RESOLUTION No. 17-208

A RESOLUTION OF THE MAYOR AND THE CITY COUNCIL OF THE CITY OF DORAL, FLORIDA, APPROVING THE SITE PLAN FOR DORAL 4200, LOCATED WEST OF NW 107 AVENUE AND NORTH OF NW 41 STREET, DORAL, FLORIDA, 33178; PROVIDING FOR IMPLEMENTATION; AND PROVIDING FOR AN EFFECTIVE DATE

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

WHEREAS, CC Doral II, LLC (the "Applicant") is the owner of certain property located west of NW 107th Avenue and north of NW 41st Street, as legally described in Exhibit "A" (the "Property"), and seeks to develop the Property in accordance with the planned unit development zoning designation approved by Ordinance 2017-03 and the corresponding master development agreement and pattern book for Doral 4200; and

WHEREAS, the Applicant has submitted an application to the City for review and approval of the site plan for the Property, as provided in Exhibit "B" (the "4200 Site Plan"), with a development program that includes 250 residential units, clubhouse/fitness center, outdoor pool amenity area, parking structure and a total of 2.16 acres of lake surface area and other amenities; and

WHEREAS, staff reviewed the 4200 Site Plan and found it consistent with all the requirements and standards set forth in Section 53-184 (3) of the City's Land Development Code of Ordinances; and

WHEREAS, staff recommends approval of the proposed 4200 Site Plan; and

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

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

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

Section 2. Approval of Site Plan. The 4200 Site Plan, as provided in Exhibit "B", which is incorporated herein and made a part hereof by this reference, consisting of a 250 multi-family dwelling units, in accordance with the approved Doral 4200 Planned Unit Development Pattern book/Conceptual Plan, is hereby approved, subject to the following conditions:

1. Applicant must include a Driveway Vehicle Queuing Analysis as part of the Traffic Study, which remains pending. Written approval is required from Miami-Dade County Public Works Traffic Division for the Traffic Study and for the associated Driveway Vehicle Queuing Analysis;

2. Written approval is required from Miami-Dade County Public Works Traffic Division for all potential development-related right-of-way improvements on NW 107 Avenue that may or may not be shown on the Site Plan. The improvements shall include, but not be limited to, a proposed northbound left turn lane with acceptable vehicle stacking capacity, a potential right turn/deceleration lane, median modifications, signage and striping modifications, turning movement restrictions, right-of-way dedications, a bus or trolley bay and shelter, potential traffic signal modifications, and other reasonably related improvements;

3. Written approval from Miami-Dade County Traffic Division for any potential striping and signage improvements/modifications on NW 109 Avenue; and

4. The Applicant, as well as its successors, and assigns shall provide each prospective purchaser, owner, tenant, and lessee of the Property with written notice, acknowledgement and waiver recognizing the proximity of the Property to the adjacent commercial uses and operations to the south of the Property (the "Commercial Notice"). The "Commercial Notice" shall be

included in any purchase and sale contracts, lease agreements, or rental agreements for any dwelling unit within the Project, during the life of the project constructed pursuant to the 4200 Site Plan. The "Commercial Notice" shall be substantially in the form attached hereto as Exhibit "C".

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

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

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

Mayor Juan Carlos Bermudez	Yes
Vice Mayor Ana Maria Rodriguez	Yes
Councilman Pete Cabrera	Yes
Councilwoman Christi Fraga	Yes
Councilwoman Claudia Mariaca	Yes

PASSED AND ADOPTED this 8 day of November, 2017.

JUAN CARLOS BERMUDEZ, MAYOR

ATTEST:

CONNIE DIAZ, CMC
CITY CLERK

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

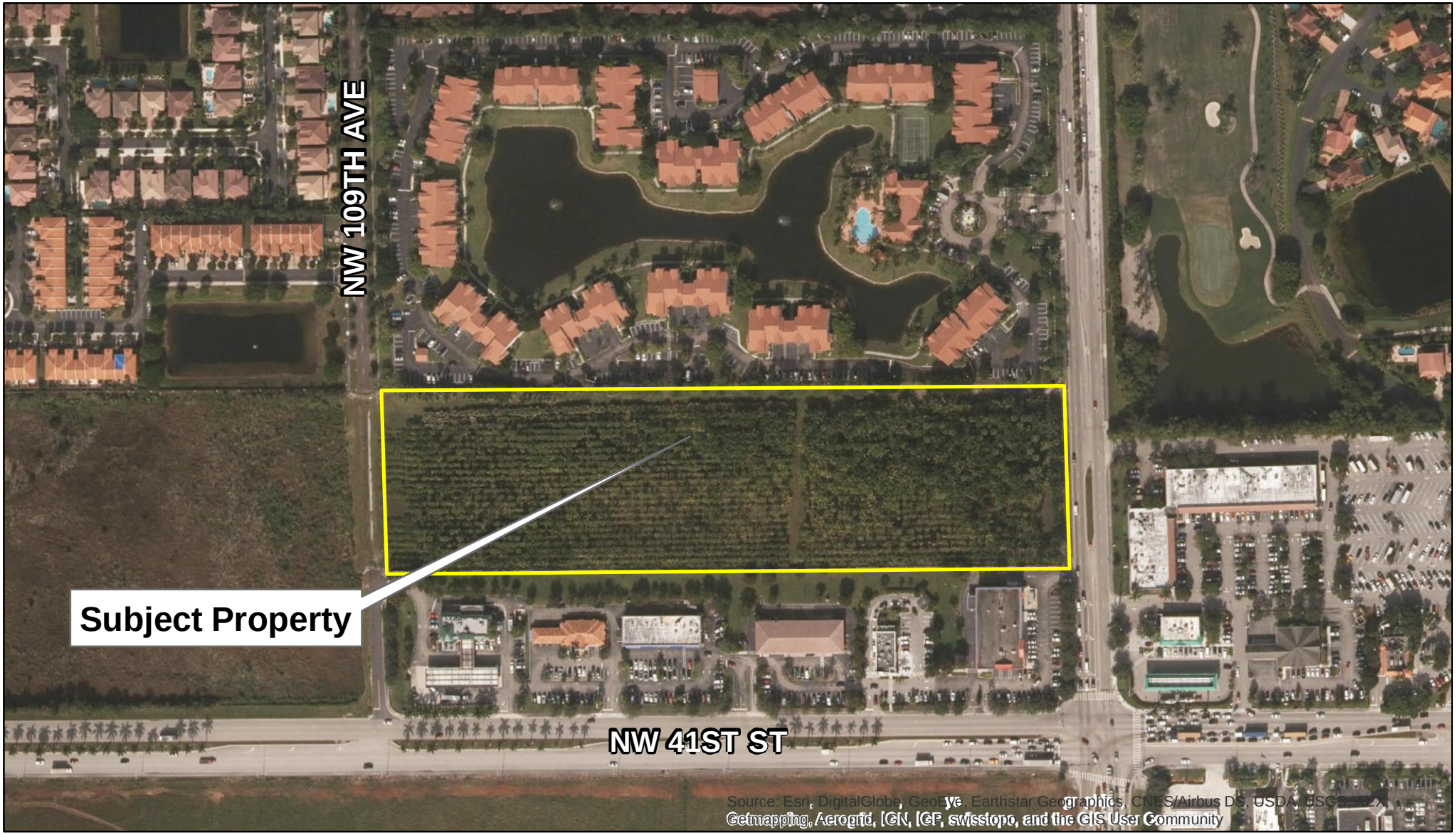
WEISS, SEROTA, HELFMAN, COLE & BIERMAN, P.L.
CITY ATTORNEY

EXHIBIT “A”

EXHIBIT A

LEGAL DESCRIPTION

TRACT 55 OF "FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION No.1" ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE 17, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, LYING IN THE SOUTHEAST 1/4 OF SECTION 19, TOWNSHIP 53 SOUTH, RANGE 40 EAST, CITY OF DORAL, MIAMI-DADE COUNTY, FLORIDA.



City of Doral

Planning & Zoning Department

Aerial Map

1/17/2017

Doral 4200

Exhibit A

EXHIBIT “B”

DORAL 4200

PROJECT LOCATED AT:
DORAL, FLORIDA

FOR:
CC RESIDENTIAL

INDEX OF DRAWINGS

SHEET	REV. NO.	DATE	DESCRIPTION
A-0.0			COVER SHEET / INDEX OF DRAWINGS
			SURVEY
ARCHITECTURAL			
A-0.1			SITE DATA
SP-1			SITE PLAN
A-2.1.1			BLDG TYPE I -GROUND FLOOR PLAN
A-2.1.2			BLDG TYPE I -SECOND FLOOR PLAN
A-2.1.3			BLDG TYPE I -THIRD FLOOR PLAN
A-2.1.4			BLDG TYPE I -FOURTH FLOOR PLAN
A-2.1.5			BLDG TYPE I -FIFTH FLOOR PLAN
A-2.1.6			BLDG TYPE I -ROOF PLAN
A-2.1.1R			BLDG TYPE IR -GROUND FLOOR PLAN
A-2.1.2R			BLDG TYPE IR -SECOND FLOOR PLAN
A-2.1.3R			BLDG TYPE IR -THIRD FLOOR PLAN
A-2.1.4R			BLDG TYPE IR -FOURTH FLOOR PLAN
A-2.1.5R			BLDG TYPE IR -FIFTH FLOOR PLAN
A-2.1.6R			BLDG TYPE IR -ROOF PLAN
A-2.2.1			BLDG TYPE II -GROUND FLOOR PLAN
A-2.2.2			BLDG TYPE II -SECOND FLOOR PLAN
A-2.2.3			BLDG TYPE II -THIRD FLOOR PLAN
A-2.2.4			BLDG TYPE II -FOURTH FLOOR PLAN
A-2.2.5			BLDG TYPE II -FIFTH FLOOR PLAN
A-2.2.6			BLDG TYPE II -ROOF PLAN
A-2.3.1			BLDG TYPE III -GROUND FLOOR PLAN
A-2.3.2			BLDG TYPE III -SECOND FLOOR PLAN
A-2.3.3			BLDG TYPE III -THIRD FLOOR PLAN
A-2.3.4			BLDG TYPE III -FOURTH FLOOR PLAN
A-2.3.5			BLDG TYPE III -FIFTH FLOOR PLAN
A-2.3.6			BLDG TYPE III -ROOF PLAN
GA-2.1			GARAGE - LEVEL 1
GA-2.2			GARAGE - LEVEL 2
GA-2.3			GARAGE - LEVEL 3
GA-3.1			GARAGE - ELEVATIONS
A-3.1.1			BUILDING TYPE I ELEVATIONS
A-3.2.1			BUILDING TYPE II ELEVATIONS
A-3.3.1			BUILDING TYPE III ELEVATIONS
A-4.1.1			BLDG TYPE I - UNIT FLOOR PLANS - A2, A2-A & A3
A-4.1.2			BLDG TYPE I - UNIT FLOOR PLANS - B1, B1-A, B2
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A-4.2.1			BLDG TYPE II - UNIT FLOOR PLANS - A2, A2-A & A3
A-4.2.2			BLDG TYPE II - UNIT FLOOR PLANS - B2, B3
A-4.2.3			BLDG TYPE II - UNIT FLOOR PLANS - B4, B4-A, B4-B
A-4.2.4			BLDG TYPE II - UNIT FLOOR PLANS - C1, C1-A
A-4.3.1			BLDG TYPE III - UNIT FLOOR PLANS - A2-A & A3
A-4.3.2			BLDG TYPE III - UNIT FLOOR PLANS - A4, A5
A-4.3.3			BLDG TYPE III - UNIT FLOOR PLANS - B1-A, B2
A-4.3.4			BLDG TYPE III - UNIT FLOOR PLANS - B5, C1
CH-2.1			CLUBHOUSE GROUND FLOOR PLAN
CH-2.2			CLUBHOUSE LEVEL 2
CH-2.3			CLUBHOUSE ROOF PLAN
CH-3.1			CLUBHOUSE ELEVATIONS
LANDSCAPE			
L-1			INDEX
L-2			LANDSCAPE PLAN
L-3			LANDSCAPE PLAN
L-4			LANDSCAPE DETAILS
ELECTRICAL			
E-1.0			ELECTRICAL SITE PLAN
E-1.1			PHOTOMETRIC SITE PLAN

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- OWNER / DEVELOPER

CC RESIDENTIAL
2020 SALZEDO STREET SUITE 200
CORAL GABLES, FL 33134
(772) 403-3654

- ARCHITECT:

MSA ARCHITECTS
MSA ARCHITECTS INC.
8950 SW 74TH COURT
SUITE 1513
MIAMI, FL. 33156
(305) 273-9911
FL. AA C000895

- LANDSCAPE

WITKIN HULTS DESIGN GROUP
LANDSCAPE ARCHITECTURE & PLANNING
FLORIDA OFFICE
307 SOUTH 21ST AVENUE
HOLLYWOOD, FLORIDA 33020
PHONE: (954) 923-9681
FAX: (954) 923-9689

- CIVIL:

LUDOVICI & ORANGE CONSULTING ENGINEERS, INC
329 PALERMO AVENUE
SUITE 200
CORAL GABLES, FL 33134
(305) 448-1600

- SURVEYOR:

NARCISO J. RAMIREZ
PROFESSIONAL LAND SURVEYOR
& MAPPER No. 2779
STATE OF FLORIDA
8341 SUNSET DRIVE
MIAMI FL 33143
TEL: (305) 596-0888 &
(305) 596-0990
E-MAIL: atlanticservice@bellsouth.net

- MEP/LIGHTING

FRANYIE ENGINEERS, INC.
10610 N.W. 27TH ST.,
MIAMI, FL. 33172
(305) 592-1360

- SUBMITTAL DATES

SITE PLAN RE-SUBMITTAL #1 09-01-2017

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SITE INFORMATION	
Site Area: Approx. 10 ac.	
Zoning: PUD	**Land Use:** B/OR
Density: 25 du/ac.	**# Of Dwelling Units:** 250 Units

REGULATORY GUIDELINES		
Building Setbacks	Provided	Remarks
Front (NW 107 AVE)	30'-0"	As per Approved Pattern Book
Rear (NW 109 AVE)	29'-8"	
Interior Side (North)	83'-11"	
Interior Side (South)	25'-4"	
Building Height	Provided	Remarks
As measured from grade	Bldg I-62'-0" (5 stories)	As per Approved Pattern Book
	Bldg II-62'-0" (5 stories)	
	Bldg III-62'-0" (5 stories)	
	Clubhouse - 36'-0" (2 stories)	

Landscape Area	Required Min.	Provided
Common Open Space	5% (0.5 acres)	30% (3 acres) *
* Excluding lake areas		
Add'l City's Park LOL Standard = 4.25 ac/1000 population		
Formula: 750/1000 (4.25 acres)(.5)	1.59 acres	2.5 acres

Off-Street Parking *		
Provided	**Surface**	**Garage**
	278 sp	158 sp
Total	**436 sp**	
(8) *ADA spaces included in total*		
Parking Ratio Provided :	1.74 sp/unit	

DEVELOPMENT SUMMARY		
Proposed Bldg Types		
Building Type	# units/bldg	Total Units
Type I	60 units x 2 bldg	120 units
Type II	60 units x 1 bldg	60 units
Type III	70 units x 1 bldg	70 units
Totals		**250 units**
Total Unit Mix		
1BD	129 units	52%
2BD	91 units	36%
3BD	30 units	12%
Total	250 units	**100%**

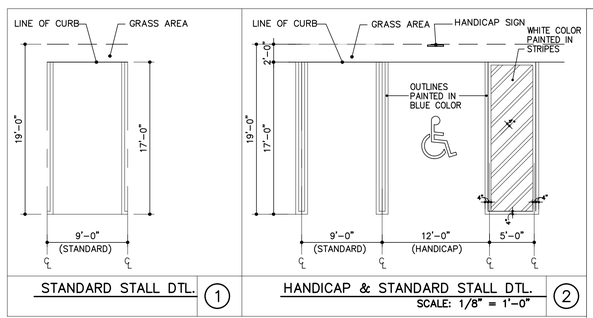
DEVELOPMENT SUMMARY						
UNIT BREAKDOWN PER BLDG TYPES						
Unit Types	SF/Unit	Bldg Type I	Bldg Type II	Bldg Type III	Total Units	% of Totals
1BD						
A2	846 sf	10	10	0	30	
A2-A	866 sf	20	15	10	65	
A3	834 sf	1	1	1	4	
A4	774 sf	0	0	15	15	
A5	826 sf	0	0	15	15	
					129 units	52%
2BD						
B1	1,101 sf	5	0	0	10	
B1-A	1,118 sf	15	0	10	40	
B2	1,244 sf	4	4	4	16	
B3	1,110 sf	0	5	0	5	
B4	1,082 sf	0	5	0	5	
B4-A	1,097 sf	0	5	0	5	
B4-B	1,112 sf	0	5	0	5	
B5	1,108 sf	0	0	5	5	
					91 units	36%
3BD						
C1	1,394 sf	5	5	10	25	
C1-A	1,490 sf	0	5	0	5	
					30 units	12%
# of Bldgs		2 bldgs	1 bldgs	1 bldgs		
Total Units		120 units	60 units	70 units	**250 units**	100%

GROSS BUILDING SQUARE FOOTAGE				
Type of SF	Type I	Type II	Type III	Totals
Leasable	60,818 sf	63,619 sf	68,358 sf	253,613 sf
Non-Leasable	10,100 sf	10,289 sf	10,401 sf	40,890 sf
Balconies/Terraces	3,916 sf	4,104 sf	4,927 sf	16,863 sf
Sub-Total	74,834 sf	78,012 sf	83,686 sf	311,366 sf
# Of Bldgs	2	1	1	4
Totals	149,668 sf	78,012 sf	83,686 sf	311,366 sf
Clubhouse	9,311 sf			
Parking Garage	56,616 sf			
Totals	**377,293 sf**			

Site Plan Notes:

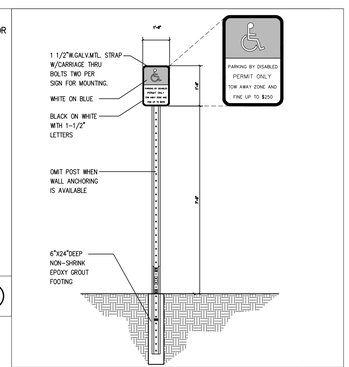
1- The interior of all parking lots shall be landscaped to provide shade and visual relief.
2- Provided bike racks are scattered throughout the site.
3- All buildings shall meet green certification standards of the florida green building coalition (FGBC) or an equivalent standard of another recognized green building rating certification approved by the city building official as per sec. 63-64 of the Ordinance No. 2013.37
4- Development shall be in compliance with Chapter 77 Roads and vehicle use areas of the land developement code. (specially sec. 77-95, 77-135 and 77-195)
5- Development shall be in compliance with Chapter 80 of the Land Development Code.
6- Development shall be in compliance with the entrance feature requirements set forth in sec. 77-95 through 77-104 of the Land development Code.
7- Development shall in compliance with Chapter 68, Article V, Division 5 "Planned Unit Developments" of the Land Development Code.

ZONING DATA



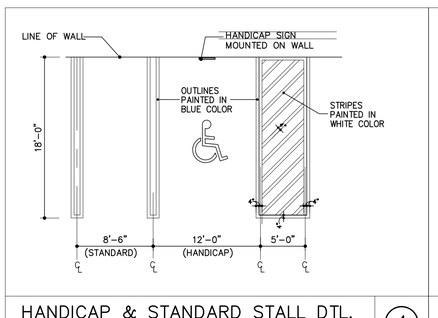
STANDARD STALL DTL. (1)

HANDICAP & STANDARD STALL DTL. (2)
SCALE: 1/8" = 1'-0"



SIGN DETAIL
N.T.S. (3)

SURFACE PARKING DETAILS



HANDICAP & STANDARD STALL DTL. (4)
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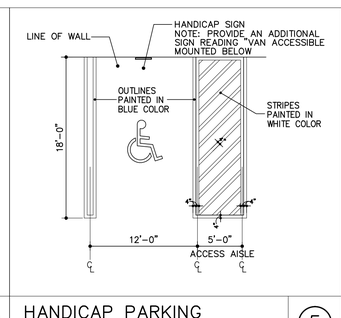
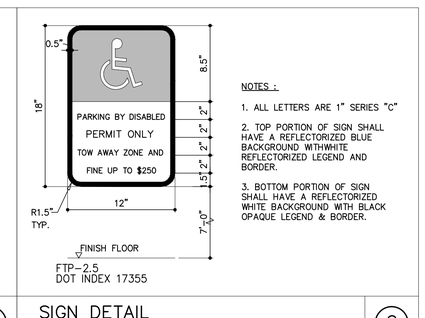


HANDICAP PARKING (5)
SCALE: 1/8" = 1'-0"



SIGN DETAIL
N.T.S. (6)

STRUCTURE PARKING DETAILS

MSA ARCHITECTS, INC.
AAC000895
8950 SW 74 COURT
SUITE 1513
MIAMI, FLORIDA 33156
(305) 275-9911

MSA ARCHITECTS
ARCHITECTURE & PLANNING

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REVISIONS	BY
SITE PLAN RE-SUBMITTAL #1 09/01/2017	

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DORAL 4200
FOR:
CC. RESIDENTIAL
LOCATED AT:
DORAL, FLORIDA

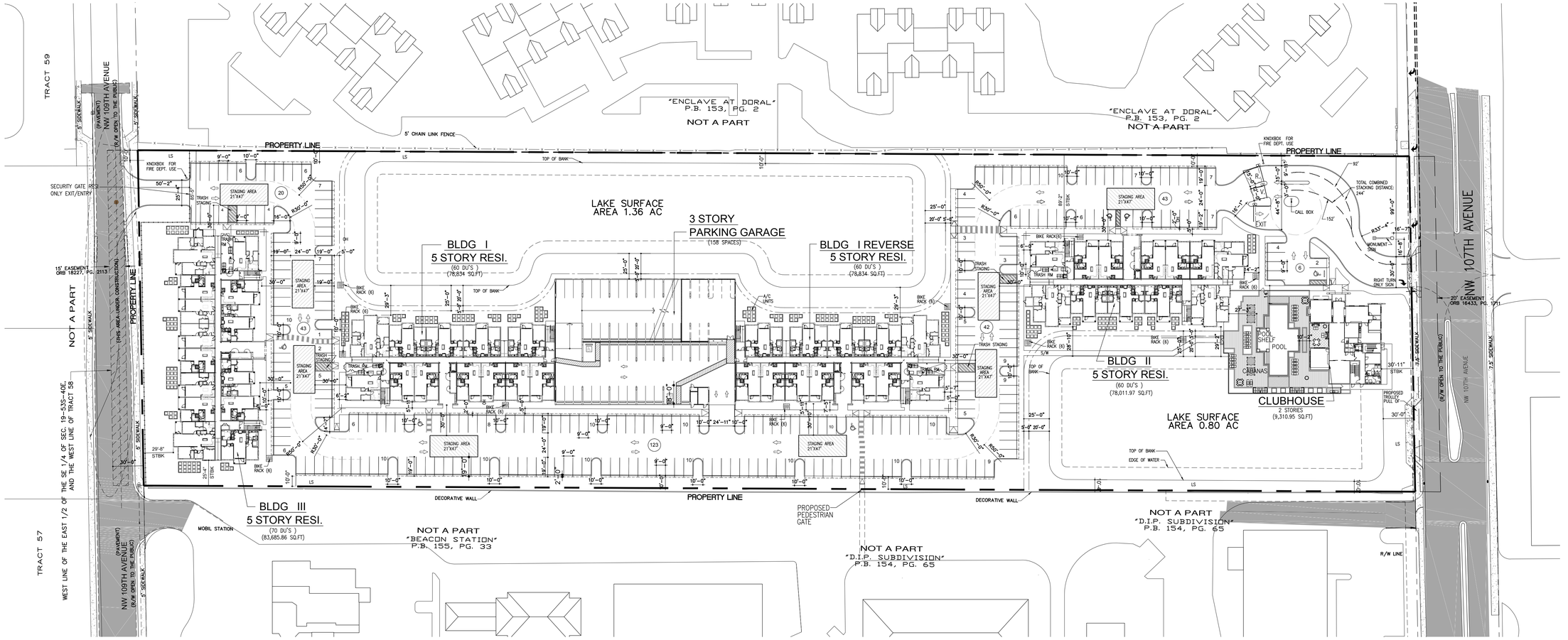
JOSE I. SAUMELL
AR0013085

DRAWN	
CHECKED	JRP
DATE	05/31/2017
SCALE	AS SHOWN
JOB NO.	1745
SHEET	

A-0.1

SITE
SITE PLAN RE-SUBMITTAL #1 09/01/2017

OF SHEETS



NOTE:

PROJECT SHALL MEET THE REQUIREMENTS OF THE CITY'S FLOODPLAIN MANAGEMENT ORDINANCE

SITE PLAN NOTES:

1–THE INTERIOR OF ALL PARKING LOTS SHALL BE LANDSCAPED TO PROVIDE SHADE AND VISUAL RELIEF.
2–PROVIDED BIKE RACKS ARE SCATTERED THROUGHOUT THE SITE.
3–ALL BUILDINGS SHALL MEET GREEN CERTIFICATION STANDARDS OF THE FLORIDA GREEN BUILDING COALITION(FGBC) OR AN EQUIVALENT STANDARD OF ANOTHER RECOGNIZED GREEN BUILDING RATING CERTIFICATION APPROVED BY THE CITY BUILDING OFFICIAL AS PER SEC. 63–64 OF THE ORDINANCE NO.2013.37
4–DEVELOPMENT SHALL BE IN COMPLIANCE WITH CHAPTER 77 ROADS AND VEHICLE USE AREAS OF THE LAND DEVELOPEMENT CODE.(SPECIALLY SEC. 77–95, 77–135 AND 77–195)
5–DEVELOPMENT SHALL BE IN COMPLIANCE WITH CHAPTER 80 OF THE LAND DEVELOPMENT CODE.
6–DEVELOPMENT SHALL BE IN COMPLIANCE WITH THE ENTRANCE FEATURE REQUIREMENTS SET FORTH IN SEC. 77–95 THROUGH 77–104 OF THE LAND DEVELOPMENT CODE.
7–DEVELOPMENT SHALL IN COMPLIANCE WITH CHAPTER 68, ARTICLE V, DIVISION 5 "PLANNED UNIT DEVELOPMENTS" OF THE LAND DEVELOPMENTS" OF THE LAND DEVELOPMENT CODE.

NORTH

SITE PLAN

SCALE: 1"□50'-0"

REVISIONS	BY
SITE PLAN RE-SUBMITTAL #1 09/01/2017	

DORAL 4200

FOR:
CC. RESIDENTIAL
LOCATED AT:
DORAL, FLORIDA

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JOSE I. SAUMELL
AR0013085

MSA ARCHITECTS, INC.
AAC000895
8950 SW 74 COURT
SUITE 1513
MIAMI, FLORIDA 33156
(305) 275-9911

MSA ARCHITECTS
ARCHITECTURE & PLANNING

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DRAWN	RC
CHECKED	JRP
DATE	05/31/2017
SCALE	AS SHOWN
JOB NO.	1745
SHEET	1745–SP–0.1.1.DWG

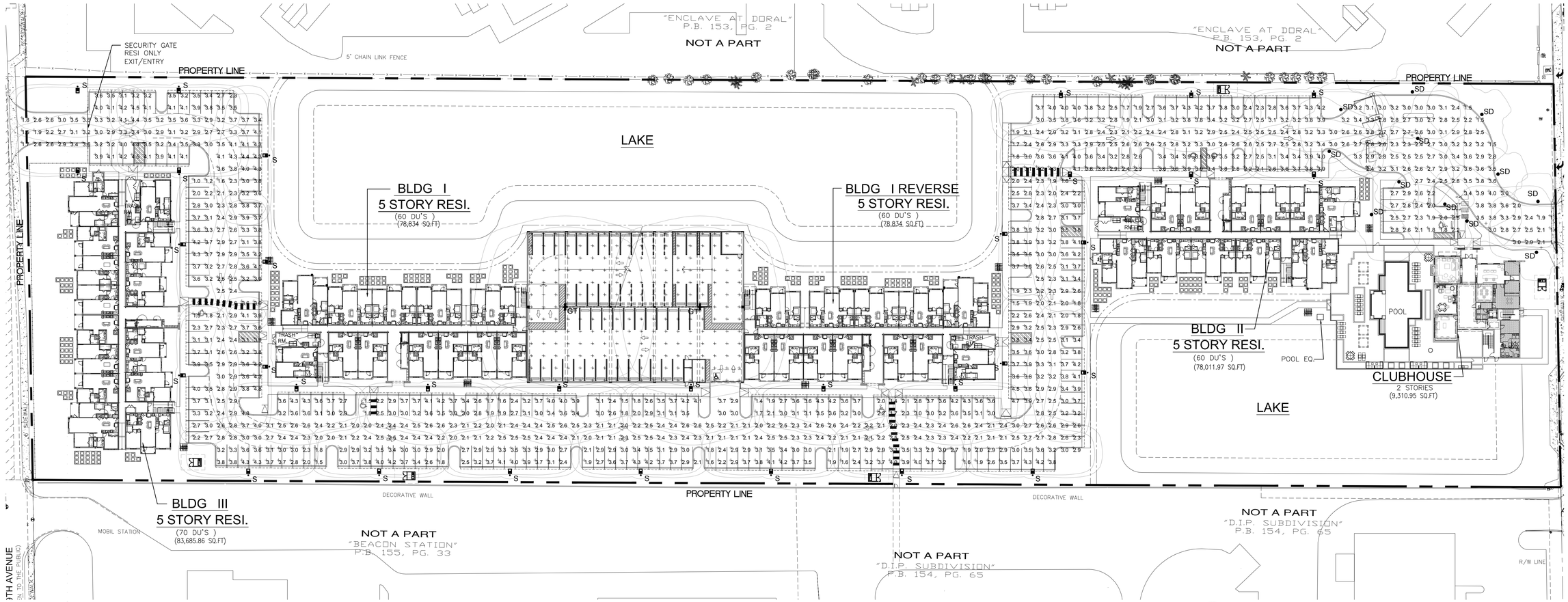
SP-1

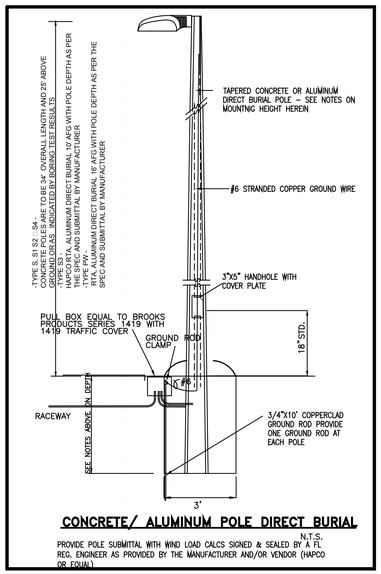
SITE
SITE PLAN RE-SUBMITTAL #1 09/01/2017

OF SHEETS

SITE PLAN RE-SUBMITTAL#1
09/01/2017

REVISIONS	BY
08-18-17 25% CD Set	



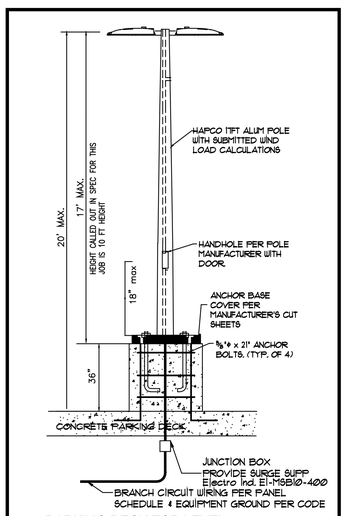


CONCRETE/ ALUMINUM POLE DIRECT BURIAL

N.T.S.

PROVIDE POLE SUBMITTAL WITH WIND LOAD CALCS SIGNED & SEALED BY A FL REG. ENGINEER AS PROVIDED BY THE MANUFACTURER AND/OR VENDOR (HAPCO OR EQUAL)

"COMPLETE LIGHT POLE ASSEMBLY INCLUDING POLE, CROSS ARM(S), LIGHT FIXTURE(S) AND FOUNDATION MEET THE MINIMUM REQUIREMENTS OF THE HVHZ SECTIONS OF THE 2014 FLORIDA BUILDING CODE AND ASCE 7-10 156 MPH EXPOSURE C REQUIREMENTS."



PARKING DECK TOP LEVEL
ANCHOR BASE ON CONCRETE DECK

N.T.S.

NOTE: MOUNTING CONCRETE PEDESTAL SIZE AND ANCHOR BOLT LOCATIONS SHALL BE COORDINATED WITH POLE TEMPLATE.

"COMPLETE LIGHT POLE ASSEMBLY INCLUDING POLE, CROSS ARM(S), LIGHT FIXTURE(S) AND FOUNDATION MEET THE MINIMUM REQUIREMENTS OF THE HVHZ SECTIONS OF THE 2014 FLORIDA BUILDING CODE AND ASCE 7-10 156 MPH EXPOSURE C REQUIREMENTS."

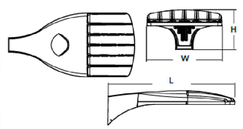
LUMINAIRE SCHEDULE

Symbol	Label	Qty	Catalog Number	Description	Lamp	File	Lumens	LLF	Watts
	S	32	US ARCHITECTURAL VLL-III-M-80PLED-700mA-NW-HS MOUNTED 20' AFG ON POLE	CAST BLACK PAINTED FINNED METAL HOUSING, CAST BLACK PAINTED METAL DRIVER COVER, 4 CIRCUIT BOARDS EACH WITH 20 LEDS, 1 CLEAR PLASTIC OPTIC BELOW EACH LED, 1 MOLDED BLACK PLASTIC HOUSE SIDE SHIELD BELOW EACH OPTIC, 1 FORMED SEMI-SPECULAR METAL OPTIC MOUNTING PLATE BELOW EACH CIRCUIT BOARD.	EIGHTY WHITE LIGHT EMITTING DIODES (LEDS), VERTICAL BASE--UP POSITION. 700MA DRIVE CURRENT.	VLL-3MS-80PLED-NW-700.IES	Absolute	0.85	183.4
	S1	4	US ARCHITECTURAL VLL-IV-FT-80PLED-700mA-NW-HS MOUNTED 20' AFG ON POLE	CAST BLACK PAINTED METAL HOUSING, CAST BLACK PAINTED METAL DRIVER COVER, 4 CIRCUIT BOARDS EACH WITH 20 LEDS, 1 CLEAR PLASTIC OPTIC BELOW EACH LED, 1 MOLDED BLACK PLASTIC HOUSE SIDE SHIELD BELOW EACH OPTIC, 1 FORMED SEMI-SPECULAR METAL OPTIC MOUNTING PLATE BELOW EACH CIRCUIT BOARD.	EIGHTY WHITE LIGHT EMITTING DIODES (LEDS), VERTICAL BASE--UP POSITION.	VLL-4FTS-80PLED-NW-700.ies	Absolute	0.85	183
	SD	10	LITHONIA MRP LED 42C 700 40K SR3 MVOLT DBLXD MOUNTED 18' AFG ON DIRECT BURIAL RTA POLE AS MANUFACTURED BY HAPCO	MRP POST TOP LIGHT 42 LEDs 700 mA DRIVE CURRENT 40K COLOR TEMP TYPE 3 DISTRIBUTION	WHITE LED ARRAY, 40K		208		100

D-Series Size 0
LED Area Luminaire

Specifications

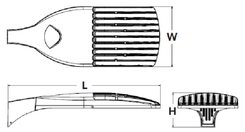
EPA:	0.95 ft² (.09 m²)
Length:	26" (66.0 cm)
Width:	13" (33.0 cm)
Height:	7" (17.8 cm)
Weight (max):	16 lbs (7.25 kg)



D-Series Size 1
LED Area Luminaire

Specifications

EPA:	1.01 ft² (0.09 m²)
Length:	33" (83.8 cm)
Width:	13" (33.0 cm)
Height:	7-1/2" (19.0 cm)
Weight (max):	27 lbs (12.2 kg)

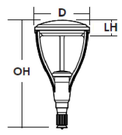


TYPE "Sx" LIGHT FIXTURES

MRP LED
LED Area Luminaire

Specifications

EPA:	1.125 ft² (0.105 m²)
Luminaire Height:	6-3/8" (16.2 cm)
Overall Height:	32" (81.3 cm)
Diameter:	18" (45.7 cm)
Weight (max):	37.5 lbs (17 kg)



TYPE "SD" LIGHT FIXTURES

PHOTOMETRIC SITE PLAN

SCALE: 1"=40'-0"

STATISTICS

Description	Symbol	Avg	Max	Min	Max/Min
OPEN PARKING AREA (Z: 0')	+	3.0 fc	4.8 fc	1.0 fc	4.8:1

NOTES

1. CALCULATIONS HAVE BEEN PERFORMED ACCORDING TO IES STANDARDS AND PRACTICE. SOME DIFFERENCES BETWEEN MEASURED VALUES AND CALCULATED RESULTS MAY OCCUR DUE TO TOLERANCES IN CALCULATION METHODS, TESTING PROCEDURES, COMPONENT PERFORMANCES, MEASURED CONDITIONS SUCH AS TECHNICAL AND FIELD VOLTAGES AND TEMPERATURE VARIATIONS. INPUT DATA SUCH AS ROOM DIMENSIONS, REFLECTANCES, FURNITURE, LIGHT LOSS FACTOR, FURNITURE, ARCHITECTURAL ELEMENTS AND FOLIAGE SIGNIFICANTLY AFFECT THE LIGHTING CALCULATIONS. IF THE REAL ENVIRONMENT DO NOT MATCH INPUT DATA DIFFERENCES WILL OCCUR BETWEEN MEASURED AND CALCULATED VALUES.

2. ALUMIMNUM POLES ARE TO BE AS FOLLOWS:
   1- 20' AFG, DIRECT BURIAL ROUND TAPERED WITHOUT TENON. EXCEPT ON TOP OF COVERED PARKING GARAGE.
   TYPE S, S1 - 20' AFG
   ALL POLES AS MANUFACTURED BY HAPCO TO MATCH US ARCHITECTURAL PAINT (COLOR TO BE DETERMINATED).

3. WIND LOAD CALCULATIONS, TO MEET SOUTH FLORIDA WIND LOAD REQUIREMENTS, MUST BE PREPARED AND SUBMITTED AS PART OF THE SUBMITTAL PROCESS. SAID CALCULATIONS MUST BE SIGNED AND SEALED BY FLORIDA REGISTERED ENGINEER.

4. POINT-BY-POINT CALCULATIONS PROGRAM USED - VISUAL SERIAL # 5101 5260 4589 0193, VERSION 2.06.0211

PLACE TITLE:
SITE PLAN RE-SUBMITTAL #1 09/01/2017

DORAL 4200

FOR:
CC. RESIDENTIAL
LOCATED AT:
DORAL, FLORIDA

FRANYE ENGINEERS INC.

Certificate of Authorization # 00002906

VIVIANA FRANYE PE # 49985 MECH
ALEJANDRO FRANYE PE # 73089 MECH

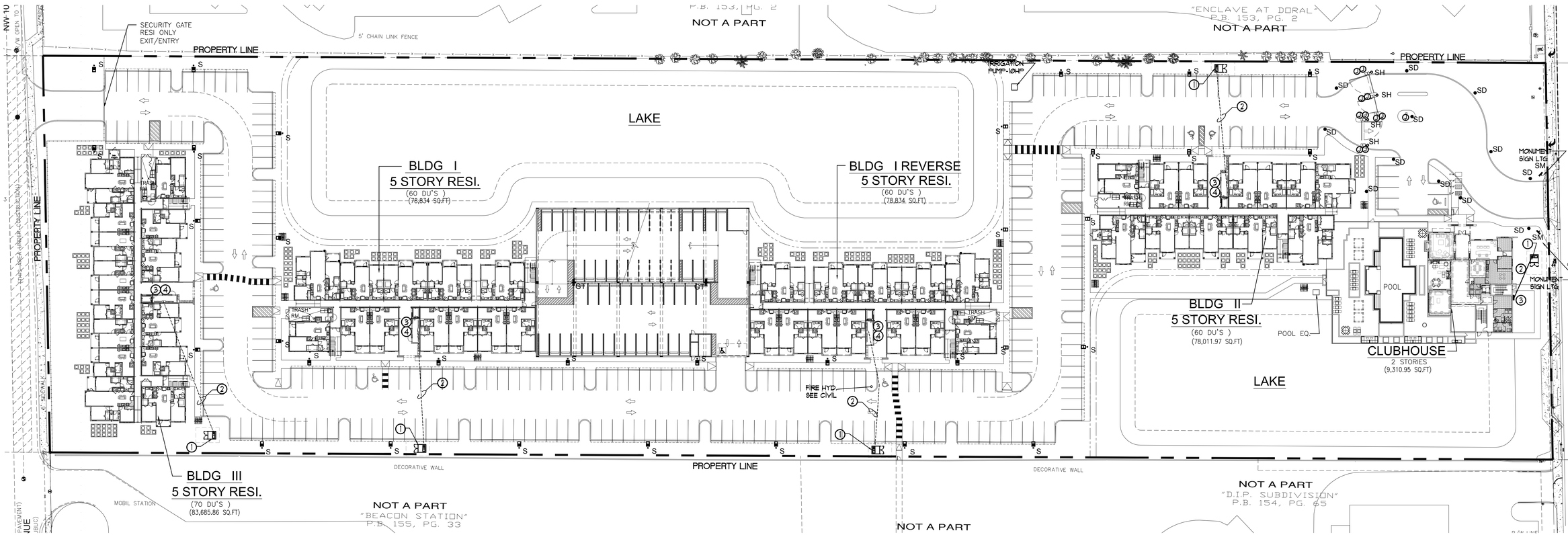
10610 NW 27 Street, Miami FL 33172
T:(305)592-1360 F:(305)594-9279
www.franyeengineers.com

JOB NUMBER	17-155
DATE	**/**/**

DATE	05/31/2017
SCALE	AS SHOWN
JOB NO.	1745
SHEET	

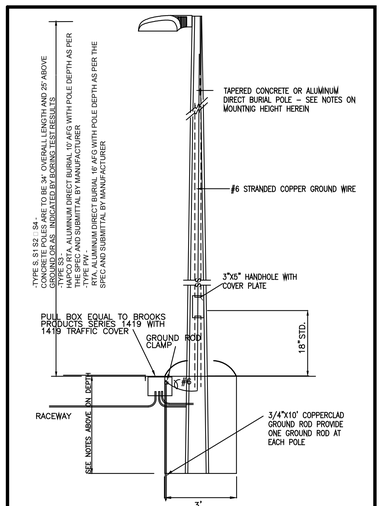
E-1.1

OF SHEETS



ELECTRICAL SITE PLAN

SCALE: 1"=40'-0"



CONCRETE/ ALUMINUM POLE DIRECT BURIAL

N.T.S.

PROVIDE POLE SUBMITTAL WITH WIND LOAD CALCS SIGNED & SEALED BY A FL REG. ENGINEER AS PROVIDED BY THE MANUFACTURER AND/OR VENDOR (HAPCO OR EQUAL)

"COMPLETE LIGHT POLE ASSEMBLY INCLUDING POLE, CROSS ARM(S), LIGHT FIXTURE(S) AND FOUNDATION MEET THE MINIMUM REQUIREMENTS OF THE HVHZ SECTIONS OF THE 2014 FLORIDA BUILDING CODE AND ASCE 7-10 166 MPH EXPOSURE C REQUIREMENTS."

SITE PLAN NOTES:

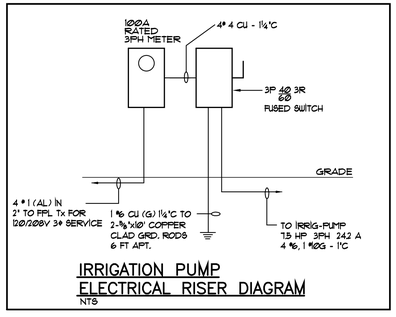
1. PROPOSED POWER CO. PAD MTD TRANSFORMER LOCATION WITH 120/208 3Φ SERVICE.
2. PROPOSED SECONDARY SERVICE CONDUCTORS TO BE THWN OR THHN. SEE ELECTRICAL RISER DIAGRAMS FOR SIZES.
3. TYPICAL BUILDING ELECTRICAL SERVICE LOCATION. SEE BLDG PLAN FOR SPECIFIC
4. 2-4" PVC FOR TELEPHONE AND 1 -4" PVC FOR CATV TO PROPERTY LINE AND POINT OF SERVICE FOR UTILITY PROVIDERS. CONTRACTOR MUST COORDINATE EXACT LOCATIONS.
5. LIFT STATION SEPARATE PERMIT

NOTE:

PROVIDE 4 MAINTAIN 5' CLEARANCE BTW POOL 4 LIGHTING PER NEC 680.22

NOTE:

ELECTRICIAN TO PROVIDE CONDUIT ACCESS CONTROL SYSTEM FROM CLUBHOUSE TO GATED ENTRIES W/ 1" EC 4 PW.



IRRIGATION PUMP ELECTRICAL RISER DIAGRAM

NTS

REVISIONS	BY
SITE PLAN RESUBMITTAL #1 09/01/2017	

DORAL 4200

FOR: CC. RESIDENTIAL
LOCATED AT: DORAL, FLORIDA

FRANYIE ENGINEERS INC.

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JOB NUMBER	17-155
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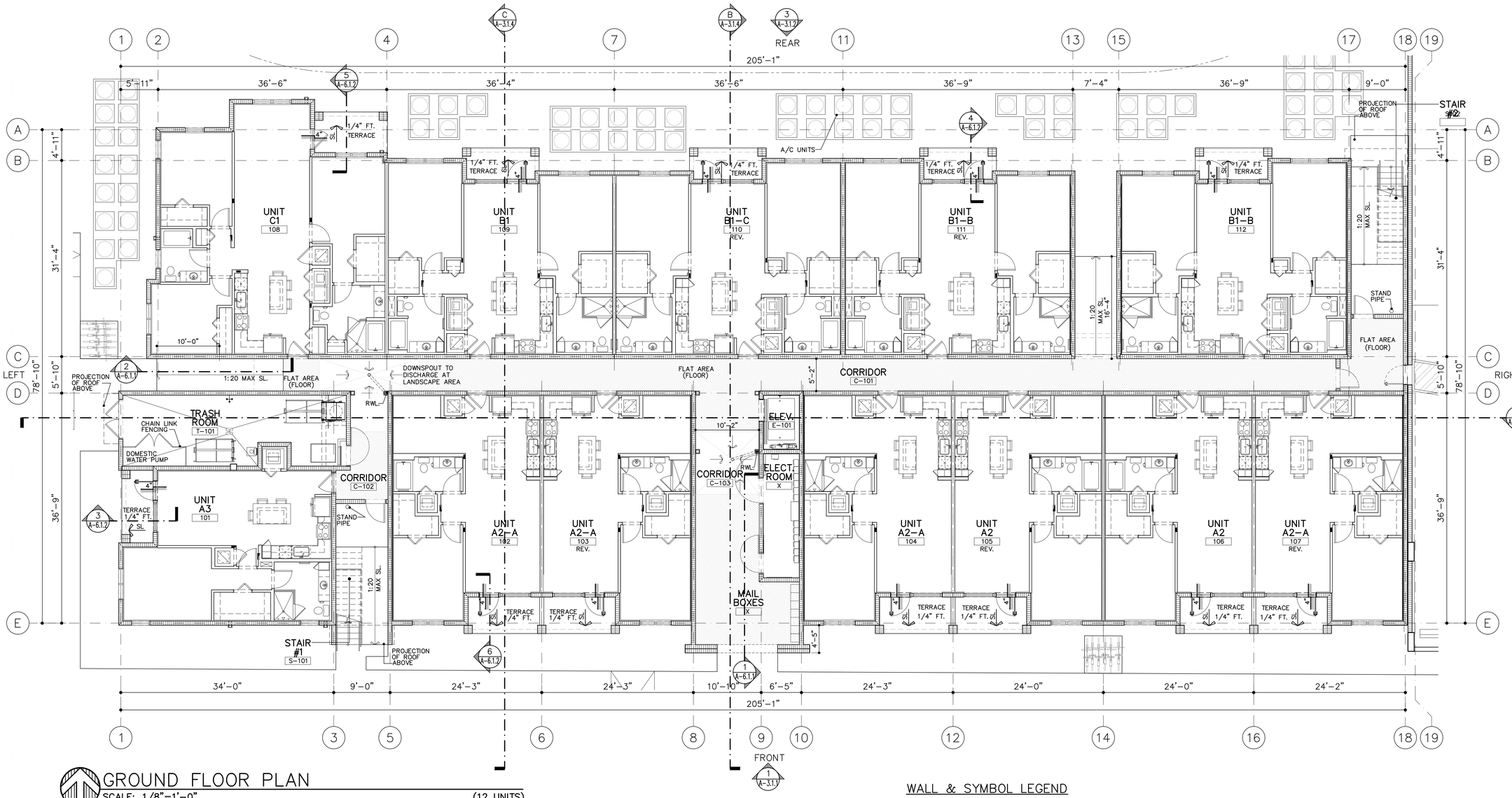
SHEET	

E-1.0

OF SHEETS



GROUND FLOOR PLAN

SCALE: 1/8"=1'-0" (12 UNITS)

NORTH

WALL & SYMBOL LEGEND

- A — NON RATED METAL STUD PARTITION SEE DETAIL 2/A-8.1.5
- B — 1-HR RATED METAL STUD PARTITION WITH BATT INSULATION SEE DETAIL 9/A-8.1.1
- C — 2-HR RATED 8" CONCRETE BLOCK / CONCRETE WALL SEE DETAIL 3/A-8.1.5
- D — STL. COLUMN REFER TO STRUCTURAL DRAWINGS
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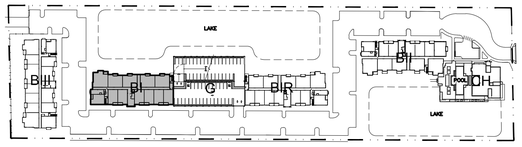
- DESIGNATES SOFFIT OR CEILING HEIGHT A.F.F.
- FLOOR FINISH TRANSITION REFER TO ROOM FINISH SCHEDULE
- FLOOR DRAIN
- RWL
- M = MIRROR
- MR = MIRROR REVERSED
- REV = REVERSED
- R90L = ROTATE 90° LEFT
- CONTINUOUS 3" SOFFIT VENT

NOTE: CORRIDOR FLOOR TO BE 1" CONC. PAVERS CEMENTED TO 4" CONC. SLAB.



KEYPLAN

N.T.S.

NORTH

REVISIONS	BY
SITE PLAN RE-SUBMITTAL #1 09/01/2017	

DORAL 4200

FOR:
CC. RESIDENTIAL
LOCATED AT:
DORAL, FLORIDA

JOSE I. SAUMELL
AR0013085

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

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ARCHITECTURE & PLANNING

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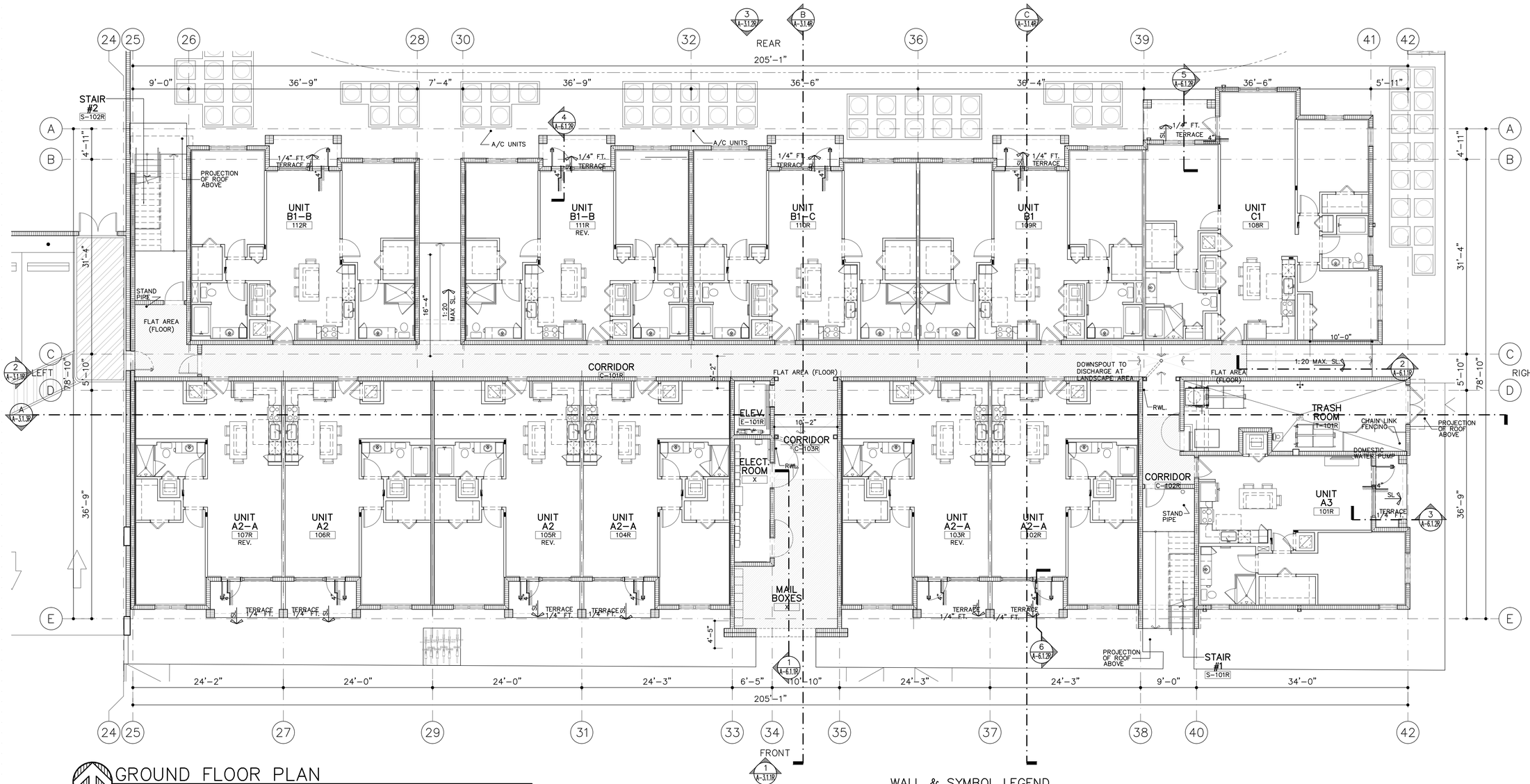
DRAWN	AVM
CHECKED	JRP
DATE	05/31/2017
SCALE	AS SHOWN
JOB NO.	1745
SHEET	1745-A-2.1.1.DWG

A-2.1.1

BUILDING TYPE I

SITE PLAN RE-SUBMITTAL #1 09/01/2017

OF SHEETS



GROUND FLOOR PLAN

SCALE: 1/8"=1'-0" (12 UNITS)

NORTH

WALL & SYMBOL LEGEND

- A — NON RATED METAL STUD PARTITION SEE DETAIL 2/A-8.1.5R
- B — 1-HR RATED METAL STUD PARTITION WITH BATT INSULATION SEE DETAIL 9/A-8.1.1R
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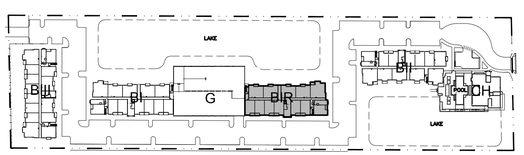
- = CONTINUOUS 3" SOFFIT VENT

NOTE: CORRIDOR FLOOR TO BE 1" CONC. PAVERS CEMENTED TO 4" CONC. SLAB.



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REVISIONS	BY
SITE PLAN RE-SUBMITTAL #1 09/01/2017	

DORAL 4200

FOR:
CC. RESIDENTIAL
LOCATED AT:
DORAL, FLORIDA

JOSE I. SAUMELL
AR0013085

MSA ARCHITECTS, INC.
AAC000895
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MIAMI, FLORIDA 33156
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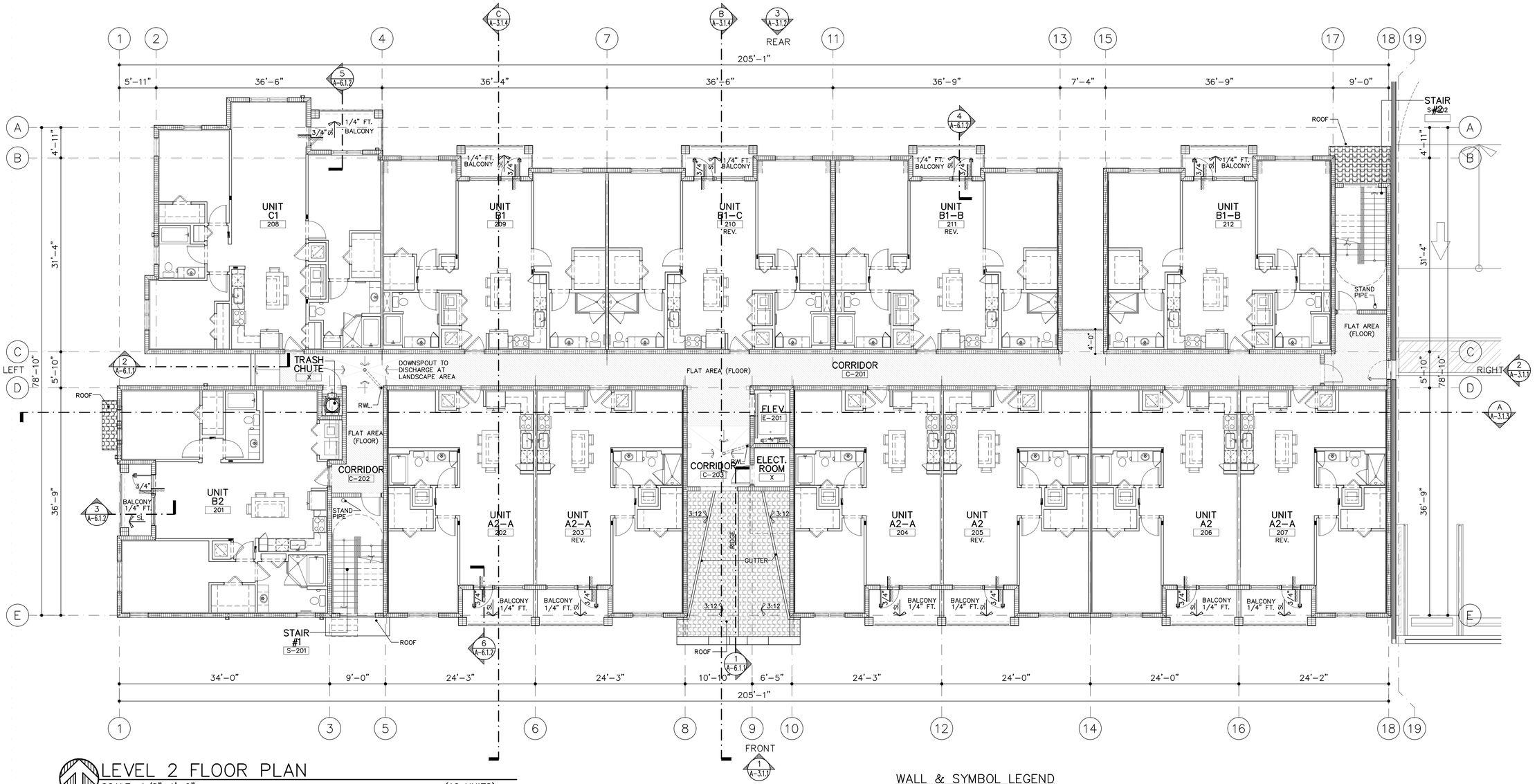
CHECKED	JRP
DATE	05/31/2017
SCALE	AS SHOWN
JOB NO.	1745
SHEET	1745-A-2.1.1R.DWG

A-2.1.1R

BUILDING TYPE IR

SITE PLAN RE-SUBMITTAL #1 09/01/2017

OF SHEETS



LEVEL 2 FLOOR PLAN

SCALE: 1/8"=1'-0" (12 UNITS)

NORTH

WALL & SYMBOL LEGEND

- A — NON RATED METAL STUD PARTITION SEE DETAIL 2/A-8.1.5
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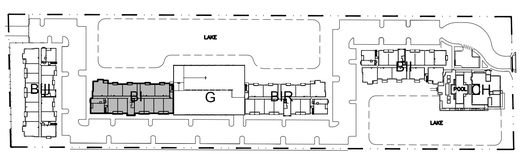
- REV = REVERSED
- R90L = ROTATE 90° LEFT
- CONTINUOUS 3" SOFFIT VENT



KEYPLAN N.T.S.

NORTH

BUILDING TYPE I

SITE PLAN RE-SUBMITTAL #1 09/01/2017

REVISIONS	BY
SITE PLAN RE-SUBMITTAL #1 09/01/2017	

DORAL 4200

FOR: CC. RESIDENTIAL
LOCATED AT: DORAL, FLORIDA

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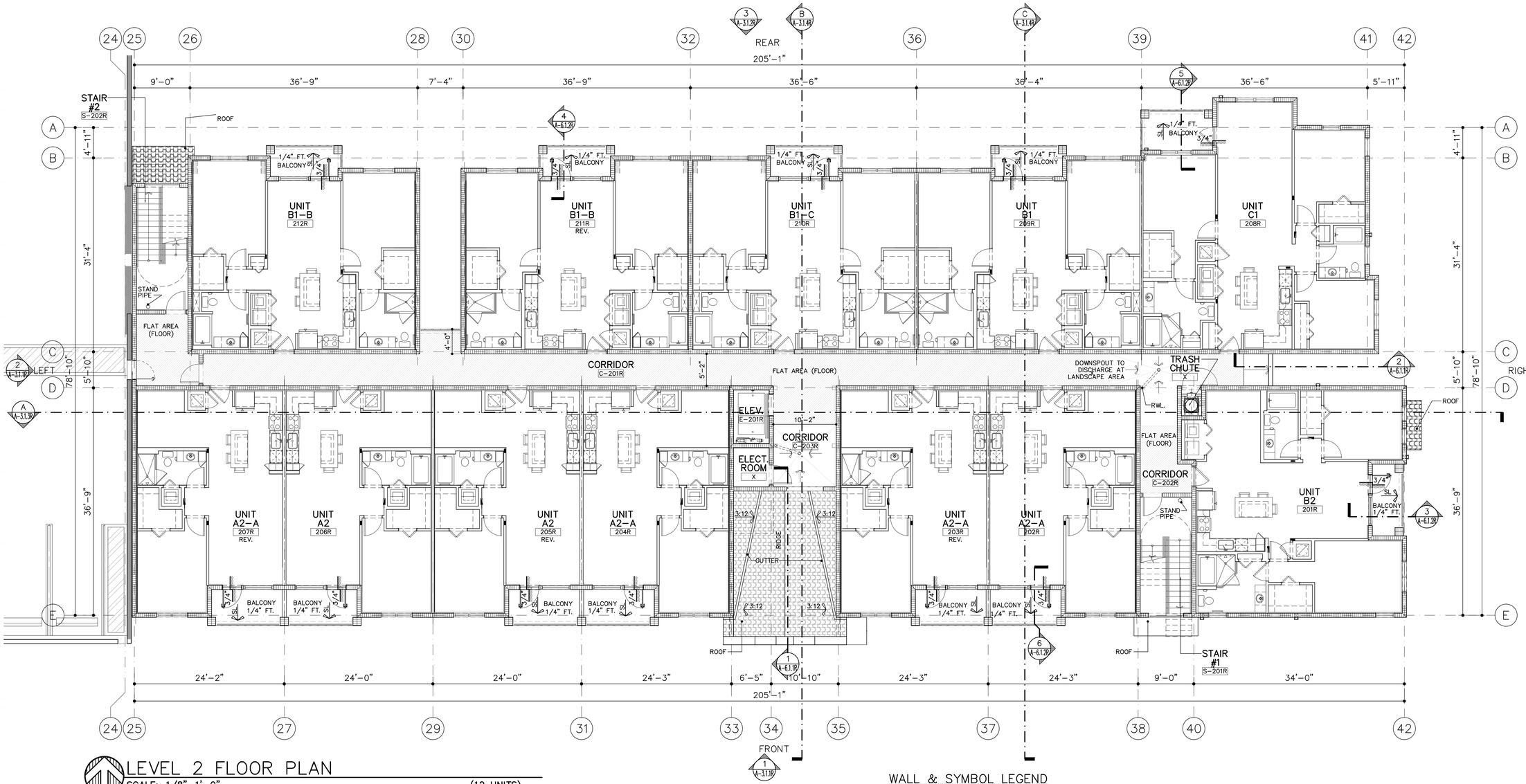
DRAWN	AVM
CHECKED	JRP
DATE	05/31/2017
SCALE	AS SHOWN
JOB NO.	1745
SHEET	1745-A-2.1.2.DWG

A-2.1.2

OF SHEETS



LEVEL 2 FLOOR PLAN

SCALE: 1/8"=1'-0" (12 UNITS)

NORTH

WALL & SYMBOL LEGEND

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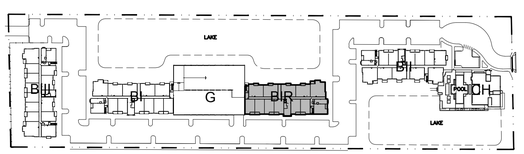

KEYPLAN

N.T.S.

NORTH

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SITE PLAN RE-SUBMITTAL #1 09/01/2017	

DORAL 4200

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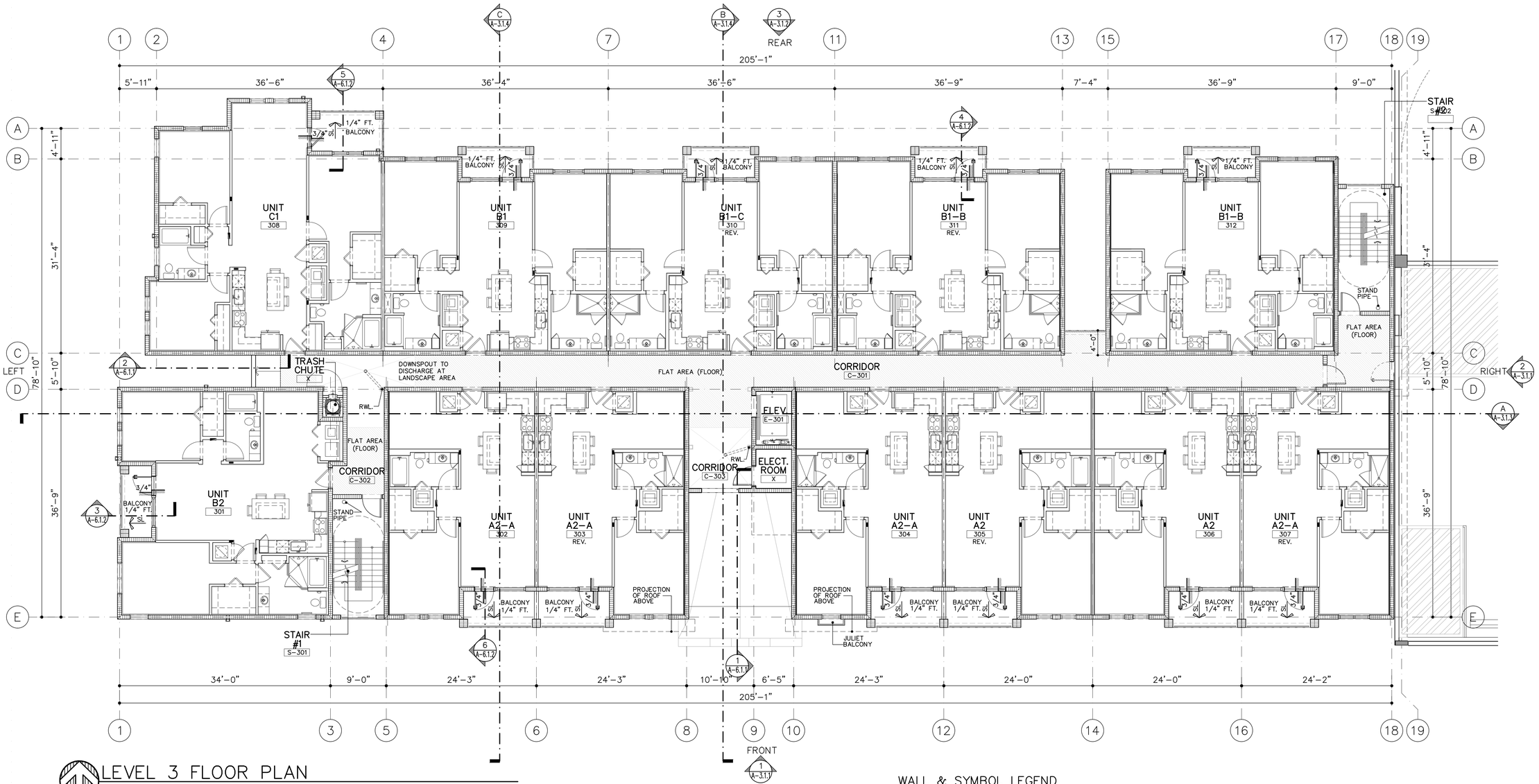
CHECKED	JRP
DATE	05/31/2017
SCALE	AS SHOWN
JOB NO.	1745
SHEET	1745-A-2.1.2R.DWG

A-2.1.2R

BUILDING TYPE IR

SITE PLAN RE-SUBMITTAL #1 09/01/2017

OF SHEETS



LEVEL 3 FLOOR PLAN

SCALE: 1/8"=1'-0" (12 UNITS/FLR)

NORTH

WALL & SYMBOL LEGEND

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- RWL
- M = MIRROR
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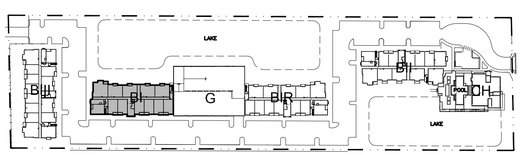

KEYPLAN

N.T.S.

NORTH

REVISIONS	BY
SITE PLAN RE-SUBMITTAL #1 09/01/2017	

DORAL 4200

FOR:
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LOCATED AT:
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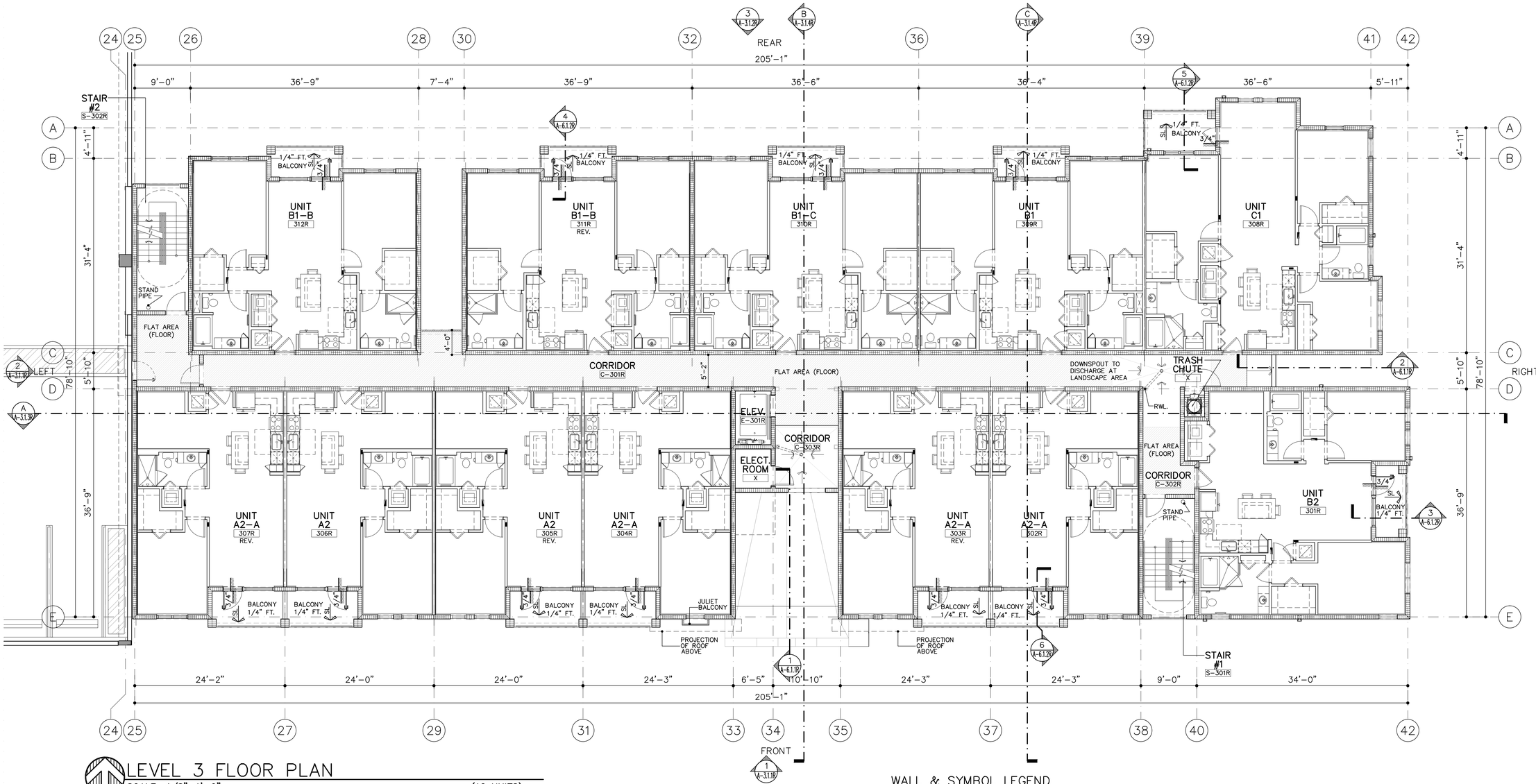
DRAWN	AVM
CHECKED	JRP
DATE	05/31/2017
SCALE	AS SHOWN
JOB NO.	1745
SHEET	1745-A-2.1.3.DWG

A-2.1.3

BUILDING TYPE I

SITE PLAN RE-SUBMITTAL #1 09/01/2017

OF SHEETS



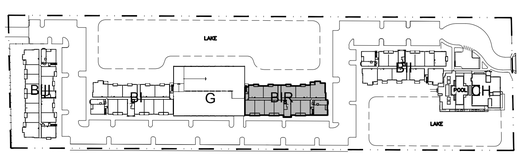
LEVEL 3 FLOOR PLAN

SCALE: 1/8"=1'-0" (12 UNITS)

NORTH

WALL & SYMBOL LEGEND

- A — NON RATED METAL STUD PARTITION SEE DETAIL 2/A-8.1.5R
- B — 1-HR RATED METAL STUD PARTITION WITH BATT INSULATION SEE DETAIL 9/A-8.1.1R
- C — 2-HR RATED 8" CONCRETE BLOCK / CONCRETE WALL SEE DETAIL 3/A-8.1.5R
- D — STL. COLUMN REFER TO STRUCTURAL DRAWINGS
- 1 — UNIT KEY NOTES REFER TO LEGEND FOR DESIGNATION
- 1 — DOOR DESIGNATION REFER TO DOOR SCHEDULE
- A — WINDOW DESIGNATION REFER TO WINDOW SCHEDULE
- - — DESIGNATES SOFFIT OR CEILING HEIGHT A.F.F.
- FLOOR FINISH TRANSITION REFER TO ROOM FINISH SCHEDULE
- FLOOR DRAIN
- RWL
- M = MIRROR
- MR = MIRROR REVERSED
- REV = REVERSED
- = CONTINUOUS 3" SOFFIT VENT



KEYPLAN

N.T.S.

NORTH

REVISIONS	BY
SITE PLAN RE-SUBMITTAL #1 09/01/2017	

DORAL 4200

FOR:
CC. RESIDENTIAL
LOCATED AT:
DORAL, FLORIDA

JOSE I. SAUMELL
AR0013085

MSA ARCHITECTS, INC.
AAC000895

8950 SW 74 COURT
SUITE 1513
MIAMI, FLORIDA 33156
(305) 273-9911

MSA ARCHITECTS
ARCHITECTURE & PLANNING

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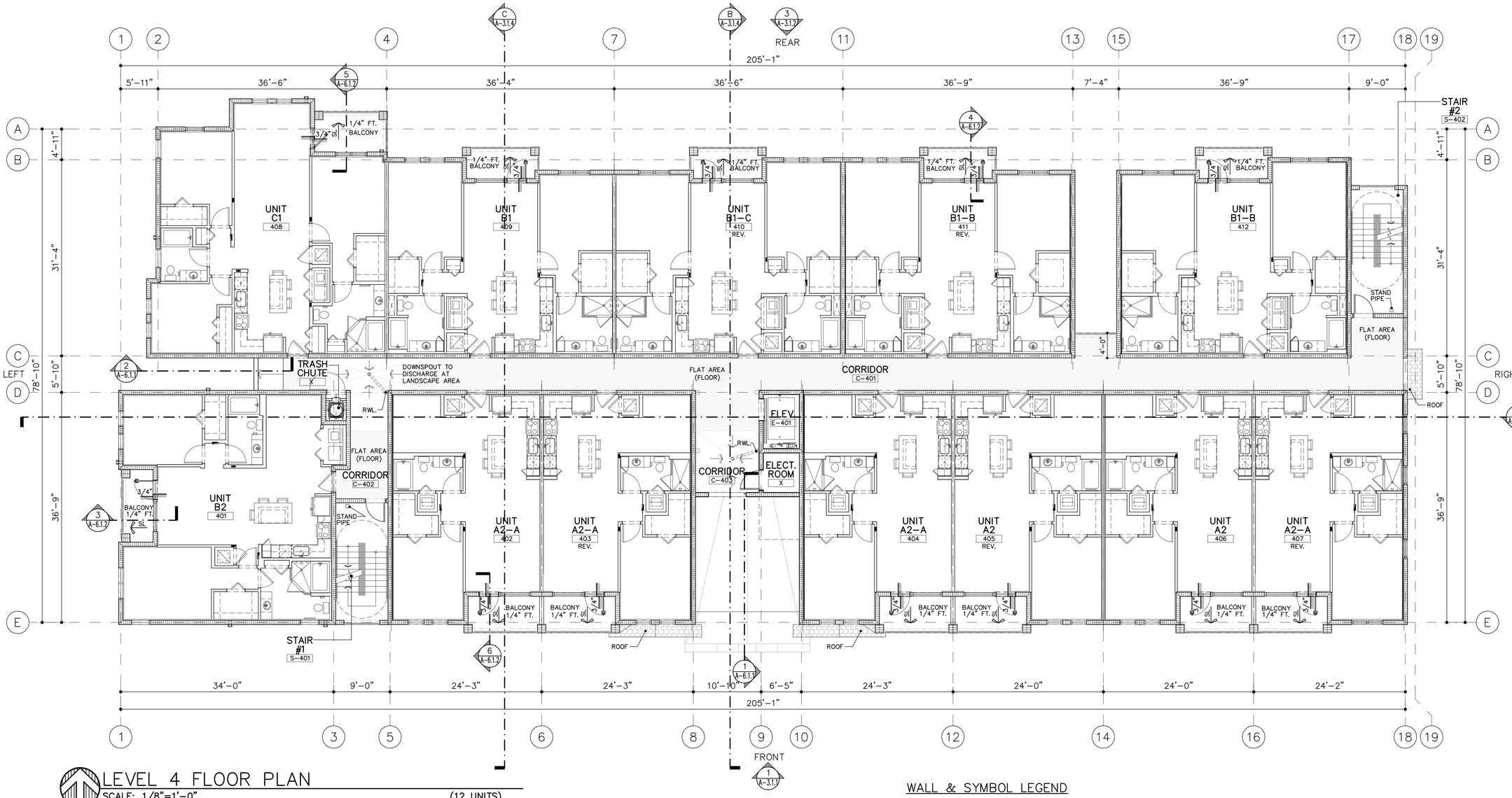
DRAWN	AVM
CHECKED	JRP
DATE	05/31/2017
SCALE	AS SHOWN
JOB NO.	1745
SHEET	1745-A-2.1.3R.DWG

A-2.1.3R

BUILDING TYPE IR

SITE PLAN RE-SUBMITTAL #1 09/01/2017

OF SHEETS



LEVEL 4 FLOOR PLAN

SCALE: 1/8"=1'-0" (12 UNITS)

NORTH

WALL & SYMBOL LEGEND

- A — NON RATED METAL STUD PARTITION SEE DETAIL 2/A-8.1.5
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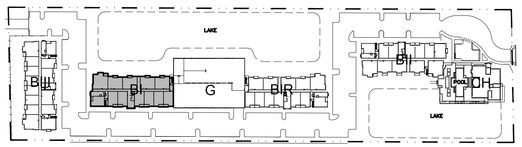
- RWL
- M = MIRROR
- MR = MIRROR REVERSED
- REV = REVERSED
- R90L = ROTATE 90° LEFT
- CONTINUOUS 3" SOFFIT VENT



KEYPLAN N.T.S.

NORTH

REVISIONS	BY
SITE PLAN RE-SUBMITTAL #1 09/01/2017	

DORAL 4200

FOR: CC. RESIDENTIAL
LOCATED AT: DORAL, FLORIDA

JOSE I. SAUMELL
AR0013085

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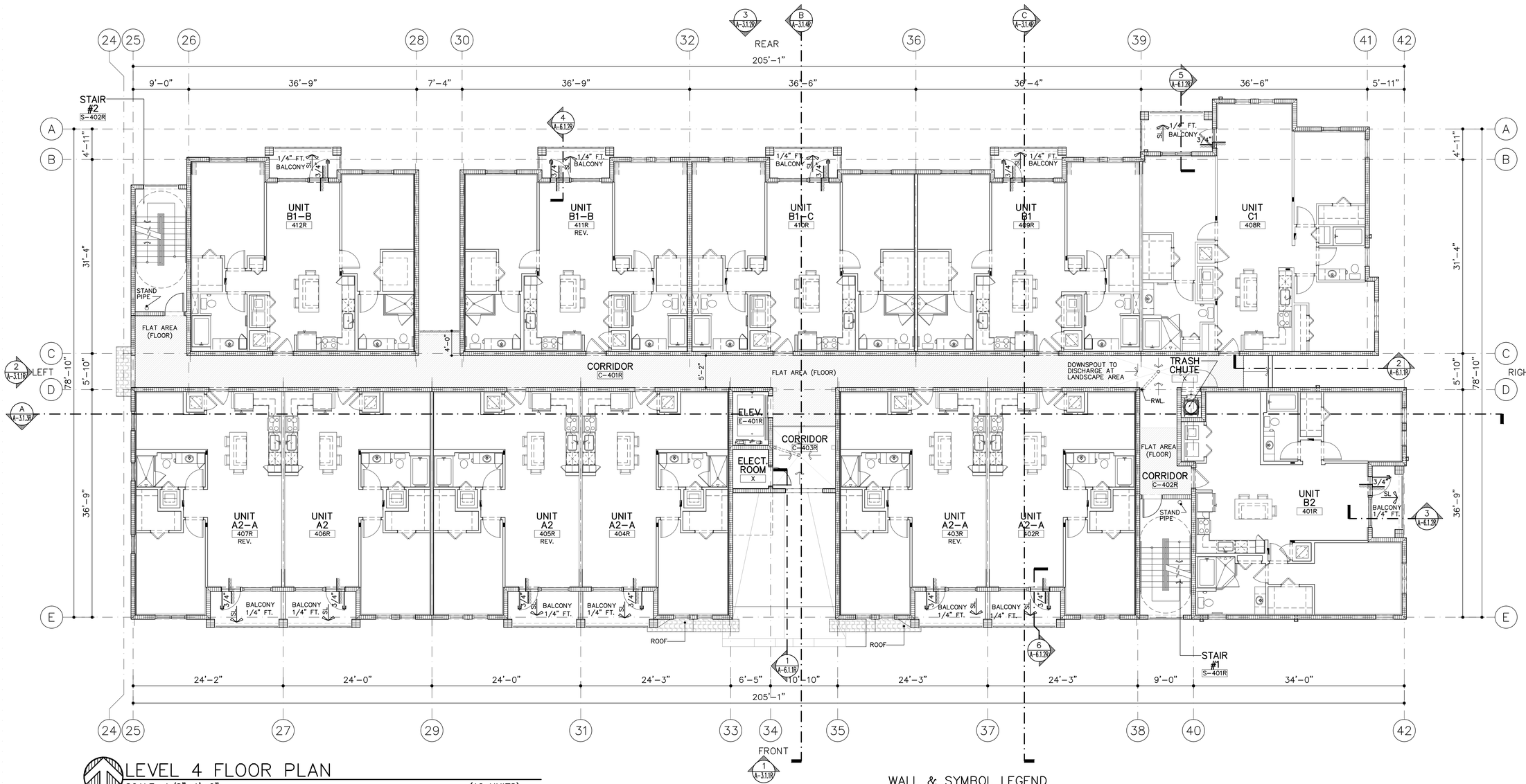
DRAWN	AVM
CHECKED	JRP
DATE	05/31/2017
SCALE	AS SHOWN
JOB NO.	1745
SHEET	1745-A-2.1.4.DWG

A-2.1.4

BUILDING TYPE I

SITE PLAN RE-SUBMITTAL #1 09/01/2017

OF SHEETS



LEVEL 4 FLOOR PLAN

SCALE: 1/8"=1'-0" (12 UNITS)

NORTH

WALL & SYMBOL LEGEND

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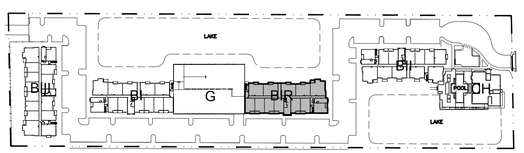

KEYPLAN

N.T.S.

NORTH

REVISIONS	BY
SITE PLAN RE-SUBMITTAL #1 09/01/2017	

DORAL 4200

FOR:
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LOCATED AT:
DORAL, FLORIDA

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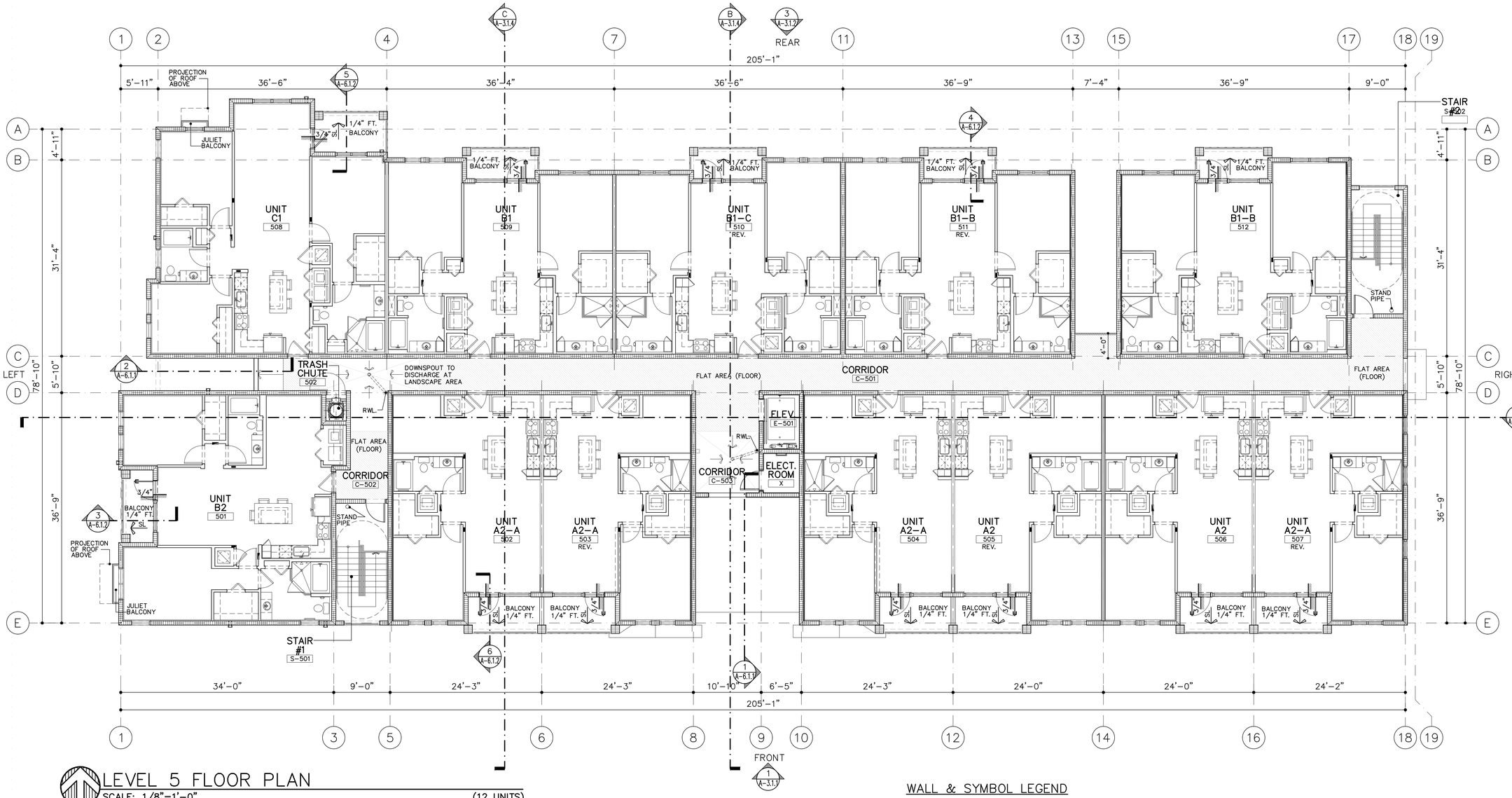
JOB NO.	1745
SHEET	1745-A-2.1.4R.DWG

A-2.1.4R

BUILDING TYPE IR

SITE PLAN RE-SUBMITTAL #1 09/01/2017

OF SHEETS



LEVEL 5 FLOOR PLAN

SCALE: 1/8"=1'-0" (12 UNITS)

NORTH

WALL & SYMBOL LEGEND

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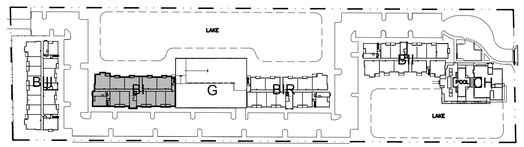

KEYPLAN N.T.S.

NORTH

REVISIONS	BY
SITE PLAN RE-SUBMITTAL #1 09/01/2017	

DORAL 4200

FOR: CC. RESIDENTIAL
LOCATED AT: DORAL, FLORIDA

JOSE I. SAUMELL
AR0013085

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DATE	05/31/2017
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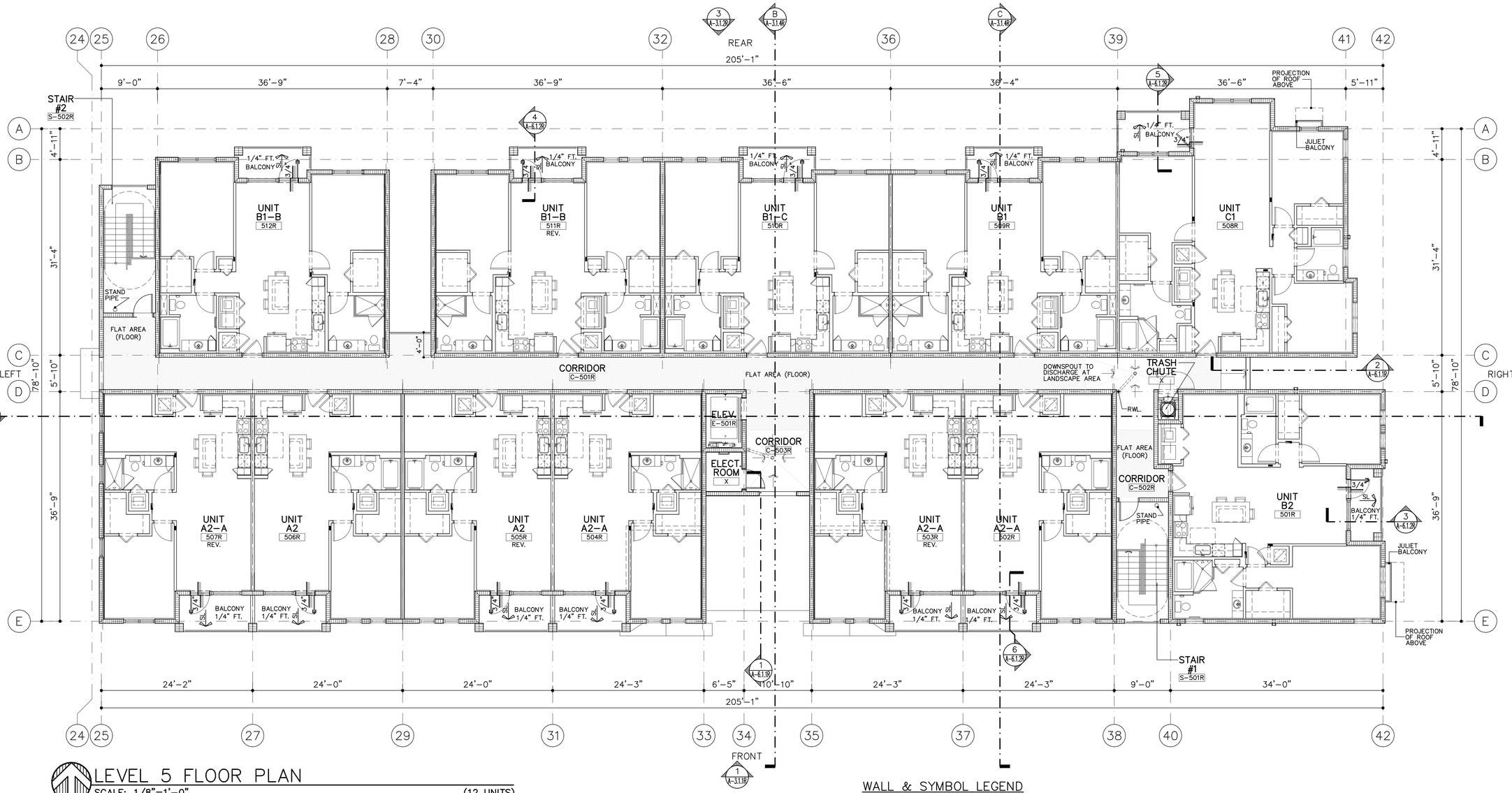
JOB NO.	1745
SHEET	1745-A-2.1.5.DWG

A-2.1.5

BUILDING TYPE I
SITE PLAN RE-SUBMITTAL #1 09/01/2017

OF SHEETS



LEVEL 5 FLOOR PLAN

SCALE: 1/8"=1'-0" (12 UNITS)

NORTH

WALL & SYMBOL LEGEND

- A — NON RATED METAL STUD PARTITION SEE DETAIL 2/A-8.1.5R
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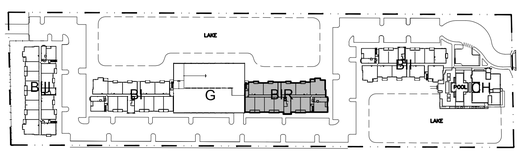

KEYPLAN N.T.S.

NORTH

BUILDING TYPE IR

SITE PLAN RE-SUBMITTAL #1 09/01/2017

A-2.1.5R

OF SHEETS

REVISIONS	BY
SITE PLAN RE-SUBMITTAL #1 09/01/2017	

DORAL 4200

FOR: CC. RESIDENTIAL

LOCATED AT: DORAL, FLORIDA

JOSE I. SAUMELL AR0013085

FLORIDA DORAL 1745.dwg\Plotted\RE-SUBMITTAL #1\05-08-17\4:34:42 PM, 1:4x20, CC

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ARCHITECTURE & PLANNING

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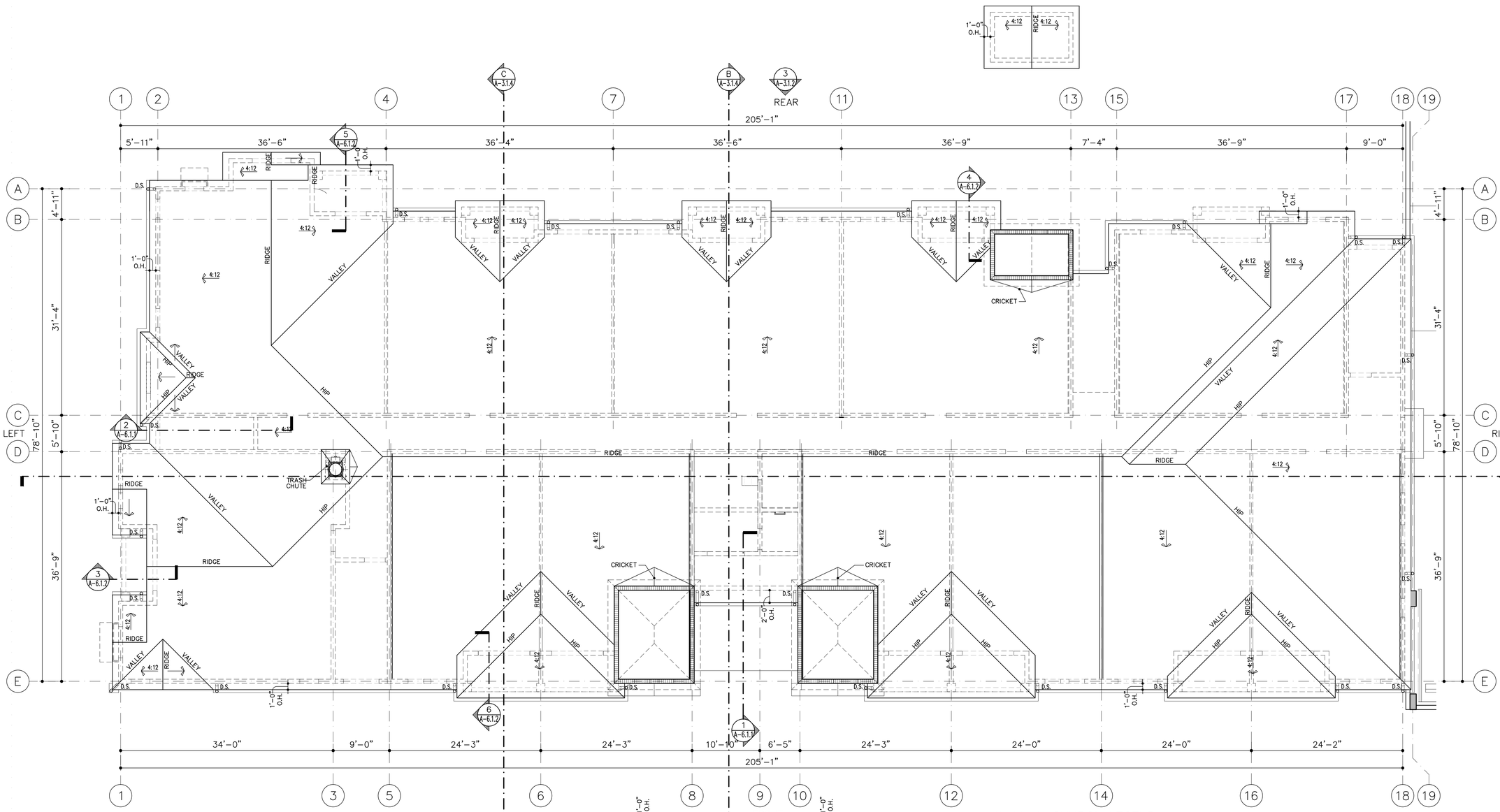
SHEET	1745-A-2.1.5R.DWG



ROOF PLAN

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

NORTH

ROOF NOTES:

1) THE FOLLOWING ARE SPECIFICATIONS FOR ROOFING SYSTEM APPLICATIONS. SUBCONTRACTOR MUST SUBMIT TO THE CONTRACTOR AND ARCHITECT ALL PRODUCT INFORMATION FOR REVIEW AND APPROVAL. ALL APPLICATIONS ARE ON TOP OF WOOD PLYWOOD DECK (REFER TO STRUCTURAL DRAWINGS) OVER SLOPED PRE-ENGINEERED WOOD TRUSSES. ALL ROOFING APPLICATIONS TO BE 20 YEARS NDL WARRANTED FROM DATE OF SUBSTANTIAL COMPLETION.

2) PROVIDE A ROOFING SYSTEM THAT IS IDENTICAL TO THE SYSTEMS THAT HAVE BEEN SUCCESSFULLY TESTED BY A QUALIFIED TESTING AND INSPECTING AGENCY TO RESIST UPLIFT PRESSURE CALCULATED ACCORDING TO ASCE-7, AND APPROVED NOTICE OF ACCEPTANCE.

3) SUBMITTALS: PRODUCT DATA, INCLUDE MANUFACTURER'S WRITTEN INSTRUCTIONS FOR EVALUATING, PREPARING, AND TREATING SUBSTRATE, TECHNICAL DATA, AND TESTED PHYSICAL AND PERFORMANCE PROPERTIES OF THE ROOFING SYSTEM. SUBMIT COPY OF CURRENT FLORIDA PRODUCT APPROVAL NOA DOCUMENTATION IN COMPLIANCE WITH RULE 9N-3 OF THE FLORIDA ADMINISTRATIVE CODE.

4) SUBMIT SHOP DRAWINGS INDICATING MATERIAL CHARACTERISTICS, DETAILS OF CONSTRUCTION, CONNECTIONS, AND RELATIONSHIP WITH ADJACENT CONSTRUCTION.

5) SUBMIT COPY OF SPECIAL ROOFING MANUFACTURER'S AND INSTALLER'S WARRANTY STATING OBLIGATIONS, REMEDIES, LIMITATIONS, AND EXCLUSIONS BEFORE STARTING ROOFING.

6) MAINTENANCE DATA TO BE INCLUDED IN MAINTENANCE MANUALS.

7) ROOFING TO COMPLY WITH GOVERNING CODES AND REGULATIONS. CONTRACTOR TO PROVIDE PRODUCTS OF ACCEPTABLE MANUFACTURER'S WHICH HAVE BEEN IN SERVICE FOR 5 YEARS. USE EXPERIENCED AND CERTIFIED INSTALLERS, DELIVER, HANDLE, AND STORE MATERIALS IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.

8) SINGLE SOURCE RESPONSIBILITY: CONTRACTOR TO OBTAIN PRIMARY ROOFING AND FLASHING MATERIALS FROM ONE SOURCE BY A SINGLE MANUFACTURER. PROVIDE SECONDARY MATERIALS ONLY AS RECOMMENDED BY MANUFACTURER OF PRIMARY MATERIALS.

9) METAL FLASHINGS AND DETAILS, FABRICATION PRACTICES AND INSTALLATION METHODS SHALL CONFORM TO THE APPLICABLE REQUIREMENTS AND IN COMPLIANCE WITH CURRENT APPROVED NOA.

10) ROOF TILE: BELLA "HIGH S" TILE AS MANUFACTURED BY ENTEGRA ROOF TILE, LLC OR APPROVED EQUAL. MIAMI-DADE NOA NO.: 16-0112.06 EXP. DATE 07/13/2021, APPROVED 2/25/2016. ATTACHED WITH 2-10D RING SHANK NAILS FOR NAIL ON SYSTEMS OR FOAM ADHESIVE SET SYSTEMS.

11) ROOF TILE ADHESIVE: 2 COMPONENT FOAM ROOF TILE ADHESIVE AH-160 AS MANUFACTURED BY 3MCOMPANY OR APPROVED EQUAL. COLOR TO MATCH ROOF TILE. MIAMI-DADE NOA NO.: 12-0228.18 EXP. DATE 05/10/2017, APPROVED 5/10/2012.

12) UNDERLAYMENT: TAMKO NO. 30 ASTM ASPHALT SATURATED ORGANIC FELT. UNDERLAYMENT TO BE INSTALLED OVER WOOD DECK.

13) UNDERLAYMENT: POLYSTICK UNDERLAYMENT, POLYGLASS POLYSTICK UDERLAYMENTS AS MANUFACTURED BY POLYGLASS USA INC. OR APPROVED EQUAL. MIAMI-DADE NOA NO.: 15-0410.04 EXP. DATE 09/13/2021, APPROVED 8/11/2016. TO BE INSTALLED AS A ROOF TILE UNDERLAYMENT.

LEGEND

- 24"X36" 1HR. RATED ATTIC ACCESS DOOR (REFER TO DET. 5/A-8.2)
- ROOF VENT (REFER TO CALCULATIONS FOR REQUIRED NET FREE VENTILATION AREA FOR EACH ROOF AREA).
- CONTINUOUS SOFFIT VENT W/ MINIMUM 15 SQ. INCHES NFVA PER LINEAR FOOT.
- ATTIC DRAFTSTOPPING - CONTINUOUS 15/32" PLYWOOD FASTENED TO ONE TRUSS CONTINUOUS TO ROOF DECK.
- 24"X48" ATTIC ACCESS @ DRAFTSTOPPING W/ SELF CLOSING DOOR (REFER TO DET. 11/A-8.1.2)

WALL & SYMBOL LEGEND

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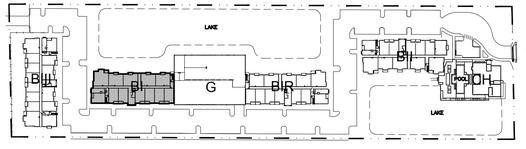

KEYPLAN N.T.S.

NORTH

BUILDING TYPE I

SITE PLAN RE-SUBMITTAL #1 09/01/2017

REVISIONS	BY
SITE PLAN RE-SUBMITTAL #1 09/01/2017	

DORAL 4200

FOR:
CC. RESIDENTIAL
LOCATED AT:
DORAL, FLORIDA

JOSE I. SAUMELL
AR0013085

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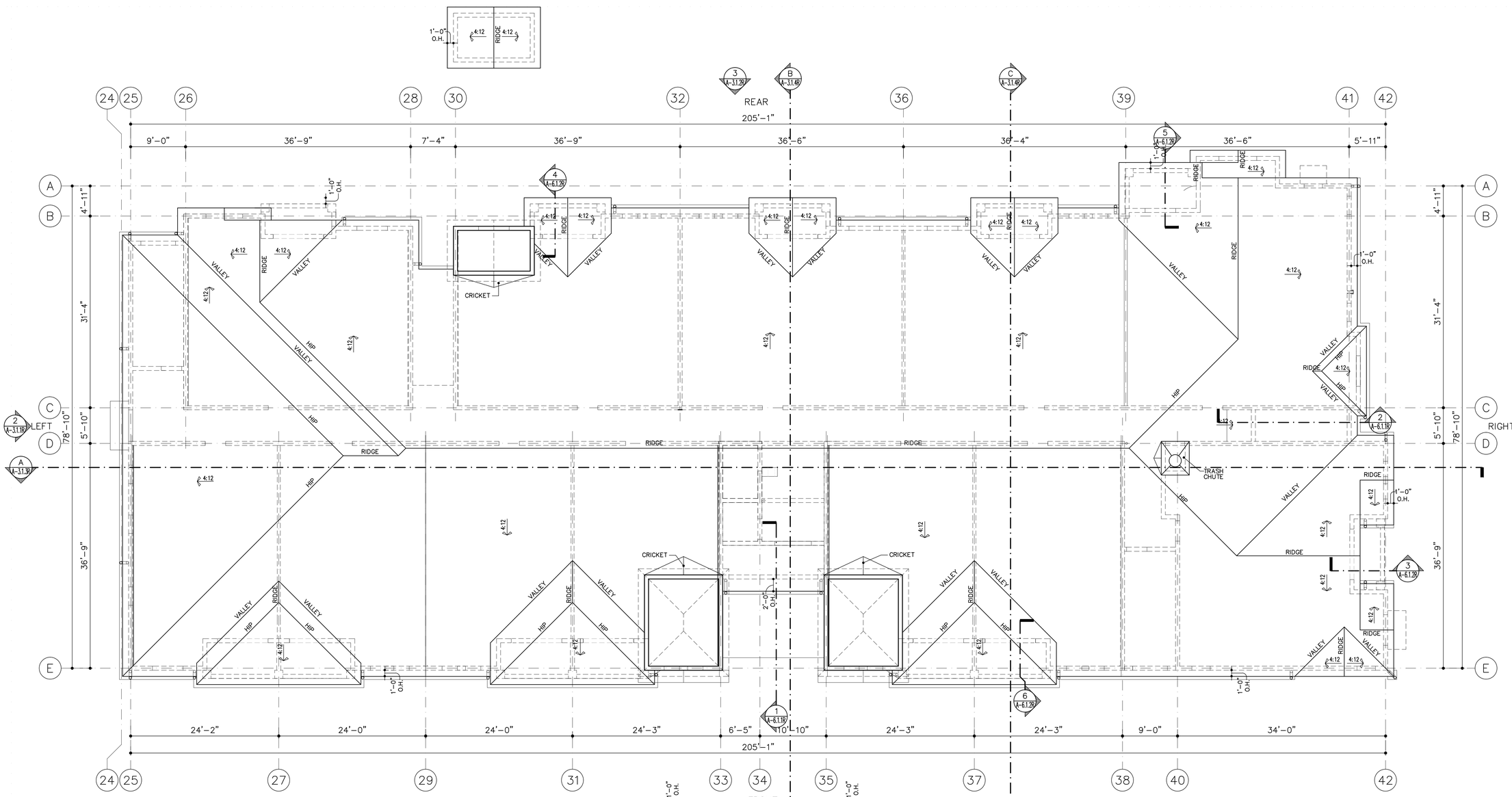
F:\DATA\1745\1745-A-2.1.6.dwg 8/28/2017 3:35:05 PM Rev20.CCT

DRAWN	AVM
CHECKED	JRP
DATE	05/31/2017
SCALE	AS SHOWN
JOB NO.	1745
SHEET	1745-A-2.1.6.DWG

A-2.1.6

OF SHEETS



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

NORTH

ROOF NOTES:

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7) ROOFING TO COMPLY WITH GOVERNING CODES AND REGULATIONS. CONTRACTOR TO PROVIDE PRODUCTS OF ACCEPTABLE MANUFACTURER'S WHICH HAVE BEEN IN SERVICE FOR 5 YEARS. USE EXPERIENCED AND CERTIFIED INSTALLERS, DELIVER, HANDLE, AND STORE MATERIALS IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.

8) SINGLE SOURCE RESPONSIBILITY: CONTRACTOR TO OBTAIN PRIMARY ROOFING AND FLASHING MATERIALS FROM ONE SOURCE BY A SINGLE MANUFACTURER. PROVIDE SECONDARY MATERIALS ONLY AS RECOMMENDED BY MANUFACTURER OF PRIMARY MATERIALS.

9) METAL FLASHINGS AND DETAILS, FABRICATION PRACTICES AND INSTALLATION METHODS SHALL CONFORM TO THE APPLICABLE REQUIREMENTS AND IN COMPLIANCE WITH CURRENT APPROVED NOA.

10) ROOF TILE: BELLA "HIGH S" TILE AS MANUFACTURED BY ENTEGRA ROOF TILE, LLC OR APPROVED EQUAL. MIAMI-DADE NOA NO.: 16-0112.06 EXP. DATE 07/13/2021, APPROVED 2/25/2016. ATTACHED WITH 2-10D RING SHANK NAILS FOR NAIL ON SYSTEMS OR FOAM ADHESIVE SET SYSTEMS.

11) ROOF TILE ADHESIVE: 2 COMPONENT FOAM ROOF TILE ADHESIVE AH-160 AS MANUFACTURED BY 3MCOMPANY OR APPROVED EQUAL. COLOR TO MATCH ROOF TILE. MIAMI-DADE NOA NO.: 12-0228.18 EXP. DATE 05/10/2017, APPROVED 5/10/2012.

12) UNDERLAYMENT: TAMKO NO. 30 ASTM ASPHALT SATURATED ORGANIC FELT. UNDERLAYMENT TO BE INSTALLED OVER WOOD DECK.

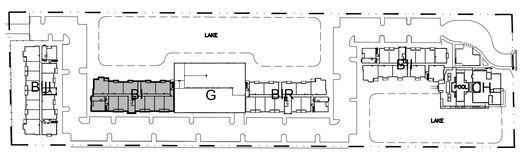
13) UNDERLAYMENT: POLYSTICK UNDERLAYMENT, POLYGLASS POLYSTICK UDERLAYMENTS AS MANUFACTURED BY POLYGLASS USA INC. OR APPROVED EQUAL. MIAMI-DADE NOA NO.: 15-0410.04 EXP. DATE 09/13/2021, APPROVED 8/11/2016. TO BE INSTALLED AS A ROOF TILE UNDERLAYMENT.

LEGEND

- 24"X36" 1HR. RATED ATTIC ACCESS DOOR (REFER TO DET. 5/A-8.2)
- ROOF VENT (REFER TO CALCULATIONS FOR REQUIRED NET FREE VENTILATION AREA FOR EACH ROOF AREA).
- CONTINUOUS SOFFIT VENT W/ MINIMUM 15 SQ. INCHES NFVA PER LINEAR FOOT.
- ATTIC DRAFTSTOPPING – CONTINUOUS 15/32" PLYWOOD FASTENED TO ONE TRUSS CONTINUOUS TO ROOF DECK.
- 24"X48" ATTIC ACCESS @ DRAFTSTOPPING W/ SELF CLOSING DOOR (REFER TO DET. 11/A-8.1.2R)

WALL & SYMBOL LEGEND

- A — NON RATED METAL STUD PARTITION SEE DETAIL 2/A-8.1.5
- B — 1-HR RATED METAL STUD PARTITION WITH BATT INSULATION SEE DETAIL 9/A-8.1.1
- C — 2-HR RATED 8" CONCRETE BLOCK / CONCRETE WALL SEE DETAIL 3/A-8.1.5
- D — STL. COLUMN REFER TO STRUCTURAL DRAWINGS
- 1 — UNIT KEY NOTES REFER TO LEGEND FOR DESIGNATION
- 1 — DOOR DESIGNATION REFER TO DOOR SCHEDULE
- A — WINDOW DESIGNATION REFER TO WINDOW SCHEDULE
- DESIGNATES SOFFIT OR CEILING HEIGHT A.F.F.
- FLOOR FINISH TRANSITION REFER TO ROOM FINISH SCHEDULE
- FLOOR DRAIN
- RWL
- M = MIRROR
- MR = MIRROR REVERSED
- REV = REVERSED
- R90L = ROTATE 90° LEFT
- CONTINUOUS 3" SOFFIT VENT



KEYPLAN
N.T.S.

NORTH

BUILDING TYPE IR
SITE PLAN RE-SUBMITTAL #1 09/01/2017

A-2.1.6R

OF SHEETS

REVISIONS	BY
SITE PLAN RE-SUBMITTAL #1 09/01/2017	

DORAL 4200
FOR:
CC. RESIDENTIAL
LOCATED AT:
DORAL, FLORIDA

JOSE I. SAUMELL
AR0013085

MSA ARCHITECTS, INC.
AAC000695
8950 SW 74 COURT
SUITE 1512
MIAMI, FLORIDA 33156
(305) 273-9911

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ARCHITECTURE & PLANNING

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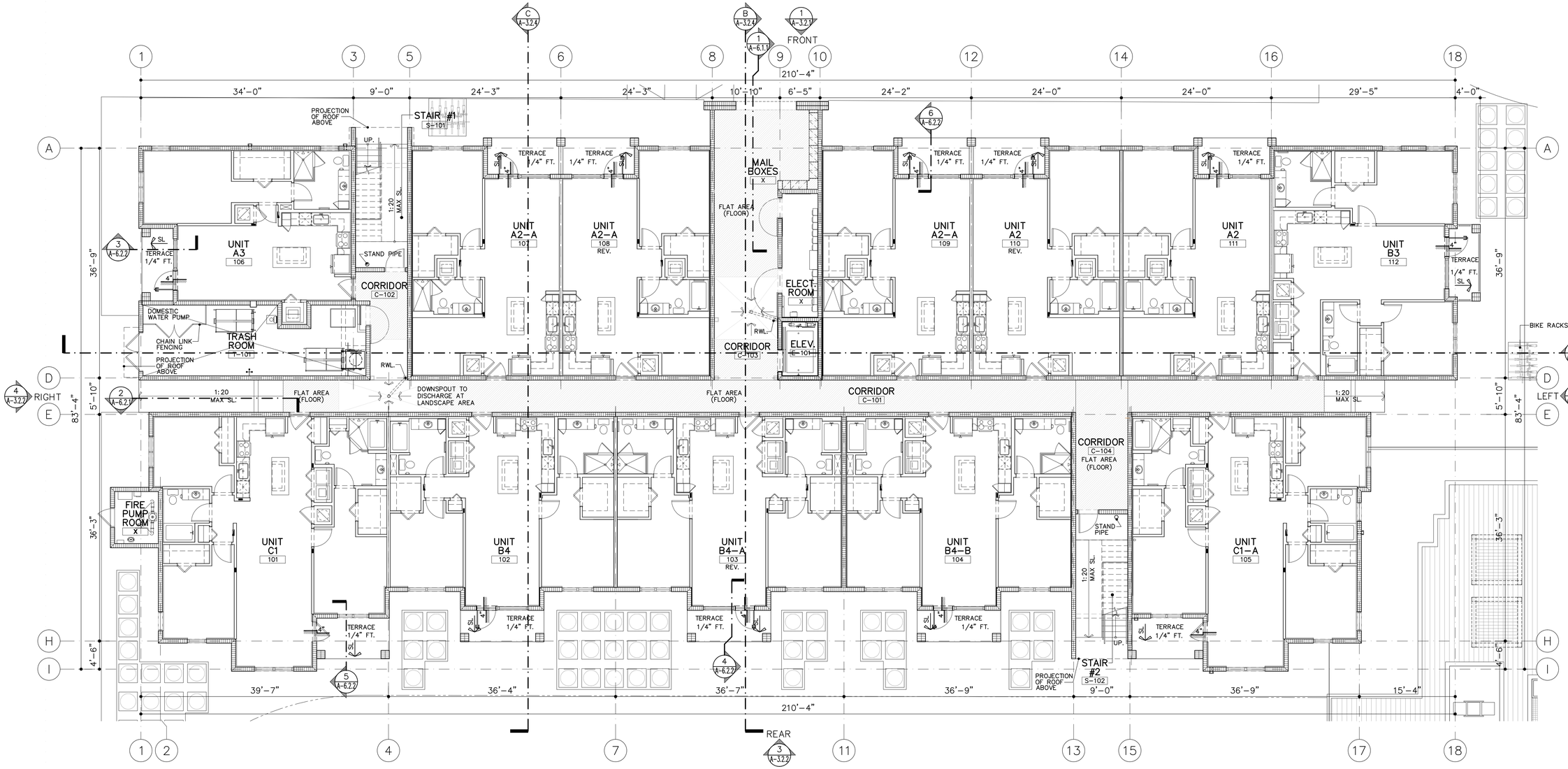
DRAWN	AVM
CHECKED	JRP
DATE	05/31/2017
SCALE	AS SHOWN
JOB NO.	1745
SHEET	1745-A-2.1.6.DWG



GROUND FLOOR PLAN

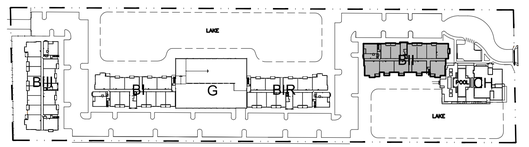
SCALE: 1/8"=1'-0" (12 UNITS)

NORTH

WALL & SYMBOL LEGEND

- A — NON RATED METAL STUD PARTITION SEE DETAIL 2/A-8.2.5
- B — 1-HR RATED METAL STUD PARTITION WITH BATT INSULATION SEE DETAIL 9/A-8.2.1
- C — 2-HR RATED 8" CONCRETE BLOCK / CONCRETE WALL SEE DETAIL 3/A-8.2.5
- D — STL. COLUMN REFER TO STRUCTURAL DRAWINGS
- 1 — UNIT KEY NOTES REFER TO LEGEND FOR DESIGNATION
- 1 — DOOR DESIGNATION REFER TO DOOR SCHEDULE
- A — WINDOW DESIGNATION REFER TO WINDOW SCHEDULE
- DESIGNATES SOFFIT OR CEILING HEIGHT A.F.F.
- FLOOR FINISH TRANSITION REFER TO ROOM FINISH SCHEDULE
- FLOOR DRAIN
- RWL
- M = MIRROR
- MR = MIRROR REVERSED
- REV = REVERSED
- =
- CONTINUOUS 3" SOFFIT VENT

NOTE: CORRIDOR FLOOR TO BE 1" CONC. PAVERS CEMENTED TO 4" CONC. SLAB.



KEYPLAN N.T.S.

NORTH

BUILDING TYPE II

SITE PLAN RE-SUBMITTAL #1 09/01/2017

REVISIONS	BY
SITE PLAN RE-SUBMITTAL #1 09/01/2017	

DORAL 4200

FOR:
CC. RESIDENTIAL
LOCATED AT:
DORAL, FLORIDA

JOSE I. SAUMELL
AR0013085

MSA ARCHITECTS, INC.
AAC000895
8950 SW 74 COURT
SUITE 1513
MIAMI, FLORIDA 33156
(305) 275-9911

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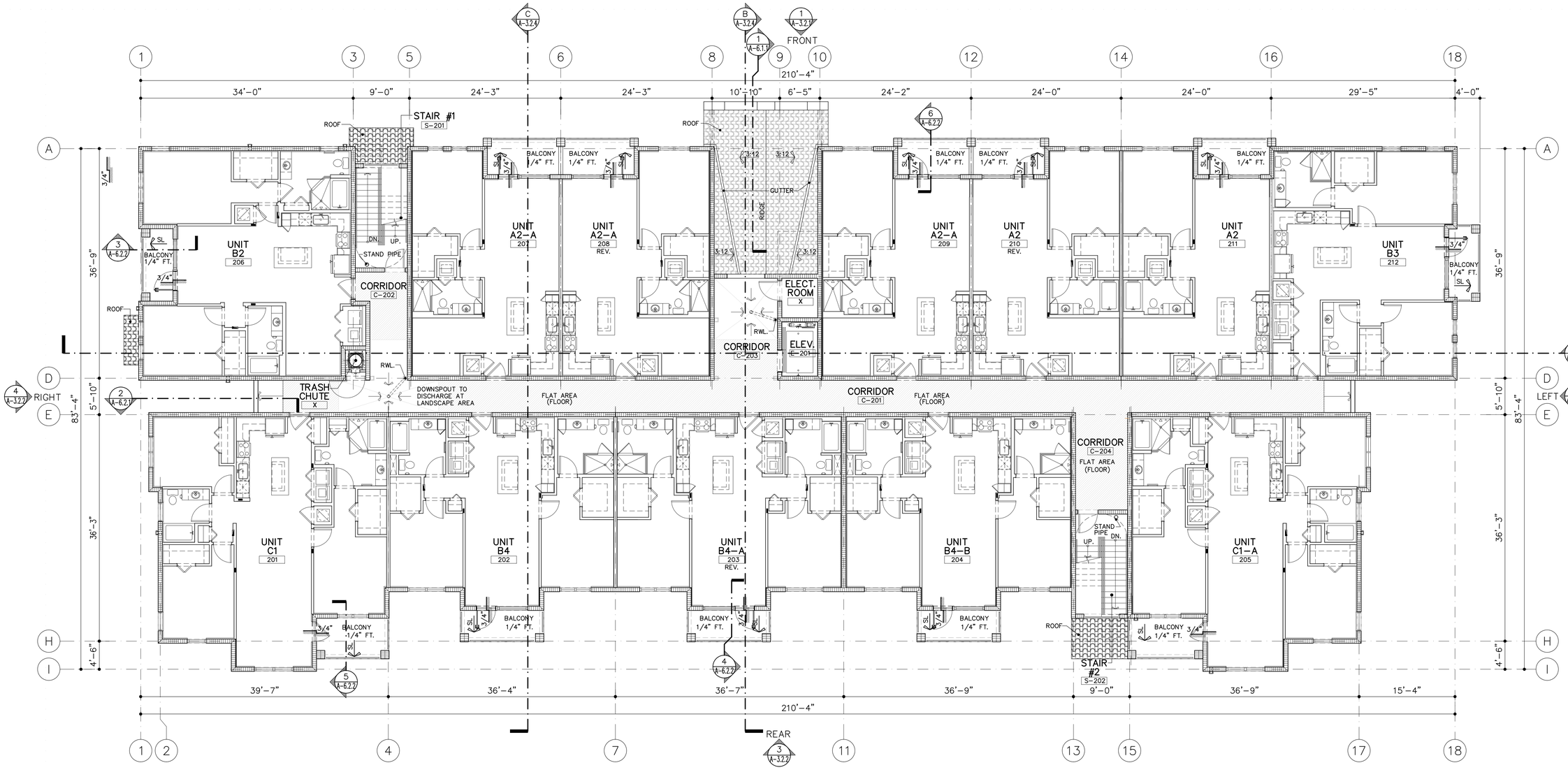
DRAWN	AVM
CHECKED	JRP
DATE	05/31/2017
SCALE	AS SHOWN
JOB NO.	1745
SHEET	1745-A-2.2.1.DWG

A-2.2.1

OF SHEETS



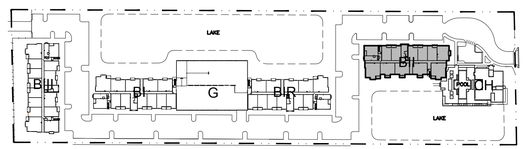
LEVEL 2 FLOOR PLAN

SCALE: 1/8"=1'-0" (12 UNITS)

NORTH

WALL & SYMBOL LEGEND

- A — NON RATED METAL STUD PARTITION SEE DETAIL 2/A-8.2.5
- B — 1-HR RATED METAL STUD PARTITION WITH BATT INSULATION SEE DETAIL 9/A-8.2.1
- C — 2-HR RATED 8" CONCRETE BLOCK / CONCRETE WALL SEE DETAIL 3/A-8.2.5
- D — STL. COLUMN REFER TO STRUCTURAL DRAWINGS
- 1 — UNIT KEY NOTES REFER TO LEGEND FOR DESIGNATION
- 1 — DOOR DESIGNATION REFER TO DOOR SCHEDULE
- A — WINDOW DESIGNATION REFER TO WINDOW SCHEDULE
- - — DESIGNATES SOFFIT OR CEILING HEIGHT A.F.F.
- FLOOR FINISH TRANSITION REFER TO ROOM FINISH SCHEDULE
- FLOOR DRAIN
- RWL
- M = MIRROR
- MR = MIRROR REVERSED
- REV = REVERSED
- = CONTINUOUS 3" SOFFIT VENT



KEYPLAN

N.T.S.

NORTH

REVISIONS	BY
SITE PLAN RE-SUBMITTAL #1 09/01/2017	

DORAL 4200

FOR:
CC. RESIDENTIAL
LOCATED AT:
DORAL, FLORIDA

JOSE I. SAUMELL
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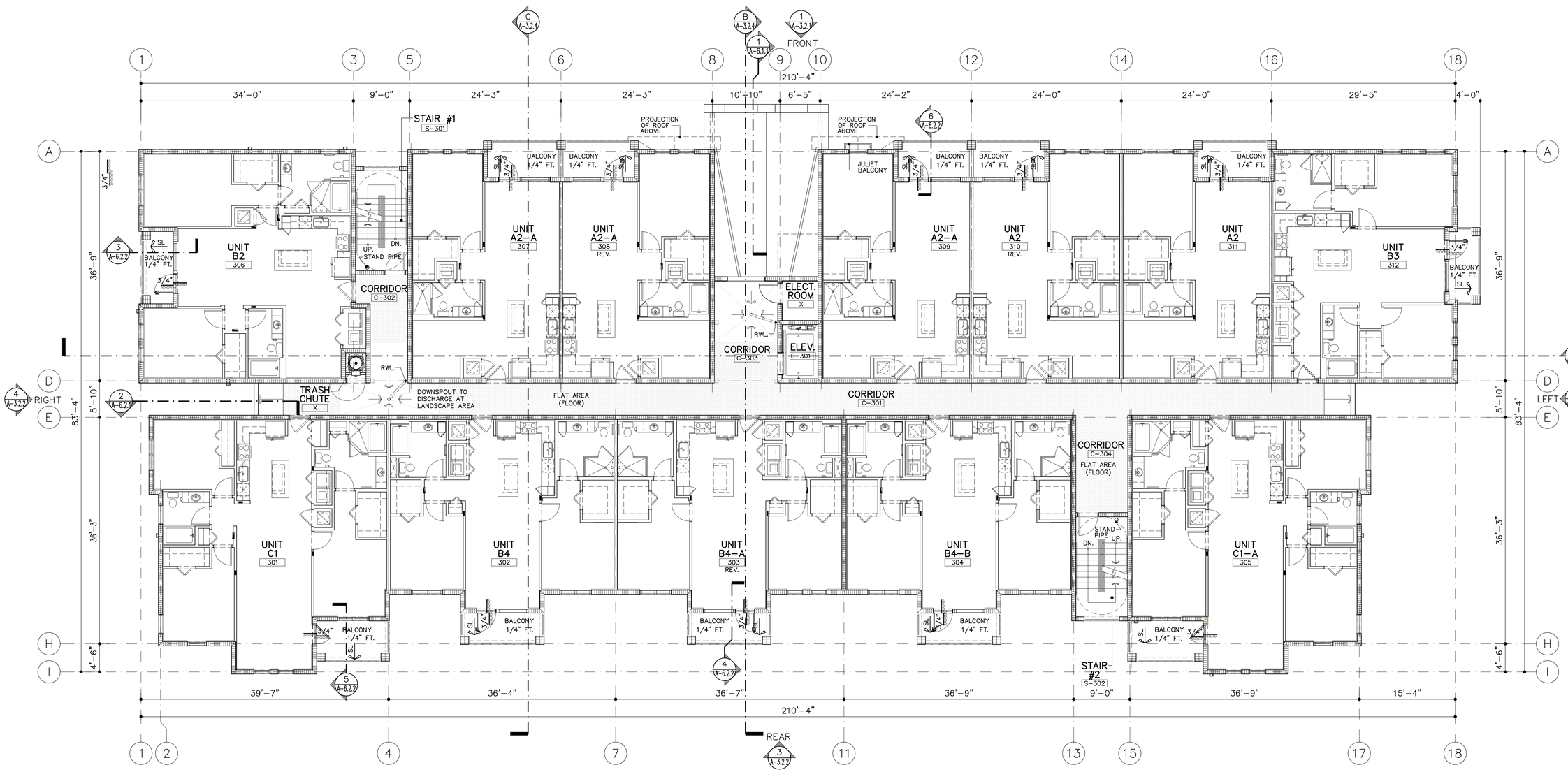
CHECKED	JRP
DATE	05/31/2017
SCALE	AS SHOWN
JOB NO.	1745
SHEET	1745-A-2.2.2.DWG

A-2.2.2

BUILDING TYPE II

SITE PLAN RE-SUBMITTAL #1 09/01/2017

OF SHEETS



LEVEL 3 FLOOR PLAN

SCALE: 1/8"=1'-0" (12 UNITS)

NORTH

WALL & SYMBOL LEGEND

- A — NON RATED METAL STUD PARTITION SEE DETAIL 2/A-8.2.5
- B — 1-HR RATED METAL STUD PARTITION WITH BATT INSULATION SEE DETAIL 9/A-8.2.1
- C — 2-HR RATED 8" CONCRETE BLOCK / CONCRETE WALL SEE DETAIL 3/A-8.2.5
- D — STL. COLUMN REFER TO STRUCTURAL DRAWINGS
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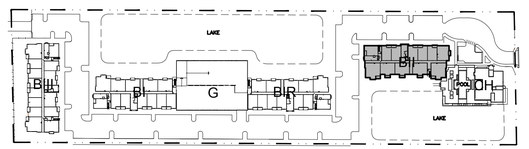
- FLOOR DRAIN
- RWL
- M = MIRROR
- MR = MIRROR REVERSED
- REV = REVERSED
- = CONTINUOUS 3" SOFFIT VENT



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REVISIONS	BY
SITE PLAN RE-SUBMITTAL #1 09/01/2017	

DORAL 4200

FOR:
CC. RESIDENTIAL
LOCATED AT:
DORAL, FLORIDA

JOSE I. SAUMELL
AR0013085

MSA ARCHITECTS, INC.
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MIAMI, FLORIDA 33156
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CHECKED	JRP
DATE	05/31/2017
SCALE	AS SHOWN
JOB NO.	1745
SHEET	1745-A-2.2.3.DWG

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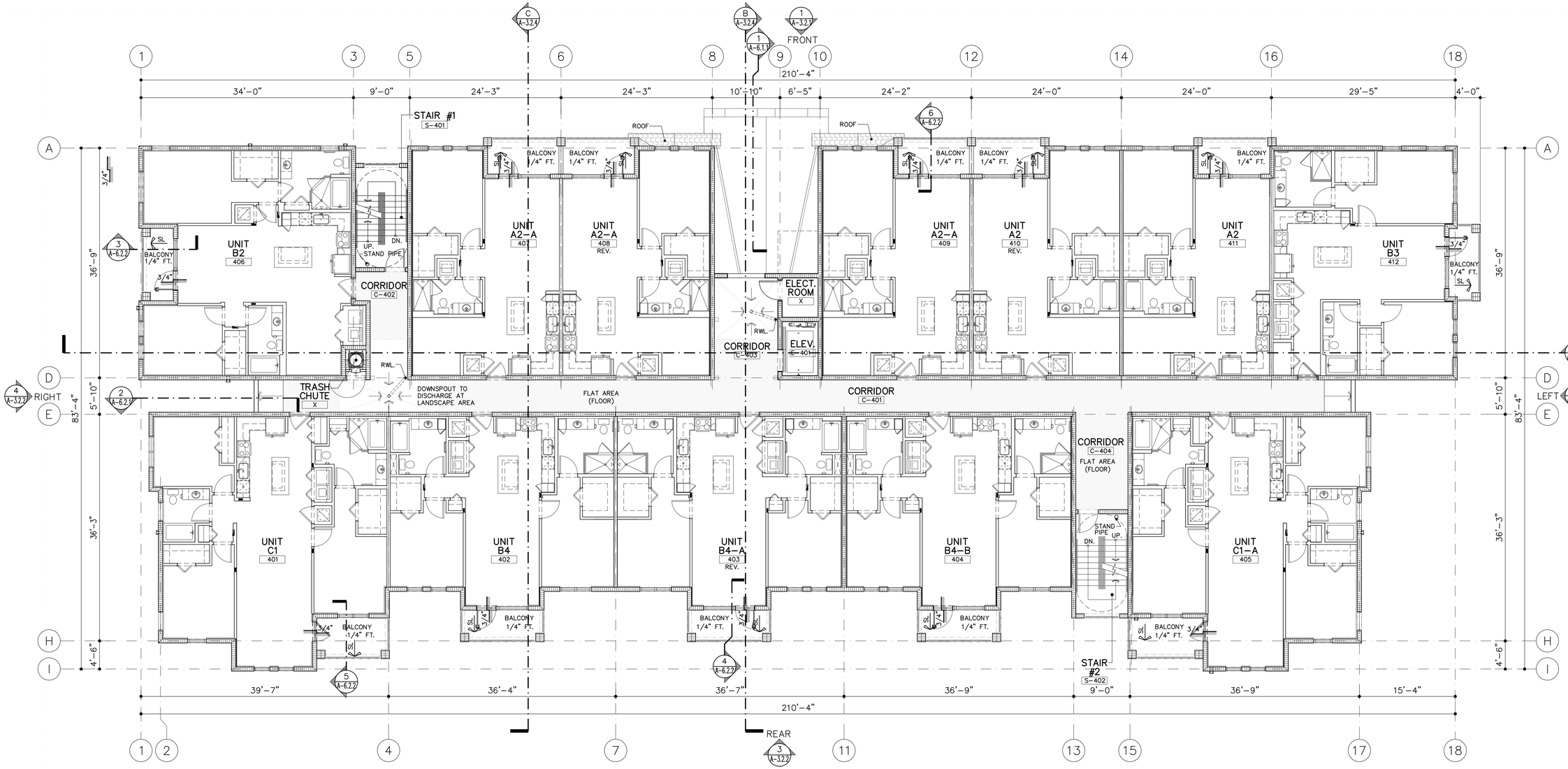
BUILDING TYPE II

SITE PLAN RE-SUBMITTAL #1 09/01/2017

OF SHEETS



LEVEL 4 FLOOR PLAN

SCALE: 1/8"=1'-0" (12 UNITS)

NORTH

WALL & SYMBOL LEGEND

- A — NON RATED METAL STUD PARTITION SEE DETAIL 2/A-8.2.5
- B — 1-HR RATED METAL STUD PARTITION WITH BATT INSULATION SEE DETAIL 9/A-8.2.1
- C — 2-HR RATED 8" CONCRETE BLOCK / CONCRETE WALL SEE DETAIL 3/A-8.2.5
- D — STL. COLUMN REFER TO STRUCTURAL DRAWINGS
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- - — DESIGNATES SOFFIT OR CEILING HEIGHT A.F.F.
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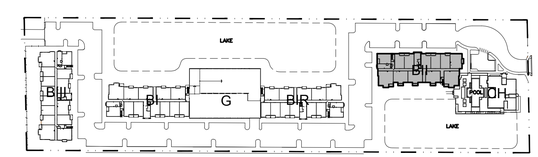
- FLOOR DRAIN
- RWL
- M = MIRROR
- MR = MIRROR REVERSED
- REV = REVERSED
- = CONTINUOUS 3" SOFFIT VENT



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SITE PLAN RE-SUBMITTAL #1 09/01/2017	

DORAL 4200

FOR:
CC. RESIDENTIAL
LOCATED AT:
DORAL, FLORIDA

JOSE I. SAUMELL
AR0013085

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DATE	05/31/2017
SCALE	AS SHOWN
JOB NO.	1745
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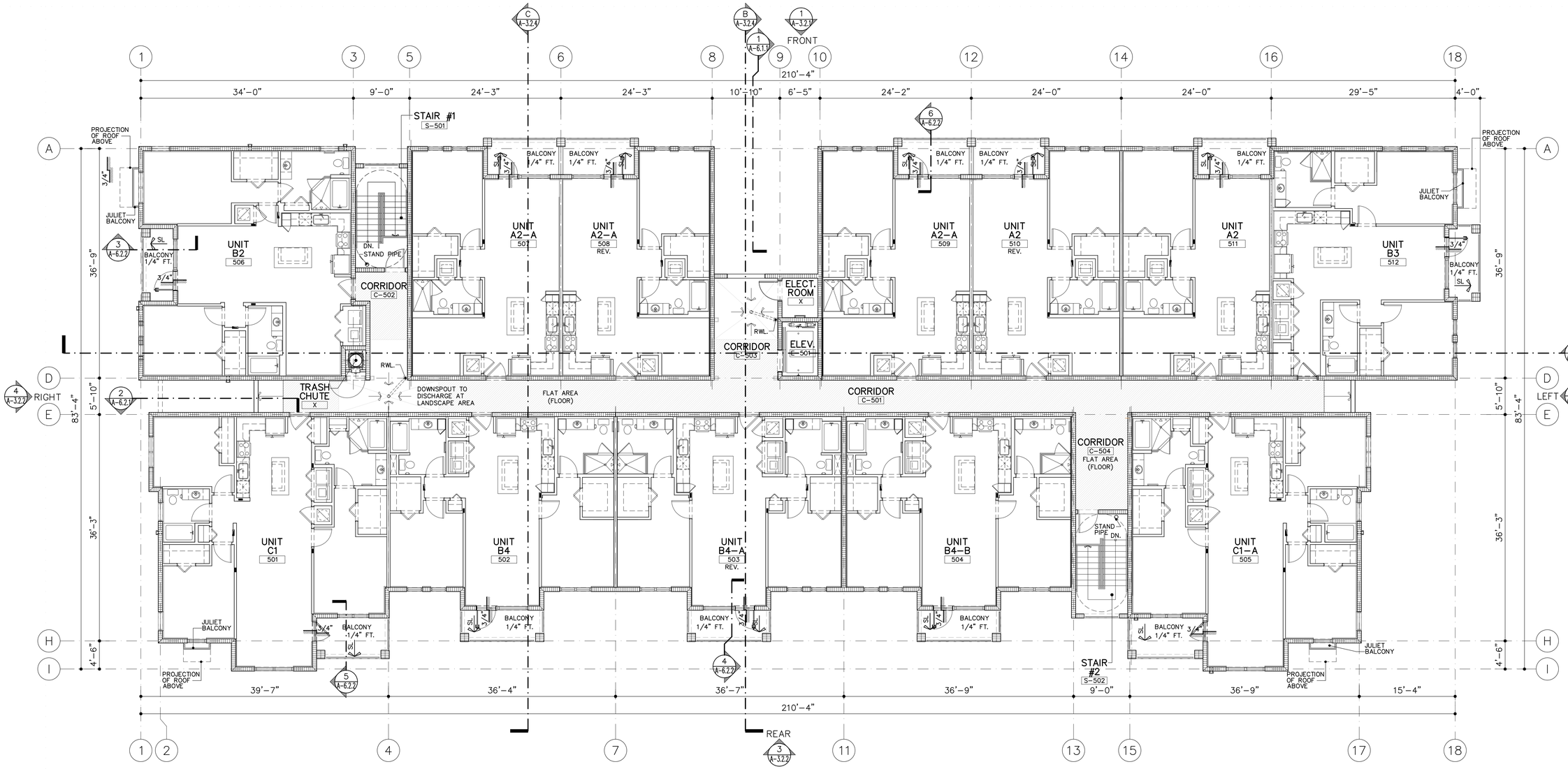
BUILDING TYPE II

SITE PLAN RE-SUBMITTAL #1 09/01/2017

OF SHEETS



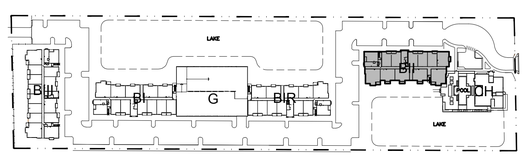
LEVEL 5 FLOOR PLAN

SCALE: 1/8"=1'-0" (12 UNITS)

NORTH

WALL & SYMBOL LEGEND

- A — NON RATED METAL STUD PARTITION SEE DETAIL 2/A-8.2.5
- B — 1-HR RATED METAL STUD PARTITION WITH BATT INSULATION SEE DETAIL 9/A-8.2.1
- C — 2-HR RATED 8" CONCRETE BLOCK / CONCRETE WALL SEE DETAIL 3/A-8.2.5
- D — STL. COLUMN REFER TO STRUCTURAL DRAWINGS
- 1 — UNIT KEY NOTES REFER TO LEGEND FOR DESIGNATION
- 1 — DOOR DESIGNATION REFER TO DOOR SCHEDULE
- A — WINDOW DESIGNATION REFER TO WINDOW SCHEDULE
- – — DESIGNATES SOFFIT OR CEILING HEIGHT A.F.F.
- FLOOR FINISH TRANSITION REFER TO ROOM FINISH SCHEDULE
- FLOOR DRAIN
- RWL
- M = MIRROR
- MR = MIRROR REVERSED
- REV = REVERSED
- = CONTINUOUS 3" SOFFIT VENT



KEYPLAN N.T.S.

NORTH

REVISIONS	BY
SITE PLAN RE-SUBMITTAL #1 09/01/2017	

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DORAL 4200

FOR:
CC. RESIDENTIAL
LOCATED AT:
DORAL, FLORIDA

JOSE I. SAUMELL
AR0013085

MSA ARCHITECTS, INC.
AAC000895
8950 SW 74 COURT
SUITE 1513
MIAMI, FLORIDA 33156
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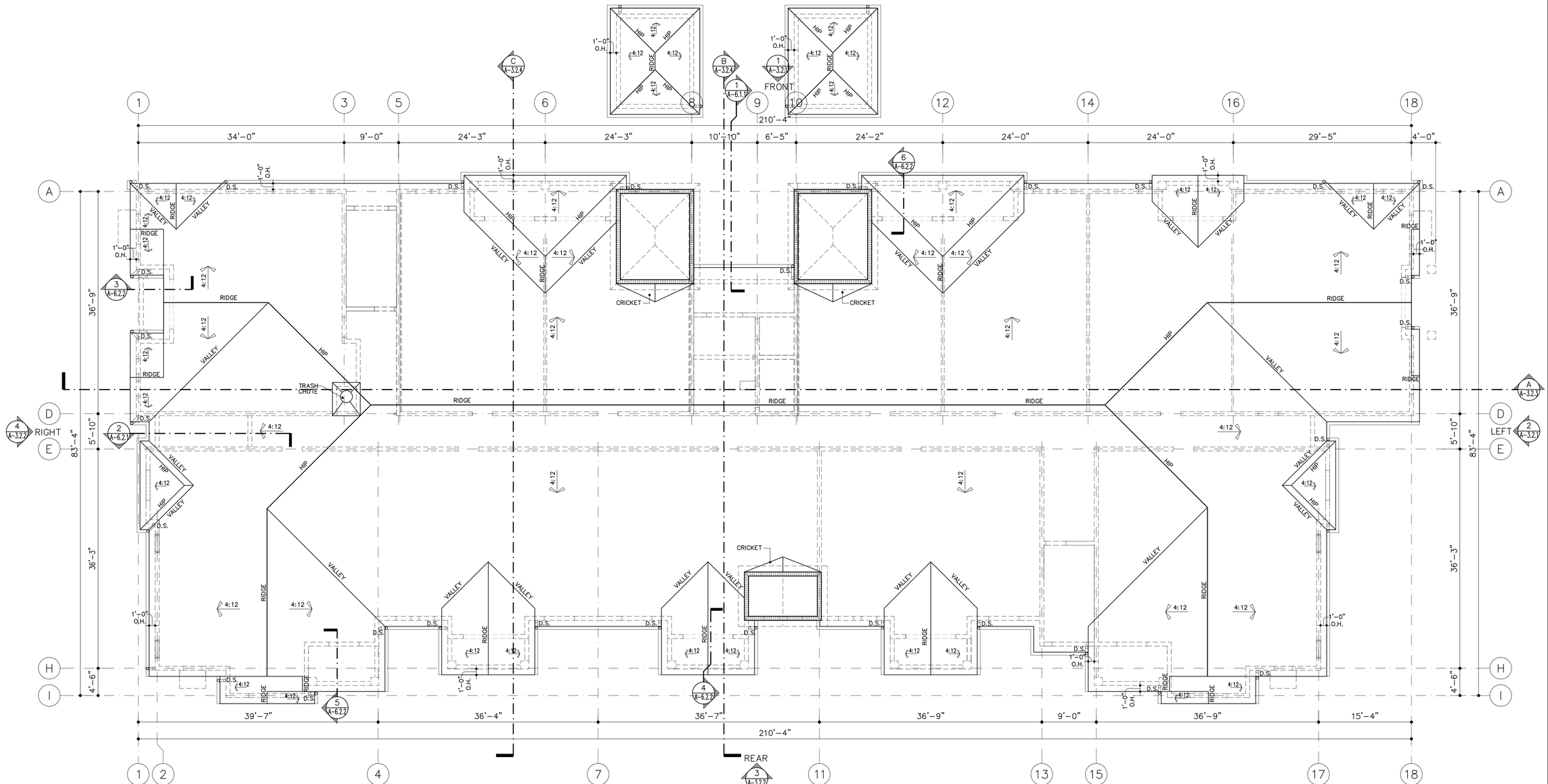
DRAWN	AVM
CHECKED	JRP
DATE	05/31/2017
SCALE	AS SHOWN
JOB NO.	1745
SHEET	1745-A-2.2.5.DWG

A-2.2.5

BUILDING TYPE II
SITE PLAN RE-SUBMITTAL #1 09/01/2017

OF SHEETS



ROOF PLAN

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

NORTH

ROOF NOTES:

1) THE FOLLOWING ARE SPECIFICATIONS FOR ROOFING SYSTEM APPLICATIONS. SUBCONTRACTOR MUST SUBMIT TO THE CONTRACTOR AND ARCHITECT ALL PRODUCT INFORMATION FOR REVIEW AND APPROVAL. ALL APPLICATIONS ARE ON TOP OF WOOD PLYWOOD DECK (REFER TO STRUCTURAL DRAWINGS) OVER SLOPED PRE-ENGINEERED WOOD TRUSSES. ALL ROOFING APPLICATIONS TO BE 20 YEARS NDL WARRANTED FROM DATE OF SUBSTANTIAL COMPLETION.
2) PROVIDE A ROOFING SYSTEM THAT IS IDENTICAL TO THE SYSTEMS THAT HAVE BEEN SUCCESSFULLY TESTED BY A QUALIFIED TESTING AND INSPECTING AGENCY TO RESIST UPLIFT PRESSURE CALCULATED ACCORDING TO ASCE-7, AND APPROVED NOTICE OF ACCEPTANCE.
3) SUBMITTALS: PRODUCT DATA, INCLUDE MANUFACTURER'S WRITTEN INSTRUCTIONS FOR EVALUATING, PREPARING, AND TREATING SUBSTRATE, TECHNICAL DATA, AND TESTED PHYSICAL AND PERFORMANCE PROPERTIES OF THE ROOFING SYSTEM. SUBMIT COPY OF CURRENT FLORIDA PRODUCT APPROVAL NOA DOCUMENTATION IN COMPLIANCE WITH RULE 9N-3 OF THE FLORIDA ADMINISTRATIVE CODE.
4) SUBMIT SHOP DRAWINGS INDICATING MATERIAL CHARACTERISTICS, DETAILS OF CONSTRUCTION, CONNECTIONS, AND RELATIONSHIP WITH ADJACENT CONSTRUCTION.
5) SUBMIT COPY OF SPECIAL ROOFING MANUFACTURER'S AND INSTALLER'S WARRANTY STATING OBLIGATIONS, REMEDIES, LIMITATIONS, AND EXCLUSIONS BEFORE STARTING ROOFING.
6) MAINTENANCE DATA TO BE INCLUDED IN MAINTENANCE MANUALS.
7) ROOFING TO COMPLY WITH GOVERNING CODES AND REGULATIONS. CONTRACTOR TO PROVIDE PRODUCTS OF ACCEPTABLE MANUFACTURER'S WHICH HAVE BEEN IN SERVICE FOR 5 YEARS. USE EXPERIENCED AND CERTIFIED INSTALLERS, DELIVER, HANDLE, AND STORE MATERIALS IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.
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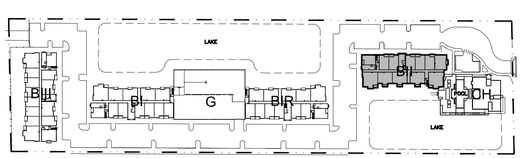
12) UNDERLAYMENT: TAMKO NO. 30 ASTM ASPHALT SATURATED ORGANIC FELT. UNDERLAYMENT TO BE INSTALLED OVER WOOD DECK.
13) UNDERLAYMENT: POLYSTICK UNDERLAYMENT, POLYGLASS POLYSTICK UDERLAYMENTS AS MANUFACTURED BY POLYGLASS USA INC. OR APPROVED EQUAL. MIAMI-DADE NOA NO.: 15-0410.04 EXP. DATE 09/13/2021, APPROVED 8/11/2016. TO BE INSTALLED AS A ROOF TILE UNDERLAYMENT.

LEGEND

- 24"X36" 1HR. RATED ATTIC ACCESS DOOR (REFER TO DET. 5/A-8.2)
- ROOF VENT (REFER TO CALCULATIONS FOR REQUIRED NET FREE VENTILATION AREA FOR EACH ROOF AREA).
- CONTINUOUS SOFFIT VENT W/ MINIMUM 15 SQ. INCHES NFVA PER LINEAR FOOT.
- ATTIC DRAFTSTOPPING - CONTINUOUS 15/32" PLYWOOD FASTENED TO ONE TRUSS CONTINUOUS TO ROOF DECK.
- 24"X48" ATTIC ACCESS @ DRAFTSTOPPING W/ SELF CLOSING DOOR (REFER TO DET. 11/A-8.2.2)

WALL & SYMBOL LEGEND

- A — NON RATED METAL STUD PARTITION SEE DETAIL 2/A-8.2.5
- B — 1-HR RATED METAL STUD PARTITION WITH BATT INSULATION SEE DETAIL 9/A-8.2.1
- C — 2-HR RATED 8" CONCRETE BLOCK / CONCRETE WALL SEE DETAIL 3/A-8.2.5
- D — STL. COLUMN REFER TO STRUCTURAL DRAWINGS
- UNIT KEY NOTES REFER TO LEGEND FOR DESIGNATION
- DOOR DESIGNATION REFER TO DOOR SCHEDULE
- WINDOW DESIGNATION REFER TO WINDOW SCHEDULE
- DESIGNATES SOFFIT OR CEILING HEIGHT A.F.F.
- FLOOR FINISH TRANSITION REFER TO ROOM FINISH SCHEDULE
- FLOOR DRAIN
- RWL
- M = MIRROR
- MR = MIRROR REVERSED
- REV = REVERSED
- =
- CONTINUOUS 3" SOFFIT VENT



KEYPLAN N.T.S.

NORTH

BUILDING TYPE II

SITE PLAN RE-SUBMITTAL #1 09/01/2017

A-2.2.6

OF SHEETS

REVISIONS	BY
SITE PLAN_RE-SUBMITTAL #1 09/01/2017	

DORAL 4200

FOR:
CC. RESIDENTIAL
LOCATED AT:
DORAL, FLORIDA

JOSE I. SAUMELL
AR0013085

MSA ARCHITECTS, INC.
AAC000895
8950 SW 74 COURT
SUITE 1513
MIAMI, FLORIDA 33156
(305) 275-9911

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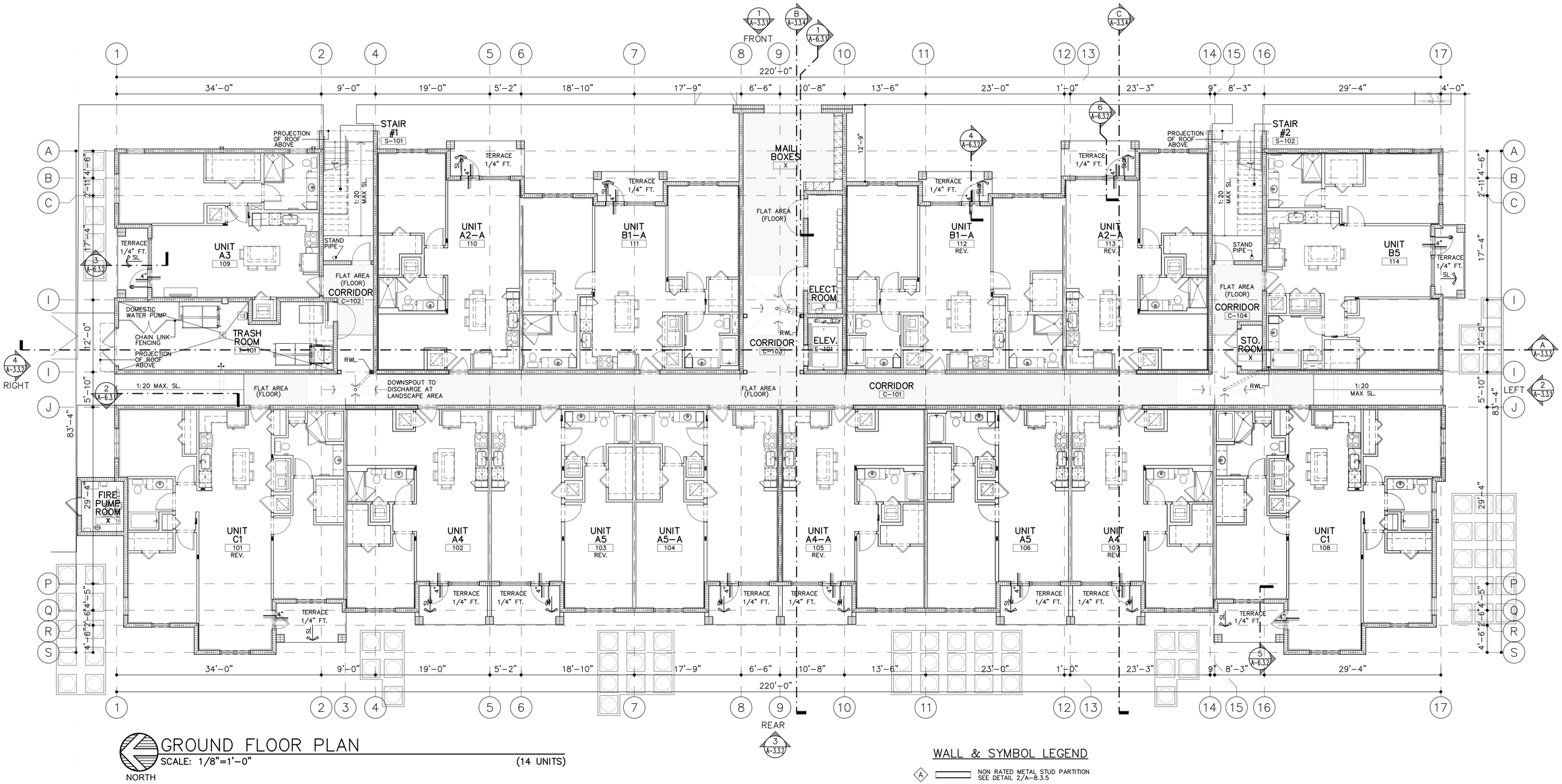
CHECKED	JRP
DATE	05/31/2017
SCALE	AS SHOWN
JOB NO.	1745
SHEET	1745-A-2.2.6.DWG



GROUND FLOOR PLAN

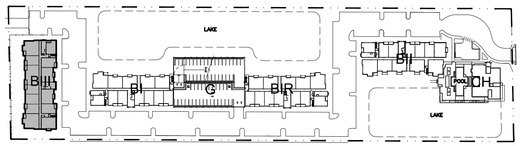
SCALE: 1/8"=1'-0" (14 UNITS)

NORTH

WALL & SYMBOL LEGEND

- A — NON RATED METAL STUD PARTITION SEE DETAIL 2/A-8.3.5
- B — 1-HR RATED METAL STUD PARTITION WITH BATT INSULATION SEE DETAIL 9/A-8.3.1
- C — 2-HR RATED 8" CONCRETE BLOCK / CONCRETE WALL SEE DETAIL 3/A-8.3.5
- D — STL. COLUMN REFER TO STRUCTURAL DRAWINGS
- 1 — UNIT KEY NOTES REFER TO LEGEND FOR DESIGNATION
- 1 — DOOR DESIGNATION REFER TO DOOR SCHEDULE
- A — WINDOW DESIGNATION REFER TO WINDOW SCHEDULE
- - — DESIGNATES SOFFIT OR CEILING HEIGHT A.F.F.
- FLOOR FINISH TRANSITION REFER TO ROOM FINISH SCHEDULE
- FLOOR DRAIN
- RWL
- M = MIRROR
- MR = MIRROR REVERSED
- REV = REVERSED
- = CONTINUOUS 3" SOFFIT VENT

NOTE: CORRIDOR FLOOR TO BE 1" CONC. PAVERS CEMENTED TO 4" CONC. SLAB.



KEYPLAN

N.T.S.

NORTH

REVISIONS	BY
SITE PLAN RE-SUBMITTAL #1 09/01/2017	

DORAL 4200

FOR:
CC. RESIDENTIAL
LOCATED AT:
DORAL, FLORIDA

JOSE I. SAUMELL
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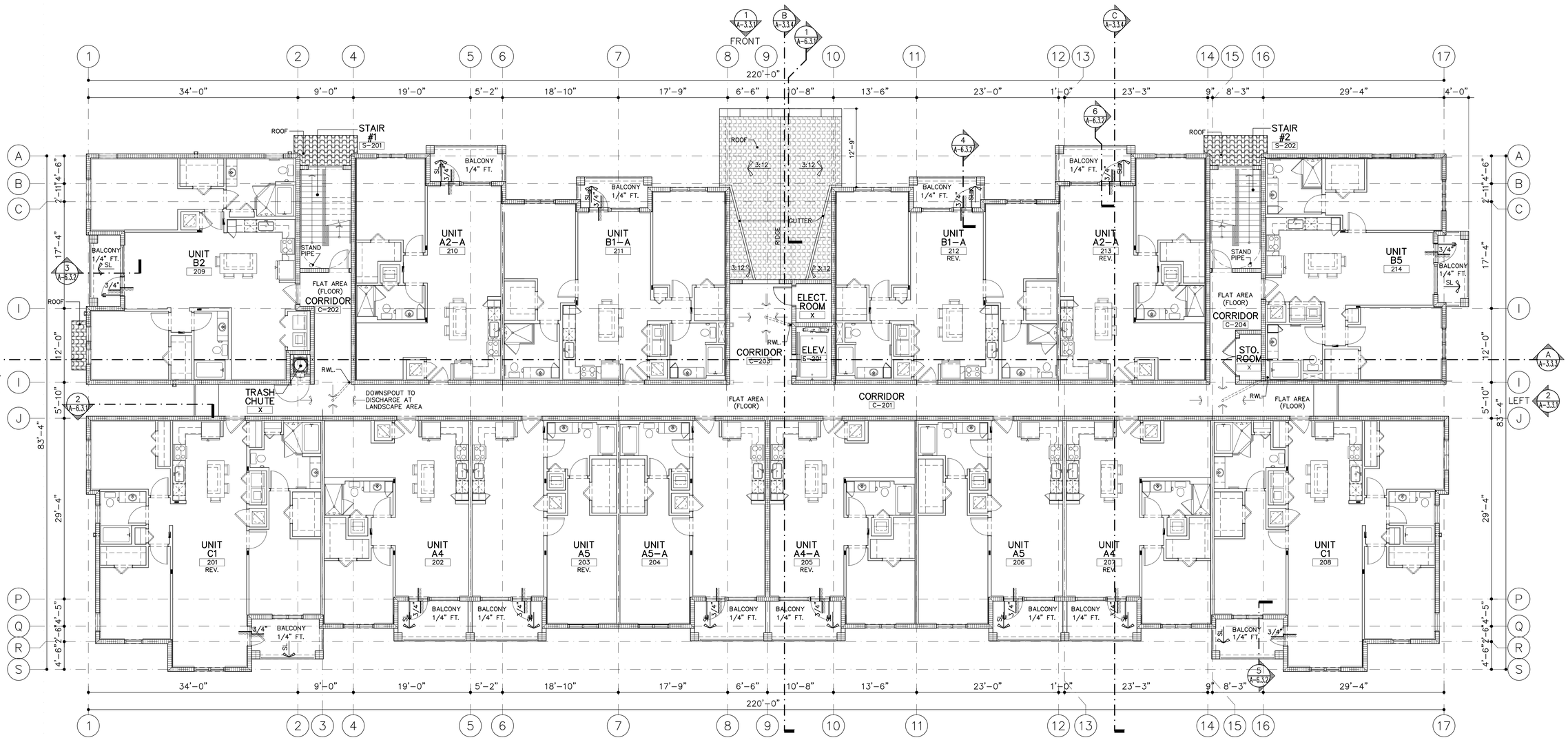
DATE	05/31/2017
SCALE	AS SHOWN
JOB NO.	1745
SHEET	1745-A-2.3.1.DWG

A-2.3.1

BUILDING TYPE III

SITE PLAN RE-SUBMITTAL #1 09/01/2017

OF SHEETS



LEVEL 2 FLOOR PLAN

SCALE: 1/8"=1'-0" (14 UNITS)

NORTH

WALL & SYMBOL LEGEND

- A — NON RATED METAL STUD PARTITION SEE DETAIL 2/A-8.3.5
- B — 1-HR RATED METAL STUD PARTITION WITH BATT INSULATION SEE DETAIL 9/A-8.3.1
- C — 2-HR RATED 8" CONCRETE BLOCK / CONCRETE WALL SEE DETAIL 3/A-8.3.5
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- DESIGNATES SOFFIT OR CEILING HEIGHT A.F.F.
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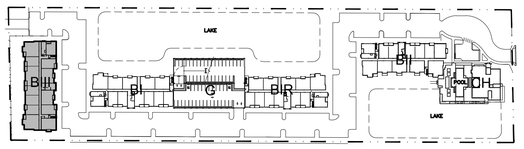
- FLOOR DRAIN
- RWL
- M = MIRROR
- MR = MIRROR REVERSED
- REV = REVERSED
- CONTINUOUS 3" SOFFIT VENT



KEYPLAN N.T.S.

NORTH

BUILDING TYPE III

SITE PLAN RE-SUBMITTAL #1 09/01/2017

REVISIONS	BY
SITE PLAN RE-SUBMITTAL #1 09/01/2017	

DORAL 4200

FOR: CC. RESIDENTIAL
LOCATED AT: DORAL, FLORIDA

JOSE I. SAUMELL
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DATE	05/31/2017
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JOB NO.	1745
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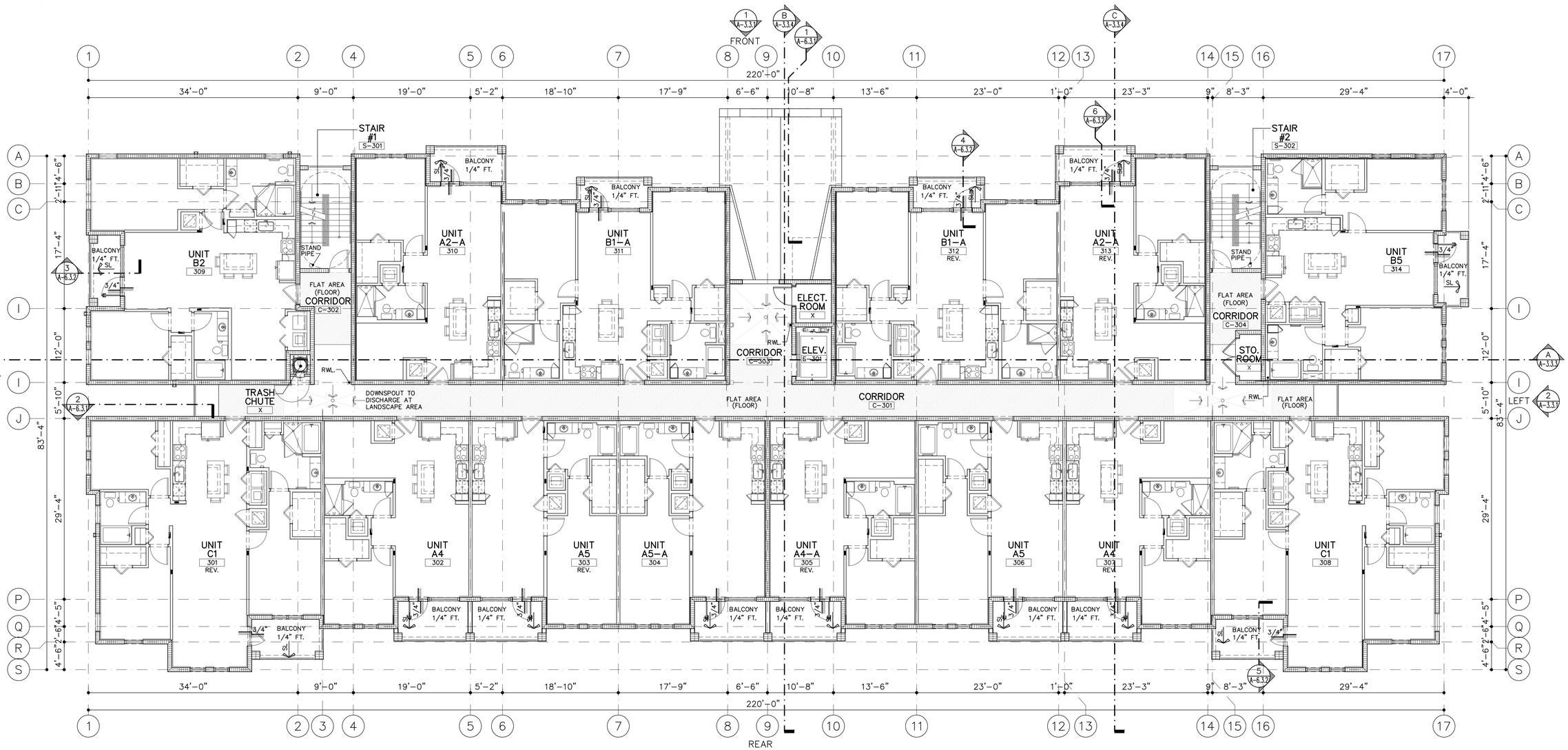
A-2.3.2

OF SHEETS



LEVEL 3 FLOOR PLAN

SCALE: 1/8"=1'-0" (14 UNITS)

NORTH

WALL & SYMBOL LEGEND

- A — NON RATED METAL STUD PARTITION SEE DETAIL 2/A-8.3.5
- B — 1-HR RATED METAL STUD PARTITION WITH BATT INSULATION SEE DETAIL 9/A-8.3.1
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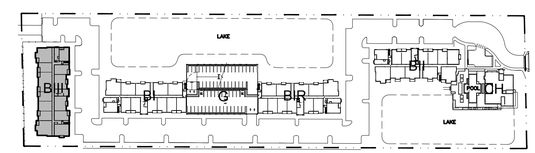
- FLOOR DRAIN
- RWL
- M = MIRROR
- MR = MIRROR REVERSED
- REV = REVERSED
- CONTINUOUS 3" SOFFIT VENT



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NORTH

REVISIONS	BY
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DORAL 4200

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LOCATED AT:
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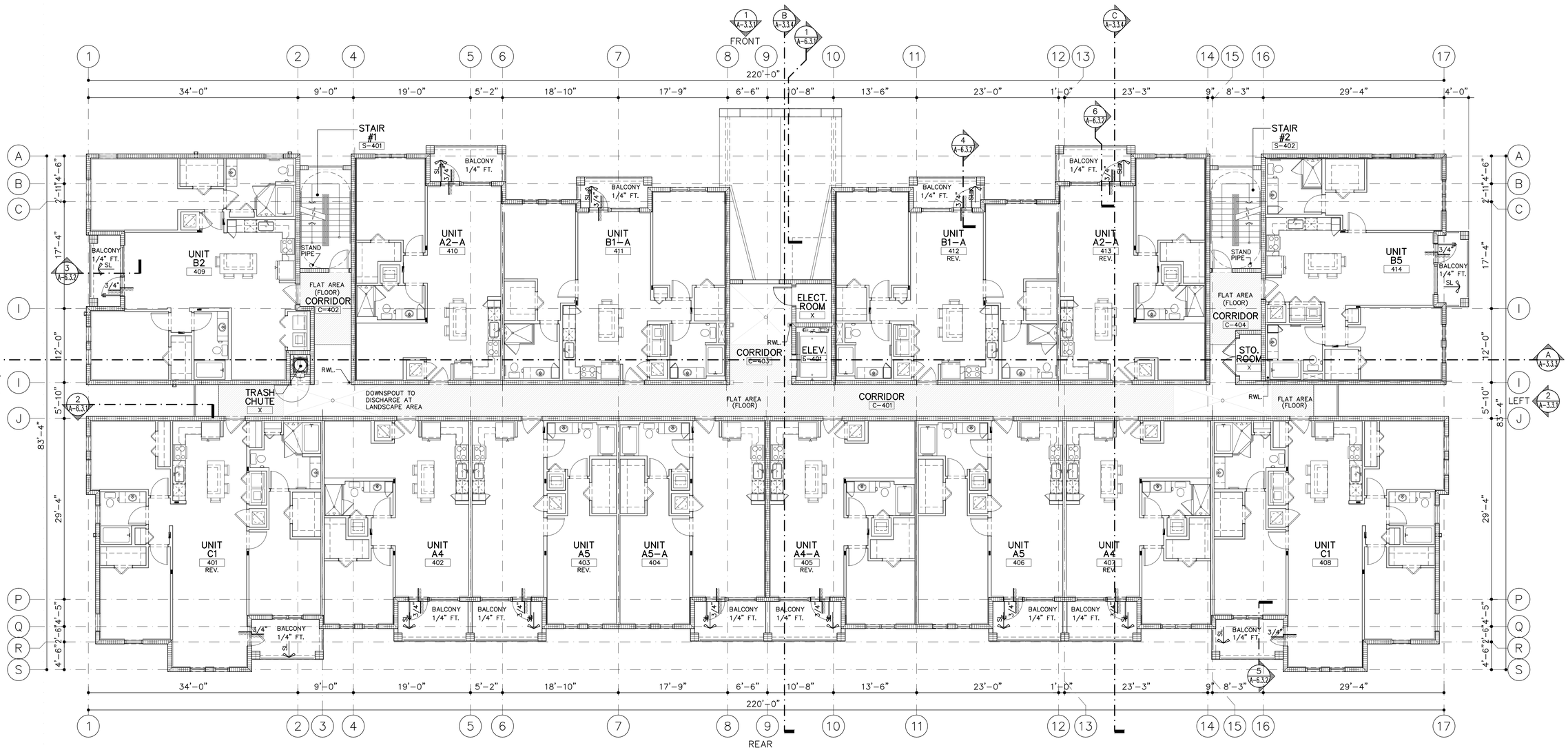
JOB NO.	1745
SHEET	1745-A-2.3.3.DWG

A-2.3.3

BUILDING TYPE III

SITE PLAN RE-SUBMITTAL #1 09/01/2017

OF SHEETS



LEVEL 4 FLOOR PLAN

SCALE: 1/8"=1'-0" (12 UNITS)

NORTH

WALL & SYMBOL LEGEND

- A — NON RATED METAL STUD PARTITION SEE DETAIL 2/A-8.3.5
- B — 1-HR RATED METAL STUD PARTITION WITH BATT INSULATION SEE DETAIL 9/A-8.3.1
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- DESIGNATES SOFFIT OR CEILING HEIGHT A.F.F.
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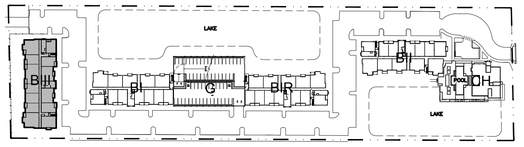
- FLOOR DRAIN
- RWL
- M = MIRROR
- MR = MIRROR REVERSED
- REV = REVERSED
- =
- CONTINUOUS 3" SOFFIT VENT



KEYPLAN N.T.S.

NORTH

REVISIONS	BY
SITE PLAN RE-SUBMITTAL #1 09/01/2017	

DORAL 4200

FOR: CC. RESIDENTIAL
LOCATED AT: DORAL, FLORIDA

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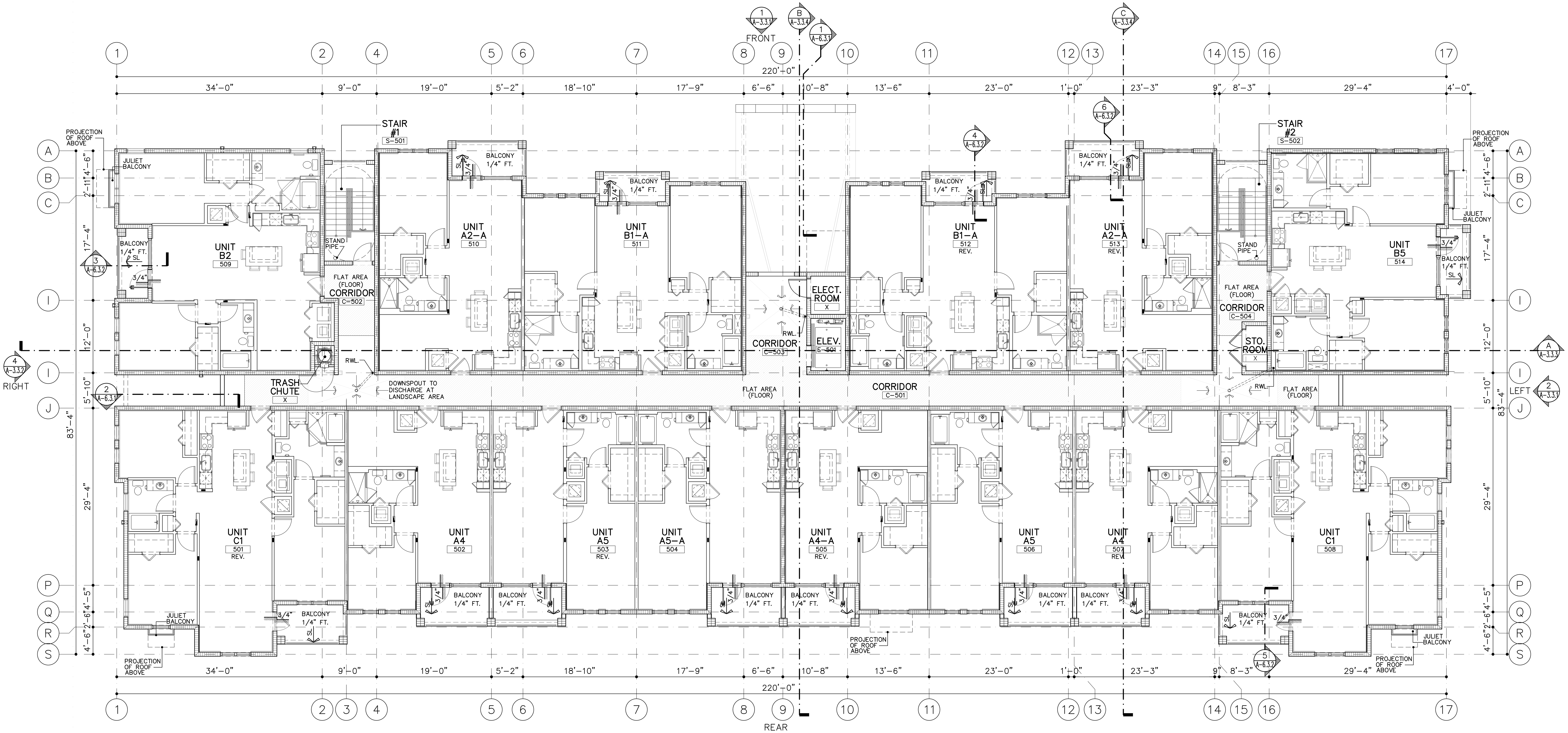
DATE	05/31/2017
SCALE	AS SHOWN
JOB NO.	1745
SHEET	1745-A-2.3.4.DWG

A-2.3.4

BUILDING TYPE III

SITE PLAN RE-SUBMITTAL #1 09/01/2017

OF SHEETS



LEVEL 5 FLOOR PLAN

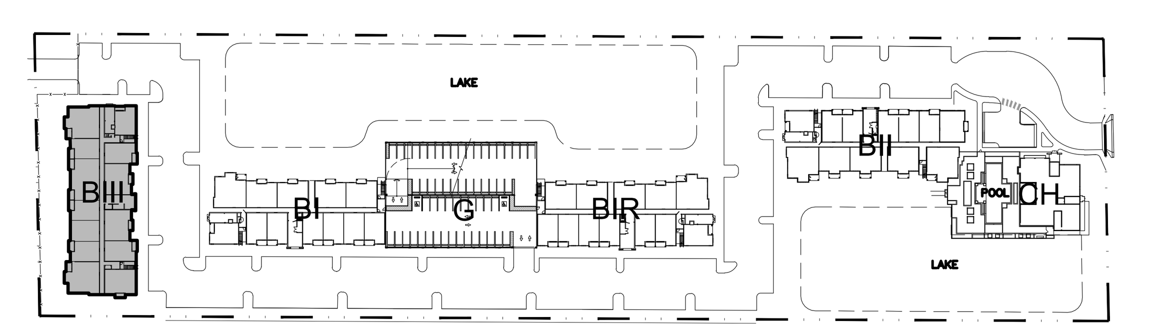
SCALE: 1/8"=1'-0"

(14 UNITS)

NORTH

WALL & SYMBOL LEGEND

Symbol	Description
A	NON RATED METAL STUD PARTITION SEE DETAIL 2/A-8.3.5
B	1-HR RATED METAL STUD PARTITION WITH BATT INSULATION SEE DETAIL 9/A-8.3.1
C	2-HR RATED 8" CONCRETE BLOCK / CONCRETE WALL SEE DETAIL 3/A-8.3.5
D	STL. COLUMN REFER TO STRUCTURAL DRAWINGS
1 (box)	UNIT KEY NOTES REFER TO LEGEND FOR DESIGNATION
1 (circle)	DOOR DESIGNATION REFER TO DOOR SCHEDULE
A (hexagon)	WINDOW DESIGNATION REFER TO WINDOW SCHEDULE
- (oval)	DESIGNATES SOFFIT OR CEILING HEIGHT A.F.F.
↔	FLOOR FINISH TRANSITION REFER TO ROOM FINISH SCHEDULE
○	FLOOR DRAIN
○	RWL
M =	MIRROR
MR =	MIRROR REVERSED
REV =	REVERSED
=	
▱▱▱	CONTINUOUS 3" SOFFIT VENT



KEYPLAN
N.T.S.
NORTH

REVISIONS	BY
SITE PLAN RE-SUBMITTAL #1 09/01/2017	

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DORAL 4200

FOR:
CC. RESIDENTIAL
LOCATED AT:
DORAL, FLORIDA

JOSE I. SAUMELL
AR0013085

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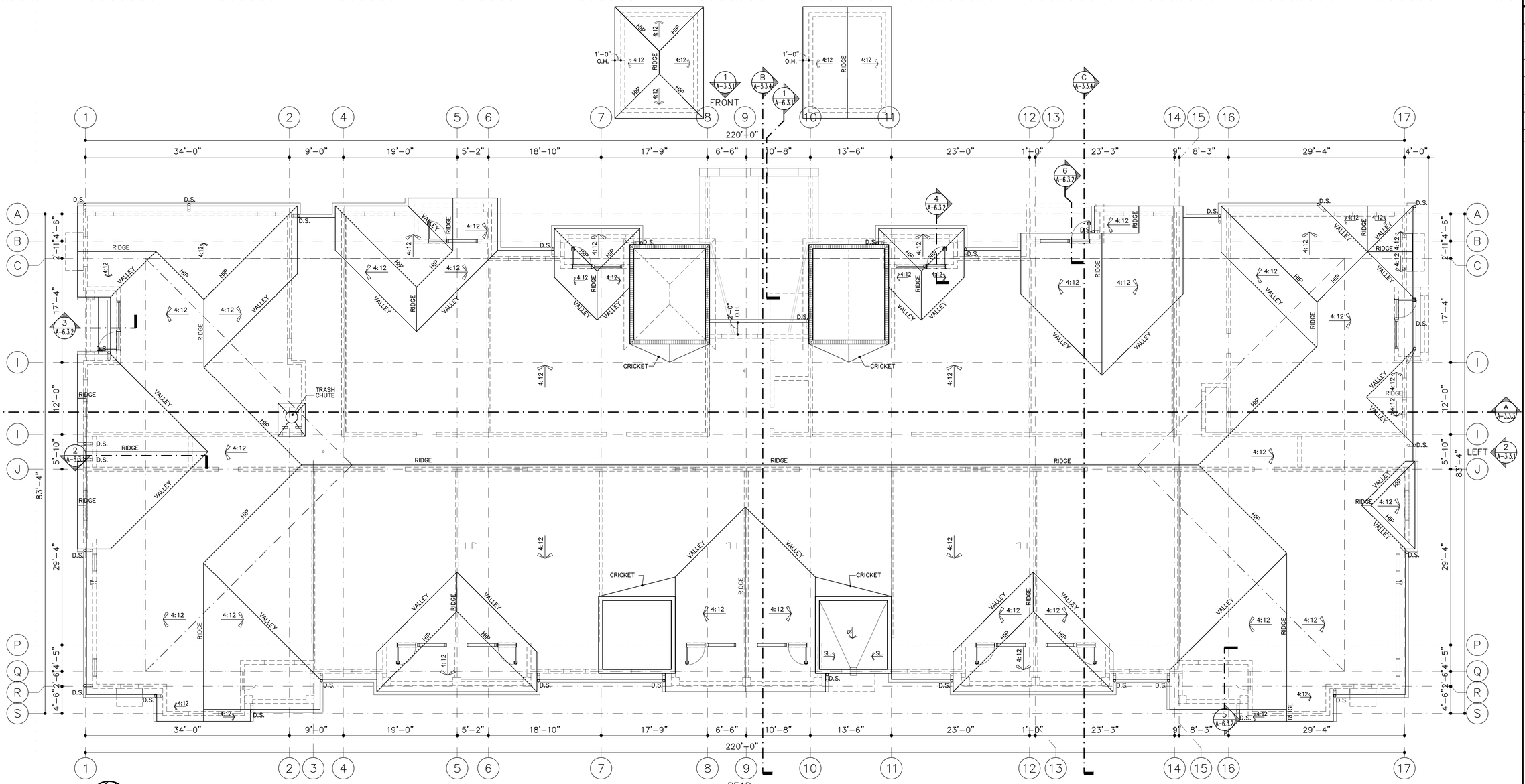
A-2.3.5

BUILDING TYPE III

SITE PLAN RE-SUBMITTAL #1 09/01/2017

OF SHEETS



ROOF PLAN

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

NORTH

ROOF NOTES:

1) THE FOLLOWING ARE SPECIFICATIONS FOR ROOFING SYSTEM APPLICATIONS. SUBCONTRACTOR MUST SUBMIT TO THE CONTRACTOR AND ARCHITECT ALL PRODUCT INFORMATION FOR REVIEW AND APPROVAL. ALL APPLICATIONS ARE ON TOP OF WOOD PLYWOOD DECK (REFER TO STRUCTURAL DRAWINGS) OVER SLOPED PRE-ENGINEERED WOOD TRUSSES. ALL ROOFING APPLICATIONS TO BE 20 YEARS NDL WARRANTED FROM DATE OF SUBSTANTIAL COMPLETION.

2) PROVIDE A ROOFING SYSTEM THAT IS IDENTICAL TO THE SYSTEMS THAT HAVE BEEN SUCCESSFULLY TESTED BY A QUALIFIED TESTING AND INSPECTING AGENCY TO RESIST UPLIFT PRESSURE CALCULATED ACCORDING TO ASCE-7, AND APPROVED NOTICE OF ACCEPTANCE.

3) SUBMITTALS: PRODUCT DATA, INCLUDE MANUFACTURER'S WRITTEN INSTRUCTIONS FOR EVALUATING, PREPARING, AND TREATING SUBSTRATE, TECHNICAL DATA, AND TESTED PHYSICAL AND PERFORMANCE PROPERTIES OF THE ROOFING SYSTEM. SUBMIT COPY OF CURRENT FLORIDA PRODUCT APPROVAL NOA DOCUMENTATION IN COMPLIANCE WITH RULE 9N-3 OF THE FLORIDA ADMINISTRATIVE CODE.

4) SUBMIT SHOP DRAWINGS INDICATING MATERIAL CHARACTERISTICS, DETAILS OF CONSTRUCTION, CONNECTIONS, AND RELATIONSHIP WITH ADJACENT CONSTRUCTION.

5) SUBMIT COPY OF SPECIAL ROOFING MANUFACTURER'S AND INSTALLER'S WARRANTY STATING OBLIGATIONS, REMEDIES, LIMITATIONS, AND EXCLUSIONS BEFORE STARTING ROOFING.

6) MAINTENANCE DATA TO BE INCLUDED IN MAINTENANCE MANUALS.

7) ROOFING TO COMPLY WITH GOVERNING CODES AND REGULATIONS. CONTRACTOR TO PROVIDE PRODUCTS OF ACCEPTABLE MANUFACTURER'S WHICH HAVE BEEN IN SERVICE FOR 5 YEARS. USE EXPERIENCED AND CERTIFIED INSTALLERS, DELIVER, HANDLE, AND STORE MATERIALS IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.

8) SINGLE SOURCE RESPONSIBILITY: CONTRACTOR TO OBTAIN PRIMARY ROOFING AND FLASHING MATERIALS FROM ONE SOURCE BY A SINGLE MANUFACTURER. PROVIDE SECONDARY MATERIALS ONLY AS RECOMMENDED BY MANUFACTURER OF PRIMARY MATERIALS.

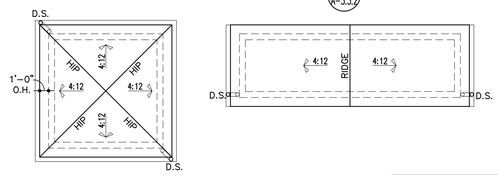
9) METAL FLASHINGS AND DETAILS, FABRICATION PRACTICES AND INSTALLATION METHODS SHALL CONFORM TO THE APPLICABLE REQUIREMENTS AND IN COMPLIANCE WITH CURRENT APPROVED NOA.

10) ROOF TILE: BELLA "HIGH S" TILE AS MANUFACTURED BY ENTEGRA ROOF TILE, LLC OR APPROVED EQUAL. MIAMI-DADE NOA NO.: 16-0112.06 EXP. DATE 07/13/2021, APPROVED 2/25/2016. ATTACHED WITH 2-10D RING SHANK NAILS FOR NAIL ON SYSTEMS OR FOAM ADHESIVE SET SYSTEMS.

11) ROOF TILE ADHESIVE: 2 COMPONENT FOAM ROOF TILE ADHESIVE AH-160 AS MANUFACTURED BY 3MCOMPANY OR APPROVED EQUAL. COLOR TO MATCH ROOF TILE. MIAMI-DADE NOA NO.: 12-0228.18 EXP. DATE 05/10/2017, APPROVED 5/10/2012.

12) UNDERLAYMENT: TAMKO NO. 30 ASTM ASPHALT SATURATED ORGANIC FELT. UNDERLAYMENT TO BE INSTALLED OVER WOOD DECK.

13) UNDERLAYMENT: POLYSTICK UNDERLAYMENT, POLYGLASS POLYSTICK UDERLAYMENTS AS MANUFACTURED BY POLYGLASS USA INC. OR APPROVED EQUAL. MIAMI-DADE NOA NO.: 15-0410.04 EXP. DATE 09/13/2021, APPROVED 8/11/2016. TO BE INSTALLED AS A ROOF TILE UNDERLAYMENT.



LEGEND

- 24"X36" 1HR. RATED ATTIC ACCESS DOOR (REFER TO DET. 5/A-8.2)
- ROOF VENT (REFER TO CALCULATIONS FOR REQUIRED NET FREE VENTILATION AREA FOR EACH ROOF AREA).
- CONTINUOUS SOFFIT VENT W/ MINIMUM 15 SQ. INCHES NFVA PER LINEAR FOOT.
- ATTIC DRAFTSTOPPING - CONTINUOUS 15/32" PLYWOOD FASTENED TO ONE TRUSS CONTINUOUS TO ROOF DECK.
- 24"X48" ATTIC ACCESS @ DRAFTSTOPPING W/ SELF CLOSING DOOR (REFER TO DET. 11/A-8.3.2)

WALL & SYMBOL LEGEND

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- FLOOR DRAIN
- RWL
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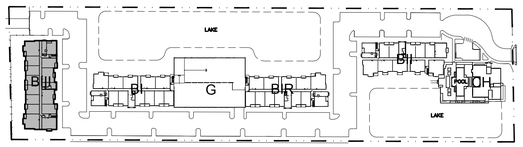

KEYPLAN N.T.S.

NORTH

BUILDING TYPE III

SITE PLAN RE-SUBMITTAL #1 09/01/2017

REVISIONS	BY
SITE PLAN RE-SUBMITTAL #1 09/01/2017	

DORAL 4200

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LOCATED AT: DORAL, FLORIDA

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SCALE	AS SHOWN
JOB NO.	1745
SHEET	1745-A-2.3.6.DWG

A-2.3.6

OF SHEETS

FRONT ELEVATION

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

REAR ELEVATION

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

SIDE ELEVATION

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

MAIN
SW7004
SNOWBOUND

ACCENT
SW6098
PACER WHITE

TRIMS
SW7632
MODERN GRAY

FASCIA
SW2808
ROOKWOOD
DARK BROWN

BLDG TYPE I ELEVATIONS

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

SITE PLAN RE-SUBMITTAL #1
09/01/2017

REVISIONS	BY
SITE PLAN SUBMITTAL 04-03-2017	
SITE PLAN RE-SUBMITTAL #1 09/01/2017	

DORAL 4200

FOR:
CC. RESIDENTIAL
LOCATED AT:
DORAL, FLORIDA

JOSE I. SAUMELL
AR0013085

MSA ARCHITECTS, INC.
AAC000895
MIAMI OFFICE
7905 SW 104th ST.
SUITE 100
MIAMI, FLORIDA 33156
(305) 273-9911
HOLLYWOOD OFFICE
303 SOUTH 21st AVE.
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(954) 925-6030

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ARCHITECTURE & PLANNING

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DRAWN	
CHECKED	-
DATE	09/21/16
SCALE	AS SHOWN
JOB NO.	1745

A-3.1.1

OF SHEETS

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

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

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

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

MAIN
SW7004
SNOWBOUND

ACCENT
SW6098
PACER WHITE

TRIMS
SW7632
MODERN GRAY

FASCIA
SW2808
ROOKWOOD
DARK BROWN

BLDG TYPE II ELEVATIONS
SCALE: 3/32"=1'-0"

SITE PLAN RE-SUBMITTAL #1
09/01/2017

REVISIONS	BY
SITE PLAN SUBMITTAL 04-03-2017	
SITE PLAN RE-SUBMITTAL #1 09/01/2017	

DORAL 4200

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DRAWN	
CHECKED	
DATE	09/21/16
SCALE	AS SHOWN
JOB NO.	1745

A-3.2.1

OF SHEETS

FRONT ELEVATION

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

REAR ELEVATION

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

RIGHT ELEVATION

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

(1) LEFT ELEVATION

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

MAIN
SW7004
SNOWBOUND

ACCENT
SW6098
PACER WHITE

TRIMS
SW7632
MODERN GRAY

FASCIA
SW2808
ROOKWOOD
DARK BROWN

REVISIONS	BY
SITE PLAN SUBMITTAL 04-03-2017	
SITE PLAN RE-SUBMITTAL #1 09/01/2017	

DORAL 4200

FOR:
CC. RESIDENTIAL
LOCATED AT:
DORAL, FLORIDA

JOSE I. SAUMELL
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DRAWN	
CHECKED	-
DATE	09/21/16
SCALE	AS SHOWN
JOB NO.	1745

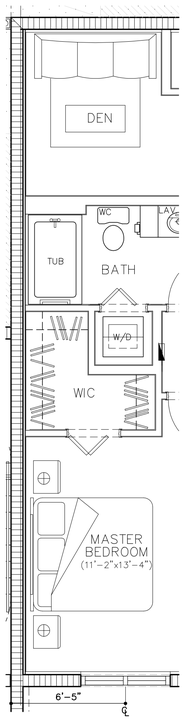
A-3.3.1

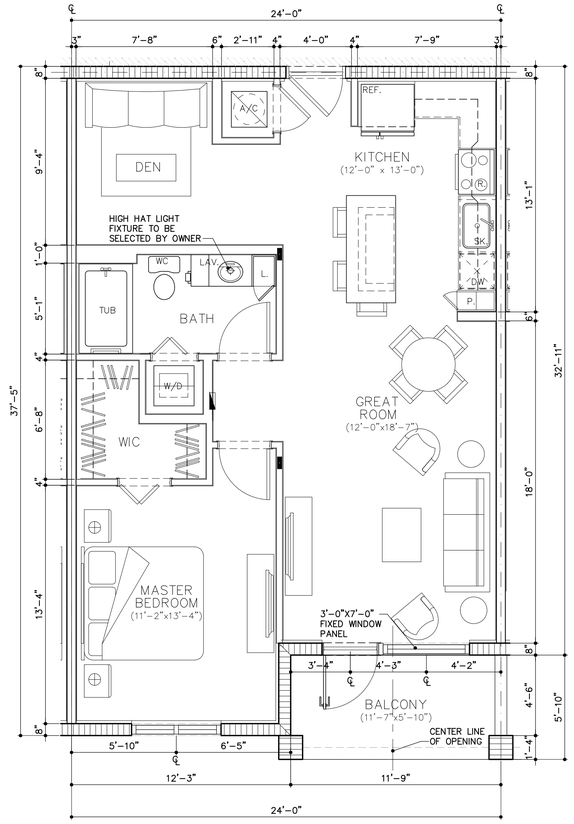
OF SHEETS

SITE PLAN RE-SUBMITTAL #1
09/01/2017

BLDG TYPE III ELEVATIONS

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





WALL & SYMBOL LEGEND

- A — NON RATED METAL STUD PARTITION SEE DETAIL 2/A-8.1.5
- B — 1-HR RATED METAL STUD PARTITION WITH BATT INSULATION SEE DETAIL 9/A-8.1.1
- C — 2-HR RATED 8" CONCRETE BLOCK / CONCRETE WALL SEE DETAIL 3/A-8.1.5
- D — STL. COLUMN REFER TO STRUCTURAL DRAWINGS
- 1 — UNIT KEY NOTES REFER TO LEGEND FOR DESIGNATION
- 1 — DOOR DESIGNATION REFER TO DOOR SCHEDULE
- A — WINDOW DESIGNATION REFER TO WINDOW SCHEDULE
- DESIGNATES SOFFIT OR CEILING HEIGHT A.F.F.
- FLOOR FINISH TRANSITION REFER TO ROOM FINISH SCHEDULE
- FLOOR DRAIN
- RWL
- M = MIRROR
- MR = MIRROR REVERSED
- REV = REVERSED
- R90L = ROTATE 90° LEFT
- CONTINUOUS 3" SOFFIT VENT

GENERAL NOTES:

1. WINDOW CONFIGURATION VARIES SEE ELEVATIONS SERIES 3 DWG's.
2. NOT USED
3. & UNIT FINISH SCHEDULE.
4. SEE DETAILS FOR WALL TYPES.
5. NOT USED
6. FOR UNIT INTERIOR ELEVATIONS SEE
7. SEE DWGS SERIES 10 FOR ACCESSIBILITY REQUIREMENTS.
8. KITCHEN APPLIANCES ARE BASED ON APPLIANCE PACKAGE. PROVIDE BY OWNER (OR APPROVED EQUAL)

UNIT KEY NOTES:

A	STAINLESS STEEL (18 GAL.) KITCHEN SINK (UNDER MOUNTED).
B	UNDER COUNTER DISHWASHER.–WHIRLPOOL (WDF320PADS)
C	30" RANGE / OVEN –WHIRLPOOL (WDF320MOES).
D	REFRIGERATOR 25 CU.FT. 36 1/2" X 35 1/2" (2"AIR SPACE ON BACK)– WHIRLPOOL (WRS325FDAM) NOTE: GC TO VERIFY AT FIELD REFIGERATOR PROTRUTION INTO KITCHEN FHA CLEARANCES AFTER INSTALLATION OF ICE MAKER WATER
E	RECIRCULATING HOOD WITH MICROWAVE.–WHIRLPOOL (WMH31017AS)
F	NOT USED
G	36" X 60" SPA TUB WITH TUB/ SHOWER FIXTURE.
H	CERAMIC WATER CLOSET
J	CERAMIC LAVATORY (UNDERMOUNT)
K	18" TOWEL BAR PROVIDE WOOD BLOCKING AT STUD FRAMING.
L	TOWEL HOOK
I	MIRROR – 3/16" (AS SHOWN). (G.C PROVIDE ALTERNATE PRICE POR FRAMED MIRROR)
M	UNDER MOUNTED SINK.
*N	VANITY COUNTERS (3/4" QUARTZ) NOTE: ADD 6" BACKSPLASH ADJACENT TO CABINETS & OVER LINEN CLOSET SIDES
O	TOILET PAPER HOLDER @ 24" A.F.F.
P	VANITY LIGHT ABOVE MIRROR 6'–8" A.F.F. CENTER LINE (REFER TO ELECTRICAL PLANS).
Q	SHOWER HEAD 6'–4" A.F.F. TO BOTTOM OF HEAD
R	PROVIDE BLOCKING FOR INSTALLATION OF GRAB BARS P.T. 2" X 12" @ 2'–10 1/2" TO CENTER LINE A.F.F
S	TILE FLOOR WITH 4" CERAMIC TILE BASE.
T	KITCHEN COUNTER TOP QUARTZ 3/4" THICKNESS W/ BACKSPLASH SUBWAY TILE TO BOTTOM OF UPPER CABINETS.
U	NOT USED
V	CABINETS (SEE SPECS.)
W	GYP. BD. SOFFIT.
X	CLOSET SHELVES – 12" VINYL COATED VENTILATED SHELF W/ HANGER ROD.
Y	BATH DOOR
Z	ELECTRICAL PANEL – RECESSED.
AA	GUARDRAIL (REFER TO EXTERIOR ELEVATION FOR RAIL DESIGNS).
BB	DOOR VIEWER.
CC	O.A. INTAKE CAP (SEE DET. 10–11–12/A–8.1)
DD	SMOOTH GYP BD FIN.
GG	CLOSET SHELVES – (5) 12" VINYL COATED VENTILATED SHELF
HH	STACKABLE WASHER & DRYER –WHIRLPOOL (WETLV27FW)
II	6" BACK SPLASH
JJ	CERAMIC TILE FINISH ON CEMENT BD @ SHOWER & TUB SURROUND TILE GROUT JOINT SHALL BE CONSISTENT AND UNIFORM, USE TILE SPACERS AT KITCHENS AND BATHROOMS (TYP.)
KK	CERAMIC TILE
LL	NOT USED
MM	BROOM FINISH W/PENETRATING SEALER.
NN	BROOM FINISH
OO	VCT
PP	WOOD
QQ	VINYL
RR	PAINT
**SS	EXHAUST CAP (PASSIVE RADON SYSTEM) NOTE: PROVIDE PASSIVE RADON SYSTEM –(INCLUDE 4" CONDUIT,ACCESS PANEL, FULL STRING,J BOX, & SOFFIT. PER FUTURE FAN TO BE INSTALLED INSIDE A/C CLOSET) –PROVIDE 17"X17" RADON ACCESS PANEL PROVIDE 5" CLEAR ALL SIDES SEE OWNER FOR FINAL LOCATION.
TT.	RAIN WATER LEADER (RWL)
UU.	A/C AIR HANDLER UNIT
VV.	CAT II SAFETY GLASS (FRAMELESS) TOP EDGE @ 6'–0" A.F.F.
WW.	LIGHT FIXTURE AT EXTERIOR TERRACE
YY.	WASHER–WHIRLPOOL (WTW4816FW)
ZZ.	DRYER–WHIRLPOOL(WED4985EW) FLAT BLACK DESIGN

UNIT A2-A (1BD+DEN/1BA)

TOTAL A/C AREA: 865 SQ. FT. (A2–A REVERSE SIMILAR)
BALCONY AREA: 69 SQ. FT.

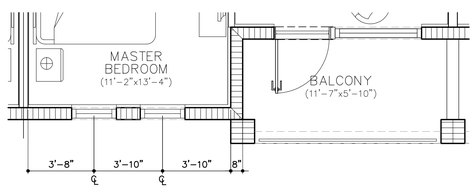
102	103	REV.	104	107	REV.
202	203	REV.	204	207	REV.
				307	REV.
				407	REV.
				507	REV.

A2–A UNITS WITH SHOWERS:
103–104–107–203–207–303–304–307–403–404–407–503–504–507

UNIT A2 (1BD+DEN/1BA)

TOTAL A/C AREA: 865 SQ. FT. (A2 REVERSE SIMILAR)
BALCONY AREA: 69 SQ. FT.

105	REV.	106			
205	REV.	206			

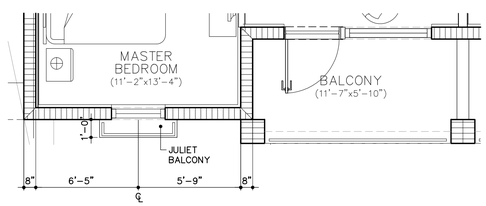


UNIT A2 (1BD+DEN/1BA)

305	REV.	306			
405	REV.	406			
505	REV.	506			

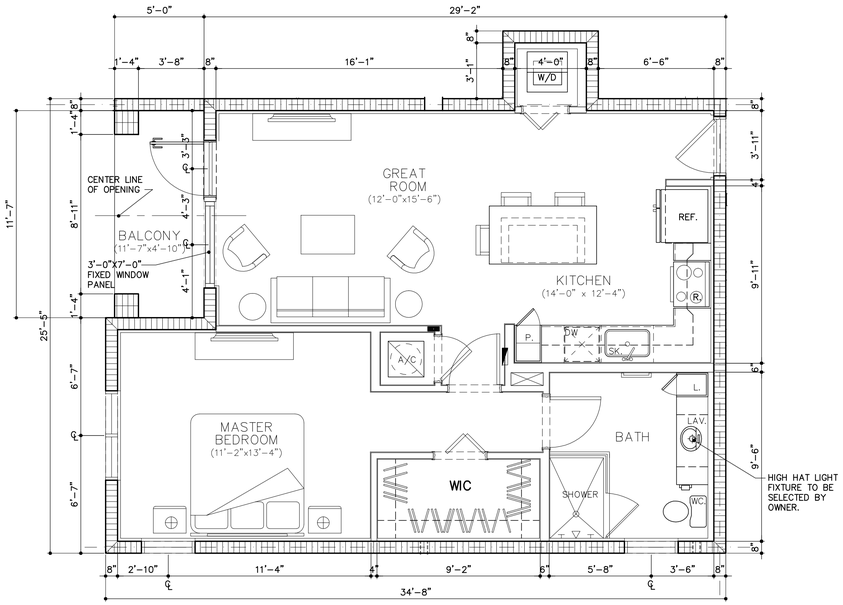
UNIT A2-A (1BD+DEN/1BA)

302	303	REV.			
402	403	REV.	404		
502	503	REV.	504		



UNIT A2-A (1BD+DEN/1BA)

304



UNIT A3 (1BD/1BA)

TOTAL A/C AREA: 834 SQ. FT.
BALCONY AREA: 61 SQ. FT.

101

UNIT PLANS

SCALE: 1/4"=1'-0"

BUILDING TYPE I
SITE PLAN RE-SUBMITTAL #1 09/01/2017

REVISIONS	BY
SITE PLAN RE–SUBMITTAL #1 09/01/2017	

DORAL 4200
FOR:
CC. RESIDENTIAL
LOCATED AT:
DORAL, FLORIDA

JOSE I. SAUMELL
AR0013085

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AAC000895
8950 SW 74 COURT
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MIAMI, FLORIDA 33156
(305) 275-9911

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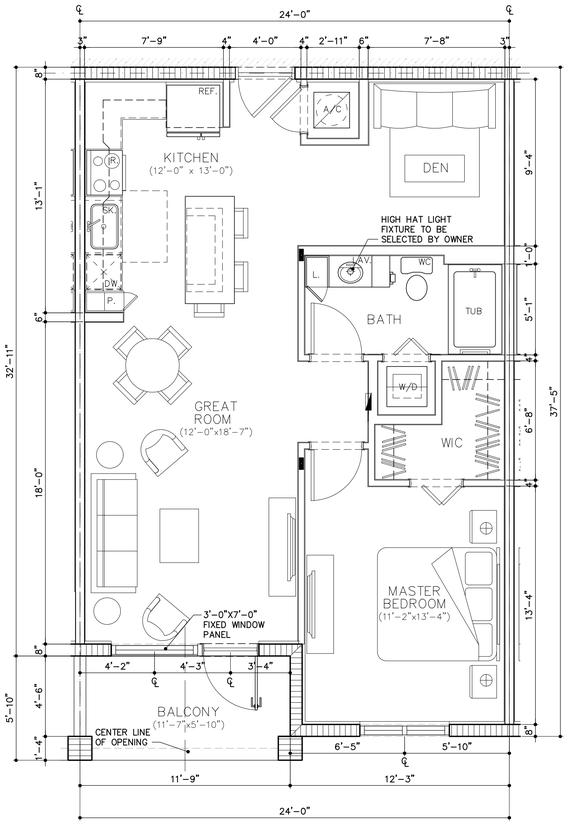
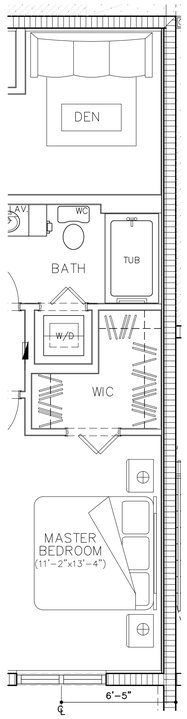
F:\DATA\DRA\745\pj\Rvtcmen\DIE SUBMITTAL\BLOC 6\1745-A-4.1.1.dwg 30/08/2017 15:28:51, ssid:4, AV

DRAWN	RC
CHECKED	JRP
DATE	05/31/2017
SCALE	AS SHOWN
JOB NO.	1745
SHEET	1745–A–4.1.1.DWG

A-4.1.1

OF SHEETS





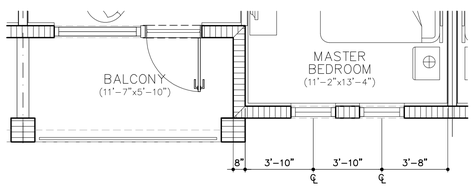
UNIT A2

(1BD+DEN/1BA)

TOTAL A/C AREA: 865 SQ. FT. (A2 REVERSE SIMILAR)

BALCONY AREA: 69 SQ. FT.

105R REV. 106R
205R REV. 206R



UNIT A2

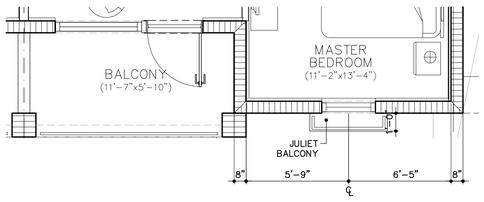
(1BD+DEN/1BA)

305R REV. 306R
405R REV. 406R
505R REV. 506R

UNIT A2-A

(1BD+DEN/1BA)

302R 303R REV.
402R 403R REV.
502R 503R REV.



UNIT A2-A

(1BD+DEN/1BA)

304R

UNIT A2-A

(1BD+DEN/1BA)

TOTAL A/C AREA: 865 SQ. FT. (A2-A REVERSE SIMILAR)

BALCONY AREA: 69 SQ. FT.

102R 103R REV. 104R 107R REV.
202R 203R REV. 204R 207R REV.
307R REV.
407R REV.
507R REV.

A2-A UNITS WITH SHOWERS:
103R-104R-107R-203R-207R-303R-304R-307R-403R-404R-407R-503R-504R-507R

WALL & SYMBOL LEGEND

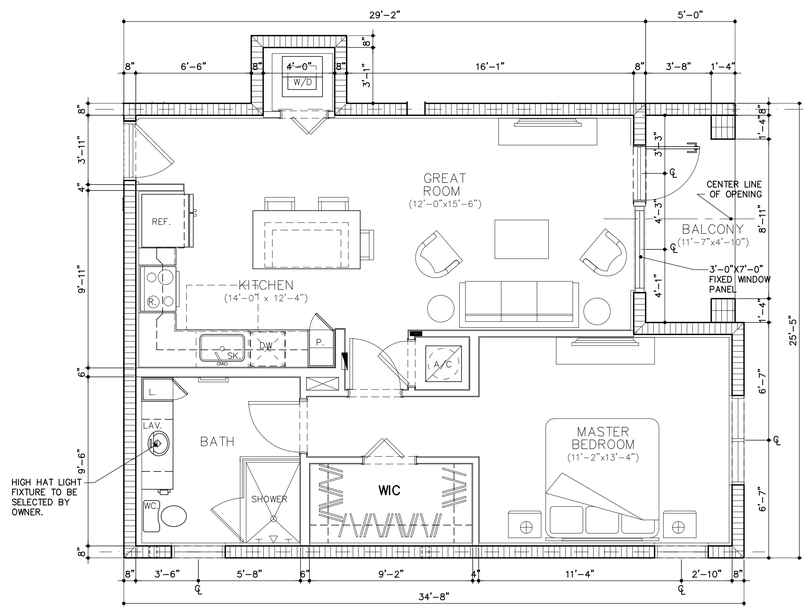
- A — NON RATED METAL STUD PARTITION SEE DETAIL 2/A-8.1.5R
- B — 1-HR RATED METAL STUD PARTITION WITH BATT INSULATION SEE DETAIL 9/A-8.1.1R
- C — 2-HR RATED 8" CONCRETE BLOCK / CONCRETE WALL SEE DETAIL 3/A-8.1.5R
- D — STL. COLUMN REFER TO STRUCTURAL DRAWINGS
- 1 — UNIT KEY NOTES REFER TO LEGEND FOR DESIGNATION
- 1 — DOOR DESIGNATION REFER TO DOOR SCHEDULE
- A — WINDOW DESIGNATION REFER TO WINDOW SCHEDULE
- DESIGNATES SOFFIT OR CEILING HEIGHT A.F.F.
- FLOOR FINISH TRANSITION REFER TO ROOM FINISH SCHEDULE
- FLOOR DRAIN
- RWL
- M = MIRROR
- MR = MIRROR REVERSED
- REV = REVERSED
- =
- CONTINUOUS 3" SOFFIT VENT

GENERAL NOTES:

1. WINDOW CONFIGURATION VARIES SEE ELEVATIONS SERIES 3 DWG's.
2. NOT USED
3. & UNIT FINISH SCHEDULE.
4. SEE DETAILS FOR WALL TYPES.
5. NOT USED
6. FOR UNIT INTERIOR ELEVATIONS SEE
7. SEE DWGS SERIES 10 FOR ACCESSIBILITY REQUIREMENTS.
8. KITCHEN APPLIANCES ARE BASED ON APPLIANCE PACKAGE. PROVIDE BY OWNER (OR APPROVED EQUAL)

UNIT KEY NOTES:

A	STAINLESS STEEL (18 GAL.) KITCHEN SINK (UNDER MOUNTED).
B	UNDER COUNTER DISHWASHER.-WHIRLPOOL (WDF320PADS)
C	30" RANGE / OVEN -WHIRLPOOL (WDF320MOES).
D	REFRIGERATOR 25 CU.FT. 36 1/2" X 35 1/2" (2"AIR SPACE ON BACK)-WHIRLPOOL (WRS325FDAM) NOTE: GC TO VERIFY AT FIELD REFIGERATOR PROTRUTION INTO KITCHEN FHA CLEARANCES AFTER INSTALLATION OF ICE MAKER WATER
E	RECIRCULATING HOOD WITH MICROWAVE.-WHIRLPOOL (WMH31017AS)
F	NOT USED
G	36" X 60" SPA TUB WITH TUB/ SHOWER FIXTURE.
H	CERAMIC WATER CLOSET
J	CERAMIC LAVATORY (UNDERMOUNT)
K	18" TOWEL BAR PROVIDE WOOD BLOCKING AT STUD FRAMING.
L	TOWEL HOOK
I	MIRROR - 3/16" (AS SHOWN). (G C PROVIDE ALTERNATE PRICE POR FRAMED MIRROR)
M	UNDER MOUNTED SINK.
*N	VANITY COUNTERS (3/4" QUARTZ) NOTE: ADD 6" BACKSPLASH ADJACENT TO CABINETS & OVER LINEN CLOSET SIDES
O	TOILET PAPER HOLDER @ 24" A.F.F.
P	VANITY LIGHT ABOVE MIRROR 6'-8" A.F.F. CENTER LINE (REFER TO ELECTRICAL PLANS).
Q	SHOWER HEAD 6'-4" A.F.F. TO BOTTOM OF HEAD
R	PROVIDE BLOCKING FOR INSTALLATION OF GRAB BARS P.T. 2" X 12" @ 2'-10 1/2" TO CENTER LINE A.F.F
S	TILE FLOOR WITH 4" CERAMIC TILE BASE.
T	KITCHEN COUNTER TOP QUARTZ 3/4" THICKNESS W/ BACKSPLASH SUBWAY TILE TO BOTTOM OF UPPER CABINETS.
U	NOT USED
V	CABINETS (SEE SPECS.)
W	GYP. BD. SOFFIT.
X	CLOSET SHELVES - 12" VINYL COATED VENTILATED SHELF W/ HANGER ROD.
Y	BATH DOOR
Z	ELECTRICAL PANEL - RECESSED.
AA	GUARDRAIL (REFER TO EXTERIOR ELEVATION FOR RAIL DESIGNS).
BB	DOOR VIEWER.
CC	O.A. INTAKE CAP (SEE DET. 10-11-12/A-8.1)
DD	SMOOTH GYP BD FIN.
GG	CLOSET SHELVES - (5) 12" VINYL COATED VENTILATED SHELF
HH	STACKABLE WASHER & DRYER -WHIRLPOOL (WETLV27FW)
II	6" BACK SPLASH
JJ	CERAMIC TILE FINISH ON CEMENT BD @ SHOWER & TUB SURROUND TILE GROUT JOINT SHALL BE CONSISTENT AND UNIFORM, USE TILE SPACERS AT KITCHENS AND BATHROOMS (TYP.)
KK	CERAMIC TILE
LL	NOT USED
MM	BROOM FINISH W/PENETRATING SEALER.
NN	BROOM FINISH
OO	VCT
PP	WOOD
QQ	VINYL
RR	PAINT
**SS	EXHAUST CAP (PASSIVE RADON SYSTEM) NOTE: PROVIDE PASSIVE RADON SYSTEM -(INCLUDE 4" CONDUIT,ACCESS PANEL, FULL STRING,J BOX, & SOFFIT. PER FUTURE FAN TO BE INSTALLED INSIDE A/C CLOSET) -PROVIDE 17"X17" RADON ACCESS PANEL PROVIDE 5" CLEAR ALL SIDES SEE OWNER FOR FINAL LOCATION.
TT.	RAIN WATER LEADER (RWL)
UU.	A/C AIR HANDLER UNIT
VV.	CAT II SAFETY GLASS (FRAMELESS) TOP EDGE @ 6'-0" A.F.F.
WW.	LIGHT FIXTURE AT EXTERIOR TERRACE
YY.	WASHER-WHIRLPOOL (WTW4816FW)
ZZ.	DRYER-WHIRLPOOL(WED4985EW) FLAT BLACK DESIGN



UNIT A3

(1BD/1BA)

TOTAL A/C AREA: 834 SQ. FT. 101R

BALCONY AREA: 61 SQ. FT.

UNIT PLANS

SCALE: 1/4"=1'-0"

A-4.1.1R

BUILDING TYPE IR

SITE PLAN RE-SUBMITTAL #1 09/01/2017

REVISIONS	BY
SITE PLAN RE-SUBMITTAL #1 09/01/2017	

DORAL 4200

FOR:
CC. RESIDENTIAL
LOCATED AT:
DORAL, FLORIDA

JOSE I. SAUMELL
AR0013085

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F:\DATA\DWG\1745.rpt\Finished\RE SUBMITTAL\BLDG IR\1745-A-4.1.1R.dwg 30/08/2017 13:41:29, root4, AV

DRAWN	RC
CHECKED	JRP
DATE	05/31/2017
SCALE	AS SHOWN
JOB NO.	1745
SHEET	1745-A-4.1.1R.DWG

OF SHEETS

GENERAL NOTES:

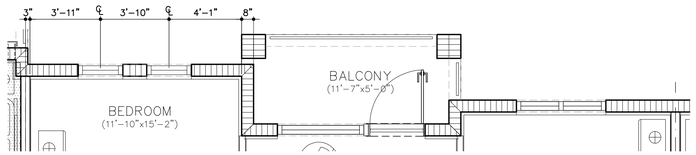
1. WINDOW CONFIGURATION VARIES SEE ELEVATIONS SERIES 3 DWG's.
2. NOT USED
3. & UNIT FINISH SCHEDULE.
4. SEE DETAILS FOR WALL TYPES.
5. NOT USED
6. FOR UNIT INTERIOR ELEVATIONS SEE
7. SEE DWGS SERIES 10 FOR ACCESSIBILITY REQUIREMENTS.
8. KITCHEN APPLIANCES ARE BASED ON APPLIANCE PACKAGE. PROVIDE BY OWNER (OR APPROVED EQUAL)

WALL & SYMBOL LEGEND

- A — NON RATED METAL STUD PARTITION SEE DETAIL 2/A-8.1.5
- B — 1-HR RATED METAL STUD PARTITION WITH BATT INSULATION SEE DETAIL 9/A-8.1.1
- C — 2-HR RATED 8" CONCRETE BLOCK / CONCRETE WALL SEE DETAIL 3/A-8.1.5
- D — STL. COLUMN REFER TO STRUCTURAL DRAWINGS
- 1 — UNIT KEY NOTES REFER TO LEGEND FOR DESIGNATION
- 1 — DOOR DESIGNATION REFER TO DOOR SCHEDULE
- A — WINDOW DESIGNATION REFER TO WINDOW SCHEDULE
- DESIGNATES SOFFIT OR CEILING HEIGHT A.F.F.
- FLOOR FINISH TRANSITION REFER TO ROOM FINISH SCHEDULE
- FLOOR DRAIN
- RWL
- M = MIRROR
- MR = MIRROR REVERSED
- REV = REVERSED
- R90L = ROTATE 90° LEFT
- CONTINUOUS 3" SOFFIT VENT

UNIT KEY NOTES:

A	STAINLESS STEEL (18 GAL.) KITCHEN SINK (UNDER MOUNTED).
B	UNDER COUNTER DISHWASHER.–WHIRLPOOL (WDF320PADS)
C	30" RANGE / OVEN –WHIRLPOOL (WDF320MOES).
D	REFRIGERATOR 25 CU.FT. 36 1/2" X 35 1/2" (2"AIR SPACE ON BACK)–WHIRLPOOL (WRS325FDAM) NOTE: GC TO VERIFY AT FIELD REFIGERATOR PROTRUTION INTO KITCHEN FHA CLEARANCES AFTER INSTALLATION OF ICE MAKER WATER
E	RECIRCULATING HOOD WITH MICROWAVE.–WHIRLPOOL (WMH31017AS)
F	NOT USED
G	36" X 60" SPA TUB WITH TUB/ SHOWER FIXTURE.
H	CERAMIC WATER CLOSET
J	CERAMIC LAVATORY (UNDERMOUNT)
K	18" TOWEL BAR PROVIDE WOOD BLOCKING AT STUD FRAMING.
L	TOWEL HOOK
I	MIRROR – 3/16" (AS SHOWN). (G C PROVIDE ALTERNATE PRICE POR FRAMED MIRROR)
M	UNDER MOUNTED SINK.
*N	VANITY COUNTERS (3/4" QUARTZ) NOTE: ADD 6" BACKSPLASH ADJACENT TO CABINETS & OVER LINEN CLOSET SIDES
O	TOILET PAPER HOLDER @ 24" A.F.F.
P	VANITY LIGHT ABOVE MIRROR 6'–8" A.F.F. CENTER LINE (REFER TO ELECTRICAL PLANS).
Q	SHOWER HEAD 6'–4" A.F.F. TO BOTTOM OF HEAD
R	PROVIDE BLOCKING FOR INSTALLATION OF GRAB BARS P.T. 2" X 12" @ 2'–10 1/2" TO CENTER LINE A.F.F
S	TILE FLOOR WITH 4" CERAMIC TILE BASE.
T	KITCHEN COUNTER TOP QUARTZ 3/4" THICKNESS W/ BACKSPLASH SUBWAY TILE TO BOTTOM OF UPPER CABINETS.
U	NOT USED
V	CABINETS (SEE SPECS.)
W	GYP. BD. SOFFIT.
X	CLOSET SHELVES – 12" VINYL COATED VENTILATED SHELF W/ HANGER ROD.
Y	BATH DOOR
Z	ELECTRICAL PANEL – RECESSED.
AA	GUARDRAIL (REFER TO EXTERIOR ELEVATION FOR RAIL DESIGNS).
BB	DOOR VIEWER.
CC	O.A. INTAKE CAP (SEE DET. 10–11–12/A–8.1)
DD	SMOOTH GYP BD FIN.
GG	CLOSET SHELVES – (5) 12" VINYL COATED VENTILATED SHELF
HH	STACKABLE WASHER & DRYER –WHIRLPOOL (WETLV27FW)
II	6" BACK SPLASH
JJ	CERAMIC TILE FINISH ON CEMENT BD @ SHOWER & TUB SURROUND TILE GROUT JOINT SHALL BE CONSISTENT AND UNIFORM, USE TILE SPACERS AT KITCHENS AND BATHROOMS (TYP.)
KK	CERAMIC TILE
LL	NOT USED
MM	BROOM FINISH W/PENETRATING SEALER.
NN	BROOM FINISH
OO	VCT
PP	WOOD
QQ	VINYL
RR	PAINT
**SS	EXHAUST CAP (PASSIVE RADON SYSTEM) NOTE: PROVIDE PASSIVE RADON SYSTEM –(INCLUDE 4" CONDUIT,ACCESS PANEL, FULL STRING,J BOX, & SOFFIT PER FUTURE FAN TO BE INSTALLED INSIDE A/C CLOSET) –PROVIDE 17"X17" RADON ACCESS PANEL PROVIDE 5" CLEAR ALL SIDES SEE OWNER FOR FINAL LOCATION.
TT.	RAIN WATER LEADER (RWL)
UU.	A/C AIR HANDLER UNIT
VV.	CAT II SAFETY GLASS (FRAMELESS) TOP EDGE @ 6'–0" A.F.F.
WW.	LIGHT FIXTURE AT EXTERIOR TERRACE
YY.	WASHER–WHIRLPOOL (WTW4816FW)
ZZ.	DRYER–WHIRLPOOL(WED4985EW) FLAT BLACK DESIGN



UNIT B1 (2BD/2BA)

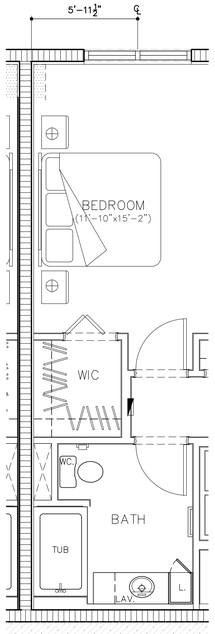
(B1 REVERSE SIMILAR)

409
509

UNIT B1-B/ UNIT B1-C (2BD/2BA)

(B1–A REVERSE SIMILAR)

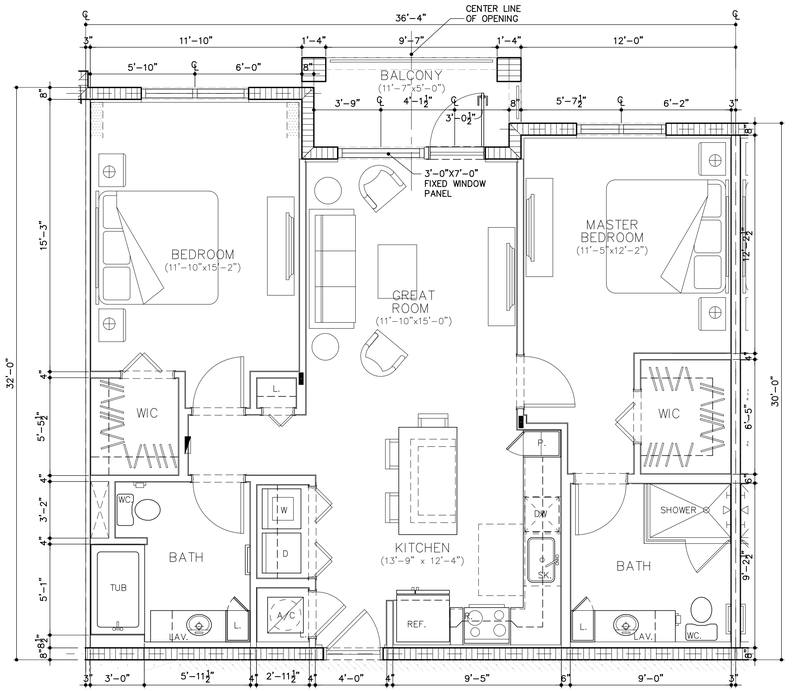
310 REV. 311 REV.
410 REV. 411 REV.
510 REV. 511 REV.



UNIT B1-C (2BD/2BA)

TOTAL A/C AREA: 1107.61 SQ. FT. (B1–A REV SIMILAR)
BALCONY AREA: 58 SQ. FT.

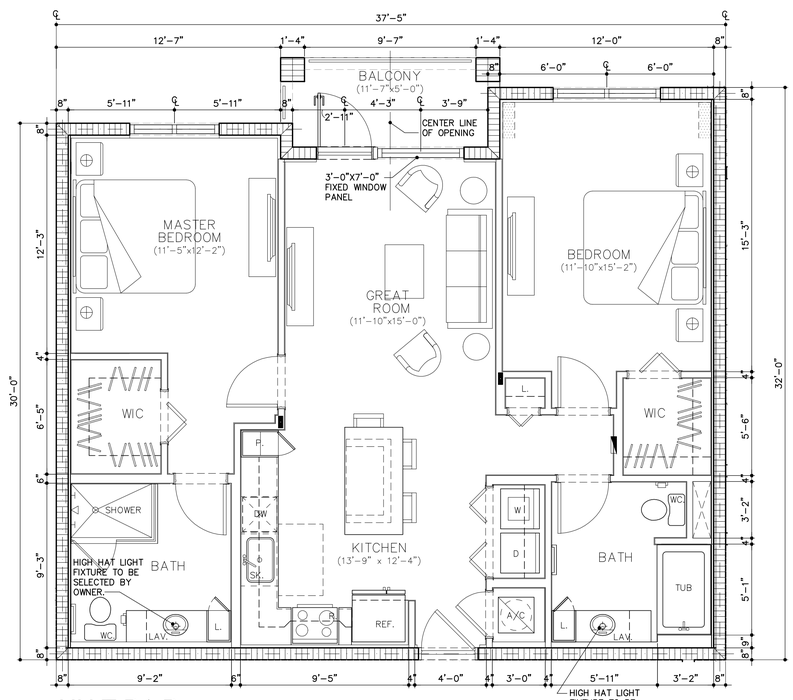
110 REV.
210 REV.



UNIT B1 (2BD/2BA)

TOTAL A/C AREA: 1101 SQ. FT. (B1 REVERSE SIMILAR)
BALCONY AREA: 58 SQ. FT.

109
209
309



UNIT B1-B (2BD/2BA)

TOTAL A/C AREA: 1135 SQ. FT.
BALCONY AREA: 58 SQ. FT.

111 REV. 112
211 REV. 212
312
412
512

UNIT PLANS

SCALE: 1/4"=1'–0"

BUILDING TYPE I

SITE PLAN RE-SUBMITTAL #1 09/01/2017

A–4.1.2

OF SHEETS

REVISIONS	BY
SITE PLAN RE-SUBMITTAL #1 09/01/2017	

DORAL 4200

FOR:
CC. RESIDENTIAL
LOCATED AT:
DORAL, FLORIDA

JOSE I. SAUMELL
AR0013085

MSA ARCHITECTS, INC.
AAC000895
8950 SW 74 COURT
SUITE 1513
MIAMI, FLORIDA 33156
(305) 275-9911

MSA ARCHITECTS
ARCHITECTURE & PLANNING

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DRAWN	RC
CHECKED	JRP
DATE	05/31/2017
SCALE	AS SHOWN
JOB NO.	1745
SHEET	1745–A–4.1.2.DWG

F:\DATA\DB\1745\pj\Revit\ref\SUBMITTAL\BLOG\1745-A-4.1.2.dwg 30/08/2017 13:27:48 rasid.k.AV

GENERAL NOTES:

1. WINDOW CONFIGURATION VARIES SEE ELEVATIONS SERIES 3 DWG's.
2. NOT USED
3. & UNIT FINISH SCHEDULE.
4. SEE DETAILS FOR WALL TYPES.
5. NOT USED
6. FOR UNIT INTERIOR ELEVATIONS SEE
7. SEE DWGS SERIES 10 FOR ACCESSIBILITY REQUIREMENTS.
8. KITCHEN APPLIANCES ARE BASED ON APPLIANCE PACKAGE. PROVIDE BY OWNER (OR APPROVED EQUAL)

WALL & SYMBOL LEGEND

- A — NON RATED METAL STUD PARTITION SEE DETAIL 2/A-8.1.5R
- B — 1-HR RATED METAL STUD PARTITION WITH BATT INSULATION SEE DETAIL 9/A-8.1.1R
- C — 2-HR RATED 8" CONCRETE BLOCK / CONCRETE WALL SEE DETAIL 3/A-8.1.5R
- D — STL. COLUMN REFER TO STRUCTURAL DRAWINGS
- 1 — UNIT KEY NOTES REFER TO LEGEND FOR DESIGNATION
- 1 — DOOR DESIGNATION REFER TO DOOR SCHEDULE
- A — WINDOW DESIGNATION REFER TO WINDOW SCHEDULE
- \- — DESIGNATES SOFFIT OR CEILING HEIGHT A.F.F.
- FLOOR FINISH TRANSITION REFER TO ROOM FINISH SCHEDULE
- FLOOR DRAIN
- RWL
- M = MIRROR
- MR = MIRROR REVERSED
- REV = REVERSED
- =
- CONTINUOUS 3" SOFFIT VENT

UNIT KEY NOTES:

A	STAINLESS STEEL (18 GAL.) KITCHEN SINK (UNDER MOUNTED).
B	UNDER COUNTER DISHWASHER.-WHIRLPOOL (WDF320PADS)
C	30" RANGE / OVEN -WHIRLPOOL (WDF320MOES).
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E	RECIRCULATING HOOD WITH MICROWAVE.-WHIRLPOOL (WMH31017AS)
F	NOT USED
G	36" X 60" SPA TUB WITH TUB/ SHOWER FIXTURE.
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J	CERAMIC LAVATORY (UNDERMOUNT)
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I	MIRROR - 3/16" (AS SHOWN). (G C PROVIDE ALTERNATE PRICE POR FRAMED MIRROR)
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R	PROVIDE BLOCKING FOR INSTALLATION OF GRAB BARS P.T. 2" X 12" @ 2'-10 1/2" TO CENTER LINE A.F.F
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T	KITCHEN COUNTER TOP QUARTZ 3/4" THICKNESS W/ BACKSPLASH SUBWAY TILE TO BOTTOM OF UPPER CABINETS.
U	NOT USED
V	CABINETS (SEE SPECS.)
W	GYP. BD. SOFFIT.
X	CLOSET SHELVES - 12" VINYL COATED VENTILATED SHELF W/ HANGER ROD.
Y	BATH DOOR
Z	ELECTRICAL PANEL - RECESSED.
AA	GUARDRAIL (REFER TO EXTERIOR ELEVATION FOR RAIL DESIGNS).
BB	DOOR VIEWER.
CC	O.A. INTAKE CAP (SEE DET. 10-11-12/A-8.1)
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LL	NOT USED
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OO	VCT
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QQ	VINYL
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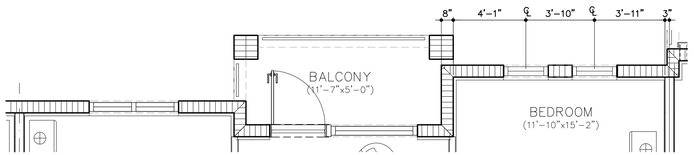
TT.	RAIN WATER LEADER (RWL)
UU.	A/C AIR HANDLER UNIT
VV	CAT II SAFETY GLASS (FRAMELESS) TOP EDGE @ 6'-0" A.F.F.



UNIT B1 (2BD/2BA)

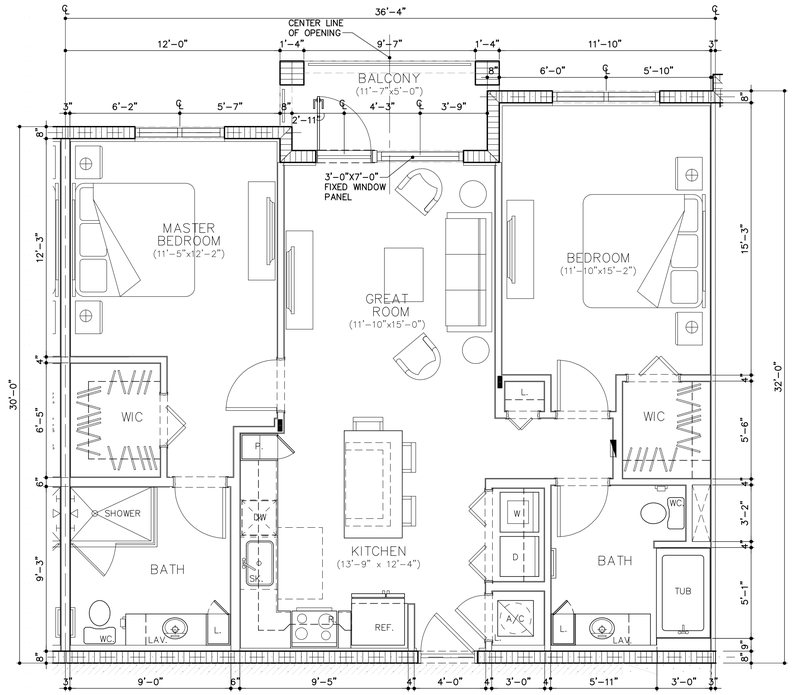
(B1 REVERSE SIMILAR)

310R | 409R | 410R | 509R | 510R

UNIT B1-A (2BD/2BA)

(B1-A REVERSE SIMILAR)

411R REV. | 511R REV.

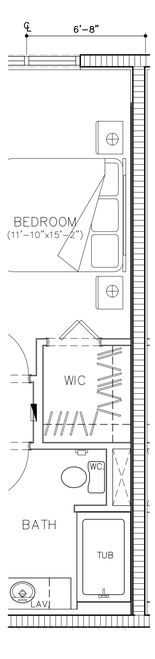


UNIT B1 (2BD/2BA)

TOTAL A/C AREA: 1101 SQ. FT. (B1 REVERSE SIMILAR)

BALCONY AREA: 58 SQ. FT.

109R | 110R | 209R | 210R | 309R

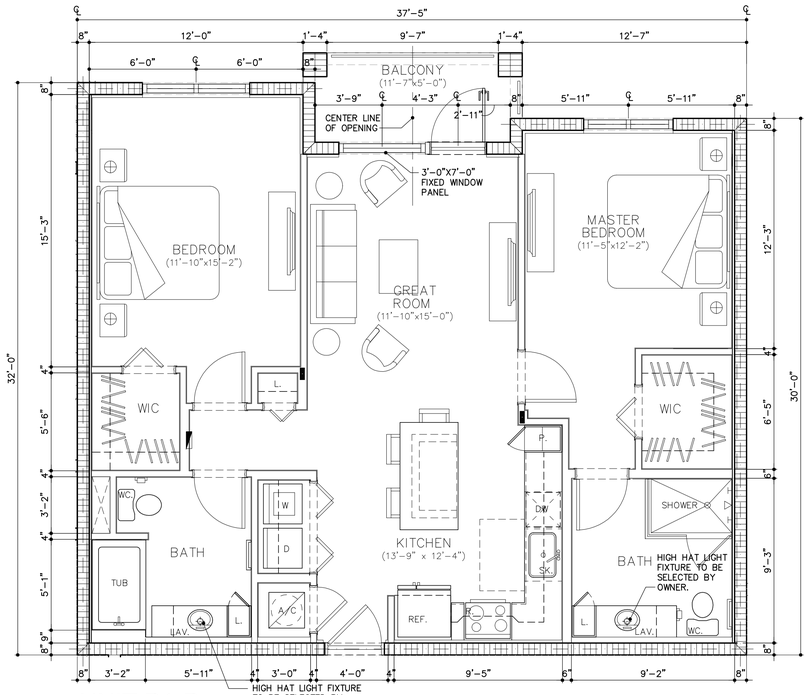


UNIT B1-A (2BD/2BA)

TOTAL A/C AREA: 1118 SQ. FT. (B1-A REV SIMILAR)

BALCONY AREA: 58 SQ. FT.

111R REV. | 211R REV. | 311R REV.



UNIT B1-B (2BD/2BA)

TOTAL A/C AREA: 1135 SQ. FT.

BALCONY AREA: 58 SQ. FT.

112R | 212R | 312R | 412R | 512R

UNIT PLANS

SCALE: 1/4"=1'-0"

BUILDING TYPE IR

SITE PLAN RE-SUBMITTAL #1 09/01/2017

A-4.1.2R

REVISIONS	BY
SITE PLAN RE-SUBMITTAL #1 09/01/2017	

DORAL 4200

FOR:
CC. RESIDENTIAL
LOCATED AT:
DORAL, FLORIDA

JOSE I. SAUMELL
AR0013085

MSA ARCHITECTS, INC.
AAC000895

8950 SW 74 COURT
SUITE 1513
MIAMI, FLORIDA 33156
(305) 275-9811

MSA ARCHITECTS
ARCHITECTURE & PLANNING

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DRAWN	RC
CHECKED	JRP
DATE	05/31/2017
SCALE	AS SHOWN
JOB NO.	1745
SHEET	1745-A-4.1.2R.DWG

OF SHEETS

WALL & SYMBOL LEGEND

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- CONTINUOUS 3" SOFFIT VENT

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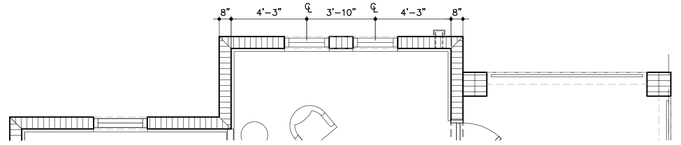
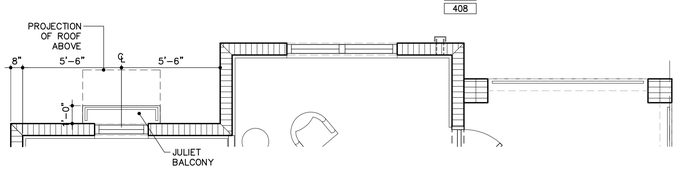
WW.	LIGHT FIXTURE AT EXTERIOR TERRACE
YY.	WASHER-WHIRLPOOL (WTW4816FW)
ZZ.	DRYER-WHIRLPOOL(WED4985EW) FLAT BLACK DESIGN



UNIT C1 (3BD/2BA)

(C1 REVERSE SIMILAR)

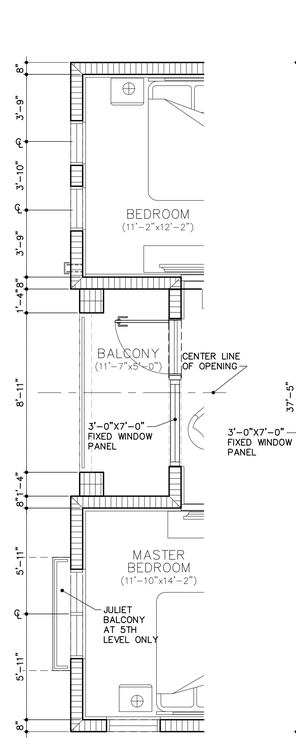
308
408

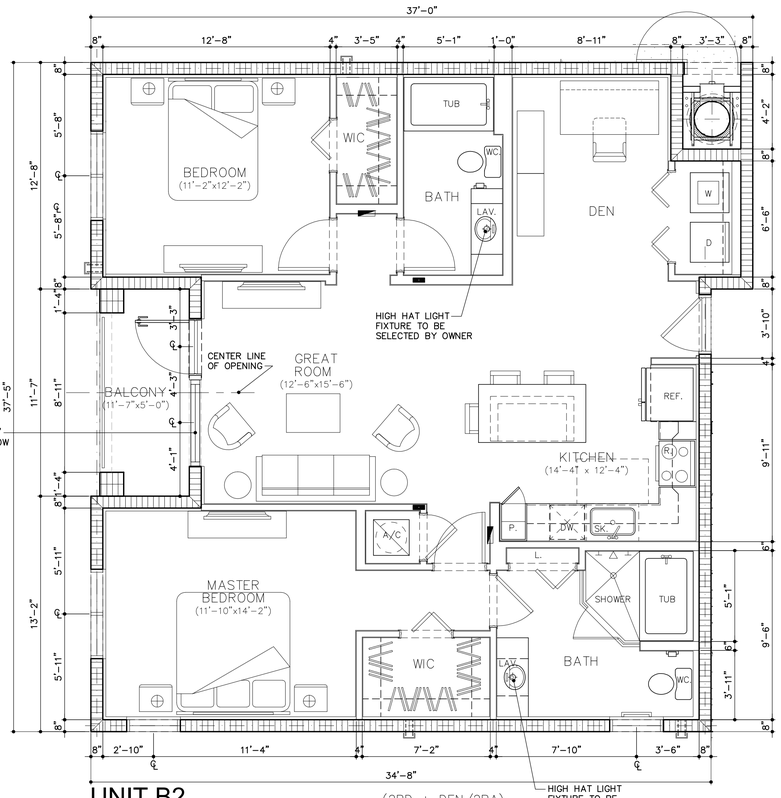


UNIT C1 (3BD/2BA)

(C1 REVERSE SIMILAR)

508





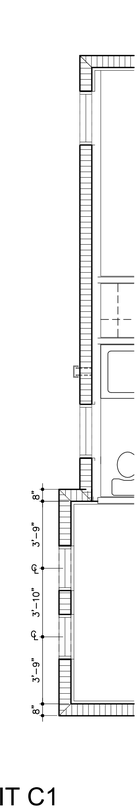
UNIT B2 (2BD + DEN/2BA)

301
401
501

UNIT B2 (2BD + DEN/2BA)

TOTAL A/C AREA: 1244 SQ. FT.
BALCONY AREA: 58 SQ. FT.

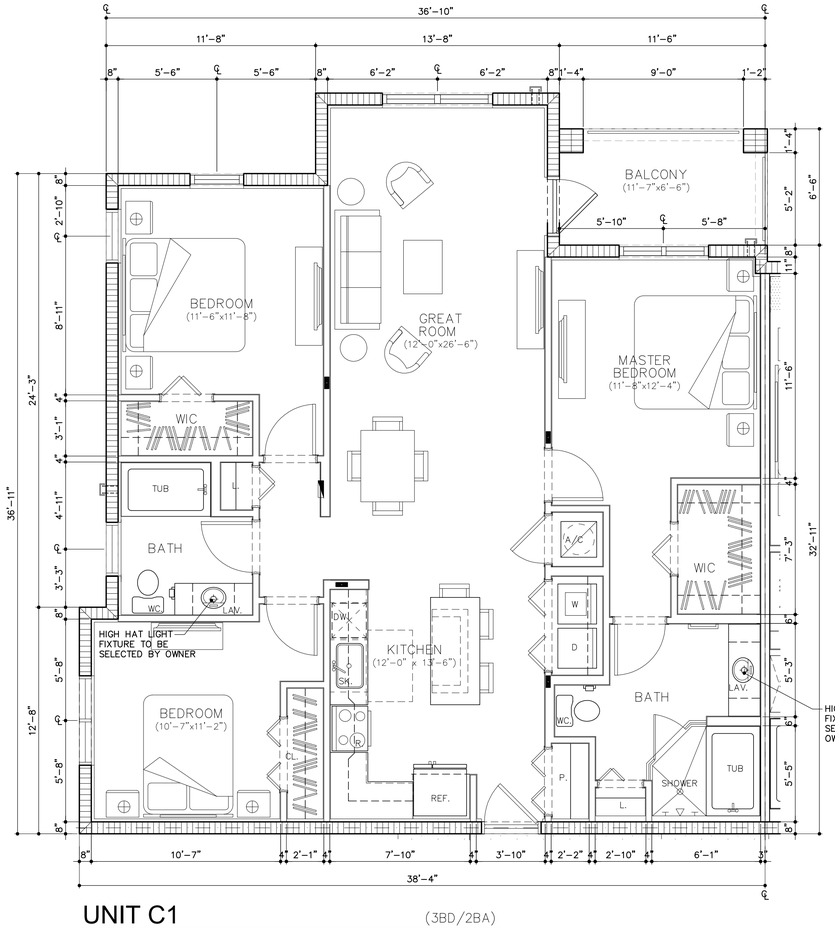
201



UNIT C1 (3BD/2BA)

(C1 REVERSE SIMILAR)

308
408
508



UNIT C1 (3BD/2BA)

TOTAL A/C AREA: 1394 SQ. FT.
BALCONY AREA: 76 SQ. FT.

(C1 REVERSE SIMILAR)

108
208

UNIT PLANS

SCALE: 1/4"=1'-0"

BUILDING TYPE I

SITE PLAN RE-SUBMITTAL #1 09/01/2017

REVISIONS	BY
SITE PLAN RE-SUBMITTAL #1 09/01/2017	

DORAL 4200

FOR:
CC. RESIDENTIAL
LOCATED AT:
DORAL, FLORIDA

F:\DATA\DORAL\4200\Archive\DWG SUBMITTAL\BLOCK\1745-A-4.1.3.dwg, 30/08/2017 11:29:48, stat14, AV

JOSE I. SAUMELL
AR0013085

MSA ARCHITECTS, INC.
AAC000895

8950 SW 74 COURT
SUITE 1513
MIAMI, FLORIDA 33156
(305) 275-9811

MSA ARCHITECTS
ARCHITECTURE & PLANNING

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DRAWN	RC
CHECKED	JRP
DATE	05/31/2017
SCALE	AS SHOWN
JOB NO.	1745
SHEET	1745-A-4.1.3.DWG

A-4.1.3

OF SHEETS

WALL & SYMBOL LEGEND

- A — NON RATED METAL STUD PARTITION SEE DETAIL 2/A–8.1.5R
- B — 1–HR RATED METAL STUD PARTITION WITH BATT INSULATION SEE DETAIL 9/A–8.1.1R
- C — 2–HR RATED 8" CONCRETE BLOCK / CONCRETE WALL SEE DETAIL 3/A–8.1.5R
- D — STL. COLUMN REFER TO STRUCTURAL DRAWINGS

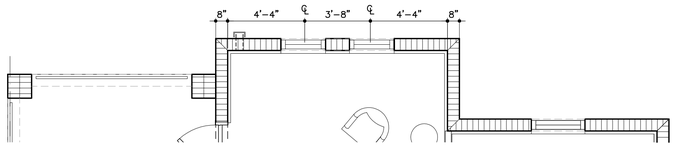
- 1 — UNIT KEY NOTES REFER TO LEGEND FOR DESIGNATION
- 1 — DOOR DESIGNATION REFER TO DOOR SCHEDULE
- A — WINDOW DESIGNATION REFER TO WINDOW SCHEDULE
- \- — DESIGNATES SOFFIT OR CEILING HEIGHT A.F.F.
- FLOOR FINISH TRANSITION REFER TO ROOM FINISH SCHEDULE
- FLOOR DRAIN
- RWL
- M = MIRROR
- MR = MIRROR REVERSED
- REV = REVERSED
- =
- CONTINUOUS 3" SOFFIT VENT

GENERAL NOTES:

1. WINDOW CONFIGURATION VARIES SEE ELEVATIONS SERIES 3 DWG's.
2. NOT USED
3. & UNIT FINISH SCHEDULE.
4. SEE DETAILS FOR WALL TYPES.
5. NOT USED
6. FOR UNIT INTERIOR ELEVATIONS SEE
7. SEE DWGS SERIES 10 FOR ACCESSIBILITY REQUIREMENTS.
8. KITCHEN APPLIANCES ARE BASED ON APPLIANCE PACKAGE. PROVIDE BY OWNER (OR APPROVED EQUAL)

UNIT KEY NOTES:

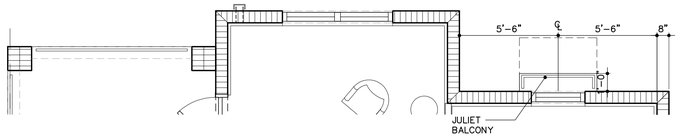
- A — STAINLESS STEEL (18 GAL.) KITCHEN SINK (UNDER MOUNTED).
- B — UNDER COUNTER DISHWASHER.–WHIRLPOOL (WDF320PADS)
- C — 30" RANGE / OVEN –WHIRLPOOL (WDF320MOES).
- D — REFRIGERATOR 25 CU.FT. 36 1/2" X 35 1/2" (2"AIR SPACE ON BACK)–WHIRLPOOL (WRS325FDAM) NOTE: GC TO VERIFY AT FIELD REFIGERATOR PROTRUTION INTO KITCHEN FHA CLEARANCES AFTER INSTALLATION OF ICE MAKER WATER
- E — RECIRCULATING HOOD WITH MICROWAVE.–WHIRLPOOL (WMH31017AS)
- F — NOT USED
- G — 36" X 60" SPA TUB WITH TUB/ SHOWER FIXTURE.
- H — CERAMIC WATER CLOSET
- J — CERAMIC LAVATORY (UNDERMOUNT)
- K — 18" TOWEL BAR PROVIDE WOOD BLOCKING AT STUD FRAMING.
- L — TOWEL HOOK
- I — MIRROR – 3/16" (AS SHOWN). (G C PROVIDE ALTERNATE PRICE POR FRAMED MIRROR)
- M — UNDER MOUNTED SINK.
- *N — VANITY COUNTERS (3/4" QUARTZ) NOTE: ADD 6" BACKSPLASH ADJACENT TO CABINETS & OVER LINEN CLOSET SIDES
- O — TOILET PAPER HOLDER @ 24" A.F.F.
- P — VANITY LIGHT ABOVE MIRROR 6'–8" A.F.F. CENTER LINE (REFER TO ELECTRICAL PLANS).
- Q — SHOWER HEAD 6'–4" A.F.F. TO BOTTOM OF HEAD
- R — PROVIDE BLOCKING FOR INSTALLATION OF GRAB BARS P.T. 2" X 12" @ 2'–10 1/2" TO CENTER LINE A.F.F
- S — TILE FLOOR WITH 4" CERAMIC TILE BASE.
- T — KITCHEN COUNTER TOP QUARTZ 3/4" THICKNESS W/ BACKSPLASH SUBWAY TILE TO BOTTOM OF UPPER CABINETS.
- U — NOT USED
- V — CABINETS (SEE SPECS.)
- W — GYP. BD. SOFFIT.
- X — CLOSET SHELVES – 12" VINYL COATED VENTILATED SHELF W/ HANGER ROD.
- Y — BATH DOOR
- Z — ELECTRICAL PANEL – RECESSED.
- AA — GUARDRAIL (REFER TO EXTERIOR ELEVATION FOR RAIL DESIGNS).
- BB — DOOR VIEWER.
- CC — O.A. INTAKE CAP (SEE DET. 10–11–12/A–8.1)
- DD — SMOOTH GYP BD FIN.
- GG — CLOSET SHELVES – (5) 12" VINYL COATED VENTILATED SHELF
- HH — STACKABLE WASHER & DRYER –WHIRLPOOL (WETLV27FW)
- II — 6" BACK SPLASH
- JJ — CERAMIC TILE FINISH ON CEMENT BD @ SHOWER & TUB SURROUND TILE GROUT JOINT SHALL BE CONSISTENT AND UNIFORM, USE TILE SPACERS AT KITCHENS AND BATHROOMS (TYP.)
- KK — CERAMIC TILE
- LL — NOT USED
- MM — BROOM FINISH W/PENETRATING SEALER.
- NN — BROOM FINISH
- OO — VCT
- PP — WOOD
- QQ — VINYL
- RR — PAINT
- **SS — EXHAUST CAP (PASSIVE RADON SYSTEM) NOTE: PROVIDE PASSIVE RADON SYSTEM –(INCLUDE 4" CONDUIT,ACCESS PANEL, FULL STRING,J BOX, & SOFFIT PER FUTURE FAN TO BE INSTALLED INSIDE A/C CLOSET) –PROVIDE 12"X17" RADON ACCESS PANEL PROVIDE 5" CLEAR ALL SIDES SEE OWNER FOR FINAL LOCATION.
- TT. — RAIN WATER LEADER (RWL)
- UU. — A/C AIR HANDLER UNIT
- VV. — CAT][SAFETY GLASS (FRAMELESS) TOP EDGE @ 6'–0" A.F.F.
- WW. — LIGHT FIXTURE AT EXTERIOR TERRACE
- YY. — WASHER–WHIRLPOOL (WTW4816FW)
- ZZ. — DRYER–WHIRLPOOL(WED4985EW) FLAT BLACK DESIGN



UNIT C1 (3BD/2BA)

(C1 REVERSE SIMILAR)

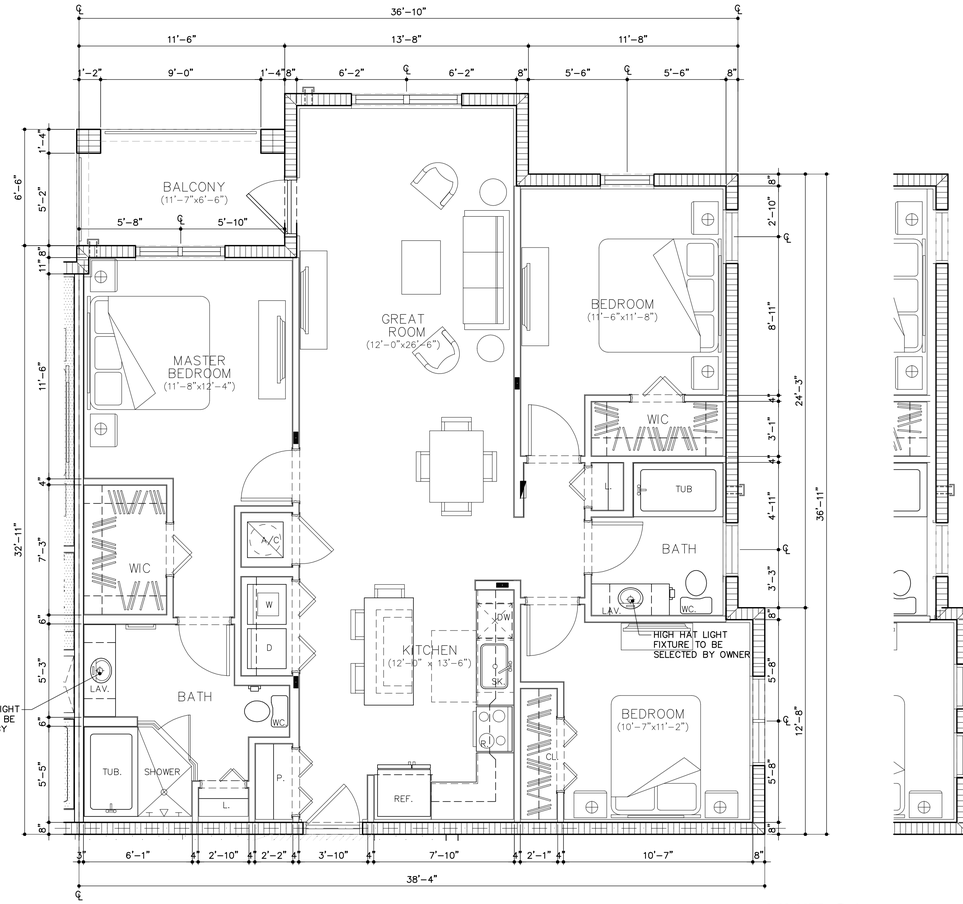
308R
408R



UNIT C1 (3BD/2BA)

(C1 REVERSE SIMILAR)

508R



UNIT C1 (3BD/2BA)

TOTAL A/C AREA: 1394 SQ. FT.
BALCONY AREA: 76 SQ. FT.

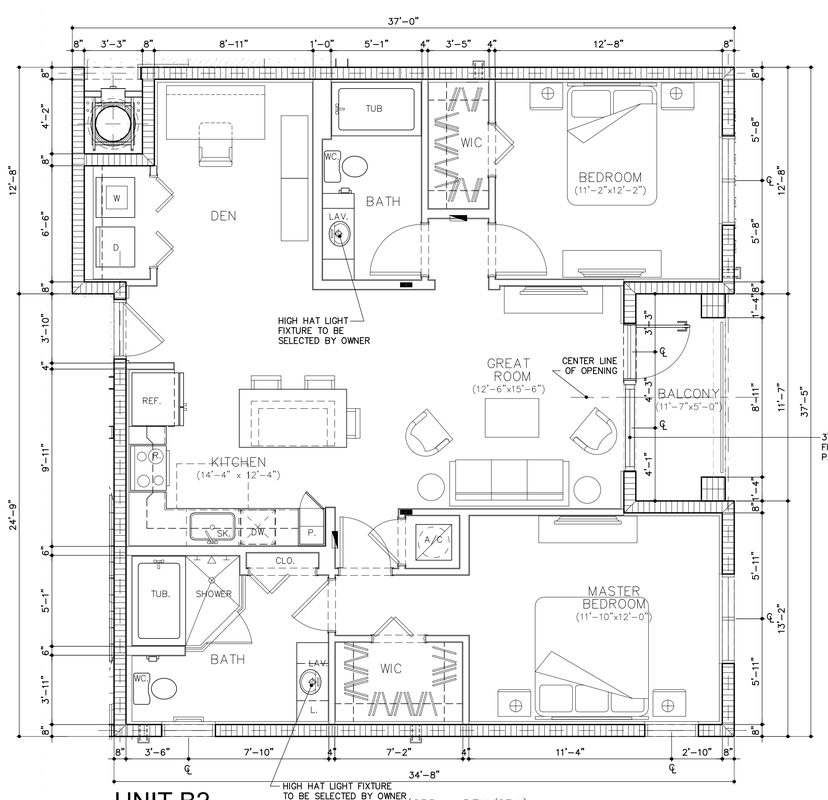
(C1 REVERSE SIMILAR)

108R
208R

UNIT C1 (3BD/2BA)

(C1 REVERSE SIMILAR)

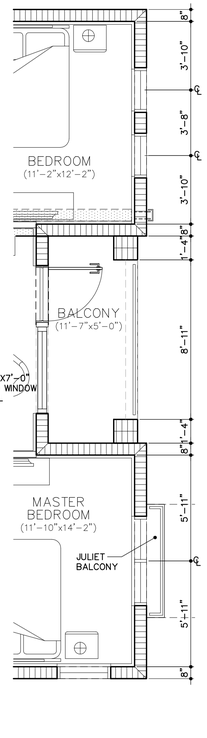
308R
408R
508R



UNIT B2 (2BD + DEN/2BA)

TOTAL A/C AREA: 1244 SQ. FT.
BALCONY AREA: 58 SQ. FT.

201R



UNIT B2 (2BD + DEN/2BA)

301R
401R
501R

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MSA ARCHITECTS
ARCHITECTURE & PLANNING

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F:\DATA\DRI\745.prj\Finished\RE SUBMITTAL\DLDS (R).17.16.A 4.1.3R.dwg, 30/08/2017 11:42:44, rsml14, AV

REVISIONS	BY
SITE PLAN RE–SUBMITTAL #1 09/01/2017	

DORAL 4200

FOR:
CC. RESIDENTIAL
LOCATED AT:
DORAL, FLORIDA

DRAWN	RC
CHECKED	JRP
DATE	05/31/2017
SCALE	AS SHOWN
JOB NO.	1745
SHEET	1745–A–4.1.3R.DWG

UNIT PLANS

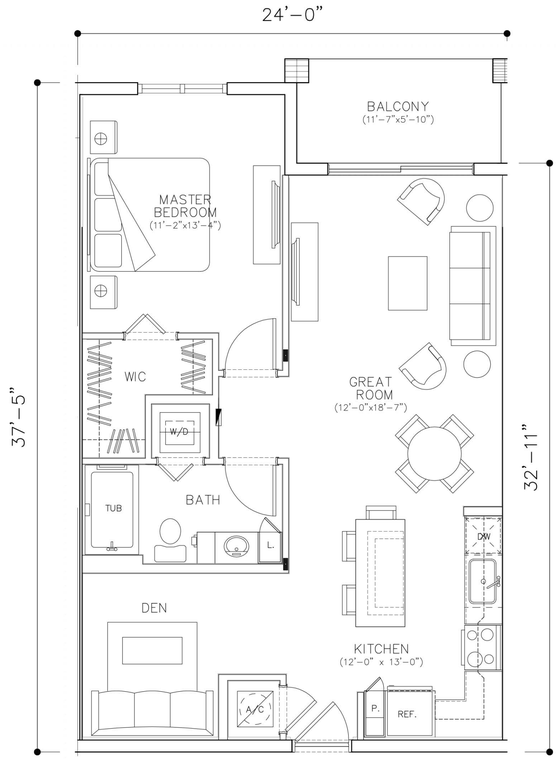
SCALE: 1/4"=1'–0"

BUILDING TYPE IR

SITE PLAN RE-SUBMITTAL 09/01/2017

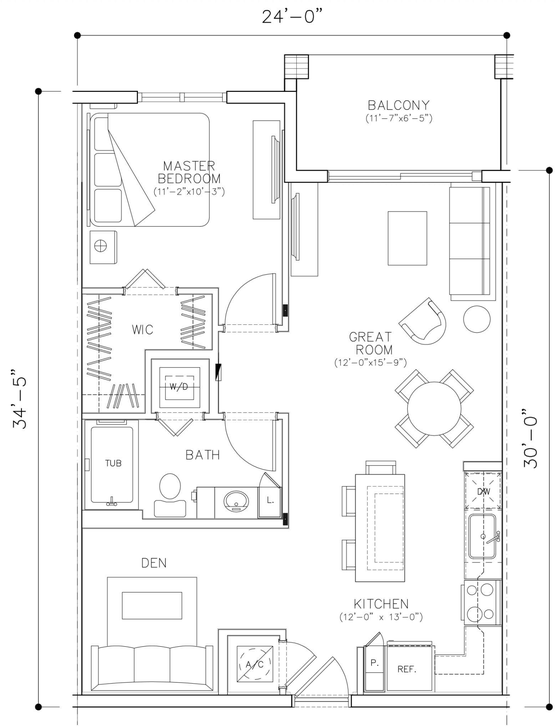
A–4.1.3R

OF SHEETS



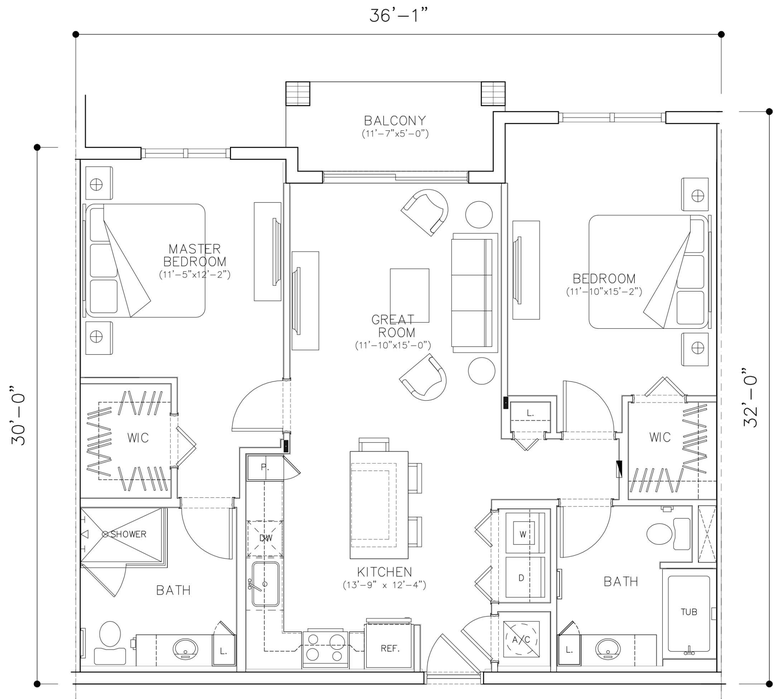
UNIT A2 (1BD+DEN/1BA)

TOTAL A/C AREA: 846 SQ. FT.
BALCONY AREA: 68 SQ. FT.



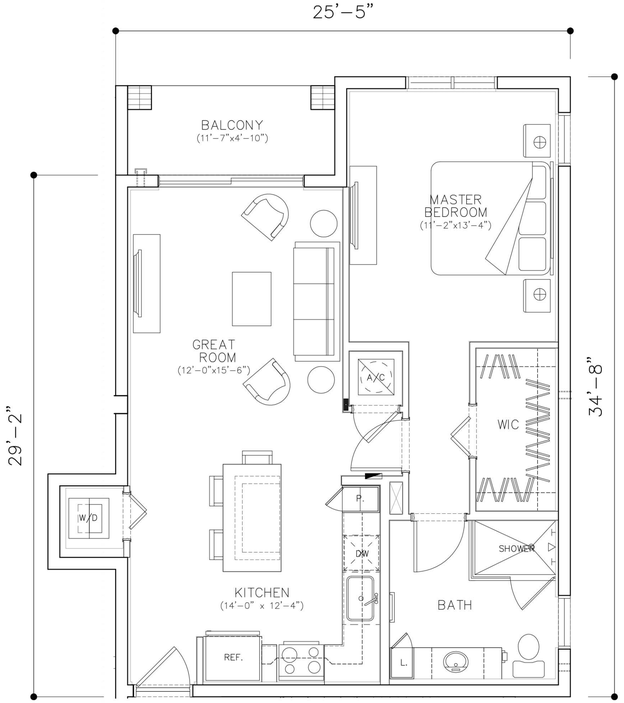
UNIT A4 (1BD+DEN/1BA)

TOTAL A/C AREA: 774 SQ. FT.
BALCONY AREA: 76 SQ. FT.



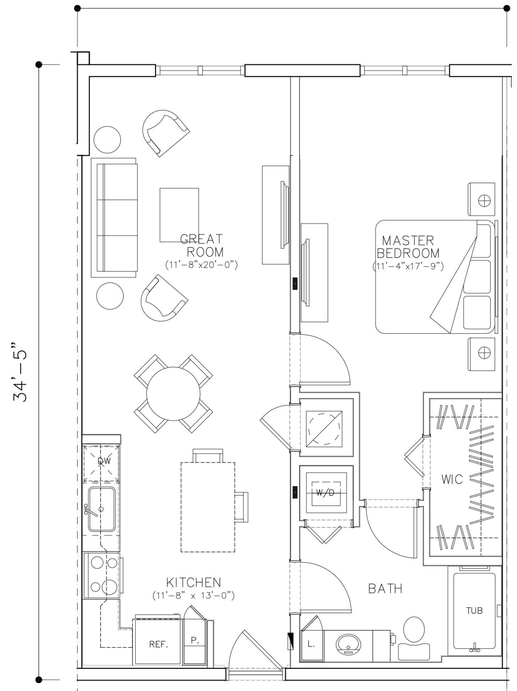
UNIT B1 (2BD/2BA)

TOTAL A/C AREA: 1,093 SQ. FT.
BALCONY AREA: 58 SQ. FT.



UNIT A3 (1BD/1BA)

TOTAL A/C AREA: 834 SQ. FT.
BALCONY AREA: 58 SQ. FT.



UNIT A5 (1BD/1BA)

TOTAL A/C AREA: 826 SQ. FT.
BALCONY AREA: – SQ. FT.

SITE PLAN RE-SUBMITTAL #1
09/01/2017

UNIT PLANS
SCALE: 1/4"=1'–0"

A–4.1

OF SHEETS

REVISIONS	BY
SITE PLAN SUBMITTAL 04–03–2017	
SITE PLAN RE-SUBMITTAL #1 09/01/2017	

DORAL 4200
FOR:
CC. RESIDENTIAL
LOCATED AT:
DORAL, FLORIDA

JOSE I. SAUMELL
AR0013085

MSA ARCHITECTS, INC.
AAC000895
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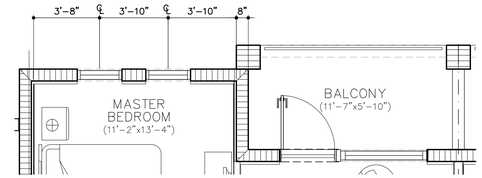
DRAWN	
CHECKED	–
DATE	09/21/16
SCALE	AS SHOWN
JOB NO.	1745

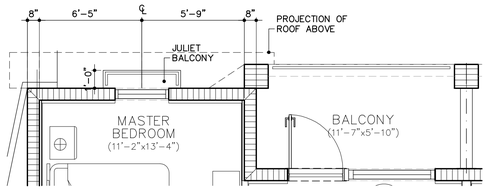


UNIT A2 (1BD+DEN/1BA)

310
410
510

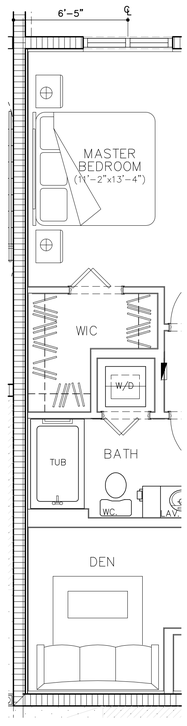
UNIT A2-A (1BD+DEN/1BA)

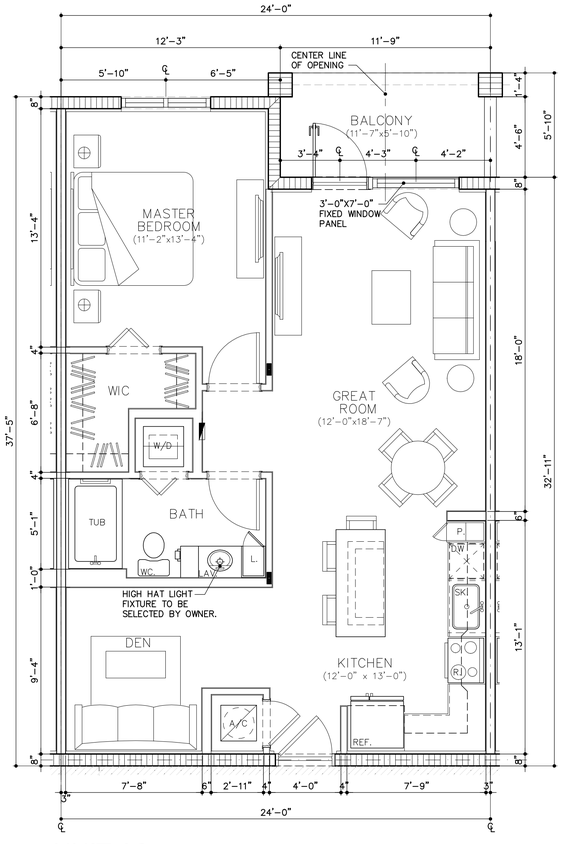
307 308 REV.
407 408 REV. 409
507 508 REV. 509



UNIT A2-A (1BD+DEN/1BA)

309





UNIT A2-A (1BD+DEN/1BA)

TOTAL A/C AREA: 865 SQ. FT. (A2-A REVERSE SIMILAR)
BALCONY AREA: 69 SQ. FT.

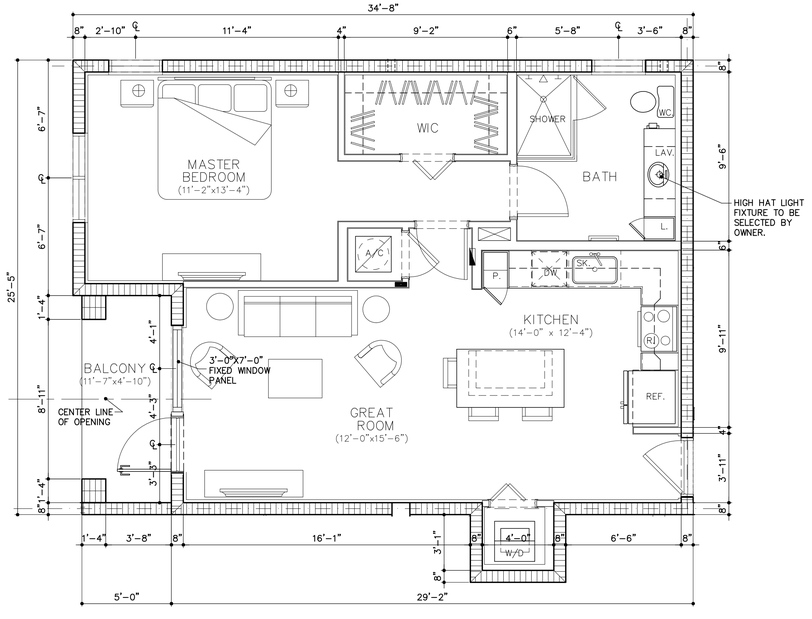
107 108 REV. 109
207 208 REV. 209

A2-A UNITS WITH SHOWERS:
107-109-207-208-209-307-309-407-408-409-507-509

UNIT A2 (1BD+DEN/1BA)

TOTAL A/C AREA: 845 SQ. FT. (A2 REVERSE SIMILAR)
BALCONY AREA: 69 SQ. FT.

110 111
210 211
311
411
511



UNIT A3 (1BD/1BA)

106

TOTAL A/C AREA: 834 SQ. FT.
BALCONY AREA: 61 SQ. FT.

WALL & SYMBOL LEGEND

- A — NON RATED METAL STUD PARTITION SEE DETAIL 2/A-8.2.5
- B — 1-HR RATED METAL STUD PARTITION WITH BATT INSULATION SEE DETAIL 9/A-8.2.1
- C — 2-HR RATED 8" CONCRETE BLOCK / CONCRETE WALL SEE DETAIL 3/A-8.2.5
- D — STL. COLUMN REFER TO STRUCTURAL DRAWINGS
- 1 — UNIT KEY NOTES REFER TO LEGEND FOR DESIGNATION
- 1 — DOOR DESIGNATION REFER TO DOOR SCHEDULE
- A — WINDOW DESIGNATION REFER TO WINDOW SCHEDULE
- - — DESIGNATES SOFFIT OR CEILING HEIGHT A.F.F.
- FLOOR FINISH TRANSITION REFER TO ROOM FINISH SCHEDULE
- FLOOR DRAIN
- RWL
- M = MIRROR
- MR = MIRROR REVERSED
- REV = REVERSED
- =
- CONTINUOUS 3" SOFFIT VENT

GENERAL NOTES:

1. WINDOW CONFIGURATION VARIES SEE ELEVATIONS SERIES 3 DWG's.
2. NOT USED
3. SEE DWG A-5.1.2 FOR UNIT DOOR SCHEDULE & UNIT FINISH SCHEDULE.
4. SEE DETAILS FOR WALL TYPES.
5. NOT USED
6. FOR UNIT INTERIOR ELEVATIONS SEE **DWG. A-4.2.5**
7. SEE DWGS SERIES 10 FOR ACCESSIBILITY REQUIREMENTS.
8. KITCHEN APPLIANCES ARE BASED ON APPLIANCE PACKAGE. PROVIDE BY OWNER (OR APPROVED EQUAL)

UNIT KEY NOTES:

A	STAINLESS STEEL (18 GAL.) KITCHEN SINK (UNDER MOUNTED).
B	UNDER COUNTER DISHWASHER -WHIRLPOOL (WDF320PADS)
C	30" RANGE / OVEN -WHIRLPOOL (WDF320MOES).
D	REFRIGERATOR 25 CU.FT. 36 1/2" X 35 1/2" (2"AIR SPACE ON BACK)-WHIRLPOOL (WRS325FDAM) NOTE: GC TO VERIFY AT FIELD REFIGERATOR PROTRUTION INTO KITCHEN FHA CLEARANCES AFTER INSTALLATION OF ICE MAKER WATER
E	RECIRCULATING HOOD WITH MICROWAVE.-WHIRLPOOL (WMH31017AS)
F	NOT USED
G	36" X 60" SPA TUB WITH TUB/ SHOWER FIXTURE.
H	CERAMIC WATER CLOSET
J	CERAMIC LAVATORY (UNDERMOUNT)
K	18" TOWEL BAR PROVIDE WOOD BLOCKING AT STUD FRAMING.
L	TOWEL HOOK
I	MIRROR - 3/16" (AS SHOWN). (G C PROVIDE ALTERNATE PRICE POR FRAMED MIRROR)
M	UNDER MOUNTED SINK.
*N	VANITY COUNTERS (3/4" QUARTZ) NOTE: ADD 6" BACKSPLASH ADJACENT TO CABINETS & OVER LINEN CLOSET SIDES
O	TOILET PAPER HOLDER @ 24" A.F.F.
P	VANITY LIGHT ABOVE MIRROR 6'-8" A.F.F. CENTER LINE (REFER TO ELECTRICAL PLANS).
Q	SHOWER HEAD 6'-4" A.F.F. TO BOTTOM OF HEAD
R	PROVIDE BLOCKING FOR INSTALLATION OF GRAB BARS P.T. 2" X 12" @ 2'-10 1/2" TO CENTER LINE A.F.F
S	TILE FLOOR WITH 4" CERAMIC TILE BASE.
T	KITCHEN COUNTER TOP QUARTZ 3/4" THICKNESS W/ BACKSPLASH SUBWAY TILE TO BOTTOM OF UPPER CABINETS.
U	NOT USED
V	CABINETS (SEE SPECS.)
W	GYP. BD. SOFFIT.
X	CLOSET SHELVES - 12" VINYL COATED VENTILATED SHELF W/ HANGER ROD.
Y	BATH DOOR
Z	ELECTRICAL PANEL - RECESSED.
AA	GUARDRAIL (REFER TO EXTERIOR ELEVATION FOR RAIL DESIGNS).
BB	DOOR VIEWER.
CC	O.A. INTAKE CAP (SEE DET. 10-11-12/A-8.1)
DD	SMOOTH GYP BD FIN.
GG	CLOSET SHELVES - (5) 12" VINYL COATED VENTILATED SHELF
HH	STACKABLE WASHER & DRYER -WHIRLPOOL (WETLV27FW)
II	6" BACK SPLASH
JJ	CERAMIC TILE FINISH ON CEMENT BD @ SHOWER & TUB SURROUND TILE GROUT JOINT SHALL BE CONSISTENT AND UNIFORM, USE TILE SPACERS AT KITCHENS AND BATHROOMS (TYP.)
KK	CERAMIC TILE
LL	NOT USED
MM	BROOM FINISH W/PENETRATING SEALER.
NN	BROOM FINISH
OO	VCT
PP	WOOD
QQ	VINYL
RR	PAINT
**SS	EXHAUST CAP (PASSIVE RADON SYSTEM) NOTE: PROVIDE PASSIVE RADON SYSTEM -(INCLUDE 4" CONDUIT,ACCESS PANEL, FULL STRING,J BOX, & SOFFIT. PER FUTURE FAN TO BE INSTALLED INSIDE A/C CLOSET) -PROVIDE 17"X17" RADON ACCESS PANEL PROVIDE 5" CLEAR ALL SIDES SEE OWNER FOR FINAL LOCATION.
TT.	RAIN WATER LEADER (RWL)
UU.	A/C AIR HANDLER UNIT
VV.	CAT][SAFETY GLASS (FRAMELESS) TOP EDGE @ 6'-0" A.F.F.
WW.	LIGHT FIXTURE AT EXTERIOR TERRACE
YY.	WASHER-WHIRLPOOL (WTW4816FW)
ZZ.	DRYER-WHIRLPOOL(WED4985EW) FLAT BLACK DESIGN

UNIT PLANS

SCALE: 1/4"=1'-0"

BUILDING TYPE II

SITE PLAN RE-SUBMITTAL #1 09/01/2017

REVISIONS	BY
SITE PLAN RE-SUBMITTAL #1 09/01/2017	

DORAL 4200
FOR:
CC. RESIDENTIAL
LOCATED AT:
DORAL, FLORIDA

JOSE I. SAUMELL
AR0013085

MSA ARCHITECTS, INC.
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MIAMI, FLORIDA 33156
(305) 273-9811
MSA ARCHITECTS
ARCHITECTURE & PLANNING

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F:\DATA\2017\1745\pl\Pinsheet\R-SUBMITTAL\BOS R1745-A-4.2.1.dwg 30/08/2017 13:13:52, nick4, AV

DRAWN	RC
CHECKED	JRP
DATE	05/31/2017
SCALE	AS SHOWN
JOB NO.	1745
SHEET	1745-A-4.2.1.DWG

A-4.2.1

OF SHEETS

GENERAL NOTES:

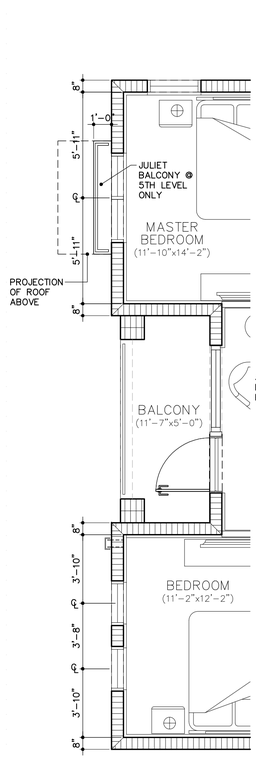
1. WINDOW CONFIGURATION VARIES SEE ELEVATIONS SERIES 3 DWG's.
2. NOT USED
3. SEE DWG A-5.1.2 FOR UNIT DOOR SCHEDULE & UNIT FINISH SCHEDULE.
4. SEE DETAILS FOR WALL TYPES.
5. NOT USED
6. FOR UNIT INTERIOR ELEVATIONS SEE **DWG. A-4.2.5**
7. SEE DWGS SERIES 10 FOR ACCESSIBILITY REQUIREMENTS.
8. KITCHEN APPLIANCES ARE BASED ON APPLIANCE PACKAGE. PROVIDE BY OWNER (OR APPROVED EQUAL)

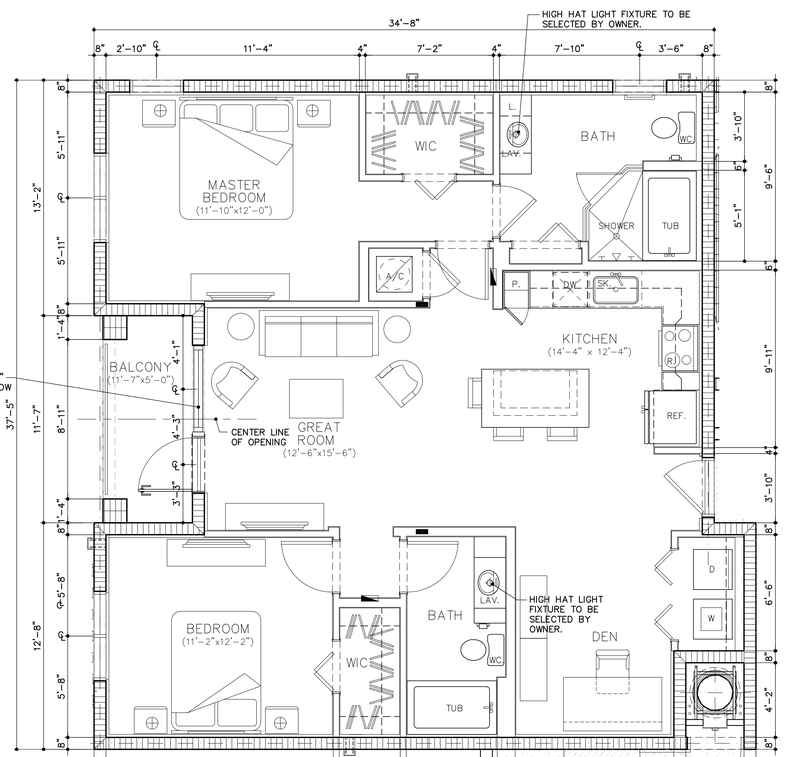
WALL & SYMBOL LEGEND

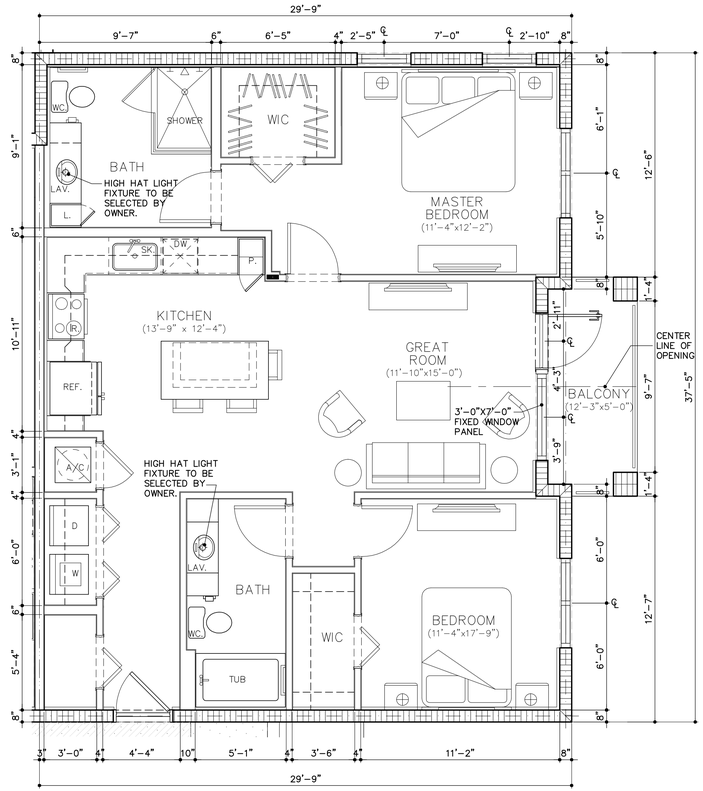
- (A) NON RATED METAL STUD PARTITION SEE DETAIL 2/A-8.2.5
- (B) 1-HR RATED METAL STUD PARTITION WITH BATT INSULATION SEE DETAIL 9/A-8.2.1
- (C) 2-HR RATED 8" CONCRETE BLOCK / CONCRETE WALL SEE DETAIL 3/A-8.2.5
- (D) STL. COLUMN REFER TO STRUCTURAL DRAWINGS
- [1] UNIT KEY NOTES REFER TO LEGEND FOR DESIGNATION
- (1) DOOR DESIGNATION REFER TO DOOR SCHEDULE
- (A) WINDOW DESIGNATION REFER TO WINDOW SCHEDULE
- (-) DESIGNATES SOFFIT OR CEILING HEIGHT A.F.F.
- FLOOR FINISH TRANSITION REFER TO ROOM FINISH SCHEDULE
- FLOOR DRAIN
- RWL
- M = MIRROR
- MR = MIRROR REVERSED
- REV = REVERSED
- =
- CONTINUOUS 3" SOFFIT VENT

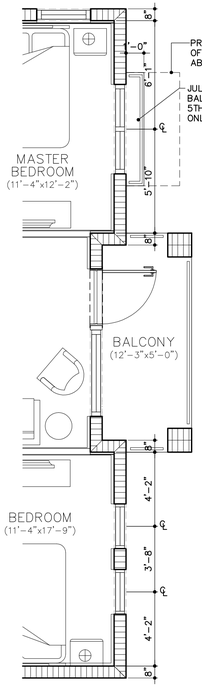
UNIT KEY NOTES:

A	STAINLESS STEEL (18 GAL.) KITCHEN SINK (UNDER MOUNTED).
B	UNDER COUNTER DISHWASHER.-WHIRLPOOL (WDF320PADS)
C	30" RANGE / OVEN -WHIRLPOOL (WDF320MOES).
D	REFRIGERATOR 25 CU.FT. 36 1/2" X 35 1/2" (2"AIR SPACE ON BACK)-WHIRLPOOL (WRS325FDAM) NOTE: GC TO VERIFY AT FIELD REFIGERATOR PROTRUTION INTO KITCHEN FHA CLEARANCES AFTER INSTALLATION OF ICE MAKER WATER
E	RECIRCULATING HOOD WITH MICROWAVE.-WHIRLPOOL (WMH31017AS)
F	NOT USED
G	36" X 60" SPA TUB WITH TUB/ SHOWER FIXTURE.
H	CERAMIC WATER CLOSET
J	CERAMIC LAVATORY (UNDERMOUNT)
K	18" TOWEL BAR PROVIDE WOOD BLOCKING AT STUD FRAMING.
L	TOWEL HOOK
I	MIRROR - 3/16" (AS SHOWN). (G C PROVIDE ALTERNATE PRICE POR FRAMED MIRROR)
M	UNDER MOUNTED SINK.
*N	VANITY COUNTERS (3/4" QUARTZ) NOTE: ADD 6" BACKSPLASH ADJACENT TO CABINETS & OVER LINEN CLOSET SIDES
O	TOILET PAPER HOLDER @ 24" A.F.F.
P	VANITY LIGHT ABOVE MIRROR 6'-8" A.F.F. CENTER LINE (REFER TO ELECTRICAL PLANS).
Q	SHOWER HEAD 6'-4" A.F.F. TO BOTTOM OF HEAD
R	PROVIDE BLOCKING FOR INSTALLATION OF GRAB BARS P.T. 2" X 12" @ 2'-10 1/2" TO CENTER LINE A.F.F
S	TILE FLOOR WITH 4" CERAMIC TILE BASE.
T	KITCHEN COUNTER TOP QUARTZ 3/4" THICKNESS W/ BACKSPLASH SUBWAY TILE TO BOTTOM OF UPPER CABINETS.
U	NOT USED
V	CABINETS (SEE SPECS.)
W	GYP. BD. SOFFIT.
X	CLOSET SHELVES - 12" VINYL COATED VENTILATED SHELF W/ HANGER ROD.
Y	BATH DOOR
Z	ELECTRICAL PANEL - RECESSED.
AA	GUARDRAIL (REFER TO EXTERIOR ELEVATION FOR RAIL DESIGNS).
BB	DOOR VIEWER.
CC	O.A. INTAKE CAP (SEE DET. 10-11-12/A-8.1)
DD	SMOOTH GYP BD FIN.
GG	CLOSET SHELVES - (5) 12" VINYL COATED VENTILATED SHELF
HH	STACKABLE WASHER & DRYER -WHIRLPOOL (WETLV27FW)
II	6" BACK SPLASH
JJ	CERAMIC TILE FINISH ON CEMENT BD @ SHOWER & TUB SURROUND TILE GROUT JOINT SHALL BE CONSISTENT AND UNIFORM, USE TILE SPACERS AT KITCHENS AND BATHROOMS (TYP.)
KK	CERAMIC TILE
LL	NOT USED
MM	BROOM FINISH W/PENETRATING SEALER.
NN	BROOM FINISH
OO	VCT
PP	WOOD
QQ	VINYL
RR	PAINT
**SS	EXHAUST CAP (PASSIVE RADON SYSTEM) NOTE: PROVIDE PASSIVE RADON SYSTEM -(INCLUDE 4" CONDUIT,ACCESS PANEL, FULL STRING,J BOX, & SOFFIT PER FUTURE FAN TO BE INSTALLED INSIDE A/C CLOSET) -PROVIDE 17"X17" RADON ACCESS PANEL PROVIDE 5" CLEAR ALL SIDES SEE OWNER FOR FINAL LOCATION.
TT.	RAIN WATER LEADER (RWL)
UU.	A/C AIR HANDLER UNIT
VV.	CAT II SAFETY GLASS (FRAMELESS) TOP EDGE @ 6'-0" A.F.F.









UNIT B2 (2BD+DEN/2BA)

306
406
506

UNIT B2 (2BD + DEN/2BA)

206

TOTAL A/C AREA: 1244 SQ. FT.
BALCONY AREA: 58 SQ. FT.

UNIT B3 (2BD/2BA)

112
212

TOTAL A/C AREA: 1100 SQ. FT.
BALCONY AREA: 59 SQ. FT.

UNIT B3 (2BD/2BA)

312
412
512

UNIT PLANS

SCALE: 1/4"=1'-0"

BUILDING TYPE II

SITE PLAN RE-SUBMITTAL #1 09/01/2017

A-4.2.2

REVISIONS	BY
SITE PLAN RE-SUBMITTAL #1 09/01/2017	

DORAL 4200

FOR:
CC. RESIDENTIAL
LOCATED AT:
DORAL, FLORIDA

JOSE I. SAUMELL
AR0013085

MSA ARCHITECTS, INC.
AAC000895
8950 SW 74 COURT
SUITE 1513
MIAMI, FLORIDA 33156
(305) 275-9911

MSA ARCHITECTS
ARCHITECTURE & PLANNING

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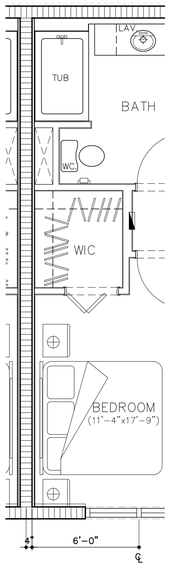
CHECKED	JRP
DATE	05/31/2017
SCALE	AS SHOWN
JOB NO.	1745
SHEET	1745-A-4.2.2.DWG

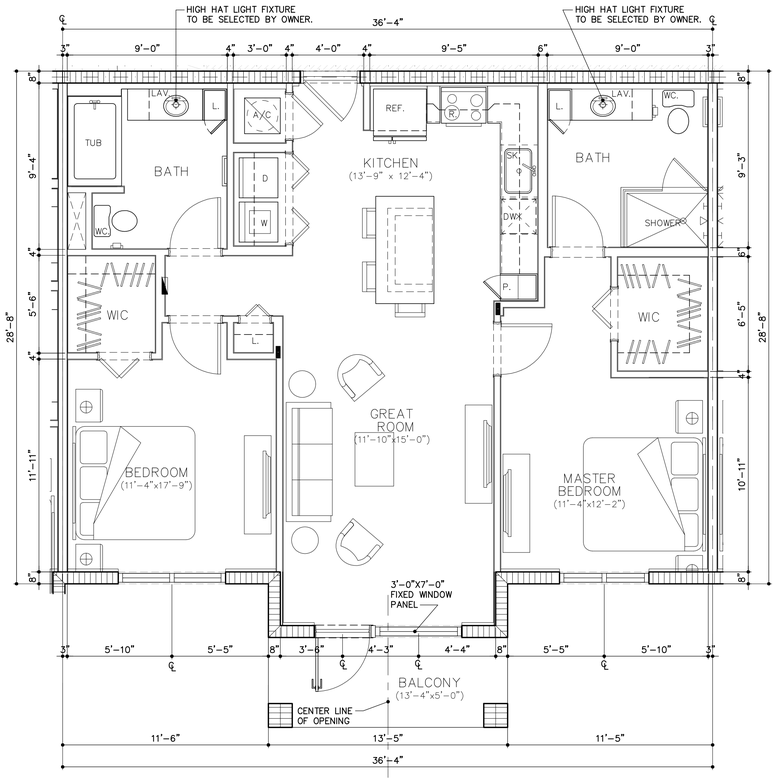
OF SHEETS



UNIT B4-A (2BD/2BA)

TOTAL A/C AREA: 1088 SQ. FT.
BALCONY AREA: 67 SQ. FT.

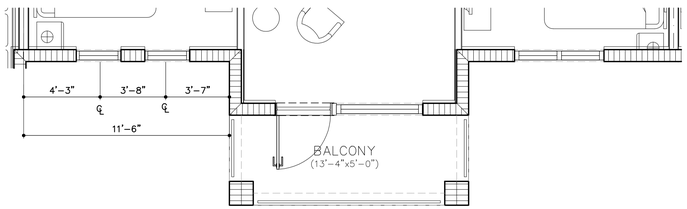
103 REV.
203 REV.



UNIT B4 (2BD/2BA)

TOTAL A/C AREA: 1082 SQ. FT. (B4 REVERSE SIMILAR)
BALCONY AREA: 67 SQ. FT.

102
202
302



UNIT B4 (2BD/2BA)

(B4 REVERSE SIMILAR)

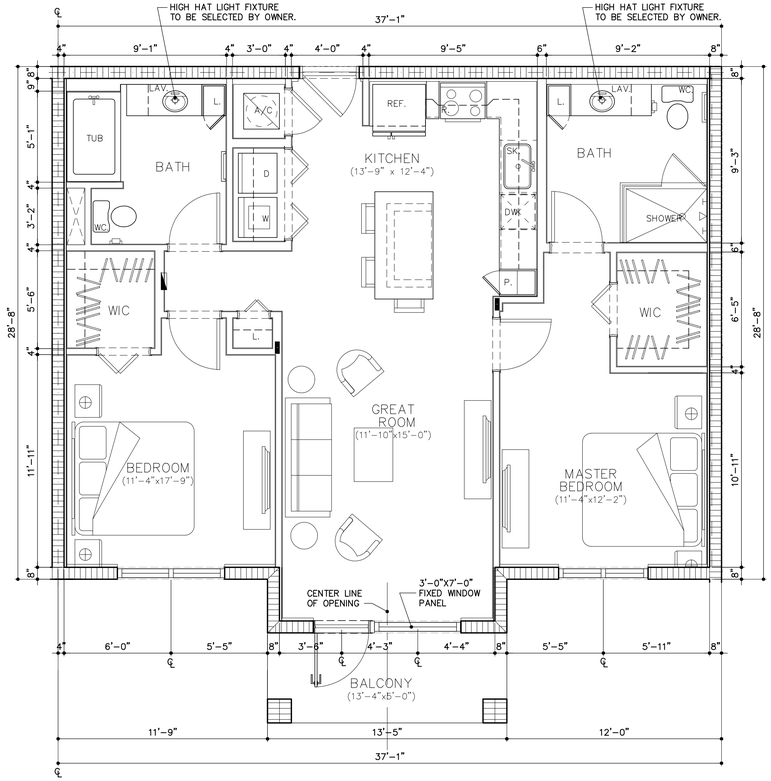
402
502

UNIT B4-A (2BD/2BA)

303 REV.
403 REV.
503 REV.

UNIT B4-B (2BD/2BA)

404
504



UNIT B4-B (2BD/2BA)

TOTAL A/C AREA: 1103 SQ. FT.
BALCONY AREA: 67 SQ. FT.

104
204
304

WALL & SYMBOL LEGEND

- A — NON RATED METAL STUD PARTITION SEE DETAIL 2/A-8.1.5R
- B — 1-HR RATED METAL STUD PARTITION WITH BATT INSULATION SEE DETAIL 9/A-8.1.1R
- C — 2-HR RATED 8" CONCRETE BLOCK / CONCRETE WALL SEE DETAIL 3/A-8.1.5R
- D — STL. COLUMN REFER TO STRUCTURAL DRAWINGS
- 1 — UNIT KEY NOTES REFER TO LEGEND FOR DESIGNATION
- 1 — DOOR DESIGNATION REFER TO DOOR SCHEDULE
- A — WINDOW DESIGNATION REFER TO WINDOW SCHEDULE
- - — DESIGNATES SOFFIT OR CEILING HEIGHT A.F.F.
- FLOOR FINISH TRANSITION REFER TO ROOM FINISH SCHEDULE
- FLOOR DRAIN
- RWL
- M = MIRROR
- MR = MIRROR REVERSED
- REV = REVERSED
- R90L = ROTATE 90° LEFT
- CONTINUOUS 3" SOFFIT VENT

GENERAL NOTES:

1. WINDOW CONFIGURATION VARIES SEE ELEVATIONS SERIES 3 DWG's.
2. NOT USED
3. SEE DWG A-5.1.2 FOR UNIT DOOR SCHEDULE & UNIT FINISH SCHEDULE.
4. SEE DETAILS FOR WALL TYPES.
5. NOT USED
6. FOR UNIT INTERIOR ELEVATIONS SEE DWG. A-4.2.5
7. SEE DWGS SERIES 10 FOR ACCESSIBILITY REQUIREMENTS.
8. KITCHEN APPLIANCES ARE BASED ON APPLIANCE PACKAGE. PROVIDE BY OWNER (OR APPROVED EQUAL)

UNIT KEY NOTES:

- A STAINLESS STEEL (18 GAL.) KITCHEN SINK (UNDER MOUNTED).
- B UNDER COUNTER DISHWASHER.–WHIRLPOOL (WDF320PADS)
- C 30" RANGE / OVEN –WHIRLPOOL (WDF320M0ES).
- D REFRIGERATOR 25 CU.FT. 36 1/2" X 35 1/2" (2"AIR SPACE ON BACK)–WHIRLPOOL (WRS325FDAM) NOTE: CC TO VERIFY AT FIELD REFIGERATOR PROTRUTION INTO KITCHEN FHA CLEARANCES AFTER INSTALLATION OF ICE MAKER WATER
- E RECIRCULATING HOOD WITH MICROWAVE.–WHIRLPOOL (WMH31017AS)
- F NOT USED
- G 36" X 60" SPA TUB WITH TUB/ SHOWER FIXTURE.
- H CERAMIC WATER CLOSET
- J CERAMIC LAVATORY (UNDERMOUNT)
- K 18" TOWEL BAR PROVIDE WOOD BLOCKING AT STUD FRAMING.
- L TOWEL HOOK
- I MIRROR – 3/16" (AS SHOWN). (G.C PROVIDE ALTERNATE PRICE POR FRAMED MIRROR)
- M UNDER MOUNTED SINK.
- *N VANITY COUNTERS (3/4" QUARTZ) NOTE: ADD 6" BACKSPLASH ADJACENT TO CABINETS & OVER LINEN CLOSET SIDES
- O TOILET PAPER HOLDER @ 24" A.F.F.
- P VANITY LIGHT ABOVE MIRROR 6'–8" A.F.F. CENTER LINE (REFER TO ELECTRICAL PLANS).
- Q SHOWER HEAD 6'–4" A.F.F. TO BOTTOM OF HEAD
- R PROVIDE BLOCKING FOR INSTALLATION OF GRAB BARS P.T. 2" X 12" @ 2'–10 1/2" TO CENTER LINE A.F.F
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- T KITCHEN COUNTER TOP QUARTZ 3/4" THICKNESS W/ BACKSPLASH SUBWAY TILE TO BOTTOM OF UPPER CABINETS.
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- V CABINETS (SEE SPECS.)
- W GYP. BD. SOFFIT.
- X CLOSET SHELVES – 12" VINYL COATED VENTILATED SHELF W/ HANGER ROD.
- Y BATH DOOR
- Z ELECTRICAL PANEL – RECESSED.
- AA GUARDRAIL (REFER TO EXTERIOR ELEVATION FOR RAIL DESIGNS).
- BB DOOR VIEWER.
- CC O.A. INTAKE CAP (SEE DET. 10–11–12/A–8.1)
- DD SMOOTH GYP BD FIN.
- GG CLOSET SHELVES – (5) 12" VINYL COATED VENTILATED SHELF
- HH STACKABLE WASHER & DRYER –WHIRLPOOL (WETLV27FW)
- II 6" BACK SPLASH
- JJ CERAMIC TILE FINISH ON CEMENT BD @ SHOWER & TUB SURROUND TILE GROUT JOINT SHALL BE CONSISTENT AND UNIFORM, USE TILE SPACERS AT KITCHENS AND BATHROOMS (TYP.)
- KK CERAMIC TILE
- LL NOT USED
- MM BROOM FINISH W/PENETRATING SEALER.
- NN BROOM FINISH
- OO VCT
- PP WOOD
- QQ VINYL
- RR PAINT
- **SS EXHAUST CAP (PASSIVE RADON SYSTEM) NOTE: PROVIDE PASSIVE RADON SYSTEM –(INCLUDE 4" CONDUIT,ACCESS PANEL, FULL STRING,J BOX, & SOFFIT. PER FUTURE FAN TO BE INSTALLED INSIDE A/C CLOSET) –PROVIDE 17"X17" RADON ACCESS PANEL PROVIDE 5" CLEAR ALL SIDES SEE OWNER FOR FINAL LOCATION.
- TT. RAIN WATER LEADER (RWL)
- UU. A/C AIR HANDLER UNIT
- VV. CAT II SAFETY GLASS (FRAMELESS) TOP EDGE @ 6'–0" A.F.F.
- WW. LIGHT FIXTURE AT EXTERIOR TERRACE
- YY. WASHER–WHIRLPOOL (WTW4816FW)
- ZZ. DRYER–WHIRLPOOL(WED4985EW) FLAT BLACK DESIGN

UNIT PLANS

SCALE: 1/4"=1'–0"

BUILDING TYPE II

SITE PLAN RE-SUBMITTAL #1 09/01/2017

REVISIONS	BY
SITE PLAN RE-SUBMITTAL #1 09/01/2017	

DORAL 4200

FOR:
CC. RESIDENTIAL
LOCATED AT:
DORAL, FLORIDA

JOSE I. SAUMELL
AR0013085

MSA ARCHITECTS, INC.
AAC000895
8950 SW 74 COURT
SUITE 1513
MIAMI, FLORIDA 33156
(305) 275-9911

MSA ARCHITECTS
ARCHITECTURE & PLANNING

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SCALE	AS SHOWN
JOB NO.	1745
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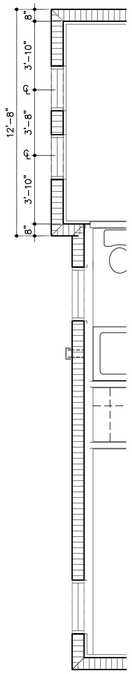
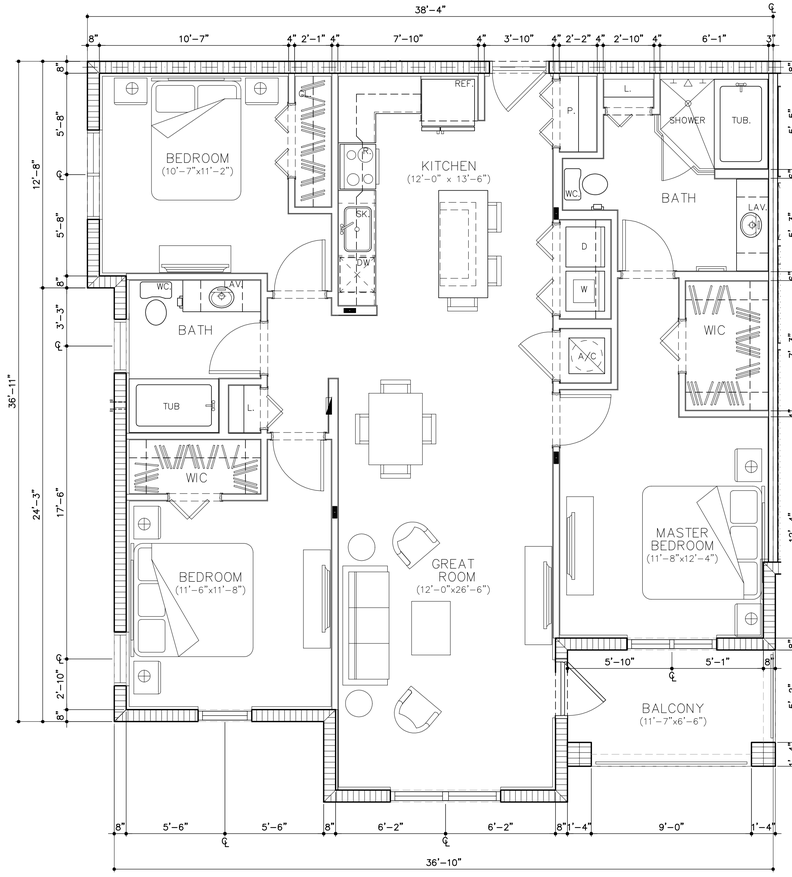
A-4.2.3

OF SHEETS





UNIT C1 (3BD/2BA)

301
401
501

UNIT C1-A (3BD/2BA)

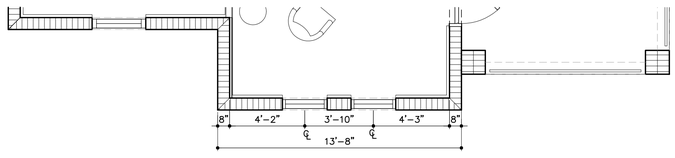
(C1-A REVERSE SIMILAR)

305
405
505

UNIT C1 (3BD/2BA)

TOTAL A/C AREA: 1394 SQ. FT.
BALCONY AREA: 76 SQ. FT.

101
201



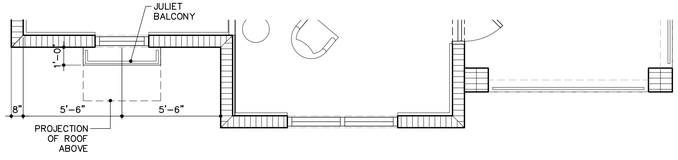
UNIT C1 (3BD/2BA)

301
401

UNIT C1-A (3BD/2BA)

(C1-A REVERSE SIMILAR)

305
405



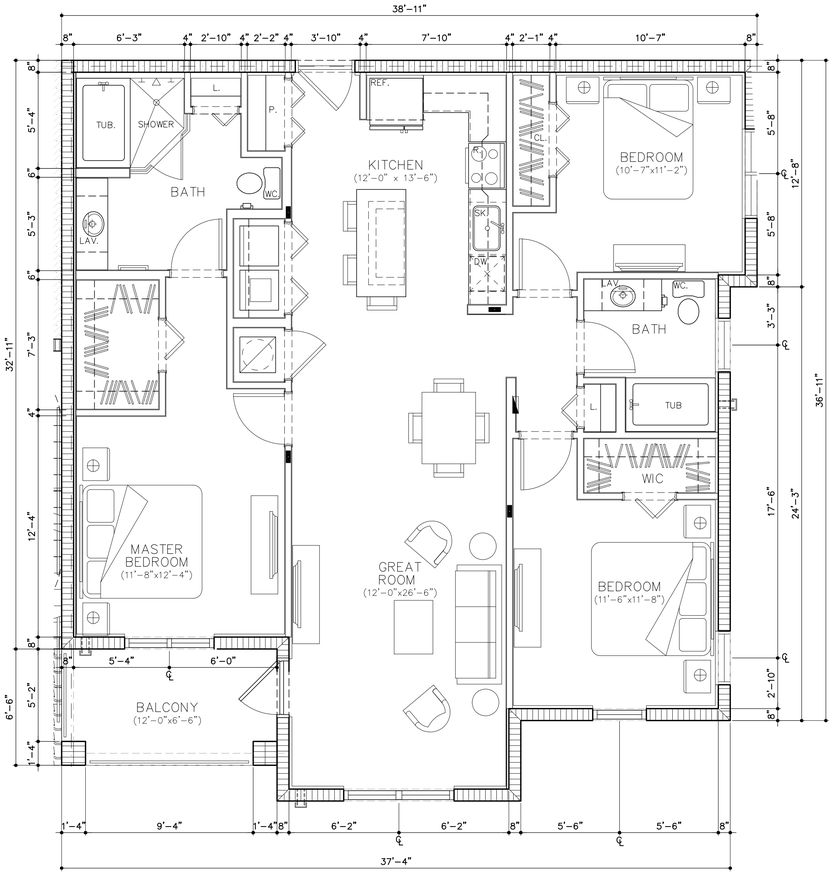
UNIT C1 (3BD/2BA)

501

UNIT C1-A (3BD/2BA)

(C1-A REVERSE SIMILAR)

505



UNIT C1-A (3BD/2BA)

TOTAL A/C AREA: 1412 SQ. FT.
BALCONY AREA: 78 SQ. FT.

105
205

WALL & SYMBOL LEGEND

- A — NON RATED METAL STUD PARTITION SEE DETAIL 2/A-8.2.5
- B — 1-HR RATED METAL STUD PARTITION WITH BATT INSULATION SEE DETAIL 9/A-8.2.1
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- \- — DESIGNATES SOFFIT OR CEILING HEIGHT A.F.F.
- FLOOR FINISH TRANSITION REFER TO ROOM FINISH SCHEDULE
- FLOOR DRAIN
- RWL
- M = MIRROR
- MR = MIRROR REVERSED
- REV = REVERSED
- = CONTINUOUS 3" SOFFIT VENT

GENERAL NOTES:

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2. NOT USED
3. SEE DWG A-5.1.2 FOR UNIT DOOR SCHEDULE & UNIT FINISH SCHEDULE.
4. SEE DETAILS FOR WALL TYPES.
5. NOT USED
6. FOR UNIT INTERIOR ELEVATIONS SEE **DWG. A-4.2.5**
7. SEE DWGS SERIES 10 FOR ACCESSIBILITY REQUIREMENTS.
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UNIT KEY NOTES:

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E	RECIRCULATING HOOD WITH MICROWAVE.–WHIRLPOOL (WMH31017AS)
F	NOT USED
G	36" X 60" SPA TUB WITH TUB/ SHOWER FIXTURE.
H	CERAMIC WATER CLOSET
J	CERAMIC LAVATORY (UNDERMOUNT)
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L	TOWEL HOOK
I	MIRROR – 3/16" (AS SHOWN). (G C PROVIDE ALTERNATE PRICE POR FRAMED MIRROR)
M	UNDER MOUNTED SINK.
*N	VANITY COUNTERS (3/4" QUARTZ) NOTE: ADD 6" BACKSPLASH ADJACENT TO CABINETS & OVER LINEN CLOSET SIDES
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P	VANITY LIGHT ABOVE MIRROR 6'-8" A.F.F. CENTER LINE (REFER TO ELECTRICAL PLANS).
Q	SHOWER HEAD 6'-4" A.F.F. TO BOTTOM OF HEAD
R	PROVIDE BLOCKING FOR INSTALLATION OF GRAB BARS P.T. 2" X 12" @ 2'-10 1/2" TO CENTER LINE A.F.F
S	TILE FLOOR WITH 4" CERAMIC TILE BASE.
T	KITCHEN COUNTER TOP QUARTZ 3/4" THICKNESS W/ BACKSPLASH SUBWAY TILE TO BOTTOM OF UPPER CABINETS.
U	NOT USED
V	CABINETS (SEE SPECS.)
W	GYP. BD. SOFFIT.
X	CLOSET SHELVES – 12" VINYL COATED VENTILATED SHELF W/ HANGER ROD
Y	BATH DOOR
Z	ELECTRICAL PANEL – RECESSED.
AA	GUARDRAIL (REFER TO EXTERIOR ELEVATION FOR RAIL DESIGNS).
BB	DOOR VIEWER.
CC	O.A. INTAKE CAP (SEE DET. 10–11–12/A–8.1)
DD	SMOOTH GYP BD FIN.
GG	CLOSET SHELVES – (5) 12" VINYL COATED VENTILATED SHELF
HH	STACKABLE WASHER & DRYER –WHIRLPOOL (WETLV27FW)
II	6" BACK SPLASH
JJ	CERAMIC TILE FINISH ON CEMENT BD @ SHOWER & TUB SURROUND TILE GROUT JOINT SHALL BE CONSISTENT AND UNIFORM, USE TILE SPACERS AT KITCHENS AND BATHROOMS (TYP.)
KK	CERAMIC TILE
LL	NOT USED
MM	BROOM FINISH W/PENETRATING SEALER.
NN	BROOM FINISH
OO	VCT
PP	WOOD
QQ	VINYL
RR	PAINT
**SS	EXHAUST CAP (PASSIVE RADON SYSTEM) NOTE: PROVIDE PASSIVE RADON SYSTEM –(INCLUDE 4" CONDUIT,ACCESS PANEL, FULL STRING,J BOX, & SOFFIT. PER FUTURE FAN TO BE INSTALLED INSIDE A/C CLOSET) –PROVIDE 17"X17" RADON ACCESS PANEL PROVIDE 5" CLEAR ALL SIDES SEE OWNER FOR FINAL LOCATION.
TT.	RAIN WATER LEADER (RWL)
UU.	A/C AIR HANDLER UNIT
VV.	CAT II SAFETY GLASS (FRAMELESS) TOP EDGE @ 6'–0" A.F.F.

REVISIONS	BY
SITE PLAN RE-SUBMITTAL #1 09/01/2017	

DORAL 4200

FOR:
CC. RESIDENTIAL
LOCATED AT:
DORAL, FLORIDA

JOSE I. SAUMELL
AR0013085

MSA ARCHITECTS, INC.
AAC000895
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SUITE 1513
MIAMI, FLORIDA 33156
(305) 275-9911

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MSA ARCHITECTS
ARCHITECTURE & PLANNING

DRAWN	RC
CHECKED	JRP
DATE	05/31/2017
SCALE	AS SHOWN
JOB NO.	1745
SHEET	1745-A-4.2.4.DWG

UNIT PLANS

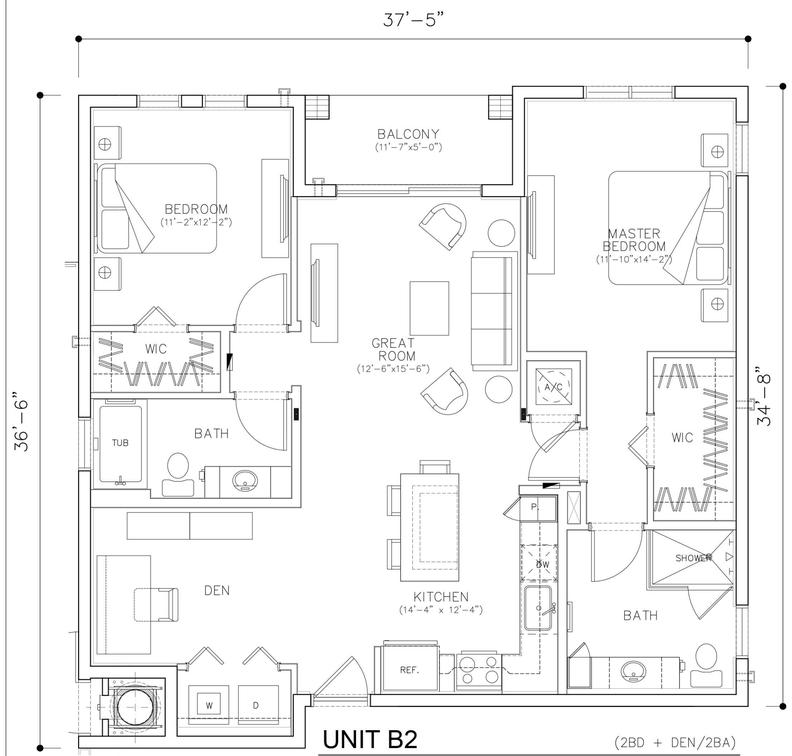
SCALE: 1/4"=1'-0"

A-4.2.4

BUILDING TYPE II

SITE PLAN RE-SUBMITTAL #1 09/01/2017

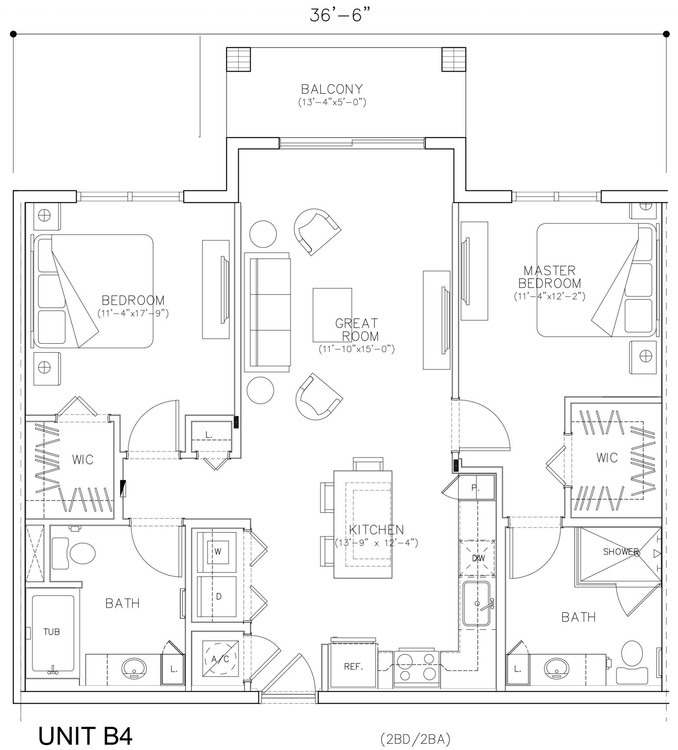
OF SHEETS



UNIT B2

(2BD + DEN/2BA)

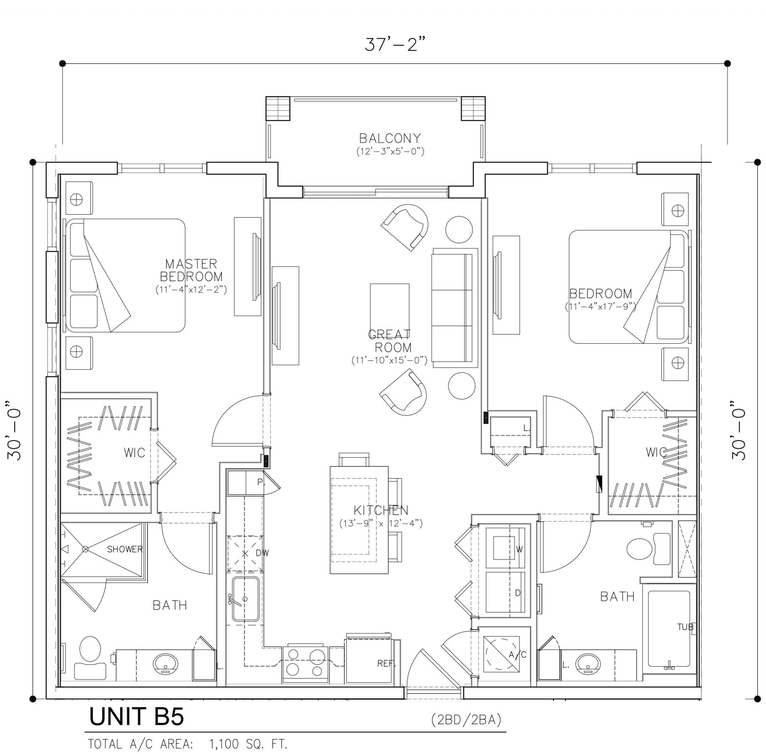
TOTAL A/C AREA: 1,238 SQ. FT.
BALCONY AREA: 58 SQ. FT.



UNIT B4

(2BD/2BA)

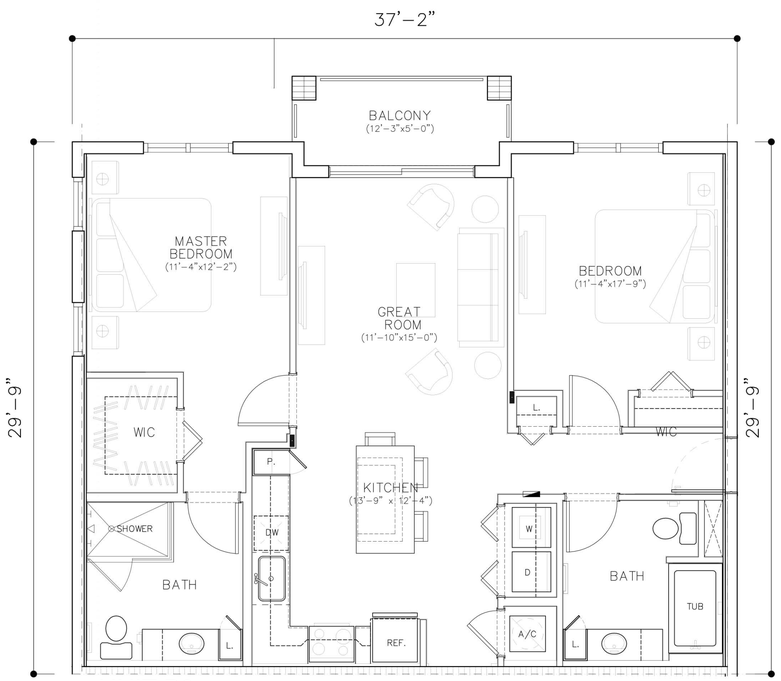
TOTAL A/C AREA: 1,074 SQ. FT.
BALCONY AREA: 67 SQ. FT.



UNIT B5

(2BD/2BA)

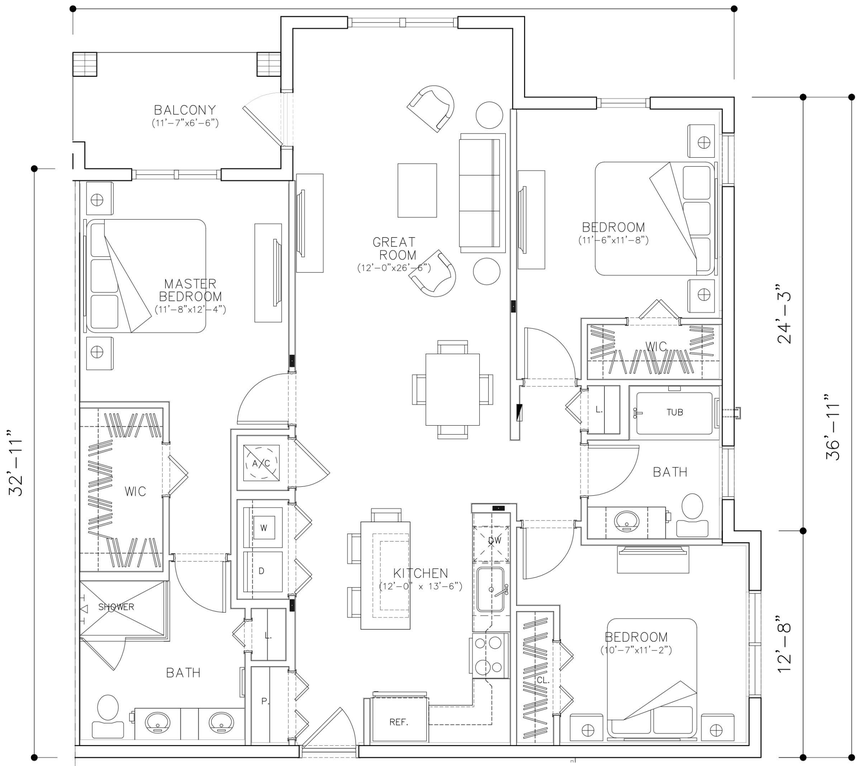
TOTAL A/C AREA: 1,100 SQ. FT.
BALCONY AREA: 59 SQ. FT.



UNIT B3

(2BD/2BA)

TOTAL A/C AREA: 1,091 SQ. FT.
BALCONY AREA: 61 SQ. FT.



UNIT C1

(3BD/2BA)

TOTAL A/C AREA: 1,394 SQ. FT.
BALCONY AREA: 76 SQ. FT.

SITE PLAN RE-SUBMITTAL #1
09/01/2017

UNIT PLANS

SCALE: 1/4"=1'-0"

REVISIONS	BY
SITE PLAN SUBMITTAL 04-03-2017	
SITE PLAN RE-SUBMITTAL #1 09/01/2017	

DORAL 4200

FOR:
CC. RESIDENTIAL
LOCATED AT:
DORAL, FLORIDA

JOSE I. SAUMELL
AR0013085

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(305) 273-9911
HOLLYWOOD OFFICE
303 SOUTH 21st AVE.
HOLLYWOOD, FLORIDA 33020
(954) 925-6030

MSA ARCHITECTS
ARCHITECTURE & PLANNING

DRAWN	
CHECKED	-
DATE	09/21/16
SCALE	AS SHOWN
JOB NO.	1745

A-4.2

OF SHEETS

WALL & SYMBOL LEGEND

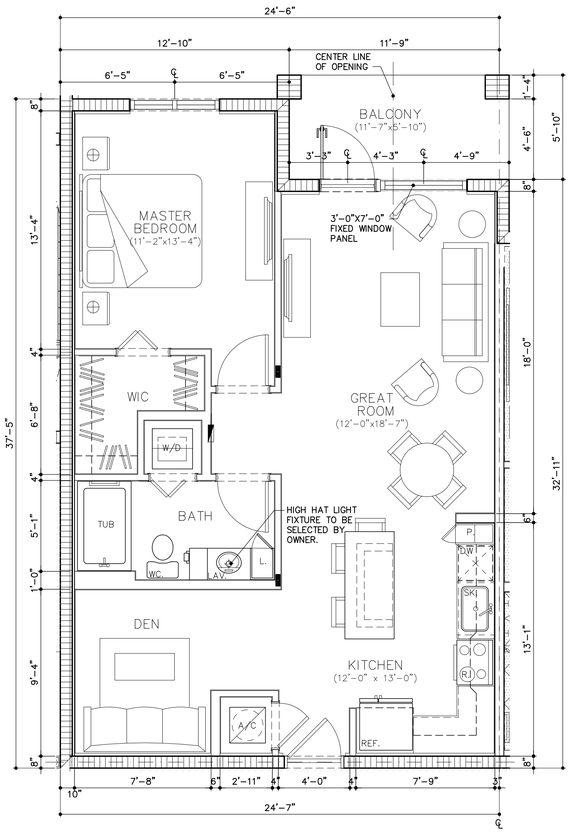
- A — NON RATED METAL STUD PARTITION SEE DETAIL 2/A-8.3.5
- B — 1-HR RATED METAL STUD PARTITION WITH BATT INSULATION SEE DETAIL 9/A-8.3.1
- C — 2-HR RATED 8" CONCRETE BLOCK / CONCRETE WALL SEE DETAIL 3/A-8.3.5
- D — STL. COLUMN REFER TO STRUCTURAL DRAWINGS
- 1 — UNIT KEY NOTES REFER TO LEGEND FOR DESIGNATION
- (1) — DOOR DESIGNATION REFER TO DOOR SCHEDULE
- (A) — WINDOW DESIGNATION REFER TO WINDOW SCHEDULE
- - — DESIGNATES SOFFIT OR CEILING HEIGHT A.F.F.
- FLOOR FINISH TRANSITION REFER TO ROOM FINISH SCHEDULE
- FLOOR DRAIN
- RWL
- M = MIRROR
- MR = MIRROR REVERSED
- REV = REVERSED
- CONTINUOUS 3" SOFFIT VENT

GENERAL NOTES:

1. WINDOW CONFIGURATION VARIES SEE ELEVATIONS SERIES 3 DWG's.
2. NOT USED
3. & UNIT FINISH SCHEDULE.
4. SEE DETAILS FOR WALL TYPES.
5. NOT USED
6. FOR UNIT INTERIOR ELEVATIONS SEE
7. SEE DWGS SERIES 10 FOR ACCESSIBILITY REQUIREMENTS.
8. KITCHEN APPLIANCES ARE BASED ON APPLIANCE PACKAGE. PROVIDE BY OWNER (OR APPROVED EQUAL)

UNIT KEY NOTES:

A	STAINLESS STEEL (18 GAL.) KITCHEN SINK (UNDER MOUNTED).
B	UNDER COUNTER DISHWASHER.–WHIRLPOOL (WDF320PADS)
C	30" RANGE / OVEN –WHIRLPOOL (WDF320MOES).
D	REFRIGERATOR 25 CU.FT. 36 1/2" X 35 1/2" (2"AIR SPACE ON BACK)–WHIRLPOOL (WRS325FDAM) NOTE: GC TO VERIFY AT FIELD REFRIGERATOR PROTRUTION INTO KITCHEN FHA CLEARANCES AFTER INSTALLATION OF ICE MAKER WATER
E	RECIRCULATING HOOD WITH MICROWAVE.–WHIRLPOOL (WMH31017AS)
F	NOT USED
G	36" X 60" SPA TUB WITH TUB/ SHOWER FIXTURE.
H	CERAMIC WATER CLOSET
J	CERAMIC LAVATORY (UNDERMOUNT)
K	18" TOWEL BAR PROVIDE WOOD BLOCKING AT STUD FRAMING.
L	TOWEL HOOK
I	MIRROR – 3/16" (AS SHOWN). (G C PROVIDE ALTERNATE PRICE POR FOR FRAMED MIRROR)
M	UNDER MOUNTED SINK.
*N	VANITY COUNTERS (3/4" QUARTZ) NOTE: ADD 6" BACKSPLASH ADJACENT TO CABINETS & OVER LINEN CLOSET SIDES
O	TOILET PAPER HOLDER @ 24" A.F.F.
P	VANITY LIGHT ABOVE MIRROR 6'–8" A.F.F. CENTER LINE (REFER TO ELECTRICAL PLANS).
Q	SHOWER HEAD 6'–4" A.F.F. TO BOTTOM OF HEAD
R	PROVIDE BLOCKING FOR INSTALLATION OF GRAB BARS P.T. 2" X 12" @ 2'–10 1/2" TO CENTER LINE A.F.F
S	TILE FLOOR WITH 4" CERAMIC TILE BASE.
T	KITCHEN COUNTER TOP QUARTZ 3/4" THICKNESS W/ BACKSPLASH SUBWAY TILE TO BOTTOM OF UPPER CABINETS.
U	NOT USED
V	CABINETS (SEE SPECS.)
W	GYP. BD. SOFFIT.
X	CLOSET SHELVES – 12" VINYL COATED VENTILATED SHELF W/ HANGER ROD.
Y	BATH DOOR
Z	ELECTRICAL PANEL – RECESSED.
AA	GUARDRAIL (REFER TO EXTERIOR ELEVATION FOR RAIL DESIGNS).
BB	DOOR VIEWER.
CC	O.A. INTAKE CAP (SEE DET. 10–11–12/A–8.1)
DD	SMOOTH GYP BD FIN.
GG	CLOSET SHELVES – (5) 12" VINYL COATED VENTILATED SHELF
HH	STACKABLE WASHER & DRYER –WHIRLPOOL (WETLV27FW)
II	6" BACK SPLASH
JJ	CERAMIC TILE FINISH ON CEMENT BD @ SHOWER & TUB SURROUND TILE GROUT JOINT SHALL BE CONSISTENT AND UNIFORM, USE TILE SPACERS AT KITCHENS AND BATHROOMS (TYP.)
KK	CERAMIC TILE
LL	NOT USED
MM	BROOM FINISH W/PENETRATING SEALER.
NN	BROOM FINISH
OO	VCT
PP	WOOD
QQ	VINYL
RR	PAINT
**SS	EXHAUST CAP (PASSIVE RADON SYSTEM) NOTE: PROVIDE PASSIVE RADON SYSTEM –(INCLUDE 4" CONDUIT,ACCESS PANEL, FULL STRING,J BOX, & SOFFIT. PER FUTURE FAN TO BE INSTALLED INSIDE A/C CLOSET) –PROVIDE 17"X17" RADON ACCESS PANEL PROVIDE 5" CLEAR ALL SIDES SEE OWNER FOR FINAL LOCATION.
TT.	RAIN WATER LEADER (RWL)
UU.	A/C AIR HANDLER UNIT
VV.	CAT II SAFETY GLASS (FRAMELESS) TOP EDGE @ 6'–0" A.F.F.
WW.	LIGHT FIXTURE AT EXTERIOR TERRACE
YY.	WASHER–WHIRLPOOL (WTW4816FW)
ZZ.	DRYER–WHIRLPOOL(WED4985EW) FLAT BLACK DESIGN



UNIT A2-A

(1BD+DEN/1BA)

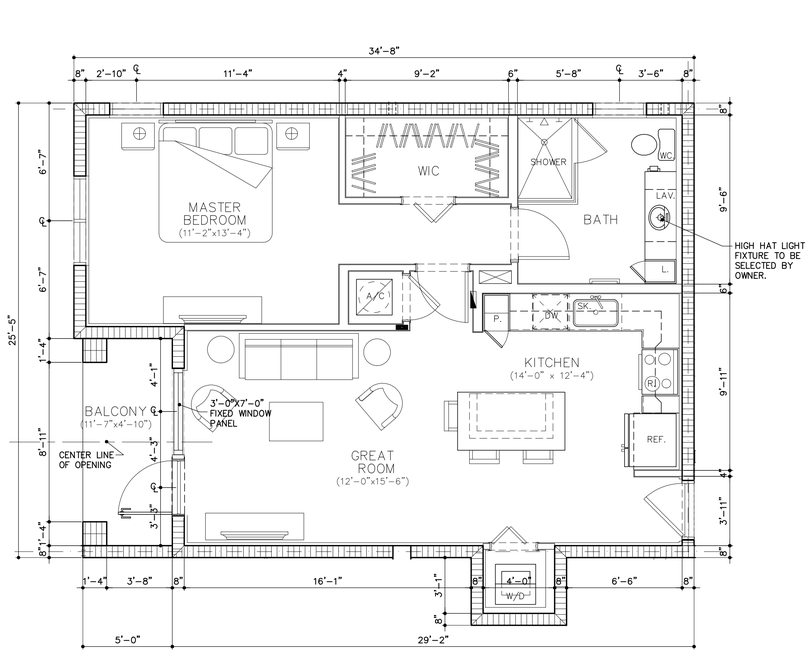
TOTAL A/C AREA: 865 SQ. FT.

BALCONY AREA: 69 SQ. FT.

(A2–A REVERSE SIMILAR)

110	113 REV.
210	213 REV.
310	313 REV.
410	413 REV.
510	513 REV.

A2–A UNITS WITH SHOWERS:
110–113–210–213–310–313–410–413–510–513



UNIT A3

(1BD/1BA)

109

TOTAL A/C AREA: 834 SQ. FT.

BALCONY AREA: 61 SQ. FT.

UNIT PLANS

SCALE: 1/4"=1'-0"

BUILDING TYPE III

SITE PLAN RE-SUBMITTAL #1 09/01/2017

REVISIONS	BY
SITE PLAN RE-SUBMITTAL #1 09/01/2017	

DORAL 4200

FOR:
CC. RESIDENTIAL
LOCATED AT:
DORAL, FLORIDA

JOSE I. SAUMELL
AR0013085

MSA ARCHITECTS, INC.
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MSA ARCHITECTS
ARCHITECTURE & PLANNING

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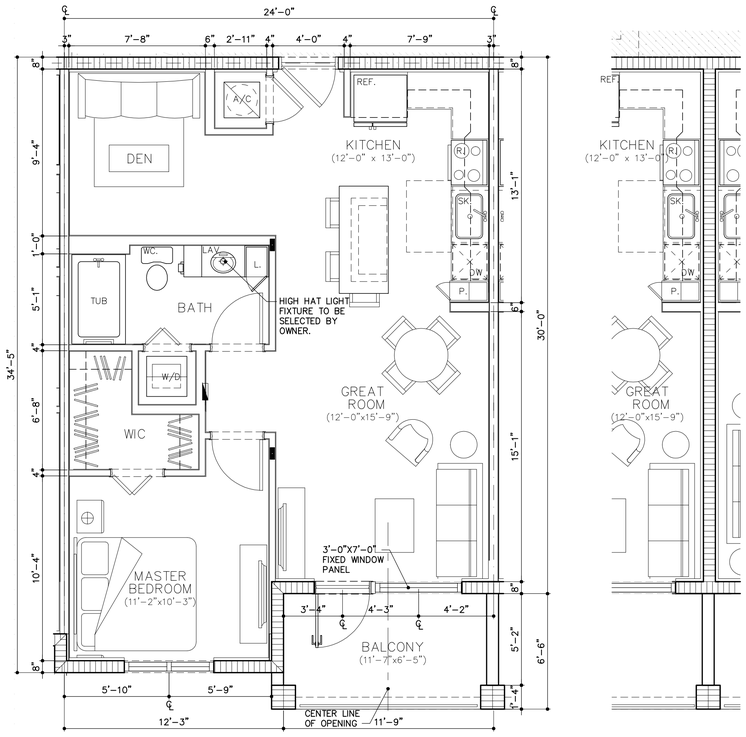
DRAWN	RC
CHECKED	JRP
DATE	05/31/2017
SCALE	AS SHOWN
JOB NO.	1745
SHEET	1745–A–4.3.1.DWG

A–4.3.1

OF SHEETS



UNIT A4

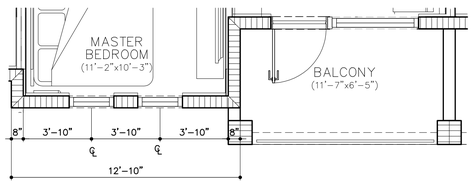
(1BD+DEN/1BA)

TOTAL A/C AREA: 774 SQ. FT. (A4 REVERSE SIMILAR)

BALCONY AREA: 77 SQ. FT.

102	107 REV.
202	207 REV.
	307 REV.
	407 REV.
	507 REV.

A4 UNITS WITH SHOWERS:
102-107-202-207-302-307-402-407-502-507



UNIT A4

(1BD + DEN/1BA)

(A4 REVERSE SIMILAR)

302
402
502

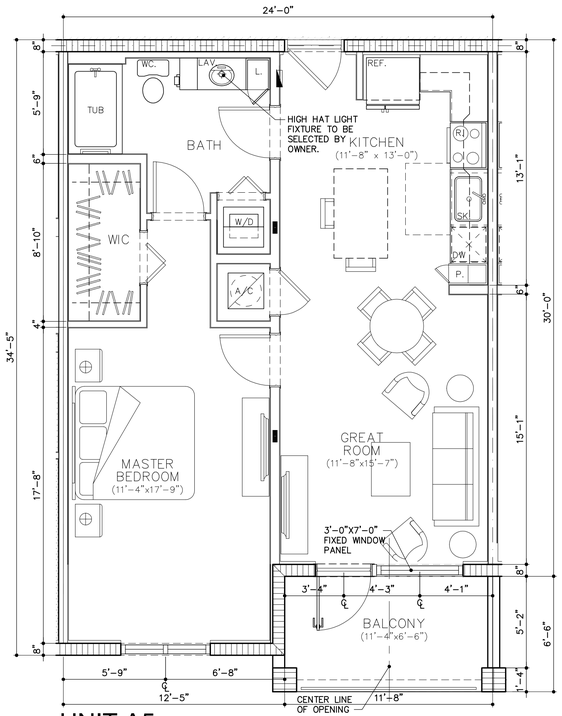
UNIT A4-A

(1BD+DEN/1BA)

TOTAL A/C AREA: 779.73 SQ. FT. (A4 REV. SIMILAR)

BALCONY AREA: 77 SQ. FT.

105	REV.
205	REV.
305	REV.
405	REV.
505	REV.



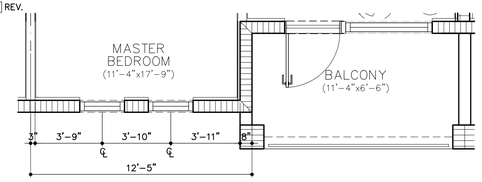
UNIT A5

(1BD/1BA)

TOTAL A/C AREA: 775 SQ. FT. (A5 REVERSE SIMILAR)

BALCONY AREA: 76 SQ. FT.

103	REV. 106
203	REV. 206



UNIT A5

(1BD/1BA)

(A5 REVERSE SIMILAR)

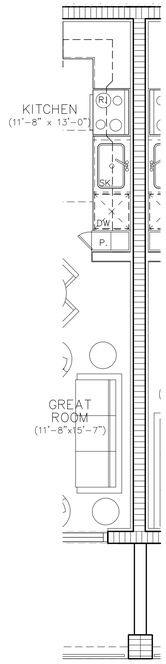
303	REV. 306
403	REV. 406
503	REV. 506

UNIT A5-A

(1BD/1BA)

(A5 REVERSE SIMILAR)

304
404
504



UNIT A5-A

(1BD/1BA)

TOTAL A/C AREA: 780.91 SQ. FT. (A5 REV. SIMILAR)

BALCONY AREA: 76 SQ. FT.

104
204

WALL & SYMBOL LEGEND

- A — NON RATED METAL STUD PARTITION SEE DETAIL 2/A-8.3.5
- B — 1-HR RATED METAL STUD PARTITION WITH BATT INSULATION SEE DETAIL 9/A-8.3.1
- C — 2-HR RATED 8" CONCRETE BLOCK / CONCRETE WALL SEE DETAIL 3/A-8.3.5
- D — STL. COLUMN REFER TO STRUCTURAL DRAWINGS

- 1 — UNIT KEY NOTES REFER TO LEGEND FOR DESIGNATION
- 1 — DOOR DESIGNATION REFER TO DOOR SCHEDULE
- A — WINDOW DESIGNATION REFER TO WINDOW SCHEDULE
- - — DESIGNATES SOFFIT OR CEILING HEIGHT A.F.F.
- FLOOR FINISH TRANSITION REFER TO ROOM FINISH SCHEDULE
- FLOOR DRAIN
- RWL
- M = MIRROR
- MR = MIRROR REVERSED
- REV = REVERSED
- =
- CONTINUOUS 3" SOFFIT VENT

GENERAL NOTES:

1. WINDOW CONFIGURATION VARIES SEE ELEVATIONS SERIES 3 DWG's.
2. NOT USED
3. & UNIT FINISH SCHEDULE.
4. SEE DETAILS FOR WALL TYPES.
5. NOT USED
6. FOR UNIT INTERIOR ELEVATIONS SEE
7. SEE DWGS SERIES 10 FOR ACCESSIBILITY REQUIREMENTS.
8. KITCHEN APPLIANCES ARE BASED ON APPLIANCE PACKAGE. PROVIDE BY OWNER (OR APPROVED EQUAL)

UNIT KEY NOTES:

A	STAINLESS STEEL (18 GAL.) KITCHEN SINK (UNDER MOUNTED).
B	UNDER COUNTER DISHWASHER.-WHIRLPOOL (WDF320PADS)
C	30" RANGE / OVEN -WHIRLPOOL (WDF320MOES).
D	REFRIGERATOR 25 CU.FT. 36 1/2" X 35 1/2" (2"AIR SPACE ON BACK)-WHIRLPOOL (WRS325FDAM) NOTE: GC TO VERIFY AT FIELD REFIGERATOR PROTRUTION INTO KITCHEN FHA CLEARANCES AFTER INSTALLATION OF ICE MAKER WATER
E	RECIRCULATING HOOD WITH MICROWAVE.-WHIRLPOOL (WMH31017AS)
F	NOT USED
G	36" X 60" SPA TUB WITH TUB/ SHOWER FIXTURE.
H	CERAMIC WATER CLOSET
J	CERAMIC LAVATORY (UNDERMOUNT)
K	18" TOWEL BAR PROVIDE WOOD BLOCKING AT STUD FRAMING.
L	TOWEL HOOK
I	MIRROR - 3/16" (AS SHOWN). (G C PROVIDE ALTERNATE PRICE POR FRAMED MIRROR)
M	UNDER MOUNTED SINK.
*N	VANITY COUNTERS (3/4" QUARTZ) NOTE: ADD 6" BACKSPLASH ADJACENT TO CABINETS & OVER LINEN CLOSET SIDES
O	TOILET PAPER HOLDER @ 24" A.F.F.
P	VANITY LIGHT ABOVE MIRROR 6'-8" A.F.F. CENTER LINE (REFER TO ELECTRICAL PLANS).
Q	SHOWER HEAD 6'-4" A.F.F. TO BOTTOM OF HEAD
R	PROVIDE BLOCKING FOR INSTALLATION OF GRAB BARS P.T. 2" X 12" @ 2'-10 1/2" TO CENTER LINE A.F.F
S	TILE FLOOR WITH 4" CERAMIC TILE BASE.
T	KITCHEN COUNTER TOP QUARTZ 3/4" THICKNESS W/ BACKSPLASH SUBWAY TILE TO BOTTOM OF UPPER CABINETS.
U	NOT USED
V	CABINETS (SEE SPECS.)
W	GYP. BD. SOFFIT.
X	CLOSET SHELVES - 12" VINYL COATED VENTILATED SHELF W/ HANGER ROD.
Y	BATH DOOR
Z	ELECTRICAL PANEL - RECESSED.
AA	GUARDRAIL (REFER TO EXTERIOR ELEVATION FOR RAIL DESIGNS).
BB	DOOR VIEWER.
CC	O.A. INTAKE CAP (SEE DET. 10-11-12/A-8.1)
DD	SMOOTH GYP BD FIN.
GG	CLOSET SHELVES - (S) 12" VINYL COATED VENTILATED SHELF
HH	STACKABLE WASHER & DRYER -WHIRLPOOL (WETLV27FW)
II	6" BACK SPLASH
JJ	CERAMIC TILE FINISH ON CEMENT BD @ SHOWER & TUB SURROUND TILE GROUT JOINT SHALL BE CONSISTENT AND UNIFORM, USE TILE SPACERS AT KITCHENS AND BATHROOMS (TYP.)
KK	CERAMIC TILE
LL	NOT USED
MM	BROOM FINISH W/PENETRATING SEALER.
NN	BROOM FINISH
OO	VCT
PP	WOOD
QQ	VINYL
RR	PAINT
**SS	EXHAUST CAP (PASSIVE RADON SYSTEM) NOTE: PROVIDE PASSIVE RADON SYSTEM -(INCLUDE 4" CONDUIT,ACCESS PANEL, FULL STRING,J BOX, & SOFFIT. PER FUTURE FAN TO BE INSTALLED INSIDE A/C CLOSET) -PROVIDE 17"X17" RADON ACCESS PANEL PROVIDE 5" CLEAR ALL SIDES SEE OWNER FOR FINAL LOCATION.
TT.	RAIN WATER LEADER (RWL)
UU.	A/C AIR HANDLER UNIT
VV.	CAT II SAFETY GLASS (FRAMELESS) TOP EDGE @ 6'-0" A.F.F.
WW.	LIGHT FIXTURE AT EXTERIOR TERRACE
YY.	WASHER-WHIRLPOOL (WTW4816FW)
ZZ.	DRYER-WHIRLPOOL(WED4985EW) FLAT BLACK DESIGN

UNIT PLANS

SCALE: 1/4"=1'-0"

BUILDING TYPE III

SITE PLAN RE-SUBMITTAL #1 09/01/2017

REVISIONS	BY
SITE PLAN RE-SUBMITTAL #1 09/01/2017	

DORAL 4200

FOR:
CC. RESIDENTIAL
LOCATED AT:
DORAL, FLORIDA

JOSE I. SAUMELL
AR0013085

MSA ARCHITECTS, INC.
AAC000895
8950 SW 74 COURT
SUITE 1513
MIAMI, FLORIDA 33156
(305) 275-9911

MSA ARCHITECTS
ARCHITECTURE & PLANNING

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DRAWN	RC
CHECKED	JRP
DATE	05/31/2017
SCALE	AS SHOWN
JOB NO.	1745
SHEET	1745-A-4.3.2.DWG

A-4.3.2

OF SHEETS

GENERAL NOTES:

1. WINDOW CONFIGURATION VARIES SEE ELEVATIONS SERIES 3 DWG's.
2. NOT USED
3. & UNIT FINISH SCHEDULE.
4. SEE DETAILS FOR WALL TYPES.
5. NOT USED
6. FOR UNIT INTERIOR ELEVATIONS SEE
7. SEE DWGS SERIES 10 FOR ACCESSIBILITY REQUIREMENTS.
8. KITCHEN APPLIANCES ARE BASED ON APPLIANCE PACKAGE. PROVIDE BY OWNER (OR APPROVED EQUAL)

WALL & SYMBOL LEGEND

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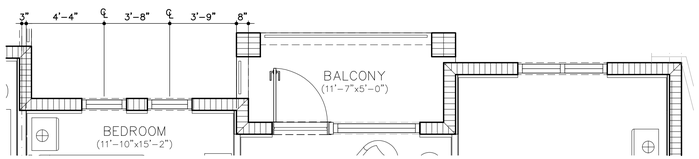
- (B) 1-HR RATED METAL STUD PARTITION WITH BATT INSULATION SEE DETAIL 9/A-8.3.1
- (C) 2-HR RATED 8" CONCRETE BLOCK / CONCRETE WALL SEE DETAIL 3/A-8.3.5
- (D) STL. COLUMN REFER TO STRUCTURAL DRAWINGS
- (1) UNIT KEY NOTES REFER TO LEGEND FOR DESIGNATION
- (1) DOOR DESIGNATION REFER TO DOOR SCHEDULE
- (A) WINDOW DESIGNATION REFER TO WINDOW SCHEDULE
- (-) DESIGNATES SOFFIT OR CEILING HEIGHT A.F.F.
- FLOOR FINISH TRANSITION REFER TO ROOM FINISH SCHEDULE
- FLOOR DRAIN
- RWL
- M = MIRROR
- MR = MIRROR REVERSED
- REV = REVERSED
- =
- CONTINUOUS 3" SOFFIT VENT

UNIT KEY NOTES:

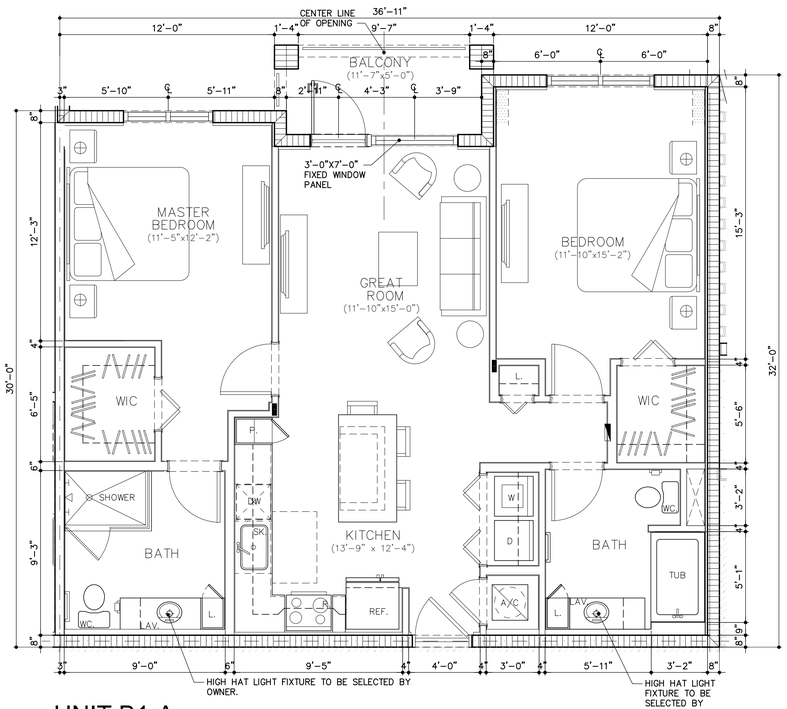
A	STAINLESS STEEL (18 GAL.) KITCHEN SINK (UNDER MOUNTED).
B	UNDER COUNTER DISHWASHER.-WHIRLPOOL (WDF320PADS)
C	30" RANGE / OVEN -WHIRLPOOL (WDF320MOES).
D	REFRIGERATOR 25 CU.FT. 36 1/2" X 35 1/2" (2"AIR SPACE ON BACK)-WHIRLPOOL (WRS325FDAM) NOTE: GC TO VERIFY AT FIELD REFIGERATOR PROTRUTION INTO KITCHEN FHA CLEARANCES AFTER INSTALLATION OF ICE MAKER WATER
E	RECIRCULATING HOOD WITH MICROWAVE.-WHIRLPOOL (WMH31017AS)
F	NOT USED
G	36" X 60" SPA TUB WITH TUB/ SHOWER FIXTURE.
H	CERAMIC WATER CLOSET
J	CERAMIC LAVATORY (UNDERMOUNT)
K	18" TOWEL BAR PROVIDE WOOD BLOCKING AT STUD FRAMING.
L	TOWEL HOOK
I	MIRROR - 3/16" (AS SHOWN). (G C PROVIDE ALTERNATE PRICE POR FRAMED MIRROR)
M	UNDER MOUNTED SINK.
*N	VANITY COUNTERS (3/4" QUARTZ) NOTE: ADD 6" BACKSPLASH ADJACENT TO CABINETS & OVER LINEN CLOSET SIDES
O	TOILET PAPER HOLDER @ 24" A.F.F.
P	VANITY LIGHT ABOVE MIRROR 6'-8" A.F.F. CENTER LINE (REFER TO ELECTRICAL PLANS).
Q	SHOWER HEAD 6'-4" A.F.F. TO BOTTOM OF HEAD
R	PROVIDE BLOCKING FOR INSTALLATION OF GRAB BARS P.T. 2" X 12" @ 2'-10 1/2" TO CENTER LINE A.F.F
S	TILE FLOOR WITH 4" CERAMIC TILE BASE.
T	KITCHEN COUNTER TOP QUARTZ 3/4" THICKNESS W/ BACKSPLASH SUBWAY TILE TO BOTTOM OF UPPER CABINETS.
U	NOT USED
V	CABINETS (SEE SPECS.)
W	GYP. BD. SOFFIT.
X	CLOSET SHELVES - 12" VINYL COATED VENTILATED SHELF W/ HANGER ROD.
Y	BATH DOOR
Z	ELECTRICAL PANEL - RECESSED.
AA	GUARDRAIL (REFER TO EXTERIOR ELEVATION FOR RAIL DESIGNS).
BB	DOOR VIEWER.
CC	O.A. INTAKE CAP (SEE DET. 10-11-12/A-8.1)
DD	SMOOTH GYP BD FIN.
GG	CLOSET SHELVES - (5) 12" VINYL COATED VENTILATED SHELF
HH	STACKABLE WASHER & DRYER -WHIRLPOOL (WETLV27FW)
II	6" BACK SPLASH
JJ	CERAMIC TILE FINISH ON CEMENT BD @ SHOWER & TUB SURROUND TILE GROUT JOINT SHALL BE CONSISTENT AND UNIFORM, USE TILE SPACERS AT KITCHENS AND BATHROOMS (TYP.)
KK	CERAMIC TILE
LL	NOT USED
MM	BROOM FINISH W/PENETRATING SEALER.
NN	BROOM FINISH
OO	VCT
PP	WOOD
QQ	VINYL
RR	PAINT
**SS	EXHAUST CAP (PASSIVE RADON SYSTEM) NOTE: PROVIDE PASSIVE RADON SYSTEM -(INCLUDE 4" CONDUIT,ACCESS PANEL, FULL STRING,J BOX, & SOFFIT PER FUTURE FAN TO BE INSTALLED INSIDE A/C CLOSET) -PROVIDE 12"X17" RADON ACCESS PANEL PROVIDE 5" CLEAR ALL SIDES SEE OWNER FOR FINAL LOCATION.
TT.	RAIN WATER LEADER (RWL)
UU.	A/C AIR HANDLER UNIT
VV.	CAT II SAFETY GLASS (FRAMELESS) TOP EDGE @ 6'-0" A.F.F.



UNIT B1-A (2BD/2BA)

(B1-A REVERSE SIMILAR)

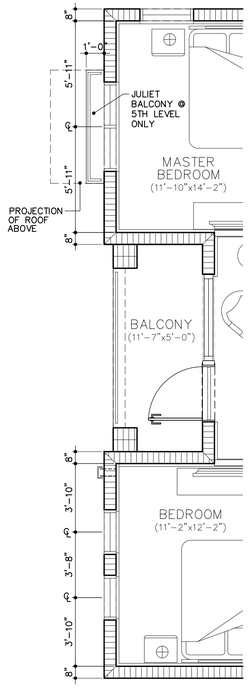
312 REV.
412 REV.
512 REV.



UNIT B1-A (2BD/2BA)

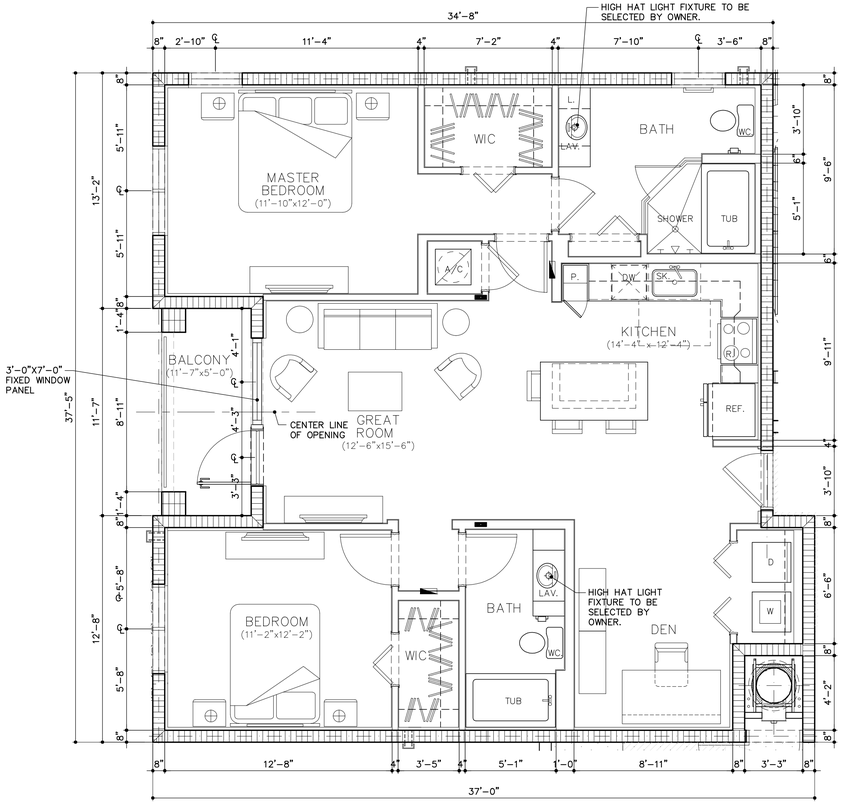
TOTAL A/C AREA: 1118 SQ. FT. (B1-A REVERSE SIMILAR)
BALCONY AREA: 58 SQ. FT.

111 112 REV.
211 212 REV.
311
411
511



UNIT B2 (2BD+DEN/2BA)

309
409
509



UNIT B2 (2BD + DEN/2BA)

TOTAL A/C AREA: 1244 SQ. FT.
BALCONY AREA: 58 SQ. FT.

209

UNIT PLANS

SCALE: 1/4"=1'-0"

BUILDING TYPE III

SITE PLAN RE-SUBMITTAL #1 09/01/2017

A-4.3.3

REVISIONS	BY
SITE PLAN RE-SUBMITTAL #1 09/01/2017	

DORAL 4200

FOR:
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LOCATED AT:
DORAL, FLORIDA

JOSE I. SAUMELL
AR0013085

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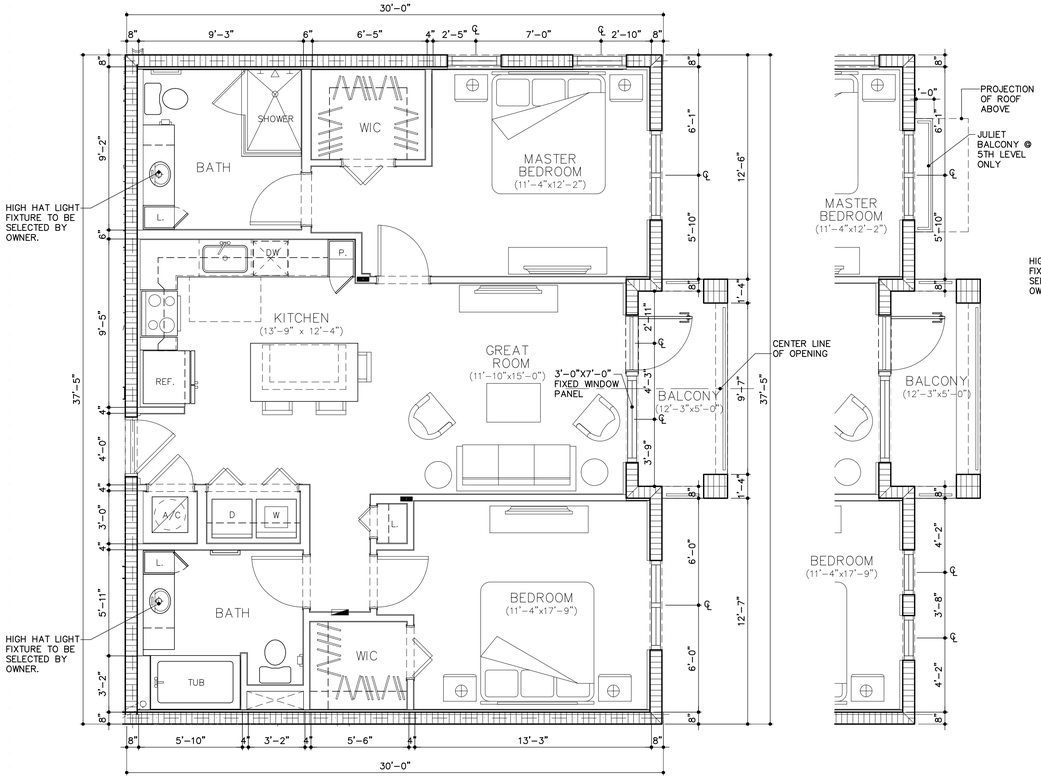
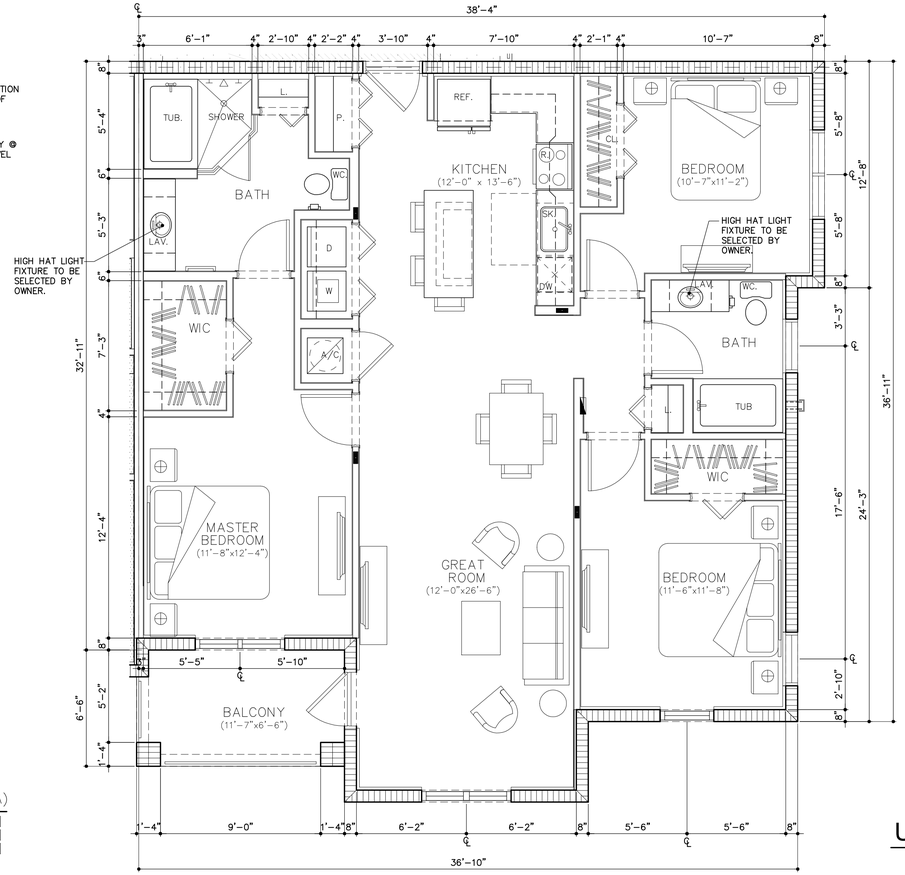


UNIT B5 (2BD/2BA)

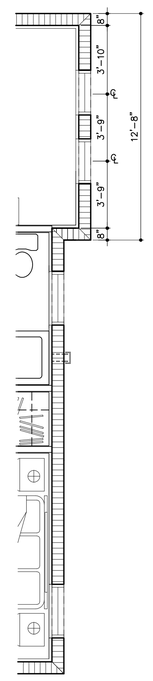
TOTAL A/C AREA: 1108 SQ. FT. | 114 | 214
BALCONY AREA: 59 SQ. FT.



UNIT C1 (3BD/2BA)

(C1 REVERSE SIMILAR)

301 REV. 308
401 REV. 408
501 REV. 508

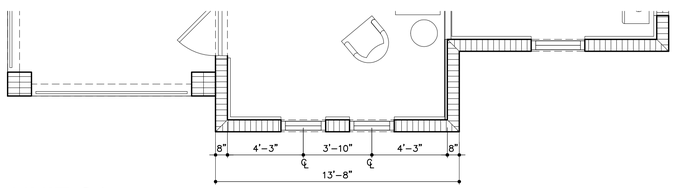


UNIT C1 (3BD/2BA)

TOTAL A/C AREA: 1394 SQ. FT.
BALCONY AREA: 76 SQ. FT.

(C1 REVERSE SIMILAR)

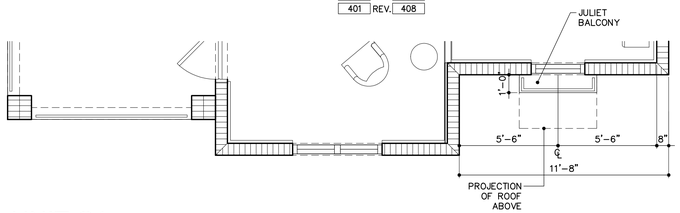
101 REV. 108
201 REV. 208



UNIT C1 (3BD/2BA)

(C1 REVERSE SIMILAR)

301 REV. 308
401 REV. 408



UNIT C1 (3BD/2BA)

(C1 REVERSE SIMILAR)

501 REV. 508

UNIT B5 (2BD/2BA)

314
414
514

WALL & SYMBOL LEGEND

- A — NON RATED METAL STUD PARTITION SEE DETAIL 2/A-8.3.5
- B — 1-HR RATED METAL STUD PARTITION WITH BATT INSULATION SEE DETAIL 9/A-8.3.1
- C — 2-HR RATED 8" CONCRETE BLOCK / CONCRETE WALL SEE DETAIL 3/A-8.3.5
- D — STL. COLUMN REFER TO STRUCTURAL DRAWINGS
- 1 — UNIT KEY NOTES REFER TO LEGEND FOR DESIGNATION
- 1 — DOOR DESIGNATION REFER TO DOOR SCHEDULE
- A — WINDOW DESIGNATION REFER TO WINDOW SCHEDULE
- - — DESIGNATES SOFFIT OR CEILING HEIGHT A.F.F.
- FLOOR FINISH TRANSITION REFER TO ROOM FINISH SCHEDULE
- FLOOR DRAIN
- RWL
- M = MIRROR
- MR = MIRROR REVERSED
- REV = REVERSED
- = CONTINUOUS 3" SOFFIT VENT

GENERAL NOTES:

1. WINDOW CONFIGURATION VARIES SEE ELEVATIONS SERIES 3 DWG's.
2. NOT USED
3. & UNIT FINISH SCHEDULE.
4. SEE DETAILS FOR WALL TYPES.
5. NOT USED
6. FOR UNIT INTERIOR ELEVATIONS SEE
7. SEE DWGS SERIES 10 FOR ACCESSIBILITY REQUIREMENTS.
8. KITCHEN APPLIANCES ARE BASED ON APPLIANCE PACKAGE. PROVIDE BY OWNER (OR APPROVED EQUAL)

UNIT KEY NOTES:

A	STAINLESS STEEL (18 GAL.) KITCHEN SINK (UNDER MOUNTED).
B	UNDER COUNTER DISHWASHER.–WHIRLPOOL (WDF320PADS)
C	30" RANGE / OVEN –WHIRLPOOL (WDF320MOES).
D	REFRIGERATOR 25 CU.FT. 36 1/2" X 35 1/2" (2"AIR SPACE ON BACK)–WHIRLPOOL (WRS325FDAM) NOTE: GC TO VERIFY AT FIELD REFIGERATOR PROTRUTION INTO KITCHEN FHA CLEARANCES AFTER INSTALLATION OF ICE MAKER WATER
E	RECIRCULATING HOOD WITH MICROWAVE.–WHIRLPOOL (WMH31017AS)
F	NOT USED
G	36" X 60" SPA TUB WITH TUB/ SHOWER FIXTURE.
H	CERAMIC WATER CLOSET
J	CERAMIC LAVATORY (UNDERMOUNT)
K	18" TOWEL BAR PROVIDE WOOD BLOCKING AT STUD FRAMING.
L	TOWEL HOOK
I	MIRROR – 3/16" (AS SHOWN). (G C PROVIDE ALTERNATE PRICE POR FRAMED MIRROR)
M	UNDER MOUNTED SINK.
*N	VANITY COUNTERS (3/4" QUARTZ) NOTE: ADD 6" BACKSPLASH ADJACENT TO CABINETS & OVER LINEN CLOSET SIDES
O	TOILET PAPER HOLDER @ 24" A.F.F.
P	VANITY LIGHT ABOVE MIRROR 6'–8" A.F.F. CENTER LINE (REFER TO ELECTRICAL PLANS).
Q	SHOWER HEAD 6'–4" A.F.F. TO BOTTOM OF HEAD
R	PROVIDE BLOCKING FOR INSTALLATION OF GRAB BARS P.T. 2" X 12" @ 2'–10 1/2" TO CENTER LINE A.F.F
S	TILE FLOOR WITH 4" CERAMIC TILE BASE.
T	KITCHEN COUNTER TOP QUARTZ 3/4" THICKNESS W/ BACKSPLASH SUBWAY TILE TO BOTTOM OF UPPER CABINETS.
U	NOT USED
V	CABINETS (SEE SPECS.)
W	GYP. BD. SOFFIT.
X	CLOSET SHELVES – 12" VINYL COATED VENTILATED SHELF W/ HANGER ROD.
Y	BATH DOOR
Z	ELECTRICAL PANEL – RECESSED.
AA	GUARDRAIL (REFER TO EXTERIOR ELEVATION FOR RAIL DESIGNS).
BB	DOOR VIEWER.
CC	O.A. INTAKE CAP (SEE DET. 10–11–12/A–8.1)
DD	SMOOTH GYP BD FIN.
GG	CLOSET SHELVES – (5) 12" VINYL COATED VENTILATED SHELF
HH	STACKABLE WASHER & DRYER –WHIRLPOOL (WETLV27FW)
II	6" BACK SPLASH
JJ	CERAMIC TILE FINISH ON CEMENT BD @ SHOWER & TUB SURROUND TILE GROUT JOINT SHALL BE CONSISTENT AND UNIFORM, USE TILE SPACERS AT KITCHENS AND BATHROOMS (TYP.)
KK	CERAMIC TILE
LL	NOT USED
MM	BROOM FINISH W/PENETRATING SEALER.
NN	BROOM FINISH
OO	VCT
PP	WOOD
QQ	VINYL
RR	PAINT
**SS	EXHAUST CAP (PASSIVE RADON SYSTEM) NOTE: PROVIDE PASSIVE RADON SYSTEM –(INCLUDE 4" CONDUIT,ACCESS PANEL, FULL STRING,J BOX, & SOFFIT. PER FUTURE FAN TO BE INSTALLED INSIDE A/C CLOSET) –PROVIDE 17"X17" RADON ACCESS PANEL PROVIDE 5" CLEAR ALL SIDES SEE OWNER FOR FINAL LOCATION.
TT.	RAIN WATER LEADER (RWL)
UU.	A/C AIR HANDLER UNIT
VV.	CAT II SAFETY GLASS (FRAMELESS) TOP EDGE @ 6'–0" A.F.F.
WW	LIGHT FIXTURE AT EXTERIOR TERRACE

UNIT PLANS

SCALE: 1/4"=1'-0"

BUILDING TYPE III

SITE PLAN RE-SUBMITTAL #1 09/01/2017

REVISIONS	BY
SITE PLAN RE-SUBMITTAL #1 09/01/2017	

DORAL 4200

FOR:
CC. RESIDENTIAL
LOCATED AT:
DORAL, FLORIDA

JOSE I. SAUMELL
AR0013085

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AAC000895
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(305) 275-9911

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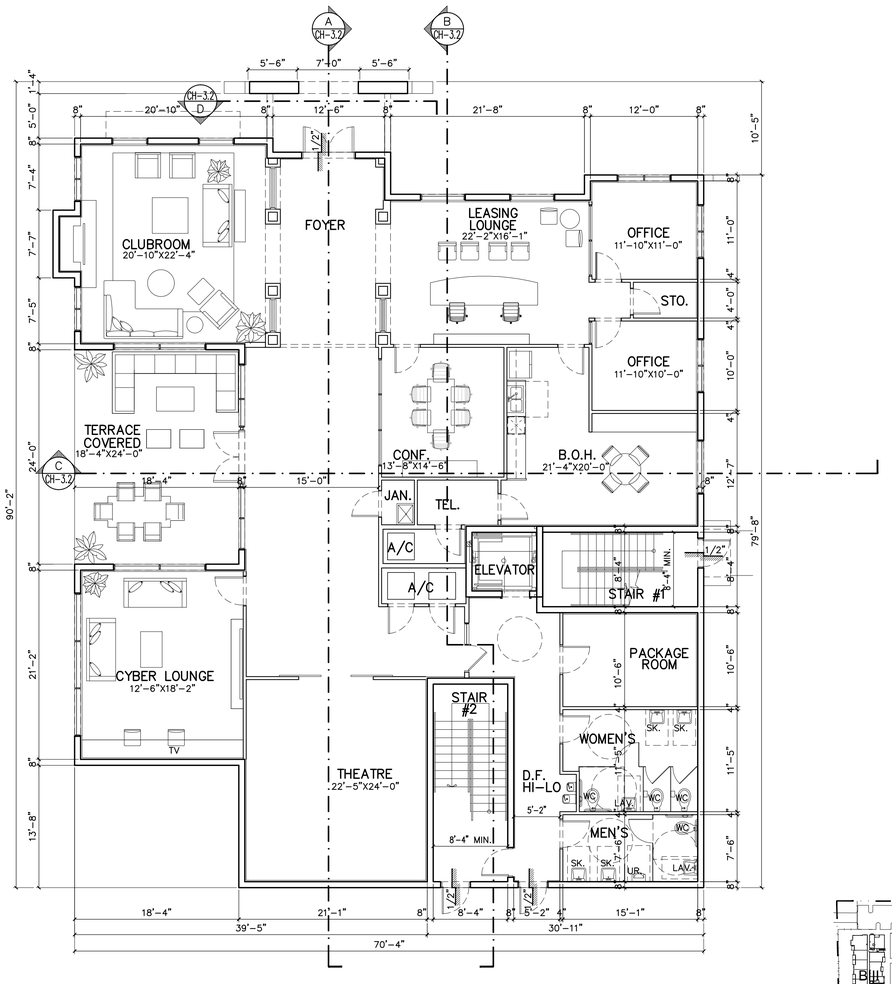
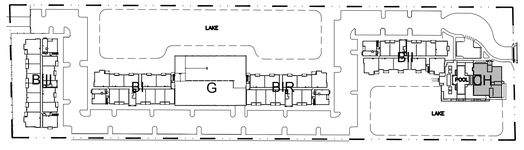


CLUBHOUSE GROUND FL.

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

AREA A/C : 5,011 sq.ft.
AREA VERANDA: 439.81 sq.ft.

NORTH



KEYPLAN
N.T.S.

NORTH

CLUBHOUSE
SITE PLAN RE-SUBMITTAL #1 09/01/2017

REVISIONS	BY
SITE PLAN RE-SUBMITTAL #1 09/01/2017	

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CH-2.1

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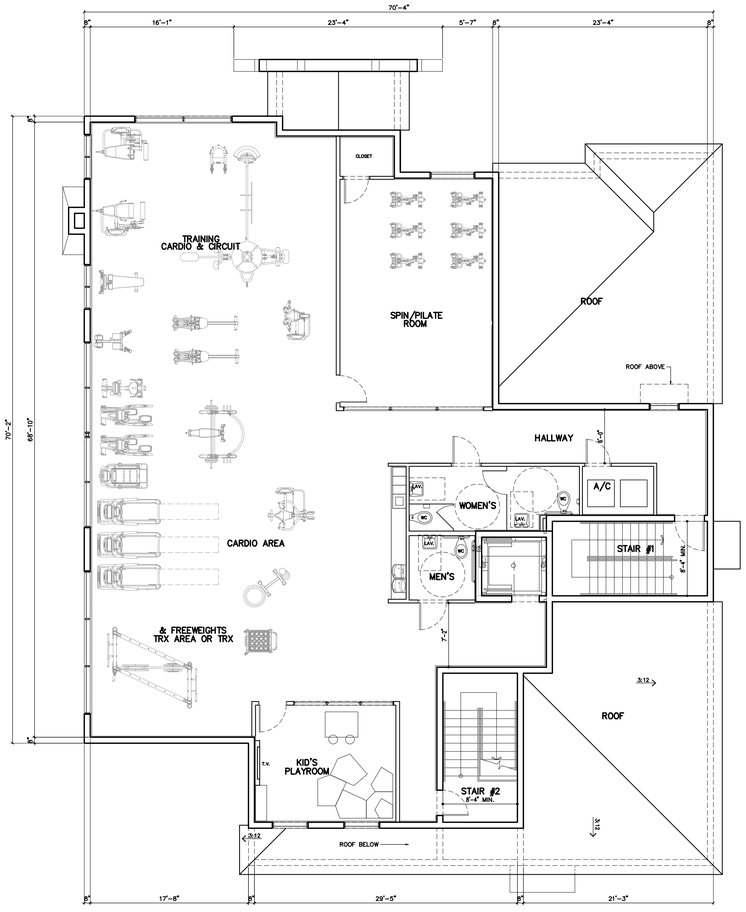

CLUBHOUSE LEVEL 2

SCALE: 1/8"=1'-0" AREA A/C: 4,054 sq.ft.

NORTH

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CH-2.2

OF SHEETS

CLUBHOUSE
SITE PLAN RE-SUBMITTAL #1 09/01/2017

2 RIGHT ELEVATION (WEST)
SCALE: 3/16" = 1'-0"

1 FRONT ELEVATION (NORTH)
SCALE: 3/16" = 1'-0"

COLOR SCHEME

A B C D

ENTEGRA ROOF TILE BELLA COLLECTION BAYSIDE BLEND BLACK ANTIQUE

ELEVATION LEGEND

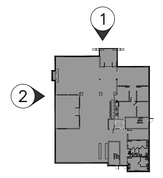
A BASE COLOR SW 7004 SNOWBOUND

B ACCENT COLOR (STUCCO BAND) SW 6098 PACER WHITE

C BRACKETS/FASCIA/OUTLOOKERS SW 2808 ROOK WOOD DARK BROWN

D TRIMS SW7632 MODERN GRAY

ELEVATION NOTES
1. Exterior wall openings shall comply with FBC 2014, Table 705.8. Calculations, if required, shall be provided at time of building permit.
2. Exterior wall construction shall comply with FBC 2014, Table 602.
3. All buildings shall conceal rain water leaders within the building. All gutters and downspouts shall be painted to match the building.
4. All equipment attached to the building shall be painted to match building color.



CLUBHOUSE
KEYPLAN
N.T.S.

CLUBHOUSE
SITE PLAN RE-SUBMITTAL #1 09/01/2017

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SITE PLAN RE-SUBMITTAL #1 09/01/2017	

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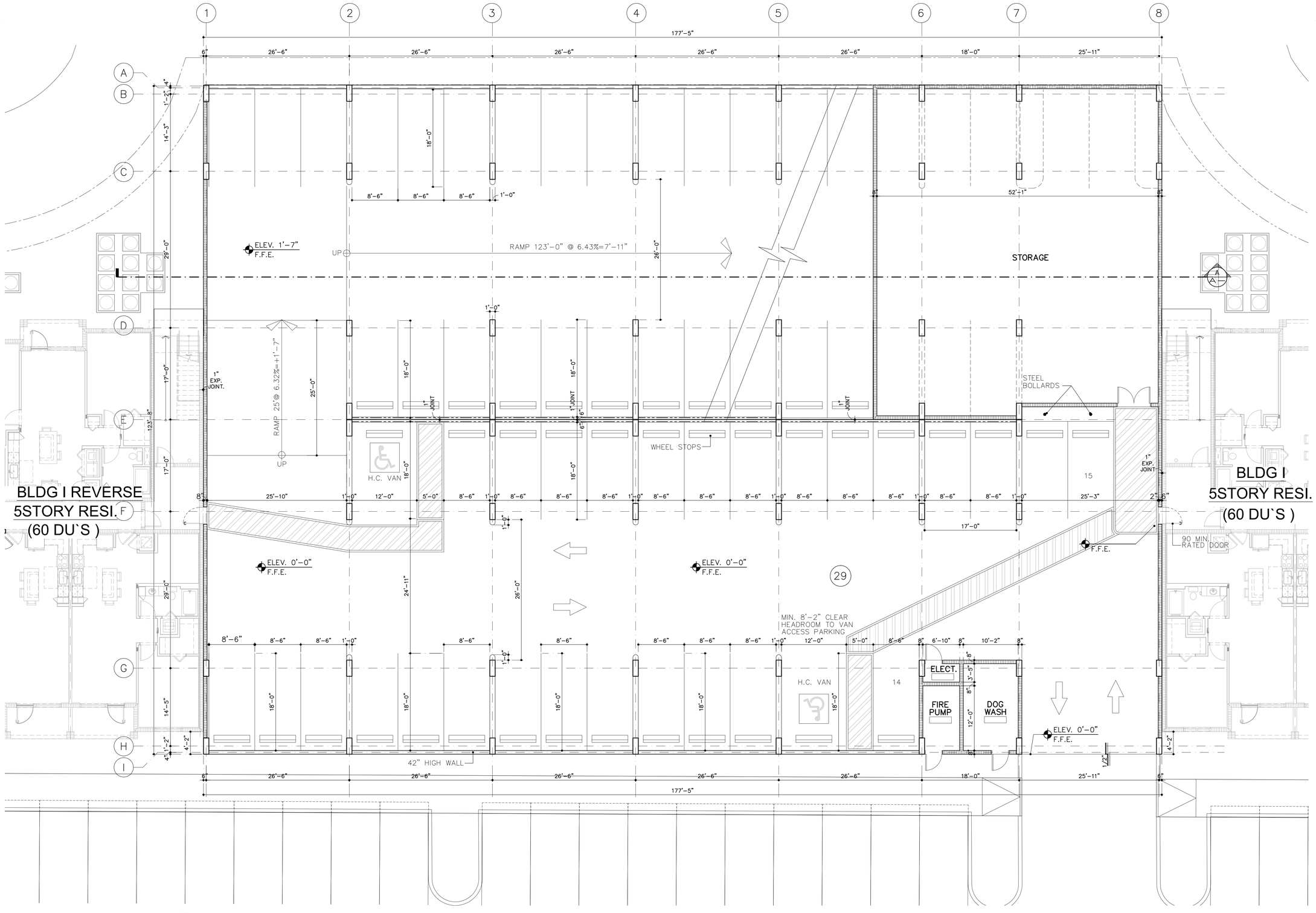

NORTH

LEVEL 1

AREA: SQ.FT.
29 SPACES
TOTAL 159 SPACES

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

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SITE PLAN RE-SUBMITTAL #1 09/01/2017	

DORAL 4200

FOR:
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LOCATED AT:
DORAL, FLORIDA

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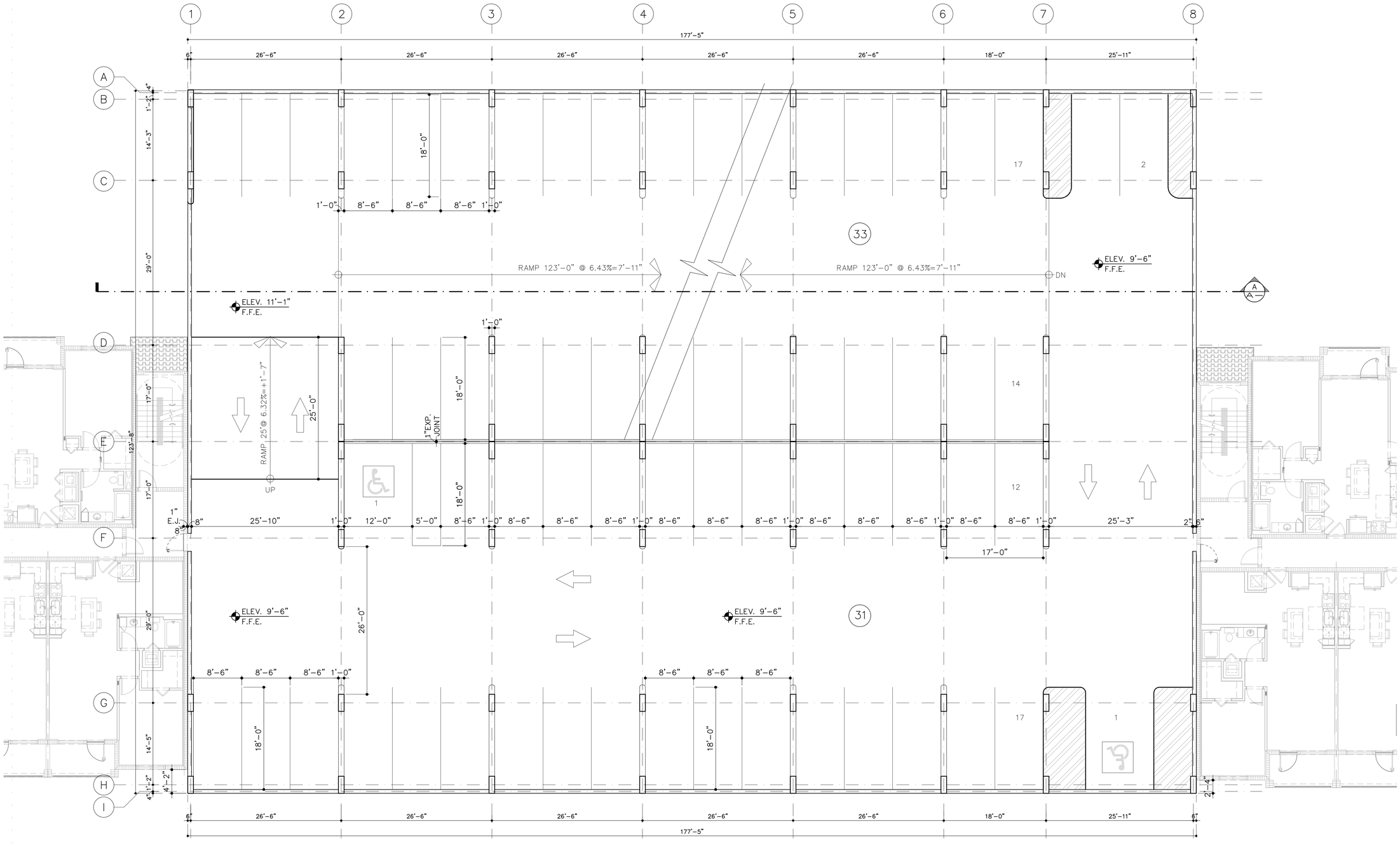
SHEET	

GA-2.1

GARAGE
SITE PLAN RE-SUBMITTAL #1 09/01/2017

OF SHEETS



LEVEL 2

AREA: 21,939.86 SQ. FT.
64 SPACES

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

NORTH

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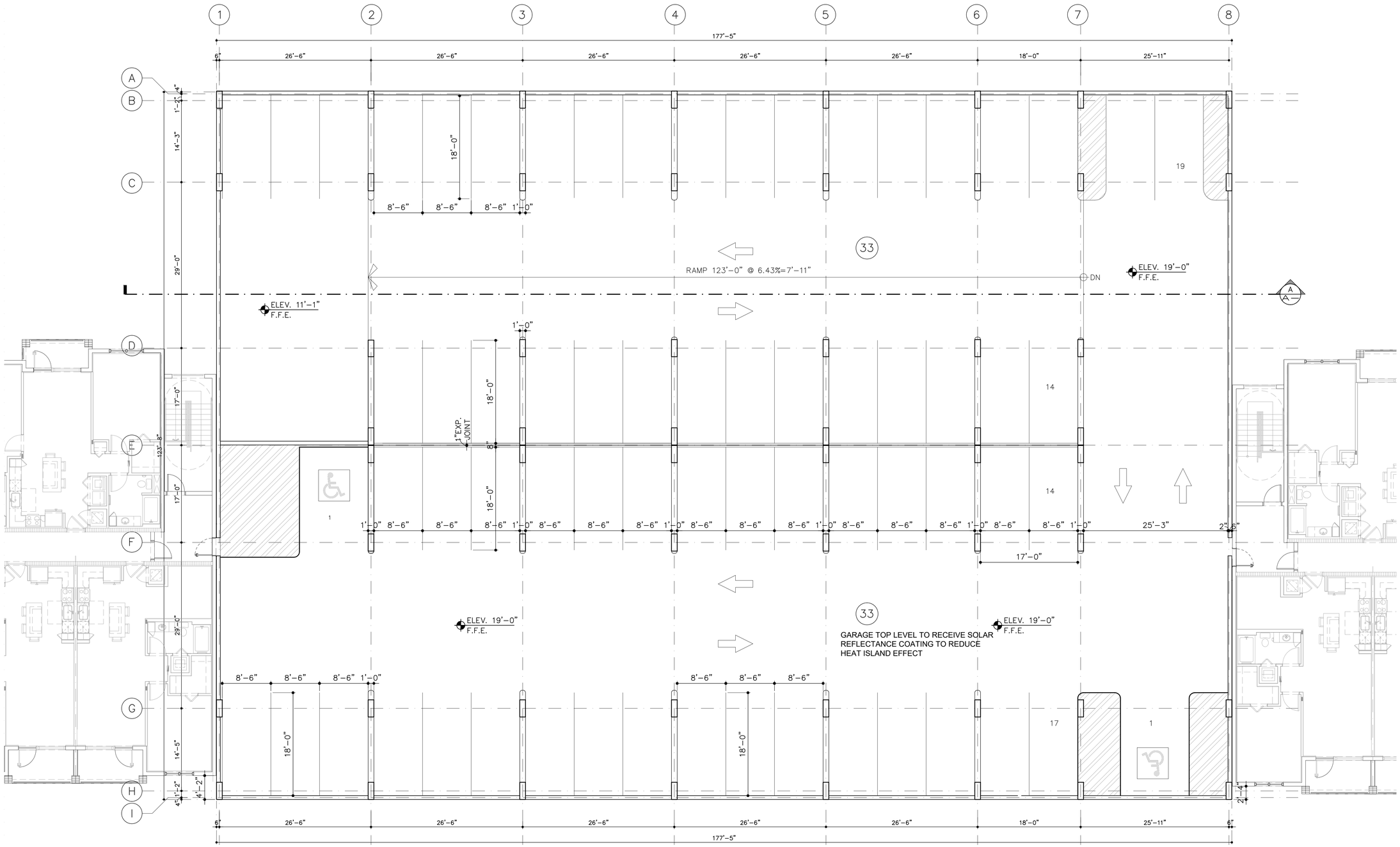
DRAWN	
CHECKED	JRP
DATE	05/31/2017
SCALE	AS SHOWN
JOB NO.	1745
SHEET	

GA-2.2

GARAGE
SITE PLAN RE-SUBMITTAL #1 09/01/2017



LEVEL 3

AREA: 21,939.86 SQ. FT.
66 SPACES

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

NORTH

REVISIONS	BY
SITE PLAN RE-SUBMITTAL #1 09/01/2017	

DORAL 4200

FOR:
CC. RESIDENTIAL
LOCATED AT:
DORAL, FLORIDA

JOSE I. SAUMELL
AR0013085

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

MSA ARCHITECTS
ARCHITECTURE & PLANNING

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DRAWN	
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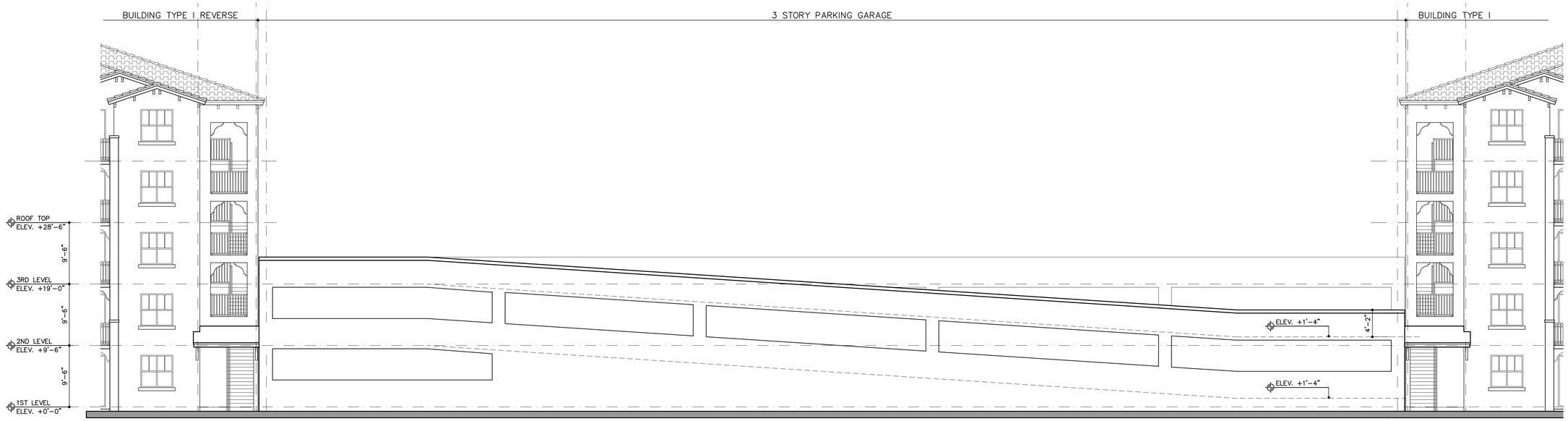
DATE	05/31/2017
SCALE	AS SHOWN
JOB NO.	1745
SHEET	

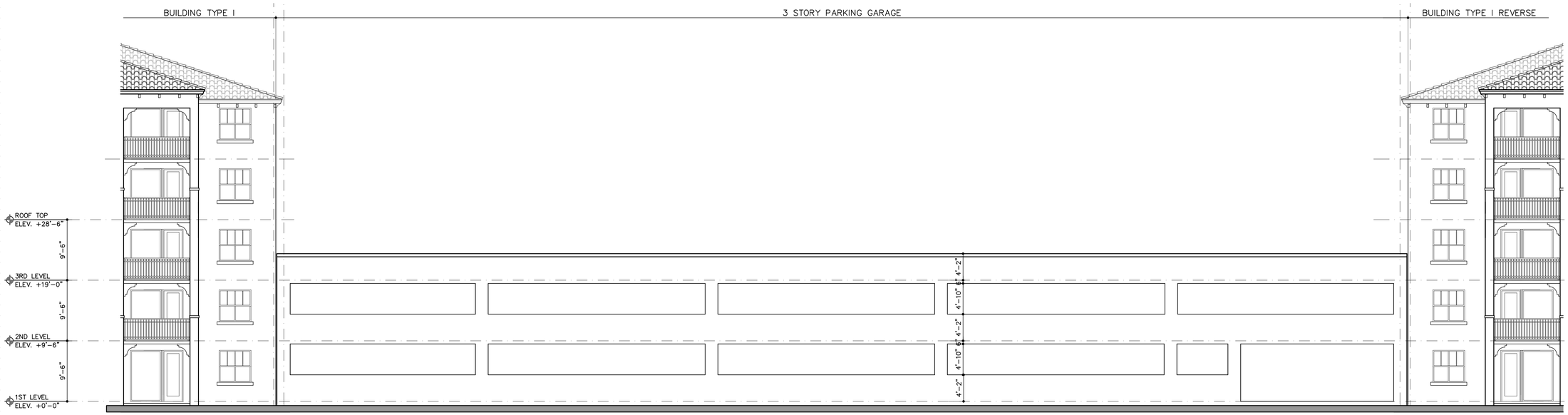
GA-2.3

GARAGE
SITE PLAN RE-SUBMITTAL #1 09/01/2017

OF SHEETS



B REAR ELEVATION (NORTH)
SCALE: 1/8" = 1'-0"



A FRONT ELEVATION (SOUTH)
SCALE: 1/8" = 1'-0"

REVISIONS	BY
SITE PLAN RE-SUBMITTAL #1 09/01/2017	

DORAL 4200

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DRAWN	
CHECKED	JRP
DATE	05/31/2017
SCALE	AS SHOWN
JOB NO.	1745
SHEET	1745-GA-3.1.DWG

ELEVATIONS
GARAGE
SITE PLAN RE-SUBMITTAL #1 09/01/2017

GA-3.1

OF SHEETS

PAVING, GRADING AND DRAINAGE PLANS

FOR PROPOSED

DORAL 4200

ROADWAY NOTES

SURVEY LAYOUT AND SURVEY MARKERS

1. EXISTING LAND MARKERS AND MONUMENTS WITHIN THE LIMITS OF CONSTRUCTION SHALL BE REFERENCED BY THE CONTRACTOR'S SURVEY PARTY AND IF DISTURBED, SHALL BE RESET.
2. PROTECT ALL SURVEY MONUMENTS WITHIN THE LIMITS OF CONSTRUCTION.
3. HORIZONTAL: RADII AND OFFSETS SHOWN ARE TO THE EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.
4. ALL ELEVATIONS REFER TO NGVD, 1929.
5. CONTRACTOR SHALL BE RESPONSIBLE FOR LAYOUT OF THE WORK.

SITE CONDITIONS

1. CONTRACTOR:
   - 1.1. IF EXISTING IMPROVEMENTS TO REMAIN ARE DAMAGED, RESTORE THEM TO THEIR CONDITION AT THE BEGINNING OF YOUR WORK. NO SEPARATE PAYMENT WILL BE MADE FOR THIS WORK.
   - 1.2. NOTIFY ALL UTILITY COMPANIES BEFORE STARTING WORK.
   - 1.3. NOTIFY ENGINEER'S FIELD REPRESENTATIVE AHEAD OF TIME SO THAT HE/SHE CAN MAKE REQUIRED INSPECTIONS LISTED BELOW.
2. THE LOCATIONS OF ALL EXISTING FACILITIES HAVE BEEN PREPARED FROM THE MOST RELIABLE INFORMATION AVAILABLE TO THE ENGINEER. CONTRACTOR SHALL VERIFY THE LOCATIONS OF ALL FACILITIES IN THE FIELD. LOCATIONS OF EXISTING UTILITIES AND EXISTING GRADES ARE TAKEN FROM THE FOLLOWING SOURCES:
   - 2.1. BOUNDARY/TOPOGRAPHY SURVEY BY LUDOVICI & ORANGE ENGINEERS, DATED 7/7/16, REVISED 11/3/16 TO INCORPORATE NW 109 AVE. IMPROVEMENTS.
   - 2.2. FLORIDA CITY GAS, RECEIVED 11/28/16
   - 2.3. HOTWIRE COMMUNICATIONS, DATED 9/21/12, DWG # MV 1278, RECEIVED 11/8/16.
   - 2.4. COMCAST DWG # CWSI M16-4708, RECEIVED 11/11/16.
3. TREES:
   - 3.1. EXISTING TREES SHALL BE REMOVED ONLY IF REQUIRED FOR CONSTRUCTION. THOSE TREES NOT INTERFERING WITH CONSTRUCTION SHALL BE PROTECTED IN PLACE. THE CONTRACTOR IS ADVISED THAT A TREE PERMIT MAY BE REQUIRED FOR TREE REMOVAL. CONTRACTOR SHALL NOTIFY R.E.R. PRIOR TO REMOVING ANY TREES.
   - 3.2. ALL EXISTING TREES TO REMAIN SHALL BE PROTECTED AT ALL TIMES DURING CONSTRUCTION. ROOTS AND BRANCHES SHALL BE PRUNED AS NEEDED ENSURING THE MINIMUM POSSIBLE AMOUNT OF DAMAGE TO THE TREES. NOTIFY THE ENGINEER OF ANY DISCREPANCIES IN LOCATION OF EXISTING TREES FOR ADJUSTMENTS OF PROPOSED WORK.
   - 3.3. NO MATERIAL SHALL BE STORED OR CONSTRUCTION OPERATION CARRIED ON WITHIN 4 FEET OF ANY TREE TO BE SAVED OR WITHIN THE TREE PROTECTION FENCE.

TRAFFIC GENERAL NOTES & CONDITIONS (PER DCPWD)

1. ENGINEER SHALL PREPARE SIGNING AND PAVEMENT MARKING PLANS ON A SEPARATE SHEET (1"=50' SCALE MINIMUM).
2. ENGINEER SHALL VISIT SITE AND VERIFY FIELD CONDITIONS BEFORE PREPARING PROPOSED SIGNING AND PAVEMENT MARKING PLANS.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL PAVEMENT MARKINGS AND SIGNS CONFLICTING WITH THE PROPOSED ROADWAY CONSTRUCTION.
4. CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION OF ALL PAVEMENT MARKINGS AND SIGNS AS SHOWN IN THE PLANS AND APPLICABLE TRAFFIC DESIGN STANDARDS.
5. CONTRACTOR SHALL BE RESPONSIBLE FOR MATCHING EXISTING PAVEMENT MARKINGS AT THE BEGINNING AND AT THE END OF THE PROJECT, AND AT ALL INTERSECTION SIDE STREETS.
6. ANY SIGNING MATERIAL, INCLUDING SUPPORTS TO BE REMOVED, SHALL BE DELIVERED BY THE CONTRACTOR TO MIAMI-DADE COUNTY'S TRAFFIC SIGNALS AND SIGNS MAINTENANCE FACILITY LOCATED AT 7100 N.W. 36TH STREET, MIAMI, FLORIDA.
7. SIGN ASSEMBLY LOCATIONS SHOW ON THE PLANS WHICH ARE IN CONFLICT WITH STREET LIGHTING, UTILITIES, DRIVEWAYS, PEDESTRIAN RAMPS, ETC. MAY BE ADJUSTED AS DIRECTED BY THE ENGINEER/INSPECTOR.
8. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING PEDESTRIAN RAMPS AND CROSSWALKS WHERE SIDEWALK EXISTS AND/OR IS PROPOSED. (ADA) (FDOT INDEX 304)

INSPECTIONS

1. THE CONTRACTOR SHALL NOTIFY THE CITY OF DORAL, MIAMI-DADE COUNTY R.E.R. AND THE ENGINEER OF RECORD AT LEAST 48 HOURS PRIOR TO BEGINNING CONSTRUCTION.
2. NOTIFY THE ENGINEER OF RECORD 48 HOURS PRIOR TO EXCAVATION OF FRENCH DRAINS FOR VERIFICATION OF DEPTHS AND LENGTHS.
3. OTHERWISE PROVIDE NOTIFICATION DURING CONSTRUCTION AS REQUIRED BY THE VARIOUS INSPECTORS.

EARTHWORK AND BACKFILL:

CLEARING, GRUBBING AND DEMUCKING

1. DISPOSE OF TRASH AND DEBRIS AT AN OFFSITE LEGAL DISPOSAL SITE, IN ACCORDANCE WITH GOVERNMENTAL REGULATIONS, AT A PLACE OF CONTRACTOR'S CHOOSING.
2. CLEAR SITE OF VEGETATION (TREES, SHRUBS, ROOT SYSTEMS, GRASS, ETC.).
3. CLEAR AND GRUB ALL TREES, BRUSH, GRASS, STUMPS, ROOTS, AND BOULDERS, IF ANY, WHETHER ON OR BELOW THE SURFACE.
4. DISPOSE OF VEGETATIVE MATTER AT AN OFFSITE LEGAL DISPOSAL SITE OF THE CONTRACTOR'S CHOOSING.
5. EXCAVATE, LOAD, HAUL, AND DISPOSE OF ALL EXISTING MATERIAL ABOVE NATURAL ROCK TO AN OFFSITE LOCATION OF THE CONTRACTOR'S CHOOSING UNLESS USED FOR OTHER PURPOSES AS DIRECTED BY THE OWNER.

BACKFILL MATERIAL

1. FILL MATERIAL SHALL MEET THE SPECIFICATIONS OF SECTION 30 OF THE MIAMI-DADE COUNTY PUBLIC WORKS MANUAL. IN ADDITION, FILL MATERIAL IS TO BE A WELL-GRADED LIMEROCK AND SAND MATERIAL HAVING NO MORE THAN 10% FINE GRAINED MATERIAL (PASSING THE NO. 200 SIEVE), FREE OF VEGETATION, ORGANIC MATERIAL, CONSTRUCTION DEBRIS, AND LARGE ROCKS. (SUBJECT TO CONFIRMATION BY GEOTECHNICAL ENGINEER)

BACKFILLING AND COMPACTION (SUBJECT TO MODIFICATION BY GEOTECHNICAL ENGINEER)

1. LOAD, HAUL, SPREAD AND COMPACT LIMEROCK TO CONFORM TO ELEVATIONS SHOWN ON THE PLANS.
2. TESTING LABORATORY SHALL PERFORM AASHTO T-180 TESTS ON FILL MATERIAL.
3. TESTING LABORATORY WILL INSPECT THE DE-MUCKED ZONE IDENTIFIED BY THE CONTRACTOR TO DETERMINE IF THE DEMUCKING IS SATISFACTORY PRIOR TO PLACING THE INITIAL LIFT OF MATERIAL IN A DE-MUCKED ZONE.
4. FIRST LIFT MAY EXTEND FROM ELEVATION OF NATURAL ROCK UP TO 12" ABOVE EXISTING WATER TABLE ELEVATION.
5. PLACING FILL IN WATER: DUMP SUCCESSIVE LOADS IN A UNIFORMLY DISTRIBUTED LAYER OF A THICKNESS NOT GREATER THAN NECESSARY TO SUPPORT THE HAULING EQUIPMENT WHILE PLACING SUBSEQUENT LAYERS. WHEN MATERIAL HAS BEEN PLACED TO AN ELEVATION WHERE THE COMPACTION EQUIPMENT CAN PERFORM, THE REMAINING PORTION OF THE MASS FILL SHALL BE PLACED IN COMPACTED LIFTS AS PRESCRIBED BELOW.
6. LIFTS ABOVE EXISTING WATER TABLE ELEVATION: PLACE LIFTS SUCH THAT THE COMPACTED THICKNESS OF A LIFT SHALL NOT EXCEED 12 INCHES PROVIDED THE CONTRACTOR CAN DEMONSTRATE BY FIELD TEST ADMINISTERED BY TESTING LABORATORY THAT HE HAS EQUIPMENT SUFFICIENT TO ACHIEVE THE REQUIRED DENSITY FOR THE FULL 12-INCH DEPTH. FILL SHALL CONTAIN NO BOULDERS GREATER THAN 3-1/2 INCHES IN DIAMETER.
7. PREVENT BOULDER "NESTING" BY DISTRIBUTING ANY BOULDERS SUCH THAT ALL BOULDERS ARE SURROUNDED BY SMALLER-SIZED LIMEROCK FRAGMENTS. THIS IS TO PREVENT THE POSSIBILITY OF FUTURE SETTLEMENT.

FIELD QUALITY CONTROL(SUBJECT TO MODIFICATION BY GEOTECHNICAL ENGINEER)

1. COMPACT TWO FINAL LIFTS TO 95% OF AASHTO T180.
2. COMPACT UNDERLYING LIFTS TO 90% OF AASHTO T180.
3. TESTING LABORATORY: MAKE AASHTO T239 TESTS ON COMPLETED LIFTS.
4. REWORK FAILED AREAS UNTIL TESTS PASS.
5. LOCATION AND FREQUENCY OF TESTING: THE TESTING LABORATORY WILL ESTABLISH THE REQUIRED TESTING FREQUENCY.

PERMITS AND APPROVALS

1. ENGINEER IS RESPONSIBLE FOR GETTING REGULATORY AGENCY APPROVALS OF CONSTRUCTION DRAWINGS.
2. OWNER IS RESPONSIBLE FOR GETTING CONSTRUCTION PERMITS FOR THOSE WORKS FOR WHICH THE REGULATORY AGENCIES ISSUE PERMITS ONLY TO THE OWNER, INCLUDING A CONSTRUCTION PERMIT FROM R.E.R.
3. CONTRACTOR IS RESPONSIBLE FOR PULLING ALL OTHER NECESSARY CONSTRUCTION PERMITS. UNLESS OTHERWISE PROVIDED IN THE CONTRACT BETWEEN CONTRACTOR AND OWNER, THE CONTRACTOR SHALL PAY THE CONSTRUCTION PERMIT FEES.

MAINTENANCE OF TRAFFIC

1. CONTRACTOR TO PREPARE M.O.T. PLAN AS REQUIRED FOR APPROVAL BY MIAMI-DADE COUNTY PUBLIC WORKS DEPARTMENT AND/OR THE CITY OF DORAL FOR GENERAL MAINTENANCE OF TRAFFIC PLAN AND MAINTAIN TRAFFIC ACCORDINGLY.

DRAINAGE DESIGN BASIS

1. DESIGN STORM: 5-YR, PER PLATE WC 1.1 SECTION D4, MIAMI-DADE PUBLIC WORKS MANUAL.
2. DESIGN WATER TABLE ELEVATION: +4.1 M.S.L. BASIS: MIAMI-DADE COUNTY AVERAGE OCTOBER WATER TABLE MAP.
3. TRENCH LENGTHS ARE BASED ON A SAFETY FACTOR OF 2 OR MORE WITH A MINIMUM LENGTH OF 25 FEET.
4. MIAMI-DADE COUNTY 10-YR FLOOD CRITERIA ELEVATION +7.2
5. FEMA 100-YR FLOOD ELEVATION: ZONE AH, EL. +7.0, PER F.I.R.M. MAP NO 12086C0286L, EFFECTIVE SEPTEMBER 11, 2009.
6. HYDRAULIC CONDUCTIVITY TESTS BY TIERRA SOUTH FLORIDA, DATED 01/05/17. THESE ARE 4 OPEN-HOLE TESTS PERFORMED AT THE SITE.

OTHER MATTERS

1. AFTER ALL SITE WORK IS COMPLETED, INCLUDING SODDING, CONTRACTOR IS TO RETURN TO THE SITE AND JET VAC ALL DRAINAGE STRUCTURES INCLUDING SUMPS AND PERFORATED PIPES.
2. DISPOSAL OF SURPLUS MATERIALS, RUBBISH AND DEBRIS, ASPHALT & CONCRETE SHALL BE MADE AT A LEGAL DISPOSAL SITE.
3. CONTRACTOR: YOU ARE SOLELY RESPONSIBLE FOR COORDINATING AND GIVING NOTICE OF REQUIRED INSPECTIONS. IN DOING SO HONOR THE LEAD TIME NEEDS OF THE RESPECTIVE AGENCIES.
4. SUBMIT THE NUMBER OF SETS OF SHOP DRAWINGS REQUIRED TO BE RETURNED TO THE CONTRACTOR FOR CITY REVIEW PLUS TWO MORE SETS TO BE RETAINED BY THE ENGINEER.
5. SEE LANDSCAPE PLANS FOR PREPARATION OF SURFACES FOR GRASS/SOD AND OTHER PLANT MATERIALS.

PROTECTION OF DRAINS FROM EROSION

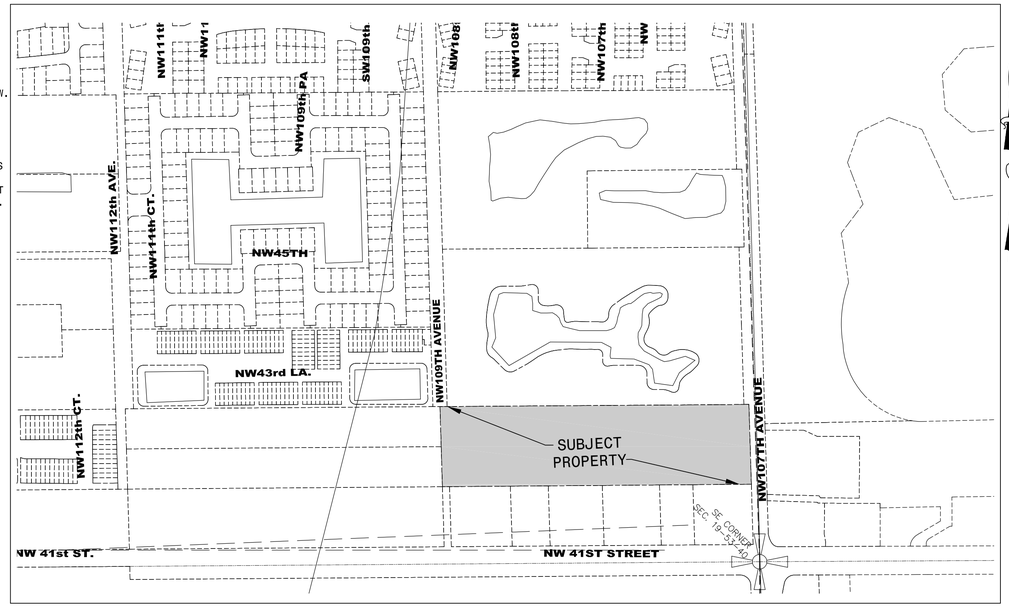
1. PROTECT EXISTING AND COMPLETED DRAINAGE INLETS FROM SILT AND DEBRIS BY USING CONTAMINATION BARRIERS SUCH AS:
   - A. WOVEN PLASTIC FILTER FABRIC SECURED BETWEEN FRAMES AND GRATES
   - B. HAY OR STRAW BALES PER FDOT INDEX 102
2. PERFORM REGULAR MAINTENANCE ON CONTAMINATION BARRIERS DURING CONSTRUCTION.
3. KEEP CONTAMINATION BARRIERS IN PLACE UNTIL ALL CONSTRUCTION AND LANDSCAPING OPERATIONS ARE COMPLETE.
4. FAILURE TO PROPERLY MAINTAIN CONTAMINATION BARRIERS WILL BE CAUSE TO REQUIRE THE CONTRACTOR TO CLEAN DRAINAGE STRUCTURES AND PIPES.
5. CONTRACTOR SHALL COMPLY WITH NPDES BEST MANAGEMENT PRACTICES FOR EROSION CONTROL DURING CONSTRUCTION. PER SEPARATE STORMWATER POLLUTION PREVENTION PLANS AND PERMIT.

REFERENCE SPECIFICATIONS

THE FOLLOWING MIAMI-DADE COUNTY PUBLIC WORKS DEPARTMENT STANDARDS ARE HEREBY INCORPORATED BY REFERENCE. THESE STANDARDS ARE TAKEN FROM THE PUBLIC WORKS MANUAL PART II.

1. ROAD CONSTRUCTION- FOLLOW MIAMI-DADE COUNTY PUBLIC WORKS DEPARTMENT SPECIFICATIONS.

SECTION	TITLE
30	EXCAVATION AND EMBANKMENT
33	STABILIZING (IN UNDISTURBED AREAS)
51	LIMEROCK BASE
100	PRIME AND TACK COATS
145	CONCRETE SIDEWALK SPECS
168	STREET NAME SIGNS



LOCATION MAP

SCALE: 1" = 300'

MIAMI-DADE COUNTY
SEC 19-53-40

2. DRAINAGE CONSTRUCTION- FOLLOW MIAMI-DADE COUNTY PUBLIC WORKS DEPARTMENT SPECIFICATIONS.

SECTION	TITLE
310	EXCAVATION, TRENCHING, AND BACKFILLING FOR PIPE STRUCTURES
320	DRAINAGE PIPE
350	CATCH BASINS
361	SEEPAGE TRENCH (FRENCH DRAIN)

THE FOLLOWING MIAMI-DADE COUNTY PUBLIC WORKS DEPARTMENT STANDARDS ARE HEREBY INCORPORATED BY REFERENCE. THESE STANDARDS ARE TAKEN FROM THE PUBLIC WORKS MANUAL PART I.

DETAIL	TITLE
R 13.1	SIDEWALK CONSTRUCTION
R 14.1	CURB AND GUTTER SECTIONS
R 14.2	CURB SECTIONS
R 14.3	VALLEY GUTTER
R 14.4	CURB ENDINGS
R 18.1	SIGN ASSEMBLY, FABRICATION, AND
R 18.2	STREET/STOP SIGN LOCATION
R 19.1	TYPICAL TRAFFIC CONTROL SIGNS
SD 1.1	EXFILTRATION TRENCH
SD 2.2	PRECAST CATCH BASIN
SD 2.3	CATCH BASIN FRAME AND GRATE

3. HANDICAP RAMPS: SEE FDOT INDEX NO. 304

TECHNICAL SPECIFICATIONS

1. EXFILTRATION TRENCH PERFORATED PIPE:
   - 1.1. ALUMINUM: 15" DIAMETER, EQUIVALENT 16 GAUGE, PERFORATED, AASHTO M196, TYPE III, CLASS 2 PERFORATIONS.
   - 1.2. HDPE: ADS N-12 WT IB CLASS II PIPE (FDOT-APPROVED): 15" DIAMETER PER AASHTO M294 AND FDOT SECTION 948-2.3.1.
2. SOLID PIPE:
   - 2.1. ALUMINUM: 15" DIAMETER, EQUIVALENT 16 GAUGE, ALUMINUM, AASHTO M196, TYPE I.
   - 2.2. HDPE ADS N-12 WT IB CLASS II PIPE (FDOT-APPROVED): 15" DIAMETER PER AASHTO M294 AND FDOT SECTION 948-2.3.1.
3. CATCH BASIN & JUNCTION BOX FRAMES, GRATES & COVERS:
   - 3.1. U.S. FOUNDRY 4700-6223 (HINGED)
4. PLASTIC FILTER FABRIC:
   - 4.1. USE ONLY WOVEN FABRIC.
5. COMPACTED BASE COURSE THICKNESS FOR ASPHALTIC CONCRETE PAVEMENT:
   - 5.1. 8" LIMEROCK BASE W/ A MIN. LBR OF 100, COMPACTED TO 98% OF THE MAX. DENSITY AS DETERMINED BY AASHTO T-180. (SUBJECT TO CONFIRMATION BY GEOTECHNICAL ENGINEER)
6. COMPACTED SUBGRADE FOR ASPHALTIC CONCRETE PAVEMENT:
   - 6.1. 12" STABILIZED SUB-BASE, W/ A MIN. LBR-40, COMPACTED TO 95% OF THE MAX. DENSITY AS DETERMINED BY AASHTO T-180.(SUBJECT TO CONFIRMATION BY GEOTECHNICAL ENGINEER)
7. ASPHALTIC CONCRETE THICKNESS & TYPE:
   - 7.1. 1.5" MINIMUM (TWO 3/4"LIFTS) - TYPE SP 9.5 PER FDOT STANDARD SPEC. FOR ROAD & BRIDGE CONSTRUCTION SECTION 334 FOR PRIVATE PARKING SPACES & ROADS

RECORD DRAWINGS AND PROJECT CLOSEOUT

1. HONOR THE CITY OF DORAL AND RER REQUIREMENTS.
2. ENGINEER WILL FURNISH AUTOCAD FILE OF WORKING DRAWINGS FOR CONTRACTOR'S USE IN PREPARING RECORD DRAWINGS.
3. THE CONTRACTOR SHALL SUBMIT TO THE ENGINEER A CERTIFIED COPY OF THE RECORD DRAWINGS FOR THE ENGINEER'S REVIEW.
4. SUBMIT RECORD DRAWINGS TO THE CITY OF DORAL AND RER SIGNED AND SEALED BY A LICENSED SURVEYOR AND ENDORSED BY THE CONTRACTOR.
5. WORK PERFORMED UNDER THIS PROJECT WILL NOT BE CONSIDERED AS COMPLETE UNTIL FINAL ACCEPTANCE OF THE ROADWAY AND DRAINAGE SYSTEM AND CULVERTS BY THE CITY OF DORAL AND MIAMI-DADE COUNTY DERM/RER.

BONDS

THE CONTRACTOR SHALL FURNISH MAINTENANCE BONDS FOR ROADWAY AND DRAINAGE WORK FOR THE PERIODS AND IN THE AMOUNTS REQUIRED BY THE CITY OF DORAL, IF REQUIRED.

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 STREETS AND HIGHWAYS, AS ADOPTED BY THE STATE OF FLORIDA LEGISLATURE, CHAPTER 72-328 F.S.

INDEX OF DRAWINGS

SHEET #	DESCRIPTION
PD-1	LOCATION MAP & NOTES
PD-2	PLAN - WEST
PD-3	PLAN - EAST
PD-4	CROSS SECTIONS
PD-5	DETAILS
PD-6	STRIPING PLAN & DETAILS

Sunshine811
Call 811 or www.sunshine811.com two full business days before digging to have utilities located and marked.
Check positive response codes before you dig!

CONTACT PERSON INFORMATION

NAME: Yadly St.Fort
TELEPHONE: 305-448-1600
EMAIL: yadly@ludovici-orange.com

ISSUED FOR SITE PLAN RE-SUBMITTAL NO #1 ON 09/01/2017.

*ISSUED FOR REVIEW BY THE CITY AND COUNTY. PLANS ARE SUBJECT TO CHANGE DUE TO REGULATORY REVIEW PROCESSES.

NO.	DATE	DESCRIPTION	BY	APP.

PAVING, GRADING AND DRAINAGE PLANS

LCOATION MAP AND NOTES

DORAL 4200

CC DORAL II, LLC

LUDOVICI & ORANGE
CONSULTING ENGINEERS, INC.
329 PALERMO AVENUE, CORAL GABLES, FLORIDA 33134 • 305-448-1600 • LB 1012

SEAL

JOHN R HALL
LICENSED ENGINEER # 20701
STATE OF FLORIDA

DESIGNED: YS
DRAWN: YS
CHECKED: JRH
SCALE: AS NOTED
DATE: 07-06-2017
PROJ. NO. 2016-11
SHEET: PD-1
OF 6 SHEETS

ENCLAVE AT DORAL
(PB 153, PG 2)

EXIST. 5' CHAIN LINK FENCE

DRY RETENTION AREA

TOP OF BANK
ELEV. +7.2

D.W.T. +4.1

PROP. LAKE
1.36 ACRES TO TOP OF BANK

SAWCUT EXIST. C&G AND CONSTRUCT PROP. DROP CURB PER FDOT INDEX 300

WITHIN DRIVEWAY LIMITS REMOVE EXISTING 4" CON. SIDEWALK AND REPLACE WITH 6" CONC. SIDEWALK PER FDOT INDEX 310 (TYP)

3' CURB AND GUTTER TRANSITION PER FDOT INDEX 300 (TYP)

EXIST. CONCRETE SIDEWALK

EXIST. 2' CURB & GUTTER

EXIST. 8" PVC SAN SEW

EXIST. 12" DIP WM

PROP. 12" DIP WM

142.9' @ 0.74%

26.0' @ 2.0%

PROP. 8" PVC SDR-26 SAN SEW

EXIST. PS INLET AND CB

EXIST. 25' FRENCH DRAIN

TRASH STAGING

CONTINUE SLOPE AT BUILDING INTERIOR TO MEET FINISHED FLOOR ELEVATION (TYPICAL ALL BLDG 3 ENTRANCES)

PROP. DECORATIVE FENCE

EXIST. CHAIN LINK FENCE (TO BE REMOVED)

30' R/W

NW 109th AVENUE

PROP. BUILDING 3
(5 STORY RESIDENTIAL, 70 UNITS)
FFE = +9.60

ELEVATOR ENTRANCE

CONTINUE SLOPE AT BUILDING INTERIOR TO MEET FINISHED FLOOR ELEVATION (TYPICAL WHERE REQUIRED)

BIKE RACK

A/C PAD (TYP)
MIN. SLAB
ELEV. 9.6'

25 LF OF 15" FD

31 LF OF 15" FD

PROP. 74 L.F. - 15" SOLID H.D.P.E.

PROP. 154 L.F. - 15" SOLID H.D.P.E.

PROP. 31 L.F. - 15" SOLID H.D.P.E.

PROP. 177 L.F. - 15" SOLID H.D.P.E.

PROP. 121 L.F. - 15" SOLID H.D.P.E.

PROP. 8" PVC SDR-26 SAN SEW

PROP. 12" DIP WM

124.9' @ 0.50%

124.3' @ 0.50%

123.7' @ 0.50%

WEIR STRUCTURE WITH MANHOLE LID

PROP. BUILDING 1R
(5 STORY RESIDENTIAL, 60 UNITS)
FFE = +9.60

PROP. PARKING GARAGE
FFE = +9.60

A/C PAD (TYP)
MIN. SLAB
ELEV. 9.6'

BIKE RACK (TYP.)

PROP. BUILDING 1
(5 STORY RESIDENTIAL, 60 UNITS)
FFE = +9.60

MATCHLINE A-A

PROP. 34 L.F. - 6" SDR-35 DRAIN PIPE

PROP. 245 L.F. - 15" SOLID H.D.P.E.

PROP. 36 L.F. - 6" SDR-35 DRAIN PIPE

PROP. 146 L.F. - 15" SOLID H.D.P.E.

PROP. 217 L.F. - 15" SOLID H.D.P.E.

PROP. 8" PVC SDR-26 SAN SEW

140' @ 0.5%

105' @ 0.67%

105' @ 0.50%

75' @ 0.95%

142' @ 0.50%

EXISTING DECORATIVE WALL

MOBIL STATION

TRACT 'A'
DORAL INTERNATIONAL PARK SUBDIVISION
(PB 155, PG 53)

C/L
TO SECTION LINE

LEGEND

- CATCH BASIN, EXFILTRATION TRENCH, & STRUCTURE NUMBER
- DRAINAGE FLOW ARROW
- PAVEMENT ELEVATION
- BOTTOM OF CURB ELEVATION / TOP OF CURB ELEVATION
- GROUND/GRASS ELEVATION
- PROP. SOLID PIPE AND YARD DRAINS
- FIRE HYDRANT AND VALVE
- VALVE BOX
- MANHOLE
- ASPHALT
- DECORATIVE PAVEMENT
- CONCRETE
- EXISTING ASPHALT
- P-6 INLET/CATCH BASIN
- EXISTING ELEVATION
- DIRECTION OF CUT
- SECTION NUMBER
- PAGE SECTION IS CUT ON
- PAGE SECTION IS DRAWN ON

NOTES:
1. BOUNDARY AND EXISTING TOPOGRAPHY PER BOUNDARY/TOPOGRAPHIC SURVEY BY L&O DATED 7/716, REVISED 11/3/16 TO INCORPORATE NW 109 AVENUE IMPROVEMENTS.
2. PROPOSED SITE PLAN BY MSA ARCHITECTS DATED 09/21/16, REVISED 01/25/17, 05/31/17.
3. PROPOSED INPROVEMENTS IN NW 109TH AVENUE PER PLAN BY A&P CONSULTING DATE STAMPED 10/7/15.

NORTH

(IN FEET)
1 inch = 30 ft.
GRAPHIC SCALE

ISSUED FOR SITE PLAN RE-SUBMITTAL NO #1 ON 09/01/2017.

*ISSUED FOR REVIEW BY THE CITY AND COUNTY. PLANS ARE SUBJECT TO CHANGE DUE TO REGULATORY REVIEW PROCESSES.

NO.	DATE	DESCRIPTION	BY	APP

DORAL 4200

CC DORAL II, LLC

PAVING, GRADING AND DRAINAGE PLANS

PLAN SHEET - WEST

LUDOVICI & ORANGE
CONSULTING ENGINEERS, INC.
329 PALERMO AVENUE, CORAL GABLES, FLORIDA 33134 • 305/448-1600 • LB 1012

SEAL

JOHN R HALL
LICENSED ENGINEER # 20701
STATE OF FLORIDA

DESIGNED: YS
DRAWN: YS
CHECKED: JH
SCALE: 1" = 30'
DATE: 07-06-2017
PROJ. NO. 2016-11

PD-2
OF 6 SHEETS

August 18, 2017, 3:39:10 p.m.
PLOTTED BY: \\Server\Data\ENGINEERING\PROJECTS\2016\2016-11 DORAL 4200\DWG\2016-11 PDC 1.DWG
XREFS: \\SERVER\Data\ENGINEERING\PROJECTS\2016\2016-11 Doral 4200\Arch\745-SP-01-1-8117.dwg \\Server\Data\ENGINEERING\PROJECTS\2016\2016-11 Doral II\Survey\2016-11 Doral II Base.dwg

Doral 4200 - Summary of Drainage Structures

Structure Number	Structure Type	Frame & Grate	Frame Elev.	Structure Bottom Elev.	Trench Bottom Elev.	Pipe Invert Elev.	Pipe Direction	Pipe Diameter	Pipe Material	Baffle	Baffle Direction	Prop. Trench Length
1	P Box	USF 4700-6223	7.40	0.6	-9.40	4.1	S	15 in	Perforated HDPE	Yes	S	25 lf
2	P Box	USF 4700-6223	7.40	0.6	-9.40	4.1	N, E, S	15 in (N, E) 6 in (S)	Perforated HDPE (N) Solid HDPE (E,S)	Yes	N	25 lf
3	P Box	USF 4700-6223	7.40	0.6	-9.40	4.1	E, W, S	15 in (E,W) 6 in (S)	Perforated HDPE (E) Solid HDPE (W,S)	Yes	E	25 lf
4	P Box	USF 4700-6223	7.40	0.6	-9.40	4.1	E,W, S	15 in (E,W) 6 in (S)	Perforated HDPE (W) Solid HDPE (E,S)	Yes	W	25 lf
5	P Box	USF 4700-6223	7.40	0.6	-9.40	4.1	N, S, W	15 in (N,W) 6 in (S)	Perforated HDPE (N) Solid HDPE (W,S)	Yes	N	25 lf
6	P Box	USF 4700-6223	7.40	0.6	-9.40	4.1	E, S	15 in (E, S)	Perforated HDPE (E) Solid HDPE (S)	Yes	E	25 lf
7	P Box	USF 4700-6223	7.40	0.6	-9.40	4.1	W	15 in	Perforated HDPE	Yes	W	29 lf
8	P Box	USF 285-A	7.70	0.5	NA	4.1 (N,S) 2.75 (E)	N, S, E	15 in	Solid HDPE	NO	NA	NA
9	P Box	USF 285-A	7.70	0.5	NA	4.1 (N,S) 3.2 (E)	N, S, E	15 in	Solid HDPE	NO	NA	NA
10	P Box	USF 285-A	7.70	0.5	NA	4.1 (N,S) 2.75 (W)	N, S, W	15 in	Solid HDPE	NO	NA	NA
A		USF 4700-6223	6.00	0.7	-9.40	2.7	S	15 in	Perforated HDPE	NO	NA	25 lf
B	P Box	USF 4700-6223	6.90	1.6	-9.40	3.6	S	15 in	Perforated HDPE	NO	NA	37 lf
C	P Box	USF 4700-6223	6.00	0.7	-9.40	2.7	E,W	15 in	Perforated HDPE	NO	NA	61 lf
D	P Box	USF 4700-6223	6.00	0.7	-9.40	2.7	E,W	15 in	Perforated HDPE	NO	NA	61 lf
E	P Box	USF 4700-6223	6.00	0.7	-9.40	2.7	W	15 in (W)	Perforated HDPE (W)	NO	NA	48 lf
F	P Box	USF 4700-6223	6.00	0.7	-9.40	2.7	S	15 in	Perforated HDPE	NO	NA	25 lf
G	P Box	USF 4700-6223	6.00	0.7	-9.40	2.7	S	15 in	Perforated HDPE	NO	NA	25 lf
H	P Box	USF 4700-6223	6.00	0.7	-9.40	2.7	S	15 in (S) 4 in (N)	Perforated HDPE (S) Solid HDPE (N)	NO	NA	42 lf
I	P Box	USF 4700-6223	6.00	0.7	-9.40	2.7	N	15 in	Perforated HDPE	NO	NA	25 lf

LEGEND

- CATCH BASIN, EXFILTRATION TRENCH, & STRUCTURE NUMBER
- DRAINAGE FLOW ARROW
- PAVEMENT ELEVATION
- BOTTOM OF CURB ELEVATION / TOP OF CURB ELEVATION
- GROUND/GRASS ELEVATION
- PROP. SOLID PIPE AND YARD DRAINS
- FIRE HYDRANT AND VALVE
- VALVE BOX
- MANHOLE
- ASPHALT
- DECORATIVE PAVEMENT
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- DIRECTION OF CUT
- SECTION NUMBER
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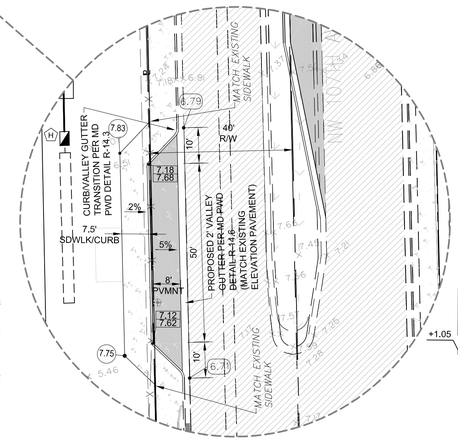
- PAGE SECTION IS DRAWN ON



TROLLEY STOP DETAIL

TROLLEY STOP X-SECTION
SCALE: 1"=10'H,1"=5'V

ISSUED FOR SITE PLAN RE-SUBMITTAL NO #1 ON 09/01/2017.

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NORTH
30 0 15 30 60
(IN FEET)
1 inch = 30 ft.
GRAPHIC SCALE

August 18, 2017, 5:39:30 p.m.
DWG: \\SERVER\Data\ENGINEERING\PROJECTS\2016\2016-11 DORAL 4200\UNIT\2016-11 DRC - 1.DWG
XREFS: \\SERVER\Data\ENGINEERING\PROJECTS\2016\2016-11 Doral 4200.dwg \\Server\Data\ENGINEERING\PROJECTS\2016\2016-11 Doral II\dwg\2016-11 Doral II Base.dwg

NO.	DATE	DESCRIPTION	BY	APP

PAVING, GRADING AND DRAINAGE PLANS

PLAN SHEET - EAST

DORAL 4200

CC DORAL II, LLC

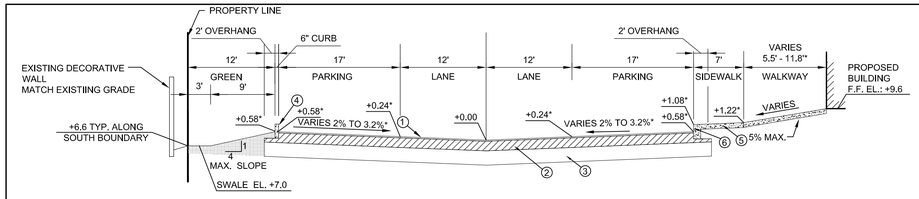
LUDOVICI & ORANGE
CONSULTING ENGINEERS, INC.
320 PALERMO AVENUE, CORAL GABLES, FLORIDA 33134 • 305/445-1600 • LB 1012

SEAL

JOHN R HALL
LICENSED ENGINEER # 20701
STATE OF FLORIDA

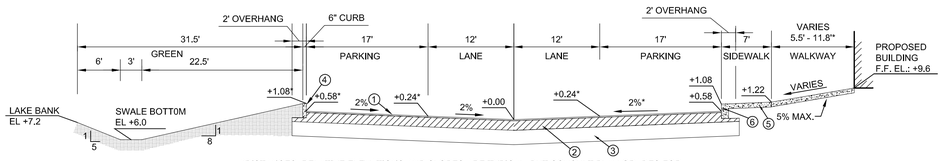
DESIGNED: YS
DRAWN: YS
CHECKED: JH
SCALE: 1" = 30'
DATE: 07-06-2017
PROJ. NO. 2016-11

PD-3
OF 6 SHEETS



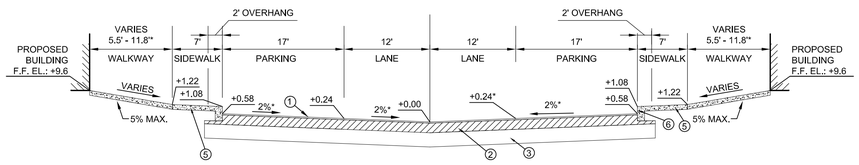
*DISTANCES, RELATIVE ELEVATIONS AND SLOPES ARE TYPICAL, BUT CONSULT PLAN GRADES FOR DEVIATIONS REQUIRED FOR HANDICAPPED ACCESS AT BUILDING ENTRANCES.

A (2 | 4) SECTION ADJACENT TO PROPERTY BOUNDARY (SOUTH)
SCALE: 1"=10'H,1"=5'V



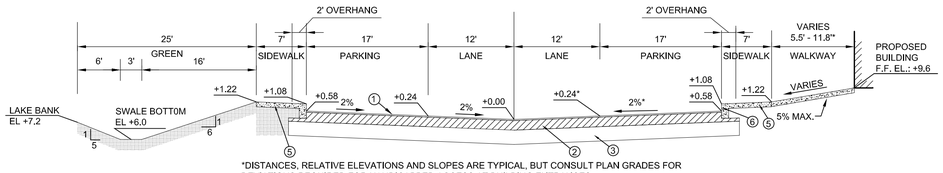
*DISTANCES, RELATIVE ELEVATIONS AND SLOPES ARE TYPICAL, BUT CONSULT PLAN GRADES FOR DEVIATIONS REQUIRED FOR HANDICAPPED ACCESS AT BUILDING ENTRANCES.

B (2 | 4) SECTION ADJACENT TO THE GREEN AREAS (NO SIDEWALK)
SCALE: 1"=10'H,1"=5'V



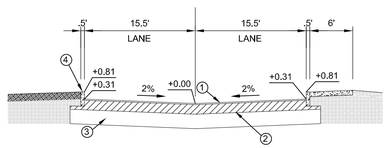
*DISTANCES, RELATIVE ELEVATIONS AND SLOPES ARE TYPICAL, BUT CONSULT PLAN GRADES FOR DEVIATIONS REQUIRED FOR HANDICAPPED ACCESS AT BUILDING ENTRANCES.

C (2 | 4) SECTION BETWEEN BUILDINGS
SCALE: 1"=10'H,1"=5'V

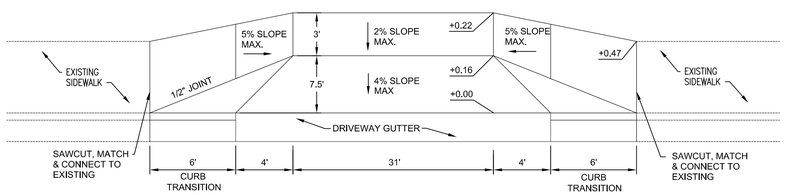


*DISTANCES, RELATIVE ELEVATIONS AND SLOPES ARE TYPICAL, BUT CONSULT PLAN GRADES FOR DEVIATIONS REQUIRED FOR HANDICAPPED ACCESS AT BUILDING ENTRANCES.

D (2,3 | 4) SECTION ADJACENT TO THE GREEN AREAS (WITH SIDEWALKS)
SCALE: 1"=10'H,1"=5'V



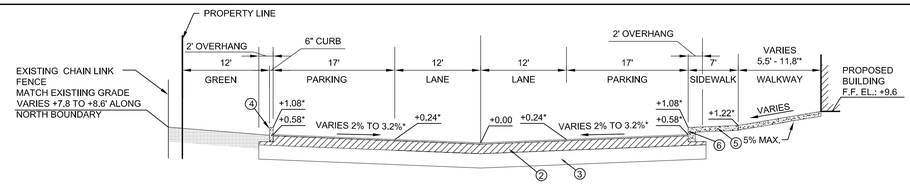
E (3 | 4) SECTION THROUGH EAST ENTRANCE
SCALE: 1"=10'H,1"=5'V



DRIVEWAY CONNECTION DETAIL (URBAN FLARED TURNOUT PER FDOT INDEX 515)

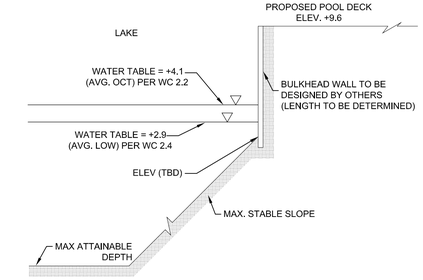
SCALE: N.T.S.

1. 1½" (TWO ¾" LIFTS) TYPE SP 9.5 PER FDOT STANDARD SPEC. FOR ROAD & BRIDGE CONSTRUCTION SECTION 334
2. 8" LIMEROCK BASE, W/A MIN. LBR OF 100, COMPACTED TO 98% OF THE MAX DENISTY AS DETERMINED BY AASHTO T-180.
3. 12" STABILIZED SUB-BASE, W/A MIN. LBR OF 40, COMPACTED TO 95% OF THE MAX DENISTY AS DETERMINED BY AASHTO T-180.
4. PROP. TYPE D CURB
5. PROP. 4" THICK SIDEWALK
5A. PROP. 6" THICK SIDEWALK
6. PROP. THICKENED EDGE SIDEWALK
7. PROP. 2' DROP CURB PER FDOT INDEX 300
8. PROP. WHEELSTOP

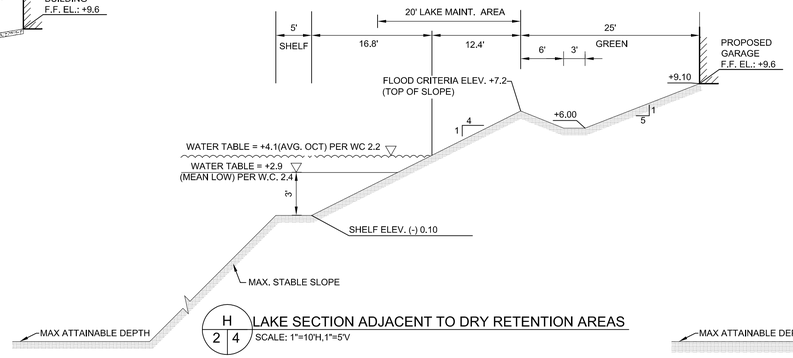


*DISTANCES, RELATIVE ELEVATIONS AND SLOPES ARE TYPICAL, BUT CONSULT PLAN GRADES FOR DEVIATIONS REQUIRED FOR HANDICAPPED ACCESS AT BUILDING ENTRANCES.

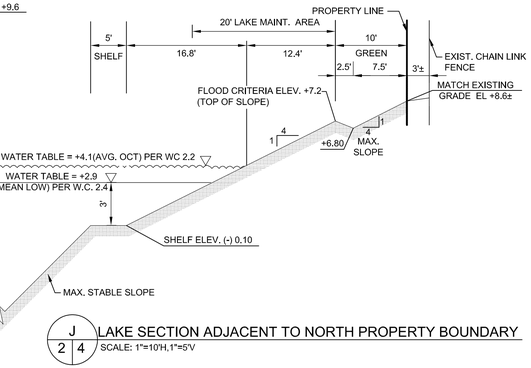
F (2,3 | 4) SECTION ADJACENT TO PROPERTY BOUNDARY (NORTH)
SCALE: 1"=10'H,1"=5'V



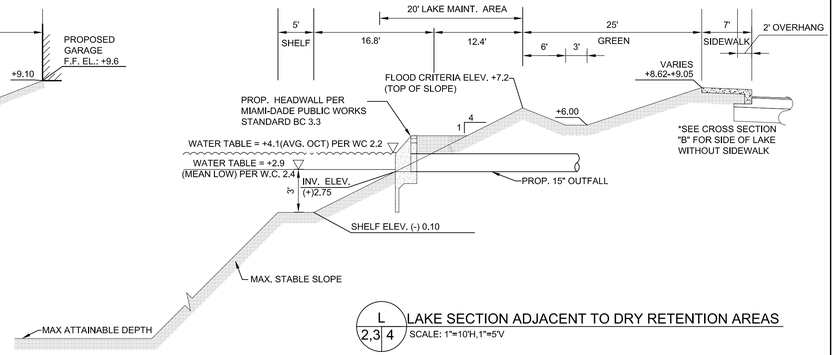
G (3 | 4) LAKE SECTION ADJACENT TO CLUB HOUSE
SCALE: 1"=10'H,1"=5'V



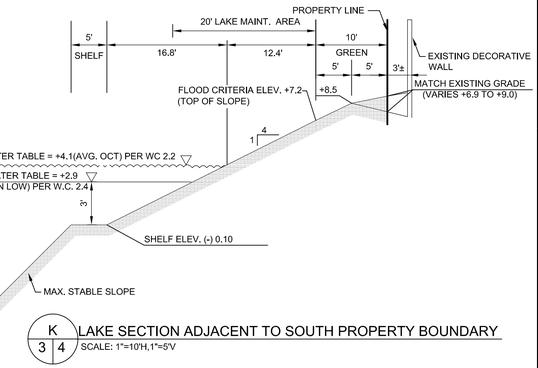
H (2 | 4) LAKE SECTION ADJACENT TO DRY RETENTION AREAS
SCALE: 1"=10'H,1"=5'V



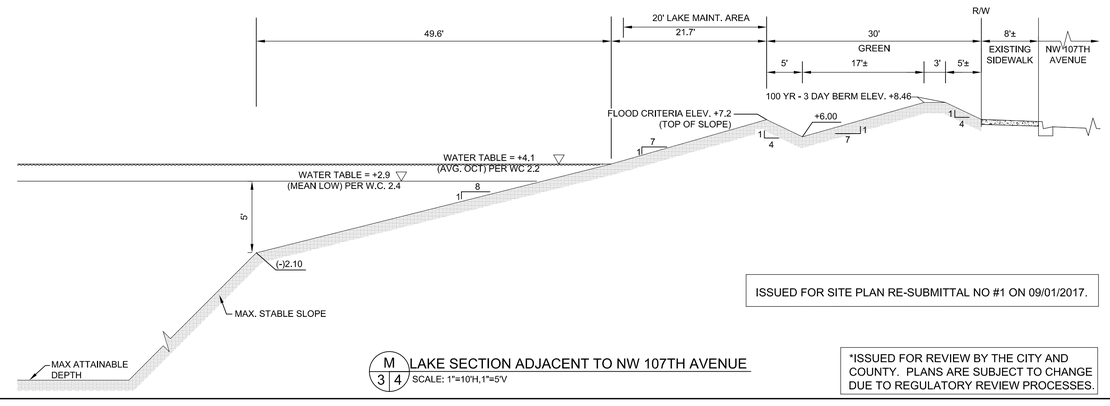
J (2 | 4) LAKE SECTION ADJACENT TO NORTH PROPERTY BOUNDARY
SCALE: 1"=10'H,1"=5'V



L (2,3 | 4) LAKE SECTION ADJACENT TO DRY RETENTION AREAS
SCALE: 1"=10'H,1"=5'V



K (3 | 4) LAKE SECTION ADJACENT TO SOUTH PROPERTY BOUNDARY
SCALE: 1"=10'H,1"=5'V



M (3 | 4) LAKE SECTION ADJACENT TO NW 107TH AVENUE
SCALE: 1"=10'H,1"=5'V

ISSUED FOR SITE PLAN RE-SUBMITTAL NO #1 ON 09/01/2017.

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NO.	DATE	DESCRIPTION	BY	APP
1	09/01/17	Site Plan Resubmittal		

PAVING, GRADING AND DRAINAGE PLANS

CROSS SECTIONS

DORAL 4200

CC DORAL II, LLC

LUDOVICI & ORANGE
CONSULTING ENGINEERS, INC.
329 PALERMO AVENUE, CORAL GABLES, FLORIDA 33134 • 305/448-1600 • LB 1012

SEAL

JOHN R HALL
LICENSED ENGINEER # 20701
STATE OF FLORIDA

DESIGNED: YS
DRAWN: YS
CHECKED: JRH
SCALE: 1" = 30'
DATE: 07-06-2017
PROJ. NO. 2016-11
SHEET: PD-4
OF 6 SHEETS

August 18, 2017 3:30:44 p.m.
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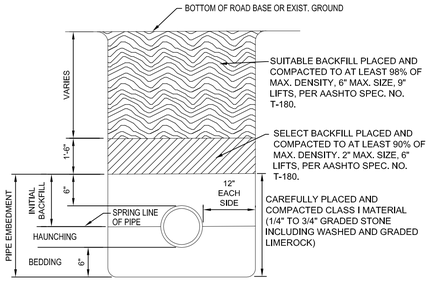
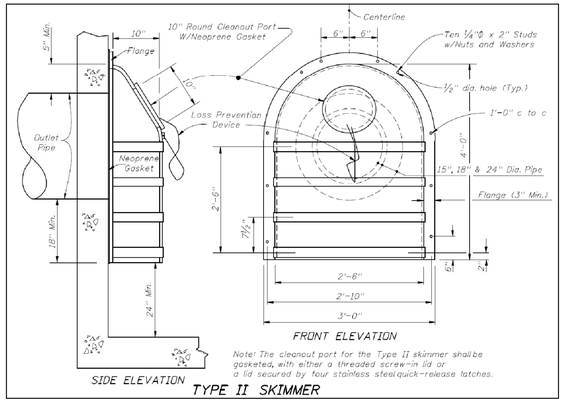
Current Xrefs\XrefNames\PROJECTS\2016\2016-11 Doral 4200\Plans\2016-11 Doral 4200 (Civil) - PD-4 - 8117.dwg

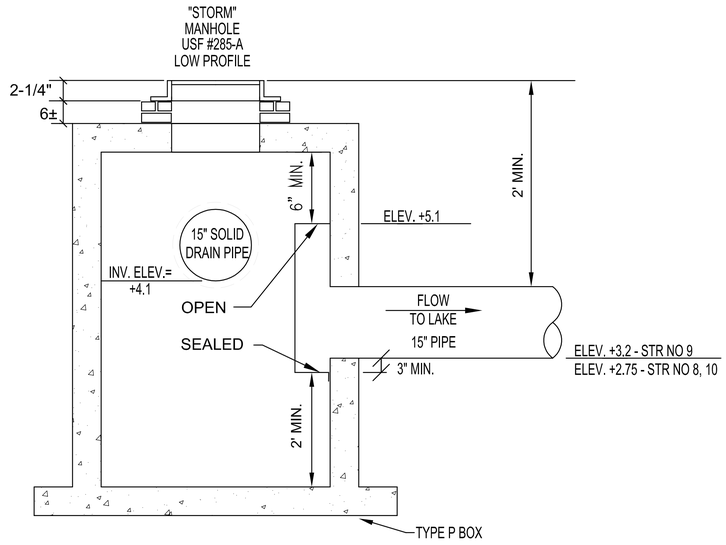


DRAINAGE PIPE TRENCH

N.T.S.

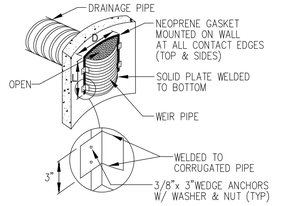


OIL AND GREASE SEPARATOR
PER FDOT INDEX 241



WEIR STRUCTURES (# 8, 9, 10)

SCALE: N.T.S.

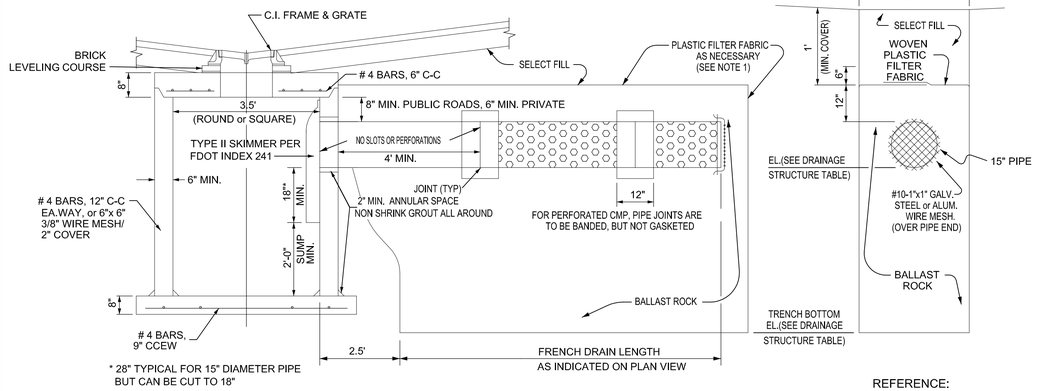


DIMENSIONS		
DRAINAGE PIPE	WEIR PIPE	
DIAMETER	DIAMETER (D)	LENGTH (L)
15"	24"	36" MIN
18"	24"	39" MIN

NOTE:
INSTALL WEIR WITH TOP PLATE AT LEAST 3" ABOVE TOP OF OUTFALL PIPE AND BOTTOM OF WEIR AT LEAST 3" BELOW INV. OF OUTFALL PIPE.

WEIR DETAIL

N.T.S.



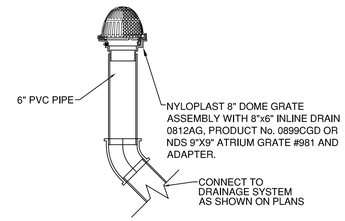
CATCH BASIN - TYPE "P" BOX

SCALE: NONE

REFERENCE:
STANDARD DETAIL SD 1.3
DADE COUNTY PUBLIC WORKS

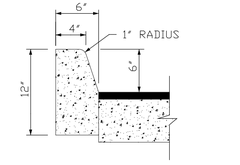
TRANSVERSE SECTION

SCALE: N.T.S.



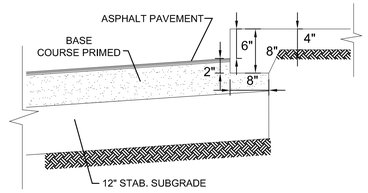
PLANTING AREA YARD DRAIN
STRUCTURE No.s 2A thru 5A

SCALE: N.T.S.



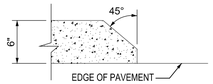
CURB-6"CONCRETE (TYPE D)

SCALE: NONE



THICKENED EDGE SIDEWALK

SCALE: N.T.S.



CURB ENDING-6"CURB

SCALE: NONE

NOTES:

1. PLASTIC FILTER FABRIC SHALL BE WOVEN MONOFILAMENT POLYPROPYLENE GEOTEXTILE. PERMITTIVITY SHALL BE GREATER THAN 0.50 SEC-1 AND FLOW RATE GREATER OR EQUAL TO 50GPM PER SF.
2. WASH DOWN THE BALLAST ROCK WITH CLEAN WATER AFTER ROCK HAS BEEN PLACED TO THE PROPER ELEVATION TO ALLOW FOR INITIAL SETTLEMENT THAT MAY OCCUR. ADD ADDITIONAL BALLAST ROCK TO RESTORE ROCK TO THE PROPER ELEVATION IN ACCORDANCE WITH THE DETAILS.
3. PIPE INVERT ELEVATION IS NO MORE THAN 6" BELOW AVERAGE OCTOBER GROUND WATER ELEVATION OF +4.1

EXFILTRATION TRENCH DETAILS

ISSUED FOR SITE PLAN RE-SUBMITTAL NO #1 ON 09/01/2017.

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NO.	DATE	DESCRIPTION	BY	APP
1	09/01/17	Site Plan Resubmittal		

PAVING, GRADING AND DRAINAGE PLANS

DETAILS

DORAL 4200

CC DORAL II, LLC

LUDOVICI & ORANGE
CONSULTING ENGINEERS, INC.
329 PALERMO AVENUE, CORAL GABLES, FLORIDA 33134 • 305/448-1600 • LB 1012

SEAL

JOHN R HALL
LICENSED ENGINEER # 20701
STATE OF FLORIDA

DESIGNED: YS
DRAWN: YS
CHECKED: JRH
SCALE: 1" = 30'
DATE: 07-06-2017
PROJ. NO. 2016-11
SHEET: PD-5
OF 6 SHEETS

jun 19, 2017, 3:30:44 p.m.
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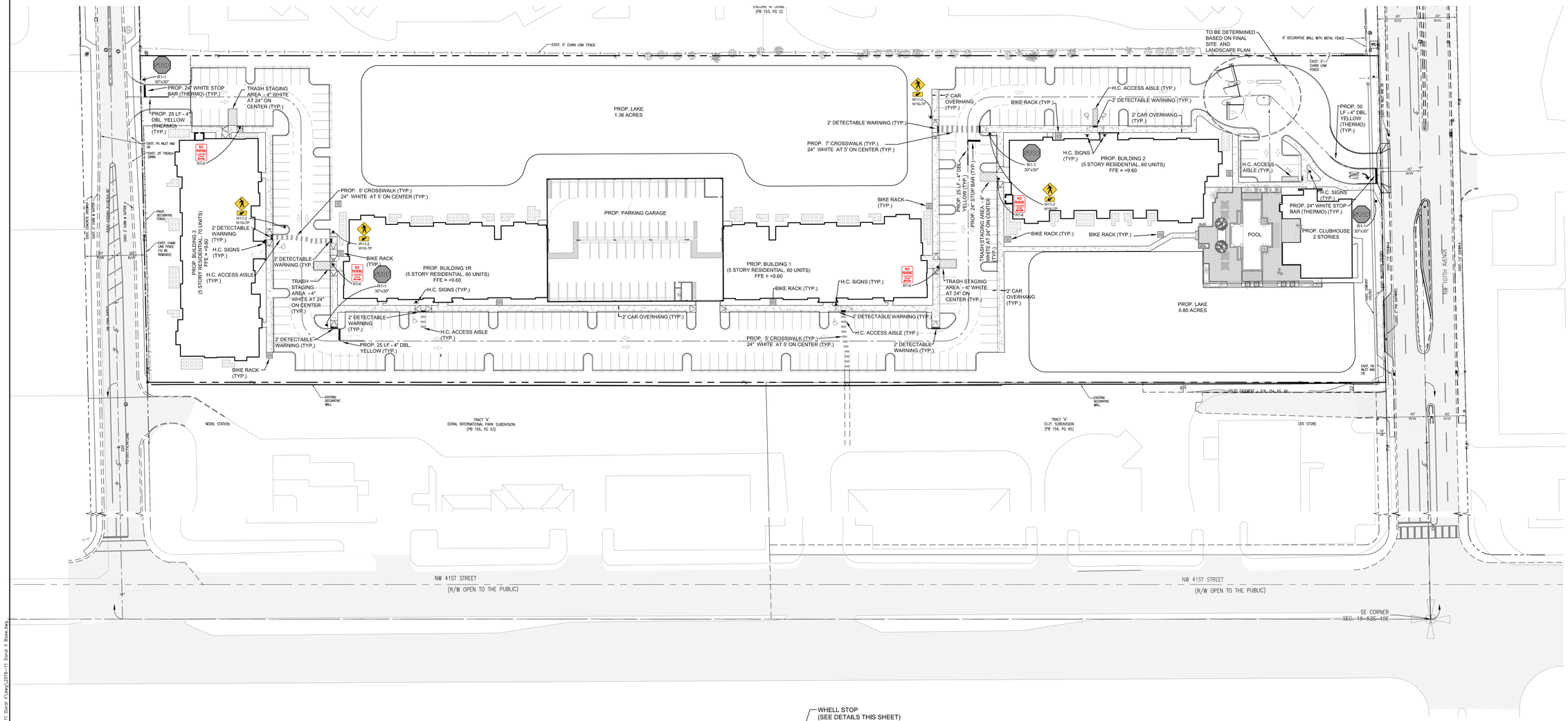
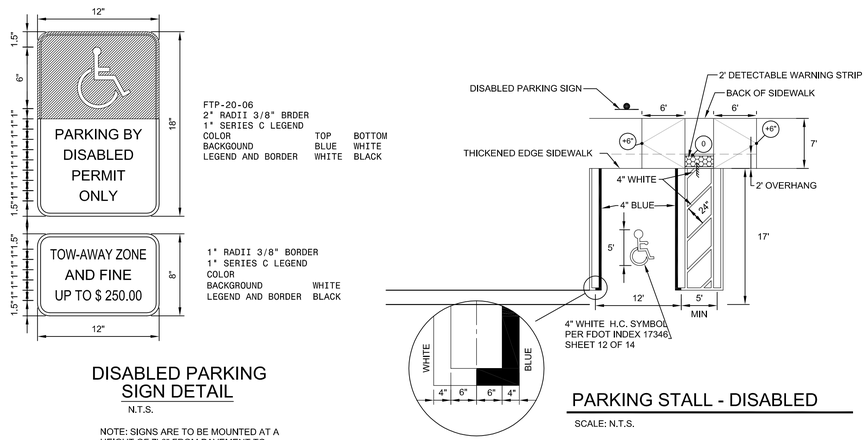




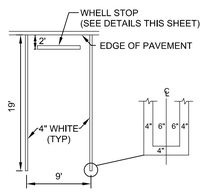
DISABLED PARKING SIGN DETAIL

N.T.S.

NOTE: SIGNS ARE TO BE MOUNTED AT A HEIGHT OF 7'-0" FROM PAVEMENT TO BOTTOM OF SIGN.

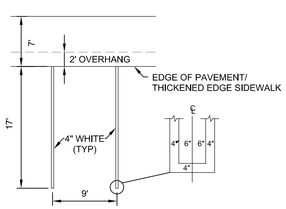
PARKING STALL - DISABLED

SCALE: N.T.S.



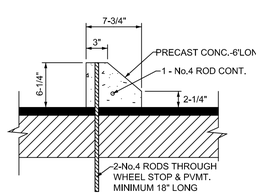
PARKING STALL - ADJACENT TO GREEN AREAS

SCALE: N.T.S.



PARKING STALL - ADJACENT TO SIDEWALK

SCALE: N.T.S.



WHEELSTOP PRECAST CONCRETE

SCALE: NTS

1. PAVEMENT MARKINGS
 1.1. ALL PAVEMENT MARKINGS SHALL BE PAINT UNLESS OTHERWISE DETAILED ON THE PLANS. FOLLOW FDOT SPECIFICATIONS SECTION 710- PAINTED PAVEMENT MARKINGS AND 711 THERMOPLASTIC TRAFFIC STRIPES AND MARKINGS.
2. TRAFFIC SIGNS
 2.1. MATERIALS: FOLLOW FDOT SPECIFICATION SECTION 700 -- HIGHWAY SIGNING; AND MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, U.S. DEPARTMENT OF TRANSPORTATION (M.U.T.C.D.), LATEST EDITION.
 2.2. PLACEMENT: IN ACCORDANCE WITH THE M.U.T.C.D., PART II, SIGNS, IN LOCATIONS SHOWN ON THE PLANS.
 2.3. FIBERGLASS BLANKS FOR TRAFFIC SIGNS ARE ALLOWED IN LIEU OF ALUMINUM.

ISSUED FOR SITE PLAN RE-SUBMITTAL NO #1 ON 09/01/2017.

*ISSUED FOR REVIEW BY THE CITY AND COUNTY. PLANS ARE SUBJECT TO CHANGE DUE TO REGULATORY REVIEW PROCESSES.

NO.	DATE	DESCRIPTION	BY	APP

PAVING, GRADING AND DRAINAGE PLANS

PAVING MARKING & SIGNAGE

DORAL 4200

CC DORAL II, LLC

LUDOVICI & ORANGE
CONSULTING ENGINEERS, INC.
329 PALERMO AVENUE, CORAL GABLES, FLORIDA 33134 • 305448-1600 • LB 1012

SEAL

JOHN R HALL
LICENSED ENGINEER # 20701
STATE OF FLORIDA

DESIGNED: YS
DRAWN: YS
CHECKED: JH
SCALE: 1" = 50'
DATE: 07-06-2017
PROJ. NO. 2016-11
SHEET: PD-6
OF 6 SHEETS

March 03, 2017 9:54:12 a.m.
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DORAL 4200

WATER AND SEWER MAIN EXTENSION PLAN

PREPARED FOR

CC DORAL II, LLC

M-DWASD AGREEMENT ID #:23178
ORB 30413 PG 2201

I.

1. ALL MATERIALS AND LABOR UNDER THIS PROJECT SHALL BE IN STRICT ACCORDANCE WITH THE REQUIREMENTS OF THE MIAMI-DADE WATER AND SEWER DEPARTMENT AND SHALL CONFORM TO THE STANDARDS AND SPECIFICATIONS AVAILABLE AND ON FILE WITH THE DEPARTMENT. SUBMIT SHOP DRAWINGS FOR ALL MATERIALS.
2. COVER OVER WATER OR SEWER FORCE MAINS SHALL BE 4'-0" MIN.
3. ALL MAIN LINE VALVES SHALL BE INSTALLED COMPLETE WITH 10" RISER PIPES AND NO. 3 OR 53 VALVE BOXES FIRE HYDRANTS AND SERVICE VALVES SHALL BE INSTALLED COMPLETE WITH 6" RISER PIPES AND NO. 2 VALVE BOXES.
4. ALL FORCE MAIN SERVICE CONNECTIONS INTO PRESSURE TRANSMISSION MAINS SHALL HAVE A SHUT OFF VALVE AND CHECK VALVE AT THE POINT OF ENTRY.
5. ALL GRAVITY SYSTEMS SHALL BE CONSTRUCTED IN ACCORDANCE WITH DEPARTMENT STANDARDS.
6. ALL WATER METERS WILL BE INSTALLED BY THE MIAMI-DADE WATER AND SEWER DEPARTMENT, PROVIDING THE APPROPRIATE CHARGES HAVE BEEN PREPAID.
7. FIRE HYDRANT REQUIREMENTS (NUMBER AND LOCATION) SHALL BE AS REQUIRED BY MIAMI-DADE COUNTY FIRE DEPARTMENT OR THE APPROPRIATE FIRE AGENCY WITH INSTALLATION IN ACCORDANCE WITH DEPARTMENT STANDARDS.
8. CONTRACTOR MUST CALL MDWASD INSPECTION DIVISION TO ARRANGE FOR A PRECONSTRUCTION MEETING 2 FULL BUSINESS DAYS PRIOR TO PROPOSED START OF CONSTRUCTION. CONTACT ONE CALL CENTER 48 HRS PRIOR TO EXCAVATION.
9. CONTRACT INSPECTOR WILL INSPECT ANY FACILITIES APPROVED BY THE DEPARTMENT. ALL OTHER REQUIREMENTS OF THE PERMITTING AGENCY SHALL BE IN ACCORDANCE WITH THEIR STANDARDS AND REQUIREMENTS.
10. WORK PERFORMED UNDER THIS PROJECT WILL NOT BE CONSIDERED AS COMPLETE UNTIL FINAL ACCEPTANCE OF THE SYSTEM BY THE DEPARTMENT AND UNTIL THE FOLLOWING DOCUMENTS ARE RECEIVED AND APPROVED BY THE DEPARTMENT:

a. EASEMENTS, IF REQUIRED
b. CONTRACTOR'S WAIVER AND RELEASE OF LIEN
c. ABSOLUTE BILL OF SALE
d. i. CONTRACTOR'S LETTER OF WARRANTY (I.E., LETTER AGREEMENT)
   ii DEVELOPER'S CONTRACT BOND (I.E., CONTRACT AGREEMENT).
e. "RECORD DRAWING" PRINTS (24"x 36") SHOWING SPECIFIC LOCATIONS, DEPTH, ETC. OF ALL WATER AND SEWER FACILITIES AS LOCATED BY A LICENSED SURVEYOR & MAPPER, ALONG WITH PRINTS OF "RECORD DRAWINGS" WHICH HAVE BEEN SIGNED AND SEALED BY A REGISTERED SURVEYOR & MAPPER. (No. OF PRINTS: 3-FOR WATER, 4-FOR GRAVITY SEWER AND 5-FOR FORCE MAIN OR PUMP STATION PROJECTS). Submittal of final CAD Files required.
f. H.R.S. LETTER OF RELEASE REQUIRED FOR ALL WATER PROJECTS
g. BILL OF SALE SKETCH (8½"x 11") FOR WATER AND SEWER, SEPARATELY

11. ALL NEW CONNECTIONS FROM EXISTING DEPARTMENT MAINS TO BE MADE BY DEPARTMENT FORCES ONLY. THE CONTRACTOR TO EXCAVATE AT REQUIRED LOCATIONS, PROVIDE AND INSTALL MATERIAL WITH FITTINGS, PRIOR TO TAP.
12. AN APPROVED PAVING AND DRAINAGE PLAN MUST BE SUBMITTED TO MDWASD FOR ALL NEW SUBDIVISIONS PRIOR TO APPROVAL OF WATER AND SEWER PERMIT PLANS, UPON REQUEST.
13. UNLESS OTHERWISE SPECIFIED, ALL TAPS 20 INCHES AND SMALLER FOR CONNECTIONS TO EXISTING MAINS WILL BE DONE BY DEPARTMENT FORCES. UNDER NO CIRCUMSTANCES WILL THE CONTRACTOR BE PERMITTED TO TAP EXISTING MAINS IN THE SIZE RANGE SPECIFIED ABOVE. THE TAPPING SLEEVE AND TAPPING VALVE ARE FURNISHED AND INSTALLED BY THE CONTRACTOR UNDER THE SUPERVISION OF THE INSPECTOR.

MIAMI-DADE COUNTY, Delivering Excellence Every Day, WATER & SEWER DEPARTMENT	ISSUE DATE	APPROVED BY	STANDARD DETAIL	ITEM: GS 0.5
	03/01/2010	V.F.C.	STANDARD REQUIREMENTS WATER AND SEWER CONSTRUCTION	SHEET 1 OF 2
	07/20/2016	D.V.		

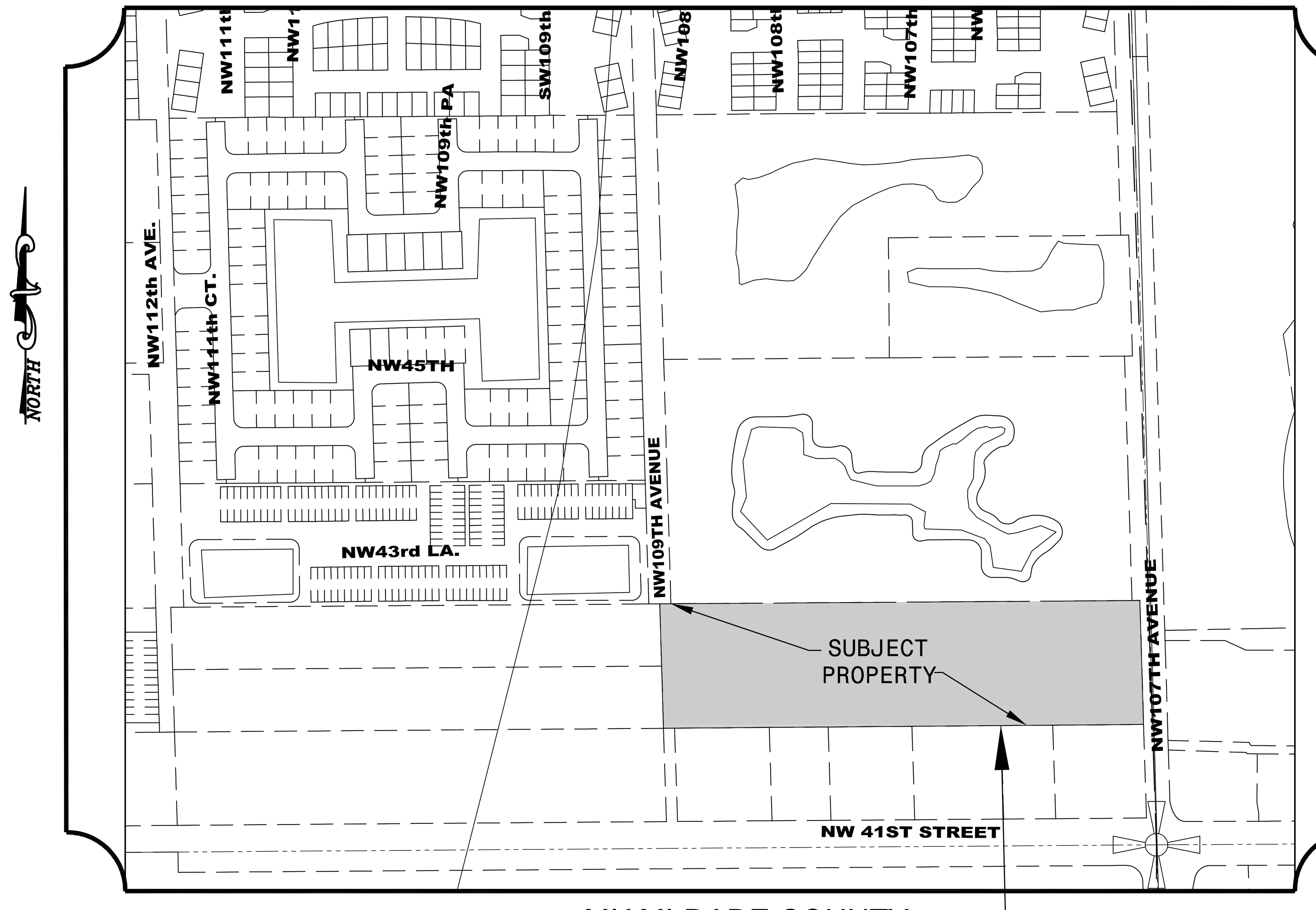
II.

1. AT THE COMPLETION OF ANY WATER AND SEWER JOB EITHER DONATION OR CONTRACT, THE CONTRACTOR SHALL SUBMIT:
   a. RECORD DRAWING PRINTS WHICH HAVE BEEN SIGNED AND SEALED BY A FLORIDA LICENSED PROFESSIONAL SURVEYOR AND MAPPER (QTY. OF PRINTS AS REQUIRED BY THE DEPARTMENT).
2. "RECORD DRAWING" FORMAT:
   a. 24"x 36" PRINTS
   b. PDF FILE
   c. CADD FILE (DWG OR DXF) ROTATED AND TRANSLATED TO STATE PLANE COORDINATES NAD 83 FLORIDA EAST ZONE
   d. THE WORDS "RECORD DRAWING" IN LARGE LETTERS
   e. TITLE BLOCK WITH DEPARTMENT DS, DW OR ER NUMBER AND PERTINENT INFORMATION
   f. PREFERRED SCALE TO BE 1"= 40' HORIZONTALLY AND 1"= 4' VERTICALLY*
   g. STREET NOMENCLATURE
   h. SEPARATE RECORD DRAWINGS FOR WATER AND SEWER
   i. SEPARATE WATER AND SEWER PROFILE
   j. STATIONING STARTING WITH 0+00 AT PERMANENT REFERENCE POINT (I.E. ℄, ℄, ETC.) OR AS SHOWN ON DESIGN PERMIT PLANS, AND TO RUN CONTINUOUSLY TO END OF MAIN
   k. EASEMENTS, IF ANY, TIED TO PERMANENT REFERENCE POINT
   l. IDENTIFY ALL CONTROL LINES (I.E. BLDG. LINE, PROPERTY LINE, R/W, ETC.)
   m. ALL "PROPOSED" INFORMATION TO BE REMOVED FROM PRINTS, LEAVING ONLY RECORD DRAWING INFORMATION REFLECTED IN DRAWINGS
3. WATER "RECORD DRAWINGS" MUST INCLUDE:
   a. PLANS SHOWING PIPE SIZE, MATERIAL AND OFFSET OF MAIN, DEFLECTIONS (IF ANY), STATION OF SERVICES, HYDRANTS, VALVES, FITTINGS, IF ANY, ALL IN STATE PLANE COORDINATES. UTILITY CROSSINGS SHALL BE CLEARLY IDENTIFIED AND LOCATED.
   b. PROFILE SHOWING TOP OF GROUND AND TOP OF PIPE ELEVATIONS AT EVERY 100' STATION AND AT ANY CHANGE IN GRADE (WITH CORRESPONDING STATION), PIPE SIZE AND PIPE MATERIALS REFERENCED TO PLAN.
4. SEWER "RECORD DRAWINGS" MUST INCLUDE:
   a. PLAN SHOWING MANHOLE NUMBER, PIPE SIZE AND PIPE MATERIAL OF PIPE, DEFLECTION, SLOPE OF GRAVITY SEWER, LOCATION OF LATERALS WITH REFERENCE TO MANHOLE AND CLEANOUTS.
   b. THE NORTHERLY AND EASTERLY COORDINATES ON ALL FIELD OBTAINED MEASUREMENTS AND PROVIDED ON ALL RECORD DRAWING SUBMITTALS
   c. PROFILE SHOWING MANHOLE NUMBER (AS PER PLAN), RIM AND INVERT ELEVATIONS (IF MORE THAN ONE INVERT, LABEL NORTH, SOUTH, ETC.), AND STATION STARTING AT 0+00 AT DOWNSTREAM MANHOLE.
5. FORCE MAIN "RECORD DRAWING" SAME AS WATER MAIN.
6. EACH RECORD DRAWING SHALL SHOW THE FLORIDA STATE PLANE COORDINATES (CURRENT READJUSTMENT) OF ALL THE MANHOLES AND VALVES AND OF AT LEAST TWO HORIZONTAL CONTROL POINTS PROPERLY IDENTIFIED AND LOCATED WITHIN THE PROJECT.

* OTHER SCALE MAY BE PERMITTED, BUT MUST BE APPROVED BY THE DEPARTMENT PRIOR TO PREPARATION OF DRAWINGS.

MIAMI-DADE COUNTY, Delivering Excellence Every Day, WATER & SEWER DEPARTMENT	ISSUE DATE	APPROVED BY	STANDARD DETAIL	ITEM: GS 0.5
	03/11/2009	V.F.C.	"RECORD DRAWING" REQUIREMENTS	SHEET 2 OF 2
	07/20/2016	D.V.		

NOTE:
ALL EXISTING MAINS BEING IMPACTED BY THIS PROJECT AND ALL PROP. WATER & FORCE MAINS AND FITTINGS TO BE RESTRAINED PER GS 2.0



MIAMI-DADE COUNTY
FOLIO #: 35-3019-001-0500
SEC 19-53-40
LOCATION MAP
SCALE: 1" = 300'

PROJECT LOCATION

ENGINEER'S NOTES: (NOT PART OF M-DWASD NOTES NOR APPROVAL)
III. GENERAL NOTES

A. ALL ELEVATIONS REFER TO SEA LEVEL DATUM, 1929.

B. CONTRACTOR:
1. NOTIFY ALL UTILITY COMPANIES BEFORE STARTING WORK. THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES IN THE AREA BEFORE BEGINNING CONSTRUCTION.
2. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR COORDINATION AND GIVING NOTICE OF REQUIRED INSPECTIONS. IN DOING THIS, HONOR THE LEAD-TIME NEEDS OF THE RESPECTIVE AGENCIES.
3. NOTIFY ENGINEER'S FIELD REPRESENTATIVE AHEAD OF TIME SO THAT HE CAN MAKE REQUIRED INSPECTIONS LISTED BELOW.
4. NOTE: THE ENGINEER'S CERTIFICATION OF CONSTRUCTION OBSERVATION IS REQUIRED FOR UTILITY CONVEYANCE. YOU ARE RESPONSIBLE FOR NOTIFYING THE ENGINEER 24 HOURS IN ADVANCE OF MANHOLE INSTALLATIONS, MAIN & SERVICE INSTALLATIONS, TESTING, BACKFILLING, FLUSHING AND DISINFECTING SO THAT ENGINEER MAY MAKE THE OBSERVATIONS NECESSARY FOR THE CERTIFICATION.
5. WORK WITH UTILITY CONTRACTORS IS TO BE COORDINATED IN ORDER TO AVOID POTENTIAL CONFLICTS BETWEEN SEEPAGE TRENCHES AND UTILITY MAINS AND SERVICES.
6. CONTRACTOR SHALL REFER TO ARCHITECTURAL PLAN, FIRE PROTECTION PLAN, AND MECHANICAL ENGINEER'S PLAN TO VERIFY THE LOCATION OF CONNECTIONS TO BUILDING FOR WATER SERVICES, SANITARY SEWER LATERALS, AND DRAINAGE PIPES TO RWL'S FROM BUILDING. CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING CORRECT SIZE AND ALIGNMENT OF CONNECTION POINTS. CONTRACTOR SHALL PROVIDE ADAPTERS AS NECESSARY TO CONNECT TO BUILDING SERVICES AND RWL'S. CONTRACTOR SHALL NOTIFY THE ENGINEER IN WRITING OF ANY DISCREPANCY AND SHALL COORDINATE WITH ENGINEER TO RESOLVE PRIOR TO CONSTRUCTION.

C. EXISTING FACILITIES:
1. PROMPTLY PATCH AND REPAIR ANY DAMAGES CAUSED TO EXISTING FACILITIES AND UTILITIES. CLOSELY MATCH TEXTURES AND FINISHES OF EXISTING ADJACENT SURFACES. PATCH WITH DURABLE SEAMS THAT ARE AS INVISIBLE AS POSSIBLE. INSPECT AND TEST PATCHED AREAS TO DEMONSTRATE INTEGRITY OF THE INSTALLATIONS, WHERE FEASIBLE.
2. CONTRACTOR TO VERIFY LOCATION, ELEVATION, MATERIAL AND CONDITION OF ALL EXISTING UTILITIES PRIOR TO THE START OF CONSTRUCTION. AFTER OBTAINING LOCATIONS FROM SUNSHINE 811 AND UTILITY COMPANIES, AND PRIOR TO THE START OF CONSTRUCTION, CONTRACTOR SHALL UNCOVER ALL KNOWN UNDERGROUND UTILITIES IN THE PATH OF THE WORK, WHETHER OR NOT THE UTILITIES ARE SHOWN ON THE PLANS, AND TAKE VERTICAL AND HORIZONTAL MEASUREMENTS OF THE LOCATION OF THESE UTILITIES, AND IF ANY CONFLICTS ARE APPARENT REPORT THE MEASUREMENTS TO THE ENGINEER.
3. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL UNDERGROUND FACILITIES PRIOR TO THE START OF CONSTRUCTION AND COORDINATE WITH THE VARIOUS UTILITY AGENCIES TO RELOCATE, BYPASS OR OTHERWISE ENSURE THAT UTILITY SERVICES WILL NOT BE INTERRUPTED DURING CONSTRUCTION.
4. EXISTING FACILITIES SHALL BE RESTORED TO A CONDITION EQUIVALENT TO THAT WHICH EXISTED PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. NO SEPARATE PAYMENT WILL BE MADE FOR THIS WORK.
5. THE LOCATIONS OF EXISTING FACILITIES HAVE BEEN PREPARED FROM THE MOST RELIABLE INFORMATION KNOWN TO THE ENGINEER. THE CONTRACTOR SHALL VERIFY THE LOCATION OF FACILITIES IN THE FIELD.
6. EXISTING GRADES WERE TAKEN FROM THE BEST AVAILABLE DATA AND MAY NOT ACCURATELY REFLECT PRESENT CONDITIONS, CONTRACTOR SHALL BE RESPONSIBLE FOR FAMILIARIZING HIMSELF WITH CURRENT SITE CONDITIONS, AND SHALL REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO STARTING WORK.
7. EXISTING LAND MARKERS AND MONUMENTS WITHIN THE LIMITS OF CONSTRUCTION SHALL BE REFERENCED BY THE CONTRACTOR'S SURVEY PARTY AND IF DISTURBED, SHALL BE RESET.
8. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
9. ALL GRASS AREAS AFFECTED BY CONSTRUCTION SHALL BE RE-SODDED WITH ST. AGUSTINE GRASS AND IS INCIDENTAL TO THE CONTRACT.
10. EXISTING ASPHALT PAVEMENT THAT IS TO BE REMOVED SHALL BE TRUCKED OFF-SITE BY THE CONTRACTOR FOR DISPOSAL AT A LOCATION APPROVED BY MIAMI-DADE COUNTY RER.
11. ALL SURPLUS SOIL, IF ANY, RESULTING FROM SITE EARTHWORK OR GRADING OPERATIONS SHALL BE REMOVED FROM THE SITE. DISPOSAL OF SURPLUS MATERIALS, RUBBISH AND DEBRIS SHALL BE MADE AT A LEGAL DISPOSAL SITE.

D. SAFETY:
1. UNDERGROUND CONTRACTOR SHALL COMPLY WITH THE TRENCH SAFETY ACT, HB 3183, FLORIDA STATUTES, WHICH INCORPORATES, BUT IS NOT LIMITED TO, THE FOLLOWING:
   a. OSHA STANDARD 29 C.F.R. PART 1926, SUBPART P, EXCAVATION AND TRENCHES.
2. ADHERE TO ANY SPECIAL SHORING REQUIREMENTS OF THE STATE OR OTHER POLITICAL SUBDIVISION.
3. ENGINEER IS NOT RESPONSIBLE FOR THE SAFETY OF THE EXCAVATION OR DESIGN AND CONSTRUCTION OF ANY SHORING.
4. THE CONTRACTOR SHALL CONDUCT ALL CONSTRUCTION OPERATIONS IN A MANNER TO PREVENT INJURY TO PEOPLE AND WORKERS, AND DAMAGE TO ADJACENT BUILDINGS AND FACILITIES. ENSURE SAFE PASSAGE OF PEOPLE AROUND WORKING AREAS.

E. PLANS:
1. NO MODIFICATIONS TO THESE PLANS ARE ALLOWED WITHOUT THE WRITTEN CONSENT OF THE ENGINEER. NO AGENCY INSPECTOR, CONTRACTOR, OR OWNER IS AUTHORIZED TO UNILATERALLY MODIFY THESE PLANS.
2. IT IS THE INTENT OF THESE PLANS TO BE IN ACCORDANCE WITH APPLICABLE CODES AND AUTHORITIES HAVING JURISDICTION ANY DISCREPANCIES BETWEEN THESE PLANS AND APPLICABLE CODES SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE ENGINEER.

F. SITE:
1. USE WATER MIST, TEMPORARY ENCLOSURES, AND ANY OF THE SUITABLE METHODS TO LIMIT THE SPREAD OF DUST AND DIRT. COMPLY WITH GOVERNING ENVIRONMENTAL PROTECTION REGULATIONS.

G. TREES:
1. EXISTING TREES SHALL BE REMOVED ONLY IF REQUIRED FOR CONSTRUCTION. THOSE TREES NOT INTERFERING WITH CONSTRUCTION SHALL BE PROTECTED IN PLACE. THE CONTRACTOR IS ADVISED THAT A TREE PERMIT MAY BE REQUIRED FOR TREE REMOVAL CONTRACTOR SHALL NOTIFY D.E.R.M. PRIOR TO REMOVING ANY TREES.
2. ALL EXISTING TREES TO REMAIN SHALL BE PROTECTED AT ALL TIMES DURING CONSTRUCTION. ROOTS AND BRANCHES SHALL BE PRUNED AS NEEDED TO MINIMIZE POSSIBLE AMOUNT OF DAMAGE TO THE TREES. NOTIFY THE ENGINEER OF ANY DISCREPANCIES IN LOCATION OF EXISTING TREES FOR ADJUSTMENTS OF PROPOSED WORK.
3. NO MATERIAL SHALL BE STORED OR CONSTRUCTION OPERATION CARRIED ON WITHIN 4 FEET OF ANY TREE TO BE SAVED OR WITHIN THE TREE PROTECTION FENCE.

H. PRE-CONSTRUCTION:
1. THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR PRECAST STRUCTURES AND MANUFACTURER'S LITERATURE FOR ALL PIPE, FITTINGS AND OTHER HARDWARE FOR REVIEW BY THE ENGINEER.
2. SUBMITTALS (SHOP DRAWINGS AND PRODUCT LITERATURE): NUMBER REQUIRED: ONE TO BE RETAINED BY ENGINEER PLUS WHATEVER ADDITIONAL MAY BE NEEDED BY CONTRACTOR.
   SCOPE: ALL PRODUCTS AND MATERIALS.
3. SHOP DRAWINGS SHALL BE CHECKED AND APPROVED BY THE CONTRACTOR AND THEN SUBMITTED TO THE ENGINEER-OF-RECORD FOR REVIEW PRIOR TO THE PURCHASE OR INSTALLATION OF ANY SYSTEM COMPONENTS.

I. POST CONSTRUCTION/RECORD DRAWINGS/PROJECT CLOSEOUT:
1. CLEAN ADJACENT STRUCTURES AND IMPROVEMENTS OF DUST, DIRT, AND DEBRIS CAUSED BY CONSTRUCTION OPERATIONS. RETURN ADJACENT AREAS TO CONDITIONS EXISTING BEFORE START OF CONSTRUCTION.
2. HONOR MDPWD REQUIREMENTS.
3. ENGINEER WILL FURNISH MYLAR SEPIA OF WORKING DRAWINGS FOR CONTRACTOR'S USE IN MAKING RECORD DRAWINGS.
4. CONTRACTOR SHALL SUBMIT TO ENGINEER A CERTIFIED COPY OF RECORD DRAWINGS FOR ENGINEER'S REVIEW.
5. SUBMIT TO UTILITY DEPARTMENT IF APPLICABLE: RECORD MYLAR AND TWO PRINTS SIGNED AND SEALED BY A LICENSED SURVEYOR AND ENDORSED BY THE CONTRACTOR.

6. CONTRACTOR SHALL BE RESPONSIBLE FOR SETTING ALL EXISTING MANHOLE AND INLET COVERS, VALVE BOXES, BLOW-OFF RISERS, ETC. TO NEW ELEVATIONS, AS REQUIRED, WHETHER SPECIFICALLY SHOWN ON PLANS OR NOT.
7. WRITTEN DIMENSIONS ON THE PLAN TAKE PRECEDENCE OVER SCALED DIMENSIONS.

J. PERMITS AND APPROVALS NOTE:
1. ENGINEER IS RESPONSIBLE FOR GETTING REGULATORY AGENCY APPROVALS OF CONSTRUCTION DRAWINGS.
2. OWNER IS RESPONSIBLE FOR GETTING CONSTRUCTION PERMITS FOR THOSE WORKS FOR WHICH THE REGULATORY AGENCIES ISSUE PERMITS ONLY TO THE OWNER.
3. CONTRACTOR IS RESPONSIBLE FOR PULLING ALL OTHER NECESSARY CONSTRUCTION PERMITS. UNLESS OTHERWISE PROVIDED IN THE CONTRACT BETWEEN CONTRACTOR AND OWNER, THE CONTRACTOR SHALL PAY THE CONSTRUCTION PERMIT FEES.

IV. DEPARTMENT OF HEALTH WATER SYSTEM NOTES (REQUIRED)
(NOT A PART OF M-DWASD NOTES OR APPROVAL)

A. WATER MAIN HORIZONTAL SEPARATIONS
1. SEPARATIONS SHALL BE MEASURED OUTSIDE EDGE TO OUTSIDE EDGE BETWEEN WATER MAINS AND, STORM SEWERS, STORMWATER FORCE MAINS, OR RECLAIMED WATER LINES, SHALL BE 3 FT MINIMUM.
2. BETWEEN WATER MAINS AND VACUUM TYPE SEWER PREFERABLY 10 FT. AND AT LEAST 3 FT. MINIMUM.
3. GRAVITY OR PRESSURE SANITARY SEWERS, WASTEWATER FORCE MAINS OR RECLAIMED WATER PREFERABLY 10 FT. AND AT LEAST 6 FT, MAY BE REDUCED TO 3 FT. WHERE BOTTOM OF WATER MAINS IS AT LEAST 6 INCHES ABOVE TOP OF SEWER.
4. 10 FT. TO ANY PART OF ON-SITE SEWER TREATMENT OR DISPOSAL SYSTEM.

B. WATER MAIN VERTICAL-SEPARATIONS
1. SEPARATIONS BETWEEN WATER MAINS AND GRAVITY SEWER, VACUUM TYPE SEWER, OR STORM SEWERS, TO BE PREFERABLY 12 INCHES, OR AT LEAST 6 INCHES ABOVE. OR AT LEAST 12 INCHES IF BELOW.*
2. PRESSURE SANITARY SEWER, WASTEWATER OR STORMWATER FORCE MAIN, OR RECLAIMED WATER, AT LEAST 12 INCHES ABOVE OR BELOW.*

NOTE: CENTER 1-FULL LENGTH OF WATER MAIN PIPE AT CROSSINGS; ALTERNATIVELY ARRANGE PIPES SO JOINTS ARE AT LEAST 3 FEET FROM JOINTS IN VACUUM, STORM OR STORM FORCE MAINS. AT LEAST 6 FEET FROM JOINTS IN GRAVITY OR PRESSURE SEWERS WASTEWATER FORCE MAINS OR RECLAIMED WATER.

V. REGULATORY AND ECONOMIC RESOURCES
RER-DERM NOTES ON WATER-SEWER INSTALLATION (NOT A PART OF M-DWASD NOTES OR APPROVAL)

1. A horizontal distance of at least 6 feet, and preferably 10 feet (outside to outside), shall be maintained between gravity or pressure sewer pipes and water pipes. The minimum horizontal separation can be reduced to 3 feet for vacuum-type sewers or for gravity sewers where the bottom of the sewer pipe is at least 6 inches below the bottom of the water pipe. When the above specified horizontal distance criteria cannot be met due to an existing underground facility conflict, smaller separations are allowed if one of the following is met:
   a) The sewer pipes are designed and constructed equal to the water pipe and pressure tested at 150 psi.
   b) The sewer is encased in a watertight carrier pipe or concrete.
   c) The top of the sewer is at least 18 inches below the bottom of the water pipe.
2. A vertical distance of at least 12 inches (outside to outside) shall be maintained between any water and sewer mains with sewer pipes preferably crossing under water mains. The minimum vertical separation can be reduced to 6 inches for vacuum-type sewers or for gravity sewers where the sewer pipe is below the water main. The crossing shall be arranged so that all water main joints are at least 6 feet from all joints in gravity and pressure sewer pipes. This distance can be reduced to 3 feet for vacuum-type sewers. When the above specified vertical distance criteria cannot be met due to an existing underground facility conflict, smaller separations are allowed if one of the following is met:
   a) The sewer pipes are designed and constructed equal to the water pipe and pressure tested at 150 psi.
   b) The sewer is encased in a watertight carrier pipe or concrete.
3. Air release valves shall be provided at high points of new force main sanitary sewers.
4. Gravity sanitary sewers constructed within a public wellfield protection area shall be C-900 PVC or Ductile Iron Pipe. The maximum allowable exfiltration rate of gravity sanitary sewers constructed in a public wellfield protection area shall be:
   a) Residential Land Uses. Fifty (50) gallons per inch pipe diameter per mile per day, based on a minimum two (2) hour test having a minimum of two (2) feet of positive head above the crown of the pipe.
   b) Non-Residential Land Uses. Twenty (20)gallons per inch pipe diameter per mile per day, based on a minimum two (2) hour test having a minimum of two (2) feet of positive head above the crown of the pipe.
   c) Any observed leaks or any obviously defective joints or pipes shall be replaced even when the total leakage is below that allowed.
5. The maximum allowable exfiltration rate of gravity sanitary sewers constructed outside a public wellfield protection area shall be one hundred (100) gallons per inch pipe diameter per mile per day, based on a minimum two (2) hour test having a minimum of two (2) feet of positive head above the crown of the pipe. Any observed leaks or any obviously defective joints or pipes shall be replaced even when the total leakage is below that allowed.
6. Forcemain sanitary sewers constructed within a public wellfield protection area shall be ductile iron, C-900 PVC, HOPE or reinforced concrete pressure sewer pipes.
7. The maximum allowable exfiltration/leakage rate of forcemain sanitary sewers shall be:
   a) Ductile Iron, C-900 PVC, HOPE and PVC Pipe. The allowable leakage rate specified in American Water Works Association Standard (AWWAS) C600-82 at a test pressure of 100 psi for a duration of not less than two (2) hours.
   b) Reinforced Concrete Pressure Pipe. Half (1/2) the allowable leakage rate specified in AWWA C600-82 at a test pressure of 100 psi for a duration of not less than two (2) hours.
   c) Any observed leaks or any obviously defective joints or pipes shall be replaced even when the total leakage is below that allowed.
8. The contractor shall verify nature, depth, and character of existing underground utilities prior to start of construction.
9. In no case shall a contractor install utility pipes, conduits, cables, etc. in the same trench above an existing water or sewer pipe except where they cross.
10. If any area of the work site is found to contain buried solid waste and/or ground or ground water contamination, the following shall apply:
   a) All work in the area shall follow all applicable safety requirements (e.g., OSHA, etc.) and notification must be provided to the appropriate agencies.
   b) Immediately notify the Environmental Monitoring and Restoration Division (EMRD). The EMRD can be contacted at (305) 372-6700.
   c) If contaminated soils and/or buried solid waste material is excavated during construction, then they require proper handling and disposal in accordance with the local, state and federal regulations. Be advised that the landfill owner/operator is the fina l authority on disposal and may have requirements beyond those provided by herein. If disposal within a Miami-Dade County owned landfill (Class I landfill) is appropriate and selected, please contact the Miami-Dade County Department of Solid Waste Management at (305) 594-6666 for information.
   d) The reuse of contaminated soils that are not returned to the original excavation requires prior approval of a Soil Management Plan from the Environmental Monitoring and Restoration Division. The EMRD can be contacted at (305)372-6700.
11. Pumps must comply with the National Electrical Code (NEC) requirements for Class I, Group D, Division 1 locations (Explosion Proof).

VI. LEGAL DESCRIPTION:

TRACT 55 OF SECTION 19, TOWNSHIP 53 SOUTH, RANGE 40 EAST, FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION NO.1, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE 17, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA;

LESS AND EXCEPT THE EAST 25 FEET THEREOF;

AND FURTHER LESS AND EXCEPT THAT PORTION OF TRACT 55 OF FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION NO.1, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2. PAGE 17, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, LYING WITHIN THE WEST 30 FEET OF THE E 1/2 OF THE SE 1/4 OF SECTION 19, TOWNSHIP 53 SOUTH, RANGE 40 EAST.

JOHN RICHARD HALL LICENSE No. 20701 STATE OF FLORIDA PROFESSIONAL ENGINEER

This item has been electronically signed and sealed by John R. Hall, P.E. on 4/12/17 using a Digital Signature. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

Sunshine 811
Call 811 or www.sunshine811.com two full business days before digging to have utilities located and marked.
Check positive response codes before you dig!

INDEX OF DRAWINGS	
SHEET #	DESCRIPTION
WS-1	WATER AND SEWER LOCATION MAP & NOTES
WS-2	WATER AND SEWER PLAN - WEST
WS-3	WATER AND SEWER PLAN - EAST
WS-4	WATER PROFILES
WS-5	SEWER PROFILES

ISSUED FOR SITE PLAN RE-SUBMITTAL NO #1 ON 09/01/2017.

NO.	DATE	DESCRIPTION	BY	APP.

WATER AND SEWER PLANS
LOCATION MAP, NOTES & SPECIFICATION

DORAL 4200
CC DORAL II, LLC

LUDOVICI & ORANGE CONSULTING ENGINEERS, INC.
329 PALERMO AVENUE, CORAL GABLES, FLORIDA 33134 • 305/448-1600 • LB 1012

SEAL
JOHN R. HALL
LICENSED ENGINEER #20701
STATE OF FLORIDA

DESIGNED: YSF
DRAWN: YSF
CHECKED: JRH
SCALE: AS NOTED
DATE: 04/03/17
PROJ. NO. 2016-11
SHEET: WS-1
OF 5 SHEETS

August 31, 2017 2:05:19 p.m.
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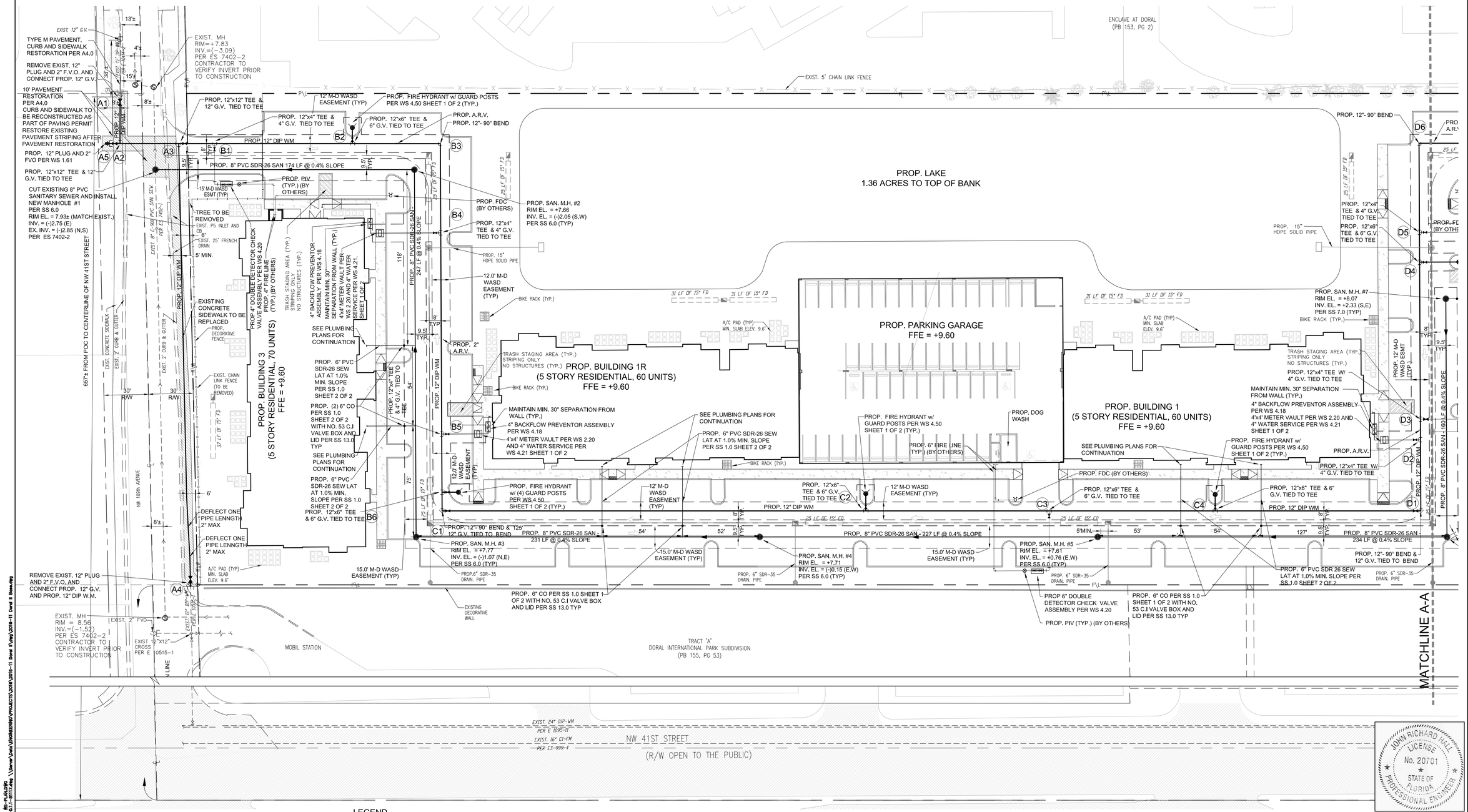
XREFS: \\SERVER\Data\ENGINEERING\PROJECTS\2016\2016-11 Doral 4200\dwg\1745-SP-0.1.1-81117.dwg \\Server\Data\ENGINEERING\PROJECTS\2016\2016-11 Doral II\dwg\2016-11 Doral II Base.dwg

M-DWASD AGREEMENT ID #:23178



LEGEND

EXISTING	PROPOSED
6" G.V. & FIRE HYDRANT	WATER MAIN, REDUCER, FIRE HYDRANT, G.V., AND BEND
EXIST. CATCH BASIN BOX AND EXFILTRATION TRENCH	2" W.S. — WATER SERVICE AND METER BOX
EXIST. WATER MAIN AND VALVE	X" FIRE — FIRE LINE
EXIST. SEWER LATERAL AND MANHOLE	SEWER MAIN
EXIST. 2" WATER SERVICE AND METER BOX	6" SEW C.O. — SEWER LATERAL AND CLEAN - OUT
EXIST. ASPHALT PAVEMENT AND CURB & GUTTER	CATCH BASIN AND EXFILTRATION TRENCH
	6" CONCRETE CURB
	CONCRETE PAVEMENT OR SIDEWALK
	PAVEMENT, CONCRETE RESTORATION

NORTH

30 0 15 30 60

(IN FEET)
1 inch = 30 ft.
GRAPHIC SCALE

ISSUED FOR SITE PLAN RE-SUBMITTAL NO #1 ON 09/01/2017.

JOHN RICHARD HALL
LICENSE
No. 20701
STATE OF FLORIDA
PROFESSIONAL ENGINEER

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NO.	DATE	DESCRIPTION	BY	APP
2	8/17/17	REVISED PER MEP COMMENTS	YS	JRH
1	6/22/17	REVISED PER SITE PLAN REVISION		

WATER AND SEWER PLANS

PLAN - WEST

DORAL 4200

CC DORAL II, LLC

LUDOVICI & ORANGE
CONSULTING ENGINEERS, INC.
329 PALERMO AVENUE, CORAL GABLES, FLORIDA 33134 • 305/448-1600 • LB 1012

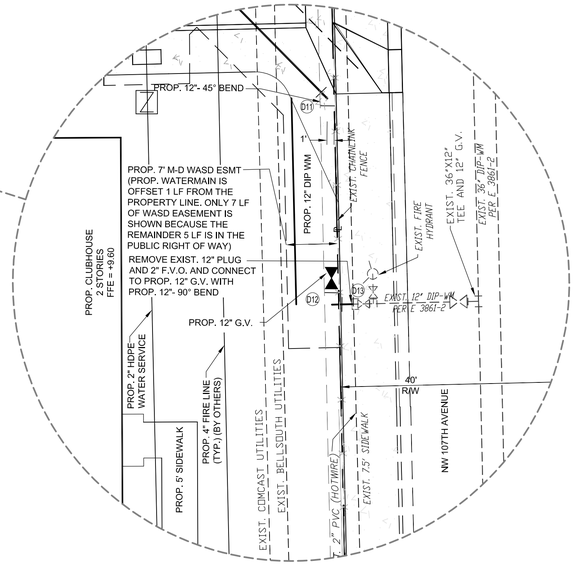
SEAL

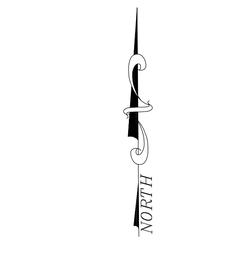
JOHN R HALL
LICENSED ENGINEER # 20701
STATE OF FLORIDA

DESIGNED: YS
DRAWN: YS
CHECKED: JH
SCALE: 1" = 30'
DATE: 04/03/17
PROJ. NO. 2016-11
SHEET: WS-2
OF 5 SHEETS

M-DWASD AGREEMENT ID #:23178

PROP. 12"- 90" BEND
PROP. 2" A.R.V.
PROP. 12' M-D WASD ESMT (TYP.)
PROP. 12" DIP WM
PROP. FIRE HYDRANT w/ GUARD POSTS PER WS 4.50 SHEET 1 OF 2 (TYP.)
PROP. 12"x6" TEE & 6" G.V. TIED TO TEE
6' DECORATIVE WALL WITH METAL FENCE
PROP 4" DOUBLE DETECTOR CHECK VALVE ASSEMBLY PER WS 4.20
PROP. PIV (TYP.) (BY OTHERS)
EXIST. 5' CHAIN LINK FENCE
PROP. 12"- 22.5° BEND
PROP FDC (BY OTHERS)
PROP. 12"- 45° BEND
PROP. 12"- 22.5° BEND
PROP. 12"x4" TEE & 4" G.V. TIED TO TEE
PROP. 12"x6" TEE & 6" G.V. TIED TO TEE
4'x4' METER VAULT PER WS 2.20 AND 4" WATER SERVICE PER WS 4.21 SHEET 1 OF 2
4" BACKFLOW PREVENTOR ASSEMBLY PER WS 4.18
PROP. 4" FIRE LINE (TYP.) (BY OTHERS)
BIKE RACK (TYP.)
PROP. FDC (BY OTHERS)
MAINTAIN MIN. 30" SEPARATION FROM WALL (TYP.)
PROP. FIRE HYDRANT w/ GUARD POSTS PER WS 4.50 SHEET 1 OF 2 (TYP.)
TRASH STAGING AREA (TYP.) STRIPING ONLY NO STRUCTURES (TYP.)
PROP. BUILDING 2
(5 STORY RESIDENTIAL, 60 UNITS)
FFE = +9.60
PROP. 8" PVC SDR-26 SEW LAT FOR BLDG 2 AND THE CLUBHOUSE AT 1.0% MIN. SLOPE PER SS 1.0 SHEET 1 OF 2
PROP. 8" CO PER SS 1.0 SHEET 1 OF 2 WITH NO. 53 C.I VALVE BOX AND LID PER SS 13.0 TYP
A/C PAD (TYP) MIN. SLAB ELEV. 9.6'
PROP. 2" HDPE WATER SERVICE PER WS 2.16 SHT 2 OF 4 AND METER BOX PER WS 2.17
PROP. 12" 45° BEND
2" RPZ BP PER WS 4.18 (SERVICE TO CLUBHOUSE)
PROP. 7' M-D WASD ESMT
PROP. 12" G.V.
POOL
PROP. CLUBHOUSE 2 STORIES FFE = +9.60
REMOVE EXIST. 12" PLUG AND 2" F.V.O. AND CONNECT TO PROP. 12" G.V. WITH PROP. 12"- 90° BEND
BIKE RACK (TYP.)
PROP. 4" FIRE LINE (TYP.) (BY OTHERS)
PROP. PIV (TYP.) (BY OTHERS)
PROP 4" DOUBLE DETECTOR CHECK VALVE ASSEMBLY PER WS 4.20
PROP. 15" HDPE SOLID PIPE
4" POOL DRAIN-LINE (BY OTHERS) SEE PLUMBING PLANS FOR DETAILS
PROP. LAKE
0.80 ACRES TO TOP OF BANK
PROP. A.R.V.
PROP. 4" FIRE LINE (TYP.) (BY OTHERS)
12.0' M-D WASD EASEMENT (TYP)
PROP. 12"x4" TEE & 4" G.V. TIED TO TEE
EXIST. 36" DIP-WM PER E 3867-2
EXIST. 24" CI-FM PER ES 999-4
EXIST. 16" DIP-WM PER E 9984-8
EXIST. 12" DIP-WM PER E 3861-2
EXIST. 8" PVC (HOT WIRE)
EXIST. 7.5' SIDEWALK
EXIST. COMCAST UTILITIES
EXIST. BELLSOUTH UTILITIES
EXIST. 3" PVC (HOT WIRE)
EXIST. P6 INLET AND CB
EXIST. PR INLET AND CB
NW 107TH AVENUE
40' R/W
17.5±
6'±
3'±
PROP. 8" PVC SDR-26 SAN - 160 LF @ 0.4% SLOPE
PROP. 8" PVC SDR-26 SAN - 234 LF @ 0.4% SLOPE
PROP. 12"- 90" BEND & 12" G.V. TIED TO BEND
PROP. 6" SDR-35 DRAIN. PIPE
PROP. SAN. M.H. #6 RIM EL. = +7.77 INV. EL. = +1.70 (N,W) PER SS 7.0 (TYP)
PROP. SAN. M.H, #7 EL. = +8.07 EL. = +2.33 (S,E) SS 7.0 (TYP)
15.0' M-D WASD EASEMENT (TYP)
PROP. 12' M-D WASD ESMT (TYP.)
EXISTING DECORATIVE WALL
UTILITY EASEMENT — P.B. 154, PG. 65
TRACT "A" D.I.P. SUBDIVISION (PB 154, PG 65)
CVS STORE
MATCHLINE A-A
NW 41ST STREET
(R/W OPEN TO THE PUBLIC)
EXIST. 24" DIP-WM PER E 1095-11
EXIST. 16" CI-FM PER ES 999-4
SE CORNER SEC. 19-53S-40E
330'





NO.	DATE	DESCRIPTION	BY	APP
2	8/17/17	REVISED PER MEP COMMENTS	YS	JRH
1	6/22/17	REVISED PER SITE PLAN REVISION	BY	APP

WATER AND SEWER PLANS

PLAN - EAST

DORAL 4200

CC DORAL II, LLC

LUDOVICI & ORANGE
CONSULTING ENGINEERS, INC.
329 PALERMO AVENUE, CORAL GABLES, FLORIDA 33134 • 305/448-1600 • LB 1012

JOHN RICHARD HALL LICENSE No. 20701 STATE OF FLORIDA PROFESSIONAL ENGINEER

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SEAL

JOHN R HALL
LICENSED ENGINEER # 20701
STATE OF FLORIDA

DESIGNED: YS
DRAWN: YS
CHECKED: JH
SCALE: 1" = 30'
DATE: 04/03/17
PROJ. NO. 2016-11
SHEET: WS-3
OF 5 SHEETS

ISSUED FOR SITE PLAN RE-SUBMITTAL NO #1 ON 09/01/2017.

August 31, 2017 11:59:15 a.m.
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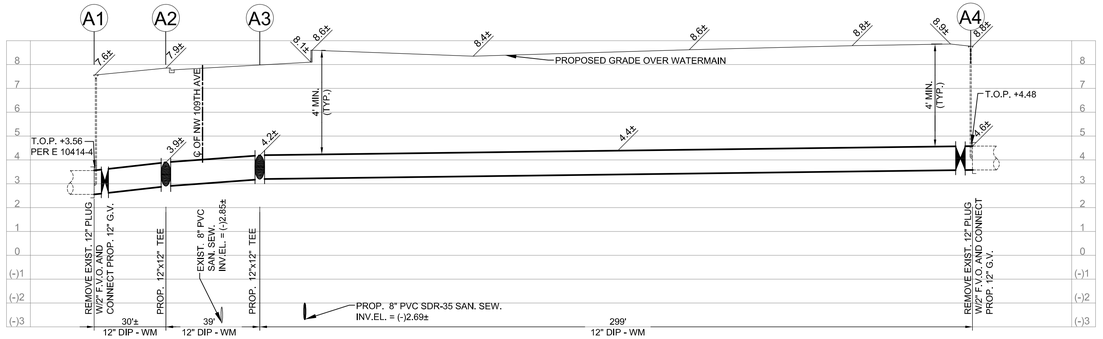
M-DWASD AGREEMENT ID #:23178



WATER PROFILE (A1-A4)
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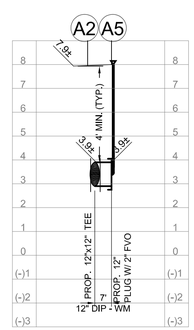

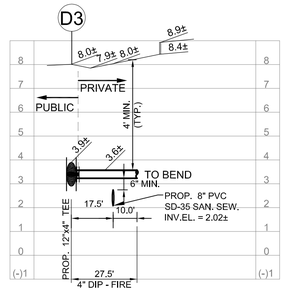

FIRE LINE PROFILE
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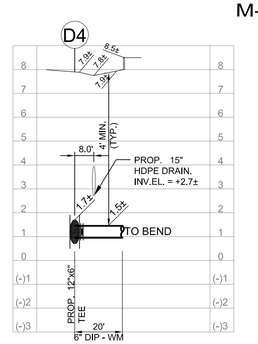

FIRE HYDRANT PROFILE
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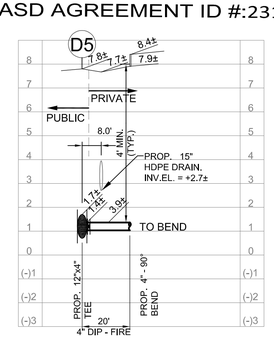
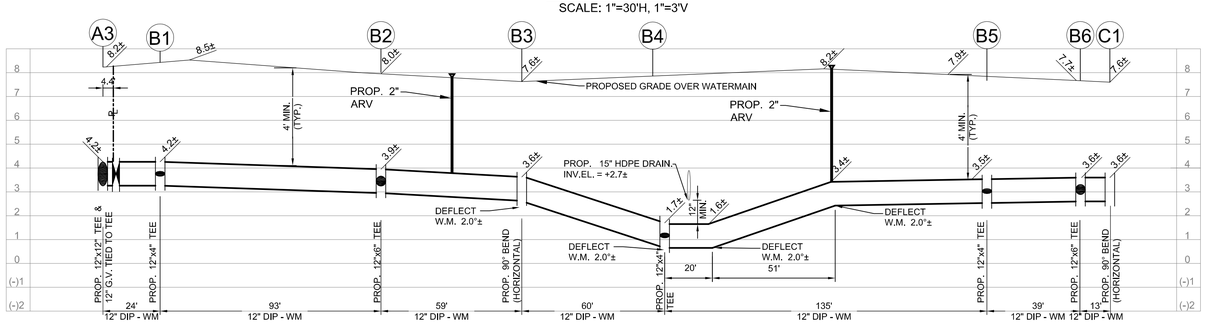


WATER SERVICE PROFILE
SCALE: 1"=30'H, 1"=3'V



WATER PROFILE (A3-C1)
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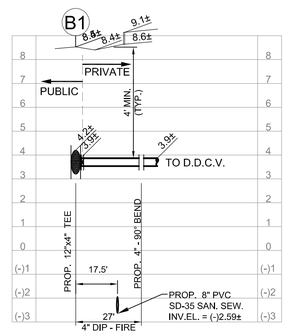

FIRE LINE PROFILE
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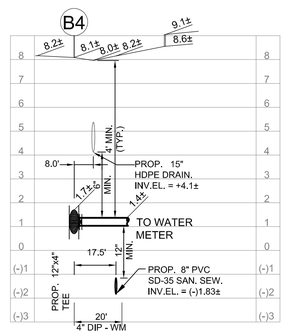
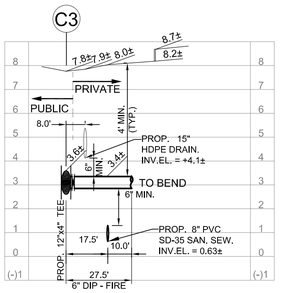
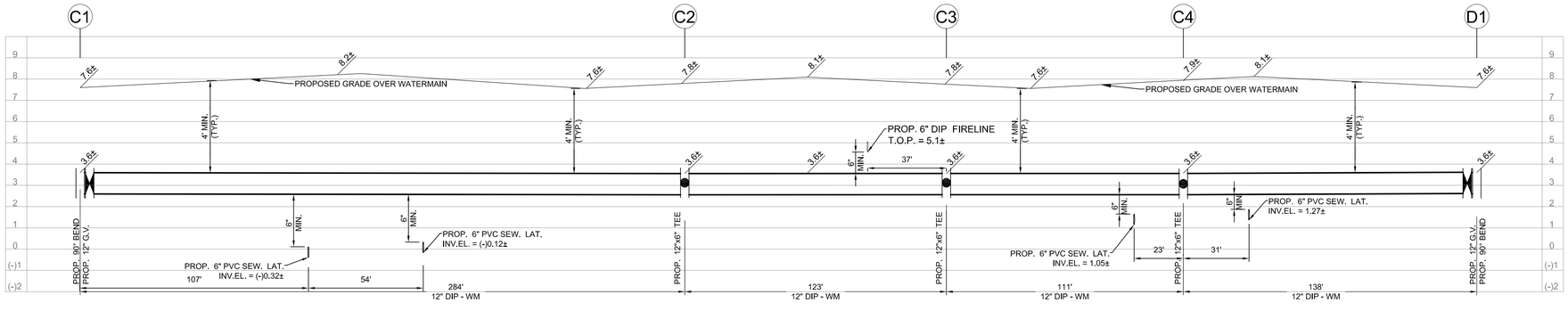


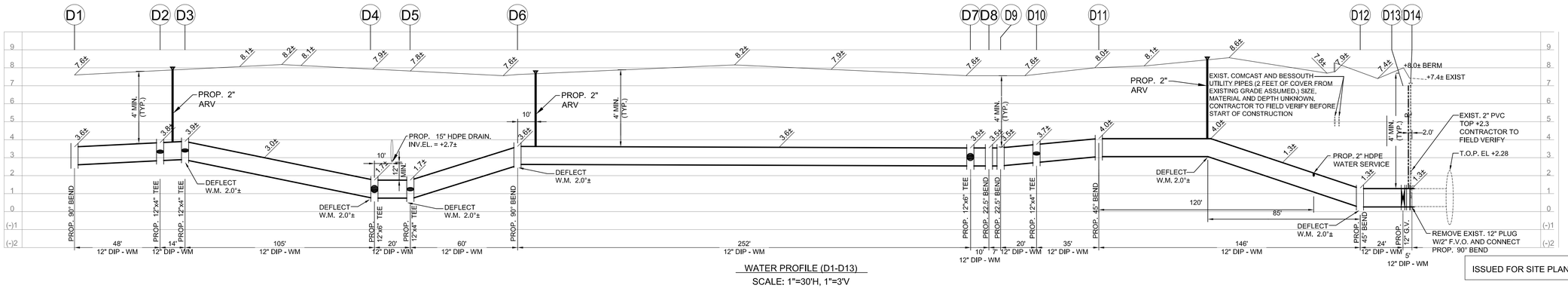
WATER SERVICE PROFILE
SCALE: 1"=30'H, 1"=3'V



FIRE LINE PROFILE
SCALE: 1"=30'H, 1"=3'V



WATER PROFILE (C1-D1)
SCALE: 1"=30'H, 1"=3'V



WATER PROFILE (D1-D13)
SCALE: 1"=30'H, 1"=3'V

NOTE
DEFLECTIONS ARE TO BE 2.5° MAX.

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ISSUED FOR SITE PLAN RE-SUBMITTAL NO #1 ON 09/01/2017.

NO.	DATE	DESCRIPTION	BY	APP
2	8/17/17	REVISED PER MEP COMMENTS	YS	JRH
1	6/22/17	REVISED PER SITE PLAN REVISION		

WATER AND SEWER PLANS

WATER PROFILES

DORAL 4200

CC DORAL II, LLC

LUDOVICI & ORANGE
CONSULTING ENGINEERS, INC.
329 PALERMO AVENUE, CORAL GABLES, FLORIDA 33134 • 305/448-1600 • LB 1012

SEAL

JOHN R HALL
LICENSED ENGINEER # 20701
STATE OF FLORIDA

DESIGNED:	YS
DRAWN:	YS
CHECKED:	JH
SCALE:	1" = 30'
DATE:	04/03/17
PROJ. NO.	2016-11
SHEET:	WS-4
	OF 5 SHEETS

August 31, 2017 11:59:15 a.m.
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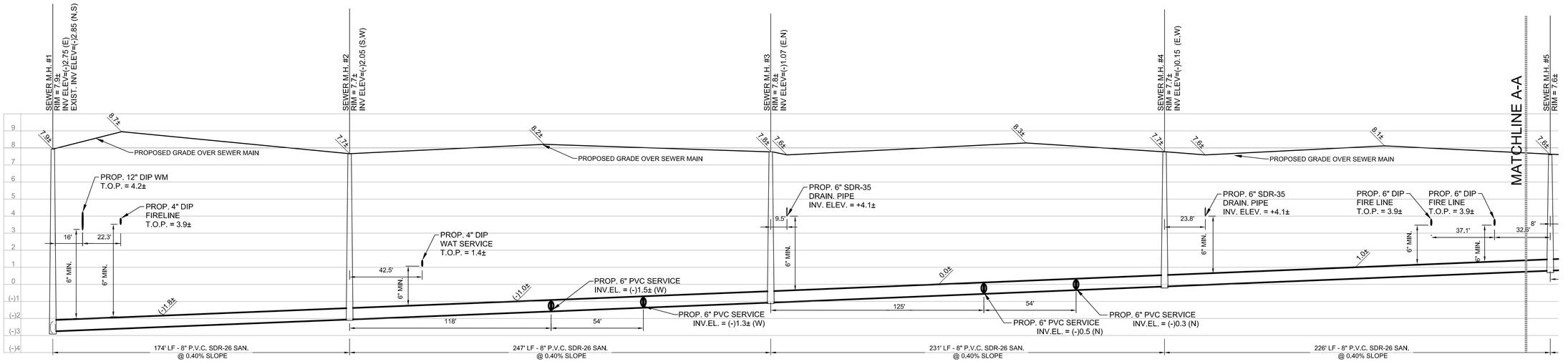
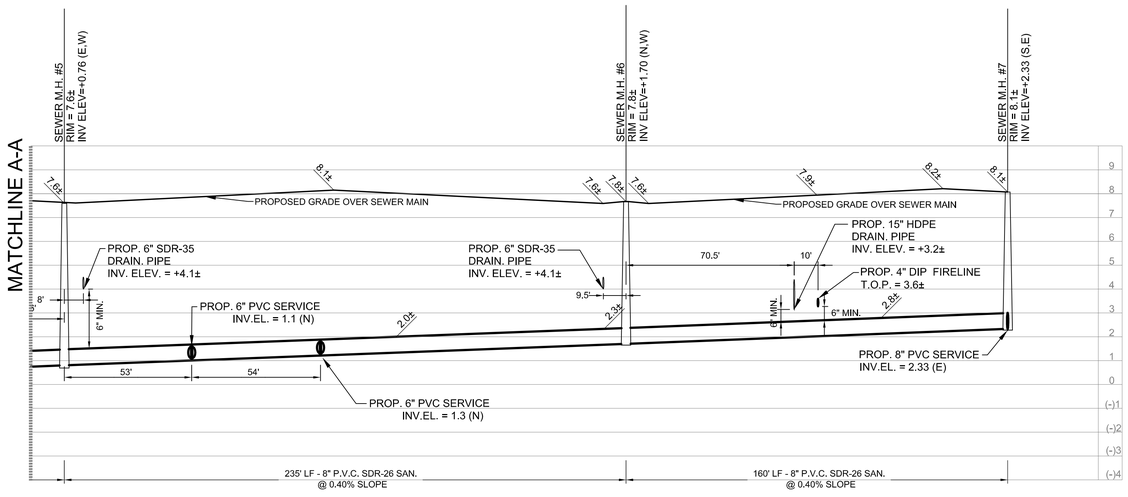
M-DWASD AGREEMENT ID #:23178



SEWER PROFILE
SCALE: 1"=30'H, 1"=3'V



SEWER PROFILE
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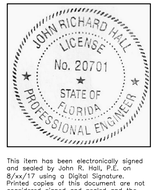

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ISSUED FOR SITE PLAN RE-SUBMITTAL NO #1 ON 09/01/2017.

NO.	DATE	DESCRIPTION	BY	APP
2	8/17/17	REVISED PER MEP COMMENTS	YS	JRH
1	6/22/17	REVISED PER SITE PLAN REVISION		

WATER AND SEWER PLANS

SEWER PROFILES

DORAL 4200

CC DORAL II, LLC

LUDOVICI & ORANGE
CONSULTING ENGINEERS, INC.
329 PALERMO AVENUE, CORAL GABLES, FLORIDA 33134 • 305/448-1600 • LB 1012

SEAL

JOHN R HALL
LICENSED ENGINEER # 20701
STATE OF FLORIDA

DESIGNED: YS
DRAWN: YS
CHECKED: JH
SCALE: 1" = 30'
DATE: 04/03/17
PROJ. NO. 2016-11
SHEET: WS-5
OF 5 SHEETS

August 31, 2017 11:59:15 a.m.
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BOUNDARY / TOPOGRAPHIC SURVEY
McGARRY PARCEL

TRACT 55 OF "FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION No.1" ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE 17, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, LYING IN THE SOUTHEAST 1/4 OF SECTION 19, TOWNSHIP 53 SOUTH, RANGE 40 EAST, CITY OF DORAL, MIAMI-DADE COUNTY, FLORIDA.

ABBREVIATIONS:

A/C	Air Conditioning
ASPH	Asphalt
℄	Baseline
(C)	Calculated
℄	Centerline
Δ	Central Angle of Curve
C.M.E.	Canal Maintenance Easement
C.B.D.	Chord Bearing Distance
CLF	Chain Link Fence
CONC.	Concrete
C&G	Curb & Gutter
(D)	Deed
DWY	Driveway
D.H.	Drill Hole
E.O.W.	Edge of Water
F.F.E.	Finish Floor Elevation
FND	Found
GRD	Ground
I.P.	Iron Pipe
L	Length of Curve
(M)	Measured
M	Monument Line
N&D	Nail & Disc
O.R.B.	Official Record Book
POB	Point of Beginning
POC	Point of Commencement
POT	Point of Termination
PG.	Page
P.B.	Plat Book
R	Radius
(R)	Record
R/W	Right-of-Way
SEC.	Section
S.N.	Set Nail
SWK	Sidewalk
SQ. FT.	Square Feet
T.O.B.	Top of Bank
TYP.	Typical
U.E.	Utility Easement

LEGEND:

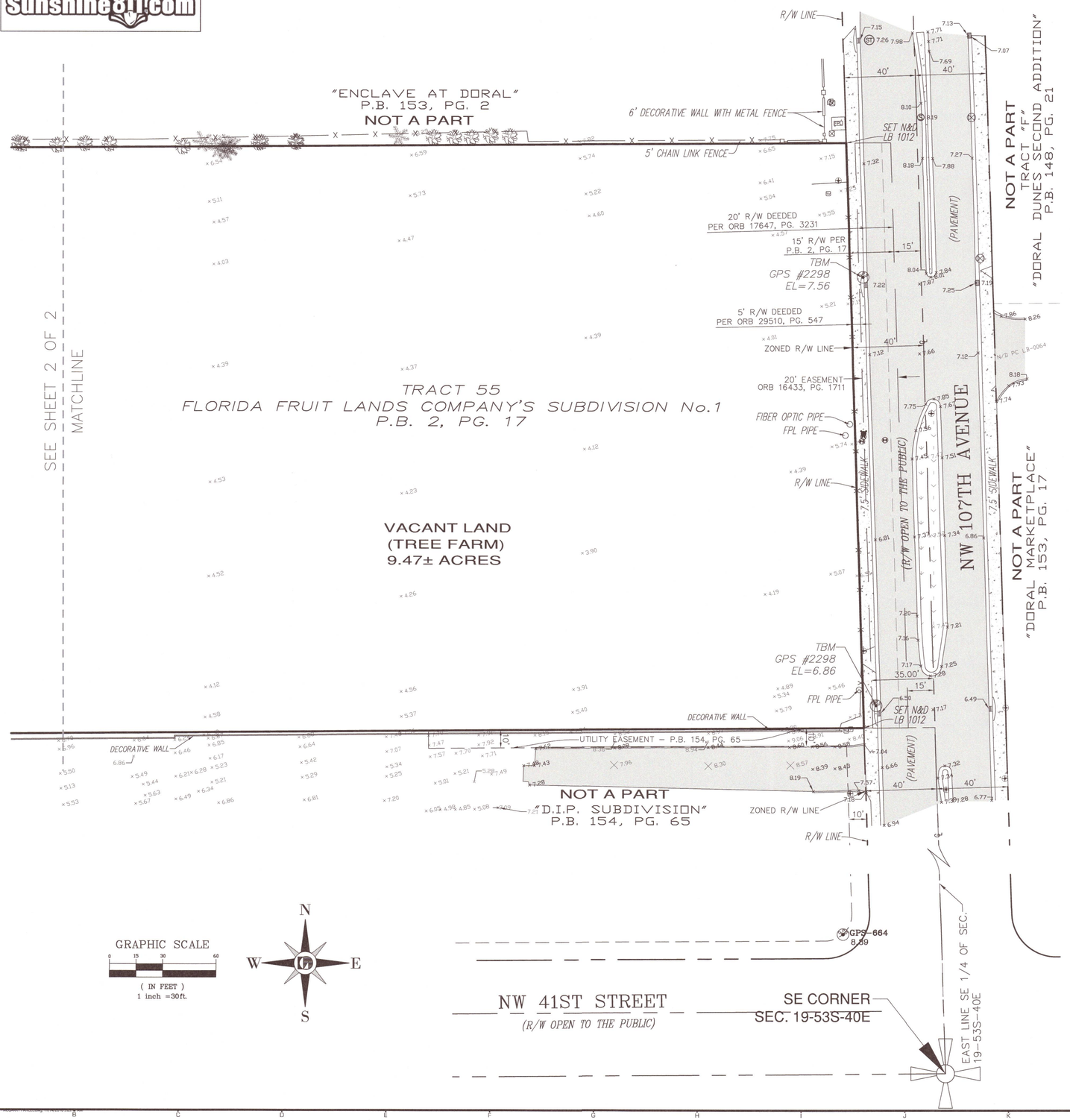
Anchor, Back Flow Preventer, Basketball Stand, Bell South Utility Box, Bell South Manhole, Bench Mark, Bus Sign, Catch Basin, Catch Basin Type F-3, Clean Out, Concrete Light Pole, Concrete Pole, Concrete Power Pole, Concrete Traffic Signal Pole, Drain, Electric Box, Electric Manhole, Electric Meter, Flow Arrow, FPL Box, FP&L Manhole, Fire Hydrant, Guard Rail, Gas Meter, Gas Valve, GPS Point, Grease Manhole, Guard Post, Handicap, Inlet Type P5, Inlet Type P6, Irrigation Control Valve, Irrigation Valve, Light Meter, Mail Box, Manhole Unknown, Metal Light Pole, Metal Pole, Metal Power Pole, Metal Traffic Signal Pole, Monitoring Well, Overhead Cable, P.C.P. (Permanent Control Point), P.R.M. (Permanent Reference Monument), Palm, Parking Meter Station, Parking Meter, Pedestrian Signal Control Box, Pedestrian Sign Metal Pole, Phone Manhole, Plastic Light Pole, Post Indicator Valve, Rail Road Sign, Rail Road Control Utility Box, Spot Light, Siamese Pump, Sanitary Sewer Manhole, Sewer Valve, Storm Manhole, Storm Sewer Manhole, Street Sign, T.V. Box, Telephone Box, Traffic Signal Box, Traffic Signal Control Box, Tree, Utility Box (Unknown), Valve (Unknown), Water Meter, Water Valve, Wood Light Pole, Wood Fence, Wood Power Pole, Tree Number. See TREE TABLE for tree description.

Buried Cable TV Line, Buried Electric Duct Bank, Buried Electric Line, Buried Fiber Optic Cable, Buried Telephone Line, Buried Telephone Duct Bank, Chilled Water Line, Communication Line, Force Main Pipe, Gas Line, Sanitary Sewer Line, Storm Drainage Pipe, Street Lighting Line, Traffic Signal Line, Unidentified Line, Water Line

NOTICE IS HEREBY GIVEN THAT "SUNSHINE STATE ONE CALL OF FLORIDA, INC." MUST BE CONTACTED AT 1-800-432-4770 AT LEAST 2 BUSINESS DAYS IN ADVANCE OF ANY CONSTRUCTION, EXCAVATION OR DEMOLITION ACTIVITY WITHIN, UPON, ABUTTING OR ADJACENT TO THE SUBJECT PROPERTY. THIS NOTICE IS GIVEN IN COMPLIANCE WITH THE "UNDERGROUND FACILITY DAMAGE PREVENTION AND SAFETY ACT", PURSUANT TO CHAPTER 556.101-111 OF THE FLORIDA STATUTES.

Always call 811 two full business days before you dig

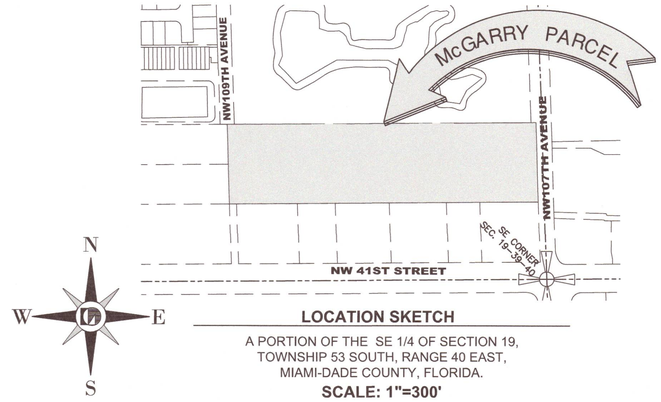
Sunshine811.com



GRAPHIC SCALE

0 15 30 60

(IN FEET)
1 inch =30ft.



LOCATION SKETCH

A PORTION OF THE SE 1/4 OF SECTION 19,
TOWNSHIP 53 SOUTH, RANGE 40 EAST,
MIAMI-DADE COUNTY, FLORIDA.

SCALE: 1"=300'

SURVEYOR'S REPORT:

1. NUMBER OF ACRES: ±9.47
2. TAX FOLIO NUMBER(S): 35-3019-001-0500
3. NO INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHT OF WAY, AND OR OWNERSHIP WERE FURNISHED TO THIS SURVEYOR EXCEPT AS SHOWN.
4. THE ACCURACY OBTAINED BY FIELD MEASUREMENT METHODS AND OFFICE CALCULATIONS OF CLOSED GEOMETRIC FIGURES MEETS AND EXCEEDS THE STANDARDS OF PRACTICE REQUIREMENT FOR COMMERCIAL HIGH/RISK AREA (LINEAR: 1 FOOT IN 10,000 FEET) AS DEFINED IN CHAPTER 5J-17.05, FLORIDA ADMINISTRATIVE CODE.
5. THE SURVEY MAP AND REPORT OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
6. THE SYMBOLS (IF ANY) REFLECTED IN THE LEGEND AND ON THE SURVEY HAVE BEEN ENLARGED FOR CLARITY. THE SYMBOLS HAVE BEEN PLOTTED AT THE CENTER OF THE FIELD LOCATION AND MAY NOT REPRESENT THE ACTUAL SIZE OR SHAPE OF THE FEATURE.
7. THE SURVEYOR DID NOT INSPECT THE PROPERTY FOR ENVIRONMENTAL HAZARDS OR JURISDICTIONAL WETLANDS.
8. THE INFORMATION DEPICTED ON THIS MAP REPRESENTS THE RESULTS OF THE SURVEY ON THE DATE INDICATED AND CAN ONLY BE CONSIDERED AS INDICATING THE GENERAL CONDITIONS EXISTING AT THAT TIME. LAST FIELD SURVEY DATE: 11/3/2016.
9. DUE TO THE FREQUENT CHANGES AND INTERPRETATIONS OF ZONING ORDINANCES IT IS THE OWNER'S RESPONSIBILITY TO VERIFY ZONING RESTRICTIONS BEFORE CONSTRUCTION.
10. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
11. FENCE OWNERSHIP, IF ANY, WAS ESTABLISHED BY VISUAL MEANS ONLY, BUT LEGAL OWNERSHIP HAS NOT BEEN DETERMINED.
12. UNLESS OTHERWISE NOTED RECORD AND MEASURED DATA ARE IN SUBSTANTIAL AGREEMENT. ALL DISTANCES AND ELEVATIONS (IF ANY) SHOWN ARE IN ACCORD WITH THE UNITED STATES STANDARD USING FEET.
13. SET IRON PIPE OR PIN WITH CAP #1012 (18" IN LENGTH BY 0.2 SQUARE INCHES, MINIMUM) AT ALL CORNERS UNLESS OTHERWISE NOTED.
14. LIMITS OF ASPHALT PAVING ARE APPROXIMATE AND, UNLESS OTHERWISE SHOWN, ARE REASONABLY CONSISTENT WITH PROPERTY LINES AND/OR FENCE LINES.
15. THE STREET RIGHTS-OF-WAY ABUTTING THIS PROPERTY ARE PHYSICALLY OPEN UNLESS OTHERWISE NOTED.
16. THIS DOCUMENT CONSISTS OF TWO (2) SHEETS AND EACH SHEET WILL NOT BE CONSIDERED FULL, VALID, NOR COMPLETE UNLESS ATTACHED TO THE OTHERS.
17. BEARINGS ARE BASED ON AN ASSUMED VALUE OF N01°44'01"W ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 53 SOUTH, RANGE 40 EAST, IN MIAMI-DADE COUNTY, FLORIDA.
18. ELEVATIONS SHOWN ARE BASED ON A CLOSED LEVEL LOOP USING THIRD ORDER PROCEDURE AND ARE RELATIVE TO THE NATIONAL GEODETIC VERTICAL DATUM OF 1929.

    BENCHMARK NAME: N3064
    ELEVATION: 7.59
    LOCATION: NW 41 ST - 49' SOUTH C/L
    LOCATION: NW 107 AVE - 79' EAST OF C/L
    DESCRIPTION: PK NAIL AND BRASS WASHER IN CONC BASIN AT SE CORNER OF INTERSECTION

19. NO UNDERGROUND INSTALLATIONS OR IMPROVEMENTS HAVE BEEN LOCATED.

CERTIFIED TO:
-CC DORAL II, LLC
-CHICAGO TITLE INSURANCE COMPANY
-WHITE & CASE LLP

LEGAL DESCRIPTION:
TRACT 55 OF SECTION 19, TOWNSHIP 53 SOUTH, RANGE 40 EAST, FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION NO.1, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE 17, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA;

LESS AND EXCEPT THE EAST 25 FEET THEREOF;

AND FURTHER LESS AND EXCEPT THAT PORTION OF TRACT 55 OF FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION NO.1, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2. PAGE 17, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, LYING WITHIN THE WEST 30 FEET OF THE E 1/2 OF THE SE 1/4 OF SECTION 19, TOWNSHIP 53 SOUTH, RANGE 40 EAST.

SURVEYOR'S CERTIFICATE:
I HEREBY CERTIFY: THAT THE PROPERTY AS SHOWN AND DESCRIBED HEREON WAS PREPARED UNDER MY SUPERVISION AND THAT THERE ARE NO ABOVE GROUND ENCROACHMENTS UNLESS OTHERWISE SHOWN, ALSO THAT THIS BOUNDARY SURVEY MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17.05 FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, AND THAT THE SKETCH HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. SUBJECT TO NOTES AND NOTATIONS SHOWN HEREON.

LUDOVICI AND ORANGE CONSULTING ENGINEERS INC. LB1012

ARTURO A. SOSA,
PROFESSIONAL SURVEYOR AND MAPPER NO. 2629
STATE OF FLORIDA

NO.	DATE	DESCRIPTION	BY
1	11/3/16	ADDED TOPOGRAPHIC GRADES AND FEATURES ALONG THE SOUTHERLY LIMITS AND ALONG NW 109TH AVENUE	CB AS

BOUNDARY / TOPOGRAPHIC SURVEY
McGARRY PARCEL

CLIENT NAME:
ENTER NAME OF CLIENT
ENTER ADDRESS OF CLIENT
ADDRESS CONT.

SITE LOCATION:
500' NORTH OF NW 41 STREET,
BETWEEN NW 107TH AND 109TH AVENUES
MIAMI-DADE COUNTY, FLORIDA

SEC-19-53S-40E

LUDOVICI & ORANGE
CONSULTING ENGINEERS, INC.
CERTIFICATE OF AUTHORIZATION NO. LB 1012
3351 PERIMETER HILL DRIVE, SUITE 106, NAPLES, FLORIDA 34105
Phone: 305-448-1600 | info@ludovici-orange.com

DRAWN:	GB
CHECKED:	AS
SCALE:	AS NOTED
DATE:	7/7/16
PROJ. #:	2016 11
FIELD BOOK:	-----

SHEET: 1 OF 2 SHEETS

BOUNDARY / TOPOGRAPHIC SURVEY

McGARRY PARCEL

TRACT 55 OF "FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION No.1" ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE 17, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, LYING IN THE SOUTHEAST 1/4 OF SECTION 19, TOWNSHIP 53 SOUTH, RANGE 40 EAST, CITY OF DORAL, MIAMI-DADE COUNTY, FLORIDA.

GRAPHIC SCALE
0 15 30 60
(IN FEET)
1 inch =30ft.

N
W E
S

"ENCLAVE AT DORAL"
P.B. 153, PG. 2
NOT A PART

TRACT 59

30'
NW 109TH AVENUE
(PAVEMENT)
(R/W OPEN TO THE PUBLIC)

5' SIDEWALK
WOOD FENCE
5' CHAIN LINK FENCE
IP FOUND
8.26
GPS-2307
30' R/W DEEDED PER
O.R.B. 29714, PG. 2888
15' EASEMENT
ORB 18227, PG. 2113

TRACT 58
FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION No.1
P.B. 2, PG. 17
NOT A PART

WEST LINE OF THE EAST 1/2 OF THE SE 1/4 OF SEC. 19-53S-40E,
AND THE WEST LINE OF TRACT 58

TRACT 55
FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION No.1
P.B. 2, PG. 17

VACANT LAND
(TREE FARM)
9.47± ACRES

PRM FOUND
LB-6557
DECORATIVE WALL

TRACT 57

NW 109TH AVENUE
(R/W OPEN TO THE PUBLIC)
(PAVEMENT)
5' SIDEWALK
30'

NOT A PART
"BEACON STATION"
P.B. 155, PG. 33

NOT A PART
"D.I.P. SUBDIVISION"
P.B. 154, PG. 65

MATCHLINE
SEE SHEET 1 OF 2

NO.	DATE	DESCRIPTION	BY	APP.
1	11/3/16	ADDED TOPOGRAPHIC GRADES AND FEATURES ALONG THE SOUTH LINE AND NW 109TH AVENUE	GB	AS

BOUNDARY / TOPOGRAPHIC SURVEY
McGARRY PARCEL

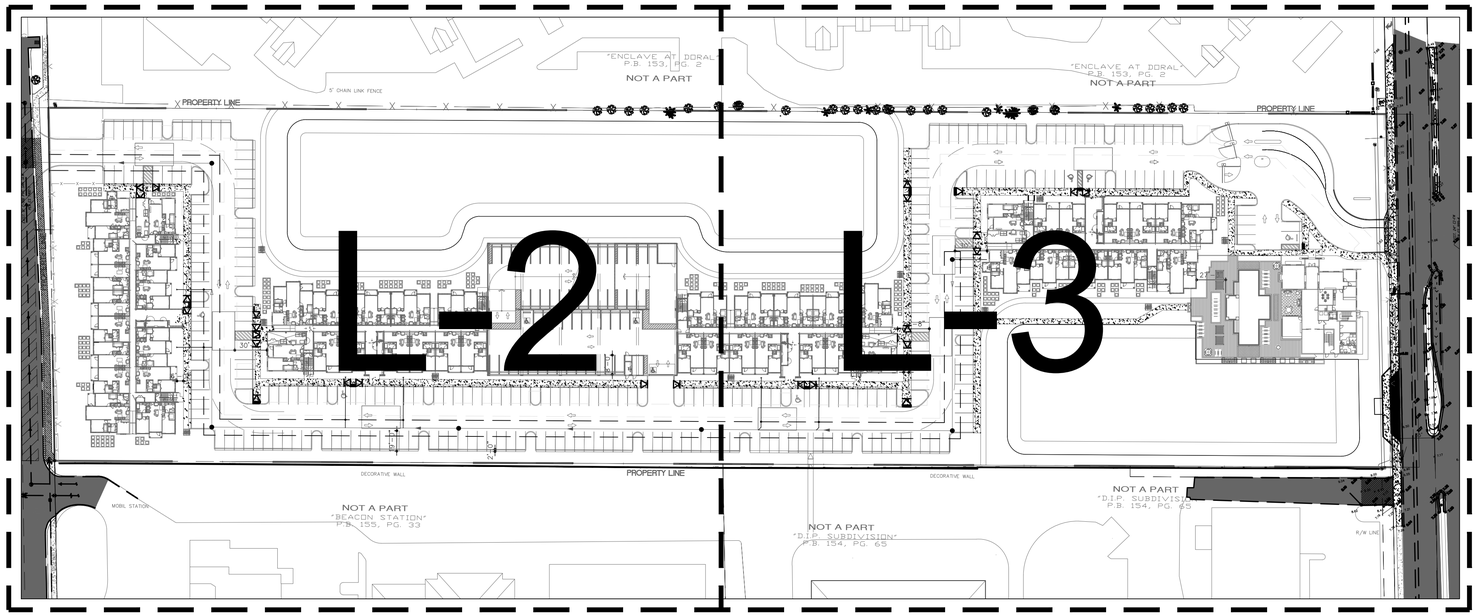
SURVEY MAPS
SITE LOCATION: 600' NORTH OF NW 41 STREET BETWEEN NW 107TH AND 109TH AVENUES
MIAMI-DADE COUNTY, FLORIDA
SEC-19-53S-40E

ENTER NAME OF CLIENT
ENTER ADDRESS OF CLIENT
ADDRESS CONT.

LUDOVICI & ORANGE
CONSULTING ENGINEERS, INC.
CERTIFICATE OF AUTHORIZATION NO. LB 1012
329 Palermo Avenue, Coral Gables, Florida 33134
Phone: 305-448-1600 | info@ludovici-orange.com

DRAWN: GB
CHECKED: AS
SCALE: AS NOTED
DATE: 7/7/16
PROJ. #: 2016 11
FIELD BOOK: -----

SHEET:
2
OF 2 SHEETS



KEY PLAN

Scale: NTS

NORTH

SHEET INDEX:

L-1 INDEX
L-2 LANDSCAPE PLAN
L-3 LANDSCAPE PLAN
L-4 LANDSCAPE DETAILS

LANDSCAPE LEGEND Information Required to be Permanently Affixed to Plan

Zoning District: PUD Net Lot Area 9.47 acres 412,333 s.f.

OPEN SPACE	REQUIRED	PROVIDED
A. Square Feet of open space required by Chapter 71, as indicated on site plan: Net lot area 412,333 s.f. x 5 % 20,616.7 s.f.	20,616.7	120,889.9
B. Square Feet of parking lot open space required by Chapter 71, as indicated on site plan: No. outside/ground-level parking spaces 281 x 10 s.f. per parking spaces	2,810	2,810
C. Total s.f. of landscaped open space required by Chapter 71: A B	23,426.7	123,699.9
LAWN AREA CALCULATION		
A. 23,426.7 total s.f. of landscaped open space required by Chapter 71		
B. Maximum lawn area (sod) permitted 60 % x 23,426.7 s.f.	14,056	14,000
TREES		
A. No. trees required per net lot acre Less existing number of trees meeting minimum requirements 28 trees x net lot acres	265	265
B. % Palms Allowed: No. trees required x 30%	80	94*
C. % Natives Required: No. trees provided x 30%	80	193
D. Street trees (maximum average spacing of 35' o.c.): 660 linear feet along street	19	19
E. Street trees located directly beneath power lines (maximum average spacing of 25' o.c.): linear feet along street / 25	N/A	N/A
F. Total Trees Required A D E 284 Total Trees	284	284
SHRUBS		
A. No. trees required x 10 No. of shrubs allowed	2,840	3,055
B. No. shrubs allowed x 30% No. of native shrubs required	852	1,877

SEE LANDSCAPE LIST

* Additional palms do not count towards minimum tree requirement.

LANDSCAPE BUFFERYARD REQUIREMENT CHART

Section 71-183

CODE REQUIREMENT	QUANTITY	REQUIRED	PROVIDED
Perimeter Landscaping Adjacent to Public Right-of-way - East (NW 107th Ave.)	• 5' WIDTH (330 LF) • 2 SHADE TREES • 2 UNDERSTORY TREES • 20 SHRUBS	7 7 66	X X X
Buffer Type 1 (Intensity 7-5-1ROW 1)			
Perimeter Landscaping Adjacent to Public Right-of-way - West (NW 109th Ave.)	• N/A	• N/A	• N/A
No Buffer Required (Intensity 5-4-1ROW 0)			
Perimeter Landscaping Abutting North Property	• N/A	• N/A	• N/A
No Buffer Required (Same Land Use)			
Perimeter Landscaping Abutting South Property	• 10' WIDTH (1250 LF) • 3 SHADE TREES • 3 UNDERSTORY TREES • 30 SHRUBS	38 38 375	X X X
Buffer Type 2 (Intensity 7-5 2)			

TREES/PALMS

SYMBOL	QUAN.	PROPOSED MATERIAL	SPECIFICATIONS
	111	*Conocarpus erectus GREEN BUTTONWOOD	10' HT. X 4' SPR. 2.5" CAL. MIN. F. G.
	18	Veitchia montgomeryana 'single' SINGLE MONTGOMERY PALM	18' O.A. HT. MIN. F.G.
	12	Noronhia emarginata MADAGASCAR OLIVE	12' HT. X 5' SPR. 2.5" CAL. MIN. F.G.
	43	Ptychosperma elegans 'single' SINGLE ALEXANDER PALMS	14'-18' HT., SINGLE F.G., STAGGERED
	18	*Roystonea elata ROYAL PALM	6' G.W., 22' O.A. HT. MIN. F.G., MATCHED HTS.
	32	*Quercus virginiana LIVE OAK	14' HT. X 5' SPR. 2.5" CAL. MIN. F.G.
	11	Lagerstroemia indica 'Muskogee' MUSKOGEE CREPE MYRTLE	10' HT. X 4' SPR. 2.5" CAL. MIN. F.G.
	18	Bulnesia arborea VERAWOOD	10' HT. X 5' SPR. 2.5" CAL. MIN. F.G., F.F.
	32	*Clusia rosea PITCH APPLE	12' HT. X 5' SPR. 2.5" CAL. MIN. F.G.
	35	Cassia surattensis GLAUCUS CASSIA	10' HT. X 4' SPR. 2.5" CAL. MIN. F.G.
	15	Ptychosperma elegans 'double' DOUBLE ALEXANDER PALMS	18' O.A. HT. MIN., DOUBLE F.G., STAGGERED.

SHRUBS AND GROUNDCOVERS

SYMBOL	QUAN.	PROPOSED MATERIAL	SPECIFICATIONS
CE	478	*Conocarpus erectus 'sericeus' SILVER BUTTONWOOD	24" HT. X 24" SPR. / 24" O.C. 3 GAL.
CG	124	Clusia guttifera SMALL LEAF CLUSIA	24" HT. X 24" SPR. / 24" O.C. 3 GAL.
CI	251	*Chrysobalanus icaco 'Red Tip' RED TIP COCOPLUM	24" HT. X 24" SPR. / 24" O.C. 3 GAL.
FM	1054	Ficus microcarpa 'Green Island' GREEN ISLAND FICUS	18" HT. X 18" SPR. / 18" O.C. 3 GAL.
HP	1148	*Hamelia patens FIRE BUSH	24" HT. X 24" SPR. / 24" O.C. 3 GAL.
LAWN	As Required	Stenotaphrum secundatum 'Floratam' ST. AUGUSTINE GRASS	SOLID EVEN SOD

* DENOTES NATIVE SPECIES

WITKIN HULTS DESIGN GROUP, Inc.
901 South Federal Highway, Hollywood, Florida
phone: 954.923.8681 facsimile: 954.923.9689
www.witkindesign.com

DORAL 4200
DORAL, FLORIDA
INDEX

Project:

Revisions:
1. 04/03/2017 SITE PLAN SUBMITTAL

Seal:
REGISTERED LANDSCAPE ARCHITECT ANDREW M. WITKIN LA 0000889 STATE OF FLORIDA

Lic. # LA0000889
Member A.S.L.A.

Drawing: Landscape Index
Date: 02/06/2017
Scale: See Left
Drawn by: MAK
Sheet No.: L-1
Cad Id.: 2017-008

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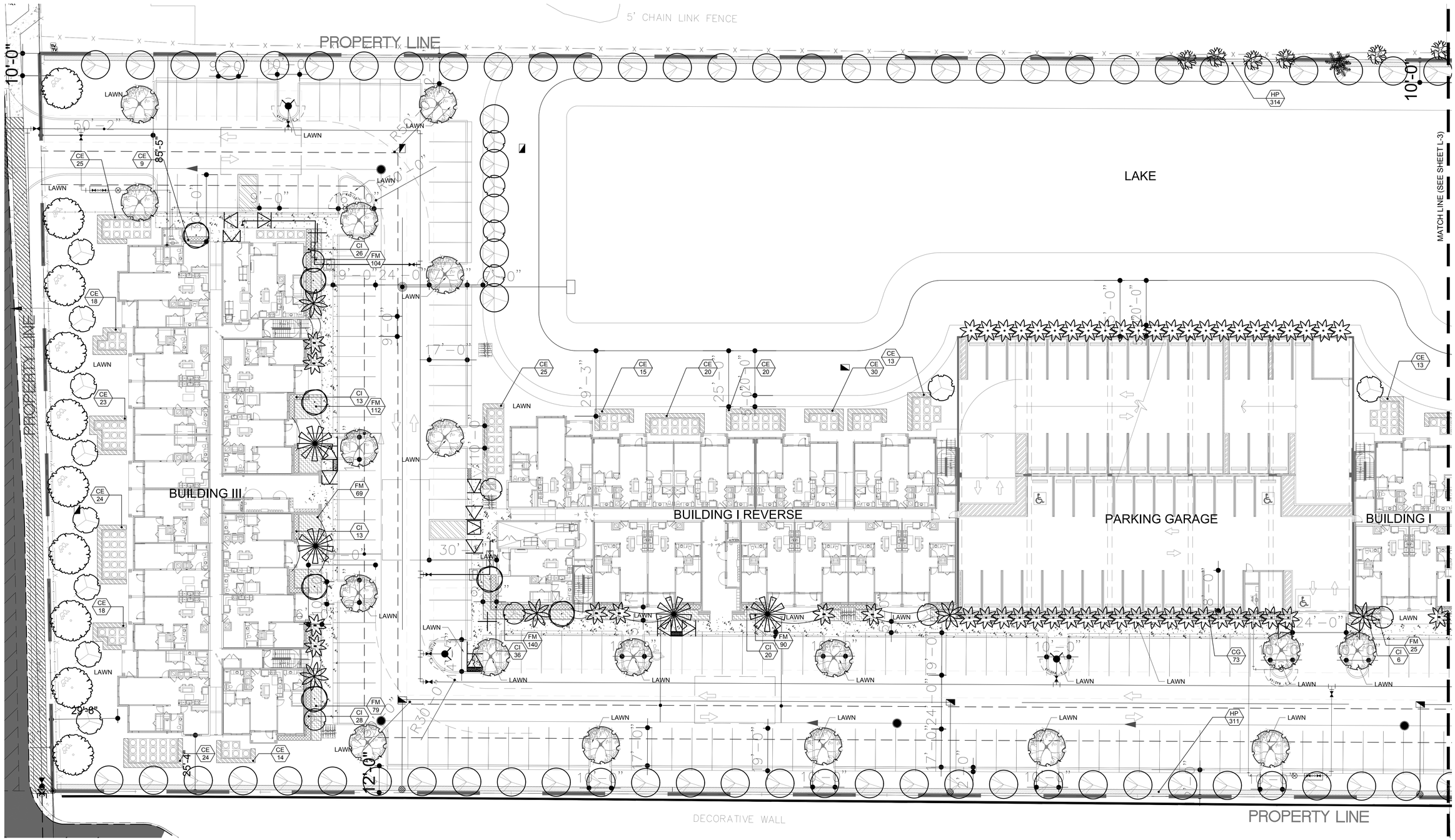


LANDSCAPE PLAN

Scale: 1"□20'-0"

NORTH

WITKIN HULTS DESIGN GROUP
307 south 21st avenue hollywood, florida
phone: 954.923.9681 facsimile: 954.923.9689
www.witkindesign.com

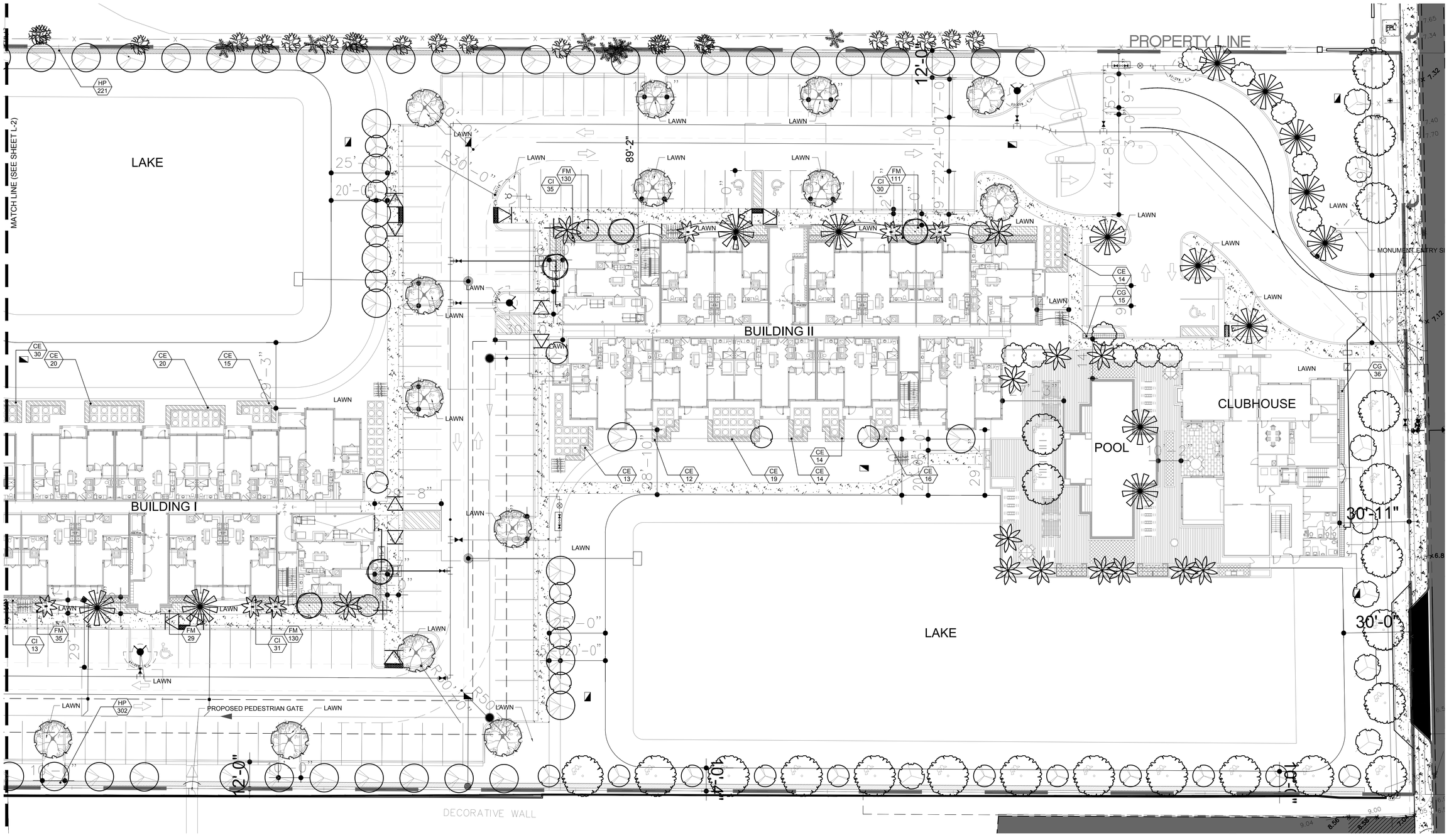
Project:

DORAL 4200
DORAL, FLORIDA
LANDSCAPE PLAN

Revisions:
1. 04/03/2017 SITE PLAN SUBMITTAL

Seal:
REGISTERED LANDSCAPE ARCHITECT ANDREW M. WITKIN LA 0000889 STATE OF FLORIDA
Lic. # LA0000889
Member: A.S.L.A.

Drawing: Landscape Plan
Date: 02/06/2017
Scale: See Left
Drawn by: MAK
Sheet No.:
L-2
Cad Id.: 2017-008



LANDSCAPE PLAN

Scale: 1"□20'-0"

NORTH

WITKIN HULTS DESIGN GROUP
307 south 21st avenue hollywood, florida
phone: 954.923.9681 facsimile: 954.923.9689
www.witkindesign.com

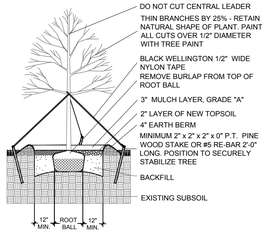
Project:

DORAL 4200
DORAL, FLORIDA
LANDSCAPE PLAN

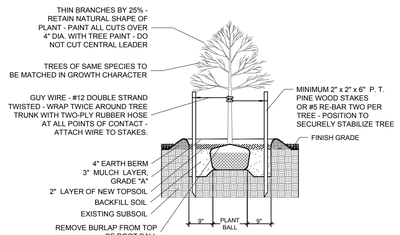
Revisions:
1. 04/03/2017 SITE PLAN SUBMITTAL

Seal:
REGISTERED LANDSCAPE ARCHITECT ANDREW M. WITKIN LA 0000889 STATE OF FLORIDA
Lic. # LA0000889
Member A.S.L.A.

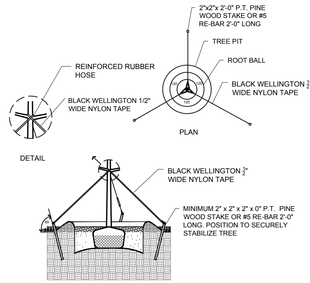
Drawing: Landscape Plan
Date: 02/06/2017
Scale: See Left
Drawn by: MAK
Sheet No.:
L-3
Cad Id.: 2017-008



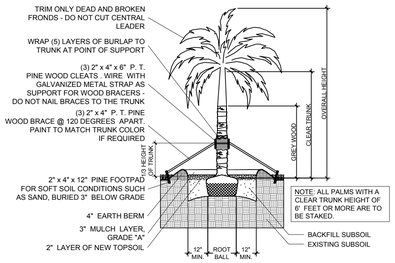
LARGE TREE PLANTING DETAIL



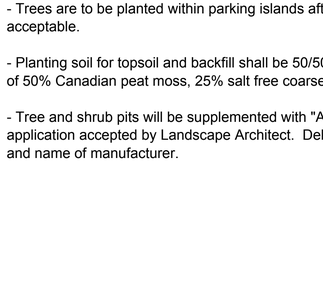
SMALL TREE PLANTING DETAIL



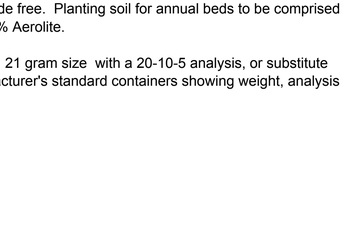
TYPICAL TREE GUYING DETAIL



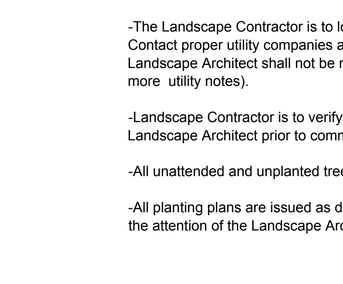
STRAIGHT TRUNK PALM PLANTING DETAIL



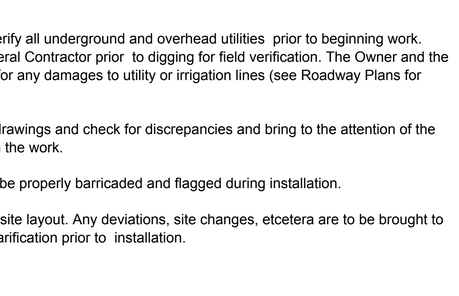
CURVED TRUNK PALM PLANTING DETAIL



TYPICAL SHRUB PLANTING DETAIL



TYPICAL CONTAINER SPACING DETAIL



TYPICAL GROUNDCOVER PLANTING DETAIL

PLANTING NOTES:

-All plant material is to be Florida Number 1 or better pursuant to the Florida Department of Agriculture's Grades and Standards for Nursery Plants.

-All plants are to be top dressed with a minimum 3" layer of Melaleuca mulch, Eucalyptus mulch or equal.

-Planting plans shall take precedence over plant list in case of discrepancies.

-No changes are to be made without the prior consent of the Landscape Architect and Owner. Additions and or deletions to the plant material must be approved by the project engineer.

-Landscape Contractor is responsible for providing their own square footage takeoffs and field verification for 100% sod coverage for all areas specified.

- All landscape areas are to be provided with automatic sprinkler system which provide 100% coverage, and 50% overlap.

- All trees in lawn areas are to receive a 24" diameter mulched saucer at the base of the trunk.

- Trees are to be planted within parking islands after soil is brought up to grade. Deeply set root balls are not acceptable.

- Planting soil for topsoil and backfill shall be 50/50 mix, nematode free. Planting soil for annual beds to be comprised of 50% Canadian peat moss, 25% salt free coarse sand and 25% Aerolite.

- Tree and shrub pits will be supplemented with "Agriform Pells", 21 gram size with a 20-10-5 analysis, or substitute application accepted by Landscape Architect. Deliver in manufacturer's standard containers showing weight, analysis and name of manufacturer.

SOD NOTES:

-Sod is to be grade "A" weed free.

-All areas marked "LAWN" shall be solid sodded with St. Augustine 'Floratam' solid sod. See limit on plan. All areas marked 'Bahia Grass' shall be solid sodded with Paspalum.

-Provide a 2" deep blanket of planting soil as described in planting notes this sheet. Prior to planting, remove stones, sticks, etc. from the sub soil surface. Excavate existing non-conforming soil as required so that the finish grade of sod is flush with adjacent pavement or top of curb as well as adjacent sod in the case of sod patching.

-Place sod on moistened soil, with edges tightly butted, in staggered rows at right angles to slopes.

-Keep edge of sod bed a minimum of 18" away from groundcover beds and 24" away from edge of shrub beds and 36" away from trees, measured from center of plant.

-Sod Shall be watered immediatley after installation to uniformily wet the soil to at least 2" below the bottom of the sod strips.
-Excavate and remove excess soil so top of sod is flush with top of curb or adjacent pavement or adjacent existing sod.

GENERAL NOTES:

-The Landscape Contractor is to locate and verify all underground and overhead utilities prior to beginning work. Contact proper utility companies and / or General Contractor prior to digging for field verification. The Owner and the Landscape Architect shall not be responsible for any damages to utility or irrigation lines (see Roadway Plans for more utility notes).

-Landscape Contractor is to verify all current drawings and check for discrepancies and bring to the attention of the Landscape Architect prior to commencing with the work.

-All unattended and unplanted tree pits are to be properly barricaded and flagged during installation.

-All planting plans are issued as directives for site layout. Any deviations, site changes, etcetera are to be brought to the attention of the Landscape Architect for clarification prior to installation.

WITKIN HULTS DESIGN GROUP, Inc.
3201 Griffin Road, Suite 210 Dania Beach, Florida 33312
phone: 954.922.9681 facsimile: 954.923.9689
www.witkindesign.com

DORAL 4200

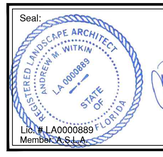
DORAL, FLORIDA

LANDSCAPE DETAILS

Project:

Revisions:

Seal:



Lic. # LA0000889
Member A.S.L.A.

Drawing: Landscape Details

Date: 02/06/2017

Scale: NTS

Drawn by: MAK

Sheet No.:

L-4

Cad Id.: 2017-008

V:\2017\Projects\Doral\Construction\Dwgs\2017-008 Doral 4200 Site Plan Approval\2017-008 Doral 4200 Site Plan Approval.dwg, Sep 26, 2017

EXHIBIT “C”

EXHIBT B

Department of Regulatory and Economic Resources
Environmental Resources Management
Code Coordination and Public Hearings
701 NW 1st Court 4th Floor
Miami, Florida 33136-3912
T 305-372-6764 F 305-372-6759

miamidade.gov

June 22, 2017

Michael Ferrera
City of Doral
8401 NW 53rd Terrace, 2nd Floor
Doral, FL 33166

Re: Municipal Site Plan Review #MZ2017000030-1st Revision
CC Doral II, LLC
NW 41st Street between NW 107th Avenue and NW 109th Avenue

Dear Mr. Ferrera:

The subject application has been reviewed by the Department of Regulatory and Economic Resources-Division of Environmental Resources Management (DERM) for compliance with the requirements of Chapter 24 of the Miami-Dade County Code (the Code) and meets the minimum requirements of the Code. Accordingly, the site plan is approved by DERM.

Potable Water Service and Wastewater Disposal
Public water and public sanitary sewers can be made available to the subject property. Therefore, connection of the proposed development to the public water supply system and sanitary sewer system shall be required in accordance with Code requirements.

Notwithstanding the foregoing, and in light of the fact that the County's sanitary sewer system has limited sewer collection, transmission, and treatment capacity, no new sewer service connections can be permitted, unless there is adequate capacity to handle the additional flows that this project would generate. Consequently, final development orders for this site may not be granted if adequate capacity in the system is not available at the point in time when the project will be contributing sewage to the system. Lack of adequate capacity in the system may require the approval of alternate means of sewage disposal. Use of an alternate means of sewage disposal may only be granted in accordance with Code requirements, and shall be an interim measure, with connection to the public sanitary sewer system required upon availability of adequate collection/transmission and treatment capacity.

Stormwater Management
The proposed project is approved under a Cut and Fill No. 721. Permittee must comply with the approved site plans and all terms and conditions covered under the above mentioned Cut and Fill. Any changes to the site plans, terms and conditions of the Cut and Fill will require approval from DERM Water Control Section. The applicant is advised to contact the DERM Water Control Section at (305) 372-6681 for permitting procedures and requirements.

An Environmental Resource Permit from the South Florida Water Management District (1-800-432-2045) shall be required for the construction and operation of the required surface water management system. This permit shall be obtained prior to any future development order approval. It is the applicant's responsibility to contact the above mentioned agency for further information regarding permitting procedures and requirements.

On June 15, 2017 Applicant did submit the Class II Permit Application No. 20170045 to the DERM Water Control Section. Currently the Class II Permit application is under review.

Wetlands
The subject property is located within the East Turnpike Basin, and contains wetlands as defined by Section 24-5 of the Code. Therefore, a Class IV permit will be required before any work occurs in wetlands on the subject property.

DERM has no objection to this application provided the applicant acquires all permits prior to the initiation of any work on the subject property. A full evaluation of the resources is performed during the permitting process. While every effort is made to notify the applicant of all requirements at this time, the full permit evaluation may require that site plans be changed to preserve unique biologic resources.

The Coastal and Wetland Resources Section at (305) 372-6585 may be contacted for further information concerning the wetland permitting requirements.

The applicant is advised that permits from the Army Corps of Engineers (305) 526-7181, the Florida Department of Environmental Protection (561) 681-6600 and the South Florida Water Management District (1-800-432-2045) may also be required for the proposed project. It is the applicant's responsibility to contact these agencies.

Tree Preservation
A review of the subject properties revealed the presence of tree resources and contains wetlands. Please be advised that tree resources that lie within wetlands areas will be regulated through a Class IV Wetlands Permit; however, any tree resources within areas not designated as wetlands will require a Miami-Dade County Tree Removal Permit prior to removal and/or relocation.

In accordance with Section 24-49.9 of the Code and CON8I of the CDMP, all plants prohibited by Miami-Dade County shall be removed from all portions of the property prior to development, or redevelopment and developed parcels shall be maintained to prevent the growth or accumulation of prohibited species. DERM also recommends that this requirement be included as a condition of any zoning approval.

The applicant is advised to contact Tree Permitting Program at (305) 372-6574 for additional information regarding tree permitting procedures and requirements.

Enforcement History
There are no open or closed enforcement records for violations of Chapter 24 of the Code for the subject property.

In summary, this application for municipal site plan review is approved by DERM.

If you have any questions concerning the comments or wish to discuss this matter further, please contact Christine Velazquez at (305) 372-6764.

Sincerely,

Jose Gonzalez, P.E.
Department of Regulatory and Economic Resources