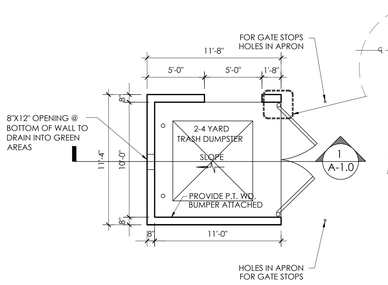
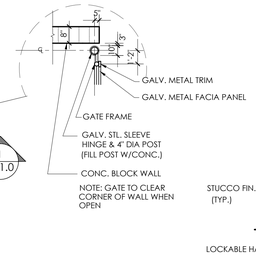
RECEIVED
By puglias at 4:17 pm, May 06, 2025

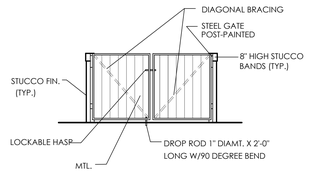
REVISIONS:





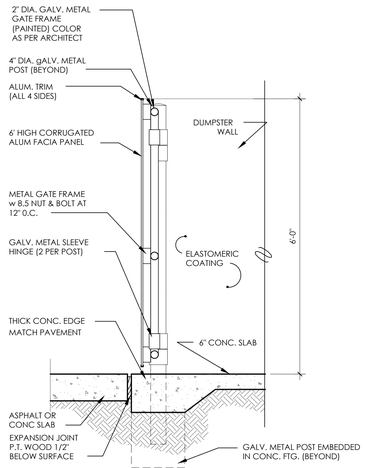
TRASH DUMPSTER PLAN

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



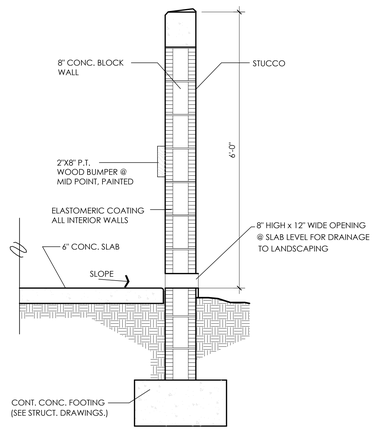
A EXTERIOR DUMPSTER ELEV.

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



1 A-1.0 TRASH DUMPSTER SECTION

SCALE: 3/4" = 1'-0"



TYPE OF CONSTRUCTION

2023 FBC 8th EDITION TABLE 504.3, 504.4 & 506.2
CONSTRUCTION TYPE : V(B) SPRINKLERED
OCCUPANCY CLASSIFICATION : STORAGE (SI)
ORDINARY HAZARD AS PER 8th EDITION, 2023 FFPC 6.2.2.3

	ALLOWED	PROVIDED
BUILDING HEIGHT	60'-0"	24'-0"
BUILDING STORIES	2 STORY	1 STORY
BUILDING AREA	36,000 SF	17,368 SF

* FIRE RESISTANCE RATING REQUIREMENTS FOR BUILDING ELEMENTS - TABLE 601 & 705.5 FBC

	REQUIRED	PROVIDED
1. STRUCTURAL FRAME	0 HR	0 HR
INCLUDING COLUMN, GIRDER, AND TRUSSES		
2. BEARING WALLS EXTERIOR INTERIOR	0 HR	0 HR
3. NONBEARING WALLS AND PARTITIONS EXTERIOR (SEE BELOW)	0 HR	0 HR
4. NONBEARING WALL PARTITION INTERIOR	0 HR	0 HR
5. FLOOR CONSTRUCTION AND ASSOCIATED SECONDARY MEMBERS	0 HR	0 HR
6. ROOF CONSTRUCTION AND ASSOCIATED SECONDARY MEMBERS	0 HR	0 HR

* FIRE RESISTANCE RATING REQUIREMENTS FOR EXTERIOR WALL - TABLE 705.5 FBC

	REQUIRED	PROVIDED
LESS THAN 5 FT.	2 HR.	N/A
BETWEEN 5FT. TO 10FT. (NORTH, EAST AND WEST)	1 HR.	1 HR
BETWEEN 10FT. TO 30FT. (SOUTH)	0 HR.	0 HR
GREATER THAN 30FT.	0 HR.	N/A.

ZONING INFORMATION

ZONING CLASSIFICATION	I - INDUSTRIAL USE
LOT AREA ACREAGE	40,341 SF + / - 0.926 ACRES
OFFICE WAREHOUSE FIRE ALARM ROOM & JANITOR	2,068 SF 15,230 SF 70 SF
TOTAL BUILDING AREA	17,368 SF
UNIT 1 OFFICE: WAREHOUSE	 201 SF. 1,130 SF.
TOTAL	1,331 SF
UNITS 2 TO 8 OFFICE: WAREHOUSE	 186 SF. 1,070 SF.
TOTAL	1,256 SF
UNIT 9 OFFICE: WAREHOUSE	 186 SF. 2,245 SF.
TOTAL	2,432 SF
UNIT 10 OFFICE: WAREHOUSE	 186 SF. 2,659 SF.
TOTAL	2,845 SF
UNIT 11 OFFICE: WAREHOUSE	 193 SF. 1,705 SF.
TOTAL	1,898 SF

SETBACKS	REQUIRED	PROVIDED
FRONT	20'-0"	20'-0"
REAR	5'-0"	5'-0"
SIDE STREET	15'-0"	N/A
SIDE	5'-0"	5'-0" WEST

	ALLOWED / REQUIRED	PROVIDED
MAX LOT COVERAGE %	20,170 SF 50 %	17,368 SF 43.05 %
OPEN SPACE	6,051.2 SF (15%)	6,403 SF (15.90%)
PAVING AREA	N/A	16,570 SF (41.05 %)

SOIL TERMITE PROTECTION STATEMENT

FBC, SECT 1816 TERMITE PROTECTION SHALL BE PROVIDED BY REGISTERED TERMICIDES, INCLUDING SOIL APPLIED PESTICIDES, BAITING SYSTEMS, AND PESTICIDES APPLIED TO WOOD, OR OTHER APPROVED METHOD OF TERMITE PROTECTION LEVELED FOR USE AS A PREVENTIVE TREATMENT TO NEW CONSTRUCTION. UPON OF COMPLETION OF THE APPLICATION OF THE TERMITE PROTECTIVE TREATMENT , A CERTIFICATE OF COMPLIANCE SHALL BE ISSUED TO THE BUILDING DEPARTMENT BY THE LICENSED PEST COMPANY THAT CONTAINS THE FOLLOWING STATEMENT: "THE BUILDING HAS RECEIVED A COMPLETE TREATMENT FOR THE PREVENTION OF SUBTERRANEAN TERMITES. TREATMENT IS IN ACCORDANCE WITH RULES AND LAWS ESTABLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES".

PARKING CALCULATION

OFFICE: 2,068 SF / 300 = 6.89 = 7

WAREHOUSE 10,000 SF / 1,000 = 10
5,230 SF / 2,000 = 2.60 = 3

STANDARD PARKING REQUIRED: 20 PS
NUMBER OF UNITS = 11 X 2 PER UNIT, REQUIRED 22 PS
STANDARD PARKING PROVIDED: 24 PS

ACCESSIBLE PARKING REQUIRED: 1 APS
ACCESSIBLE PARKING PROVIDED: 1 APS

TOTAL PARKING SPACES PROVIDED: 25 PS

BICYCLE SPACES REQUIRED 20/5 = 2.5 BS
BICYCLE SPACES PROVIDED: 4 BS

APPLICABLE CODES

1. FLORIDA BUILDING CODE, 2023 8TH EDITION
2. FLORIDA MECHANICAL CODE, 2023 8TH EDITION
3. FLORIDA PLUMBING CODE, 2023 8TH EDITION
4. NATIONAL ELECTRIC CODE, 2020 EDITION
5. FLORIDA FIRE PREVENTION CODE, 2023 8TH EDIT.
6. CITY OF DORAL; ZONING CODE

LEGAL DESCRIPTION

THE EAST 132.20 FEET OR THE WEST 528.80 FEET OF THE SOUTH, ⅓ OF THE NORTH ⅓ OF THE NORTHEAST ¼ OF THE NORTHWEST ¼ OF SECTION 22, TOWNSHIP 53 SOUTH, RANGE 40 EAST, LESS THE SOUTH 25 FEET THEREOF, IYING AND BEING IN MIAMI-DADE COUNTY, FLORIDA, ALSO KNOWN AS TRACT 17, BLOCK 2, OF HAMPTON ACRES, UNRECORDED PLAT.

SITE ACCESSIBILITY NOTES

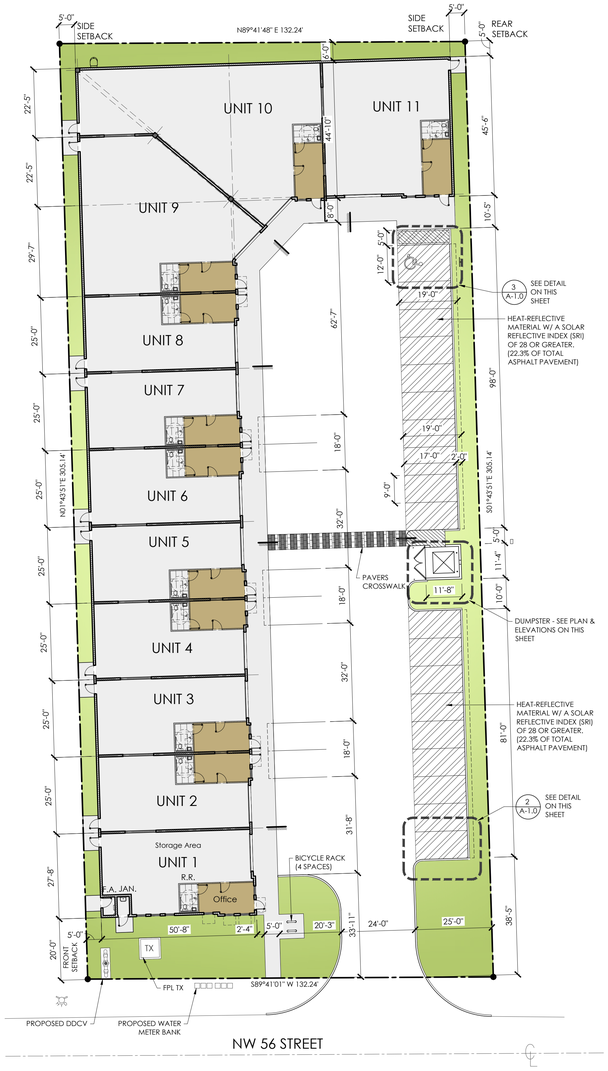
ALL HANDICAPPED ACCESS AISLES AND WALKWAY ROUTES SHALL HAVE A MAXIMUM SLOPE OF 1:20 AND A MAXIMUM CROSS SLOPE OF 1:50 (2 %). THERE WILL BE AN ACCESSIBLE ROUTE FROM THE PUBLIC WAY TO THE ENTRY DOORS AND FROM THE ACCESSIBLE PARKING SPACES TO THE ENTRY DOORS.

PARKING SURFACES NOTE:

A MINIMUM OF 20 PERCENT OF ALL REQUIRED SURFACE PARKING ON A NON-RESIDENTIAL DEVELOPMENT SITE MUST BE CONSTRUCTED USING PERVIOUS OR HEAT-REFLECTIVE MATERIAL WITH A SOLAR REFLECTIVE INDEX (SRI) OF 28 OR GREATER. SUCH AS OPEN CELL PAVERS, MANAGED TURF, POROUS PAVEMENT AND/OR OTHER PROVEN MATERIALS AS PER DORAL CODE OF ORDINANCES SEC. 77-195.

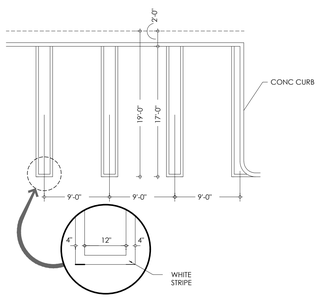
PART OF THE ASPHALT AREA IN THE PARKING SPACES WILL BE PROVIDED WITH GAF STREETBOND SR COATING WITH AN SRI VALUE OF 29. THE ASPHALT AREAS EXCEED 20 PERCENT OF ALL PERVIOUS AREAS IN THE PROJECT.

PAVER AREAS WILL BE PROVIDED WITH CONCRETE PAVERS ON SAND AS PER LANDSCAPING PLANS. PAVER AREAS CONSTITUTE LESS THAN 20% OF THE PAVED AREA.



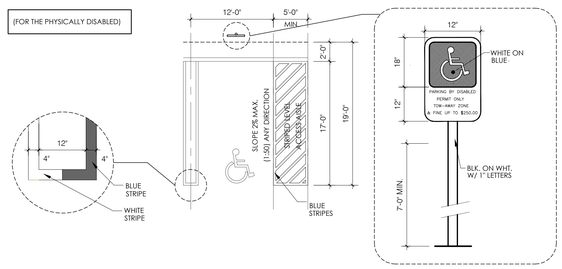
SITE PLAN

SCALE: 1" = 20'-0"



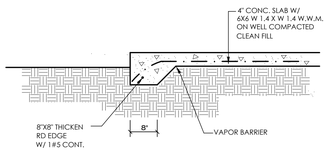
2 A-1.0 TYP. PARKING STALL DTL.

N.T.S.



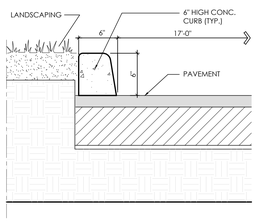
3 A-1.0 ACCESSIBLE PARKING STALL

N.T.S.



4 A-1.0 THICKENED EDGE DTL.

N.T.S



5 A-1.0 TYPICAL CURB DETAIL

N.T.S

LOCATION SKETCH

SCALE: N.T.S.

MEDITERRANEA CENTRE II

8300 INVEST LLC

Owner:

Project Location: 8335 NW 56 Street, Doral, FL 33166
Folio Number: 35-3022-000-0490

CABRERA RAMOS Architects, Inc.

9851 NW 58 STREET. #107
DORAL, FLORIDA 33178
T:305.593.0750 F:305.593.8862
AA C001621

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State Reg. No. AR13118

ROSA E. RAMOS-BOTTA, R.A.
State Reg. No. AR15209

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DATE: 07/23/2024
DRAWN: CRA
CHECKED BY: MAC JR.
JOB NO.: 2912-24

SEAL: Rosa Ramos-Botta
Digitally signed by Rosa Ramos-Botta
Date: 2025.02.17 14:13:00 -05'00'

SHEET NO.

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