

**RECEIVED**  
By Stephanie Puglia at 10:46 am, Jul 19, 2022



**BUILDING 5**  
VILLAS  
20 UNITS  
4 STORIES  
45'-0" AMSL

**BUILDING 4**  
472 UNITS  
(68 WHU'S)  
20 STORIES  
210'-0" AMSL

**BUILDING 1**  
472 UNITS  
(67 WHU'S)  
20 STORIES  
210'-0" AMSL

**BUILDING 2**  
472 UNITS  
(68 WHU'S)  
20 STORIES  
210'-0" AMSL

**BUILDING 3**  
773 UNITS  
(112 WHU'S)  
20 STORIES  
210'-0" AMSL

Site Data			
Zoning			DMU
SITE AREA			
Area	2,546,972.00	SF	Acres
ROW Dedications	280,085.00		6.43
Net Area	2,266,887.00		52.04
DENSITY			
REQUIREMENT	UNITS/ACRE	# OF UNITS	
Units Permitted		25	1,410
DMU		10	564
Creative Excellence			
Total			1,974
Workforce Housing	30% BONUS		592
Units Required to be Workforce	2/3rds of 592		397 Units
Total Units Permitted			2,566
Units Provided			
Hotel Units (470 Rooms)			235
Condominium Units			2,189
Workforce Condominium Units	2/3rds of 470		315 UNITS
Villa Units			20
Total Units Proposed			2,444
AREA CALCULATIONS			
Impervious Areas		SF	%
Club		155,048.00	6.84
Hotel		113,667.34	5.01
Member's Club		8,871.00	0.39
Spa		28,594.91	1.26
Ballroom		85,391.00	3.77
Pool & Pool Deck		60,011.83	2.65
Tennis Courts		28,204.49	1.24
New Condominium Buildings	Building 1	74,066.23	3.27
	Building 2	74,066.23	3.27
	Building 3	140,644.32	6.20
	Building 4	79,125.07	3.49
	Building 5	28,594.91	1.26
New Villa Buildings			
Paved Areas		268,508.56	11.87
Pedestrian Walks		308,434.16	13.61
Total		1,453,228.05	64.11
Pervious Areas			
Lake Area		29,024.01	1.28
Landscape Open Space		784,634.94	34.61
Total		813,658.95	35.89
Total (Net Area)		2,266,887.00	100.00
LANDSCAPE OPEN SPACE			
Landscape Open Space		% Required	% Provided
		10	34.61
FAR			
		Maximum	Provided
Ground Floor		0.5	
Existing Club, Spa & Ballroom	391,572.25		
New Condominium Buildings	367,901.85		
New Villa Buildings	28,594.91		
Total	788,069.01		0.39
Additional Floors		0.25	
2nd Floor	435,606		0.19
3rd Floor	420,650		0.18
4th Floor	383,217		0.17
5th Floor	409,413		0.18
6th Floor	416,117		0.19
7th Floor	362,267		0.16
Typical Level 8-19	276,820		0.12
Roof	276,820		0.12
PARKING			
	Ratio	Required	Provided
Commercial	1 per 500 sf	1,190	
Residential	1 per 3 hotel lodging units 1 per dwelling unit	157 2,209	
	Total Parking Required	3,556	
Building 1			698
Building 2			698
Building 3			1,374
Building 4			790
Building 5			71
Surface			564
	Total Parking Provided		3,667
Handicapped Parking	2%	71	71
Bicycle	Commercial .10 per space provided Residential .10 per unit	119 237	356
	Total Bicycle Parking	356	356
EVSE Ready Spaces	2%	71	71
* See Building Plans for EVSE Ready Space Location			
HEIGHT			
Above Mean Sea Level (AMSL)	Allowed	Proposed	
Building #1	8-stories	20-stories (210'-0")	
Building #2	8-stories	20-stories (210'-0")	
Building #3	8-stories	20-stories (210'-0")	
Building #4	8-stories	20-stories (210'-0")	
Villas	8-stories	4-stories (45'-0")	
NOTES:			
1. WHU'S SHALL BE EQUALLY DISTRIBUTED THROUGHOUT THE PROJECT.			

Development Data			
Development Program			
Commercial Use			
	Existing	Club	155,048.00
		Member's Club	8,871.00
		Spa	53,012.00
		Ballroom	85,391.00
		Total	302,322.00
	Proposed	Commercial	107,432.00
		Amenities	185,415.00
		Total	292,847.00
		Total Commercial	595,169.00
Residential Use			
	Existing	Hotel (470)	235
	Proposed	Condominiums	2,189
	Proposed	Villas	20
		Total Residential	2,444
GREEN BUILDING INCENTIVES (Chapter 63)			
All new buildings within the development will be LEED Gold certified.			
COMMUNITY BENEFITS (Sec 68-559)			
(2) 'Leed Gold' certification for all buildings or an equivalent certification			
(3) Transit Shelters			
(5) Public Plaza			
(6) Workforce Housing (23.7% proposed where 20% is required)			
(7) Height (20-stories with Creative Excellence Sec 86-83)			
LOW IMPACT DEVELOPMENT PRACTICES (Article XVI)			
See Civil Dwg's for LID practices being incorporated into the development.			
PARKS LEVEL OF SERVICE			
3 acres/1,000 residents	Persons/Household	# of Units	Acres Required
	3.32	2,209	22
75% CDMP Req.			16.5
			Acres Provided
Resort Pool & Deck Area			1.37
Parks			1.3
Pedestrian Walks			7.08
Plaza			7.89
Dressel Dairy Bike Trail			1.37
Tennis Courts			1.42
Pools, Decks, Terraces, Gyms in New Buildings			4.17
Total RHF Areas			16.52
CREATIVE EXCELLENCE STANDARDS (86-83)			
Urbanism	The project will contribute to a creating a diverse neighborhood with a mix of uses including residential, commercial, and resort uses. The buildings are unique in their design and create a walkable street edge along NW 36th Streets and NW 87th Avenues and will feature wide pedestrian friendly sidewalks, and a riverwalk.		
	Various daily living and recreation opportunities include Golf, a Spa, restaurants and lounges, shopping, gyms, and pools.		
	The project culturally reinforces the community identity. Doris and Al Kaskal started Doral at the resort. The project will turn the resort into an iconic center for the City of Doral with new buildings and active uses accessible to all residents.		
	The project is on the intersection of NW 36th Street and NW 87th Avenue and provides plazas, shaded walkways, and a connection to the Dressel bike path, Golf, pools, pool decks, gyms and shaded walkways provided passive and active recreation opportunities.		
Design Excellence	The design and materials such as concrete, glass, steel and stone fit with South Florida's urban environment. The architecture is creative, distinctive, of a high quality, and will be LEED Gold certified. Buildings are located facing the public street to create pedestrian interaction and do not have blank facades.		
	Materials such as concrete, stone, and steel will contribute the longevity of the project.		
	The project will comply with the City's public arts program. A large public plaza at the intersection of NW 36th Street and NW 87th Avenues is a possible location.		
	The project will be LEED Gold Certified and the owner will install well-designed landscaping in all ROW's abutting the property as well as the internal drives and open spaces throughout the project.		
	The project will contain RHF areas equal to 50% of City's parks acreage level of service standard. 5.5 acres of RHF areas are contained within the site and the amenity areas within each building. The additional 10.32 acres needed to meet the 75% required by the CDMP are located in the golf course.		
	All retail uses will front and activate either a public street or pedestrian promenade.		
	The project will incorporate LID principals in compliance with the City's code. See civil drawings.		
Scale, Connections and Context	The project will integrate and enhance the vehicular, bicycle and pedestrian connections. The owner will improve and/or dedicate any necessary ROW's or easements at no cost to the City.		
	The project will incorporate public transportation enhancements and connections at no cost to the city, including spacious, lighted, weather resistant and attractive transit and/or trolley shelters.		
	The scale of the development is consistent with the abutting Downtown Doral development, which is also DMU.		
	To the greatest extent possible, the project will connect to the existing ecology and provide for logical interconnections.		
	All roadway, transit and/or beautification or ROW's or easements shall be dedicated or granted without cost to the City.		

**PASCUAL PEREZ KILIDDJIAN STARR**  
ARCHITECTS+PLANNERS

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REVISIONS:

OWNER:  
**TRUMP ENDEAVOR 12, LLC**

**DORAL INTERNATIONAL TOWERS**  
BY: **TRUMP ENDEAVOR 12 LLC**  
CITY OF DORAL, FLORIDA

SEAL:

**SITE PLAN**

CONCEPTUAL SITE PLAN

DATE: **2022-06-30**  
SCALE: **AS SHOWN**  
DRAWN BY: **AIS**  
CHECK BY: **PKK**  
JOB NO.:

**SP-1**

SHEET NO.:

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