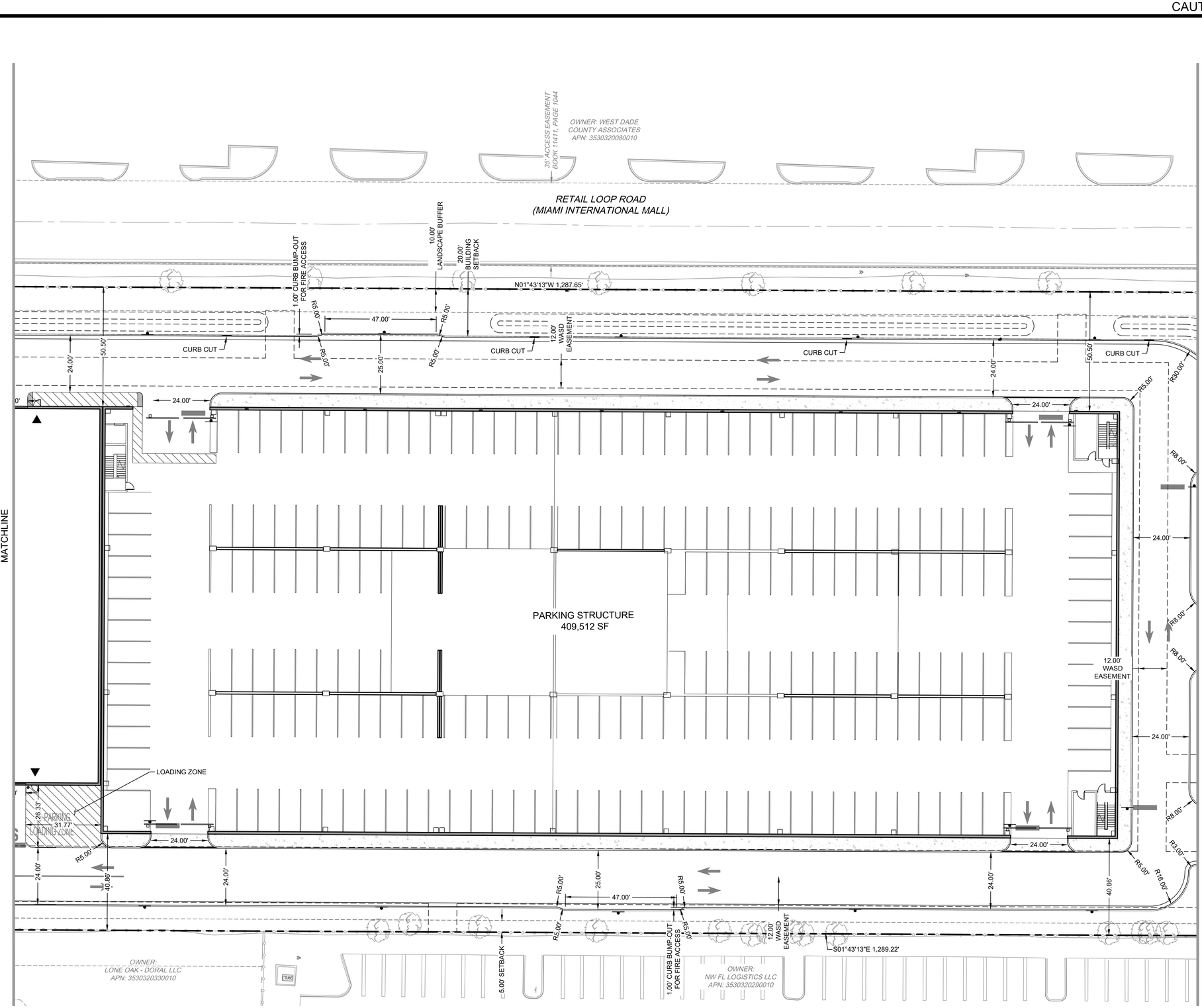
SHEET
C5.0

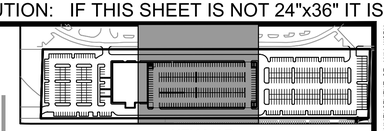
THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY AND COPYRIGHT OF WARE MALCOMB AND SHALL NOT BE USED ON ANY OTHER WORK EXCEPT BY AGREEMENT WITH WARE MALCOMB. WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS AND SHALL BE VERIFIED ON THE JOB SITE. ANY DISCREPANCY SHALL BE BROUGHT TO THE NOTICE OF WARE MALCOMB PRIOR TO THE COMMENCEMENT OF ANY WORK.

NOT FOR CONSTRUCTION

P:\CHD\25\003100\Civil\CAD\Sheets\CD\CHD25-0031_Horizontal Control Plan.dwg 08/21/2026 11:15 AM SAOUAKNINE 1:1

CAUTION: IF THIS SHEET IS NOT 24"x36" IT IS A REDUCED PRINT





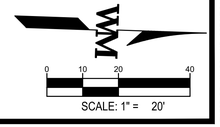
KEY MAP
SCALE: N.T.S.

LEGEND

EXISTING		PROPOSED
	BOUNDARY	
	EASEMENT	
	CENTERLINE	
	CURB / GUTTER	
	BUILDING	
	SIDEWALK	
	CURB RAMPS	
X	FENCE	X
	SIGN	
	BOLLARD	
	PAVEMENT MARKINGS	
	CROSSWALK STRIPING	
	TREES	

WM NOTES: SITE

1. CONTRACTOR TO FIELD-VERIFY EXISTING CONDITIONS PRIOR TO CONSTRUCTION AND SHALL NOTIFY ENGINEER OF ANY DISCREPANCIES. ENGINEER WILL NOT BE LIABLE FOR ANY COSTS ASSOCIATED WITH CHANGES TO THE DESIGN WITHOUT PROPER NOTIFICATION.
2. SEE COVER SHEET FOR BENCHMARK, BASIS OF BEARINGS, AND SURVEY INFORMATION.
3. DIMENSIONS ARE TO THE FLOWLINE/BOTTOM OF CURB AND BUILDING FACE UNLESS OTHERWISE NOTED.
4. PAVEMENT THICKNESS AND DESIGN ARE PER THE GEOTECHNICAL REPORT.
5. ACCESSIBLE CURB RAMPS SHALL BE CONSTRUCTED WITH DETECTABLE WARNING PADS IF REQUIRED BY LOCAL CRITERIA.
6. CONTRACTOR SHALL REMOVE AND REPLACE CURB, GUTTER, PAVING, LANDSCAPE AND ANY OTHER ITEMS DAMAGED DURING CONSTRUCTION.
7. ALL SUBGRADE TO BE PREPARED AND CONFIRMED PER THE APPROVED GEOTECHNICAL REPORT PRIOR TO THE START OF FOUNDATIONS, SLABS, PAVING, ETC.



WARE MALCOMB
CIVIL ENGINEERING
8750 nw 36th st
suite 625
doral, fl 33178
p 949.660.9128
waremalcomb.com



FOR AND ON BEHALF OF WARE MALCOMB

Stephanie Kassoy 2026.08.21 17:19:00-04'00'

LITHIA DORAL PARKING AND SERVICE STRUCTURE

10155 NW 12TH ST, CITY OF DORAL
MIAMI DADE COUNTY, FL 33172

HORIZONTAL CONTROL PLAN

NO.	DATE	REMARKS
01	06/19/2026	CITY RESUBMISSION
02	08/21/2026	SITE PLAN RESUBMISSION

JOB NO.:	CHD25-0031
PA / PM:	S. KASSOY
DESIGNED:	
DATE:	01/21/26
PLOT DATE:	08/21/26

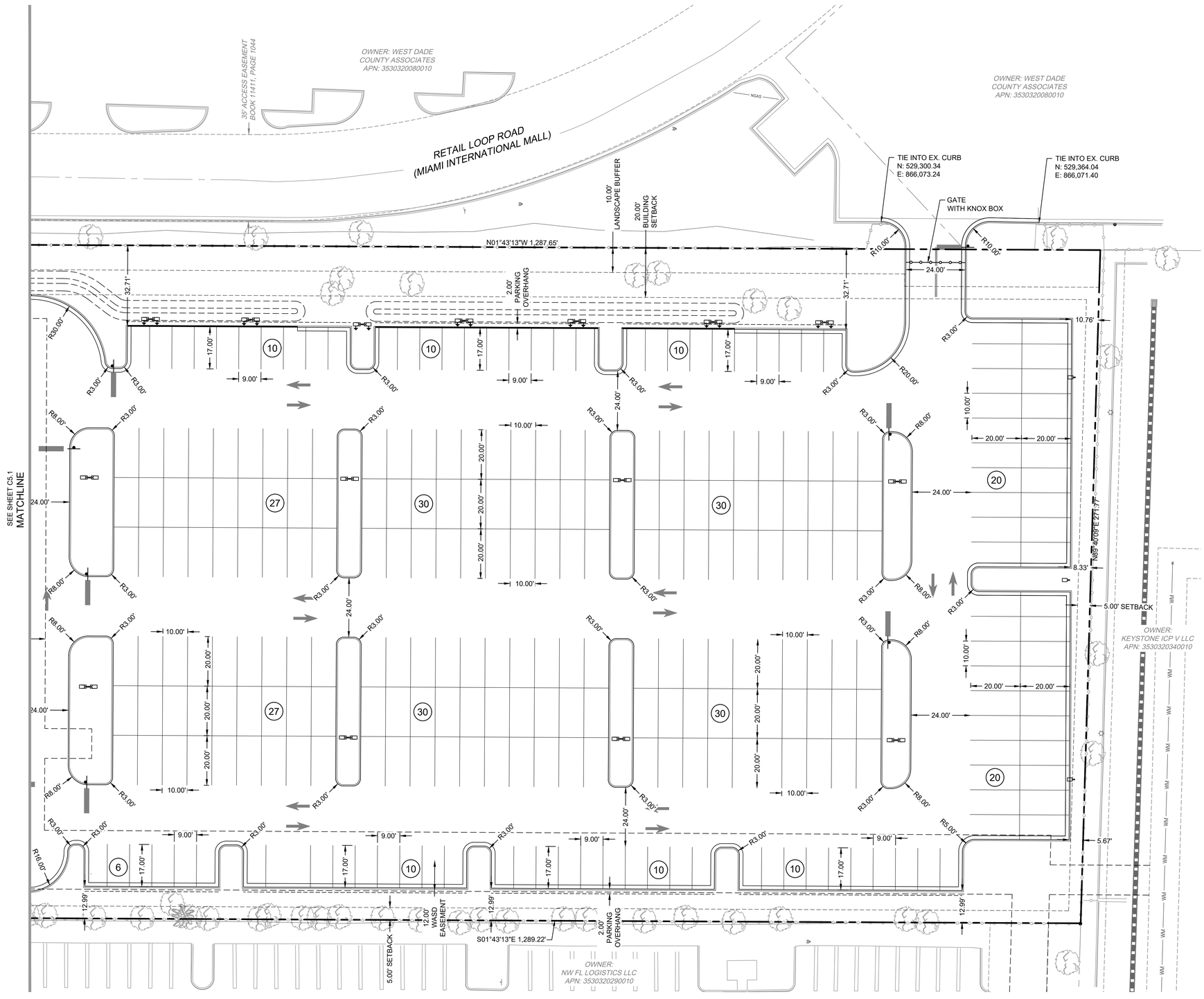
SHEET
C5.1

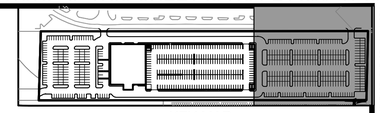
THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY AND COPYRIGHT OF WARE MALCOMB AND SHALL NOT BE USED ON ANY OTHER WORK EXCEPT BY AGREEMENT WITH WARE MALCOMB. WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS AND SHALL BE VERIFIED ON THE JOB SITE. ANY DISCREPANCY SHALL BE BROUGHT TO THE NOTICE OF WARE MALCOMB PRIOR TO THE COMMENCEMENT OF ANY WORK

NOT FOR CONSTRUCTION

P:\CHD25\0031\00\Civil\CAD\Sheets\CD\CHD25-0031_Horizontal Control Plan.dwg 08/21/2026 11:15 AM SAOUAKNINE 1:1

CAUTION: IF THIS SHEET IS NOT 24"x36" IT IS A REDUCED PRINT





KEY MAP
SCALE: N.T.S.

LEGEND

EXISTING		PROPOSED
	BOUNDARY	
	EASEMENT	
	CENTERLINE	
	CURB / GUTTER	
	BUILDING	
	SIDEWALK	
	CURB RAMPS	
X	FENCE	X
	SIGN	
B	BOLLARD	B
	PAVEMENT MARKINGS	
	CROSSWALK STRIPING	
	TREES	

WM NOTES: SITE

1. CONTRACTOR TO FIELD-VERIFY EXISTING CONDITIONS PRIOR TO CONSTRUCTION AND SHALL NOTIFY ENGINEER OF ANY DISCREPANCIES. ENGINEER WILL NOT BE LIABLE FOR ANY COSTS ASSOCIATED WITH CHANGES TO THE DESIGN WITHOUT PROPER NOTIFICATION.
2. SEE COVER SHEET FOR BENCHMARK, BASIS OF BEARINGS, AND SURVEY INFORMATION.
3. DIMENSIONS ARE TO THE FLOWLINE/BOTTOM OF CURB AND BUILDING FACE UNLESS OTHERWISE NOTED.
4. PAVEMENT THICKNESS AND DESIGN ARE PER THE GEOTECHNICAL REPORT.
5. ACCESSIBLE CURB RAMPS SHALL BE CONSTRUCTED WITH DETECTABLE WARNING PADS IF REQUIRED BY LOCAL CRITERIA.
6. CONTRACTOR SHALL REMOVE AND REPLACE CURB, GUTTER, PAVING, LANDSCAPE AND ANY OTHER ITEMS DAMAGED DURING CONSTRUCTION.
7. ALL SUBGRADE TO BE PREPARED AND CONFIRMED PER THE APPROVED GEOTECHNICAL REPORT PRIOR TO THE START OF FOUNDATIONS, SLABS, PAVING, ETC.

SCALE: 1" = 20'

WARE MALCOMB
CIVIL ENGINEERING
8750 nw 36th st
suite 625
doral, fl 33178
p 949.660.9128
waremalcomb.com

STATE OF FLORIDA · STEPHANIE LYN KASSOY · 70813 · PROFESSIONAL ENGINEER
08/21/2026
FOR AND ON BEHALF OF WARE MALCOMB

Stephanie Kassoy 2026.08.21 17:19:00-04'00'

LITHIA DORAL PARKING AND SERVICE STRUCTURE

10155 NW 12TH ST, CITY OF DORAL
MIAMI DADE COUNTY, FL 33172

HORIZONTAL CONTROL PLAN

NO.	DATE	REMARKS
01	06/19/2026	CITY RESUBMISSION
02	08/21/2026	SITE PLAN RESUBMISSION

JOB NO.:	CHD25-0031
PA / PM:	S. KASSOY
DESIGNED:	
DATE:	01/21/26
PLOT DATE:	08/21/26

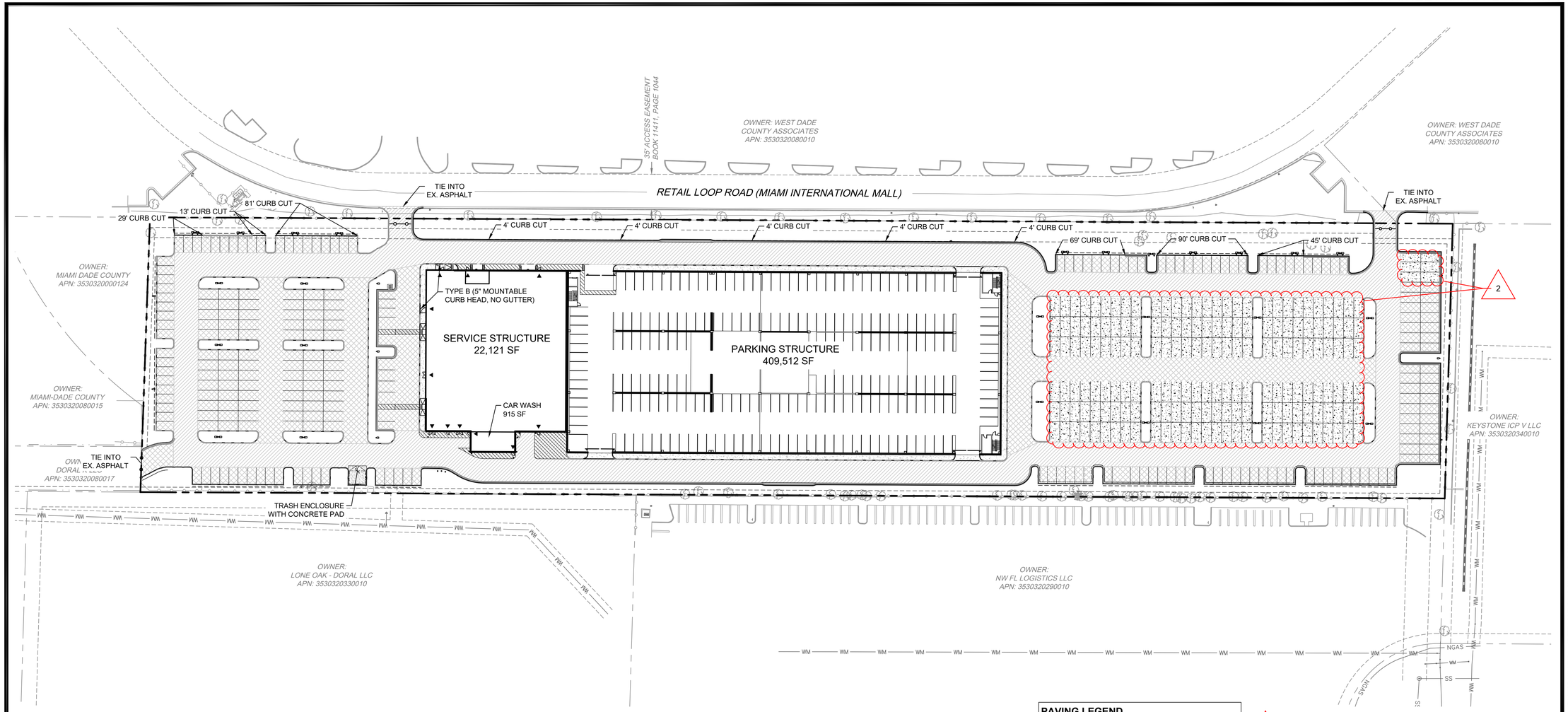
SHEET
C5.2

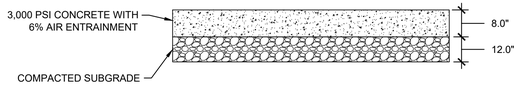
THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY AND COPYRIGHT OF WARE MALCOMB AND SHALL NOT BE USED ON ANY OTHER WORK EXCEPT BY AGREEMENT WITH WARE MALCOMB. WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS AND SHALL BE VERIFIED ON THE JOB SITE. ANY DISCREPANCY SHALL BE BROUGHT TO THE NOTICE OF WARE MALCOMB PRIOR TO THE COMMENCEMENT OF ANY WORK.

NOT FOR CONSTRUCTION

P:\CHD25\003310\00\Civil\CAD\Sheets\CD\CHD25-0031_Horizontal Control Plan.dwg 08/21/2026 11:15 AM SAOUAKNINE 1:1

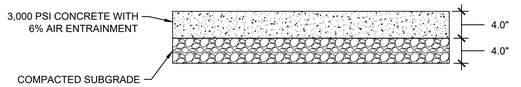
CAUTION: IF THIS SHEET IS NOT 24"x36" IT IS A REDUCED PRINT





SAWCUT JOINTS:
3/16" SAW CUT, 1½ " DEEP (WITHIN 12 HOURS), MAX. 15' O.C., AND MIN.3' PARALLEL TO THE EDGE OF PAVEMENT.

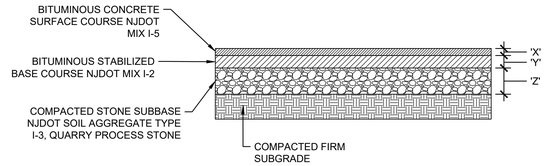
HEAVY DUTY CONCRETE PAVEMENT DETAIL
SCALE: N.T.S.



SAWCUT JOINTS:
3/4" SAW CUT, 3/8 " DEEP (WITHIN 12 HOURS), MAX. 5' O.C.

SIDEWALK DETAIL
SCALE: N.T.S.

ASPHALT SECTION	SURFACE COURSE -'X'	BASE COURSE-'Y'	SUBBASE-'Z'
LIGHT DUTY	2 INCHES	6 INCHES	12 INCHES
HEAVY DUTY	2.5 INCHES	6 INCHES	12 INCHES



NOTE:
1. PAVING BASECOURSE SHALL BE CONSTRUCTED IN LAYERS NOT LESS THAN 2 INCHES AND NOT MORE THAN 5 INCHES THICK PER LIFT.
2. ALL AREAS TO BE PAVED SHALL BE PROOFROLLED WITH AT LEAST 4 PASSES OF EITHER A SMOOTH ROLLER HAVING A MINIMUM STATIC DRUM WEIGHT OF 5-TONS OR A FULLY LOADED TANDEM DUMP TRUCK. ANY SOFT AREAS SHALL BE REMOVED AND REPLACED WITH CLEAN, GRANULAR, FREE-DRAINING SOUL. FILL BE PLACED IN LOOSE LIFTS NOT TO EXCEED 12-INCHES AND SHALL BE COMPACTED TO AT LEAST 95% OF ITS MAXIMUM DRY DENSITY AS DETERMINED BY ASTM D-1557

ASPHALT PAVEMENT SECTION
SCALE: N.T.S.

PAVING LEGEND
- CONCRETE WALK
- REFLECTIVE CONCRETE PAVING
- LIGHT-DUTY ASPHALT
- HEAVY-DUTY ASPHALT
- STAMPED ASPHALT CROSSWALK

NOTE: CONTRACTOR TO REFER TO THE GEOTECHNICAL REPORT FOR PAVEMENT DESIGN AND SUBGRADE REQUIREMENTS.

NOTE:
1. STAMPED ASPHALT CROSSWALK IN OFFSET BRICK PATTERN IN KHAKI COLOR. 12" WHITE OUTLINE AND STRIPES PER FDOT STANDARDS. (TYP)
2. REFLECTIVE CONCRETE TO HAVE SRI INDEX OF 28 OR GREATER.

CURB LEGEND
- TYPE F (6" VERTICAL CURB WITH 1.5 GUTTER)
- TYPE D (6" VERTICAL CURB HEAD ONLY, NO GUTTER)

ALL CURBS TO BE 6" VERTICAL CURBS EXCEPT WHERE OTHERWISE NOTED. SEE PLAN VIEW.

REQUIRED REFLECTIVE CONCRETE CALCULATIONS:
TOTAL HARDSCAPE AREA: 177,488.59 SF OR 4.08 AC

20% REQUIRED REFLECTIVE CONCRETE:
177,488.59 SF x 0.2 = 35,497 SF OR 0.82 AC

PROPOSED REFLECTIVE CONCRETE AREA:
35,590 SF OR 0.82 AC

LEGEND

EXISTING		PROPOSED
	BOUNDARY	
	EASEMENT	
	CENTERLINE	
	CURB / GUTTER	
	BUILDING	
	SIDEWALK	
	CURB RAMPS	
X	FENCE	X
	SIGN	
B	BOLLARD	B
	PAVEMENT MARKINGS	
	CROSSWALK STRIPING	
	TREES	

0 25 50 100
SCALE: 1" = 50'

WARE MALCOMB
CIVIL ENGINEERING
8750 nw 36th st
suite 625
doral, fl 33178
p 949.660.9128
waremalcomb.com

STEPHANIE LYN KASSOY 70813 STATE OF FLORIDA PROFESSIONAL ENGINEER
08/21/2026
FOR AND ON BEHALF OF WARE MALCOMB

Stephanie Kassoy 2026.08.21 17:19:00-04'00'

LITHIA DORAL PARKING AND SERVICE STRUCTURE
10155 NW 12TH ST, CITY OF DORAL
MIAMI DADE COUNTY, FL 33172

PAVING PLAN

NO.	DATE	REMARKS
01	06/19/2026	CITY RESUBMISSION
02	08/21/2026	SITE PLAN RESUBMISSION

JOB NO.:	CHD25-0031
PA / PM:	S. KASSOY
DESIGNED:	
DATE:	01/21/26
PLOT DATE:	08/21/26

SHEET
C7.0

THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY AND COPYRIGHT OF WARE MALCOMB AND SHALL NOT BE USED ON ANY OTHER WORK EXCEPT BY AGREEMENT WITH WARE MALCOMB. WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS AND SHALL BE VERIFIED ON THE JOB SITE. ANY DISCREPANCY SHALL BE BROUGHT TO THE NOTICE OF WARE MALCOMB PRIOR TO THE COMMENCEMENT OF ANY WORK.

NOT FOR CONSTRUCTION

P:\CHD\25\0031\00\Civil\CAD\Sheets\CD\CHD25-0031_Paving Plan.dwg 08/21/2026 11:16 AM SAOUAKNINE 1:1

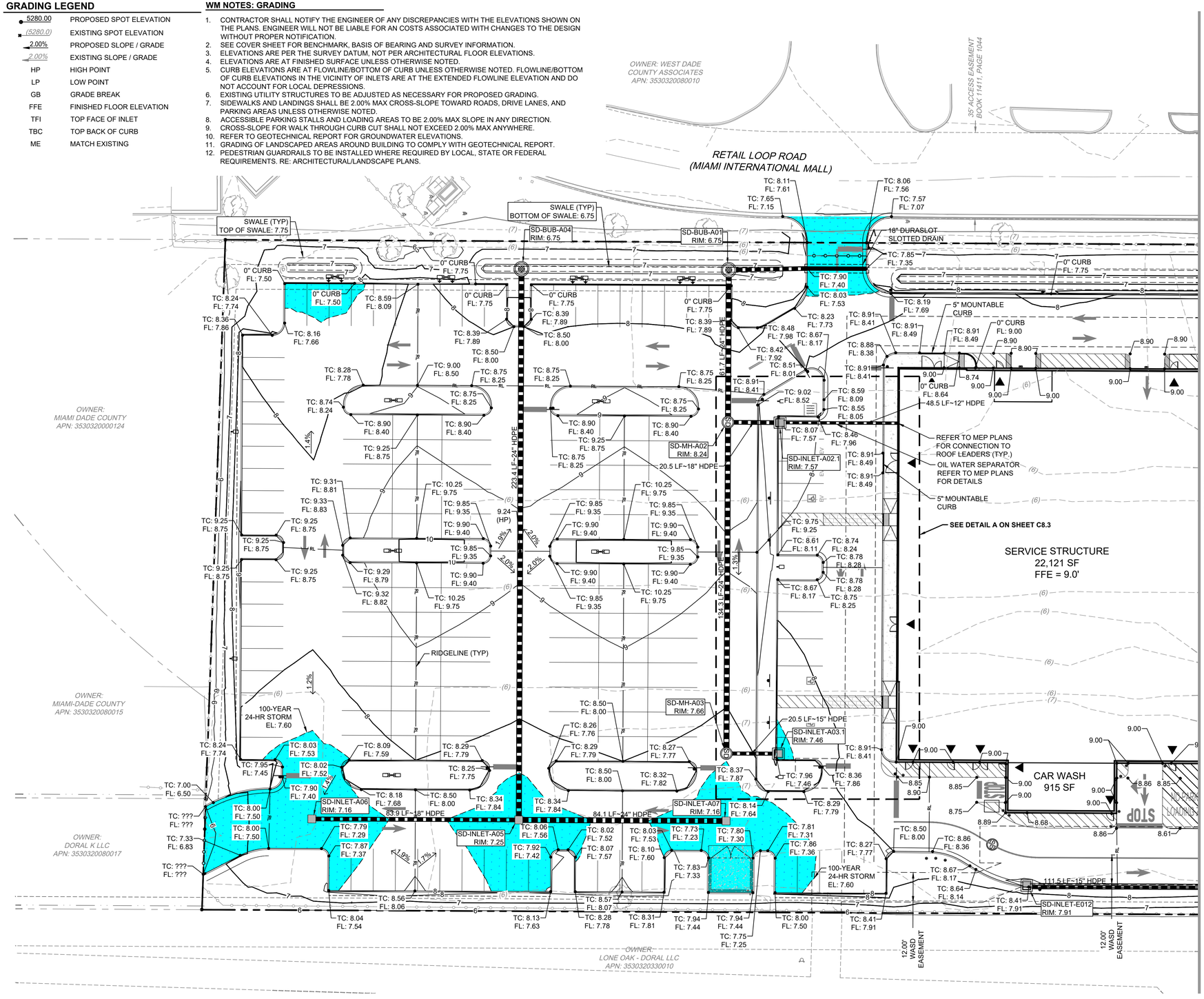
CAUTION: IF THIS SHEET IS NOT 24"x36" IT IS A REDUCED PRINT

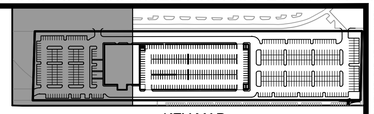
GRADING LEGEND

5280.00	PROPOSED SPOT ELEVATION
(5280.0)	EXISTING SPOT ELEVATION
2.00%	PROPOSED SLOPE / GRADE
2.00%	EXISTING SLOPE / GRADE
HP	HIGH POINT
LP	LOW POINT
GB	GRADE BREAK
FFE	FINISHED FLOOR ELEVATION
TFI	TOP FACE OF INLET
TBC	TOP BACK OF CURB
ME	MATCH EXISTING

WM NOTES: GRADING

1. CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES WITH THE ELEVATIONS SHOWN ON THE PLANS. ENGINEER WILL NOT BE LIABLE FOR AN COSTS ASSOCIATED WITH CHANGES TO THE DESIGN WITHOUT PROPER NOTIFICATION.
2. SEE COVER SHEET FOR BENCHMARK, BASIS OF BEARING AND SURVEY INFORMATION.
3. ELEVATIONS ARE PER THE SURVEY DATUM, NOT PER ARCHITECTURAL FLOOR ELEVATIONS.
4. ELEVATIONS ARE AT FINISHED SURFACE UNLESS OTHERWISE NOTED.
5. CURB ELEVATIONS ARE AT FLOWLINE/BOTTOM OF CURB UNLESS OTHERWISE NOTED. FLOWLINE/BOTTOM OF CURB ELEVATIONS IN THE VICINITY OF INLETS ARE AT THE EXTENDED FLOWLINE ELEVATION AND DO NOT ACCOUNT FOR LOCAL DEPRESSIONS.
6. EXISTING UTILITY STRUCTURES TO BE ADJUSTED AS NECESSARY FOR PROPOSED GRADING.
7. SIDEWALKS AND LANDINGS SHALL BE 2.00% MAX CROSS-SLOPE TOWARD ROADS, DRIVE LANES, AND PARKING AREAS UNLESS OTHERWISE NOTED.
8. ACCESSIBLE PARKING STALLS AND LOADING AREAS TO BE 2.00% MAX SLOPE IN ANY DIRECTION.
9. CROSS-SLOPE FOR WALK THROUGH CURB CUT SHALL NOT EXCEED 2.00% MAX ANYWHERE.
10. REFER TO GEOTECHNICAL REPORT FOR GROUNDWATER ELEVATIONS.
11. GRADING OF LANDSCAPED AREAS AROUND BUILDING TO COMPLY WITH GEOTECHNICAL REPORT.
12. PEDESTRIAN GUARDRAILS TO BE INSTALLED WHERE REQUIRED BY LOCAL, STATE OR FEDERAL REQUIREMENTS. RE: ARCHITECTURAL/LANDSCAPE PLANS.





KEY MAP
SCALE: N.T.S.

LEGEND

EXISTING		PROPOSED
	BOUNDARY	
	EASEMENT	
	CENTERLINE	
(5280)	MAJOR CONTOUR	5280
(5278)	MINOR CONTOUR	5278
	CURB / GUTTER	
	BUILDING	
	SIDEWALK	
	CURB RAMPS	
	TREES	
	ICC/A117.1 ACCESSIBLE ROUTE	
	STORM DRAIN	
	RIDGE LINE	RL

STRUCTURE TABLE

STRUCTURE NAME	STRUCTURE DETAILS
SD-BUB-A01 BUBBLER INLET	RIM = 6.75 24" HDPE INV IN(E) = 2.61 18" HDPE INV IN(N) = 3.61
SD-BUB-A04 BUBBLER INLET	RIM = 6.75 24" HDPE INV IN(E) = 2.61
SD-INLET-A01.1 18" DURASLOT SLOTTED DRAIN	RIM = 5.32 18" HDPE INV OUT (S) = 3.67
SD-INLET-A02.1 NYLOPLAST DRAIN BASIN WITH 2' X 3' CURB INLET	RIM = 7.57 12" HDPE INV IN(N) = 2.90 18" HDPE INV OUT (S) = 3.40
SD-INLET-A03.1 NYLOPLAST INLINE DRAIN WITH 2' X 3' CURB INLET	RIM = 7.46 15" HDPE INV OUT (S) = 3.26
SD-INLET-A05 NYLOPLAST DRAIN BASIN WITH 2' X 3' GRATE INLET	RIM = 7.25 18" HDPE INV IN(S) = 3.28 24" HDPE INV IN(N) = 3.28 24" HDPE INV OUT (W) = 3.28
SD-INLET-A06 NYLOPLAST INLINE DRAIN WITH 2' X 3' GRATE INLET	RIM = 7.16 18" HDPE INV OUT (N) = 3.53
SD-INLET-A07 NYLOPLAST INLINE DRAIN WITH 2' X 3' GRATE INLET	RIM = 7.16 24" HDPE INV OUT (S) = 3.53
SD-MH-A02 NYLOPLAST DRAIN BASIN WITH SOLID COVER	RIM = 8.24 24" HDPE INV IN(E) = 2.80 18" HDPE INV IN(N) = 3.30 24" HDPE INV OUT (W) = 2.80
SD-MH-A03 NYLOPLAST DRAIN BASIN WITH SOLID COVER	RIM = 8.28 15" HDPE INV IN(N) = 3.20 24" HDPE INV OUT (W) = 3.20
SD-RL-A02.2 ROOF LEADER CONNECTION	RIM = 4.27 12" HDPE INV OUT (S) = 3.16

WARE MALCOMB
CIVIL ENGINEERING
8750 nw 36th st
suite 625
doral, fl 33178
p 949.660.9128
waremalcomb.com

EXPIRES: 02/28/2027 LYN KASSOY 70813 STATE OF FLORIDA PROFESSIONAL ENGINEER
08/21/2026
FOR AND ON BEHALF OF WARE MALCOMB

Stephanie Kassoy 2026.08.21 17:19:01-04'00'

LITHIA DORAL PARKING STRUCTURE AND SERVICE STRUCTURE

10155 NW 12TH ST, CITY OF DORAL
MIAMI DADE COUNTY, FL 33172

GRADING & DRAINAGE PLAN

NO.	DATE	REMARKS
01	06/19/2026	CITY RESUBMISSION
02	08/21/2026	SITE PLAN RESUBMISSION

JOB NO.:	CHD25-0031
PA / PM:	S. KASSOY
DESIGNED:	
DATE:	01/21/26
PLOT DATE:	08/21/26

SHEET
C8.0

THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY AND COPYRIGHT OF WARE MALCOMB AND SHALL NOT BE USED ON ANY OTHER WORK EXCEPT BY AGREEMENT WITH WARE MALCOMB. WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS AND SHALL BE VERIFIED ON THE JOB SITE. ANY DISCREPANCY SHALL BE BROUGHT TO THE NOTICE OF WARE MALCOMB PRIOR TO THE COMMENCEMENT OF ANY WORK.

NOT FOR CONSTRUCTION

P:\CHD\25\0031\00\Civil\CAD\Sheets\CD\CHD25-0031_Grading Plan.dwg 08/21/2026 11:17 AM SAOUAKNINE 1:1

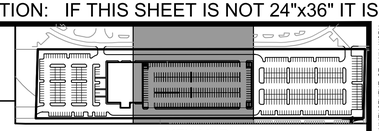
CAUTION: IF THIS SHEET IS NOT 24"x36" IT IS A REDUCED PRINT

WM NOTES: GRADING

1. CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES WITH THE ELEVATIONS SHOWN ON THE PLANS. ENGINEER WILL NOT BE LIABLE FOR AN COSTS ASSOCIATED WITH CHANGES TO THE DESIGN WITHOUT PROPER NOTIFICATION.
2. SEE COVER SHEET FOR BENCHMARK, BASIS OF BEARING AND SURVEY INFORMATION.
3. ELEVATIONS ARE PER THE SURVEY DATUM, NOT PER ARCHITECTURAL FLOOR ELEVATIONS.
4. ELEVATIONS ARE AT FINISHED SURFACE UNLESS OTHERWISE NOTED.
5. CURB ELEVATIONS ARE AT FLOWLINE/BOTTOM OF CURB UNLESS OTHERWISE NOTED. FLOWLINE/BOTTOM OF CURB ELEVATIONS IN THE VICINITY OF INLETS ARE AT THE EXTENDED FLOWLINE ELEVATION AND DO NOT ACCOUNT FOR LOCAL DEPRESSIONS.
6. EXISTING UTILITY STRUCTURES TO BE ADJUSTED AS NECESSARY FOR PROPOSED GRADING.
7. SIDEWALKS AND LANDINGS SHALL BE 2.00% MAX CROSS-SLOPE TOWARD ROADS, DRIVE LANES, AND PARKING AREAS UNLESS OTHERWISE NOTED.
8. ACCESSIBLE PARKING STALLS AND LOADING AREAS TO BE 2.00% MAX SLOPE IN ANY DIRECTION.
9. CROSS-SLOPE FOR WALK THROUGH CURB CUT SHALL NOT EXCEED 2.00% MAX ANYWHERE.
10. REFER TO GEOTECHNICAL REPORT FOR GROUNDWATER ELEVATIONS.
11. GRADING OF LANDSCAPED AREAS AROUND BUILDING TO COMPLY WITH GEOTECHNICAL REPORT.
12. PEDESTRIAN GUARDRAILS TO BE INSTALLED WHERE REQUIRED BY LOCAL, STATE OR FEDERAL REQUIREMENTS. RE: ARCHITECTURAL/LANDSCAPE PLANS.

GRADING LEGEND

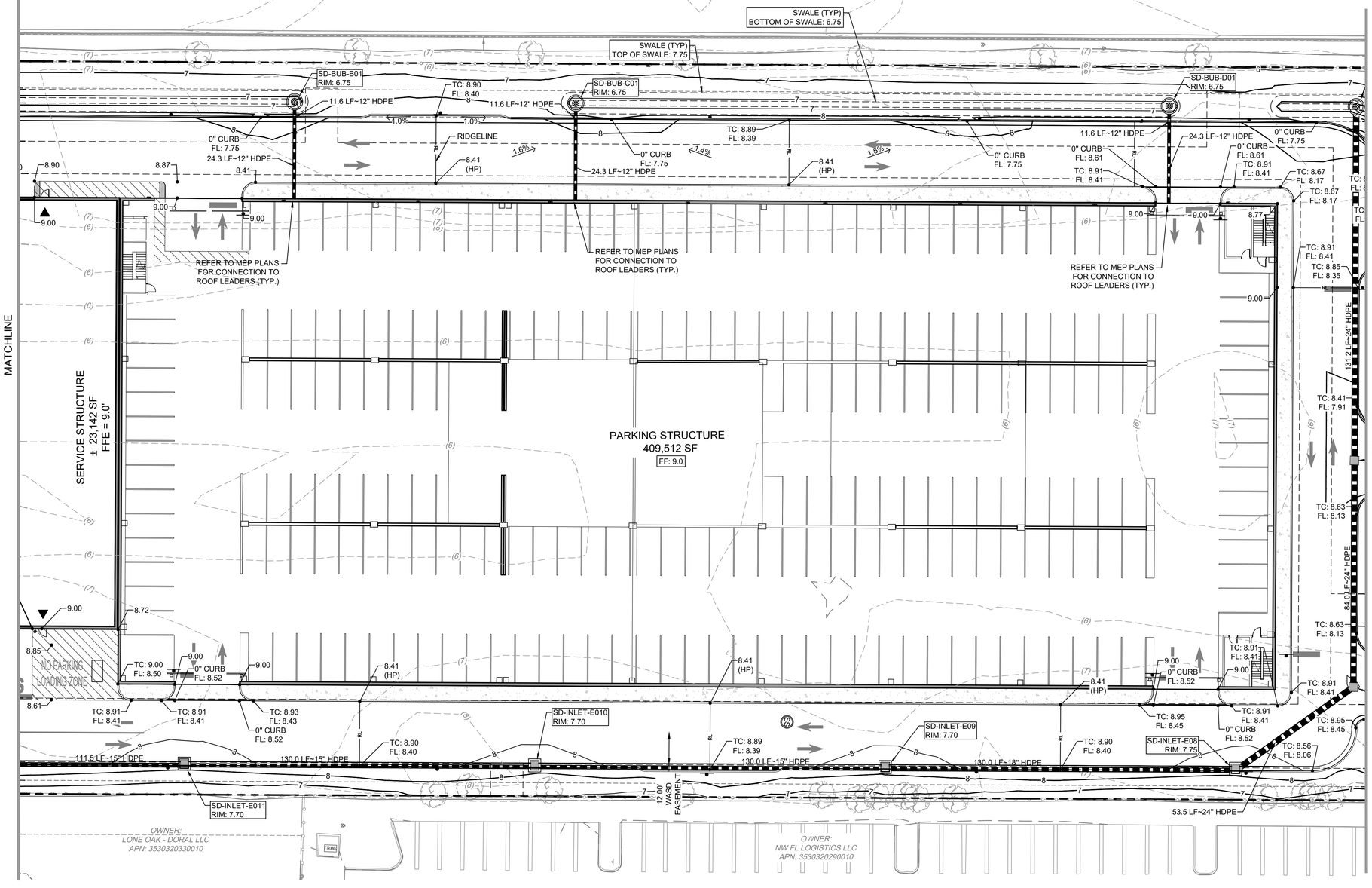
5280.00	PROPOSED SPOT ELEVATION
(5280.0)	EXISTING SPOT ELEVATION
2.00%	PROPOSED SLOPE / GRADE
2.00%	EXISTING SLOPE / GRADE
HP	HIGH POINT
LP	LOW POINT
GB	GRADE BREAK
FFE	FINISHED FLOOR ELEVATION
TFI	TOP FACE OF INLET
TBC	TOP BACK OF CURB
ME	MATCH EXISTING



KEY MAP
SCALE: N.T.S.

LEGEND

EXISTING		PROPOSED
	BOUNDARY	
	EASEMENT	
	CENTERLINE	
(5280)	MAJOR CONTOUR	5280
(5278)	MINOR CONTOUR	5278
	CURB / GUTTER	
	BUILDING	
	SIDEWALK	
	CURB RAMPS	
	TREES	
	ICC/A117.1 ACCESSIBLE ROUTE	
	STORM DRAIN	
	RIDGE LINE	RL



STRUCTURE TABLE

STRUCTURE NAME	STRUCTURE DETAILS
SD-BUB-B01 BUBBLER INLET	RIM = 6.75 12" HDPE INV IN(E) = 2.61
SD-BUB-C01 BUBBLER INLET	RIM = 6.75 12" HDPE INV IN(E) = 2.61
SD-BUB-D01 BUBBLER INLET	RIM = 6.75 12" HDPE INV IN(E) = 2.61
SD-OCS-B02 9' X 5' OIL WATER SEPARATOR	REFER TO MEP PLANS FOR DETAILS
SD-OCS-C02 9' X 5' OIL WATER SEPARATOR	REFER TO MEP PLANS FOR DETAILS
SD-OCS-D02 9' X 5' OIL WATER SEPARATOR	REFER TO MEP PLANS FOR DETAILS
SD-RL-B03 ROOF LEADER CONNECTION	RIM = 3.91 12" HDPE INV OUT (W) = 2.80
SD-RL-C03 ROOF LEADER CONNECTION	RIM = 3.91 12" HDPE INV OUT (W) = 2.80
SD-RL-D03 ROOF LEADER CONNECTION	RIM = 3.91 12" HDPE INV OUT (W) = 2.80

STRUCTURE TABLE

STRUCTURE NAME	STRUCTURE DETAILS
SD-INLET-E06 NYLOPLAST DRAIN BASIN WITH 2' X 3' GRATE INLET	RIM = 7.65 24" HDPE INV IN(E) = 2.91 24" HDPE INV OUT (W) = 2.91
SD-INLET-E07 NYLOPLAST DRAIN BASIN WITH 2' X 3' GRATE INLET	RIM = 7.95 24" HDPE INV IN(SE) = 3.12 24" HDPE INV OUT (W) = 3.12
SD-INLET-E08 NYLOPLAST DRAIN BASIN WITH 2' X 3' CURB INLET	RIM = 7.75 18" HDPE INV IN(S) = 3.26 24" HDPE INV OUT (NW) = 3.26
SD-INLET-E09 NYLOPLAST DRAIN BASIN WITH 2' X 3' CURB INLET	RIM = 7.70 15" HDPE INV IN(S) = 3.52 18" HDPE INV OUT (N) = 3.52
SD-INLET-E010 NYLOPLAST DRAIN BASIN WITH 2' X 3' CURB INLET	RIM = 7.70 15" HDPE INV IN(S) = 3.78 15" HDPE INV OUT (N) = 3.78
SD-INLET-E011 NYLOPLAST DRAIN BASIN WITH 2' X 3' CURB INLET	RIM = 7.70 15" HDPE INV IN(S) = 4.30 15" HDPE INV OUT (N) = 4.30
SD-INLET-E012 NYLOPLAST INLINE DRAIN WITH 2' X 3' CURB INLET	RIM = 7.92 15" HDPE INV OUT (N) = 4.75

SCALE: 1" = 20'

WARE MALCOMB
CIVIL ENGINEERING
8750 nw 36th st
suite 625
doral, fl 33178
p. 949.660.9128
waremalcomb.com

STATE OF FLORIDA · PROFESSIONAL ENGINEER · STEPHANIE LYN KASSOY · 70813
08/21/2026
FOR AND ON BEHALF OF WARE MALCOMB

Stephanie Kassoy
2026.08.21 17:19:01-04'00'

LITHIA DORAL PARKING AND SERVICE STRUCTURE

10155 NW 12TH ST, CITY OF DORAL
MIAMI DADE COUNTY, FL 33172

GRADING & DRAINAGE PLAN

NO.	DATE	REMARKS
01	06/19/2026	CITY RESUBMISSION
02	08/21/2026	SITE PLAN RESUBMISSION

JOB NO.:	CHD25-0031
PA / PM:	S. KASSOY
DESIGNED:	
DATE:	01/21/26
PLOT DATE:	08/21/26

SHEET
C8.1

THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY AND COPYRIGHT OF WARE MALCOMB AND SHALL NOT BE USED ON ANY OTHER WORK EXCEPT BY AGREEMENT WITH WARE MALCOMB. WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS AND SHALL BE VERIFIED ON THE JOB SITE. ANY DISCREPANCY SHALL BE BROUGHT TO THE NOTICE OF WARE MALCOMB PRIOR TO THE COMMENCEMENT OF ANY WORK.

NOT FOR CONSTRUCTION

P:\CHD\25\0031\00\Civil\CAD\Sheets\CD\CHD25-0031_Grading Plan.dwg 08/21/2026 11:17 AM SAOUAKNINE 1:1

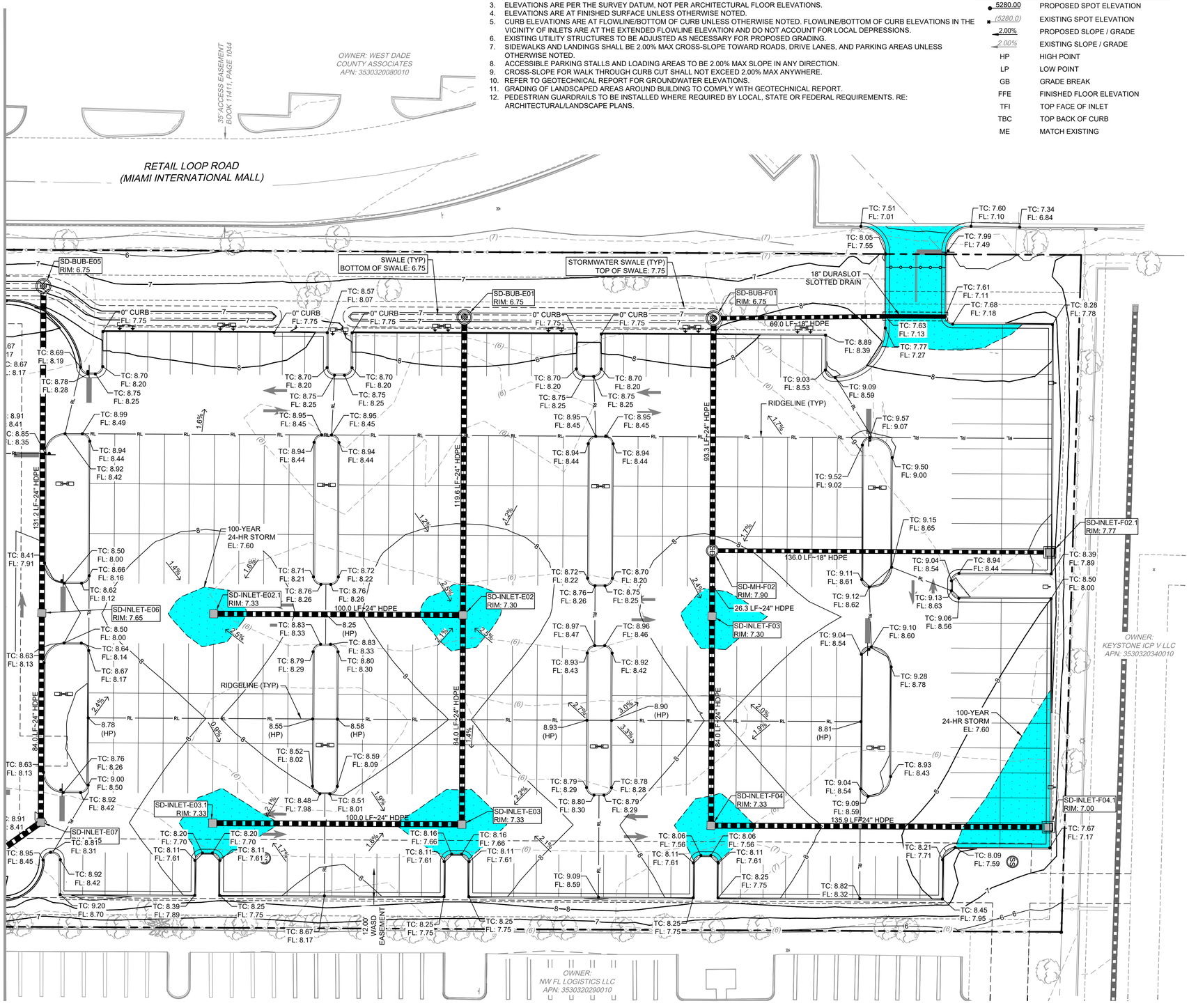
CAUTION: IF THIS SHEET IS NOT 24"x36" IT IS A REDUCED PRINT

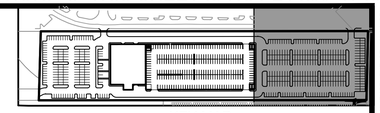
WM NOTES: GRADING

1. CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES WITH THE ELEVATIONS SHOWN ON THE PLANS. ENGINEER WILL NOT BE LIABLE FOR AN COSTS ASSOCIATED WITH CHANGES TO THE DESIGN WITHOUT PROPER NOTIFICATION.
2. SEE COVER SHEET FOR BENCHMARK, BASIS OF BEARING AND SURVEY INFORMATION.
3. ELEVATIONS ARE PER THE SURVEY DATUM, NOT PER ARCHITECTURAL FLOOR ELEVATIONS.
4. ELEVATIONS ARE AT FINISHED SURFACE UNLESS OTHERWISE NOTED.
5. CURB ELEVATIONS ARE AT FLOWLINE/BOTTOM OF CURB UNLESS OTHERWISE NOTED. FLOWLINE/BOTTOM OF CURB ELEVATIONS IN THE VICINITY OF INLETS ARE AT THE EXTENDED FLOWLINE ELEVATION AND DO NOT ACCOUNT FOR LOCAL DEPRESSIONS.
6. EXISTING UTILITY STRUCTURES TO BE ADJUSTED AS NECESSARY FOR PROPOSED GRADING.
7. SIDEWALKS AND LANDINGS SHALL BE 2.00% MAX CROSS-SLOPE TOWARD ROADS, DRIVE LANES, AND PARKING AREAS UNLESS OTHERWISE NOTED.
8. ACCESSIBLE PARKING STALLS AND LOADING AREAS TO BE 2.00% MAX SLOPE IN ANY DIRECTION.
9. CROSS-SLOPE FOR WALK THROUGH CURB CUT SHALL NOT EXCEED 2.00% MAX ANYWHERE.
10. REFER TO GEOTECHNICAL REPORT FOR GROUNDWATER ELEVATIONS.
11. GRADING OF LANDSCAPED AREAS AROUND BUILDING TO COMPLY WITH GEOTECHNICAL REPORT.
12. PEDESTRIAN GUARDRAILS TO BE INSTALLED WHERE REQUIRED BY LOCAL, STATE OR FEDERAL REQUIREMENTS. RE: ARCHITECTURAL/LANDSCAPE PLANS.

GRADING LEGEND

5280.00	PROPOSED SPOT ELEVATION
(5280.0)	EXISTING SPOT ELEVATION
2.00%	PROPOSED SLOPE / GRADE
2.00%	EXISTING SLOPE / GRADE
HP	HIGH POINT
LP	LOW POINT
GB	GRADE BREAK
FFE	FINISHED FLOOR ELEVATION
TFI	TOP FACE OF INLET
TBC	TOP BACK OF CURB
ME	MATCH EXISTING





KEY MAP
SCALE: N.T.S.

LEGEND

EXISTING		PROPOSED
	BOUNDARY	
	EASEMENT	
	CENTERLINE	
(5280)	MAJOR CONTOUR	5280
(5278)	MINOR CONTOUR	5278
	CURB / GUTTER	
	BUILDING	
	SIDEWALK	
	CURB RAMPS	
	TREES	
	ICC/A117.1 ACCESSIBLE ROUTE	
	STORM DRAIN	
	RIDGE LINE	RL

STRUCTURE TABLE

STRUCTURE NAME	STRUCTURE DETAILS
SD-BUB-E01 BUBBLER STRUCTURE	RIM = 6.75 24" HDPE INV IN(E) = 2.61
SD-BUB-E05 BUBBLER STRUCTURE	RIM = 6.75 24" HDPE INV IN(E) = 2.61
SD-BUB-F01 BUBBLER STRUCTURE	RIM = 6.75 24" HDPE INV IN(E) = 2.61 18" HDPE INV IN(N) = 3.61
SD-INLET-E02 NYLOPLAST DRAIN BASIN WITH 2' X 3' GRATE INLET	RIM = 7.30 24" HDPE INV IN(E) = 2.85 24" HDPE INV IN(S) = 2.85 24" HDPE INV OUT (W) = 2.85
SD-INLET-E02.1 NYLOPLAST INLINE DRAIN WITH 2' X 3' GRATE INLET	RIM = 7.33 24" HDPE INV OUT (N) = 3.05
SD-INLET-E03 NYLOPLAST DRAIN BASIN WITH 2' X 3' GRATE INLET	RIM = 7.33 24" HDPE INV IN(S) = 3.02 24" HDPE INV OUT (W) = 3.02
SD-INLET-E03.1 NYLOPLAST INLINE DRAIN WITH 2' X 3' GRATE INLET	RIM = 7.33 24" HDPE INV OUT (N) = 3.22
SD-INLET-E06 NYLOPLAST DRAIN BASIN WITH 2' X 3' GRATE INLET	RIM = 7.65 24" HDPE INV IN(E) = 2.91 24" HDPE INV OUT (W) = 2.91
SD-INLET-E07 NYLOPLAST DRAIN BASIN WITH 2' X 3' GRATE INLET	RIM = 7.95 24" HDPE INV IN(SE) = 3.12 24" HDPE INV OUT (W) = 3.12
SD-INLET-E08 NYLOPLAST DRAIN BASIN WITH 2' X 3' CURB INLET	RIM = 7.75 18" HDPE INV IN(S) = 3.26 24" HDPE INV OUT (NW) = 3.26
SD-INLET-E09 NYLOPLAST DRAIN BASIN WITH 2' X 3' CURB INLET	RIM = 7.70 15" HDPE INV IN(S) = 3.52 18" HDPE INV OUT (N) = 3.52
SD-INLET-E010 NYLOPLAST DRAIN BASIN WITH 2' X 3' CURB INLET	RIM = 7.70 15" HDPE INV IN(S) = 3.78 15" HDPE INV OUT (N) = 3.78
SD-INLET-E011 NYLOPLAST DRAIN BASIN WITH 2' X 3' CURB INLET	RIM = 7.70 15" HDPE INV IN(S) = 4.30 15" HDPE INV OUT (N) = 4.30
SD-INLET-E012 NYLOPLAST INLINE DRAIN WITH 2' X 3' CURB INLET	RIM = 7.91 15" HDPE INV OUT (N) = 4.75
SD-INLET-F01.1 DURASLOT SLOTTED DRAIN PIPE	RIM = 5.59 18" HDPE INV OUT (S) = 3.78
SD-INLET-F02.1 NYLOPLAST INLINE DRAIN WITH 2' X 3' CURB INLET	RIM = 7.77 18" HDPE INV OUT (S) = 3.07
SD-INLET-F03 NYLOPLAST DRAIN BASIN WITH 2' X 3' GRATE INLET	RIM = 7.30 24" HDPE INV IN(E) = 3.16 24" HDPE INV OUT (W) = 2.85
SD-INLET-F04 NYLOPLAST DRAIN BASIN WITH 2' X 3' GRATE INLET	RIM = 7.33 24" HDPE INV IN(N) = 3.06 24" HDPE INV OUT (W) = 3.34
SD-INLET-F04.1 NYLOPLAST INLINE DRAIN WITH 2' X 3' CURB INLET	RIM = 7.00 24" HDPE INV OUT (S) = 3.40
SD-MH-F02 NYLOPLAST DRAIN BASIN WITH SOLID COVER	RIM = 7.90 24" HDPE INV IN(E) = 2.80 18" HDPE INV IN(N) = 2.80 24" HDPE INV OUT (W) = 2.80

SCALE: 1" = 20'

WARE MALCOMB
CIVIL ENGINEERING
8750 nw 36th st
suite 625
doral, fl 33178
p 949.660.9128
waremalcomb.com

STEPHANIE LYN KASSOY 70813 STATE OF FLORIDA PROFESSIONAL ENGINEER
08/21/2026
FOR AND ON BEHALF OF WARE MALCOMB

Stephanie Kassoy 2026.08.21 17:19:01-04'00'

LITHIA DORAL PARKING
AND SERVICE STRUCTURE
10155 NW 12TH ST, CITY OF DORAL
MIAMI DADE COUNTY, FL 33172

GRADING & DRAINAGE PLAN

NO.	DATE	REMARKS
01	06/19/2026	CITY RESUBMISSION
02	08/21/2026	SITE PLAN RESUBMISSION

JOB NO.:	CHD25-0031
PA / PM:	S. KASSOY
DESIGNED:	
DATE:	01/21/26
PLOT DATE:	08/21/26

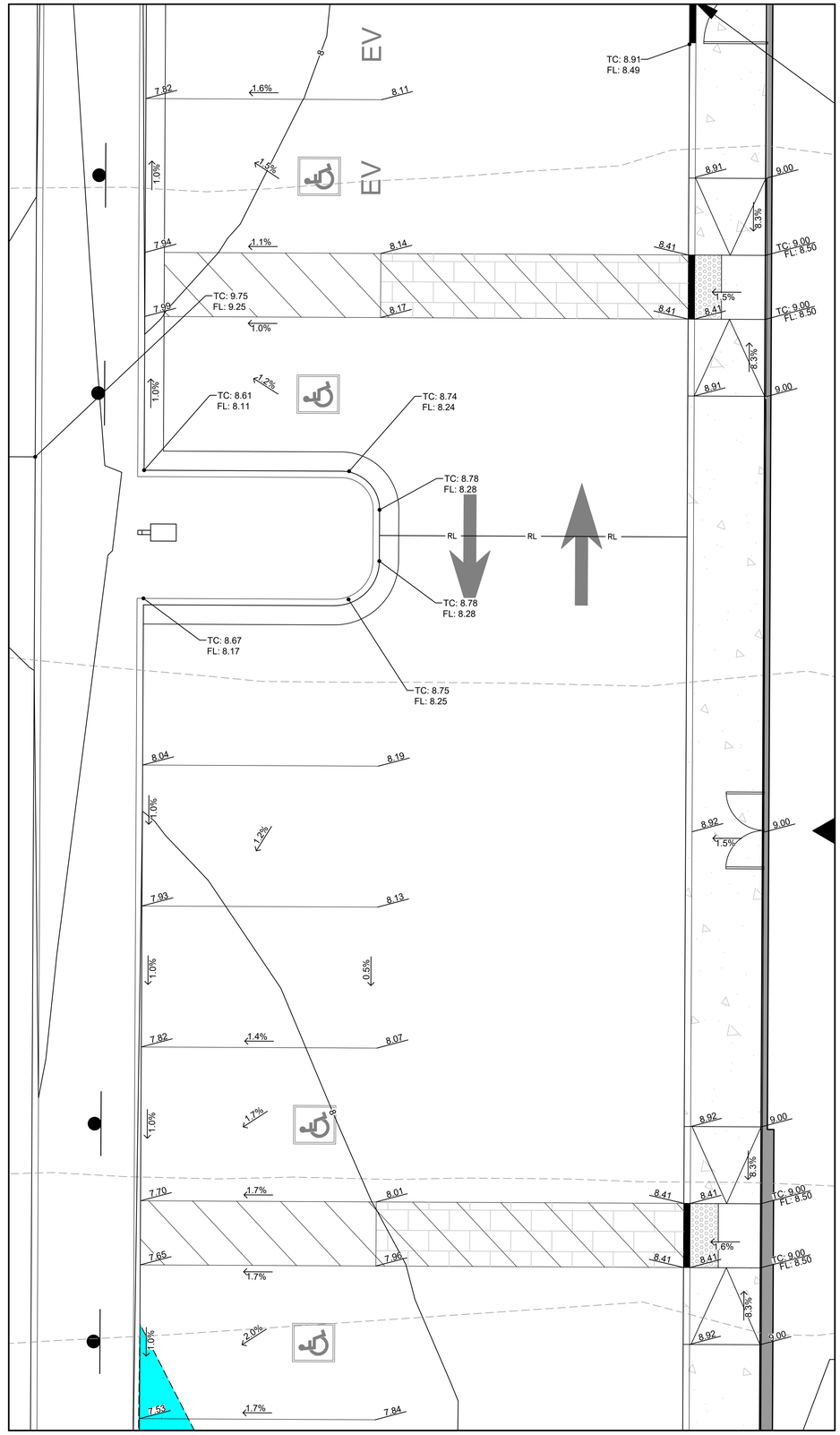
SHEET
C8.2

NOT FOR CONSTRUCTION

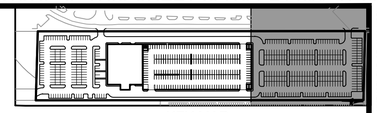
THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY AND COPYRIGHT OF WARE MALCOMB AND SHALL NOT BE USED ON ANY OTHER WORK EXCEPT BY AGREEMENT WITH WARE MALCOMB. WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS AND SHALL BE VERIFIED ON THE JOB SITE. ANY DISCREPANCY SHALL BE BROUGHT TO THE NOTICE OF WARE MALCOMB PRIOR TO THE COMMENCEMENT OF ANY WORK.

P:\CHD\25\0031\00\Civil\CAD\Sheets\CD\CHD25-0031_Grading Plan.dwg 08/21/2026 11:17 AM SAOUAKNINE 1:1

CAUTION: IF THIS SHEET IS NOT 24"x36" IT IS A REDUCED PRINT



DETAIL A
SCALE: 1" = 5'



KEY MAP
SCALE: N.T.S.

LEGEND

EXISTING		PROPOSED
	BOUNDARY	
	EASEMENT	
	CENTERLINE	
(5280)	MAJOR CONTOUR	5280
(5278)	MINOR CONTOUR	5278
	CURB / GUTTER	
	BUILDING	
	SIDEWALK	
	CURB RAMPS	
	TREES	
	ICC/A117.1 ACCESSIBLE ROUTE	
	STORM DRAIN	

GRADING LEGEND

5280.00	PROPOSED SPOT ELEVATION
(5280.0)	EXISTING SPOT ELEVATION
2.00%	PROPOSED SLOPE / GRADE
2.00%	EXISTING SLOPE / GRADE
HP	HIGH POINT
LP	LOW POINT
GB	GRADE BREAK
FFE	FINISHED FLOOR ELEVATION
TFI	TOP FACE OF INLET
TBC	TOP BACK OF CURB
ME	MATCH EXISTING

WM NOTES: GRADING

1. CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES WITH THE ELEVATIONS SHOWN ON THE PLANS. ENGINEER WILL NOT BE LIABLE FOR AN COSTS ASSOCIATED WITH CHANGES TO THE DESIGN WITHOUT PROPER NOTIFICATION.
2. SEE COVER SHEET FOR BENCHMARK, BASIS OF BEARING AND SURVEY INFORMATION.
3. ELEVATIONS ARE PER THE SURVEY DATUM, NOT PER ARCHITECTURAL FLOOR ELEVATIONS.
4. ELEVATIONS ARE AT FINISHED SURFACE UNLESS OTHERWISE NOTED.
5. CURB ELEVATIONS ARE AT FLOWLINE/BOTTOM OF CURB UNLESS OTHERWISE NOTED. FLOWLINE/BOTTOM OF CURB ELEVATIONS IN THE VICINITY OF INLETS ARE AT THE EXTENDED FLOWLINE ELEVATION AND DO NOT ACCOUNT FOR LOCAL DEPRESSIONS.
6. EXISTING UTILITY STRUCTURES TO BE ADJUSTED AS NECESSARY FOR PROPOSED GRADING.
7. SIDEWALKS AND LANDINGS SHALL BE 2.00% MAX CROSS-SLOPE TOWARD ROADS, DRIVE LANES, AND PARKING AREAS UNLESS OTHERWISE NOTED.
8. ACCESSIBLE PARKING STALLS AND LOADING AREAS TO BE 2.00% MAX SLOPE IN ANY DIRECTION.
9. CROSS-SLOPE FOR WALK THROUGH CURB CUT SHALL NOT EXCEED 2.00% MAX ANYWHERE.
10. REFER TO GEOTECHNICAL REPORT FOR GROUNDWATER ELEVATIONS.
11. GRADING OF LANDSCAPED AREAS AROUND BUILDING TO COMPLY WITH GEOTECHNICAL REPORT.
12. PEDESTRIAN GUARDRAILS TO BE INSTALLED WHERE REQUIRED BY LOCAL, STATE OR FEDERAL REQUIREMENTS. RE: ARCHITECTURAL/LANDSCAPE PLANS.

0 10 20 40
SCALE: 1" = 20'

WARE MALCOMB
CIVIL ENGINEERING
8750 nw 36th st
suite 625
doral, fl 33178
p 949.660.9128
waremalcomb.com

STEPHANIE LYN KASSOY — 70813 — STATE OF FLORIDA — PROFESSIONAL ENGINEER
08/21/2026
FOR AND ON BEHALF OF WARE MALCOMB

Stephanie Kassoy
Stephanie Kassoy
2026.08.21
17:19:02-04'00'

LITHIA DORAL PARKING STRUCTURE AND SERVICE STRUCTURE

10155 NW 12TH ST, CITY OF DORAL
MIAMI DADE COUNTY,FL 33172

GRADING & DRAINAGE PLAN

NO.	DATE	REMARKS
01	06/19/2026	CITY RESUBMISSION
02	08/21/2026	SITE PLAN RESUBMISSION

JOB NO.:	CHD25-0031
PA / PM:	S. KASSOY
DESIGNED:	
DATE:	01/21/26
PLOT DATE:	08/21/26

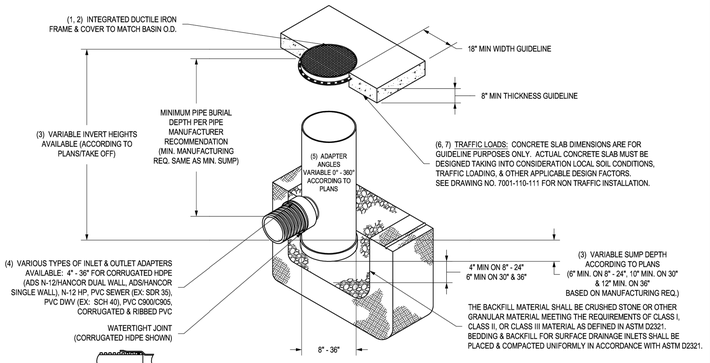
SHEET
C8.3

THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY AND COPYRIGHT OF WARE MALCOMB AND SHALL NOT BE USED ON ANY OTHER WORK EXCEPT BY AGREEMENT WITH WARE MALCOMB. WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS AND SHALL BE VERIFIED ON THE JOB SITE. ANY DISCREPANCY SHALL BE BROUGHT TO THE NOTICE OF WARE MALCOMB PRIOR TO THE COMMENCEMENT OF ANY WORK.
NOT FOR CONSTRUCTION

P:\CHD\25\0031\00\Civil\CAD\Sheets\CD\CHD25-0031_Grading Plan.dwg 08/21/2026 11:17 AM SAOU/AKNINE 1:1

CAUTION: IF THIS SHEET IS NOT 24"x36" IT IS A REDUCED PRINT

NYLOPLAST DRAIN BASIN WITH SOLID COVER



1 - 8" - 30" SOLID COVERS SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05.
2 - 12" - 30" FRAMES SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05. 8" & 10" SOLID COVERS FIT DIRECTLY ONTO DRAIN BASINS WITH THE USE OF A PVC BODY TOP. SEE DRAWING NO. 7001-110-045.
3 - DRAIN BASIN TO BE CUSTOM MANUFACTURED ACCORDING TO PLAN DETAILS. RISERS ARE NEEDED FOR BASINS OVER 84" DUE TO SHIPPING RESTRICTIONS. SEE DRAWING NO. 7001-110-065.
4 - DRAINAGE CONNECTION STUB JOINT TIGHTNESS SHALL CONFORM TO ASTM D3212 FOR CORRUGATED HDPE (ADS N-12/HANCOR DUAL WALL), N-12 HP, & PVC SEWER (4" - 36").
5 - ADAPTERS CAN BE MOUNTED ON ANY ANGLE 0° TO 360°. TO DETERMINE MINIMUM ANGLE BETWEEN ADAPTERS SEE DRAWING NO. 7001-110-012.
6 - 12" - 30" SOLID COVERS SHALL MEET H-20 LOAD RATING.
7 - 8" & 10" SOLID COVERS ARE RATED FOR LIGHT DUTY APPLICATIONS ONLY; NO CONCRETE COLLAR NEEDED FOR LIGHT DUTY RATING.

THIS PRINT DISCLOSES SUBJECT MATTER IN WHICH NYLOPLAST HAS PROPRIETARY RIGHTS. THE RECEIPT OR POSSESSION OF THIS PRINT DOES NOT CONFER, TRANSFER, OR LICENSE THE USE OF THE DESIGN OR TECHNICAL INFORMATION SHOWN HEREIN. REPRODUCTION OF THIS PRINT OR ANY INFORMATION CONTAINED HEREIN, OR MANUFACTURE OF ANY ARTICLE HEREFROM, FOR THE DISCLOSURE TO OTHERS IS FORBIDDEN, EXCEPT BY SPECIFIC WRITTEN PERMISSION FROM NYLOPLAST.
©2013 NYLOPLAST

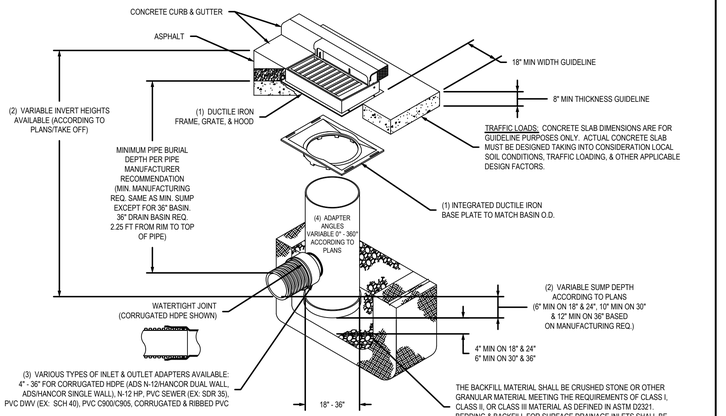
DRAWN BY	EBC
DATE	09-14-07
REVISED BY	NMH
DATE	06-12-18
DWG SIZE	A
MATERIAL	
PROJECT NO./NAME	
SCALE	1:40
SHEET	1 OF 1
DWG NO.	7001-110-298
REV	E

ADS Nyloplast
3130 VERONA AVE
BUFORD, GA 30518
PHN (770) 932-2443
FAX (770) 932-2490
www.nyloplast-us.com

TITLE: DRAIN BASIN WITH SOLID COVER QUICK SPEC INSTALLATION DETAIL

NYLOPLAST DRAIN BASIN WITH SOLID COVER
SCALE: N.T.S.

NYLOPLAST 2 FT X 3FT CURB INLET STRUCTURE: 30 _ _ AGR _ _ X



1 - 18" - 30" FRAMES, GRATES, HOODS, & BASE PLATES SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05.
2 - DRAIN BASIN TO BE CUSTOM MANUFACTURED ACCORDING TO PLAN DETAILS.
3 - DRAINAGE CONNECTION STUB JOINT TIGHTNESS SHALL CONFORM TO ASTM D3212 FOR CORRUGATED HDPE (ADS N-12/HANCOR DUAL WALL), N-12 HP, & PVC SEWER (4" - 36").
4 - ADAPTERS CAN BE MOUNTED ON ANY ANGLE 0° TO 360°. TO DETERMINE MINIMUM ANGLE BETWEEN ADAPTERS SEE DRAWING NO. 7001-110-012.
5 - ALL CURB INLET GRATE OPTIONS (DIAGONAL & HIGH FLOW) SHALL MEET H-20 LOAD RATING

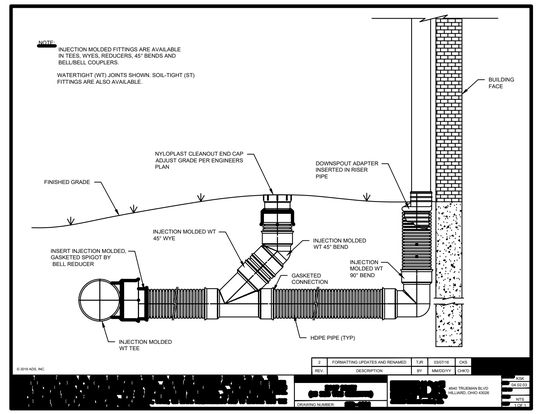
THIS PRINT DISCLOSES SUBJECT MATTER IN WHICH NYLOPLAST HAS PROPRIETARY RIGHTS. THE RECEIPT OR POSSESSION OF THIS PRINT DOES NOT CONFER, TRANSFER, OR LICENSE THE USE OF THE DESIGN OR TECHNICAL INFORMATION SHOWN HEREIN. REPRODUCTION OF THIS PRINT OR ANY INFORMATION CONTAINED HEREIN, OR MANUFACTURE OF ANY ARTICLE HEREFROM, FOR THE DISCLOSURE TO OTHERS IS FORBIDDEN, EXCEPT BY SPECIFIC WRITTEN PERMISSION FROM NYLOPLAST.
©2013 NYLOPLAST

DRAWN BY	EBC
DATE	03-22-10
REVISED BY	NMH
DATE	07-22-19
DWG SIZE	A
MATERIAL	
PROJECT NO./NAME	
SCALE	1:40
SHEET	1 OF 1
DWG NO.	7002-110-087
REV	D

ADS Nyloplast
3130 VERONA AVE
BUFORD, GA 30518
PHN (770) 932-2443
FAX (770) 932-2490
www.nyloplast-us.com

TITLE: DRAIN BASIN WITH 2 FT X 3 FT CURB INLET QUICK SPEC INSTALLATION DETAIL

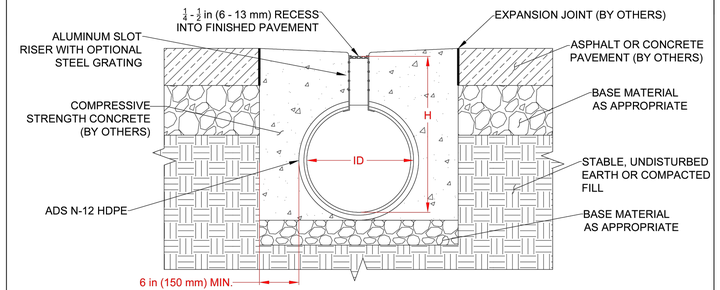
NYLOPLAST CURB INLET
SCALE: N.T.S.



REV.	DESCRIPTION	BY	MM/DD/YY	CHK'D
2	FORMATTING UPDATES AND RENAMED	TJR	03/27/18	CKD

DRAWING NUMBER: 4640 TRUEMAN BLVD HILLIARD, OHIO 43026

NYLOPLAST INSERT-A-TEE ROOF LEADER CONNECTION
SCALE: N.T.S.



Nominal Diameter, ID, in. (mm)	Depth of Invert, H, in. (mm)	
	Minimum	Maximum
4 (100)	10.25 (260)	28.00 (711)
6 (150)	12.50 (318)	30.00 (762)
8 (200)	14.50 (368)	32.00 (813)
10 (250)	16.50 (419)	34.00 (864)
12 (300)	19.00 (483)	48.00 (1219)
15 (375)	22.00 (559)	51.00 (1295)
18 (450)	25.00 (635)	54.00 (1372)
24 (600)	31.25 (794)	60.00 (1524)
30 (750)	38.25 (972)	66.00 (1676)
36 (900)	44.25 (1124)	72.00 (1829)

NOTES:
1. BACKFILL DESIGN SHOULD BE USED FOR HS-20 LOADING APPLICATIONS.
2. SITE ENGINEER TO PROVIDE SITE SPECIFIC DETAILS, SUCH AS CONCRETE STRENGTH.
3. REFER TO ADS TECH NOTE 2.11 FOR ADDITIONAL DESIGN INFORMATION.

© 2025 ADS, INC.

REV.	DESCRIPTION	BY	MM/DD/YY	CHK'D
2	Depth of Invert Table Updated	KJS	08/27/25	-

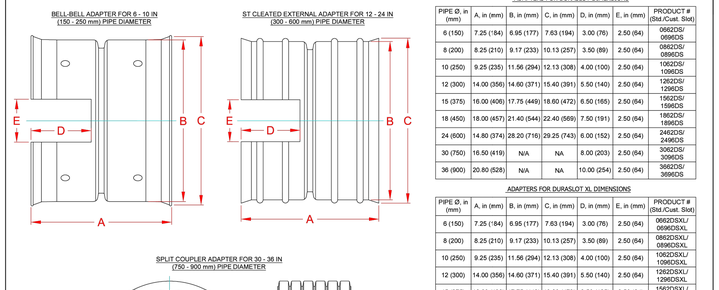
ADVANCED DRAINAGE SYSTEMS, INC. ("ADS") HAS PREPARED THIS DETAIL BASED ON INFORMATION PROVIDED TO ADS. THIS DRAWING IS INTENDED TO DEPICT THE COMPONENTS AS REQUESTED. ADS HAS NOT PERFORMED ANY ENGINEERING OR DESIGN SERVICES FOR THIS PROJECT. NOR HAS ADS INDEPENDENTLY VERIFIED THE INFORMATION SUPPLIED. THE INSTALLATION DETAILS PROVIDED HEREIN ARE GENERAL RECOMMENDATIONS AND ARE NOT SPECIFIC FOR THIS PROJECT. THE DESIGN ENGINEER SHALL REVIEW THESE DETAILS PRIOR TO CONSTRUCTION. IT IS THE DESIGN ENGINEERS RESPONSIBILITY TO ENSURE THE DETAILS PROVIDED HEREIN MEETS OR EXCEEDS THE APPLICABLE NATIONAL, STATE, OR LOCAL REQUIREMENTS AND TO ENSURE THAT THE DETAILS PROVIDED HEREIN ARE ACCEPTABLE FOR THIS PROJECT.

Duraslot Heavy Traffic Installation
DRAWING NUMBER: STD-1462A

4640 TRUEMAN BLVD HILLIARD, OHIO 43026

DRAWN BY	KJS
DATE	07-05-2023
SHEET	1 OF 1

ADS DURASLOT SLOTTED PIPE DRAIN
SCALE: N.T.S.



ADAPTERS FOR DURASLOT DIMENSIONS

PIPE Ø, in (mm)	A, in (mm)	B, in (mm)	C, in (mm)	D, in (mm)	E, in (mm)	PRODUCT # (Std./Cust. Slot)
6 (150)	7.25 (184)	6.95 (177)	7.63 (194)	3.00 (76)	2.50 (64)	0662DS/ 0696DS
8 (200)	8.25 (210)	9.17 (233)	10.13 (257)	3.50 (89)	2.50 (64)	0862DS/ 0896DS
10 (250)	9.25 (235)	11.56 (294)	12.13 (308)	4.00 (100)	2.50 (64)	1062DS/ 1096DS
12 (300)	14.00 (356)	14.60 (371)	15.40 (391)	5.50 (140)	2.50 (64)	1262DS/ 1296DS
15 (375)	16.00 (406)	17.75 (449)	18.60 (472)	6.50 (165)	2.50 (64)	1562DS/ 1596DS
18 (450)	18.00 (457)	21.40 (544)	22.40 (569)	7.50 (191)	2.50 (64)	1862DS/ 1896DS
24 (600)	14.80 (374)	28.20 (716)	29.25 (743)	6.00 (152)	2.50 (64)	2462DS/ 2496DS
30 (750)	16.50 (419)	N/A	NA	8.00 (203)	2.50 (64)	3062DS/ 3096DS
36 (900)	20.80 (528)	N/A	NA	10.00 (254)	2.50 (64)	3662DS/ 3696DS

ADAPTERS FOR DURASLOT XL DIMENSIONS

PIPE Ø, in (mm)	A, in (mm)	B, in (mm)	C, in (mm)	D, in (mm)	E, in (mm)	PRODUCT # (Std./Cust. Slot)
6 (150)	7.25 (184)	6.95 (177)	7.63 (194)	3.00 (76)	2.50 (64)	0662DSXL/ 0696DSXL
8 (200)	8.25 (210)	9.17 (233)	10.13 (257)	3.50 (89)	2.50 (64)	0862DSXL/ 0896DSXL
10 (250)	9.25 (235)	11.56 (294)	12.13 (308)	4.00 (100)	2.50 (64)	1062DSXL/ 1096DSXL
12 (300)	14.00 (356)	14.60 (371)	15.40 (391)	5.50 (140)	2.50 (64)	1262DSXL/ 1296DSXL
15 (375)	16.00 (406)	17.75 (449)	18.60 (472)	6.50 (165)	2.50 (64)	1562DSXL/ 1596DSXL
18 (450)	18.00 (457)	21.40 (544)	22.40 (569)	7.50 (191)	2.50 (64)	1862DSXL/ 1896DSXL
24 (600)	14.80 (374)	28.20 (716)	29.25 (743)	6.00 (152)	2.50 (64)	2462DSXL/ 2496DSXL
30 (750)	16.50 (419)	N/A	NA	8.00 (203)	2.50 (64)	3062DSXL/ 3096DSXL
36 (900)	20.80 (528)	N/A	NA	10.00 (254)	2.50 (64)	3662DSXL/ 3696DSXL

NOTES:
1. ALL FITTING DIMENSIONS ARE FOR REFERENCE ONLY.
2. ALL HARDWARE REQUIRED FOR ASSEMBLY IS INCLUDED WITH THE PURCHASE OF A COUPLER BAND, INCLUDING A SLOT END CAP.

© 2025 ADS, INC.

REV.	DESCRIPTION	BY	MM/DD/YY	CHK'D
2	Updated Layers & Logo	KJS	01/13/25	-

ADVANCED DRAINAGE SYSTEMS, INC. ("ADS") HAS PREPARED THIS DETAIL BASED ON INFORMATION PROVIDED TO ADS. THIS DRAWING IS INTENDED TO DEPICT THE COMPONENTS AS REQUESTED. ADS HAS NOT PERFORMED ANY ENGINEERING OR DESIGN SERVICES FOR THIS PROJECT. NOR HAS ADS INDEPENDENTLY VERIFIED THE INFORMATION SUPPLIED. THE INSTALLATION DETAILS PROVIDED HEREIN ARE GENERAL RECOMMENDATIONS AND ARE NOT SPECIFIC FOR THIS PROJECT. THE DESIGN ENGINEER SHALL REVIEW THESE DETAILS PRIOR TO CONSTRUCTION. IT IS THE DESIGN ENGINEERS RESPONSIBILITY TO ENSURE THE DETAILS PROVIDED HEREIN MEETS OR EXCEEDS THE APPLICABLE NATIONAL, STATE, OR LOCAL REQUIREMENTS AND TO ENSURE THAT THE DETAILS PROVIDED HEREIN ARE ACCEPTABLE FOR THIS PROJECT.

Duraslot & Duraslot XL Adapter
DRAWING NUMBER: STD-1412

4640 TRUEMAN BLVD HILLIARD, OHIO 43026

DRAWN BY	KJS
DATE	04-18-2023
SHEET	1 OF 1

ADS DURASLOT SLOTTED PIPE DRAIN - ADAPTER
SCALE: N.T.S.

ADS DRAIN BASIN - ANTI-FLOATATION DEVICE
SCALE: N.T.S.

WARE MALCOMB
CIVIL ENGINEERING
8750 nw 36th st
suite 625
doral, fl 33178
p 949.660.9128
waremalcomb.com

EXPIRES: 02/28/2027 LYN KASSOY 70813 STATE OF FLORIDA PROFESSIONAL ENGINEER
Stephanie Kassoy
08/21/2026
FOR AND ON BEHALF OF WARE MALCOMB

Stephanie Kassoy
Stephanie Kassoy
2026.08.21 17:19:02-04'00'

LITHIA DORAL PARKING AND SERVICE STRUCTURE

10155 NW 12TH ST, CITY OF DORAL
MIAMI DADE COUNTY, FL 33172

GRADING & DRAINAGE DETAILS

NO.	DATE	REMARKS
01	06/19/2026	CITY RESUBMISSION
02	08/21/2026	SITE PLAN RESUBMISSION

JOB NO.:	CHD25-0031
PA / PM:	S. KASSOY
DESIGNED:	
DATE:	01/21/26
PLOT DATE:	08/21/26

SHEET
C8.4
25

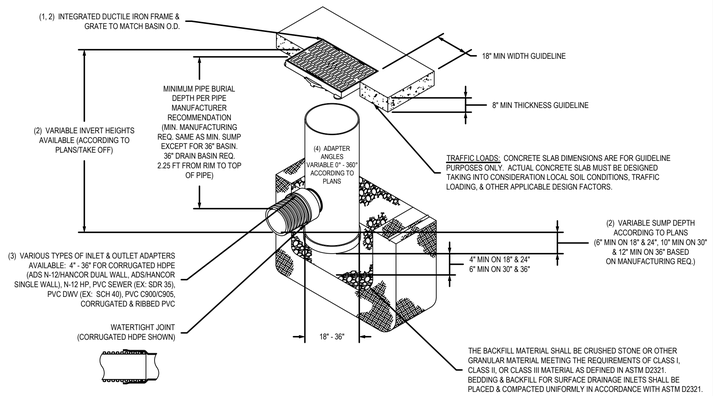
THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY AND COPYRIGHT OF WARE MALCOMB AND SHALL NOT BE USED ON ANY OTHER WORK EXCEPT BY AGREEMENT WITH WARE MALCOMB. WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS AND SHALL BE VERIFIED ON THE JOB SITE. ANY DISCREPANCY SHALL BE BROUGHT TO THE NOTICE OF WARE MALCOMB PRIOR TO THE COMMENCEMENT OF ANY WORK.

NOT FOR CONSTRUCTION

P:\CHD\25\0031\00\Civil\CAD\Sheets\CD\C-HD25-0031_Grading Plan Details.dwg 08/21/2026 11:18 AM SAOUAKNINE 1:1

CAUTION: IF THIS SHEET IS NOT 24"x36" IT IS A REDUCED PRINT

NYLOPLAST 2 FT X 3FT ROAD & HIGHWAY STRUCTURE: 32 _ _ AGR _ _ X



1 - 18" - 30" FRAMES & GRATES SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05.
2 - DRAIN BASIN TO BE CUSTOM MANUFACTURED ACCORDING TO PLAN DETAILS.
3 - DRAINAGE CONNECTION STUB JOINT TIGHTNESS SHALL CONFORM TO ASTM D3212 FOR CORRUGATED HDPE (ADS N-12/HANCOR DUAL WALL), N-12 HP, & PVC SEWER (4" - 36").
4 - ADAPTERS CAN BE MOUNTED ON ANY ANGLE 0° TO 360°. TO DETERMINE MINIMUM ANGLE BETWEEN ADAPTERS SEE DRAWING NO. 7001-110-012.
5 - ROAD & HIGHWAY GRATE SHALL BE BICYCLE SAFE AND MEET AASHTO M306 H-25 LOAD RATING.

THIS PRINT DISCLOSES SUBJECT MATTER IN WHICH NYLOPLAST HAS PROPRIETARY RIGHTS. THE RECEIPT OR POSSESSION OF THIS PRINT DOES NOT CONFER, TRANSFER, OR LICENSE THE USE OF THE DESIGN OR TECHNICAL INFORMATION SHOWN HEREIN REPRODUCTION OF THIS PRINT OR ANY INFORMATION CONTAINED HEREIN, OR MANUFACTURE OF ANY ARTICLE HEREFROM, FOR THE DISCLOSURE TO OTHERS IS FORBIDDEN, EXCEPT BY SPECIFIC WRITTEN PERMISSION FROM NYLOPLAST. ©2013 NYLOPLAST

DRAWN BY	EBC	MATERIAL	
DATE	03-22-10		
APPD BY	NMH	PROJECT NO./NAME	
DATE	07-22-19		
DWG SIZE	A	SCALE 1:40	SHEET 1 OF 1

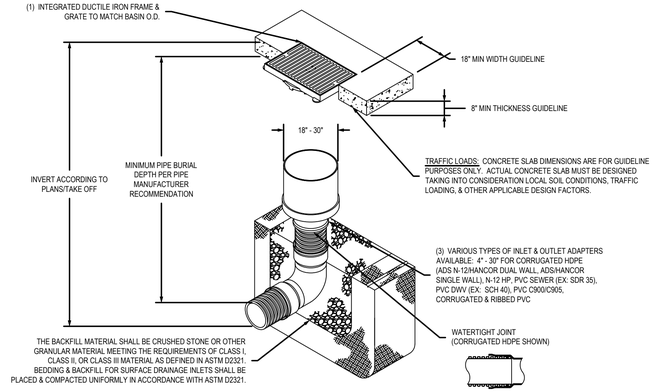
3130 VERONA AVE
BUFORD, GA 30518
PHN (770) 932-2443
FAX (770) 932-2490
www.nyloplast-us.com

TITLE: DRAIN BASIN WITH 2 FT X 3 FT ROAD & HIGHWAY GRATE QUICK SPEC INSTALLATION DETAIL

DWG NO. 7001-110-393 REV E

NYLOPLAST DRAIN BASIN
SCALE: N.T.S.

NYLOPLAST INLINE DRAIN WITH 2 FT X 3 FT ROAD & HIGHWAY FRAME & GRATE



1 - 18" - 30" FRAMES & GRATES SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05.
2 - DRAINAGE CONNECTION STUB JOINT TIGHTNESS SHALL CONFORM TO ASTM D3212 FOR CORRUGATED HDPE (ADS N-12/HANCOR DUAL WALL), N-12 HP, & PVC SEWER (4" - 24").
3 - ROAD & HIGHWAY GRATE SHALL MEET H-20 LOAD RATING.

THIS PRINT DISCLOSES SUBJECT MATTER IN WHICH NYLOPLAST HAS PROPRIETARY RIGHTS. THE RECEIPT OR POSSESSION OF THIS PRINT DOES NOT CONFER, TRANSFER, OR LICENSE THE USE OF THE DESIGN OR TECHNICAL INFORMATION SHOWN HEREIN REPRODUCTION OF THIS PRINT OR ANY INFORMATION CONTAINED HEREIN, OR MANUFACTURE OF ANY ARTICLE HEREFROM, FOR THE DISCLOSURE TO OTHERS IS FORBIDDEN, EXCEPT BY SPECIFIC WRITTEN PERMISSION FROM NYLOPLAST. ©2013 NYLOPLAST

DRAWN BY	EBC	MATERIAL	
DATE	03-25-10		
REVISED BY	NMH	PROJECT NO./NAME	
DATE	03-16-16		
DWG SIZE	A	SCALE 1:40	SHEET 1 OF 1

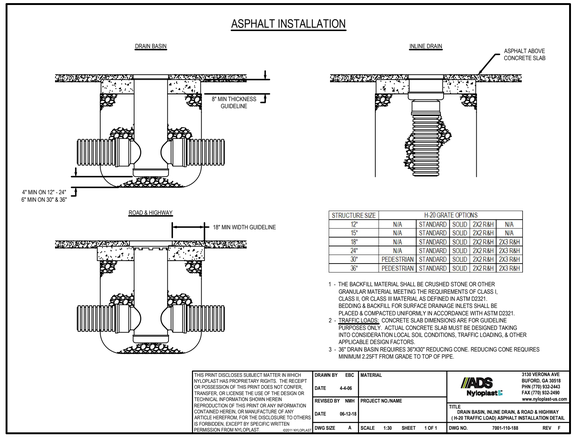
3130 VERONA AVE
BUFORD, GA 30518
PHN (770) 932-2443
FAX (770) 932-2490
www.nyloplast-us.com

TITLE: INLINE DRAIN WITH 2 FT X 3 FT ROAD & HIGHWAY FRAME & GRATE QUICK SPEC INSTALLATION DETAIL

DWG NO. 7003-110-058 REV C

NYLOPLAST INLINE DRAIN
SCALE: N.T.S.

ASPHALT INSTALLATION



STRUCTURE SIZE	H-20 GRATE OPTIONS				
12"	N/A	STANDARD	SOLID	2X2 RAH	N/A
15"	N/A	STANDARD	SOLID	2X2 RAH	N/A
18"	N/A	STANDARD	SOLID	2X3 RAH	2X3 RAH
24"	N/A	STANDARD	SOLID	2X2 RAH	2X3 RAH
30"	PEDESTRIAN	STANDARD	SOLID	2X2 RAH	2X3 RAH
36"	PEDESTRIAN	STANDARD	SOLID	2X2 RAH	2X3 RAH

1 - THE BACKFILL MATERIAL SHALL BE CRUSHED STONE OR OTHER GRANULAR MATERIAL MEETING THE REQUIREMENTS OF CLASS I, CLASS II, OR CLASS III MATERIAL AS DEFINED IN ASTM D2321. BEDDING & BACKFILL FOR SURFACE DRAINAGE INLETS SHALL BE PLACED & COMPACTED UNIFORMLY IN ACCORDANCE WITH ASTM D2321.
2 - TRAFFIC LOADS: CONCRETE SLAB DIMENSIONS ARE FOR GUIDELINE PURPOSES ONLY. ACTUAL CONCRETE SLAB MUST BE DESIGNED TAKING INTO CONSIDERATION LOCAL SOIL CONDITIONS, TRAFFIC LOADING, & OTHER APPLICABLE DESIGN FACTORS.
3 - 36" DRAIN BASIN REQUIRES 30"X30" REDUCING CONE. REDUCING CONE REQUIRES MINIMUM 2.25FT FROM GRADE TO TOP OF PIPE.

THIS PRINT DISCLOSES SUBJECT MATTER IN WHICH NYLOPLAST HAS PROPRIETARY RIGHTS. THE RECEIPT OR POSSESSION OF THIS PRINT DOES NOT CONFER, TRANSFER, OR LICENSE THE USE OF THE DESIGN OR TECHNICAL INFORMATION SHOWN HEREIN REPRODUCTION OF THIS PRINT OR ANY INFORMATION CONTAINED HEREIN, OR MANUFACTURE OF ANY ARTICLE HEREFROM, FOR THE DISCLOSURE TO OTHERS IS FORBIDDEN, EXCEPT BY SPECIFIC WRITTEN PERMISSION FROM NYLOPLAST. ©2021 NYLOPLAST

DRAWN BY	EBC	MATERIAL	
DATE	4-4-06		
REVISED BY	NMH	PROJECT NO./NAME	
DATE	06-12-15		
DWG SIZE	A	SCALE 1:30	SHEET 1 OF 1

3130 VERONA AVE
BUFORD, GA 30518
PHN (770) 932-2443
FAX (770) 932-2490
www.nyloplast-us.com

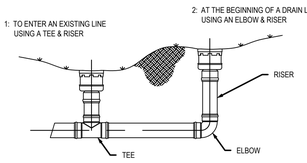
TITLE: DRAIN BASIN, INLINE DRAIN, & ROAD & HIGHWAY (H-20 TRAFFIC LOAD) ASPHALT INSTALLATION DETAIL

DWG NO. 7001-110-160 REV F

NYLOPLAST DRAIN BASIN - ASPHALT INSTALLATION
SCALE: N.T.S.

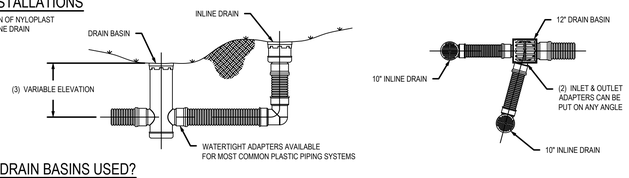
WHEN ARE INLINE DRAINS USED?

2708AG _ _ X
2710AG _ _ X
2712AG _ _ X
2715AG _ _ X
2718AG _ _ X
2724AG _ _ X
2730AG _ _ X



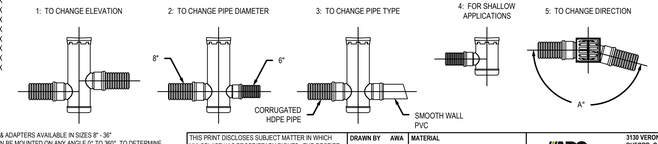
TYPICAL INSTALLATIONS

TYPICAL INSTALLATION OF NYLOPLAST DRAIN BASIN AND INLINE DRAIN



WHEN ARE DRAIN BASINS USED?

2808AG _ _ X
2810AG _ _ X
2812AG _ _ X
2815AG _ _ X
2818AG _ _ X
2824AG _ _ X
2830AG _ _ X
2836AG _ _ X



1 - STRUCTURES & ADAPTERS AVAILABLE IN SIZES 8" - 36".
2 - ADAPTERS CAN BE MOUNTED ON ANY ANGLE 0° TO 360°. TO DETERMINE MINIMUM ANGLE BETWEEN ADAPTERS SEE DRAWING NO. 7001-110-012
3 - DRAIN BASIN TO BE CUSTOM MANUFACTURED ACCORDING TO PLAN DETAILS RISERS ARE NEEDED FOR BASINS OVER 84" DUE TO SHIPPING RESTRICTIONS SEE DRAWING NO. 7001-110-065
4 - REDUCING CONES DOWN TO 30" DIAMETER WILL BE REQUIRED FOR 36" DRAIN BASINS.

THIS PRINT DISCLOSES SUBJECT MATTER IN WHICH NYLOPLAST HAS PROPRIETARY RIGHTS. THE RECEIPT OR POSSESSION OF THIS PRINT DOES NOT CONFER, TRANSFER, OR LICENSE THE USE OF THE DESIGN OR TECHNICAL INFORMATION SHOWN HEREIN REPRODUCTION OF THIS PRINT OR ANY INFORMATION CONTAINED HEREIN, OR MANUFACTURE OF ANY ARTICLE HEREFROM, FOR THE DISCLOSURE TO OTHERS IS FORBIDDEN, EXCEPT BY SPECIFIC WRITTEN PERMISSION FROM NYLOPLAST. ©2013 NYLOPLAST

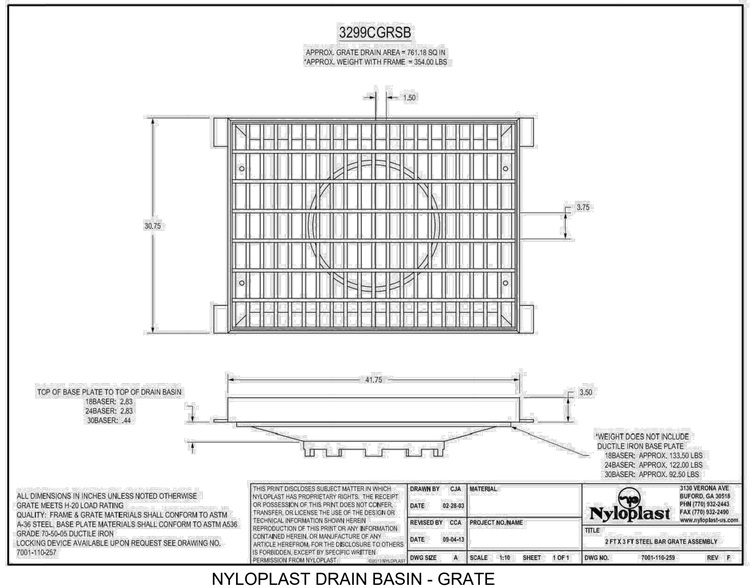
DRAWN BY	AWA	MATERIAL	
DATE	8-10-00		
REVISED BY	NMH	PROJECT NO./NAME	
DATE	11-2-18		
DWG SIZE	A	SCALE 1:40	SHEET 1 OF 1

3130 VERONA AVE
BUFORD, GA 30518
PHN (770) 932-2443
FAX (770) 932-2490
www.nyloplast-us.com

TITLE: 8 IN - 36 IN TYPICAL INSTALLATION OPTIONS

DWG NO. 7001-110-042 REV E

NYLOPLAST DRAIN BASIN - INSTALLATION OPTIONS
SCALE: N.T.S.



ALL DIMENSIONS IN INCHES UNLESS NOTED OTHERWISE
GRATE MEETS H-20 LOAD RATING
QUALITY: FRAME & GRATE MATERIALS SHALL CONFORM TO ASTM A-36 STEEL. BASE PLATE MATERIALS SHALL CONFORM TO ASTM A536 GRADE 70-50-05 DUCTILE IRON
LOCKING DEVICE AVAILABLE UPON REQUEST SEE DRAWING NO. 7001-110-257.

THIS PRINT DISCLOSES SUBJECT MATTER IN WHICH NYLOPLAST HAS PROPRIETARY RIGHTS. THE RECEIPT OR POSSESSION OF THIS PRINT DOES NOT CONFER, TRANSFER, OR LICENSE THE USE OF THE DESIGN OR TECHNICAL INFORMATION SHOWN HEREIN REPRODUCTION OF THIS PRINT OR ANY INFORMATION CONTAINED HEREIN, OR MANUFACTURE OF ANY ARTICLE HEREFROM, FOR THE DISCLOSURE TO OTHERS IS FORBIDDEN, EXCEPT BY SPECIFIC WRITTEN PERMISSION FROM NYLOPLAST. ©2021 NYLOPLAST

DRAWN BY	CJA	MATERIAL	
DATE	02-26-03		
REVISED BY	CCA	PROJECT NO./NAME	
DATE	09-04-13		
DWG SIZE	A	SCALE 1:10	SHEET 1 OF 1

3130 VERONA AVE
BUFORD, GA 30518
PHN (770) 932-2443
FAX (770) 932-2490
www.nyloplast-us.com

TITLE: 2 FT X 3 FT STEEL BAR GRATE ASSEMBLY

DWG NO. 7001-110-259 REV F

NYLOPLAST DRAIN BASIN - GRATE
SCALE: N.T.S.

WARE MALCOMB
CIVIL ENGINEERING
8750 nw 36th st
suite 625
doral, fl 33178
p. 949.660.9128
waremalcomb.com

EMILY LYN KASSOY 79813 STATE OF FLORIDA PROFESSIONAL ENGINEER
08/21/2026
FOR AND ON BEHALF OF WARE MALCOMB

Stephanie Kassoy
Stephanie Kassoy 2026.08.21 17:19:02-04'00'

LITHIA DORAL PARKING AND SERVICE STRUCTURE

10155 NW 12TH ST, CITY OF DORAL
MIAMI DADE COUNTY, FL 33172

GRADING & DRAINAGE DETAILS

NO.	DATE	REMARKS
01	06/19/2026	CITY RESUBMISSION
02	08/21/2026	SITE PLAN RESUBMISSION

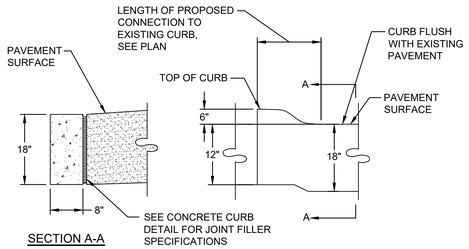
JOB NO.:	CHD25-0031
PA / PM:	S. KASSOY
DESIGNED:	
DATE:	01/21/26
PLOT DATE:	08/21/26

SHEET
C8.5
26

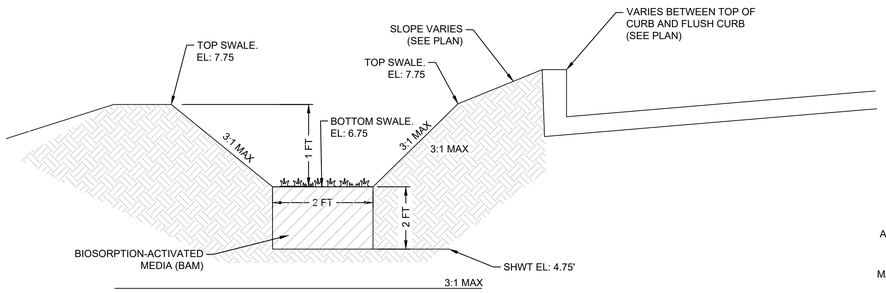
THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY AND COPYRIGHT OF WARE MALCOMB AND SHALL NOT BE USED ON ANY OTHER WORK EXCEPT BY AGREEMENT WITH WARE MALCOMB. WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS AND SHALL BE VERIFIED ON THE JOB SITE. ANY DISCREPANCY SHALL BE BROUGHT TO THE NOTICE OF WARE MALCOMB PRIOR TO THE COMMENCEMENT OF ANY WORK
NOT FOR CONSTRUCTION

P:\CHD25\00310\00\Civil\CAD\Sheets\CD\CHD25-0031_Grading Plan Details.dwg 08/21/2026 11:18 AM SAOUAKNINE 1:1

CAUTION: IF THIS SHEET IS NOT 24"x36" IT IS A REDUCED PRINT

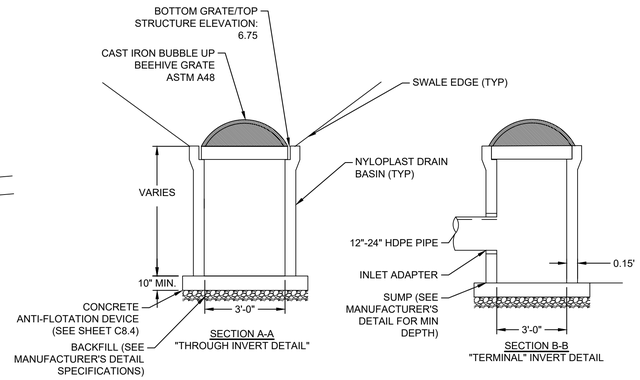


0" FLUSH CURB
SCALE: N.T.S.

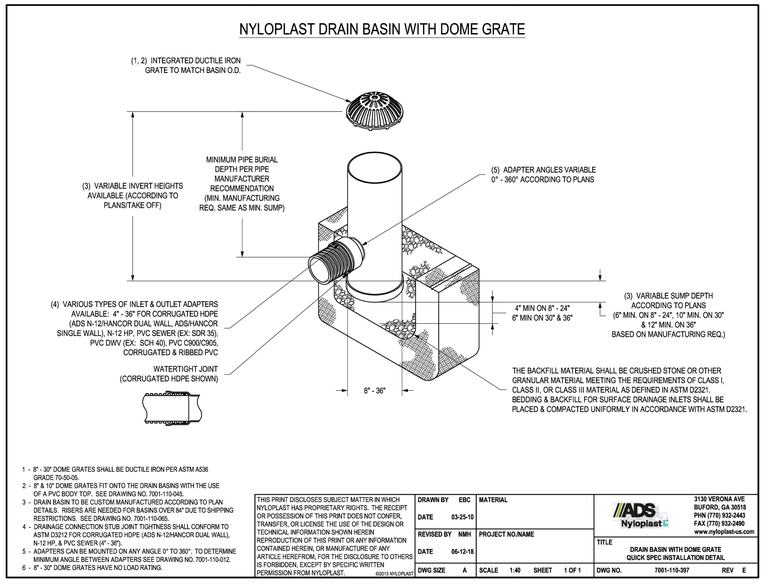


GRASS SWALE DETAIL

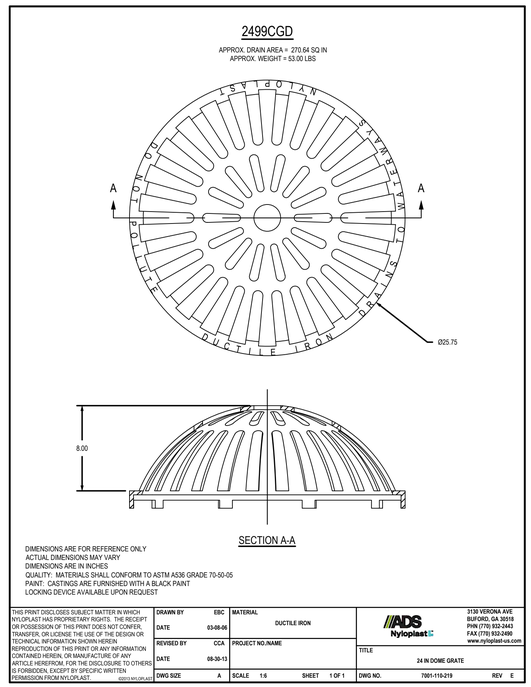
GENERAL NOTES
1. BIOSORPTION-ACTIVATED MEDIA SHALL BE "BOLD & GOLD" CTS 24 MEDIA .
2. MAXIMUM SIDE SLOPE RATIO FOR EARTHEN EMBANKMENTS IS 3:1.
3. THE SOIL BED MATERIAL SHALL BE FREE OF CONTAMINANTS.
4. THE SOIL BED MATERIAL MUST BE PLACED IN LIFTS NOT TO EXCEED 6 INCHES, ADDITIONAL MATERIAL MAY BE NECESSARY TO ACCOUNT FOR SETTLING OVER TIME.
5. DURING CLEARING AND GRADING OF THE SITE, MEASURES MUST BE TAKEN TO ELIMINATE SOIL COMPACTION AT THE LOCATION OF THE PROPOSED BIORETENTION SYSTEM.



BUBBLE UP STRUCTURE
SCALE: N.T.S.



NYLOPLAST DRAIN BASIN WITH BEEHIVE GRATE
SCALE: N.T.S.



BEEHIVE GRATE
SCALE: N.T.S.

THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY AND COPYRIGHT OF WARE MALCOMB AND SHALL NOT BE USED ON ANY OTHER WORK EXCEPT BY AGREEMENT WITH WARE MALCOMB. WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS AND SHALL BE VERIFIED ON THE JOB SITE. ANY DISCREPANCY SHALL BE BROUGHT TO THE NOTICE OF WARE MALCOMB PRIOR TO THE COMMENCEMENT OF ANY WORK

WARE MALCOMB
CIVIL ENGINEERING
8750 nw 36th st
suite 625
doral, fl 33178
p 949.660.9128
waremalcomb.com

STEPHANIE LYN KASSOY — 70813 — STATE OF FLORIDA — PROFESSIONAL ENGINEER
08/21/2026
FOR AND ON BEHALF OF WARE MALCOMB

Stephanie Kassoy
Stephanie Kassoy 2026.08.21 17:19:02-04'00'

LITHIA DORAL PARKING AND SERVICE STRUCTURE
10155 NW 12TH ST, CITY OF DORAL
MIAMI DADE COUNTY, FL 33172

GRADING & DRAINAGE DETAILS

NO.	DATE	REMARKS
01	06/19/2026	CITY RESUBMISSION
02	08/21/2026	SITE PLAN RESUBMISSION

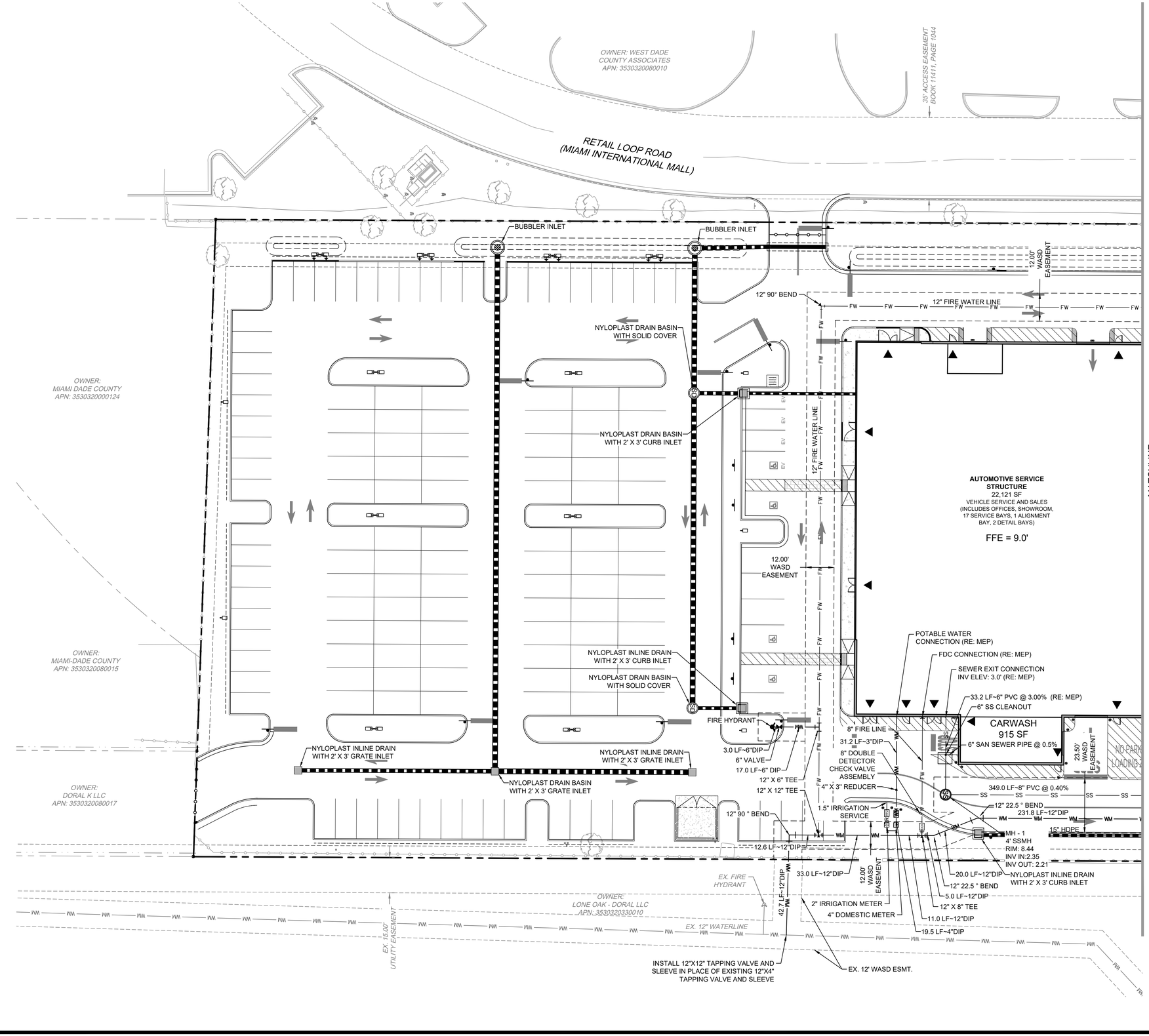
JOB NO.:	CHD25-0031
PA / PM:	S. KASSOY
DESIGNED:	
DATE:	01/21/26
PLOT DATE:	08/21/26

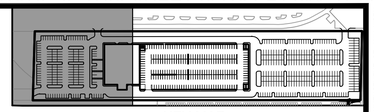
SHEET
C8.6
27

NOT FOR CONSTRUCTION

P:\CHD25\00310\00\Civil\CAD\Sheets\CD\CHD25-0031_Grading Plan Details.dwg 08/21/2026 11:18 AM SAOUAKNINE 1:1

CAUTION: IF THIS SHEET IS NOT 24"x36" IT IS A REDUCED PRINT





KEY MAP
SCALE: N.T.S.

SANITARY SEWER LEGEND

EXISTING		PROPOSED
	BOUNDARY	
	EASEMENT	
	CENTERLINE	
	CURB / GUTTER	
	BUILDING	
N/A	SAWCUT	
	STORM DRAIN	
SS	SANITARY	SS
C.O.	SANITARY CLEANOUT	C.O.
SS	SANITARY MANHOLE	SS
	SANITARY PLUG	
WM	WATERLINE	WM
IRR	IRRIGATION	IRR
NGAS	NATURAL GAS	

WATER LEGEND

EXISTING		PROPOSED
WM	WATERLINE	WM
	FIRE HYDRANT	
	WATER VALVE	
	WATER REDUCER	
	WATER FITTINGS	
M	WATER METER	M
	WATER PLUG	
WM	WATER MANHOLE	WM
PRV	WATER PRV	PRV
H2O	WATER VAULT	H2O

WM NOTES: UTILITY

1. CONTRACTOR SHALL VERIFY THE ELEVATION OF ALL EXISTING UTILITIES WHERE NEW GRADING OR UTILITY WORK WILL OCCUR AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES OR CONFLICTS. ENGINEER WILL NOT BE LIABLE FOR ANY COSTS ASSOCIATED WITH CHANGES TO THE DESIGN WITHOUT PROPER NOTIFICATION.
2. SEE COVER SHEET FOR BENCHMARK, BASIS OF BEARINGS, AND SURVEY INFORMATION.
3. PROPOSED DRY UTILITIES ARE SHOWN FOR REFERENCE ONLY. REFER TO PLANS BY UTILITY PROVIDERS AND/OR MEP.
4. EXISTING UTILITY STRUCTURES TO BE ADJUSTED AS NECESSARY FOR PROPOSED GRADING.
5. REFER TO GEOTECHNICAL REPORT FOR GROUNDWATER ELEVATIONS.
6. MANHOLES ARE CONTROLLED AT THE CENTER OF STRUCTURE.
7. CURB INLETS ARE CONTROLLED AT TOP FACE OF INLET (TFI), CENTERED ON THE STRUCTURE.
8. AREA AND VALLEY INLETS ARE CONTROLLED AT THE CENTER OF STRUCTURE.
9. UTILITY TRENCHES ARE TO BE COMPACTED PER JURISDICTION CRITERIA, PIPE MANUFACTURER RECOMMENDATION, AND GEOTECHNICAL REPORT, WHICHEVER IS STRICTER.
10. ALL STORM DRAIN AND SANITARY SEWER LINES TO HAVE WATER-TIGHT GASKETS.
11. ALL REINFORCED CONCRETE PIPE (RCP) TO BE CLASS III OR APPROVED EQUIVALENT UNLESS OTHERWISE NOTED.
12. ALL STORM DRAIN AND SANITARY SEWER PVC TO BE SDR35 UNLESS OTHERWISE NOTED OR REQUIRED BY THE JURISDICTION.
13. ALL WATER LINE PVC TO BE C900 UNLESS OTHERWISE NOTED OR REQUIRED BY THE JURISDICTION.

0 10 20 40
SCALE: 1" = 20'

WARE MALCOMB
CIVIL ENGINEERING
8750 nw 36th st
suite 625
doral, fl 33178
p 949.660.9128
waremalcomb.com

EMMANUELLE LYN KASSOY 70813 STATE OF FLORIDA PROFESSIONAL ENGINEER
08/21/2026
FOR AND ON BEHALF OF WARE MALCOMB

Stephanie Kassoy 2026.08.21 17:19:03-04'00'

LITHIA DORAL PARKING AND SERVICE STRUCTURE

10155 NW 12TH ST, CITY OF DORAL
MIAMI DADE COUNTY, FL 33172

UTILITY PLAN

NO.	DATE	REMARKS
01	06/19/2026	CITY RESUBMISSION
02	08/21/2026	SITE PLAN RESUBMISSION

JOB NO.:	CHD25-0031
PA / PM:	S. KASSOY
DESIGNED:	
DATE:	01/21/26
PLOT DATE:	08/21/26

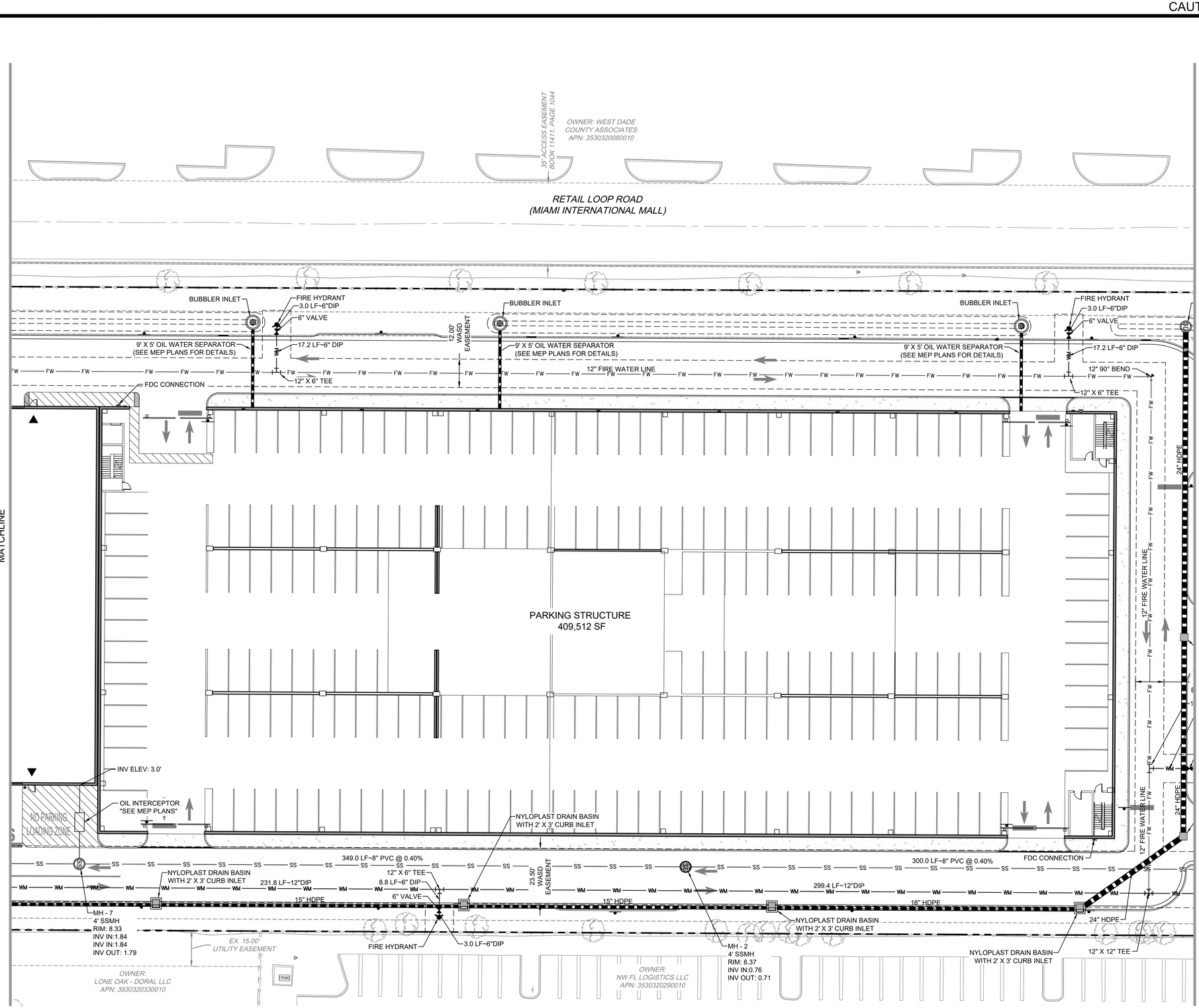
SHEET
C9.0
28

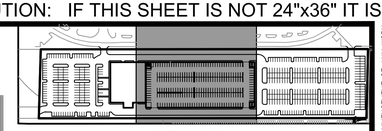
THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY AND COPYRIGHT OF WARE MALCOMB AND SHALL NOT BE USED ON ANY OTHER WORK EXCEPT BY AGREEMENT WITH WARE MALCOMB. WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS AND SHALL BE VERIFIED ON THE JOB SITE. ANY DISCREPANCY SHALL BE BROUGHT TO THE NOTICE OF WARE MALCOMB PRIOR TO THE COMMENCEMENT OF ANY WORK.

NOT FOR CONSTRUCTION

P:\CHD25\003100\Civil\CAD\Sheets\CD\CHD25-0031_Utility Plan.dwg 08/21/2026 11:18 AM IHULIN 1:1

CAUTION: IF THIS SHEET IS NOT 24"x36" IT IS A REDUCED PRINT





KEY MAP
SCALE: N.T.S.

SANITARY SEWER LEGEND

EXISTING		PROPOSED
	BOUNDARY	
	EASEMENT	
	CENTERLINE	
	CURB / GUTTER	
	BUILDING	
N/A	SAWCUT	
	STORM DRAIN	
SS	SANITARY	SS
C.O.	SANITARY CLEANOUT	C.O.
SS	SANITARY MANHOLE	SS
	SANITARY PLUG	
WM	WATERLINE	WM
IRR	IRRIGATION	IRR
NGAS	NATURAL GAS	

WATER LEGEND

EXISTING		PROPOSED
WM	WATERLINE	WM
	FIRE HYDRANT	
	WATER VALVE	
	WATER REDUCER	
	WATER FITTINGS	
M	WATER METER	M
	WATER PLUG	
WM	WATER MANHOLE	WM
PRV	WATER PRV	PRV
H2O	WATER VAULT	H2O

WM NOTES: UTILITY

1. CONTRACTOR SHALL VERIFY THE ELEVATION OF ALL EXISTING UTILITIES WHERE NEW GRADING OR UTILITY WORK WILL OCCUR AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES OR CONFLICTS. ENGINEER WILL NOT BE LIABLE FOR ANY COSTS ASSOCIATED WITH CHANGES TO THE DESIGN WITHOUT PROPER NOTIFICATION.
2. SEE COVER SHEET FOR BENCHMARK, BASIS OF BEARINGS, AND SURVEY INFORMATION.
3. PROPOSED DRY UTILITIES ARE SHOWN FOR REFERENCE ONLY. REFER TO PLANS BY UTILITY PROVIDERS AND/OR MEP.
4. EXISTING UTILITY STRUCTURES TO BE ADJUSTED AS NECESSARY FOR PROPOSED GRADING.
5. REFER TO GEOTECHNICAL REPORT FOR GROUNDWATER ELEVATIONS.
6. MANHOLES ARE CONTROLLED AT THE CENTER OF STRUCTURE.
7. CURB INLETS ARE CONTROLLED AT TOP FACE OF INLET (TFI), CENTERED ON THE STRUCTURE.
8. AREA AND VALLEY INLETS ARE CONTROLLED AT THE CENTER OF STRUCTURE.
9. UTILITY TRENCHES ARE TO BE COMPACTED PER JURISDICTION CRITERIA, PIPE MANUFACTURER RECOMMENDATION, AND GEOTECHNICAL REPORT, WHICHEVER IS STRICTER.
10. ALL STORM DRAIN AND SANITARY SEWER LINES TO HAVE WATER-TIGHT GASKETS.
11. ALL REINFORCED CONCRETE PIPE (RCP) TO BE CLASS III OR APPROVED EQUIVALENT UNLESS OTHERWISE NOTED.
12. ALL STORM DRAIN AND SANITARY SEWER PVC TO BE SDR35 UNLESS OTHERWISE NOTED OR REQUIRED BY THE JURISDICTION.
13. ALL WATER LINE PVC TO BE C900 UNLESS OTHERWISE NOTED OR REQUIRED BY THE JURISDICTION.

0 10 20 40
SCALE: 1" = 20'

WARE MALCOMB
CIVIL ENGINEERING
8750 nw 36th st
suite 625
doral, fl 33178
p 949.660.9128
waremalcomb.com

STATE OF FLORIDA
STEPHANIE LYN KASSOY
70813
REGISTERED
PROFESSIONAL ENGINEER
Stephanie Kassoy
08/21/2026

FOR AND ON BEHALF OF WARE MALCOMB

Stephanie Kassoy
Stephanie Kassoy
2026.08.21
17:19:03-04'00'

LITHIA DORAL PARKING AND SERVICE STRUCTURE

10155 NW 12TH ST, CITY OF DORAL
MIAMI DADE COUNTY, FL 33172

UTILITY PLAN

NO.	DATE	REMARKS
01	06/19/2026	CITY RESUBMISSION
02	08/21/2026	SITE PLAN RESUBMISSION

JOB NO.:	CHD25-0031
PA / PM:	S. KASSOY
DESIGNED:	
DATE:	01/21/26
PLOT DATE:	08/21/26

SHEET
C9.1
29

THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY AND COPYRIGHT OF WARE MALCOMB AND SHALL NOT BE USED ON ANY OTHER WORK EXCEPT BY AGREEMENT WITH WARE MALCOMB. WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS AND SHALL BE VERIFIED ON THE JOB SITE. ANY DISCREPANCY SHALL BE BROUGHT TO THE NOTICE OF WARE MALCOMB PRIOR TO THE COMMENCEMENT OF ANY WORK.

NOT FOR CONSTRUCTION

P:\CHD25\0031\00\Civil\CAD\Sheets\CD\CHD25-0031_Utility Plan.dwg 08/21/2026 11:18 AM IHULIN 1:1

CAUTION: IF THIS SHEET IS NOT 24"x36" IT IS A REDUCED PRINT

: HYDRANT
) LF~6"DIP
VALVE
7.2 LF~6" DIP
" 90" BEND
FW
6" TEE
SEE SHEET C9.1 MATCHLINE
12" FIRE WATER LINE
BUBBLER STRUCTURE
BUBBLER STRUCTURE
BUBBLER STRUCTURE
18" HDPE
DURASLOT SLOTTED DRAIN PIPE
24" HDPE
24" HDPE
24" HDPE
NYLOPLAST DRAIN BASIN WITH SOLID COVER
NYLOPLAST INLINE DRAIN WITH 2' X 3' CURB INLET
18" HDPE
NYLOPLAST INLINE DRAIN WITH 2' X 3' GRATE INLET
24" HDPE
NYLOPLAST DRAIN BASIN WITH 2' X 3' GRATE INLET
NYLOPLAST DRAIN BASIN WITH 2' X 3' GRATE INLET
NYLOPLAST DRAIN BASIN WITH 2' X 3' GRATE INLET
12.00' WASD EASEMENT
12" X 6" TEE
17.0 LF~6" DIP
6" VALVE
3.0 LF~6"DIP
FIRE HYDRANT
24" HDPE
24" HDPE
24" HDPE
NYLOPLAST INLINE DRAIN WITH 2' X 3' CURB INLET
NYLOPLAST DRAIN BASIN WITH 2' X 3' GRATE INLET
NYLOPLAST INLINE DRAIN WITH 2' X 3' GRATE INLET
24" HDPE
NYLOPLAST DRAIN BASIN WITH 2' X 3' GRATE INLET
NYLOPLAST DRAIN BASIN WITH 2' X 3' GRATE INLET
24" HDPE
12" X 12" TAPPING SLEEVE AND TEE TO EX. WATER MAIN
OWNER:
KEYSTONE ICP V LLC
APN: 3530320340010
EX. 10.00' UTILITY EASEMENT
300.0 LF~8" PVC @ 0.40%
299.9 LF~8" PVC @ 0.40%
23.50' WASD EASEMENT
" HDPE
" X 12" TEE
MH - 3
4' SSMH
RIM: 7.74
INV IN:-0.49
INV OUT: -0.54
457.9 LF~12"DIP
MH - 4
4' SSMH
RIM: 7.54
INV IN:-1.74
INV OUT: -1.79
12.00' WASD EASEMENT
OWNER:
NW FL LOGISTICS LLC
APN: 3530320290010
EX. 12.00' WATER EASEMENT PER O.R.B. 19471, PG. 921
15.00' WASD EASEMENT
206.2 LF~8" PVC @ 0.40%
EX. 10.00' UTILITY EASEMENT
EX. 10.00' UTILITY EASEMENT
EX. 12" WATER
CONNECT TO EX. MANHOLE (W) INV: (-) 2.61'
EX. 10" SS
SVON
SVON

KEY MAP
SCALE: N.T.S.

SANITARY SEWER LEGEND

EXISTING		PROPOSED
	BOUNDARY	
	EASEMENT	
	CENTERLINE	
	CURB / GUTTER	
	BUILDING	
N/A	SAWCUT	
	STORM DRAIN	
SS	SANITARY	SS
C.O.	SANITARY CLEANOUT	C.O.
SS	SANITARY MANHOLE	SS
	SANITARY PLUG	
WM	WATERLINE	WM
IRR	IRRIGATION	IRR
NGAS	NATURAL GAS	

WATER LEGEND

EXISTING		PROPOSED
WM	WATERLINE	WM
	FIRE HYDRANT	
	WATER VALVE	
	WATER REDUCER	
	WATER FITTINGS	
M	WATER METER	M
	WATER PLUG	
WA	WATER MANHOLE	WA
PRV	WATER PRV	PRV
H2O	WATER VAULT	H2O

WM NOTES: UTILITY

1. CONTRACTOR SHALL VERIFY THE ELEVATION OF ALL EXISTING UTILITIES WHERE NEW GRADING OR UTILITY WORK WILL OCCUR AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES OR CONFLICTS. ENGINEER WILL NOT BE LIABLE FOR ANY COSTS ASSOCIATED WITH CHANGES TO THE DESIGN WITHOUT PROPER NOTIFICATION.
2. SEE COVER SHEET FOR BENCHMARK, BASIS OF BEARINGS, AND SURVEY INFORMATION.
3. PROPOSED DRY UTILITIES ARE SHOWN FOR REFERENCE ONLY. REFER TO PLANS BY UTILITY PROVIDERS AND/OR MEP.
4. EXISTING UTILITY STRUCTURES TO BE ADJUSTED AS NECESSARY FOR PROPOSED GRADING.
5. REFER TO GEOTECHNICAL REPORT FOR GROUNDWATER ELEVATIONS.
6. MANHOLES ARE CONTROLLED AT THE CENTER OF STRUCTURE.
7. CURB INLETS ARE CONTROLLED AT TOP FACE OF INLET (TFI), CENTERED ON THE STRUCTURE.
8. AREA AND VALLEY INLETS ARE CONTROLLED AT THE CENTER OF STRUCTURE.
9. UTILITY TRENCHES ARE TO BE COMPACTED PER JURISDICTION CRITERIA, PIPE MANUFACTURER RECOMMENDATION, AND GEOTECHNICAL REPORT, WHICHEVER IS STRICTER.
10. ALL STORM DRAIN AND SANITARY SEWER LINES TO HAVE WATER-TIGHT GASKETS.
11. ALL REINFORCED CONCRETE PIPE (RCP) TO BE CLASS III OR APPROVED EQUIVALENT UNLESS OTHERWISE NOTED.
12. ALL STORM DRAIN AND SANITARY SEWER PVC TO BE SDR35 UNLESS OTHERWISE NOTED OR REQUIRED BY THE JURISDICTION.
13. ALL WATER LINE PVC TO BE C900 UNLESS OTHERWISE NOTED OR REQUIRED BY THE JURISDICTION.

0 10 20 40
SCALE: 1" = 20'

WARE MALCOMB
CIVIL ENGINEERING
8750 nw 36th st
suite 625
doral, fl 33178
p. 949.660.9128
waremalcomb.com

STEPHANIE LYN KASSOY 70813 STATE OF FLORIDA PROFESSIONAL ENGINEER
08/21/2026
FOR AND ON BEHALF OF WARE MALCOMB

Stephanie Kassoy 2026.08.21 17:19:03-04'00'

LITHIA DORAL PARKING AND SERVICE STRUCTURE

10155 NW 12TH ST, CITY OF DORAL
MIAMI DADE COUNTY, FL 33172

UTILITY PLAN

NO.	DATE	REMARKS
01	06/19/2026	CITY RESUBMISSION
02	08/21/2026	SITE PLAN RESUBMISSION

JOB NO.:	CHD25-0031
PA / PM:	S. KASSOY
DESIGNED:	
DATE:	01/21/26
PLOT DATE:	08/21/26

SHEET
C9.2
30

THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY AND COPYRIGHT OF WARE MALCOMB AND SHALL NOT BE USED ON ANY OTHER WORK EXCEPT BY AGREEMENT WITH WARE MALCOMB. WRITTEN DIMENSIONS SHALL TAKE PRECIDENCE OVER SCALED DIMENSIONS AND SHALL BE VERIFIED ON THE JOB SITE. ANY DISCREPANCY SHALL BE BROUGHT TO THE NOTICE OF WARE MALCOMB PRIOR TO THE COMMENCEMENT OF ANY WORK.

NOT FOR CONSTRUCTION

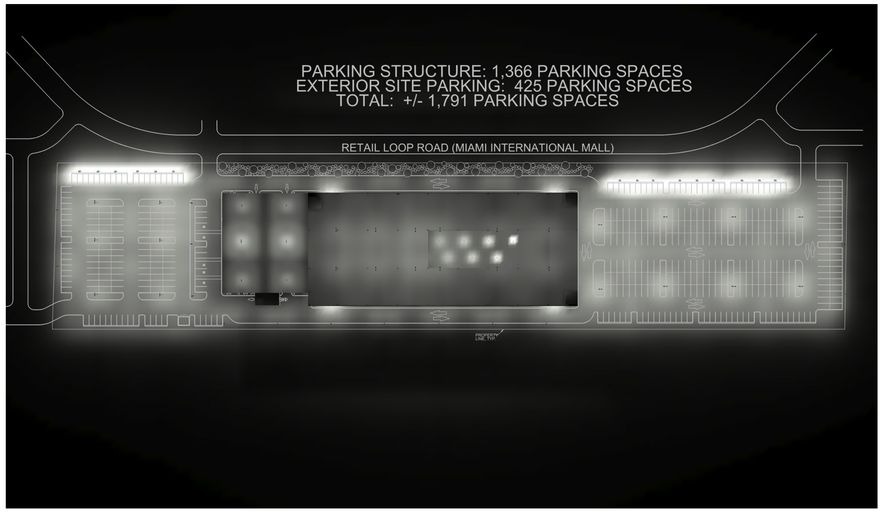
P:\CHD25\0031\00\Civil\CAD\Sheets\CD\CHD25-0031_Utility Plan.dwg 08/21/2026 11:19 AM IHULIN 1:1

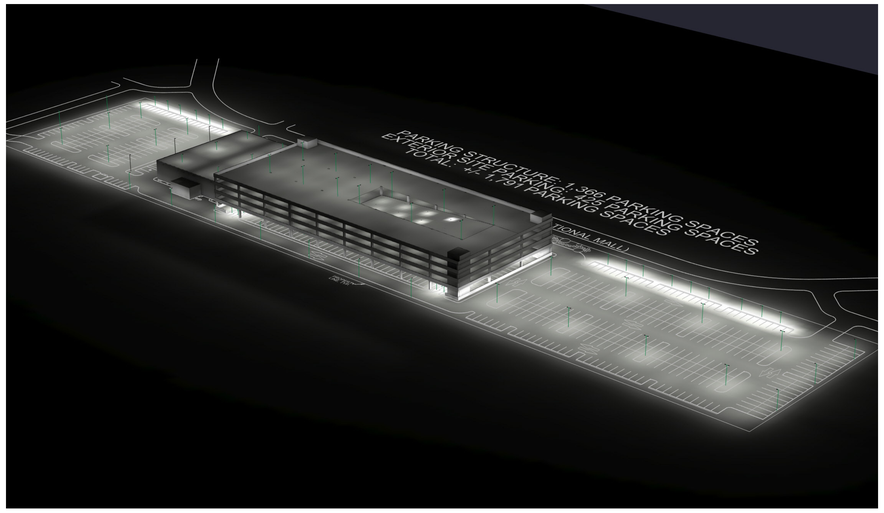
Luminaire Schedule

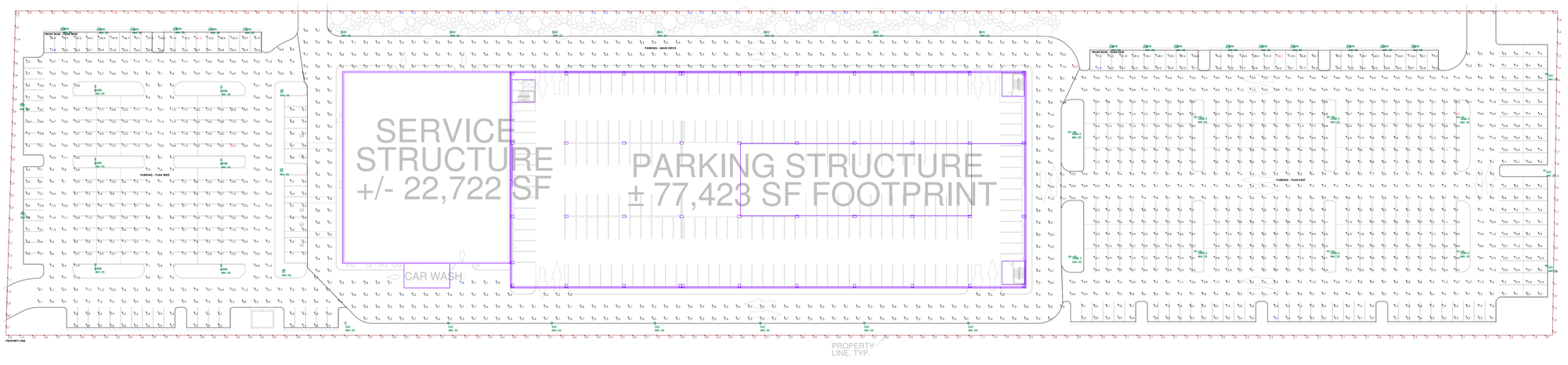
Symbol	Qty	Label	Arrangement	Lum. Lumens	Luminaire Watts	LLF	Description	Manufacturer
	19	S3C	Single	16895	157	0.900	BLX-II_3_T3_96LC_5_4K_UNV_CLS_IES - W/CLIENT SIDE SHIELD	Visionaire
	15	S4FR	Twin	38606	331	0.900	BLX-II_3_T4A_96LC_10_4K_IES - TANDEM	Visionaire
	3	S5	Single	34480	282	0.900	BLX-II_4_T5W_128LC_7_4K_IES	Visionaire
	6	S5BB	Back-Back	46492	434	0.900	BLX-II_4_T5W_128LC_10_4K_IES	Visionaire
	8	S5BB-2	Back-Back	70270	659	0.900	BLX-II_6_T5W_192LC_10_4K_IES	Visionaire

Calculation Summary

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min	Max/Avg	PtSpcLr	PtSpcTb	Grid Z
FRONT ROW - PLAN EAST	Illuminance	Fc	70.78	156.1	15.3	4.63	10.20	2.21	10	10	4
FRONT ROW - PLAN WEST	Illuminance	Fc	74.53	157.3	19.8	3.76	7.94	2.11	10	10	4
PARKING - MAIN DRIVE	Illuminance	Fc	4.74	20.0	1.8	2.63	11.11	N.A.	10	10	0
PARKING - PLAN EAST	Illuminance	Fc	10.37	25.2	3.0	3.46	8.40	2.43	10	10	4
PARKING - PLAN WEST	Illuminance	Fc	10.02	20.6	3.3	3.04	6.24	2.06	10	10	4
PROPERTY LINE	Illuminance	Fc	2.27	11.8	0.2	11.35	59.00	N.A.	10	N.A.	N.A.







PHOTOMETRY - OVERALL
Scale: 1 inch= 40 Ft.

RECEIVED
By Massiel at 11:23 am, May 06, 2026

SESCO LIGHTING

Disclaimer
SESCO Lighting provides this photometric report for purposes of comparison within the SESCO Lighting product line only. The information provided is based on standardized industry procedures.

This laboratory performance will always differ from that observed in the field due to a great number of variables, both known and unknown (installation methods, power quality, lamping, recoverable and non-recoverable light loss factors, etc.)

In general, SESCO Lighting considers numerical studies to be predictive in that they cannot characterize the visual performance of any luminaire, single or grouped. As such, specification decisions must be thoroughly based upon experience, consultation with the manufacturer, and, above all, common sense.

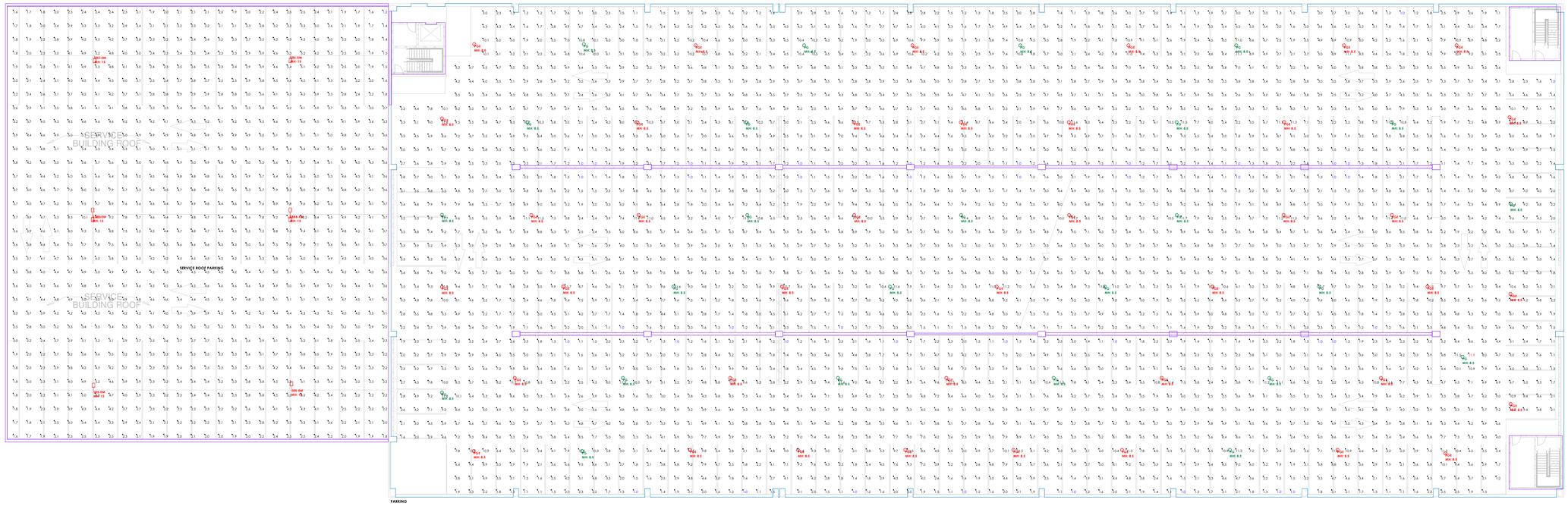
Sales Rep: PETER FERINAS
Office: FT LAUDERDALE
Contact: (305)219-0799
Processed By: JNP
Filename: 02192026 - LITHIA MOTORS DORAL -PARKING AND PARKING STRUCTURE - SITE.AGI

LITHIA MOTORS DORAL - PARKING AND PARKING STRUCTURE
SITE

Date:2/19/2026

Luminaire Schedule							
Symbol	Qty	Label	Arrangement	Lum. Lumens	Luminaire Watts	LLF	Description	Manufacturer
	25	PG	Single	5791	45	0.900	PRK_T5LS_45W_4K_UNV	VISIONAIRE
	40	PGE	Single	5791	45	0.900	PRK_T5LS_45W_4K_UNV - EM VIA 20W BATTERY	VISIONAIRE
	2	S5BB-EM	Back-Back	14282	102	0.900	BLX-II_3_T5W_96LC_3_4K_IES - BACK TO BACK - EM VIA INVERTER	Visionaire
	4	SR5-EM	Single	14282	102	0.900	BLX-II_3_T5W_96LC_3_4K_IES - EM VIA INVERTER	Visionaire

Calculation Summary											
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min	Max/Avg	PtSpcLr	PtSpcTb	Grid Z
PARKING	Illuminance	Fc	4.19	11.9	1.0	4.19	11.90	N.A.	5	5	0
SERVICE ROOF PARKING	Illuminance	Fc	3.93	10.7	1.2	3.28	8.92	N.A.	5	5	0



PHOTOMETRY - LEVEL 3 - OVERALL
Scale: 1 inch= 17 Ft.

SESCO LIGHTING

Disclaimer
SESCO Lighting provides this photometric report for purposes of comparison within the SESCO Lighting product line only. The information provided is based on standardized industry procedures.

This laboratory performance will always differ from that observed in the field due to a great number of variables, both known and unknown (installation methods, power quality, lamping, recoverable and non-recoverable light loss factors, etc.)

In general, SESCO Lighting considers numerical studies to be predictive in that they cannot characterize the visual performance of any luminaire, single or grouped. As such, specification decisions must be thoroughly based upon experience, consultation with the manufacturer, and, above all, common sense.

Sales Rep: PETER FERINAS
Office: FT LAUDERDALE
Contact: (305)219-0799
Processed By: JNP
Filename: 02192026 - LITHIA MOTORS DORAL -PARKING AND PARKING STRUCTURE - G3.AGI

LITHIA MOTORS DORAL - PARKING AND PARKING STRUCTURE GARAGE

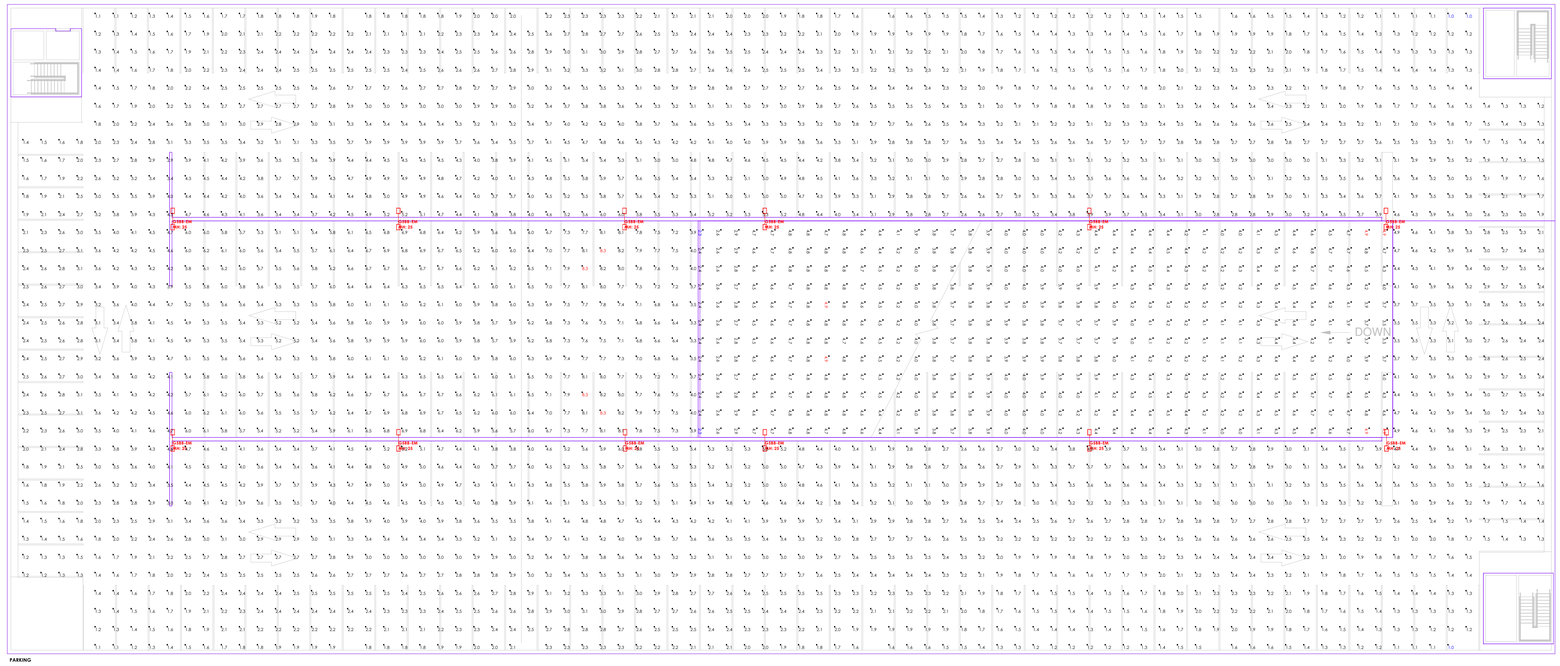
Date:2/19/2026

Luminaire Schedule

Symbol	Qty	Label	Arrangement	Lum. Lumens	Luminaire Watts	LLF	Description	Manufacturer
	12	G5BB-EM	Back-Back	14282	102	0.900	BLX-II_3_T5W_96LC_3_4K_IES - BACK TO BACK - EM VIA INVERTER	Visionaire

Calculation Summary

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min	Max/Avg	PtSpcLr	PtSpcTb	Grid Z
PARKING	Illuminance	Fc	3.34	8.3	1.0	3.34	8.30	N.A.	5	5	0
RAMP	Illuminance	Fc	4.14	4.9	2.3	1.80	2.13	N.A.	5	5	-11.453 to 0



PHOTOMETRY - LEVEL 5 - OVERALL
Scale: 1 inch= 17 Ft.

SESCO LIGHTING

Disclaimer:
SESCO Lighting provides this photometric report for purposes of comparison within the SESCO Lighting product line only. The information provided is based on standardized industry procedures.

This laboratory performance will always differ from that observed in the field due to a great number of variables, both known and unknown (installation methods, power quality, lamping, recoverable and non-recoverable light loss factors, etc.)

In general, SESCO Lighting considers numerical studies to be predictive in that they cannot characterize the visual performance of any luminaire, single or grouped. As such, specification decisions must be thoroughly based upon experience, consultation with the manufacturer, and, above all, common sense.

Sales Rep: PETER FERINAS
Office: FT LAUDERDALE
Contact: (305)219-0799
Processed By: JNP
Filename: 02192026 - LITHIA MOTORS DORAL -PARKING AND PARKING STRUCTURE - G5.AGI

LITHIA MOTORS DORAL - PARKING AND PARKING STRUCTURE GARAGE

Date:2/19/2026