KLA ACADEMY

PROJECT ADDRESS: 1109 SW 4th AVENUE & 1131 SW 4th AVENUE MIAMI FL 33130 FOLIO(S) # : 01-0208-030-1080 & 01-0208-030-1070 & 01-4138-169-0001

APPLICANT:

KLA HOLDING LLC 1750 CORAL WAY SUITE 301 MIAMI, FL 33145

DATE: OCTOBER 4, 2017 SUBMITTAL: WARRANT CIVICA PROJECT #: 160212

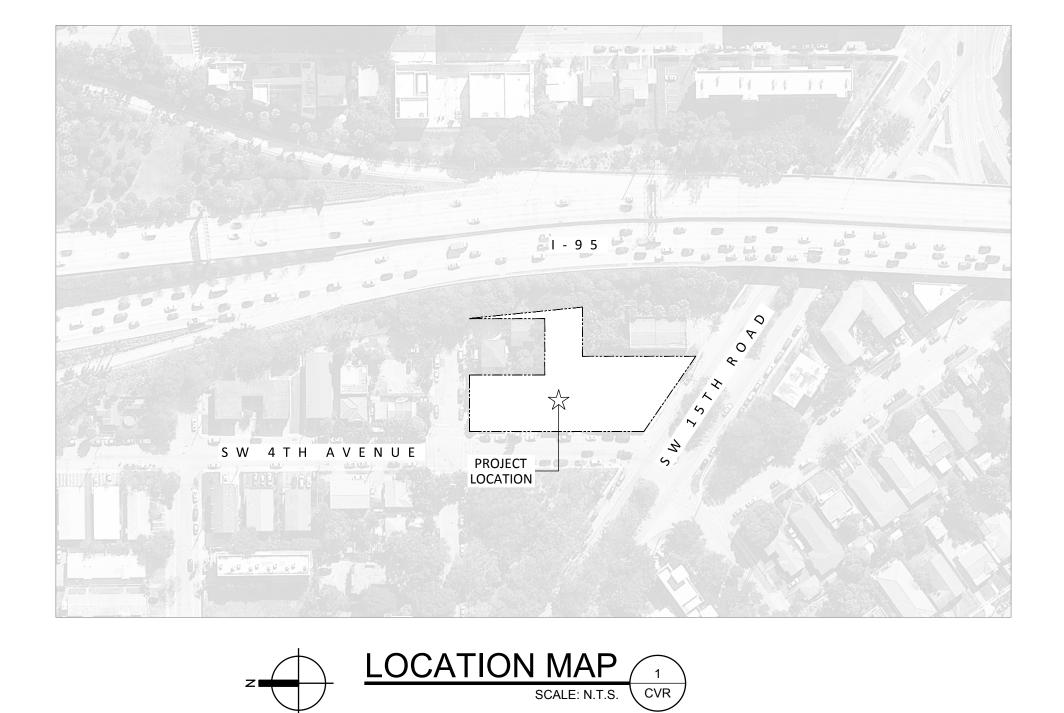
ARCHITECT: CIVICA

ARCHITECTURE AND URBAN DESIGN 8323 NW 12TH ST SUITE 106 DORAL, FL 33126 PH. 305.593.9959 FX. 305.593.9855

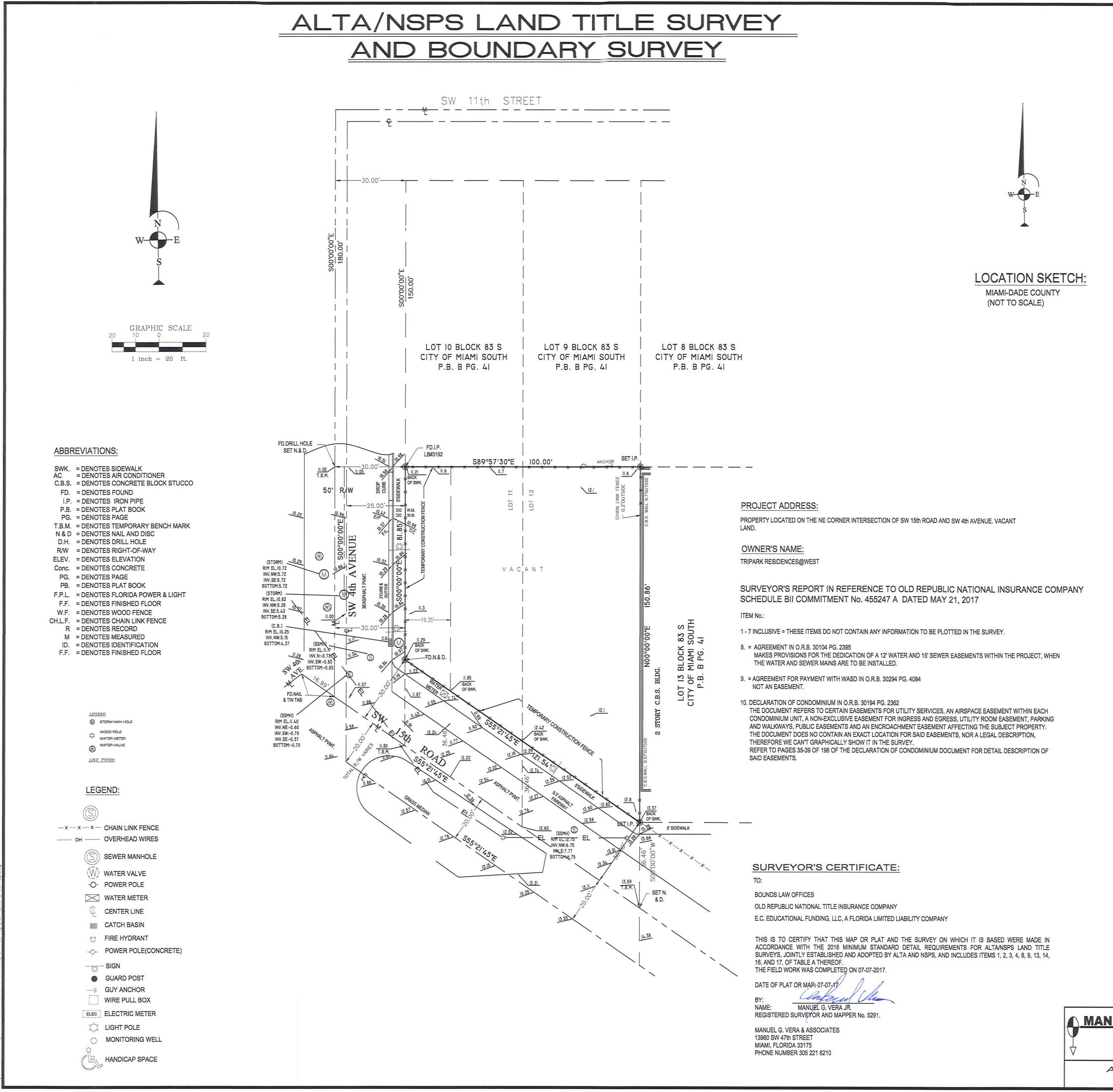
LANDSCAPE ARCHITECT: GARDNER + SEMLER LANDSCAPE ARCHITECTURE GSLA DESIGN, INC. 17670 NW 78 AVENUE SUITE 214 MIAMI, FL 33015 PH. 305.392.1016 FX. 305.392.1019

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LEGAL DESCRIPTION:

PARCEL 1 LOT 12, BLOCK 83 SOUTH, MAP OF MIAMI, DADE CO. FLA, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK B, PAGE 41, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

PARCEL 2:

LOT 11, LESS THE WEST 19.35 FEET THEREOF, BLOCK 83 SOUTH, MAP OF MIAMI, DADE CO. FLA, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK B, PAGE 41, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

PARCEL 3:

THE WEST 19.35 FEET OF LOT 11, BLOCK 83 SOUTH, MAP OF MIAMI, DADE CO. FLA., ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK B, PAGE 41, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, AS ONE. CONTAINING 11,635 SQUARE FEET OR 0.267 ACRES MORE OR LESS.

SURVEYOR'S REPORT

OWNERSHIP IS SUBJECT TO OPINION OF TITLE.

EXAMINATION OF THE ABSTRACT OF TITLE WILL HAVE TO BE MADE TO DETERMINE RECORDED INSTRUMENTS, IF ANY, AFFECTING THIS PROPERTY

THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT SHOWN ON THIS SURVEY, THAT MAY BE FOUND IN THE PUBLIC RECORDS OF MIAMI DADE COUNTY, FLORIDA.

LEGAL DESCRIPTION TAKEN FROM OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY COMMITMENT NUMBER 455247 A DATED MAY 21, 2017 AND FURNISHED BY THE CLIENT

BEARINGS SHOWN HEREON ARE RELATIVE TO AN ASSUMED MERIDIAN ALONG THE CENTERLINE OF SW 15th ROAD, WHICH BEARS \$55°21'45"E.

THIS BOUNDARY SURVEY WAS PREPARED IN ACCORDANCE WITH THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF LAND SURVEYORS AND MAPPERS PURSUANT TO SECTION 472.027 FLORIDA STATUTES AND TO CHAPTER 5J-17 OF THE F.A.C.

ELEVATIONS ARE RELATIVE TO THE 1929 N.G.V.D. OF MEAN SEA LEVEL AND ARE BASED ON A BENCH MARK SUPPLIED BY THE SURVEYING DEPARTMENT OF CITY OF MIAMI, FLORIDA.

BENCH MARK: PK & WASHER AT NW. CORNER INTERSECTION OF SW 4 AVE.& SW 15 RD. ELEVATION=11.242(CITY OF IAMI DATUM) OR 10.982 (1929 N.G.V.D.) (F.B. 840, PG.52) FOR TBM INFORMATION SEE SURVEY SKETCH.

BASE FLOOD INFORMATION= BASE FLOOD ZONE: X, COMMUNITY : CITY OF MIAMI, COMMUNITY No.: 120650, MAP No.: 12086C0314, SUFFIX: L, ELEVATION: N/A

NO ATTEMPT HAS BEEN MADE TO LOCATE ANY UNDERGROUND ENCROACHMENTS.

THERE IS NO VISIBLE EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELD WORK.

THERE IS NO EVIDENCE OF CHANGES IN STREET RIGHT OF WAY LINES, NOR VISIBLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELD WORK.

THESE MEASUREMENTS AND EXAMINATIONS WERE PERFORMED UNDER MY DIRECT SUPERVISION AND IN MY PROFESSIONAL JUDGMENT, EVERY ATTEMPT WAS MADE TO LOCATE THE DATA IN QUESTION USING THE STANDARD OF CARE FOR SURVEYING AND MAPPING IN THESE MATTERS, SUBJECT TO THE LIMITATIONS AS SET FORTH IN THIS SURVEY MAP AND REPORT.

THE SURVEY MAP IS INTENDED TO BE DISPLAYED AT THE STATED GRAPHIC SCALES IN ENGLISH UNITS OF MEASUREMENT AS DEPICTED ON THE SURVEY MAP.ATTENTION IS DIRECTED TO THE FACT THAT SAID SURVEY MAP MAY BE ALTERED IN SCALE BY REPRODUCTION AND MUST BE CONSIDERED WHEN OBTAINING SCALED DATA.

SINCE NO OTHER INFORMATION OTHER THAN WHAT IS CITED IN THE SOURCES OF DATA WERE FURNISHED, THE CLIENT IS HEREBY ADVISED THAT THERE MAY BE LEGAL RESTRICTIONS ON THE SUBJECT PROPERTY THAT ARE NOT SHOWN ON THE SURVEY MAP OR CONTAINED WITHIN THIS REPORT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, OR THE RECORDS OF ANY OTHER PUBLIC AND PRIVATE ENTITIES AS THEIR JURISDICTIONS MAY APPEAR. THE SURVEYOR MAKES NO REPRESENTATION AS TO OWNERSHIP OR POSSESSION OR OCCUPATION OF THE SUBJECT PROPERTY BY ANY ENTITY OR INDIVIDUAL.

NO EXCAVATION WAS MADE AS TO SHOW THE SUBJECT PROPERTY IS SERVED BY UTILITIES. SUBSURFACE UTILITIES, INCLUDING, BUT WITHOUT LIMITATION TO PIPES, WIRES, VAULTS, BOXES, DRAIN TILES, VOIDS, CABLES AND OTHER MATERIALS ANCILLARY TO THE DELIVERY AND/OR DISPOSAL OF WATER, WASTEWATER, SEWAGE, ELECTRICITY, GAS, TELEPHONE SERVICE, CABLE TELEVISION OR AS THEY MAY EXIST WITHIN. UPON, ACROSS OR ABUTTING THE SUBJECT PROPERTY WERE NOT PHYSICALLY LOCATED. OTHER SUBSURFACE STRUCTURES AS THEY MAY EXIST WITHIN, UPON, ACROSS OR ABUTTING THE SUBJECT PROPERTY WERE NOT LOCATED UNLESS OTHERWISE SHOWN ON THE SURVEY MAP OR ACCOUNTED FOR IN THE PRECEDING STATEMENT OF THIS SECTION. THIS NOTICE IS REQUIRED BY THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN THE STATE OF FLORIDA, PURSUANT TO RULE 5J-17 OF THE FLORIDA STATUTES.

FIELD WORK DATE: 07-07-2017

LB 2439

	DATE:	REVISIONS:			
UEL G. VERA & ASSOCIATES, INC.ENGINEERSSURVEYORSMAPPERS13960 SW 47th Street• Miami, FL 33175• Phone (305)221-6210P.O. BOX 650578 •Miami, FL 33265 •Fax (305)221-1295www.mgvera.com•e-mail:snuin@mgvera.com					
ALTA-NSPS LAND TITLE SURVEY BOUNDARY SURVEY	DATE 07-07-2017	DRAWN BY SN	SCALE 1"=20'	F.B PG. 888-1	JOB No. 17-05-18 17-553

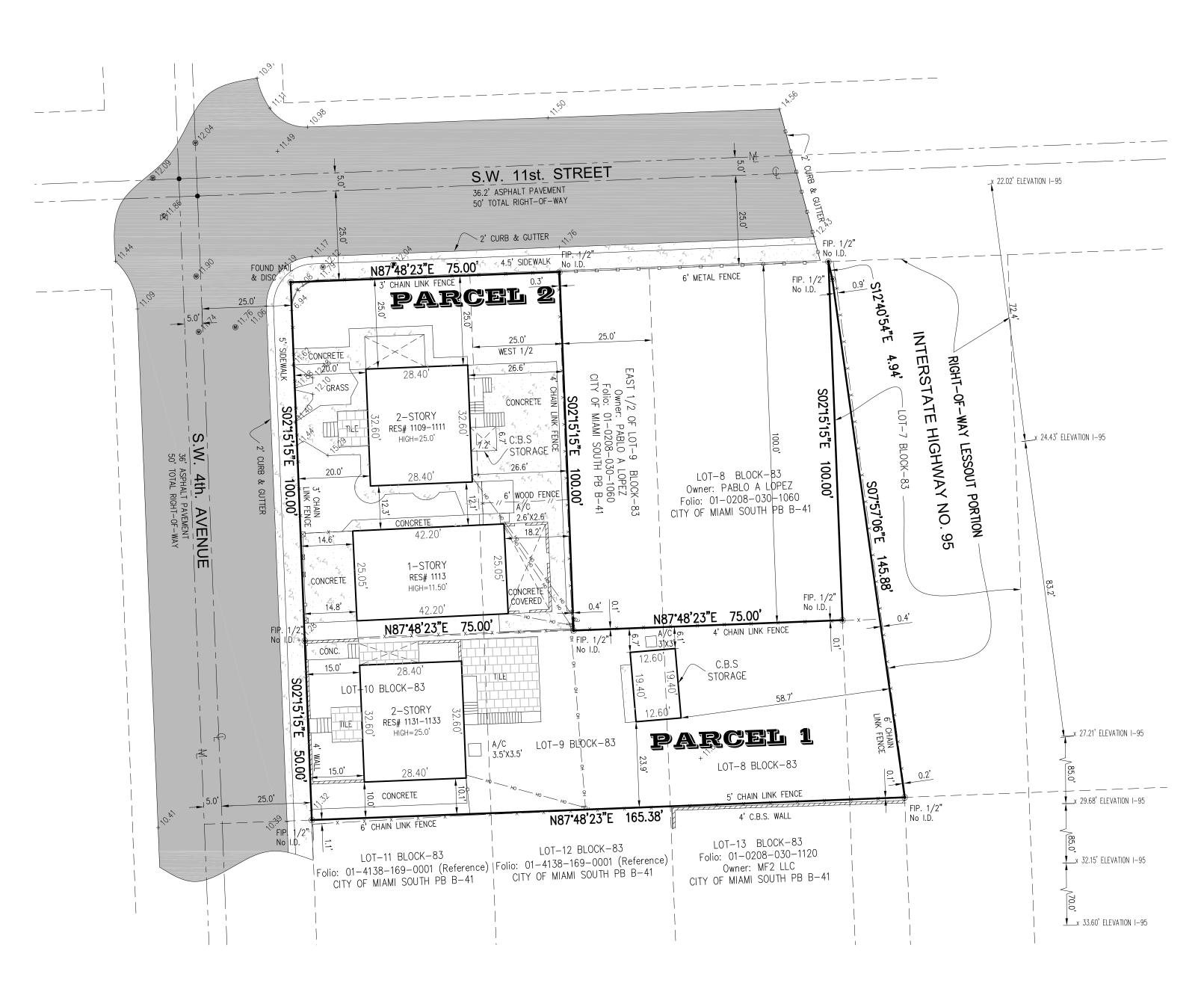


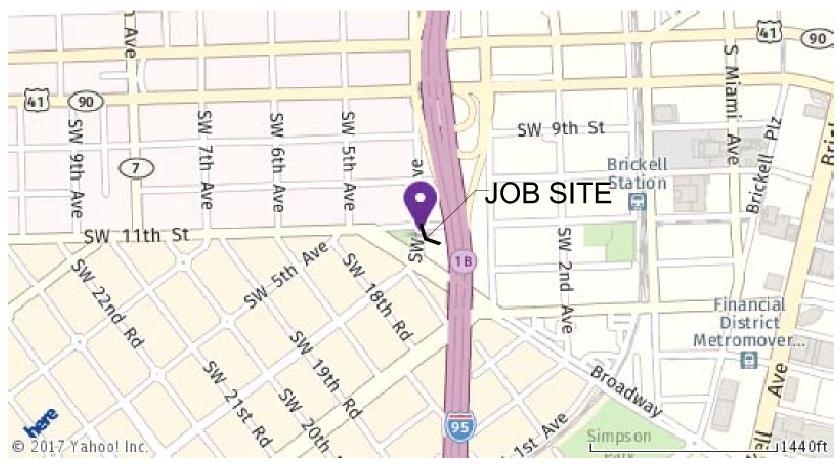
ALTA/NSPS LAND TITLE SURVEY

GRAPHIC SCALE



1 inch = 20 ft.





LOCATION MAP NOT TO SCALE

PROPERTY ADDRESS:

1109–13 S.W. 4th AVENUE Miami, FLORIDA 33130 Folio: 01-0208-030-1080 1131–33 S.W. 4th AVENUE Miami, FLORIDA 33130 Folio: 01-0208-030-1070

LEGAL DESCRIPTION:

The South 50 feet of Lots 8, 9 and 10 in Block 83, and Lot 7, Less right-of-way, Block 83, SOUTH CITY OF MIAMI, according to the Plat thereof, as recorded in Plat Book B, Page 41, of the Public Records of Miami-Dade County, Florida.

PARCEL 2:

PARCEL 1:

The West 25 feet of Lot 9, Less the South 50 feet thereof, as and all of Lot 10, except the South 50 feet thereof, Block 83, SOUTH CITY OF MIAMI, according to the Plat thereof, as recorded in Plat Book B, Page 41, of the Public Records of Miami-Dade County, Florida; Also Known As:

The North 100 feet of Lot 10 and the North 100 feet of the West 1/2 of Lot 9, Block 83S, A.L. KNOWLTON'S MAP OF MIAMI, according to the Plat thereof, as recorded in Plat Book B. Page 41, of the Public Records of Miami-Dade County, Florida.

TITLE REVIEW NOTES: SCHEDULE B - SECTION II

TITLE COMMITMENT PROVIDED BY:

CHICAGO TITLE INSURANCE COMPANY Agent's File No.: 00599-018, effective date: May 29, 2017 @ 8:00 AM Items 1 through 4: "General & Special Exceptions".

5- Restrictions, covenants, conditions, easements and other matters as contained on the Plat of City of Miami, recorded in Plat Book B, Page 41, of the Public Records of Miami-Dade County, Florida. (Does affect Subject Property – Record Plat)

SURVEYOR'S NOTES:

- 1) The Legal Description to the Property was obtained from CHICAGO TITLE INSURANCE COMPANY,
- Commitment for Title Insurance. 2) This Certification is only for the lands as described. It is not a certification of Title, Zoning, Easements, or Freedom of Encumbrances. OPINION OF TITLE.
- 3) An examination of Commitment issued by CHICAGO TITLE INSURANCE COMPANY, Agent's File No.: 00599-018, effective date: May 29, 2017 @ 8:00 AM, was made to determine recorded instruments, if any affecting this property. However, there may be additional restrictions not shown on this survey that may be found in the Public Records of this County.
- 4) Accuracy: The expected use of the land, as classified in the Standards of Practice (5J-17FAC), is "Residential High Risk". The minimum relative distance accuracy for this type of boundary survey is 1 foot in 10,000 feet. The accuracy obtained by measurement and calculation of a closed geometric figure was found to exceed this requirement.
- 5) All measurements shown hereon are made in accordance with the United States Standard Feet. 6) Foundations and/or footings that may cross beyond the boundary lines of the parcel herein described are not shown hereon.
- 7) Not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper. Additions or deletions to survey maps or reports by other than the signing party or parties are prohibited without written consent of the signing party or parties.
- 8) Underground utilities are not depicted hereon, contact the appropriate authority prior to any design work or construction on the property herein described. Surveyor shall be notified as to any deviation from utilities shown hereon.
- 9) The surveyor does not determine fence and/or wall ownership.
- 10) Ownership subjects to: OPINION OF TITLE. 11) Type of Survey: ALTA/ NSPS LAND TITLE SURVEY.
- 12) The North arrow and bearings shown hereon are based on an assumed bearing of N.87°48'23"E. along the centerline of S.W. 11th. Street, and all other bearings are relative thereto.
- 13) Flood Zone Data: Community/ Panel #120650/0314/L Dated: 9/11/2009 Flood Zone: "X" Base Flood Elevation = N/A
- 14) Legal Description shown hereon as per above noted title commitment.
- 15) Present Zoning: T5-L (Urban Center Transect Zone)
- 16) Building Setbacks: Source: City of Miami Zoning Department
- Setbacks: Front = 10' / Rear & Interior Side = 0'
- 17) Subject property has access to a public right-of-ways: SW 4th. Avenue and SW 11th. Street.
- 18) All visible above ground utilities noted on survey sketch.
- 19) Area of Site = 16,185 square feet (0.3715 + / acres)
- 20) This PLAN OF SURVEY has been prepared for the exclusive use of the entities named hereon. The Certificate does not extend to any <u>unnamed party</u>.

SURVEYOR'S CERTIFICATE:

THIS SURVEY CERTIFIED TO:

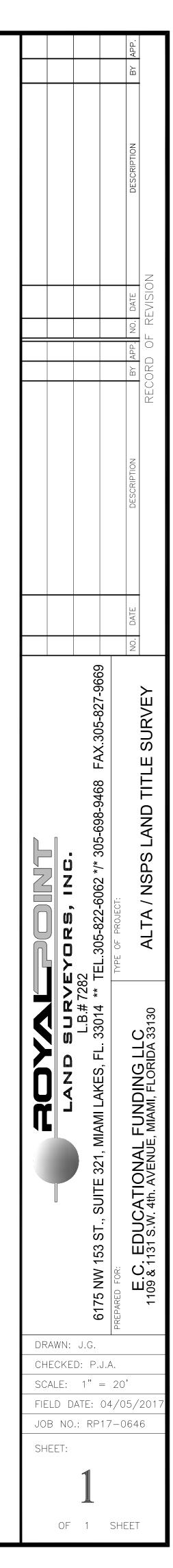
- E.C. EDUCATIONAL FUNDING LLC, a Florida limited liability company - CHICAGO TITLE INSURANCE COMPANY - MURAI WALD BIONDO & MORENO PLLC

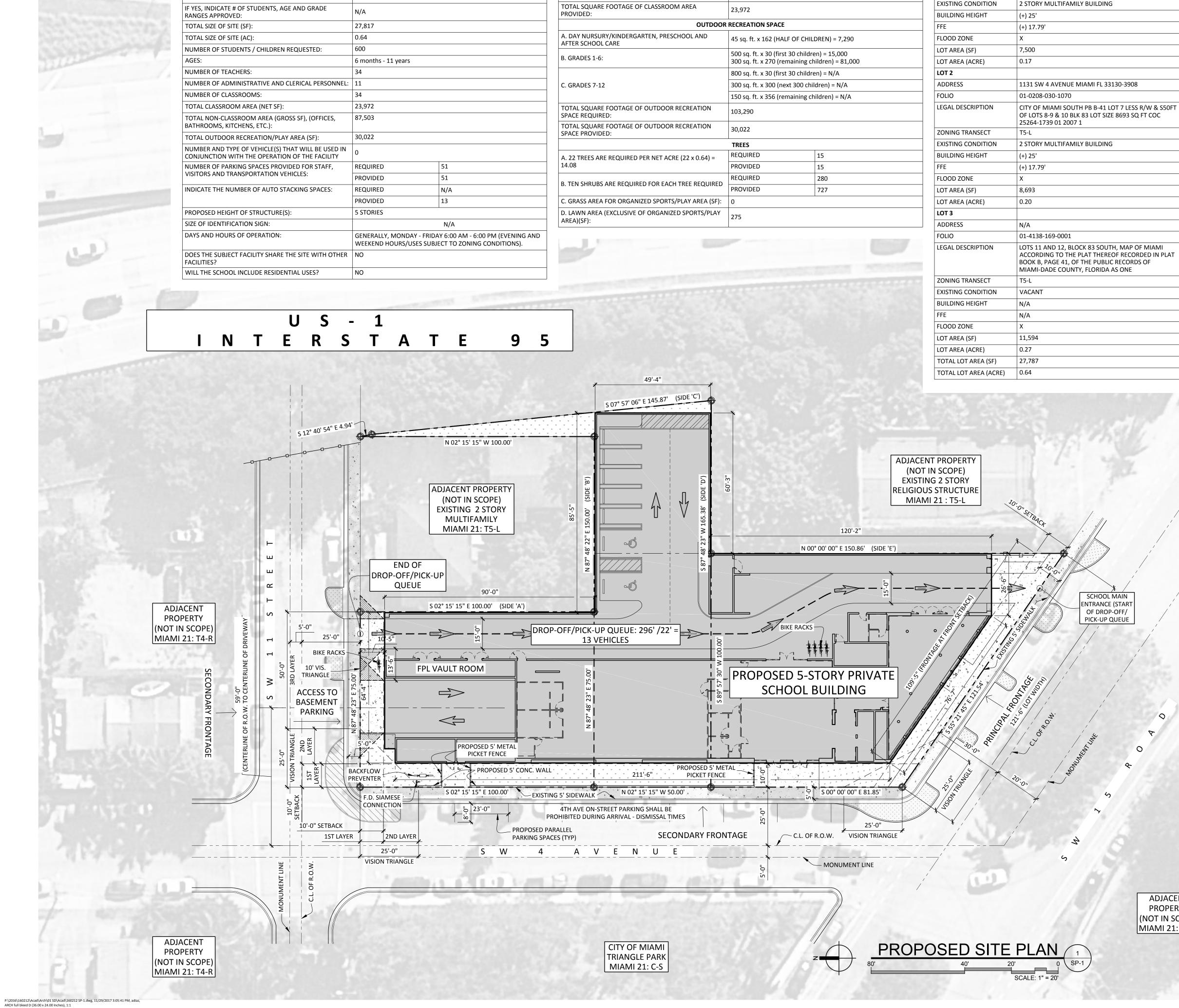
This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA / NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1 thru 4, 6(a), 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 11 (aboveground utilities only) 13, 14, 16, 17 and 18 of Table A thereof. The fieldwork was completed on June 21, 2017.

I DO FURTHER CERTIFY that the survey represented hereon was prepared in accordance with applicable requirements of the Florida Statutes and the Florida Administrative Code, Chapter 5J-17 and the standards of practice adopted by the Florida Board of Professional Surveyors and Mappers.

	YAL POINT No. 7282	LAND S	SURVEYORS,	INC.	~//))		
BY:					H			
	PABLO J. State of F		0, Professio	un Sur	leyfr 8	& Mapper	No.	5880

- Date of Last Revision: 06/30/2017 (COLLECT ELEVATION)
- Survey Performed By: ROYAL POINT LAND SURVEYORS, INC. 6175 N.W. 153rd. Street, Suite 321, Miami Lakes, Florida 33014 Phone: 305-821-1281/ 305-821-1220/ Fax: 305-827-9669





CHILD CARE CHECK LIST FOR DAY NURSERY, DAY CARE CENTER, KINDERGARTEN AND PRIVATE SCHOOL.

NO

SCHOOL NAME:

TAX FOLIO # (S):

SCHOOL ADDRESS:

IS THIS AN EXPANSION TO AN EXISTING SCHOOL?

KLA ACADEMY

MIAMI, FL 33176

01-0208-030-1080

01-0208-030-1070

01-4138-169-0001

1109 & 1131 SW 4 AVENUE, MIAMI, FL 33130

CLASSROOM SPACE: CALCULATED BY GRADE LEVEL				PROPERTY INFORMATION
A. DAY NURSERY/KINDERGARTEN, PRESCHOOL AND AFTER-SCHOOL CARE:	35 sq. ft. x 324 (# OF CHILDREN) = 11,5	340 sq. ft.	LOT 1	
B. ELEMENTARY			ADDRESS	1109 SW 4 AVENUE MIAMI FL 33130-3908
(GRADES 1-6:)	30 sq. ft. x 300 (# OF CHILDREN) = 9,00	00 sq. ft.	FOLIO	01-0208-030-1080
C. JUNIOR HIGH AND SENIOR HIGH SCHOOLS (GRADES 7-12)	25 sq. ft. x 0 (NUMBER OF CHILDREN)	= N/A	LEGAL DESCRIPTION	CITY OF MIAMI SOUTH PB B-41 N100FT LOT 10 & N100FT OF W1/2 OF LOT 9 BLK 83 LOT SIZE 75.000 X 100 OR 12309-6 1084 1 COC 25264-1691 01 2007 1
TOTAL SQUARE FOOTAGE OF CLASSROOM AREA REQUIRED:	20,340		ZONING TRANSECT	T5-L
TOTAL SQUARE FOOTAGE OF CLASSROOM AREA PROVIDED:	23,972		EXISTING CONDITION BUILDING HEIGHT	2 STORY MULTIFAMILY BUILDING (+) 25'
OUTDOOR	RECREATION SPACE		FFE	(+) 17.79'
A. DAY NURSURY/KINDERGARTEN, PRESCHOOL AND AFTER SCHOOL CARE	45 sq. ft. x 162 (HALF OF CHILDREN) =	7,290	FLOOD ZONE	X
	500 sg. ft. x 30 (first 30 children) = 15,	,000	LOT AREA (SF)	7,500
B. GRADES 1-6:	300 sq. ft. x 270 (remaining children) = 81,000		LOT AREA (ACRE)	0.17
	800 sq. ft. x 30 (first 30 children) = N//	A	LOT 2	
C. GRADES 7-12	300 sq. ft. x 300 (next 300 children) =	N/A	ADDRESS	1131 SW 4 AVENUE MIAMI FL 33130-3908
	150 sq. ft. x 356 (remaining children) =	= N/A	FOLIO	01-0208-030-1070
TOTAL SQUARE FOOTAGE OF OUTDOOR RECREATION SPACE REQUIRED:	103,290		LEGAL DESCRIPTION	CITY OF MIAMI SOUTH PB B-41 LOT 7 LESS R/W & S50FT OF LOTS 8-9 & 10 BLK 83 LOT SIZE 8693 SQ FT COC 25264-1739 01 2007 1
TOTAL SQUARE FOOTAGE OF OUTDOOR RECREATION SPACE PROVIDED:	30,022		ZONING TRANSECT	T5-L
	TREES		EXISTING CONDITION	2 STORY MULTIFAMILY BUILDING
A. 22 TREES ARE REQUIRED PER NET ACRE (22 x 0.64) =	REQUIRED 15		BUILDING HEIGHT	(+) 25'
14.08	PROVIDED 15		FFE	(+) 17.79'
B. TEN SHRUBS ARE REQUIRED FOR EACH TREE REQUIRED	REQUIRED 280		FLOOD ZONE	X
B. TEN SHROBS ARE REQUIRED FOR EACH TREE REQUIRED	PROVIDED 727		LOT AREA (SF)	8,693
C. GRASS AREA FOR ORGANIZED SPORTS/PLAY AREA (SF):	0		LOT AREA (ACRE)	0.20
D. LAWN AREA (EXCLUSIVE OF ORGANIZED SPORTS/PLAY	275		LOT 3	
AREA)(SF):			ADDRESS	N/A
			FOLIO	01-4138-169-0001
			LEGAL DESCRIPTION	LOTS 11 AND 12, BLOCK 83 SOUTH, MAP OF MIAMI ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK B, PAGE 41, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA AS ONE
			ZONING TRANSECT	T5-L

	PROJECT DATA							
ADDRESS:	1109 & 1131 SW 4 AVENUE MIAMI FL 33130				IV	VI		
	01-0208-030-1080					-	RE & URBA	$\mathbf{\tilde{\mathbf{v}}}$
FOLIOS:	01-0208-030-1070				- 83	323 NW	12th St. Su	uite 106
	01-4138-169-0001						al, FL 3312	
TOTAL LOT AREA (SF):	27,817					305.593.995		
TOTAL LOT AREA (ACRE):	0.64					А	A #26001093	
	MIAMI 21				_	www	.civicagroup.co	
TRANSECT ZONE:	T5-L				_	Info@	civicagroup.co	m
PROJECT DESCRIPTION:	NEW CONSTRUCTION				_	F	ROJECT:	
PROPOSED USE:	EDUCATIONAL - SCHOOL	.: PRE-K - 8 (ALLC	OWED BY WAI	RANT)	_		ACADE	
	ALLOWED BY WARRANT							
	INTENSITY						th AVENUE 4th AVENU	
STUDENTS:	600						MI FL 3313	
STAFF:	45						OLIO(S) # :	
TOTAL OCCUPANCY:	645					01-02	08-030-108	0 &
TOTAL NUMBER OF CLASSROOMS:	34						08-030-107	
GROSS FLOOR AREA(SF):	111,475					01-4	138-169-00	01
TOTAL CLASSROOM AREA (SF):	23,972					AF	PLICANT:	
TOTAL NON-CLASSROOM AREA (SF):	87,503							
TOTAL RECREATIONAL PLAY AREA (SF):	30,022						HOLDING L	
	CLASSROOM SIZE							4Y
CODE REQ.	REQUIRE	D	PR	OVIDED			SUITE 301 MI, FL 3314	15
DAY NURSERY AND KINDERGARTEN,	35 SQUARE FEET I	PER PUPIL		74			, i ⊑ 0014	
PRESCHOOL AND AFTER-SCHOOL CARE:					_			
ELEMENTARY (GRADES 1-6):	30 SQUARE FEET I			80	\neg	159	SUED FOR:	
004051515	STUDENTS PER AGE GRO		T //					
			IY				VARRANT PPROVAL	
INFANT:		20				A	I I I OVAL	
PRE-K (1):		58			_	CIVICA	PROJECT	No :
PRE-K (2):		58			_		160212	
PRE-K (3):		58						
PRE-K (4):		58			_			
KINDERGARTEN:		58			_			
1ST GRADE:		58			_			
2ND GRADE:		58						
3RD GRADE:		58						
4TH GRADE:		58						
5TH GRADE:		58						
TOTAL STUDENTS:		600						
HOURS OF OPERATION:		6AM-6PM						
	LOT OCCUPATION		-1		_			
	REQUIRED / AL	LOWED	EXISTIN	G/PROVIDED				
A. LOT AREA:	5,000 SF MIN.;40,0	00 SF MAX.	2	27,817				
B. LOT WIDTH:	50' MIN			CAL				
C. COVERAGE (MAX):	80% OF LOT AREA	22,254	79.99%	22,250				
D. FLOOR LOT RATIO (FLR):	N/A			N/A	No.	DATE	REVISION	BY
E. FRONTAGE AT FRONT SETBACK:	70% MIN. (OF 109'-5")	76'-7"	70%	76'-7"				
F. GREEN/ OPEN SPACE REQUIREMENTS:	10% OF LOT AREA	2,781	20%	5,567	7			
G.DENSITY	65 DU/ACRE	MAX.		N/A	7			
	BUILDING SETBACK				1			
PRINCIPAL FRONT (SW 15th Rd.):	10 ft. mir	۱.		10'	1			
SECONDARY FRONT (SW 4th Ave.):	10 ft. mir	۱.		10'	1			
SECONDARY FRONT (SW 11th ST.):	10 ft. mir	۱.		10'	1			
SIDE 'A':	0 ft. min			0'	┦_			
SIDE 'B':	0 ft. min	•		0'	1			
SIDE 'C':	0 ft. min			0'	1			
SIDE 'D':	0 ft. min			0'	-	<u>.</u>	1	1
SIDE 'E':	0 ft. min			0'	DRAW	√N BY	APPROVE	DBY
	MIN. HEIGHT: 2				AD, LH	4	RL	
BUILDING HEIGHT:	MAX HEIGHT: 5		- 5 9	STORIES	DATE		SCALE:	
	PARKING					/2017	1"=20'	
	REQUIRED / AL	LOWED	PR	OVIDED				
EDUCATIONAL USE: PRE-K - 5:	0			0	-			
STAFF PARKING: MINIMUM OF 1 PARKING SPACE FOR EACH FACULTY OR	45			45	_			
STAFF MEMBER: VISITOR PARKING: 1 VISITOR PARKING SPACE PER 100 STUDENTS:	6			6	_			
STUDENT PARKING: N/A (NO STUDENT DRIVERS):	0			0	-			
EXISTING ON-STREET PARKING:				12	1			
			1		\neg			
TOTAL PARKING:	51			63				
	51			63 3				
TOTAL PARKING: HANDICAP PARKING: MINIMUM OF 1 BICYCLE RACK SPACE						/SIGNATU	RE	

PROJECT DATA

ROLANDO LLANES

AR - 0013160

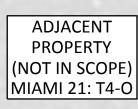
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SHEET TITLE

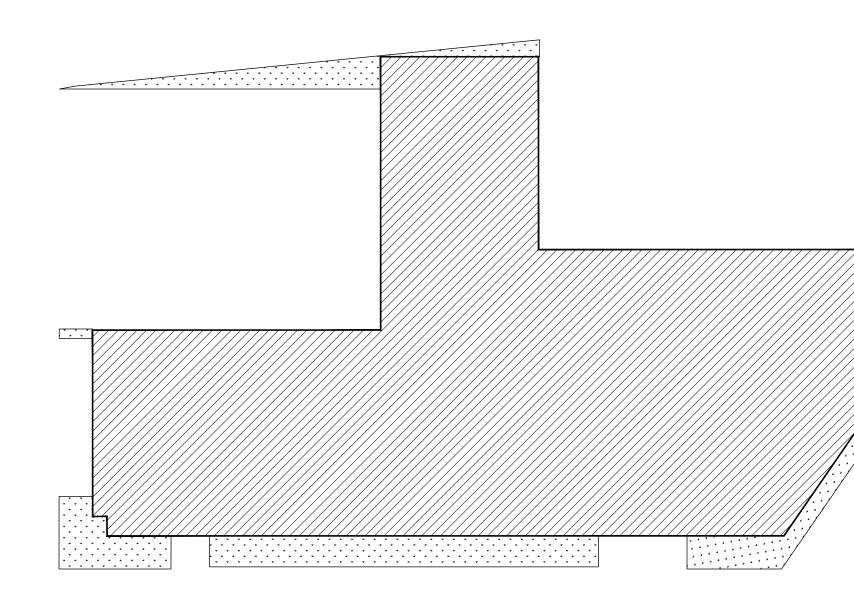
PROPOSED SITE PLAN & DATA

SHEET NUMBER SP-1





ARCH full bleed D (36.00 x 24.00 Inches), 1:1





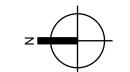
BUILDING LOT COVERAGE

PAVED AREA (OPEN SPACE)

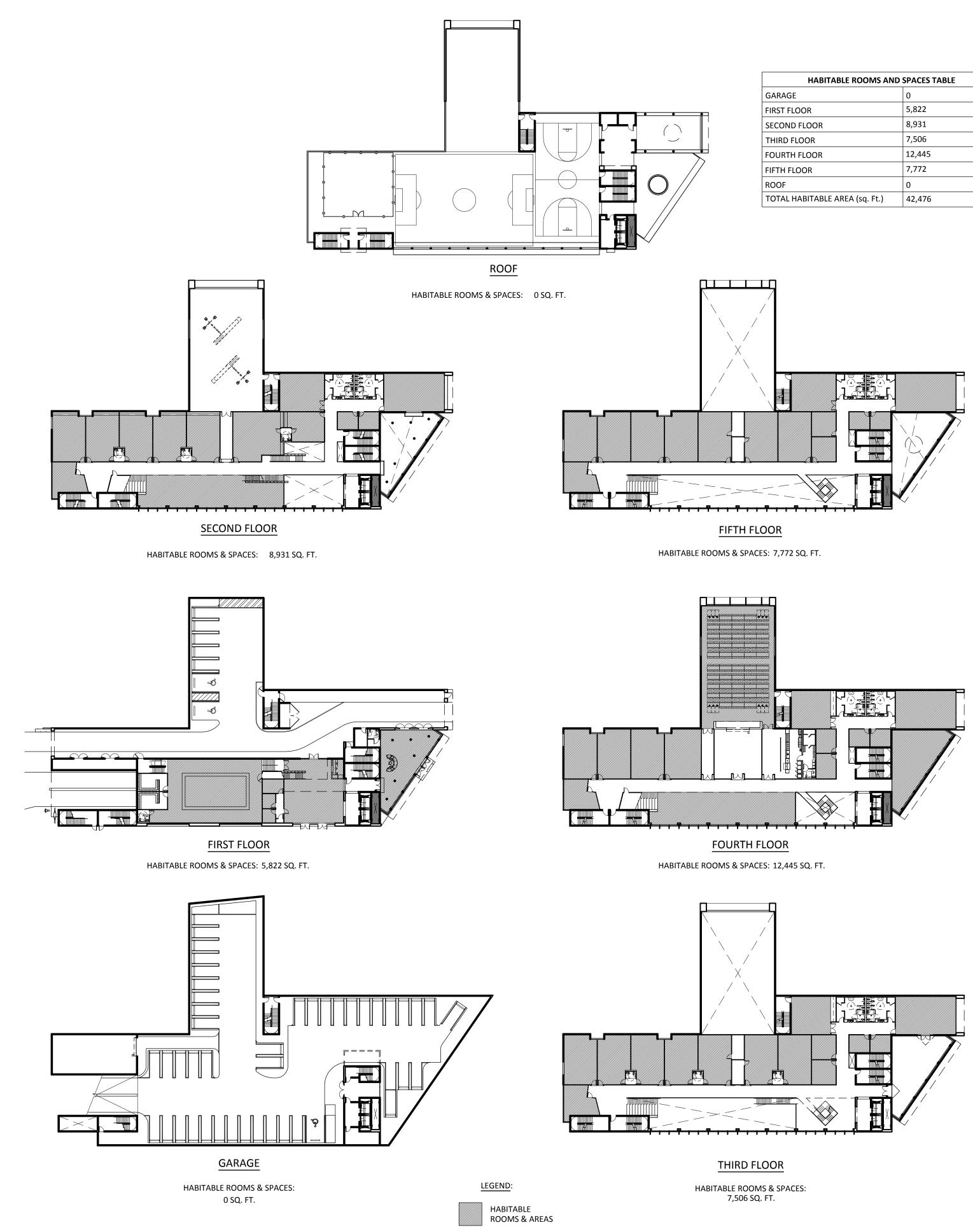
P:\2016\160212\Acad\Arch\01 SD\Acad\160212 SP-3.dwg, 10/31/2017 11:45:25 AM, adiaz, ARCH full bleed D (36.00 x 24.00 Inches), 1:1

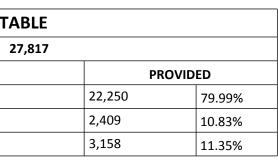
UN-PAVED GREEN SPACE

LOT COVERAGE/OPEN SPACE TABLE				
TOTAL LOT AREA (SF):		27,817		
	RE	QUIRED/ALLOWED		
BUILDING LOT COVERAGE (SF):	22,254	80.00%		
PAVED AREA - OPEN SPACE (SF):	2,782	10.00%		
UN-PAVED GREEN SPACE (SF):	1,391	5%		









••••

SP-3 SCALE: 1" = 30'

CIVICA ARCHITECTURE & URBAN DESIGN

> 8323 NW 12th St. Suite 106 Doral, FL 33126 tel: 305.593.9959

> > AA #26001093 www.civicagroup.com info@civicagroup.com

PROJECT:

KLA ACADEMY 1109 SW 4th AVENUE & 1131 SW 4th AVENUE MIAMI FL 33130 FOLIO(S) # : 01-0208-030-1080 & 01-0208-030-1070 & 01-4138-169-0001

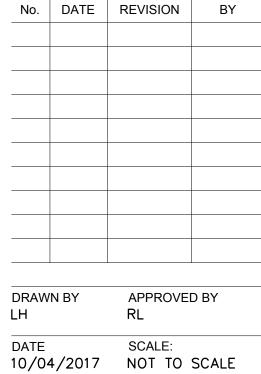
APPLICANT:

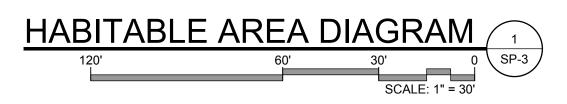
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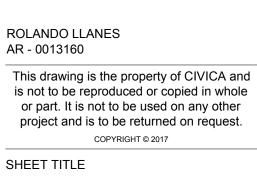
ISSUED FO	R:
WARRANT	
APPROVA	-
CIVICA PROJEC	T No :

160212

-----LH DATE



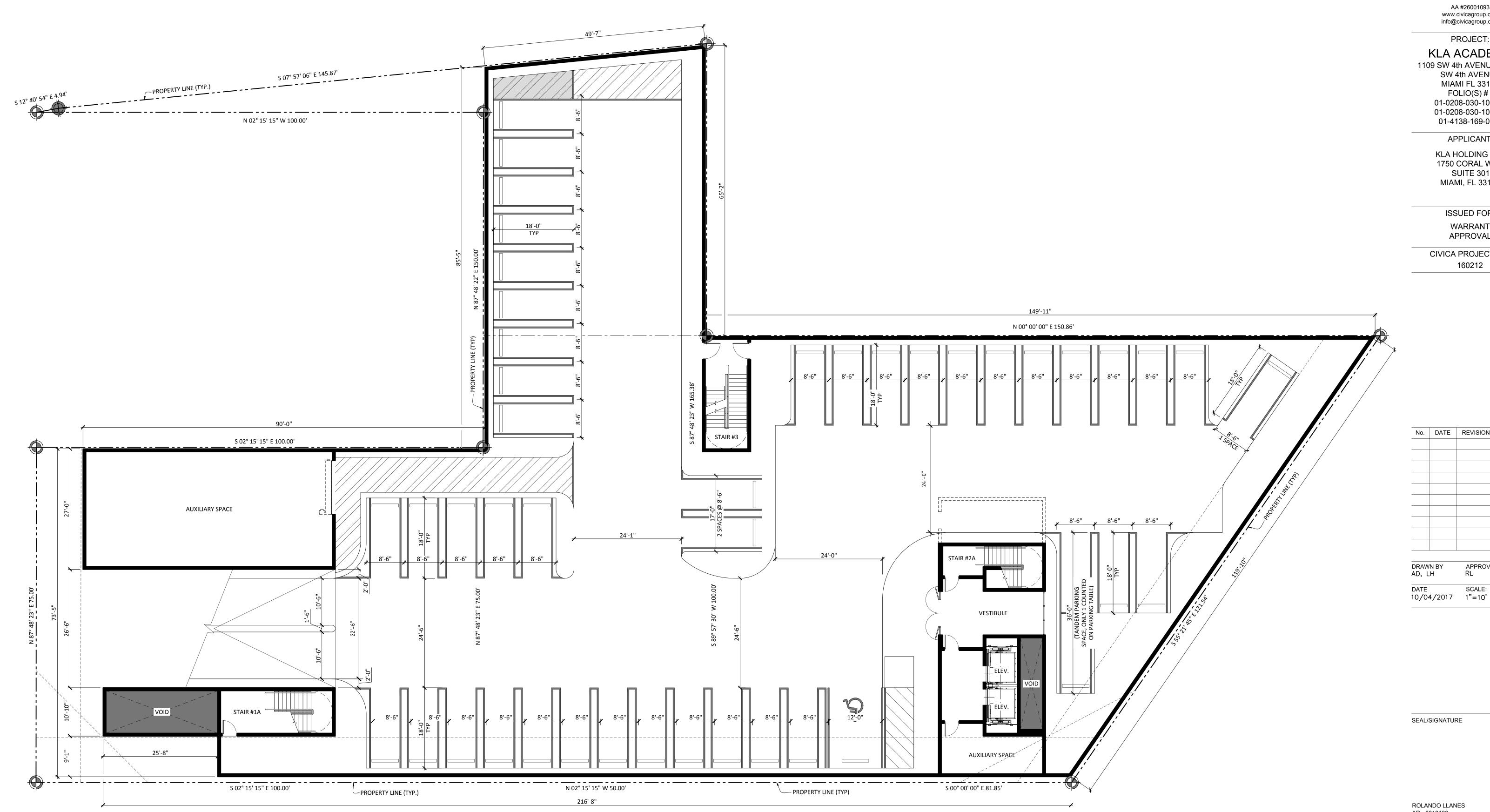




SEAL/SIGNATURE

DIAGRAMS

SHEET NUMBER SP-3



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FP-0

SCALE: 1" = 10

SHEET NUMBER FP-0

BASEMENT LEVEL FLOOR PLAN

SHEET TITLE

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ROLANDO LLANES AR - 0013160

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RAW		APPROVED) BY
D, L	H	RL	

SCALE:

APPROVAL

CIVICA PROJECT No : 160212

ISSUED FOR: WARRANT

1109 SW 4th AVENUE & 1131 SW 4th AVENUE MIAMI FL 33130

KLA ACADEMY FOLIO(S) # : 01-0208-030-1080 & 01-0208-030-1070 &

01-4138-169-0001

APPLICANT:

KLA HOLDING LLC 1750 CORAL WAY SUITE 301 MIAMI, FL 33145

Doral, FL 33126 tel: 305.593.9959

8323 NW 12th St. Suite 106

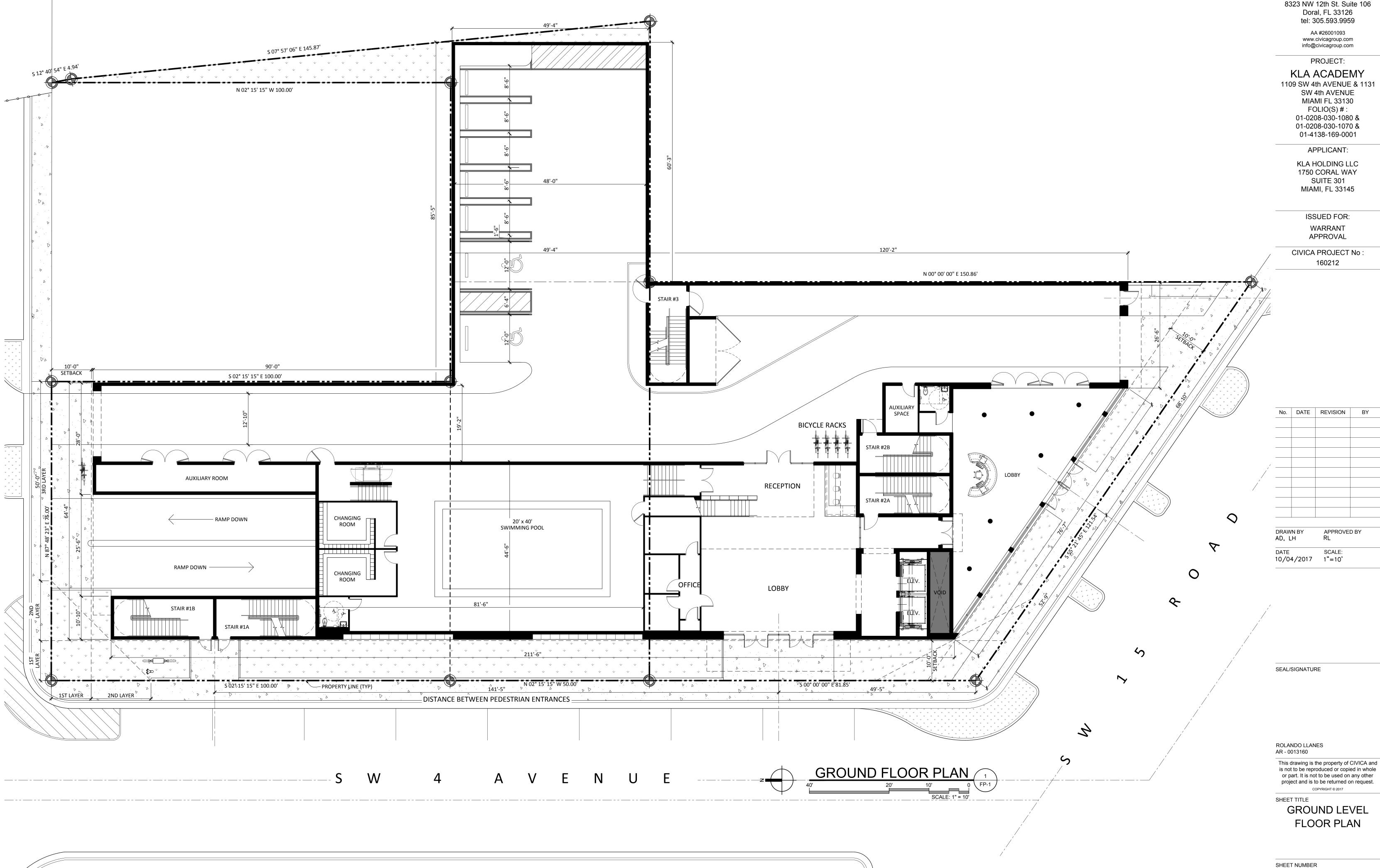
AA #26001093

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info@civicagroup.com

PROJECT:

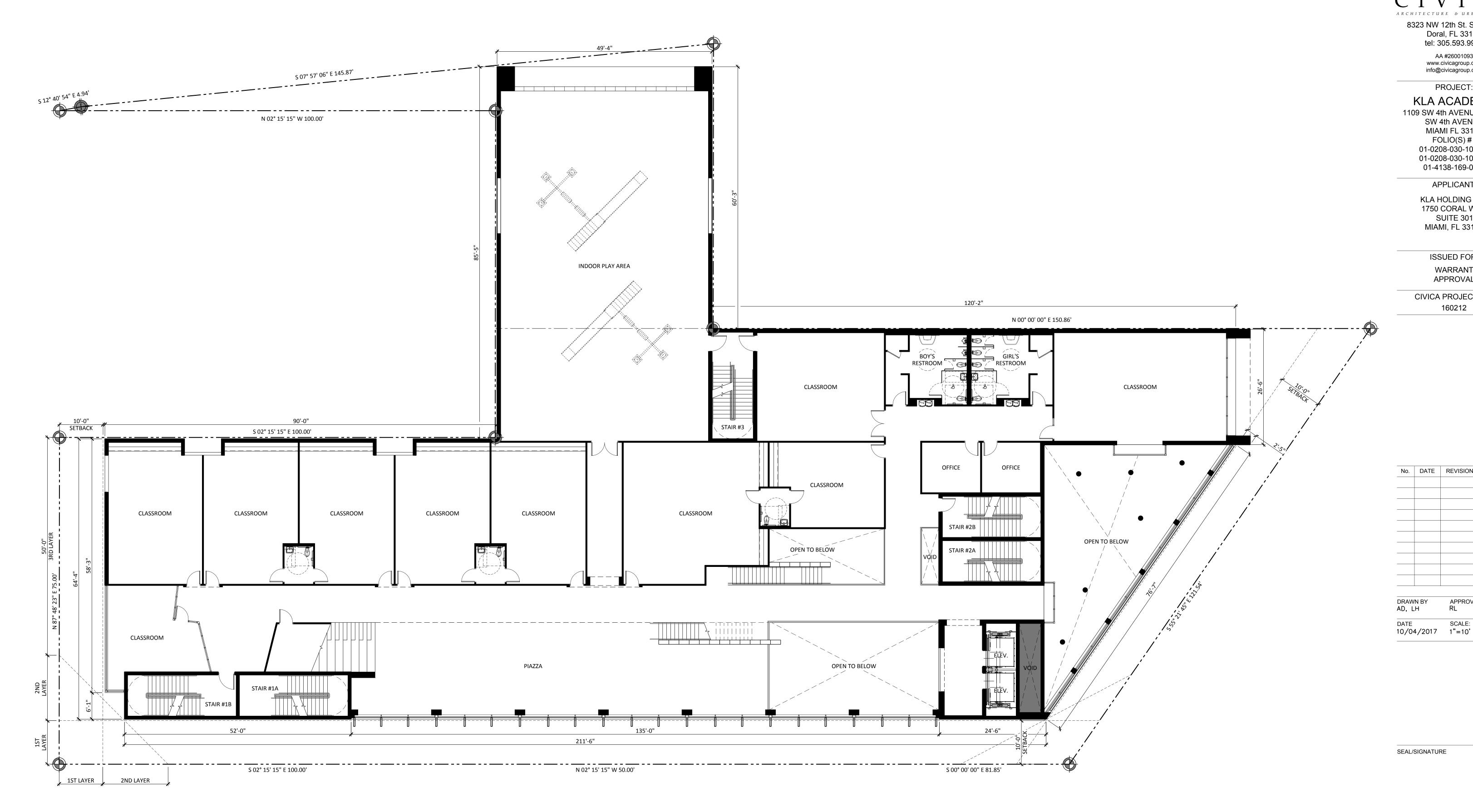
CIVICA ARCHITECTURE & URBAN DESIGN



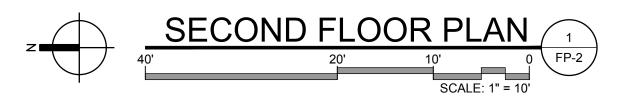
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CIVICA ARCHITECTURE & URBAN DESIGN



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SHEET NUMBER FP-2

SECOND LEVEL FLOOR PLAN

SHEET TITLE

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SCALE:

APPROVAL

160212

CIVICA PROJECT No :

ISSUED FOR: WARRANT

KLA HOLDING LLC 1750 CORAL WAY SUITE 301 MIAMI, FL 33145

1109 SW 4th AVENUE & 1131 SW 4th AVENUE MIAMI FL 33130 FOLIO(S) # : 01-0208-030-1080 & 01-0208-030-1070 & 01-4138-169-0001

APPLICANT:

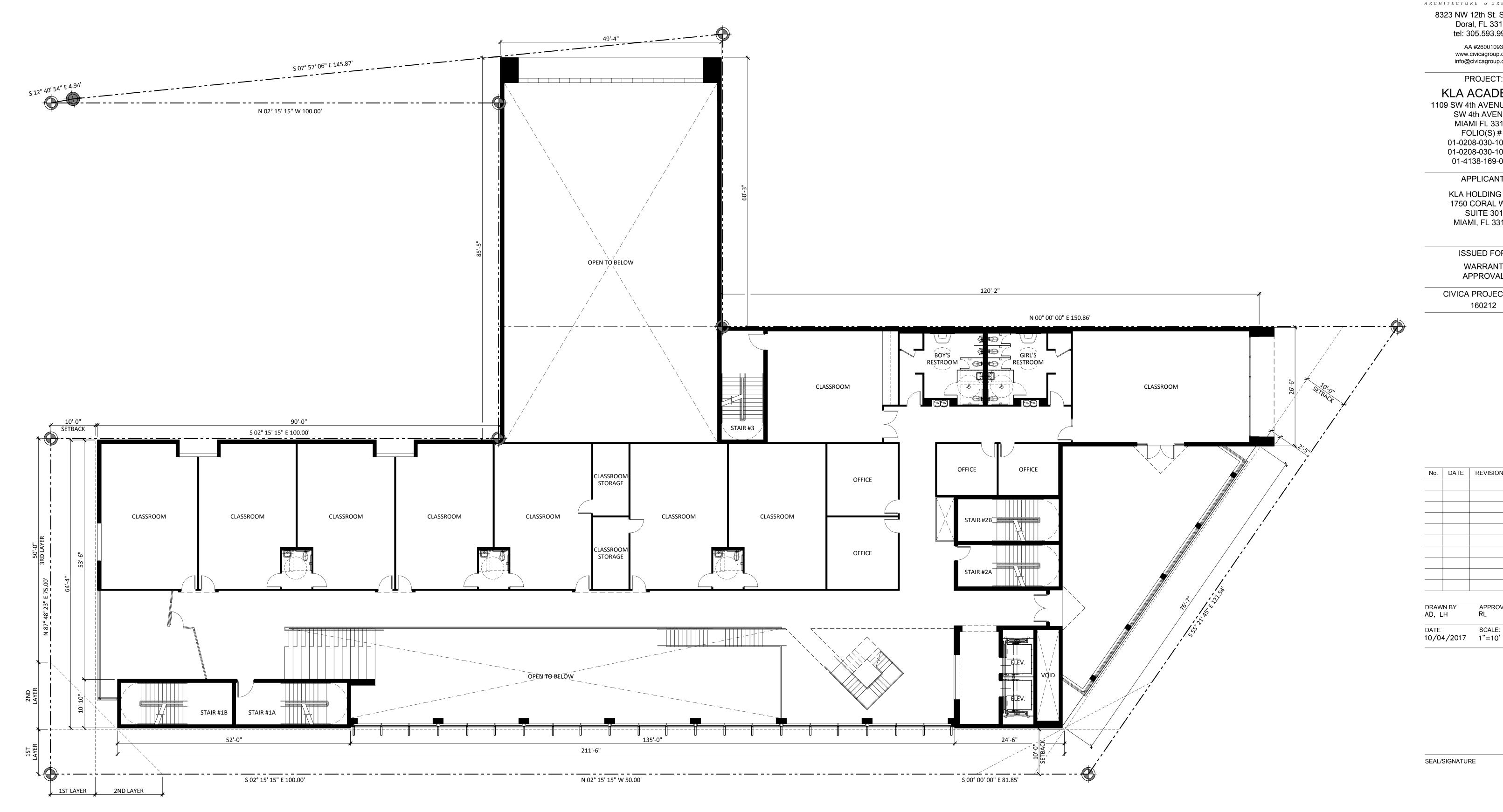
CIVICA ARCHITECTURE & URBAN DESIGN 8323 NW 12th St. Suite 106

Doral, FL 33126 tel: 305.593.9959

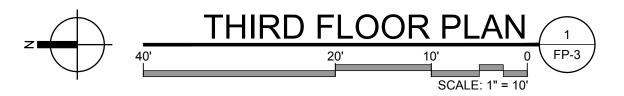
AA #26001093 www.civicagroup.com info@civicagroup.com

PROJECT:

KLA ACADEMY



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SHEET NUMBER FP-3

THIRD LEVEL FLOOR PLAN

SHEET TITLE

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SCALE:

APPROVAL

160212

CIVICA PROJECT No :

ISSUED FOR: WARRANT

KLA HOLDING LLC 1750 CORAL WAY SUITE 301 MIAMI, FL 33145

APPLICANT:

tel: 305.593.9959 AA #26001093 www.civicagroup.com info@civicagroup.com

PROJECT:

KLA ACADEMY

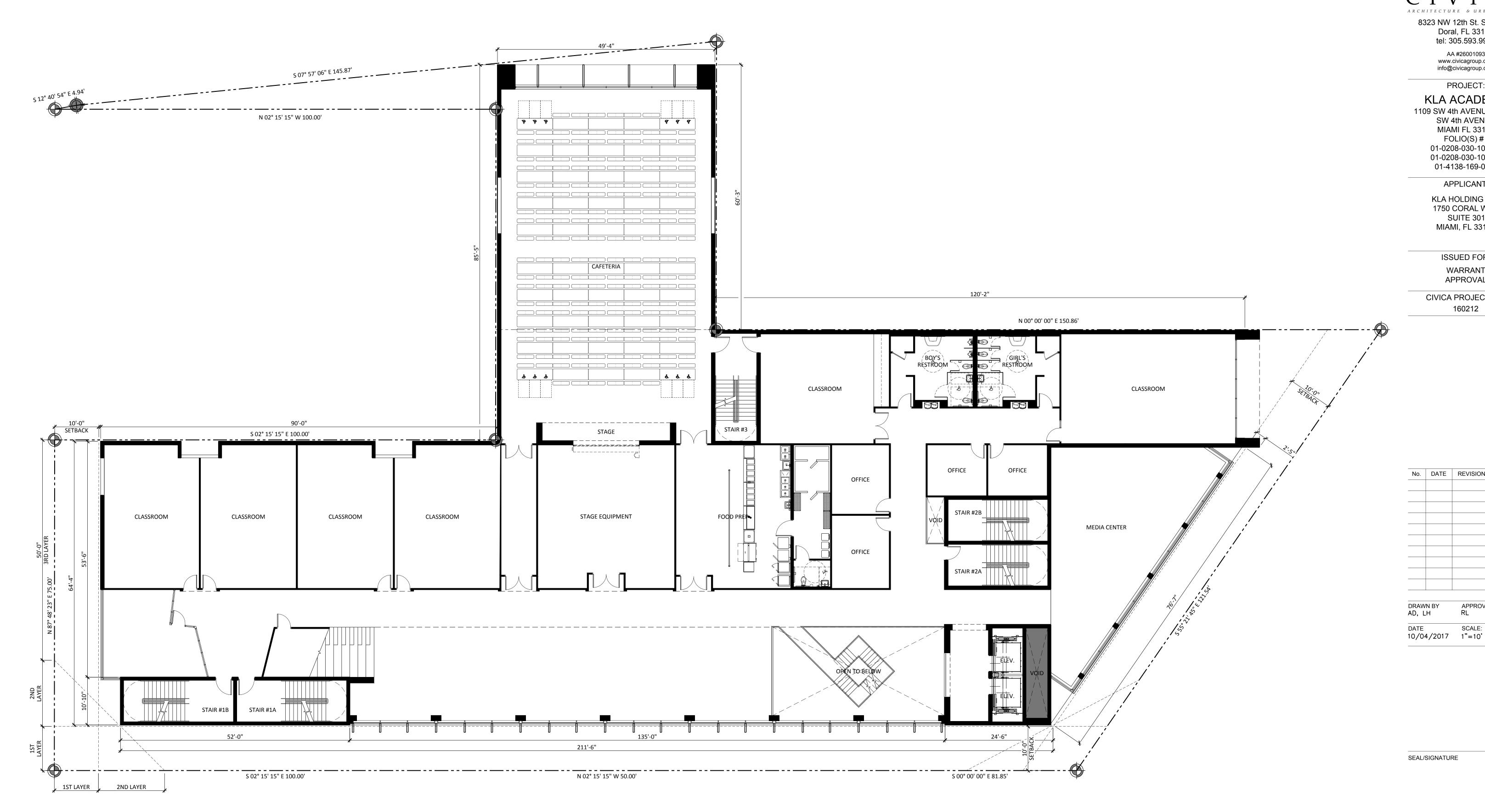
1109 SW 4th AVENUE & 1131

SW 4th AVENUE MIAMI FL 33130 FOLIO(S) # : 01-0208-030-1080 & 01-0208-030-1070 & 01-4138-169-0001

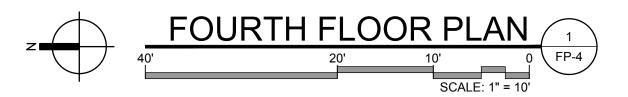
CIVICA ARCHITECTURE & URBAN DESIGN

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Doral, FL 33126



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SHEET NUMBER FP-4

FOURTH LEVEL FLOOR PLAN

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CIVICA PROJECT No :

APPROVAL

ISSUED FOR: WARRANT

FOLIO(S) # : 01-0208-030-1080 & 01-0208-030-1070 & 01-4138-169-0001 APPLICANT: KLA HOLDING LLC

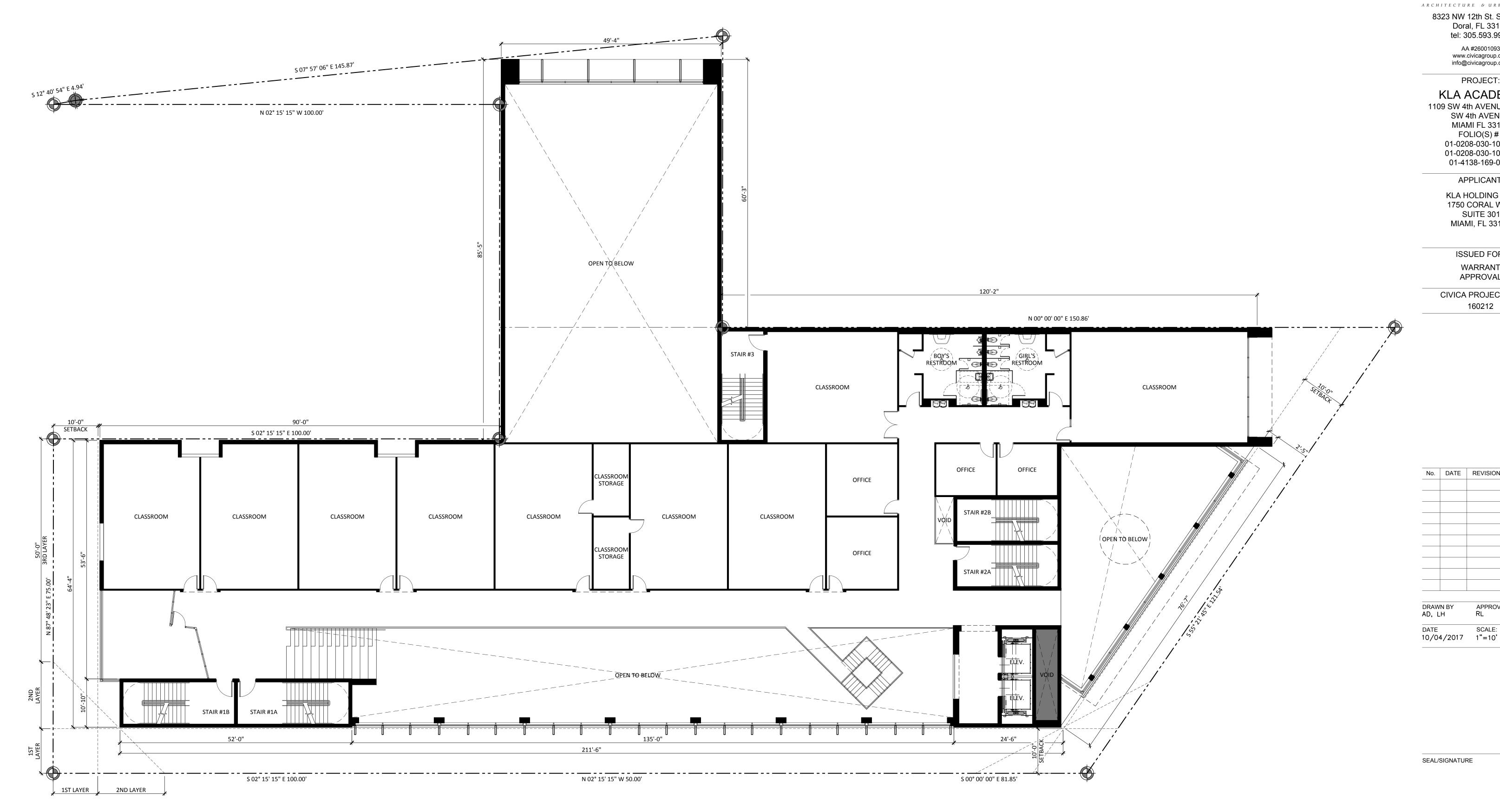
1750 CORAL WAY SUITE 301 MIAMI, FL 33145

PROJECT: KLA ACADEMY 1109 SW 4th AVENUE & 1131 SW 4th AVENUE MIAMI FL 33130

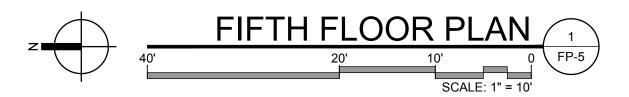
8323 NW 12th St. Suite 106

Doral, FL 33126 tel: 305.593.9959

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SHEET NUMBER FP-5

FIFTH LEVEL FLOOR PLAN

SHEET TITLE

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SCALE:

WARRANT APPROVAL CIVICA PROJECT No : 160212

ISSUED FOR:

SUITE 301 MIAMI, FL 33145

KLA HOLDING LLC 1750 CORAL WAY

01-4138-169-0001 APPLICANT:

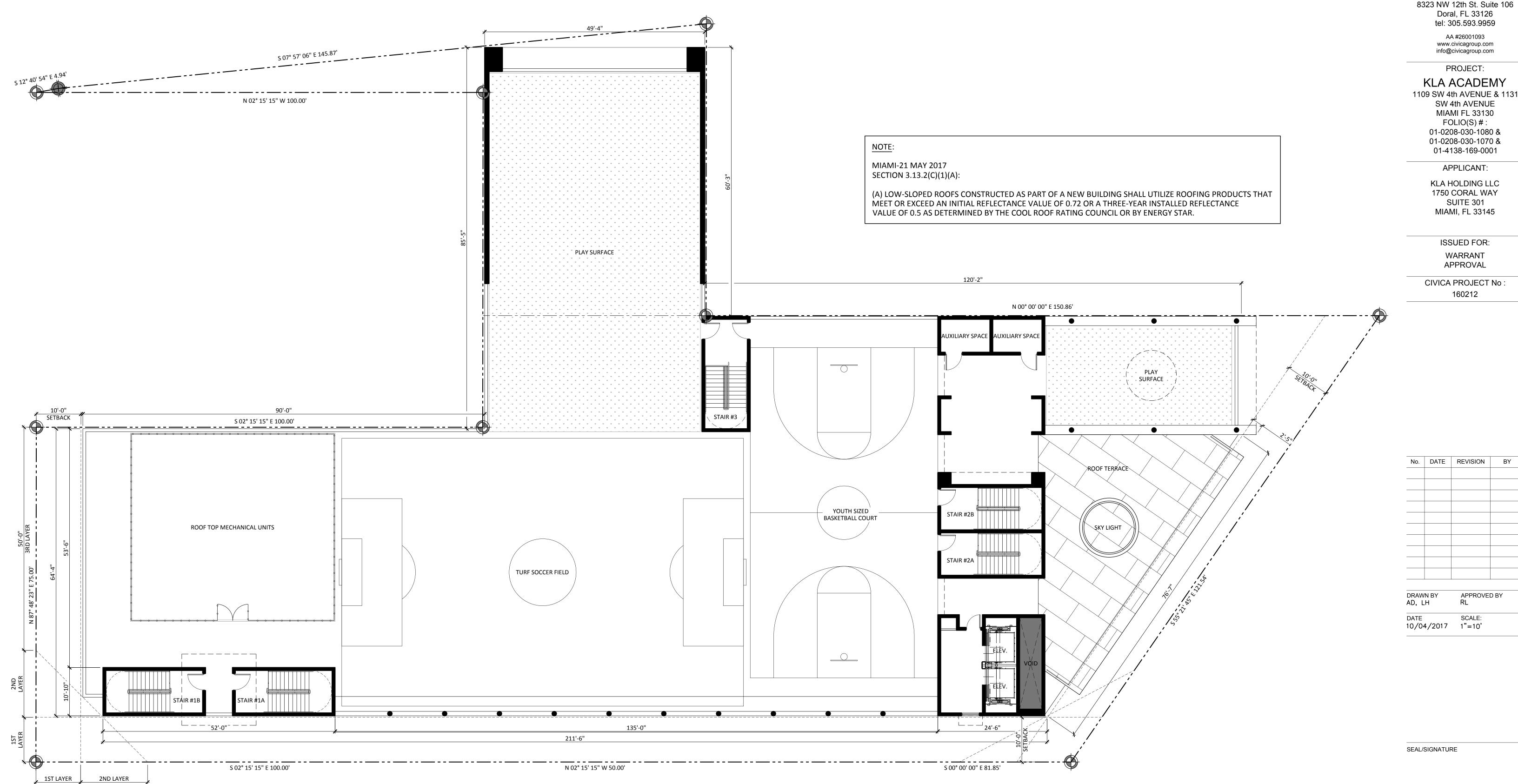
KLA ACADEMY 1109 SW 4th AVENUE & 1131 SW 4th AVENUE MIAMI FL 33130 FOLIO(S) # : 01-0208-030-1080 & 01-0208-030-1070 &

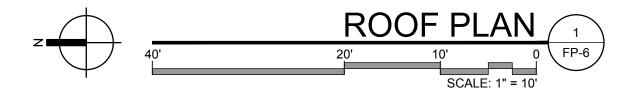
8323 NW 12th St. Suite 106

Doral, FL 33126 tel: 305.593.9959

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PROJECT:





SHEET NUMBER FP-6

ROOF PLAN

SHEET TITLE

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KLA ACADEMY 1109 SW 4th AVENUE & 1131 SW 4th AVENUE MIAMI FL 33130 FOLIO(S) # : 01-0208-030-1080 & 01-0208-030-1070 & 01-4138-169-0001

APPLICANT:

SUITE 301

MIAMI, FL 33145

ISSUED FOR:

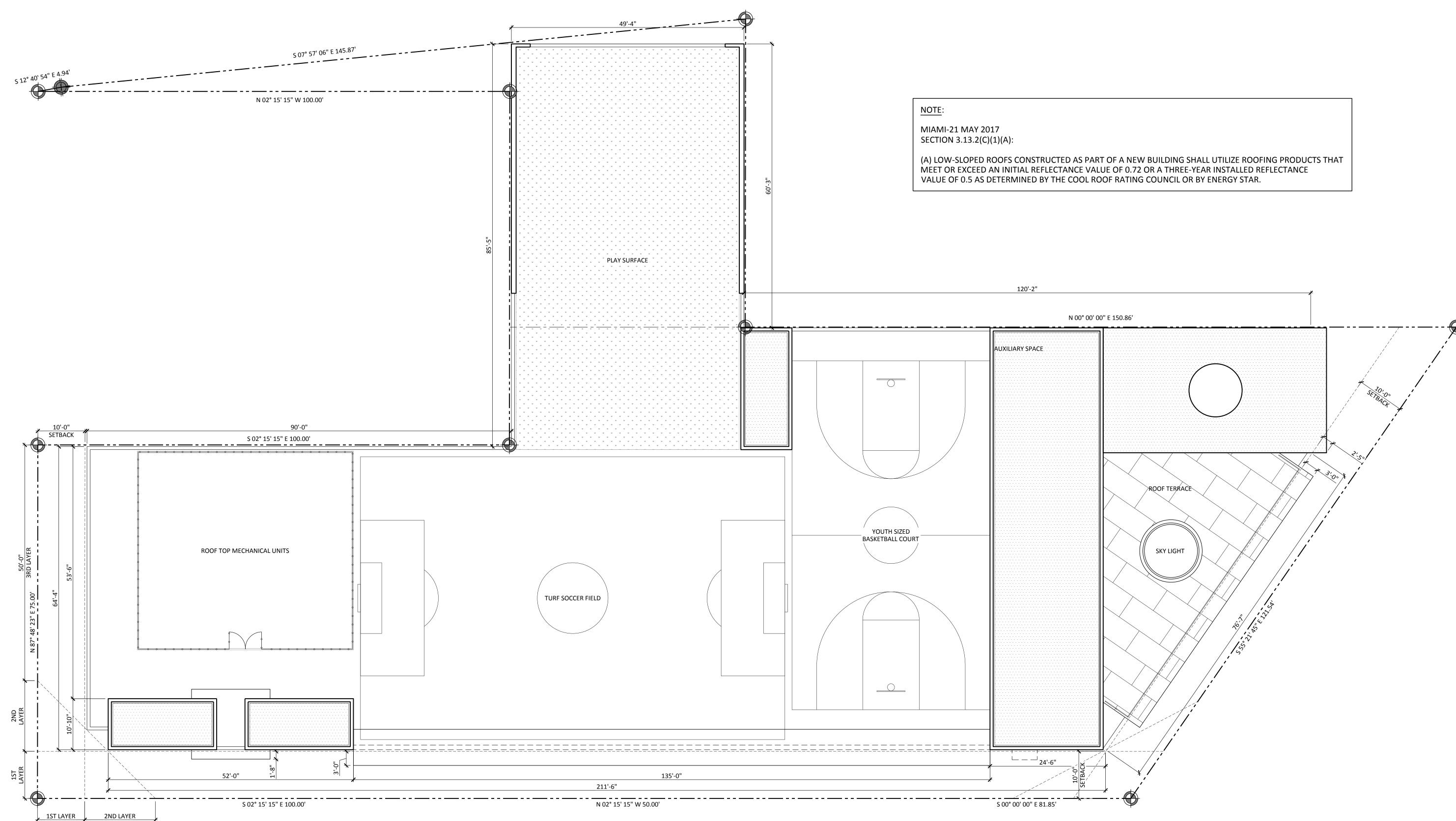
WARRANT APPROVAL

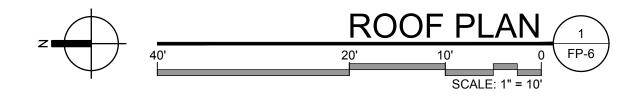
160212

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C I V I C A ARCHITECTURE & URBAN DESIGN

Doral, FL 33126 tel: 305.593.9959





SHEET NUMBER FP-7

ROOF PLAN

SHEET TITLE

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10/04/2017 1"=10'

DATE

No. DATE REVISION BY ----------_____

APPROVED BY

RL

SCALE:

160212

APPROVAL CIVICA PROJECT No :

ISSUED FOR: WARRANT

MIAMI FL 33130 FOLIO(S) # : 01-0208-030-1080 & 01-0208-030-1070 & 01-4138-169-0001 APPLICANT: KLA HOLDING LLC

1750 CORAL WAY

SUITE 301

MIAMI, FL 33145

www.civicagroup.com info@civicagroup.com PROJECT: KLA ACADEMY 1109 SW 4th AVENUE & 1131 SW 4th AVENUE

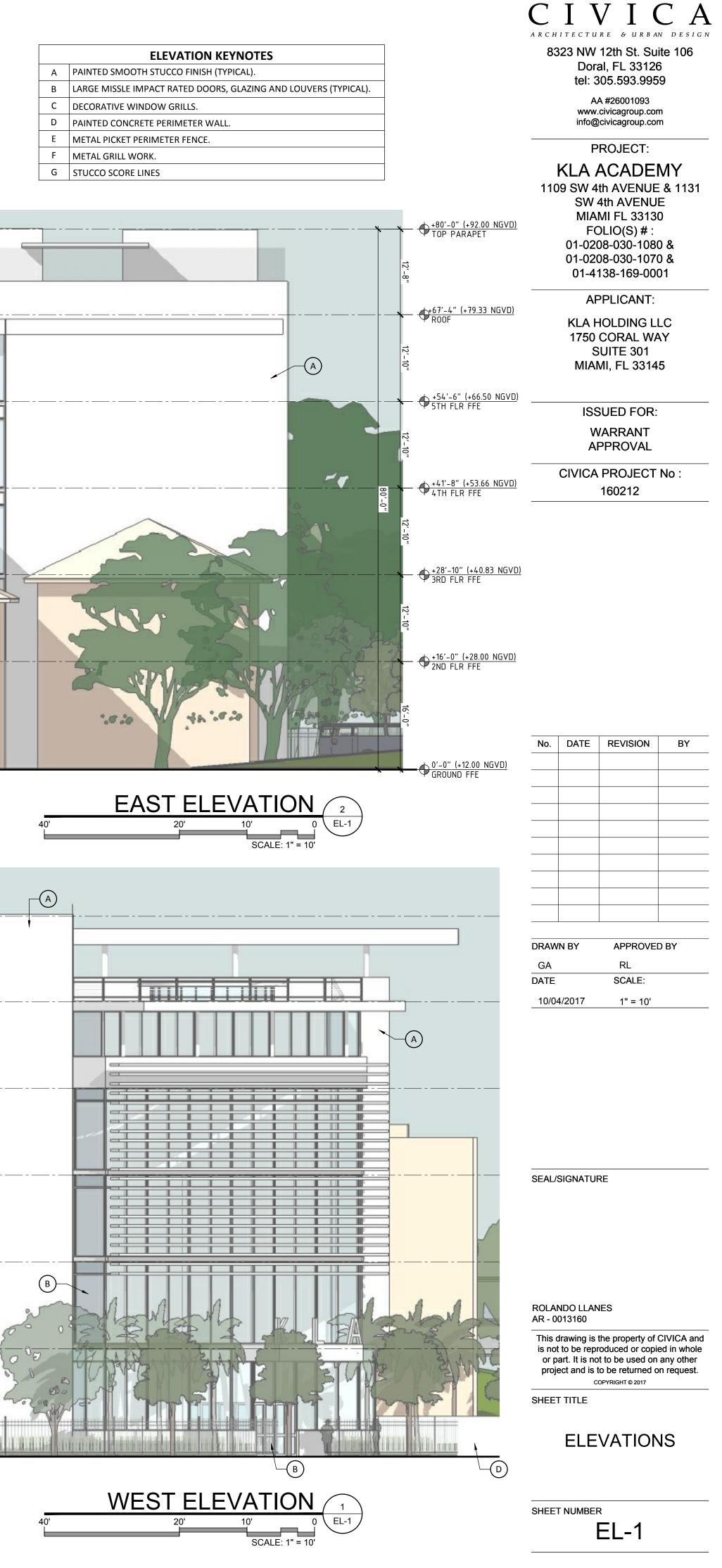


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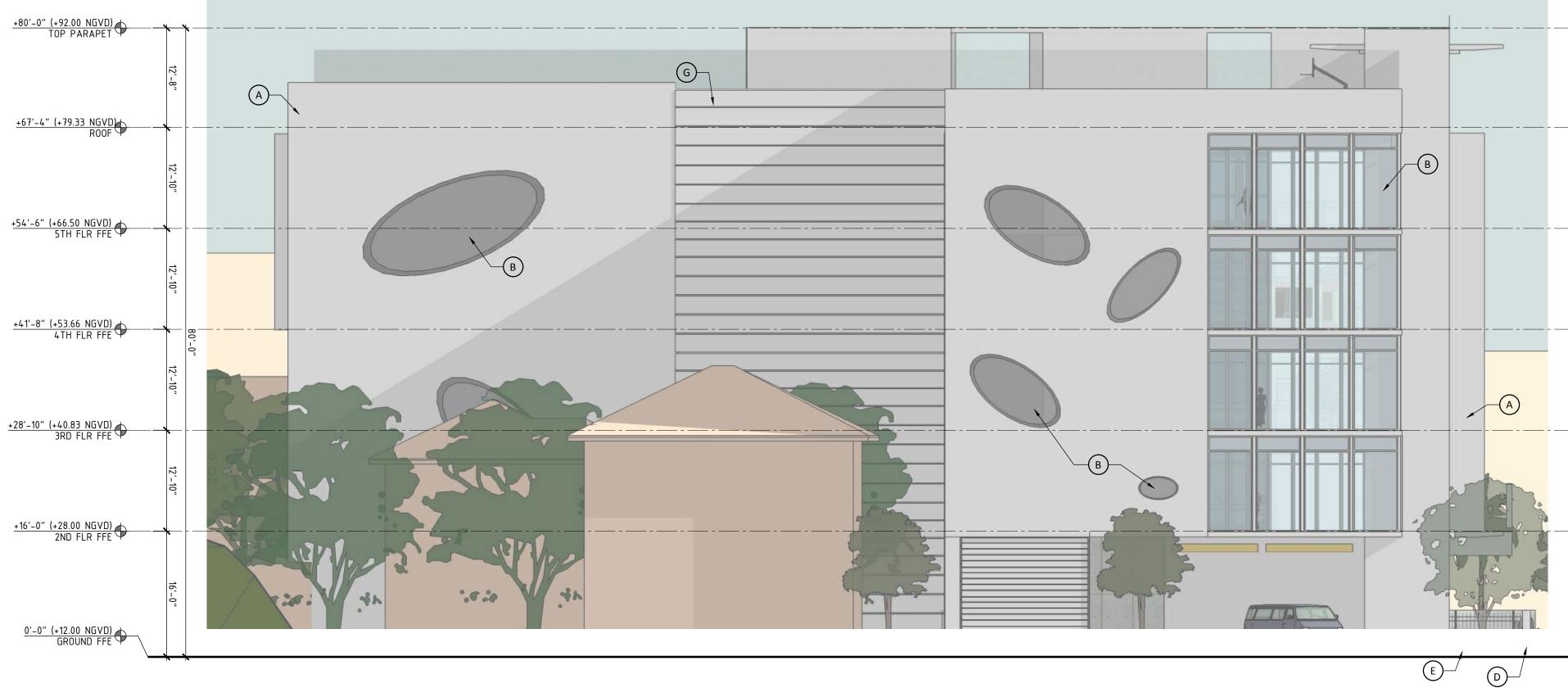
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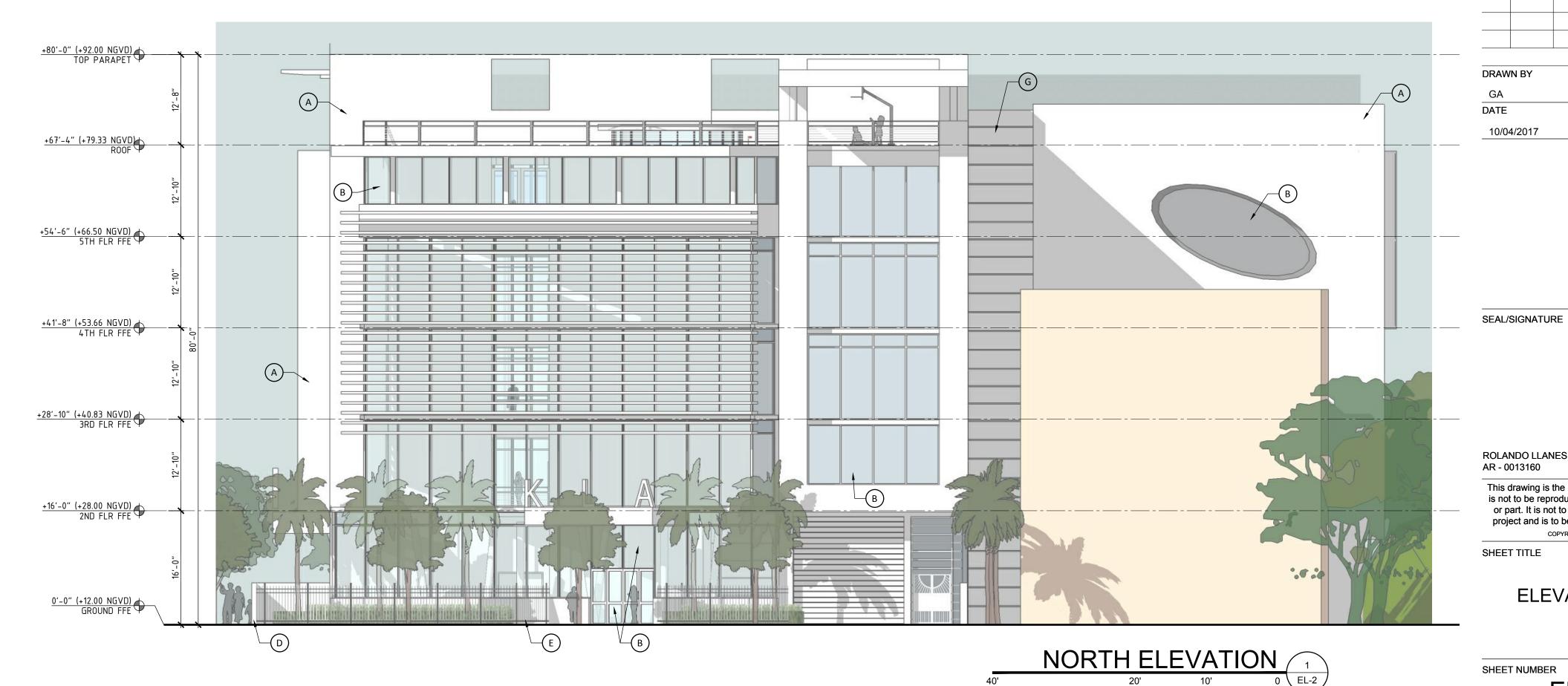






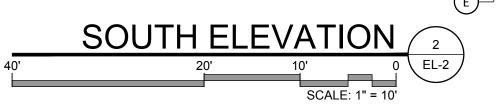
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- A PAINTED SMOOTH STUCCO FINISH (TYPICAL). B LARGE MISSLE IMPACT RATED DOORS, GLAZING AND LOUVERS (TYPICAL). C DECORATIVE WINDOW GRILLS. D PAINTED CONCRETE PERIMETER WALL. E METAL PICKET PERIMETER FENCE.
- F METAL GRILL WORK.
- G STUCCO SCORE LINES



SCALE: 1" = 10'



ELEVATIONS

SHEET TITLE

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ARCHITECTURE & URBAN DESIGN

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Doral, FL 33126

tel: 305.593.9959

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PROJECT:

KLA ACADEMY 1109 SW 4th AVENUE & 1131

SW 4th AVENUE MIAMI FL 33130

FOLIO(S) # :

01-0208-030-1080 & 01-0208-030-1070 &

01-4138-169-0001

APPLICANT:

KLA HOLDING LLC 1750 CORAL WAY SUITE 301 MIAMI, FL 33145

ISSUED FOR:

WARRANT APPROVAL

CIVICA PROJECT No : 160212

No. DATE REVISION BY

APPROVED BY

RL

SCALE:

1" = 10'

_____ ____ _____

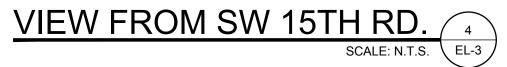
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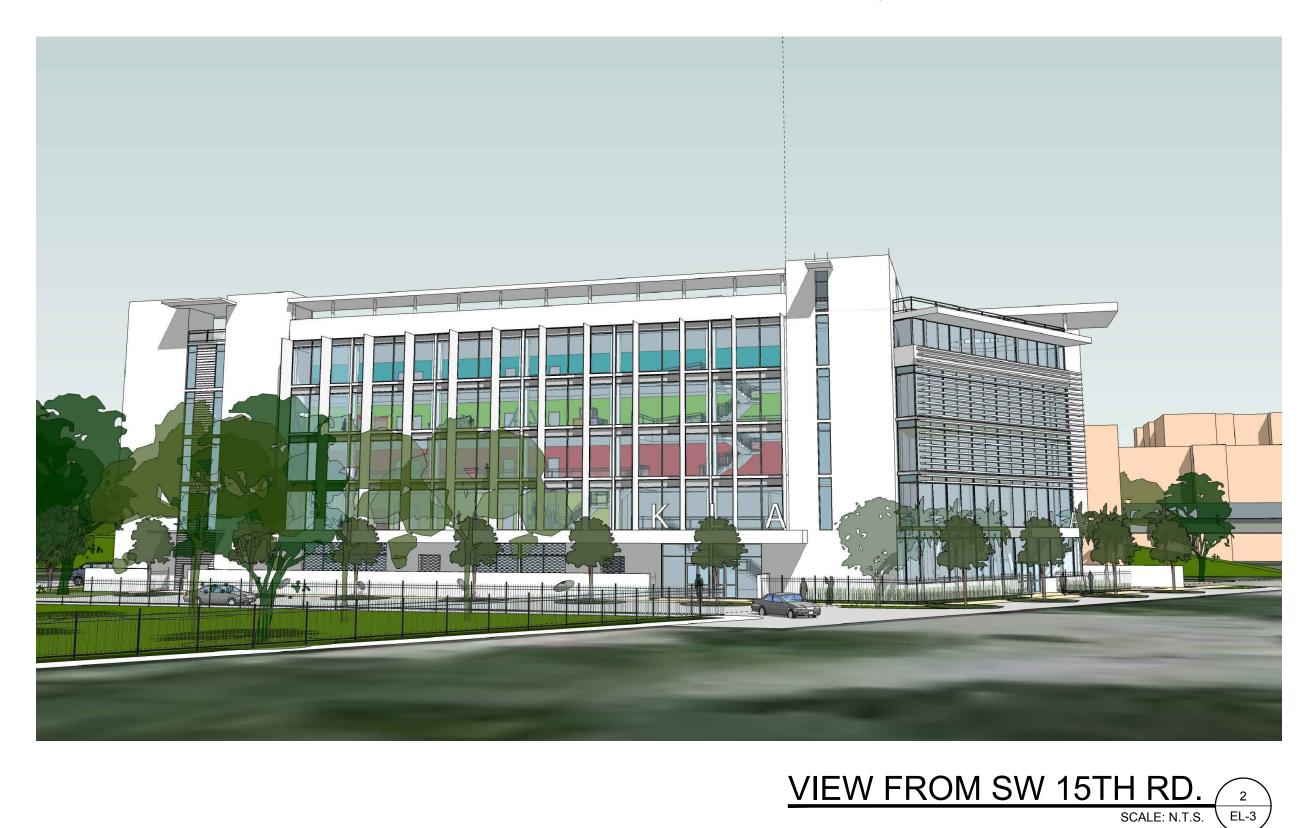
AR - 0013160

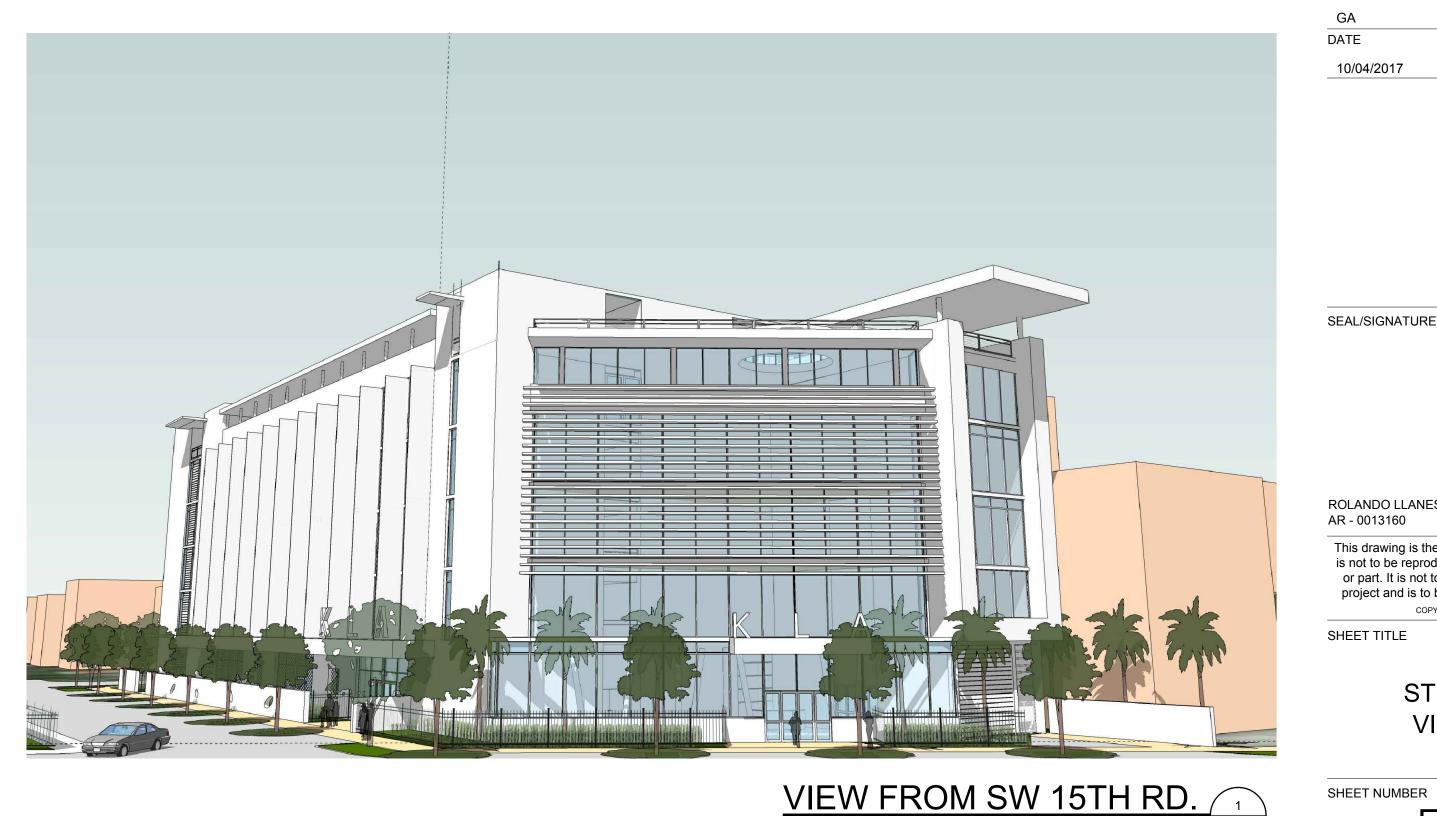
ROLANDO LLANES











VIEW FROM SW 4TH AVE. SCALE: N.T.S. EL-3



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PROJECT:

KLA ACADEMY 1109 SW 4th AVENUE & 1131 SW 4th AVENUE MIAMI FL 33130 FOLIO(S) # : 01-0208-030-1080 & 01-0208-030-1070 & 01-4138-169-0001

APPLICANT:

KLA HOLDING LLC 1750 CORAL WAY SUITE 301 MIAMI, FL 33145

> **ISSUED FOR:** WARRANT APPROVAL

CIVICA PROJECT No : 160212



EL-3



SHEET TITLE

1

SCALE: N.T.S. \ EL-3

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RL

SCALE:

1" = 10'

No.	DATE	REVISION	BY

No.	DATE	REVISION	BY





VIEW FROM NORTHWEST 4 ` SCALE: N.T.S. A-10



VIEW FROM NORTHEAST SCALE: N.T.S. 3 A-10





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PROJECT:

KLA ACADEMY 1109 SW 4th AVENUE & 1131 SW 4th AVENUE MIAMI FL 33130 FOLIO(S) # : 01-0208-030-1080 & 01-0208-030-1070 & 01-4138-169-0001

APPLICANT:

KLA HOLDING LLC 1750 CORAL WAY SUITE 301 MIAMI, FL 33145

> **ISSUED FOR:** WARRANT APPROVAL

CIVICA PROJECT No : 160212

VIEW FROM SOUTHWEST SCALE: N.T.S. A-10

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SHEET TITLE

SHEET NUMBER

SCALE: N.T.S. A-10

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AERIAL

VIEWS

EL-4

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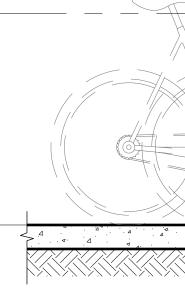
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GA	RL
DATE	SCALE:
10/04/0017	4

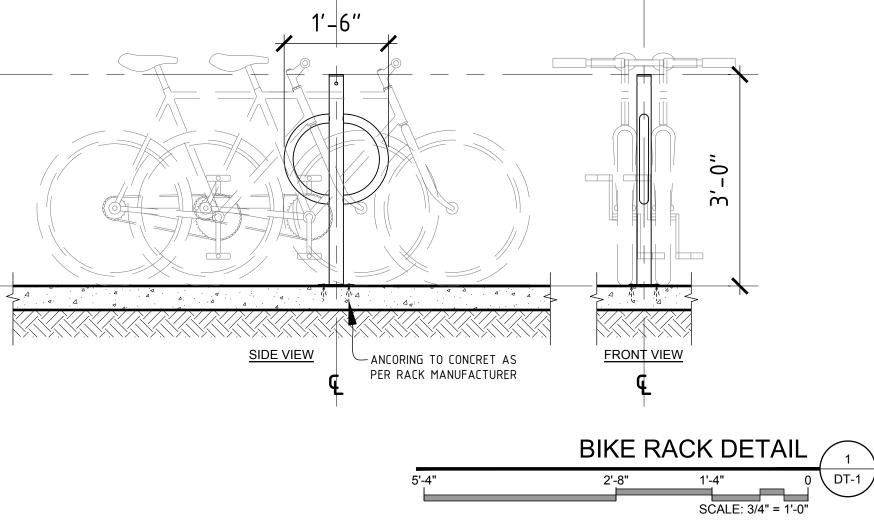
DRAWN BY	APPROVED BY	
GA	RL	
DATE	SCALE:	
10/04/2017	1" = 10'	

DRAWN BY	APPROVED BY
GA	RL
DATE	SCALE:
10/04/2017	1" = 10'

APPROVED BY
RL
SCALE:
1" = 10'

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SHEET NUMBER DT-1

SITE DETAILS

SHEET TITLE

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DATE

	1	1	
No.	DATE	REVISION	BY
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SCALE:

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PROJECT:

KLA ACADEMY 1109 SW 4th AVENUE & 1131 SW 4th AVENUE MIAMI FL 33130 FOLIO(S) # : 01-0208-030-1080 & 01-0208-030-1070 & 01-4138-169-0001

APPLICANT:

KLA HOLDING LLC 1750 CORAL WAY SUITE 301 MIAMI, FL 33145

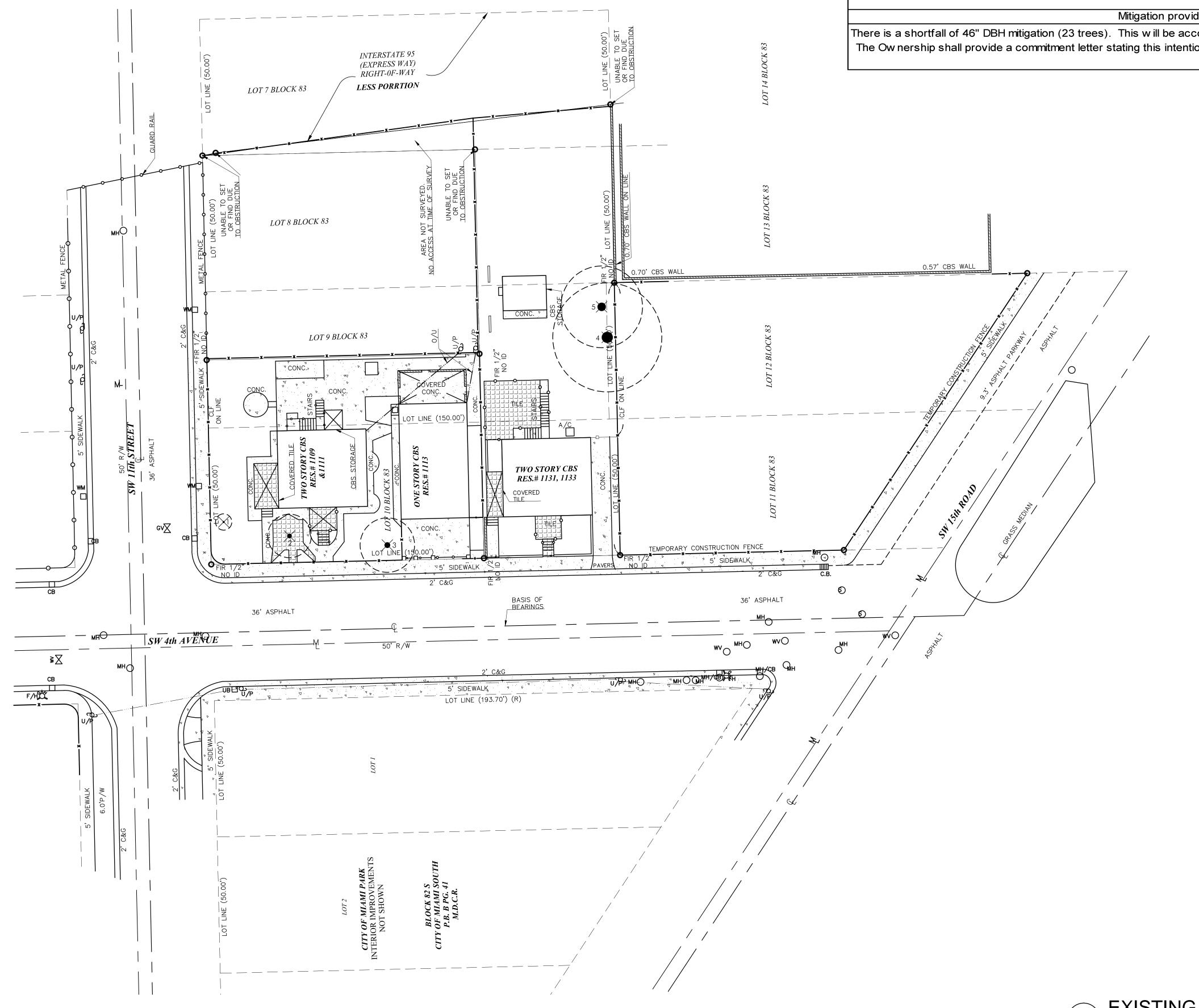
> ISSUED FOR: WARRANT APPROVAL

CIVICA PROJECT No : 160212

C I V I C A ARCHITECTURE & URBAN DESIGN

8323 NW 12th St. Suite 106

Doral, FL 33126 tel: 305.593.9959



EXISTING TREE DISPOSITION LIST									
				SIZE DISPOSITION			ON	MITIGATION	
KEY	BOTANICAL NAME	COMMON NAME	HT.(ft.)	SPD.(ft.)	DBH.(in.	REMAIN	REMOVE	TRANSPL.	DBH.(in.)
1	Ptychosperma elegans	Solitaire Palm	16	6	3		Х		palm
2	Dracaena marginata	Dragon Tree	16	16	42		Х		42
3	Araucaria heterophylla	Norfolk Island Pine	35	20	30		Х		30
4	Mangifera indica	Mango Tree	40	40	18		Х		18
5	Persea americana	Avocado Tree	30	30	18		Х		18
	TOTAL DBH INCHES TO BE REMOVED						108		
							72" DBH (36 trees)		
TOTAL DBH INCHES MITIGATION REQUIRED						REQUIRED	& 1 palm		
TOTAL DBH INCHES MITIGATION PROVIDED						26" DBH & 1 palm			

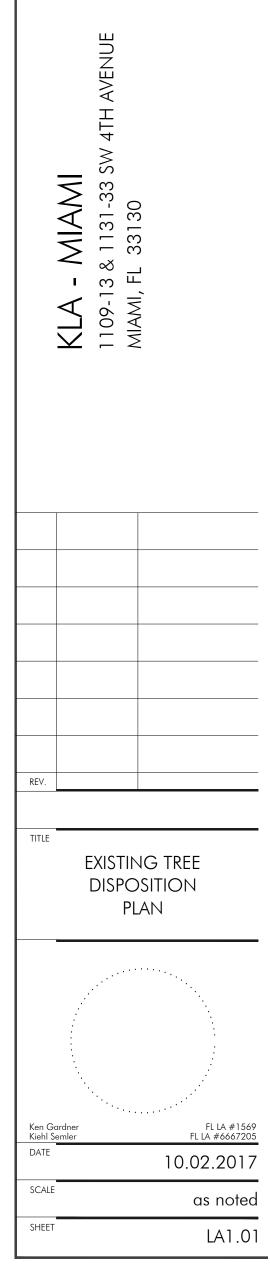
Witigation provided by 3 - 2" DBH Simpson's Stoppers, 5 - 4" DBH Live Oaks and 1 Solitaire Palm There is a shortfall of 46" DBH mitigation (23 trees). This will be accomplished by a donation of trees and palms to be planted in a City of Miami Park. The Ow nership shall provide a commitment letter stating this intention. If planting these mitigation trees in a City park is unfeasible then a donation to the City of Miami Tree Trust Fund shall be made for a total of \$23,000.

G A R D N E R + S E M L E R LANDSCAPE ARCHITECTURE W W W . G S LA DE S I G N . C O M
17670 NW 78th AVE., SUITE 214 M I A M I , F L 3 3 0 1 5 P 305.392.1016 F 305.392.1019 C O R P . I D # 0 0 0 0 2 6 6
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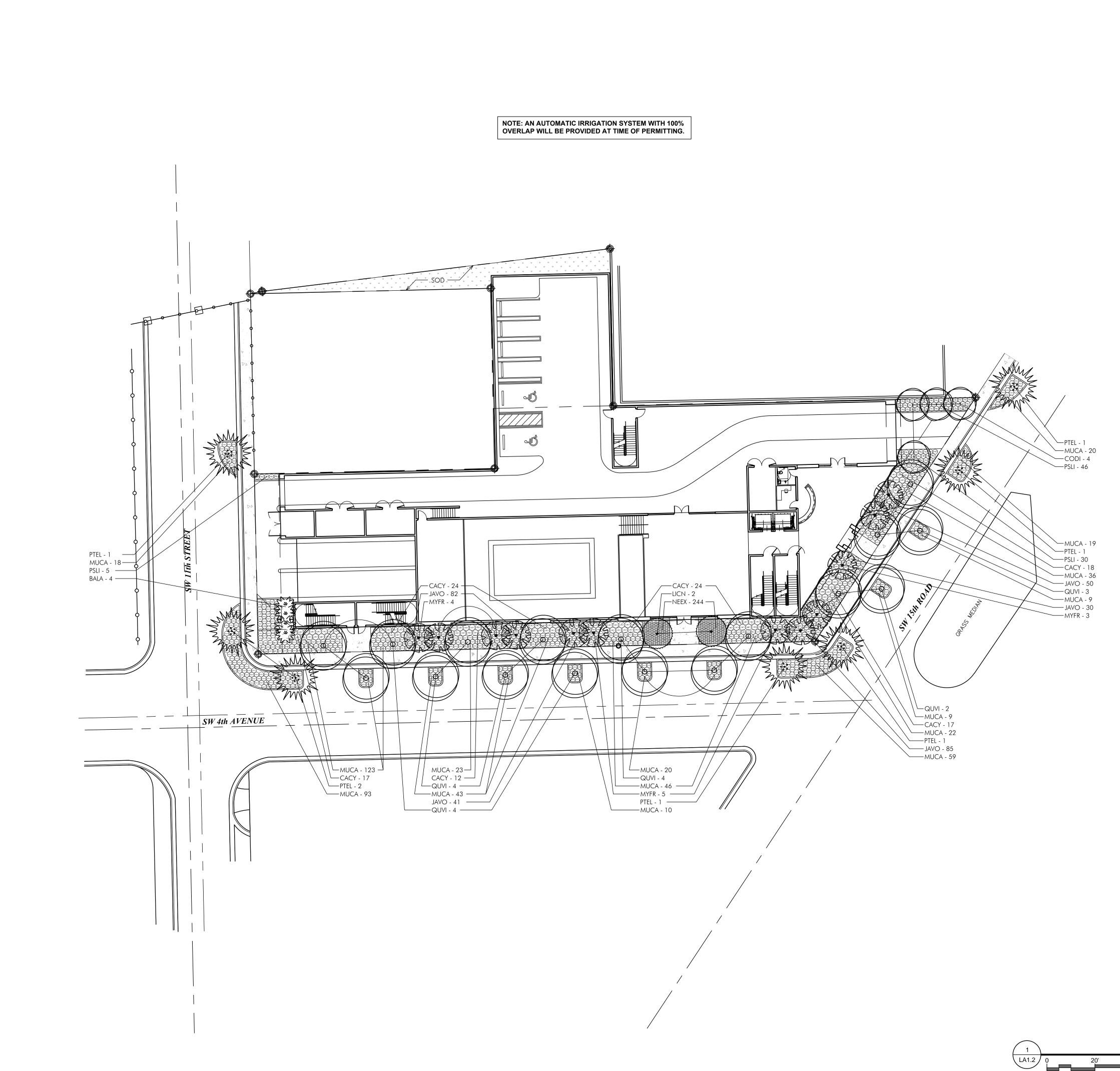


EXISTING TREE DISPOSITION PLAN 40'

\ LA1.1 ∫

20'

SCALE: 1" = 20'



20' SCALE: 1" = 20'

40'

	PLA	NT LIST		
TREES				
KEY	PLANT NAME	QTY.	UT.	SIZE
CODI	Coccoloba diversifolia	4	ea.	12' tall x 5' spread, 2" DBH
	Pigeon Plum			
MYFR	Myrcianthes fragrans	12	ea.	12' tall x 4'-5' spread, lifted to
	Simpson's Stopper			treeform, 3 trunks max.
				(totalling 2" DBH)
QUVI	Quercus virginiana	17	ea.	16' tall x 6' spread, 4" DBH, 5'
	Live Oak			СТ
PALM	S	•		•
<ey< td=""><td>PLANT NAME</td><td>QTY.</td><td>UT.</td><td>SIZE</td></ey<>	PLANT NAME	QTY.	UT.	SIZE
LICN	Livistona chinensis	2	ea.	16' tall overall
	Chinese Fan Palm			
PTEL	Ptychosperma elegans	7	ea.	16' tall overall, triple trunk, all
	Solitaire Palm			heads same height
вамв	OO & OTHER NON-PALMS	•		
<ey< td=""><td>PLANT NAME</td><td>QTY.</td><td>UT.</td><td>SIZE</td></ey<>	PLANT NAME	QTY.	UT.	SIZE
BALA	Bambusa lako	4	ea.	18'-20' tall, 5-6 culms per
	Tropical Black Bamboo			clump
SHRUI	BS AND GROUNDCOVERS	•	•	
<ey< td=""><td>PLANT NAME</td><td>QTY.</td><td>UT.</td><td>SIZE</td></ey<>	PLANT NAME	QTY.	UT.	SIZE
CACY	Capparis cynophallophora	112	ea.	30" x 24", install 30" o.c.
	Jamaican Caper			
JAVO	Jasminum volubile	288	ea.	18" x 18", install 24" o.c.
	Wax Jasmine			
MUCA	Muhlenberghia cappillaris	550	ea.	3 gallon cans, install 24" o.c.
	Muhly Grass			
VEEX	Nephrolepis exaltata Bostoniensis	244	ea.	1 gallon cans, full, install 12"
	Boston Fern			o.c.
PSLI	Psychotria ligustrifolia	81	ea.	18" x 18", install 24" o.c.
	Dwarf Coffee			
MISCI	ELLANEOUS			
sod	St. Augustine "Floratam"	as req.	s.f.	solid sod
	Planting Soil	as req.	c.y.	
	80% Silica Sand			
	20% Everglades Muck			
	Shredded Melaluca Mulch			1
	Shredded Melaluca Mulch	as req.	c.y.	

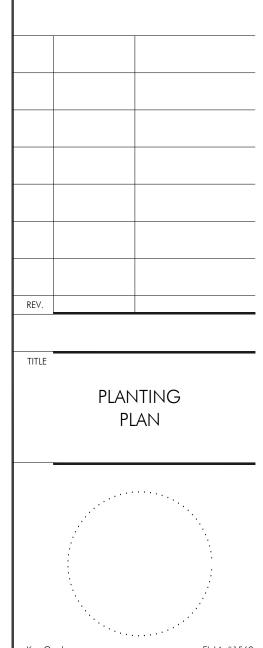


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LANDSCAPE LEGEND (This information to be permanently affixed to the plan.)Zoning District:T-5L (R-3)Net Lot Area:0.64(acres)27,817(square feet)

OPE	N SPACE	REQUIRED	PROVIDED			
١.	Square feet of open space required by Miami 21, as indicated on site plan:					
	Net Lot area = $27,817$ square feet x 5 % = $1,391$ square feet	1,391	5,567			
3.	Square feet of parking lot open space required by Article 9, as indicated on site plan:					
	Number of parking spaces $\underline{0}$ x 10 square feet per parking space =	-	-			
С.	Total square feet of landscaped open space required: A+B=	1,391	5,567			
AW	N AREA CALCULATION	REQUIRED	PROVIDED			
١.	1,391 Total square feet of landscape open space required by Miami 21	1,391				
3.	Maximum lawn area (sod) permitted = 20 % = <u>278</u> square feet =	278	250			
RE	ES	REQUIRED	PROVIDED			
١.	The number of trees required per net lot acre, less exist. number of trees meeting min. req.					
	= <u>22</u> trees x <u>0.64</u> net lot acres - number of existing trees	15	13			
3.	% Palms allowed: Number of trees provided x 30%	10	4			
С.	% Natives required: Number of trees provided x 30%	5	33			
).	% drought tolerant and low maintenance: Number of trees provided x 20%	3	33			
	Site tree requirement is being met with 4 Pigeon Plums, 9 Simpson's Stoppers, 2 Solitaire Palms	and 2 Chinese	e Fan Palms			
	(Solitaire Palms and Chinese Fan Palms count as 2 total trees)					
	Street trees (max. average spacing of 30' o.c.):					
	<u>392</u> linear feet along street / 30 =	13	13			
	% palms permitted to count towards street trees in 1:1 basis x 30%	3	4			
	Street tree requirement is being met with 12 Live Oaks and 4 Solitaire Pa	alms				
	Street trees located directly beneath power lines: (max. average spacing 25' o.c.):					
	<u>0</u> linear feet along street / 25 =	-	0			
	Street tree requirement is being met with 12 Live Oaks and 4 Solitaire Palms					
SHR	UBS	REQUIRED	PROVIDED			
١.	Number of shrubs required: Number of trees required x 10 =	280	950			
3.	% Number of Native shrubs required: Number of shrubs provided x 30% $=$	84	950			
2.	% Drought tolerant and low maintenance required: Number of shrubs provided x 20% $=$	84	950			
here is an excess of 8 trees (3 Simpson's Stoppers and 5 Live Oaks) and 1 palm (Solitaire Palm). These trees shall be applied to the						
	mitigation requirements for trees being removed.					

Ś 33 S KLA - MIAN 1109-13 & 1131-3 MIAMI, FL 33130



FL LA #1569 FL LA #6667205 Ken Gardne 10.02.2017 as noted LA1.02

PLANTING PLAN

LANDSCAPE SPECIFICATIONS PART 1 - GENERAL

1.1 SCOPE

A. Contractor shall provide all labor, materials, equipment, supervision, and related work necessary to complete the landscape work in accordance with the intent of the landscape plans, schedules and these specifications. The extent of work is shown on the drawings which are a part of this document.

1.2 CONTRACTOR QUALIFICATIONS

A. Landscape installation work to be performed by a Contractor Certified by the Florida Nurserymen, Growers and Landscape Association (FNGLA) as a Certified Landscape Contractor. Any pruning to be supervised by an Arborist, certified by the International Society of Arboriculture (ISA) and licensed in Miami-Dade County.

1.3 INVESTIGATION OF UTILITIES A. Prior to beginning work, the Contractor shall be responsible to locate existing

underground utilities. Check with all utility companies and Sunshine State, call (811).

1.4 SUBSTITUTIONS

A. Only materials specified will be accepted, unless approved in writing by the Landscape Architect in advance.

1.5 PLANT SIZES

A. All plant sizes shall equal or exceed the minimum sizes as specified in the plant list. When plant sizes are specified as a range of size, installed materials shall average the mean of the range specified. Plants shall be measured following pruning, with branches in normal position. All necessary pruning shall be done at the time of planting.

1.6 PLANT QUALITY

A. All plant material shall be equal to or better than Florida No. 1 as classified by "Grades and Standards for Nursery Plants" by the Division of Plant Industry, Florida Department of Agriculture. They shall have a growth habit that is normal for the species; healthy, vigorous, free from insects, disease and injury.

B. The Owner or Landscape Architect reserves the right to refuse any plant material which does not conform to the intent of the written specifications or design

C. CIRCLING ROOTS FOUND ON CONTAINER-GROWN MATERIAL WILL NOT BE ACCEPTED UNLESS REMEDIAL ROOT PRUNING, APPROVED BY THE LANDSCAPE ARCHITECT IS DONE BEFORE PLANTING.

1.7 PLANT QUANTITY

A. The plant quantities shown on the plant list are to be used only as an aid to bidders. In the case of discrepancy between the plant list and the plan, the quantity on the plan shall override the plant list.

1.8 UNIT PRICES

A. The successful bidder shall furnish to the Owner and the Landscape Architect, a unit price breakdown for all materials. The Owner may, at his discretion, add to or delete from the materials utilizing the unit price breakdown submitted to and accepted by the Owner.

1.9 SUBMITTALS

A. Fertilizer: The Contractor shall submit to the Owner and Landscape Architect documentation that all the fertilizer used for the project is of the analysis specified and placed at the rates specified in section 2.2 FERTILIZER.

B. Planting soil: The Contractor shall submit a sample of the planting soil (approximately

1 cu. Ft.) for approval by the Landscape Architect prior to delivery to the site.

1.10 CLEAN-UP & MAINTENANCE OF TRAFFIC A. Follow procedures in FDOT Index 600 for maintenance of traffic during construction.

B. At the end of each work day, the Contractor shall remove debris and shall barricade

the un-filled holes in a manner appropriate in the path of pedestrians and motorists.

C. Upon completion of the work or any major portion of the work or as directed by the Landscape Architect, all debris and surplus material from his work shall be removed from the iob site.

1.11 MAINTENANCE PRIOR TO ACCEPTANCE

A. The Contractor is responsible to maintain the plantings until they are accepted under the provisions of 1.12 "ACCEPTANCE OF INSTALLATION"

1. Plants: Begin maintenance immediately following the final plant installation operation for each plant and continue until all plant installation is complete and accepted. Maintenance shall include watering all plants, weeding, mulching, pest and disease control, tightening and repairing of guys, repair of braces, removal of dead growth, resetting of plants to proper grade or up-right position, restoration of plant saucer, litter pick-up in plant beds and other necessary operations to assure specified minimum grade of Florida No. 1.

2. Turf Areas: Begin maintenance of turf immediately following the placement of sod and A. See the details bound herewith or made part of the plans. continue until sod installation is complete and accepted. Maintenance shall include but not be limited to, watering, leveling, mowing, weed and pest control, fungus and disease control and other necessary operations as determined by the Landscape Architect and good nursery practice.

3. Re-setting or straightening trees and palms: The Contractor shall re-set and/or straighten trees and palms as required at no additional

cost to the Owner unless caused by sustained winds of 75 mph or more. Then, the costs of the operations may be charged to the owner. Re-set trees within 48 hours.

1.12 ACCEPTANCE OF INSTALLATION

A. Inspection: Inspection of the work, to determine completion of contract work, exclusive of the possible replacement of plants and turf, will be made by the Landscape Architect at the conclusion of the maintenance period. Written notice requesting such an inspection and submitted by the Contractor at least ten (10) days prior to the anticipated date.

1.13 GUARANTEE

A. Guarantee all plants for a period of one year (CCD). Guarantee shall commence from the date of written acceptance. Plant material which is on the site and scheduled to be relocated is not covered by the guarantee except in the case of Contractor's negligence or work that has been done in an unworkman-like manner. The Contractor is not responsible for loss due to acts of god, (i.e.) sustained winds of 75 mph or more, floods, frost, lightning, vandalism or theft.

1.14 REPLACEMENT

A. Replacement shall be made during the guarantee period as directed by the Landscape Architect within ten (10) days from time of notification. For all replacement plant material, the guarantee period shall extend for an additional forty-five (45) days beyond the original guarantee period. The Contractor shall be responsible to provide water to the replacement plants in sufficient quantity to aid in their establishment. At the end of the guarantee period, inspection will be made by the Landscape Architect, upon written notice requesting such inspection and submitted by the Contractor at least five (5) days before the anticipated date. Replacement plants must meet the requirements of Florida No. 1 at time of inspection. Remove from the site all plants that are dead or in a state of unsatisfactory growth, as determined by the Landscape Architect. Replace these and any plants missing due to the Contractor's negligence as soon as conditions permit.

1. Materials and Operations: All replacement plants shall be of the same kind and size as indicated on the plant list. The Contractor shall supply and plant the plants as specified under planting operations.

2. Cost of Replacements: A sum sufficient to cover the estimated cost of possible replacements, including material and labor will be retained by the Owner and paid to the Contractor after all replacements have been satisfactorily made and approved by the Landscape Architect.

PART 2 - MATERIALS

2.1 PLANTING SOIL

A. Planting soil for trees, shrubs and ground covers shall be of the composition noted on the plans, measured by volume.

B. Soil for Sodded Areas: shall be coarse lawn sand.

2.2 FERTILIZER

A. Fertilizer for trees, palms, shrubs, and groundcovers shall be as follows: LESCO Palm 1. Plants shall be planted sufficiently away from edges of pavements or curbs, to allow Special 13-3-13 or equal, Sulfur coated with iron and other minor elements and maximum of 2% chlorine, or brand with equal analysis. The fertilizer shall be uniform in composition dry and free flowing and shall be delivered to the site in the original unopened containers, bearing the manufacturer's guaranteed analysis. Fertilizer for sod and seeded areas shall be 8-6-8, 50% organically derived nitrogen, or equal. 2.3 WATER

A. The Contractor shall provide potable water on site, available from the start of planting. The Contractor is responsible to ascertain the location and accessibility of the water source. The Contractor is responsible to provide the means of distribution (i.e. water truck, hoses, etc.) for distribution of water to the planting areas.

2.4 MULCH

A. Mulch shall be shredded Melaleuca mulch (Florimulch) as manufactured by Forestry Resources, Inc., or equal.

2.5 ROOT BARRIER MATERIAL

A. When specified in the plans, root barrier material shall be Biobarrier (19.5 inch width) Reemay or approved equal.

B. Install per details in the plans.

PART 3 - INSTALLATION PROCEDURES

3.1 LAYOUT A. Verify location of all underground utilities and obstructions prior to excavation.

3.2 HERBICIDE TREATMENT

A. In all areas infected with weed and/or grass growth, a systemic herbicide, such as Roundup, shall be applied per manufacturer's rates. When it has been established where work will be done, the systemic herbicide shall be applied in accordance with manufacturer's labeling to kill all noxious growth. Contractor shall schedule his work to allow more than one application to obtain at least 95% kill of undesirable growth. If necessary, Contractor shall conduct a test to establish suitability of product and applicator to be used on this project, prior to execution of the full application.

3.3 PLANT PIT EXCAVATION AND BACKFILLING A. Trees: See the Planting and Bracing Details and notes.

B. All planting holes shall be hand dug where machine dug holes may adversely affect utilities or improvements

2. Shrubs and Groundcover: Shrubs and groundcover shall be planted in a soil bed as described in the notes and details. Space shrubs and provide setback from curb and

D. Watering of field-grown plants: Thoroughly puddle in water to remove any air pockets in the plant hole.

3.4 WATERING

A. The Contractor is responsible to provide the water for all new plants and transplants and means of distribution (i.e. hand watering or water truck) during the maintenance period and extending into the period after acceptance until the full schedule as listed below is complete. Water for trees and other large field grown plants shall be supplemented by hand or water truck, in addition to the irrigation system, (if one is provided). Contractor can adjust watering schedule during heavy rain season upon approval of the Landscape Architect.

AMOUNT OF WATER PER APPLICATION

For trees up to 5 inch caliper - 5 gallons From 5 to 8 inch caliper - 25 gallons 9 inch and up caliper - 50 gallons

pavements as shown in the plans.

FREQUENCY OF WATER Daily for the first week

3 times per week for weeks 2 - 5 2 times per week for weeks 6 - 8

time per week for weeks 9 - 12

B. Water in plants by thoroughly soaking of the entire root ball immediately after planting. For large trees and shrubs, add water while backfilling hole to eliminate any air pockets in the soil around the root ball.

C. Water shrubs, sod and groundcover a minimum of once daily for a week or until an irrigation system is fully operational. If no irrigation system is to be installed, the Contractor shall be responsible for watering the shrub, sod, and groundcover for the time specified above, after installation of each section of the planting installed.

3.5 FERTILIZING A. Add fertilizer on top of the surface of shrubs beds and tree and palms root balls two (2) months after installation. Fertilize sod within two (2) days after installing after planting of each segment of the job. Fertilizer shall be applied after soil has been well moistened. Fertilizer shall be washed off of plant leaves and stems immediately after application. Apply at the following rates:

1. Trees and Large Shrubs: One (1) pound per inch of trunk diameter, spread evenly

over the root ball area.

2. Shrubs: One half (1/2) handful per shrub, spread evenly over the root ball area.

3. Groundcover: Twelve (12) pounds per 100 sq. ft. of bed area.

4. Sod: Twelve (12) pounds per 1,000 sq. ft. Wash fertilizer off blades immediately after spreading

3.6 MULCHING

A. Spread mulch two (2) inches thick uniformly over the entire surface of shrubs and groundcover beds, depth measured after settling, unless otherwise specified in the plans. Provide 36" diameter bed of mulch, measured from outer edge of the trunk, for all trees and palms planted in sod areas. Keep mulch away from contact with the trunk. Create a 6" high ring of mulch at the outer edge of tree and palm holes.

3.7 GUYING AND BRACING

3.8 SODDING A. Provide a blanket of lawn sand as described in the notes in these plans. Prior to planting, remove stones, sticks, etc. from the sub-soil surface. Excavate existing non-conforming soil as required so that the finish grade of sod is flush with adjacent pavement or top of curb as well as adjacent sod in the case of sod patching.

B. Place sod on moistened soil, with edges tightly butted, in staggered rows at right angles to slopes. The sod shall be rolled with a 500 pound hand roller immediately after

C. Keep edge of sod bed a minimum of 18" away from groundcover beds and 24" away from edge of shrub beds and 36" from trees, measured from the edge of plant or tree

D. Sod shall be watered immediately after installation to uniformly wet the soil to at least two inches below the bottom of sod strips.

E. Apply fertilizer to the sod as specified in Section 3.5.

F. Excavate and remove excess soil so top of sod is flush w/top of curb or adjacent pavement, or adjacent existing sod.

PLANT BED PREPARATION NOTES

1. In all areas where new sod and shrub and groundcover masses are to be planted, kill all existing weeds by treating with Round-up prior to beginning soil preparation.

2. In all shrub and groundcover beds, prepare soil as described for either condition, over the entire area to be planted:

Condition A:

If any compacted road base or asphalt or rocky soil is encountered, remove compacted material entirely to allow an 18" depth of planting soil. Backfill the entire area of the shrub and groundcover beds with 18" planting soil (as specified in Plans) to within 2 inches of the adjacent pavement or top of curb. Remove all debris and rocks and pebbles larger than 1 inch in size and level the grade before planting.

Condition B:

of curb or pavement.

Where no compacted soil is encountered, thoroughly mix 6 inches of planting soil into the existing soil to a depth of 18 inches. If required, excavate and remove the existing soil to lower the grade, so that the prepared mix is finished to a minimum of 2 inches below top of curb or adjacent walkway. Remove all debris and rocks and pebbles larger than 1 inch in size and level the grade before planting.

For all sod areas, spread a 2" deep layer of lawn sand prior to sodding. Remove all debris and rocks and pebbles larger than 1 inch in size and level the grade before sodding. Remove, if required, existing soil so that top of sod is flush with and adjacent top

SPACING OF PLANTS (SEE PLANT SPACING DETAIL)

for growth toward the edges of the bed.

PROTECTION OF PLANTS

1. The Contractor shall be responsible to protect existing trees and shrubs in and adjacent to the area of work. Erect barriers as necessary to keep equipment and materials, any toxic material, away from the canopy drip line of trees and shrubs. DO NOT PILE SOIL OR DEBRIS AGAINST TREE TRUNKS OR DEPOSIT NOXIOUS BUILDING SUPPLIES OR CHEMICALS WITHIN THE DRIP LINE.

