

RESOLUTION No. 19-112**A RESOLUTION OF THE MAYOR AND THE CITY COUNCIL OF THE CITY OF DORAL, FLORIDA, APPROVING/DENYING THE SITE PLAN FOR DORAL SQUARE, LOCATED AT THE SOUTHEAST CORNER OF DORAL BOULEVARD AND NW 87 AVENUE, DORAL, FLORIDA; PROVIDING FOR IMPLEMENTATION; AND PROVIDING FOR AN EFFECTIVE DATE**

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

WHEREAS, Doral Court Retail Investments, LLC (the "Applicant") has submitted an application for Mayor and Council Site Plan Review and Approval for Doral Square located at the southeast corner of Doral Boulevard and NW 87th Avenue, Doral, FL, as legally described in Exhibit A; and

WHEREAS, Staff finds that the proposed site plan complies with the requirements and standards of the Land Development Code; and

WHEREAS, after notice of public hearing duly published and notifications of all property owners of record within 500-foot radius, a public hearing was held before the Mayor and City Council of the City of Doral on April 24, 2019, at which hearing all interested persons were afforded the opportunity to be heard; and

WHEREAS, the Mayor and City Council of the City of Doral find the adoption and implementation of this Resolution is in the best interest and welfare of the residents of the City.

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

Section 1. Recitals. The above recitals are confirmed, adopted, and

Incorporated herein and made part hereof by this reference.

Section 2. Approval of the Site Plan. The City Council hereby approves the site plan for Doral Square provided in Exhibit B. The site plan consists of 151,365 square feet of shopping center uses and 4,661 square feet of outdoor seating areas. The approval of the site plan is subject to the following conditions. Violation of the conditions may result in a code compliance citation or the revocation of this Resolution.

1. All applicable impact fees shall be paid by the Applicant prior to issuance of a building permit.
2. The proposed project shall be built in substantial conformance with the plans entitled "Doral Square" prepared by RSP Architects (Executive, Touzet Studio (Design), consisting of sheets 46, dated stamped received March 1, 2019.
3. The Property shall be landscaped in accordance with the landscape plan, prepared by Kimley-Horn & Associates, dated stamped received March 1, 2019, as amended, and included with the site plan submittal.
4. Compliance with Ordinance 2015-09 Public Arts Program will be required at the time of building permit, if applicable.
5. Provide irrigation plans at time of building permit.
6. 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.
7. Approval from Division of Environmental Resources Management (DERM) is required at time of building permit. If DERMs' requirements result in a modification to the approved administrative site plan, which may include but is not limited to, the layout of proposed parking field, the Applicant will be fully responsible to meet those requirements prior to building permit approval.
8. All applicable local, state and federal permits must be obtained before commencement of the development.
9. The project should make every effort to incorporate the city's Low Impact Development (LID) Master Plan and Section 74-881 of the Land Development Code.
10. Provide compliance with the Floodplain Management regulations (Chapter 23, Article II, Floodplain Management) of the City Land Development Code. Project team should contact the City's Floodplain Administrator to review the requirements of the Floodplain Management Ordinance.
11. The Applicant shall comply with applicable conditions and requirements provided by Miami-Dade County Public Works Department, Water and Sewer Department, Fire Rescue Department, and Regulatory and Economics Resources (DRER) prior to issuance of building permit.

12. The hours of operation during the construction shall adhere to as per Noise Ordinance No. 2011-01.
13. The Applicant shall submit a construction staging plan for review and approval prior to commencement of construction. The staging area shall be kept clean at all times, adequately screened and located away from view of existing homes located adjacent to the construction site.
14. Access points for construction vehicles shall be identified as part of the construction plan submitted to the City. Construction vehicles with access to the site shall adhere to existing "no thru truck" areas.
15. The Applicant shall provide a Construction Air Quality Management Plan to the Department prior to the start of construction.
16. The Applicant shall meet the requirements of the Miami-Dade County Water-Use Efficiency Standards Manual, effective January 2009, as may be amended from time to time.
17. A Stormwater Pollution Prevention Plan (SPPP) must be submitted by the Applicant at time of building permit. The Plan shall provide guidelines for implementing and maintaining an erosion and sedimentation control program before the site is cleared or graded, including areas where top soil 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. The erosion and sedimentation control safeguards shall be kept in good working conditions throughout the duration of the construction phase of the project.
18. The Applicant shall preserve existing trees (including native trees) during the development of the project, wherever possible. If the trees must be removed, the Applicant shall be required to mitigate the impact in accordance with DRER requirements. If the relocated trees do not survive, the Applicant shall be required to replace the trees in compliance with DRER requirements.
19. All stormwater shall be retained on site at all times in accordance with all applicable laws and stormwater regulations.
20. All stormwater drainage systems shall be maintained in working conditions at all times including after completion of the construction phase to avoid localize flooding during and after a storm event.
21. All stormwater drainage systems shall be maintained on an annual basis and a report shall be provided to the Code Enforcement Department. The report shall include, but not be limited to, a diagram of all the system components that were maintained throughout the year.
22. Parking shall be prohibited on top of any drainage inlet or drainage manhole.
23. Developer shall be responsible for providing the City a certified drainage inspection report prior to the issuance of a certificate of occupancy.
24. Noncompliance with the approved site plan and the terms of this approval shall be considered a violation of the City Code.
25. Applicant shall comply with any other outstanding conditions recommended by the City Mayor and Council, Public Works Department, or Miami-Dade County.

Section 3. Implementation. The City Manager or his/her designee are hereby

authorized to take such action as may be necessary to implement the purpose and provisions of this Resolution.

Section 4. Effective Date. The Resolution shall take effect immediately upon adoption.

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

Mayor Juan Carlos Bermudez	Yes
Vice Mayor Claudia Mariaca	Yes
Councilwoman Digna Cabral	Yes
Councilman Pete Cabrera	Absent/Excused
Councilwoman Christi Fraga	Yes

PASSED AND ADOPTED this 24 day of April, 2019.




JUAN CARLOS BERMUDEZ, 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:



LUIS FIGUEREDO, ESQ.
CITY ATTORNEY

EXHIBIT “A”

EXHIBIT A

Legal Description:

A PORTION OF THE WEST 847.72 FEET OF TRACT 29, AND 30, OF FLORIDA FRUIT LAND COMPANY'S SUBDIVISION NO. 1, IN SECTION 27, TOWNSHIP 53 SOUTH, RANGE 40 EAST, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, AT PAGE 17, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, LESS AND EXCEPT THE WEST 55.00 FEET THEREOF DEDICATED TO MIAMI-DADE COUNTY FOR N.W. 87TH AVENUE RIGHT OF WAY ALSO LESS AND EXCEPT ANY PART THEREOF DEDICATED TO MIAMI-DADE COUNTY FOR DORAL BOULEVARD (N.W. 36TH STREET EXTENSION) AS PER RIGHT OF WAY DEED DULY RECORDED IN OFFICIAL RECORDS BOOK 10753, AT PAGE 505 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, SAID PORTION BEING PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT A POINT ON THE SOUTH BOUNDARY OF SAID TRACT 29 AT A DISTANCE OF 55.03 FEET ON A BEARING OF NORTH 89 DEGREES 57 MINUTES 45.1 SECONDS EAST, FROM THE SOUTHWEST CORNER THEREOF; THENCE RUN NORTH 01 DEGREES 50 MINUTES 30 SECONDS WEST ALONG A LINE THAT IS PARALLEL TO AND 55.00 FEET EAST OF AS MEASURED AT RIGHT ANGLES TO, THE WEST BOUNDARY OF SAID TRACT 29 AND 30 OVER AND ACROSS SAID TRACT 29 AND PORTION OF SAID TRACT 30, FOR A DISTANCE OF 600.86 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 25.00 FEET; THENCE RUN NORTHWESTERLY, NORTHERLY, NORTHEASTERLY, EASTERLY AND SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 100 DEGREES 22 MINUTES 44.7 SECONDS FOR A DISTANCE OF 43.80 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 1964.86 FEET, SAID POINT BEARING SOUTH 08 DEGREES 32 MINUTES 14.7 SECONDS WEST FROM THE CENTER OF SAID CURVE; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE; THROUGH A CENTRAL ANGLE OF 08 DEGREES 33 MINUTES 22 SECONDS FOR A DISTANCE OF 293.42 FEET TO A POINT OF TANGENCY, SAID POINT BEARING SOUTH 00 DEGREES 01 MINUTES 07.4 SECONDS EAST FROM THE CENTER OF SAID CURVE; THENCE RUN NORTH 89 DEGREES 58 MINUTES 53 SECONDS EAST FOR A DISTANCE OF 471.97 FEET TO A POINT; THENCE SOUTH 01 DEGREES 50 MINUTES 30 SECONDS EAST FOR A DISTANCE OF 604.25 FEET TO THE POINT OF INTERSECTION WITH THE SOUTH BOUNDARY OF SAID TRACT 29; THENCE RUN SOUTH 89 DEGREES 57 MINUTES 45.1 SECONDS WEST ALONG THE LAST DESCRIBED LINE FOR A DISTANCE OF 792.94 FEET TO THE POINT OF BEGINNING. LESS AND EXCEPT THE FOLLOWING: A PORTION OF THE WEST 847.72 FEET OF TRACTS 29 AND 30, OF FLORIDA FRUIT LAND COMPANY'S SUBDIVISION NO. 1, IN SECTION 27, TOWNSHIP 53 SOUTH, RANGE 40 EAST, AS RECORDED IN PLAT BOOK 2 AT PAGE 17, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHWEST CORNER OF SAID TRACT 30; THENCE NORTH 89 DEGREES 58 MINUTES 53 SECONDS EAST ALONG THE

NORTH LINE OF SAID TRACT 30 FOR A DISTANCE OF 609.88 FEET; THENCE SOUTH 00 DEGREES 21 MINUTES 28 SECONDS EAST FOR A DISTANCE OF 55.00 FEET TO A POINT LYING ON THE SOUTH RIGHT OF WAY LINE OF N.W. 36TH STREET AND THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL OF LAND; THENCE NORTH 89 DEGREE 58 MINUTES 53 SECONDS EAST ALONG SAID RIGHT OF WAY FOR A DISTANCE OF 239.71 FEET; THENCE SOUTH 01 DEGREES 50 MINUTES 30 SECONDS EAST FOR A DISTANCE OF 297.24 FEET; THENCE SOUTH 89 DEGREES 58 MINUTES 15 SECONDS WEST FOR A DISTANCE OF 247.41 FEET; THENCE NORTH 00 DEGREES 21 MINUTES 28 SECONDS WEST FOR A DISTANCE OF 297.14 FEET TO THE POINT OF BEGINNING. AND LESS AND EXCEPT THE FOLLOWING: A PORTION OF THE WEST 847.72 FEET OF TRACTS 29 AND 30, OF FLORIDA FRUIT LAND COMPANY'S SUBDIVISION NO. 1, IN SECTION 27, TOWNSHIP 53 SOUTH, RANGE 40 EAST, AS RECORDED IN PLAT BOOK 2, PAGE 17, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHWEST CORNER OF SAID TRACT 30; THENCE NORTH 89 DEGREES 58 MINUTES 53 SECONDS EAST ALONG THE NORTH LINE OF SAID TRACT 30 FOR A DISTANCE OF 609.88 FEET; THENCE SOUTH 00 DEGREES 21 MINUTES 28 SECONDS EAST FOR A DISTANCE OF 55.00 FEET TO A POINT LYING ON THE SOUTH RIGHT OF WAY LINE OF N.W. 36TH STREET (DORAL BOULEVARD) AND THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL OF LAND; THENCE CONTINUE SOUTH 00 DEGREE 21 MINUTES 28 SECONDS EAST ALONG THE WEST LINE OF THE LANDS DESCRIBED IN PARTIAL RELEASE OF UNITIES OF TITLE RECORDED IN OFFICIAL RECORDS BOOK 22183, PAGE 4630, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, FOR A DISTANCE OF 297.14 FEET; THENCE SOUTH 89 DEGREES 58 MINUTES 15 SECONDS WEST, ALONG THE WESTERLY PROLONGATION OF THE SOUTH LINE OF THE LANDS DESCRIBED IN SAID PARTIAL RELEASE OF UNITIES OF TITLE, FOR A DISTANCE OF 42.00 FEET; THENCE NORTH 00 DEGREES 21 MINUTES 28 SECONDS WEST FOR A DISTANCE OF 297.15 FEET; THENCE NORTH 89 DEGREES 58 MINUTES 53 SECONDS EAST, ALONG THE SOUTH RIGHT OF WAY LINE OF N.W. 36TH STREET (DORAL BOULEVARD), FOR A DISTANCE OF 42.00 FEET, TO THE POINT OF BEGINNING.

EXHIBIT “B”

DORAL SQUARE

8700 NW 36 Street & 3737 NW 87 Avenue
DORAL FL, 33166

Architect (Executive): RSP Architects
Architect (Design): Touzet Studio
Civil/Traffic Engineer/Landscape: Kimley-Horn & Associates, Inc.
Land Use: Holland & Knight

REVISION 1 - February 28, 2019



PROJECT TEAM

Owner:

Doral Court Retail Investments, L.L.C.
2665 South Bayshore Drive, Suite 1020
Coconut Grove, Florida 33133
T: 305.416.4556

Design Architect:



Touzet Studio
65 NW 24th street, Unit 108
Miami, Florida 33127
T:305.789.28.70

Register Architect:



RSP ARCHITECTS
3059 Grand Avenue, Suite 440
Miami, Florida 33133
T: 305.444.7100

Civil / Traffic Engineer/Landscape:

Kimley»Horn

Kimley-Horn & Associates, Inc.
355 Alhambra Circle, Suite 1400
Coral Gables, Florida 33144
T: 305.673.2025

Land Use:

Holland & Knight

Holland & Knight LLP
701 Brickell Avenue, Suite 3300
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T: 305.349.2178

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DORAL SQUARE

8700 NW 36 ST & 3737 NW 87 AVE
DORAL, FL 33136

PROJECT #: 16040

LAWRENCE BEAME R.A.
REGISTRATION NO:7871

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SITE PLAN SUBMITTAL

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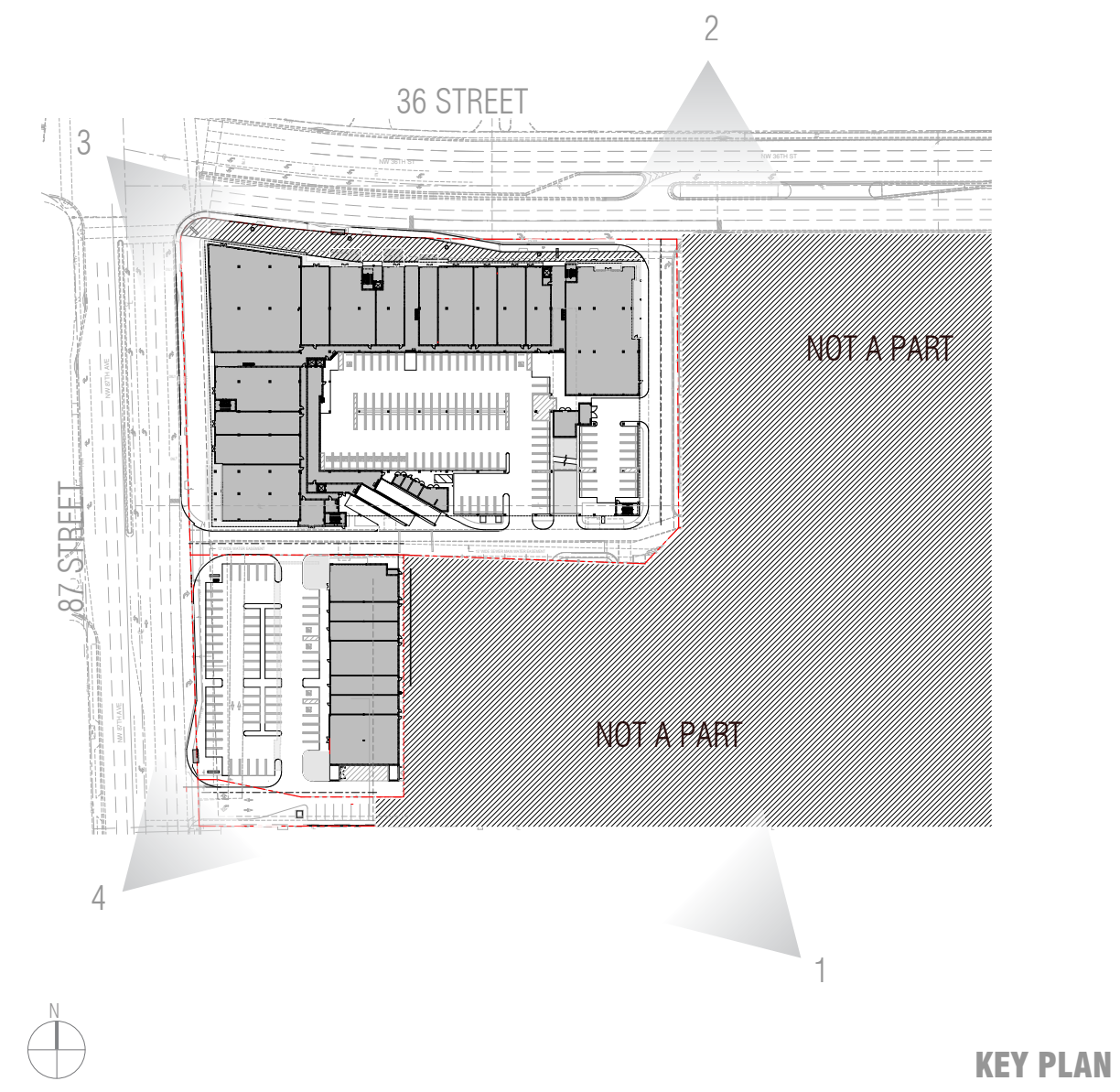


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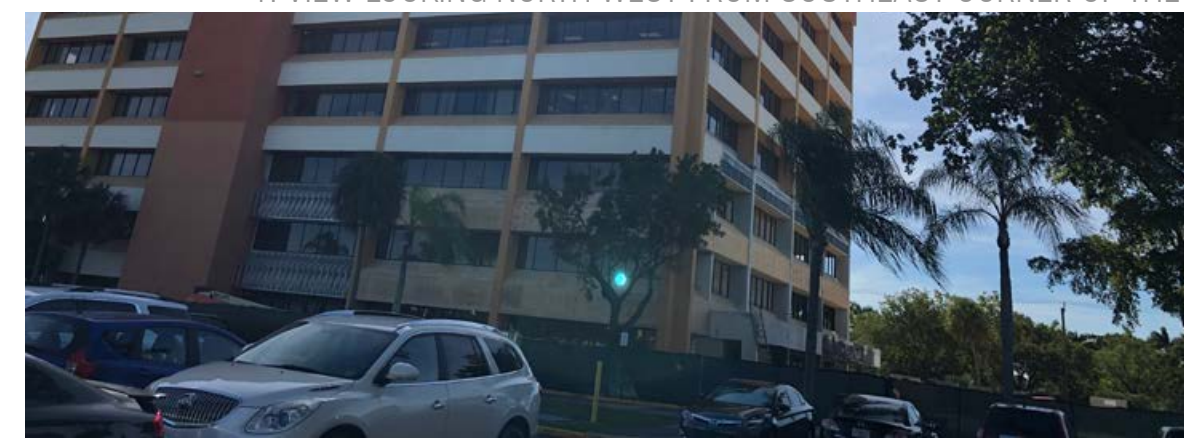


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EXISTING - CONTEXT



1. VIEW LOOKING NORTH WEST FROM SOUTHEAST CORNER OF THE SITE



2. VIEW LOOKING SOUTH FROM NORTH WEST 36TH STREET



3. VIEW LOOKING EAST FROM WEST 87TH AVENUE



4. VIEW LOOKING SOUTH EAST FROM CORNER NW 36TH STREET AND 87TH AVENUE

EXISTING - SITE CONDITIONS AERIAL



EXISTING- SITE DESCRIPTION

DORAL SQUARE consists of approximately 5± acres of land and is located on the southeast corner of NW 87th Avenue and NW 36th Street (Doral Boulevard).

DORAL SQUARE

8700 NW 36 ST & 3737 NW 87 AVE
DORAL, FL 33136

PROJECT #: 16040

LAWRENCE BEAME R.A.
REGISTRATION NO.7871

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SITE PLAN SUBMITTAL

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DORAL SQUARE DMU

Zoning Ordinance

Municipality/Jurisdiction
Proposed Zoning Designation
Use(s) Permitted

Minimum Lot Area

Minimum Lot Frontage

Building Setbacks

Height Permitted

F.A.R. Permitted

Building Coverage

Open Space Required

STANDARD surface parking space Size

Standard structured parking space size

PARKING REQUIREMENTS

Shopping Center
(Shopping center shall include all commercial uses, i.e. retail service, restaurant and take out)

Mixed-Use Reduction Permitted

GENERAL REQUIREMENTS

- A minimum of 20 percent of all required surface parking on a non-residential development site must be constructed using pervious or heat-reflective material with a solar reflective index (SRI) not exceeding 28 such as open cell pavers, managed turf, porous pavement and/or other proven materials such as porous pavement and native plant material in green areas has mitigated the applicability of a rain garden proper.
- All mechanical equipment on rooftop shall be screened from the right of way.
- Project Shall meet the requirements of the City's Flood Plain Management Ordinance
- Project will be designed and constructed to meet at a minimum Florida Green Building Coalition (FGBC) Silver, Green Globe "One Globe" Silver, Leadership in Energy and Environmental Design (LEED) Silver or an approved standard of another recognized green building certification approved by the Building Official.

REQUIRED

As per approved Pattern Book

CITY OF DORAL

DMU

ALL USES PERMITTED BY UNDERLYING LAND USE

5 ACRES MIN.

N/A

- FRONT (N) SETBACK SHALL BE A MIN. OF 20'
- INT. SIDE & REAR SETBACK SHALL BE A MIN. OF 5'
- SIDE STREET SETBACK SHALL BE 20'
- THE SETBACK BETWEEN BUILDINGS SHALL BE 0'-0" (MIN.)

UP TO 8 STORIES. ADDITIONAL HEIGHT MAY BE GRANTED BY THE CITY COUNCIL FOR PROJECTS THAT EXHIBIT CREATIVE EXCELLENCE IN EXCEEDING THE MINIMUM STANDARD CONTAINED IN SECTION 86-83 OF CITY'S CODE.

0.5 ON GROUND FLOOR AND 0.25 ON ADDITIONAL FLOORS

N/A

10% OF THE TOTAL PROJECT AREA SHALL BE DEVOTED TO OPEN SPACE. Open space shall consist of green and planted areas, plazas, public seating areas, and pedestrian promenades. Open space may include both planted and paved areas. Said paved areas shall consist of porous pavement to promote sustainability and resiliency.

9'-0" X 19'-0" OR 9'-0" X 17'-0" WITH 2'-0" OF GRASS OVERHANG for all new parking spaces. Existing spaces to remain may maintain current configuration and shall be deemed a legal nonconformity pursuant section 53-519 of the city code.

8'-6" X 18'-0"

1 space / 250 gsf
(Shopping center shall include all commercial uses, i.e. retail service, restaurant and take out)

557 Parking spaces required including permitted. reduction of 9%

PROVIDED

+/- 5 ACRES

N/A

-FRONT 23'7 1/2"
-INT. SIDE & REAR 38'9" & 5'-0"
-SIDE STREET 28'6"
-SETBACK BETWEEN BUILDINGS 41'4"

3 STORIES

0.33 ON GROUND FLOOR
0.19 ON ADDITIONAL FLOORS

N/A

18%

9'-0" X 19'-0" OR 9'-0" X 17'-0" WITH 2'-0" OF GRASS OVERHANG

8'-6" X 18'-0"

Refer to Sheet A-10

Refer to sheet A-11

ZONING LEGEND REQUIRED & PROVIDED

FLOOR AREA RATIO BREAKDOWN

Lot area 9.3 Acre site = 405,108 SF

BUILDING	F.A.R
Building A	
First floor Area 77,826 SF	0.19
Second floor Area 47,157 SF	0.12
Third floor Area 40,143 SF	0.10
Building B	
Floor Area 14,834 SF	0.04
Office	
First floor Area 17,400 SF	0.04
Second Floor Area 16,220 SF	0.04
Third Floor Area 18,951 SF	0.05
TYP 4-8 Floor Area 18,109 SF (5)	0.04 (5)
BUILDINGAREAS	
Building A	
Total Leasable Area	136,531 SF
Total Outdoor Area	2,922 SF
Total Construction Area (includes garage)	267,851 SF
Building B	
Total Leasable Area	14,834 SF
Total Outdoor Seating	1,739 SF
Total Construction Area	14,834 SF
Total Leasable Area	151,365 SF
Total Outdoor Seating	4,661 SF
Total Construction Area	282,685 SF

DORAL SQUARE
8700 NW 36 ST & 3737 NW 87 AVE
DORAL, FL 33136

PROJECT #: 16040

LAWRENCE BEAME R.A.
REGISTRATION NO. 7871

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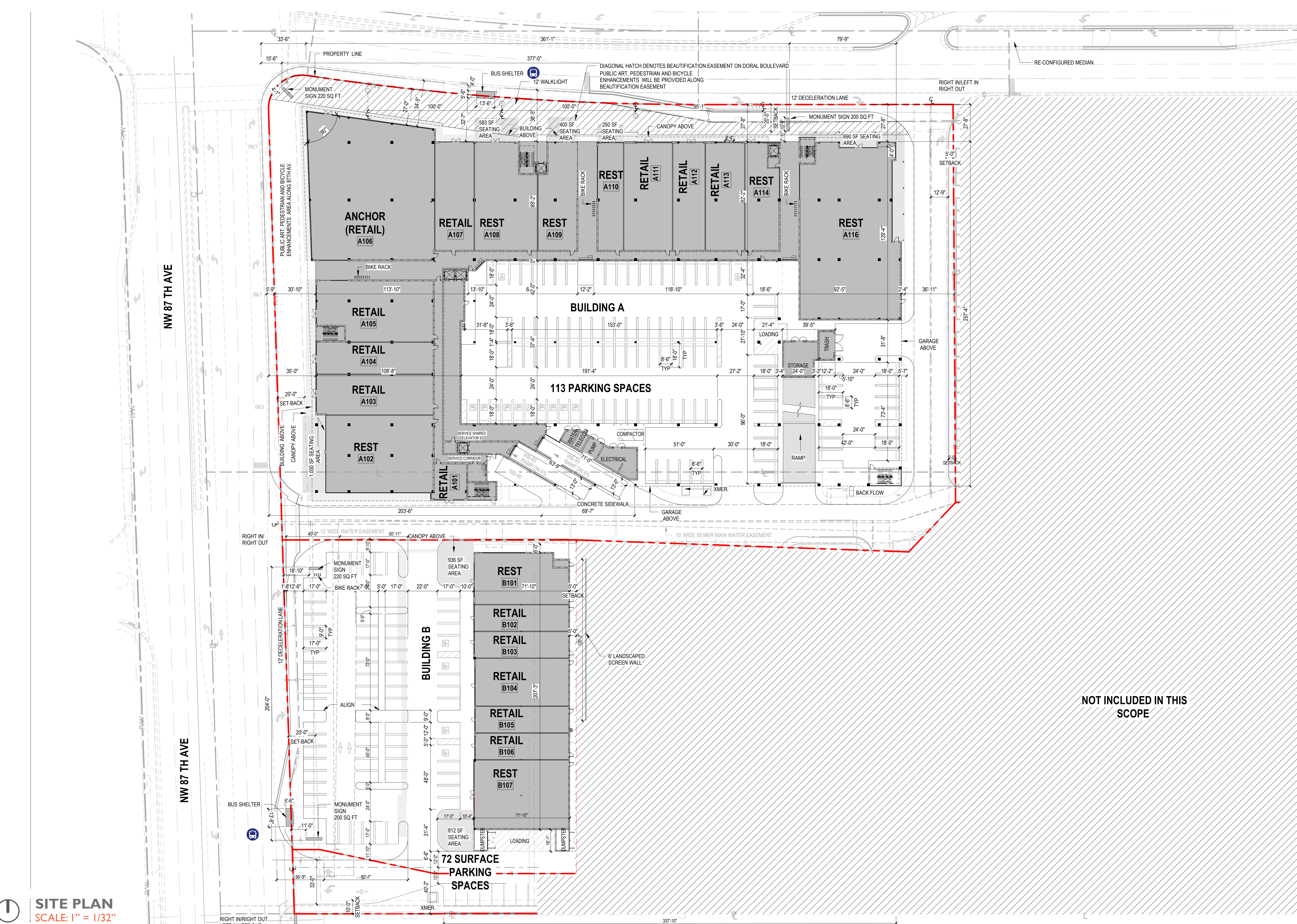


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SITE PLAN SUBMITTAL

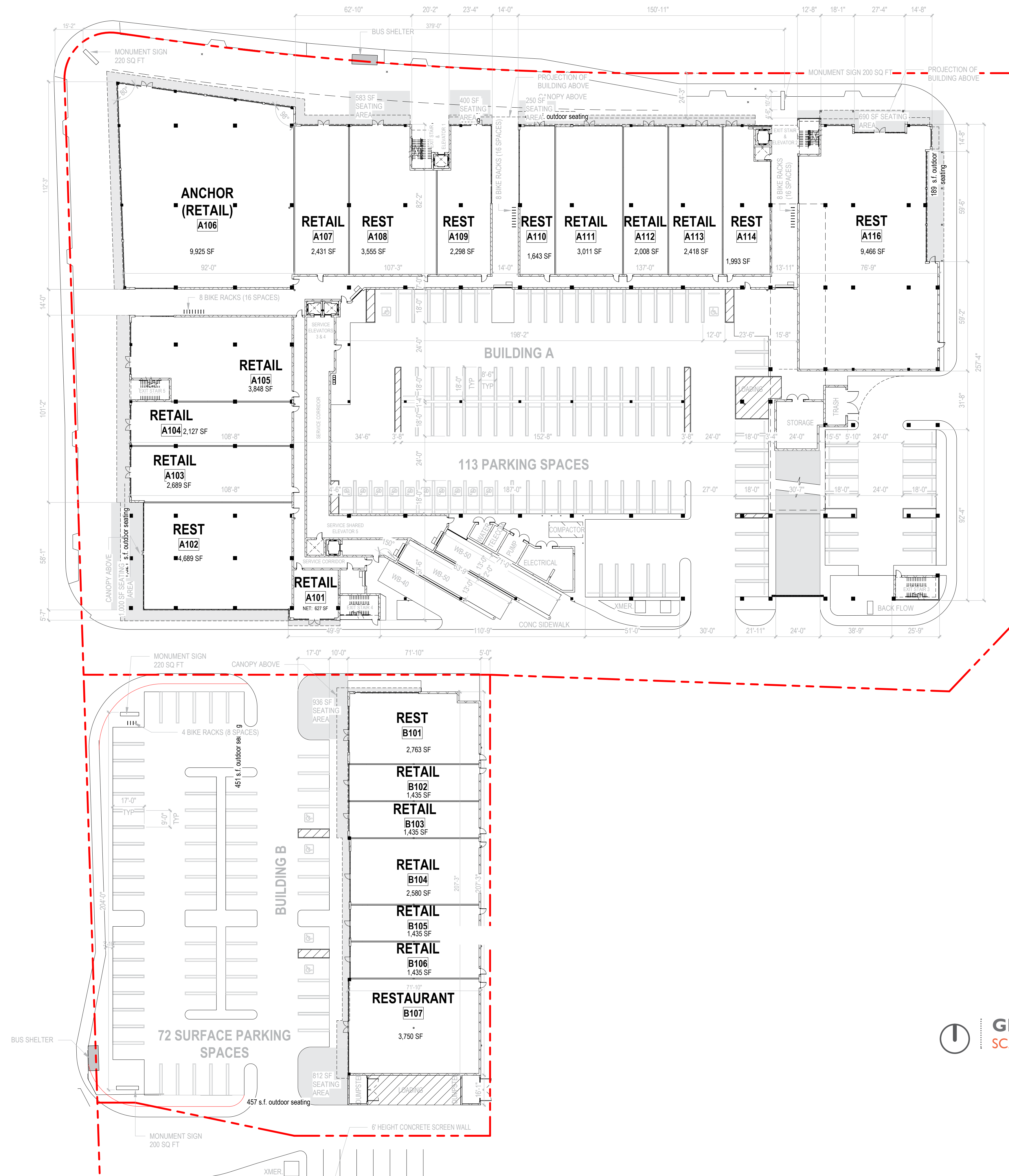
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A-3



NOT INCLUDED IN THIS SCOPE

GROUND FLOOR PLAN



GROUND FLOOR PLAN
SCALE: 1" = 30'-0"

DORAL SQUARE
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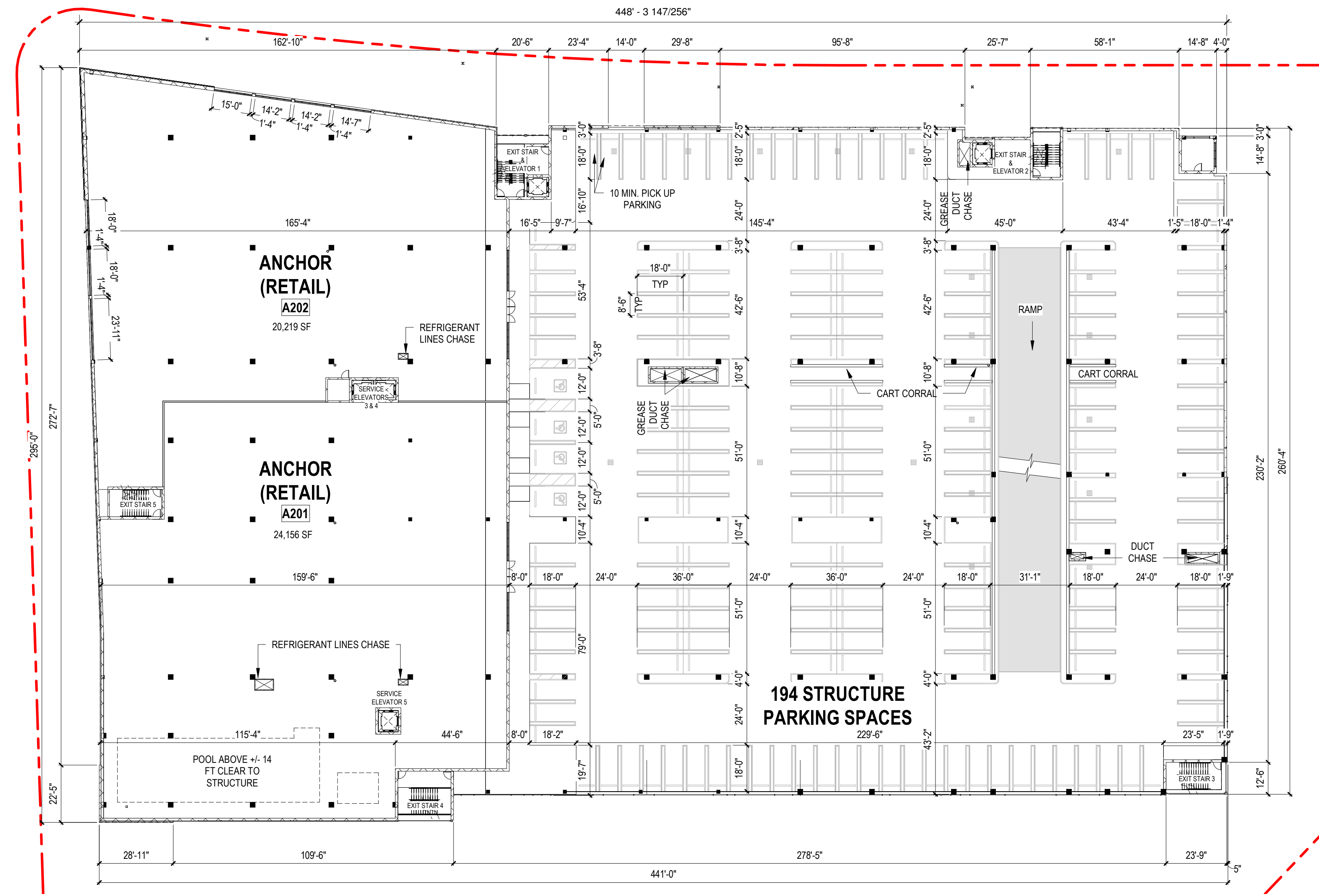
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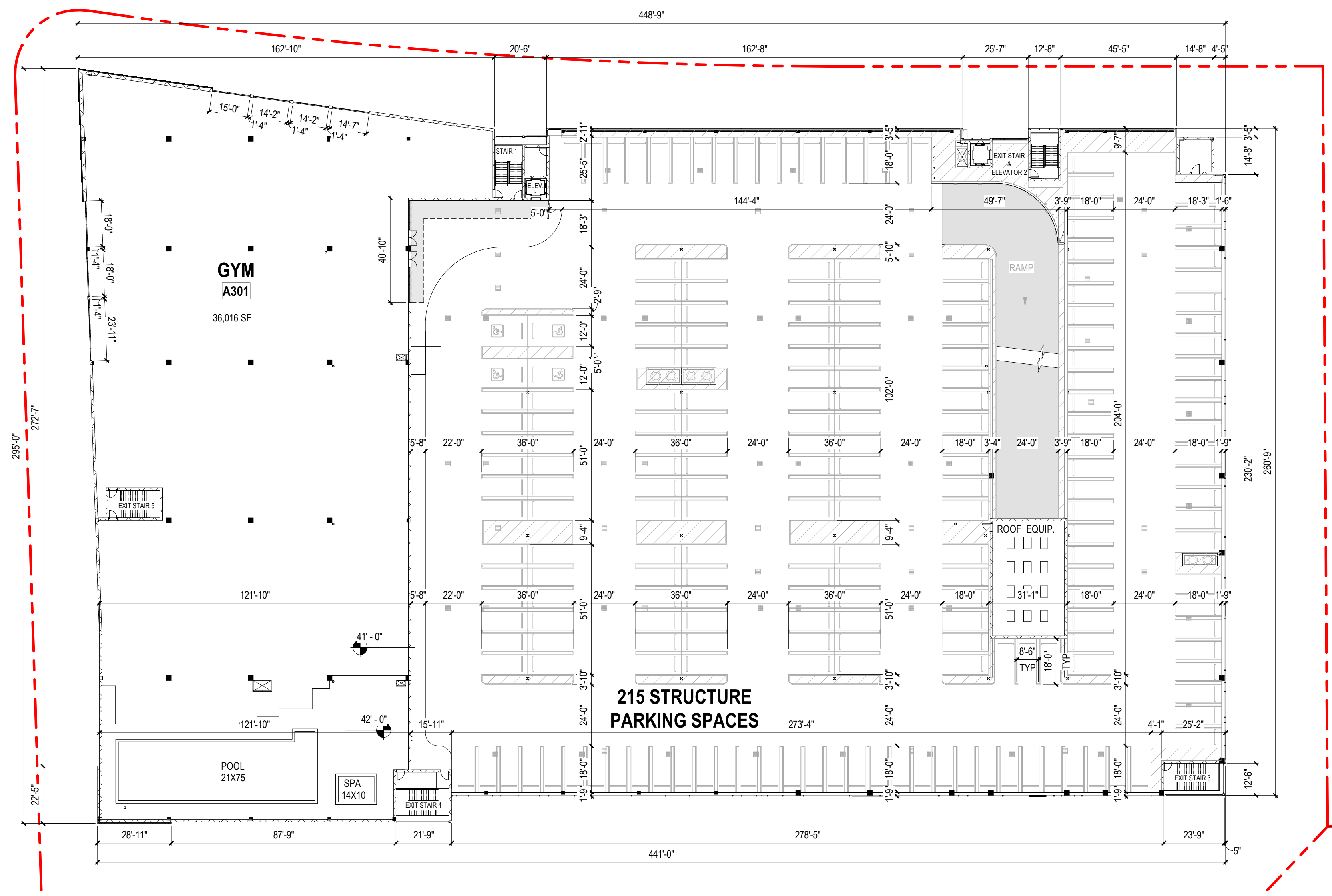


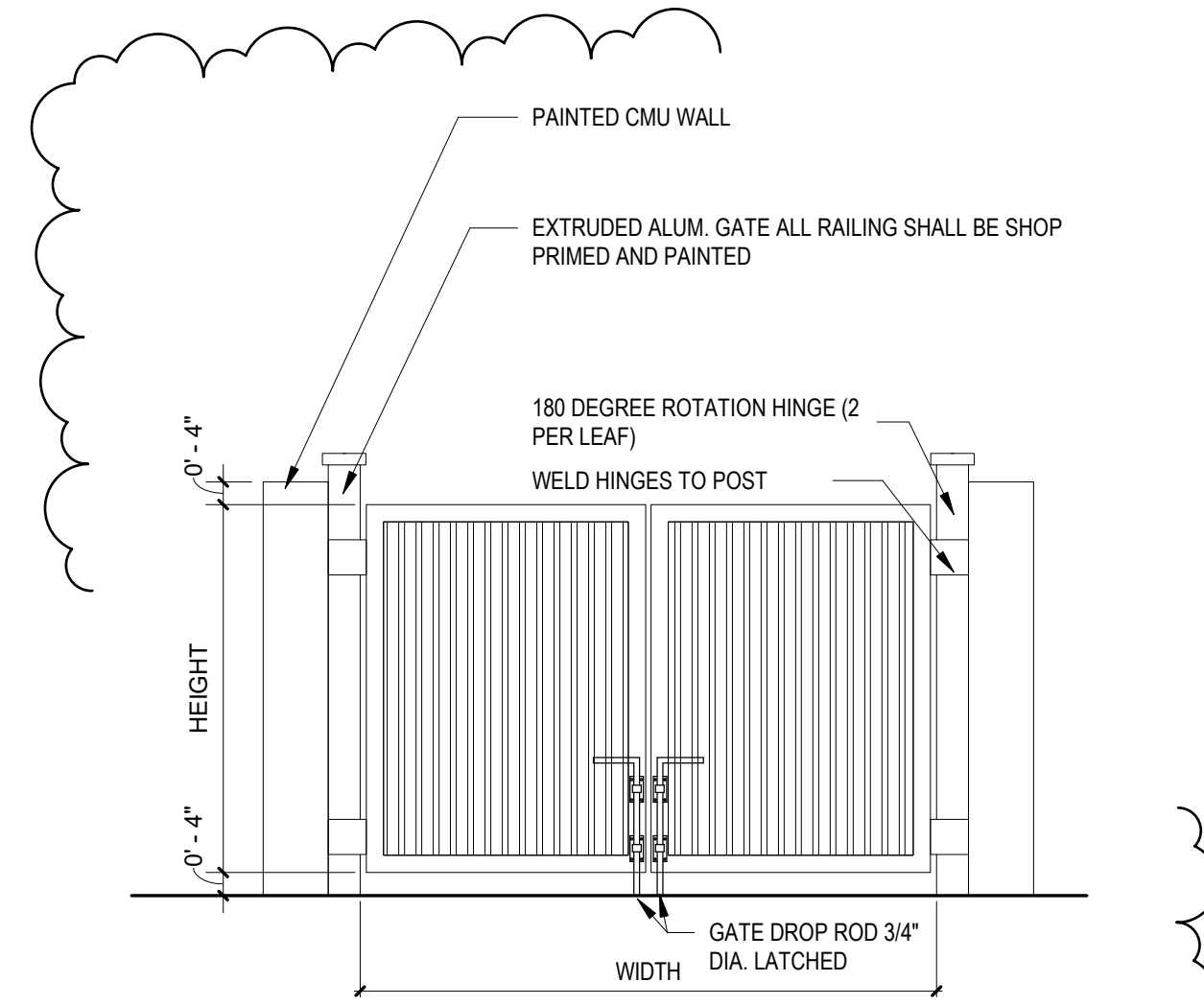
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 T: 305.673.2025

SITE PLAN SUBMITTAL

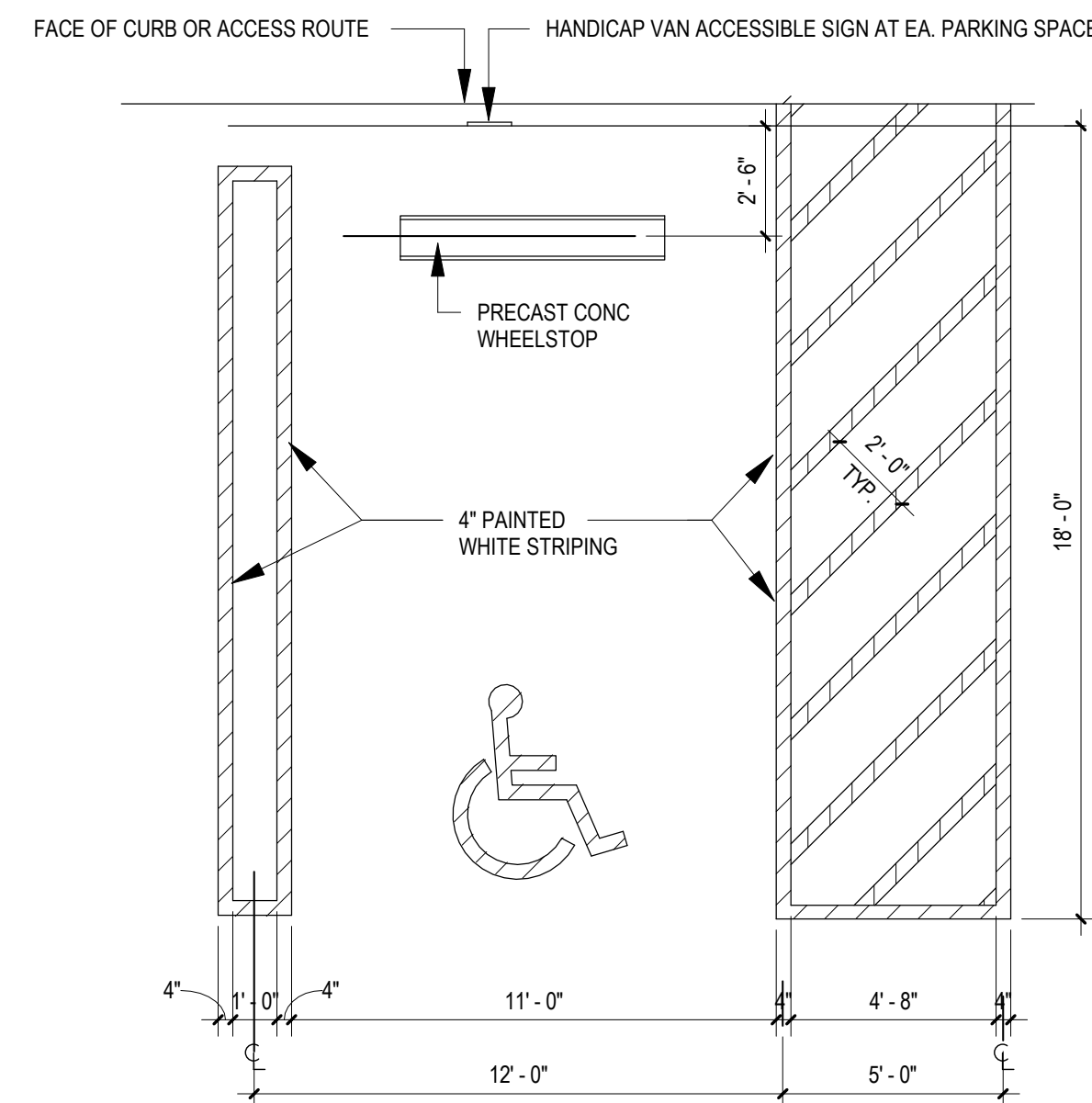
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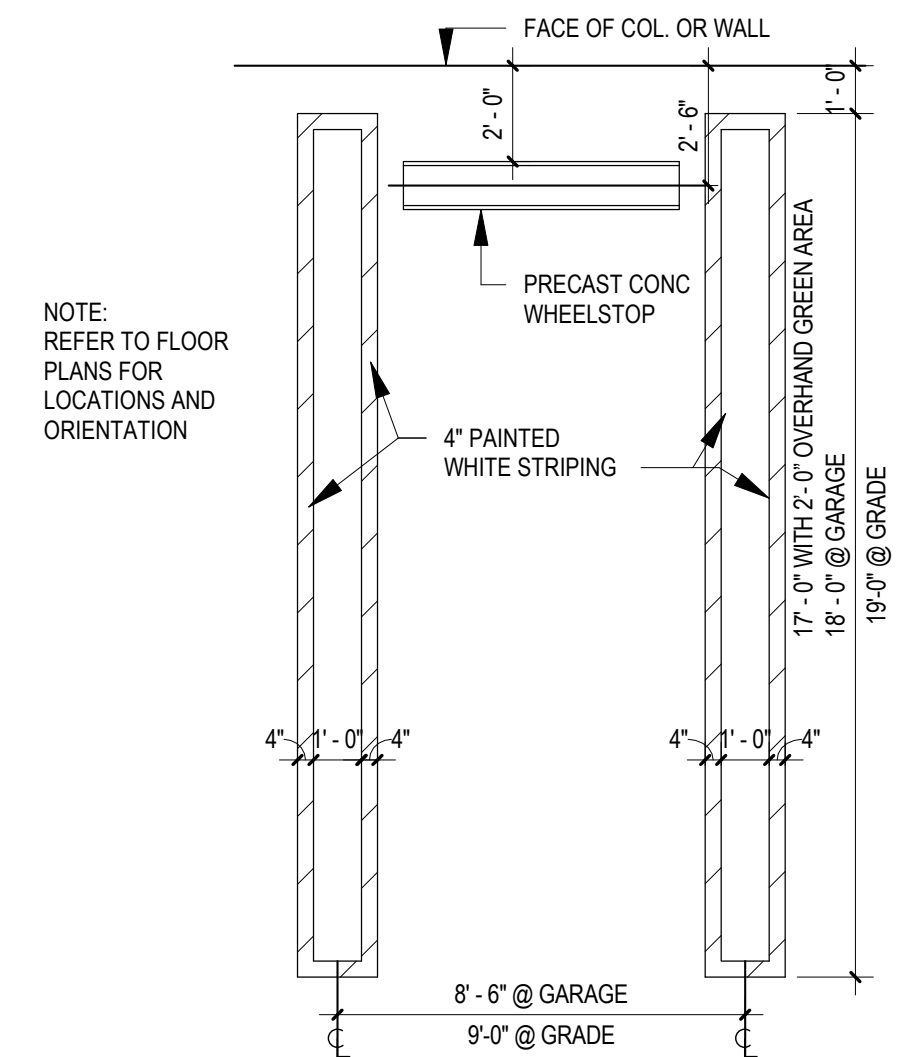




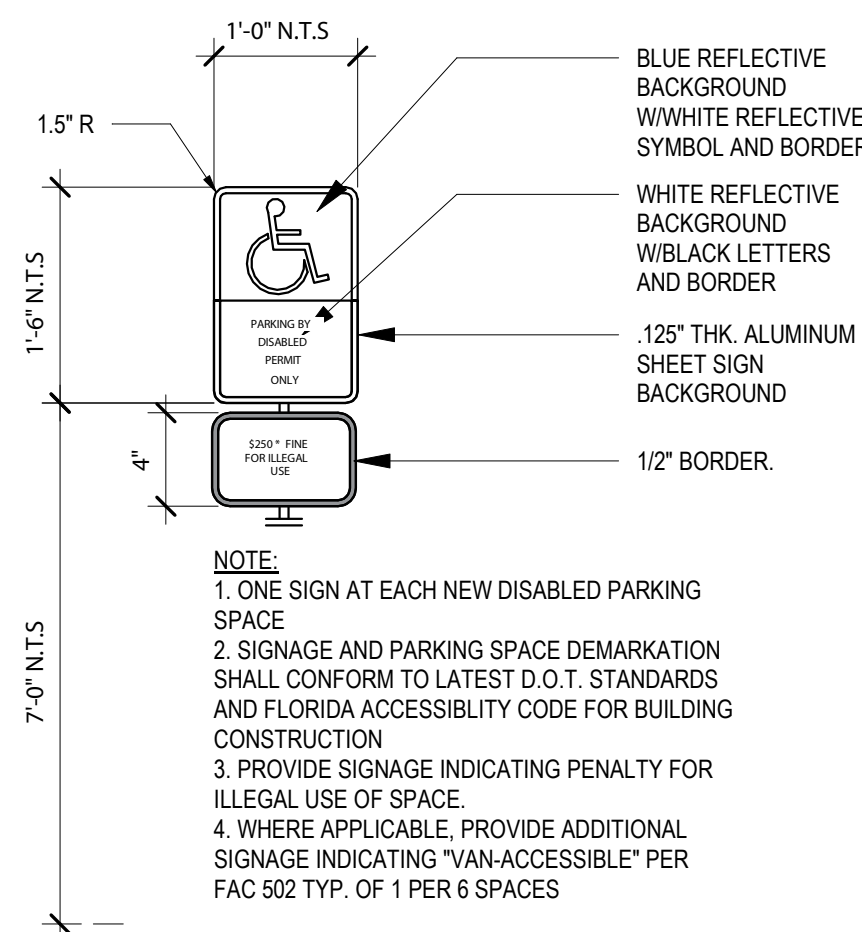
4
0 OPAQUE DUMPSTER ENCLOSURE DETAIL
3/8" = 1'-0"



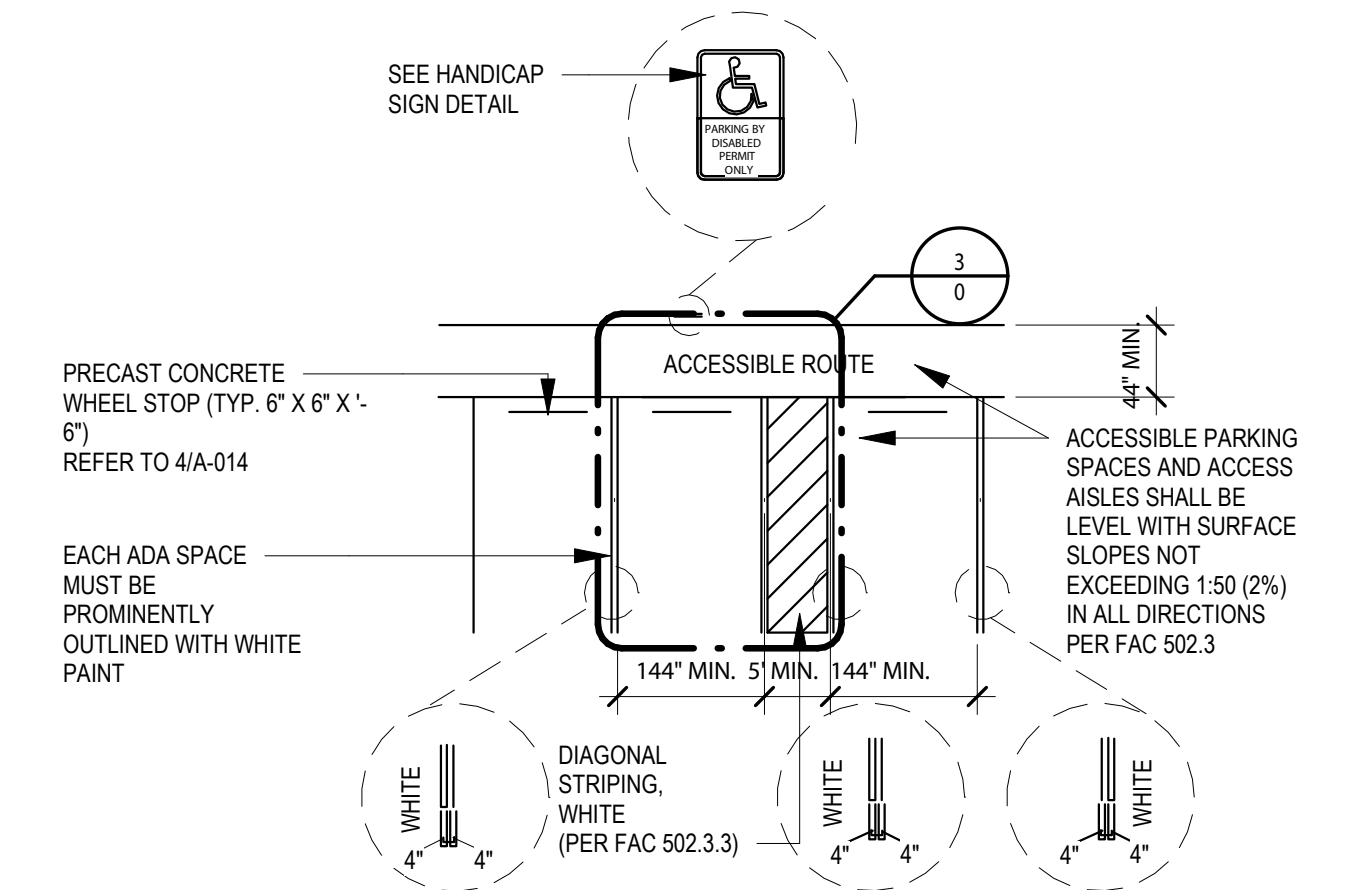
3
0 HC AND VAN PARKING
1/4" = 1'-0"



2
0 PARKING STALL PLAN DETAIL
1/4" = 1'-0"



A
H.C. SIGNAGE DETAIL



1
0 HANDICAP STRIPING

1
0 STANDARD PARKING SPACE DESIGN
1 1/2" = 1'-0"

PARKING TABULATIONS

NEW RETAIL (151,365 SF)

PARKING SPACE REQUIRED

148,030 SF 1/250 SF LEASABLE AREA = 592 SPACES
 (3,335 SF of Service corridors not included)

4,661 SF 1/250SF of Outdoor seating areas 19 SPACES

TOTAL PARKING REQUIRED 611 SPACES

Without shared parking reduction

PARKING SPACES PROVIDED

PARKING ON GRADE 185 SPACES

PARKING ABOVE 409 SPACES

TOTAL PROVIDED 594 SPACES

TOTAL PARKING SUMMARY

	REQUIRED	PROVIDED
NEW RETAIL	557 SPACES WITH 9% SHARED PARKING REDUCTION	594 SPACES

DORAL SQUARE

8700 NW 36 ST & 3737 NW 87 AVE
 DORAL, FL 33136

PROJECT #: 16040

LAWRENCE BEAME R.A.
 REGISTRATION NO. 7871

RSP ARCHITECTS
 3059 Grand Avenue, Suite 440
 Miami, Florida 33133
 Florida Corp. AA0002364
 T: 305.444.7100



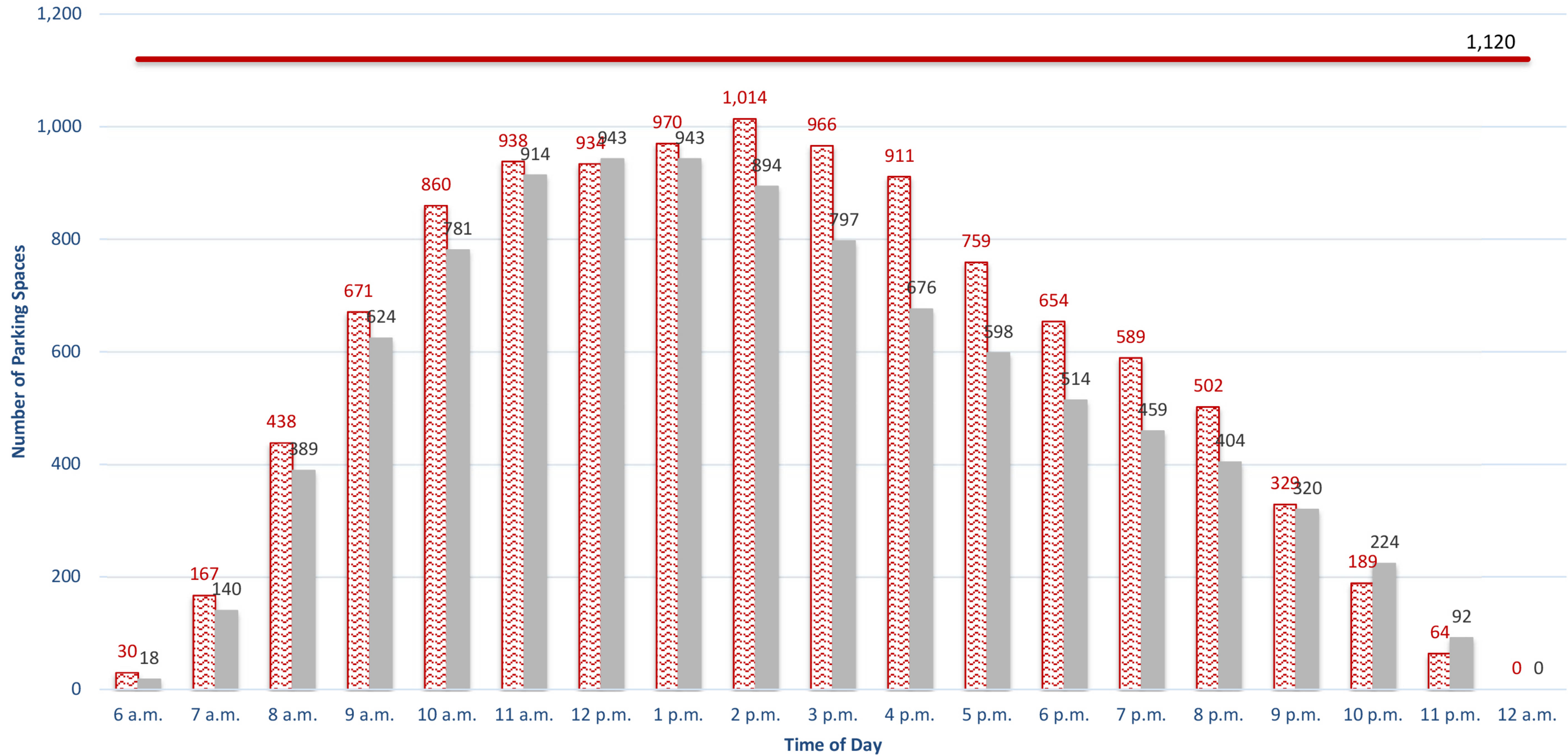
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 Total Spaces Required with Shared Parking During the Weekday
 Total Spaces Required with Shared Parking During the Weekend
 Required Parking by Code

NOTE: SHARED PARKING ANALYSIS SUPPORTS A 9% REDUCTION FOR A TOTAL REQUIREMENT OF 555 SPACES. IN ACCORDANCE WITH THE LAND DEVELOPMENT REGULATIONS APPLICABLE TO THE DORAL SQ. DMU.

DORAL SQUARE
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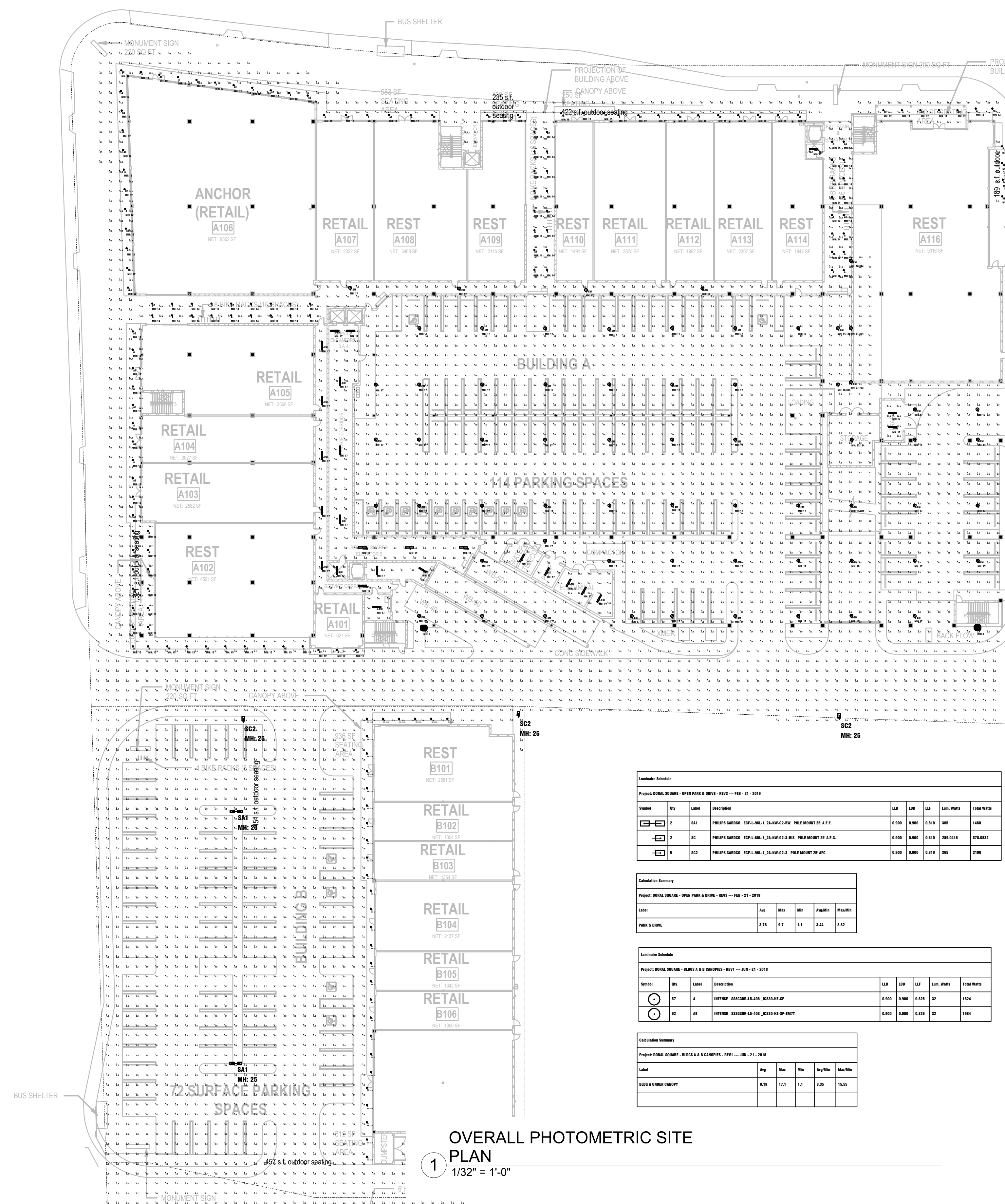


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SITE PLAN SUBMITTAL
 02.28.2019
 REVISION I



Luminaire Schedule
Project: DORAL SQUARE - OPEN PARK & DRIVE - REV1 --- FEB - 21 - 2018

Symbol	Qty	Label	Description	LLD	LDD	LLF	Lum. Watts	Total Watts
☐	2	S1	PHILIPS GARDCO ECF-L-80L-1-2A-NW-62-3-HIS POLE MOUNT 25' A.F.F.	0.900	0.900	0.810	288,0416	1440,208
☐	2	S2	PHILIPS GARDCO ECF-L-80L-1-2A-NW-62-3-HIS POLE MOUNT 25' A.F.F.	0.900	0.900	0.810	288,0416	1440,208
☐	6	SC2	PHILIPS GARDCO ECF-L-80L-1-2A-NW-62-3 POLE MOUNT 25' A.F.F.	0.900	0.900	0.810	288,0416	1728,254

Calculation Summary
Project: DORAL SQUARE - OPEN PARK & DRIVE - REV1 --- FEB - 21 - 2018

Label	Avg	Max	Min	Avg/Min	Max/Min
PARK & DRIVE	3.28	10.5	1.0	3.28	10.50

Luminaire Schedule
Project: DORAL SQUARE - BLDGS A & B CANOPIES - REV1 --- JUN - 21 - 2018

Symbol	Qty	Label	Description	LLD	LDD	LLF	Lum. Watts	Total Watts
☉	57	A	INTENSE S8630R-L5-408_IC830-HZ-SF	0.900	0.900	0.826	32	1824
☉	62	AE	INTENSE S8630R-L5-408_IC830-HZ-SF-EM77	0.900	0.900	0.826	32	1984

Calculation Summary
Project: DORAL SQUARE - BLDGS A & B CANOPIES - REV1 --- JUN - 21 - 2018

Label	Avg	Max	Min	Avg/Min	Max/Min
BLDG A UNDER CANOPY	9.51	19.1	1.0	9.51	19.10

Luminaire Schedule
Project: DORAL SQUARE - PARKING GARAGE GND LVL - REV4 --- JUN - 27 - 2018

Symbol	Qty	Label	Description	LLD	LDD	LLF	Lum. Watts	Total Watts
☉	85	A	INTENSE S8630R-L5-408_IC830-HZ-SF	0.900	0.900	0.826	32	2720
☉	59	AE	INTENSE S8630R-L5-408_IC830-HZ-SF-EM77	0.900	0.900	0.826	32	1888
☉	29	G	PHILIPS GARDCO SVPG-140L-1200-NW-62-5-UNV	0.900	0.900	0.810	53.9	1563.1
☉	37	G-EM	PHILIPS GARDCO SVPG-140L-1200-NW-62-5-EBPC-UNV	0.900	0.900	0.810	53.9	1994.3
☉	9	J	BEHELLI BS100LED-4-HI-HO-WT40-120_277V	0.900	0.900	0.810	70	630
☉	17	J-EM	BEHELLI BS100LED-4-5A-HO-WT40-120_277V	0.900	0.900	0.810	70	1190
☉	2	W1	PHILIPS GARDCO 121-16L-530-NW-63-3	0.900	0.900	0.810	28.1	56.2

Calculation Summary
Project: DORAL SQUARE - PARKING GARAGE GND LVL - REV4 --- JUN - 27 - 2018

Label	Avg	Max	Min	Avg/Min	Max/Min
BLDG A UNDER CANOPY	9.51	19.1	1.0	9.51	19.10
CORRIDOR	6.91	9.2	2.4	2.83	2.71
CORRIDOR - SVC ELEVATORS 3&4	8.48	18.1	4.2	2.02	4.31
ELECTRICAL ROOM	15.36	20.3	6.8	1.75	2.31
PUMP	10.00	11.3	9.6	1.04	1.18
ROOM	22.48	24.4	19.9	1.13	1.23
ROOM_1	12.00	12.0	12.0	1.00	1.00
ROOM_2	9.93	10.1	9.7	1.02	1.04
ROOM_3	9.31	11.3	8.2	1.14	1.38
SERVICE SHARED ELEVATOR 5	10.28	11.6	9.1	1.13	1.27
WATER	8.50	10.4	6.4	1.33	1.63
ENTRY CORRIDOR	20.64	22.6	18.9	1.89	2.07
ENTRY CORRIDOR_1	18.65	21.4	6.3	2.56	3.40
ENTRY CORRIDOR_2	17.98	24.6	2.8	6.42	8.79
PARKING GARAGE - GND LVL	4.44	9.6	1.2	3.70	8.00

Luminaire Schedule
Project: DORAL SQUARE - PARKING GARAGE GND LVL & OPEN PARK AND DRIVE - REV1 --- MAR - 20 - 2018

Symbol	Qty	Label	Description	LLD	LDD	LLF	Lum. Watts	Total Watts
☐	5	S1	PHILIPS GARDCO ECF-L-80L-1-2A-NW-62-4-HIS POLE MOUNT 25' A.F.F.	0.900	0.900	0.810	288,0416	1440,208
☐	2	SC	PHILIPS GARDCO ECF-L-80L-1-2A-NW-62-3-HIS POLE MOUNT 25' A.F.F.	0.900	0.900	0.810	288,0416	576,082
☐	3	S2	PHILIPS GARDCO ECF-L-80L-1-2A-NW-62-2 POLE MOUNT 25' A.F.F.	0.900	0.900	0.810	288,0416	867,124

Calculation Summary
Project: DORAL SQUARE - PARKING GARAGE GND LVL & OPEN PARK AND DRIVE - REV1 --- MAR - 20 - 2018

Label	Avg	Max	Min	Avg/Min	Max/Min
OPEN PARK & DRIVE	3.28	10.5	1.0	3.28	10.50

Luminaire Schedule
Project: DORAL SQUARE - BLDGS A & B CANOPIES - REV1 --- JUN - 21 - 2018

Symbol	Qty	Label	Description	LLD	LDD	LLF	Lum. Watts	Total Watts
☉	57	A	INTENSE S8630R-L5-408_IC830-HZ-SF	0.900	0.900	0.826	32	1824
☉	62	AE	INTENSE S8630R-L5-408_IC830-HZ-SF-EM77	0.900	0.900	0.826	32	1984

Calculation Summary
Project: DORAL SQUARE - BLDGS A & B CANOPIES - REV1 --- JUN - 21 - 2018

Label	Avg	Max	Min	Avg/Min	Max/Min
BLDG A UNDER CANOPY	9.51	19.1	1.0	9.51	19.10
BLDG B UNDER CANOPY	10.82	19.3	1.5	7.21	12.87

BLDG A & B GROUND FLOOR PARKING NP PHOTOMETRIC SCHEDULES
2 1/32" = 1'-0"

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Luminaire Schedule			
Project: DORAL SQUARE - PARKING GARAGE GND LVL - EM MODE - REV4 --- JUN - 27 - 2018			
Symbol	Qty	Label	Description
⊙	59	AE	INTENSE SSS630R-L5-408_IC630-RZ-SF-EM77 BATTERY BACKUP
⊕	37	G-EM	PHILIPS GARDCO SVPG-140L-1200-NW-62-S-EPCC-UVV BATTERY BACKUP
⊖	17	J-EM	BEHELLI BS100LED-SA-HO-WT40-120_277V BATTERY BACKUP

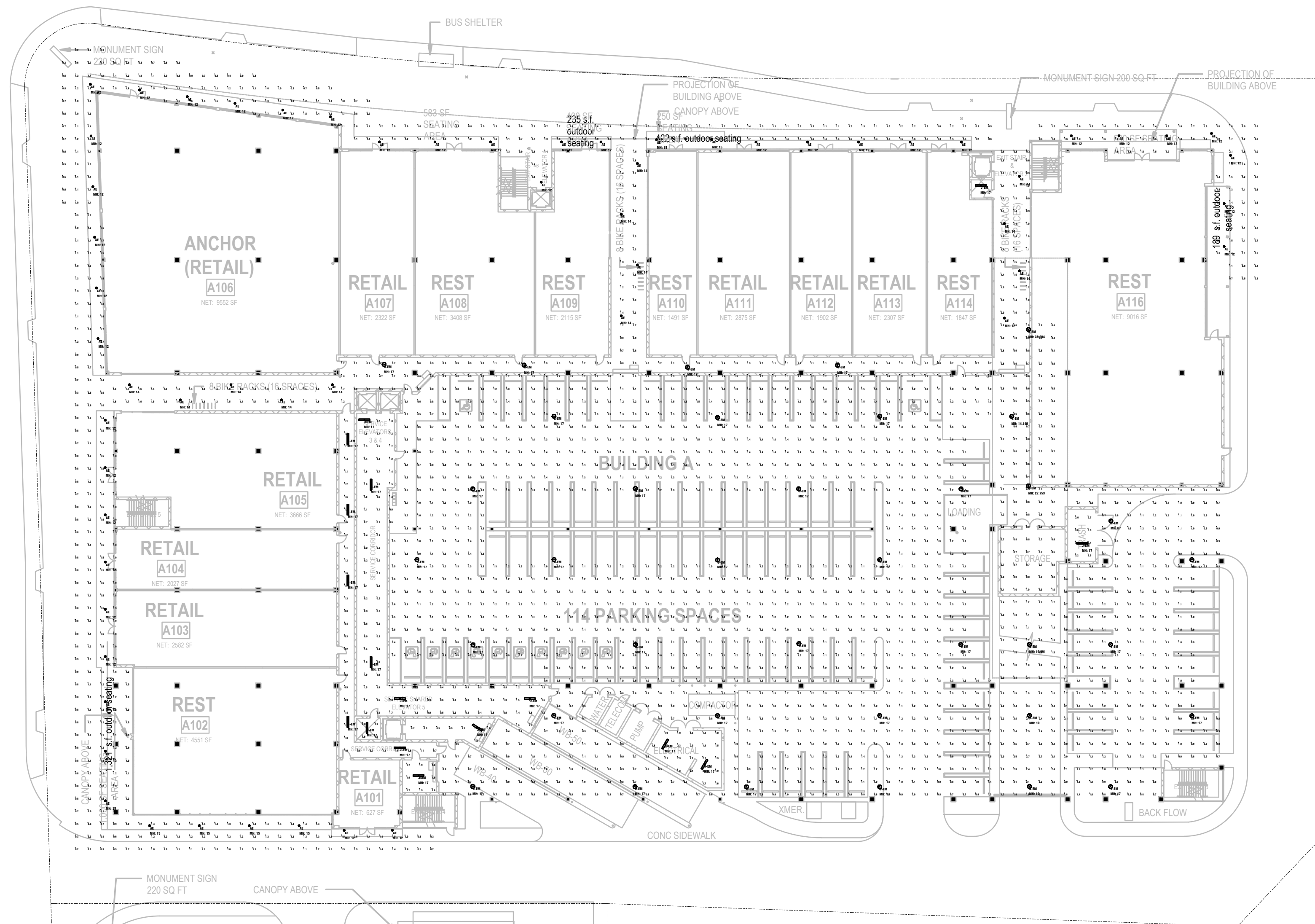
Calculation Summary					
Project: DORAL SQUARE - PARKING GARAGE GND LVL - EM MODE - REV4 --- JUN - 27 - 2018					
Label	Avg	Max	Min	Avg/Min	Max/Min
BLDG A UNDER CANOPY	1.18	2.1	0.2	5.90	10.50
CORRIDOR	1.11	1.8	0.2	5.55	9.00
CORRIDOR - SVC ELEVATORS 3&4	1.04	2.0	0.1	10.40	20.00
ELECTRICAL ROOM	1.89	2.4	1.0	1.89	2.40
ROOM	3.10	3.5	2.6	1.19	1.35
ROOM_1	2.35	2.4	2.3	1.02	1.04
ROOM_2	1.93	2.0	1.9	1.02	1.05
ROOM_3	1.82	2.2	1.6	1.14	1.38
SERVICE SHARED ELEVATOR 5	1.13	2.0	0.2	5.65	10.00
ENTRY CORRIDOR	1.51	1.9	1.2	1.26	1.58
ENTRY CORRIDOR_1	1.29	1.8	0.7	1.84	2.57
ENTRY CORRIDOR_2	1.22	2.0	0.3	4.07	6.67
PARKING GARAGE - GND LVL	1.15	2.7	0.3	3.83	9.00

Luminaire Schedule			
Project: DORAL SQUARE - BLDG A & B CANOPIES - EM MODE - REV1 --- JUN - 21 - 2018			
Symbol	Qty	Label	Description
⊙	82	AE	INTENSE SSS630R-L5-408_IC630-RZ-SF-EM77 BATTERY BACKUP

Calculation Summary					
Project: DORAL SQUARE - BLDG A & B CANOPIES - EM MODE - REV1 --- JUN - 21 - 2018					
Label	Avg	Max	Min	Avg/Min	Max/Min
BLDG A UNDER CANOPY	1.22	2.3	0.1	12.20	23.00
BLDG B UNDER CANOPY	1.41	2.4	0.2	7.55	12.00

BLDG A & B GROUND FLOOR PARKING EGRESS PHOTOMETRIC SCHEDULES

1/32" = 1'-0"

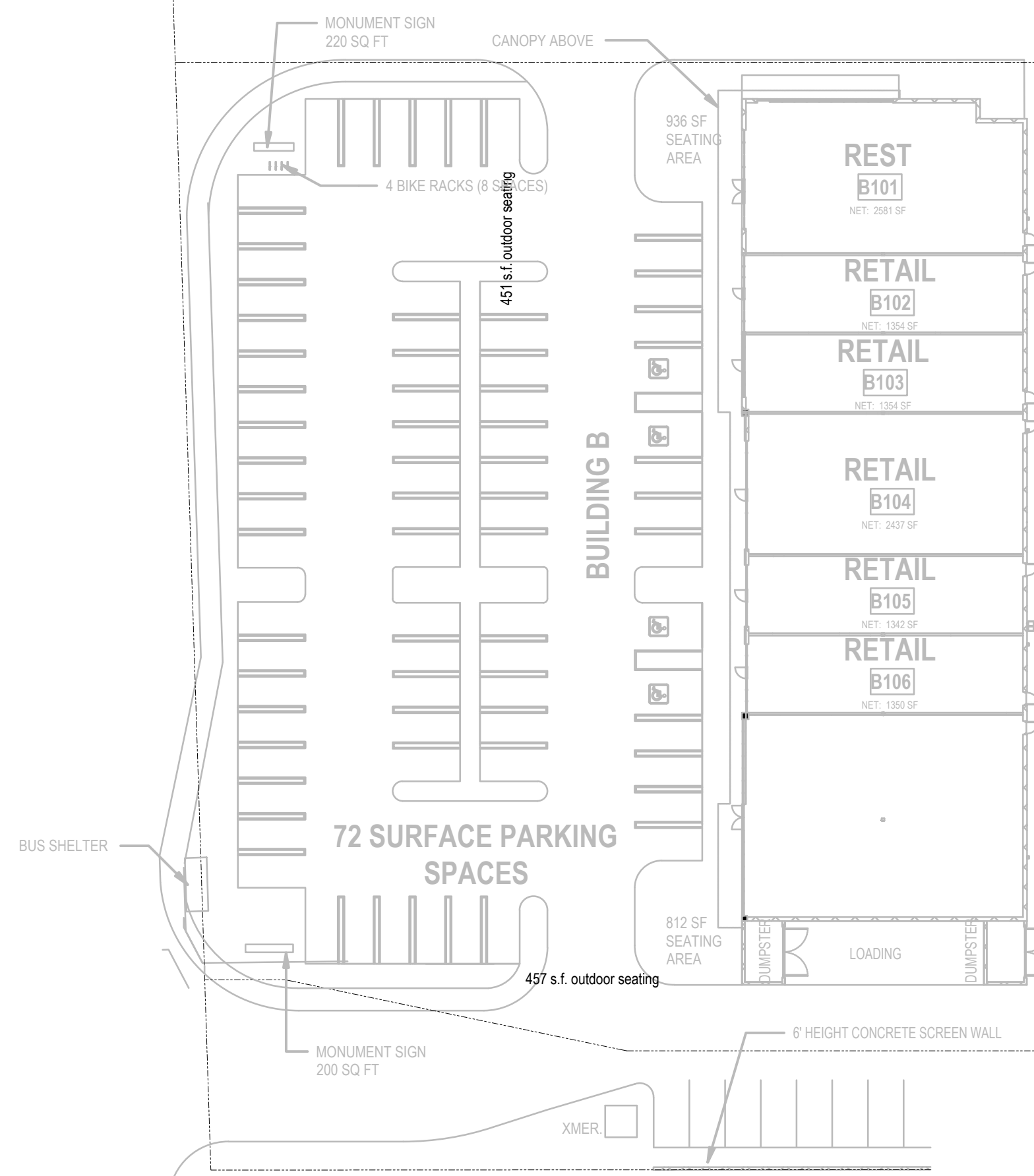


Luminaire Schedule			
Project: DORAL SQUARE - PARKING GARAGE GND LVL - EM MODE - REV4 --- JUN - 27 - 2018			
Symbol	Qty	Label	Description
⊙	59	AE	INTENSE SSS630R-L5-408_IC630-RZ-SF-EM77 BATTERY BACKUP
⊕	37	G-EM	PHILIPS GARDCO SVPG-140L-1200-NW-62-S-EPCC-UVV BATTERY BACKUP
⊖	17	J-EM	BEHELLI BS100LED-SA-HO-WT40-120_277V BATTERY BACKUP

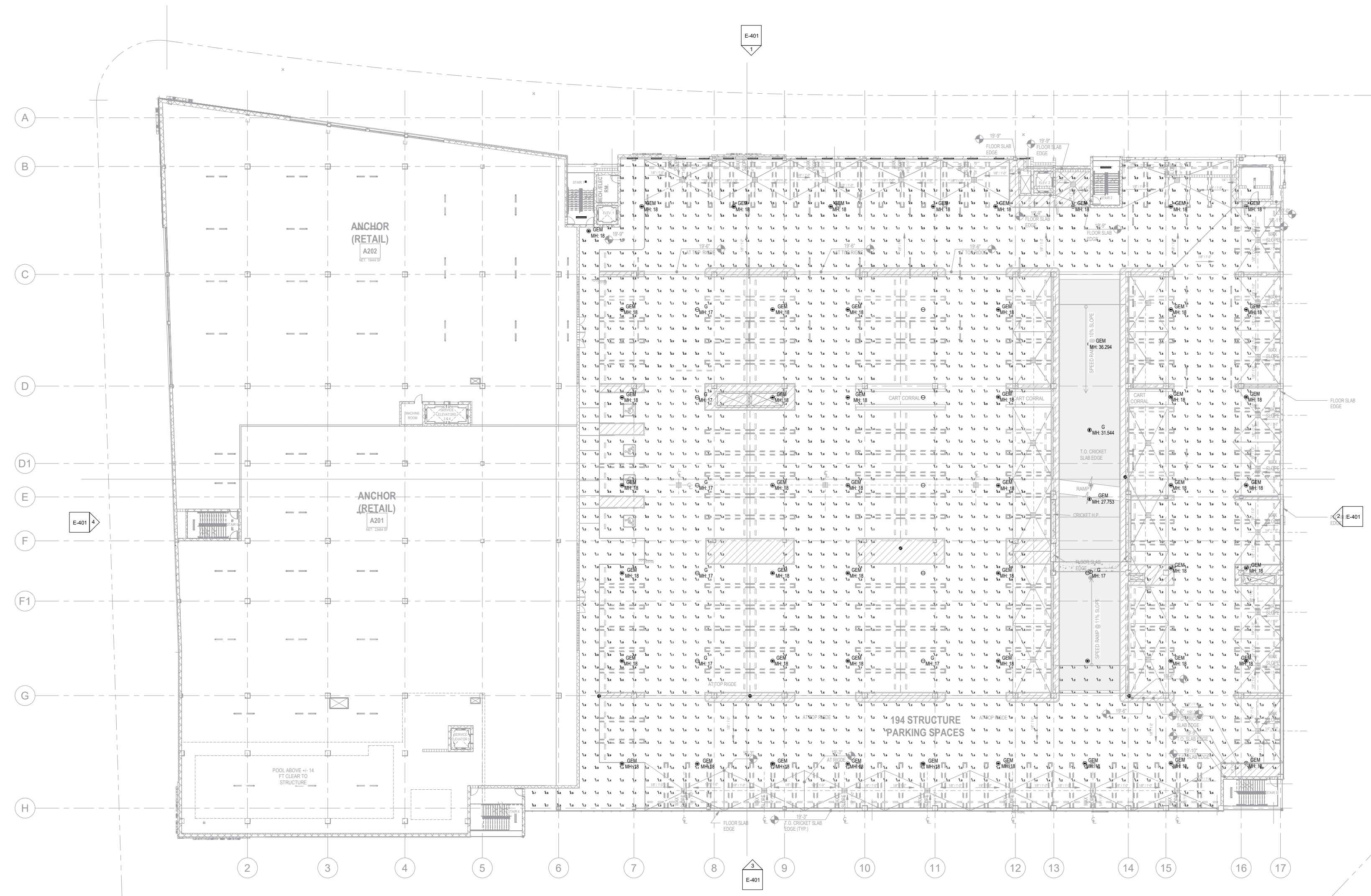
Calculation Summary					
Project: DORAL SQUARE - PARKING GARAGE GND LVL - EM MODE - REV4 --- JUN - 27 - 2018					
Label	Avg	Max	Min	Avg/Min	Max/Min
BLDG A UNDER CANOPY	1.16	2.1	0.2	5.90	10.50
CORRIDOR	1.11	1.8	0.2	5.55	9.00
CORRIDOR - SVC ELEVATORS 3&4	1.04	2.0	0.1	10.40	20.00
ELECTRICAL ROOM	1.89	2.4	1.0	1.89	2.40
ROOM	3.10	3.5	2.6	1.19	1.35
ROOM_1	2.35	2.4	2.3	1.02	1.04
ROOM_2	1.93	2.0	1.9	1.02	1.05
ROOM_3	1.82	2.2	1.6	1.14	1.38
SERVICE SHARED ELEVATOR 5	1.13	2.0	0.2	5.65	10.00
ENTRY CORRIDOR	1.51	1.9	1.2	1.26	1.58
ENTRY CORRIDOR_1	1.29	1.8	0.7	1.84	2.57

OVERALL EGRESS PHOTOMETRIC SITE PLAN

1/32" = 1'-0"



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BUILDING A 2ND. FLOOR PLAN
EGRESS LIGHTING PLAN
1/1" = 1/32"

Luminaire Schedule			
Project: DORAL SQUARE - PARKING GARAGE - 2ND LVL - EM MODE - REV3 --- JUN - 28 - 2018			
Symbol	Qty	Label	Description
	49	G-EM	PHILIPS GARDCO SVPG-140L-1200-NW-02-5-EBPC-UNV BATTERY BACKUP

Calculation Summary					
Project: DORAL SQUARE - PARKING GARAGE - 2ND LVL - EM MODE - REV3 --- JUN - 28 - 2018					
Label	Avg	Max	Min	Avg/Min	Max/Min
PARKING GARAGE - 2ND LVL	1.30	2.1	0.5	2.60	4.20

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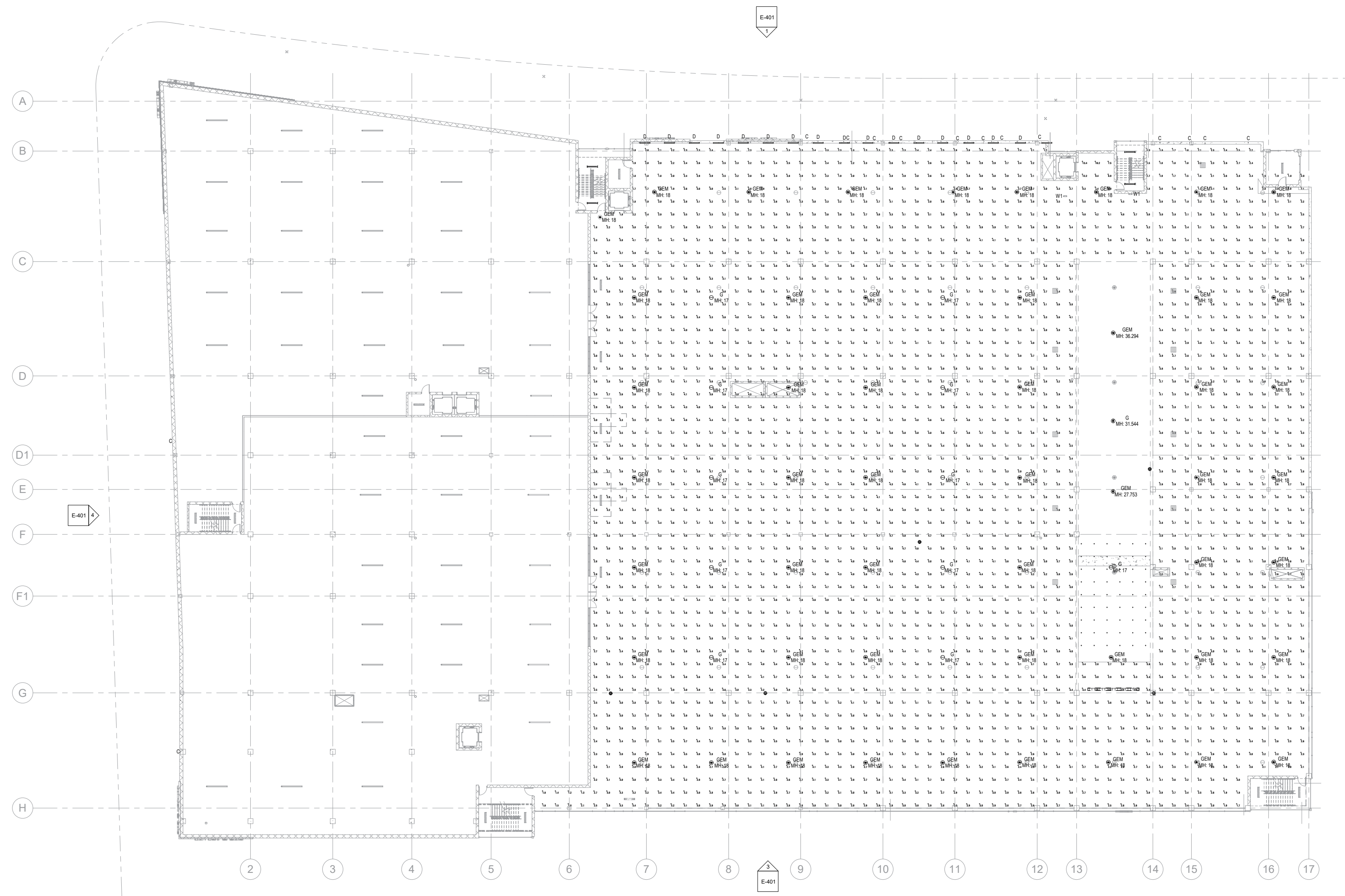
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DORAL SQUARE
 8700 NW 36 ST & 3737 NW 87 AVE
 DORAL, FL 33136

PROJECT #: 16040
 LAWRENCE BEAMER R.A.
 REGISTRATION NO. 7871



BUILDING A 2ND. FLOOR PLAN
NORMAL POWER LIGHTING
PLAN
1' = 1/32"

Luminaire Schedule								
Project: DORAL SQUARE - PARKING GARAGE - 2ND LVL - REV3 --- JUN - 28 - 2018								
Symbol	Qty	Label	Description	LLD	LDD	LLF	Lum. Watts	Total Watts
+	12	G	PHILIPS GARDCO SVP6-140L-1200-NW-G2-5-UNV	0.900	0.900	0.810	53.9	646.8
+	49	G-EM	PHILIPS GARDCO SVP6-140L-1200-NW-G2-5-EBPC-UNV	0.900	0.900	0.810	53.9	2641.1
W	1	W	PHILIPS GARDCO 121-16L-1200-NW-G3-4	0.900	0.900	0.810	66	66

Calculation Summary					
Project: DORAL SQUARE - PARKING GARAGE - 2ND LVL - REV3 --- JUN - 28 - 2018					
Label	Avg	Max	Min	Avg/Min	Max/Min
PARKING GARAGE - 2ND LVL	3.48	13.4	1.2	2.90	11.17

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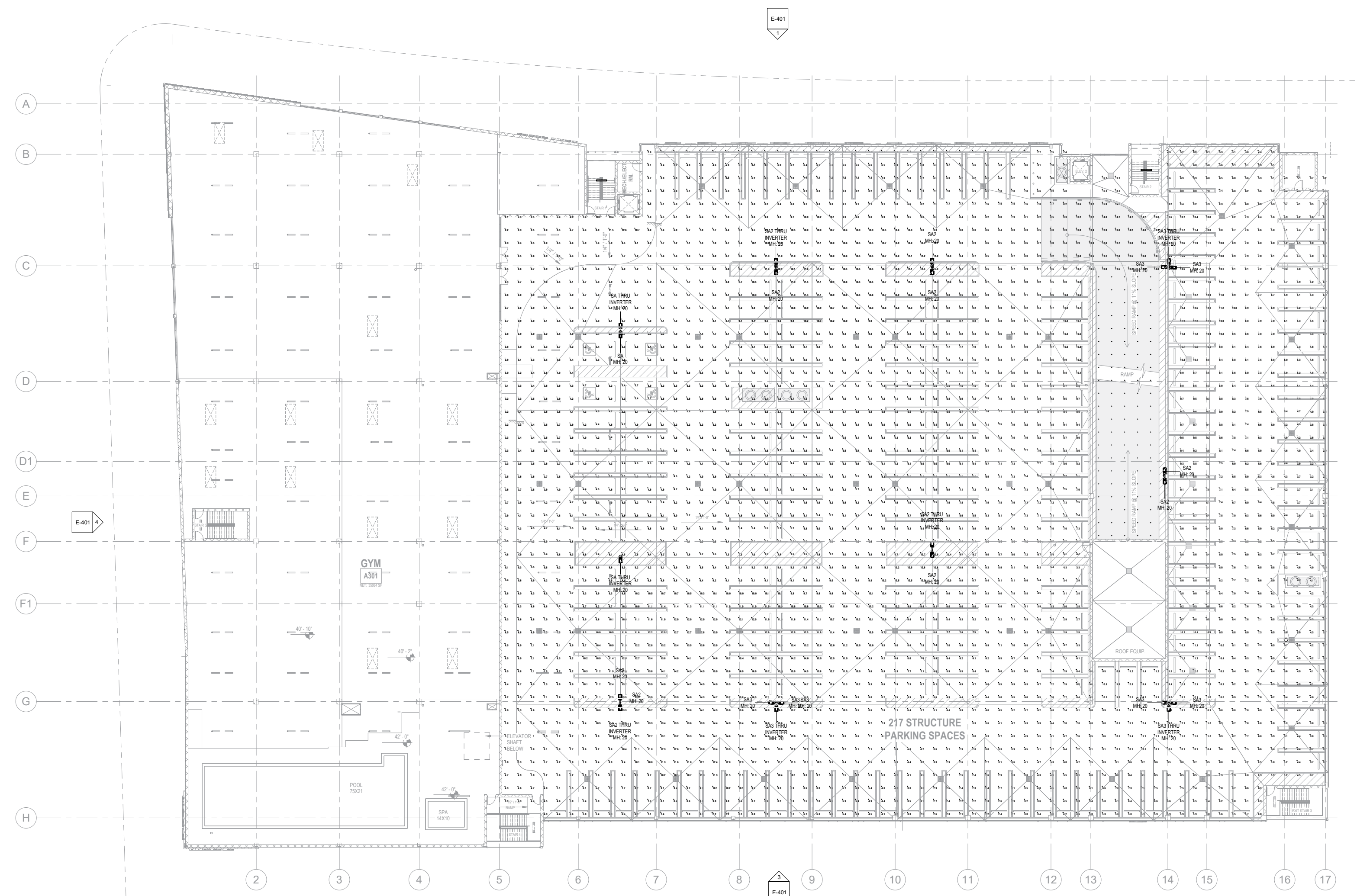
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BUILDING A 3RD FLOOR
NORMAL POWER LIGHTING
1 PLAN
1" = 1/32"

Luminaire Schedule								
Project: DORAL SQUARE - PARKING GARAGE - 3RD LVL - REV3 --- JUN - 28 - 2018								
Symbol	Qty	Label	Description	LLD	LDD	LLF	Lum. Watts	Total Watts
	2	SA	PHILIPS GARDCO ECF-L-96L-1_2A-NW-02-SW POLE MOUNT 20' A.F.F.	0.900	0.900	0.810	365	730
	5	SA2	PHILIPS GARDCO ECF-L-96L-1_2A-NW-02-SW POLE MOUNT 20' A.F.F.	0.900	0.900	0.810	365	3650
	3	SA3	PHILIPS GARDCO ECF-L-96L-1_2A-NW-02-SW POLE MOUNT 20' A.F.F.	0.900	0.900	0.810	365	3285
	2	W	PHILIPS GARDCO 121-16L-1200-NW-03-4	0.900	0.900	0.810	66	132

Calculation Summary						
Project: DORAL SQUARE - PARKING GARAGE - 3RD LVL - REV3 --- JUN - 28 - 2018						
Label	Avg	Max	Min	Avg/Min	Max/Min	
PARKING GARAGE - 3RD LVL	7.62	17.1	2.1	3.63	8.14	

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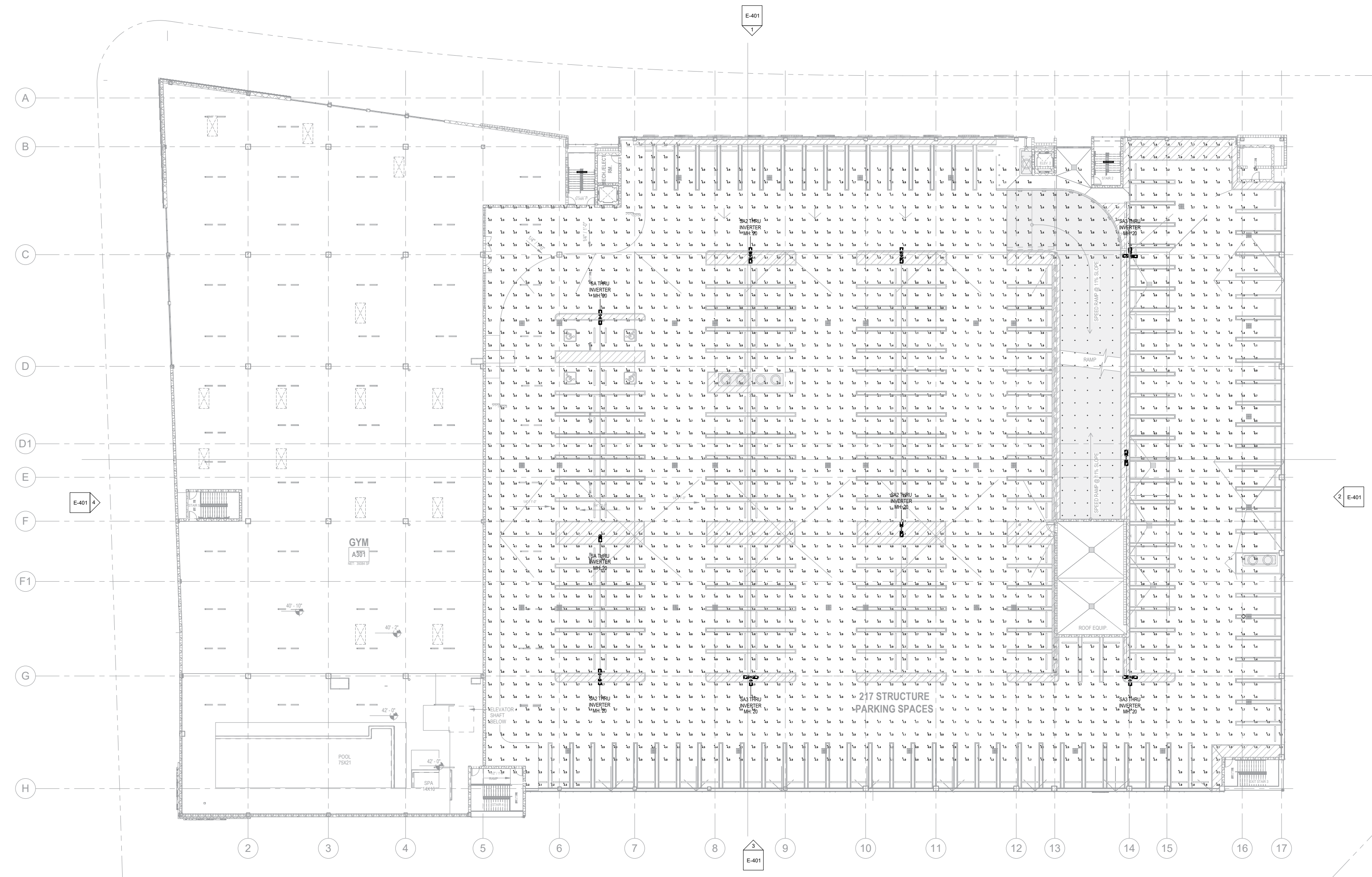
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DORAL SQUARE
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 DORAL, FL 33136

PROJECT #: 16040
 LAWRENCE BEAME R.A.
 REGISTRATION NO. 7871

SITE PLAN SUBMITTAL
07.19.2018
REVISION I



BUILDING A 3RD FLOOR
EGRESS LIGHTING PLAN
1
1" = 1/32"

Luminaire Schedule					
Project: DORAL SQUARE - PARKING GARAGE - 3RD LVL - EM MODE - REV3 --- JUN - 26 - 2018					
Symbol	Qty	Label	Description	Lum. Watts	Total Watts
	2	SA	PHILIPS GARDCO ECF-L-96L-1_2A-NW-02-SW OPERATING FROM INVERTER	365	730
	3	SA2	PHILIPS GARDCO ECF-L-96L-1_2A-NW-02-SW ONE HEAD OPERATING FROM INVERTER	182.5	1095
	3	SA3	PHILIPS GARDCO ECF-L-96L-1_2A-NW-02-SW ONE HEAD OPERATING FROM INVERTER	121.67	1095.63

Calculation Summary						
Project: DORAL SQUARE - PARKING GARAGE - 3RD LVL - EM MODE - REV3 --- JUN - 26 - 2018						
Label	Avg	Max	Min	Avg/Min	Max/Min	
PARKING GARAGE - 3RD LVL	3.07	7.0	0.2	15.35	35.00	

JMM Consulting Engineers LLC
 Certificate of Authorization #992
 Joe M. Martinez, P.E. #56018
 10251 SUNSET DRIVE Suite 103
 Miami, Florida 33173
 TEL: (305) 255-1621
 FAX: (305) 271-0090
 TO THE BEST OF MY KNOWLEDGE, THE PLANS AND SPECIFICATIONS SUBMITTED HEREON FOR THE ABOVE PROJECT, AND THE WORK THEREON, COMPLY WITH ALL APPLICABLE BUILDING CODES, THE DRAWING IS THE SOLE PROPERTY OF THE CONSULTING ENGINEER. THIS DRAWING IS NOT TO BE REPRODUCED, COPIED, REPRODUCED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, WITHOUT THE EXPRESS WRITTEN PERMISSION OF JMM CONSULTING ENGINEERS, LLC.

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LOADING DOCK DETAILS AND CALCULATIONS

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 8700 NW 36 ST & 3737 NW 87 AVE
 DORAL, FL 33136
 PROJECT #: 16040
 LAWRENCE BEAME R.A.
 REGISTRATION NO. 7871

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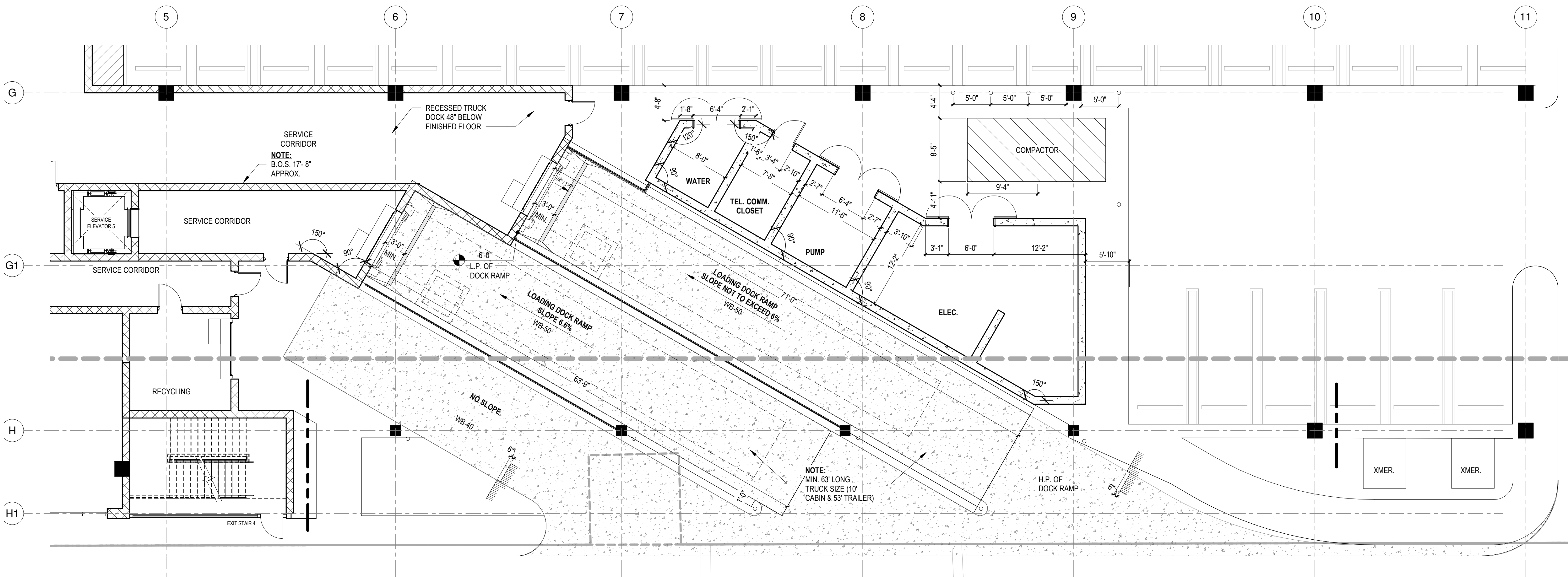


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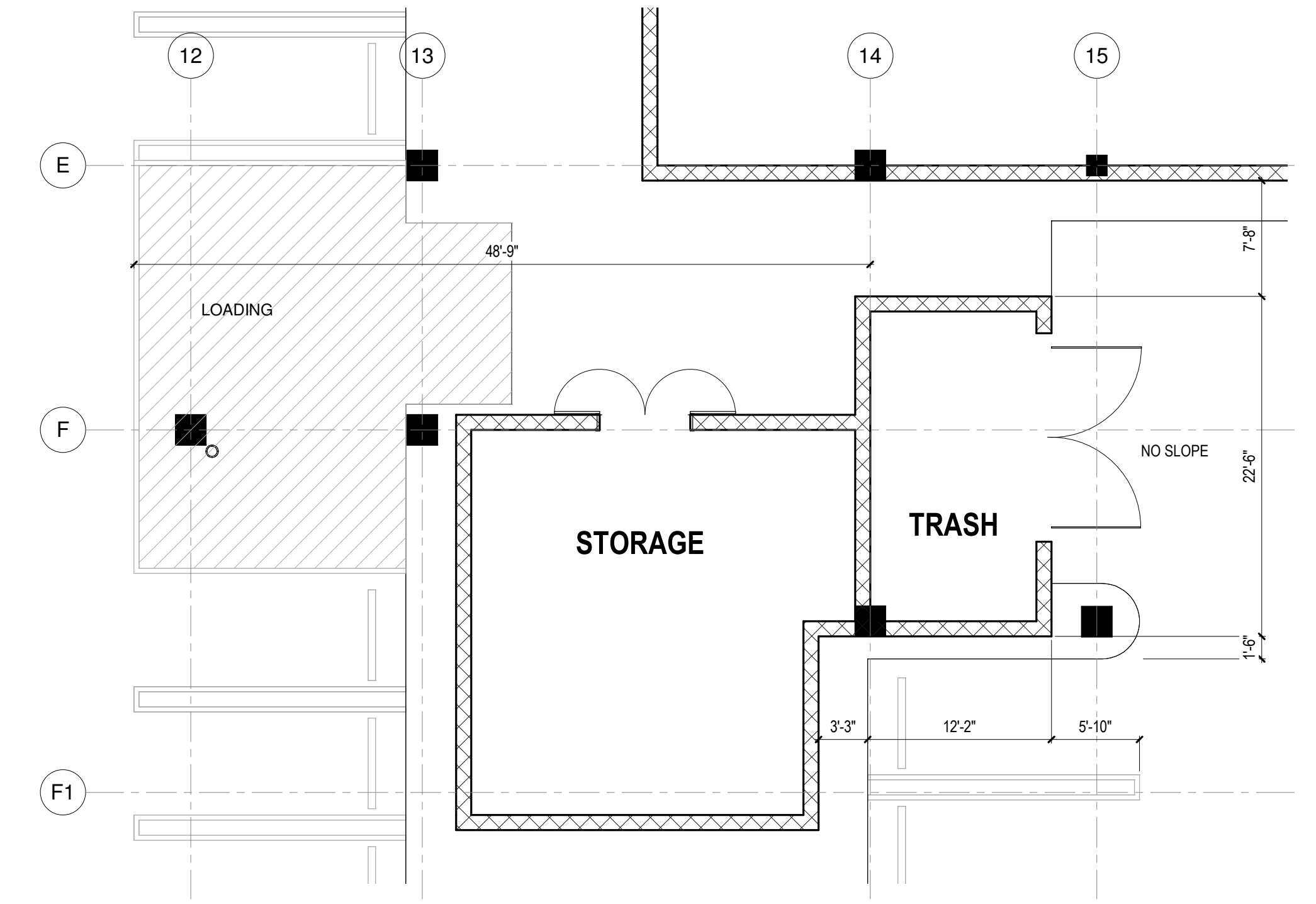
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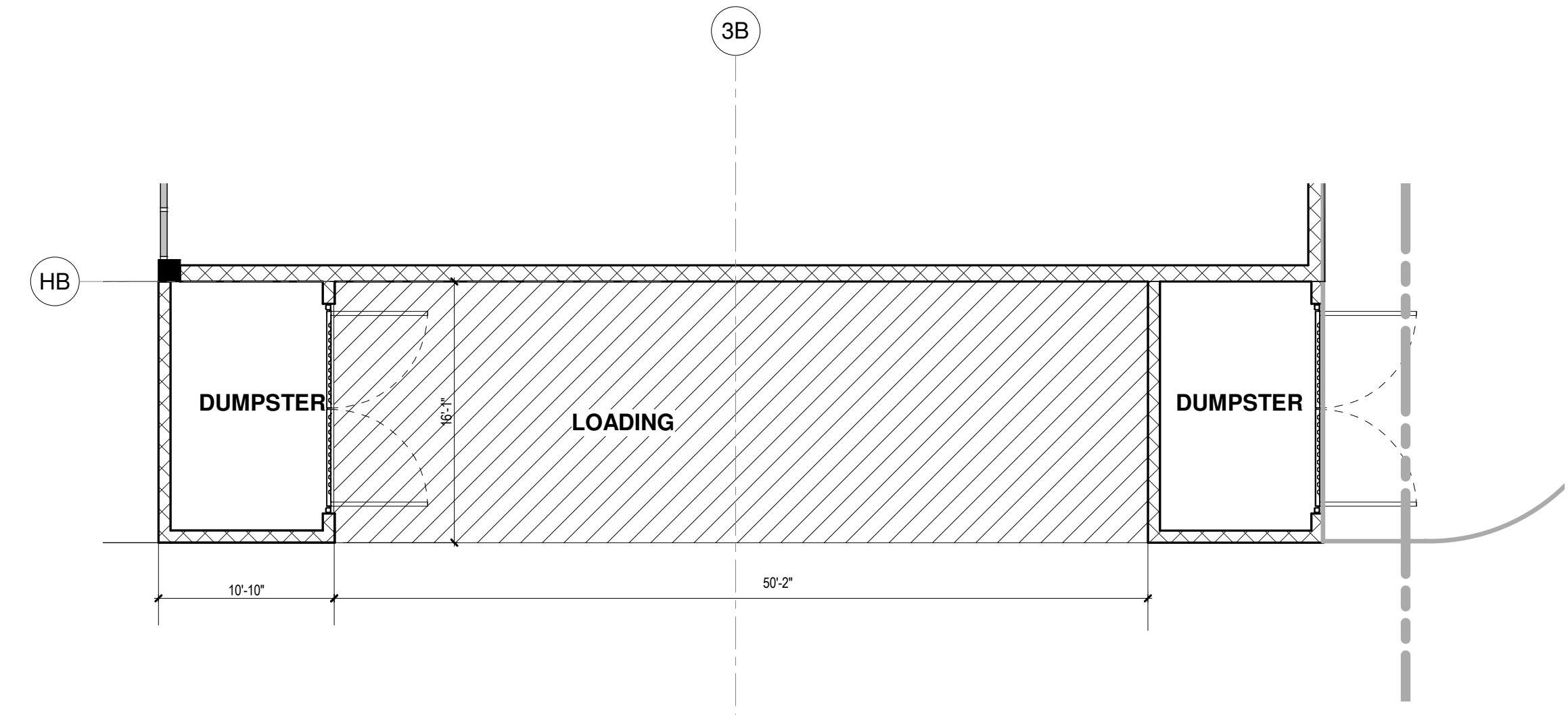


1 1ST FLOOR PLAN - LOADING DOCK DETAIL 1 BUILDING A SOUTH FACADE
 1/8" = 1'-0"

LOADING DOCK CALCS
 2 loading spaces for the first 30,000SF
 and one for every additional 20,000SF.



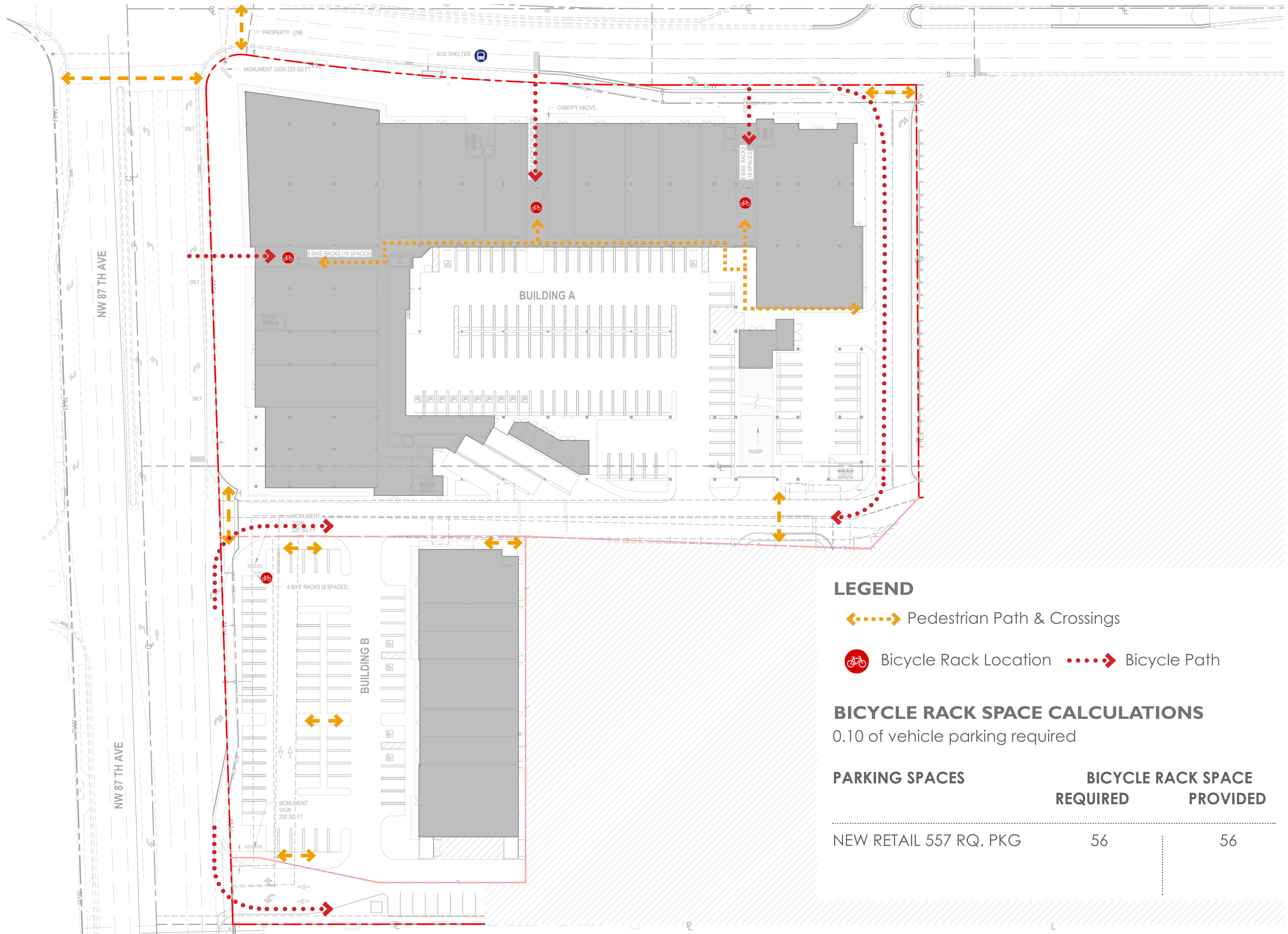
2 1ST FLOOR PLAN - LOADING DOCK DETAIL 2 BUILDING A EAST FACADE
 1/8" = 1'-0"



3 1ST FLOOR PLAN - LOADING DOCK DETAIL 3 BUILDING B SOUTH FACADE
 1/8" = 1'-0"

SQ FT	LOADING AREAS REQUIRED	LOADING AREAS PROVIDED
NEW RETAIL 151,365 SF Without service corridors	8	5

BICYCLE RACK SPACE CALCULATIONS, LOCATIONS, CIRCULATION FOR BIKES AND PEDESTRIANS



LEGEND

- Pedestrian Path & Crossings
- Bicycle Rack Location
- Bicycle Path

BICYCLE RACK SPACE CALCULATIONS

0.10 of vehicle parking required

PARKING SPACES

BICYCLE RACK SPACE REQUIRED PROVIDED

NEW RETAIL 557 RQ. PKG

56

56

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UTILITY AND INFRASTRUCTURE ELEMENTS LOCATION

INVENTORY

UTILITIES & INFRASTRUCTURE

HOW THEY ARE SCREENED

Building A
 6" Backflow for domestic service
 6" Backflow for fire
 Transformers
 Gas meters

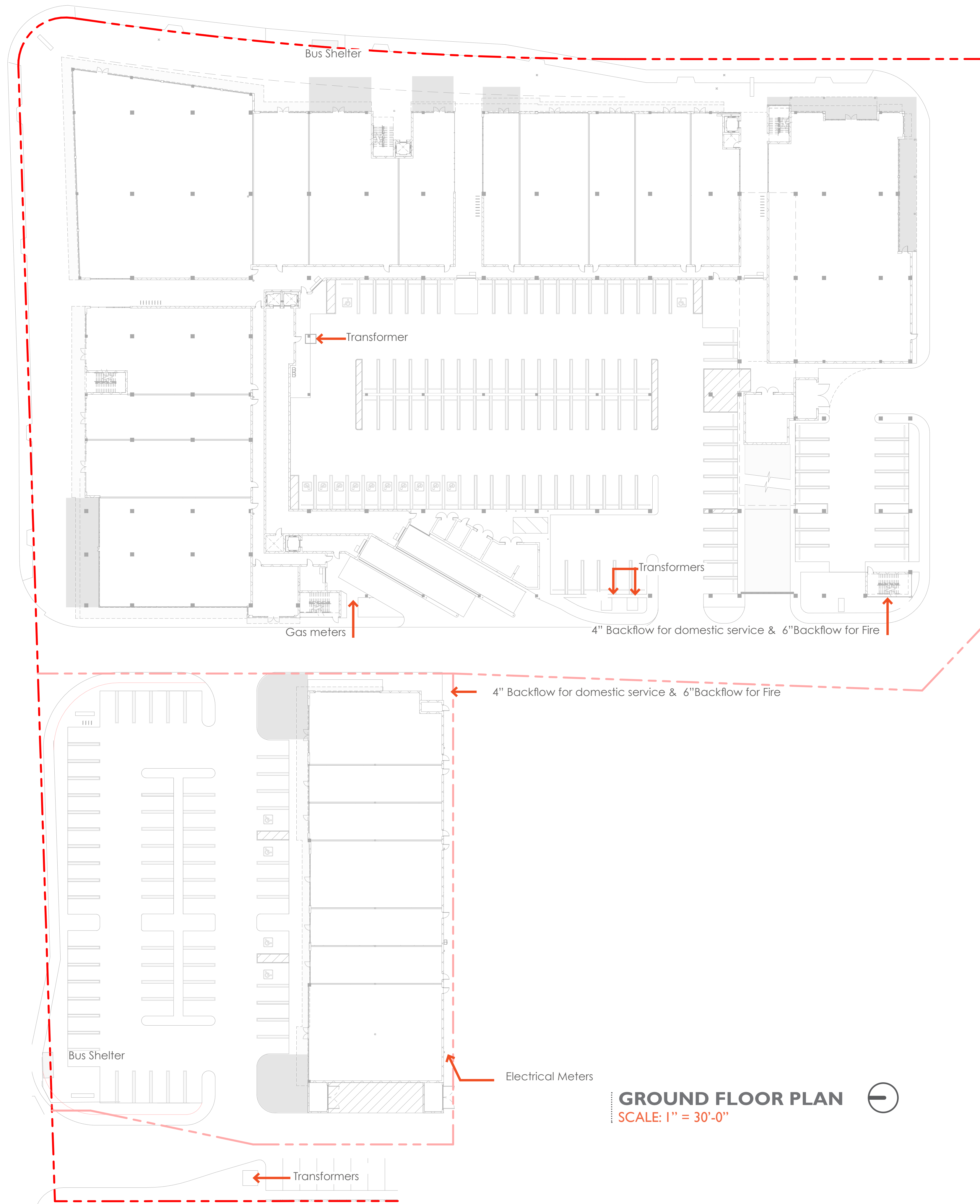
Landscape. Refer to
 landscape dwgs

Building B
 4" Backflow for domestic service
 6" Backflow for fire
 Transformers

Landscape. Refer to
 landscape dwgs

Electrical meters

Screened. Dumpster
 in front



GROUND FLOOR PLAN
 SCALE: 1" = 30'-0"



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B-1: Building Elevations & Perspectives

- B-2: North & South Elevations
- B-3: West Elevations
- B-4: Not Used
- B-5: East Elevation
- B-6: Not Used
- B-7: Perspectives - Corner 87th Ave & 36 Street
- B-8: Perspectives - 87th Ave Entrance
- B-9: Not Used
- B-10: Perspectives - Doral Boulevard Entrance
- B-11: Perspectives -Doral Boulevard / Pedestrian Shop Experience
- B-12: Signage Criteria

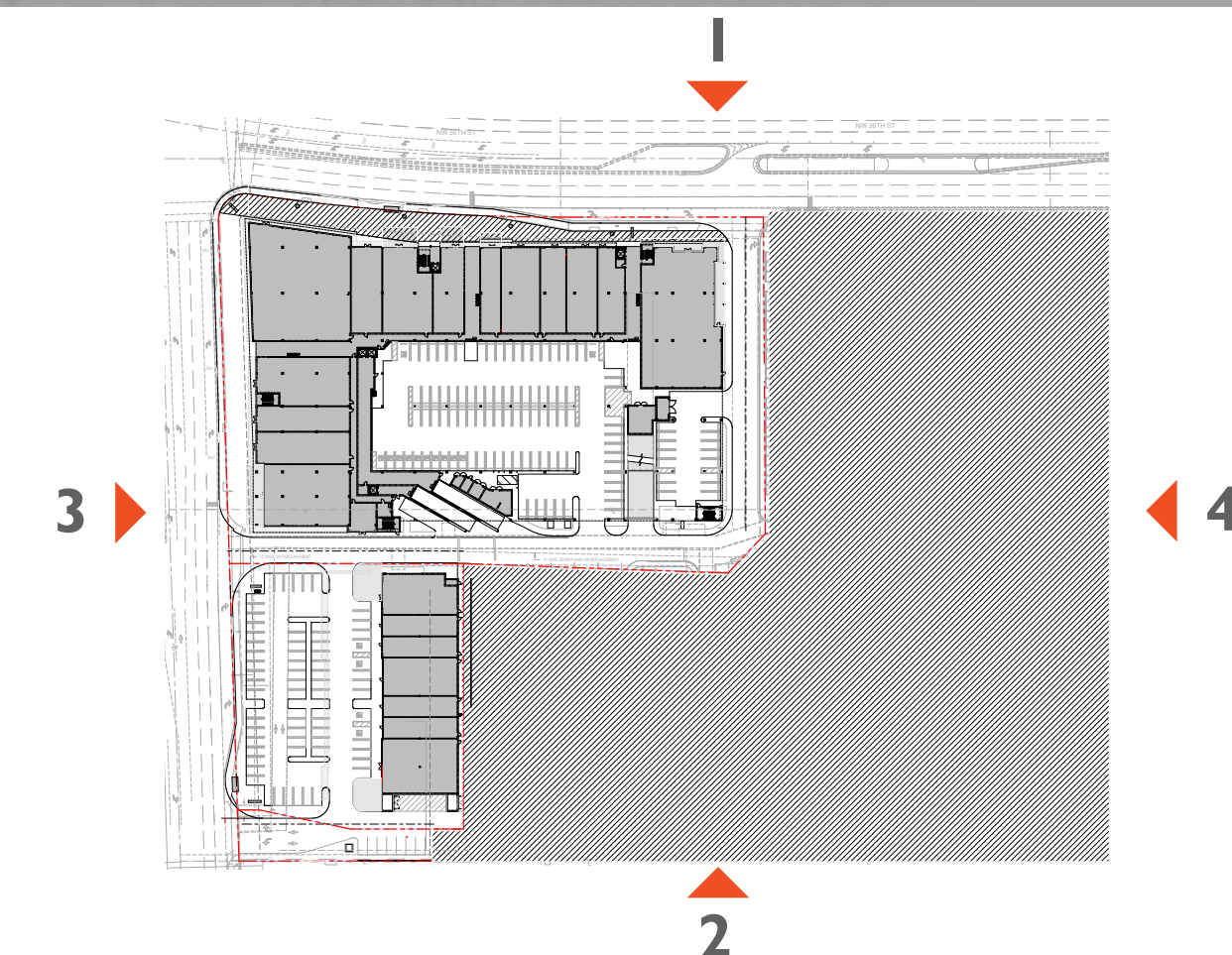




1 NORTH ELEVATION- (NW. 36TH STREET)
SCALE: 1" = 30'-0"



2 SOUTH ELEVATION
SCALE: 1" = 30'-0"



KEY PLAN
SCALE: N.T.S

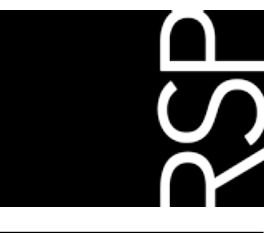
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B-2

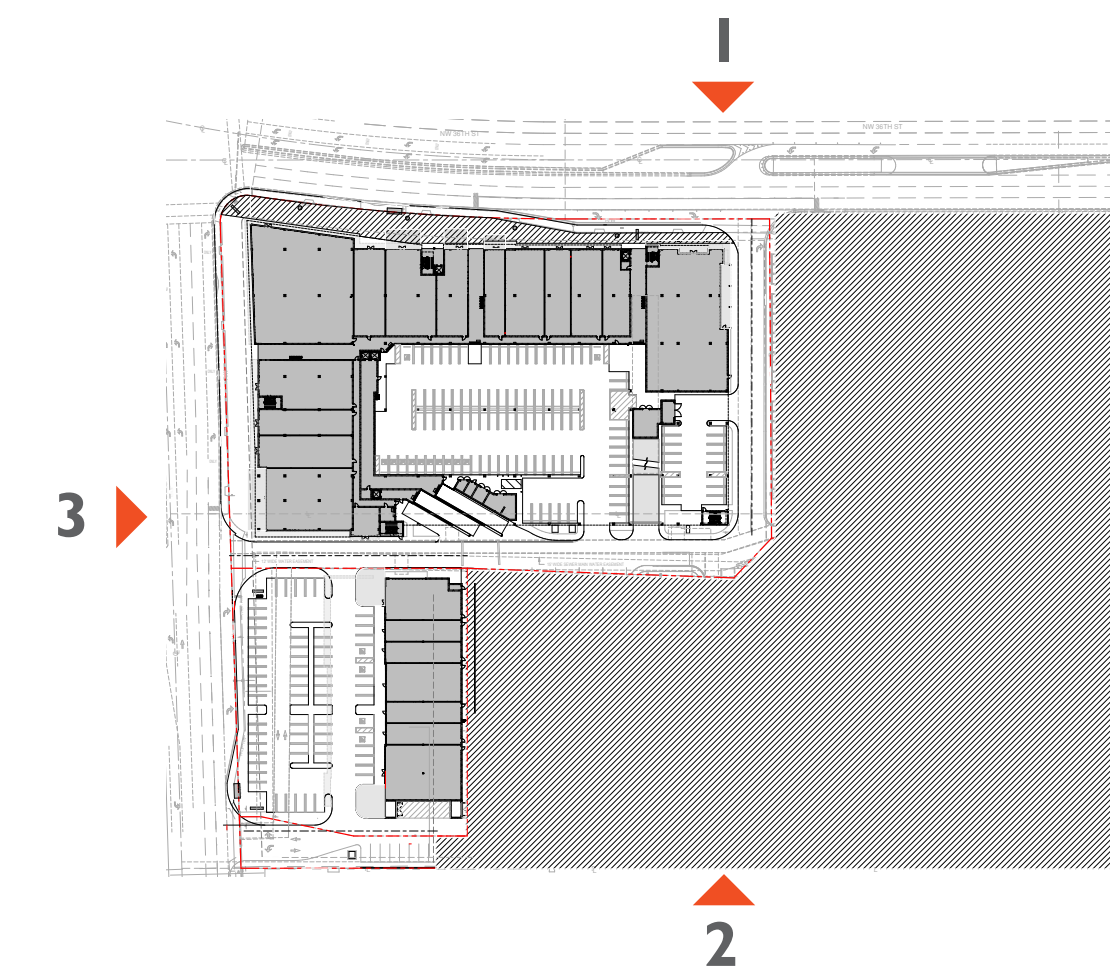


3 WEST ELEVATION- (NW. 87 TH AVENUE)
SCALE: 1" = 30'-0"



3 WEST ELEVATION- (NW. 87 TH AVENUE)
SCALE: 1" = 30'-0"

OVERALL ELEVATION
SCALE: N.T.S



KEY PLAN
SCALE: N.T.S

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B-3

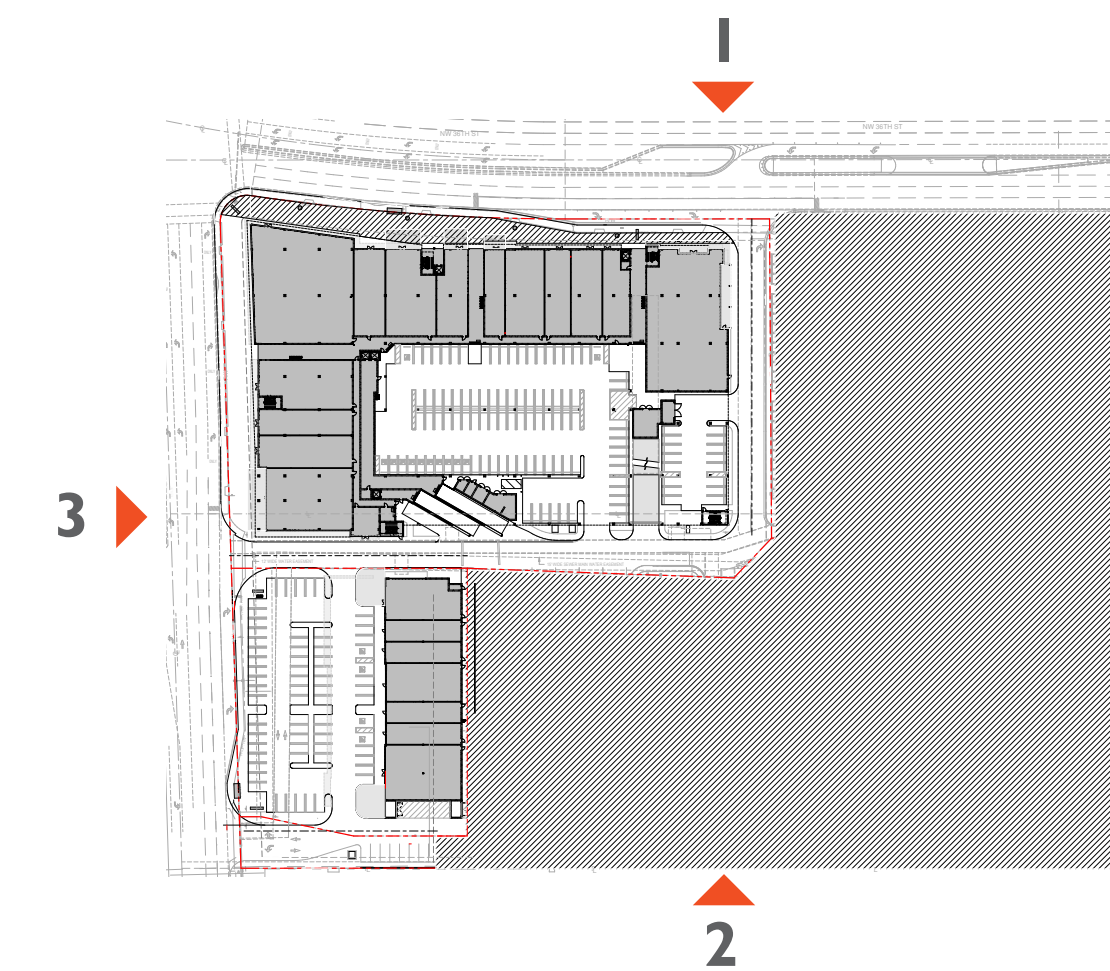


4 EAST ELEVATION NW 57 AVENUE
SCALE: 1" = 30'-0"



4 EAST ELEVATION
SCALE: 1" = 30'-0"

OVERALL ELEVATION
SCALE: N.T.S



KEY PLAN
SCALE: N.T.S

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