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PROJECT RENDERINGS

NOT TO SCALE

NOTE:
ARTIST REPRESENTATION, SEE DRAWINGS FOR DETAILS.

PASCUAL
PEREZ
KILIDDJIAN
STARR
ARCHITECTS + PLANNERS

LICENSE # AA 26001357

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REVISIONS:

1 11.22.24 PLANNING + ZONING DEP. REVISIONS

3 07.14.25 PLANNING + ZONING DEP. REVISIONS

OWNER:
BRCC DEVELOPMENT GROUP, LLC

PRIME SQUARE DORAL
BY
BRCC DEVELOPMENT GROUP, LLC
NW 74TH ST, NW 102ND AVENUE, DORAL, FLORIDA

SEAL:

STATE OF FLORIDA
EDGARDO PEREZ
AR0015394
REGISTERED ARCHITECT

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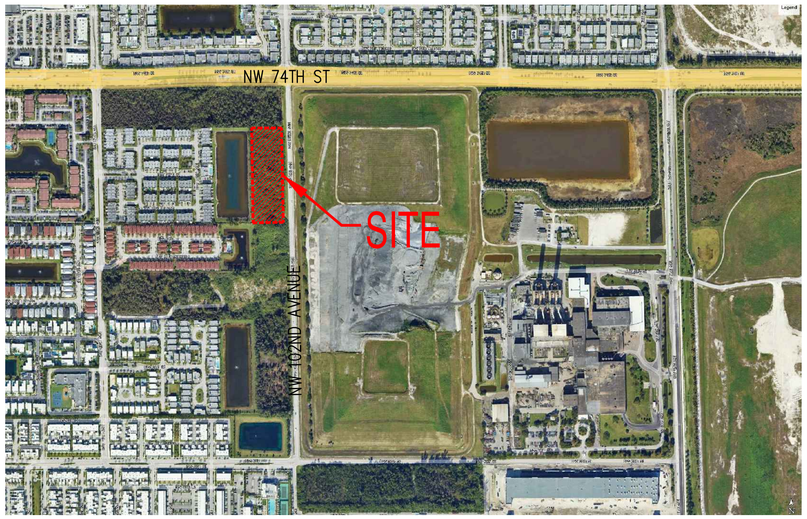
DN: C=US, E=ep_perez@ppkarch.com, CN=Edgardo Perez, OU="Pascual, Perez, Kiliddjian, Starr & Assoc", L=Doral, S=FL, C=US
Date: 2025.10.21 16:30:44-04'00'

RENDERS

RENDERS	
DATE :	2025-10-21
SCALE :	AS SHOWN
DRAWN :	SJ
CHECK BY:	PPKS
JOB NO. :	24-06

SP-0

SHEET NO. :



NOTE:
SEE SHEET A-3 & A-4 FOR GARAGE/STRUCTURED PARKING ON SECOND FLOOR WITH STANDARD PARING SPACES SIZES AS PER CITY CODE SECTION 77-185(a)(2).

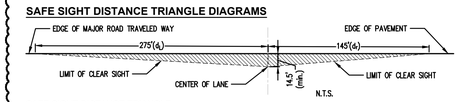
NORTH

LOCATION MAP
N.T.S.

NOTES:

1. ALL BUILDINGS SHALL MEET THE "GREEN BUILDING REQUIREMENTS" SET IN CHAPTER 63 OF THE CITY'S LDC.
2. BUILDING DESIGN COMPLIES WITH THE FOLLOWING SECTIONS 86-25(B), 86-27, 86-28 AND 86-29 OF THE CITY'S LDC. REF. BUILDING FLOOR PLANS AND ELEVATIONS.
3. ALL MECHANICAL EQUIPMENT ON ROOFTOP SHALL BE SCREENED FROM THE PUBLIC RIGHT-OF-WAY.
4. ALL UTILITIES SHALL BE INSTALL UNDERGROUND. IN THE EVENT THAT UTILITIES CAN NOT BE INSTALL UNDERGROUND, ABOVE GROUND UTILITIES SHALL BE SCREEN WITH ADEQUATE LANDSCAPE AS PER SEC. 68-669. REFERENCE ENGINEERING PLANS FOR ABOVE GROUND UTILITIES SPECS.
5. MINIMUM OF 20 PERCENT OF ALL REQUIRED SURFACE PARKING MUST BE CONSTRUCTED USING PERVIOUS OR HEAT-REFLECTIVE MATERIALS WITH A SOLAR REFLECTIVE INDEX (SRI) NO EXCEEDING 28 SUCH AS OPEN CELL PAVERS, MANAGE TURF, POROUS PAVEMENT, AND/OR OTHER PROVEN MATERIALS. SEE ADDITIONAL NOTE.
6. IRRIGATION, PHOTOMETRIC, AND CIVIL PLANS WILL BE PROVIDED AT THE TIME OF BUILDING PERMIT.
7. THE PROJECT SHALL MEET THE REQUIREMENTS OF THE CITY'S FLOOD PLAN ORDINANCE AND WILL BE REVIEWED AT THE TIME OF PERMITTING.
8. REFERENCE LANDSCAPE PLANS FOR LANDSCAPE DETAILS.
9. INSTALLATION OF SIGNAGE, PAVEMENT MARKINGS AND OTHER NEED IT ITEMS DEALING WITH ROADWAY CONSTRUCTION WORK SHALL CONFORM TO ALL APPLICABLE REQUIRED STANDARDS OF THE MUTCD, CITY OF DORAL, MIAMI DADE-COUNTY, PUBLIC WORKS AND FIRE RESCUE DEPARTMENTS. REF. CIVIL DWGS.
10. FOR FIRE DEPARTMENT NOTES AND FIRE PLAN SEE SHEET SP-2.

SAFE SIGHT DISTANCE TRIANGLE DIAGRAMS



SAFE SIGHT DISTANCE TRIANGLE
AS PER FDOT DESIGN MANUAL - JAN. 01, 2018. SEC. 212.11.1
4-LANE UNDIVIDED WITH LEFT TURN LANE (PASSENGER VEHICLE)
POSTED SPEED = 35 mph
DESIGN SPEED = 40 mph
USED ON NW 102ND AVENUE (70 R.O.W.)

PROJECT SHALL IMPLEMENT A MINIMUM OF TWO STRUCTURAL (LID) LOW IMPACT DEVELOPMENT TECHNIQUES PRACTICES AS PER CITY OF DORAL CODE SEC. 74-881.

LOW IMPACT DEVELOPMENT TECHNIQUES (LID) PROVIDED:
1. BIORETENTION
2. EXFILTRATION TRENCHES OR FRENCH DRAINS

REF. ENGINEERING & LANDSCAPE PLANS FOR DETAILS.
ADDITIONAL LID TECHNIQUES MAYBE ADDRESSED AT BUILDING PERMIT.

PROJECT SHALL IMPLEMENT PUBLICS ARTS PROGRAM AS PER CITY OF DORAL CODE CHAPTER 75, ORDINANCE No. 2015-09.

- SPECIFICATIONS OF THE ART WILL BE PROVIDED BY THE OWNER AT TIME OF PERMITTING.
- THE OWNER WILL PROVIDE DURABLE ART WORK INSTALLATIONS IN THE FORM OF MURALS AND/OR SCULPTURES/MONUMENTS THROUGHOUT THE PROJECT THAT BENEFITS THE CITY AESTHETICS AND THE COMMUNITY WELLBEING.
- GARAGE SCREENING WILL CONTRIBUTE AS PART OF THE ARTS IN PUBLIC SPACES.
- IN THE EVENT THAT ARTWORK IS NOT PROVIDED AT TIME OF PERMITTING, OWNER WILL BE RESPONSIBLE FOR PROVIDING "PUBLIC ART IN-LIEU FEE" TO THE CITY EQUAL TO 1% OF CONSTRUCTION COSTS.

SURFACE PARKING NOTE:

A MINIMUM OF 20% OF SURFACE PARKING MUST BE CONSTRUCTED USING PERVIOUS OR HEAT-REFLECTIVE MATERIAL WITH A SRI OF 28>.
TOTAL SURFACE PARKING PROVIDED = 124 SPACES.

PERVIOUS/REFLECTIVE SURFACE PARKING:
REQUIRED = 20% (25 SPACES)
PROVIDED = 31% (39 SPACES)

(19) SURFACE PARKING SPACES (3,249 SF) SHALL BE CONSTRUCTED WITH CONCRETE PAVERS WITH ENERGY STAR PAVE LOW SHEEN INFRARED REFLECTIVE POLYCARBONATE MODIFIED ACRYLIC CONCRETE PAVEMENT COATING WITH AN SRI OF 28> OR APPROVED EQUAL. COLOR TO BE DETERMINE BY OWNER.

ZONING DATA	
FOLIO No.	35-3017-001-0180
EXISTING ZONING	IC - INDUSTRIAL
PROPOSED ZONING	CC-CORRIDOR COMMERCIAL
EXISTING LAND USE	BUSINESS
PROPOSED LAND USE	BUSINESS
FOLIO No.	35-3017-001-0190
EXISTING ZONING	GU - GENERAL
PROPOSED ZONING	CC-CORRIDOR COMMERCIAL
EXISTING LAND USE	BUSINESS
PROPOSED LAND USE	BUSINESS

SITE DATA		
GROSS SITE AREA (AS PER SURVEY)	141,940 SF	3.25 ACRES
NET SITE AREA (AS PER SURVEY)	141,940 SF	3.25 ACRES
AREA CALCULATIONS BUILDING LOT COVERAGE	(SF)	(%)
MAIN BUILDING	35,682.39	25.14
BUILDING A	4,875.00	3.43
BUILDING B	4,875.00	3.43
DUMPSTER	250.00	0.18
STREETS AND VEHICULAR AREAS	48,304.85	34.03
SIDEWALKS	15,900.04	11.20
UNENCUMBERED GREEN AREA	32,052.72	22.58
TOTAL	141,940.00	100.00
	ALLOWED/ REQUIRED	PROVIDED
IMPERVIOUS AREA		109,887.28 SF
		77.42 %
TOTAL OPEN SPACE (PERVIOUS AREA)	24,129.80 SF	32,052.72 SF
	17	22.58 %
TOTAL LOT COVERAGE	70,970.00 SF	45,682.39 SF
	50.00 %	32.18%

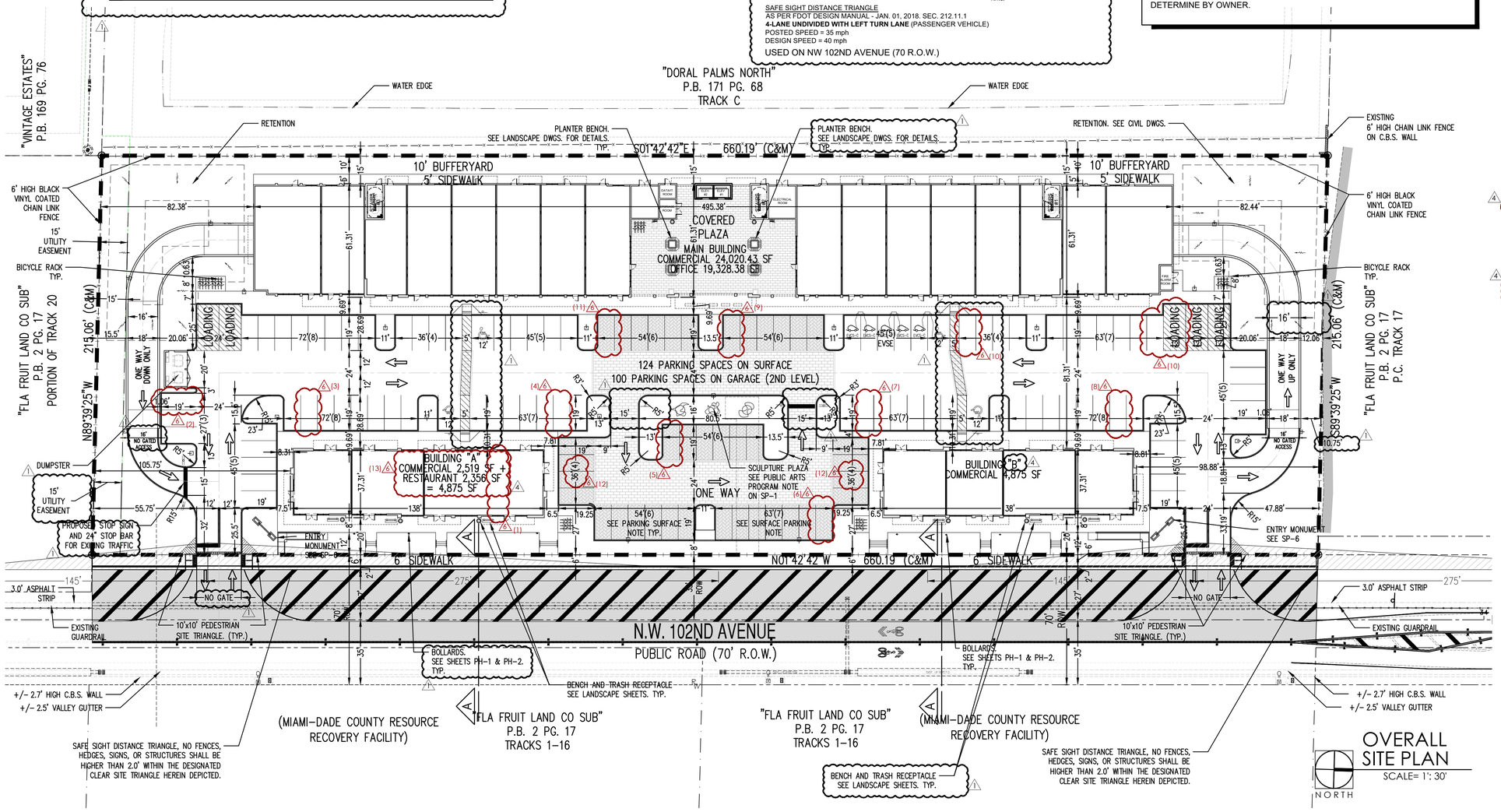
BUFFERYARD INTENSITY FACTOR:
(7) GENERAL COMMERCIAL 0.66 - 0.80 ISR
BUFFERYARD REDUCTION:
(-1) WATER BODY
(-4) LESS INTENSE USE ABUTTING RESIDENTIAL (4) 8-16 DUA
TOTAL BUFFERYARD DESIGN TYPE REQUIRED: 2 (10')
BUFFERYARD PROVIDED: 10'

FRONT SETBACK	20'-0"	20'-0"
REAR SETBACK	15'-0"	15'-0"
INTERIOR SETBACK	5'-0"	15'-0"/10'-9"
SIDE STREET SETBACK	15'-0"	N/A
MAXIMUM HEIGHT	6 STORIES	3 STORIES
		40'-0"

PARKING		
LAND USE	ALLOWED/ REQUIRED	PROVIDED
RETAIL (1 SPACE / 250 SF OF GFA) 31,414.43 SF	126	(13)
OFFICE (1 SPACE / 300 SF OF GFA) 19,328.00 SF	64	
RESTAURANT (1 SPACE/45 SF OF PATRON AREA) (PATRON AREA = 60% GSF) 2,356.00 SF 1,414 SF PATRON AREA	31	(1)
PROVIDED ON GARAGE (8.5'x18')		100
PROVIDED ON SURFACE (9'x19')		124
TOTAL PARKING	221	224
HANDICAP SPACE(2% OF SPACES) (4)12'x19' PROVIDED ON SURFACE (1)12'x18' PROVIDED ON GARAGE	5	5
LEVEL 2 EVSE - READY SPACES (2% OF SPACES)	N/A	5
BICYCLE SPACES (10% OF SPACES)	22	24
LOADING ZONE - RESTAURANTS (1 PER 0 TO TOTAL AREA)	1	1
LOADING ZONE - OFFICE (1 PER 10,000 - 30,000)	1	1
LOADING ZONE - COMMERCIAL (2 PER 10,001 - 30,000 AND 1 PER EA. ADDITIONAL 20,000)	3	3 (10)
TOTAL LOADING ZONES (12'x25')	4	5

F.A.R.		
SITE AREA	141,940 SF	3.25 ACRES
AREA CALCULATIONS	(SF)	(%)
MAIN BUILDING - 1ST FLOOR	35,682.39	25.14
BUILDING A	4,875.00	3.43
BUILDING B	4,875.00	3.43
TOTAL F.A.R. FIRST FLOOR (0.5 MAX. ALLOWED)	45,432 SF	32.01 %
AREA CALCULATIONS SUBSEQUENT UPPER FLOORS	(SF)	(%)
MAIN BUILDING - 3RD FLOOR	30,354.70	21.39
TOTAL F.A.R. UPPER FLOOR (0.25 MAX. ALLOWED)	30,354.70 SF	21.39 %
TOTAL COMBINED F.A.R. (1ST AND 3RD FLOOR, 2ND FLOOR PARKING GARAGE DOES NOT COUNT TOWARDS F.A.R.)	75,787.09 SF	53.39 %

NOTE:
SEE SHEET SP-2 FOR FIRE SET-UP PLAN
SEE SHEETS ALSO SP-3 & SP-4 FOR SITE PLAN



NORTH

OVERALL SITE PLAN
SCALE= 1': 30'

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4 08.27.25 WORKSHOP REVISIONS
6 10.21.25 CITY COMMENTS

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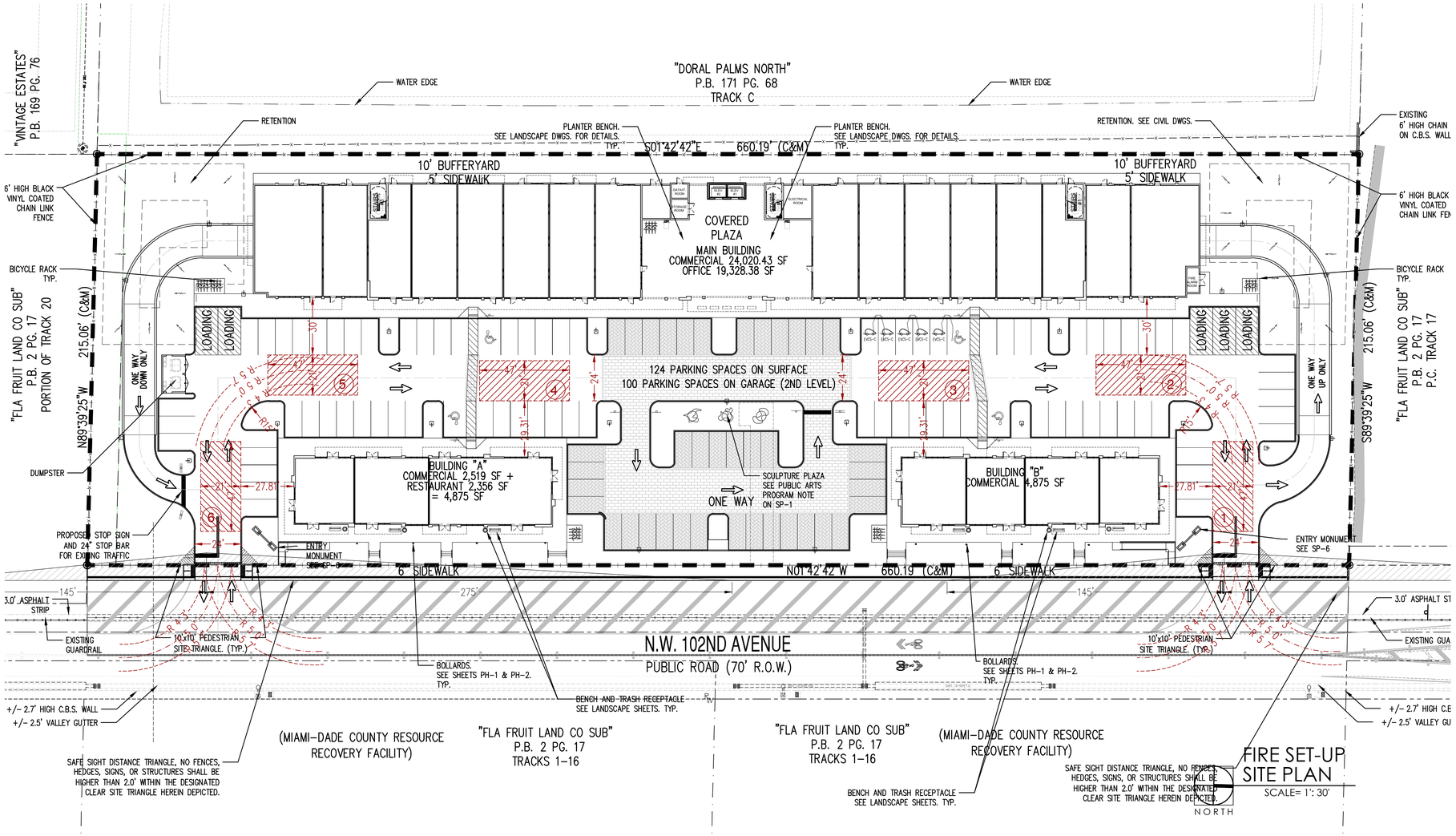
Date: 2025.10.21 16:30:56-04'00'

SITE PLAN

DATE :	2025-10-21
SCALE :	AS SHOWN
DRAWN :	SJ
CHECK BY:	PPKS
JOB NO. :	24-06

SP-1

SHEET NO. :



FIRE SET-UP SITE PLAN

SCALE= 1': 30'

LEGEND

DENOTES FIRE SET-UP SITE
21' x 47'
DISTANCE TO BUILDING NO CLOSER THAN 10 FT AND NO FURTHER THAN 30 FT.

EMERGENCY VEHICLE TURNING RADIUS

R 4.3'
R 5.0'
R 5.7'

FIRE DEPARTMENT NOTES:

1. FIRE ACCESS LANES MUST BE CAPABLE OF SUPPORTING 32 TONS AND SURFACED WITH SOLID PAVEMENT. NATURAL OR CONCRETE STONES, OR GRASS TURF REINFORCED CONCRETE GRIDS OR STABILIZED SUB-GRADE CONSTRUCTION THAT MEETS HE STANDARDS OF THE MIAMI-DADE COUNTY PUBLIC WORKS DEPARTMENT. A REGISTERED PROFESSIONAL ENGINEER OF THE STATE OF FLORIDA MUST CERTIFY SUCH CONSTRUCTION. ACCESS LANES ARE TO BE A MINIMUM OF 20 FT. WIDE FOR TWO-WAY TRAFFIC WITH A VERTICAL CLEARANCE OF 13'-6" FT. AS PER THE FFPC NFPA 1:18.2.3.5.1.2. THE AHJ WILL ACCEPT A 15 FT. FOR A ONE-WAY TRAFFIC. LANDSCAPING WITHIN THESE LANES MUST BE APPROVED AND CONFORM TO LANDSCAPING PLANS.
2. TURNOUT LANES FOR FIRE APPARATUS SHALL HAVE HAVE A MINIMUM CENTERLINE RADIUS OF 50 FT. (T OR Y TURNAROUNDS ACCEPTABLE TO THE AHJ SHALL BE PERMITTED PER FFPC NFPA 13-5.2)
3. SET UP SITES SHALL BE NO CLOSER THAN 10 FT. OR FURTHER THAN 30 FT. FROM ANY BUILDING AND AT LEAST 21 FT. WIDE AND 47 FT. LONG WITH A CROSS SLOPE OF LESS THAN 5%. CONSTRUCTION OF THE SET-UP SITES WILL CONSIST OF STABILIZED SUB-GRADE WHICH MEETS THE STANDARDS OF THE MIAMI-DADE COUNTY PUBLIC WORKS DEPARTMENT, OR GRASS PAVERS OR N EQUALLY ACCEPTABLE PRODUCT AS DETERMINED BY THE AUTHORITY HAVING JURISDICTION. SET-UP SITES MUST E CAPABLE OF WITHSTANDING ANY POINT FORCES RESULTING FROM OUT-RIGGERS.
4. FIRE HYDRANTS AND FIRE PROTECTION APPLIANCES SHALL BE CLEAR OF ALL OBSTRUCTIONS AND LANDSCAPING OR DISTANCE OF 5 FT. TO THE FRONT AND BOTH SIDES OF THE HYDRANT OR APPLIANCE, AND 4 FT. CLEAR TO THE REAR. ALL FIRE DEPARTMENT CONNECTIONS SHALL BE MARKED WITH 3 IN. LETTERS STATING "NO PARKING FIRE DEPARTMENT CONNECTION". ANY REQUIRED FIRE SPRINKLER POST INDICATOR VALVE AND/OR FIRE DEPARTMENT CONNECTION SHALL BE LOCATED NO LESS THAN 40 FT. FROM THE PROTECTED BUILDING. FIRE DEPARTMENT CONNECTION SHALL BE WITHIN 150 FT. OF THE CLOSEST FIRE HYDRANT.
5. AN IDENTIFICATION SYSTEM SHALL BE LOCATED T THE ENTRANCE OF EVERY BUILDING COMPLEX CONSISTING OF 3 OR MORE BUILDINGS AND SHALL CONSIST OF A FRAMED, LIGHTED MAP OF THE DEVELOPMENT SHOWING ALL STRUCTURES ND STREETS AT AN ADEQUATE SCALE.
6. DEAD-END DRIVES SHALL BE LIMITED TO 150 FT. AND SHALL HAVE "DEAD-END" SIGNS LOCATED AT HE ENTRANCE OF EACH DRIVE. IN FULLY SPRINKLERED BUILDINGS, DEAD ENDS MAY BE UP TO 250 FT. TURN-AROUND SHALL BE APPROVED PER THE FFPC NFPA 1:18.2.3.5.4.
7. GATED ENTRANCES SHALL BE PROVIDED WITH ELEVATOR LOCK BOXES CONTAINING A SWITCH OR LEVER TO ACTIVATE GATES FOR FIRE DEPARTMENT ENTRY. THE MINIMUM WIDTH SHALL BE 15 FT. CLEAR AND CANNOT BE LOCATED WITHIN THE TURNING RADIUS OF ANY DRIVE. GATES WITHIN A TURNING RADIUS SHALL BE MIN. 20 FT. CLEAR.

BUILDING	LEVELS UP TO TOP FLOOR	BUILDING HEIGHT	SET-UP SITE (#)
BUILDING MAIN	3	40'-0"	2
			5
BUILDING A	1	19'-0"	1
			3
BUILDING B	1	19'-0"	4
			6

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Date: 2025.10.21 16:31:00-04'00'

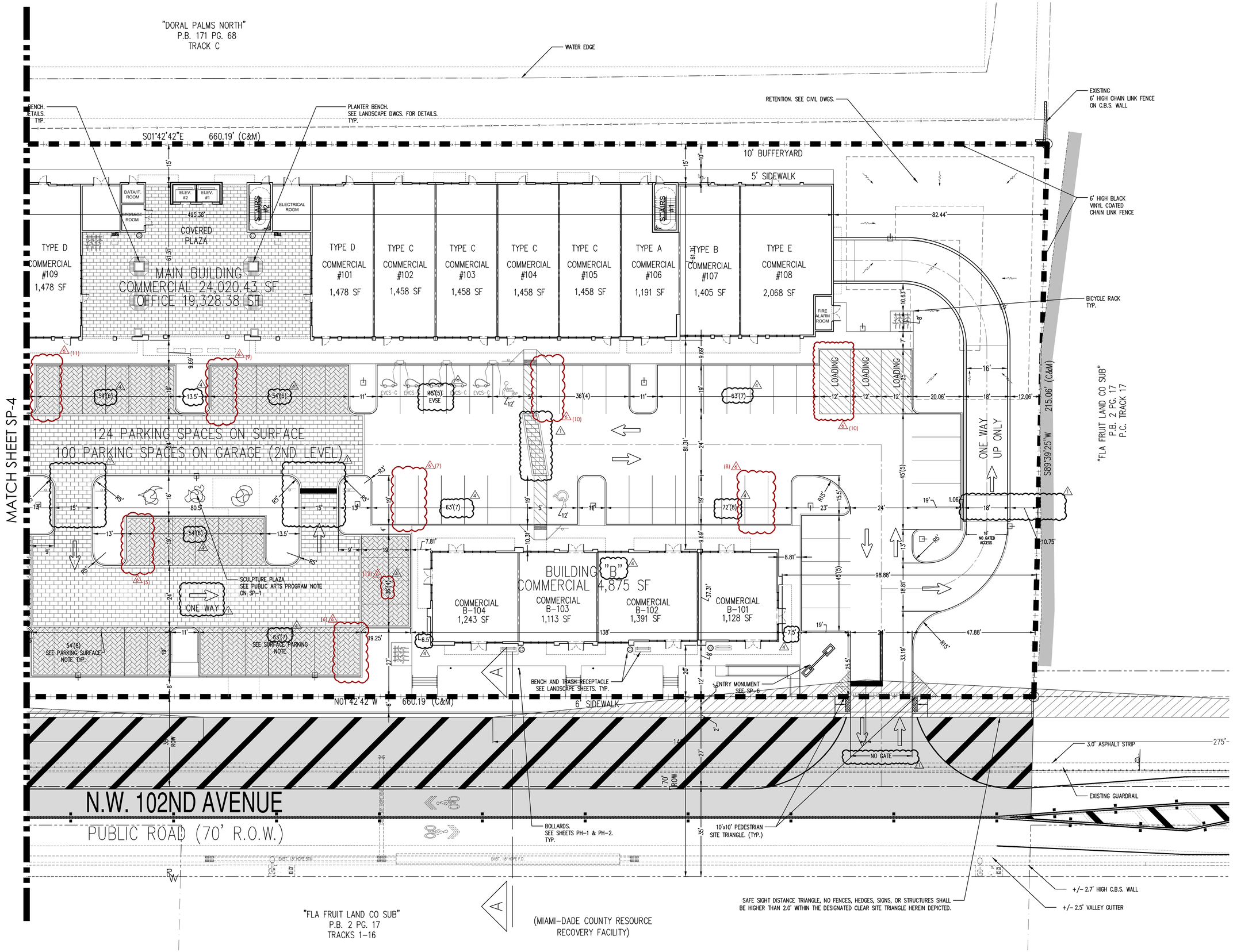
FIRE SET-UP PLAN

SITE PLAN

DATE :	2025-10-21
SCALE :	AS SHOWN
DRAWN :	SJ
CHECK BY:	PPKS
JOB NO. :	24-06

SP-2

SHEET NO. :



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SITE PLAN

SITE PLAN

DATE :	2025-10-21
SCALE :	AS SHOWN
DRAWN :	SJ
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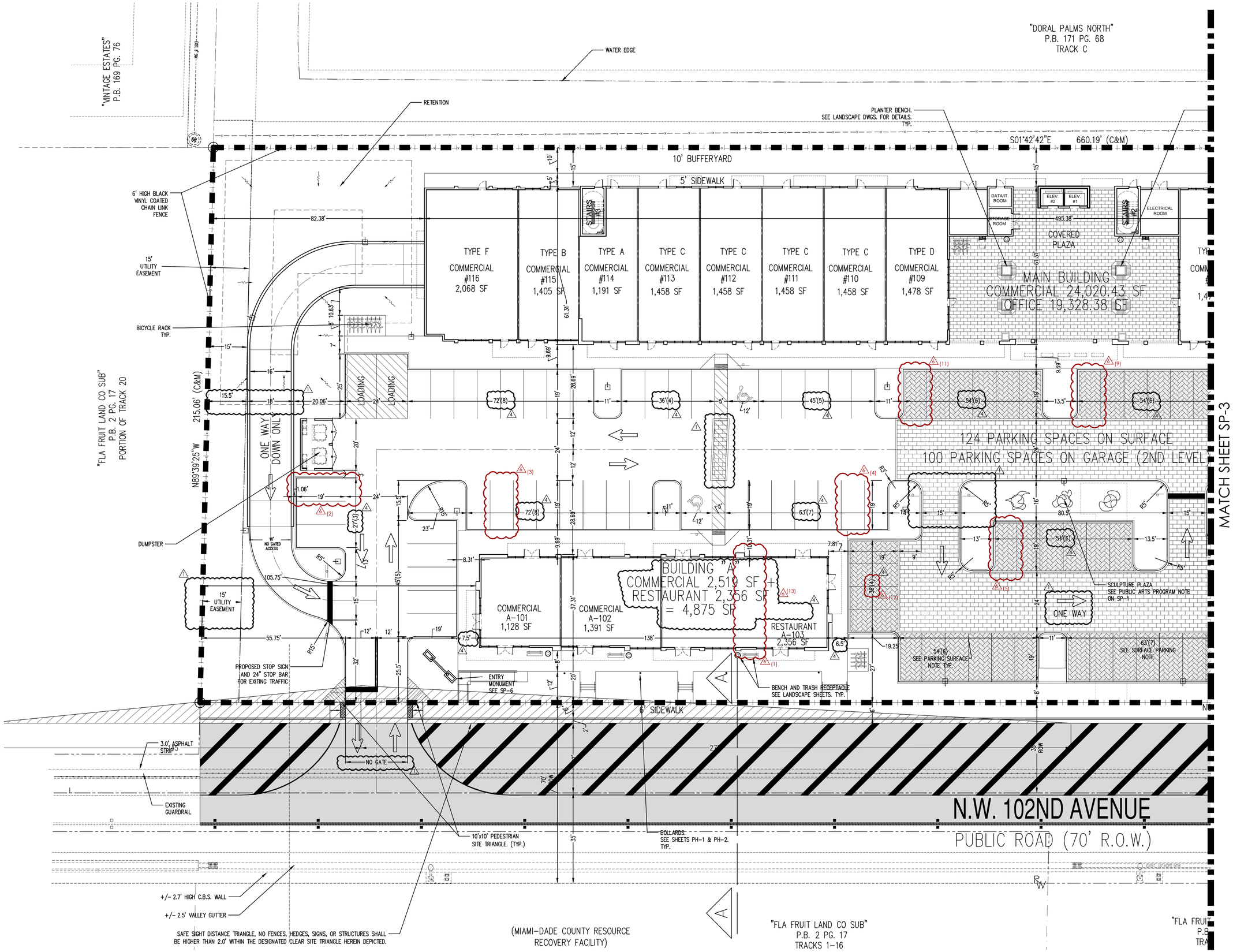
JOB NO. :	24-06

SP-3

SHEET NO. :



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SITE PLAN

SITE PLAN	
DATE :	2025-10-21
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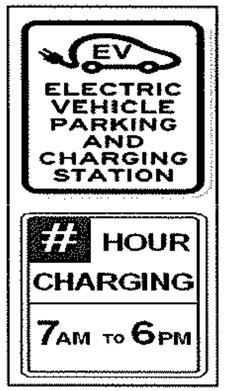
SP-4

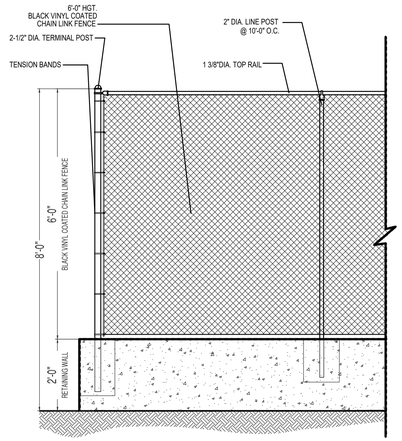
SHEET NO. :



EVSE SIGNAGE

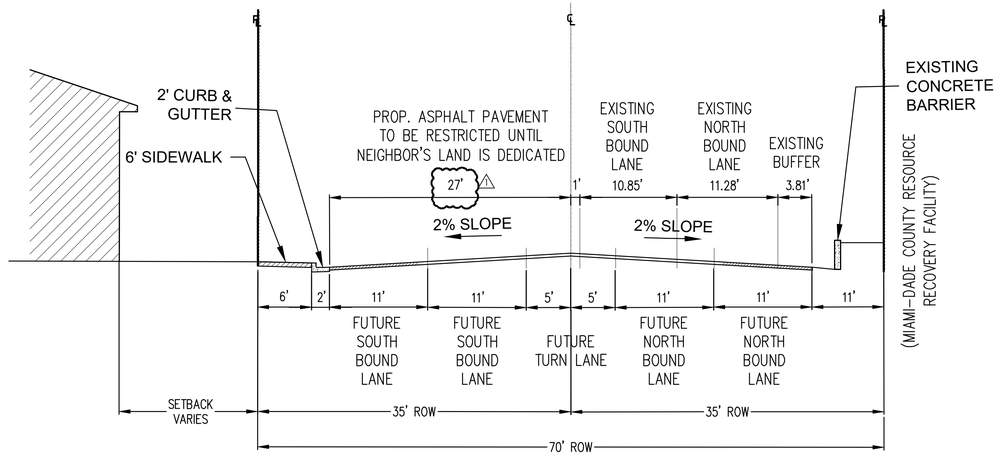
SCALE: N.T.S.

REFER TO SITE PLAN FOR EVSE READY PARKING SPACES LOCATION AND REQUIREMENTS.



BLACK VINYL COATED CHAIN LINK FENCE DETAIL

SCALE: 1/2"= 1'-0"

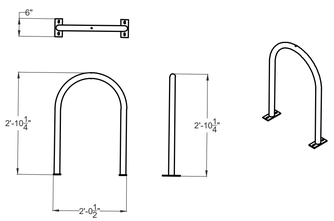


FINAL STREET SECTIONS TO BE DESIGN BY CIVIL.

A-A STREET SECTION (NW 102ND AVENUE)

SCALE: 1-1/2"= 1'-0"

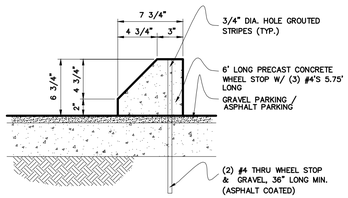
NOTE:
SEE SHEET A-3 & A-4 FOR GARAGE/STRUCTURED PARKING ON SECOND FLOOR WITH STANDARD PARING SPACES SIZES AS PER CITY CODE SECTION 77-185(a)(2).



REFER TO SITE PLAN FOR PROJECT BICYCLE REQUIREMENTS AND BIKE RACK LOCATIONS

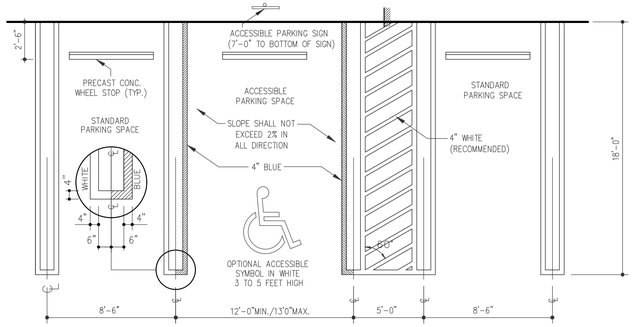
BICYCLE RACK DETAIL

SCALE: 1/2"= 1'-0"



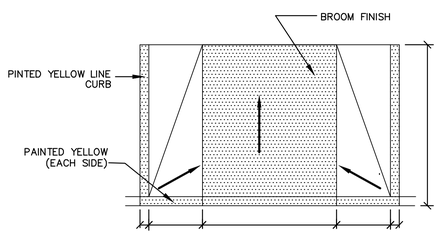
CONCRETE WHEEL STOP DETAIL FOR STANDARD PARKING GARAGE SPACE

SCALE: 3/16"= 1'-0"



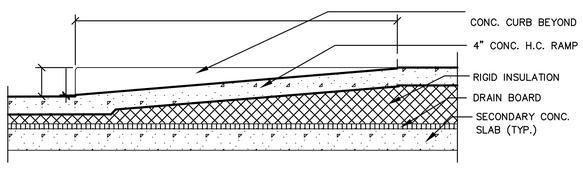
STANDARD PARKING GARAGE SPACE DETAIL

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



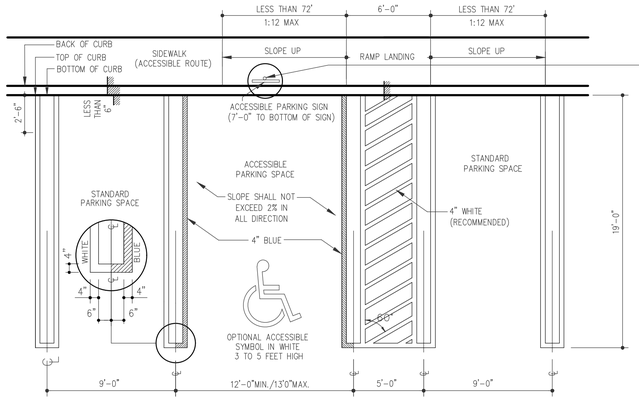
HANDICAP RAMP DETAIL

SCALE: N.T.S.



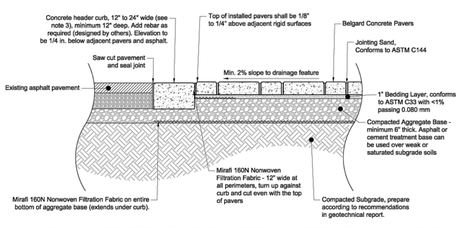
HANDICAP RAMP SECTION

SCALE: N.T.S.



STANDARD SURFACE PARKING SPACE DETAIL

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

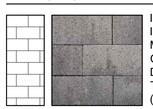


FINAL PAVER DETAIL TO BE PROVIDED IN CONSTRUCTION DOCUMENT

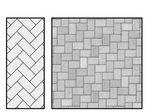
PAVER DETAIL

SCALE: N.T.S.

PAVERS LEGEND:



INTERLOCKING CONCRETE PAVERS
IN A RUNNING BOND PATTERN
MANUFACTURER: BELGARD COMMERCIAL
COLOR: DIMENSIONS SINGLE UNITS - SLATE
DIMENSIONS: 6" x 12"
THICKNESS 2 3/8" (60MM)
(OR APPROVED EQUAL)



INTERLOCKING CONCRETE PAVERS
IN A HERRINGBONE PATTERN
MANUFACTURER: BELGARD COMMERCIAL
COLOR: HOLLAND STONE - TITANIUM
DIMENSIONS: 4" x 8"
THICKNESS 2 3/8" (60MM)
(OR APPROVED EQUAL)
WITH ENERGY STAR HEAT REFLECTIVE PAVEMENT COATING
AS PER CITY REQUIREMENT
COLOR TO MATCH PAVERS COLOR
SEE "SURFACE PARKING NOTE" ON SHEET SP-1

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REVISIONS:

1 11.22.24 PLANNING + ZONING DEP. + MDC-TEC REVISIONS

3 07.14.25 PLANNING + ZONING DEP. REVISIONS

OWNER:
BRCC DEVELOPMENT GROUP, LLC

PRIME SQUARE DORAL
BY
BRCC DEVELOPMENT GROUP, LLC
NW 74TH ST, NW 102ND AVENUE, DORAL, FLORIDA

SEAL:

STATE OF FLORIDA EDGARDO PEREZ AR0016394 REGISTERED ARCHITECT
Digitally signed by Edgardo Perez
DN: c=US, E=e.perez@ppkarch.com, CN=Edgardo Perez, O="Pascual, Perez, Kiliddjian, Starr & Assoc", L=Doral, S=Florida, C=US
Date: 2025.10.21 16:31:44-04'00'

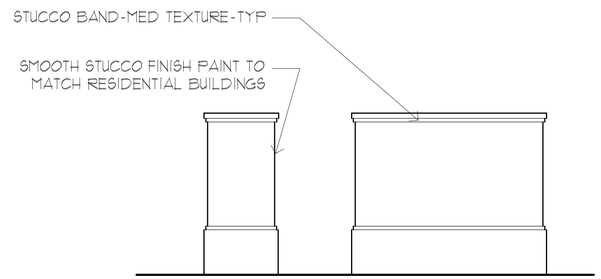
SITE PLAN

DETAILS

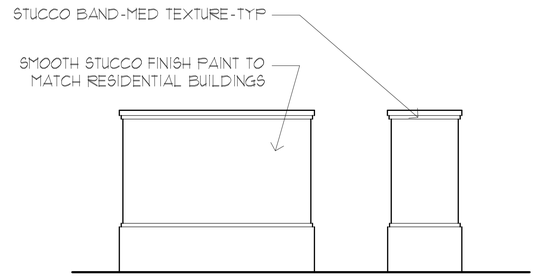
DATE :	2025-10-21
SCALE :	AS SHOWN
DRAWN :	SJ
CHECK BY:	PPKS
JOB NO. :	24-06

SP-5

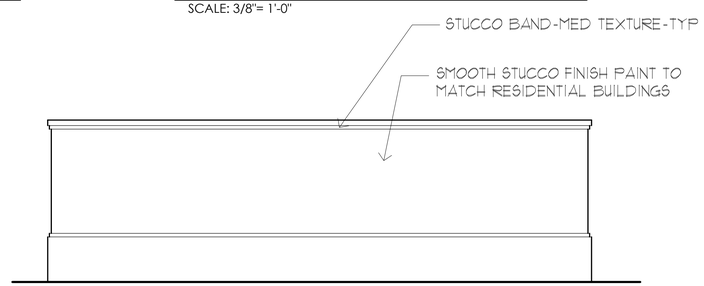
SHEET NO. :



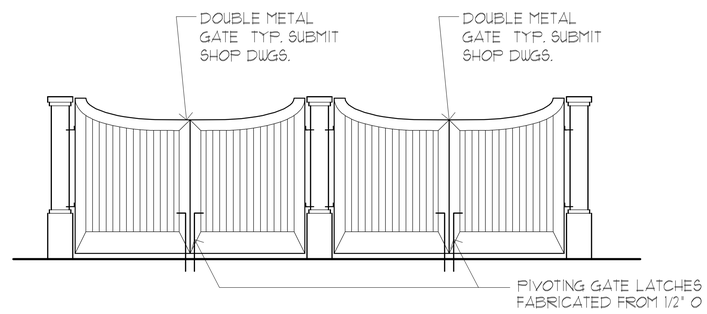
DUMPSTER SIDE LEFT ELEVATION
SCALE: 3/8"= 1'-0"



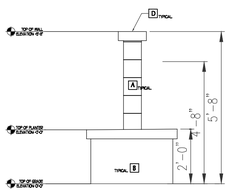
DUMPSTER SIDE RIGHT ELEVATION
SCALE: 3/8"= 1'-0"



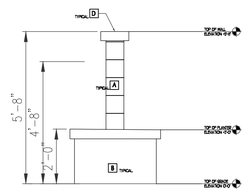
DUMPSTER REAR ELEVATION
SCALE: 3/8"= 1'-0"



DUMPSTER FRONT ELEVATION
SCALE: 3/8"= 1'-0"

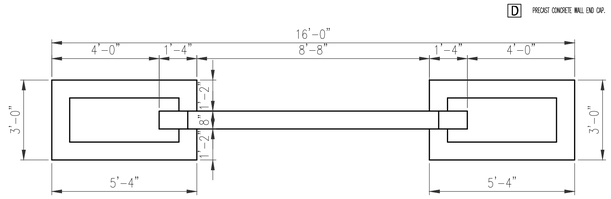


ENTRY MONUMENT FRONT ELEVATION
SCALE: 3/8" = 1'-0"

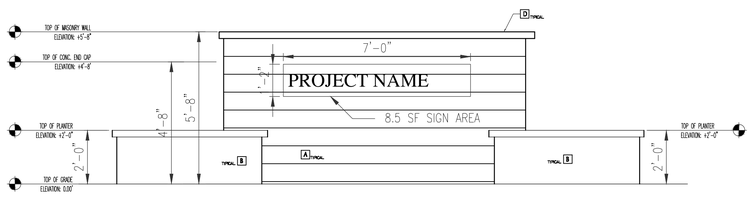


ENTRY MONUMENT REAR ELEVATION
SCALE: 3/8" = 1'-0"

A	STUCCO SIDING
B	TEXTURED CEMENTITIOUS FINISH
C	NOT USED
D	PRECAST CONCRETE WALL END CAP.

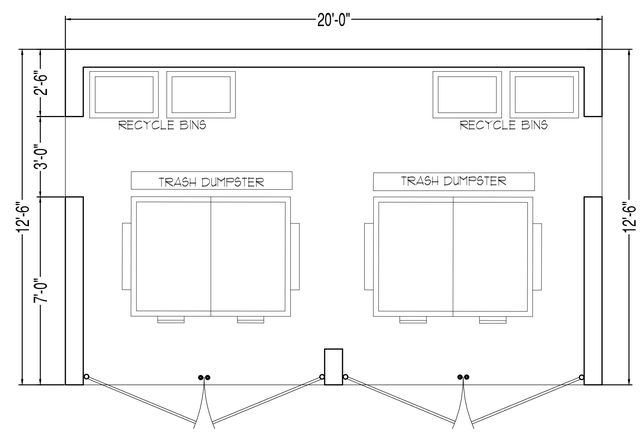


ENTRY MONUMENTS TYPICAL FLOOR PLAN.
SCALE: 1" = 1'-0"



ENTRY MONUMENT SIDE ELEVATION
SCALE: 3/8" = 1'-0"

ENTRY MONUMENT DETAILS
SCALE: 3/8"= 1'-0"



DUMPSTER PLAN
SCALE: 3/8"= 1'-0"

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STATE OF FLORIDA EDGARDO PEREZ AR0015394 REGISTERED ARCHITECT
Digitally signed by Edgardo Perez
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Date: 2025.10.23 16:31:56-04'00'

SITE PLAN

DETAILS

DATE :	2025-10-21
SCALE :	AS SHOWN
DRAWN :	SJ
CHECK BY:	PPKS
JOB NO. :	24-06

SP-6

SHEET NO. :

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