

RESOLUTION No. 26-165

A RESOLUTION OF THE MAYOR AND THE CITY COUNCIL OF THE CITY OF DORAL, FLORIDA, APPROVING A SITE PLAN FOR GREYSTAR DEVELOPMENT EAST, LLC, FOR ±5.66-ACRES OF PROPERTY LOCATED AT 1625 NORTHWEST 107 AVENUE IN THE CITY OF DORAL, FLORIDA, PURSUANT TO RESIDENTIAL PHASE 2 OF THE MASTER DEVELOPMENT AGREEMENT WITH THE CITY AND PURSUANT TO SECTION 53-184(F) OF THE CITY'S LAND DEVELOPMENT CODE; AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, Greystar Development East, LLC, a Florida Limited Liability Company (the "Applicant") is seeking site plan approval for a portion of the property located at 1625 NW 107 Avenue, further identified by Miami-Dade County Property Appraiser by Folio No. 35-3032-008-0050 (the "Property") as legally described in "Exhibit A" (the "Project"); and

WHEREAS, the Applicant is a party to a Master Development Agreement (MDA) governing the redevelopment of a portion of the Miami International Mall (the "Mall"), which includes the Property, and was approved by the City Council pursuant to Ordinance No. 2026-15; and

WHEREAS, the MDA contemplates the redevelopment of the Mall into three (3) separate residential development sites, identified as Residential Phase 1, Residential Phase 2, and Residential Phase 3, in accordance with the Concept Master Site Plan and the development program set forth in the MDA; and

WHEREAS, the instant site plan is pursuant to Residential Phase 2 of the MDA; and

WHEREAS, the site plan proposes to redevelop the approximately ±5.66-acre Property with a multifamily residential community consisting of three (3) residential six-

story buildings totaling approximately ±246,788 square feet, .with a total of 230 dwelling units, a copy of the site plan is provided in “Exhibit B”; and

WHEREAS, City staff determined that the proposed site plan, attached hereto as “Exhibit B,” complies with the requirements and standards of the City’s Land Development Code, the Comprehensive Plan, the MDA, and the criteria for award of Creative Excellence density bonus; and

WHEREAS, a zoning workshop was held on June 25, 2026, during which the public was afforded an opportunity to examine the Project and provide feedback; 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 on August 12, 2026, during which all interested persons were afforded the opportunity to be heard, and due and proper consideration was given to the matter, including the recommendations contained in the City’s Planning and Zoning Staff Report; and

WHEREAS, the City Council reviewed the site plan application, the written and oral recommendations from the Planning and Zoning Department, and hereby finds competent substantial evidence to find the site plan is in compliance with the City’s Comprehensive Plan, Land Development Regulations, and the MDA, and that the site plan maintains the basic intent and purpose of the zoning, subdivision or other land use regulations, which is to protect the general welfare of the public, and further finds that the site plan application should be granted; and

WHEREAS, the City Council further finds that the Project meets the Creative Excellence Standards set forth in Section 86-83 of the City Code.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND THE CITY

COUNCIL OF THE CITY OF DORAL, FLORIDA, AS FOLLOWS:

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

Section 2. Findings and Conclusions. Based upon an analysis of the site plan application and standards for approval of a site plan under the City's Land Development Regulations, the City Council hereby finds and concludes that the Applicant's request for site plan, as more particularly set forth in "Exhibit B," is in compliance with the City's Comprehensive Plan, Land Development Regulations, and the MDA, and there is substantial competent evidence to support approval of the Application, and the award of density bonus pursuant to the Creative Excellence Standards set forth in Section 86-83 of the City Code.

Section 3. Approval. The Mayor and City Council hereby approve the site plan for Marlowe Doral – Residential Site 1 of the Miami International Mall Redevelopment, as set forth in "Exhibit B", and the development of same shall be in accordance with the MDA approved pursuant to Ordinance 2026-15, and subject to the following conditions:

1. The Project shall be built in substantial compliance with the plans entitled "Marlowe Doral – Site 2", prepared by MSA Architects Architecture & Planning, dated stamped received July 13, 2026.
2. The Project shall be landscaped in accordance with the landscape plan, signed by James Brian Euell, RLA, dated stamped received July 13, 2026, as amended, and included with the site plan submittal.
3. The Public Works Department recommends conditional approval with the following information provided below:
 - Miami-Dade County Traffic Engineering Division approval is required prior to issuance of Final Certificate of Occupancy.

Advisory comments below are necessary during site plan review process and implementation of the project:

- Applicant will install warranted traffic signal at intersection NW 107th Avenue and NW 15th Street and lengthen southbound left-turn lane at intersection of NW 107th Avenue and NW 17th Street prior to Final Certificate of Occupancy.
 - Any proposed future modifications to the approved site plan or land use (Mid-rise Multifamily; residential), the City reserves the right to request the applicant to provide an updated traffic analysis in order for the City to assess any potential impacts to the Public Right of Way and future mitigations.
 - Approval is subject to review from City of Doral Public Works Department - Plans Review.
 - Compliance with the applicable sections of the City's Land Development Code Chapter 77.
 - Implementation of the proposed project dealing with roadway construction work, installation of signage, pavement markings and other needed items shall conform to all applicable requirements, standards and regulations of the latest version of the Manual on Uniform Traffic Control Devices (MUTCD), City of Doral, Miami-Dade County Department of Transportation and Public Works, and Miami-Dade Fire Rescue Department.
4. The Applicant shall comply with Ordinance No. 2015-09 "Public Arts Program," as amended, at the time of building permit (if applicable).
 5. The Applicant shall comply with Chapter 63, "Green Building Incentives," of the City's Land Development Code at the time of building permit (if applicable).
 6. The Applicant shall comply with the City's Floodplain Management regulations (Chapter 23, Article II, Floodplain Management) of the City's Code.
 7. The Applicant shall provide the Building Department with a certified drainage inspection report prior to the issuance of a certificate of occupancy.
 8. The property owner shall maintain the landscaping within the public rights-of-way adjacent to the property. Maintenance includes trees, plants, sod, and other landscape material.
 9. The Applicant shall submit a Stormwater Pollution Prevention Plan (SWPPP) at time of building permit. The Plan should provide guidelines for implementing an erosion and sedimentation control program before the site

is cleared or graded, including areas where topsoil will be removed and contours of slopes will be cleared. The Plan shall also include location and type of erosion control measures, storm water and sediment management systems, and a vegetative plan for temporary and permanent stabilization. The Plan shall remain on-site for the duration of the construction activity.

10. If more than one (1) acre of land is disturbed during construction the Contractor/Developer is responsible to obtain NPDES Stormwater permit coverage through the Florida Department of Environmental Protection (FDEP), Construction Generic Permit (CGP). If the project is less than one (1) acre, but part of a larger common plan of development or sale that will ultimately disturb one or more acres, permit coverage is also required. Instructions to request and obtain a CGP can be found at: <http://www.dep.state.fl.us/water/stormwater/npdes/docs/cgp.pdf>. Contractor/Developer should submit the Notice of Intent (NOI) with the appropriate processing fees to the NPDES Stormwater Notices Center. Contractor/Developer must apply for permit coverage at least two (2) days before construction begins.
11. Construction shall be permitted only during the hours set forth in Ordinance No. 2011-01 "Noise Ordinance."
12. The Applicant shall comply with all applicable conditions and requirements of the Miami-Dade County Department of Regulatory and Economic Resources, along with the tree removal permit documentation.
13. The Applicant shall comply with all applicable conditions and requirements of the Miami-Dade County Fire Rescue Department.
14. All applicable local, state, and federal permits must be obtained before commencement of the development.
15. Issuance of this development permit by the City of Doral does not in any way create any right on the part of an Applicant to obtain a permit from a state or federal agency and does not create any liability on the part of the City of Doral for issuance of the permit if the applicant fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law.

FAILURE BY THE CITY TO TIMELY ENFORCE ANY OF THE ABOVE CONDITIONS DOES NOT CONSTITUTE A WAIVER OF THE SAME AND IF THE APPLICANT, ITS SUCCESSORS, OR, ASSIGNS, DOES NOT PERFORM SUCH CONDITIONS WITHIN FIVE (5) DAYS AFTER WRITTEN NOTICE, THE CITY RETAINS THE RIGHT TO STOP CONSTRUCTION, IF NECESSARY, UNTIL THAT CONDITION IS MET. THE CITY RESERVES THE RIGHT TO ENFORCE THESE CONDITIONS BY ISSUING A CODE COMPLIANCE CITATION, REVOKING THIS RESOLUTION, AND/OR AVAILING ITSELF OF

ANY AND ALL REMEDIES AVAILABLE AT LAW OR IN EQUITY. BY ACTING UNDER THIS APPROVAL, THE APPLICANT HEREBY CONSENTS TO ALL THESE TERMS AND CONDITIONS.

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

Section 5. Effective Date. This Resolution shall become effective upon Ordinance No. 2026-09, Ordinance No. 2026-10, Ordinance No. 2026- 11, Ordinance No. 2026-12, Ordinance No. 2026-14, and Ordinance No. 2026-15 becoming effective. In the event that the Development Agreement approved by Ordinance No. 2026-15 is deemed null and void in accordance with Section 3 therein, the site plan approved herein shall likewise be deemed null and void and of no further effect.

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

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

PASSED AND ADOPTED this 12 day of August, 2026.



CHRISTI FRAGA, MAYOR

ATTEST:



CONNIE DIAZ, MMC
CITY CLERK

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



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

EXHIBIT “A”



CITY OF DORAL

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that on **August 12, 2026, at 6:00 p.m.** the City of Doral City Council will hold a Public Hearing **to consider a site plan.** The Hearing will take place at the **City of Doral Government Center Council Chambers**, located at **8401 NW 53 Terrace, Doral, Florida 33166.**

The City of Doral proposes to adopt the following Resolution:

Resolution No. 26-

A RESOLUTION OF THE MAYOR AND THE CITY COUNCIL OF THE CITY OF DORAL, FLORIDA, APPROVING A SITE PLAN FOR GREYSTAR DEVELOPMENT EAST, LLC, FOR ±5.66-ACRES OF PROPERTY LOCATED AT 1625 NORTHWEST 107 AVENUE IN THE CITY OF DORAL, FLORIDA, PURSUANT TO RESIDENTIAL PHASE 2 OF THE MASTER DEVELOPMENT AGREEMENT WITH THE CITY AND PURSUANT TO SECTION 53-184(F) OF THE CITY'S LAND DEVELOPMENT CODE; AND PROVIDING FOR AN EFFECTIVE DATE

HEARING NO.: 26-08-DOR-06

APPLICANT: James R. Williams Jr., Esq. on behalf of Greystar Development East, LLC (the "Applicant")

PROJECT NAME: Greystar Development East, LLC Site Plan Applications (East Portion-Site Plan 2)

PROPERTY OWNER: EWE Retail II LTD

LOCATION: 1625 NW 107 Avenue, Doral, FL 33172

FOLIO NUMBER: 35-3032-008-0050

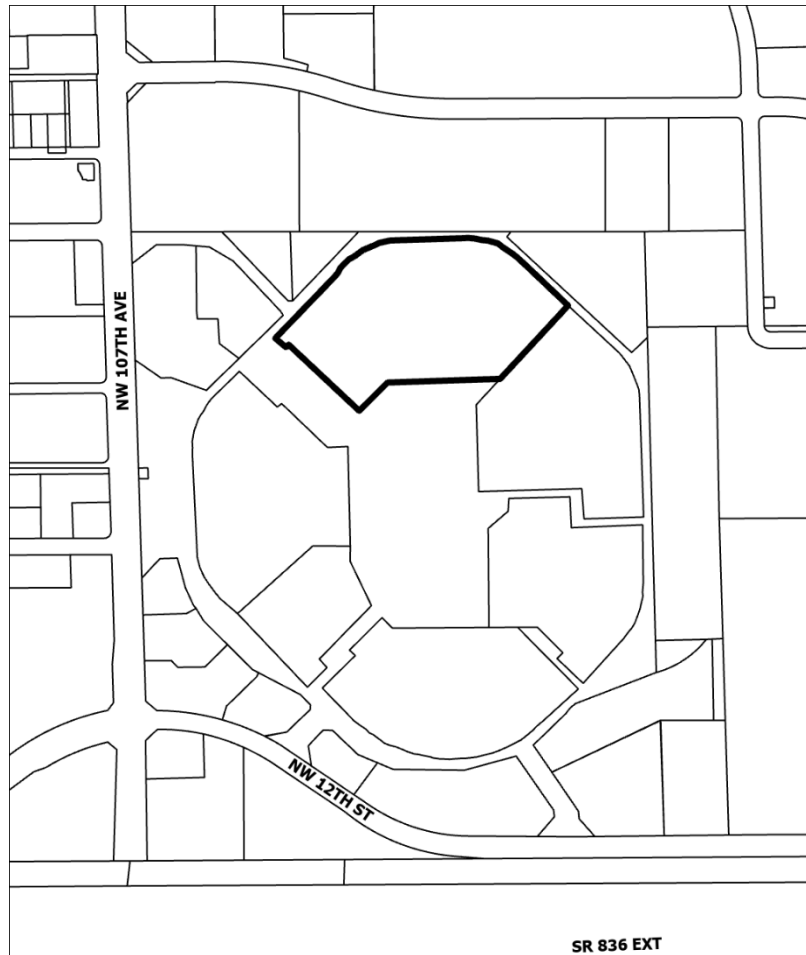
SIZE OF PROPERTY: ±5.663 acres

FUTURE LAND USE MAP CATEGORY: Business (*Mall Mixed Use (MMU) upon adoption of Ord. No. 2026-11)

ZONING DISTRICT: Corridor Commercial (CC) (*Mall Mixed Use (MMU) upon adoption of Ord. No. 2026-12)

REQUEST: The Applicant respectfully requests approval of a site plan application to permit the redevelopment of a portion of the Property (Site 2) into a 230-unit multifamily residential community comprising three (3) buildings.

Location Map



Inquiries regarding the item may be directed to the Planning and Zoning Department at 305-59-DORAL or via email at planningandzoning@cityofdoral.com

Pursuant to Section 286.0105, Florida Statutes, if a person decides to appeal any decisions made by the City Council with respect to any matter considered at such meeting or hearing, they will need a record of the proceedings and, for such purpose, may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. This notice does not constitute consent by the City for introduction or admission of otherwise inadmissible or irrelevant evidence, nor does it authorize challenges or appeals not otherwise allowed by law. Persons with disabilities requiring accommodations in order to participate in this public hearing should contact the Office of the City Clerk at 8401 NW 53 Terrace, Doral, Florida, telephone number (305) 593-6730, no later than three (3) business days prior to such proceedings.

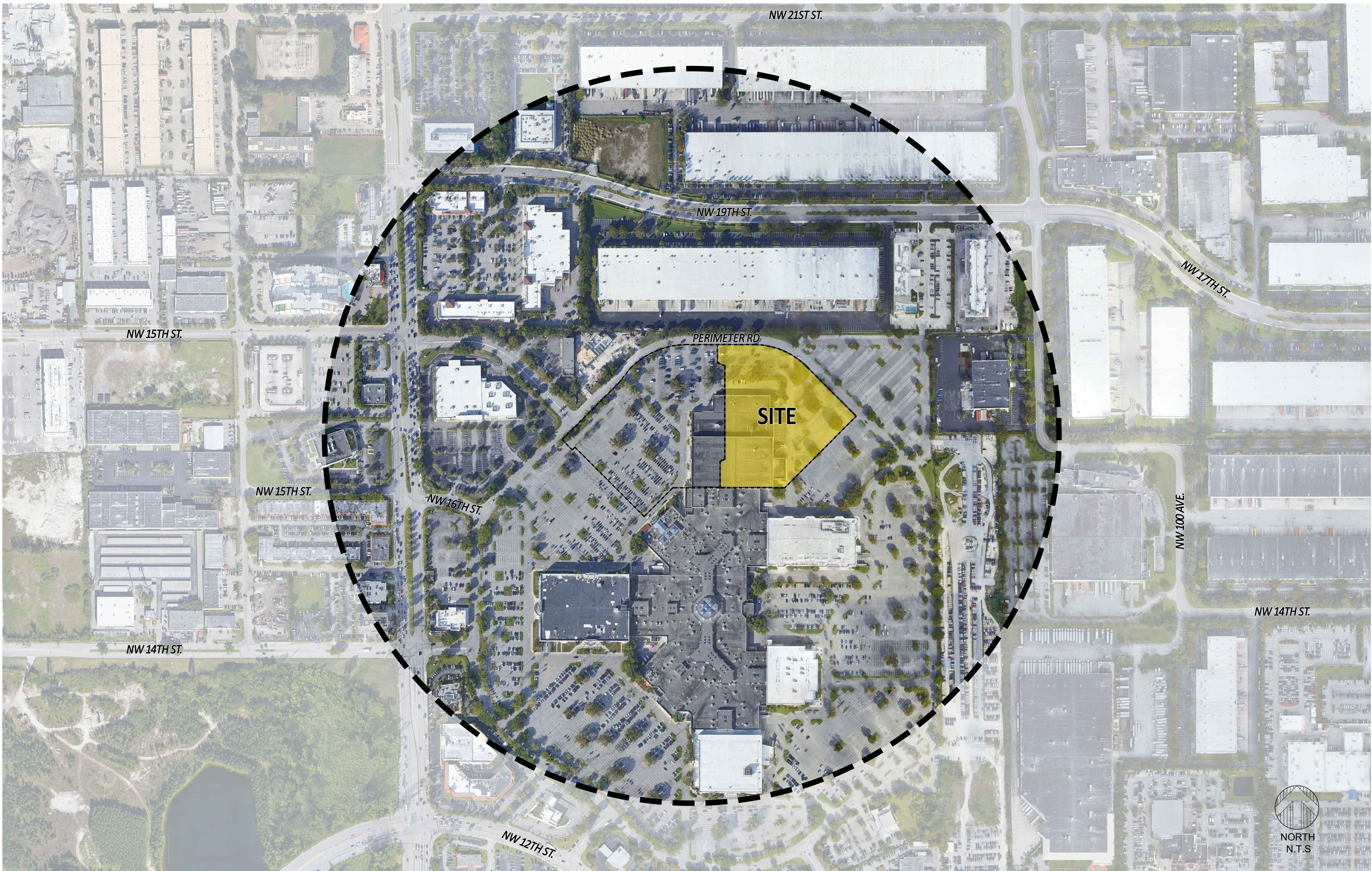
Connie Diaz, MMC
City Clerk, City of Doral

EXHIBIT “B”

MARLOWE DORAL - SITE 2

FOR
GREYSTAR

PROJECT LOCATED IN:
DORAL, FL

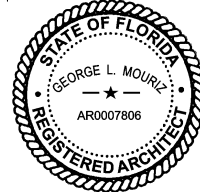


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1 OF 2			ALTA/ACSM LAND TITLE SURVEY
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A2.1.2			BLDG TYPE I - LEVEL 2
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A3.3.1			BLDG TYPE III - ELEVATIONS
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PD-2			CROSS SECTION & DETAILS PHASE II
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PD-4			PAVING & DRAINAGE DETAILS PHASE II
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FC-1			FIRE CIRCULATION PLAN PHASE II
WM-1			WASTE MANAGEMENT PLAN PHASE II

● OWNER / DEVELOPER
GREYSTAR
421 NE 6TH ST.
SUITE 1200
FORT LAUDERDALE, FL.
33304
(954) 678 2388

● ARCHITECT:
MSA ARCHITECTS
ARCHITECTS & PLANNERS
8950 SW 74TH COURT
SUITE 1513
MIAMI, FL. 33156
(305) 273-9911



● CIVIL ENGINEER:
HSQ GROUP, LLC
1001 YAMATO ROAD, SUITE 105
BOCA RATON, FL 33431
(954) 392-0221

● LANDSCAPE ARCHITECT:
ARCHITECTURAL ALLIANCE
612 SW 4TH AVE
FORT, LAUDERDALE, FL 33315
(954) 764-8858

SITE PLAN SUBMITTAL 03/06/26
SITE PLAN RESUBMITTAL 05/15/26
SITE PLAN RESUBMITTAL 07/09/26

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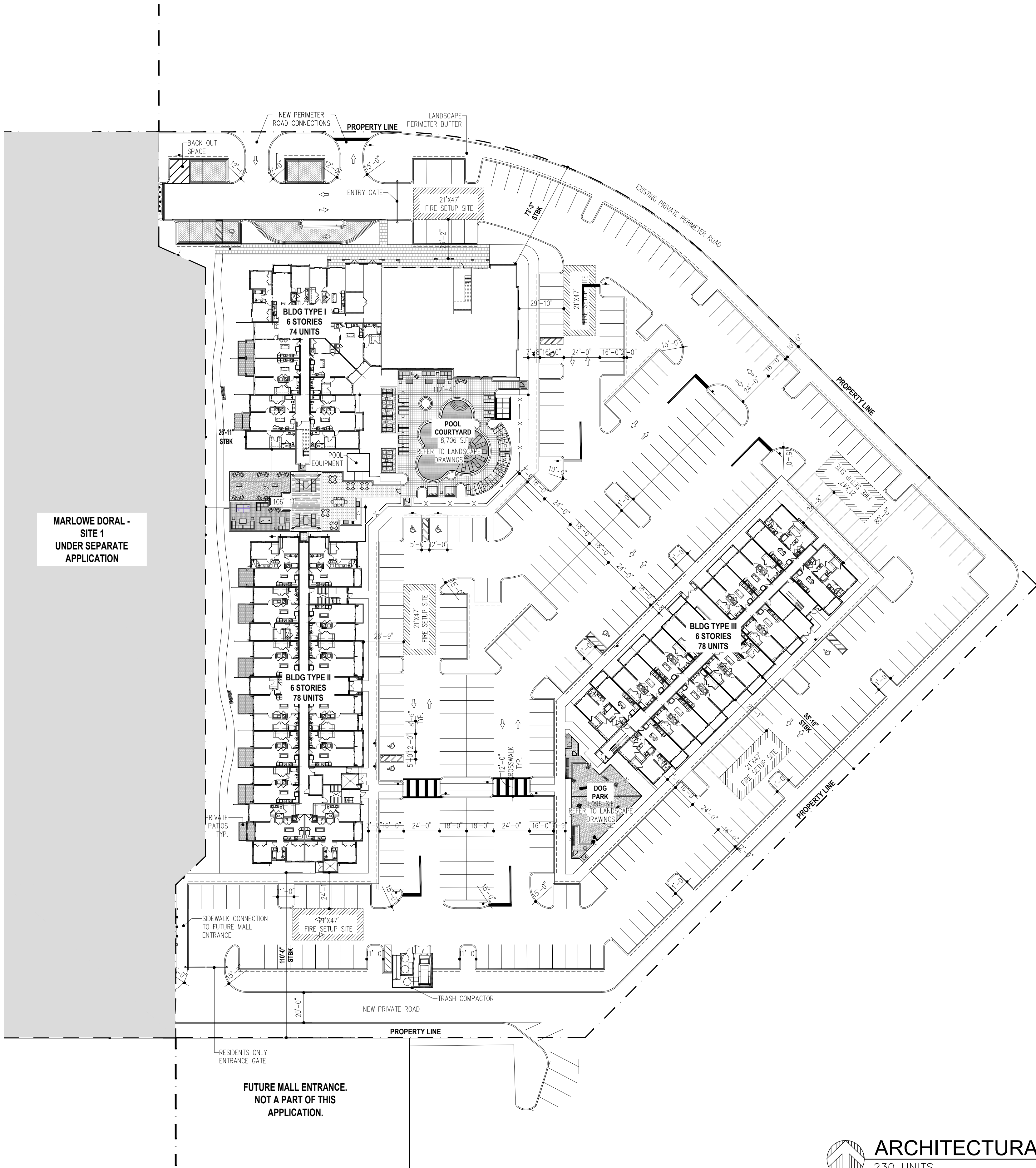
SITE DATA			
Property location	Miami International Mall - Sears Parcel		
Folio	35-3032-008-0050		
Zoning District	MMU - Mall Mixed Use		
Future Land Use	MMU - Mall Mixed Use		
Proposed Use	Multifamily Residential		
Site Area	246,674 sf		5.663 acres
Density Provided *	230 units		
*Maximum density allocated per master development agreement.			
BUILDING SETBACKS	Required	Provided	
Front - Perimeter Rd	20'-0"	73'-3"	
Side - Interior	15'-0"	26'-11"	
Side - Interior	15'-0"	85'-10"	
Rear - South	15'-0"	110'-0"	
BUILDING HEIGHT	Allowed	Provided	
Maximum Height	6 Stories	6 Stories	
SITE STANDARDS	Required	Provided	
Lot Coverage	N/A	19%	47,474 sf
FAR	1.50 FAR 370,011 sf	1.06 FAR	262,446 sf
Open Space	20% 49,335 sf	31.0%	76,463 sf
Landscape Area	15% 37,001 sf	19.26%	47,509 sf
RFH	50% 44,954 sf	85.0%	76,463 sf

PARKING		
REQUIRED		
Unit Type	# of units or SF	# Spaces
1 BD @ 1.5 sp/du	104 units	156 sp
2 BD @ 1.5 sp/du	108 units	162 sp
3BD @ 1.5 sp/du	18 units	27 sp
Sub-Total	230 units	345 sp
Total Parking Required		345 sp
PROVIDED		
Type	Standard	HC
Surface	337 sp	8 sp
Grand Total Parking Provided		345 sp
Parking Ratio		1.50 sp/du

UNIT MIX					
Unit Type	Building Type			# of Units	% of total
	Type I	Type II	Type III		
1BD					
A1	16	20	32	68	
A1.1	6	12	6	24	
A2	12	0	0	12	
Subtotal	34	32	38	104	45%
2BD					
B1	8	12	24	44	
B2	21	10	5	36	
B2.1	5	12	11	28	
Subtotal	34	34	40	108	47%
3BD					
C1	6	12	0	18	
Subtotal	6	12	0	18	
# of Units/bldg	74	78	78		
# of Bldgs	1	1	1	3 bldgs.	
Grand Total # Units				230 units	
					100%

NOTE
SUSTAINABLE DESIGN PRINCIPLES ARE INCORPORATED THROUGHOUT THE PROJECT, INCLUDING LANDSCAPE STRATEGIES, EFFICIENT BUILDING SYSTEMS, AND LOW-IMPACT DEVELOPMENT PRACTICES. THE PROJECT WILL MEET NGBS SILVER CERTIFICATION.

Recreation, Health and Fitness (RHF)			
City's Parks Level of Service	@ 3.0ac / 1,000 persons		
Number of Persons	@ 2.99 /du		
Number of Units	230 units		
Total Occupants	688 persons		
Level of Service (LOS)	2.06 acres	89,908 sf	
RHF @ 50% of LOS	1.03 acres	44,954 sf	

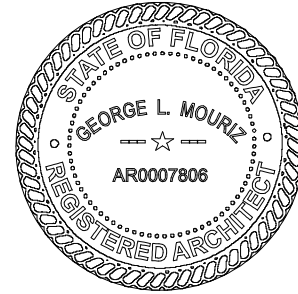


ARCHITECTURAL SITE PLAN
230 UNITS
SCALE: 1"=40'-0"

REVISIONS:		
NO.	DESCRIPTION:	DATE:
1	SITE PLAN RESUBMITTAL	2026-05-15
2	SITE PLAN RESUBMITTAL	2026-07-09

DIGITAL SIGNATURE:

SEAL:



GEORGE L. MOURIZ
AR0007806

Site Plan Submittal

Marlowe Doral -
Site 2
Doral, FL
GREYSTAR



MSA ARCHITECTS, INC.
AAC000895
8950 SW 74TH CT SUITE #1513
MIAMI, FLORIDA 33156
(305) 273-9911



TITLE:

SITE PLAN

Project No: 2290.2
Date: 03/06/2026
Scale: 1" = 40'-0"
Format: 24" x 36"
Drawn: LMS
Checked: LMS

SHEET:

SP.1

ARCHITECT'S BUILDING CODE STATEMENT 7 TO THE BEST OF THE ARCHITECT'S KNOWLEDGE THE PLANS AND SPECIFICATIONS COMPLY WITH THE FLORIDA BUILDING CODE EIGHTH EDITION (2023) AND THE APPLICABLE FIRE SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY AND CHAPTER 633 FLORIDA STATUTES. COPYRIGHT © 2024 MSA ARCHITECTS, INC. ARCHITECTURAL DESIGN & DETAIL DRAWINGS FOR THIS BUILDING AND/OR OVERALL PROJECT ARE THE LEGAL PROPERTY OF & ALL RIGHTS ARE RESERVED BY THE ARCHITECT. THEIR USE FOR REPRODUCTION, CONSTRUCTION, OR DISTRIBUTION IS PROHIBITED UNLESS AUTHORIZED IN WRITING BY THE ARCHITECT.

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CONTEXT PLAN AND EXISTING CONDITIONS

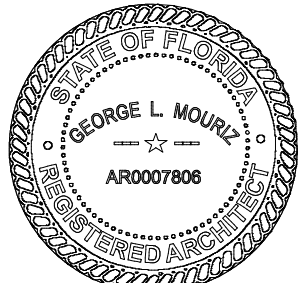
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REVISIONS:

NO.:	DESCRIPTION:	DATE:
1	SITE PLAN RESUBMITTAL	2026-05-15
2	SITE PLAN RESUBMITTAL	2026-07-09

DIGITAL SIGNATURE:

SEAL:



GEORGE L. MOURIZ
AR0007806

Site Plan Submittal

Marlowe Doral -
Site 2
Doral, FL
GREYSTAR



MSA ARCHITECTS, INC.
AAC000895
8950 SW 74TH CT SUITE #1513
MIAMI, FLORIDA 33156
(305) 273-9911



TITLE:
CONTEXT PLAN AND
EXISTING CONDITONS

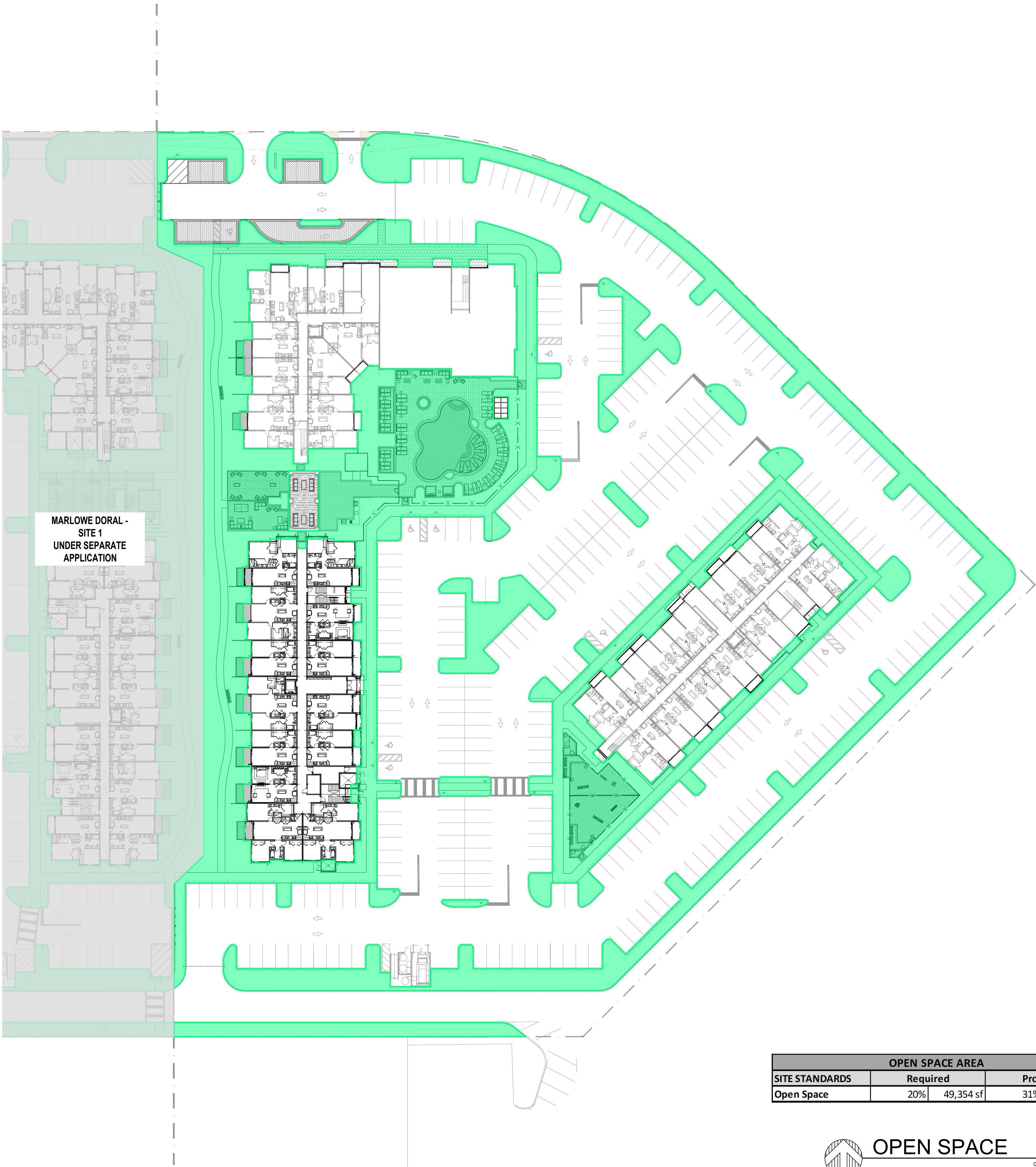
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Checked: LMS

SHEET

A1.0

ARCHITECTS BUILDING CODE STATEMENT TO THE BEST OF THE ARCHITECTS KNOWLEDGE THE PLANS AND SPECIFICATIONS COMPLY WITH THE FLORIDA BUILDING CODE EIGHTH EDITION (2023) AND THE APPLICABLE FIRE SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY AND CHAPTER 633 FLORIDA STATUTES. COPYRIGHT © 2024 MSA ARCHITECTS, INC. ARCHITECTURAL DESIGN & DETAIL DRAWINGS FOR THIS BUILDING AND/OR OVERALL PROJECT ARE THE LEGAL PROPERTY OF & ALL RIGHTS ARE RESERVED BY THE ARCHITECT. THEIR USE FOR REPRODUCTION, CONSTRUCTION, OR DISTRIBUTION IS PROHIBITED UNLESS AUTHORIZED IN WRITING BY THE ARCHITECT.

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OPEN SPACE AREA				
SITE STANDARDS	Required		Provided	
Open Space	20%	49,354 sf	31%	76,463 sf



OPEN SPACE

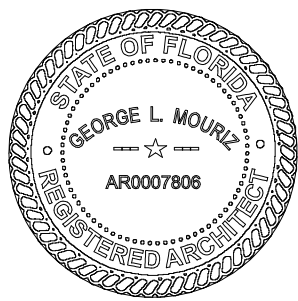
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REVISIONS:

NO.	DESCRIPTION:	DATE:
1	SITE PLAN RESUBMITTAL	2026-05-15
2	SITE PLAN RESUBMITTAL	2026-07-09

DIGITAL SIGNATURE:

SEAL:



GEORGE L. MOURIZ
AR0007808

Site Plan Submittal

Marlowe Doral -
Site 2
Doral, FL
GREYSTAR



MSA ARCHITECTS, INC.
AAC000895
8950 SW 74TH CT SUITE #1513
MIAMI, FLORIDA 33156
(305) 273-8911



TITLE:

OPEN SPACE

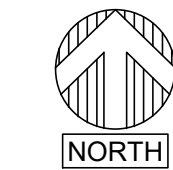
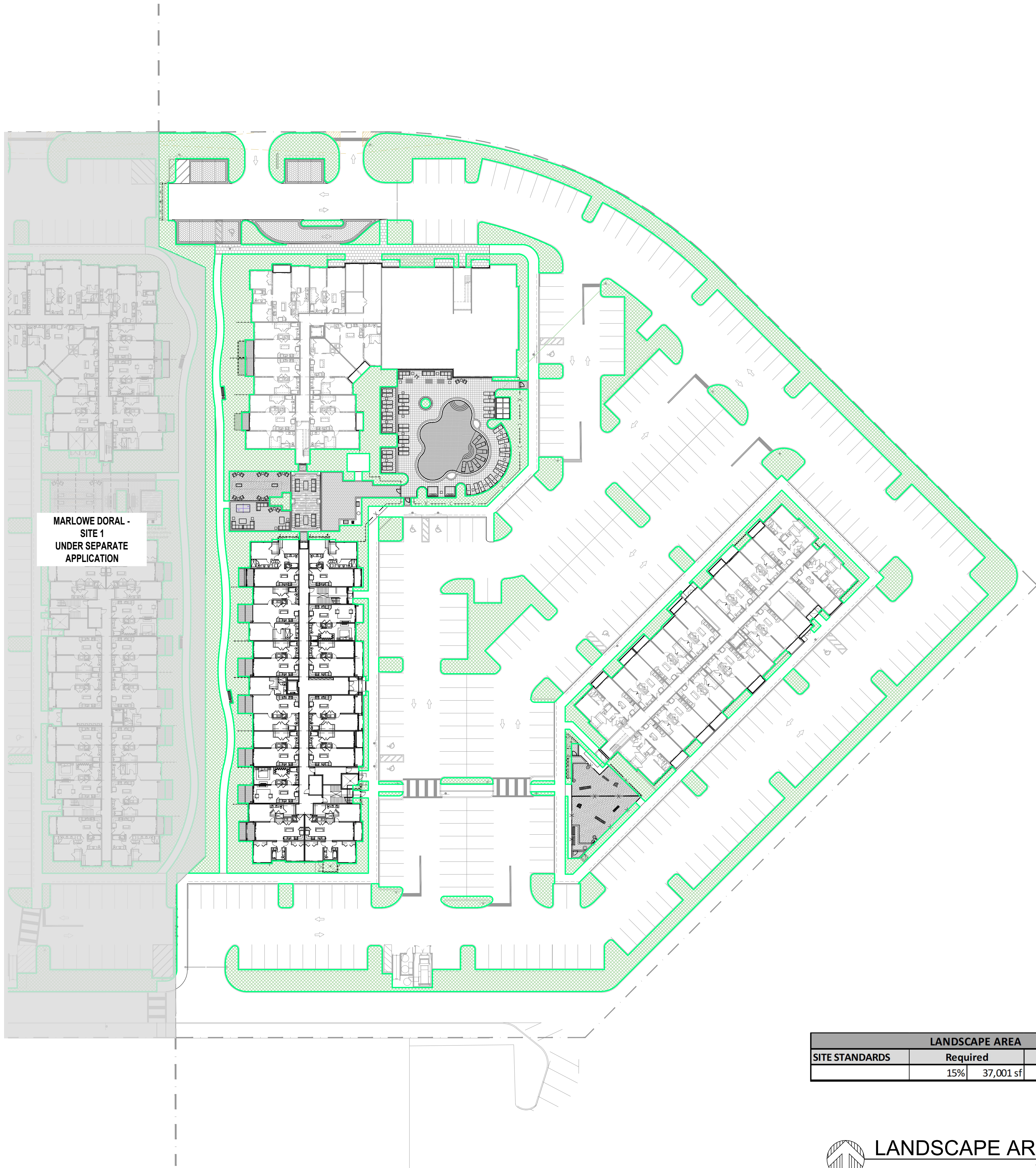
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Date: 03/06/2026
Scale: 1" = 40'-0"
Format: 24" x 36"
Drawn: LMS
Checked: LMS

SHEET:

A1.1

ARCHITECT'S BUILDING CODE STATEMENT TO THE BEST OF THE ARCHITECT'S KNOWLEDGE THE PLANS AND SPECIFICATIONS COMPLY WITH THE FLORIDA BUILDING CODE EIGHTH EDITION (2023) AND THE APPLICABLE FIRE SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY AND CHAPTER 633 FLORIDA STATUTES. COPYRIGHT © 2024 MSA ARCHITECTS, INC. ARCHITECTURAL DESIGN & DETAIL DRAWINGS FOR THIS BUILDING AND/OR OVERALL PROJECT ARE THE LEGAL PROPERTY OF & ALL RIGHTS ARE RESERVED BY THE ARCHITECT. THEIR USE FOR REPRODUCTION, CONSTRUCTION, OR DISTRIBUTION IS PROHIBITED UNLESS AUTHORIZED IN WRITING BY THE ARCHITECT.

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LANDSCAPE AREA

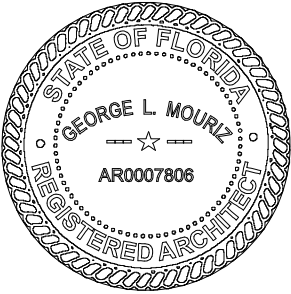
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LANDSCAPE AREA				
SITE STANDARDS	Required		Provided	
	15%	37,001 sf	19%	47,509 sf

REVISIONS:		
NO.	DESCRIPTION:	DATE:
1	SITE PLAN RESUBMITTAL	2026-05-15
2	SITE PLAN RESUBMITTAL	2026-07-09

DIGITAL SIGNATURE:

SEAL:



GEORGE L. MOURIZ
AR0007808

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GREYSTAR



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(305) 273-8911



TITLE:

LANDSCAPE AREA

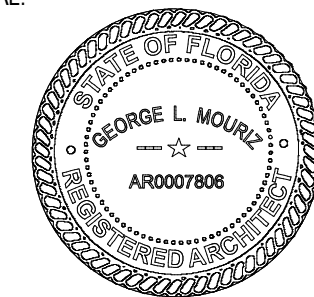
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Date: 03/06/2026
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Drawn: LMS
Checked: LMS

SHEET:

A1.2

ARCHITECT'S BUILDING CODE STATEMENT TO THE BEST OF THE ARCHITECT'S KNOWLEDGE THE PLANS AND SPECIFICATIONS COMPLY WITH THE FLORIDA BUILDING CODE EIGHTH EDITION (2023) AND THE APPLICABLE FIRE SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY AND CHAPTER 633 FLORIDA STATUTES. COPYRIGHT © 2024 MSA ARCHITECTS, INC. ARCHITECTURAL DESIGN & DETAIL DRAWINGS FOR THIS BUILDING AND/OR OVERALL PROJECT ARE THE LEGAL PROPERTY OF & ALL RIGHTS ARE RESERVED BY THE ARCHITECT. THEIR USE FOR REPRODUCTION, CONSTRUCTION, OR DISTRIBUTION IS PROHIBITED UNLESS AUTHORIZED IN WRITING BY THE ARCHITECT.

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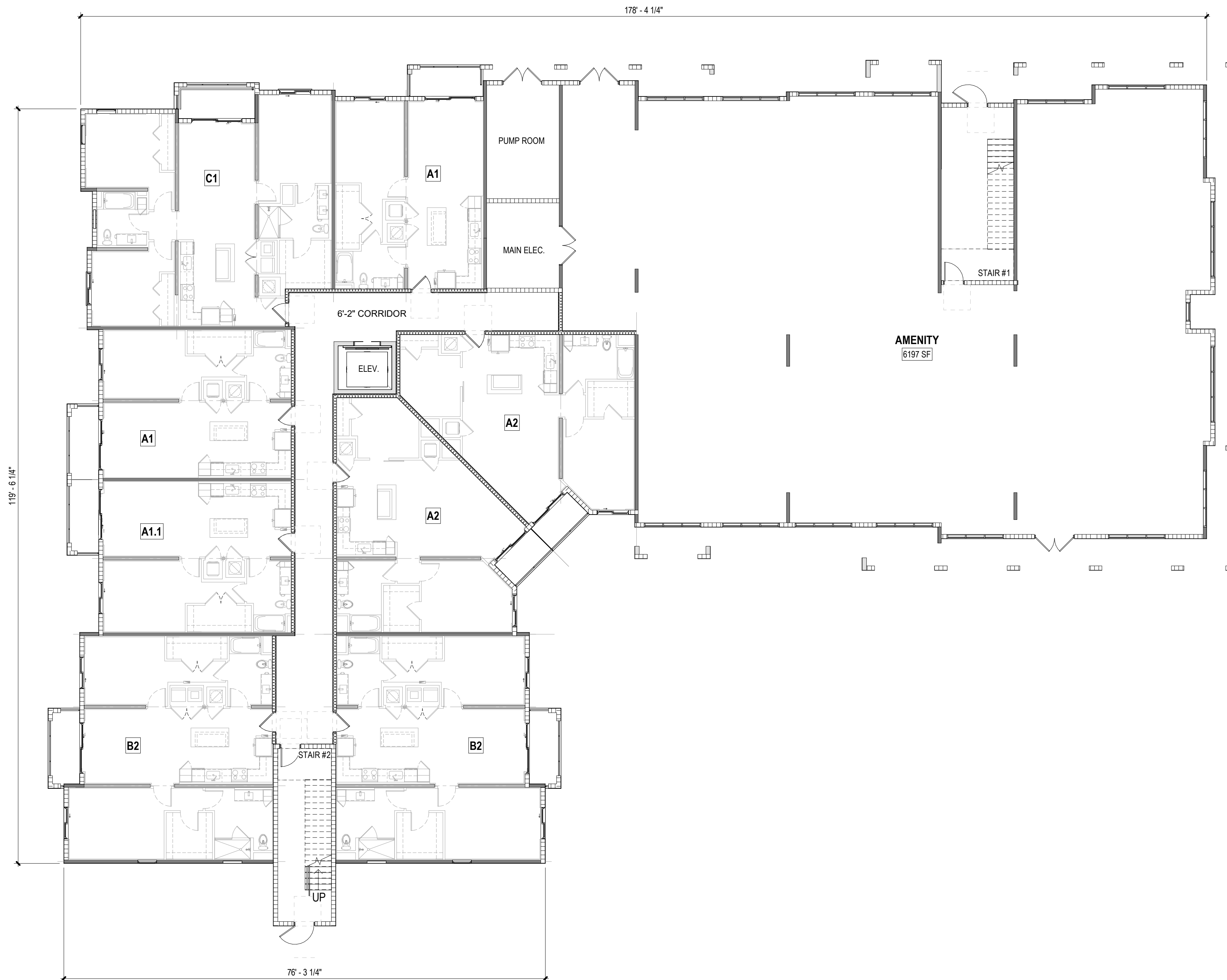


BLDG. TYPE I -
LEVEL 1

Project No: 2290.2
Date: 03/06/2026
Scale: 3/32" = 1'-0"
Format: 24" x 36"
Drawn: Author
Checked: Checker

SHEET

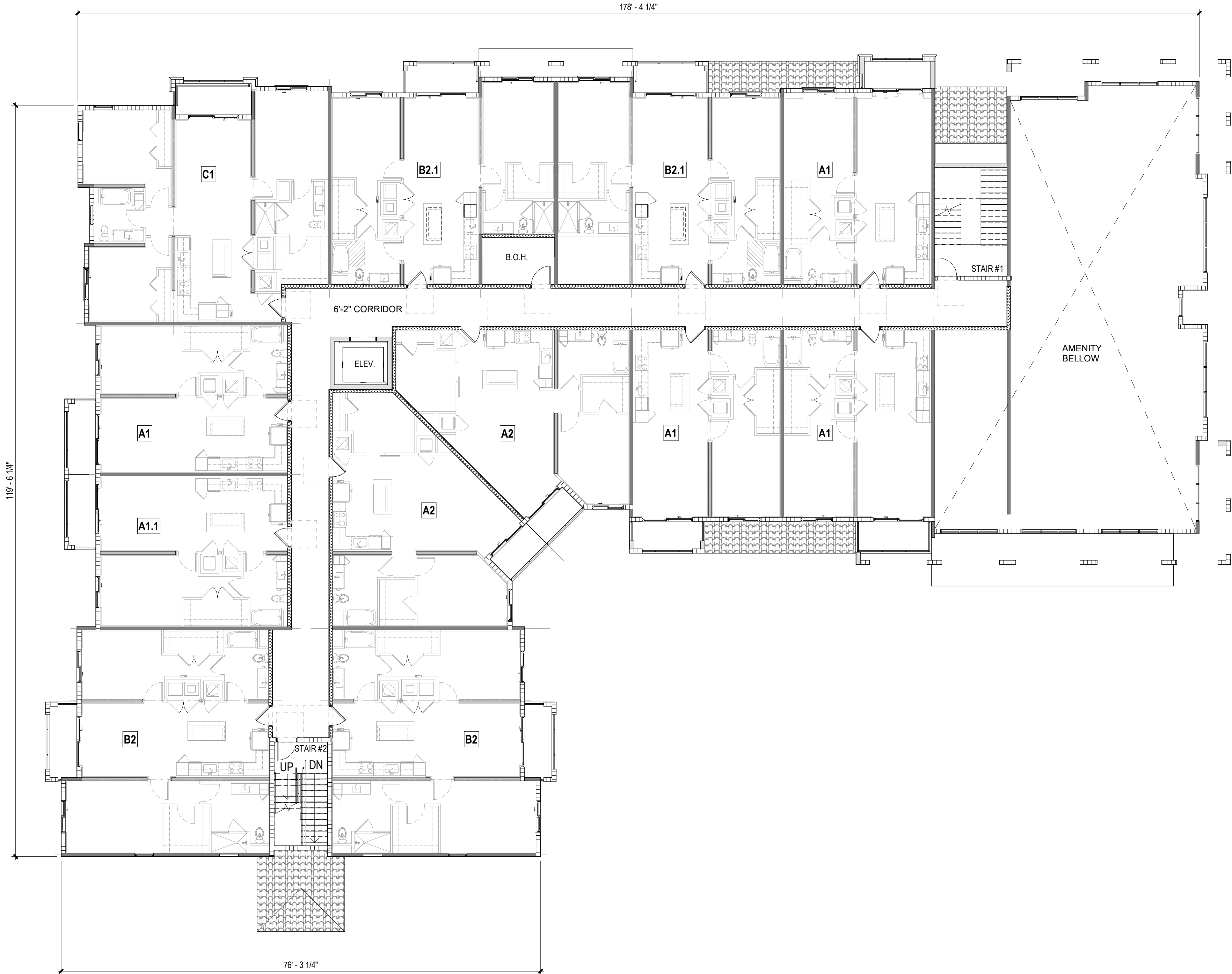
A2.1.1



BLDG. TYPE I - LEVEL 1

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

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BLDG. TYPE I - LEVEL 2

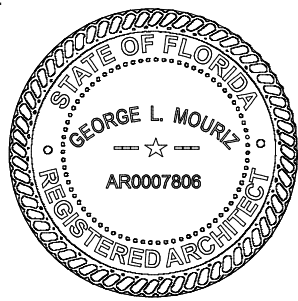
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REVISIONS:

NO. :	DESCRIPTION :	DATE:
1	SITE PLAN RESUBMITTAL	2026-05-15
2	SITE PLAN RESUBMITTAL	2026-07-09

DIGITAL SIGNATURE:

SEAL:



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TITLE:

**BLDG. TYPE I -
LEVEL 2**

Project No: 2290.2
Date: 03/06/2026
Scale: 3/32" = 1'-0"
Format: 24" x 36"
Drawn: Author
Checked: Checker

SHEET:

A2.1.2

ARCHITECT'S BUILDING CODE STATEMENT/ TO THE BEST OF THE ARCHITECT'S KNOWLEDGE THE PLANS AND SPECIFICATIONS COMPLY WITH THE FLORIDA BUILDING CODE EIGHTH EDITION (2023) AND THE APPLICABLE FIRE SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY AND CHAPTER 633 FLORIDA STATUTES. COPYRIGHT © 2024 MSA ARCHITECTS, INC. ARCHITECTURAL DESIGN & DETAIL DRAWINGS FOR THIS BUILDING AND/OR OVERALL PROJECT ARE THE LEGAL PROPERTY OF & ALL RIGHTS ARE RESERVED BY THE ARCHITECT. THEIR USE FOR REPRODUCTION, CONSTRUCTION, OR DISTRIBUTION IS PROHIBITED UNLESS AUTHORIZED IN WRITING BY THE ARCHITECT.



BLDG. TYPE I - LEVEL 3

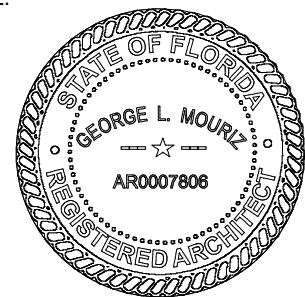
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NO. :	DESCRIPTION :	DATE:
1	SITE PLAN RESUBMITTAL	2026-05-15
2	SITE PLAN RESUBMITTAL	2026-07-09

DIGITAL SIGNATURE:

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TITLE:

BLDG. TYPE I -
LEVEL 3

Project No: 2290.2
Date: 03/06/2026
Scale: 3/32" = 1'-0"
Format: 24" x 36"
Drawn: Author
Checked: Checker

SHEET:

A2.1.3



BLDG. TYPE I - LEVEL 4

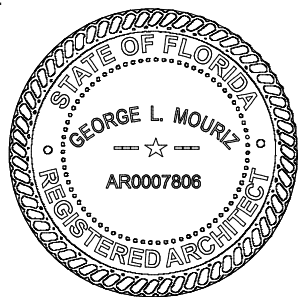
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NO. :	DESCRIPTION :	DATE:
1	SITE PLAN RESUBMITTAL	2026-05-15
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TITLE:

BLDG. TYPE I -
LEVEL 4

Project No: 2290.2
Date: 03/06/2026
Scale: 3/32" = 1'-0"
Format: 24" x 36"
Drawn: Author
Checked: Checker

SHEET:

A2.1.4

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BLDG. TYPE I - LEVEL 5

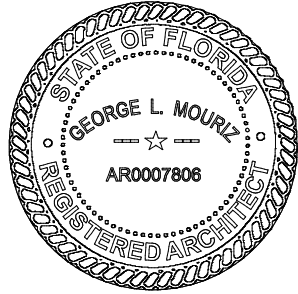
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NO. :	DESCRIPTION :	DATE:
1	SITE PLAN RESUBMITTAL	2026-05-15
2	SITE PLAN RESUBMITTAL	2026-07-09

DIGITAL SIGNATURE:

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TITLE:

BLDG. TYPE I -
LEVEL 5

Project No: 2290.2
Date: 03/06/2026
Scale: 3/32" = 1'-0"
Format: 24" x 36"
Drawn: Author
Checked: Checker

SHEET:

A2.1.5

ARCHITECT'S BUILDING CODE STATEMENT/ TO THE BEST OF THE ARCHITECT'S KNOWLEDGE THE PLANS AND SPECIFICATIONS COMPLY WITH THE FLORIDA BUILDING CODE EIGHTH EDITION (2023) AND THE APPLICABLE FIRE SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY AND CHAPTER 633 FLORIDA STATUTES. COPYRIGHT © 2024 MSA ARCHITECTS, INC. ARCHITECTURAL DESIGN & DETAIL DRAWINGS FOR THIS BUILDING AND/OR OVERALL PROJECT ARE THE LEGAL PROPERTY OF & ALL RIGHTS ARE RESERVED BY THE ARCHITECT. THEIR USE FOR REPRODUCTION, CONSTRUCTION, OR DISTRIBUTION IS PROHIBITED UNLESS AUTHORIZED IN WRITING BY THE ARCHITECT.



BLDG. TYPE I - LEVEL 6

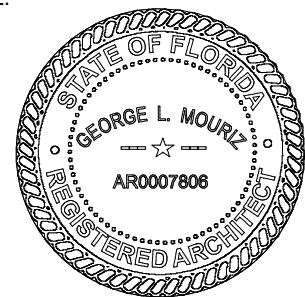
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NO. :	DESCRIPTION :	DATE:
1	SITE PLAN RESUBMITTAL	2026-05-15
2	SITE PLAN RESUBMITTAL	2026-07-09

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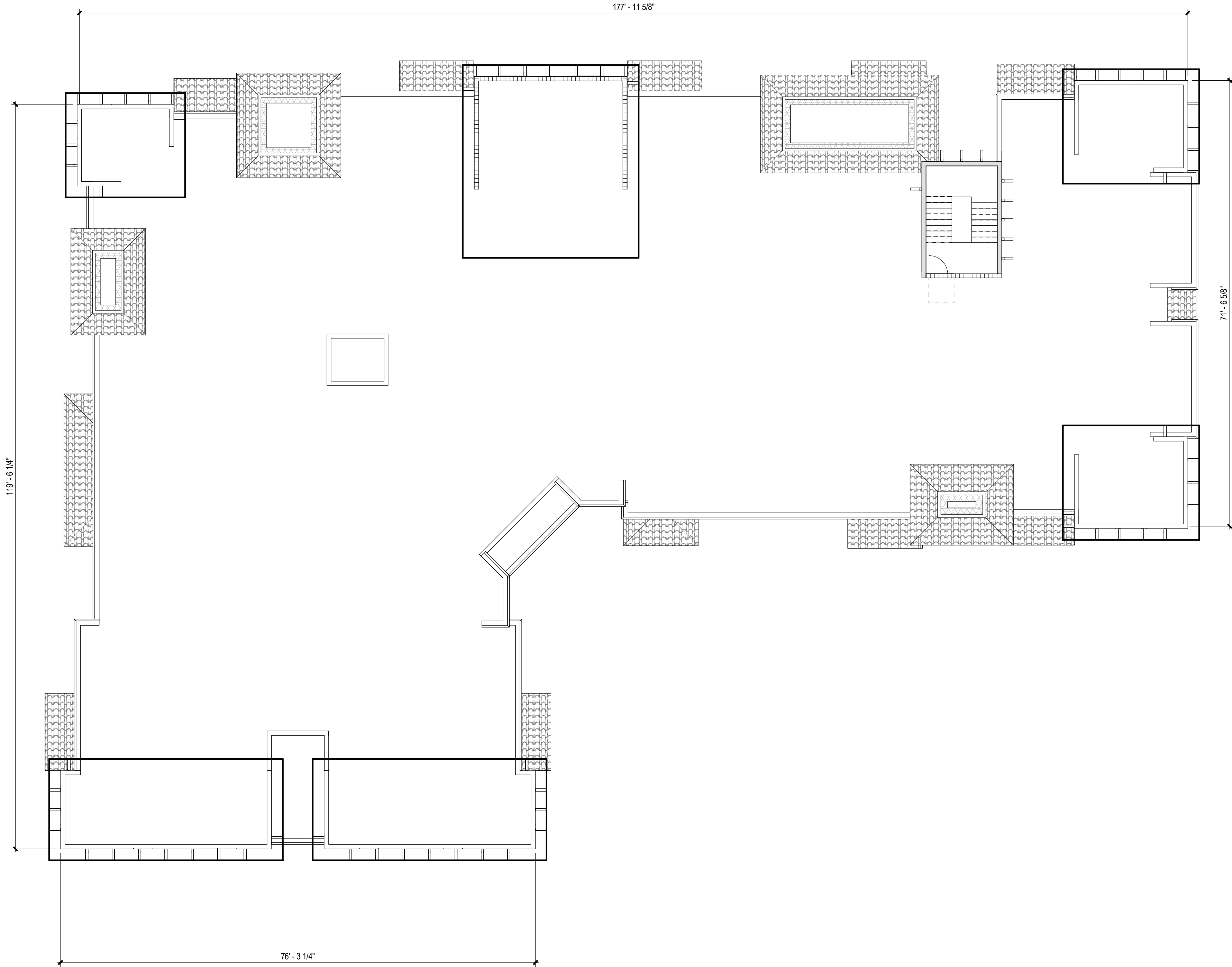
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LEVEL 6

Project No: 2290.2
Date: 03/06/2026
Scale: 3/32" = 1'-0"
Format: 24" x 36"
Drawn: Author
Checked: Checker

SHEET:

A2.1.6



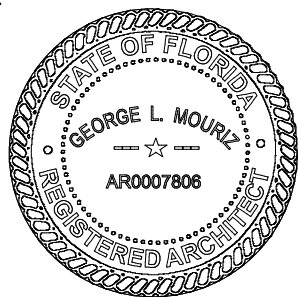
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SCALE: 3/32" = 1'-0"

REVISIONS:		
NO.:	DESCRIPTION:	DATE:
1	SITE PLAN RESUBMITTAL	2026-05-15
2	SITE PLAN RESUBMITTAL	2026-07-09

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TITLE:
BLDG. TYPE I -
ROOF LEVEL

Project No: 2290.2
Date: 03/06/2026
Scale: 3/32" = 1'-0"
Format: 24" x 36"
Drawn: Author
Checked: Checker

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A2.1.7

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BLDG. TYPE II - LEVEL 1

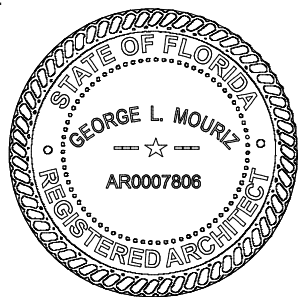
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REVISIONS:

NO.:	DESCRIPTION:	DATE:
1	SITE PLAN RESUBMITTAL	2026-05-15
2	SITE PLAN RESUBMITTAL	2026-07-09

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TITLE:

BLDG. TYPE II -
LEVEL 1

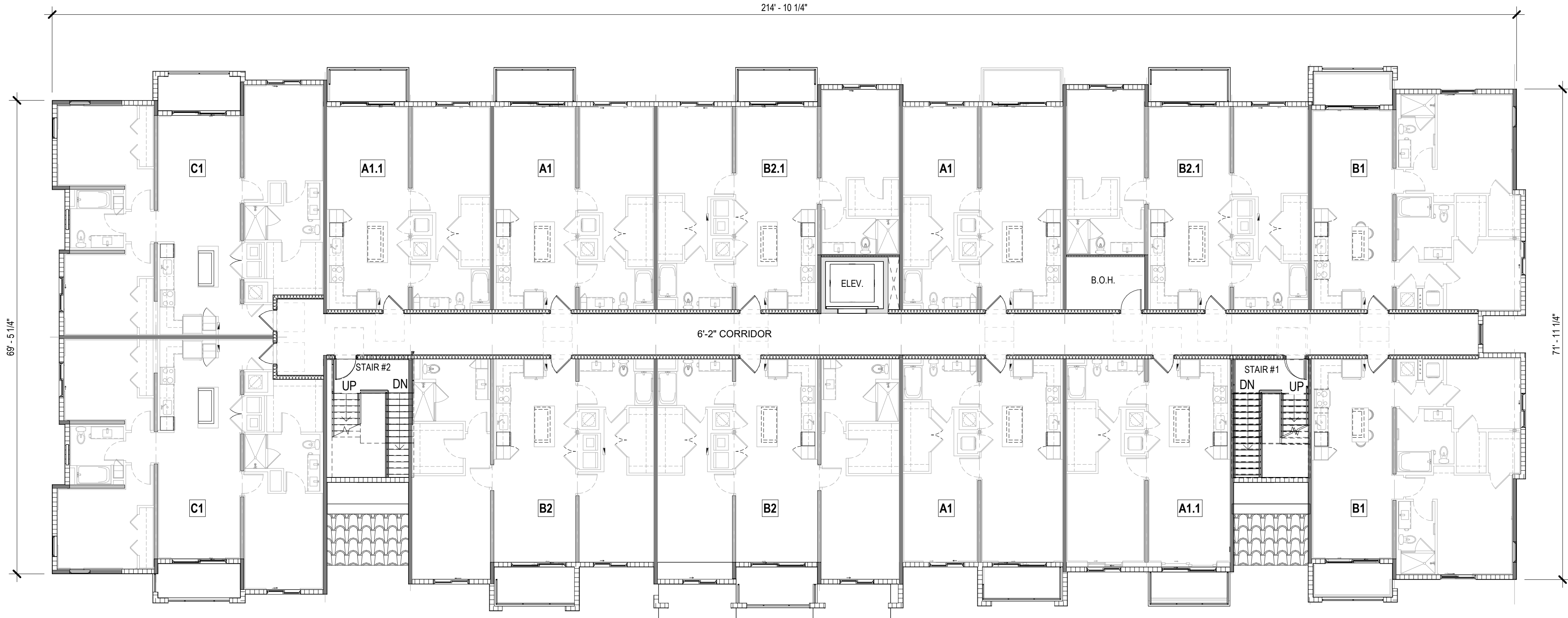
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Date: 03/06/2026
Scale: 3/32" = 1'-0"
Format: 24" x 36"
Drawn: Author
Checked: Checker

SHEET:

A2.2.1

ARCHITECT'S BUILDING CODE STATEMENT/ TO THE BEST OF THE ARCHITECT'S KNOWLEDGE THE PLANS AND SPECIFICATIONS COMPLY WITH THE FLORIDA BUILDING CODE EIGHTH EDITION (2023) AND THE APPLICABLE FIRE SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY AND CHAPTER 633 FLORIDA STATUTES. COPYRIGHT © 2024 MSA ARCHITECTS, INC. ARCHITECTURAL DESIGN & DETAIL DRAWINGS FOR THIS BUILDING AND/OR OVERALL PROJECT ARE THE LEGAL PROPERTY OF & ALL RIGHTS ARE RESERVED BY THE ARCHITECT. THEIR USE FOR REPRODUCTION, CONSTRUCTION, OR DISTRIBUTION IS PROHIBITED UNLESS AUTHORIZED IN WRITING BY THE ARCHITECT.

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BLDG. TYPE II - LEVEL 2

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

REVISIONS:

NO.:	DESCRIPTION.:	DATE:
1	SITE PLAN RESUBMITTAL	2026-05-15
2	SITE PLAN RESUBMITTAL	2026-07-09

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TITLE:

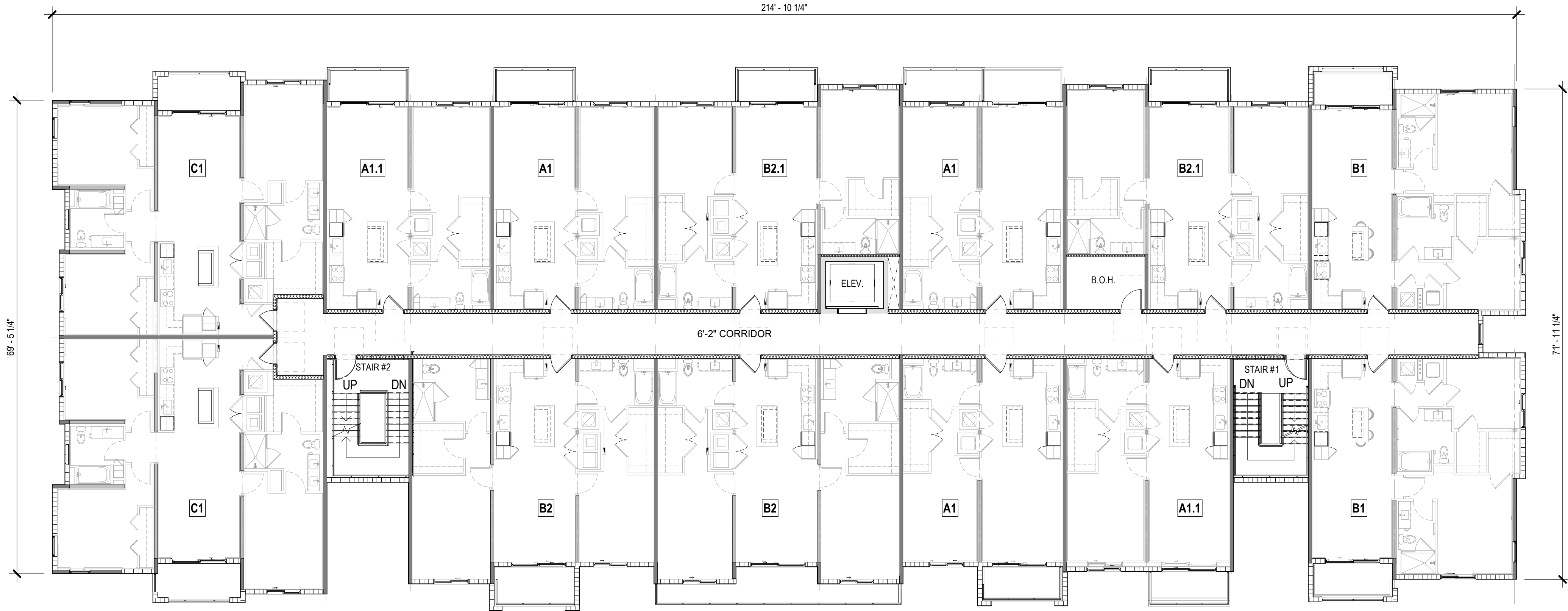
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LEVEL 2

Project No: 2290.2
Date: 03/06/2026
Scale: 3/32" = 1'-0"
Format: 24" x 36"
Drawn: Author
Checked: Checker

SHEET:

A2.2.2

ARCHITECT'S BUILDING CODE STATEMENT/ TO THE BEST OF THE ARCHITECT'S KNOWLEDGE THE PLANS AND SPECIFICATIONS COMPLY WITH THE FLORIDA BUILDING CODE EIGHTH EDITION (2023) AND THE APPLICABLE FIRE SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY AND CHAPTER 633 FLORIDA STATUTES. COPYRIGHT © 2024 MSA ARCHITECTS, INC. ARCHITECTURAL DESIGN & DETAIL DRAWINGS FOR THIS BUILDING AND/OR OVERALL PROJECT ARE THE LEGAL PROPERTY OF & ALL RIGHTS ARE RESERVED BY THE ARCHITECT. THEIR USE FOR REPRODUCTION, CONSTRUCTION, OR DISTRIBUTION IS PROHIBITED UNLESS AUTHORIZED IN WRITING BY THE ARCHITECT.



BLDG. TYPE II - LEVEL 3

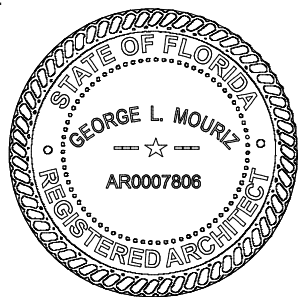
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NO.:	DESCRIPTION.:	DATE:
1	SITE PLAN RESUBMITTAL	2026-05-15
2	SITE PLAN RESUBMITTAL	2026-07-09

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TITLE:

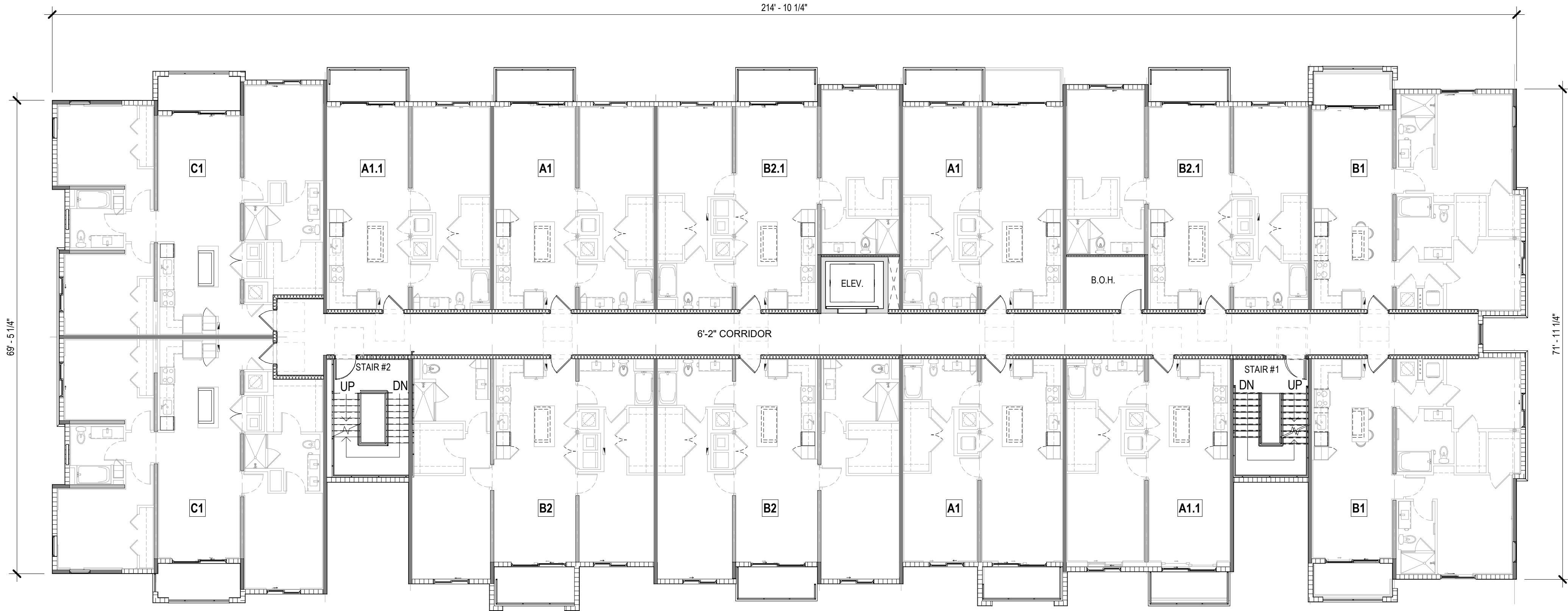
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LEVEL 3

Project No: 2290.2
Date: 03/06/2026
Scale: 3/32" = 1'-0"
Format: 24" x 36"
Drawn: Author
Checked: Checker

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BLDG. TYPE II - LEVEL 4

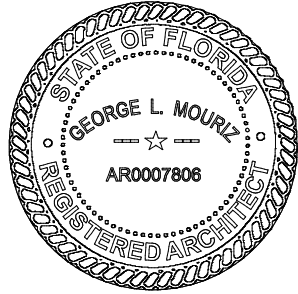
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NO.:	DESCRIPTION.:	DATE:
1	SITE PLAN RESUBMITTAL	2026-05-15
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DIGITAL SIGNATURE:

SEAL:



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TITLE:

BLDG. TYPE II -
LEVEL 4

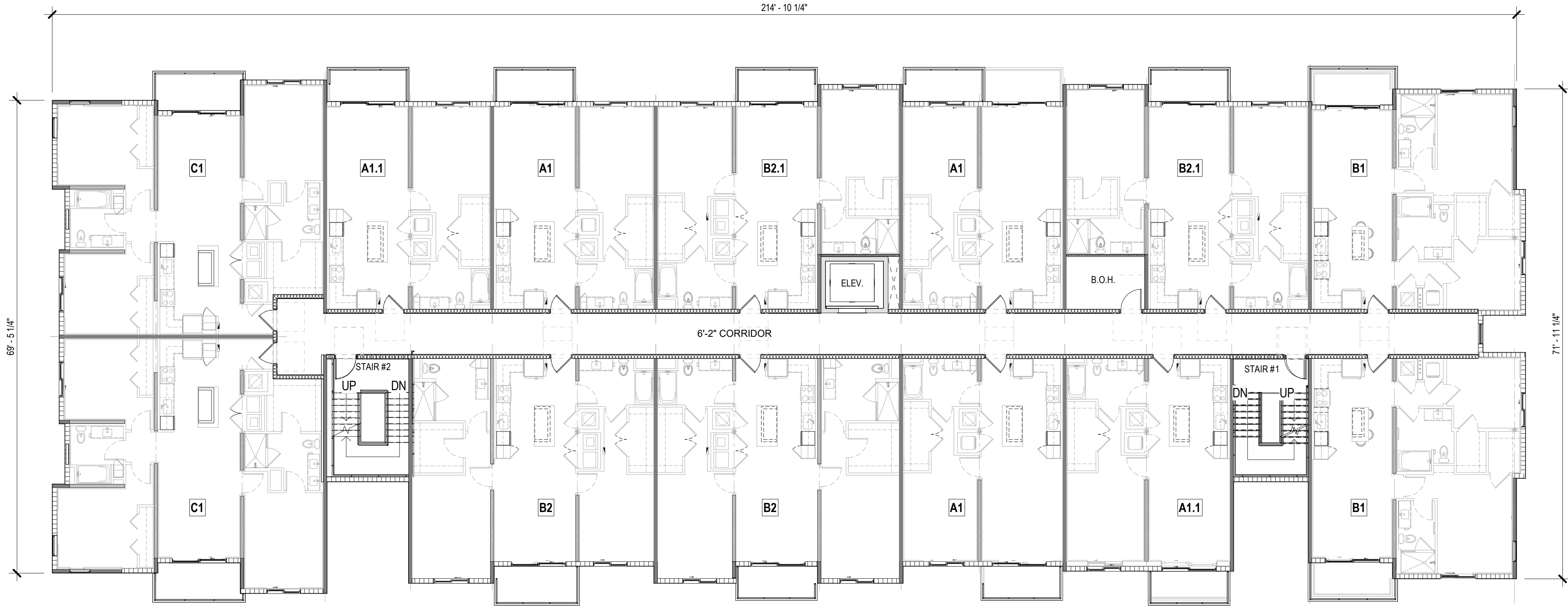
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Checked: Checker

SHEET:

A2.2.4

ARCHITECT'S BUILDING CODE STATEMENT/ TO THE BEST OF THE ARCHITECT'S KNOWLEDGE THE PLANS AND SPECIFICATIONS COMPLY WITH THE FLORIDA BUILDING CODE EIGHTH EDITION (2023) AND THE APPLICABLE FIRE SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY AND CHAPTER 633 FLORIDA STATUTES. COPYRIGHT © 2024 MSA ARCHITECTS, INC. ARCHITECTURAL DESIGN & DETAIL DRAWINGS FOR THIS BUILDING AND/OR OVERALL PROJECT ARE THE LEGAL PROPERTY OF & ALL RIGHTS ARE RESERVED BY THE ARCHITECT. THEIR USE FOR REPRODUCTION, CONSTRUCTION, OR DISTRIBUTION IS PROHIBITED UNLESS AUTHORIZED IN WRITING BY THE ARCHITECT.

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BLDG. TYPE II - LEVEL 5

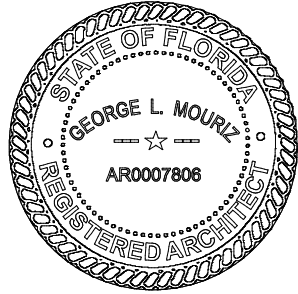
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REVISIONS:

NO.:	DESCRIPTION.:	DATE:
1	SITE PLAN RESUBMITTAL	2026-05-15
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TITLE:

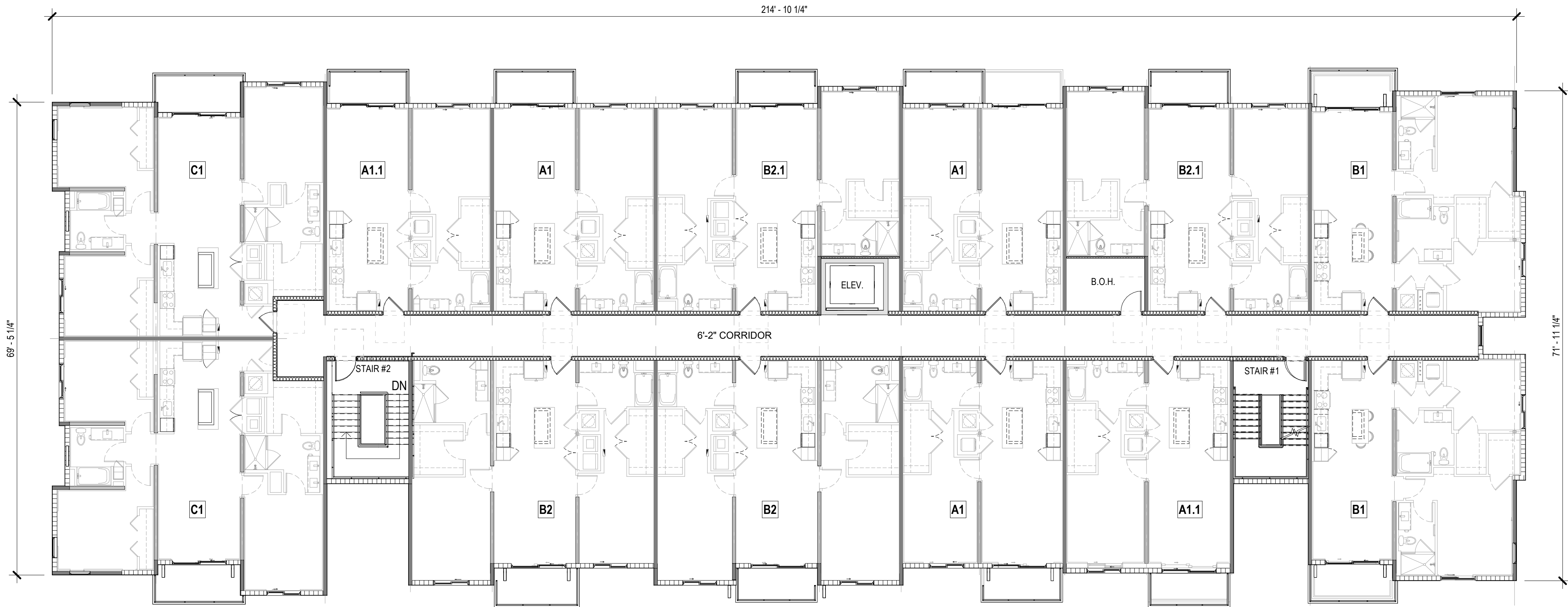
BLDG. TYPE II -
LEVEL 5

Project No: 2290.2
Date: 03/06/2026
Scale: 3/32" = 1'-0"
Format: 24" x 36"
Drawn: Author
Checked: Checker

SHEET:

A2.2.5

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BLDG. TYPE II - LEVEL 6

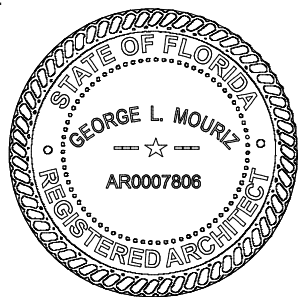
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2	SITE PLAN RESUBMITTAL	2026-07-09

DIGITAL SIGNATURE:

SEAL:



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TITLE:

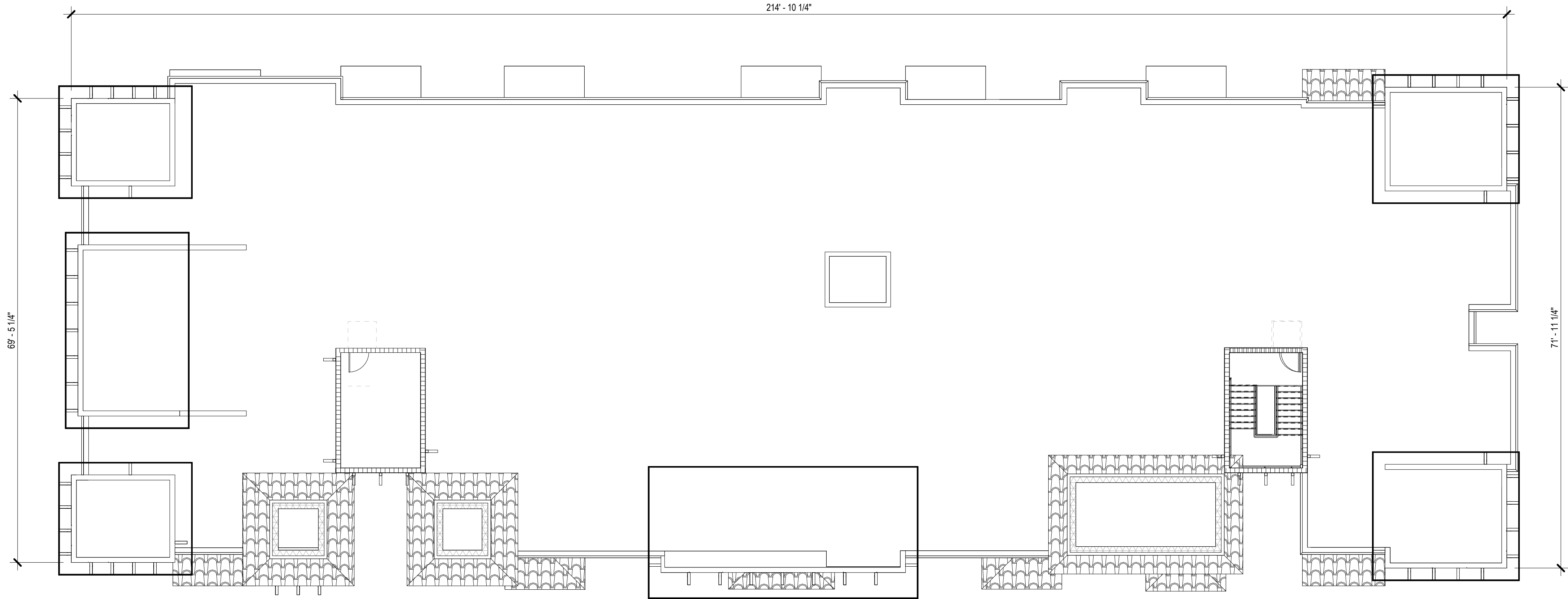
BLDG. TYPE II -
LEVEL 6

Project No: 2290.2
Date: 03/06/2026
Scale: 3/32" = 1'-0"
Format: 24" x 36"
Drawn: Author
Checked: Checker

SHEET:

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BLDG. TYPE II - ROOF LEVEL

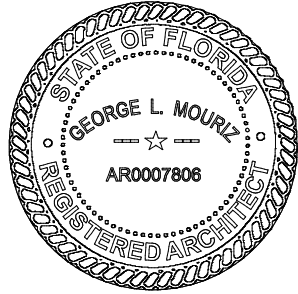
SCALE: 3/32" = 1'-0"

REVISIONS:

NO.:	DESCRIPTION.:	DATE:
1	SITE PLAN RESUBMITTAL	2026-05-15
2	SITE PLAN RESUBMITTAL	2026-07-09

DIGITAL SIGNATURE:

SEAL:



GEORGE L. MOURIZ
AR0007808

Site Plan Submittal

Marlowe Doral -
Site 2
Doral, FL
GREYSTAR



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AAC0000895
8950 SW 74TH CT SUITE #1513
MIAMI, FLORIDA 33156
(305) 273-9911



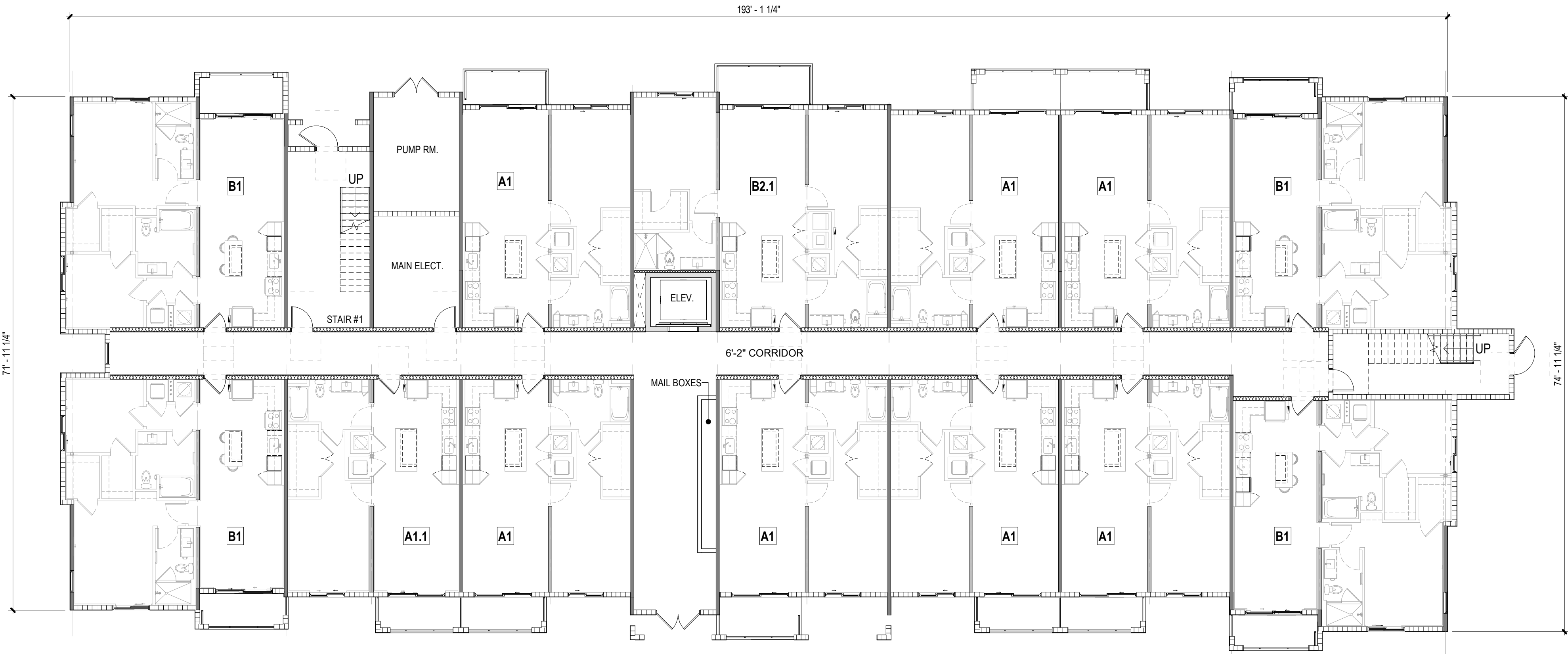
TITLE:
BLDG. TYPE II -
ROOF LEVEL

Project No: 2290.2
Date: 03/06/2026
Scale: 3/32" = 1'-0"
Format: 24" x 36"
Drawn: Author
Checked: Checker

SHEET:

A2.2.7

ARCHITECT'S BUILDING CODE STATEMENT/ TO THE BEST OF THE ARCHITECT'S KNOWLEDGE THE PLANS AND SPECIFICATIONS COMPLY WITH THE FLORIDA BUILDING CODE EIGHTH EDITION (2023) AND THE APPLICABLE FIRE SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY AND CHAPTER 633 FLORIDA STATUTES. COPYRIGHT © 2024 MSA ARCHITECTS, INC. ARCHITECTURAL DESIGN & DETAIL DRAWINGS FOR THIS BUILDING AND/OR OVERALL PROJECT ARE THE LEGAL PROPERTY OF & ALL RIGHTS ARE RESERVED BY THE ARCHITECT. THEIR USE FOR REPRODUCTION, CONSTRUCTION, OR DISTRIBUTION IS PROHIBITED UNLESS AUTHORIZED IN WRITING BY THE ARCHITECT.



BLDG. TYPE III - LEVEL 1

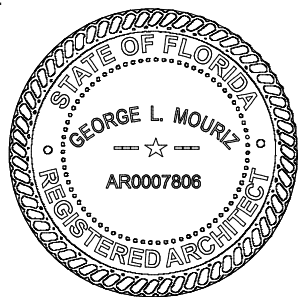
SCALE: 3/32" = 1'-0"

REVISIONS:

NO.:	DESCRIPTION.:	DATE:
1	SITE PLAN RESUBMITTAL	2026-05-15
2	SITE PLAN RESUBMITTAL	2026-07-09

DIGITAL SIGNATURE:

SEAL:



GEORGE L. MOURIZ
AR0007808

Site Plan Submittal

Marlowe Doral -
Site 2
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GREYSTAR



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TITLE:

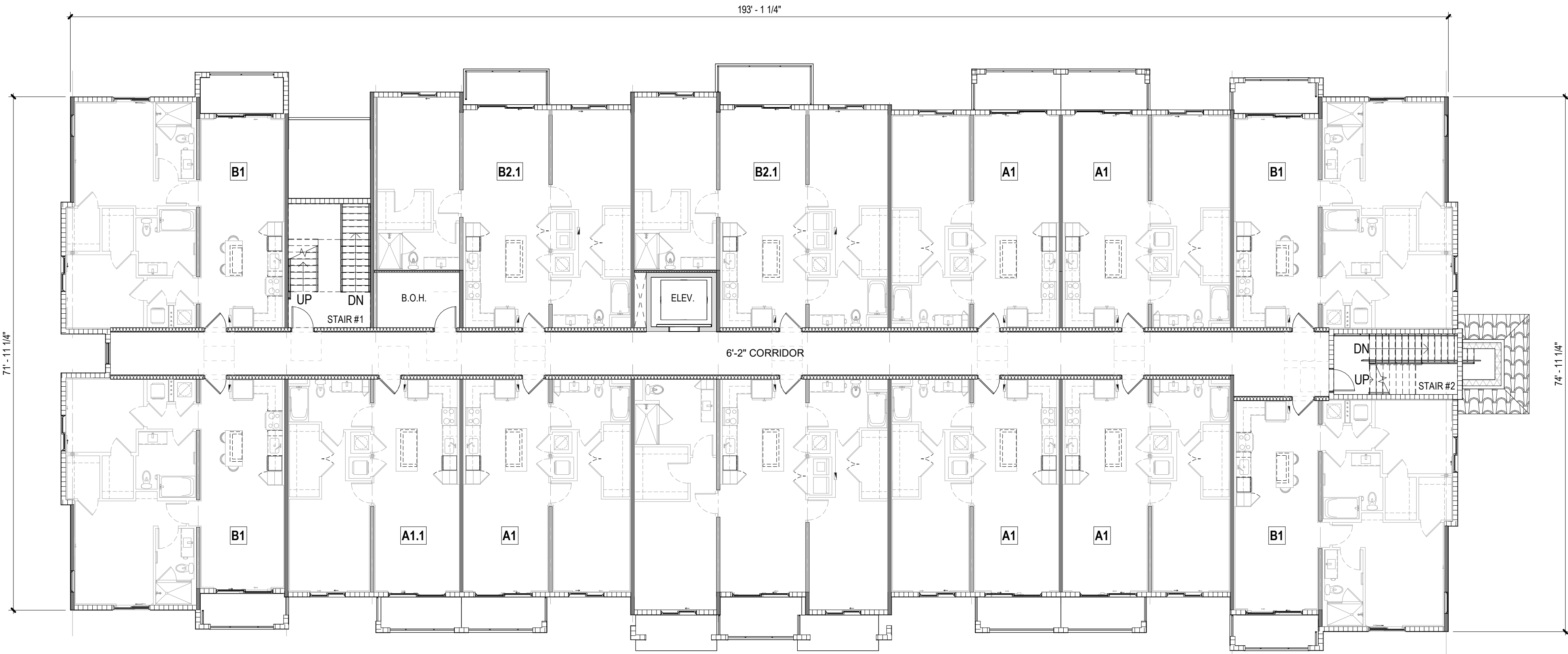
BLDG. TYPE III
- LEVEL 1

Project No: 2290.2
Date: 03/06/2026
Scale: 3/32" = 1'-0"
Format: 24" x 36"
Drawn: Author
Checked: Checker

SHEET:

A2.3.1

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BLDG. TYPE III - LEVEL 2

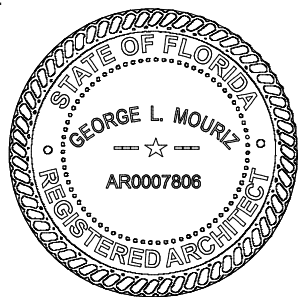
SCALE: 3/32" = 1'-0"

REVISIONS:

NO.:	DESCRIPTION:	DATE:
1	SITE PLAN RESUBMITTAL	2026-05-15
2	SITE PLAN RESUBMITTAL	2026-07-09

DIGITAL SIGNATURE:

SEAL:



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AR0007808

Site Plan Submittal

Marlowe Doral -
Site 2

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GREYSTAR



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MIAMI, FLORIDA 33156
(305) 273-9911



TITLE:
BLDG. TYPE III
- LEVEL 2

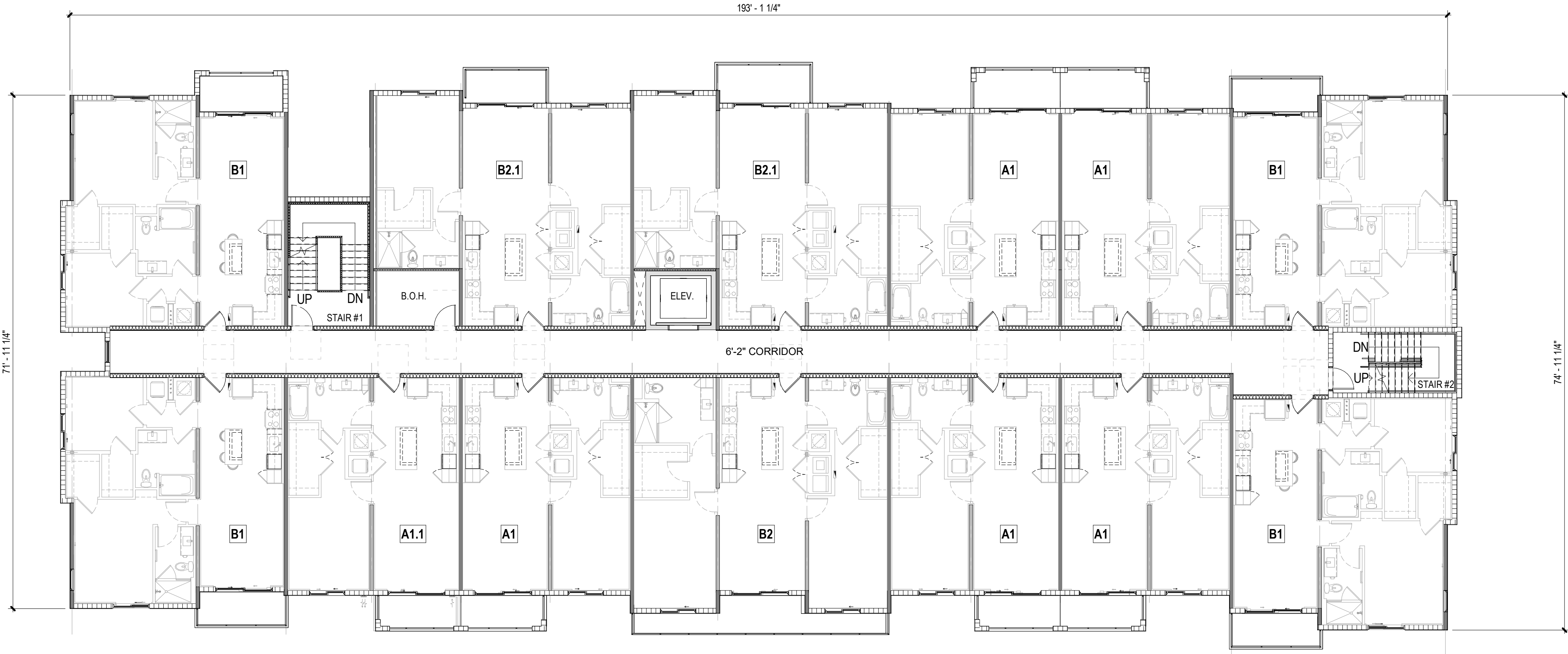
Project No: 2290.2
Date: 03/06/2026
Scale: 3/32" = 1'-0"
Format: 24" x 36"
Drawn: Author
Checked: Checker

SHEET:

A2.3.2

ARCHITECT'S BUILDING CODE STATEMENT/ TO THE BEST OF THE ARCHITECT'S KNOWLEDGE THE PLANS AND SPECIFICATIONS COMPLY WITH THE FLORIDA BUILDING CODE EIGHTH EDITION (2023) AND THE APPLICABLE FIRE SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY AND CHAPTER 633 FLORIDA STATUTES. COPYRIGHT © 2024 MSA ARCHITECTS, INC. ARCHITECTURAL DESIGN & DETAIL DRAWINGS FOR THIS BUILDING AND/OR OVERALL PROJECT ARE THE LEGAL PROPERTY OF & ALL RIGHTS ARE RESERVED BY THE ARCHITECT. THEIR USE FOR REPRODUCTION, CONSTRUCTION, OR DISTRIBUTION IS PROHIBITED UNLESS AUTHORIZED IN WRITING BY THE ARCHITECT.

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BLDG. TYPE III - LEVEL 3

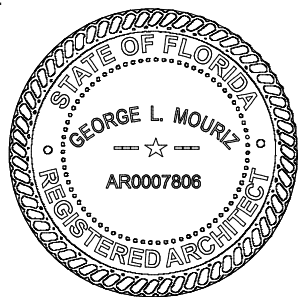
SCALE: 3/32" = 1'-0"

REVISIONS:

NO.:	DESCRIPTION.:	DATE:
1	SITE PLAN RESUBMITTAL	2026-05-15
2	SITE PLAN RESUBMITTAL	2026-07-09

DIGITAL SIGNATURE:

SEAL:



GEORGE L. MOURIZ
AR0007808

Site Plan Submittal

Marlowe Doral -
Site 2
Doral, FL
GREYSTAR



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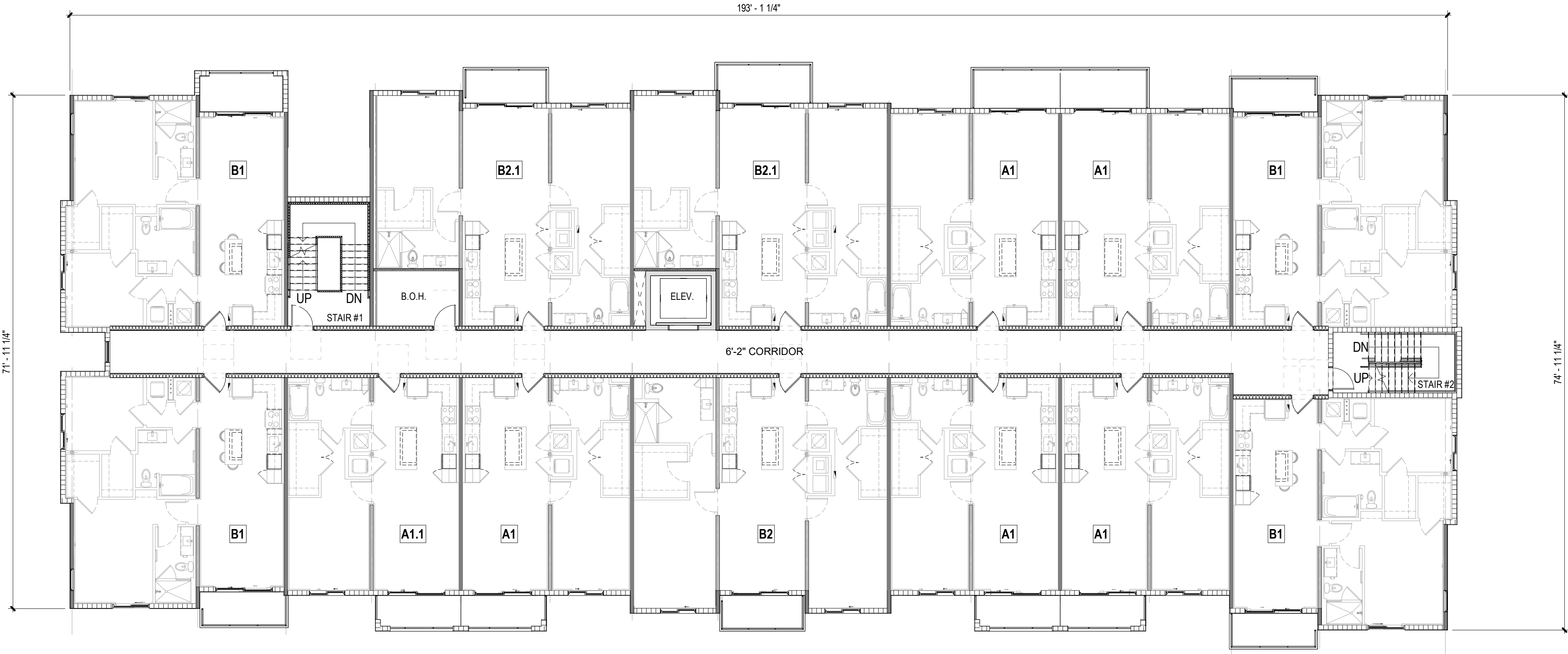
TITLE:
BLDG. TYPE III
- LEVEL 3

Project No: 2290.2
Date: 03/06/2026
Scale: 3/32" = 1'-0"
Format: 24" x 36"
Drawn: Author
Checked: Checker

SHEET:

A2.3.3

ARCHITECT'S BUILDING CODE STATEMENT/ TO THE BEST OF THE ARCHITECT'S KNOWLEDGE THE PLANS AND SPECIFICATIONS COMPLY WITH THE FLORIDA BUILDING CODE EIGHTH EDITION (2023) AND THE APPLICABLE FIRE SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY AND CHAPTER 633 FLORIDA STATUTES. COPYRIGHT © 2024 MSA ARCHITECTS, INC. ARCHITECTURAL DESIGN & DETAIL DRAWINGS FOR THIS BUILDING AND/OR OVERALL PROJECT ARE THE LEGAL PROPERTY OF & ALL RIGHTS ARE RESERVED BY THE ARCHITECT. THEIR USE FOR REPRODUCTION, CONSTRUCTION, OR DISTRIBUTION IS PROHIBITED UNLESS AUTHORIZED IN WRITING BY THE ARCHITECT.



BLDG. TYPE III - LEVEL 4

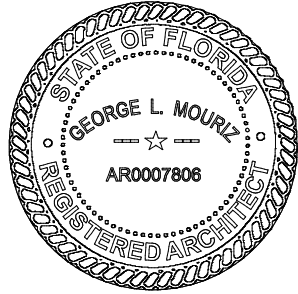
SCALE: 3/32" = 1'-0"

REVISIONS:

NO.:	DESCRIPTION.:	DATE:
1	SITE PLAN RESUBMITTAL	2026-05-15
2	SITE PLAN RESUBMITTAL	2026-07-09

DIGITAL SIGNATURE:

SEAL:



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Marlowe Doral -
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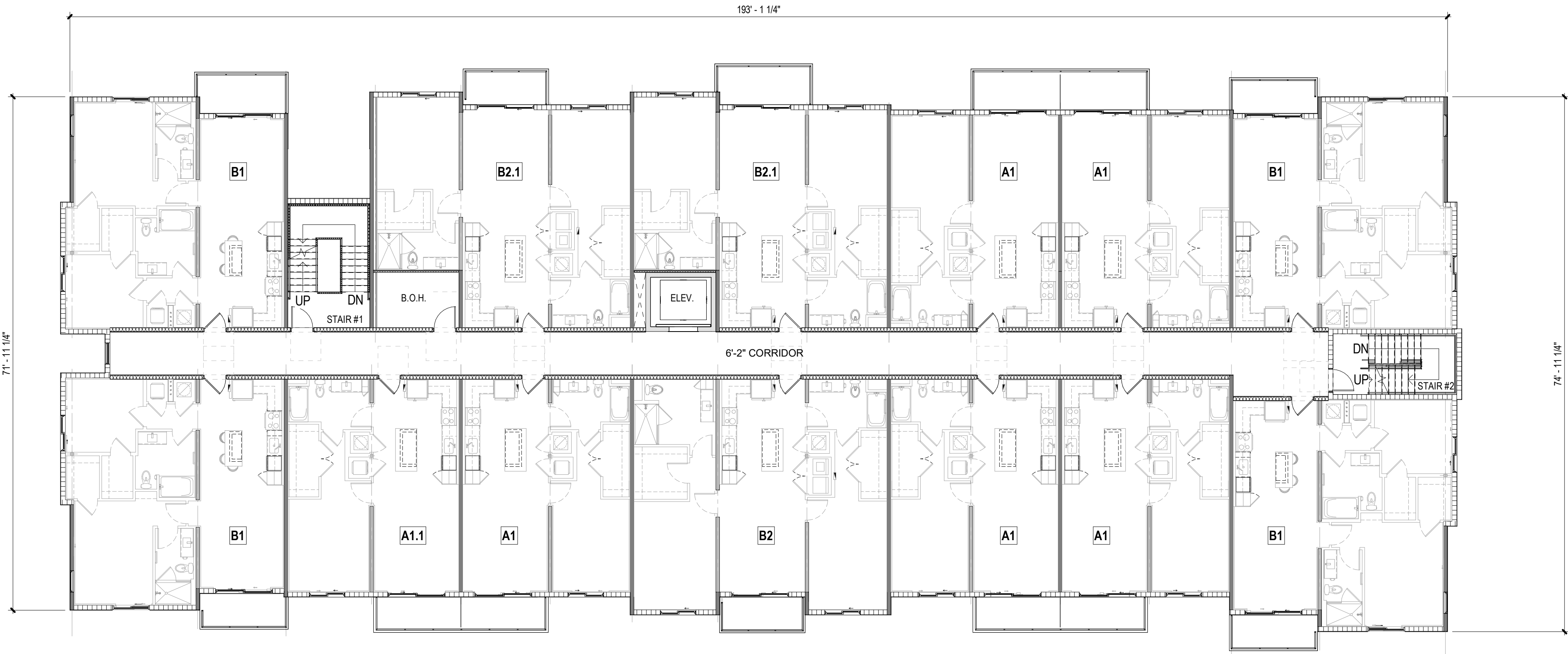
TITLE:

BLDG. TYPE III
- LEVEL 4

Project No: 2290.2
Date: 03/06/2026
Scale: 3/32" = 1'-0"
Format: 24" x 36"
Drawn: Author
Checked: Checker

SHEET:

A2.3.4



BLDG. TYPE III - LEVEL 5

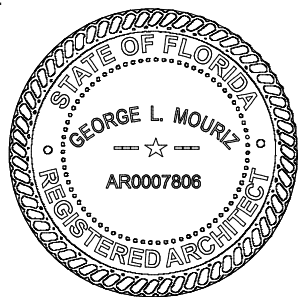
SCALE: 3/32" = 1'-0"

REVISIONS:

NO.:	DESCRIPTION.:	DATE:
1	SITE PLAN RESUBMITTAL	2026-05-15
2	SITE PLAN RESUBMITTAL	2026-07-09

DIGITAL SIGNATURE:

SEAL:



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Site Plan Submittal

Marlowe Doral -
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Doral, FL
GREYSTAR



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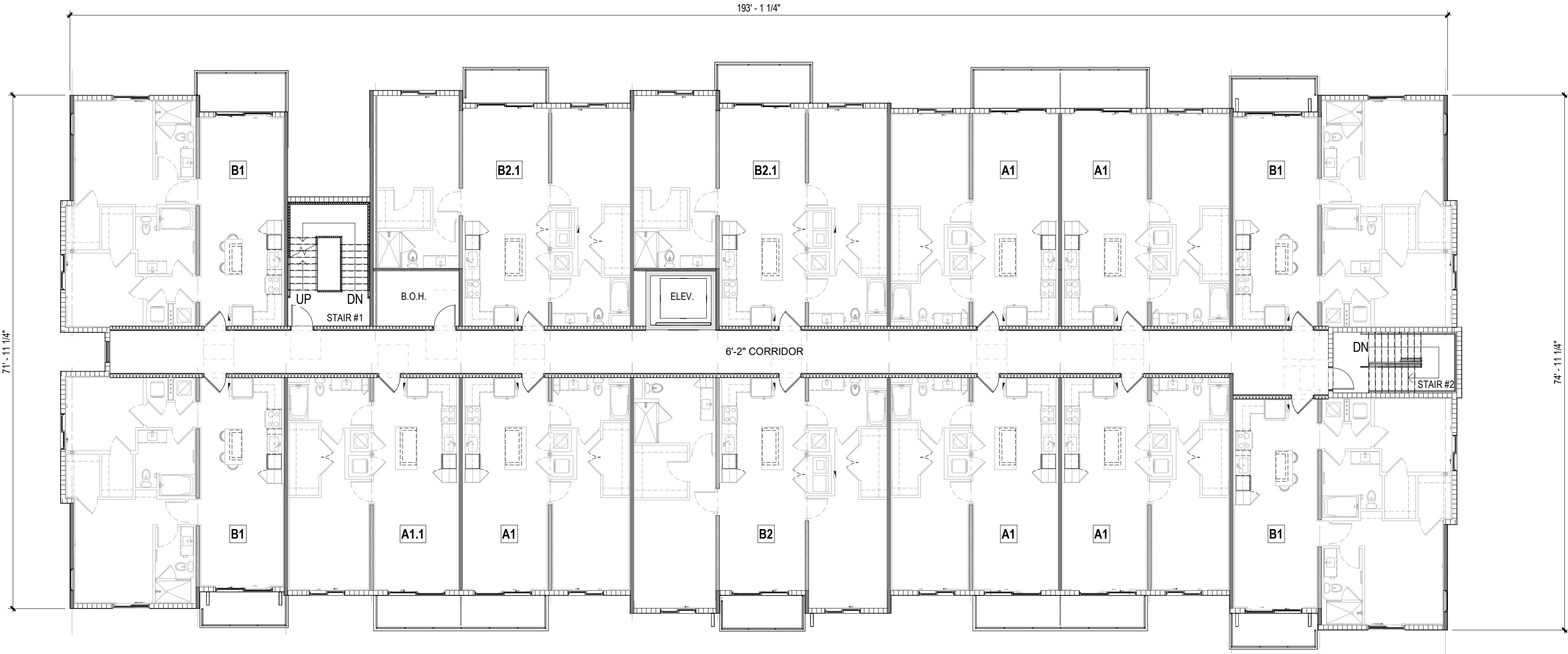


TITLE:
BLDG. TYPE III
- LEVEL 5

Project No: 2290.2
Date: 03/06/2026
Scale: 3/32" = 1'-0"
Format: 24" x 36"
Drawn: Author
Checked: Checker

SHEET:

A2.3.5



BLDG. TYPE III - LEVEL 6

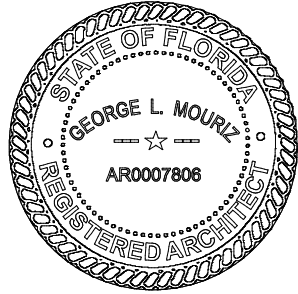
SCALE: 3/32" = 1'-0"

REVISIONS:

NO.:	DESCRIPTION.:	DATE:
1	SITE PLAN RESUBMITTAL	2026-05-15
2	SITE PLAN RESUBMITTAL	2026-07-09

DIGITAL SIGNATURE:

SEAL:



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Marlowe Doral -
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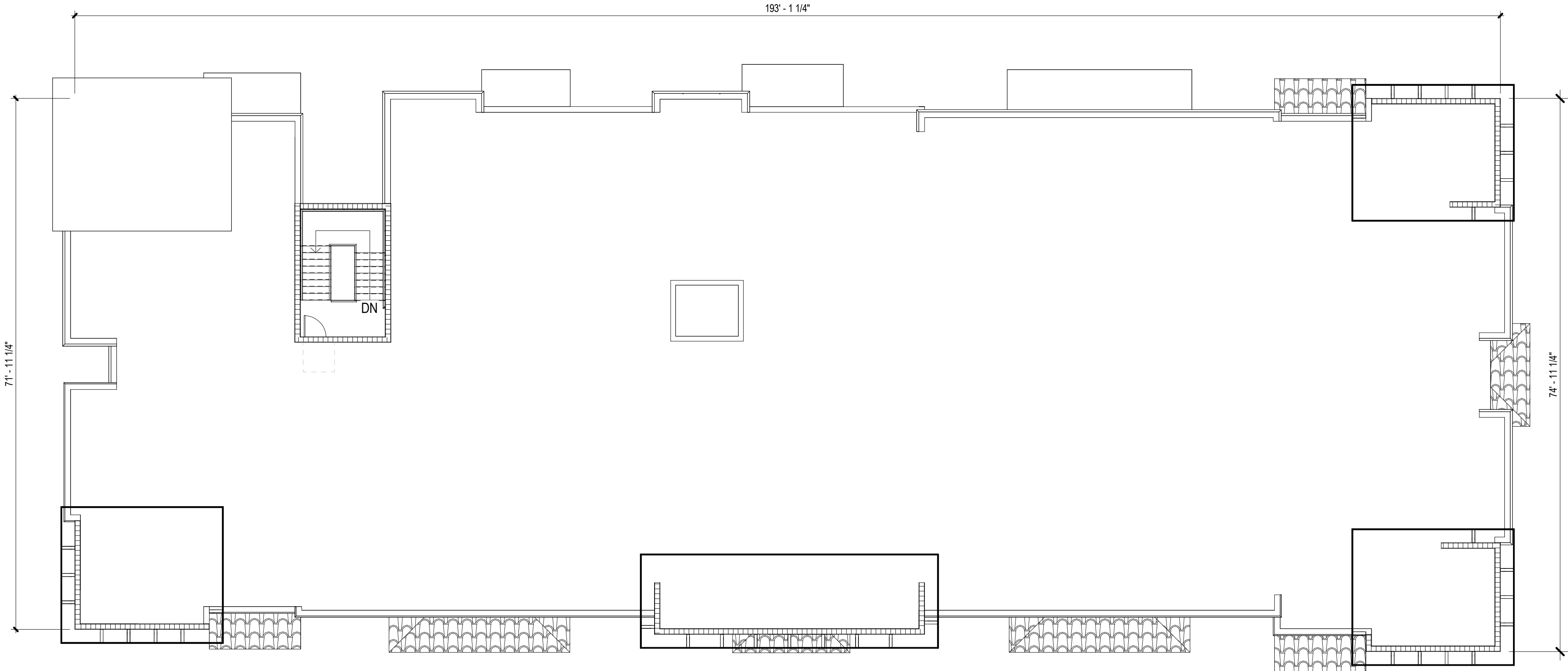


TITLE:
BLDG. TYPE III
- LEVEL 6

Project No: 2290.2
Date: 03/06/2026
Scale: 3/32" = 1'-0"
Format: 24" x 36"
Drawn: Author
Checked: Checker

SHEET:

A2.3.6



BLDG. TYPE III - ROOF LEVEL

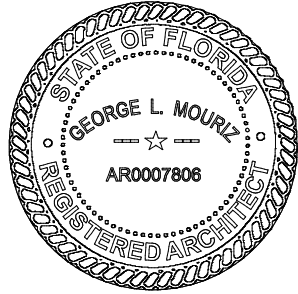
SCALE: 3/32" = 1'-0"

REVISIONS:

NO.:	DESCRIPTION.:	DATE:
1	SITE PLAN RESUBMITTAL	2026-05-15
2	SITE PLAN RESUBMITTAL	2026-07-09

DIGITAL SIGNATURE:

SEAL:



GEORGE L. MOURIZ
AR0007808

Site Plan Submittal

**Marlowe Doral -
Site 2**
Doral, FL
GREYSTAR



MSA ARCHITECTS, INC.
AAC0000895
8950 SW 74TH CT SUITE #1513
MIAMI, FLORIDA 33156
(305) 273-9911



TITLE:
**BLDG. TYPE III
- ROOF LEVEL**

Project No: 2290.2
Date: 03/06/2026
Scale: 3/32" = 1'-0"
Format: 24" x 36"
Drawn: Author
Checked: Checker

SHEET:

A2.3.7

REVISIONS:		
NO.:	DESCRIPTION:	DATE:
1	SITE PLAN RESUBMITTAL	2026-05-15
2	SITE PLAN RESUBMITTAL	2026-07-09
DIGITAL SIGNATURE:		

SEAL:



GEORGE L. MOURIZ
AR0007808

Site Plan Submittal

Marlowe Doral -
Site 2

Doral, FL

GREYSTAR



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AAC000895
8950 SW 74TH CT SUITE #1513
MIAMI, FLORIDA 33156
(305) 273-9911



MSA ARCHITECTS
ARCHITECTURE & PLANNING

TITLE:
BLDG. TYPE I -
ELEVATIONS

Project No: 2290.2
Date: 03/06/2026
Scale: As indicated
Format: 24" x 36"
Drawn: LMS
Checked: LMS

SHEET:
A3.1.1

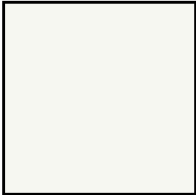
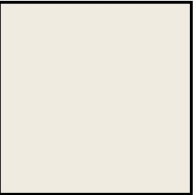
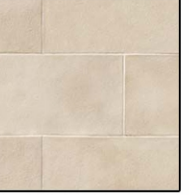


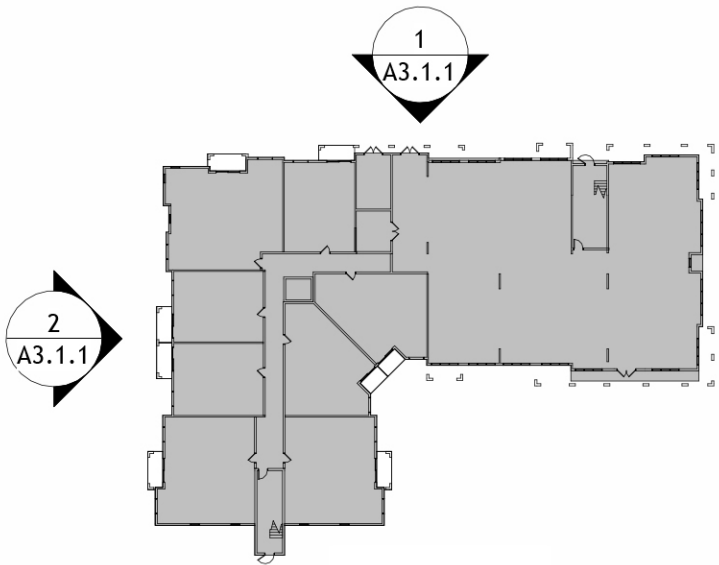
1 ELEVATION - FRONT
SCALE: 3/32" = 1'-0"



2 ELEVATION - SIDE
SCALE: 3/32" = 1'-0"

COLOR SCHEME

 BASE HIGH REFLECTIVE WHITE SW 7757	 BASE SHELL WHITE SW 8917	 BASE WHITE FLOUR SW 7102
 OIL RUBBED BRONZE (FRAMES & RAILINGS)	 PROSPECT SW 9615 (FASCIA, TRIMS, BRACKETS & BANDS)	 SMOOTH LIMESTONE



KEY PLAN
SCALE: N.T.S.

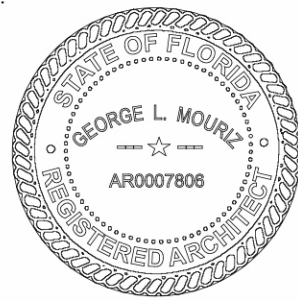
ARCHITECTS BUILDING CODE STATEMENT TO THE BEST OF THE ARCHITECTS KNOWLEDGE THE PLANS AND SPECIFICATIONS COMPLY WITH THE FLORIDA BUILDING CODE EIGHTH EDITION (2023) AND THE APPLICABLE FIRE SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY AND CHAPTER 833 FLORIDA STATUTES. COPYRIGHT © 2024 MSA ARCHITECTS, INC. ARCHITECTURAL DESIGN & DETAIL DRAWINGS FOR THIS BUILDING AND/OR OVERALL PROJECT ARE THE LEGAL PROPERTY OF & ALL RIGHTS ARE RESERVED BY THE ARCHITECT. THEIR USE FOR REPRODUCTION, CONSTRUCTION, OR DISTRIBUTION IS PROHIBITED UNLESS AUTHORIZED IN WRITING BY THE ARCHITECT.

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REVISIONS:		
NO.:	DESCRIPTION:	DATE:
1	SITE PLAN RESUBMITTAL	2026-06-15
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DIGITAL SIGNATURE:

SEAL:



GEORGE L. MOURIZ
AR0007808

Site Plan Submittal

Marlowe Doral -
Site 2
Doral, Fl
GREYSTAR



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BLDG. TYPE II -
ELEVATIONS

Project No: 2290.2
Date: 03/06/2026
Scale: As indicated
Format: 24" x 36"
Drawn: Author
Checked: Checker

SHEET:

A3.2.1

ARCHITECTS BUILDING CODE STATEMENT TO THE BEST OF THE ARCHITECTS KNOWLEDGE THE PLANS AND SPECIFICATIONS COMPLY WITH THE FLORIDA BUILDING CODE EIGHTH EDITION (2023) AND THE APPLICABLE FIRE SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY AND CHAPTER 833 FLORIDA STATUTES. COPYRIGHT © 2024 MSA ARCHITECTS, INC. ARCHITECTURAL DESIGN & DETAIL DRAWINGS FOR THIS BUILDING AND/OR OVERALL PROJECT ARE THE LEGAL PROPERTY OF & ALL RIGHTS ARE RESERVED BY THE ARCHITECT. THEIR USE FOR REPRODUCTION, CONSTRUCTION, OR DISTRIBUTION IS PROHIBITED UNLESS AUTHORIZED IN WRITING BY THE ARCHITECT.



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

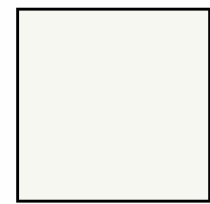


ELEVATION - SIDE
SCALE: 3/32" = 1'-0"

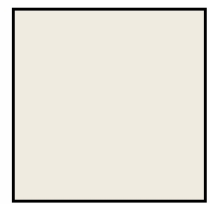


ELEVATION - SIDE
SCALE: 3/32" = 1'-0"

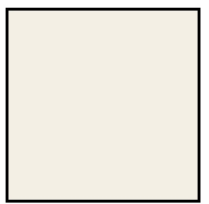
COLOR SCHEME



BASE
HIGH REFLECTIVE
WHITE
SW 7757



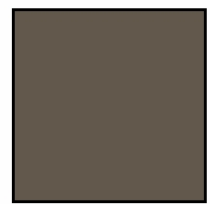
BASE
SHELL WHITE
SW 8917



BASE
WHITE FLOUR
SW 7102



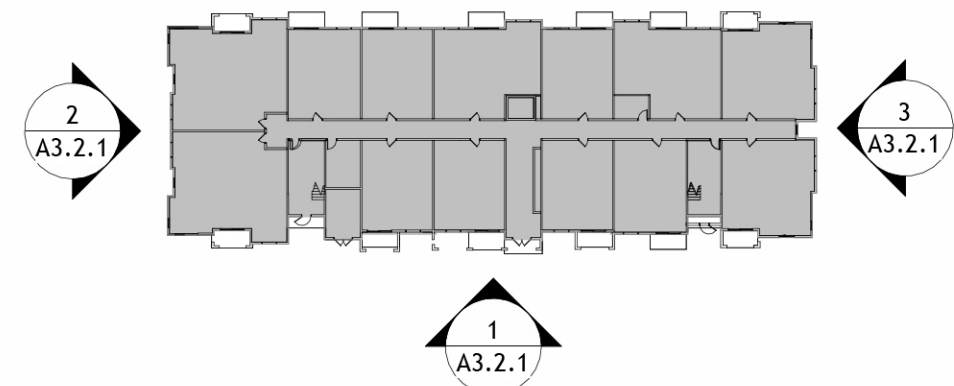
OIL RUBBED
BRONZE
(FRAMES &
RAILINGS)



PROSPECT
SW 9615
(FASCIA, TRIMS,
BRACKETS & BANDS)



SMOOTH
LIMESTONE



KEY PLAN
SCALE: N.T.S.

REVISIONS:		
NO.:	DESCRIPTION:	DATE:
1	SITE PLAN RESUBMITTAL	2026-05-15
2	SITE PLAN RESUBMITTAL	2026-07-09

DIGITAL SIGNATURE:

SEAL:



GEORGE L. MOURIZ
AR0007808

Site Plan Submittal

Marlowe Doral -
Site 2
Doral, FL
GREYSTAR



MSA ARCHITECTS, INC.
AAC000895
8950 SW 74TH CT SUITE #1513
MIAMI, FLORIDA 33156
(305) 273-9911



TITLE:
BLDG. TYPE III
- ELEVATIONS

Project No: 2290.2
Date: 03/06/2026
Scale: As indicated
Format: 24" x 36"
Drawn: Author
Checked: Checker

SHEET:

A3.3.1



1 **ELEVATION - FRONT**
SCALE: 3/32" = 1'-0"



3 **ELEVATION - SIDE**
SCALE: 3/32" = 1'-0"

COLOR SCHEME



BASE
HIGH REFLECTIVE
WHITE
SW 7757



BASE
SHELL WHITE
SW 8917



BASE
WHITE FLOUR
SW 7102



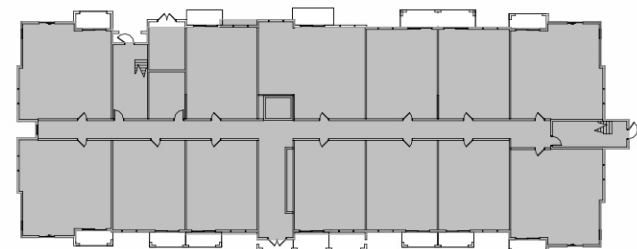
OIL RUBBED
BRONZE
(FRAMES &
RAILINGS)



PROSPECT
SW 9615
(FASCIA, TRIMS,
BRACKETS & BANDS)



SMOOTH
LIMESTONE



KEY PLAN

SCALE: N.T.S.

MARLOWE DORAL - SITE 2

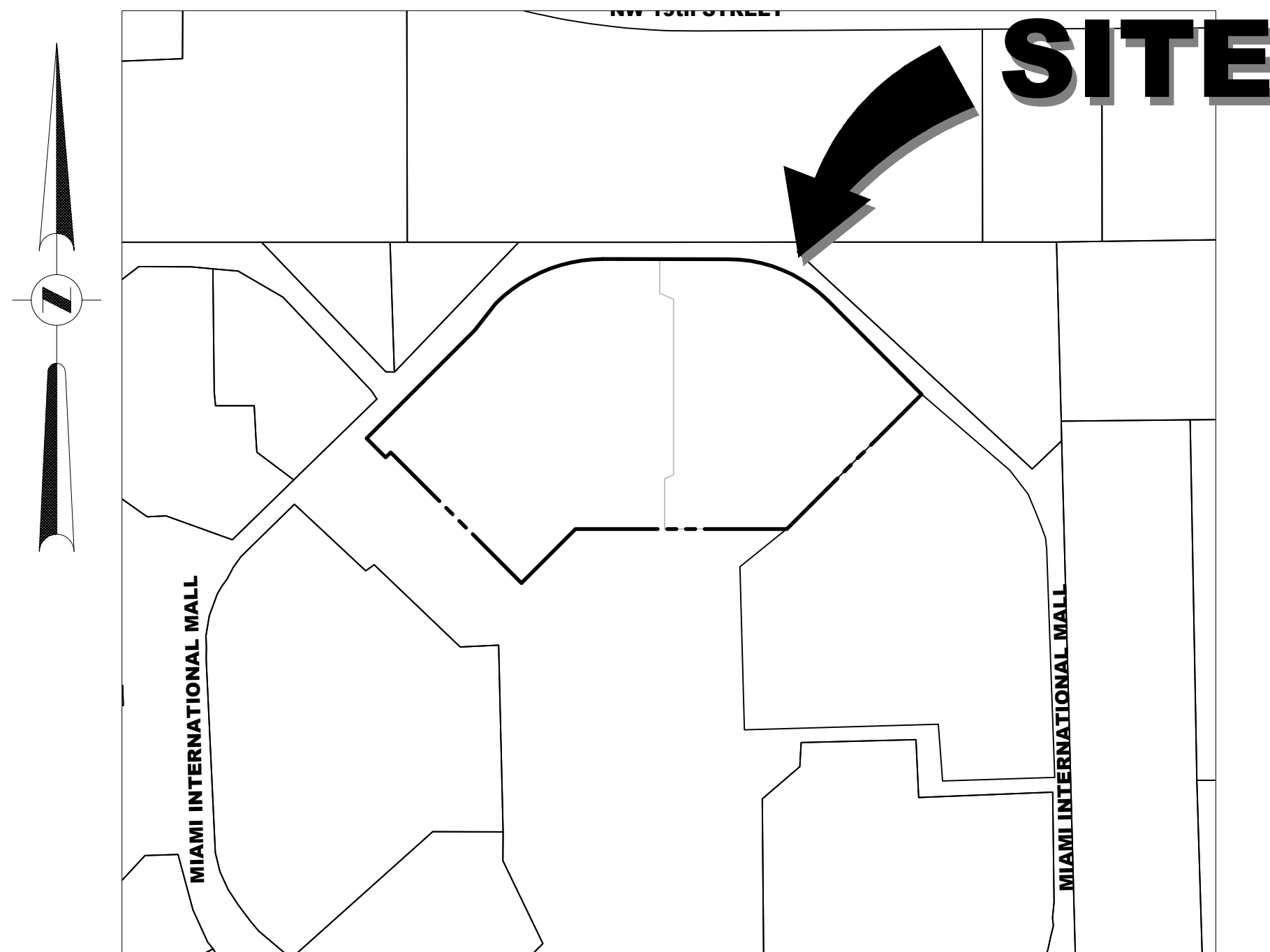
CITY OF DORAL, MIAMI-DADE COUNTY, FLORIDA 33172

FOR

GREYSTAR DEVELOPMENT EAST

SHEET INDEX

SHEET #	SHEET TITLE
SPM-0	COVER SHEET
SPM-1	SIGNAGE AND PAVEMENT MARKING PLAN
SPM-2	SIGNAGE AND PAVEMENT MARKING DETAILS
FC-1	FIRE CIRCULATION PLAN
WM-1	WASTE MANAGEMENT PLAN
PC-1	PASSENGER TURNAROUND CIRCULATION PLAN



LOCATION MAP
SCALE: 1" = 300'
SECTION 32 / TOWNSHIP 53 S / RANGE 40 E

MIAMI-DADE TAX FOLIO NUMBER:
35-3032-008-0050

SIGNAGE AND PAVEMENT MARKING PLANS



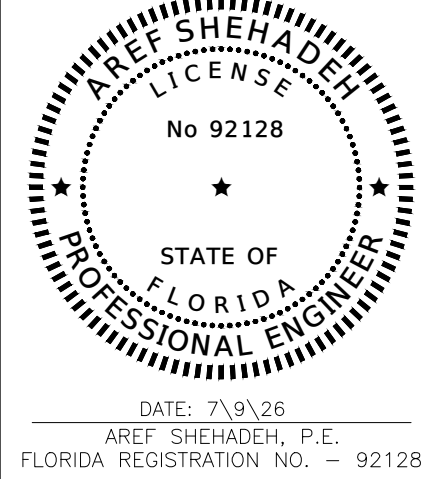
ENGINEER'S CERTIFICATION
THIS PLAN WAS PREPARED UNDER MY DIRECTION AND TO THE BEST OF MY KNOWLEDGE AND BELIEF COMPLIES WITH THE INTENT OF THE MANUAL OF UNIFORM MINIMUM STANDARDS FOR DESIGN, CONSTRUCTION AND MAINTENANCE FOR STREET AND HIGHWAYS, AS ADOPTED BY THE STATE OF FLORIDA LEGISLATURE, CHAPTER 72-328 F.S.



MARLOWE DORAL - SITE 2

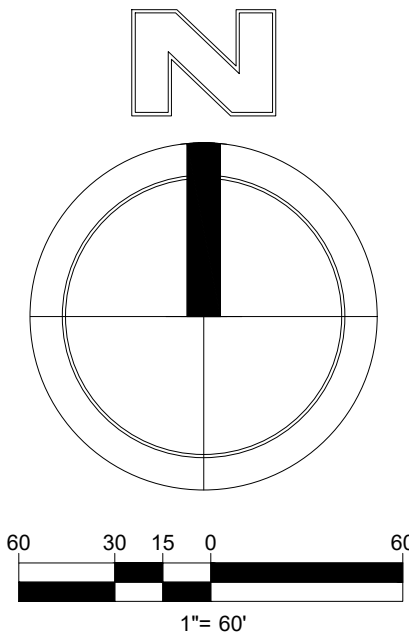
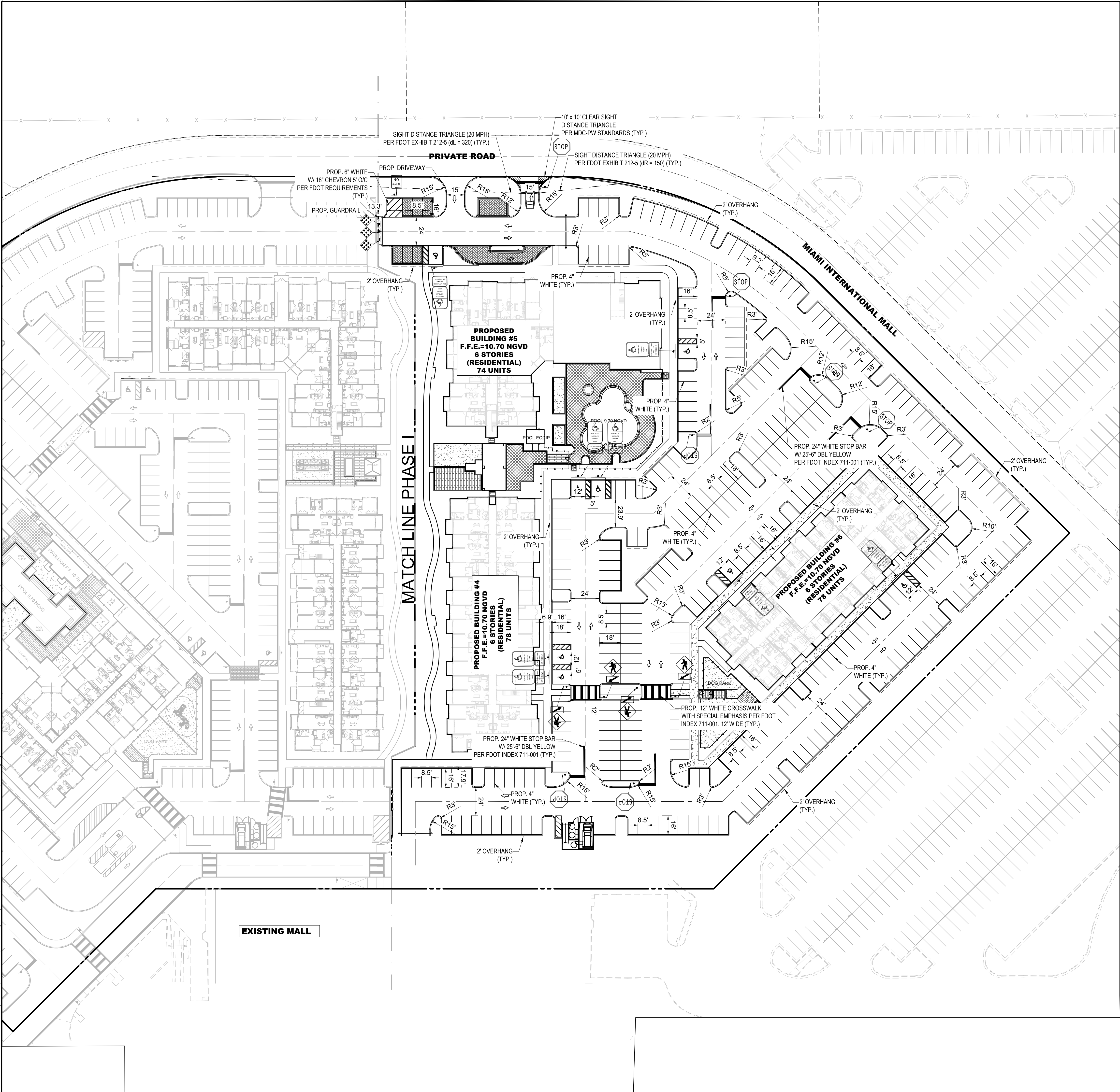
250425- PHASE 2 SPM COVER SHEET

DATE:	7/9/2026
DESIGNED BY:	AS
DRAWN BY:	RW
CHECKED BY:	AS



PROJECT:	2504-25
SHEET:	SPM-0

DATE: Jul 09, 2026 -- 12:31pm X:\1550 Dade\Civil Projects\2025\2504-25 Miami International Mall Drawings\Construction Plans\ASPR PHASE II\250425-SPM Plan.dwg



- SIGN LEGEND:**
-  R1-1 "STOP SIGN" (30" X 30")
 -  R8-3 "NO PARKING SIGN" (24" X 30")
 -  W11-02 "PEDESTRIAN CROSSING SIGN" (18" X 18") W/ W16-07PL ARROW (18" X 30")
 -  W11-02 "PEDESTRIAN CROSSING SIGN" (18" X 18") W/ W16-07PR ARROW (18" X 30")
 -  HANDICAP PARKING ONLY SIGN (SEE DETAIL) (12" X 26")
 -  OM4-1 RED ROADSIDE OBJECT MARKER (18" X 18")

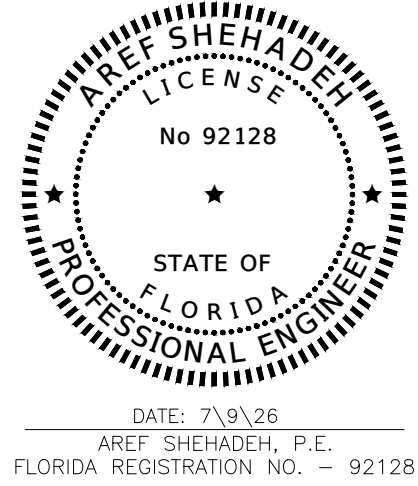
- NOTE:**
- ALL SIGNS TO BE MOUNTED IN ACCORDANCE WITH FDOT INDEX 11860
 - ALL ONSITE ROADS TO BE PRIVATE ROADS



MARLOWE DORAL - SITE 2

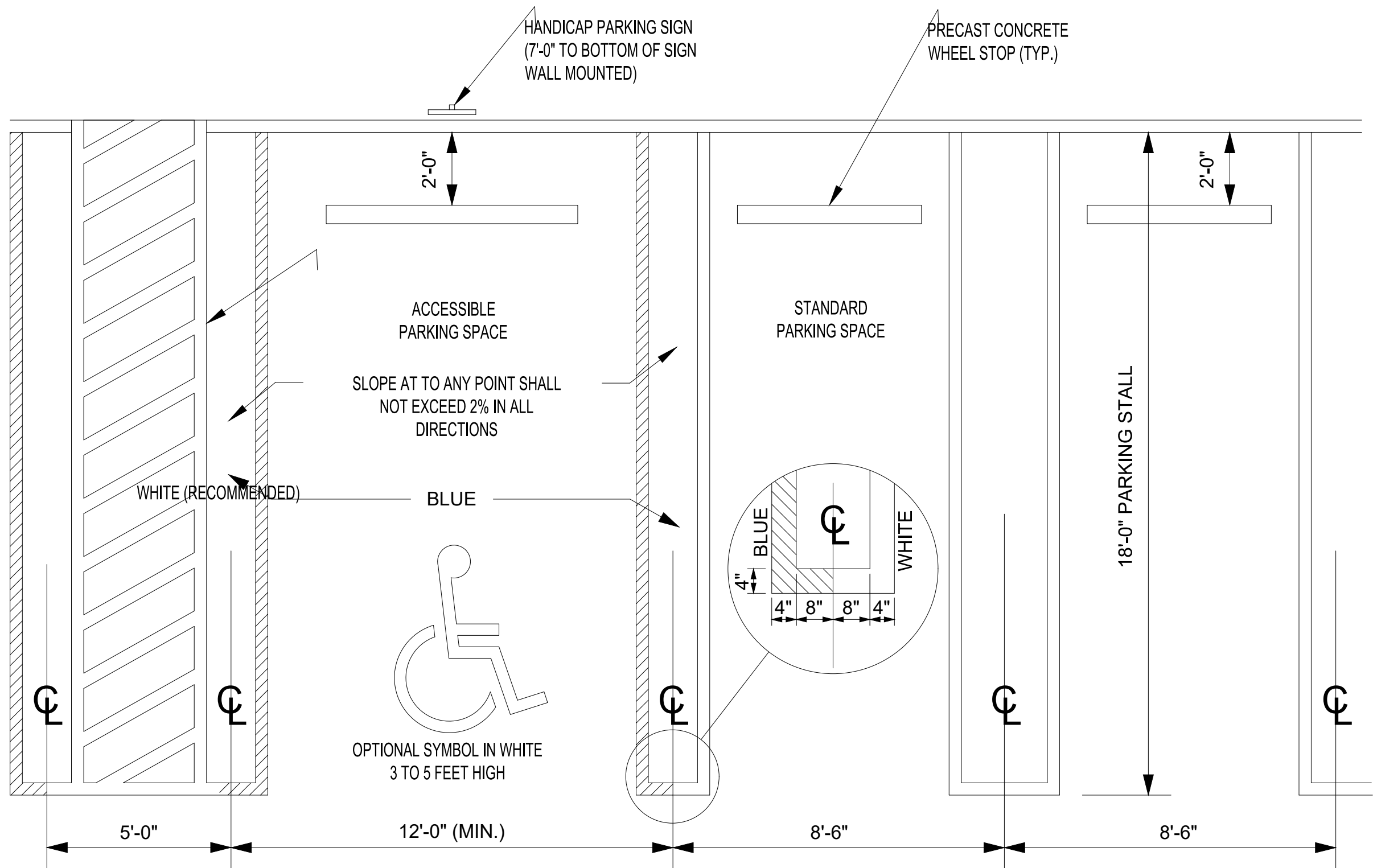
SIGNAGE & PAVEMENT MARKING PLAN

DATE: 7/9/2026
DESIGNED BY: AS
DRAWN BY: RW
CHECKED BY: AS

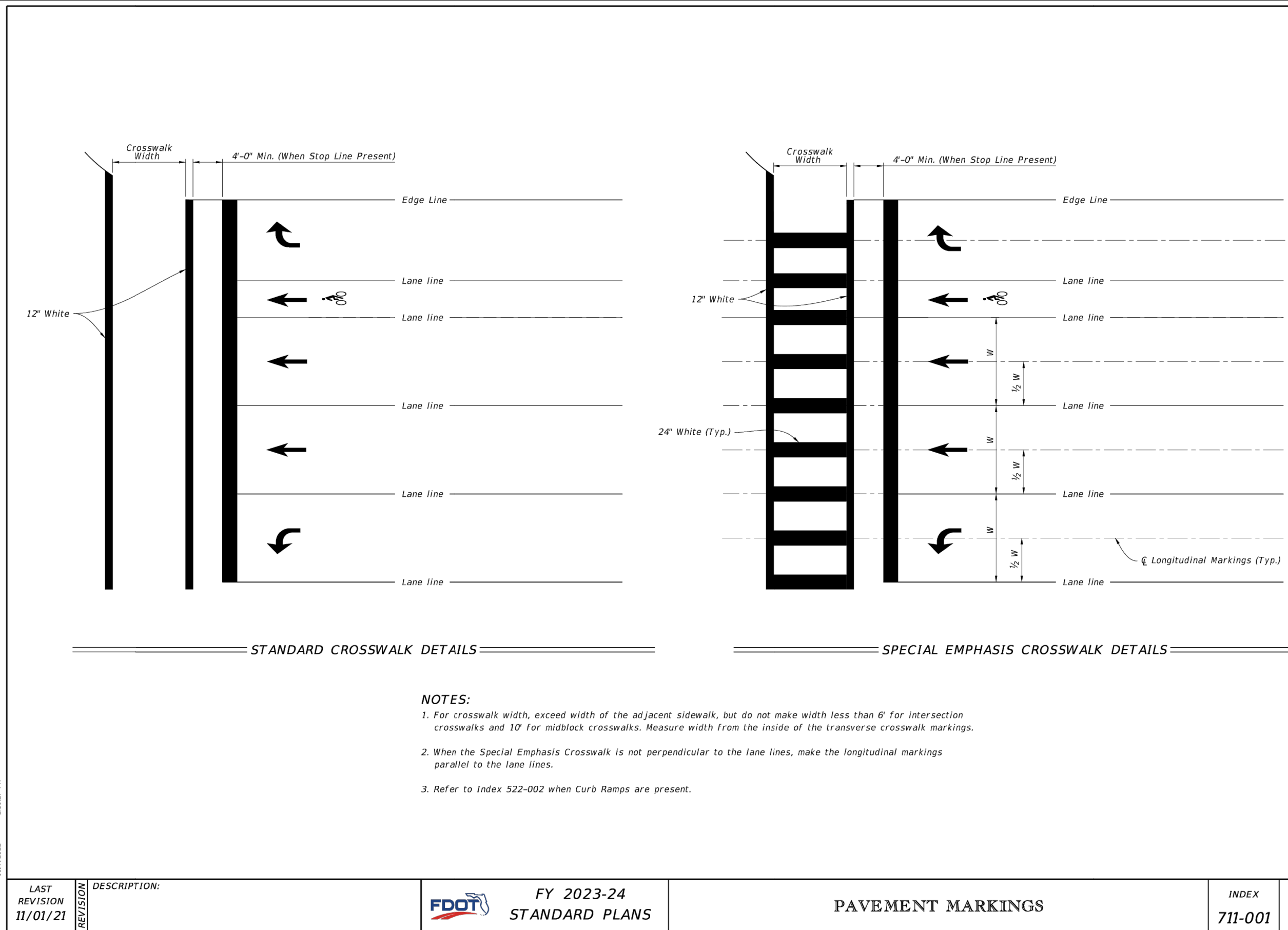
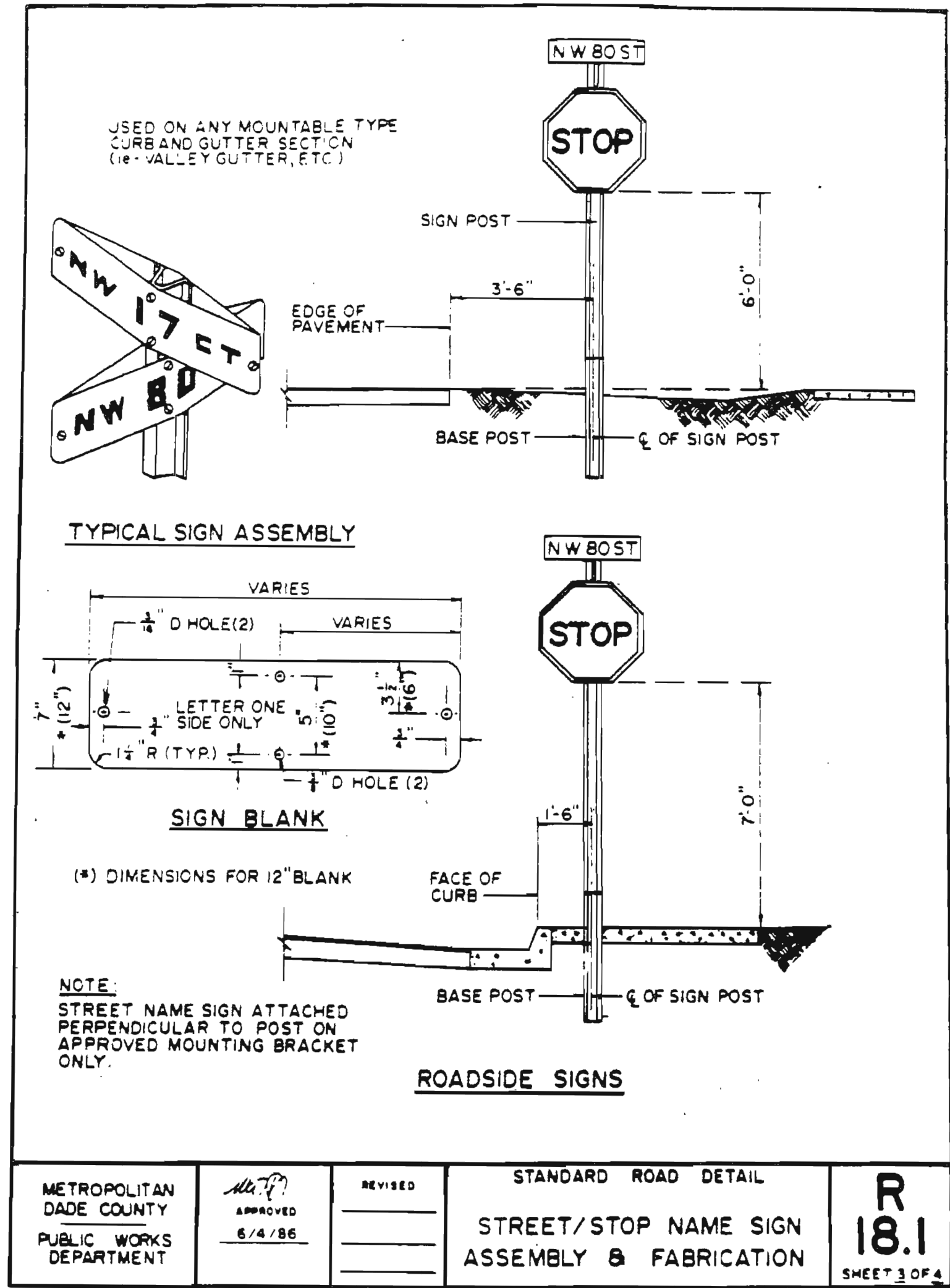


PROJECT: 2504-25
SHEET: SPM-1

DATE: Jul 09, 2026 -- 12:25pm X:\450 Dade\Civil Projects\2025\2504-25 Miami International Mall\Drawings\Construction Plans\ASPR\PHASE II\250425-SPM Plan.dwg

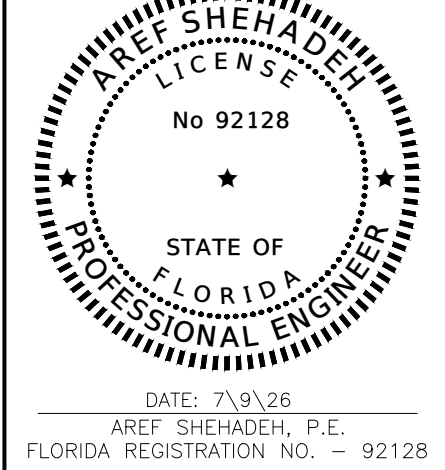


ACCESSIBLE PARKING SPACE DETAIL
DADE COUNTY STANDARDS - N.T.S.

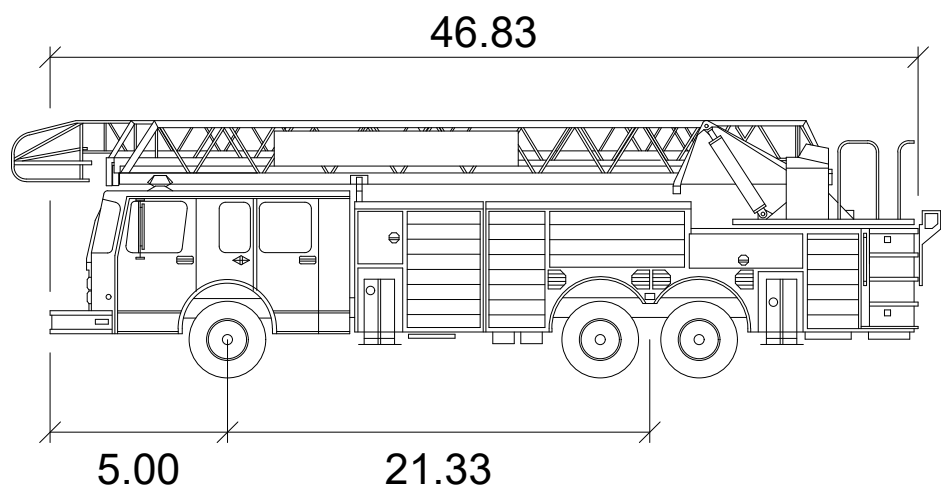


MARLOWE DORAL - SITE 2
SIGNAGE & PAVEMENT MARKING DETAILS

DATE: 7/9/2026
DESIGNED BY: AS
DRAWN BY: RW
CHECKED BY: AS



PROJECT: 2504-25
SHEET: SPM-2



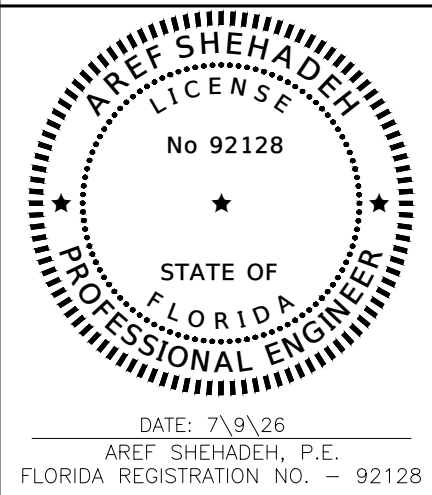
feet

Width	: 7.87
Track	: 7.87
Lock to Lock Time	: 6.0
Steering Angle	: 45.3

MARLOWE DORAL - SITE 2

FIRE TRUCK CIRCULATION PLAN

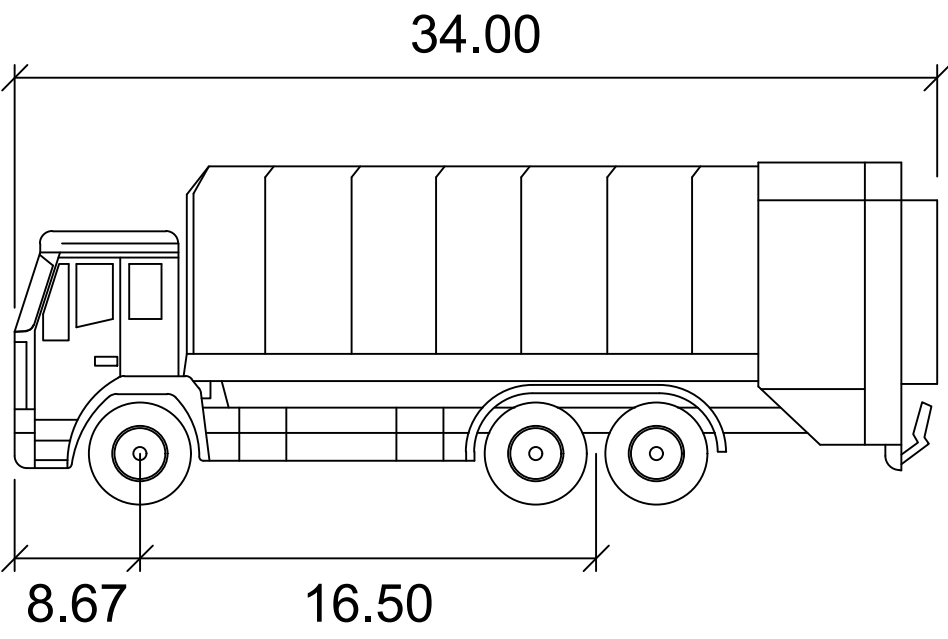
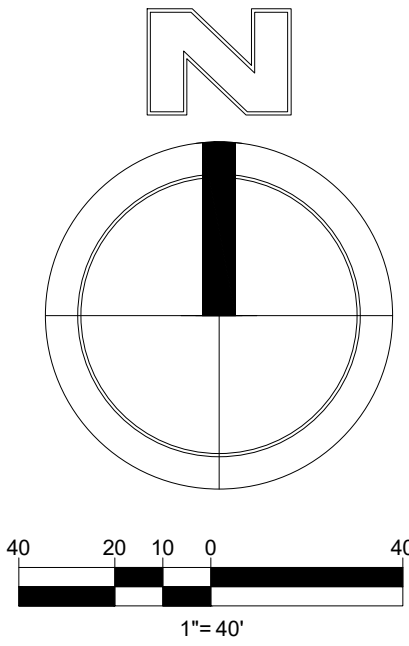
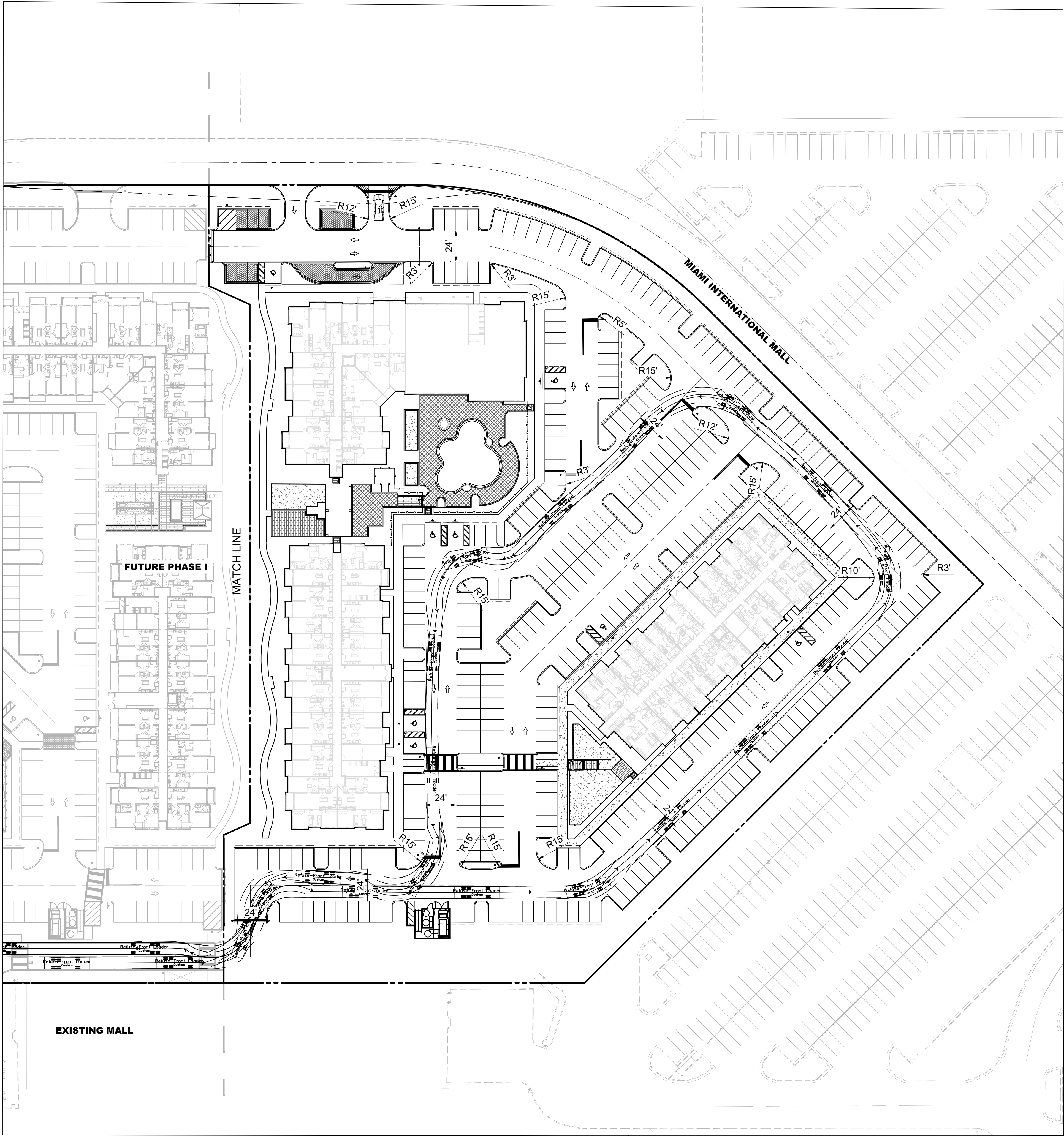
DATE:	7/9/2026
DESIGNED BY:	AS
DRAWN BY:	RW
CHECKED BY:	AS



PROJECT:	2504-25
SHEET:	FC-1

[illegible]

DATE: Jul 09, 2026 -- 12:30pm X:\H50 Data\Civil Projects\2025\2504-25 Miami International Mall\Drawings\Construction Plans\ASPR\PHASE II\250425-Waste Management Truck Circulation Plan.dwg



Refuse-Front Loader

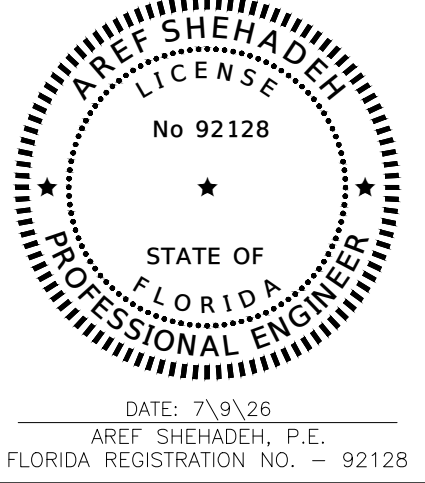
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Steering Angle	: 29.0



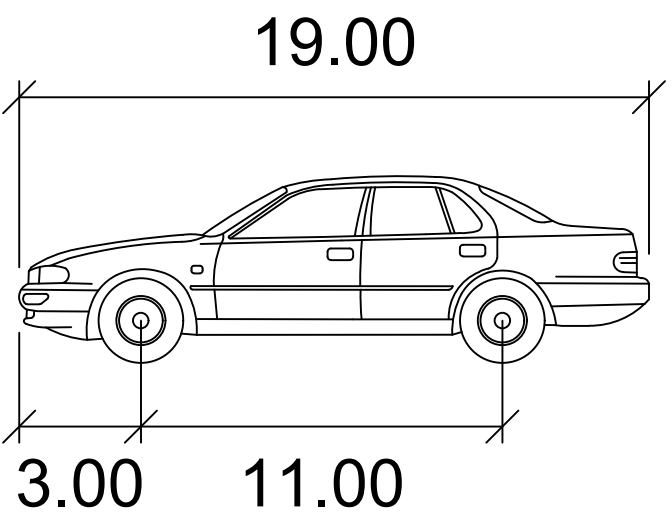
MARLOWE DORAL - SITE 2

WASTE MANAGEMENT TRUCK CIRCULATION PLAN

DATE:	7/9/2026
DESIGNED BY:	AS
DRAWN BY:	RW
CHECKED BY:	AS



PROJECT:	2504-25
SHEET:	WM-1

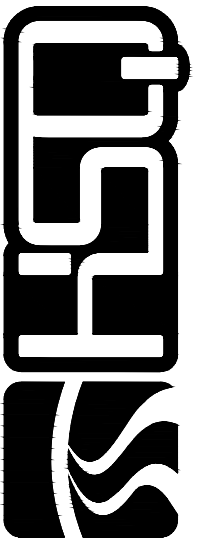


P

	feet
Width	: 7.00
Track	: 6.00
Lock to Lock Time	: 6.0
Steering Angle	: 30.0

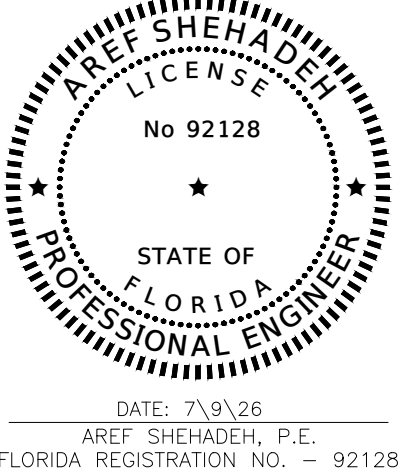
MARLOWE DORAL - SITE 2

PASSENGER TURNAROUND CIRCULATION PLAN

[illegible]

HSQ GROUP
ENGINEERS • PLANNERS
7975 NW 154TH STREET SUITE 360
MIAMI, FLORIDA 33016 • 786.534.3621
C26258 • LB7924

DATE:	7/9/2026
DESIGNED BY:	AS
DRAWN BY:	RW
CHECKED BY:	AS



PROJECT: 2504-25

SHEET: PC-1

SITE 1 PARCEL

UNDER SEPARATE PERMIT

L-201

L-202

L-203

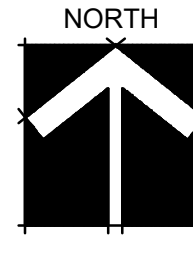
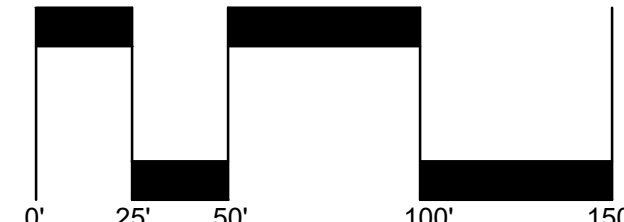
SITE 1
SITE 2
SITE LINE
SITE 1
SITE 2

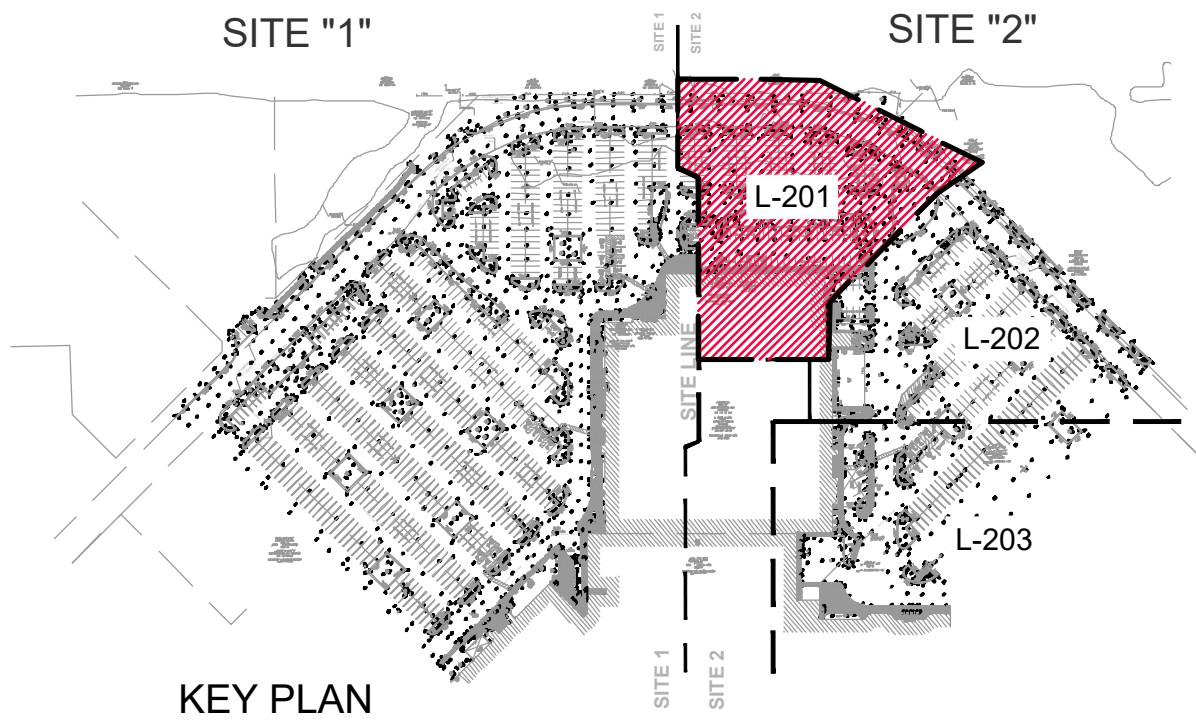
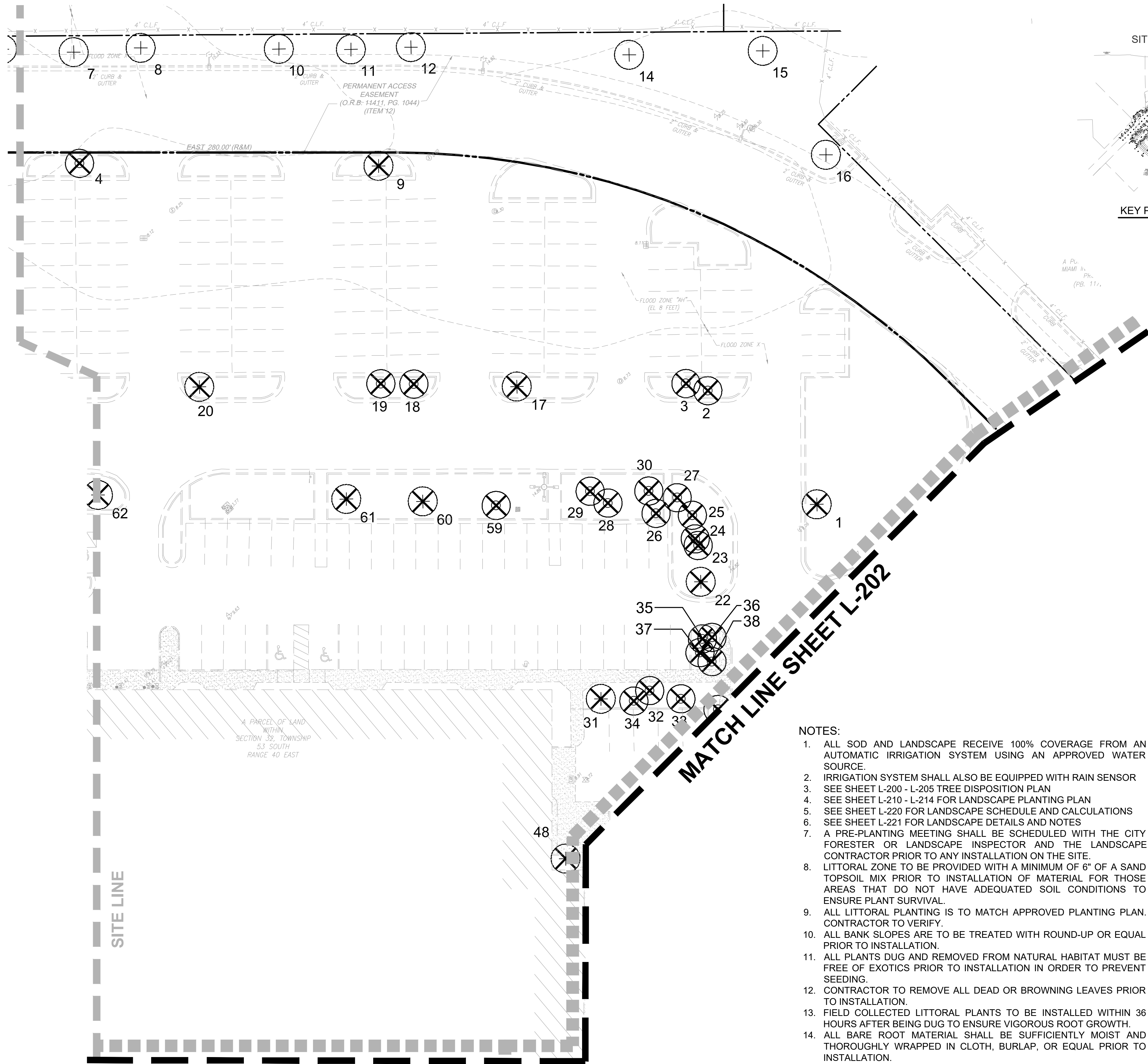
NOTES:

- ALL SOD AND LANDSCAPE RECEIVE 100% COVERAGE FROM AN AUTOMATIC IRRIGATION SYSTEM USING AN APPROVED WATER SOURCE.
- IRRIGATION SYSTEM SHALL ALSO BE EQUIPPED WITH RAIN SENSOR
- SEE SHEET L-200 - L-205 TREE DISPOSITION PLAN
- SEE SHEET L-210 - L-214 FOR LANDSCAPE PLANTING PLAN
- SEE SHEET L-220 FOR LANDSCAPE SCHEDULE AND CALCULATIONS
- SEE SHEET L-221 FOR LANDSCAPE DETAILS AND NOTES
- A PRE-PLANTING MEETING SHALL BE SCHEDULED WITH THE CITY FORESTER OR LANDSCAPE INSPECTOR AND THE LANDSCAPE CONTRACTOR PRIOR TO ANY INSTALLATION ON THE SITE.
- LITTORAL ZONE TO BE PROVIDED WITH A MINIMUM OF 6" OF A SAND TOPSOIL MIX PRIOR TO INSTALLATION OF MATERIAL FOR THOSE AREAS THAT DO NOT HAVE ADEQUATED SOIL CONDITIONS TO ENSURE PLANT SURVIVAL.
- ALL LITTORAL PLANTING IS TO MATCH APPROVED PLANTING PLAN. CONTRACTOR TO VERIFY.
- ALL BANK SLOPES ARE TO BE TREATED WITH ROUND-UP OR EQUAL PRIOR TO INSTALLATION.
- ALL PLANTS DUG AND REMOVED FROM NATURAL HABITAT MUST BE FREE OF EXOTICS PRIOR TO INSTALLATION IN ORDER TO PREVENT SEEDING.
- CONTRACTOR TO REMOVE ALL DEAD OR BROWNING LEAVES PRIOR TO INSTALLATION.
- FIELD COLLECTED LITTORAL PLANTS TO BE INSTALLED WITHIN 36 HOURS AFTER BEING DUG TO ENSURE VIGOROUS ROOT GROWTH.
- ALL BARE ROOT MATERIAL SHALL BE SUFFICIENTLY MOIST AND THOROUGHLY WRAPPED IN CLOTH, BURLAP, OR EQUAL PRIOR TO INSTALLATION.
- CONTRACTOR TO VERIFY LOCATION AND SIZE OF LITTORAL SHELF AREA AND IMMEDIATELY COORDINATE WITH THE LANDSCAPE ARCHITECT IF DISCREPANCIES ARE FOUND.
- ALL UPLAND BANK SLOPES TO BE MULCHED WITH PINE STRAW IMMEDIATELY AFTER INSTALLATION.
- CONTRACTOR TO COORDINATE TEMPORARY IRRIGATION IF NEEDED PRIOR TO INSTALLATION.



SCALE: 1"=50'-00"



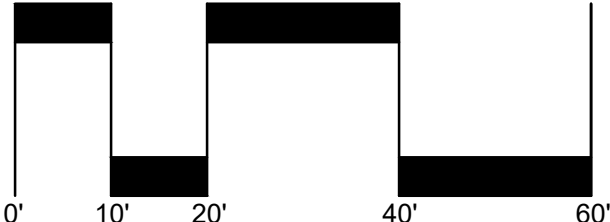


TREE LEGEND

- EX. TREE REMOVE
- EX. TREE REMAIN
- EX. PALM REMOVE
- EX. PALM REMAIN
- EX. PALM RELOCATE
- EX. TREE RELOCATE

- NOTES:
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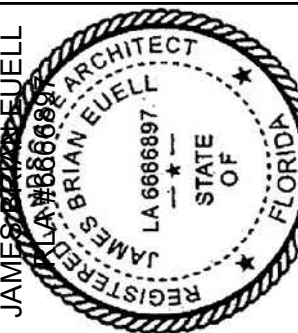
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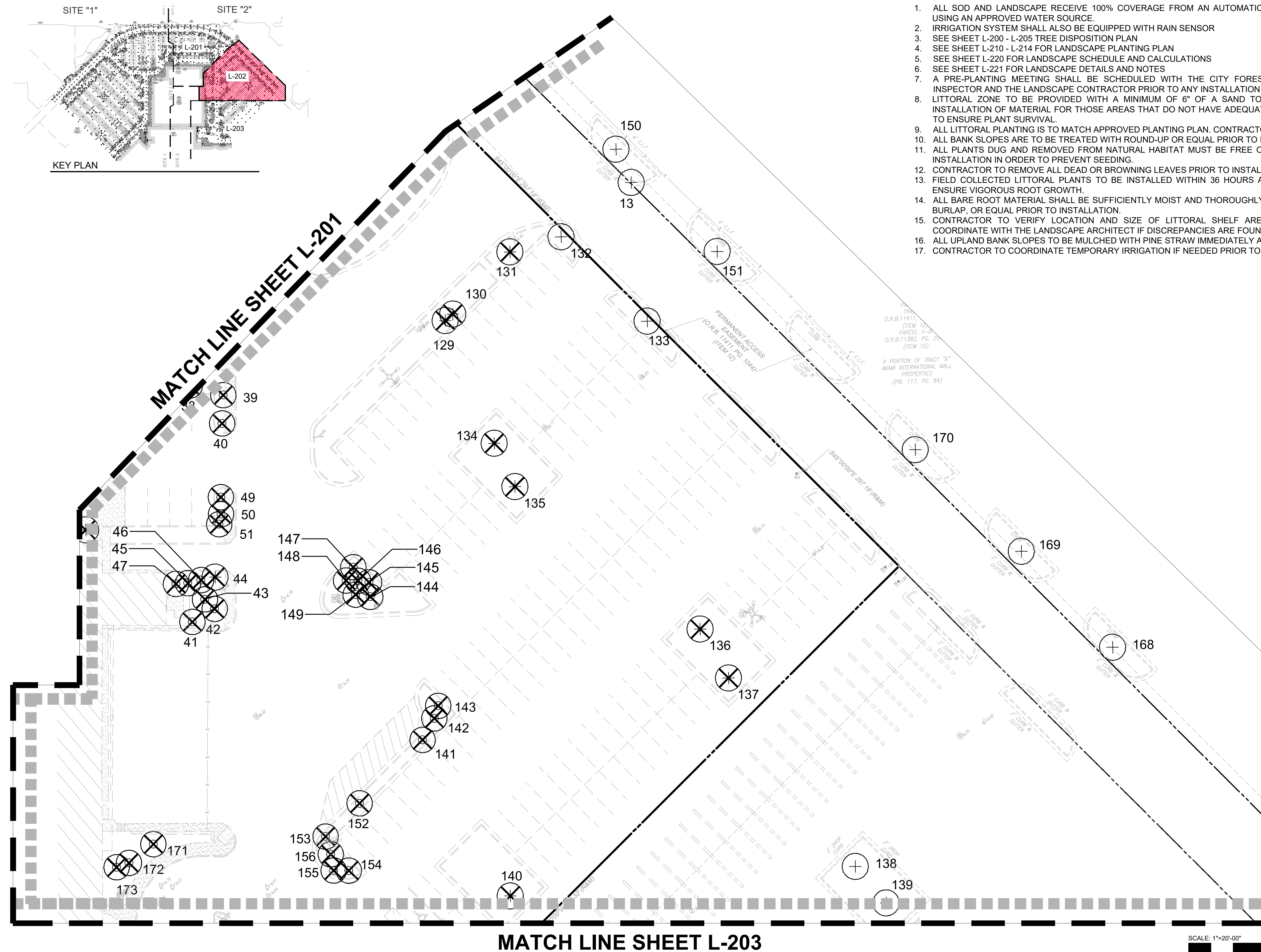
SITE 2 - SUBMITTAL SET
MARLOWE - DORAL
DORAL, FLORIDA

Sheet Description
TREE DISPOSITION PLAN
Release Date
06-19-2026
Project Number
2501D
Drawing Number
L-201
Sheet 2 OF 6

AAL
Architectural Alliance Landscape
612 SW 4th Ave., Fort Lauderdale, FL 33315
TEL: 954-764-8858
EMAIL: Beul@aal.net



Revision Dates



- NOTES:
1. ALL SOD AND LANDSCAPE RECEIVE 100% COVERAGE FROM AN AUTOMATIC IRRIGATION SYSTEM USING AN APPROVED WATER SOURCE.
 2. IRRIGATION SYSTEM SHALL ALSO BE EQUIPPED WITH RAIN SENSOR
 3. SEE SHEET L-200 - L-205 TREE DISPOSITION PLAN
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 16. ALL UPLAND BANK SLOPES TO BE MULCHED WITH PINE STRAW IMMEDIATELY AFTER INSTALLATION.
 17. CONTRACTOR TO COORDINATE TEMPORARY IRRIGATION IF NEEDED PRIOR TO INSTALLATION.

SITE 2 - SUBMITTAL SET

MARLOWE - DORAL

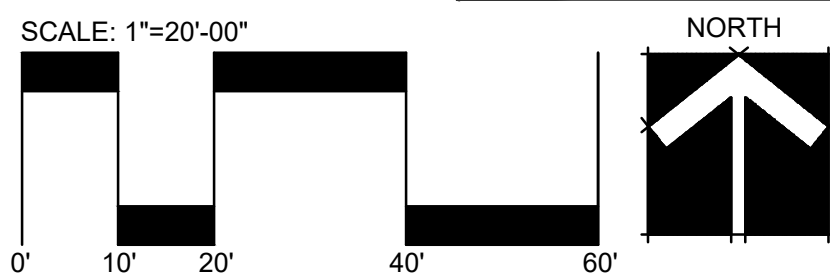
DORAL, FLORIDA

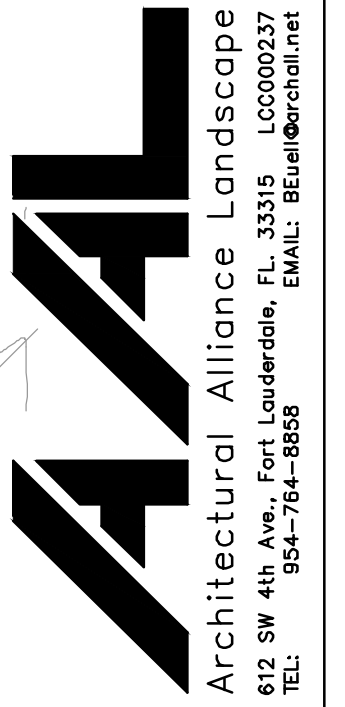
Sheet Description
TREE DISPOSITION PLAN
Release Date
06-19-2026
Project Number
2501D
Drawing Number
L-202
Sheet 3 OF 6

AAL
Architectural Alliance Landscape
612 SW 4th Ave., Fort Lauderdale, FL 33315
TEL: 954-764-8858
EMAIL: Beul@aal.net

JAMIE B. BEUL
REGISTERED ARCHITECT
LA 686897
STATE OF FLORIDA

Revision Dates





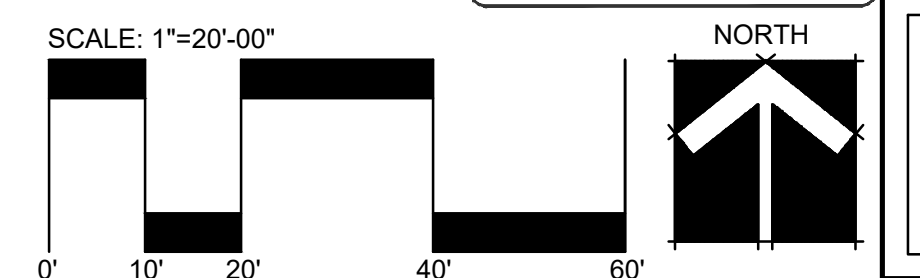
SITE 2 - SUBMITTAL SET

MARLOWE - DORAL

DORAL, FLORIDA

L-203
Sheet 4 OF 6

SITE 1



SITE 2 - TREE DISPOSITION LIST

TREE NO	BOTANICAL	COMMON	DIA.	HT.	CNPK. Ø	Canopy	DISPOSITION	COMMENTS	ARBORIST
	NAME	NAME	IN.	FT.	FT.	sq.ft			REPORT
1	Bucida buceras	Black Olive	24	30	31	754	REMOVE	SITE 2	Incl
2	Pychosperma elegans	Alexander Palm	3	15	6	28	REMOVE	SITE 2	
3	Pychosperma elegans	Alexander Palm	3	15	6	28	REMOVE	SITE 2	
9	Quercus virginiana	Live Oak	8	10	8	50	REMOVE	SITE 2	
10	Quercus virginiana	Live Oak	6	10	8		REMAIN	OUT PARCEL	
11	Quercus virginiana	Live Oak	6	10	8		REMAIN	OUT PARCEL	
12	Quercus virginiana	Live Oak	6	10	8		REMAIN	OUT PARCEL	
13	Quercus virginiana	Live Oak	8	15	10		REMAIN	OUT PARCEL	
14	Quercus virginiana	Live Oak	12	15	10		REMAIN	OUT PARCEL	
15	Quercus virginiana	Live Oak	12	15	10		REMAIN	OUT PARCEL	
16	Bucida buceras	Black Olive	14	20	15		REMAIN	OUT PARCEL	
17	Dalbergia sissoo	Indian Rosewood	12	20	15	177	REMOVE	SITE 2	
18	Pychosperma elegans	Alexander Palm	6	8	3	7	REMOVE	SITE 2	
19	Pychosperma elegans	Alexander Palm	6	8	3	7	REMOVE	SITE 2	
20	Dalbergia sissoo	Indian Rosewood	12	20	15	177	REMOVE	SITE 2	
22	Quercus virginiana	Live Oak	12	20	15	177	REMOVE	SITE 2	
23	Syagrus romanzoffiana	Queen Palm	8	12	10	79	REMOVE	SITE 2	
24	Syagrus romanzoffiana	Queen Palm	8	12	10	79	REMOVE	SITE 2	
25	Syagrus romanzoffiana	Queen Palm	8	12	10	79	REMOVE	SITE 2	
26	Syagrus romanzoffiana	Queen Palm	8	12	10	79	REMOVE	SITE 2	
27	Syagrus romanzoffiana	Queen Palm	8	12	10	79	REMOVE	SITE 2	
28	Syagrus romanzoffiana	Queen Palm	8	12	10	79	REMOVE	SITE 2	
29	Syagrus romanzoffiana	Queen Palm	8	12	10	79	REMOVE	SITE 2	
30	Syagrus romanzoffiana	Queen Palm	8	12	10	79	REMOVE	SITE 2	
31	Swietenia mahagoni	Mahogany	19	30	25	491	REMOVE	SITE 2	
32	Pychosperma elegans	Alexander Palm	(3)4"	7	3	7	REMOVE	SITE 2	
33	Pychosperma elegans	Alexander Palm	(3)4"	7	3	7	REMOVE	SITE 2	
34	Pychosperma elegans	Alexander Palm	10	8	10	79	REMOVE	SITE 2	
35	Syagrus romanzoffiana	Queen Palm	10	10	8	50	REMOVE	SITE 2	
36	Syagrus romanzoffiana	Queen Palm	8	12	8	50	REMOVE	SITE 2	
37	Syagrus romanzoffiana	Queen Palm	8	12	8	50	REMOVE	SITE 2	
38	Syagrus romanzoffiana	Queen Palm	8	12	8	50	REMOVE	SITE 2	
39	Swietenia mahagoni	Mahogany	19	30	25	491	REMOVE	SITE 2	Incl
40	Sabal Palmetto	Sabal Palm	4	6	5	20	REMOVE	SITE 2	
41	Handroanthus chrysotrichus	Yellow Tabebuia	(2)12"	15	10	79	REMOVE	SITE 2	
42	Sabal Palmetto	Sabal Palm	14	15	10	79	REMOVE	SITE 2	
43	Sabal Palmetto	Sabal Palm	14	15	10	79	REMOVE	SITE 2	
44	Schefflera actinophylla	Umbrella tree	12	10	10	79	REMOVE	SITE 2	
45	Sabal Palmetto	Sabal Palm	10	15	8	50	REMOVE	SITE 2	
46	Sabal Palmetto	Sabal Palm	8	15	8	50	REMOVE	SITE 2	
47	Adontia merrilli	Christmas Palm	6	10	5	20	REMOVE	SITE 2	
48	Swietenia mahagoni	Mahogany	10	20	15	177	REMOVE	SITE 2	
49	DEAD	PALM	8	8	6	28	REMOVE	SITE 2	
50	DEAD	PALM	8	10	6	28	REMOVE	SITE 2	
51	Adontia merrilli	Christmas Palm	8	12	6	28	REMOVE	SITE 2	
59	Sabal Palmetto	Sabal Palm	8	12	10	79	REMOVE	SITE 2	
60	Swietenia mahagoni	Mahogany	36	25	20	314	REMOVE	SITE 2	
61	Swietenia mahagoni	Mahogany	36	35	30	707	REMOVE	SITE 2	Incl
129	Coccoloba uvifera	Sea grape	10	15	10	79	REMOVE	SITE 2	
130	Coccoloba uvifera	Sea grape	10	15	10	79	REMOVE	SITE 2	
131	Coccoloba uvifera	Sea grape	7	15	10	79	REMOVE	SITE 2	
132	Bucida buceras	Black Olive	12	15	10		REMAIN	SITE 2	
133	Bucida buceras	Black Olive	19	25	20		REMAIN	SITE 2	Incl
134	Swietenia mahagoni	Mahogany	24	35	23	415	REMOVE	SITE 2	Incl
135	Swietenia mahagoni	Mahogany	32	35	24	452	REMOVE	SITE 2	Incl
136	Swietenia mahagoni	Mahogany	36	40	31	754	REMOVE	SITE 2	Incl
137	Swietenia mahagoni	Mahogany	19	15	10	79	REMOVE	SITE 2	
138	Swietenia mahagoni	Mahogany	18	20	16		REMAIN	OUT PARCEL	Incl
139	Swietenia mahagoni	Mahogany	18	20	16		REMAIN	OUT PARCEL	Incl
140	Swietenia mahagoni	Mahogany	22	35	31	754	REMOVE	SITE 2	Incl
141	Adontia merrilli	Christmas Palm	5	10	4	13	REMOVE	SITE 2	
142	Adontia merrilli	Christmas Palm	5	10	4	13	REMOVE	SITE 2	
143	Adontia merrilli	Christmas Palm	5	10	4	13	REMOVE	SITE 2	
144	DEAD	PALM	5	10	4	13	REMOVE	SITE 2	
145	Adontia merrilli	Christmas Palm	5	10	4	13	REMOVE	SITE 2	
146	Adontia merrilli	Christmas Palm	5	10	4	13	REMOVE	SITE 2	
147	Adontia merrilli	Christmas Palm	5	10	4	13	REMOVE	SITE 2	
148	Adontia merrilli	Christmas Palm	5	10	4	13	REMOVE	SITE 2	
149	Adontia merrilli	Christmas Palm	5	10	4	13	REMOVE	SITE 2	
150	Bucida buceras	Black Olive	12	15	10		REMAIN	OUT PARCEL	
151	Bucida buceras	Black Olive	12	15	10		REMAIN	OUT PARCEL	
152	Syagrus romanzoffiana	Queen Palm	6	8	3	7	REMOVE	SITE 2	
153	Syagrus romanzoffiana	Queen Palm	6	8	3	7	REMOVE	SITE 2	
154	Adontia merrilli	Christmas Palm	6	8	3	7	REMOVE	SITE 2	
155	Adontia merrilli	Christmas Palm	6	8	3	7	REMOVE	SITE 2	
156	Adontia merrilli	Christmas Palm	4	8	3	7	REMOVE	SITE 2	
157	Adontia merrilli	Christmas Palm	6	8	3	7	REMOVE	SITE 2	
158	Adontia merrilli	Christmas Palm	6	8	3	7	REMOVE	SITE 2	
159	Dalbergia sissoo	Indian Rosewood	18	30	30		REMAIN	OUT PARCEL	Incl
160	Sabal Palmetto	Sabal Palm	12	20	8	50	REMOVE	SITE 2	
161	Sabal Palmetto	Sabal Palm	12	20	8	50	REMOVE	SITE 2	
162	Sabal Palmetto	Sabal Palm	12	20	8	50	REMOVE	SITE 2	
163	Sabal Palmetto	Sabal Palm	12	20	8	50	REMOVE	SITE 2	
164	Schefflera actinophylla	Umbrella tree	8	12	8	50	REMOVE	SITE 2	
165	Bucida buceras	Black Olive	30	40	27		REMAIN	OUT PARCEL	Incl
166	Ligustrum japonicum	Ligustrum	12	15	10		REMAIN	OUT PARCEL	
167	Ligustrum japonicum	Ligustrum	4	8	8		REMAIN	OUT PARCEL	
168	Bucida buceras	Black Olive	12	15	10		REMAIN	OUT PARCEL	
169	Bucida buceras	Black Olive	19	15	10		REMAIN	OUT PARCEL	
170	Bucida buceras	Black Olive	20	30	27		REMAIN	OUT PARCEL	Incl
171	Sabal Palmetto	Sabal Palm	12	25	10	79	REMOVE	SITE 2	
172	Sabal Palmetto	Sabal Palm	12	25	10	79	REMOVE	SITE 2	
173	Sabal Palmetto	Sabal Palm	12	25	10	79	REMOVE	SITE 2	
174	Schefflera actinophylla	Umbrella tree	12	20	15	177	REMOVE	SITE 2	
TOTAL						7827.24			

NOTES:

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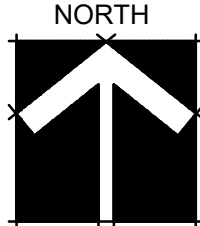
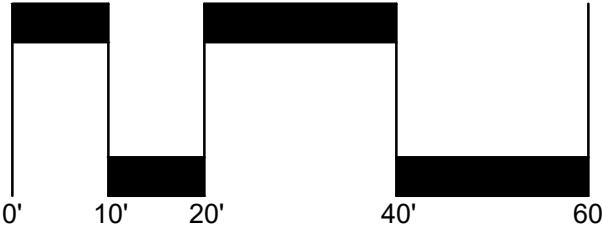
CANOPY MITIGATION

TREE DISPOSITION PLAN - SITE 2

TOTAL CANOPY REMOVED	7,827
TOTAL CANOPY RELOCATED	0
	7,827
TREES REQUIRED	122
TREES PROVIDED	
124 SHADE TREE 1 (500 SQ/FT)	62000
46 SHADE TREE 2 (300 SQ/FT)	13800
117 PALM TREE 1 (300 SQ/FT)	35100
99 PALM TREE 2 (100 SQ/FT)	9900
17 CATEGORY 4 (200 SQ/FT)	3400
NET TREES ABOVE CODE SQ/FT	124200
NET TREES ABOVE CODE	248.4
TOTAL TREES TO BE MITIGATED	-126
1 TREE (CAT. 1) = \$600.00	600
TOTAL MITIGATION COST TO CITY	\$0

NOTE: NO TREE TRUST FUND PAYMENT IS REQUIRED.

SCALE: 1"=20'-00"



SITE 2 - SUBMITTAL SET

MARLOWE - DORAL

DORAL, FLORIDA

Sheet Description

TREE
DISPOSITION
CALCULATIONS

Release Date

06-19-2026

Project Number

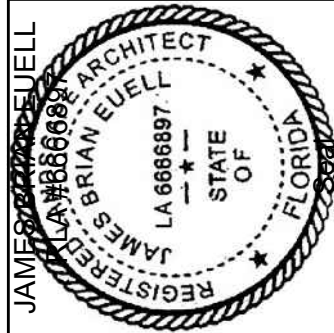
2501D

Drawing Number

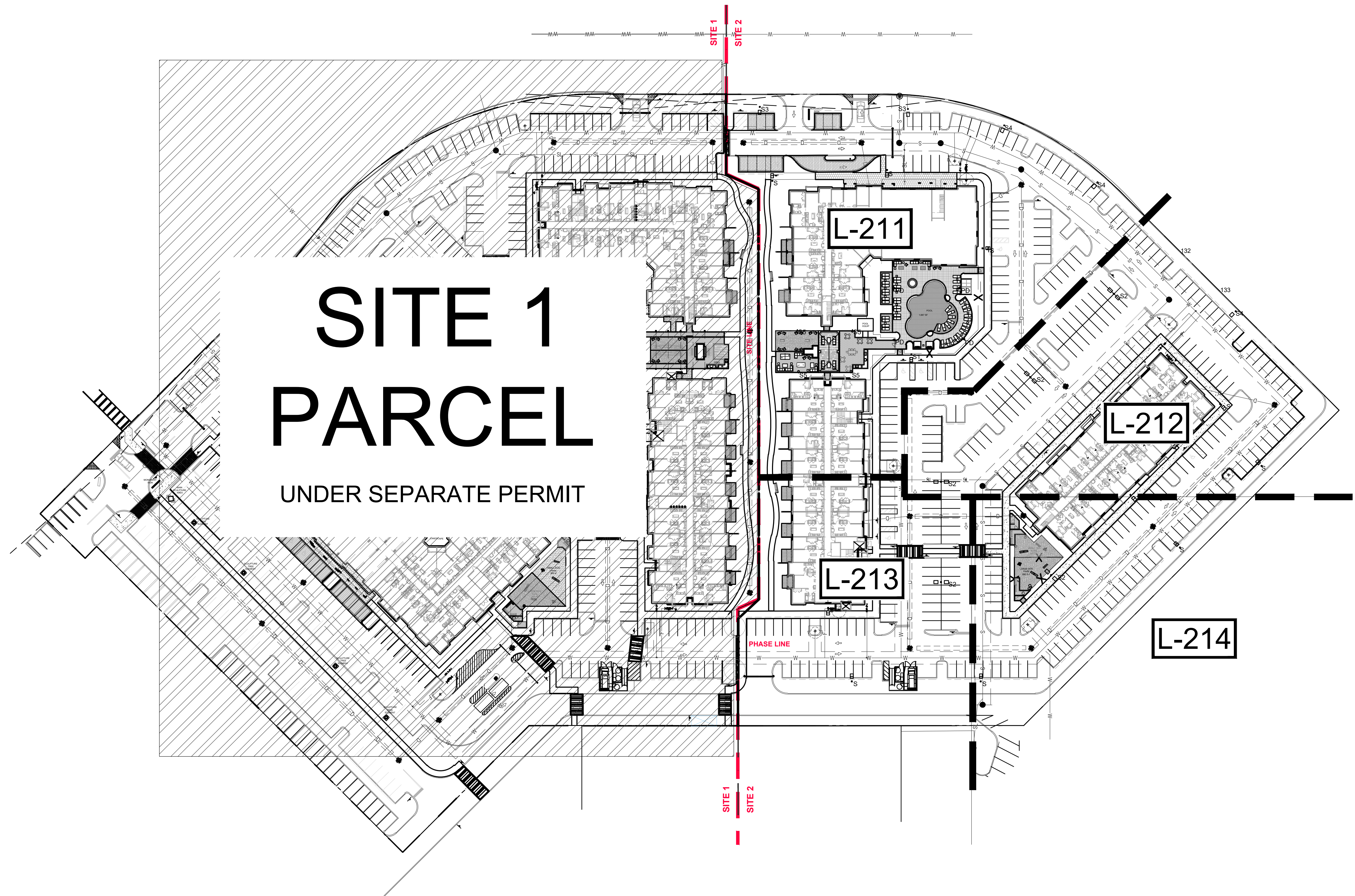
L-204

SHEET 6 OF 6

AAL
Architectural Alliance Landscape
612 SW 4th Ave., Fort Lauderdale, FL 33315 LCC000337
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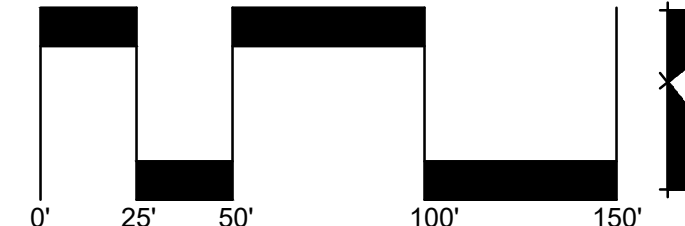
Revision Dates



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SCALE: 1"=50'-00"



Sheet Description
OVERALL
LANDSCAPE PLAN

Release Date
06-19-2026

Project Number
2501D

Drawing Number

L-210

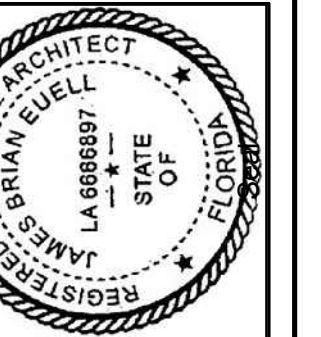
Sheet 1 OF 7

SITE 2 - SUBMITTAL SET

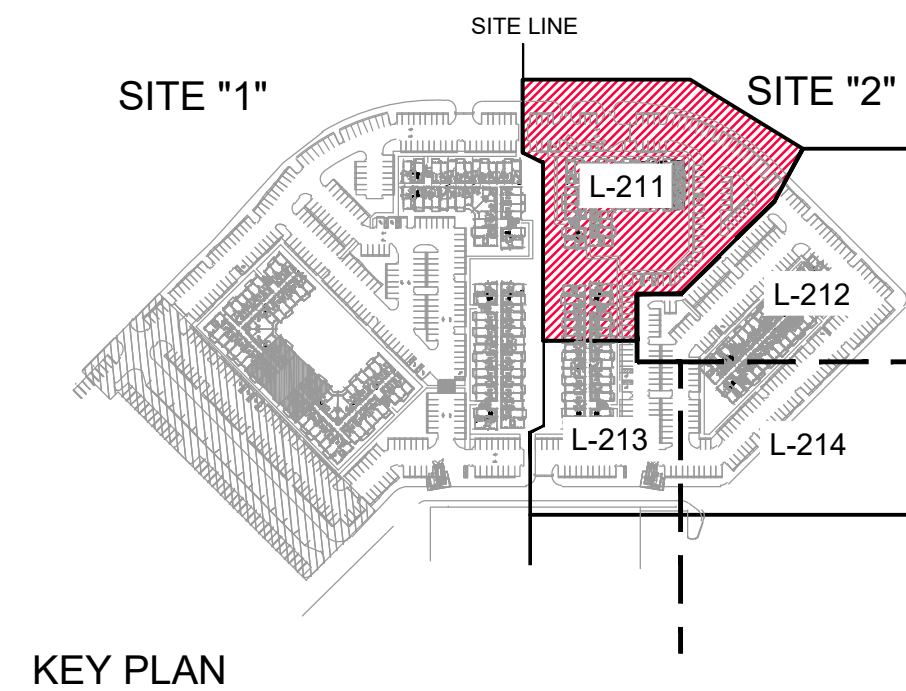
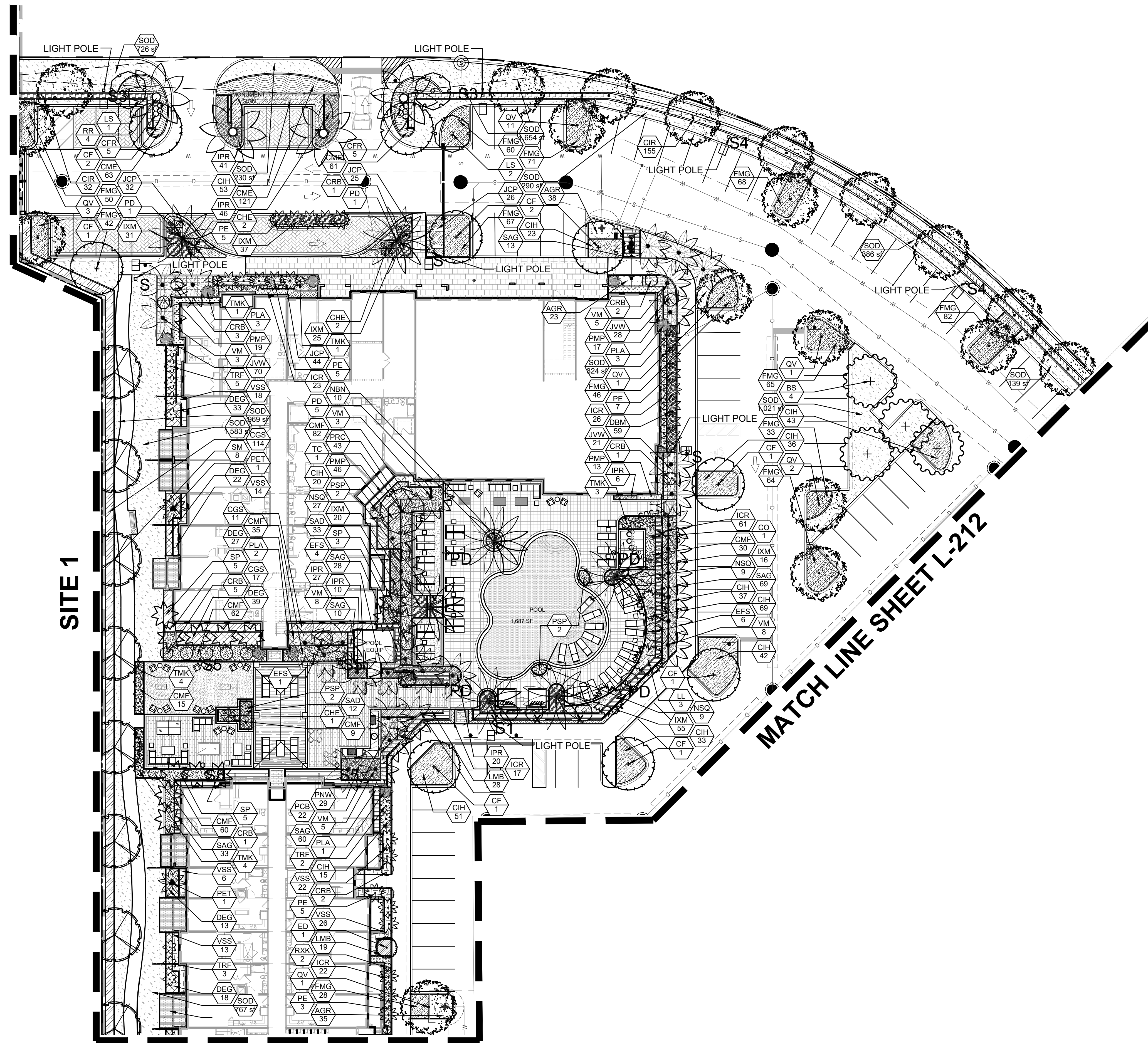
MARLOWE - DORAL

DORAL, FLORIDA

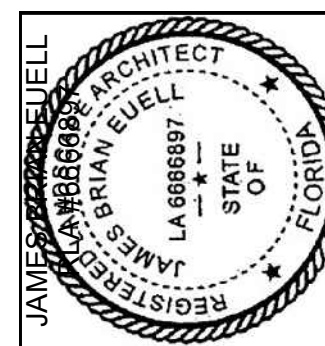
Revision Dates



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Revision Dates

SITE 2 - SUBMITTAL SET
MARLOWE - DORAL
DORAL, FLORIDA

Sheet Description
LANDSCAPE PLAN

Release Date
06-19-2026

Project Number
2501D

Drawing Number

L-211

Sheet 2 OF 7

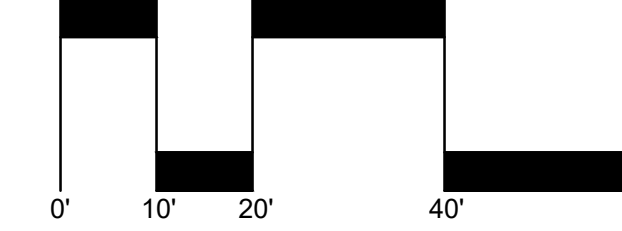
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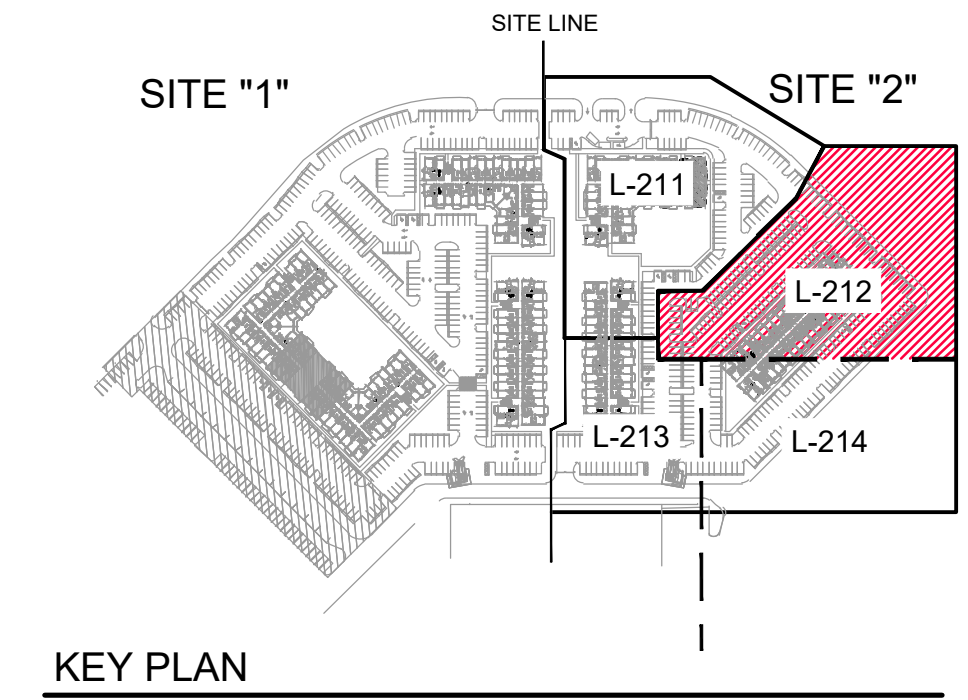
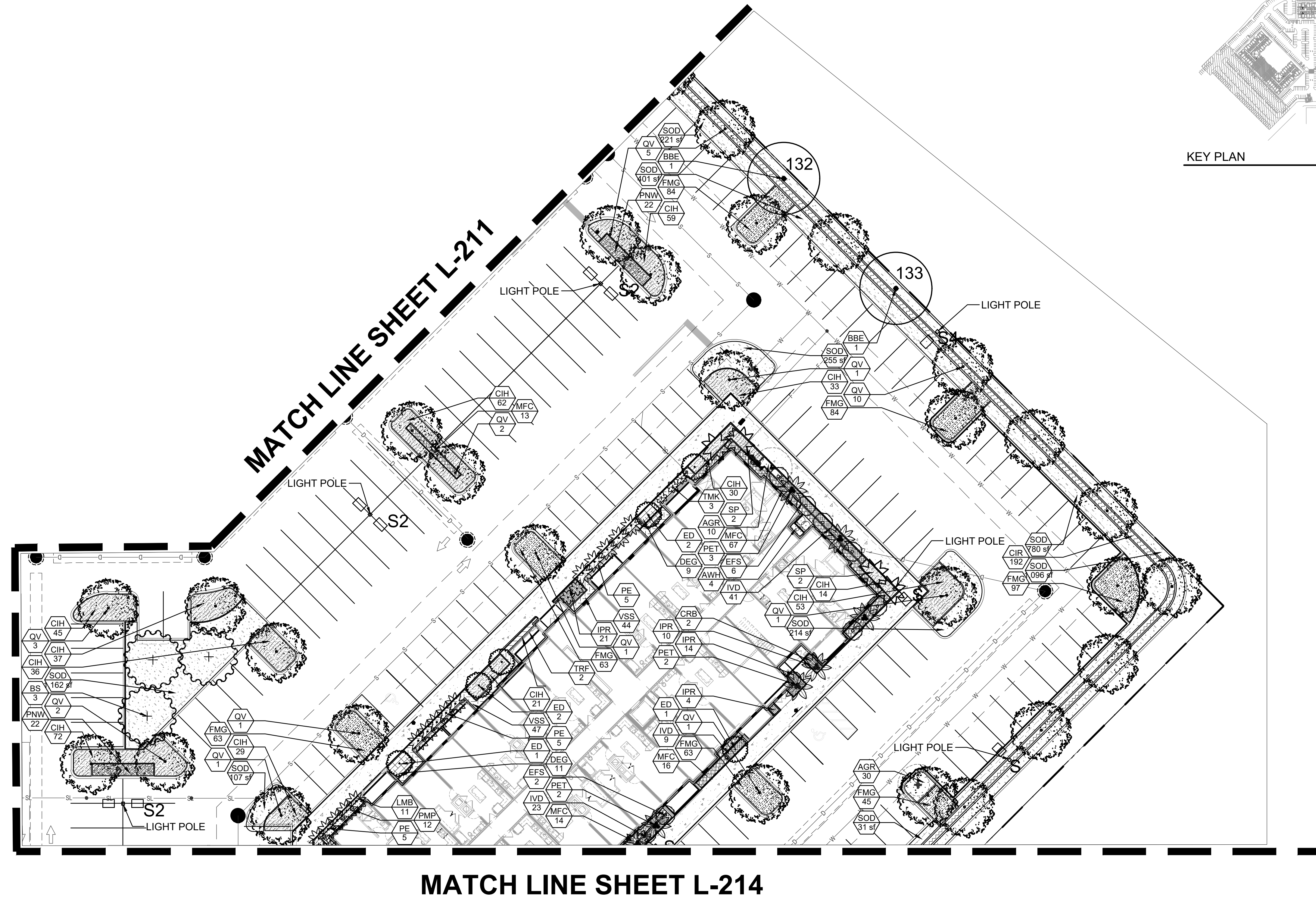
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SCALE: 1"=20'-00"



NORTH





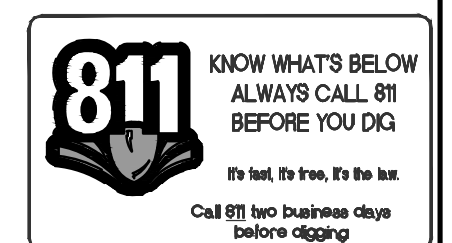
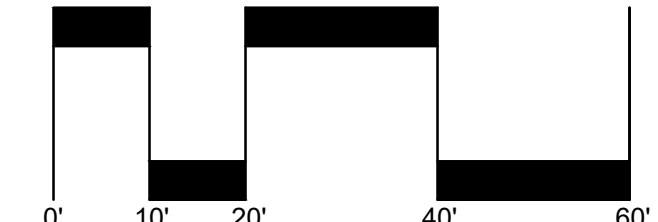
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SITE 2 - SUBMITTAL SET

MARLOWE - DORAL

DORAL, FLORIDA

Sheet Description
LANDSCAPE PLAN

Release Date
06-19-2026

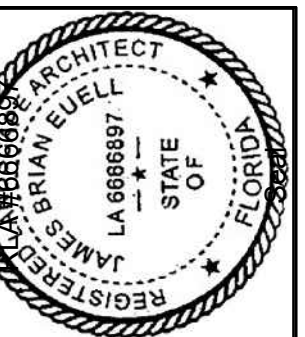
Project Number
2501D

Drawing Number

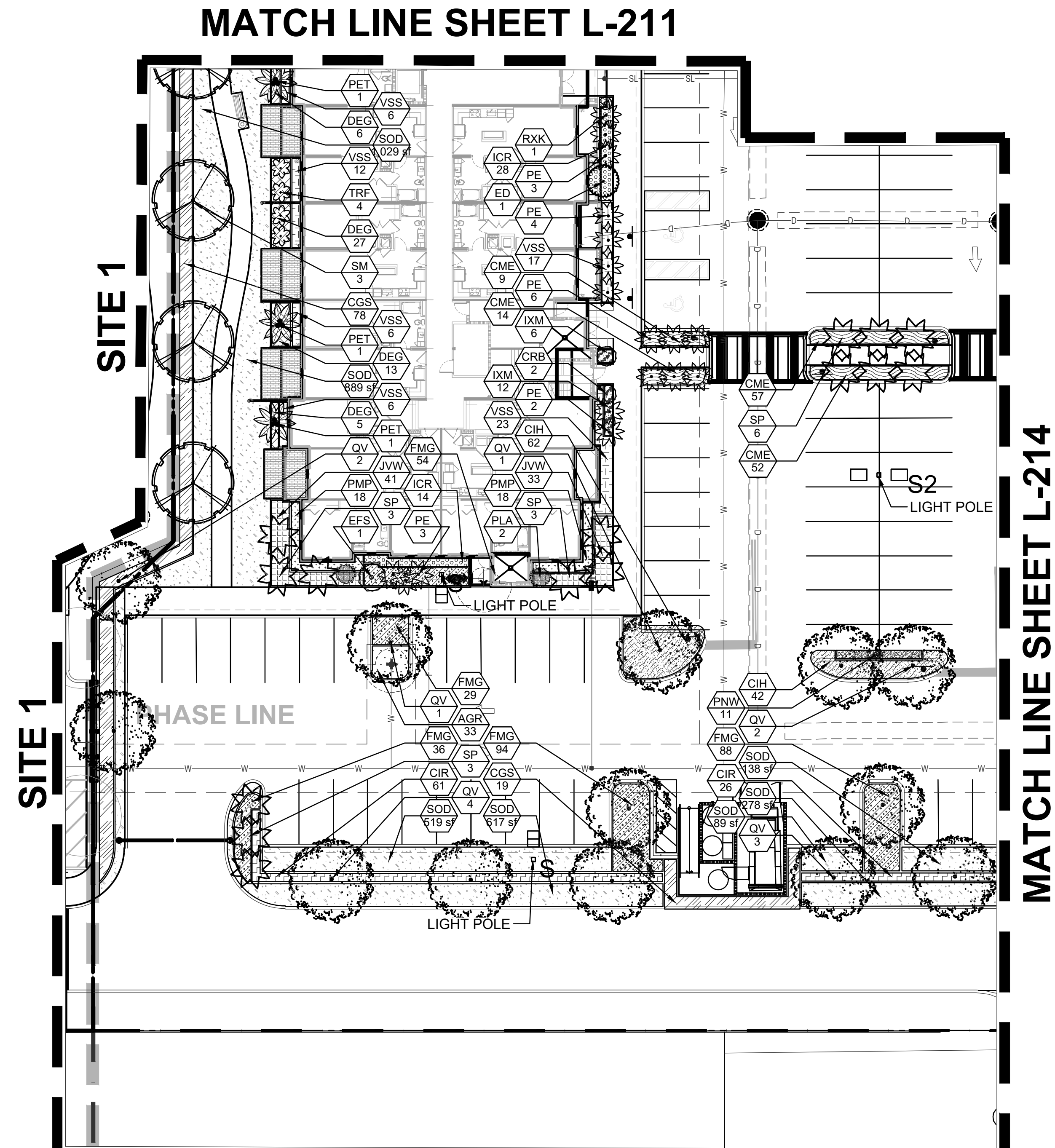
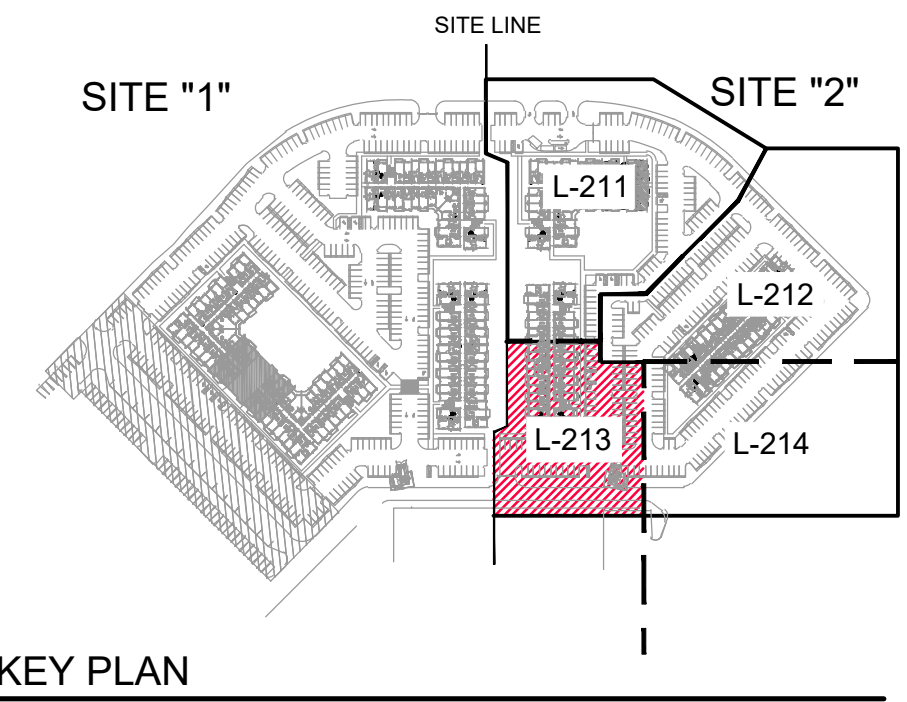
L-212

Sheet 3 OF 7

AAL
Architectural Alliance Landscape
612 SW 4th Ave., Fort Lauderdale, FL 33315 LCC000237
TEL: 954-764-8858 EMAIL: BEue@archall.net



Revision Dates



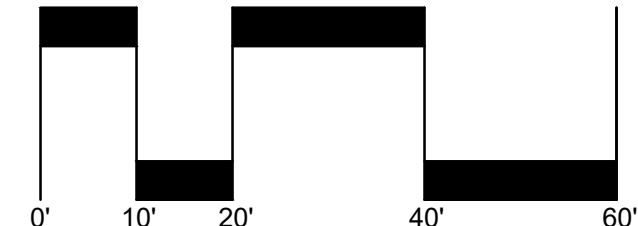
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SCALE: 1"=20'-00"



SITE 2 - SUBMITTAL SET

MARLOWE - DORAL

DORAL, FLORIDA

Sheet Description
LANDSCAPE PLAN

Release Date
06-19-2026

Project Number
2501D

Drawing Number

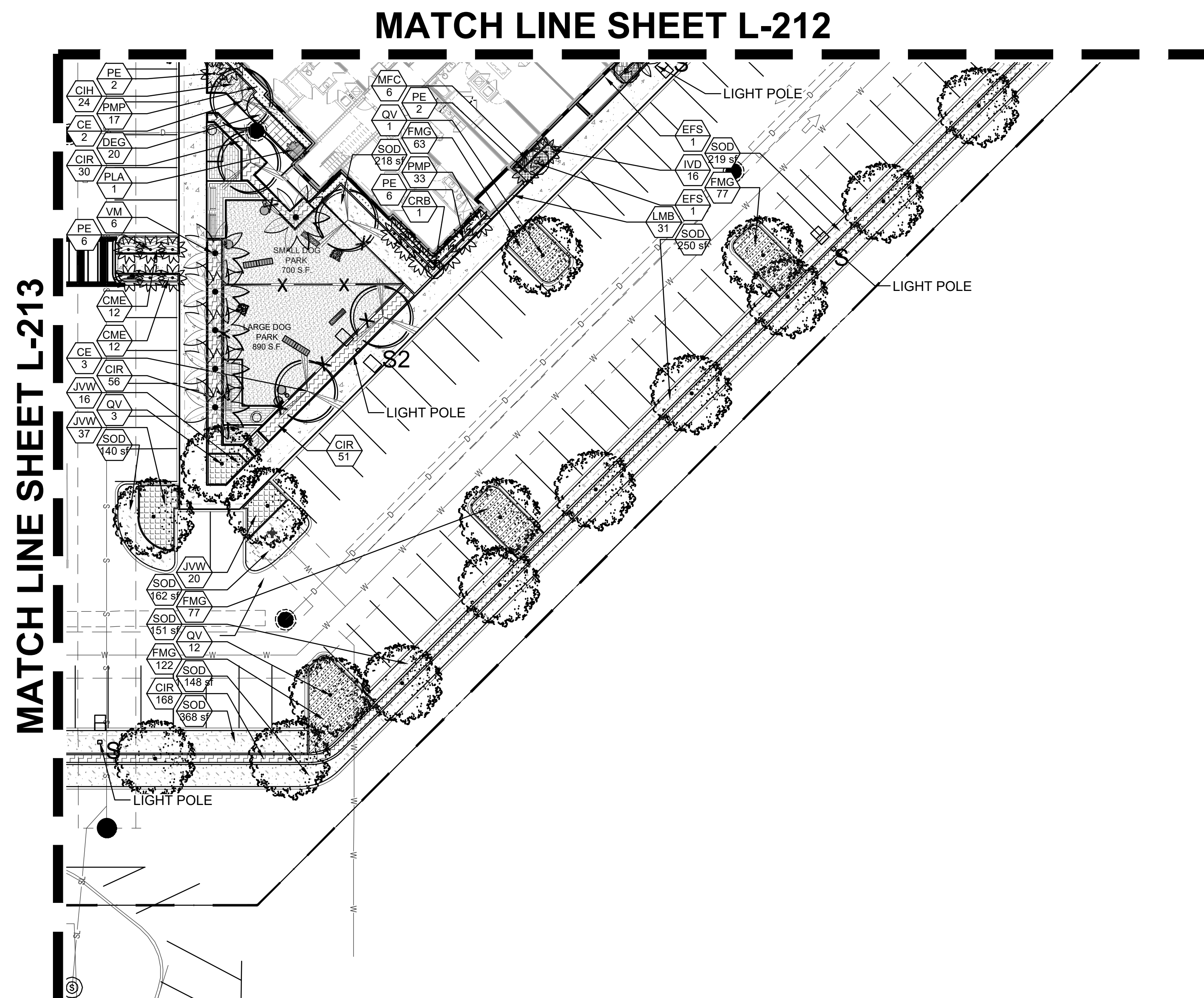
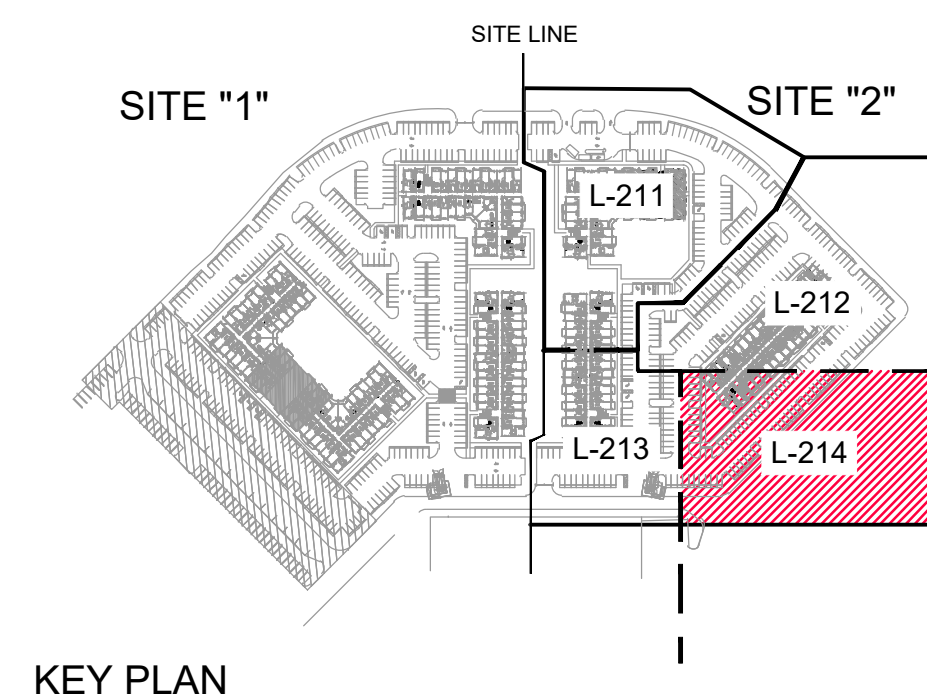
L-213

Sheet 4 OF 7

AAL
Architectural Alliance Landscape
612 SW 4th Ave., Fort Lauderdale, FL 33315 LCC000237
TEL: 954-764-8859 EMAIL: BEJ@aal.net



Revision Dates



NOTES:

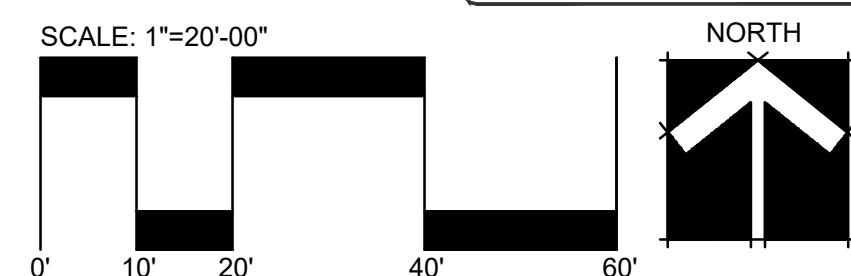
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SITE 2 - SUBMITTAL SET

MARLOWE - DORAL

DORAL, FLORIDA

Sheet Description

LANDSCAPE PLAN

Release Date
06-19-2026

Project Number
2501D

Drawing Number

L-214

Sheet 5 OF 7

PLANT SCHEDULE 2501D

CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE	NATIVE	DROUGHT	
TREES									
BS	7	BURSERA SIMARUBA	GUMBO LIMBO	FG/B&B	5" CAL	18'-20' HT, 10' SPR.	YES	HIGH	
CE	5	CONOCARPUS ERECTUS	BUTTONWOOD	FG/B&B	2" CAL	12' HT X 6' SPR	YES	HIGH	
ED	8	ELAEOCARPUS DECIPENS	JAPANESE BLUEBERRY TREE	FG/B&B	2" CAL	10'-12' HT., STANDARD	NO	HIGH	
QV	76	QUERCUS VIRGINIANA	LIVE OAK	FG/B&B	3" CAL	14' HT X 6' SPR	YES	HIGH	
SM	11	SWIETENIA MAHAGONI	MAHOGANY	FG/B&B	2.5" CAL	12' HT X 6' SPR	YES	HIGH	
EXISTING TREES									
BBE	2	BUCIDIA BUCERAS	BLACK OLIVE TREE	EXISTING TO REMAIN	VARIES	EXISTING TO REMAIN	NO	HIGH	
FLOWERING TREES									
CO	1	CANANGA ODORATA	YLANG-YLANG	FG/B&B	2" CAL	12'-14' OA, SINGLE STRAIGHT LEADER	NO	HIGH	
CF	9	CASSIA FISTULA	GOLDEN SHOWER TREE	FG/B&B	2" CAL	12'-14" HT. X 5' SPD., 5' CT, STD	NO	HIGH	
LS	3	LAGERSTROEMIA SPECIOSA	QUEEN'S CRAPE MYRTLE	FG/B&B	3" CAL	12' HT. X 5' SPR., STD.			
TC	1	TABEBUIA CARAIBA	SILVER TRUMPET	FG/B&B	3" CAL	12'-14" HT. X 5' SPD., 5' CT, STD	NO	HIGH	
PALM TREES									
LI	5	LATANIA LODDIGESII	BLUE LATAN PALM	FG/B&B		8' CT., FL FANCY	NO	HIGH	
PD	7	PHOENIX DACTYLIFERA 'MEDJOOL'	MEDJOOL DATE PALM	FG/B&B		12' CT. NUT INCLUDED, MATCHED O	NO	HIGH	
PET	12	PTYCHOSPERMA ELEGANS	ALEXANDER PALM	FG/B&B		10'-12' OA, TRIPLE TRUNKS	NO	HIGH	
PE	74	PTYCHOSPERMA ELEGANS	SOLITAIRE PALM	FG/B&B		16' OA., SINGLE	NO	HIGH	
RR	4	ROYSTONEA REGIA	ROYAL PALM	FG/B&B		8' GW, MATCHED OA HTS.	YES	MEDIUM	
SP	32	SABAL PALMETTO	CABBAGE PALMETTO	FG/B&B		14'-20' OA, VARY HEIGHTS	YES	HIGH	
VM	38	VEITCHIA MCDANIELSII	SUNSHINE PALM	FG/B&B		8' GW, MATCHED OA HTS.	NO	HIGH	
SHRUBS									
AWH	4	ACALYPHA WILKESIANA 'HOFFMANII'	RED COPPERLEAF	-		30" HT. X 30" SPR.	NO	HIGH	
ACCENT PLANT									
CRB	20	CALLISTEMON RIGIDUS	STIFF BOTTLEBRUSH	-	1" CAL.	8-10' OA., MATCHED STANDARDS	NO	HIGH	
CFR	10	CORDYLINE FRUTICOSA 'RED SISTER'	RED SISTER TI PLANT	-		24-28" OA	NO	MEDIUM	
EFS	22	EUGENIA FOETIDA	SPANISH STOPPER	-	1" CAL.	8-10' OA., STANDARDS	YES	HIGH	
PLA	12	POLYALTHIA LONGIFOLIA PENDULA	ASHOKAT TREE	-	1" CAL.	7-8' OA, FULL TO BASE	NO	HIGH	
RXK	3	RADERMACHERA X 'KUNMING'	KUNMING DWARF TREE JASMINE	-		4' OA., CONE FULL TO BASE	NO	HIGH	
PALMS & CYCADS									
CHE	5	CHAMAEROPS HUMILIS CERIFERA 'SILVER SELECT'	SILVER MEDITERRANEAN FAN PALM	-		4' OA., MULTI-CANE	NO	HIGH	
PSP	6	PTYCHOSPERMA SCHEFFERI	SCHEFFER'S PALM	-		7-8' OA, FULL TO BASE	NO	MEDIUM	
TMK	18	THRINAX MORRISII	KEY THATCH PALM	-		4' OA	YES	HIGH	
TRF	16	THRINAX RADIATA	FLORIDA THATCH PALM	-		7' HT. X 4' SPR.	YES	HIGH	
CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE	NATIVE	DROUGHT	SPACING
SHRUB AREAS									
CMF	293	CARMONA MICROPHYLLA	FUKIEN TEA	-		14" HT X 16" SPR	NO	HIGH	24" o.c.
CIR	771	CHRYSOBALANUS ICACO 'REDTIP'	RED TIP COCOPLUM	-		24"HT X 24"SPR	YES	MEDIUM	24" o.c.
CGS	239	CLUSIA GUTTIFERA	SMALL-LEAF CLUSIA	-		48" HT., 36" SPR.	NO	HIGH	36" o.c.
DEG	243	DURANTA ERECTA 'GOLD MOUND'	GOLD MOUND DURANTA	-		12" HT. X 16" SPR.	YES	HIGH	24" o.c.
FMG	1,815	FICUS MICROCARPA 'GREEN ISLAND'	GREEN ISLAND FICUS	-		12" HT. X 16" SPR.	NO	HIGH	18" o.c.
ICR	191	IXORA COCCINEA	RED IXORA	-		20" HT X 20" SPR	NO	HIGH	24" o.c.
MFC	116	MYRCIANTHES FRAGRANS 'COMPACTA'	COMPACT SIMPSON'S STOPPER	-		24" HT X 20" SPR	YES	HIGH	24" o.c.
PRC	27	PHILODENDRON X 'ROJO CONGO'	ROJO CONGO PHILODENDRON	-		18" HT X 18" SPR	NO	MEDIUM	30" o.c.
PCB	22	PLUMBAGO IMPERIALIS 'IMPERIAL BLUE'	PLUMBAGO	-		14" HT X 16" SPR	NO	HIGH	24" o.c.
PMP	193	PODOCARPUS MACROPHYLLUS	PODOCARPUS	-		24" HT X 20" SPR	NO	MEDIUM	24" o.c.
PNW	84	PSYCHOTRIA NERVOSA	WILD COFFEE	-		24" HT X 20" SPR	YES	HIGH	24" o.c.
SAG	213	SCHEFFLERA ARBORICOLA 'DWARF'	DWARF SCHEFFLERA	-		24"HT X 24"SPR	NO	HIGH	24" o.c.
SAD	45	SCHEFFLERA ARBORICOLA 'DAZZLE'	DAZZLE SCHEFFLERA	-		18" HT X 18" SPR	NO	HIGH	24" o.c.
VSS	260	VIBURNUM SUSPENSUM	SANDANKWA VIBURNUM	-		24" HT X 20" SPR	NO	MEDIUM	24" o.c.
GROUND COVERS									
AGR	169	ARACHIS GLABRATA	PERENNIAL PEANUT	-		4" HT. X 12' SPR	NO	HIGH	18" o.c.
CME	441	CARISSA MACROCARPA 'EMERALD BLANKET'	EMERALD BLANKET CARISSA	-		4" HT. X 12' SPR	NO	HIGH	18" o.c.
CIH	1,073	CHRYSOBALANUS ICACO 'HORIZONTALIS'	HORIZONTAL COCO PLUM	-		12"H X 16" SPR	YES	HIGH	24" o.c.
DBM	59	DIETES BICOLOR 'MORAEA'	FORTNIGHT LILY	-		12"HT X 12"SPR @	NO	HIGH	20" o.c.
IVD	89	ILEX VOMITORIA 'STOKES DWARF'	DWARF YAUPON HOLLY	-		12" HT. X 12" SPR.	YES	HIGH	18" o.c.
IXM	202	IXORA COCCINEA 'MAUI SUNSET'	MAUI SUNSET DWARF IXORA	-		12"X12" OA.	NO	MEDIUM	18" o.c.
IPR	199	IXORA COCCINEA 'PETITE RED'	DWARF RED IXORA	-		12" HT. X 12" SPR.	NO	HIGH	18" o.c.
JVW	266	JASMINUM VOLUBILE	WAX JASMINE	-		12" HT. X 12" SPR.	NO	MEDIUM	24" o.c.
JCP	127	JUNIPERUS CHINENSIS 'PARSONII'	PARSONI JUNIPER	-		8" HT. X 12" SPR.	NO	HIGH	24" o.c.
LMB	89	LIRIOPE MUSCARI 'BIG BLUE'	BIG BLUE LILYTURF	-		8" HT., 8" SPRD.	NO	HIGH	16" o.c.
NBN	10	NEOREGELIA X 'BOSSA NOVA'	GREEN & WHITE BROMELIAD	-		12" HT. X 12" SPR.	NO	HIGH	20" o.c.
NSQ	45	NEOREGELIA X 'TEQUILA'	TEQUILA BROMELIAD	-		12" HT. X 12" SPR.	NO	HIGH	16" o.c.
SOD/SEED									
SOD	18,571 SF	STENOTAPHRUM SECUNDATUM 'FLORITAM'	'FLORITAM' ST. AUGUSTINE SOD	SOD		PALLET	NO	MEDIUM	

CITY OF DORAL PLANTING REQUIREMENTS

LANDSCAPE LEGEND

Zoning District: CC

Total Lot Area: 246,674 SF 5.663 Acres

OPEN SPACE

REQUIRED

PROVIDED

A. Square feet of required open space required by Chapter 33, as indicated on site plan:
Lot Area = 246,674 s.f. x 20 % = 49,355 s.f.

49,355 SF 76,463 SF

B. Square feet of parking lot open space required by Chapter 18A, as indicated on site plan:
Number of parking spaces = 345 x 10 s.f. per parking space = 3,450 s.f.

3,450 SF 6,500+ SF

C. Total square feet of landscaped open space required by Chapter 33: A + B =

52,805 SF MIN. 80,000+ SF

TREES

A. Number of trees required per net lot acre,
including existing number of trees meeting minimum requirements
22 trees x 5.55 acres =

22 126 TREES
41 PALMS

B. % natives required: Number of trees provided x 30% =

37 100

C. Street Trees (maximum average spacing of 35' o.c.):
1,205 Linear feet along street frontages / 35 LF = 35 Trees
% Palms permitted to count towards street trees on 1:1 basis x 30%

N/A N/A

D. Total Trees required and provided

122 126 TREES
41 PALMS

SHRUBS

A. Number of shrubs required: Number of trees required x 10 =

1,220 2,000+

B. % Native shrubs required: Number of shrubs provided by 30% =

366 500+

LAWN AREA CALCULATION

REQUIRED PROVIDED

A. Total square feet of landscape open space Total = 47,509 SF
B. Maximum lawn area (sod) permitted = 60%
60% of provided open space is 76,463 SF x 60% = 45,878 SF

45,878 MAX. 21,426 SF

NOTE: 63.5% Native Trees provided and 51% Native Palms provided

CANOPY MITIGATION

TREE DISPOSITION PLAN - SITE 2

TOTAL CANOPY REMOVED	7,827
TOTAL CANOPY RELOCATED	0
	7,827
TREES REQUIRED	122
TREES PROVIDED	
124 SHADE TREE 1 (500 SQ/FT)	62000
46 SHADE TREE 2 (300 SQ/FT)	13800
117 PALM TREE 1 (300 SQ/FT)	35100
99 PALM TREE 2 (100 SQ/FT)	9900
17 CATEGORY 4 (200 SQ/FT)	3400
NET TREES ABOVE CODE SQ/FT	124200
NET TREES ABOVE CODE	248.4
TOTAL TREES TO BE MITIGATED	-126
1 TREE (CAT. 1) = \$600.00	600
TOTAL MITIGATION COST TO CITY	\$0

NOTE: NO TREE TRUST FUND PAYMENT IS REQUIRED.

PLANTING MITIGATION GUIDELINES

Use this table to calculate the planting requirements of your Tree Removal/Relocation Permit

If you plant a:	With this minimum height:	Credit obtained in square feet (sq.ft.):
Shade (Hardwood) Tree 1	Minimum 12' Overall Height	500
Shade (Hardwood) Tree 2	Minimum 8' Overall Height	300
Palm Tree 1	Minimum 10' Clear Trunk	300
Palm Tree 2	Minimum 3' Clear Trunk	100
Small Tree	Minimum 6' Overall Height	200



NOTES:

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- IRRIGATION SYSTEM SHALL ALSO BE EQUIPPED WITH RAIN SENSOR
- SEE SHEET L-200 - L-205 TREE DISPOSITION PLAN.
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- SEE SHEET L-220 FOR LANDSCAPE SCHEDULE AND CALCULATIONS
- SEE SHEET L-221 FOR LANDSCAPE DETAILS AND NOTES
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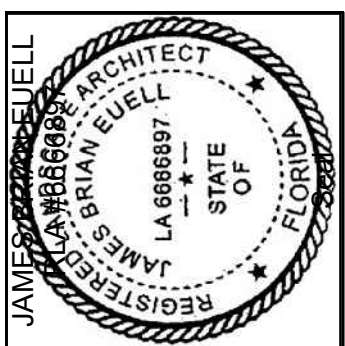
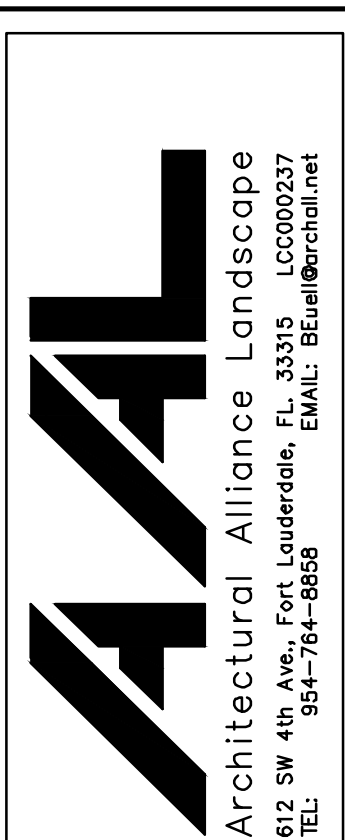
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Revision Dates

SITE 2 - SUBMITTAL SET

MARLOWE - DORAL

DORAL, FLORIDA

Sheet Description

LANDSCAPE
SCHEDULE &
CALCULATIONS

Release Date

06-19-2026

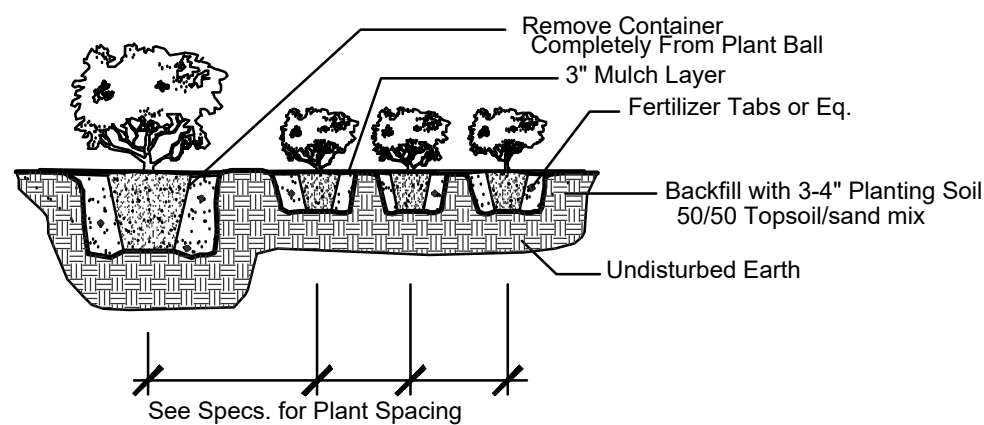
Project Number

2501D

Drawing Number

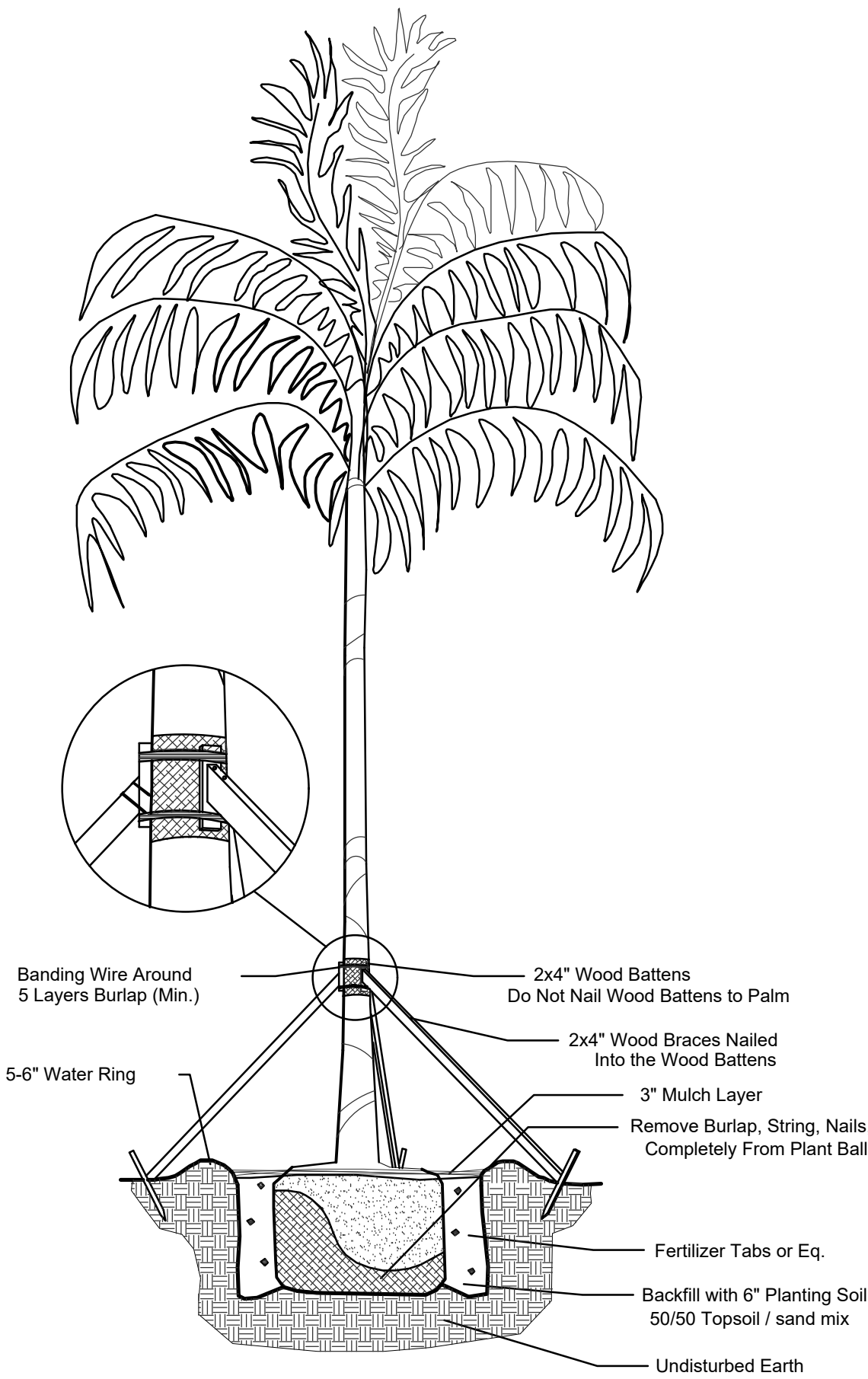
L-220

SHEET 6 OF 7



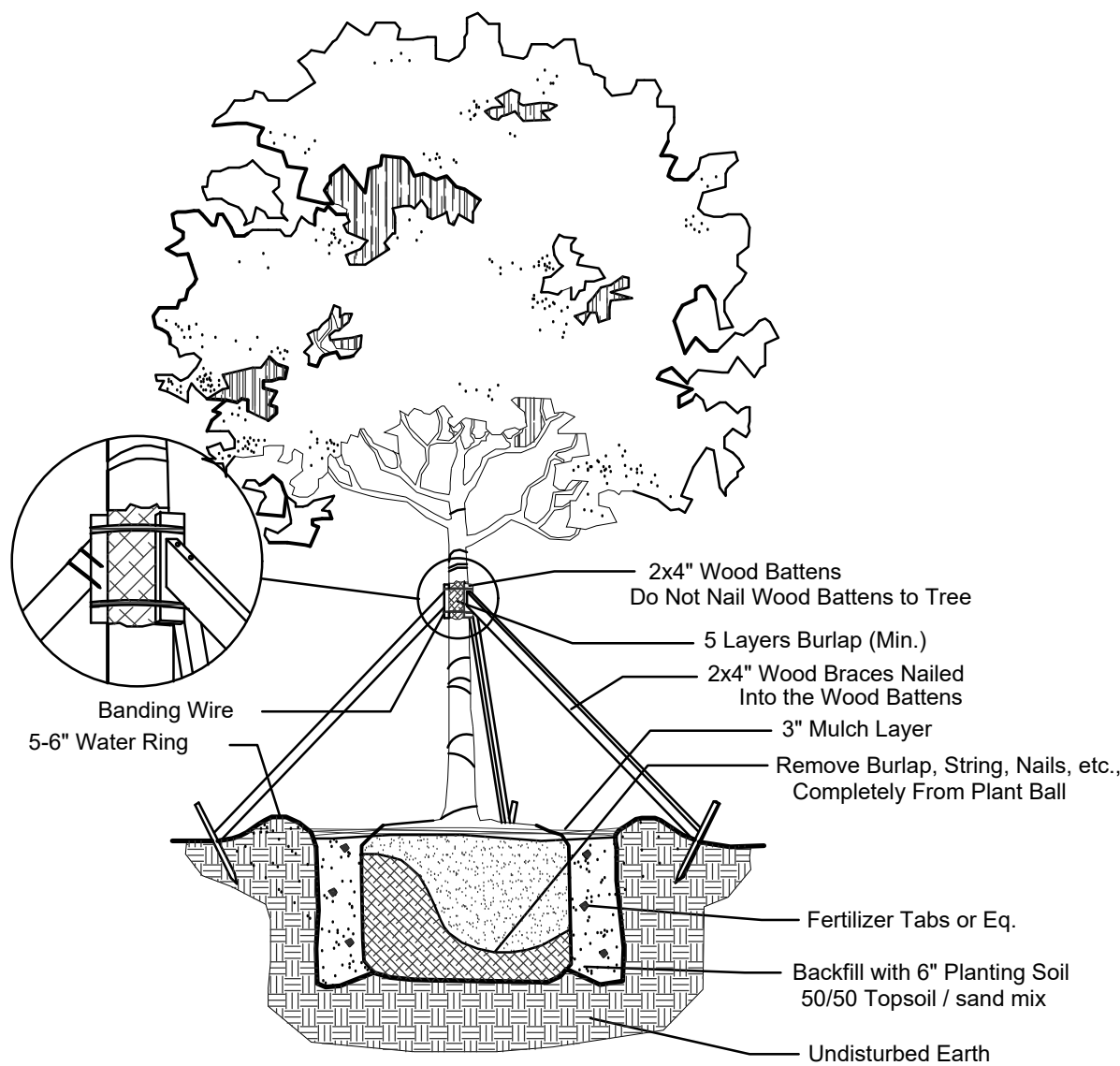
Shrub & Ground Cover Planting Detail

NTS



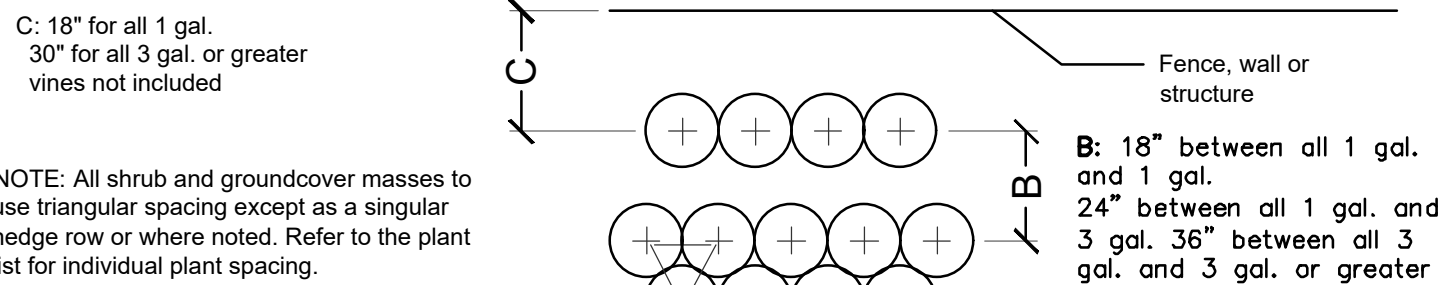
Palm Planting Detail

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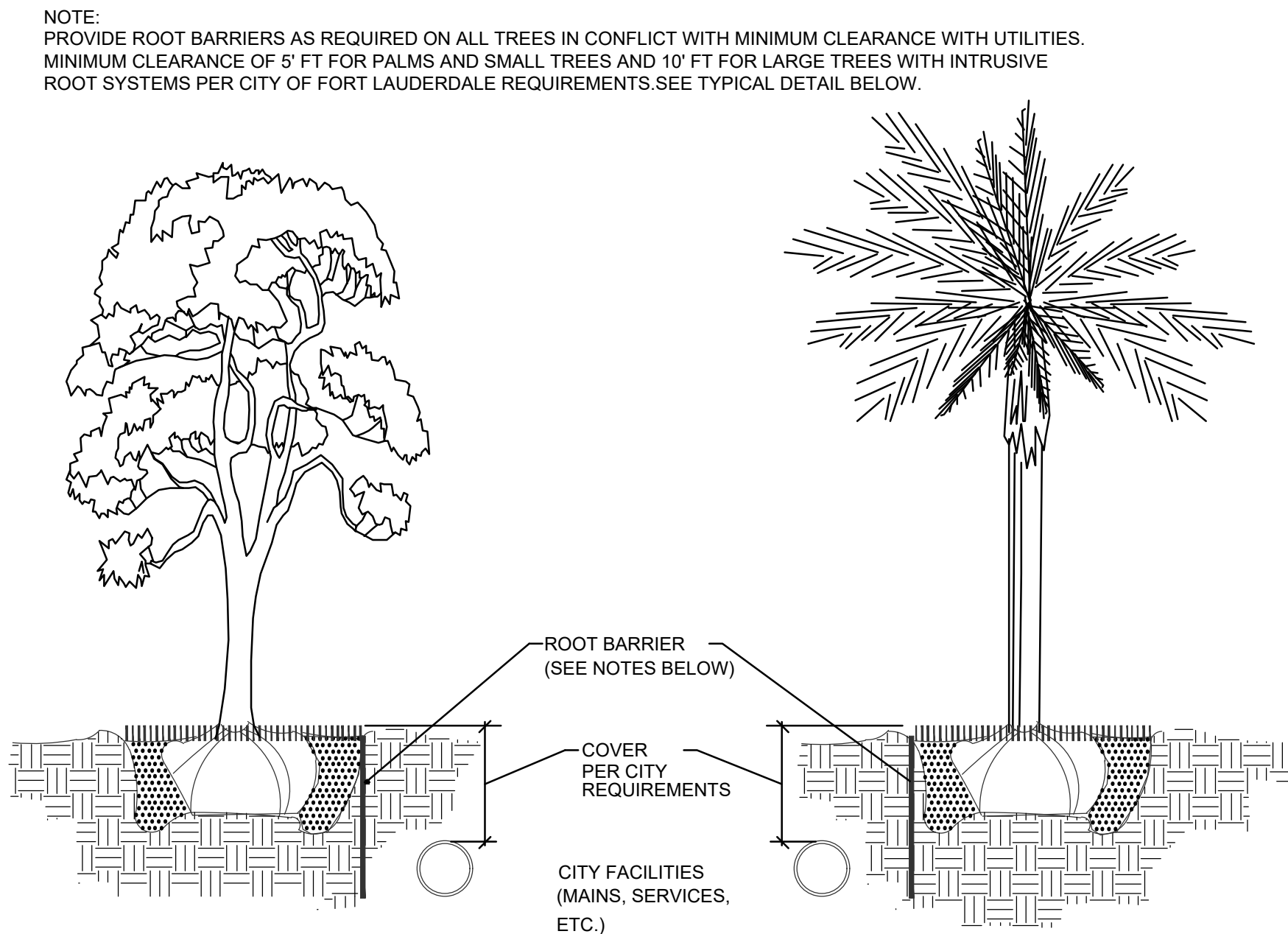
Large Tree Planting Detail

NTS



Typical Plant Spacing

NTS

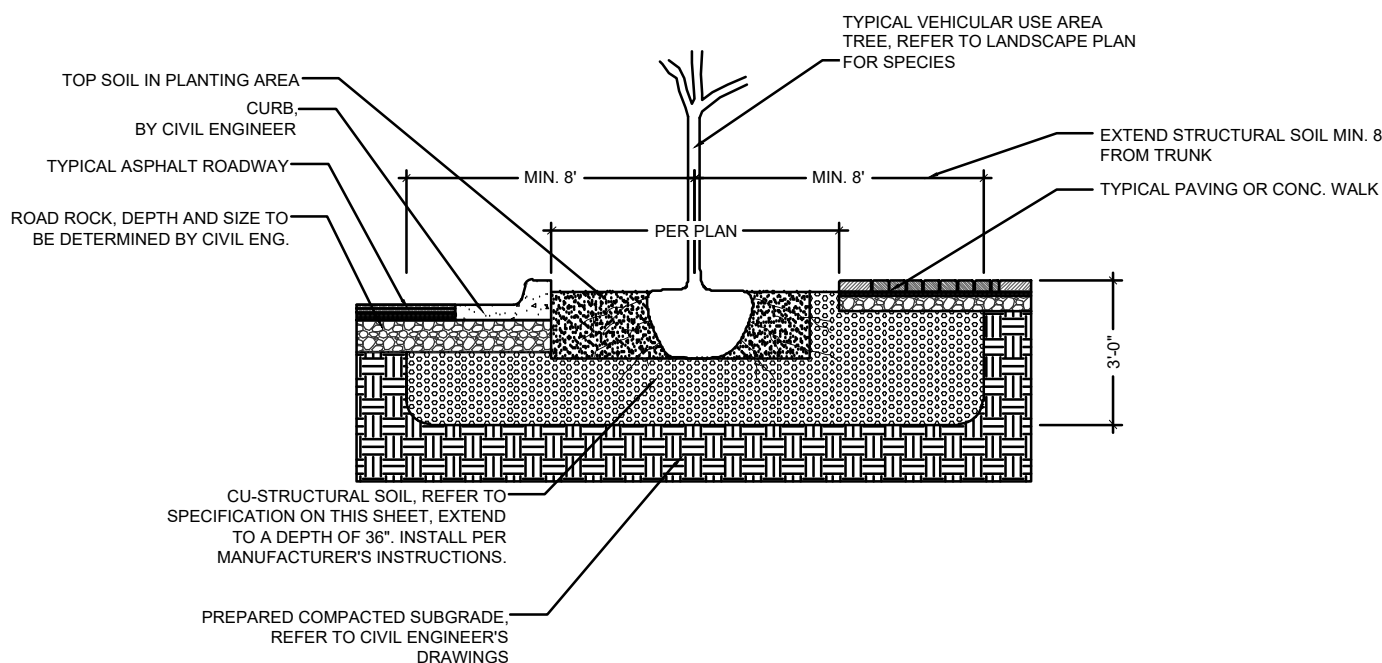


NOTES:

1. THE INSTALLATION OF ROOT BARRIERS SHALL BE COORDINATED WITH CITY AND INSPECTED BY CITY PRIOR TO BACKFILLING. ALL ROOT BARRIERS SHALL EXTEND UP TO FINISHED GRADE.
2. ROOT BARRIERS SHALL HAVE MINIMUM DEEP PER CITY REQUIREMENTS. APPROVED PRODUCTS INCLUDE "DEEP ROOT" AND "ROOT SOLUTIONS". FLEXIBLE BARRIERS SHALL BE 36" PANELS MANUFACTURED BY BIOBARRIER.
3. ALL ROOT BARRIERS SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURERS WRITTEN INSTRUCTIONS.

Typical Root Barrier Detail

NTS



CU-STRUCTURAL SOIL DETAIL

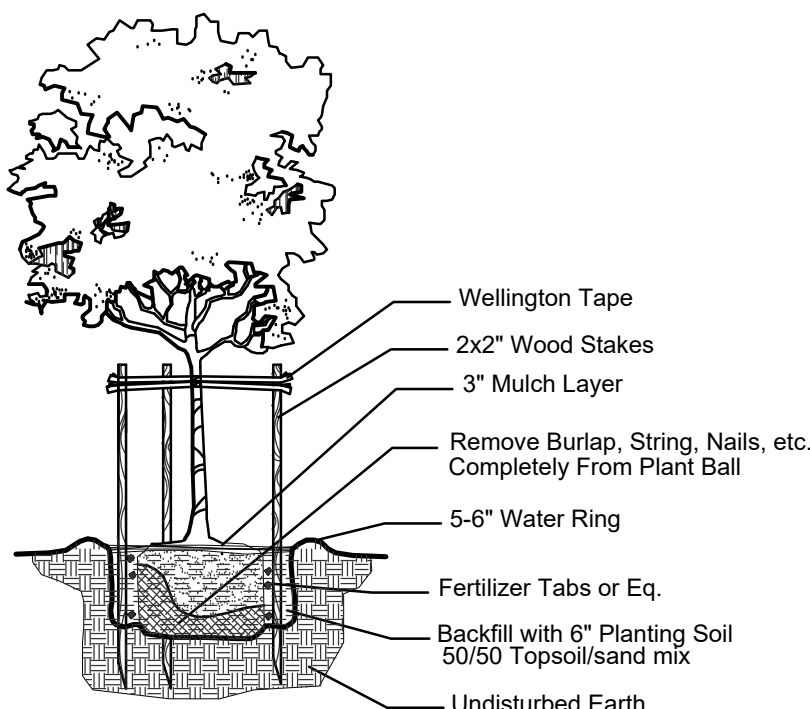
NTS

CU-STRUCTURAL SOIL® SPECIFICATIONS	
PART 2 - MATERIALS	
2.1 CLAY LOAM	
A. Soil shall be a "loam" with a minimum clay content of 20% or a "clay loam" based on the "USDA classification system" as determined by mechanical analysis (ASTM D-422) and it shall be of uniform composition, without admixture of subsoil. It shall be free of stones, lumps, plants and their roots, debris and other extraneous matter. It shall not contain toxic substances harmful to plant growth. Clay loam shall contain not less than 2% or more than 5% organic matter as determined by the loss on ignition of oven-dried samples. Test samples shall be oven-dried to a constant weight at a temperature of 230 degrees F., plus or minus 9 degrees.	
B. Mechanical analysis for the loam or clay loam shall be as follows:	
Textural Class	% of Total Weight
Gravel	less than 5%
Sand	20-45%
Silt	20-50%
Clay	20-40%
C. Chemical analysis: Meet, or be amended to meet the following criteria:	
1. pH between 5.5 to 6.5	
2. Percent organic matter 2% - 5% by dry weight	
3. Adequate nutrient levels	
4. Soluble salt less than 1.0 mmho/cm	
5. Cation Exchange Capacity (CEC) greater than 10	
6. Carbon/Nitrogen ratio less than 35:1	
D. Loam or clay loam shall not come from USDA - classified prime farmland.	
2.2 FERTILIZER (if needed)	
A. Should nutrient analysis suggest that the loam or clay loam need additional nutrients, it shall be amended by Ameriq's licensed producer.	
2.3 SULFUR (if needed)	
A. Sulfur shall be a commercial granular, 90% pure sulfur, with material and analysis appearing on the labeled container.	
B. Sulfur used to lower pH shall be a ferrous sulfate formulation.	
C. Application rates shall be dependent on soil test results.	
2.4 LIME (if needed)	
A. Agricultural lime containing a minimum of 85% carbonates.	
B. Application rates shall be dependent on soil test results.	
2.5 CRUSHED STONE	
A. The size of the crushed stone shall be 0.75 inches to 1.5 inches allowing for up to 10% being greater than 1.5 inches, and up to 10% less than 0.75 inches.	
B. Acceptable aggregate dimensions will not exceed 2.5:1.0 for any two dimensions.	
C. Minimum 90% with two or more fractured faces.	
D. Results of Aggregate Soundness Loss test shall not exceed 18%.	
E. Losses from LA Abrasion tests shall not exceed 40%.	
2.6 HYDROGEL	
A. Hydrogel shall be a coated potassium propenonate-propanamide copolymer (Gelscape® Hydrogel Tackifier) as manufactured by Ameriq, Inc. 800-832-8788.	
2.7 WATER	
A. The installing contractor shall be responsible to furnish his own supply of water (if needed) free of impurities, to the site.	
2.8 CU-STRUCTURAL SOIL®	
A. A uniformly blended urban tree mixture of crushed stone, clay loam and Gelscape® Hydrogel Tackifier, as produced by an Ameriq-licensed company, mixed in the following proportion:	
Material	Unit of Weight
specified crushed Stone	100 units dry weight
specified clay loam	20 - 25 units to achieve minimum CBR of 50)
Gelscape® Hydrogel Tackifier	0.035 units dry weight
moisture	ASTM D698/AASHTO 1-99 optimum moisture

CU-STRUCTURAL SOIL SPECIFICATIONS

SPECIAL INSTRUCTIONS:

1. GENERAL SITE AND BERM GRADING TO +/- 1 INCH (1") SHALL BE PROVIDED BY THE GENERAL CONTRACTOR. ALL FINISHED SITE GRADING AND FINAL DECORATIVE BERM SHAPING SHALL BE PROVIDED BY THE LANDSCAPE CONTRACTOR.
2. ALL SOD AREAS AS INDICATED ON THE PLANTING PLAN SHALL RECEIVE STENOTAPHRUM SECUNDATUM, ST. AUGUSTINE 'PALMETTO' SOLID SOD. IT SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR TO INCLUDE IN THE BID, THE REPAIR OF ANY SOD WHICH MAY BE DAMAGED FROM THE LANDSCAPE INSTALLATION OPERATIONS.



Small Tree Planting Detail

NTS



NOTES:

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4. SEE SHEET L-210 - L-214 PLANTING PLAN
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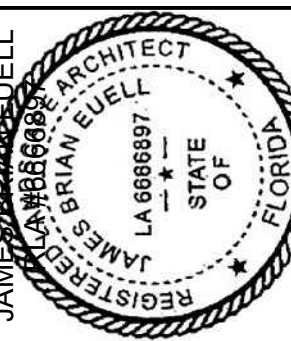
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AAL
Architectural Alliance Landscape
612 SW 4th Ave., Fort Lauderdale, FL 33315 LCC000237
TEL: 954-764-8858 EMAIL: BBuel@aarchll.net



Revision Dates

SITE 2 - SUBMITTAL SET
MARLOWE - DORAL

DORAL, FLORIDA

Sheet Description

LANDSCAPE
DETAILS &
NOTES

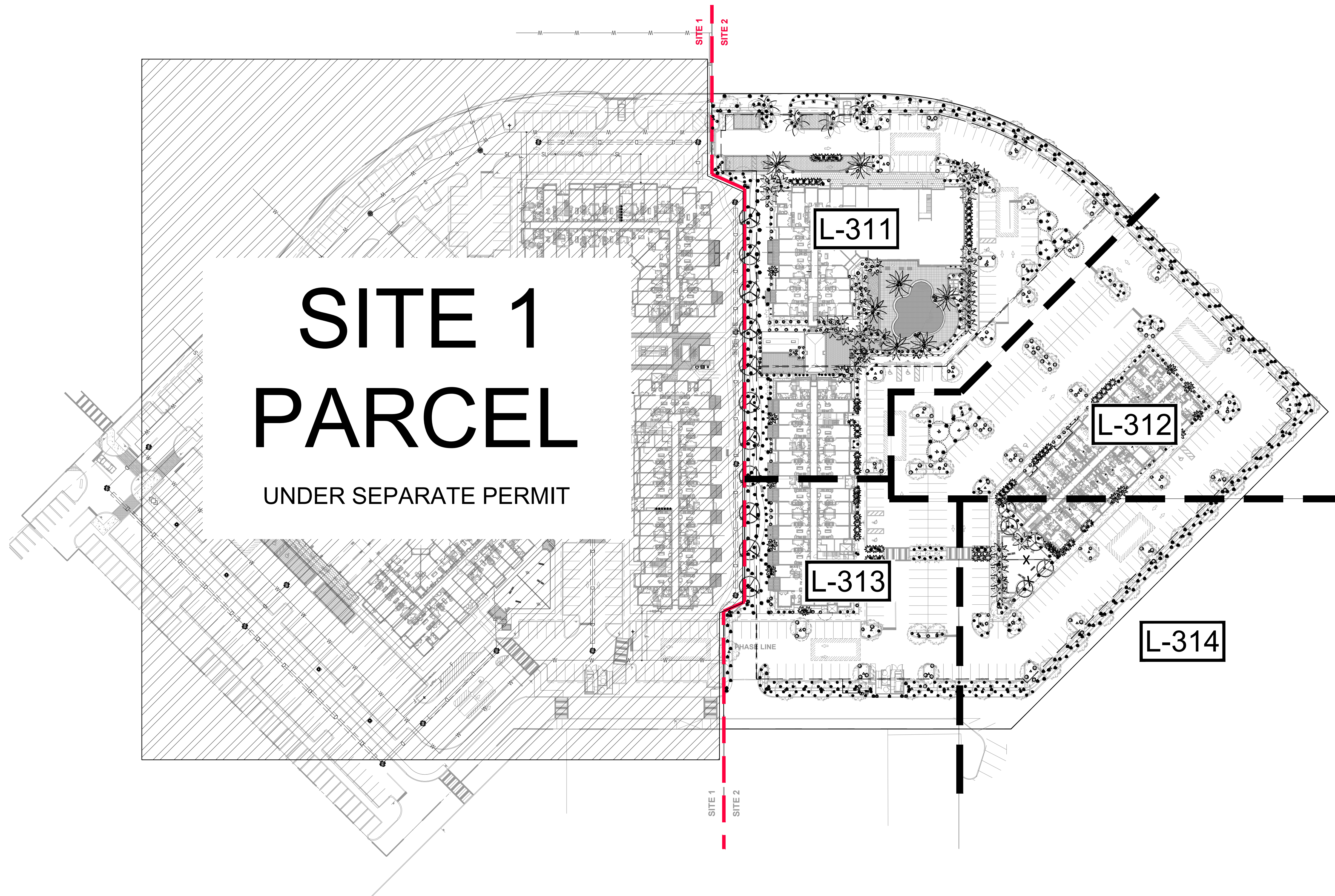
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06-19-2026

Project Number
2501D

Drawing Number

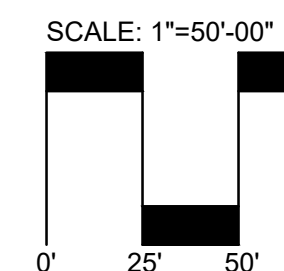
L-221

SHEET 6 OF 7



NOTES:

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3. CONTRACTOR TO COORDINATE TEMPORARY IRRIGATION IF NEEDED PRIOR TO INSTALLATION.



SITE 2 - SUBMITTAL SET

MARLOWE - DORAL

DORAL, FLORIDA

Sheet Description
OVERALL
IRRIGATION PLAN

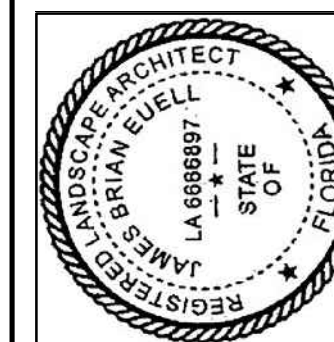
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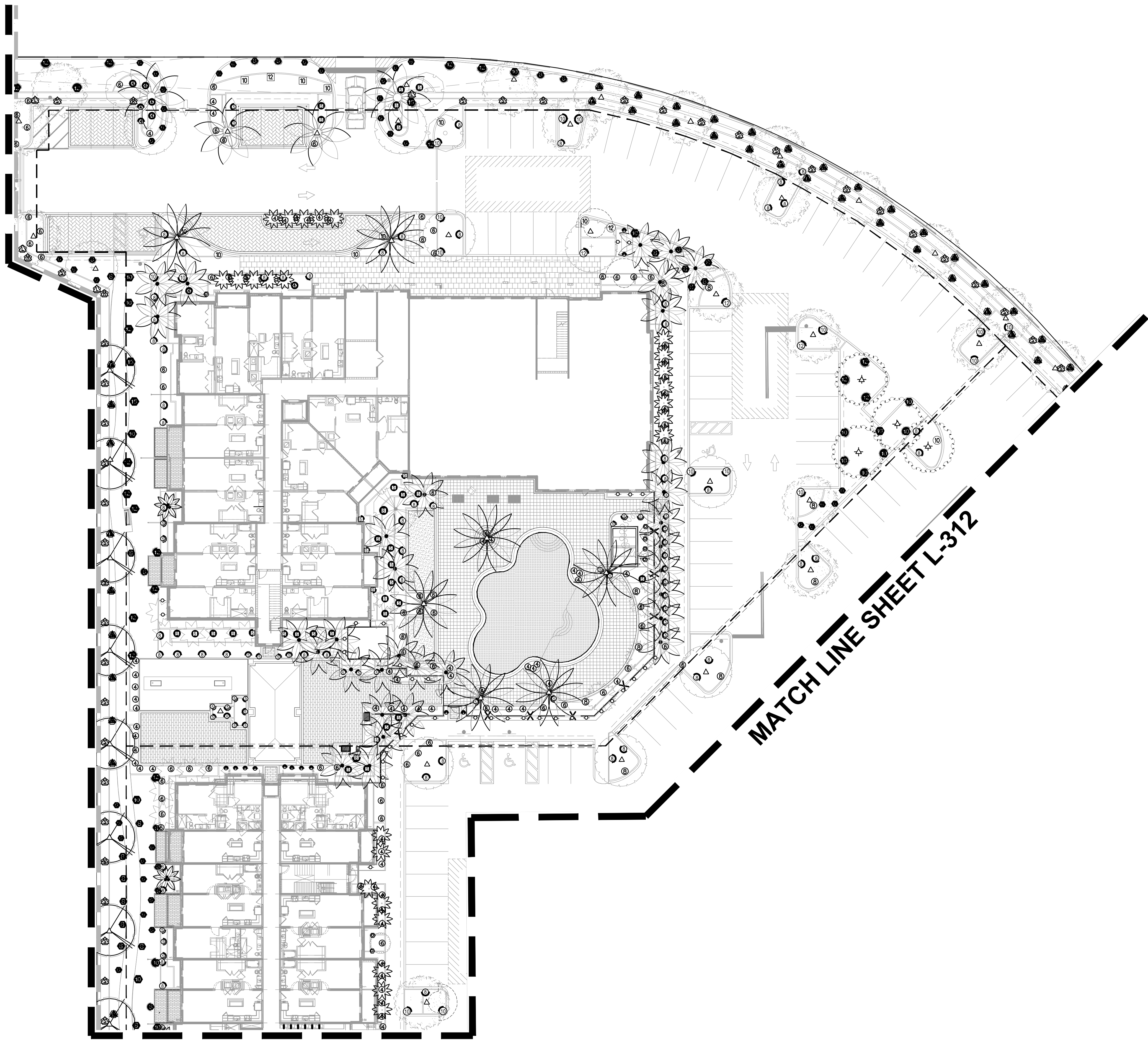
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Sheet 1 OF 7



Revision Dates

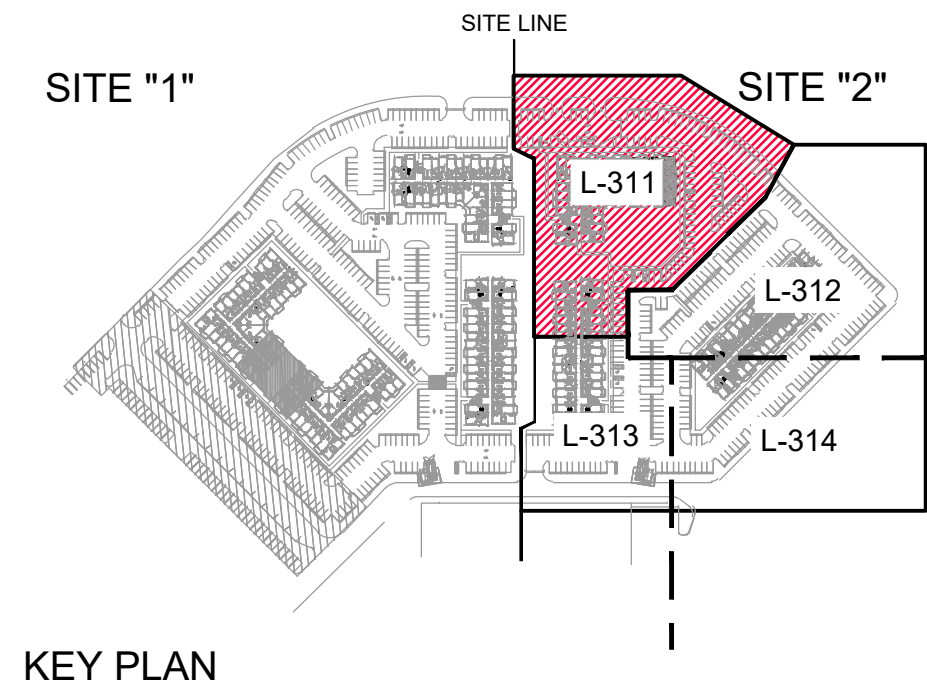
AAL
Architectural Alliance Landscape
612 SW 4th Ave., Fort Lauderdale, FL 33315 LCC000237
TEL: 954-784-8858 EMAIL: BEU@archall.net



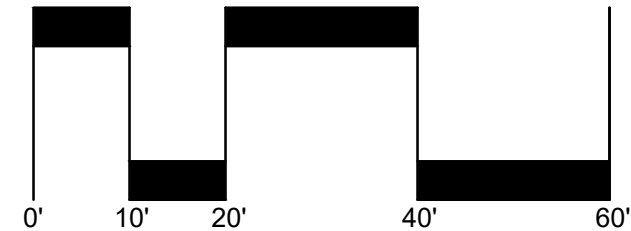
MATCH LINE SHEET L-313

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SCALE: 1"=20'-00"



NORTH



SITE 2 - SUBMITTAL SET

MARLOWE - DORAL

DORAL, FLORIDA

Sheet Description

IRRIGATION PLAN

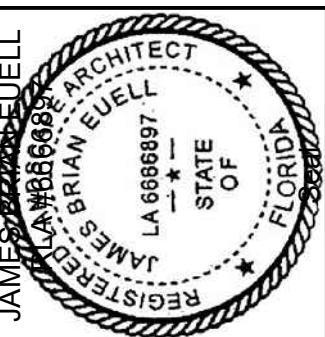
Release Date
06-19-2026

Project Number
2501D

Drawing Number

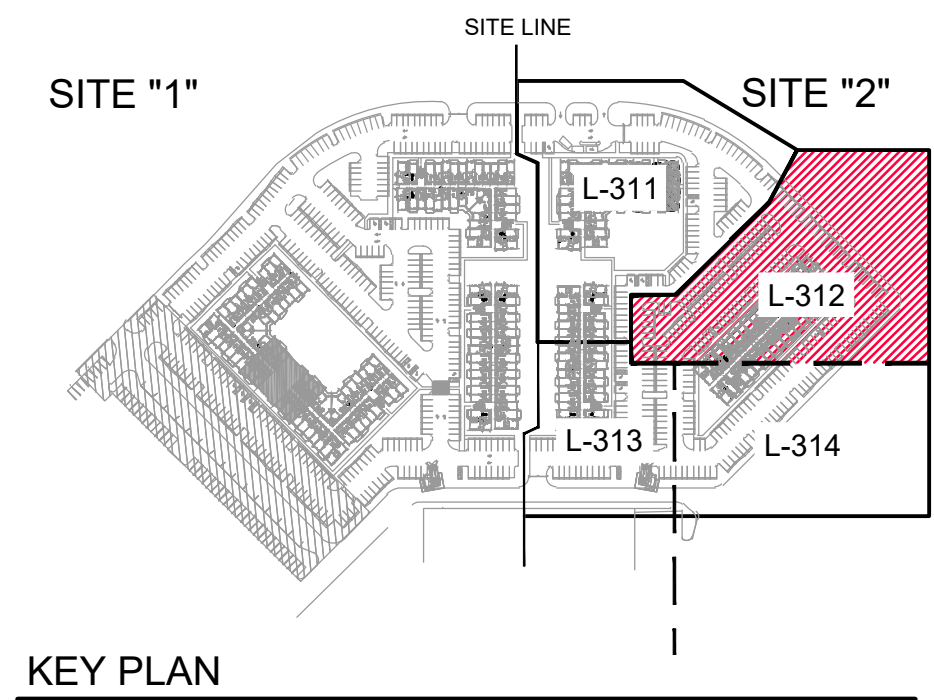
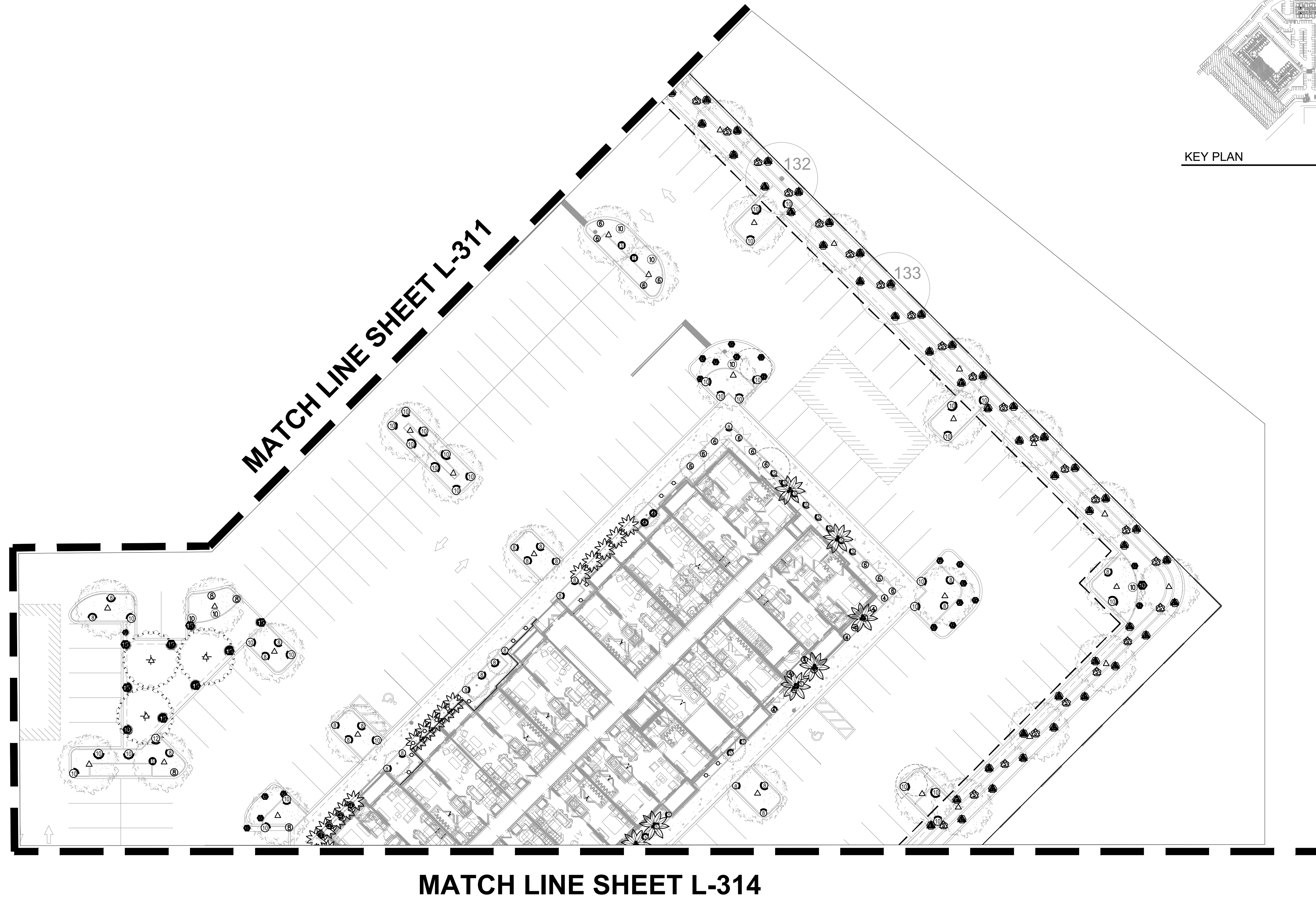
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Sheet 2 OF 7



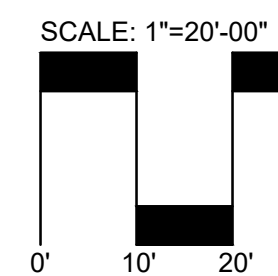
Revision Dates

AAL
Architectural Alliance Landscape
612 SW 4th Ave., Fort Lauderdale, FL 33315 LCC000237
TEL: 954-764-8859 EMAIL: BEuell@aarchall.net



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SITE 2 - SUBMITTAL SET

MARLOWE - DORAL

DORAL, FLORIDA

Sheet Description
IRRIGATION PLAN

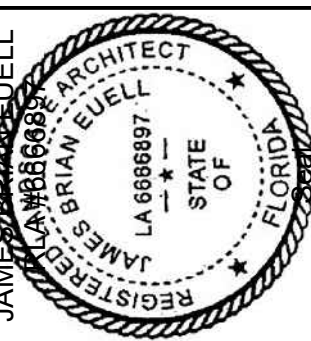
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Project Number
2501D

Drawing Number

L-312

Sheet 3 OF 7

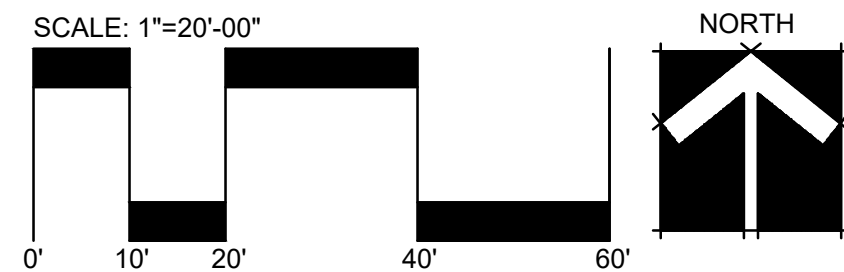
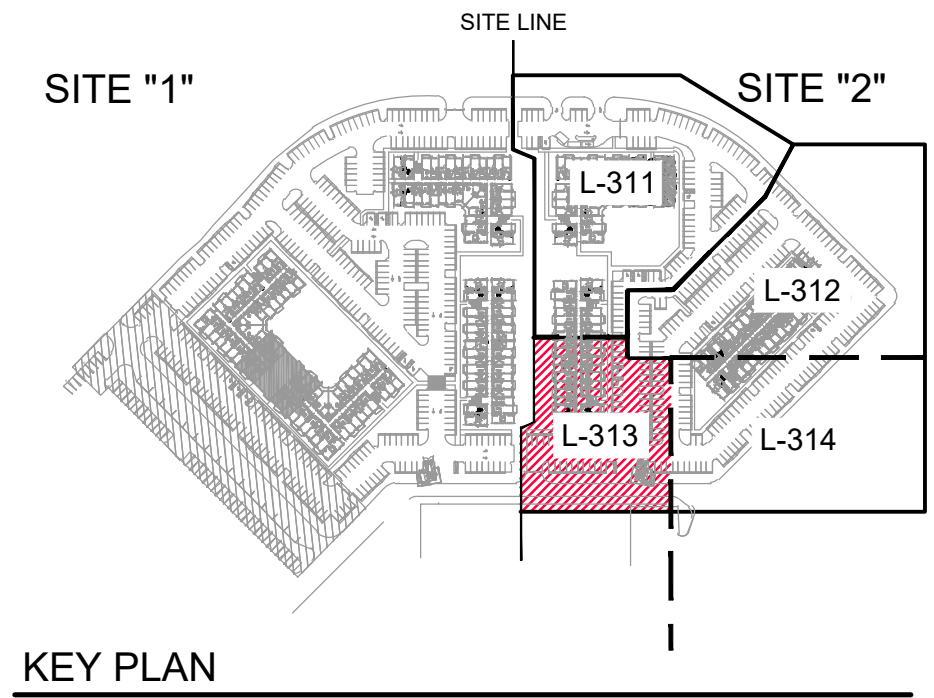
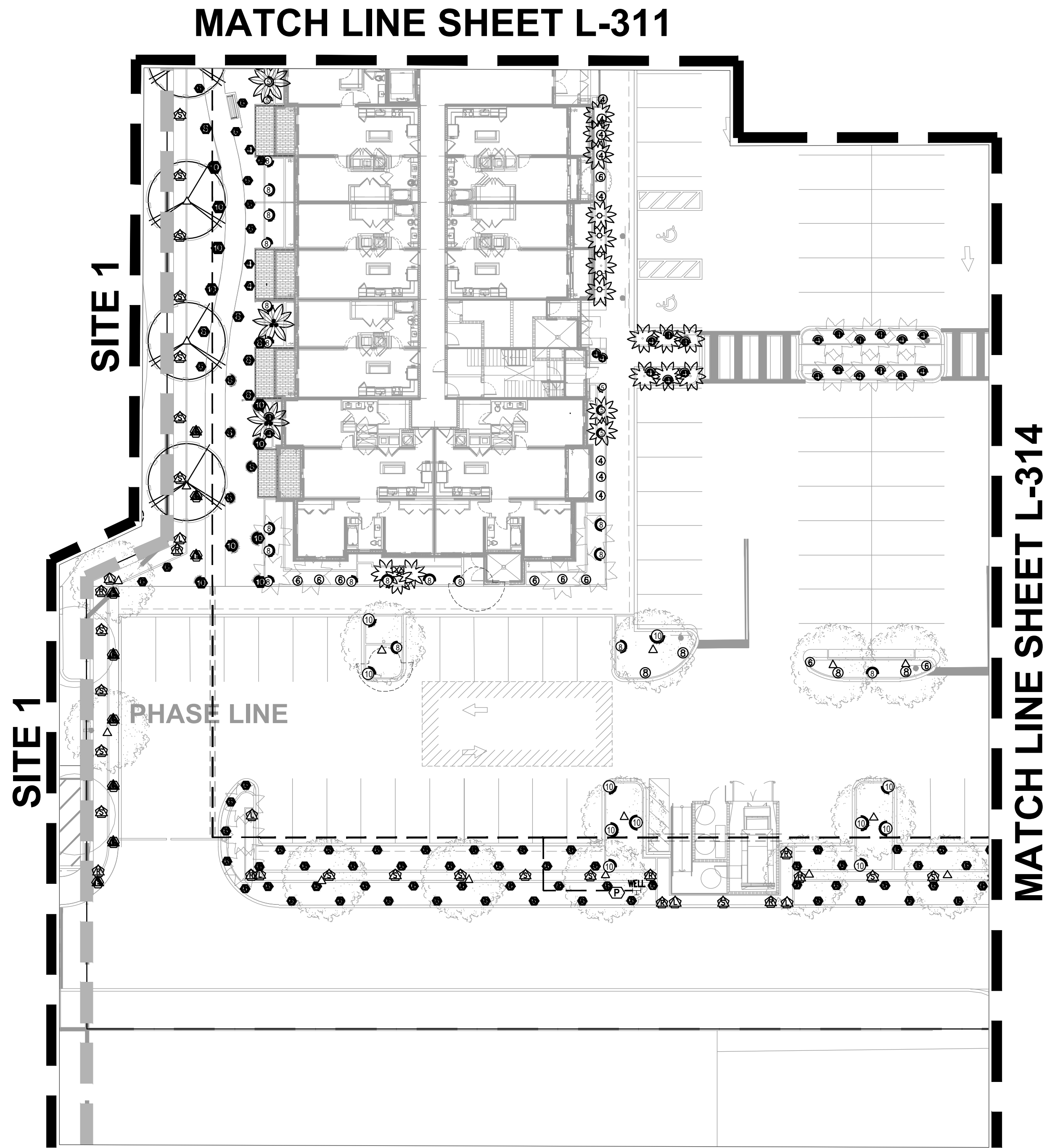


Revision Dates

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SITE 2 - SUBMITTAL SET

MARLOWE - DORAL

DORAL, FLORIDA

Sheet Description

LANDSCAPE PLAN

Release Date

06-19-2026

Project Number

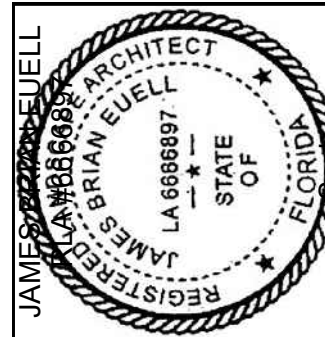
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Drawing Number

L-313

Sheet 4 OF 7

Revision Dates

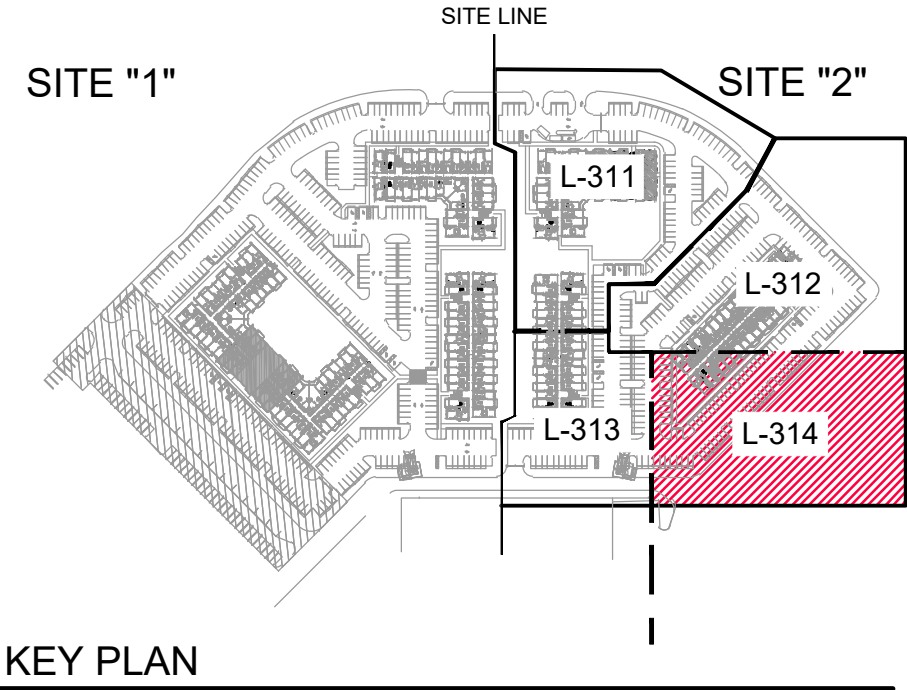


AAL

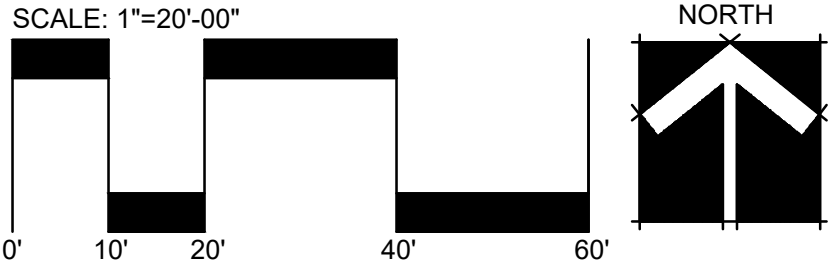
Architectural Alliance Landscape

612 SW 4th Ave., Fort Lauderdale, FL 33315 LC0000237

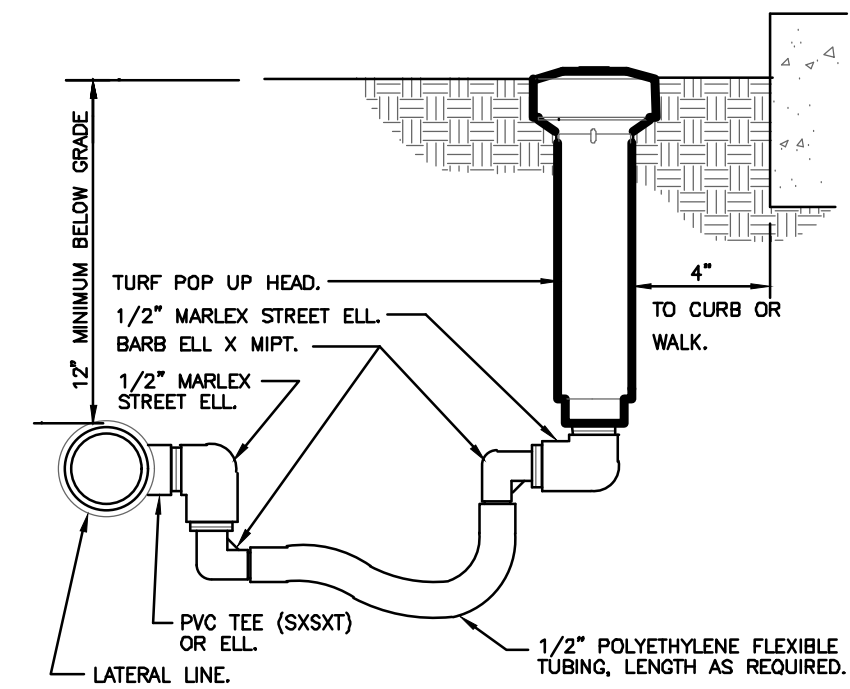
TEL: 954-784-8858 EMAIL: BEuell@aarchall.net



- NOTES:
1. ALL SOD AND LANDSCAPE RECEIVE 100% COVERAGE FROM AN AUTOMATIC IRRIGATION SYSTEM USING AN APPROVED WATER SOURCE.
 2. IRRIGATION SYSTEM SHALL ALSO BE EQUIPPED WITH RAIN SENSOR
 3. CONTRACTOR TO COORDINATE TEMPORARY IRRIGATION IF NEEDED PRIOR TO INSTALLATION.

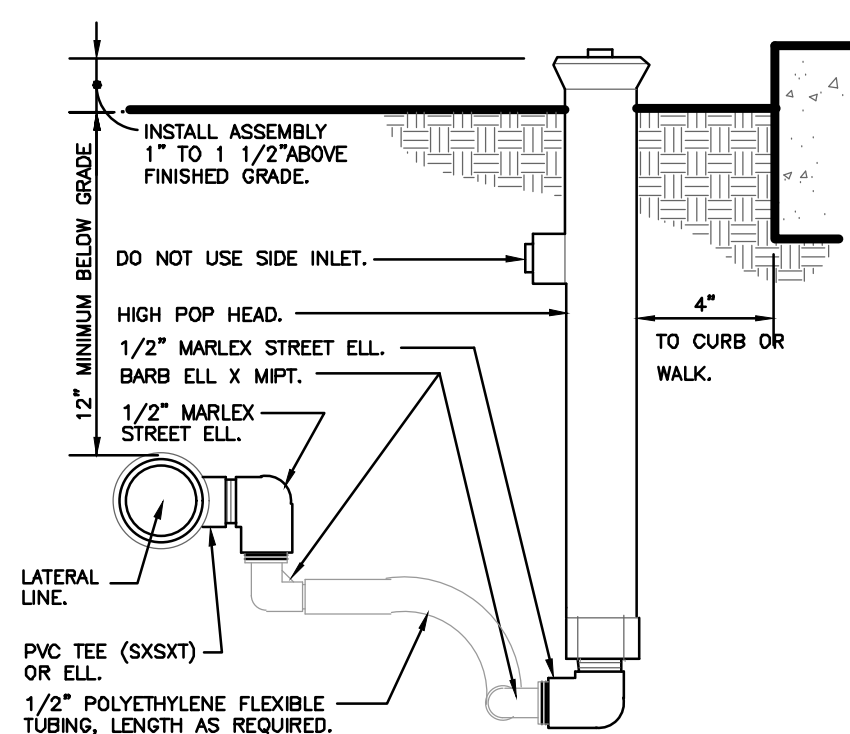


Architectural Alliance Landscape 612 SW 4th Ave., Fort Lauderdale, FL 33315 LCC000237 TEL: 954-764-8859 EMAIL: BEuell@aarchall.net	
Revision Dates	
SITE 2 - SUBMITTAL SET	
MARLOWE - DORAL DORAL, FLORIDA	
Sheet Description	IRRIGATION PLAN
Release Date	06-19-2026
Project Number	2501D
Drawing Number	L-314 Sheet 5 OF 7



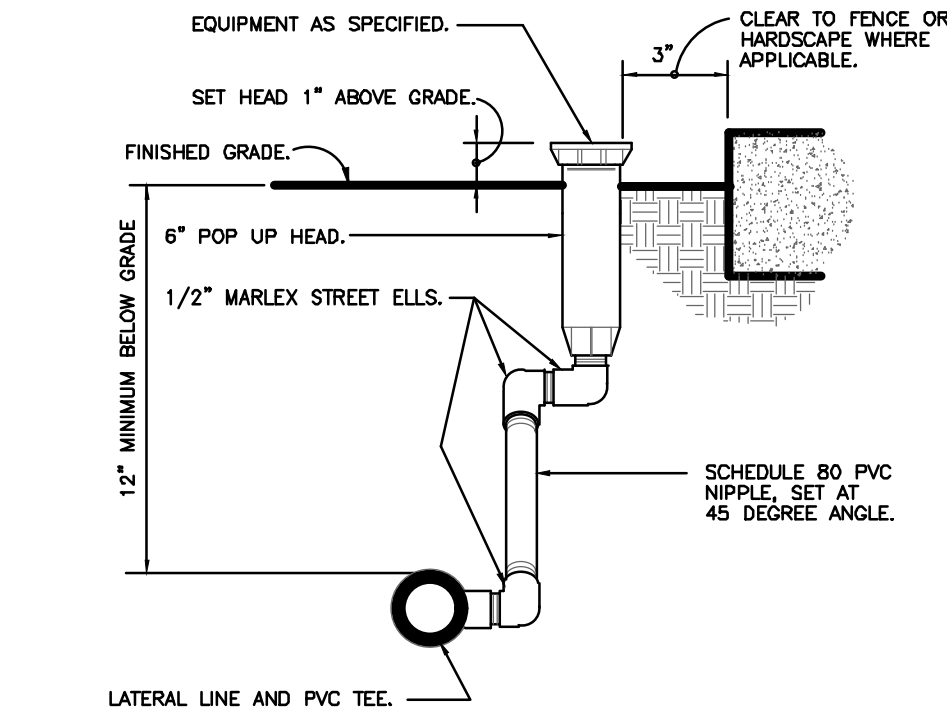
1 TURF SPRAY FLEX ASSEMBLY
3" = 1'-0"

328403.13-02



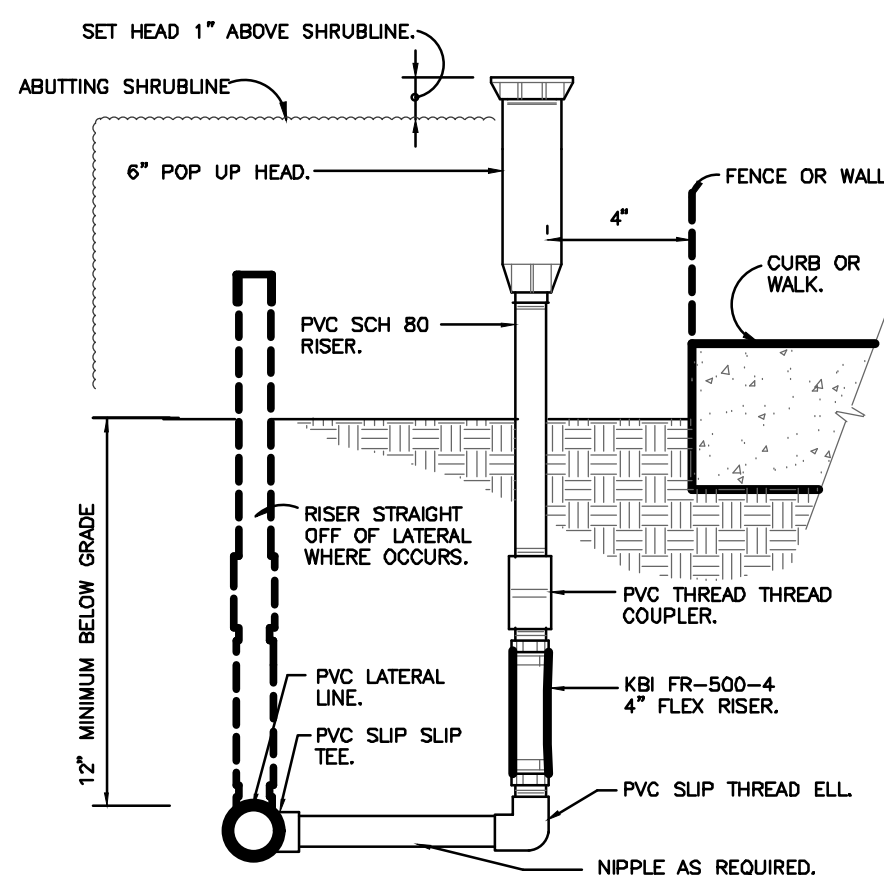
2 SHRUB SPRAY HIGHPOP W/FLEX ASSEMBLY
3" = 1'-0"

328403.28-01



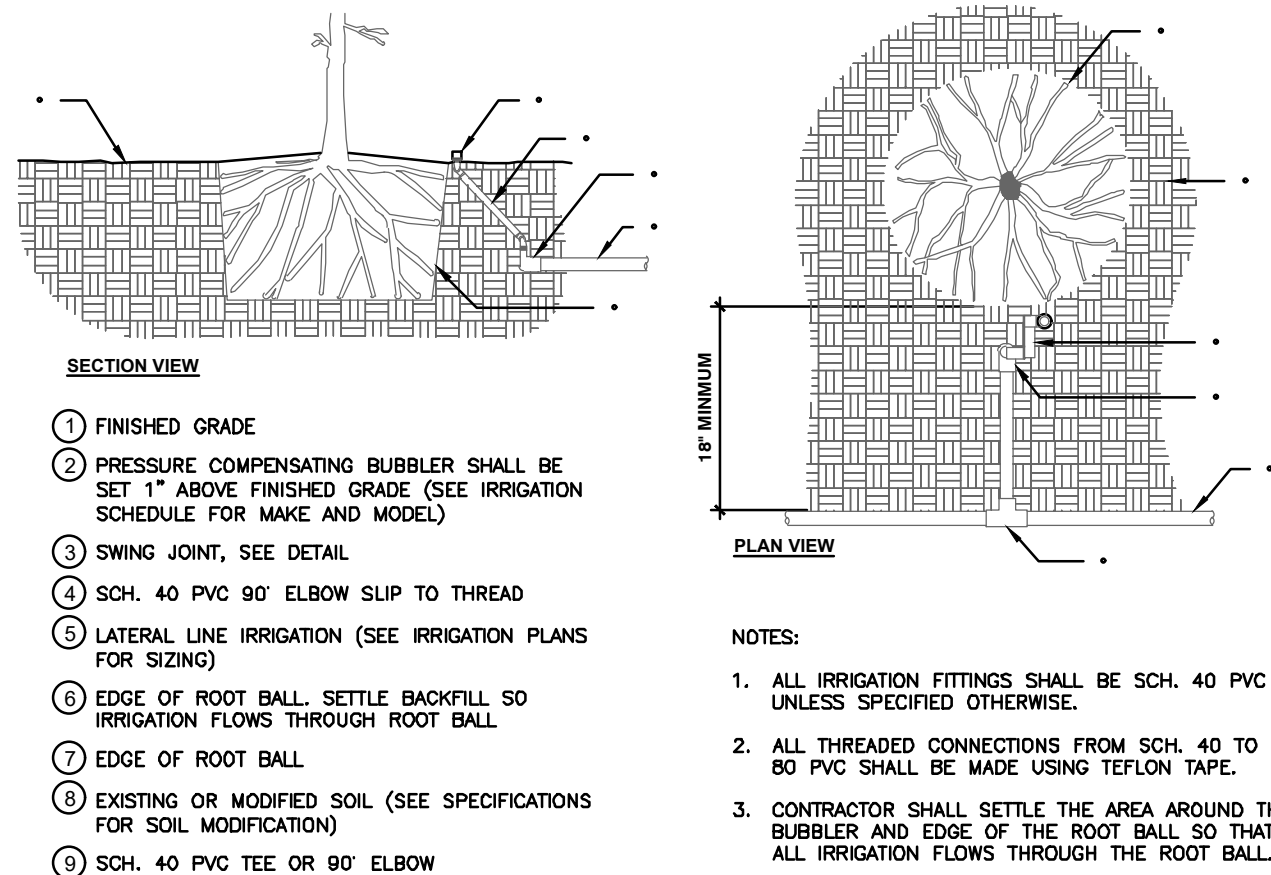
3 SHRUB SPRAY 6" POPUP W/MARLEX
3" = 1'-0"

328403.26-10



4 SHRUB POP-UP SPRAY ON FIXED RISER
3" = 1'-0"

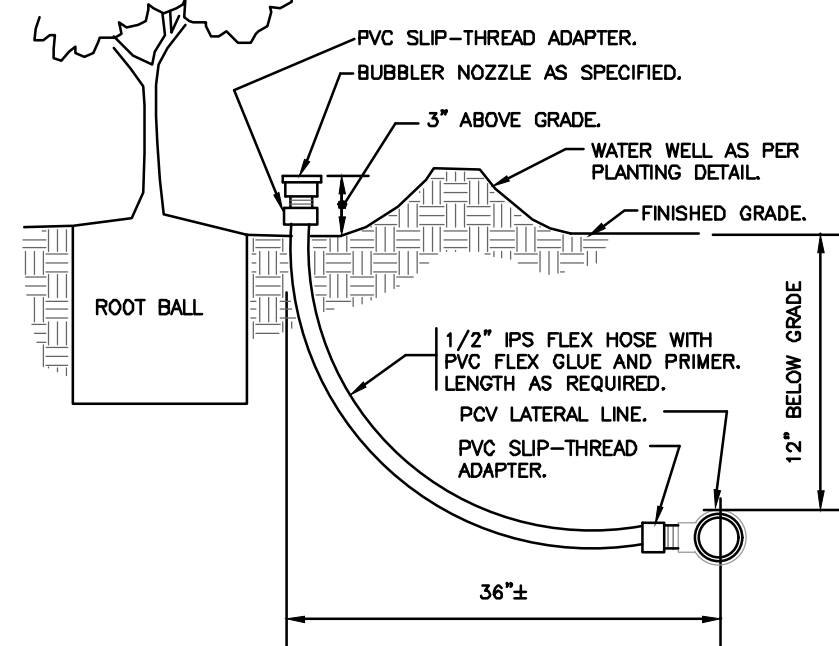
DETAIL-FILE



5 IRRIGATION BUBBLER W/ LAYOUT
3/4" = 1'-0"

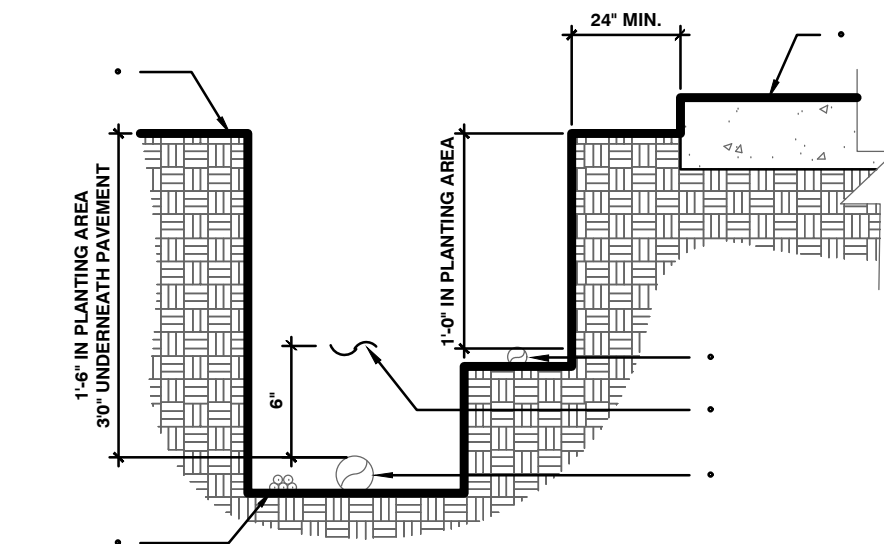
NOTES:

1. ALL IRRIGATION FITTINGS SHALL BE SCH. 40 PVC UNLESS SPECIFIED OTHERWISE.
2. ALL THREADED CONNECTIONS FROM SCH. 40 TO SCH. 80 PVC SHALL BE MADE USING TEFLON TAPE.
3. CONTRACTOR SHALL SETTLE THE AREA AROUND THE BUBBLER AND EDGE OF THE ROOT BALL SO THAT ALL IRRIGATION FLOWS THROUGH THE ROOT BALL.



6 BUBBLER ON FLEX HOSE RISER
3/4" = 1'-0"

328403.53-01



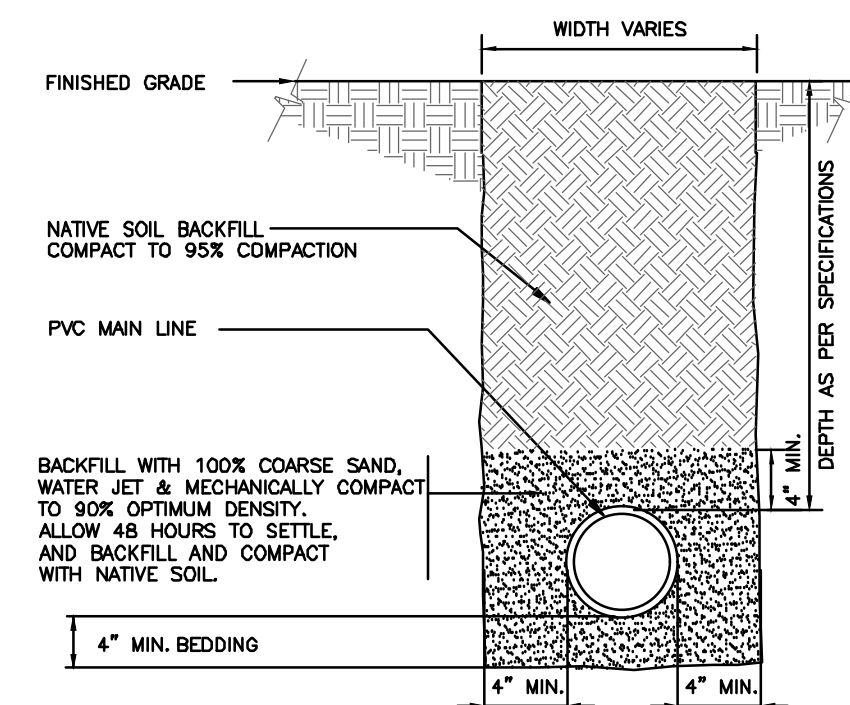
NOTES:

1. SEE IRRIGATION LEGEND FOR MAINLINE AND LATERAL LINE PIPE SIZE AND TYPE.
2. DIRECT BURIAL CONTROL WIRES SHALL BE INSTALLED IN SCH. 40 PVC ELECTRICAL CONDUIT IF REQUIRED.
3. 2-WIRE IRRIGATION WIRE SHALL BE INSTALLED IN SCH. 40 PVC ELECTRICAL CONDUIT.
4. DETECTABLE LOCATOR TAPE SHALL BE LOCATED SIX INCHES (6") ABOVE THE ENTIRE MAINLINE RUN.

- 1 FINISHED GRADE
- 2 PAVEMENT
- 3 NON-PRESSURIZED LINE (LATERAL LINE)
- 4 DETECTABLE LOCATOR TAPE
- 5 PRESSURIZED LINE (MAINLINE)
- 6 DIRECT BURIAL LOW VOLTAGE CONTROL WIRES

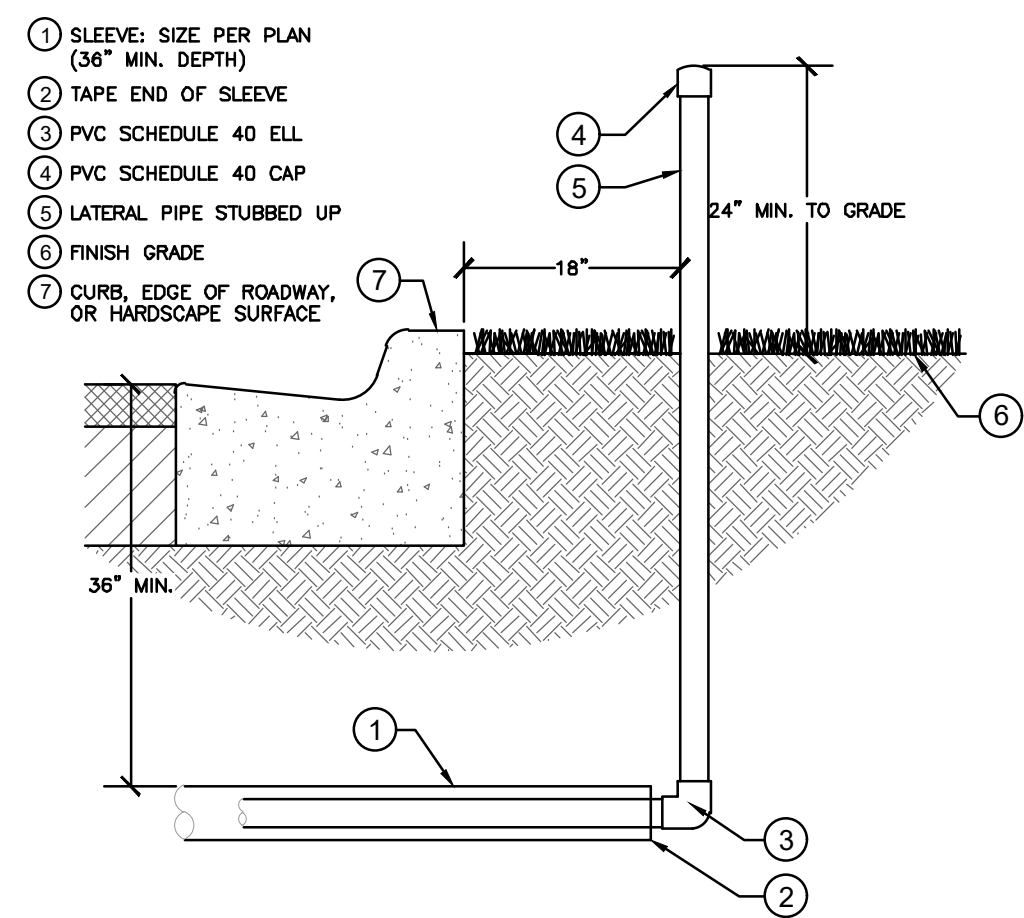
7 IRRIGATION TRENCHING
1 1/2" = 1'-0"

FX-IRRG-FX-AUXEQ-08



8 MAINLINE WITH SAND BEDDING
1 1/2" = 1'-0"

328409.76-03



9 PIPE SLEEVING
1" = 1'-0"

328409.76-32

IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	PSI
EST LCS RCS CST SST	RAIN BIRD 1806-SAM 15 STRIP SERIES TURF SPRAY 6.0IN. POP-UP SPRINKLER WITH CO-MOLDED WIPER SEAL. 1/2IN. NPT FEMALE THREADED INLET. WITH SEAL-A-MATIC CHECK VALVE.	126	30
Q H F	RAIN BIRD 1806-SAM 5 SERIES MPR TURF SPRAY 6.0IN. POP-UP SPRINKLER WITH CO-MOLDED WIPER SEAL. 1/2IN. NPT FEMALE THREADED INLET. WITH SEAL-A-MATIC CHECK VALVE.	1	30
Q H F	RAIN BIRD 1806-SAM 8 SERIES MPR TURF SPRAY 6.0IN. POP-UP SPRINKLER WITH CO-MOLDED WIPER SEAL. 1/2IN. NPT FEMALE THREADED INLET. WITH SEAL-A-MATIC CHECK VALVE.	23	30
Q T H F	RAIN BIRD 1806-SAM 10 SERIES MPR TURF SPRAY 6.0IN. POP-UP SPRINKLER WITH CO-MOLDED WIPER SEAL. 1/2IN. NPT FEMALE THREADED INLET. WITH SEAL-A-MATIC CHECK VALVE.	16	30
Q T H TQ F	RAIN BIRD 1806-SAM 12 SERIES MPR TURF SPRAY 6.0IN. POP-UP SPRINKLER WITH CO-MOLDED WIPER SEAL. 1/2IN. NPT FEMALE THREADED INLET. WITH SEAL-A-MATIC CHECK VALVE.	14	30
Q T H TQ F	RAIN BIRD 1806-SAM 15 SERIES MPR TURF SPRAY 6.0IN. POP-UP SPRINKLER WITH CO-MOLDED WIPER SEAL. 1/2IN. NPT FEMALE THREADED INLET. WITH SEAL-A-MATIC CHECK VALVE.	9	30
4 6 8 10 12 15 18	RAIN BIRD 1806-SAM ADJ TURF SPRAY 6.0IN. POP-UP SPRINKLER WITH CO-MOLDED WIPER SEAL. 1/2IN. NPT FEMALE THREADED INLET. WITH SEAL-A-MATIC CHECK VALVE.	190	30
Q H F	RAIN BIRD 1812-SAM 5 SERIES MPR SHRUB SPRAY 12IN. POP-UP SPRINKLER WITH CO-MOLDED WIPER SEAL. 1/2IN. NPT FEMALE THREADED INLET. WITH SEAL-A-MATIC CHECK VALVE.	65	30
Q H F	RAIN BIRD 1812-SAM 8 SERIES MPR SHRUB SPRAY 12IN. POP-UP SPRINKLER WITH CO-MOLDED WIPER SEAL. 1/2IN. NPT FEMALE THREADED INLET. WITH SEAL-A-MATIC CHECK VALVE.	106	30
Q T H F	RAIN BIRD 1812-SAM 10 SERIES MPR SHRUB SPRAY 12IN. POP-UP SPRINKLER WITH CO-MOLDED WIPER SEAL. 1/2IN. NPT FEMALE THREADED INLET. WITH SEAL-A-MATIC CHECK VALVE.	70	30
Q T H TQ F	RAIN BIRD 1812-SAM 12 SERIES MPR SHRUB SPRAY 12IN. POP-UP SPRINKLER WITH CO-MOLDED WIPER SEAL. 1/2IN. NPT FEMALE THREADED INLET. WITH SEAL-A-MATIC CHECK VALVE.	4	30
4 6 8 10 12 15 18	RAIN BIRD 1812-SAM ADJ SHRUB SPRAY 12IN. POP-UP SPRINKLER WITH CO-MOLDED WIPER SEAL. 1/2IN. NPT FEMALE THREADED INLET. WITH SEAL-A-MATIC CHECK VALVE.	217	30
Q H F	RAIN BIRD 1806-SAM 5 SERIES MPR SHRUB SPRAY 6IN. POP-UP SPRINKLER WITH CO-MOLDED WIPER SEAL. 1/2IN. NPT FEMALE THREADED INLET ON FIXED RISER. WITH SEAL-A-MATIC CHECK VALVE.	38	30
Q T H F	RAIN BIRD 1806-SAM 8 SERIES MPR SHRUB SPRAY 6IN. POP-UP SPRINKLER WITH CO-MOLDED WIPER SEAL. 1/2IN. NPT FEMALE THREADED INLET ON FIXED RISER. WITH SEAL-A-MATIC CHECK VALVE.	2	30
4 6 8 10 12 15 18	RAIN BIRD 1806-SAM ADJ SHRUB SPRAY 6IN. POP-UP SPRINKLER WITH CO-MOLDED WIPER SEAL. 1/2IN. NPT FEMALE THREADED INLET ON FIXED RISER. WITH SEAL-A-MATIC CHECK VALVE.	5	30
EST LCS RCS CST SST	RAIN BIRD RD-06-S** 15 STRIP SERIES 6IN. POP-UP W/ CHECK VALVE.	132	30
2Q 2H 2TQ 2F 4Q 4F	RAIN BIRD 1806-SAM-U SQ SERIES SHRUB SPRAY, 6IN. POP-UP SPRINKLER WITH CO-MOLDED WIPER SEAL. 1/2IN. NPT FEMALE THREADED INLET. WITH SEAL-A-MATIC CHECK VALVE.	19	30
2Q 2H 2TQ 2F 4Q 4F	RAIN BIRD 1812-SAM-U SQ SERIES SHRUB SPRAY, 12IN. POP-UP SPRINKLER WITH CO-MOLDED WIPER SEAL. 1/2IN. NPT FEMALE THREADED INLET. WITH SEAL-A-MATIC CHECK VALVE.	42	30
1401 1402 1404	RAIN BIRD 1800-1400 FLOOD FIXED FLOW RATE 0.25 GPM - 2.0 GPM, FULL CIRCLE BUBBLER, 1/2IN. FIPT.	116	20
CST Q H F	RAIN BIRD 1812-SAM-5 SERIES STREAM STREAM BUBBLER 12.0IN. POPUP WITH CHECK VALVE.	73	30
(P)	IRRIGATION PUMP IRRIGATION CRAFT 10HP PUMP WITH VFD, PUMP START RELAY AND APPROPRIATE IRON REMOVAL TECHNOLOGY	1	
WELL	POINT OF CONNECTION 3" 3" INTAKE FROM 4" ON SITE WELL	1	
- - - - -	IRRIGATION MAINLINE: PVC SCHEDULE 40	2,287 LF	
- - - - -	PIPE SLEEVE: PVC CLASS 200 SDR 21	365.4 LF	

WIRING

MAXICABLE (TWO WIRE) CABLE NOTES

- ALL TWO WIRE SHALL BE RAINBIRD 14 GAUGE MAXICABLE, EACH 2 WIRE LEG SHALL HAVE A MAXICABLE OF A DIFFERENT COLOR.
- ALL TWO WIRE SHALL BE ENCASED IN 1.5" SCH 40 CONDUIT.
- CONTROLLER TO HAVE (2) TWO WIRE LEGS. ONE IN EACH DIRECTION.
- DECODERS: EACH ZONE VALVE SHALL HAVE (1) "FD-101 TURF DECODER". FLOW SENSOR SHALL HAVE (1) "SD-201 TURF DECODER INSTALLED PER DETAIL. MAXICABLE SHALL HAVE (1) LINE SURGE PROTECTION "LSP 1TURF" FOR EVERY 500 FT OR 8 DECODERS, WHICHEVER COMES FIRST.
- ALL SPLICE AND VALVE BOXES, CONTRACTOR SHALL LEAVE AN ADDITIONAL 24 INCHES OF LOOSE WIRE (MEASURED FROM TOP OF VALVE BOX) ROLLED UP TO THE SIDE OF VALVE BOX. ALL THREE-WAY SPLICES TO BE COMPLETED IN A RAINBIRD VB-STD.
- PORTIONS OF MAINLINE WITH NO MAXICABLE RUNNING BESIDE IT, CONTRACTOR SHALL RUN 14 GAUGE TRACER WIRE ALONGSIDE MAINLINE AND END IN CLOSEST VALVE BOX. TAG BOTH ENDS OF TRACER WIRE WITH "NTW" AND SEAL WIRE ENDS WITH GREASE CAPS.

Controller and pump station Control Panel grounding - Contractor to utilize 4"x8"x $\frac{5}{8}$ " copper grounding plates, $\frac{5}{8}$ "x10" copper clad grounding rods, 'One Strike' CAD wells at all connection points, #6 insulated copper wire, and earth contact material. Install these and other required components as outlined in the detail. Contractor to verify that the earth to ground resistance does not exceed 10 ohms. Contractor shall provide a written certification, on a licensed electrical contractors letter head, showing the date of the test, controller/pump location, and test results. Each controller/pump shall be so grounded an tested. Each component must have its own separate ground grid, unless they are sitting side by side, in which case up to two controllers can share a common grounding grid.

LAYOUT

Lay out irrigation system mainlines and lateral lines. Make the necessary adjustments as required to take into account all site obstructions and limitations prior to excavating trenches.

Stake all sprinkler head locations. Adjust location and make the necessary modifications to nozzle types, etc. required to ensure 100% head to head coverage. Refer to the Edge of Pavement Detail on the Irrigation Detail sheet.

Spray heads shall be installed 4" from sidewalks or curbed roadways and 12" from uncurbed roadways and building foundations. Rotors shall be installed 4" from sidewalks or curbed roadways, 12" from building foundations, and 36" from uncurbed roadways.

Shrub heads shall be installed on $\frac{3}{4}$ " Sch 40 PVC risers. The risers shall be set at a minimum of 18" off sidewalks, roadway curbing, building foundations, and/or any other hardscaped areas. Shrub heads shall be installed to a standard height of 2" above maintained height of plants and shall be installed a minimum of 6" within planted masses to be less visible and offer protection. Paint all shrub risers with flat black or forest green paint, unless irrigation system will utilize reuse water; in this case the risers shall be purple PVC and shall not be painted.

Locate valves prior to excavation. Ensure that their location provides for easy access and that there is no interference with physical structures, plants, trees, poles, etc. Valve boxes must be placed a minimum of 12" and a maximum of 15" from the edge of pavement, curbs, etc. and the top of the box must be 2" above finish grade. No valve boxes shall be installed in turf areas without approval by the irrigation designer - only in shrub beds. Never install in sport field areas.

VALVES

Sequence all valves so that the farthest valve from the POC operates first and the closest to the POC operates last. The closest valve to the POC should be the last valve in the programmed sequence.

Adjust the flow control on each RCV to ensure shut off in 10 seconds after deactivation by the irrigation controller.

Using an electric branding iron, brand the valve ID letter/number on the lid of each valve box. This brand must be 2"-3" tall and easily legible.

EQUIPMENT

All pop-up heads and shrub risers shall be pressure compensating. All pop-up heads shall be mounted on flex-type swing joints. All rotors shall be installed with PVC triple joints unless otherwise detailed.

All sprinkler equipment, not otherwise detailed or specified on these plans, shall be installed as per manufacturer's recommendations and specifications, and according to local and state laws.

TRENCHING

Excavate straight and vertical trenches with smooth, flat or sloping bottoms. Trench width and depth should be sufficient to allow for the proper vertical and horizontal separation between piping as shown in the pipe installation detail on the detail sheet.

Protect existing landscaped areas. Remove and replant any damaged plant material upon job completion. The replacement material shall be of the same genus and species, and of the same size as the material it is replacing. The final determination as to what needs to be replaced and the acceptability of the replacement material shall be solely up to the owner or owner's representative.

INSTALLATION

Solvent Wld Pipe: Cut all pipe square and deburr. Clean pipe an fittings of foreign material; then apply a small amount of primer while ensuring that any excess is wiped off immediately. Primer should not puddle or drip from pipe or fittings. Next apply a thin coat of PVC cement; first apply a thin layer to the pipe, next a thin layer inside the fitting, and finally another very thin on the pipe. Insert the pipe into the fitting. Insure that the pipe is inserted to the bottom of the fitting, then urn the pipe a $\frac{1}{4}$ turn and hold for 10 seconds. make sure that the pipe doesn't recede from the fitting. If the pipe isn't at the bottom of the fitting upon completion, the glue joint is unacceptable and must be discarded. Pipes must curve a minimum of 30 minutes prior to handling and placing into trenches. A longer curing time may be required; refer to the manufacturer's specifications. The pipe must cure a minimum of 24 hous prior to filling with water.

BACK FILL

The back fill 6" below, 6" above, and around all piping shall be clean sand and anything beyond that in the trench can be of native material but nothing larger than 2" in diameter. All piping and excavations shall be backfilled and compacted to a density of 95% modified Proctor, or greater.

Main line pipe depth measure to the top of pipe shall be:
24" minimum for $\frac{3}{4}$ " - 2 $\frac{1}{2}$ " PVC with a 30" minimum at vehicular crossings;
30" minimum for 3" & 4" PVC with a 36" minimum at vehicular crossings.

Lateral line depths measure to top of pipe shall be:
18" minimum for $\frac{3}{8}$ " - 3" PVC with a 30" minimum at vehicular crossings;
24" minimum for 4" PVC and above with a 30" minimum at vehicular crossings.

Contractor shall backfill all piping, both mainline and laterals, prior to performing any pressure tests. The pipe shall be backfilled with the exception of 2' on each side of every joint (bell fittings, 90's, tees, 45's, etc). These joints shall not be backfilled until all piping has satisfactorily passed its appropriate pressure test as outlined below.

FLUSHING

Prior to the placement of valves, flush all mainlines for a minimum of 10 minutes or until lines are completely clean of debris, whichever is longer.

Prior to the placement of heads, flush all lateral lines for a minimum of 10 minutes or until lines are completely clean of debris, whichever is longer.

Use screens in heads and adjust heads for proper coverage avoiding excess water on walks, walls and paving.

TESTING

Schedule testing with Owner's Representative a minimum of three (3) days in advance of testing.

Mainline: Remove all remote control valves and cap using a threaded cap on SCH 80 nipple. Hose bibs and gate valves shall not be tested against during a pressure test unless authorized by written permission from the owner. fill mainline with water and pressurize the system to 125 PSI. Monitor the system pressure at two gauge locations; the gauge locations must be at opposite ends of the mainline. With the same respective pressures, monitor the gauges for two hours. There can be no loss in pressure at either gauge for solvent-welded pipe.

If these parameters are exceeded, locate the problem; repair it; wait 24 hours and retry the test. This procedure must be followed until the mainline passes the test.

Lateral lines: The lateral lines must be fully filled to operational pressure and visually checked for leaks. Any leaks detected must be repaired.

Operational Testing - Once the mainline and lateral lines have passed their respective tests, and the system is completely operational, a coverage test and demonstration of the system is required. The irrigation contractor must demonstrate to the owner, or his/her representative, that proper coverage is obtained and the system works automatically from the controller. This demonstration requires each zone to be turned on, in the proper sequence as shown on the plans, from the controller. Each zone will be inspected for proper coverage and function. The determination of proper coverage and function is at the sole discretion of the owner or owner's representative.

Upon completion of the operational test, run each zone until water begins to puddle or run off. This will allow you to determine the number of irrigation start times necessary to meet the weekly evapotranspiration requirements of the planting material in each zone. In fine sandy soils, it is possible no puddling will occur. If this is experienced, then theoretical calculations for run times will be required for controller programming.

SUBMITTALS

Pre-Construction: Deliver five (5) copies of submittals to Owner's Representative within ten (10) working days from date of Notice to Proceed. Furnish information in 3-ring binder with table of contents and index sheet. Index sections for different components and label with specification section number and name of component. Furnish submittals for components on material list. Indicated which items are being supplied on catalog cut sheets when multiple items are shown on one sheet. Incomplete submittals will be returned without review. in lieu of hardcopies, an electronic package in PDF format can be submitted.

After project completion:
As a condition of final acceptance, the irrigation contractor shall provide the owner with:

1. Irrigation As-builts - shall be provided accurately locating all mainlines, sleeves, remote control valves, gate valves, independent wire runs, wire splice boxes, controllers, high voltage supply sources/conduit path, control mechanisms, sensors, wells and water source connections. All mainline and independent runs of wire shall be located every 30' for straight runs and at every change of direction. Sleeves will be located at end points and every 20' of length. All underground items shall include depth in inch format.

2. Controller charts - Upon completion of "as-built" prepare controller charts; one per controller. Indicate on each chart the area controlled by a remote control valve (using a different color for each zone). This chart shall be reduced to a size that will fit inside the controller door. The reduction shall be hermetically sealed inside two 2ml pieces of clear plastic.

3. Grounding Certification - Provide ground certification results for each controller and pump panel grounding grid installed. This must be on a licensed electrician letter head indication location tested (using IR plan symbols), date, time, test method and testing results.

INSPECTIONS AND COORDINATION MEETINGS REQUIRED - Contractor is required to schedule, perform, and attend the following, and demonstrate to the owner and/or owners representative to their satisfaction, as follows:

- Pre-construction meeting - Designer and contractor to review entire install process and schedule with owner/general contractor.
- Mainline installation inspection(s) - All mainline must be inspected for proper pipe, fittings, depth of coverage, backfill and installation method.
- Mainline pressure test - All mainline shall be pressure tested according to this design's requirements.
- Flow meter calibration - All flow meters must be calibrated. Provide certified calibration report for all flow meters.
- Coverage and operational test
- Final inspection
- Punch list inspection

FINAL ACCEPTANCE

Final acceptance of the irrigation system will be given after the following documents and conditions have been completed and approved. Final payment will not be released until these conditions are satisfied.

- All above inspections are completed, documented, approved by owner.
- Completion and acceptance of 'as-built' drawings.
- Acceptance of required controller charts and placement inside controllers.
- All other submittals have been made to the satisfaction of the owner.

GUARANTEE: The irrigation system shall be guaranteed for a minimum of one calendar year from the time of final acceptance.

MINIMUM RECOMMENDED
IRRIGATION MAINTENANCE PROCEDURES

1. Every irrigation zone should be checked monthly and written reports generated describing the date(s) each zone was inspected, problems identified, date problems repaired, and a list of materials used in the repair. At minimum, these inspections should include the following tasks:

- Turn on each zone from the controller to verify automatic operation.

B. Check schedules to ensure they are appropriate for the season, plant and soil type, and irrigation method. Consult an I.A. certified auditor for methods used in determining proper irrigation scheduling requirements.

C. Check remote control valve to ensure proper setting, if present.

D. Check setting on pressure regulator it verify proper setting, if present.

E. Check flow control and adjust as needed; ensure valve closure within 10-15 seconds after deactivation by controller.

F. Check for leaks - mainline, lateral lines, valves, heads, etc.

- G. Check all heads as follows:
- Proper set height (top of sprinkler is 1" below mow height
 - Verify head pop-up height - 6" in turf, 12" in groundcover, and riser in shrub beds
 - Check wiper seal for leaks - if leaking , clean head and re-inspect.
 - If still leaking, replace head with the appropriate head with pressure regulator and built-in check valve.
 - All nozzles checked for proper pattern, clogging, leaks, correct make & model, etc. - replace as needed
 - Check for proper alignment - perfectly vertical; coverage area is correct;p minimize over spray onto hardscapes
 - Riser height raised/lowered to accommodate plant growth patterns and ensure proper coverage.
 - Verify pop-ups retract after operation. If not, repair/replace as needed.

H. Check controller/C.C.U. grounds for resistance (10 ohms or less) once per year. Submit written reports.

I. check rain shut-off device monthly and clean/repair/replace as needed.

J. Inspect all valve boxes to ensure they are in good condition, lids are in place and locked.

K. Inspect backflow devices by utilizing a properly licensed backflow inspector. This should be done annually, at minimum.

L. Inspect all filters monthly and clean/repair/replace as needed.

M. Check pump stations fpr proper operation, pressures, filtration, settings, etc. - refer to pump station operations manual.

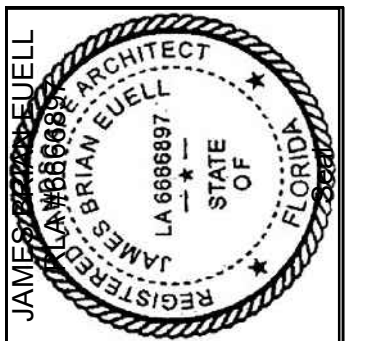
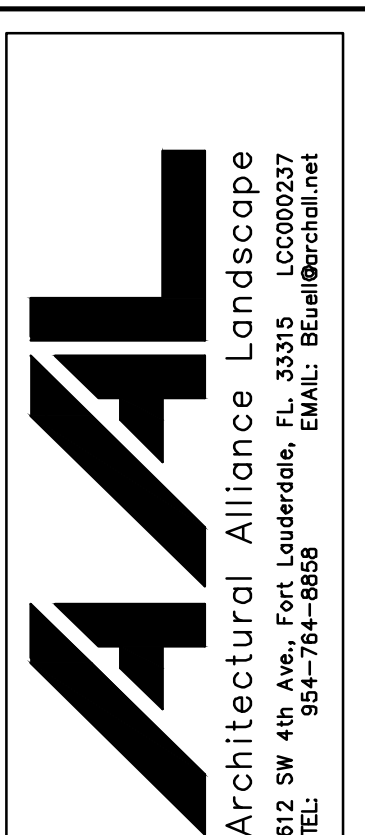
N. Check and clean intake screens on all suction lines quarterly, at minimum. Clean and/or repair, as needed.

O. Winterize, if applicable, as weather in your area dictates. follow manufacturer recommendations and blow out all lines and equipment using compressed air. Perform seasonal startup of system as per manufacturer recommendations.

P. Conduct additional inspections, maintenance tasks, etc. that are particular for your site.

SOIL MOISTURE SENSOR (When applicable)

- Place all soil moisture sensor wiring in 1" SCH 40 PVC conduit
- Soil moisture sensor should be placed in the middle of a spray or drip area as per manufacturer's recommendations.
- Controller shall be set to the Florida Automated Weather Network's urban scheduler settings using the SMS as a moisture cut off device (like a rain switch) per manufacturer directions.



Revision Dates

SITE 2 - SUBMITTAL SET
MARLOWE - DORAL
DORAL, FLORIDA

Sheet Description

IRRIGATION
NOTES

Release Date

06-19-2026

Project Number

2501D

Drawing Number

L-321

SHEET 6 OF 7

[illegible]

PHOTOMETRIC SITE - SITE 2

EPH-1.1

