

RETAIL SITE

NORTHWEST CORNER OF 41st ST & 112 AVE,
DORAL, FL 33178



DIRECTORY:

OWNER / DEVELOPER
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ARCHITECT:
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LANDSCAPE ARCHITECT:
COMPANY:
CONTACT:
ADDRESS:
PHONE:
EMAIL:

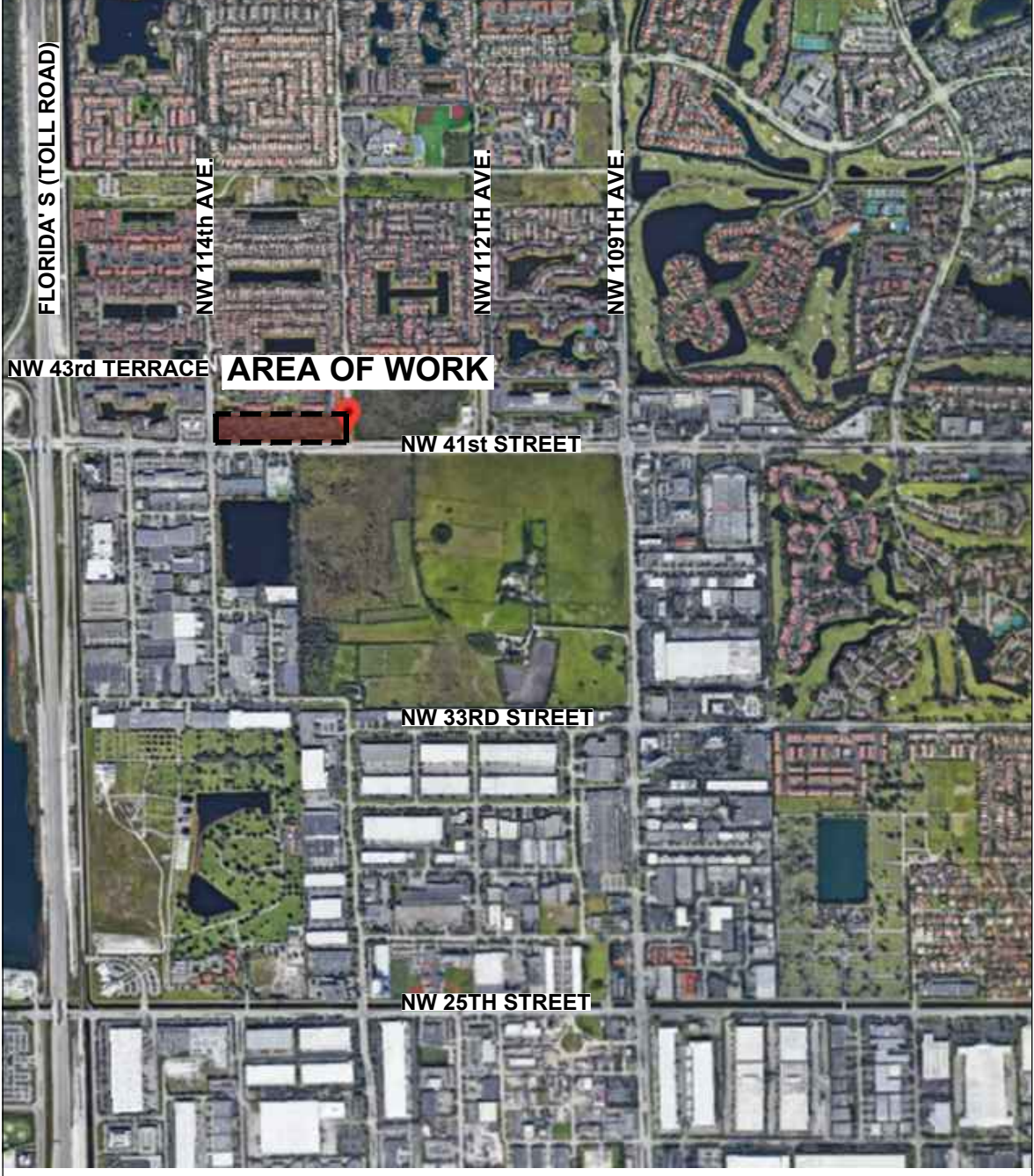
CIVIL ENGINEER:
COMPANY:
CONTACT:
ADDRESS:
PHONE:
EMAIL:



LOCATION MAP
SCALE: NTS

LEGAL DESCRIPTION:

19 53 40 7.60 AC M/L FLA FRUIT LAND CO SUB PB 2-17 TR 40
LESS E & W35FT & S65FT & EXT AREA OF CURVE IN SE COR
R/W FAU 30 3019 001 0370
OR 9511-191



VICINITY MAP
SCALE: NTS

SCOPE OF WORK:

NEW SITE DEVELOPMENT FOR RETAIL
AND COMMERCIAL USE.

RECEIVED
By Massiel at 10:01 am, Jul 16, 2026

DTI

ARCHITECTS

Associates, Inc. AA24001933

ARCHITECTURE | PLANNING | INTERIOR DESIGN

14125 NW 80th Avenue Suite 303
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STATE OF FLORIDA

CARLOS PIZARRO

AR 0013079

REGISTERED ARCHITECT

Carlos Pizarro, R.A.
AR - 0013079

REVISIONS:	
△	2026-01-06
△	2026-04-20

OWNER/ DEVELOPER:

ALBATROS 71, INC

DORAL, FL

PROJECT:

RETAIL SITE @ NWC OF
41ST ST & 112 AVE

NORTHWEST CORNER OF 41st ST &
112 AVE, DORAL, FL 33178

Job Number: 23068.01
File Name:
Issued Date: 07.07.2025
Drawn by: J.A/E.H/A.S
Checked by: T.R

SHEET NAME

COVER SHEET

SHEET NUMBER

CS-0.0

INDEX OF DRAWINGS:						INDEX OF DRAWINGS:					
SHEET #	DESCRIPTION	SUBMITTAL SET (02/09/2024)	REV.1 (12/31/2025)	REV.2 (04/20/2026)		BUILDING C - STORAGE					
CS-0.0	COVER SHEET	●		△		A-3-4.0	C.STORAGE RENDERING S	●			
GN-1.0	INDEX SHEET	●	●			A-3-4.1	C.STORAGE RENDERING S	●			
SURVEY						A-3-5.0	C.STORAGE DUMPSTER DETAILS	●			
SV-1	LAND SURVEY	●									
LANDSCAPE											
ARCHITECTURE											
Digital signature of Carlos A. Pizarro Date: 2026-07-15 16:51:16-04'00'											
SP-1.0	SITE PLAN	●	●	●							
SP-1.1	OVERALL SITE PLAN	●	●	●							
SP-1.2	SITE PLAN (LOT - 1)	●	●	●							
SP-1.3	SITE PLAN (LOT - 2)	●	●	●							
SP-1.4	SITE PLAN (LOT - 3)	●	●	●							
SP-1.5	DETAILS PLAZA RENDERING	●	●								
SP-1.6	SITE DETAILS	●									
SP-1-6.1	SITE DETAILS	●	●								
SP-1.7	SITE DIAGRAMS	●	●								
SP-1.8	SITE DIAGRAMS	●	●								
SP-1.9	SITE DIAGRAMS	●	●								
SP-2.0	OVERALL SITE PLAN PHOTOMETRICS	●									
SP-2.1	LOT 1 SITE PHOTOMETRICS	●									
SP-2.2	LOT 2 SITE PHOTOMETRICS	●									
SP-2.3	LOT 3 SITE PHOTOMETRICS	●									
SP-3.1	VIEW OF THE LAND	●									
BUILDING NAVARRO											
A-1-1.0	BUILDING FLOOR PLAN (NAVARRO)	●									
A-1-1.1	BUILDING ROOF PLAN (NAVARRO)	●									
A-1-2.0	NAVARRO ELEVATIONS	●									
A-1-2.1	NAVARRO ELEVATIONS TRANSPARENCY CALCULATIONS	●									
A-1-3.0	NAVARRO COLOR ELEVATIONS	●									
A-1-4.0	NAVARRO RENDERING S	●									
A-1-4.1	NAVARRO RENDERING S	●									
A-1-5.1	NAVARRO DUMPSTER DETAILS	●									
BUILDING RETAILS											
A-2-1.0	BUILDING FLOOR PLAN (BUILDING A)	●									
A-2-1.1	BUILDING FLOOR PLAN (BUILDING B)	●									
A-2-1.2	BUILDING ROOF PLAN BUILDING (A)	●									
A-2-1.3	BUILDING ROOF PLAN BUILDING (B)	●									
A-2-2.0	ELEVATIONS (BUILDING A)	●									
A-2-2.1	ELEVATIONS (BUILDING B)	●									
A-2-2.2	BUILDING 'A' AND 'B' ELEVATIONS TRANSPARENCY CALCULATIONS	●									
A-2-3.0	COLOR ELEVATIONS (BUILDING A)	●									
A-2-3.1	COLOR ELEVATIONS (BUILDING B)	●		△							
A-2-4.0	BOULEVARD RENDERINGS	●	●								
A-2-4.1	BOULEVARD RENDERINGS	●	●								
A-2-4.2	BOULEVARD RENDERINGS	●	●								
A-2-4.3	BOULEVARD RENDERINGS	●	●								
A-2-4.4	BOULEVARD RENDERINGS	●	●								
A-2-5.0	DUMPSTER DETAILS	●	●								
A-2-5.1	LOT 2 SITE DETAILS	●									
BUILDING C.STORAGE											
A-3-1.0	BUILDING FLOOR PLAN (C.STORAGE)	●									
A-3-1.1	BUILDING ROOF PLAN (C.STORAGE)	●									
A-3-2.0	C.STORAGE ELEVATIONS	●									
A-3-2.1	C.STORAGE ELEVATIONS TRANSPARENCY CALCULATION	●									
A-3-3.0	C.STORAGE COLOR ELEVATIONS	●									



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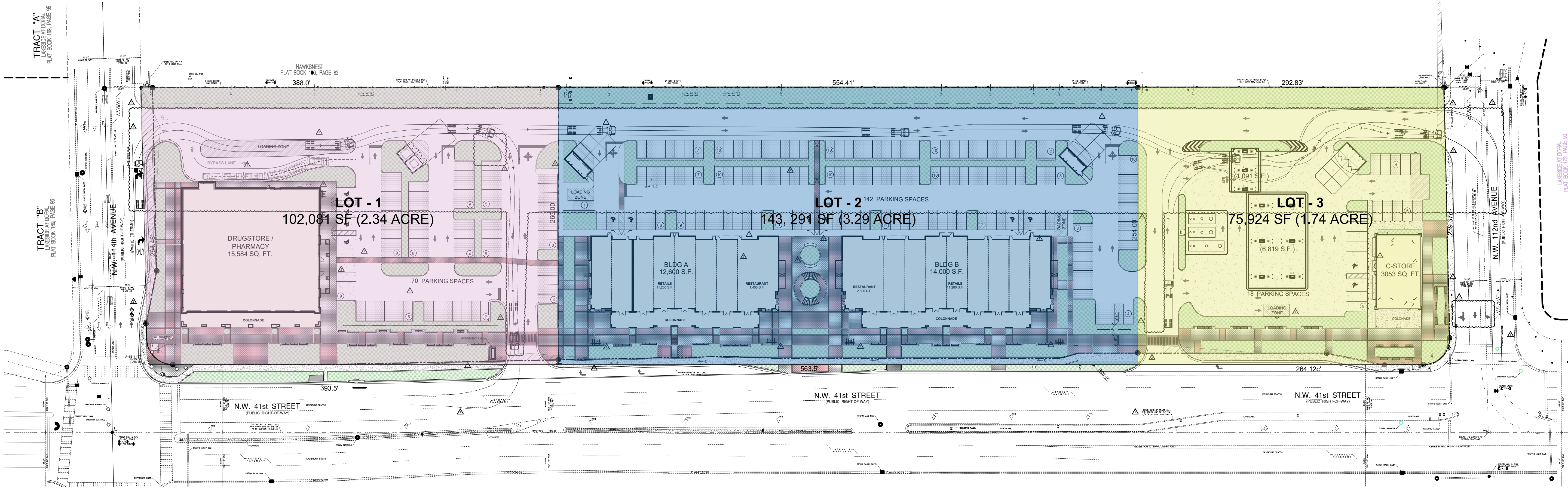
Checked by: T.R

SHEET NAME

INDEX

SHEET NUMBER

GN-0.1



OVERALL SITE PLAN
SCALE: 1" = 50'-0"

GENERAL NOTES:

FIRE SPRINKLER RISER SHALL BE IN AN AREA THAT PROVIDES AN UNOBSTRUCTED 3' ACCESS TO THE FRONT AND TO THE SIDES OF THE APPLIANCES.

EXTERIOR CANOPIES, AWNINGS, AND SUCH COVERS IN EXCESS OF 4' IN WIDTH THAT ARE ATTACHED TO THE BUILDING SHALL BE PROTECTED BY THE BUILDING FIRE SPRINKLER SYSTEM.

STRUCTURE/BUILDING SHALL BE ENTIRELY PROTECTED BY AN APPROVED, SUPERVISED AUTOMATIC FIRE SPRINKLER SYSTEM HYDRAULICALLY CALCULATED TO CITY OF PLANTATION DROUGHT STANDARD OF 50-PSI STATIC, 45-PSI RESIDUAL, AT 1100-GPM FLOW, WITH A MINIMUM OF 10% SAFETY MARGIN.

STRUCTURE/BUILDING SHALL BE ABLE TO PROVIDE A MAINTAINED MINIMUM, AS DETERMINED BY CITY OF PLANTATION FIRE DEPARTMENT, RADIO SIGNAL STRENGTH FOR FIRE DEPARTMENT COMMUNICATIONS DURING OPERATIONS. A TWO 0 WAY RADIO COMMUNICATION ENHANCEMENT MAY BE NECESSARY TO COMPLY WITH THIS REQUIREMENT

POST NO TRESPASS SIGNS DURING ALL PHASES OF CONSTRUCTION. BELOW IS THE FLORIDA STATE STATUTE FOR TRESPASSING ON A CONSTRUCTION SITE FSS 810.09(2) (D).
CONSTRUCTION SITES. TRESPASSING ON A CONSTRUCTION SITE IS A FELONY OF THE THIRD DEGREE, PUNISHABLE AS PROVIDED IN S. 775.082, S.775.083, OR S. 775.084, IF THE PROPERTY TRESPASSED IS A CONSTRUCTION SITE THAT IS:
ONE ACRE OR LESS IN AREA AND IS IDENTIFIED AS SUCH WITH A SIGN THAT APPEARS PROMINENTLY, IN LETTERS OF NOT LESS THAN 2 INCHES IN HEIGHT AND READS IN SUBSTANTIALLY THE FOLLOWING MANNER: "THIS AREA IS A DESIGNATED CONSTRUCTION SITE, AND ANYONE WHO TRESPASSES ON THIS PROPERTY COMMITS A FELONY." THE SIGN SHALL BE PLACED AT THE LOCATION ON THE PROPERTY WHERE THE PERMITS FOR CONSTRUCTION ARE LOCATED. FOR CONSTRUCTION SITES OF 1 ACRE OR LESS AS PROVIDED IN THIS SUBPARAGRAPH, IT SHALL NOT BE NECESSARY TO GIVE NOTICE BY POSTING AS DEFINED IN S.810.011(5).

POST NO TRESPASS SIGNS DURING ALL PHASES OF CONSTRUCTION. BELOW IS THE FLORIDA STATE STATUTE FOR TRESPASSING ON A CONSTRUCTION SITE FSS 810.09(2) (D).

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ONE ACRE OR LESS IN AREA AND IS IDENTIFIED AS SUCH WITH A SIGN THAT APPEARS PROMINENTLY, IN LETTERS OF NOT LESS THAN 2 INCHES IN HEIGHT AND READS IN SUBSTANTIALLY THE FOLLOWING MANNER: "THIS AREA IS A DESIGNATED CONSTRUCTION SITE, AND ANYONE WHO TRESPASSES ON THIS PROPERTY COMMITS A FELONY." THE SIGN SHALL BE PLACED AT THE LOCATION ON THE PROPERTY WHERE THE PERMITS FOR CONSTRUCTION ARE LOCATED. FOR CONSTRUCTION SITES OF 1 ACRE OR LESS AS PROVIDED IN THIS SUBPARAGRAPH, IT SHALL NOT BE NECESSARY TO GIVE NOTICE BY POSTING AS DEFINED IN S.810.011(5).

"POSTED LAND" IS THAT LAND UPON WHICH:
1. SIGNS ARE PLACED NOT MORE THAN 500 FEET APART ALONG, AND AT EACH COMER OF, THE BOUNDARIES OF THE LAND, UPON WHICH SIGNS THERE APPEARS PROMINENTLY, IN LETTERS OF NOT LESS THAN 2 INCHES IN HEIGHT, THE WORDS "NO TRESPASSING" AND IN ADDITION THERETO THE NAME OF THE OWNER, LESSEE, OR OCCUPANT OF SAID LAND. SAID SIGNS SHALL BE PLACED ALONG THE BOUNDARY LINE OF POSTED LAND IN A MANNER AND IN SUCH POSITION AS TO BE CLEARLY NOTICEABLE FROM OUTSIDE THE BOUNDARY LINE; OR
2. CONSPICUOUS NO TRESPASSING NOTICE IS PAINTED ON TREES OR POSTS ON THE PROPERTY, PROVIDED THAT THE NOTICE IS:
A. PAINTED IN AN INTERNATIONAL ORANGE COLOR AND DISPLAYING THE STENCILED WORDS "NO TRESPASSING" IN LETTERS NO LESS THAN 2 INCHES HIGH AND 1 INCH WIDE EITHER VERTICALLY OR HORIZONTALLY.
B. PLACED SO THAT THE BOTTOM OF THE PAINTED NOTICE IS NOT LESS THAN 3 FEET FROM THE GROUND OR MORE THAN 5 FEET FROM THE GROUND; AND
C. PLACED AT LOCATIONS THAT ARE READILY VISIBLE TO ANY PERSON APPROACHING THE PROPERTY AND NO MORE THAN 500 FEET APART ON AGRICULTURAL LAND.
D. BEGINNING OCTOBER 1, 2007, WHEN A LANDOWNER USES THE PAINTED NO TRESPASSING POSTING TO IDENTIFY A "NO TRESPASSING" AREA, THOSE PAINTED NOTICES SHALL BE ACCOMPANIED BY SIGNS COMPLYING WITH SUBPARAGRAPH 1 AND PLACED CONSPICUOUSLY AT ALL PLACES WHERE ENTRY TO THE PROPERTY IS NORMALLY EXPECTED OR KNOWN TO OCCUR.

- **NOTE:**
- SIGNAGE IS NOT PART OF THIS REVIEW
- SIGNAGE IS FOR REFERENCE ONLY.
- ALL SIGNS ARE TO DONE UNDER SEPARATE PERMIT.
- STRIP LIGHTING OUTLINING THE ROOF OR ANY PART OF A BUILDING IS NOT PERMITTED PER SECTION 27-180(a)(8)

NOTE:
IF A LOCATION IS INCLUDED IN ANY PRINTED, RADIO OR TELEVISION ADVERTISEMENT OF AN APPROVED REAL ESTATE DEVELOPMENT IN THE CITY OF PLANTATION SHALL BE NOTED IN THE TEXT OR MAP OF SAID PRINTED ADVERTISEMENT OR BE INCLUDED IN THE DESCRIPTION OF THE LOCATION IN SAID RADIO OR TELEVISION ADVERTISEMENT.

SITE KEY PLAN LEGEND:

- PROPERTY LINE
- LOT -1
- LOT-2
- LOT-3
- LANDSCAPE AREA
- CONCRETE SLAB
- PAVER AREA
- DETECTABLE WARNING IN SIDEWALK RAMP. REFER TO CIVIL DETAILS
- AMOUNT OF PARKING
- INDICATES A PARKING SPACE WHICH IS FBC-A / ADA ACCESSIBLE

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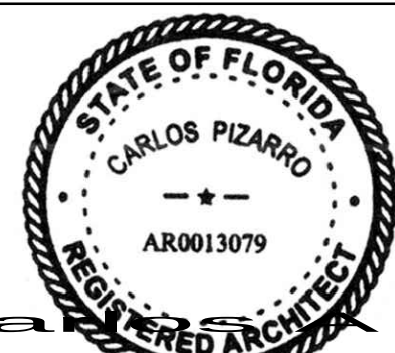
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Drawn by: J.A/E.H/A.S
Checked by: T.R

SHEET NAME

SITE PLAN

SHEET NUMBER △

SP-1.0

Carlos Pizarro, R.A.
AR - 0013079

REVISIONS:

△	2026-01-06
△	2026-04-20
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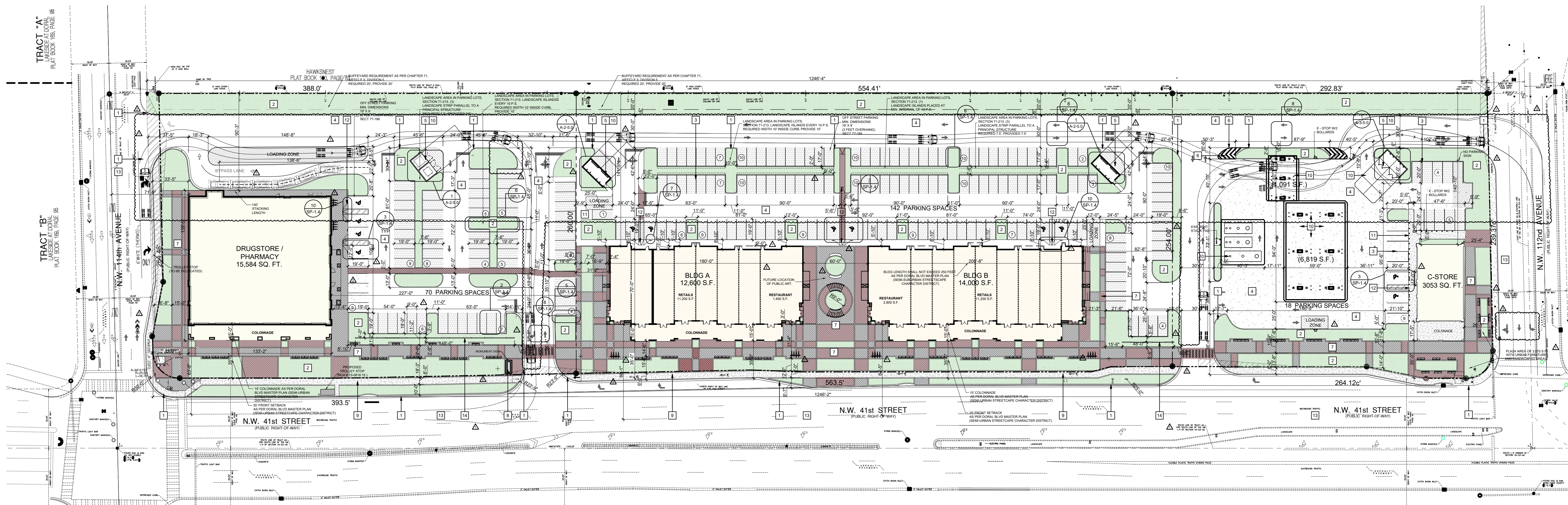
Checked by: T.R

SHEET NAME

OVERALL
SITE
PLAN

SHEET NUMBER △

SP-1.1



OVERALL SITE PLAN

SCALE: 1" = 50'-0"

SITE KEY PLAN LEGEND:

- PROPERTY LINE
- LANDSCAPE AREA
- CONCRETE SLAB
- PAVER AREA
- DETECTABLE WARNING IN SIDEWALK RAMP. REFER TO CIVIL DETAILS
- AMOUNT OF PARKING
- INDICATES A PARKING SPACE WHICH IS FBC-A / ADA ACCESSIBLE
- PAVED PARKING

SITE PLAN KEYED NOTES:

ITEM #	DESCRIPTION
1	NEW CURB, TYPICAL ENTIRE PROJECT. SEE SHEET 1SP-1.4
2	LANDSCAPE AREA (71,052 SQFT.)
3	WHITE STRIPES TWO COATS, TYPICAL ALL PARKING SPACES. SEE SHEET 2. SP-1.4
4	NEW ASPHALT PAVEMENT (155,046 SQ FT)
5	TRASH ENCLOSURE. SEE SHEET 1. A-2-5.0
6	PROPOSED PAINTED STRIPE
7	CONCRETE SIDEWALK FROM STREET CURB TO BUILDINGS.
8	NEW MONUMENT SIGN UNDER SEPARATE PERMIT
9	BICYCLE PATH
10	CONCRETE DRIVE
11	CONCRETE SLAB
12	CONCRETE SIDEWALK SLOPE DN (1" PER FT). SEE SHEET 10. A-1.4
13	EXISTING ASPHALT PAVEMENT.
14	DECORATIVE WALL. SEE SHEET 10. A-1-4.1 △

PARKING REQUIREMENTS (NAVARRO BUILDING)

REQUIRED	PROVIDED
NAVARRO BLDG - 15,584 S.F. (1 P.S. X 250 S.F.)	= 63 P.S.
TOTAL REQUIRED BY CODE	= 63 P.S. TOTAL PROVIDED = 70 P.S.

PARKING REQUIREMENTS (RETAIL BUILDING)

REQUIRED	PROVIDED
BLDG A - 12,600 S.F. RETAIL 11,200 S.F. (1 P.S. X 250 S.F.) RESTAURANT 1,400 S.F. (1 P.S. X 45 S.F. OF PATRON AREA) INDOOR - PATRON AREA 700 S.F. OUTDOOR 255 S.F. (1 P.S. X 250 S.F.) PARKING REQUIRED PER CODE	= 44.8 P.S. = 15.56 P.S. = 5.67 P.S. = 66.03 P.S.
BLDG B - 14,000 S.F. RETAIL 11,200 S.F. (1 P.S. X 250 S.F.) RESTAURANT 2,800 S.F. (1 P.S. X 45 S.F. OF PATRON AREA) PATRON AREA 1,400 X 45 PARKING REQUIRED PER CODE	= 44.8 P.S. = 31.11 P.S. = 75.91 P.S.
SUB TOTAL PARKING	= 141.94 P.S.
TOTAL REQUIRED BY CODE	= 142 P.S. TOTAL PROVIDED = 142 P.S.

NOTE: BUILDING USE SQUARE FOOTAGE BREAKDOWNS ARE ESTIMATED & WILL BE FURTHER DEFINED DURING PERMITTING NOT TO EXCEED THE PARKING ALLOTTED UNLESS APPROVED BY THE CITY

PARKING REQUIREMENTS (C. STORE/GAS STA.)

REQUIRED	PROVIDED
C - STORAGE - 3,053 S.F. (1 P.S. X 250 S.F.)	= 12.2 P.S.
GAS STATION - 7,910 S.F. (3 P.S. X 5000 S.F. OF OPEN LOT AREA)	= 4.7 P.S.
TOTAL REQUIRED BY CODE	= 17 P.S. TOTAL PROVIDED = 18 P.S.

TOTAL SITE REQUIRED PARKING = 222 P.S

TOTAL SITE PROVIDED PARKING = 230 P.S

ZONING DATA SHEET

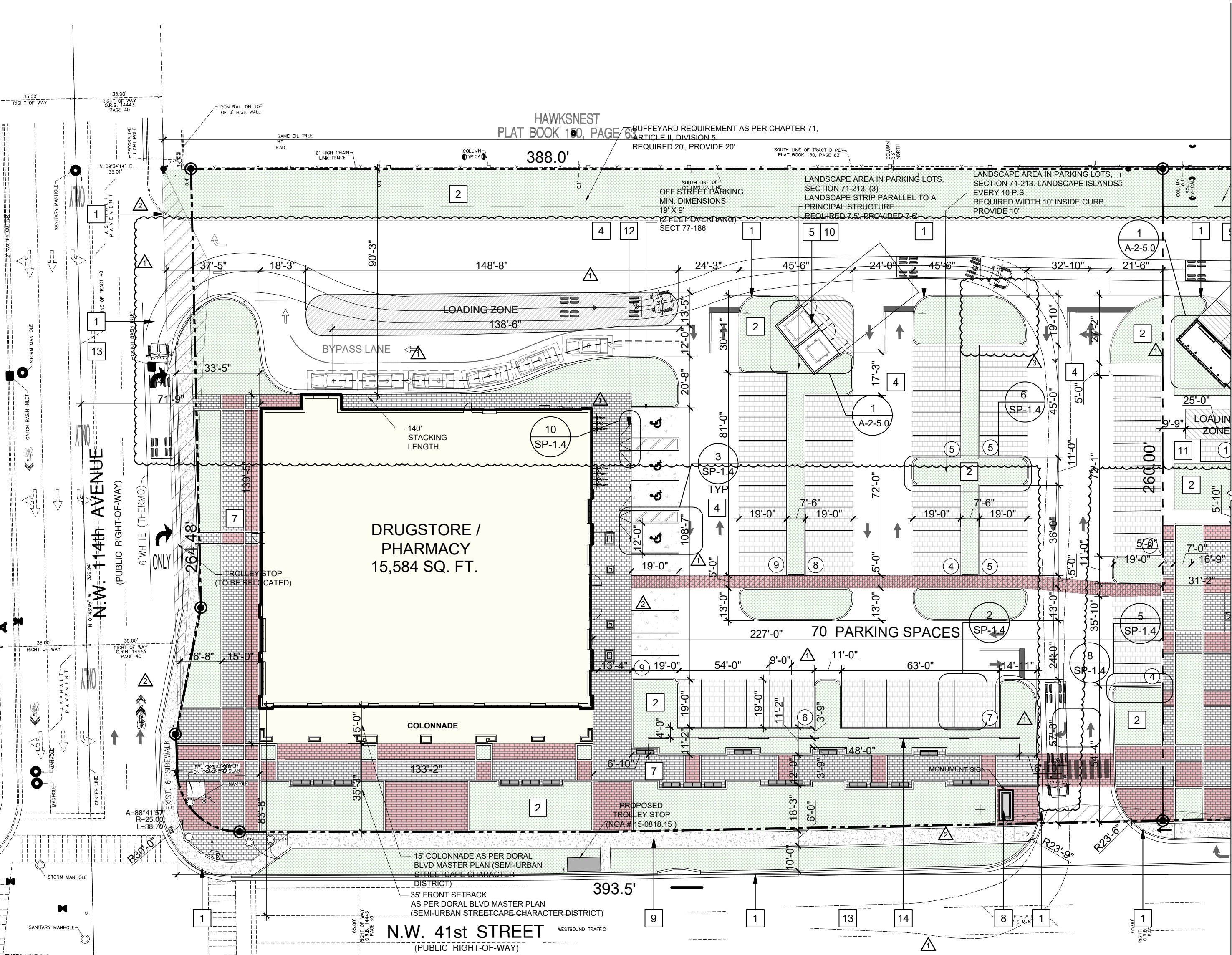
ITEM #	ZONING INFORMATION	FOLIO NUMBER:
1	PROPERTY LOCATION:	NW CORNER OF 41TH STREET & NW 112TH AVE, DORAL FL 33178
2	FOLIO NUMBER:	35-3019-001-0370 △
3	LOT AREA (MIN REQ. 1 ACRE) LOT AREA (POST DEDICATION)	331,059 S.F. (7.67 ACRE) AS PER OFFICIAL RECORD/ 329, 845 SF 321,232 S.F. (7.38 ACRE)
4	ZONING CITY ZONING: MASTER PLAN	CC (COMMERCIAL CORRIDOR DISTRICT) DORAL BOULEVARD MASTER PLAN CORRIDOR (SEMI-URBAN STREET CHARACTER)
5	LAND USE	BUSINESS
6	BASE FLOOD ELEVATION	AH (EL 7) AND X ZONE, AS PER SURVEY.
7	MINIMUM REQUIRED LOT WIDTH	100' AT SOUTH, AND 100' AT NORTH.
8	LOT DIMENSION	LOT WIDTH LOT DEPTH
9	FAR	1246.2' AT SOUTH, AND 1246.4' AT NORTH. 264.48' AT WEST, AND 239.37' AT EAST. ALLOWED PROVIDED 0.5 MAX .17
10	ZONING BOUNDARIES	FROM THE NORTH FROM THE SOUTH FROM THE EAST FROM THE WEST
		MF-1 (MULTI-FAMILY RESIDENCE) SW 41TH STREET (DORAL BLVD) CC (COMMERCIAL CORRIDOR DISTRICT) PUD (PLANNED UNIT DEVELOPMENT)

SETBACKS	REQUIRED	PROPOSED
16 FRONT	20' (PER CITY OF DORAL ZONING) 35' TO COLONNADE AND 15' COLONNADE TO BLDG FACADE (PER DORAL BLVD MASTER PLAN)	35' TO FACE OF 15' COLONNADE (50' TO BLDG FACADE)
17 INTERIOR SIDE (EAST)	5'	41'-7"
17 INTERIOR SIDE (WEST)	5'	35'-6"
18 SIDE STREET	N/A	
19 REAR	15'	90'-3" (141'-9",90'-3",112'-8") △

OPEN SPACE	REQUIRED	PROPOSED
22 PERCENT OF LOT (321,232 S.F.)	17% MIN.(54,609 S.F.)	35.1% (112,753 S.F.)

MAX BLDG COVERAGE	ALLOWED	PROPOSED
22 PERCENT OF LOT (321,232 S.F.)	50% MAX. (160,616 S.F.)	14.0 % (45,237 S.F.)

LOADING ZONE	REQUIRED	PROPOSED
BETWEEN 10,001 & 30, 000 S.F. OF BLDG AREA	2	2



SITE PLAN (LOT -1)
SCALE: 1/32" = 1'-0"

SITE KEY PLAN LEGEND:

- PROPERTY LINE
- [Pattern] LANDSCAPE AREA
- [Pattern] CONCRETE SLAB
- [Pattern] PAVER AREA
- [Pattern] DETECTABLE WARNING IN SIDEWALK RAMP. REFER TO CIVIL DETAILS
- XXX AMOUNT OF PARKING
- [Symbol] INDICATES A PARKING SPACE WHICH IS FBC-A / ADA ACCESSIBLE
- [Pattern] PAVED PARKING

SITE PLAN KEYED NOTES:

ITEM #	DESCRIPTION
1	NEW CURB, TYPICAL ENTIRE PROJECT. SEE SHEET 1/SP-1.4
2	LANDSCAPE AREA (36,138 S.F.)
3	WHITE STRIPES TWO COATS, TYPICAL ALL PARKING SPACES. SEE SHEET 2/SP-1.4
4	NEW ASPHALT PAVEMENT (47,863 SQ FT)
5	TRASH ENCLOSURE. SEE SHEET 1/A-2-5.0
6	PROPOSED PAINTED STRIPE
7	CONCRETE SIDEWALK FROM STREET CURB TO BUILDINGS.
8	NEW MONUMENT SIGN UNDER SEPARATE PERMIT
9	BICYCLE PATH
10	CONCRETE DRIVE
11	CONCRETE SLAB
12	CONCRETE SIDEWALK SLOPE DN (1" PER FT)
13	EXISTING ASPHALT PAVEMENT.
14	DECORATIVE WALL. SEE SHEET 10. A-1-5.1

PARKING REQUIREMENTS (NAVARRO BUILDING)

REQUIRED	PROVIDED
NAVARRO BLDG - 15,584 S.F. (1 P.S. X 250 S.F.) (BICYCLE SPACE)	= 63 P.S. 0.10 PER REQUIRED PARKING SPACE
TOTAL REQUIRED BY CODE	= 63 P.S.
TOTAL REQUIRED BICYCLE SPACE	TOTAL PROVIDED = 70 P.S.

ZONING DATA SHEET

ITEM #	ZONING INFORMATION	FOLIO NUMBER:
1	PROPERTY LOCATION:	NW CORNER OF 41TH STREET & NW 112TH AVE, DORAL FL 33178
2	FOLIO NUMBER:	30-3019-001-0370
3	LOT AREA (MIN REQ. 1 ACRE)	102,081 S.F. (2.34 ACRE)
4	ZONING	CITY ZONING: CC (COMMERCIAL CORRIDOR DISTRICT) MASTER PLAN: DORAL BOULEVARD MASTER PLAN CORRIDOR (SEMI-URBAN STREET CHARACTER)
5	LAND USE	BUSINESS
6	BASE FLOOD ELEVATION	AH (EL 7) AND X ZONE, AS PER SURVEY.
7	MINIMUM REQUIRED LOT WIDTH	100' AT SOUTH, AND 100' AT NORTH.
8	LOT DIMENSION	LOT WIDTH: 393.5' AT SOUTH, AND 399.0' AT NORTH. LOT DEPTH: 264.48' AT WEST, AND 264.91' AT EAST.
9	FAR	REQUIRED: 0.5 PROVIDED: .17
10	ZONING BOUNDARIES	FROM THE NORTH: MF-1 (MULTI-FAMILY RESIDENCE) FROM THE SOUTH: SW 41TH STREET (DORAL BLVD) FROM THE EAST: CC (COMMERCIAL CORRIDOR DISTRICT) FROM THE WEST: PUD (PLANNED UNIT DEVELOPMENT)

SETBACKS	REQUIRED	PROPOSED
16 FRONT	20' (PER CITY OF DORAL ZONING) 35' TO COLONNADE AND 15' COLONNADE TO BLDG FACADE (PER DORAL BLVD MASTER PLAN)	35' TO FACE OF 15' COLONNADE (50' TO BLDG FACADE)
17 INTERIOR SIDE (EAST)	5'	225'-7"
17 INTERIOR SIDE (WEST)	5'	35'-6"
18 SIDE STREET	N/A	
19 REAR	15'	90'-3"

OPEN SPACE	REQUIRED	PROPOSED
22 PERCENT OF LOT (102,081 S.F.)	17% MIN.(17,353.7 S.F.)	35.3% (36,038 S.F.)
MAX BLDG COVERAGE	ALLOWED	PROPOSED
22 PERCENT OF LOT (102,081 S.F.)	50% MAX. (52,083.5 S.F.)	14.9% (15,584 S.F.)

SRI SPACE (PAVED VEHICULAR AREA)	REQUIRED	PAVER/CONCRETE MIN SRI 28 PROP.
23 PERCENT OF LOT DRIVEWAY (47,873 S.F.)	20% MAX. (9,575 S.F.)	26.6% (12,773 S.F.)

LOADING ZONE	REQUIRED	PROPOSED
BETWEEN 10,001 & 30, 000 S.F. OF BLDG AREA	2	-



Associates, Inc. AA24001933

ARCHITECTURE | PLANNING | INTERIOR DESIGN

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Miami Lakes - Florida -33016

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Carlos A Pizarro, R.A.

AR - 0013079

REVISIONS:

△	2026-01-06
△	2026-04-20
△	2026-07-1

OWNER/ DEVELOPER:

ALBATROS 71, INC

DORAL, FL

PROJECT:

**RETAIL SITE @ NWC OF
41ST ST & 112 AVE**

**NORTHWEST CORNER OF 41st ST &
112 AVE, DORAL, FL 33178**

Job Number: 23068.01

File Name:

Issued Date: 07.07.2025

Drawn by: J.A/E.H/A.S

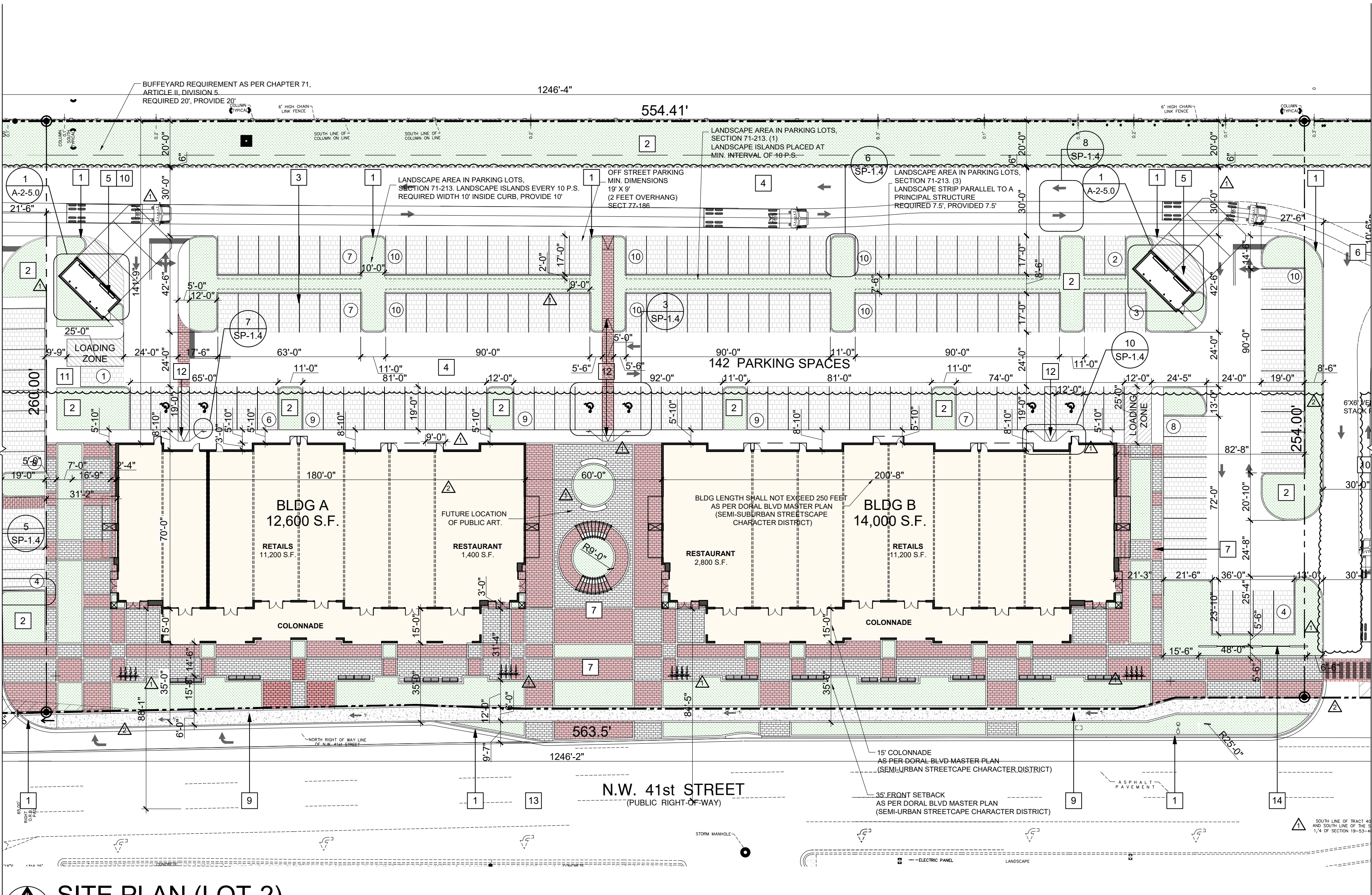
Checked by: T.R

SHEET NAME

**SITE
PLAN
(LOT-1)**

SHEET NUMBER △

SP-1.2



SITE PLAN (LOT-2)
SCALE: 1/32" = 1'-0"

SITE KEY PLAN LEGEND:

-----	PROPERTY LINE		DETECTABLE WARNING IN SIDEWALK RAMP. REFER TO CIVIL DETAILS
	LANDSCAPE AREA		AMOUNT OF PARKING
	CONCRETE SLAB		INDICATES A PARKING SPACE WHICH IS FBC-A / ADA ACCESSIBLE
	PAVER AREA		
	PAVED PARKING		

SITE PLAN KEYED NOTES:

ITEM #	DESCRIPTION
1	NEW CURB, TYPICAL ENTIRE PROJECT. SEE SHEET 1/SP-1.4
2	LANDSCAPE AREA (52,197 SQ FT)
3	WHITE STRIPES TWO COATS, TYPICAL ALL PARKING SPACES. SEE SHEET 2/SP-1.4
4	NEW PAVED PAVEMENT (145 SQ FT)
5	TRASH ENCLOSURE. SEE SHEET 1/A-2-5.0
6	PROPOSED PAINTED STRIPE
7	CONCRETE SIDEWALK FROM STREET CURB TO BUILDINGS.
8	NEW MONUMENT SIGN UNDER SEPARATE PERMIT
9	BICYCLE PATH
10	CONCRETE DRIVE
11	CONCRETE SLAB
12	CONCRETE SIDEWALK SLOPE DN (1" PER FT)
13	EXISTING ASPHALT PAVEMENT.
14	DECORATIVE WALL. SEE SHEET 10. A-1-5.1

PARKING REQUIREMENTS (RETAIL BUILDING)

REQUIRED	PROVIDED
BLDG A - 12,600 S.F.	
RETAIL 11,200 S.F (1 P.S. X 250 S.F.)	= 44.8 P.S.
RESTAURANT 1,400 S.F. (1 P.S. X 45 S.F. OF PATRON AREA)	= 15.56 P.S.
INDOOR - PATRON AREA 1,400 S.F.	= 5.67 P.S.
OUTDOOR 255 S.F (1 P.S X 250 S.F)	
PARKING REQUIRED PER CODE	= 66.03 P.S.
BLDG B - 14,000 S.F.	
RETAIL 11,200 S.F (1 P.S. X 250 S.F.)	= 44.8 P.S.
RESTAURANT 2,800 S.F. (1 P.S. X 45 S.F. OF PATRON AREA)	= 31.11 P.S.
PATRON AREA 1,400 X 45	= 75.91 P.S.
PARKING REQUIRED PER CODE	= 141.94 P.S.
SUB TOTAL PARKING	= 142 P.S.
TOTAL REQUIRED BY CODE	= 142 P.S.
(BICYCLE SPACE)	0.10 PER REQUIRED PARKING SPACE
TOTAL REQUIRED BICYCLE SPACE	= 15 P.S
TOTAL PROVIDED = 142 P.S.	TOTAL PROVIDED = 15 P.S.

ZONING DATA SHEET

ITEM #	ZONING INFORMATION	FOLIO NUMBER:
1	PROPERTY LOCATION:	NW CORNER OF 41TH STREET & NW 112TH AVE, DORAL FL 33178
2	FOLIO NUMBER:	30-3019-001-0370
3	LOT AREA (MIN REQ. 1 ACRE)	143,291 S.F. (3.29 ACRE)
4	ZONING	CITY ZONING: CC (COMMERCIAL CORRIDOR DISTRICT) DORAL BOULEVARD MASTER PLAN CORRIDOR (SEMI-URBAN STREET CHARACTER)
5	LAND USE	BUSINESS
6	BASE FLOOD ELEVATION	AH (EL 7) AND X ZONE, AS PER SURVEY.
7	MINIMUM REQUIRED LOT WIDTH	100' AT SOUTH, AND 100' AT NORTH.
8	LOT DIMENSION	LOT WIDTH: 563.5' AT SOUTH, AND 547.0' AT NORTH. LOT DEPTH: 264.91' AT WEST, AND IRREGULAR AT EAST.
9	FAR	REQUIRED: 0.5 PROVIDED: .17
10	ZONING BOUNDARIES	FROM THE NORTH: MF-1 (MULTI-FAMILY RESIDENCE) FROM THE SOUTH: SW 41TH STREET (DORAL BLVD) FROM THE EAST: CC (COMMERCIAL CORRIDOR DISTRICT) FROM THE WEST: PUD (PLANNED UNIT DEVELOPMENT)

SETBACKS	REQUIRED	PROPOSED
16 FRONT	20' (PER CITY OF DORAL ZONING) 35' TO COLONNADE AND 15' COLONNADE TO BLDG FACADE (PER DORAL BLVD MASTER PLAN)	35' TO FACE OF 15' COLONNADE (50' TO BLDG FACADE)
17 INTERIOR SIDE (EAST)	5'	82'-8"
18 INTERIOR SIDE (WEST)	5'	31'-2"
19 SIDE STREET	N/A	
20 REAR	15'	141'-9"

OPEN SPACE	REQUIRED	PROPOSED
21 PERCENT OF LOT (143,291 S.F.)	17% MIN.(24,359 S.F.)	40.6% (58,308 S.F.)

MAX BLDG COVERAGE	ALLOWED	PROPOSED
22 PERCENT OF LOT (143,291 S.F.)	50% MAX. (71,646 S.F.)	18.6% (26,600 S.F.)

SRI SPACE (PAVED VEHICULAR AREA)	REQUIRED	PAVER/CONCRETE MIN SRI 28 PROP.
23 PERCENT OF LOT DRIVEWAY (59,171 S.F.)	20% SRI MIN. (11,834 S.F.)	40.2% (23,802 S.F.)

LOADING ZONE	REQUIRED	PROPOSED
BETWEEN 10,001 & 30, 000 S.F. OF BLDG AREA	2	2



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REVISIONS:

	2026-01-06
	2026-04-20
	2026-07-1

OWNER/DEVELOPER:
ALBATROS 71, INC
DORAL, FL

PROJECT:
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41ST ST & 112 AVE**
NORTHWEST CORNER OF 41st ST &
112 AVE, DORAL, FL 33178

Job Number: 23068.01

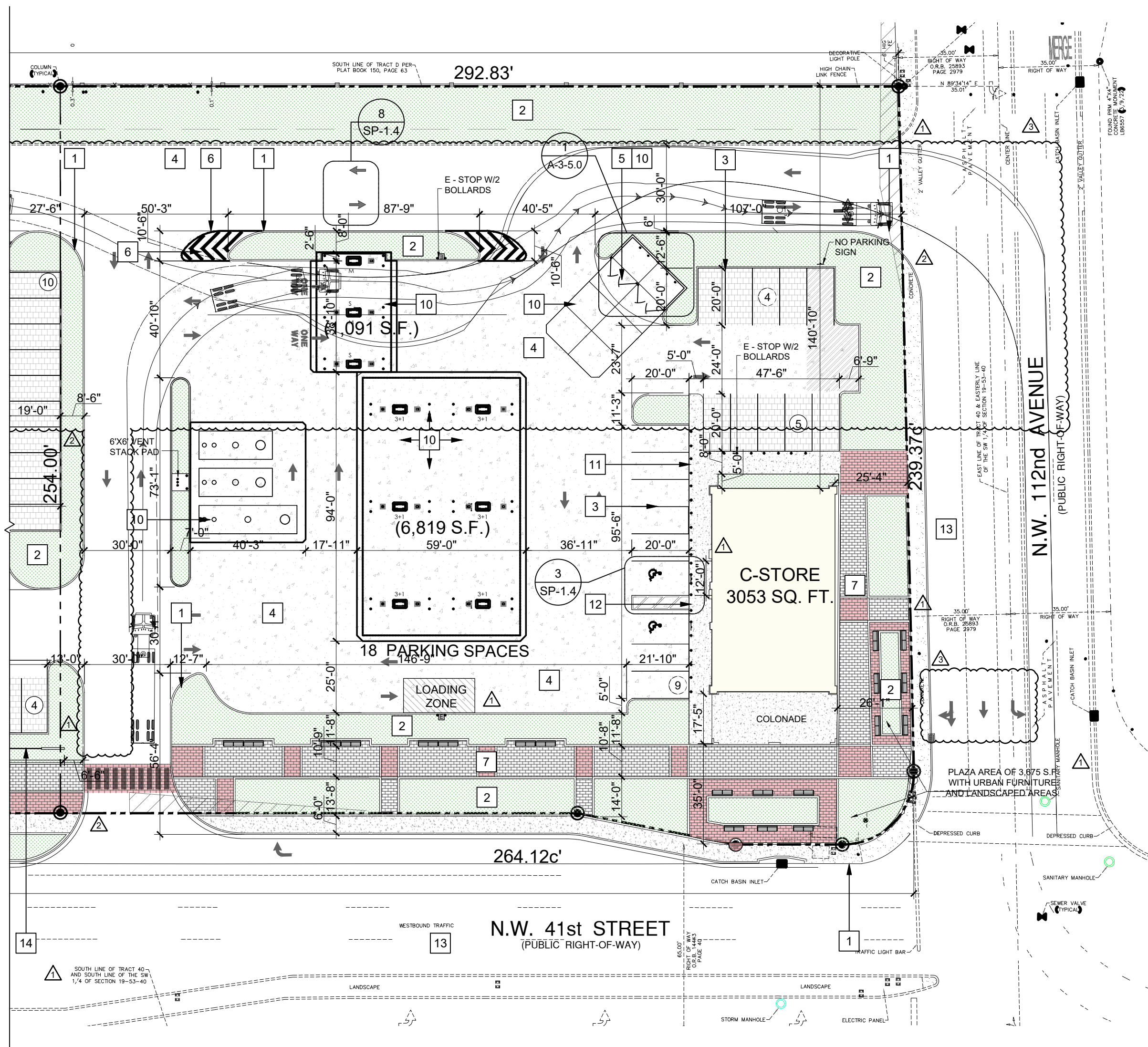
File Name:
Issued Date: 07.07.2025
Drawn by: J.A/E.H/A.S
Checked by: T.R

SHEET NAME

**SITE
PLAN
(LOT-2)**

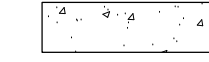
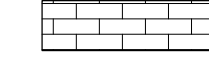
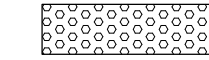
SHEET NUMBER

SP-1.3



 **SITE PLAN (LOT-3)**
SCALE: 1/32" = 1'-0"

SITE KEY PLAN LEGEND:

- PROPERTY LINE
-  LANDSCAPE AREA
-  CONCRETE SLAB
-  PAVER AREA
-  DETECTABLE WARNING IN SIDEWALK RAMP. REFER TO CIVIL DETAILS
-  AMOUNT OF PARKING
-  INDICATES A PARKING SPACE WHICH IS FBC-A / ADA ACCESSIBLE
-  PAVED PARKING

SITE PLAN KEYED NOTES:

ITEM #	DESCRIPTION
1	NEW CORNER CEMENT PROJECT, SEE SHEET 1/SP-1.4
2	LANDSCAPE AREA (19,767 S.F.)
3	WHITE STRIPES TWO COATS, TYPICAL ALL PARKING SPACES. SEE SHEET 2/SP-1.4
4	NEW ASPHALT PAVEMENT (47,522 SQ.FT)
5	TRASH ENCLOSURE. SEE SHEET 1/A-2-5.0
6	PROPOSED PAINTED STRIPE
7	CONCRETE SIDEWALK FROM STREET CURB TO BUILDINGS.
8	NEW MONUMENT SIGN UNDER SEPARATE PERMIT
9	BICYCLE PATH
10	CONCRETE DRIVE
11	CONCRETE SLAB
12	CONCRETE SIDEWALK SLOPE DN (1" PER FT)
13	EXISTING ASPHALT PAVEMENT.

PARKING REQUIREMENTS (C. STORE)

REQUIRED	PROVIDED
C - STORAGE - 3,053 S.F. (1 P.S. X 250 S.F.)	= 12.2 P.S.
GAS STATION - 7,910 S.F. (3 P.S. X 5000 S.F. OF OPEN LOT AREA)	= 4.7 P.S.
TOTAL REQUIRED BY CODE (BICYCLE SPACE)	TOTAL PROVIDED = 18 P.S. = 0

ZONING DATA SHEET

ITEM #	ZONING INFORMATION	FOLIO NUMBER:
1	PROPERTY LOCATION:	NW CORNER OF 41TH STREET & NW 112TH AVE, DORAL FL 33178
2	FOLIO NUMBER:	30-3019-001-0370
3	LOT AREA (MIN REQ. 1 ACRE)	75,860 S.F. (1.74 ACRE)
4	CITY ZONING: MASTER PLAN	CC (COMMERCIAL CORRIDOR DISTRICT) DORAL BOULEVARD MASTER PLAN CORRIDOR (SEMI-URBAN STREET CHARACTER)
5	LAND USE	BUSINESS
6	BASE FLOOD ELEVATION	AH (EL 7) AND X ZONE, AS PER SURVEY.
7	MINIMUM REQUIRED LOT WIDTH	100' AT SOUTH, AND 100' AT NORTH.
8	LOT DIMENSION	LOT WIDTH 264.12' AT SOUTH, AND 300.3' AT NORTH. LOT DEPTH 264.83' AT WEST, AND 239.37' AT EAST.
9	FAR	REQUIRED .05 PROVIDED .17
10	ZONING BOUNDARIES	FROM THE NORTH MF-1 (MULTI-FAMILY RESIDENCE) FROM THE SOUTH SW 41TH STREET (DORAL BLVD) FROM THE EAST CC (COMMERCIAL CORRIDOR DISTRICT) FROM THE WEST PUD (PLANNED UNIT DEVELOPMENT)

SETBACKS	REQUIRED	PROPOSED
16 FRONT	20' (PER CITY OF DORAL ZONING) 35' TO COLONNADE AND 15' COLONNADE TO BLDG FACADE (PER DORAL BLVD MASTER PLAN)	35' TO FACE OF 15' COLONNADE (50' TO BLDG FACADE)
17 INTERIOR SIDE (EAST)	5'	41'-7"
18 INTERIOR SIDE (WEST)	5'	198'-5"
19 SIDE STREET	N/A	
20 REAR	15'	112'-8"

OPEN SPACE	REQUIRED	PROPOSED
21 PERCENT OF LOT (75,860 S.F.)	17% MIN.(12,896 S.F.)	41.2% (31,301 S.F.)

MAX BLDG COVERAGE	ALLOWED	PROPOSED
22 PERCENT OF LOT (75,860S.F.)	50% MAX. (38,067 S.F.)	4.0% (3,053 S.F.)

	REQUIRED	PAVE PROPOSED
23 PERCENT OF LOT DRIVEWAY (47,523 S.F.)	20% MAX. (9,505 S.F.)	66.9% (31,836 S.F.)

LOADING ZONE	REQUIRED	PROPOSED
BETWEEN 10,001 & 30, 000 S.F. OF BLDG AREA	2	-



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AR - 0013079

REVISIONS:

NO.	DATE	DESCRIPTION
1	2026-04-06	
2	2026-04-20	
3	2026-07-1	

OWNER/ DEVELOPER:
ALBATROS 71, INC
DORAL, FL

PROJECT:
RETAIL SITE @ NWC OF 41ST ST & 112 AVE
NORTHWEST CORNER OF 41st ST & 112 AVE, DORAL, FL 33178

Job Number: 23068.01

File Name:
Issued Date: 07.07.2025
Drawn by: J.A/E.H/A.S
Checked by: T.J.R

SHEET NAME

SITE PLAN (LOT-3)

SHEET NUMBER 

SP-1.4

REVISIONS:

	2026-01-06

ALBATROS 71, INC

**RETAIL SITE @ NWC OF
41ST ST & 112 AVE**

**NORTHWEST CORNER OF 41st ST &
112 AVE, DORAL, FL 33178**

Job Number: 23068.01

Job Name:

Issued Date: 07.07.2025

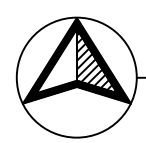
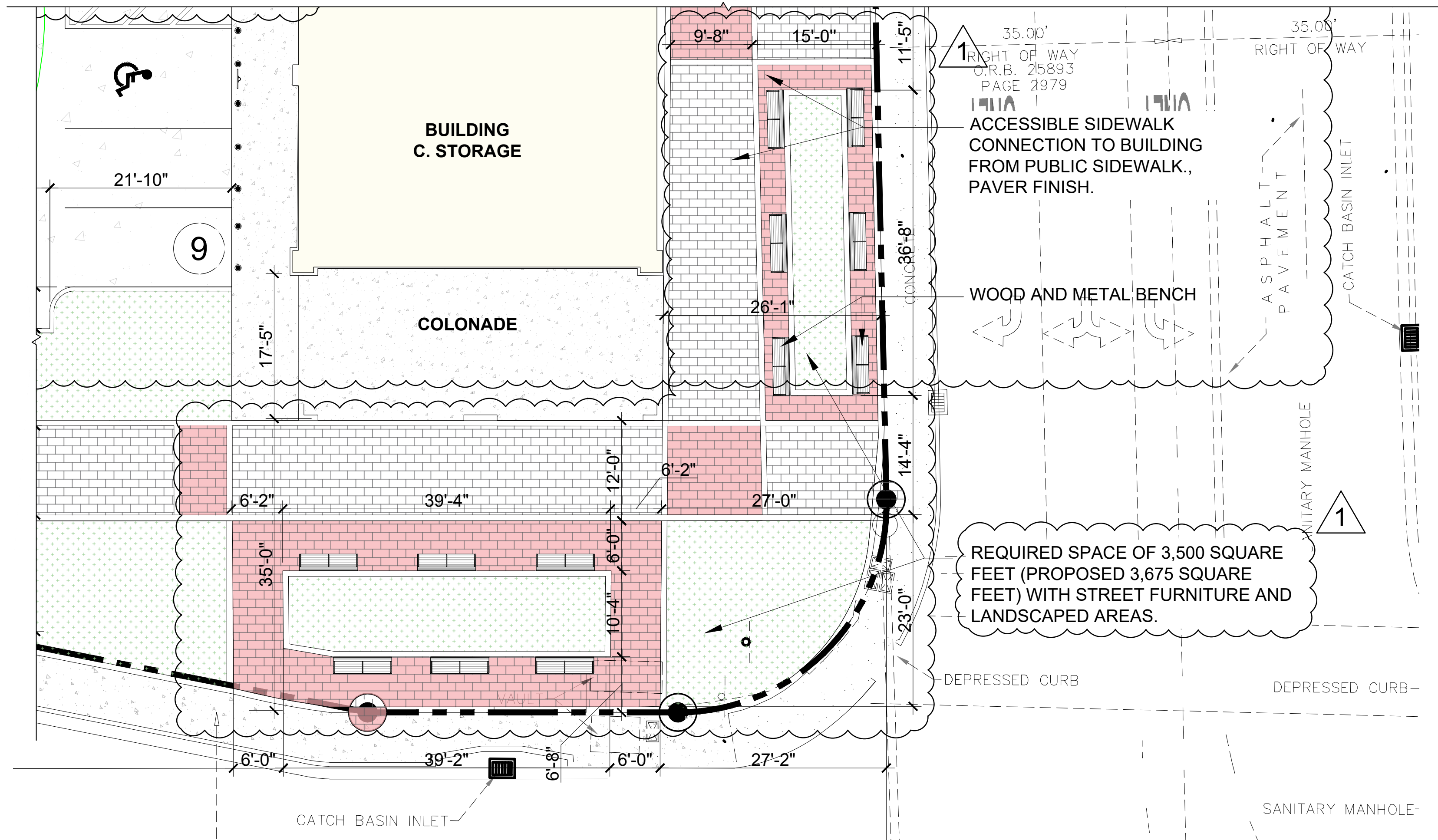
Drawn by: J.A/E.H/A.S

Checked by: T.R

SHEET NAME

DETAILS PLAZA RENDERINGS

SHEET NUMBER
SP-1.5



SITE PLAN PLAZA

SCALE: 1" = 10'-0"



VIEW No.2

SCALE: N.T.S



VIEW No.3

SCALE: N.T.S



VIEW No.4

SCALE: N.T.S

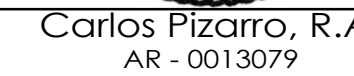
GENERAL NOTES:

OPEN-CHARACTER PUBLIC PLAZA DESIGNED AS A SPACE FOR SOCIAL INTERACTION AND RECREATION. IT INCLUDES LANDSCAPED GREEN AREAS, PEDESTRIAN CIRCULATION PATHS, URBAN FURNITURE, AND RESTING AREAS. THE DESIGN PRIORITIZES ACCESSIBILITY, INTEGRATION WITH THE SURROUNDING ENVIRONMENT, AND USER PERMANENCE.



VIEW No.1

SCALE: N.T.S.



REVISIONS:

	2026-01-06

OWNER/ DEVELOPER:

ALBATROS 71, INC

DOBA

**RETAIL SITE @ NWC OF
41ST ST & 112 AVE**

**NORTHWEST CORNER OF 41st ST &
112 AVE, DORAL, FL 33178**

PROJECT:

Job Number: 23068.01

File Name:

Issued Date: 07.07.2025

Drawn by: J.A/E.H/A.S

Checked by: #####

SHEET NAME

SITE PLAN DETAILS

SHEET NUMBER

SP-1.6



1 CURB - O - LET DRAIN DETAIL

SP-1.4 SCALE: 1" = 1'-0"



SP-1.4 SCALE: 3/16" = 1'-0" PARKING SPACE



SP-1.4 SCALE: 3/16" = 1'-0" PARKING SPACE



SP-1.4 SCALE: 1" = 1'-0" PARKING SIGNAGE



SP-1.4 SCALE: 3/8" = 1'-0"



SP-1.4 SCALE: N.T.S.



SP-1.4 SCALE: 1-1/2" = 1'-0" JOINTS DETAIL

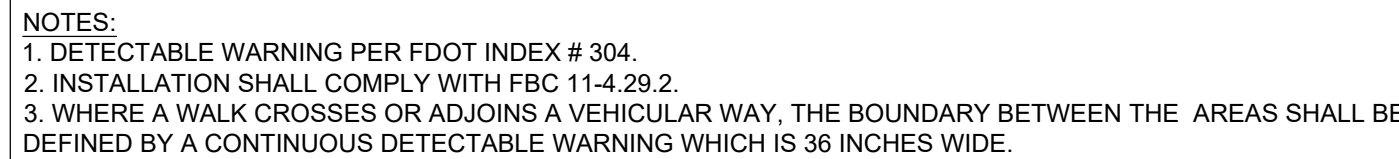


CONC. SIDEWALK

SP-1.4 SCALE: 3/4" = 1'-0"



SP-1.4 SCALE: 1" = 1'-0" WHEEL STOP & CONC. CURB DETAILS



10 HANDICAP RAMP

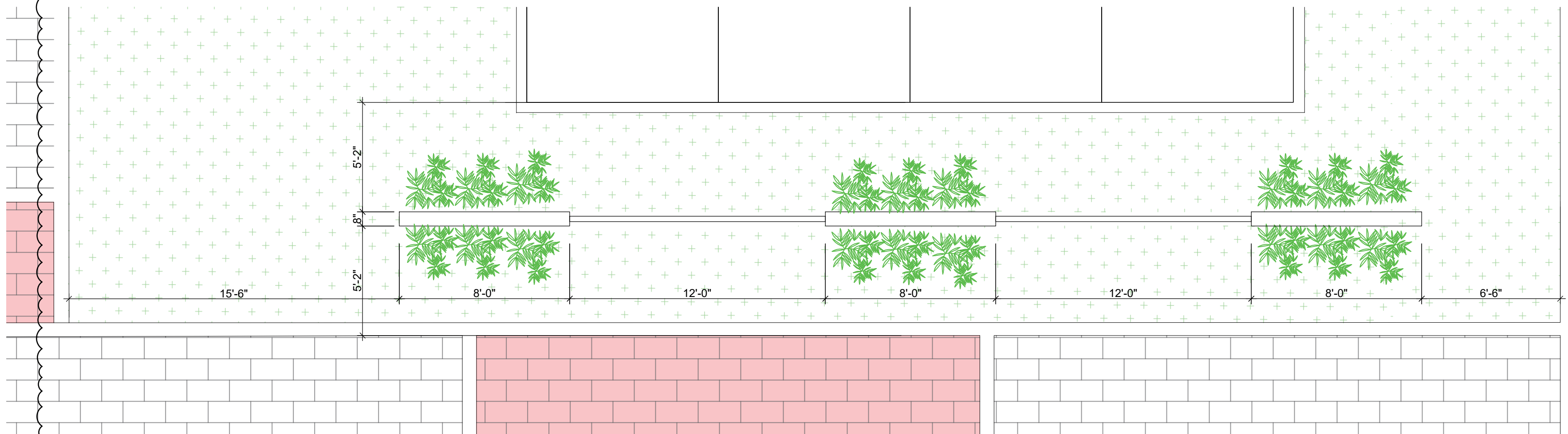
(SP-1.4) SCALE: 1/4" = 1'-0"



(SP-1.4) SCALE: 1-1/2" = 1'-0"



(SP-1.4) SCALE: 1-1/2" = 1'-0"



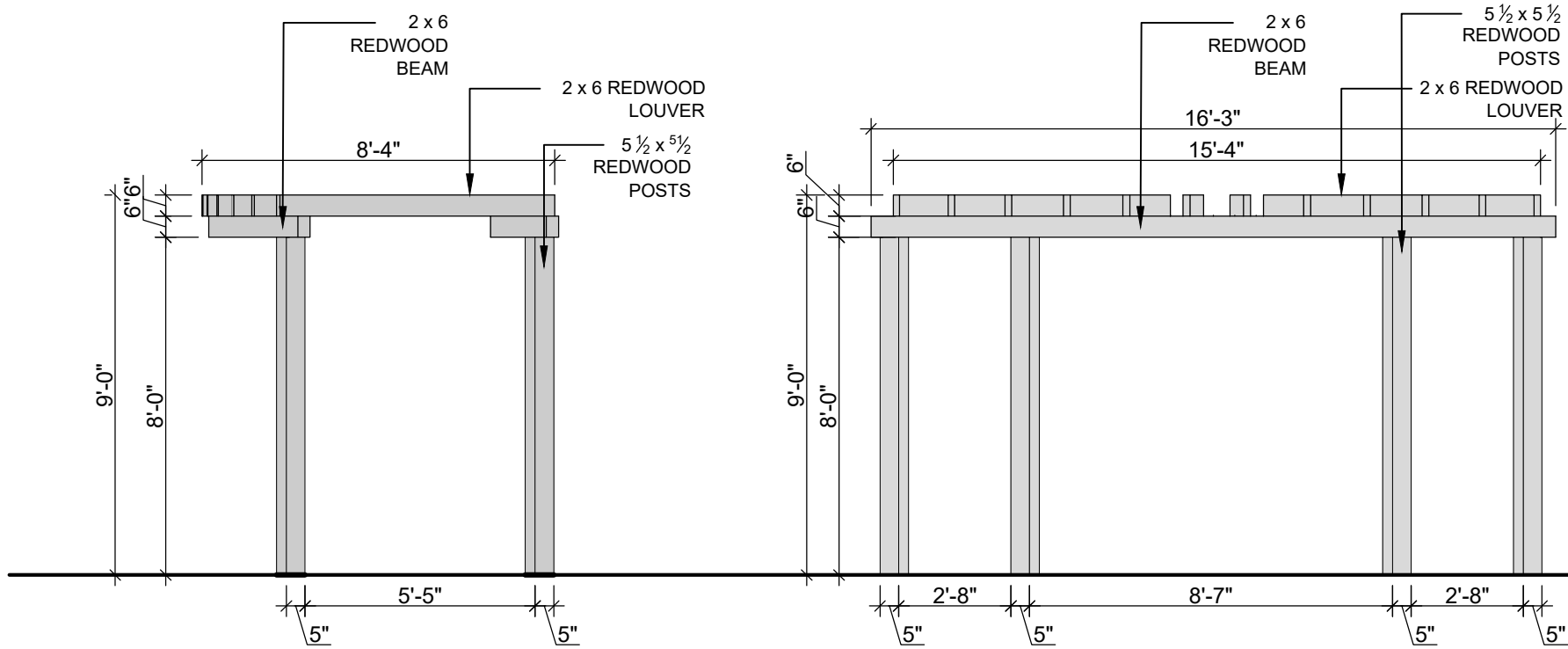
FLOOR PLAN

FRONT ELEVATION

LEFT ELEVATION

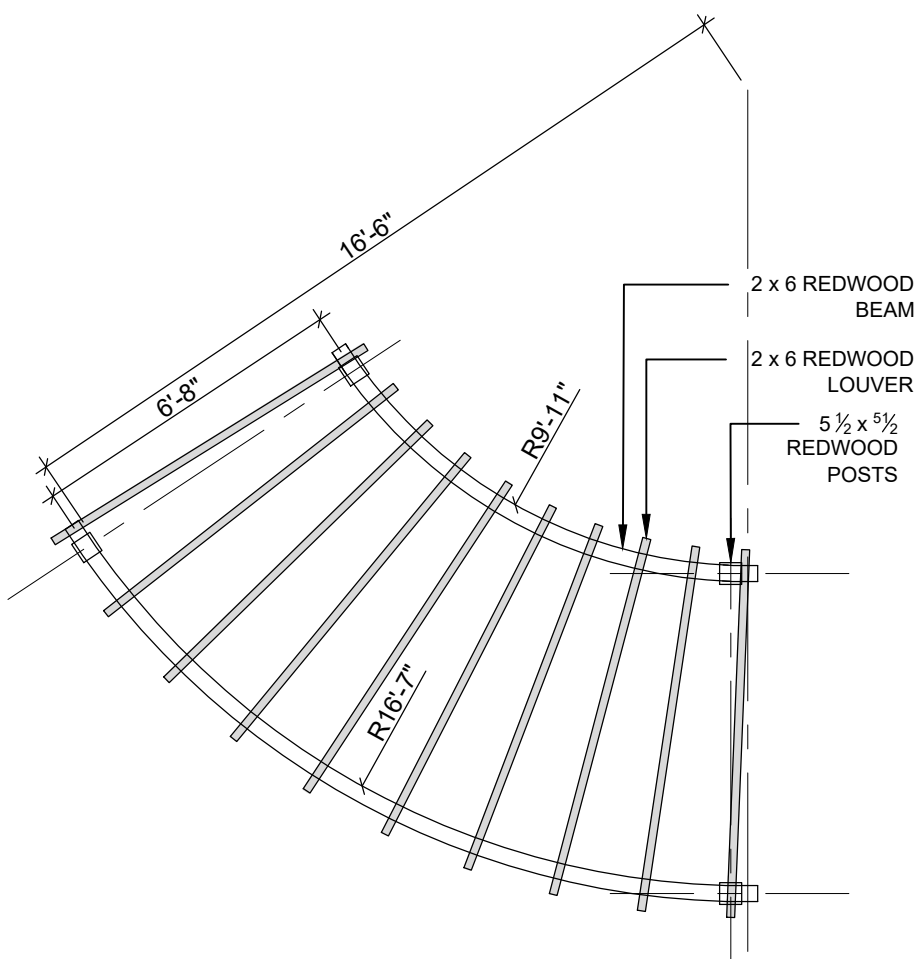


1 WALL DECORATIVE. DETAILS
SCALE: 1/4" = 1'-0"



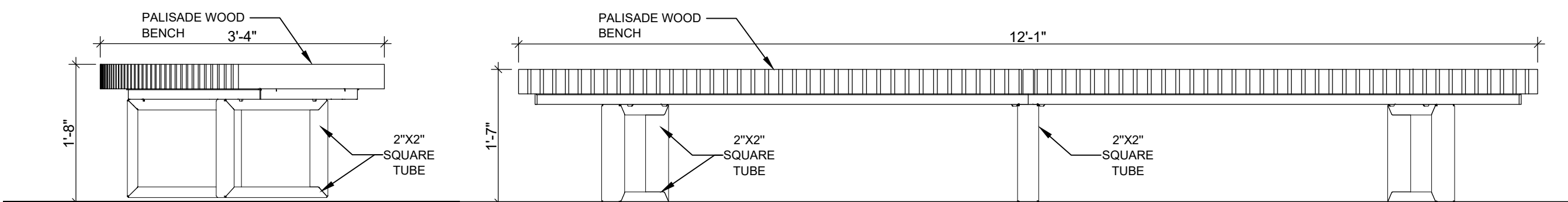
LEFT ELEVATION

FRONT ELEVATION



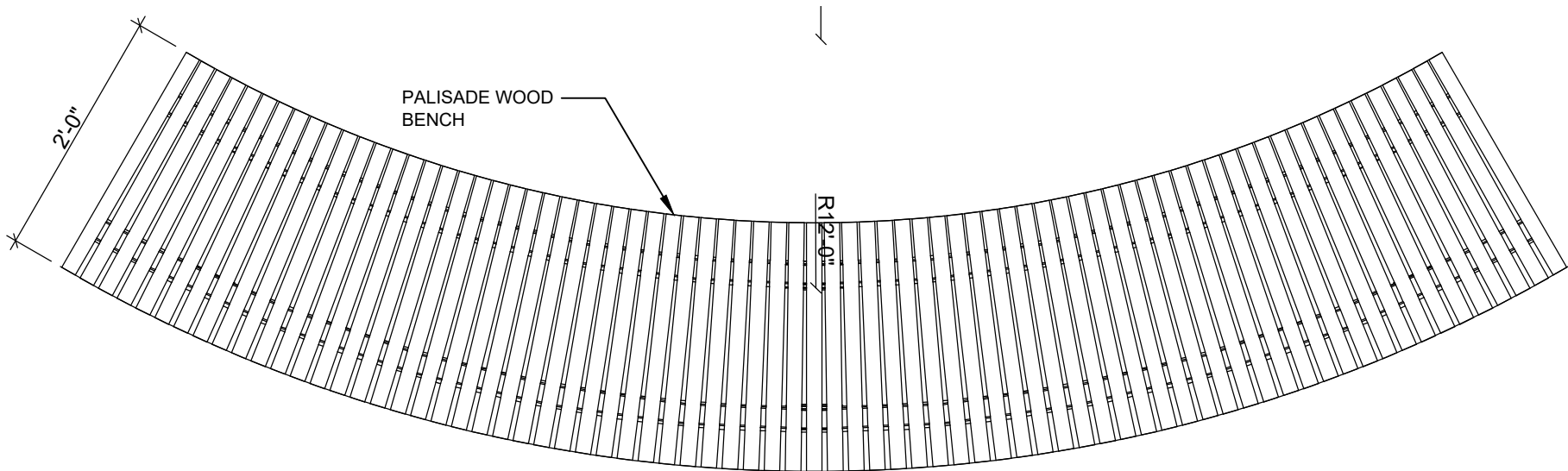
FLOOR PLAN

2 PERGOLAS DETAILS
SCALE: 1/4" = 1'-0"



LEFT ELEVATION

FRONT ELEVATION



FLOOR PLAN

3 DETAIL OF WOOD BENCH
SCALE: 3/4" = 1'-0"

REVISIONS:	
△	△ 2026-01-06

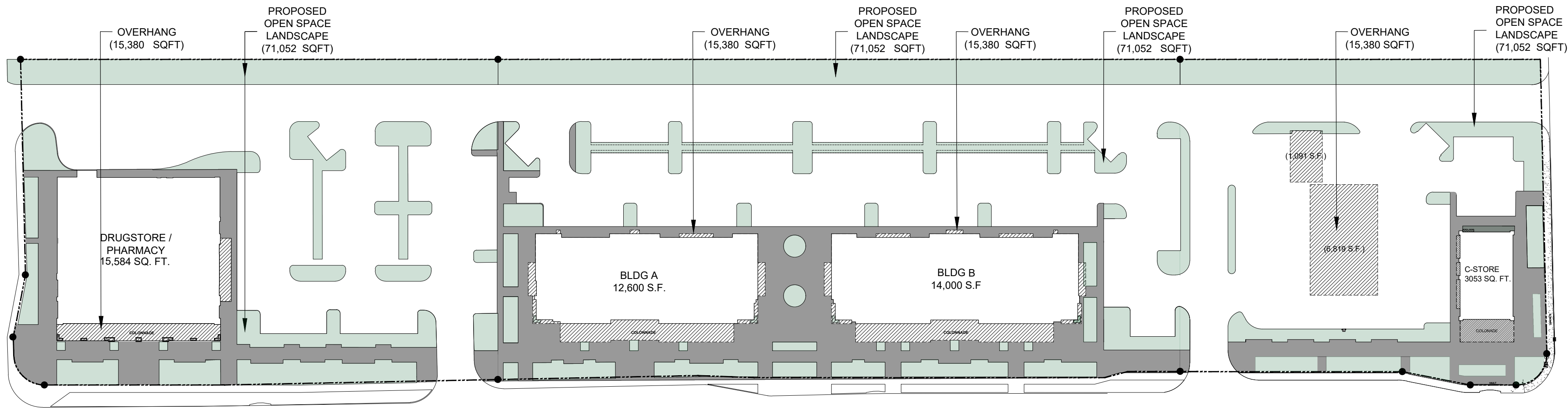
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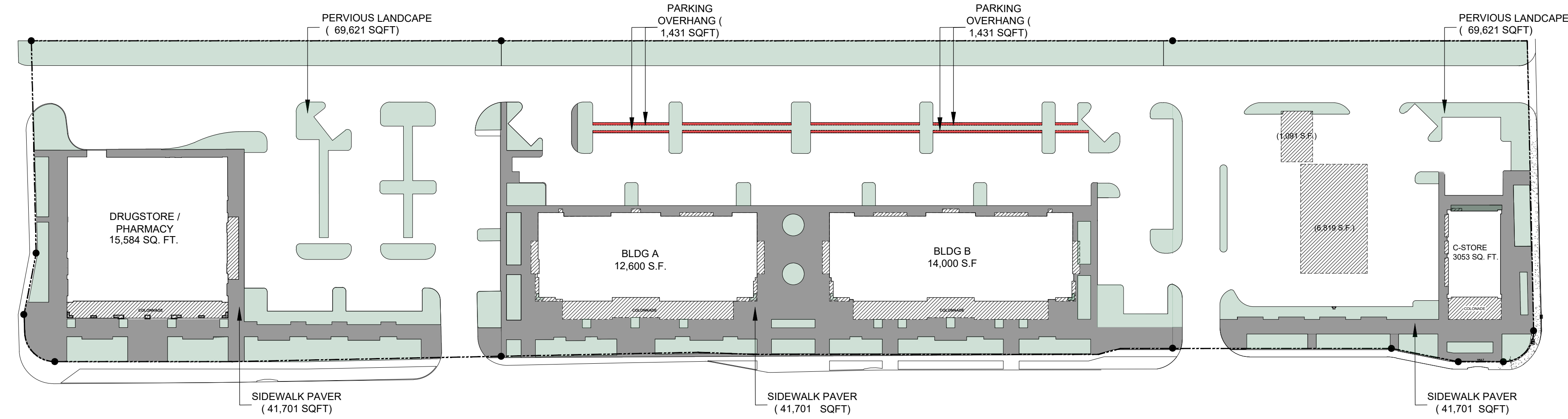
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Checked by: #####

SHEET NAME
**SITE PLAN
DETAILS**

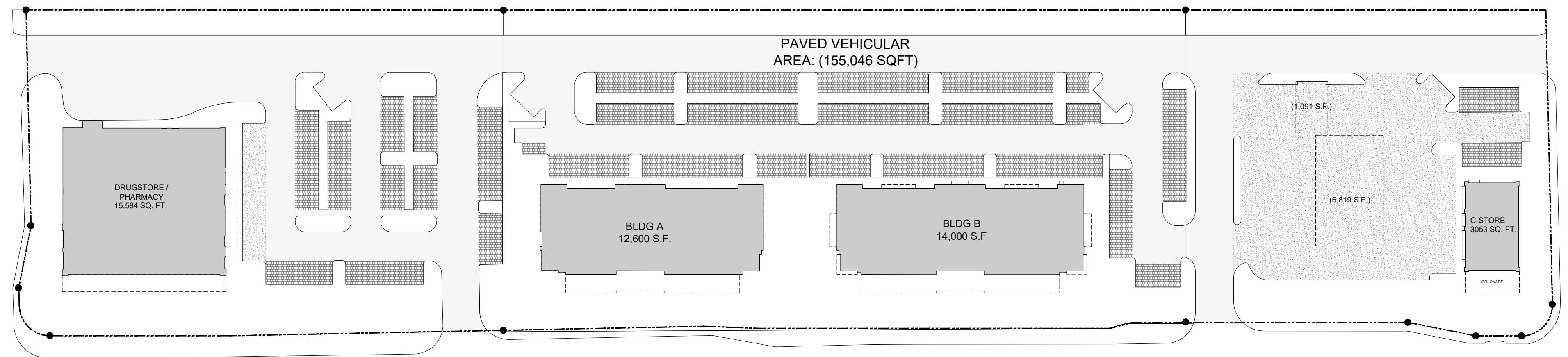
SHEET NUMBER
SP-1.6.1



1 OVERALL SITE PLAN (OPEN SPACE)
SCALE: 1" = 64'-0"



2 OVERALL SITE PLAN (PERVIOUS SPACE)
SCALE: 1" = 64'-0"



3 IMPERVIOUS SPACE (PAVED VEHICULAR AREA)
SCALE: 1" = 64'-0"

PERCENT OF LOT	REQUIRED	
321,232 SQFT	17 % (MIN.)	54,609 SF
PROVIDED		
OPEN SPACE (LANDSCAPE) :	71,052 SQFT	22.1 %
OPEN SPACE (OVERHANG) :	15,380 SQFT	4.7 %
OPEN SPACE (PAVERS) :	41,701 SQFT	12.9 %
OPEN SPACE TOTAL :	128,133 SQFT	39.7 %
10 sq. ft removal per parking space ordinance code 71-213		
143 parking spaces (x) 10 s.f. (-1460)		
OPEN SPACE TOTAL :	319,772 SQFT	

NOTE:
INCLUDING ALL BUILDING OVERHANG ELEMENTS
PER PLANTATION CODE OF ORDNANCES-TABLE 85-13

PERCENT OF LOT		
321,232 SQFT		
PERVIOUS AREA OF LANDSCAPE :	69,621 SQFT	(21.6%)
PERVIOUS AREA OF SIDEWALK PAVER :	41,701 SQFT	(12.9%)
PERVIOUS AREA OF PARKING OVERHANG :	1,431 SQFT	(0.4%)
PERVIOUS AREA TOTAL:	112,753 SQFT	(35.1%)

NOTE:
INCLUDING VEHICULAR OVERHANG GRASS AREA (SHOWN
IN DASHED)

IMPERVIOUS AREA (58.1%)		
VEHICULAR AREA/DUMPSTER:	86,158 SF.	(55.5%)
PAVER	69,074 SF.	(44.5%)
TOTAL IMPERVIOUS SPACE :	155,046 SF.	REQUIRED 20 % (MIN.) 31,009 SF

DTI

ARCHITECTS

Associates, Inc. AA24001933

ARCHITECTURE | PLANNING | INTERIOR DESIGN

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STATE OF FLORIDA

CARLOS PIZARRO

AR0013079

REGISTERED ARCHITECT

Carlos Pizarro, R.A.
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OWNER/DEVELOPER:

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DORAL, FL

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SHEET NAME

OVERALL SITE
PLAN
(SITE DIAGRAM)

SHEET NUMBER

SP-1.7

Carlos Pizarro, R.A.
AR - 0013079

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ALBATROS 71, INC
DORAL, FLPROJECT:
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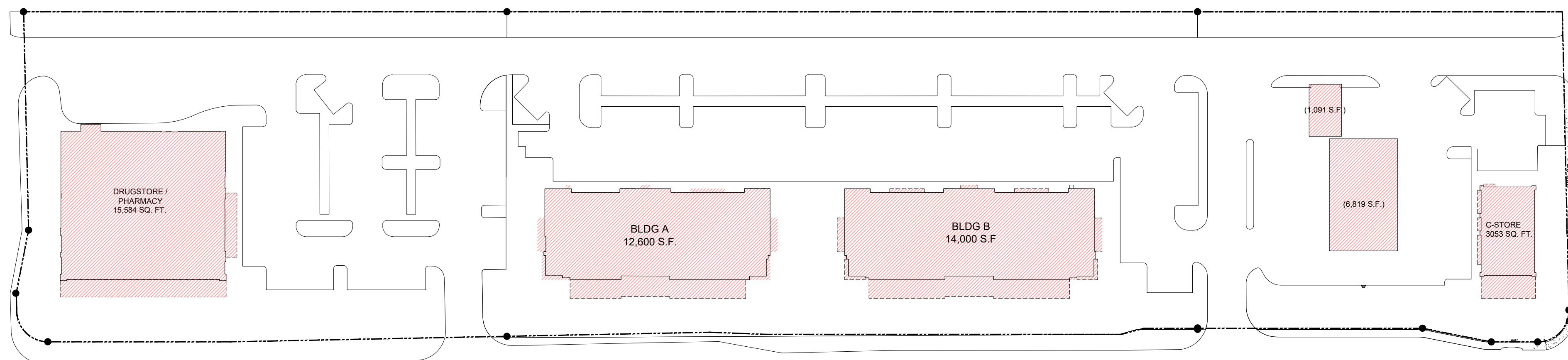
SHEET NAME

**OVERALL SITE
PLAN
(SITE DIAGRAM)**

SHEET NUMBER

SP-1.8**PERCENT OF LOT**
(324,623 SQFT)

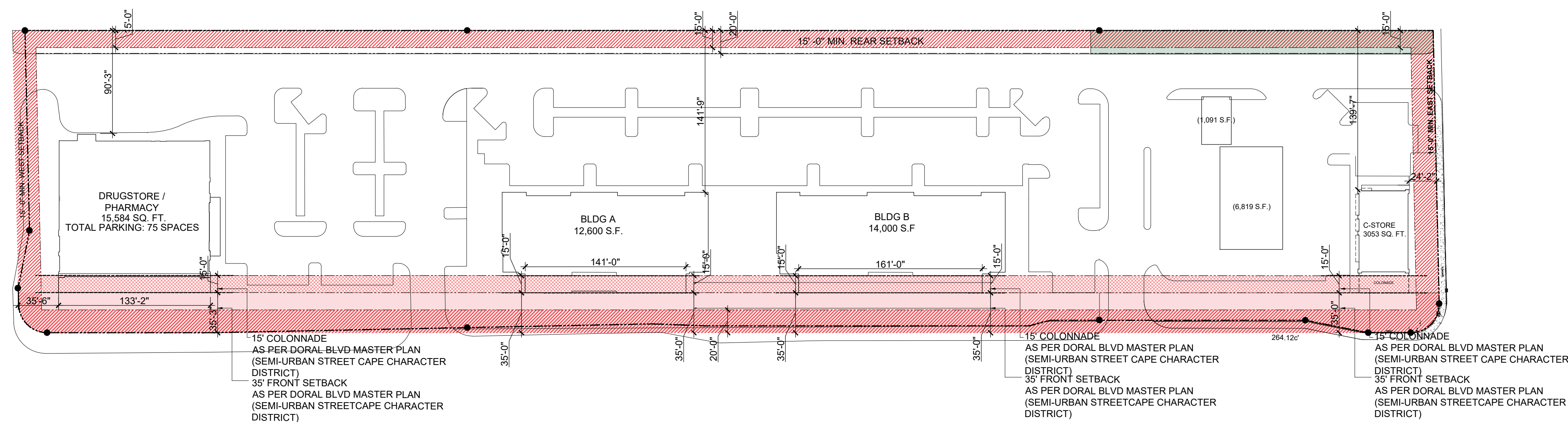
ALLOWED	PROVIDED
50 % (MAX.)	18.9 %
162,136 S.F.	61,287SF

NOTE:
PER PLANTATION CODE OF ORDNANCES-TABLE 85-13

4

OVERALL SITE PLAN (LOT COVERAGE)

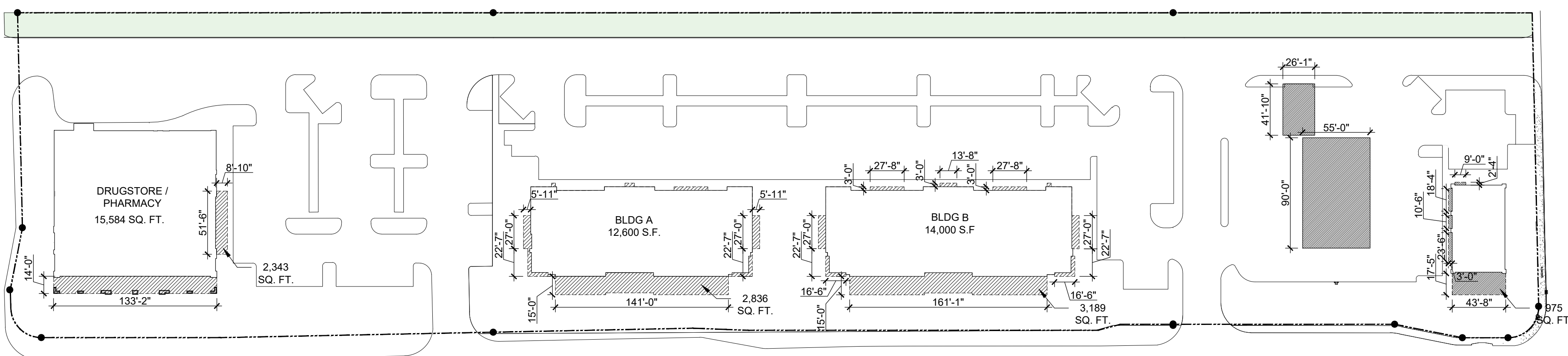
SCALE: 1" = 64'-0"



5

OVERALL SITE PLAN (SETBACK AND BUFFER YARD)

SCALE: 1" = 64'-0"



6

IMPERVIOUS SPACE (BUILDING OVERHANG)

SCALE: 1" = 64'-0"

TOTAL AREA OF ALL CANTILEVERS
/ OVERHANG PORCHES/ PATIOS / &
COVERED WALKWAYS:
OVERHANG TOTAL ; 15,380 SQFT



Carlos Pizarro, R.A.
AR - 0013079

REVISIONS:

NO.	DESCRIPTION

OWNER/DEVELOPER:

ALBATROS 71, INC

DORAL, FL

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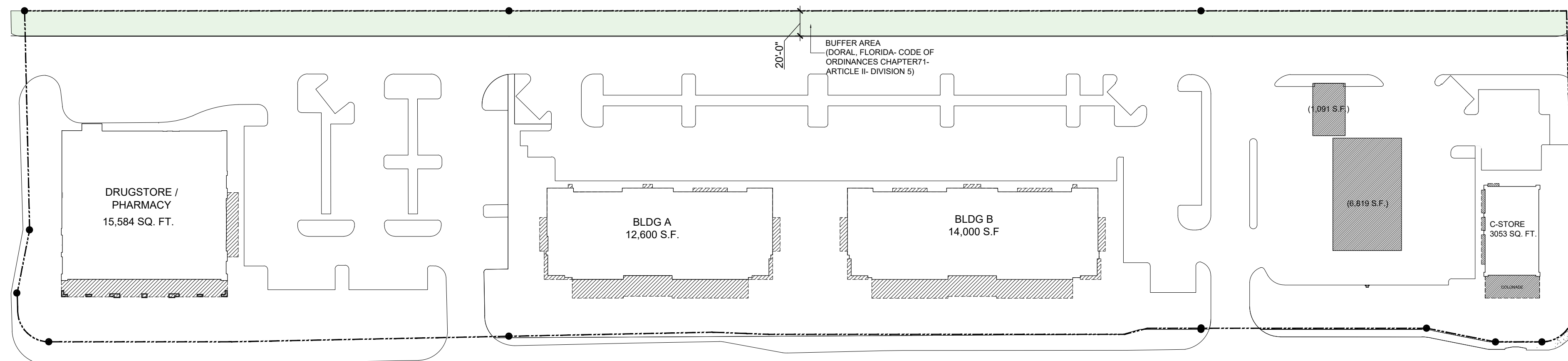
Checked by: T.R

SHEET NAME

**OVERALL SITE
PLAN
(SITE DIAGRAM)**

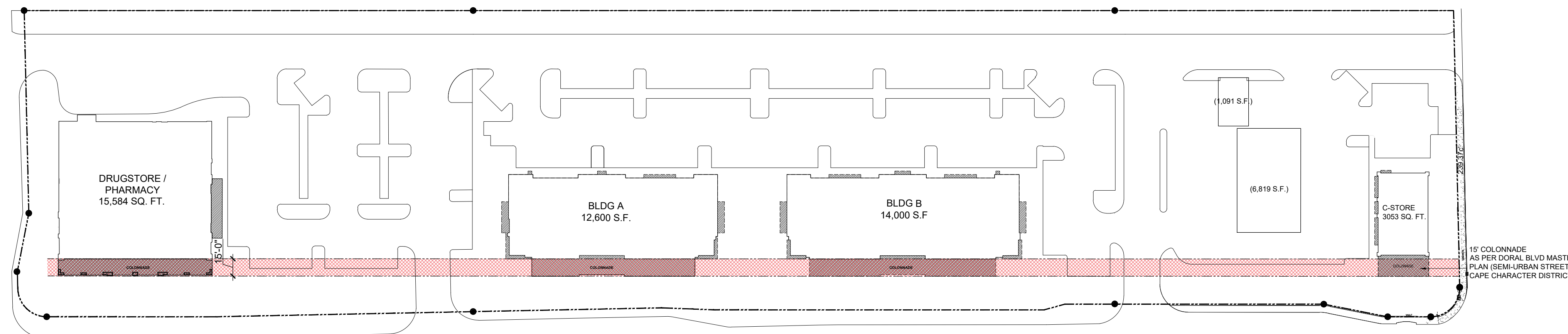
SHEET NUMBER

SP-1.9



7 OVERALL SITE PLAN (BUFFER AREA)

SCALE: 1" = 64'-0"



8 OVERALL SITE PLAN (COLONNADE)

SCALE: 1" = 64'-0"



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AR - 0013079

REVISIONS:

OWNER/DEVELOPER:
ALBATROS 71, INC
DORAL, FL

PROJECT:
**RETAIL SITE @ NWC OF
41ST ST & 112 AVE**
NORTHWEST CORNER OF 41st ST &
112 AVE, DORAL, FL 33178

Job Number: 23068.01

File Name:

Issued Date: 07.07.2025

Drawn by: J.A/E.H/A.S

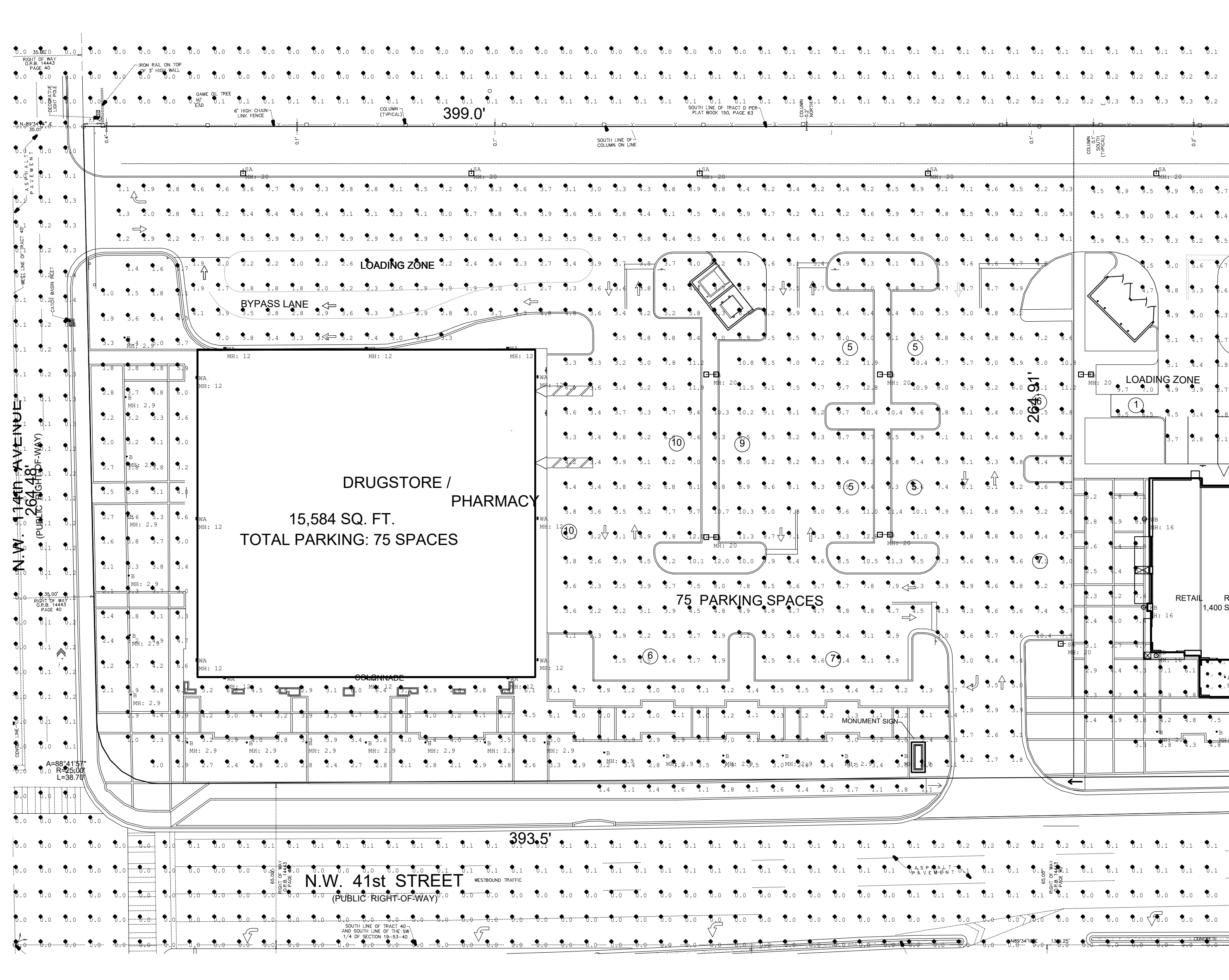
Checked by: T.R

SHEET NAME

**PHOTOMETRIC
(LOT-1)**

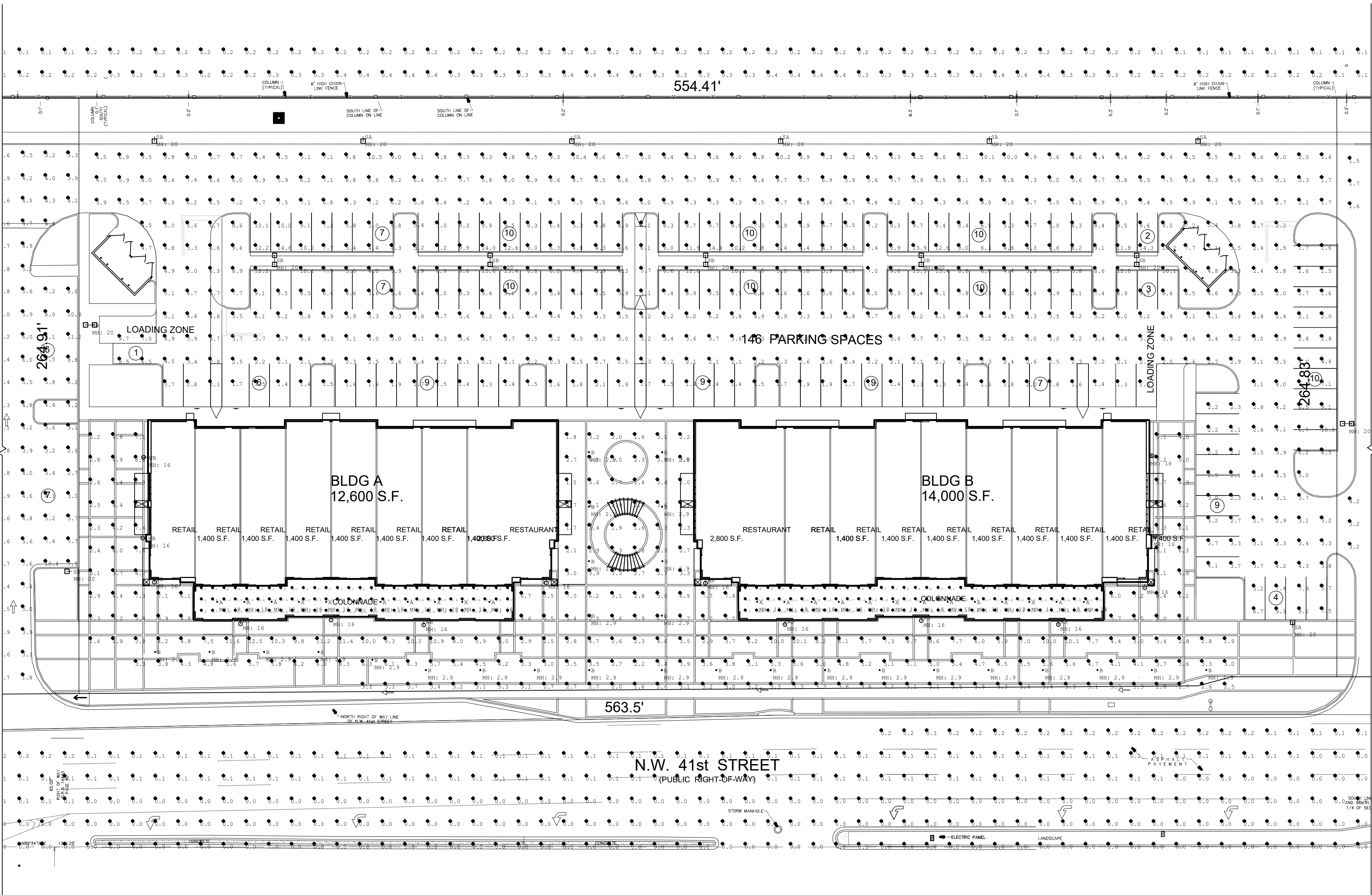
SHEET NUMBER

SP-2.1



SITE PLAN (LOT -1)

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



 **SITE PLAN (LOT-2)**
SCALE: 1/32" = 1'-0"



ARCHITECTS
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Miami Lakes - Florida - 33016
info@dtiarchitect.com
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Carlos Pizarro, R.A.
AR - 0013079

REVISIONS:

OWNER/DEVELOPER:
ALBATROS 71, INC
DORAL, FL

PROJECT:
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NORTHWEST CORNER OF 41st ST &
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Job Number: 23068.01

File Name:

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Drawn by: J.A/E.H/A.S

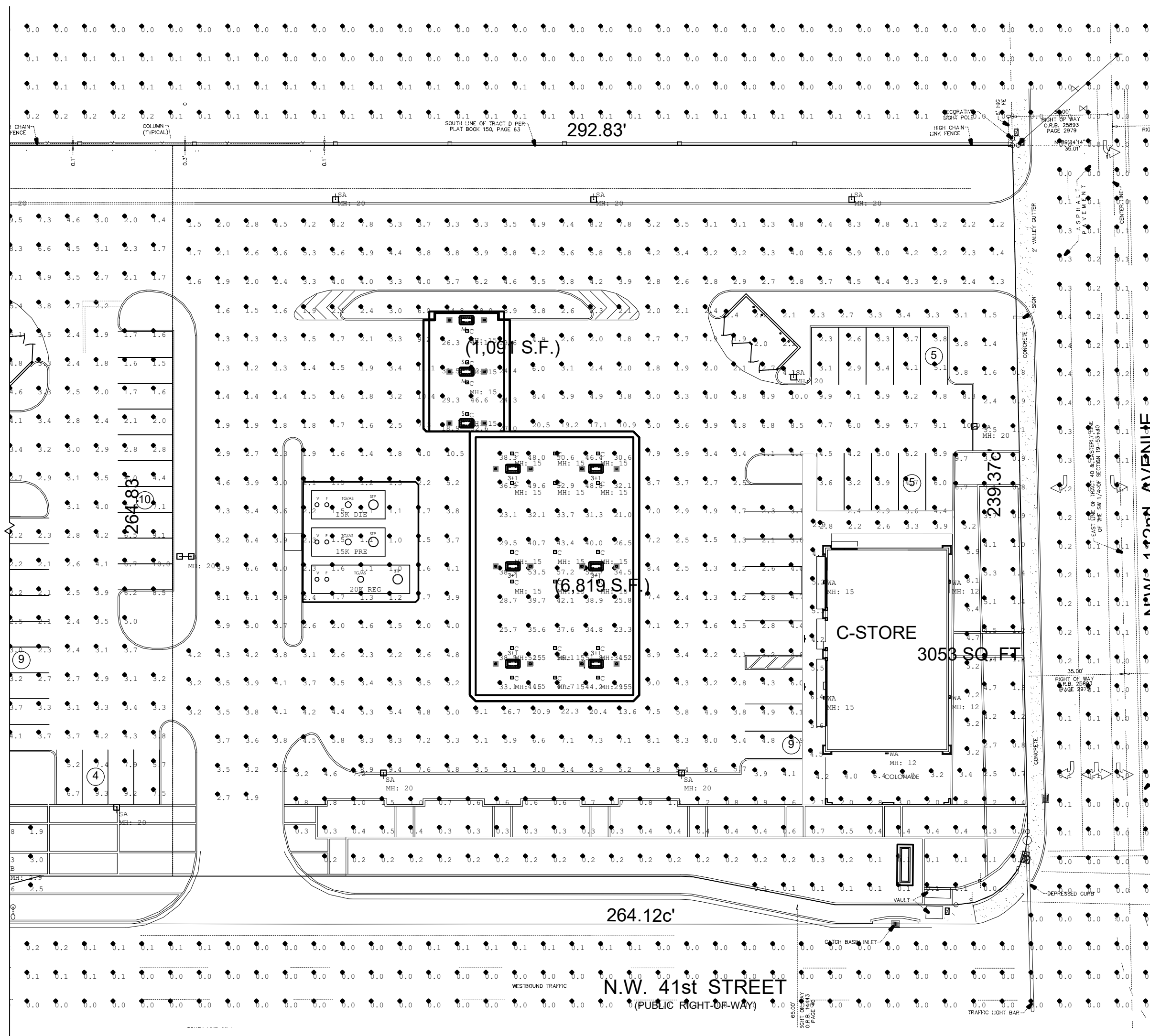
Checked by: T.J.R

SHEET NAME

**PHOTOMETRIC
(LOT-2)**

SHEET NUMBER

SP-2.2



SITE PLAN (LOT-3)

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



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Drawn by: J.A/E.H/A.S

Checked by: T.R

SHEET NAME

**PHOTOMETRIC
(LOT-3)**

SHEET NUMBER

SP-2.3

REVISIONS:	

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DORAL, FL

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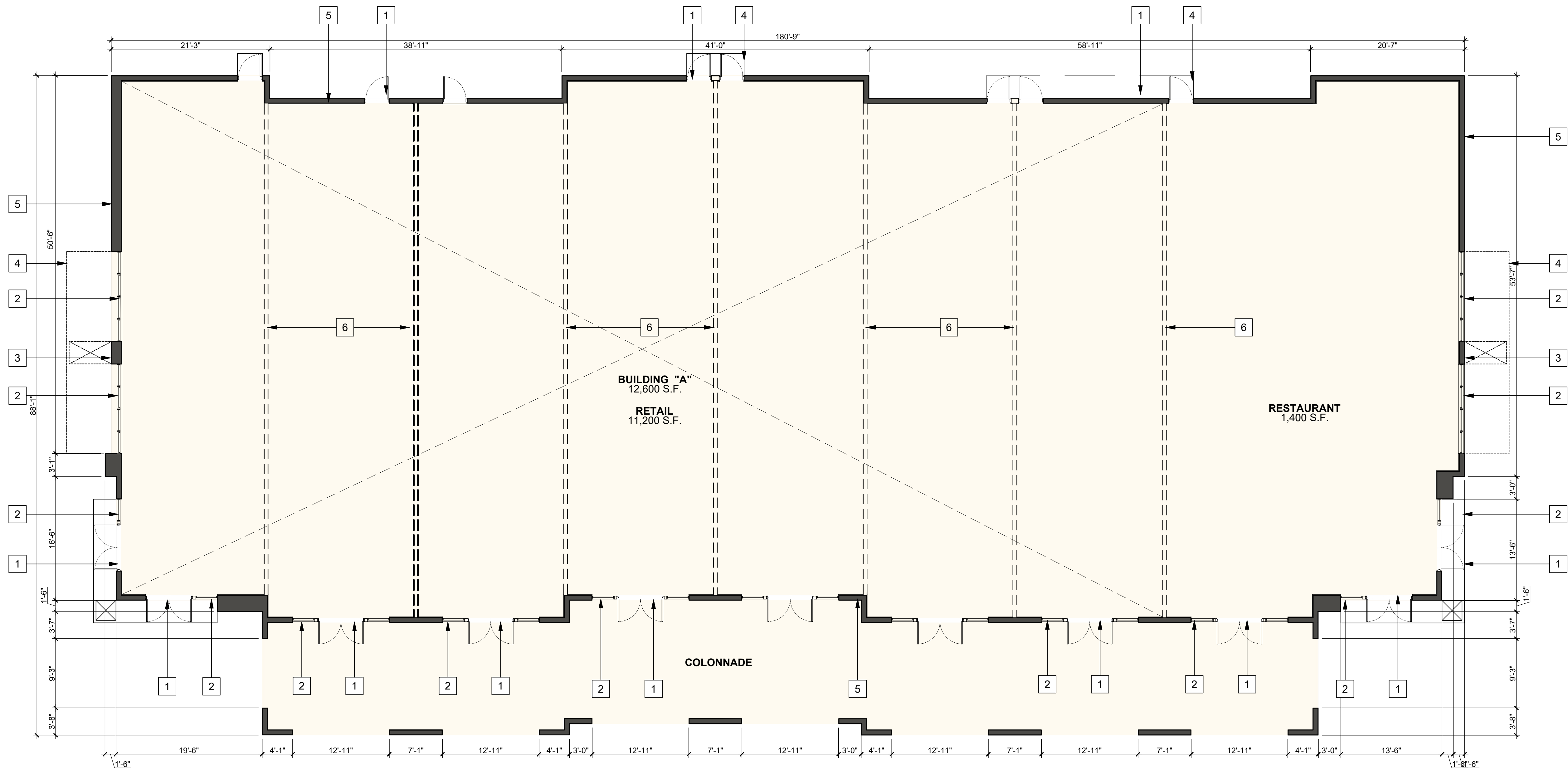
Job Number:	23068.01
File Name:	
Issued Date:	07.07.2025
Drawn by:	J.A/E.H/A.S
Checked by:	T.R

SHEET NAME

BUILDING
FLOOR PLAN
(BUILDING A)

SHEET NUMBER

A-2-1.0



 FLOOR PLAN BUILDING "A"
SCALE: 1/8" = 1'-0"

KEY LEGEND

- | | | | |
|---|---|---|--------------------|
| 1 | IMPACT RESISTANT DOOR. | 4 | METAL CANOPY |
| 2 | IMPACT RESISTANT WINDOW. | 5 | CMU WALL |
| 3 | CORRUGATED PANEL ENCLOSED IN WOOD FRAME | 6 | INTERIOR PARTITION |

REVISIONS:	

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DORAL, FL

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112 AVE, DORAL, FL 33178

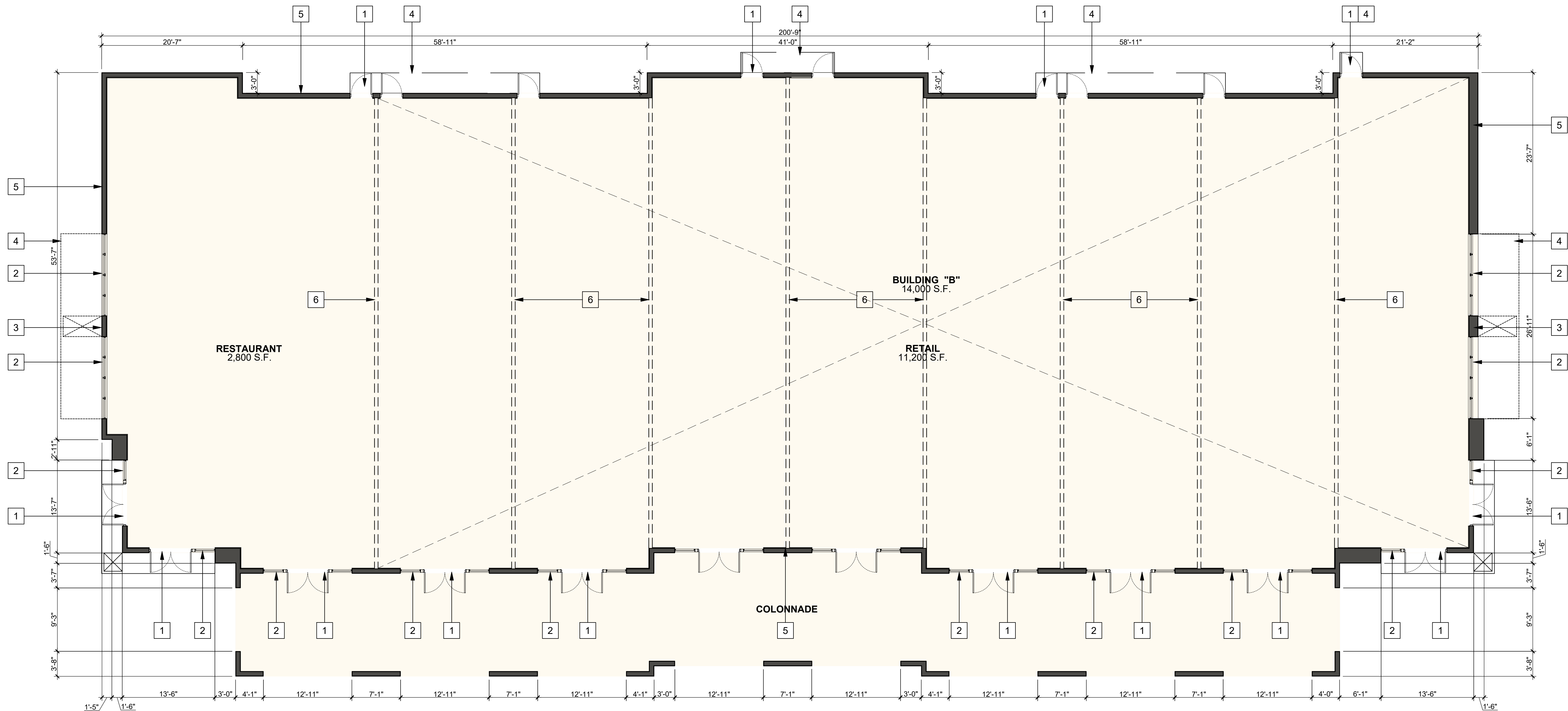
Job Number: 23068.01
File Name:
Issued Date: 07.07.2025
Drawn by: J.A/E.H/A.S
Checked by: T.R

SHEET NAME

**BUILDING
FLOOR PLAN
(BUILDING B)**

SHEET NUMBER

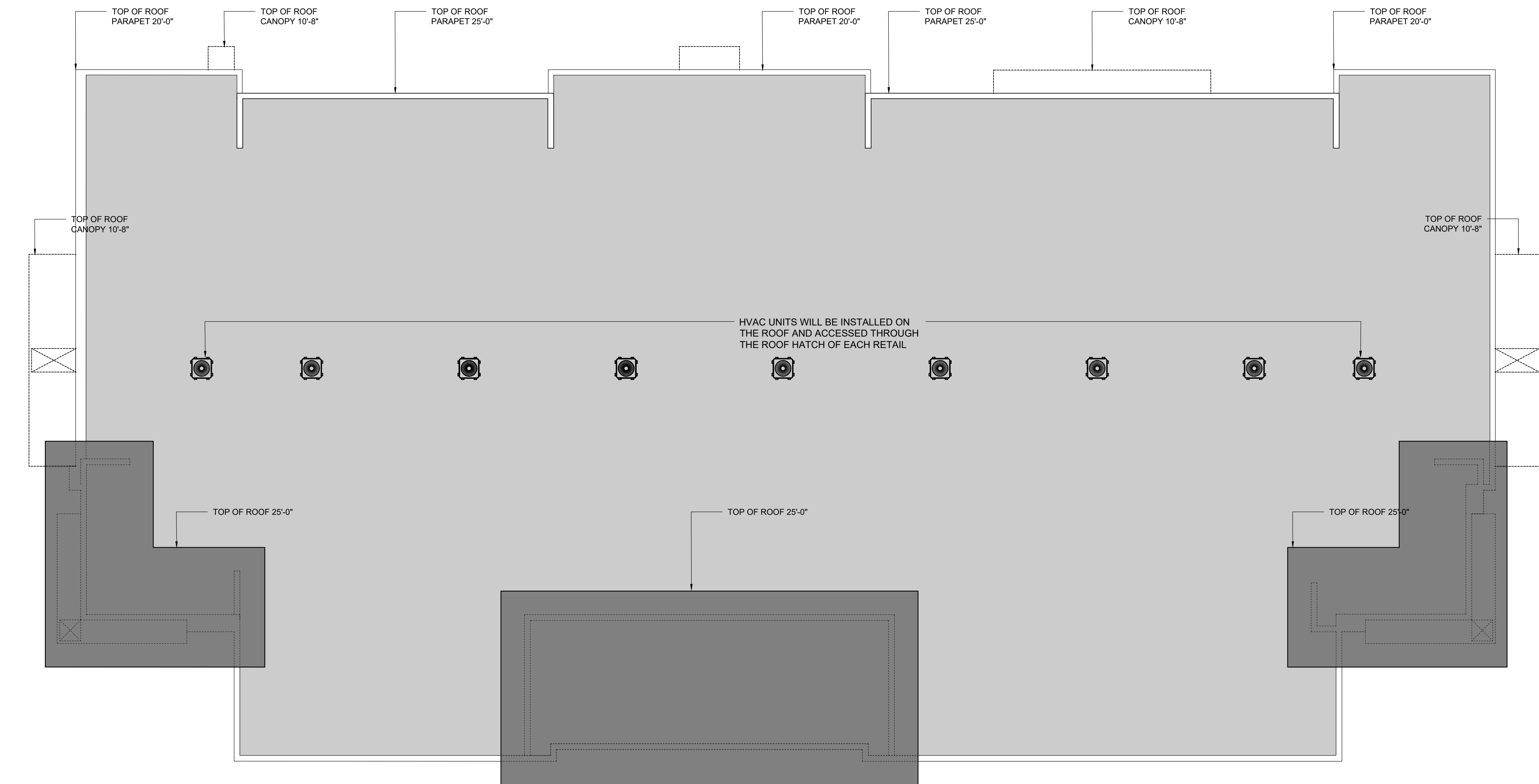
A-2-1.1



FLOOR PLAN BUILDING "B"
SCALE: 1/8" = 1'-0"

KEY LEGEND

1	IMPACT RESISTANT DOOR.	4	METAL CANOPY
2	IMPACT RESISTANT WINDOW.	5	CMU WALL
3	CORRUGATED PANEL ENCLOSED IN WOOD FRAME	6	INTERIOR PARTITION



 **BUILDING ROOF PLAN (BUILDING A)**
SCALE: 1/8" = 1'-0"

NOTES

- ROOFTOP EQUIPMENT SHALL BE SCREENED FROM VIEW BY PARAPET, MASONRY WALL OR OTHER ARCHITECTURAL FEATURES OF THE BUILDING. SUCH ENCLOSURES SHALL BE AS HIGH OR HIGHER THAT THE HIGHEST PORTION OF THE EQUIPMENT OR APPARATUS BEING SCREENED.
- SUCH AS AIR CONDITION/ HEATING UNITS AND STATIONARY EMERGENCY GENERATORS SHALL BE ENCLOSED BY WALL, SOLID FENCE, HEDGE OR OTHER DEVICES THAT WILL EFFECTIVELY SCREEN SUCH EQUIPMENT FROM PUBLIC VIEW.



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DORAL, FL

PROJECT:

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NORTHWEST CORNER OF 41st ST &
112 AVE, DORAL, FL 33178

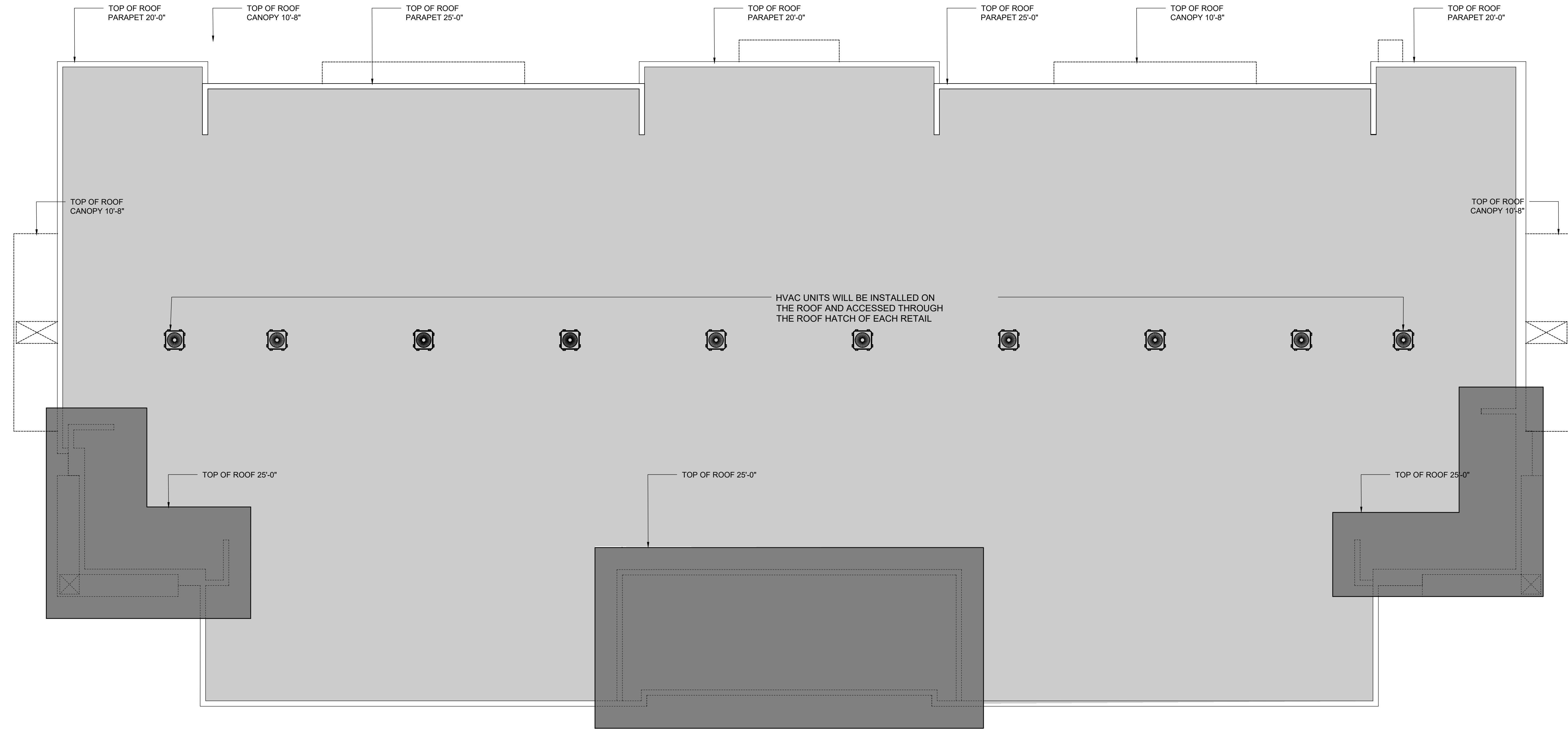
Job Number:	23068.01
File Name:	
Issued Date:	07.07.2025
Drawn by:	J.A/E.H/A.S
Checked by:	T.R

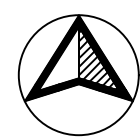
SHEET NAME

**BUILDING
ROOF PLAN
(BUILDING A)**

SHEET NUMBER

A-2-1.2



 **BUILDING ROOF PLAN (BUILDING B)**
SCALE: 1/8" = 1'-0"

NOTES

- ROOFTOP EQUIPMENT SHALL BE SCREENED FROM VIEW BY PARAPET, MASONRY WALL OR OTHER ARCHITECTURAL FEATURES OF THE BUILDING. SUCH ENCLOSURES SHALL BE AS HIGH OR HIGHER THAT THE HIGHEST PORTION OF THE EQUIPMENT OR APPARATUS BEING SCREENED.
- SUCH AS AIR CONDITION/ HEATING UNITS AND STATIONARY EMERGENCY GENERATORS SHALL BE ENCLOSED BY WALL, SOLID FENCE, HEDGE OR OTHER DEVICES THAT WILL EFFECTIVELY SCREEN SUCH EQUIPMENT FROM PUBLIC VIEW.



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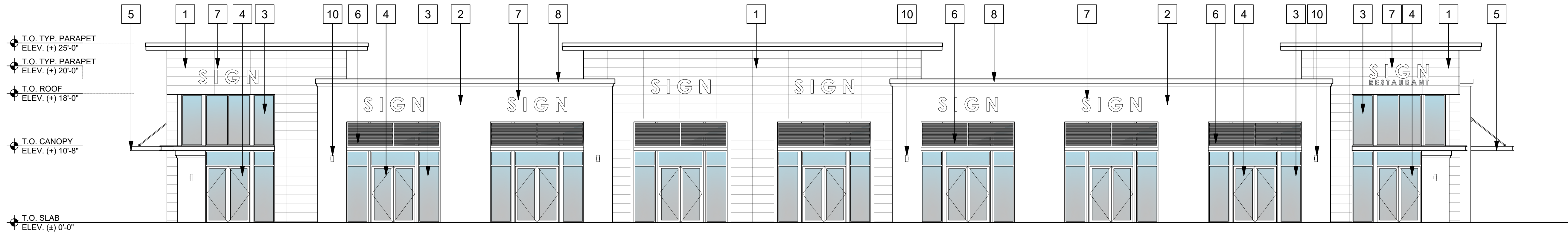
PROJECT:

**RETAIL SITE @ NWC OF
41ST ST & 112 AVE**

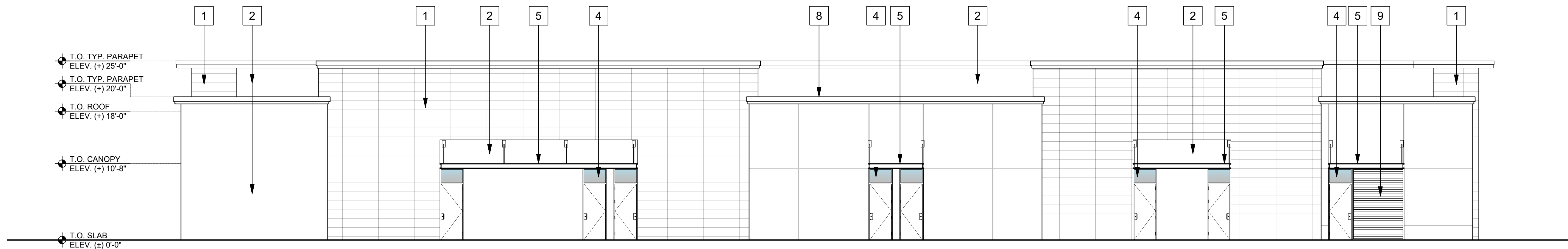
NORTHWEST CORNER OF 41st ST &
112 AVE, DORAL, FL 33178

Job Number: 23068.01
File Name:
Issued Date: 07.07.2025
Drawn by: J.A/E.H/A.S
Checked by: T.R

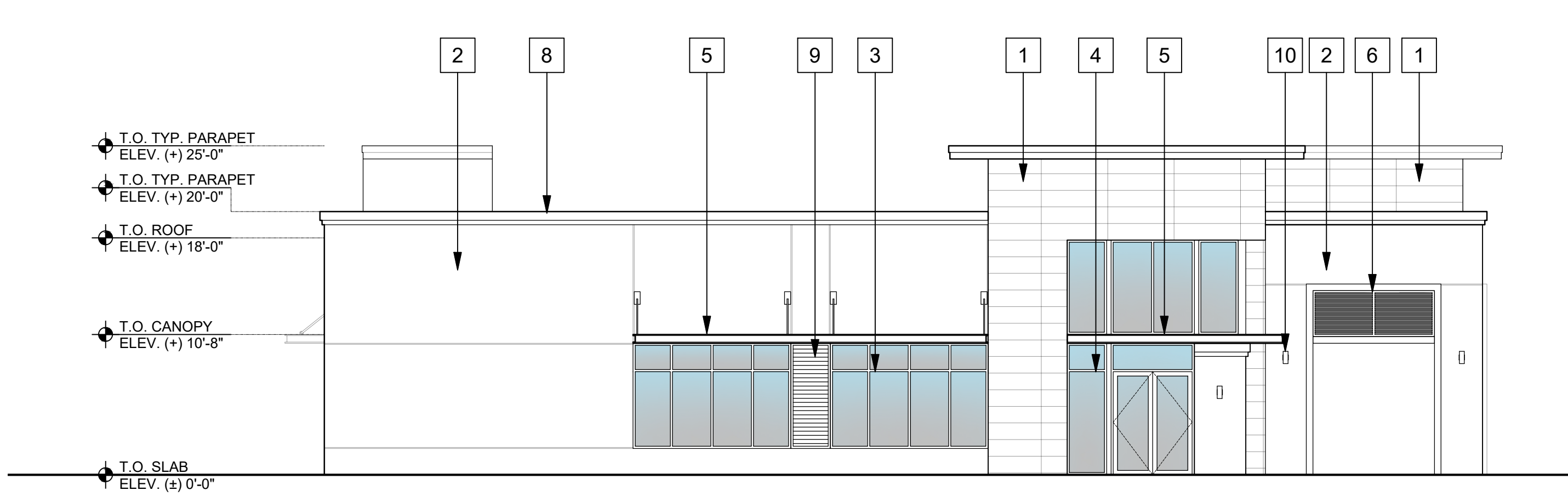
SHEET NAME
BUILDING ROOF PLAN (BUILDING B)
SHEET NUMBER
A-2-1.3



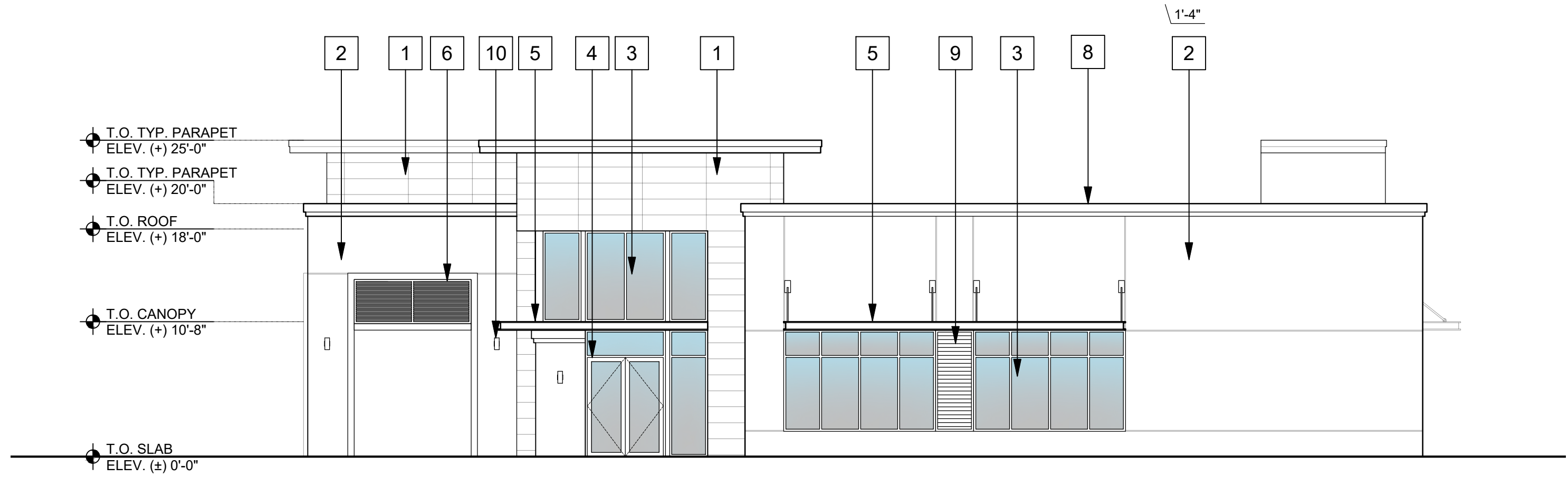
1 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"
DOORS, (TYPICAL)



2 NORTH ELEVATION
SCALE: 1/8" = 1'-0"



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



4 EAST ELEVATION
SCALE: 1/8" = 1'-0"

KEY LEGEND

- | | | | |
|---------------------------------|--------------------------|---|--|
| 1 NICHIIHA WALL CLADDING FINISH | 4 IMPACT RESISTANT DOOR. | 7 PROPOSED SIGN AREA | 10 WALL-MOUNTED LIGHT FIXTURE. MOUNT @ 5' A.F.F. |
| 2 PAINTED SMOOTH STUCCO FINISH. | 5 CANOPY | 8 PARAPET METAL CAP / FLASHING. | |
| 3 IMPACT RESISTANT WINDOW. | 6 MOUNTED METAL LOUVER | 9 CORRUGATED PANEL ENCLOSED IN WOOD FRAME | |

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REVISIONS:

NO.	DESCRIPTION

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DORAL, FL

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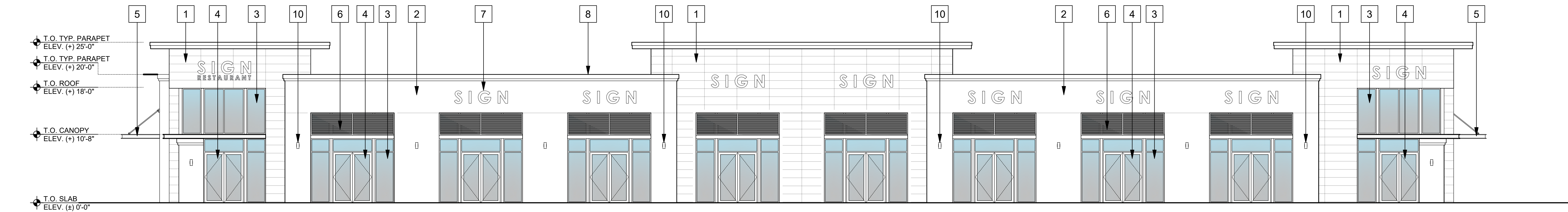
Job Number: 23068.01
File Name:
Issued Date: 07.07.2025
Drawn by: J.A/E.H/A.S
Checked by: T.R

SHEET NAME

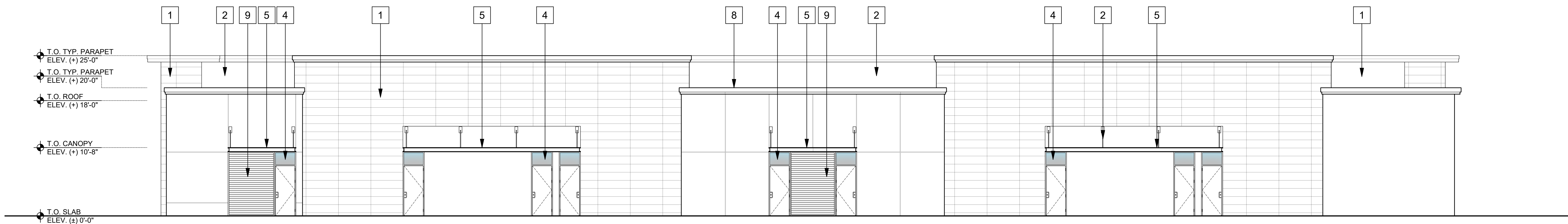
**ELEVATIONS
(BUILDING A)**

SHEET NUMBER

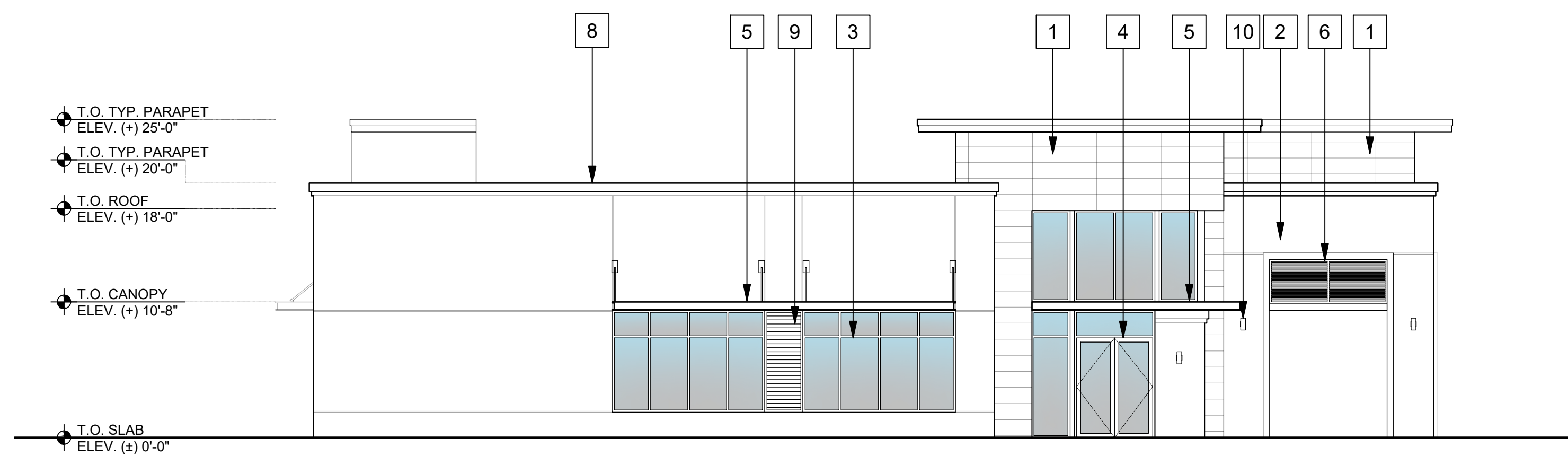
A-2-2.0



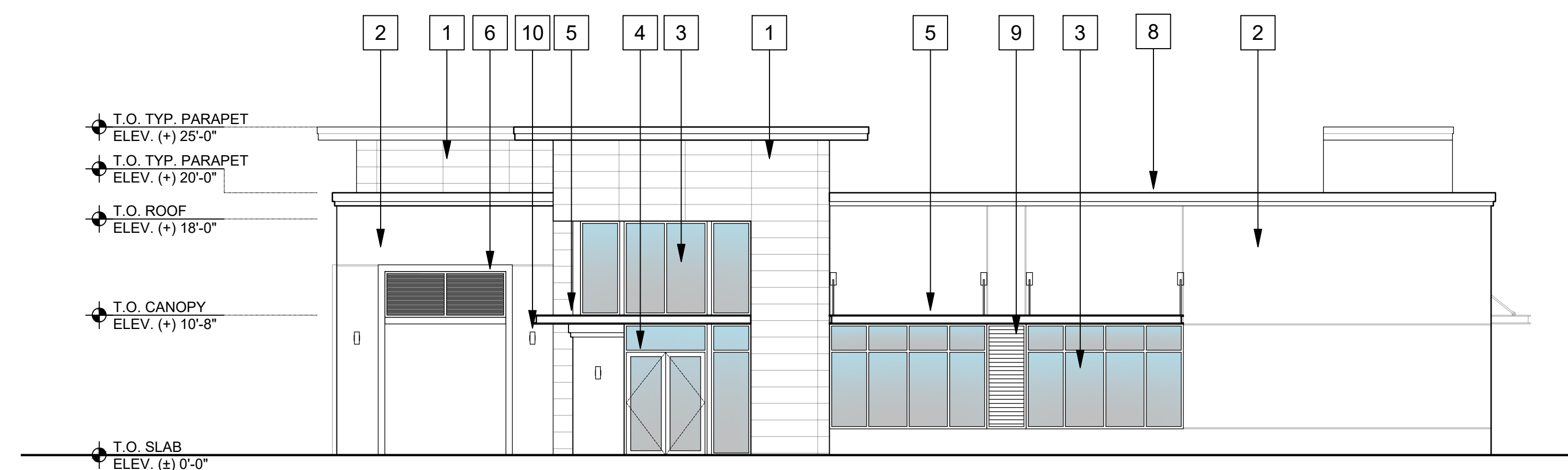
1 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



2 NORTH ELEVATION
SCALE: 1/8" = 1'-0"



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



4 EAST ELEVATION
SCALE: 1/8" = 1'-0"

KEY LEGEND

- | | | | |
|---------------------------------|--------------------------|--|--|
| 1 NICHHA WALL CLADDING FINISH | 4 IMPACT RESISTANT DOOR. | 7 PROPOSED SIGN AREA. | 10 WALL-MOUNTED LIGHT FIXTURE. MOUNT @ 5' A.F.F. |
| 2 PAINTED SMOOTH STUCCO FINISH. | 5 CANOPY. | 8 PARAPET METAL CAP / FLASHING. | |
| 3 IMPACT RESISTANT WINDOW. | 6 MOUNTED METAL LOUVER. | 9 CORRUGATED PANEL ENCLOSED IN WOOD FRAME. | |

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DORAL, FL

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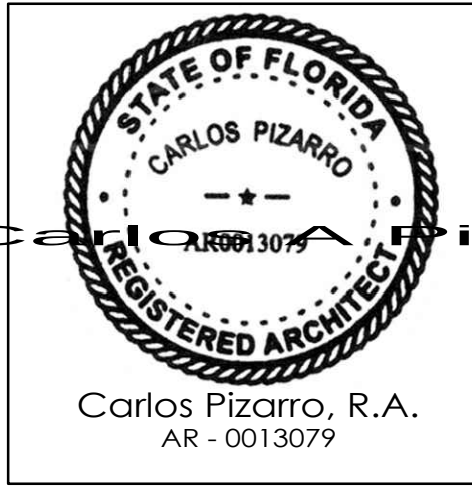
Job Number: 23068.01
File Name:
Issued Date: 07.07.2025
Drawn by: J.A/E.H/A.S
Checked by: T.R

SHEET NAME

**ELEVATIONS
(BUILDING B)**

SHEET NUMBER

A-2-2.1



REVISIONS:	

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ALBATROS 71, INC

DORAL, FL

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RETAIL SITE @ NWC OF
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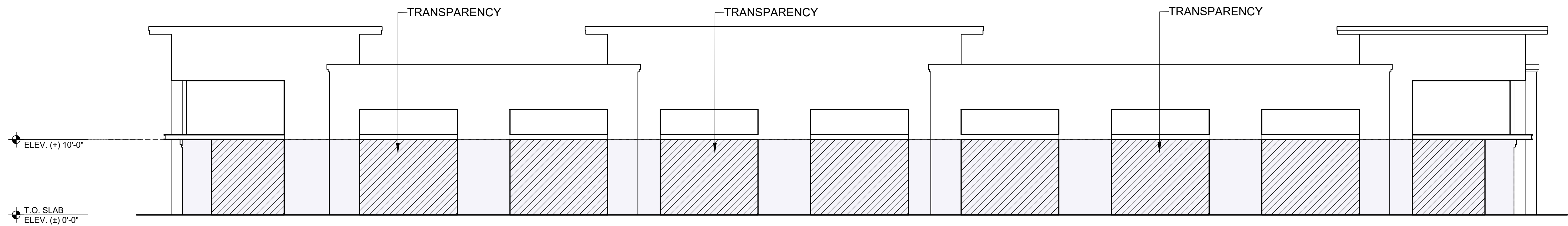
Job Number:	23068.01
File Name:	
Issued Date:	07.07.2025
Drawn by:	J.A/E.H/A.S
Checked by:	T.R

SHEET NAME

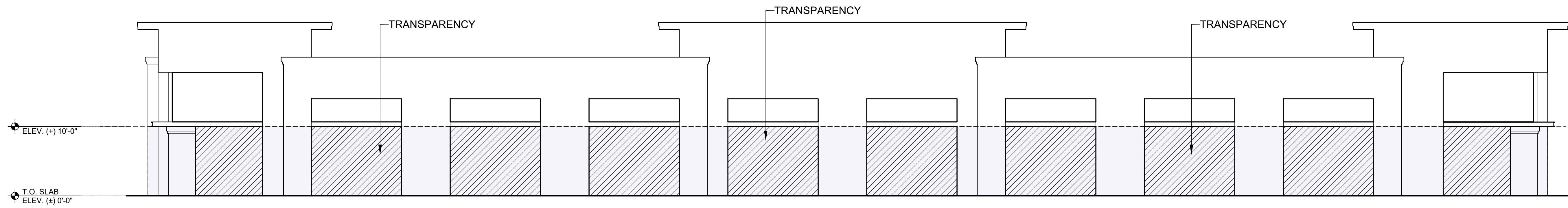
BUILDING A & B
ELEVATIONS
TRANSPARENCY

SHEET NUMBER

A-2-2.2



1 BUILDING A
SCALE: 1" = 64'-0"

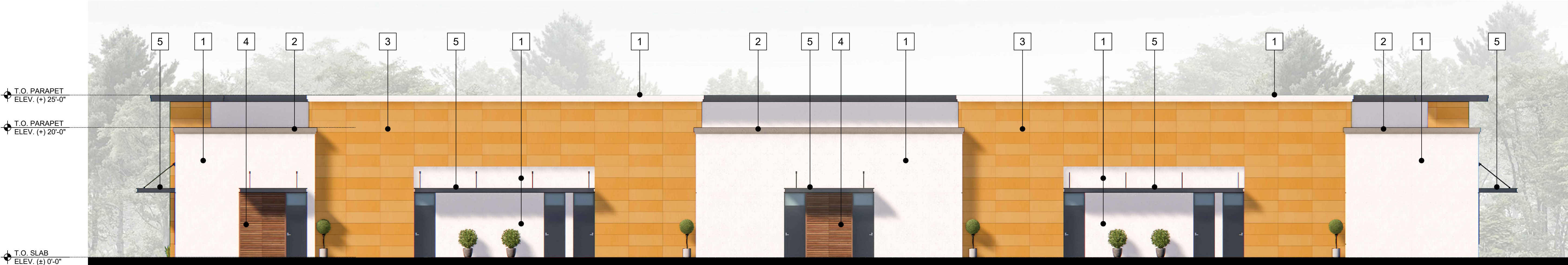


2 BUILDING B
SCALE: 1" = 64'-0"

MINIMUM TRANSPARENCY BUILDING		REQUIRED	PROPOSED
1	BUILDING A (1,771 S.F.)	50% MIN.(885.5 S.F.)	62.2% (1,103.3 S.F.)
2	BUILDING B (2,016 S.F.)	50% MIN.(1,008 S.F.)	61.2% (1,233 S.F.)



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



2 NORTH ELEVATION
SCALE: 1/8" = 1'-0"



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

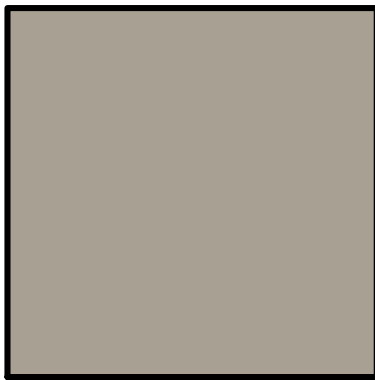


4 EAST ELEVATION
SCALE: 1/8" = 1'-0"

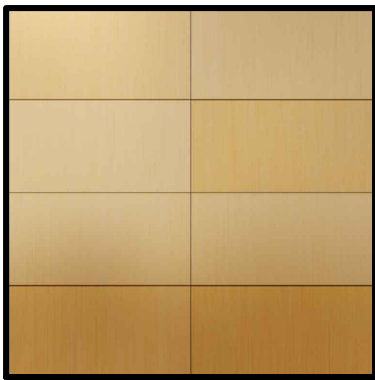
MATERIAL LEGEND:



1
SW 6995
SUPERWHITE



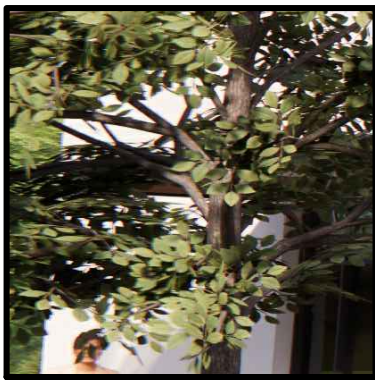
2
SW 7045
INTELLECTUAL GRAY



3
NICHHA
ILLUMINATION
CUSTOM COLOR / PATTERN



4
NICHHA
VINTAGEWOOD
CEDAR



5
METAL
CANOPY



6
METAL
OVERHANG



7
METAL
LOUVER

REVISIONS:	

OWNER/DEVELOPER:
ALBATROS 71, INC
DORAL, FL

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Checked by: T.R

SHEET NAME
**COLOR
ELEVATIONS
(BUILDING A)**

SHEET NUMBER
A-2-3.0



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



2 NORTH ELEVATION
SCALE: 1/8" = 1'-0"

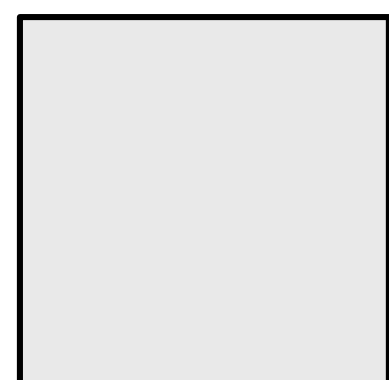


3 WEST ELEVATION
SCALE: 1/8" = 1'-0"

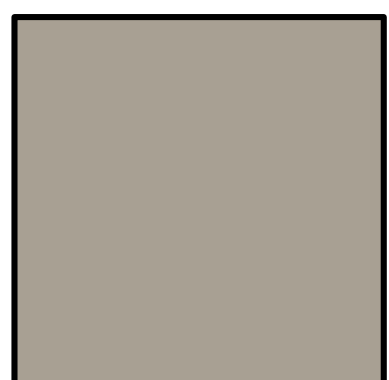


4 EAST ELEVATION
SCALE: 1/8" = 1'-0"

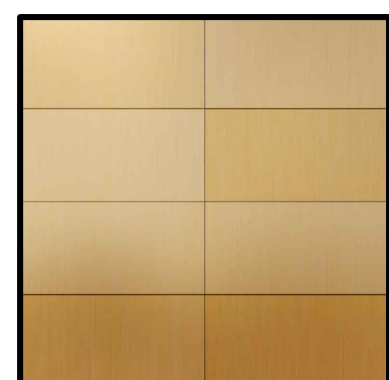
MATERIAL LEGEND:



1
SW 6995
SUPERWHITE



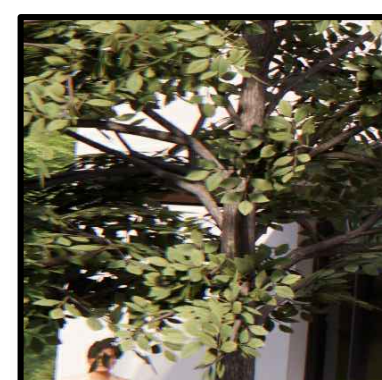
2
SW 7045
INTELLECTUAL GRAY



3
NICHHA
ILLUMINATION
CUSTOM COLOR / PATTERN



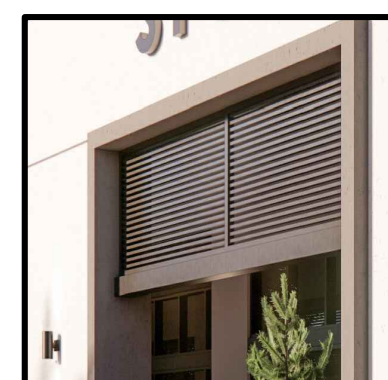
4
NICHHA
VINTAGEWOOD
CEDAR



5
METAL
CANOPY



6
METAL
OVERHANG



7
METAL
LOUVER

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Checked by: T.R

SHEET NAME

**COLOR
ELEVATIONS
(BUILDING B)**

SHEET NUMBER

A-2-3.1



VIEW No.1

SCALE: N.T.S



VIEW No.2

SCALE: N.T.S



VIEW No.3

SCALE: N.T.S



VIEW No.4

SCALE: N.T.S



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REVISIONS:	
△	2026-01-06

OWNER/ DEVELOPER:

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File Name:

Issued Date: 07.07.2025

Drawn by: J.A/E.H/A.S

Checked by: T.R

SHEET NAME

**BOULEVARD
RENDERINGS**

SHEET NUMBER

A-2-4.0



VIEW No.5

SCALE: N.T.S



VIEW No.6

SCALE: N.T.S



VIEW No.7

SCALE: N.T.S



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STATE OF FLORIDA
CARLOS PIZARRO
REGISTERED ARCHITECT
AR0013079

Carlos Pizarro, R.A.
AR - 0013079

REVISIONS:

△	2026-01-06

OWNER/ DEVELOPER:

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DORAL, FL

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Checked by: T.R

SHEET NAME

BOULEVARD
RENDERINGS

SHEET NUMBER

A-2-4.1



VIEW No.8

SCALE: N.T.S



VIEW No.9

SCALE: N.T.S



VIEW No.10

SCALE: N.T.S



VIEW No.11

SCALE: N.T.S



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REVISIONS:	
△	2026-01-06

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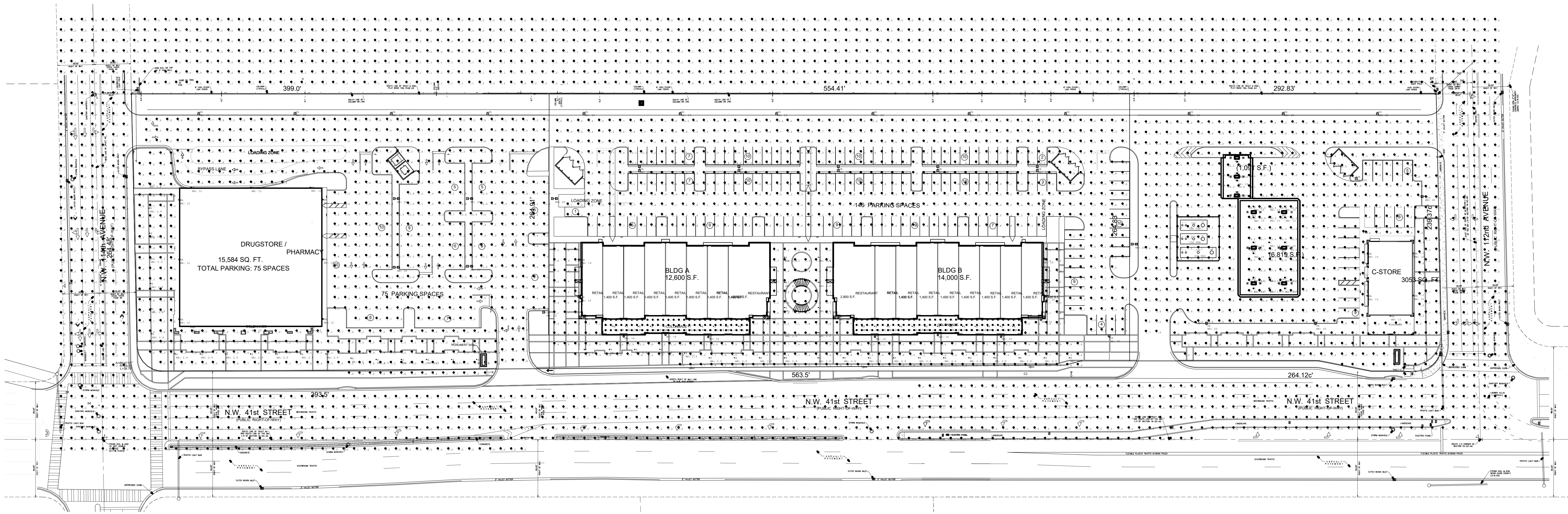
Checked by: T.R

SHEET NAME

**REAR
RENDERINGS**

SHEET NUMBER

A-2-4.2



 **OVERALL SITE PLAN**
SCALE: 1" = 50'-0"

Luminaire Schedule								
Project: Navarro Parking								
Symbol	Qty	Label	Arrangement	Description	LLF	Luminaire Lumens	Luminaire Watts	Total Watts
⊙	20	B	Single	PHI INDEX+33-360-18W-XX-XX-UNV-N2	0.900	2120	47	340
⊕	5	SA	Single	Xtra Light VNM-3000L-40K-DIM-48-N-XX-XX-HSS	0.900	20773	217	1085
⊖	4	SB	Back-Back	Xtra Light VNM-2500L-40K-DIM-58-N-XX-XX, 28180°	0.900	25635	168.7	1319.6
⊞	12	WA	Single	Xtra Light VNM-5500L-40K-DIM-3W-XX	0.900	5903	55.7	668.4

Calculation Summary								
Project: Navarro Parking								
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min	
Drug Store Sidewalk	Illuminance	FC	3.04	7.1	1.0	3.04	7.10	
Navarro Parking	Illuminance	FC	5.34	12.8	1.1	4.85	11.64	
Off Property	Illuminance	FC	0.05	0.4	0.0	N.A.	N.A.	

Luminaire Schedule								
Project: Central Retail								
Symbol	Qty	Label	Arrangement	Description	LLF	Luminaire Lumens	Luminaire Watts	Total Watts
⊙	24	A	Single	Lumax Lighting DL100-35W-WH3PE-XX-120-877V-XX	0.900	3575	35.05	841.2
⊕	28	B	Single	PHI INDEX+33-360-18W-XX-XX-UNV-N2	0.900	2120	47	476
⊖	8	SA	Single	Xtra Light VNM-3000L-40K-DIM-48-N-XX-XX-HSS	0.900	20773	217	158
⊖	8	SB	Back-Back	Xtra Light VNM-2500L-40K-DIM-58-N-XX-XX, 28180°	0.900	25635	168.7	2024.4
⊞	14	WB	Single	Ragni Lighting URB-XX-32-XX-700-T3-XX-S-XX-CLIPPER BRACKET	0.900	6715	73	1022

Calculation Summary								
Project: Central Retail								
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min	
Central Retail Parking	Illuminance	FC	8.34	15.6	1.3	4.11	12.00	
Colonade #1	Illuminance	FC	10.42	12.7	3.5	2.98	3.63	
Colonade #2	Illuminance	FC	10.49	12.6	4.5	2.33	2.80	
Retail Pedestrian Area	Illuminance	FC	4.55	12.3	1.4	3.25	8.93	

Luminaire Schedule								
Project: Gas Station								
Symbol	Qty	Label	Arrangement	Description	LLF	Luminaire Lumens	Luminaire Watts	Total Watts
⊙	22	G	Single	Cree Lighting CP250-C-13L-40K*F-UL-XX	0.900	13750	86	1892
⊕	4	SA	Single	Xtra Light VNM-3000L-40K-DIM-48-N-XX-XX-HSS	0.900	20773	217	1819
⊖	1	SB	Back-Back	Xtra Light VNM-2500L-40K-DIM-58-N-XX-XX, 28180°	0.900	25635	168.7	337.4
⊞	5	WA	Single	Xtra Light VNM-5500L-40K-DIM-3W-XX	0.900	5903	55.7	278.5

Calculation Summary								
Project: Gas Station								
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min	
Canopy	Illuminance	FC	37.35	57.2	18.9	1.95	3.03	
Lot 3 Around Building	Illuminance	FC	4.72	8.1	2.2	2.15	3.68	
Lot 3 Parking	Illuminance	FC	3.50	10.0	1.0	3.50	10.00	
Undefined	Illuminance	FC	1.45	9.7	0.0	N.A.	N.A.	

REVISIONS:

OWNER/DEVELOPER:

ALBATROS 71, INC

DORAL, FL

PROJECT:

**RETAIL SITE @ NWC OF
41ST ST & 112 AVE**

**NORTHWEST CORNER OF 41st ST &
112 AVE, DORAL, FL 33178**

Job Number: 23068.01

File Name:

Issued Date: 07.07.2025

Drawn by: J.A/E.H/A.S

Checked by: T.R

SHEET NAME

**PHOTOMETRIC
SITE PLAN**

SHEET NUMBER

SP-2.0



1 SE CORNER
SCALE: 1" = 64'-0"



3 NW CORNER
SCALE: 1" = 64'-0"



2 SW CORNER
SCALE: 1" = 64'-0"



4 NE CORNER
SCALE: 1" = 64'-0"



KEY PLAN
SCALE: 1" = 64'-0"

- DATE 10.02.2024
- TAKEN BY ARIANNA SAAVEDRA (DTI ARCHITECTS)

DTI

ARCHITECTS

Associates, Inc. AA24001933

ARCHITECTURE | PLANNING | INTERIOR DESIGN

14125 NW 80th Avenue Suite 303
Miami Lakes - Florida - 33016
info@dtiarchitect.com
www.dtiarchitect.com

STATE OF FLORIDA

CARLOS PIZARRO

REGISTERED ARCHITECT

AR0013079

Carlos Pizarro, R.A.
AR - 0013079

REVISIONS:

OWNER/ DEVELOPER:

ALBATROS 71, INC

DORAL, FL

PROJECT:

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NORTHWEST CORNER OF 41st ST &
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Drawn by: J.A/E.H/A.S

Checked by: T.R

SHEET NAME

VIEW OF
THE LAND

SHEET NUMBER

SP-3.1



VIEW No.14
SCALE: N.T.S



VIEW No.15
SCALE: N.T.S



VIEW No.16
SCALE: N.T.S



VIEW No.17
SCALE: N.T.S

Associates, Inc. AA24001933

ARCHITECTURE | PLANNING | INTERIOR DESIGN

14125 NW 80th Avenue Suite 303
Miami Lakes - Florida - 33016
info@dtiarchitect.com
www.dtiarchitect.com

Carlos Pizarro, R.A.
AR - 0013079

REVISIONS:	
△	2026-01-06

OWNER/ DEVELOPER:

ALBATROS 71, INC

DORAL, FL

PROJECT:

**RETAIL SITE @ NWC OF
41ST ST & 112 AVE**

NORTHWEST CORNER OF 41st ST &
112 AVE, DORAL, FL 33178

Job Number: 23068.01
File Name:
Issued Date: 07.07.2025
Drawn by: J.A/E.H/A.S
Checked by: T.R

SHEET NAME

**PLAZA
RENDERINGS**

SHEET NUMBER

A-2-4.4

[illegible]

OWNER/ DEVELOPER:

ALBATROS 71, INC

DORAL, FL

PROJECT:

**RETAIL SITE @ NWC OF
41ST ST & 112 AVE**

**NORTHWEST CORNER OF 41st ST &
112 AVE. DORAL: FL 33178**

Job Number: 23068.01

File Name:

Issued Date: 07.07.2025

Drawn by: J.A/E.H/A.S

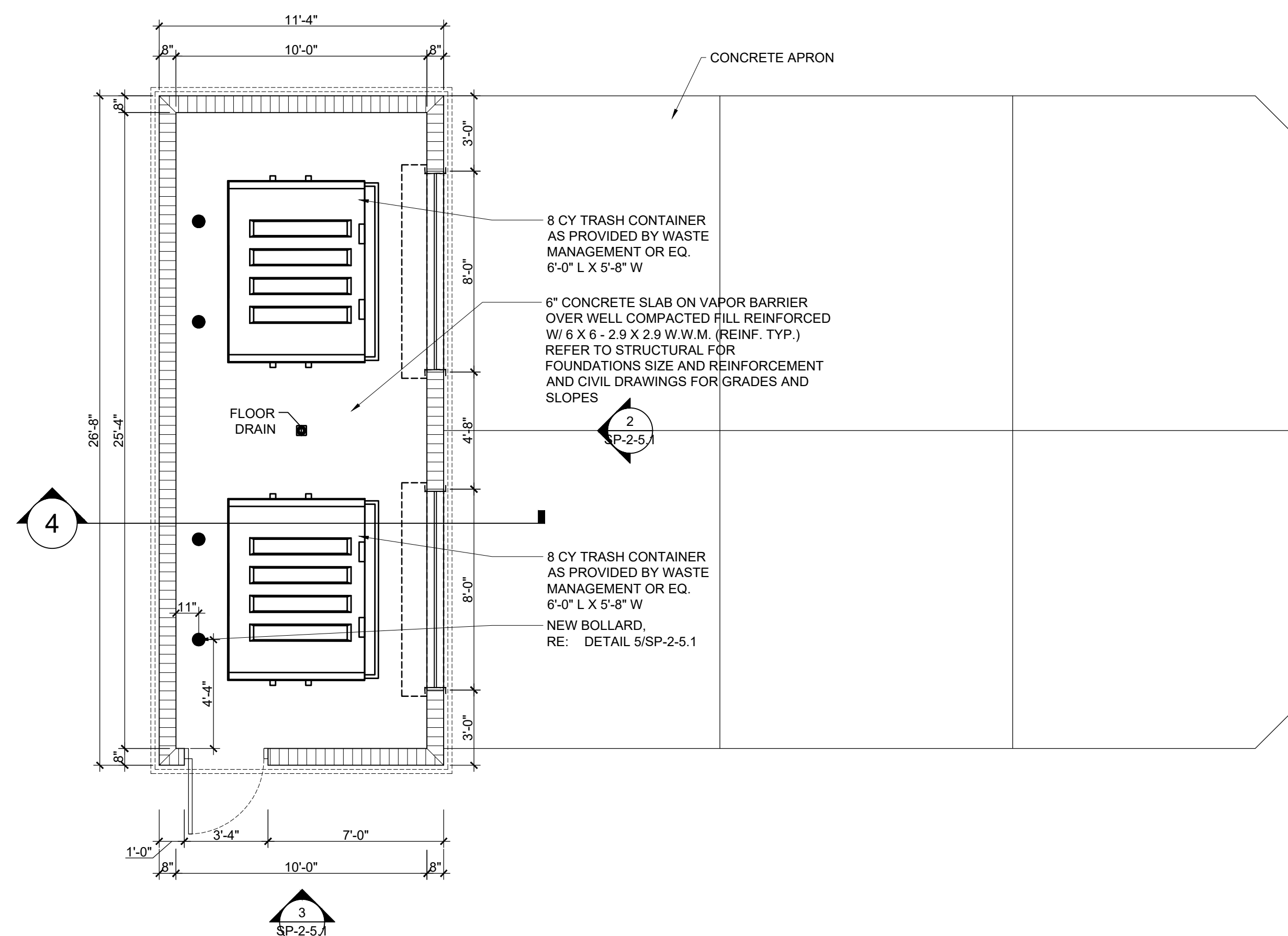
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SHEET NAME

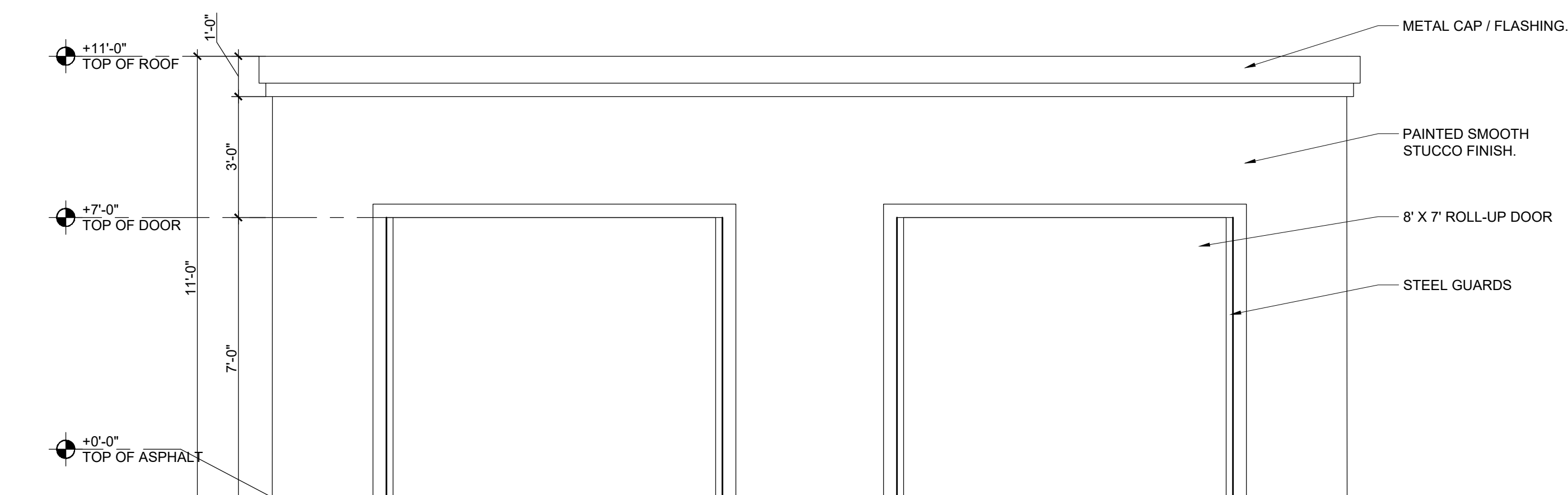
DUMPSTER DETAILS

SHEET NUMBER

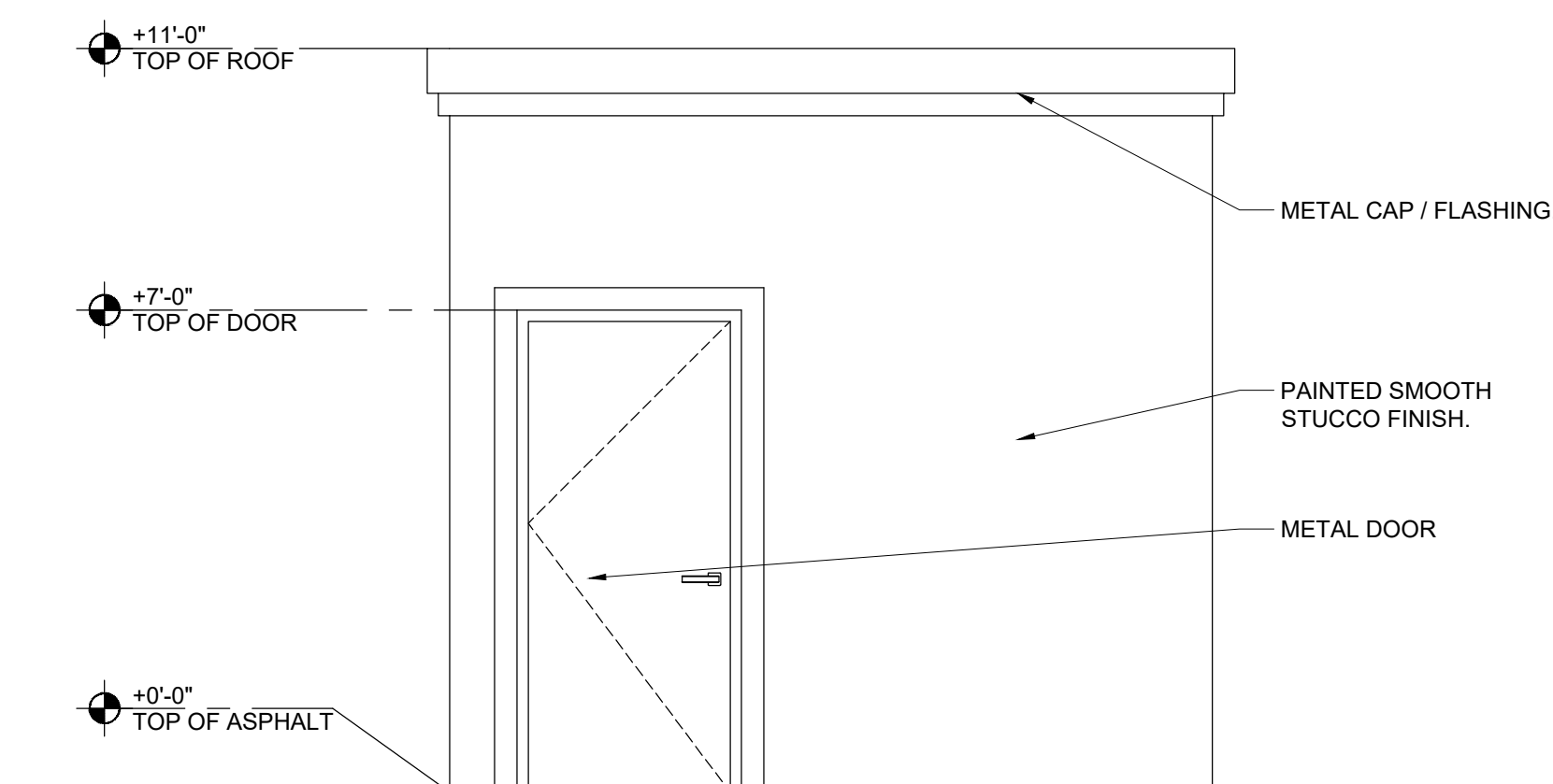
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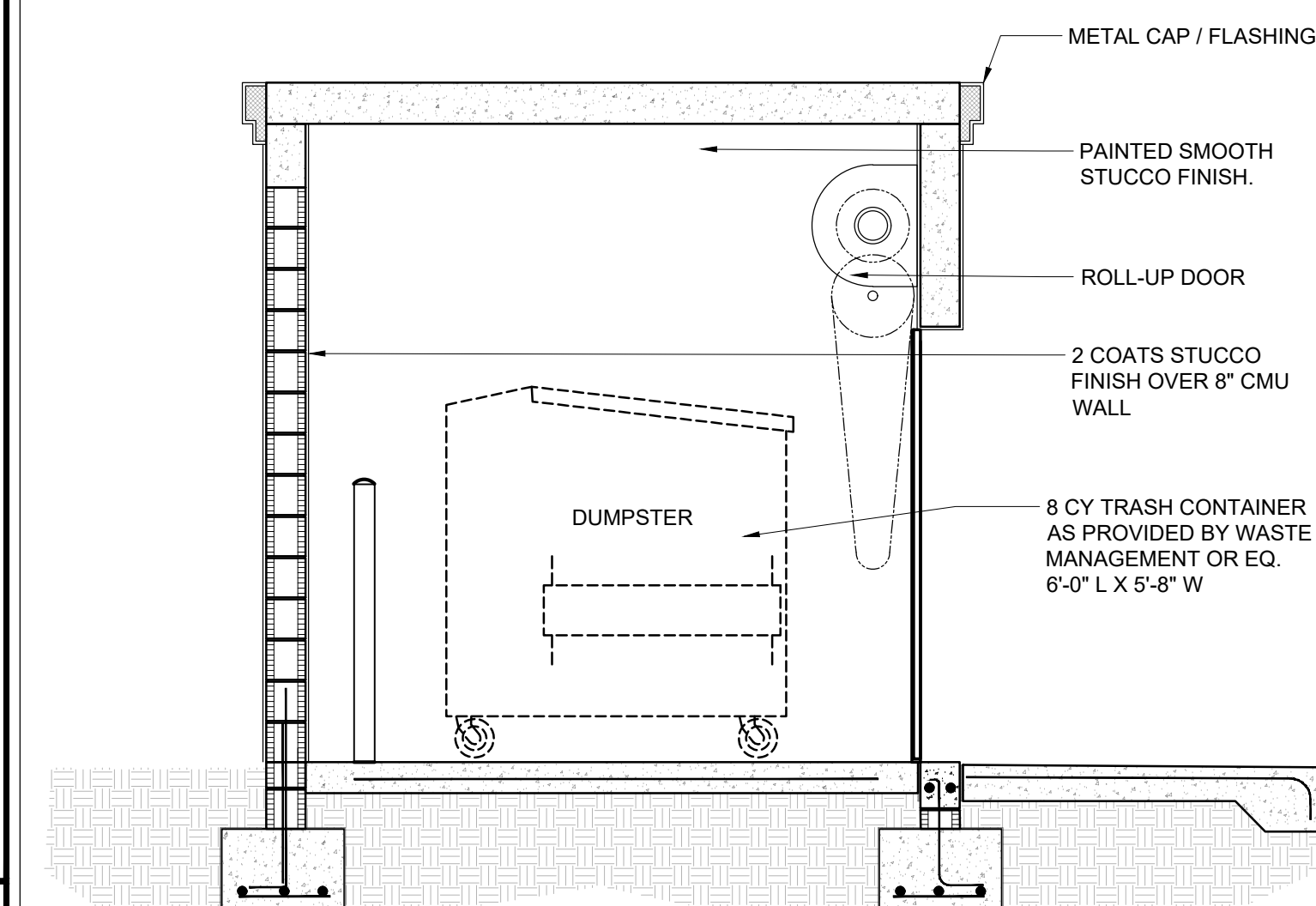
1 DUMPSTER FLOOR PLAN



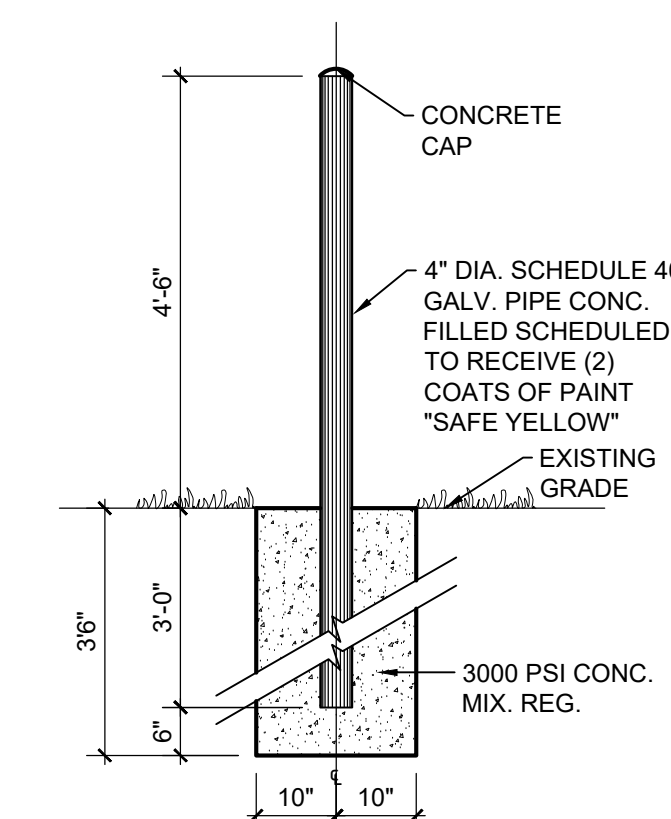
2 DUMPSTER FRONT ELEVATION
SCALE: 3/8" = 1'-0"



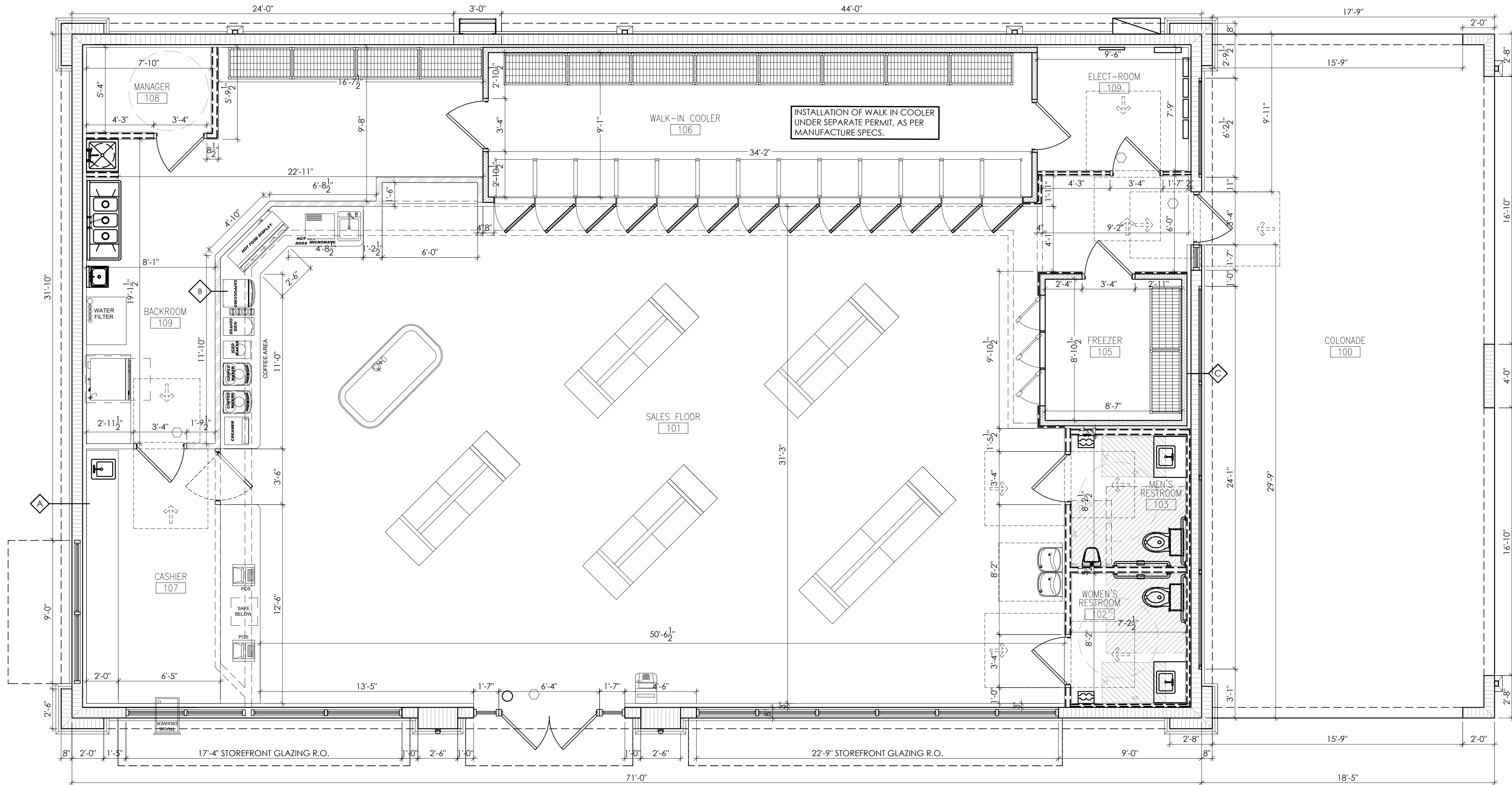
3 DUMPSTER SOUTH ELEVATION
SCALE: 3/8" = 1'-0"



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

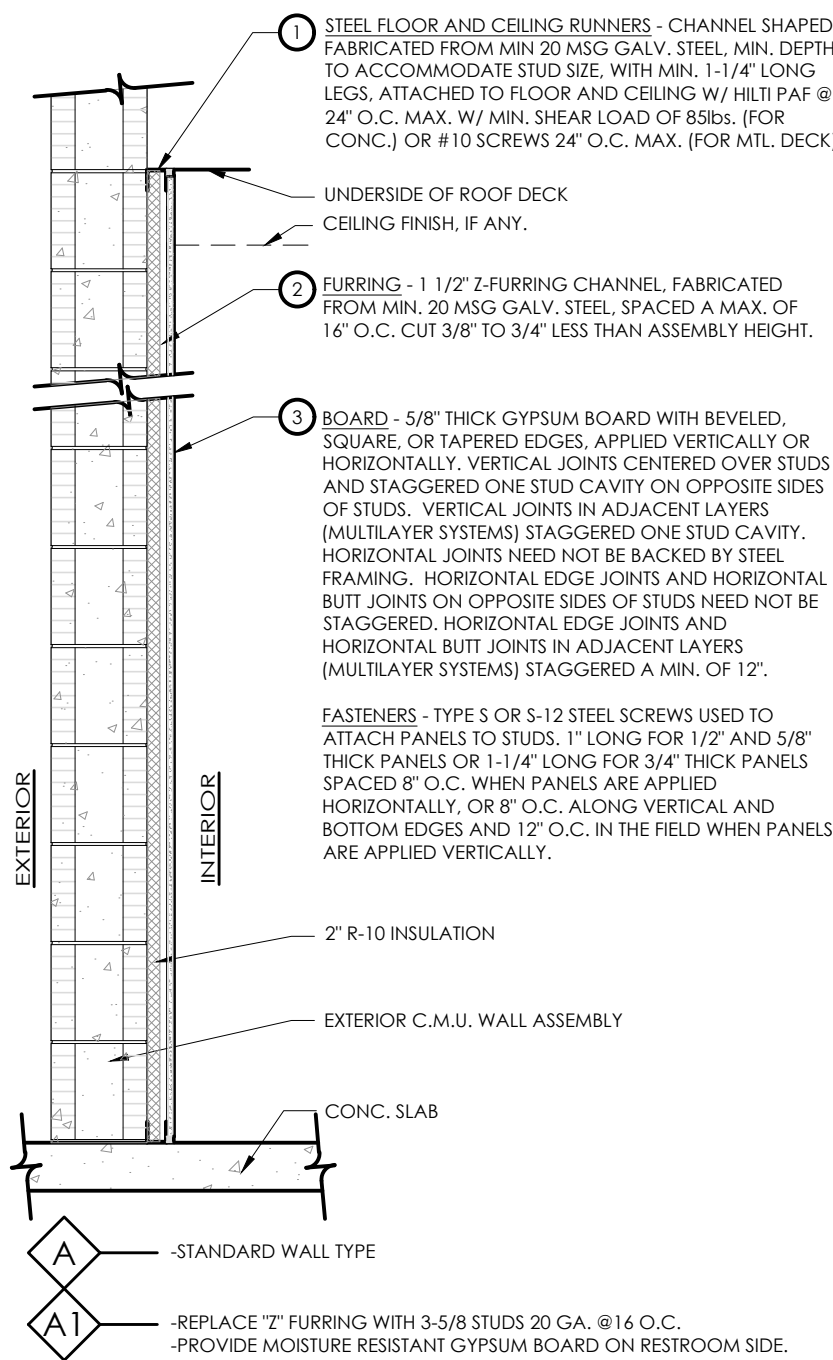


5 TYPICAL BOLLARD DETAIL
SCALE: 1/2" = 1'-0"

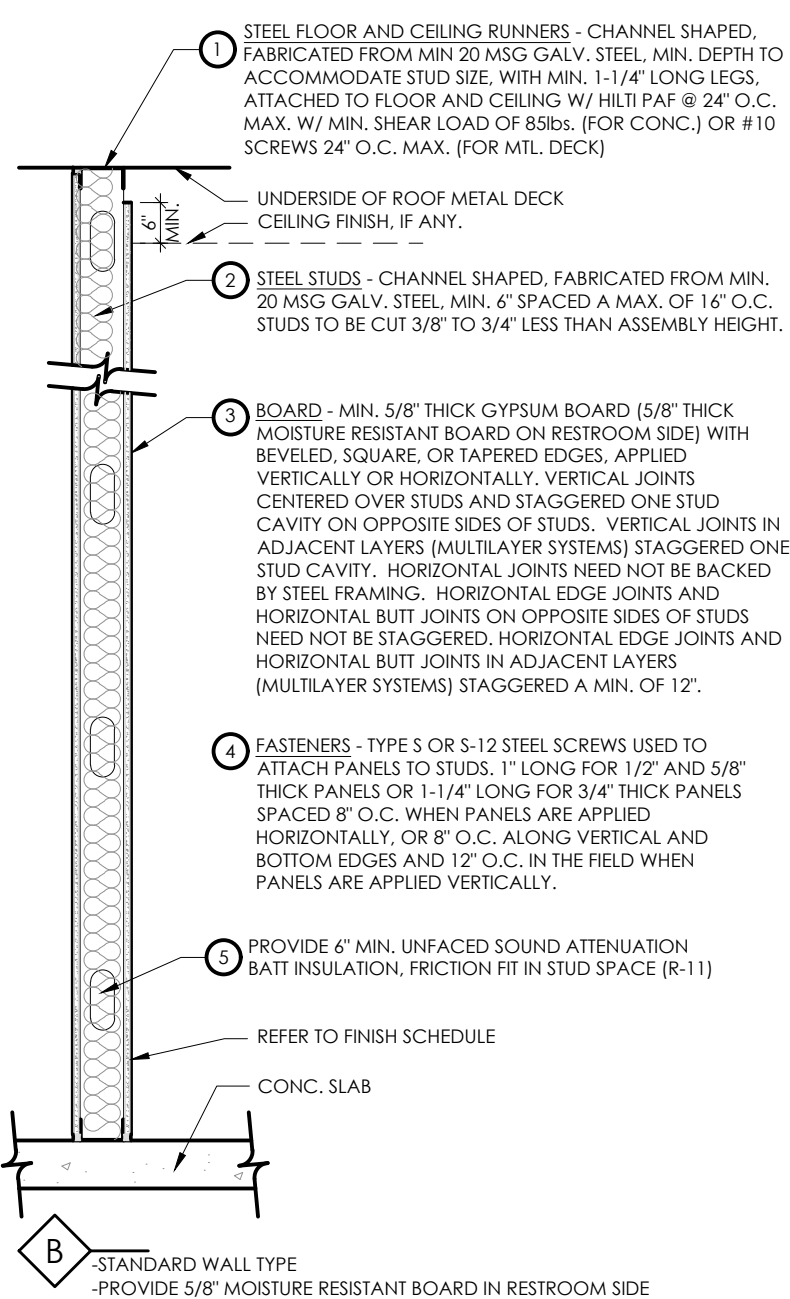


← FLOOR PLAN
SCALE: 1/4"=1'-0"

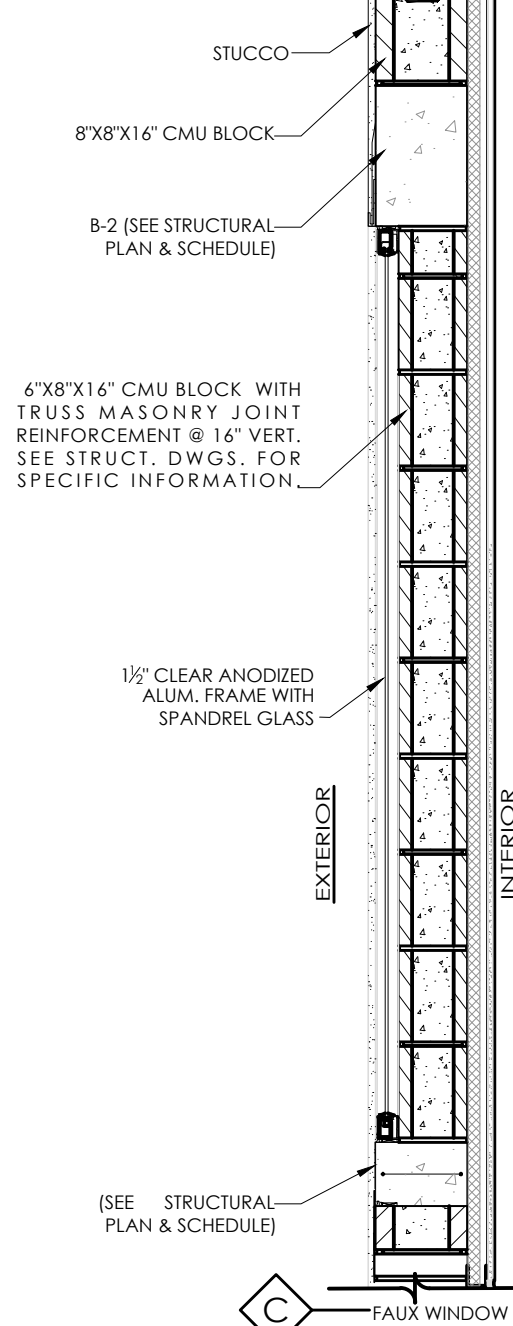
TYPICAL NON FIRE RATED
WALL ASSEMBLY



TYPICAL NON FIRE RATED
WALL ASSEMBLY



TYPICAL FAUX WINDOW



ROOF DRAINAGE CALCULATION FOR 5"/ HR. RAINFALL

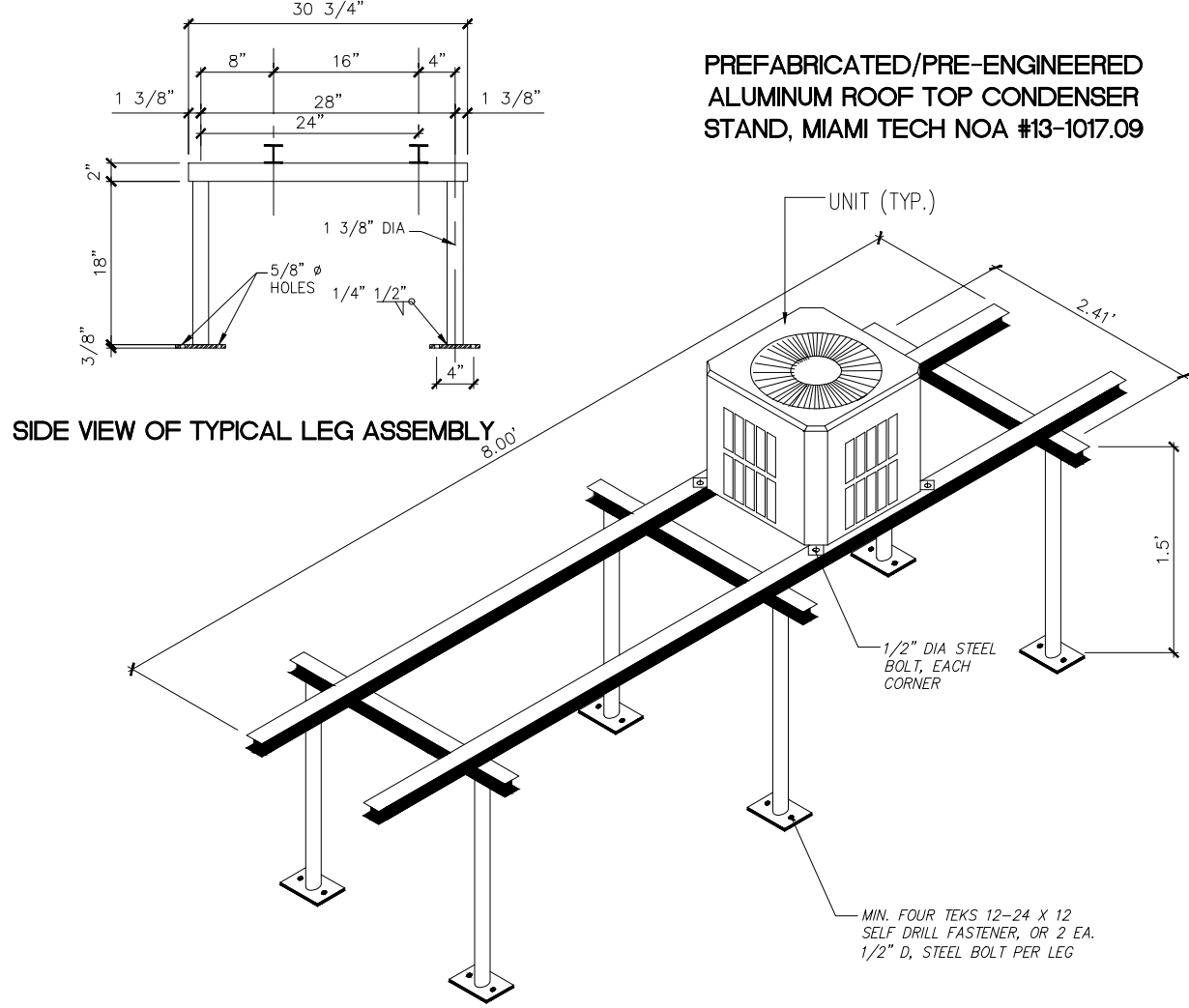
DRAINAGE AREA: C-STORE ROOF @ 2,901 S.F. + 1/2 PARAPET @ 456 S.F.	= 3,357 SQ. FT.	
ROOF LEADERS PROVIDED (BLDG)	: 3 (4"x6"), MIN. 2.55 DIA. REQ'D.	
ROOF AREA PER LEADER:	= 1119 SQ. FT.	
DRAINAGE AREA: COLONADE @ 763 S.F. + 1/2 PARAPET @ 188 S.F.	= 857 SQ. FT.	
ROOF LEADERS PROVIDED (COLONADE)	: 2 (4"x6"), MIN. 2" DIA. REQ'D.	
ROOF AREA PER LEADER:	= 425 SQ. FT.	
INCREMENTAL HORIZONTAL STORM DRAIN SIZING @ 1/8"/FT. (FPC TABLE 1106):	REQUIRED:	PROVIDED
-1 x ROOF LEADER (1119 SQ. FT.) C-STORE	= 4" DIA.	= 4" DIA.
-2 x ROOF LEADER (2238 SQ. FT.) C-STORE	= 4" DIA.	= 6" DIA.
-3 x ROOF LEADERS (3357 SQ. FT.) C-STORE	= 6" DIA.	= 6" DIA.
-1 x ROOF LEADER (398 SQ. FT.) COLONADE	= 2" DIA.	= 4" DIA.
-2 x ROOF LEADER (796 SQ. FT.) COLONADE	= 3" DIA.	= 4" DIA.

MINIMUM SCUPPER SIZE = 4" X 8" = 32 SQ. IN.

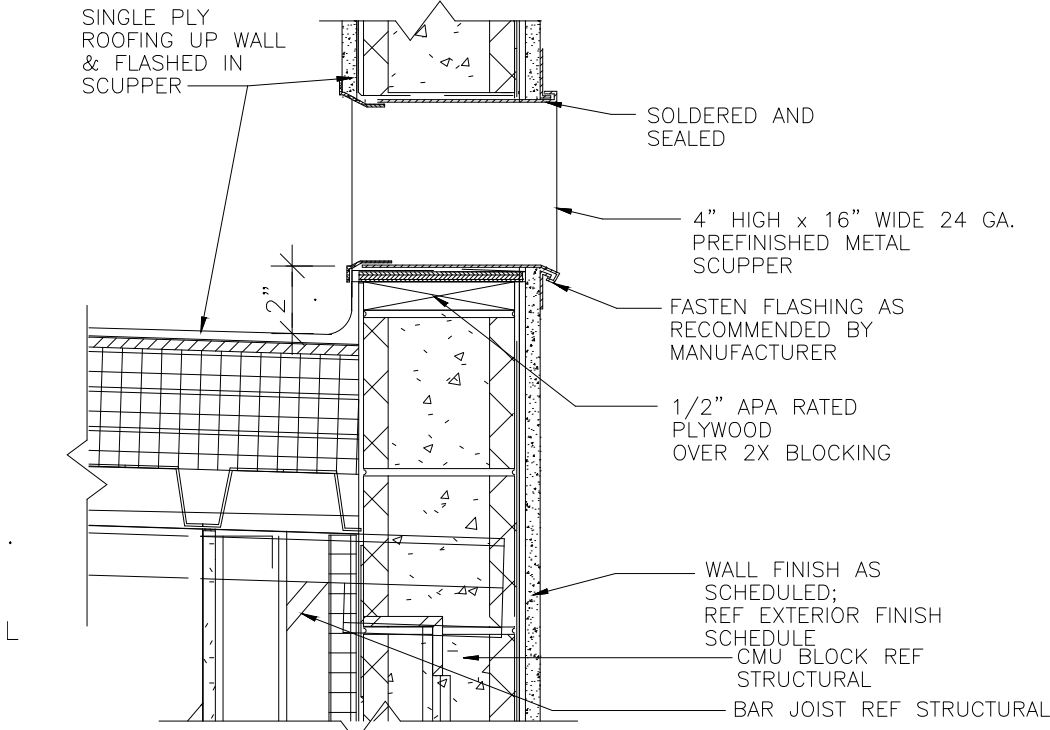
SCUPPERS PROVIDED = 5" X 8"

3 PROVIDED @ C-STORE

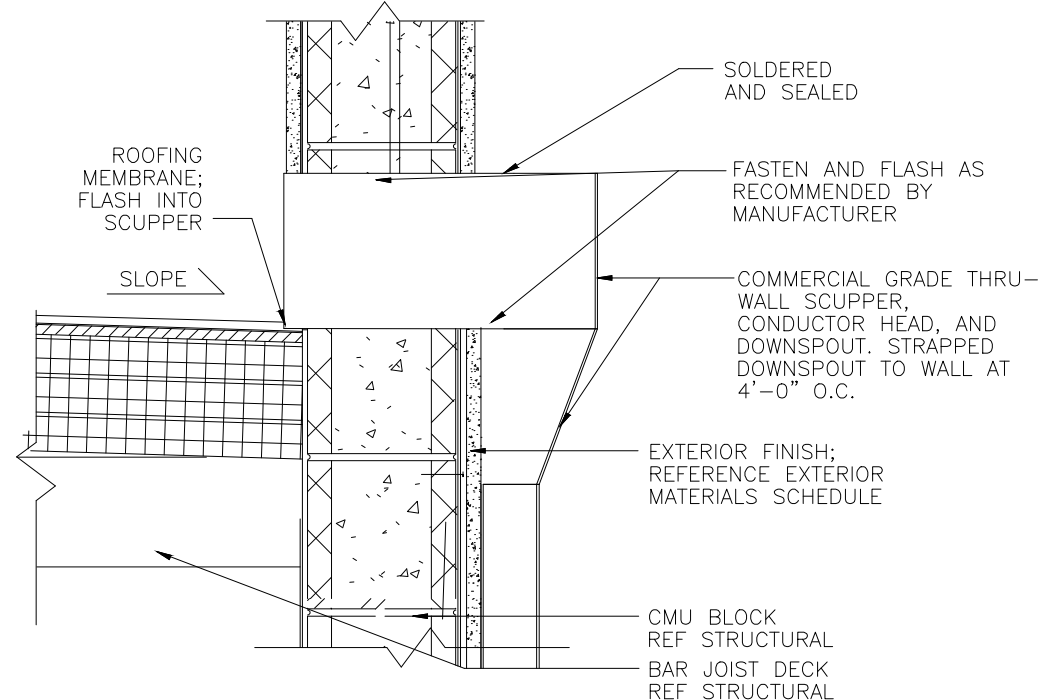
2 PROVIDED @ COLONADE



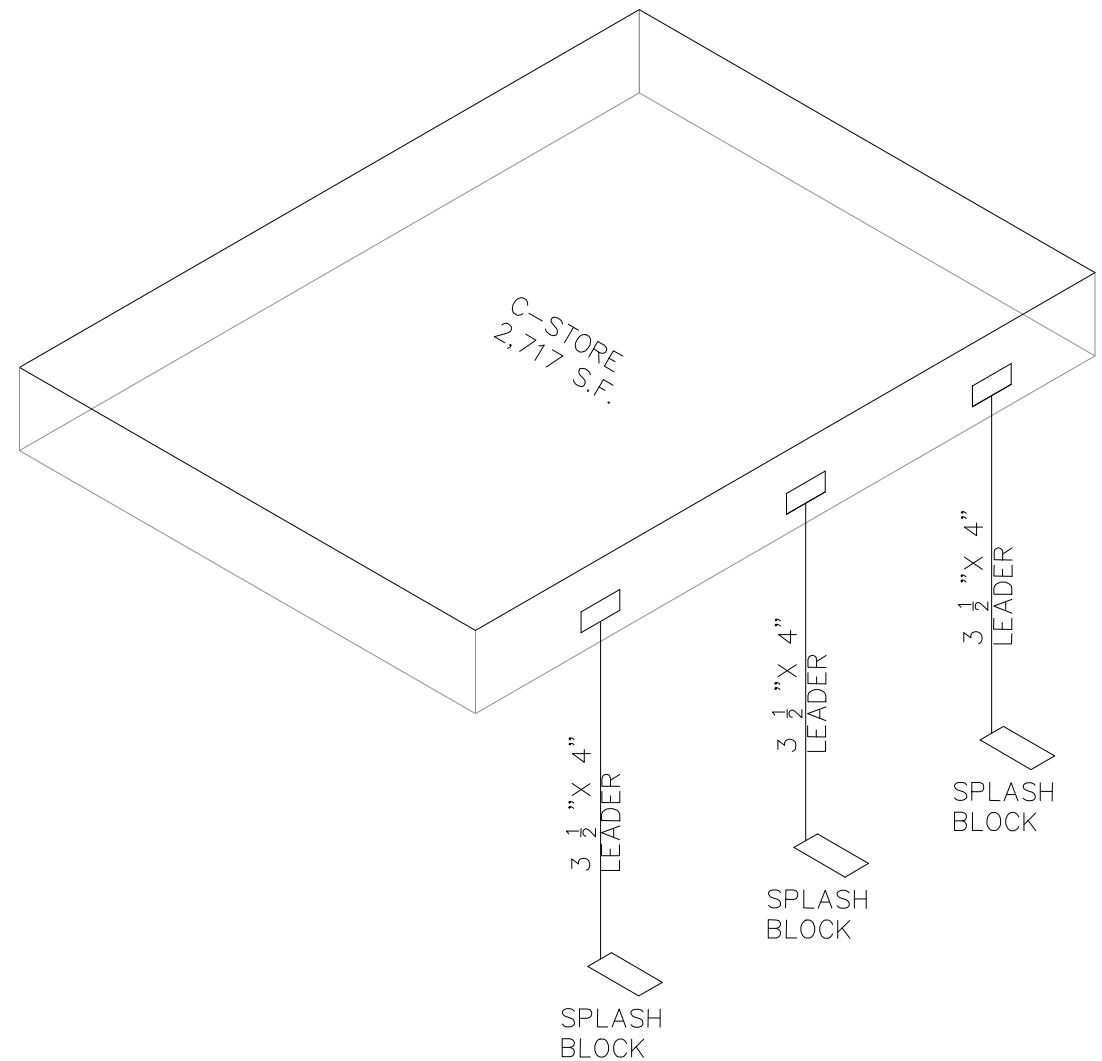
1 ROOF EQUIPMENT STAND DETAIL
N.T.S.



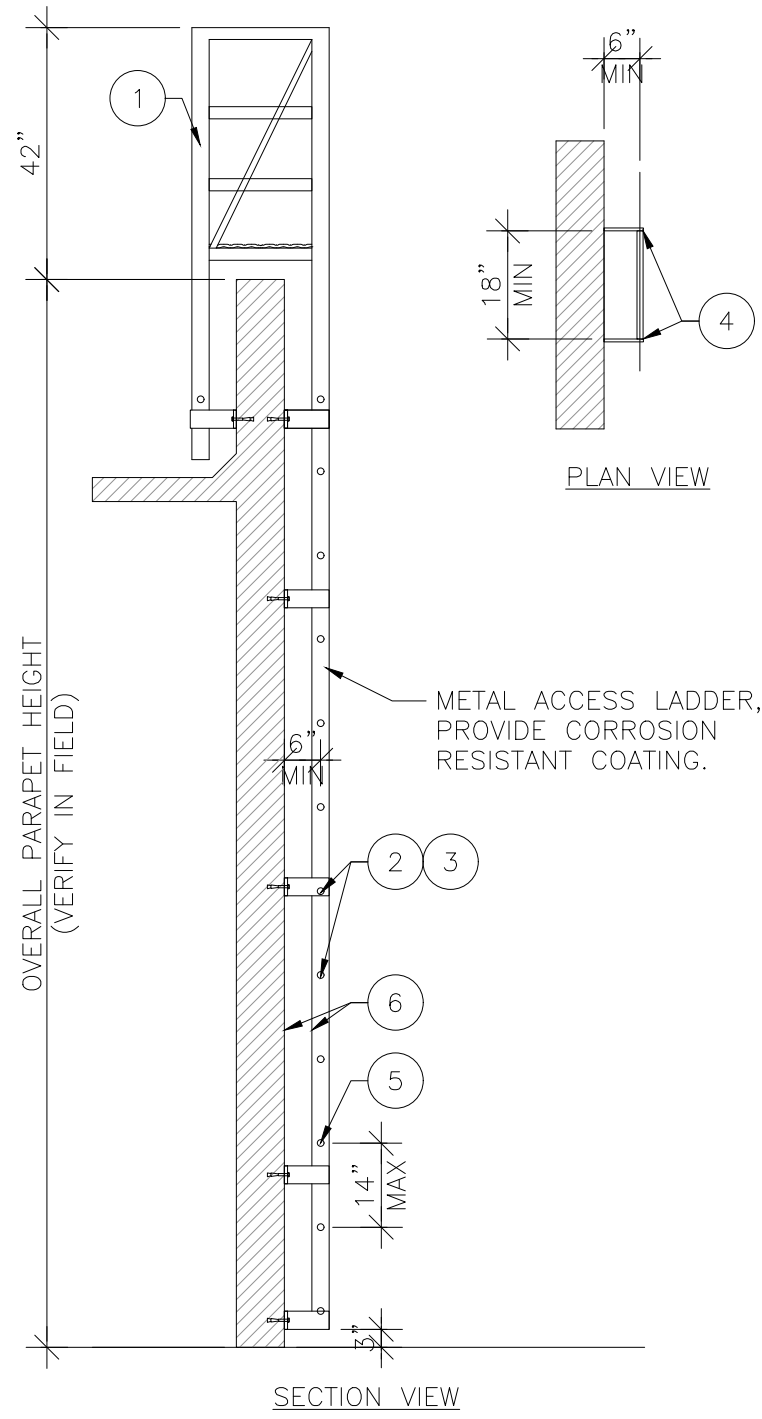
2 OVERFLOW @ SCUPPER
N.T.S.



3 DETAIL @ SCUPPER
N.T.S.



BUILDING ROOF DRAINAGE ISOMETRIC



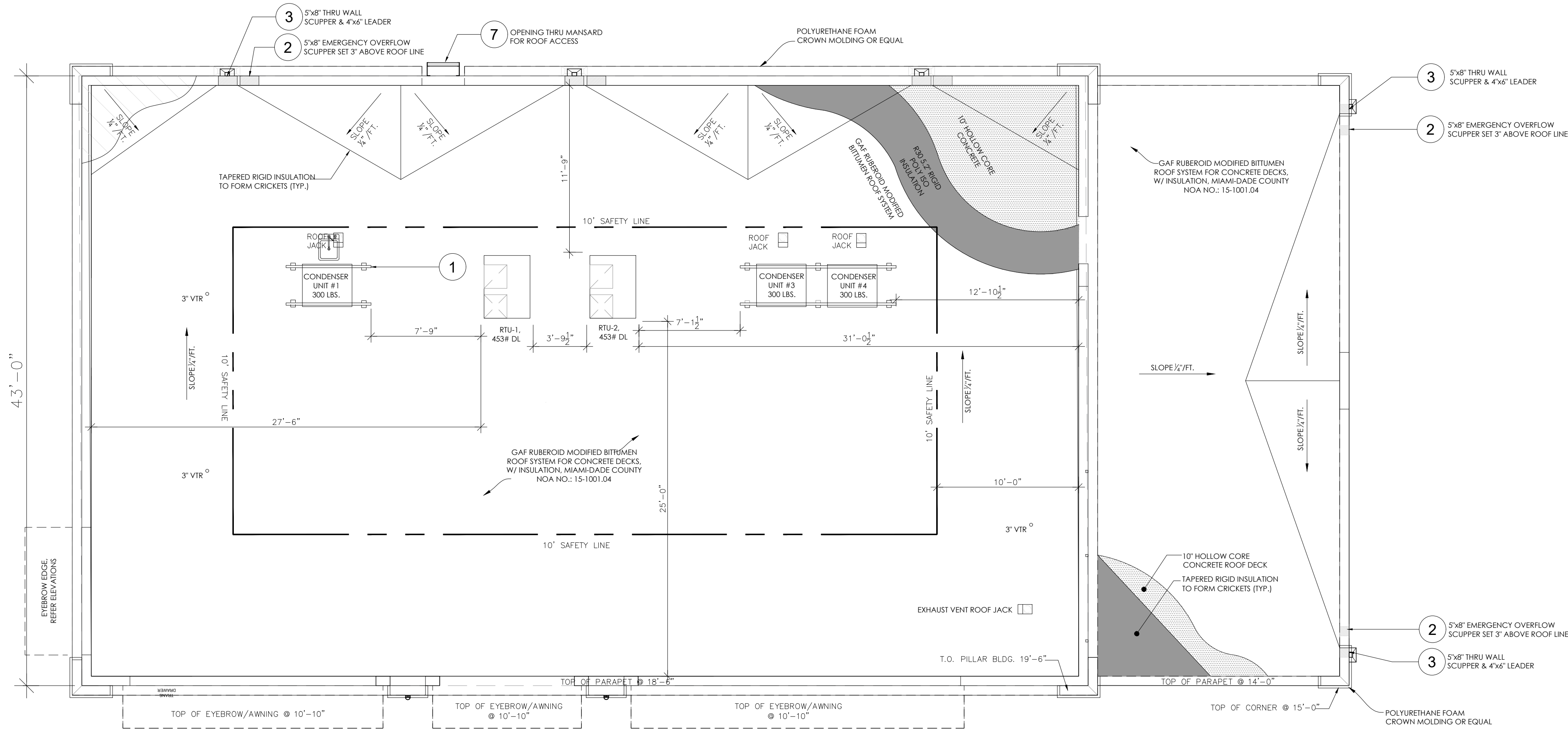
roof access ladder requirements:

F.B.C.M. SECTION 306.5 EQUIPMENT AND APPLIANCES ON ROOFS OR ELEVATED STRUCTURES: WHERE EQUIPMENT AND APPLIANCES REQUIRING ACCESS ARE INSTALLED ON ROOFS OR ELEVATED STRUCTURES AT A HEIGHT EXCEEDING 16 FEET (4877 MM), SUCH ACCESS SHALL BE PROVIDED BY A PERMANENT APPROVED MEANS OF ACCESS, THE EXTENT OF WHICH SHALL BE FROM GRADE OR FLOOR LEVEL TO THE EQUIPMENT AND APPLIANCES' LEVEL SERVICE SPACE. SUCH ACCESS SHALL NOT REQUIRE CLIMBING OVER OBSTRUCTIONS GREATER THAN 30 INCHES (762 MM) HIGH OR WALKING ON ROOFS HAVING A SLOPE GREATER THAN 4 UNITS VERTICAL IN 12 UNITS HORIZONTAL (33-PERCENT SLOPE).

PERMANENT LADDERS INSTALLED TO PROVIDE THE REQUIRED ACCESS SHALL COMPLY WITH THE FOLLOWING MINIMUM DESIGN CRITERIA:

1. THE SIDE RAILING SHALL EXTEND ABOVE THE PARAPET OR ROOF EDGE NOT LESS THAN 30 INCHES (762 MM).
2. LADDERS SHALL HAVE RUNG SPACING NOT TO EXCEED 14 INCHES (356 MM) ON CENTER.
3. LADDERS SHALL HAVE A TOE SPACING NOT LESS THAN 6 INCHES (152 MM) DEEP.
4. THERE SHALL BE A MINIMUM OF 18 INCHES (457 MM) BETWEEN RAILS.
5. RUNGS SHALL HAVE A MINIMUM 0.75-INCH (19 MM) DIAMETER AND BE CAPABLE OF WITHSTANDING A 300-POUND (136.1 KG) LOAD.
6. LADDERS OVER 30 FEET (9144 MM) IN HEIGHT SHALL BE PROVIDED WITH OFFSET SECTIONS AND LANDINGS CAPABLE OF WITHSTANDING 100 POUNDS (48.2 KG/M2) PER SQUARE FOOT.
7. LADDERS SHALL BE PROTECTED AGAINST CORROSION BY APPROVED MEANS.

7 ROOF ACCESS LADDER
N.T.S.



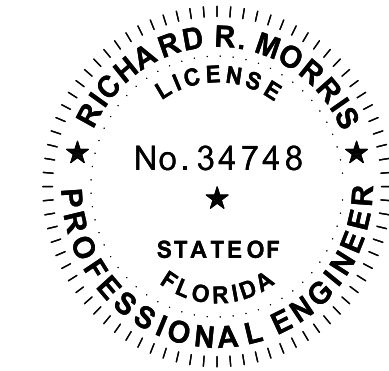
ROOF PLAN
SCALE: 3/16" = 1'-0"

DESIGN TEAM TITLE:

MDM
SERVICES, INC.

engineering • environmental • construction
2151 W. HILLSBORO BLVD, DEERFIELD BEACH,
FLORIDA 33442
Phone: (954) 427-3076
FLORIDA CA #4857

NO. DATE REVISION DESCRIPTION



Richard R Morris
FL REG # 34748

RICHARD R. MORRIS
FL REG # 34748

CLIENT DESCRIPTION:



SITE DESIGNATION:

SUNSHINE GASOLINE DISTRIBUTORS
SHELL GAS STATION

SITE ADDRESS:

NWC NW 41TH ST & NW
112th AVENUE
MIAMI, FLORIDA 33178

SCALE:

DATE: AS NOTED MDM JOB # 25330

DESIGNED BY:

DRAWN BY: DP

CHECKED BY:

FILE NAME:

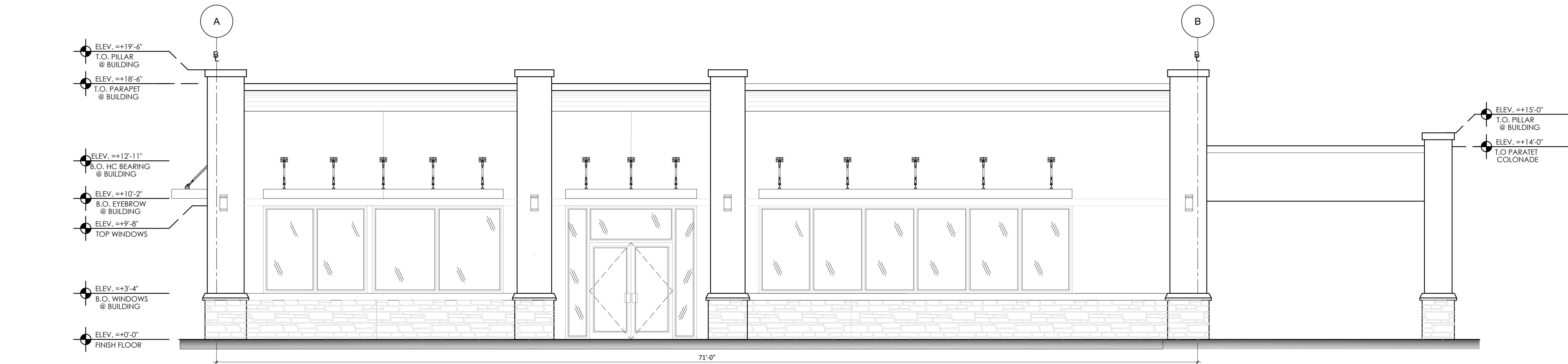
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DRAWING TITLE:

**ROOF PLAN &
DETAILS**

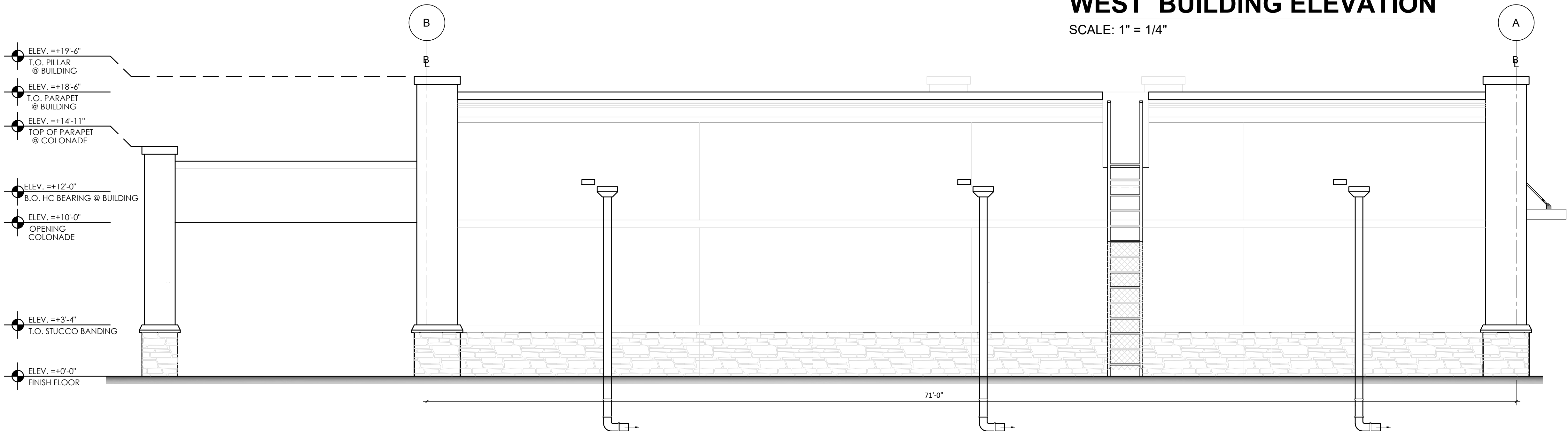
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A-3.1.1



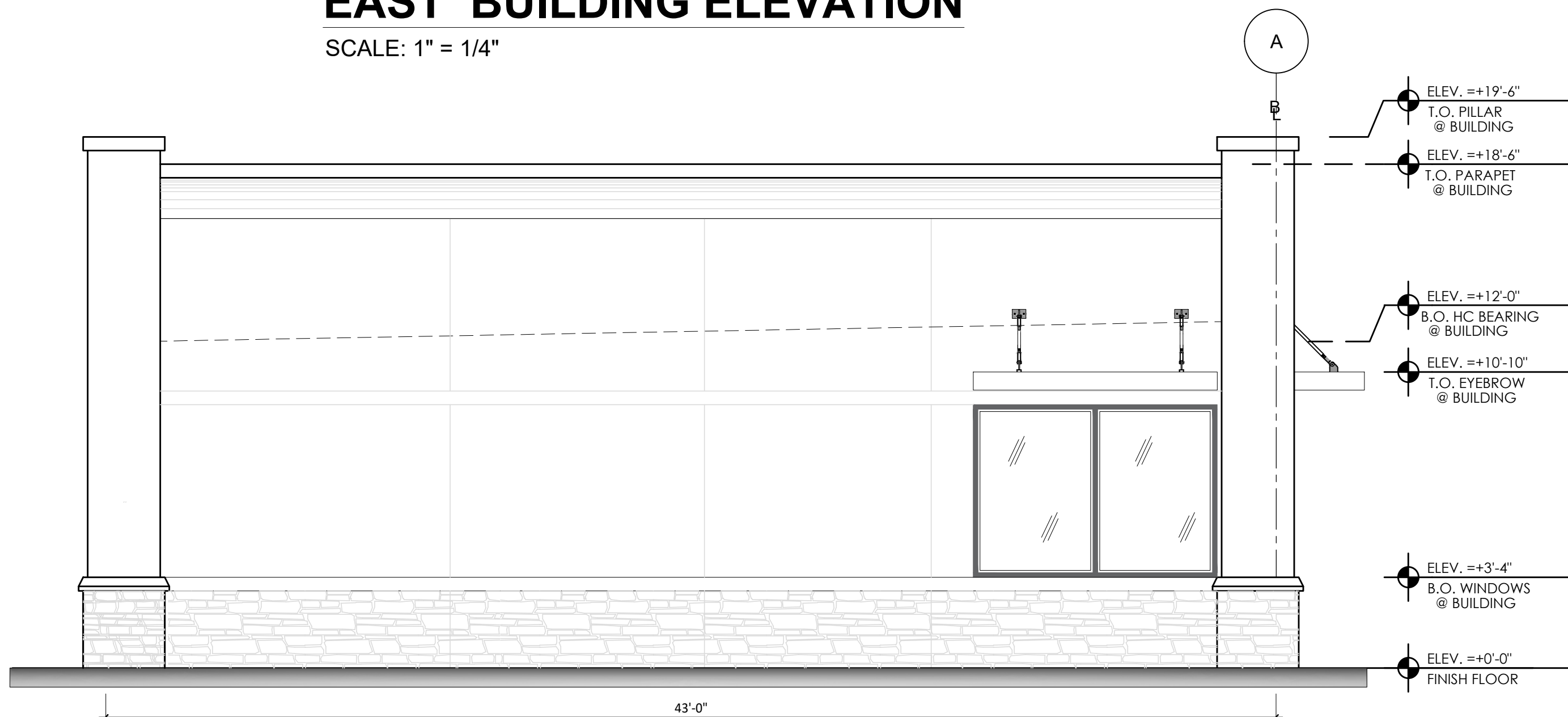
WEST BUILDING ELEVATION

SCALE: 1" = 1/4"



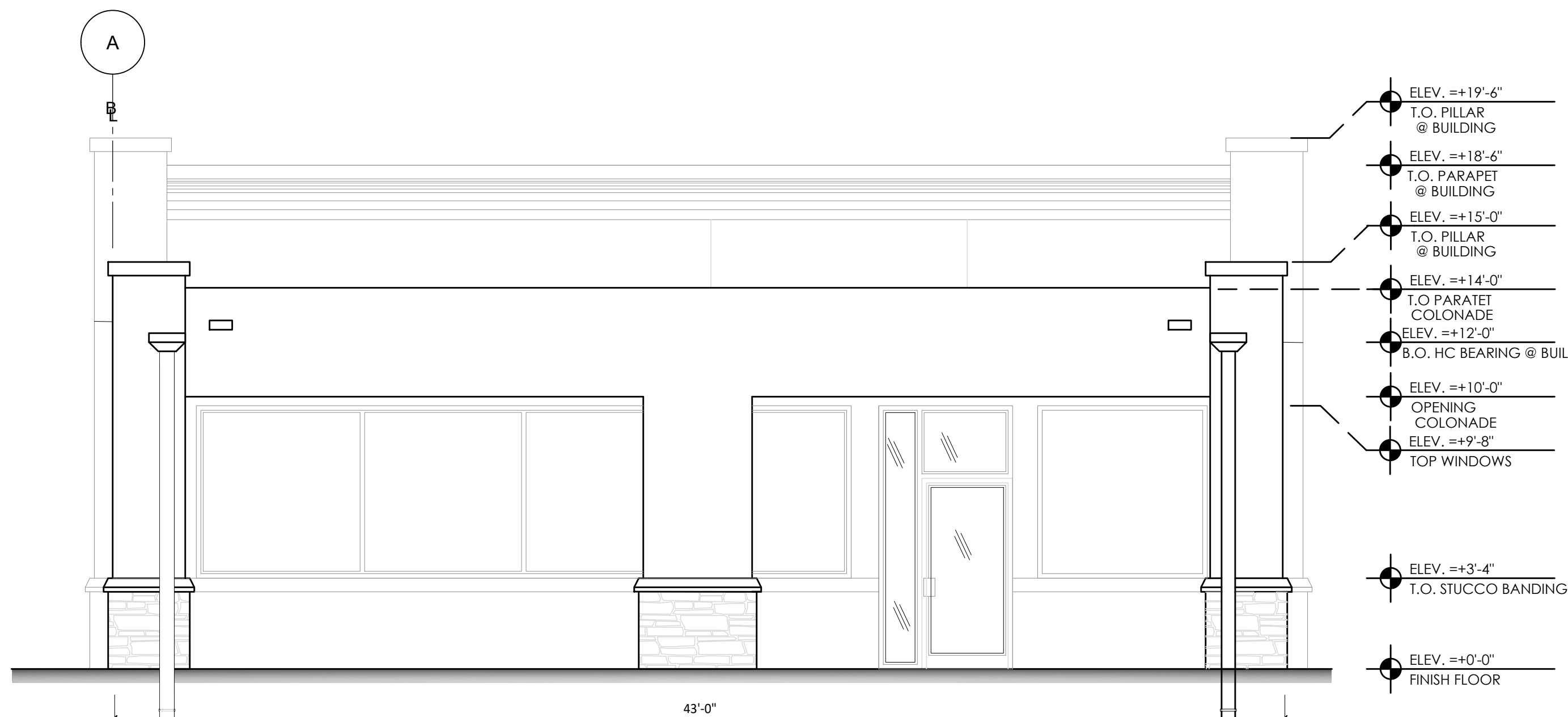
EAST BUILDING ELEVATION

SCALE: 1" = 1/4"



NORTH BUILDING ELEVATION

SCALE: 1" = 1/4"



SOUTH BUILDING ELEVATION

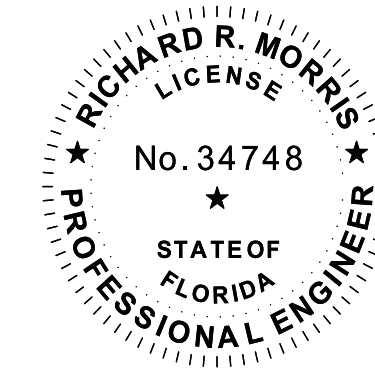
SCALE: 1" = 1/4"

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SERVICES, INC.

engineering • environmental • construction
2151 W. HILLSBORO BLVD, DEERFIELD BEACH,
FLORIDA 33442
Phone: (954) 427-3076
FLORIDA CA #4857

NO. DATE REVISION DESCRIPTION



Digitally signed by Richard R. Morris
DN:
c=US, o=MDM Services, Inc., ou=MDM Services, Inc., cn=Richard R. Morris, email=richard@mdmservices.com,
Richard R. Morris
Date: 2025.09.18 09:54:01-0400

RICHARD R. MORRIS
FL REG # 34748

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CLIENT DESCRIPTION:



GAS STATION

SITE DESIGNATION:

**SUNSHINE GASOLINE DISTRIBUTORS
SHELL GAS STATION**

SITE ADDRESS:

**NWC NW 41TH ST & NW
112th AVENUE
MIAMI, FLORIDA 33178**

SCALE:

DATE: AS NOTED MDM JOB # 25330

08-13-2025

DESIGNED BY:

DRAWN BY: DP

CHECKED BY:

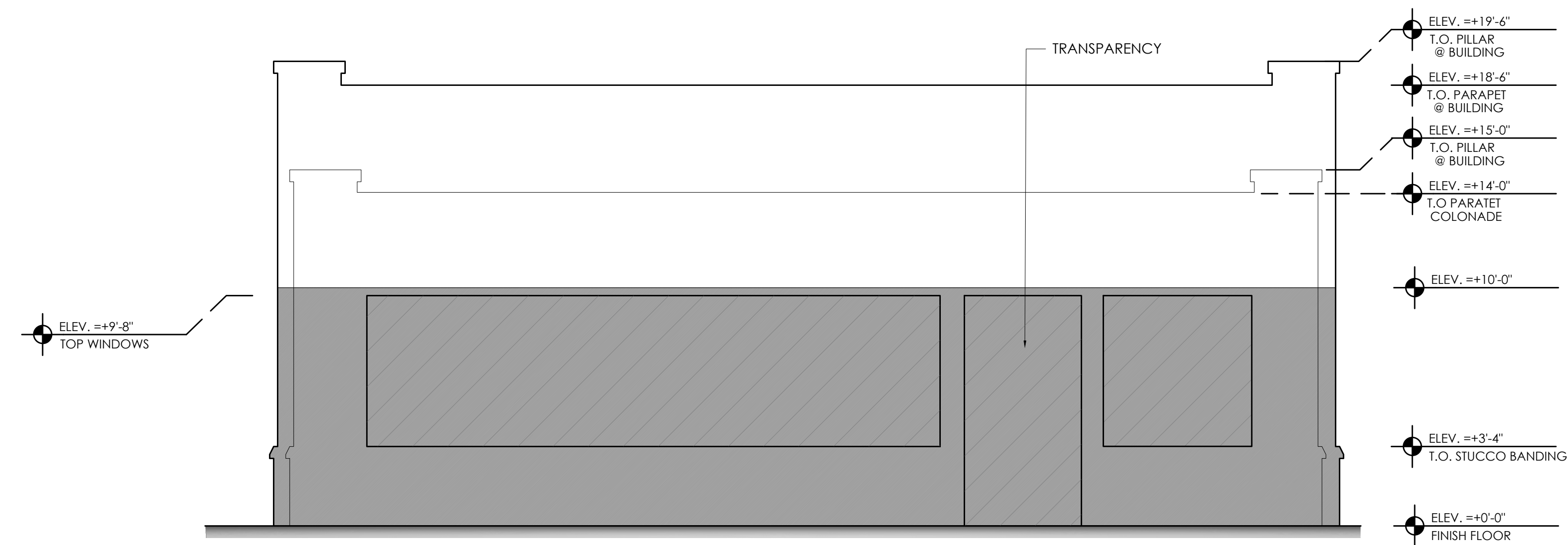
FILE NAME:
25330.DWG

DRAWING TITLE:

**BUILDING
ELEVATIONS**

SHEET NO.:

A-3.2



SOUTH BUILDING ELEVATION

SCALE: 1" = 1/4"

MINIMUM TRANSPARENCY BUILDING	REQUIRED	PROPOSED
BUILDING (445 S.F.)	50% MIN. (222.5 S.F.)	53 % (237 S.F.)

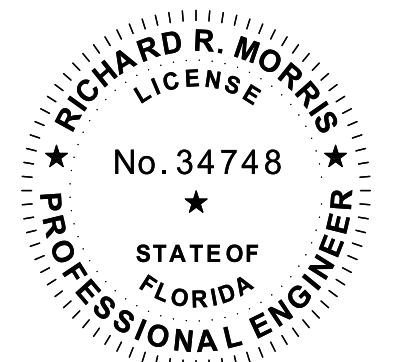
DESIGN TEAM TITLE:

MDM
SERVICES, INC.

engineering • environmental • construction
2151 W. HILLSBORO BLVD, DEERFIELD BEACH,
FLORIDA 33442
Phone: (954) 427-3076
FLORIDA CA #4857

[illegible]

NO.	DATE	REVISION DESCRIPTION
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Digitally signed by Richard R Morris
DN:
c=us, email=Ezrus.morris@mdmservices.com,
cn=Richard R Morris, o=MDM
Services Inc, l=Deerfield Beach,
s=Florida, c=US
Date: 2025.09.18 09:54:05-0400

RICHARD R. MORRIS
FL REG # 34748

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CLIENT DESCRIPTION:



GAS STATION

SITE DESIGNATION:

SUNSHINE GASOLINE DISTRIBUTORS
SHELL GAS STATION

SITE ADDRESS:

**NWC NW 41TH ST & NW
112th AVENUE
MIAMI, FLORIDA 33178**

SALE:

DATE:	AS NOTED	MDM JOB #	25330
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08-13-2025	
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DESIGNED BY:

RAWN BY: DP	FILE NAME:
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CHECKED BY:	25330 .DWG
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DRAWING TITLE:

BUILDING TRANSPARENCY

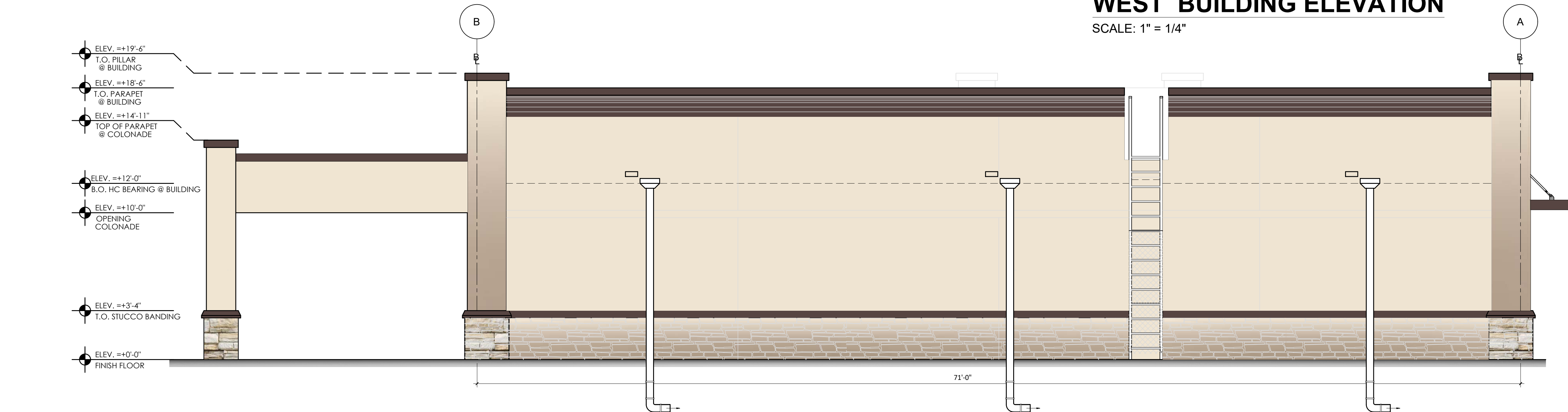
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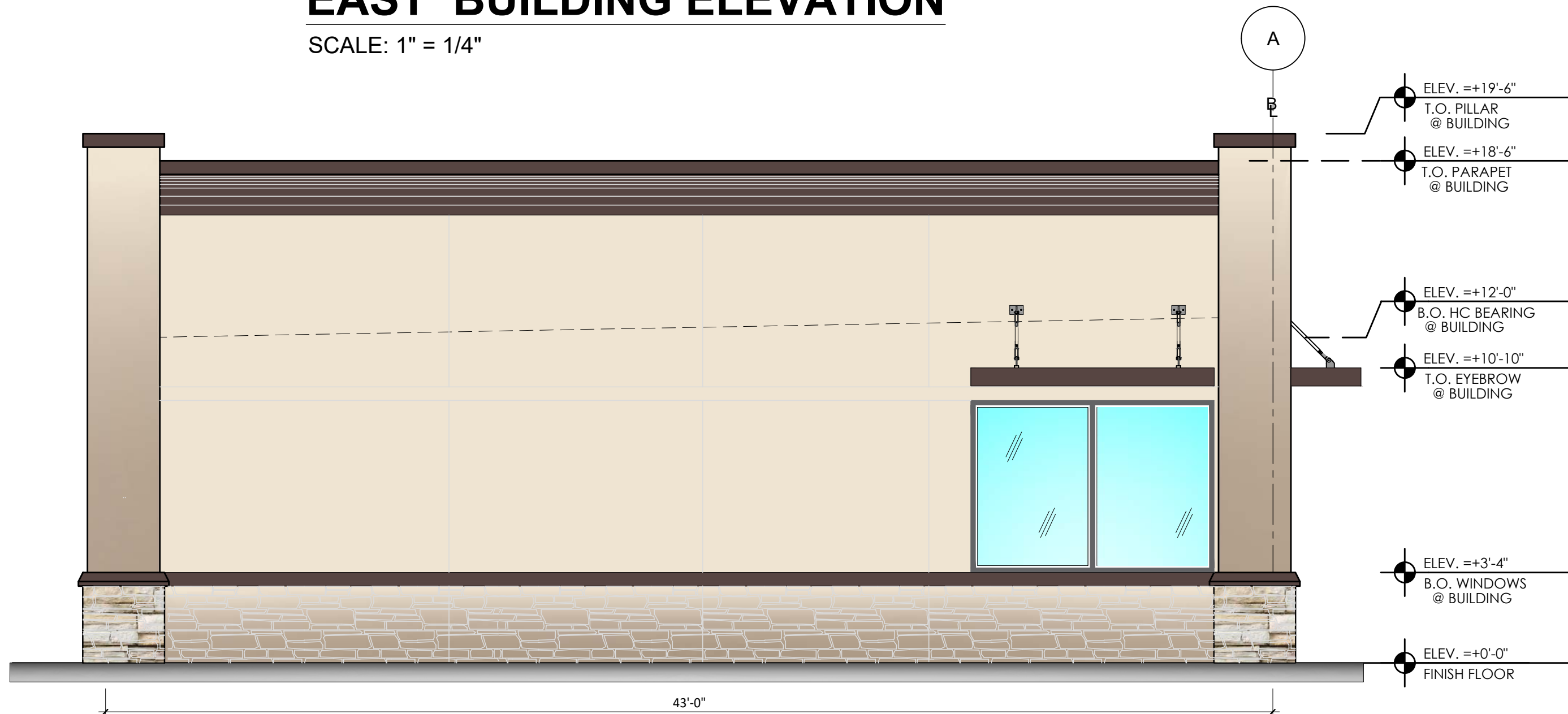
WEST BUILDING ELEVATION

SCALE: 1" = 1/4"



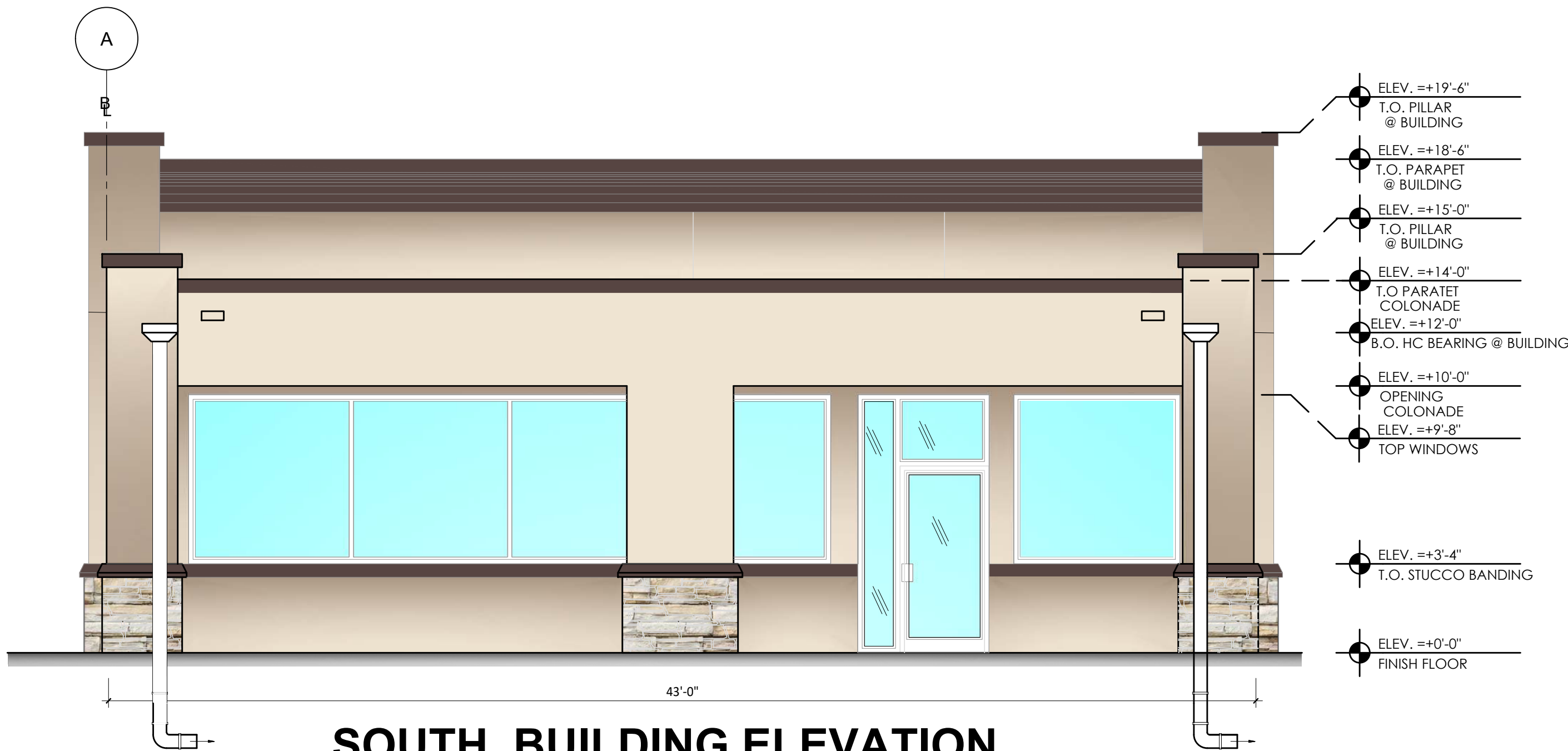
EAST BUILDING ELEVATION

SCALE: 1" = 1/4"



NORTH BUILDING ELEVATION

SCALE: 1" = 1/4"



SOUTH BUILDING ELEVATION

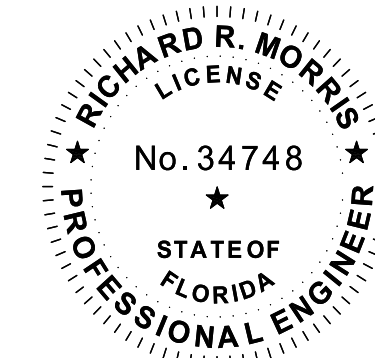
SCALE: 1" = 1/4"

DESIGN TEAM TITLE:

MDM
SERVICES, INC.

engineering • environmental • construction
2151 W. HILLSBORO BLVD, DEERFIELD BEACH,
FLORIDA 33442
Phone: (954) 427-3076
FLORIDA CA #4857

NO. DATE REVISION DESCRIPTION



Digitally signed by Richard R. Morris
DN: cn=Richard R. Morris, o=MDM Services Inc., ou=Deerfield Beach, st=Florida, c=US
Date: 2025.09.18 09:54:09-0400

RICHARD R. MORRIS
FL REG # 34748

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CLIENT DESCRIPTION:



GAS STATION

SITE DESIGNATION:

SUNSHINE GASOLINE DISTRIBUTORS
SHELL GAS STATION

SITE ADDRESS:

NWC NW 41TH ST & NW
112th AVENUE
MIAMI, FLORIDA 33178

SCALE:

DATE: AS NOTED MDM JOB # 25330

08-13-2025

DESIGNED BY:

DRAWN BY: DP

CHECKED BY:

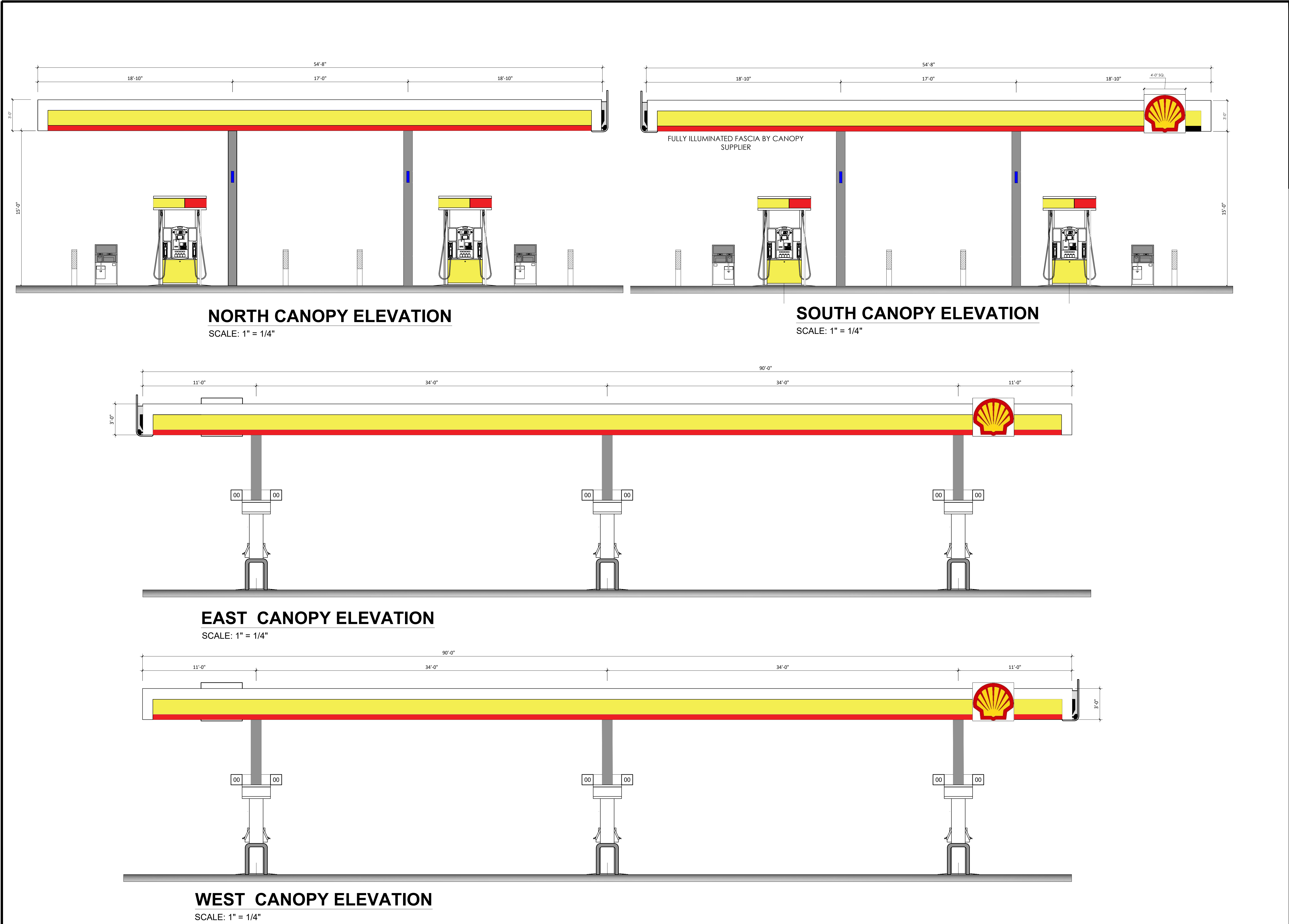
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25330.DWG

DRAWING TITLE:

**BUILDING
ELEVATIONS**

SHEET NO:

A-3.3



DESIGN TEAM TITLE:

MDM
SERVICES, INC.

engineering • environmental • construction
2151 W. HILLSBORO BLVD, DEERFIELD BEACH,
FLORIDA 33442
Phone: (954) 427-3076
FLORIDA CA #4857

NO.	DATE	REVISION	DESCRIPTION
-----	------	----------	-------------

RICHARD R. MORRIS
LICENSE
No. 34748
★
STATE OF
FLORIDA
PROFESSIONAL ENGINEER

Digitally signed by Richard R. Morris
DN:
c=US, o=MDM Services, Inc., ou=MDM Services, Inc., cn=Richard R. Morris, email=rmorris@mdmservices.com,
Richard R. Morris
FL REG # 34748
Date: 2025.09.18 09:54:12-0400

RICHARD R. MORRIS
FL REG # 34748
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CLIENT DESCRIPTION:

SUNSHINE
GASOLINE DISTRIBUTORS, INC.
GAS STATION

SITE DESIGNATION:

**SUNSHINE GASOLINE DISTRIBUTORS
SHELL GAS STATION**

SITE ADDRESS:

**NWC NW 41TH ST & NW
112th AVENUE
MIAMI, FLORIDA 33178**

SCALE:

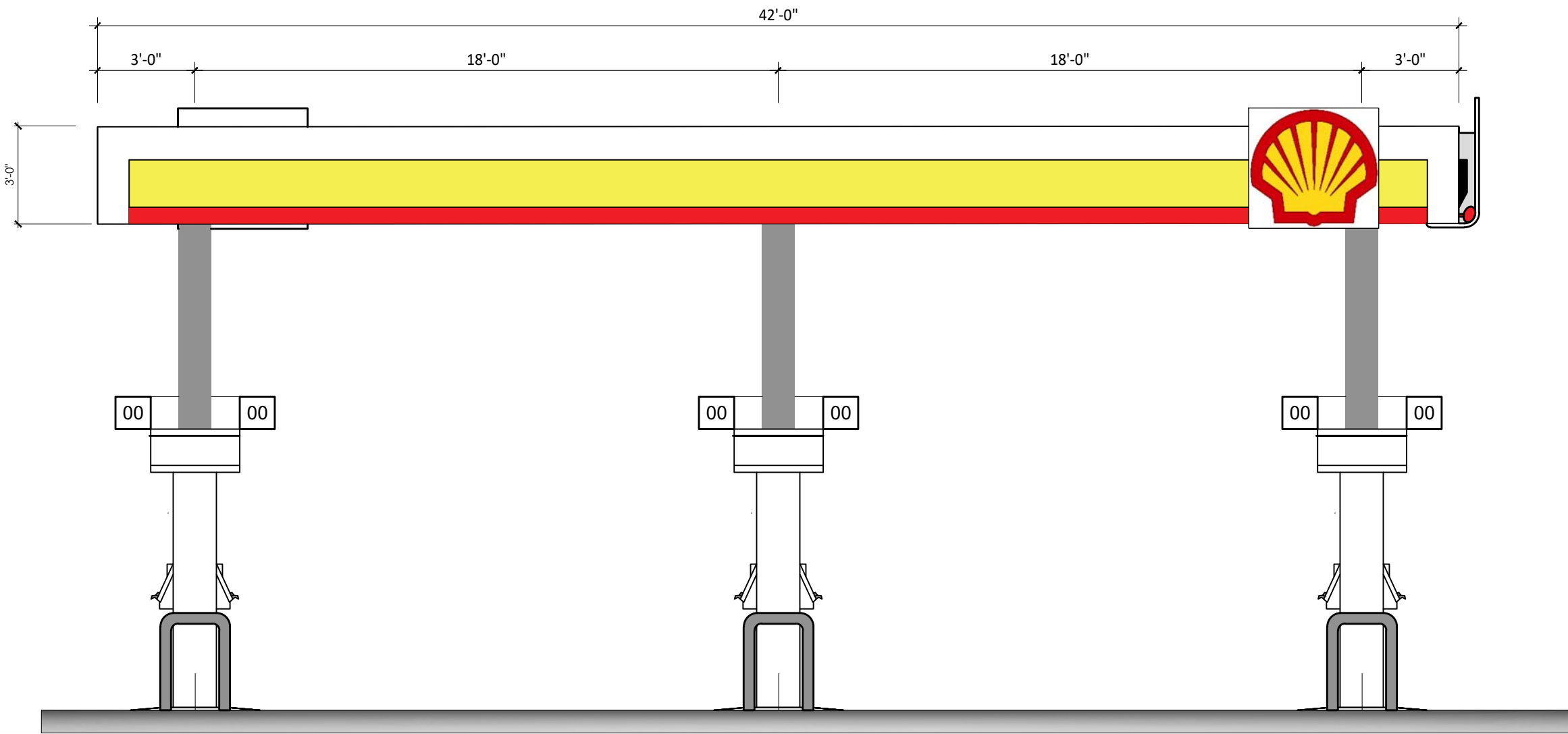
DATE:	AS NOTED	MDM JOB #	25330
	08-13-2025		
DESIGNED BY:			
DRAWN BY:	DP	FILE NAME:	
CHECKED BY:			25330.DWG

DRAWING TITLE:

**AUTO CANOPY
ELEVATIONS**

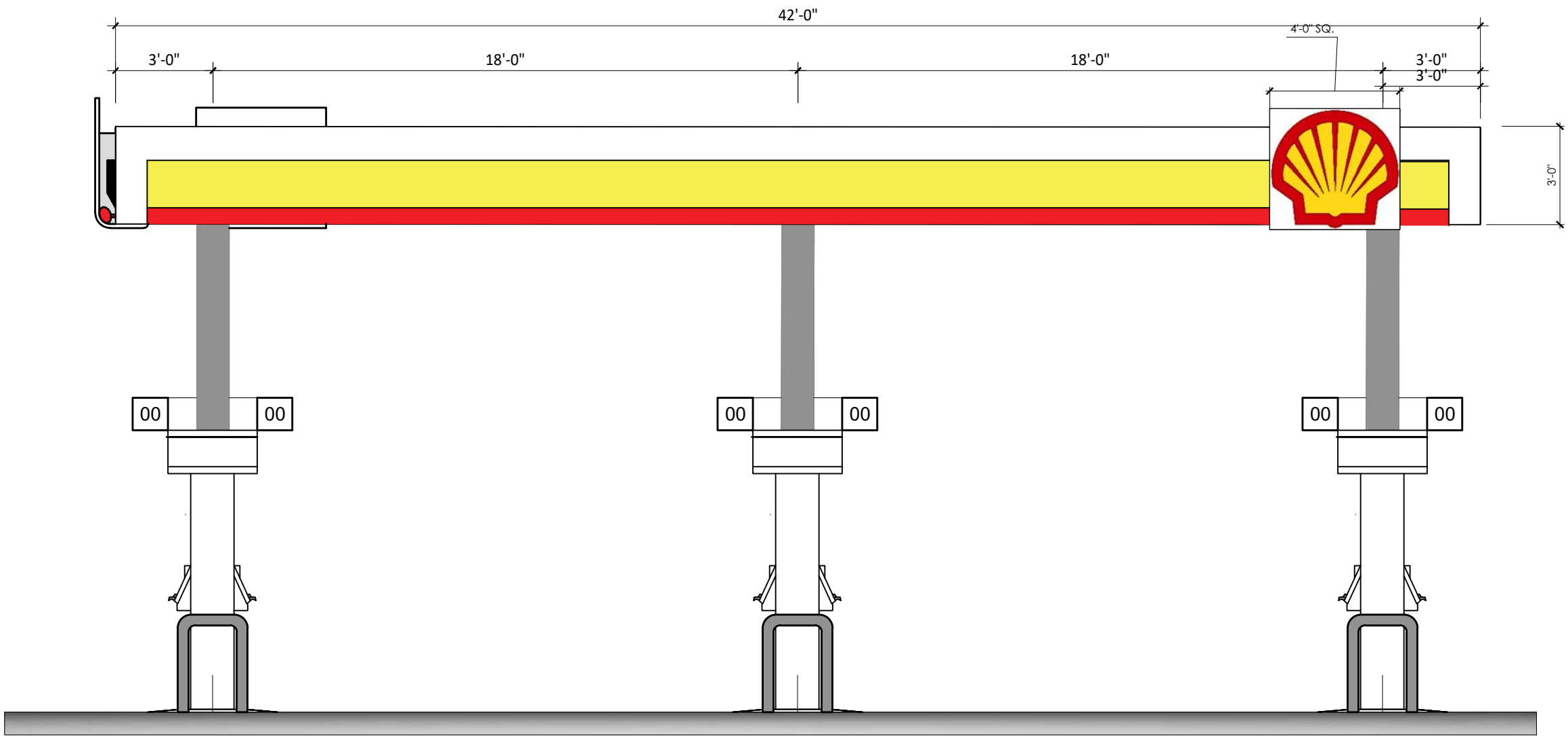
SHEET NO:

A-3-3.1



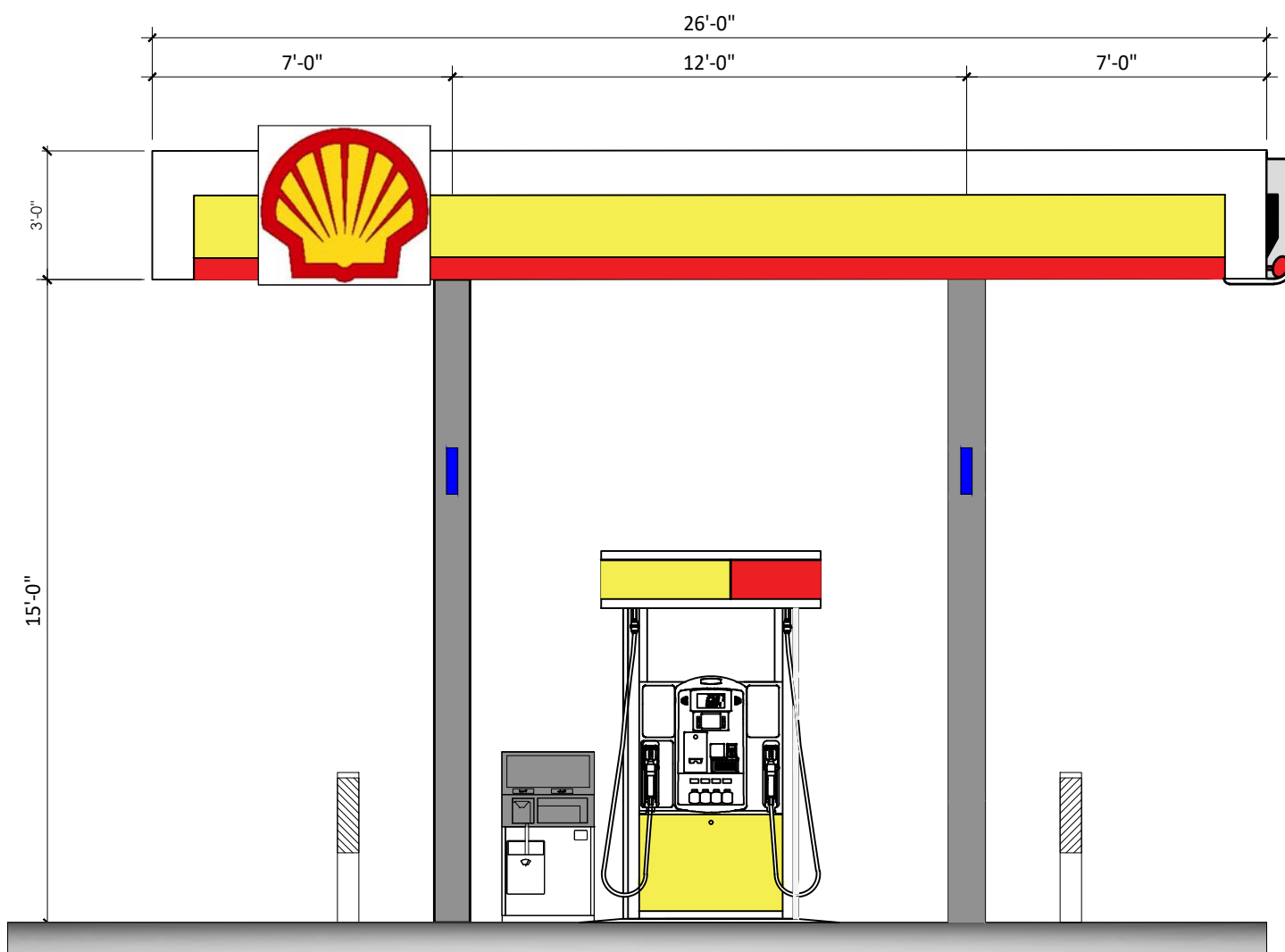
EAST CANOPY ELEVATION

SCALE: 1" = 1/4"



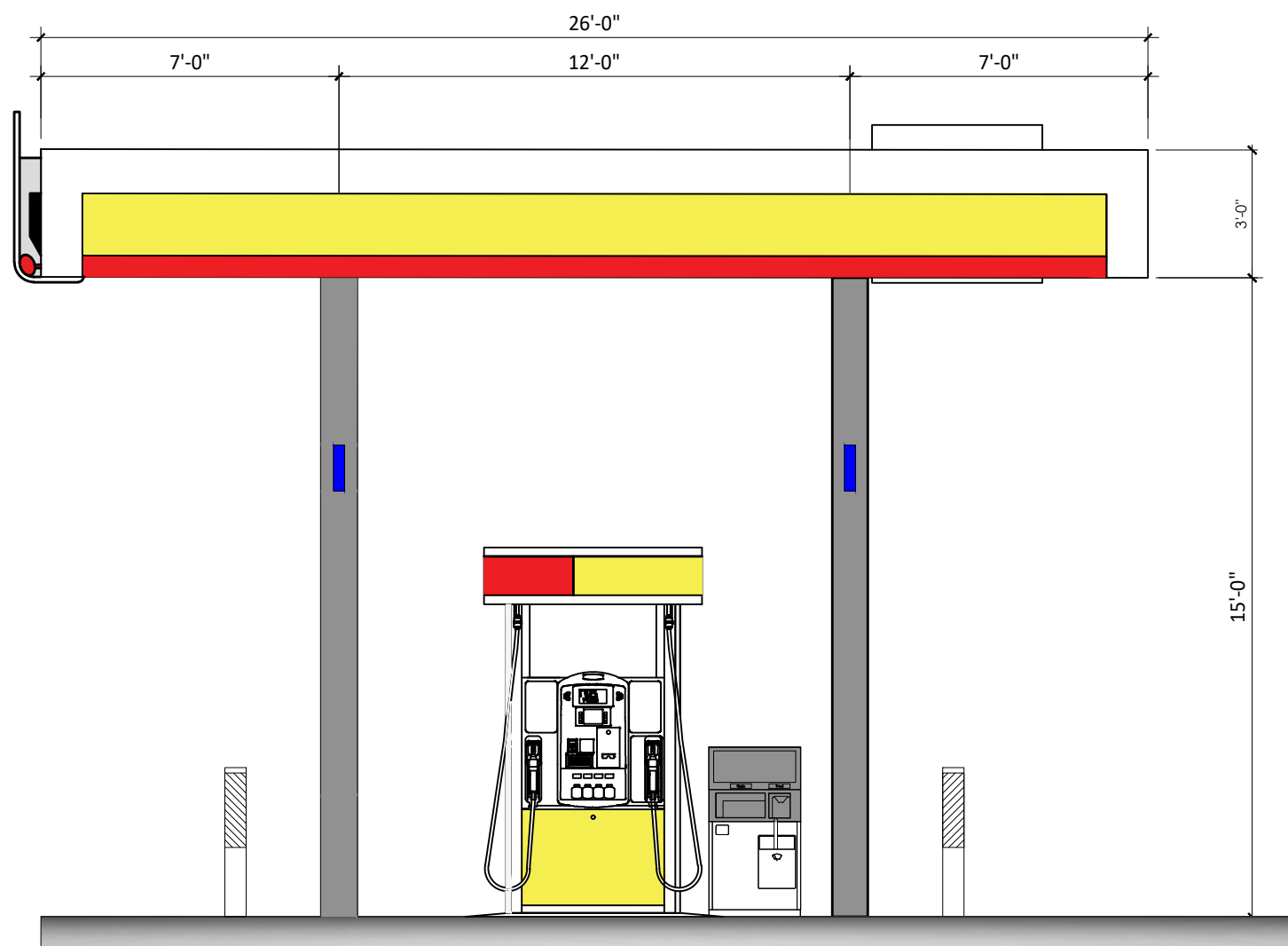
WEST CANOPY ELEVATION

SCALE: 1" = 1/4"



SOUTH CANOPY ELEVATION

SCALE: 1" = 1/4"



NORTH CANOPY ELEVATION

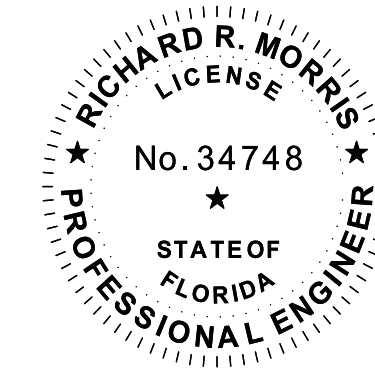
SCALE: 1" = 1/4"

DESIGN TEAM TITLE:

MDM
SERVICES, INC.

engineering • environmental • construction
2151 W. HILLSBORO BLVD, DEERFIELD BEACH,
FLORIDA 33442
Phone: (954) 427-3076
FLORIDA CA #4857

NO. DATE REVISION DESCRIPTION



Digitally signed by Richard R. Morris
DN:
c=US, o=MDM Services, Inc., ou=MDM Services, Inc., cn=Richard R. Morris, email=richard.morris@mdmservices.com,
Richard R. Morris
FL REG # 34748
Date: 2025.09.18 09:54:17-0400'

RICHARD R. MORRIS
FL REG # 34748
THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY RICHARD R. MORRIS ON THE DATE
INDICATED TO THE SEAL. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED
AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

CLIENT DESCRIPTION:



SITE DESIGNATION:

SUNSHINE GASOLINE DISTRIBUTORS
SHELL GAS STATION

SITE ADDRESS:

NWC NW 41TH ST & NW
112th AVENUE
MIAMI, FLORIDA 33178

SCALE:

DATE: AS NOTED MDM JOB # 25330

DESIGNED BY:

08-13-2025

DRAWN BY: DP

CHECKED BY: 25330.DWG

DRAWING TITLE:

**TRUCK CANOPY
ELEVATIONS**

SHEET NO:

A-3-3.2



DUMPSTER DETAILS

SHEET NO:

A-3-5.0

MERCHANDISE FIXTURE LEGEND

FIXTURE SUPPLIED BY OTHERS
FIXTURE TO RECEIVE OUTLET
IN KICKPLATE
84"HX48"WX18"D
O.S.=OVERSTOCK SHELVING
84"HX36"WX18"D
O.S.=OVERSTOCK SHELVING

PALLET POSITION
3'-8" x 4'-4" AREA
8'-0"X3'-6" HEAVY DUTY
PALLET RACKS
12 GONDOLA SHELVING STORAGE

RX
STORAGE
RACK
CLEAR
I.S. RACK

R
RETAIL
STORAGE CART
BULK STORAGE
CART
PEG STORAGE
CART

EMPLOYEE LOCKERS
COAT RACK
MOP ORGANIZER
SHOPPING BASKET
HOLDER
FIRE EXTINGUISHER

MANUAL PULL STATION
U-BOAT
U-BOAT STOCK CART
HAND TRUCK
PALLET JACK &
EMPTY PALLETS

11 AISLE MARKER
FIXTURE TAG
COMMUNICATION JACK W/
LETTER INDICATING TYPE:
T=TELEPHONE, P=P.O.S.
D=DATA, I=INTERCOM
PF=POWER FAILURE

STORE AREA CALCULATIONS

SCALE: 1/8" = 1'-0"	RETAIL AREA (PHARMACY AREA INCLUDED): 12,369 S.F.	RECEIVING AREA: 1,844 S.F.
STORE NOMENCLATURE: XXX	PHARMACY AREA: 1,397 S.F.	SERVICE AREA: 1,375 S.F.
TOTAL SQ. FT.: 15,584 S.F.	COVERED ENTRY : 462 S.F.	COLONNADE: 1,910 S.F.

THIS SQUARE FOOTAGE IS FOR CVS MERCHANDISE PURPOSES ONLY AND IS NOT TO BE USED TO CALCULATE REQUIRED EGRESS OR CODE REQUIREMENTS

ARCHITECT INFO:

COMPANY NAME: RRW ARCHITECTS CONTACT
CONTACT NAME: ROB KANTROWITZ
CONTACT PHONE: (813) 699-1172
CONTACT EMAIL: ROB.KANTROWITZ@RRW-ARCHITECTS.COM

CVS STORE LAYOUT INFO:

CONTACT NAME: XXXX
CONTACT PHONE: XXXX
CONTACT EMAIL: XXXX

RECEIVED

By puglias at 4:49 pm, May 15, 2026

Navarro
CVS pharmacy

STORE NUMBER: 10713

NEC NW 41ST ST AND 114TH AVE
DORAL, FLORIDA

PROJECT TYPE: NEW STORE

DEAL TYPE: FEE FOR SERVICE

CS PROJECT NUMBER: 106193

ARCHITECT OF RECORD:



Robert Reid Wedding
Architects & Planners, AIA, Inc.

4112 Cypress Street - Tampa, Florida 33607 - 813-879-6996
612 South Military Trail - Deerfield Beach, Florida 33442 - 954-428-9391
FLOOR PLAN/REV. 02/01/2025

CONSULTANT ENGINEER:

CONSULTANT:

SEAL:

KEITH F. SILAS
ARI2923

REVISIONS:

DRAWING BY: MA

CVS PROJECT MANAGER: RK

DATE: 07/07/2025

JOB NUMBER: 23057

TITLE:

BUILDING FLOOR PLAN
(NAVARRO)

SHEET NUMBER:

A-1-1.0

COMMENTS:

SITE PLAN REVIEW

HOLD THIS SPACE - LAYOUT TO USE FOR
GROUP FILE NOTES BOX

REFERENCED NORTH

0 2 4 8 16 32 FEET

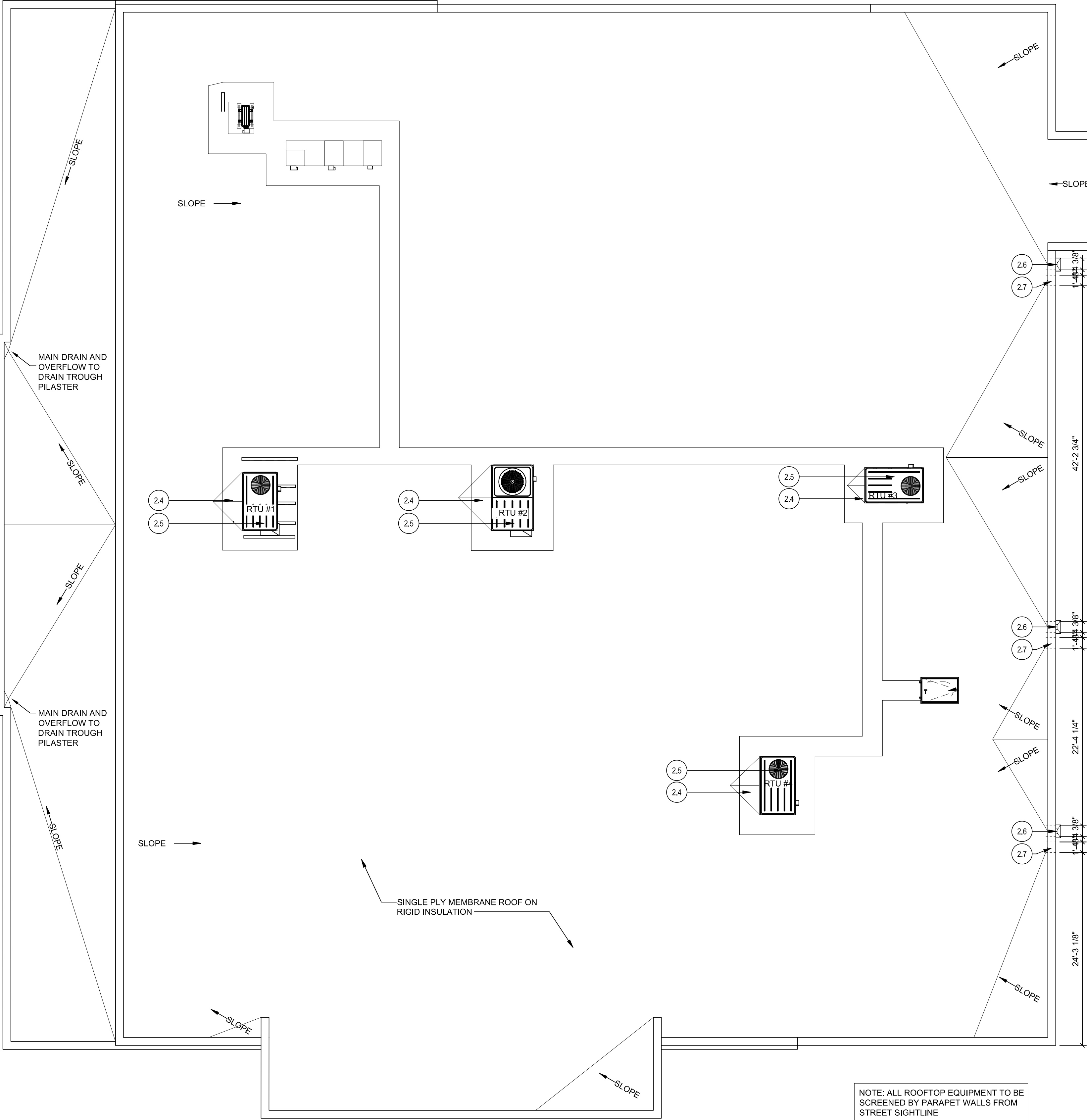
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OUTLINE PLAN

A-1-1.0 1/8" = 1'-0"

A2 - NOTES BY SYMBOL - ROOF		
Key Value		Keynote Text
2.4		TAPERED INSULATION SADDLE
2.5		ROOFTOP MECHANICAL UNITS
2.6		ROOF SCUPPER
2.7		OVERFLOW SCUPPER

ROOF PLAN LEGEND	
	PARAPET COPING
	ROOF HATCH
	RTU #
	ROOF SLOPE DIRECTION
	ROOF CLASSIFICATION - CLASS B



1 ROOF PLAN
A-1-1.1 1/8" = 1'-0"



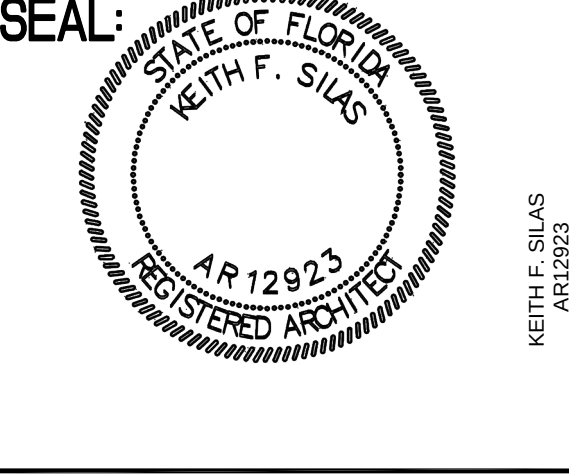
STORE NUMBER: 10713
NEC NW 41ST ST AND 114TH AVE
DORAL, FLORIDA
PROJECT TYPE: NEW STORE
DEAL TYPE: FEE FOR SERVICE
CS PROJECT NUMBER: 106193

ARCHITECT OF RECORD:

Robert Reid Wedding
Architects & Planners, AIA, Inc.
4702 Cypress Street - Fort Lauderdale, FL 33307 - 954-570-4500
872 South Military Trail - Fort Lauderdale, FL 33307 - 954-570-4500
www.rreidwedding.com

CONSULTANT ENGINEER:

CONSULTANT:

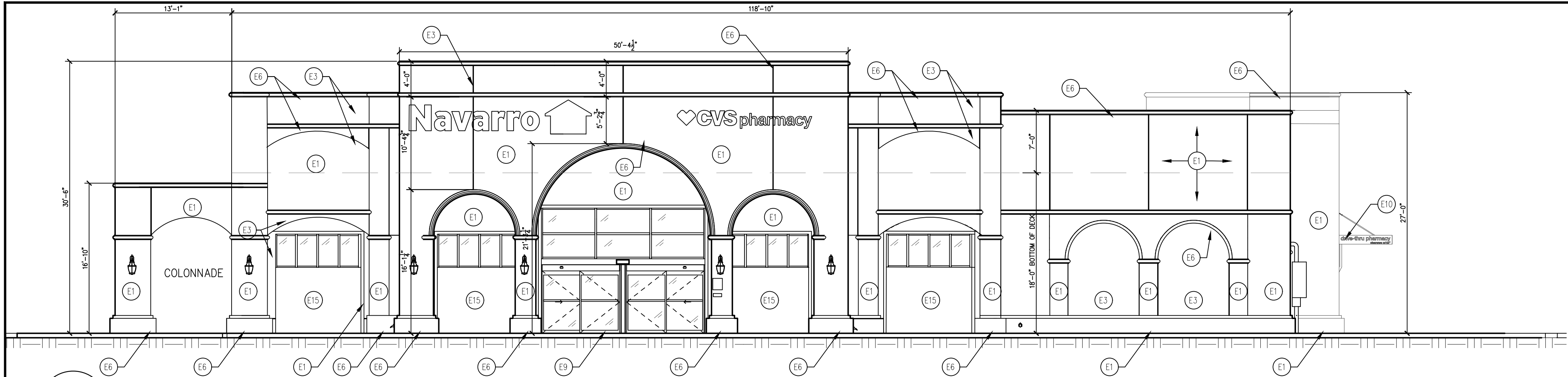


REVISIONS:

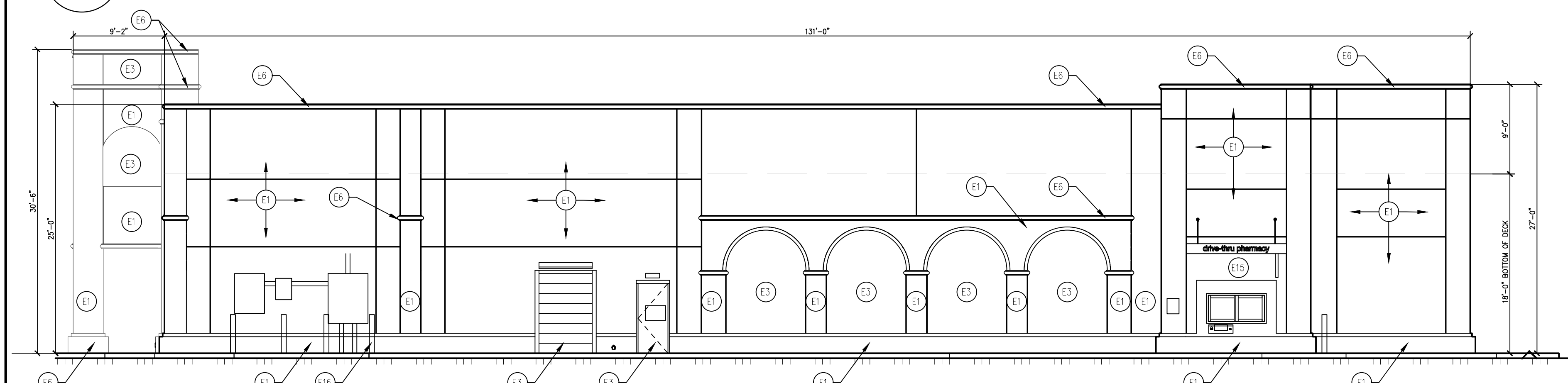
DRAWING BY: MA
CVS PROJECT MANAGER: PM
DATE: 07/07/2025
JOB NUMBER: 23057
TITLE:

BUILDING ROOF PLAN
(NAVARRO)
SHEET NUMBER:

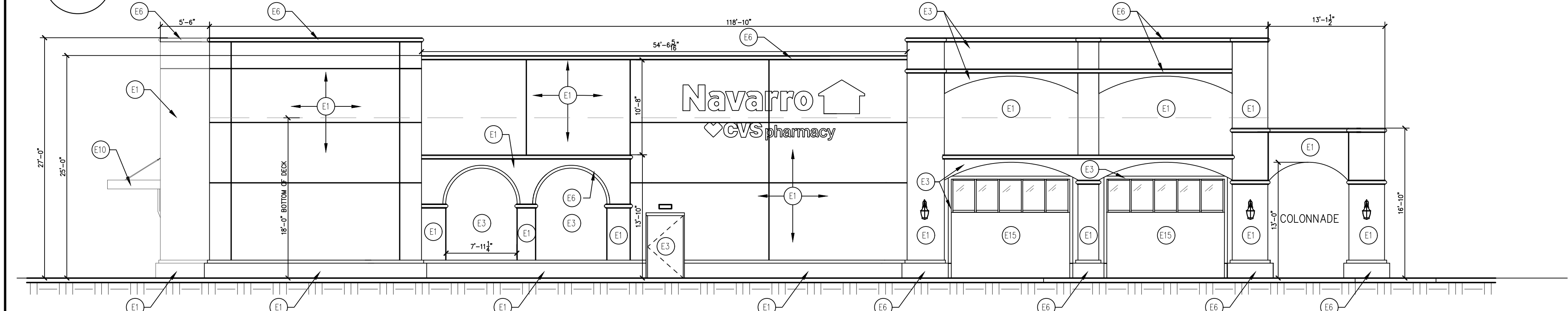
A-1-1.1
COMMENTS: SITE PLAN REVIEW



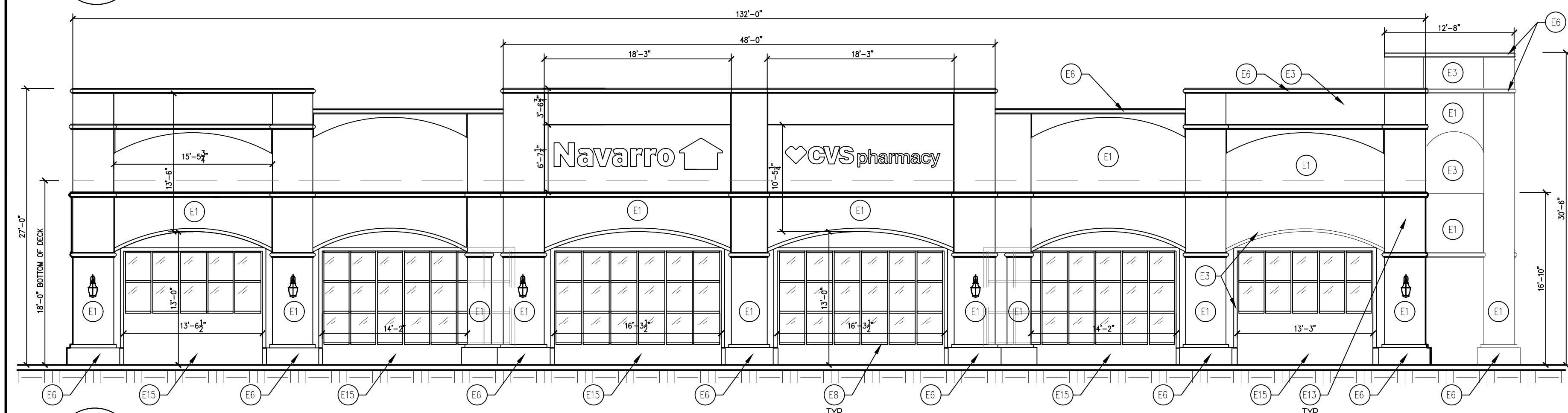
1 EAST ELEVATION (PARKING)
A-1-2.0 1/8" = 1'-0"



2 NORTH ELEVATION
A-1-2.0 1/8" = 1'-0"



3 WEST ELEVATION (114th AVENUE)
A-1-2.0 1/8" = 1'-0"



4 SOUTH ELEVATION (DORAL BLVD)
A-1-2.0 1/8" = 1'-0"

EXTERIOR FINISH SCHEDULE					
TAG	MATERIAL / DESCRIPTION	MFR.	STYLE/ CAT. NO.	COLOR	NOTES
E1	EIFS/STUCCO	STO THERM LOTUSAN	191 STOUT LOTUSAN 1.5	YELLOW MATCH BM 2019-40	RE: SPECIFICATION
E2	EIFS/STUCCO	STO THERM LOTUSAN	191 STOUT LOTUSAN 1.5	WHITE	RE: SPECIFICATION
E3	EIFS/STUCCO	STO THERM LOTUSAN	191 STOUT LOTUSAN 1.5	OFF-WHITE MATCH BM FALLS WHITE DC-18	RE: SPECIFICATION
E4	EIFS/STUCCO	STO THERM LOTUSAN	191 STOUT LOTUSAN 1.5	OLIVE MATCH BM MEDIEVAL TIMES S30	RE: SPECIFICATION
E6	PRECAST STONE	D.C. KERCKHOFF	LIGHT TEXTURE	FRENCHSTONE	AT ALL PILASTER BASES
E8	STOREFRONT	SEE SPECS	SEE SPECS	CLEAR ANODIZED	-
E9	ALUM AUTOMATIC DOOR	STANLEY	SEE SPECS	CLEAR ANODIZED	-
E10	PRE-FABRICATED CANOPY	MAPES ARCHITECTURAL CANOPIES	SEE SPECS	CLEAR ANODIZED	-
E15	EIFS/STUCCO	STO THERM LOTUSAN	191 STOUT LOTUSAN 1.5	OLIVE MATCH BM MEDIEVAL TIMES S30	RE: SPECIFICATION
E16	BOLLARD COVER	SEE "SITE & STREET FURNISHING" SPEC	SEE "SITE & STREET FURNISHING" SPEC	YELLOW	TYP FOR ALL PIPE BOLLARDS (UON)



STORE NUMBER: 10713

NEC NW 41ST ST AND 114TH AVE
DORAL, FLORIDA

PROJECT TYPE: NEW STORE

DEAL TYPE: FEE FOR SERVICE

CS PROJECT NUMBER: 106193

ARCHITECT OF RECORD:



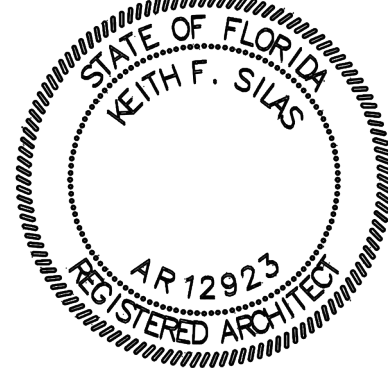
Robert Reid Wedding
Architects & Planners, AIA, Inc.

4112 Cypress Street - Tampa, Florida 33607 - 813-879-6996
612 South Military Trail - Deerfield Beach, Florida 33442 - 954-426-9361
FIDELITY SQUARE 4001 - 40802025

CONSULTANT ENGINEER:

CONSULTANT:

SEAL:



KEITH F. SILAS
A/R 12923

REVISIONS:

DRAWING BY: MA

CVS PROJECT MANAGER: PM

DATE: 07/07/2025

JOB NUMBER: 23057

TITLE:

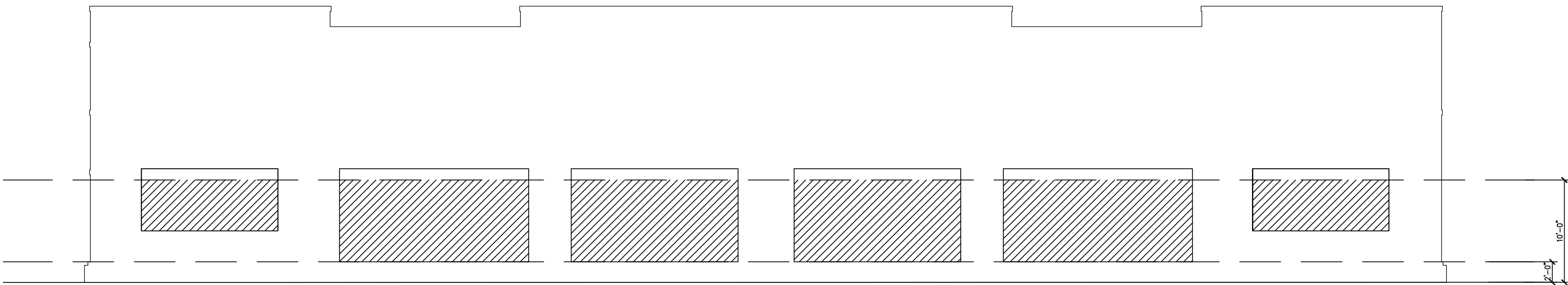
NAVARRO ELEVATIONS

SHEET NUMBER:

A-1-2.0

COMMENTS:

SITE PLAN REVIEW



1

A-1-2.1

SOUTH ELEVATION (DORAL BLVD)

1/8" = 1'-0"

MINIMUM TRANSPARENCY BUILDING		REQUIRED	PROPOSED
1	BUILDING A (1,322 S.F.)	50% MIN. (661 S.F.)	52% (689 S.F.)



STORE NUMBER:10713

NEC NW 41ST ST AND 114TH AVE
DORAL, FLORIDA

PROJECT TYPE:NEW STORE

DEAL TYPE:FEE FOR SERVICE

CS PROJECT NUMBER:106193

ARCHITECT OF RECORD:

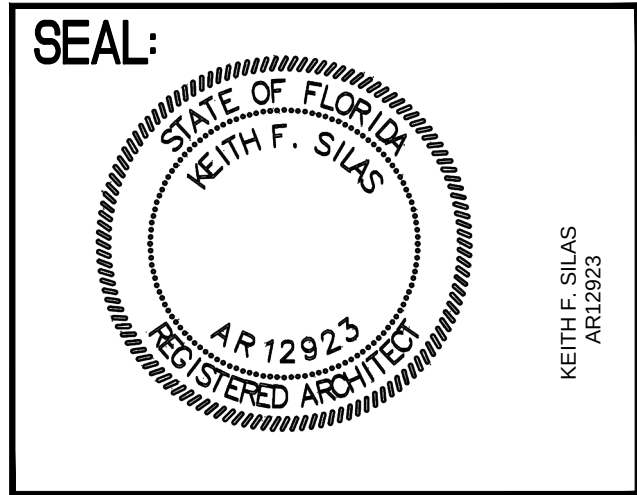


Robert Reid Wedding
Architects & Planners, AIA, Inc.

4112 Cypress Street ~ Tampa, Florida 33607 ~ 813-879-6986
612 South Military Trail ~ Deerfield Beach, Florida 33442 ~ 954-428-9391
FURNISH QUOTE# 4081-10010020

CONSULTANT ENGINEER:

CONSULTANT:



REVISIONS:

DRAWING BY:MA

CVS PROJECT MANAGER:PM

DATE:07/07/2025

JOB NUMBER:23057

TITLE:

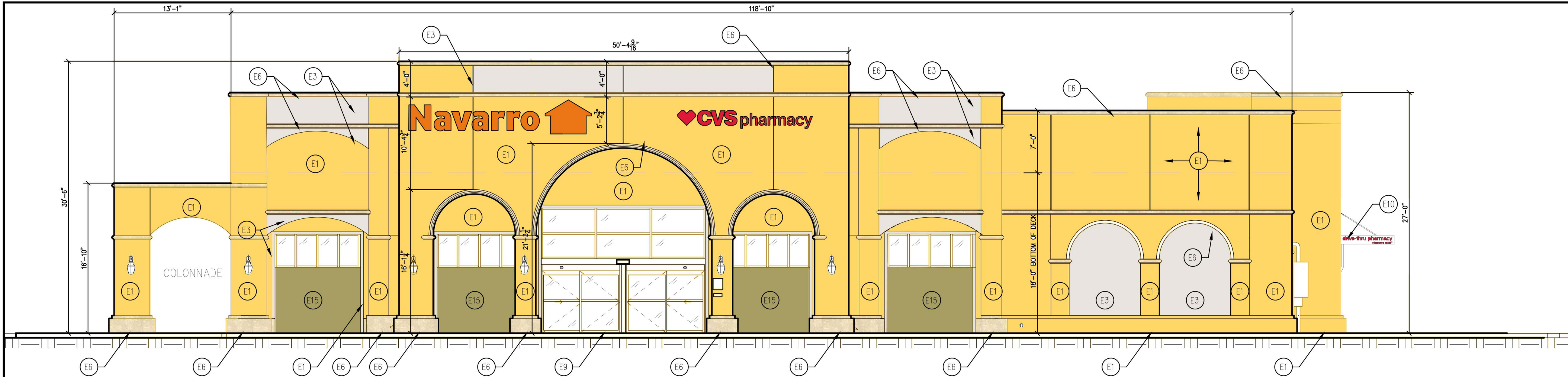
NAVARRO ELEVATIONS
TRANSPARENCY CALC

SHEET NUMBER:

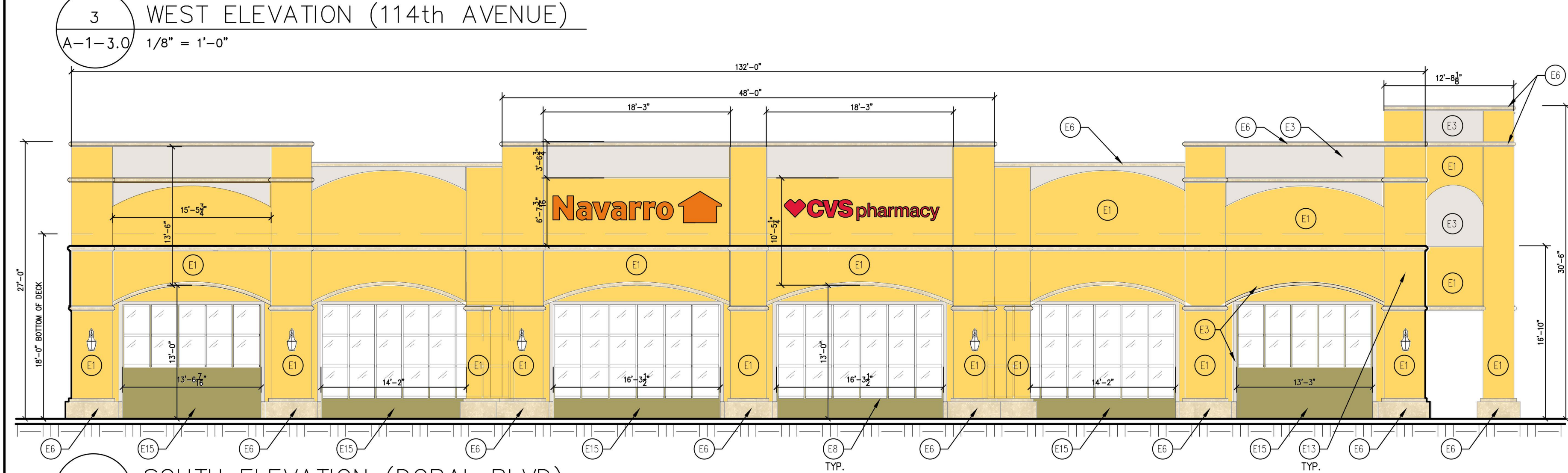
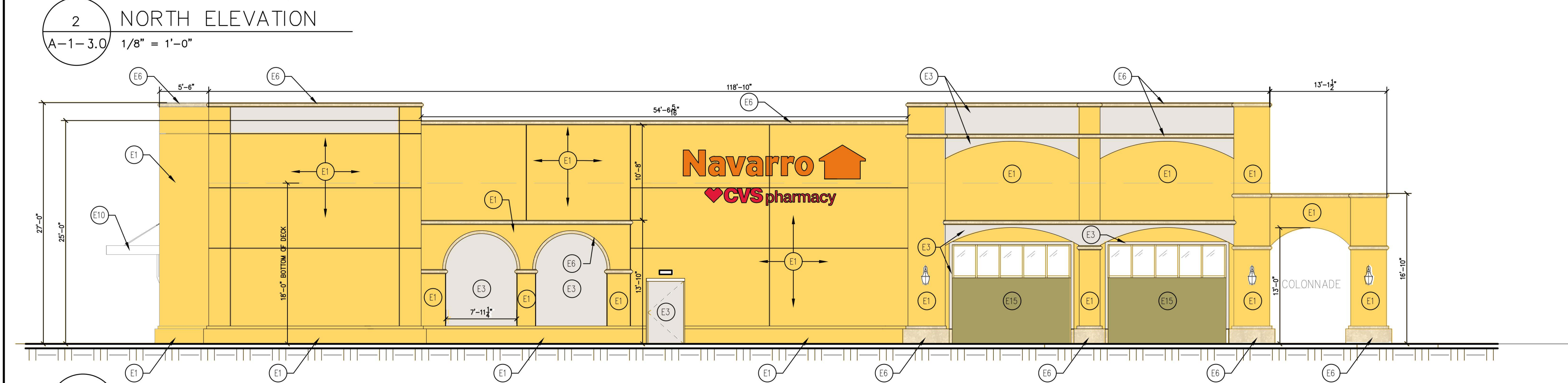
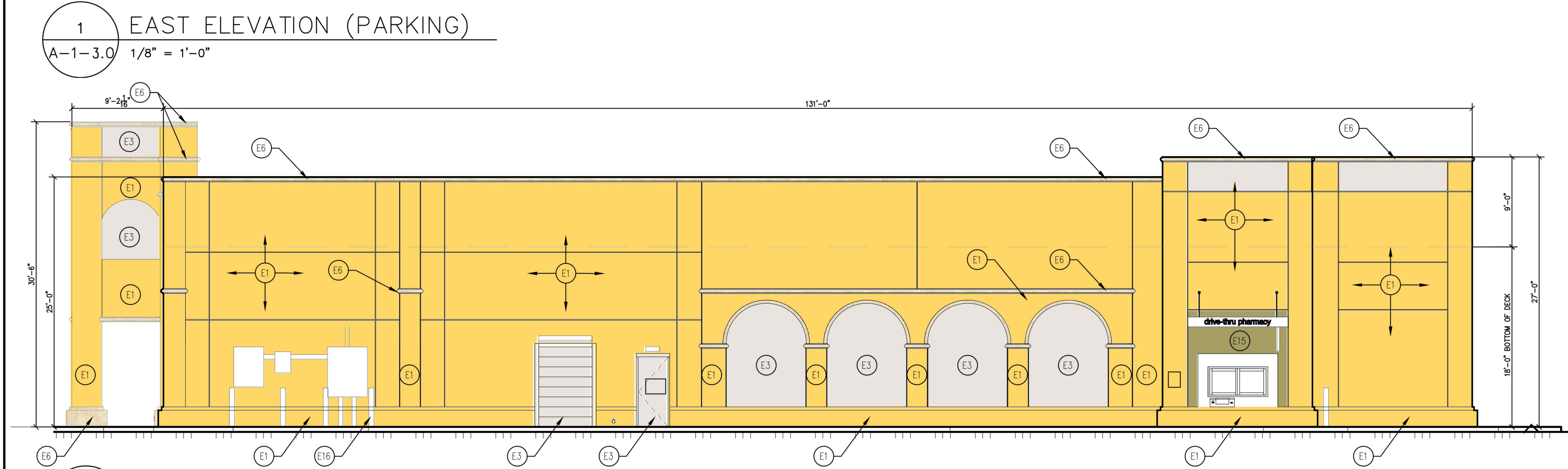
A-1-2.1

COMMENTS:

SITE PLAN REVIEW



EXTERIOR FINISH SCHEDULE					
TAG	MATERIAL / DESCRIPTION	MFR.	STYLE/ CAT. NO.	COLOR	NOTES
E1	EIFS/STUCCO	STO THERM LOTUSAN	191 STOUT LOTUSAN 1.5	YELLOW MATCH BM 2019-40	RE: SPECIFICATION
E2	EIFS/STUCCO	STO THERM LOTUSAN	191 STOUT LOTUSAN 1.5	WHITE	RE: SPECIFICATION
E3	EIFS/STUCCO	STO THERM LOTUSAN	191 STOUT LOTUSAN 1.5	OFF-WHITE MATCH BM FALLS WHITE DC-18	RE: SPECIFICATION
E4	EIFS/STUCCO	STO THERM LOTUSAN	191 STOUT LOTUSAN 1.5	OLIVE MATCH BM MEDIEVAL TIMES 530	RE: SPECIFICATION
E6	PRECAST STONE	D.C. KEROKHOFF	LIGHT TEXTURE	FRENCHSTONE	AT ALL PILASTER BASES
E8	STOREFRONT	SEE SPECS	SEE SPECS	CLEAR ANODIZED	-
E9	ALUM AUTOMATIC DOOR	STANLEY	SEE SPECS	CLEAR ANODIZED	-
E10	PRE-FABRICATED CANOPY	MAPES ARCHITECTURAL CANOPIES	SEE SPECS	CLEAR ANODIZED	-
E15	EIFS/STUCCO	STO THERM LOTUSAN	191 STOUT LOTUSAN 1.5	OLIVE MATCH BM MEDIEVAL TIMES 530	RE: SPECIFICATION
E16	BOLLARD COVER	SEE "SITE & STREET FURNISHING" SPEC	SEE "SITE & STREET FURNISHING" SPEC	YELLOW	TYP FOR ALL PIPE BOLLARDS (UON)



STORE NUMBER: 10713

NEC NW 41ST ST AND 114TH AVE
DORAL, FLORIDA

PROJECT TYPE: NEW STORE

DEAL TYPE: FEE FOR SERVICE

CS PROJECT NUMBER: 106193

ARCHITECT OF RECORD:



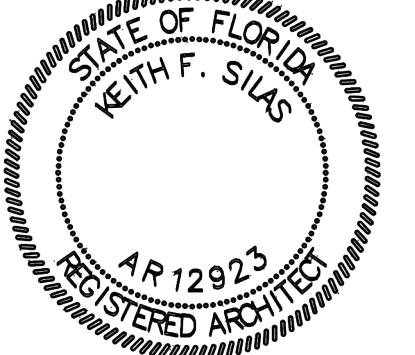
Robert Reid Wedding
Architects & Planners, AIA, Inc.

4102 Cypress Street - Tampa, Florida 33607 - 813-879-6988
872 South Military Trail - Deerfield Beach, Florida 33442 - 561-426-0301
10000 South US Highway 1 - Fort Myers, Florida 33907

CONSULTANT ENGINEER:

CONSULTANT:

SEAL:



REVISIONS:

DRAWING BY: MA

CVS PROJECT MANAGER: PM

DATE: 07/07/2025

JOB NUMBER: 23057

TITLE:

NAVARRO
COLOR ELEVATIONS

SHEET NUMBER:

A-1-3.0

COMMENTS:

SITE PLAN REVIEW



VIEW No. 1 - N.W. 41st STREET

SCALE: N.T.S.



VIEW No. 2 - N.W. 41st STREET AND N.W. 114th AVENUE

SCALE: N.T.S.



VIEW No. 3 - PARKING LOT

SCALE: N.T.S.



STORE NUMBER:	10713
---------------	-------

NEC NW 41ST ST AND 114TH AVE
DORAL, FLORIDA

PROJECT TYPE: NEW STORE

DEAL TYPE:	FEE FOR SERVICE
------------	-----------------

CS PROJECT NUMBER: 106193

ARCHITECT OF RECORD:

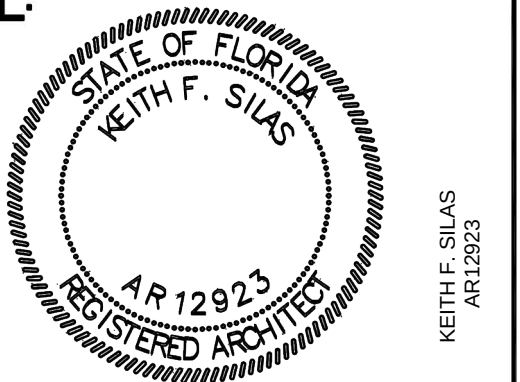


Robert Reid Wedding
Architects & Planners, AIA, Inc.

CONSULTANT ENGINEER:

CONSULTANT:

SEAL:



REVISIONS:

DRAWING BY: MA

CVS PROJECT MANAGER: PM

DATE: 07/07/2025

JOB NUMBER: 23057

TITLE:

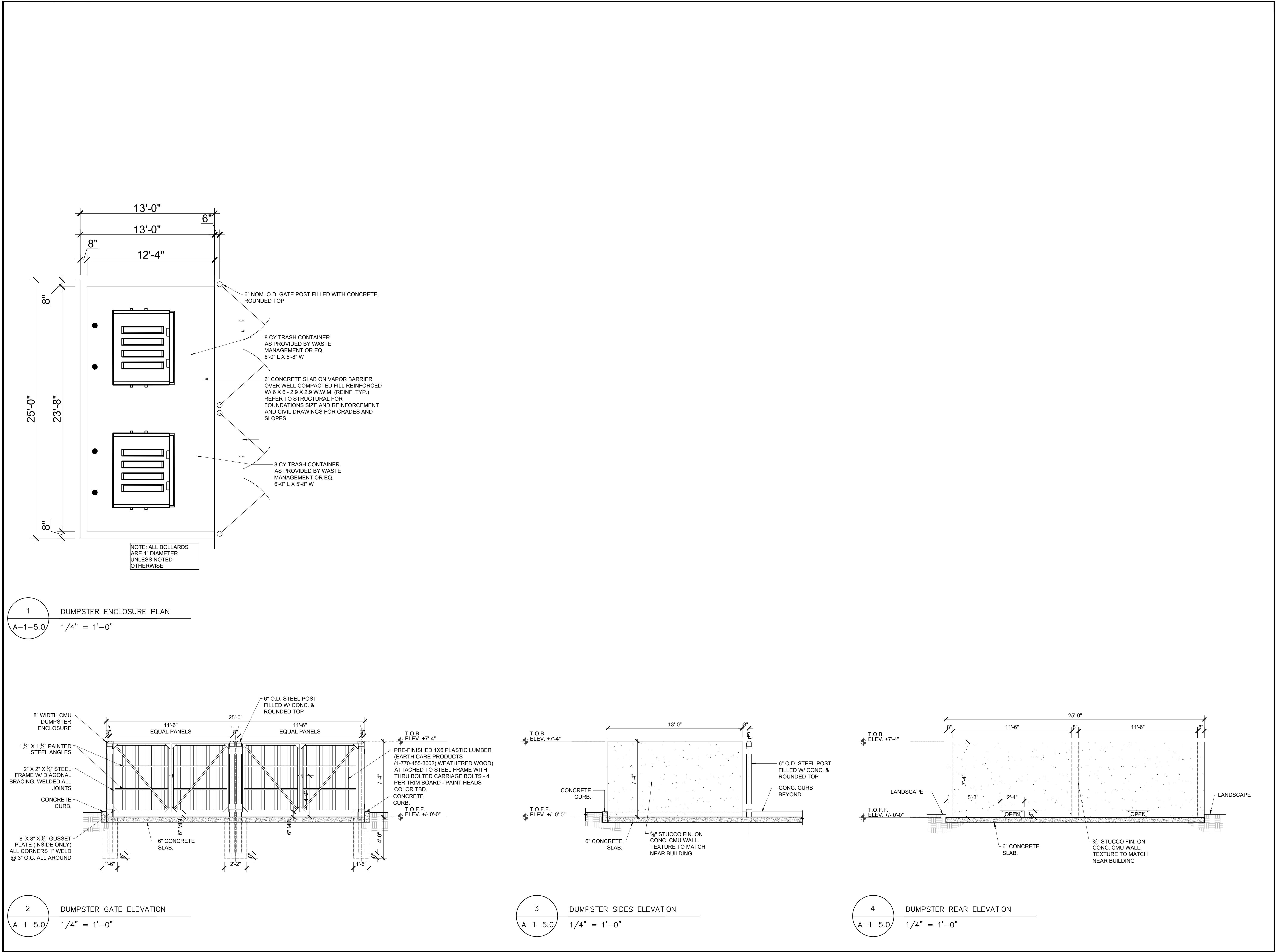
NAVARRO RENDERINGS

SHEET NUMBER:

A-1-4.0

COMMENTS:

SITE PLAN REVIEW



Navarro

CVS pharmacy

STORE NUMBER:

10713

NEC NW 41ST ST AND 114TH AVE

DORAL, FLORIDA

PROJECT TYPE:

NEW STORE

DEAL TYPE:

FEE FOR SERVICE

CS PROJECT NUMBER:

106193

ARCHITECT OF RECORD:

Robert Reid Wedding

Architects & Planners, AIA, Inc.

4112 Cypress Street - Tampa, Florida 33607 - 813-879-8998

412 South Military Trail - Surfside Beach, Florida 33442 - 354-426-3391

17000 Quail Run, Austin, TX 78758

CONSULTANT ENGINEER:

CONSULTANT:

SEAL:

STATE OF FLORIDA

KEITH F. SILAS

AR 12923

REGISTERED ARCHITECT

KEITH F. SILAS

AR 12923

REVISIONS:

DRAWING BY:

MA

CVS PROJECT MANAGER:

PM

DATE:

07/07/2025

JOB NUMBER:

23057

TITLE:

NAVARRO

DUMPSTER DETAILS

SHEET NUMBER:

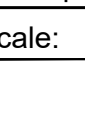
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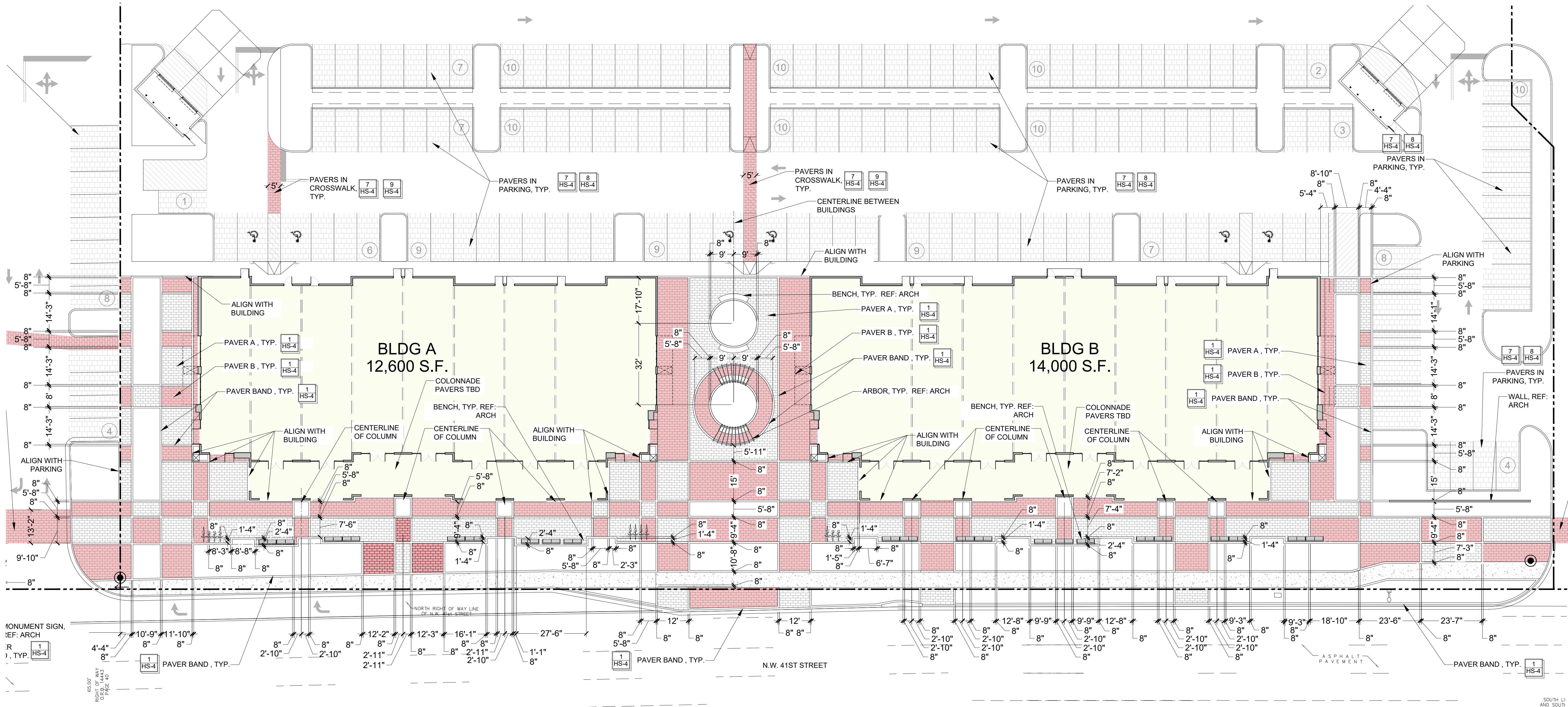
SITE PLAN REVIEW



Revisions		
Date	Init.	Description
12.06.24	ST	Initial Submittal
10.07.25	SZ	Revised Site Plan
01.28.26	SZ	Revised Site Plan
5.11.26	PG	Revised Per Site Plan & Comments
7.14.26	PG	Revised Per Site Plan

Drawn By:	ST
Checked By:	PG
Municipal Project:	
Scale:	
	
HS-1	

Digitally signed by
Paul A. Goulas
Date: 2026.07.15
10:20:00-04'00'



Project Team

Landscape Architect:

LANDSCAPE
ARCHITECTURAL
SERVICES, LLC

Brandon White | Owner
772-834-1357 | brandon@las-fl.com
Paul Goulas | Owner
772-631-9400 | paul@las-fl.com
1708 SE Joy Haven Street
Port St. Lucie, FL 34983
Owner/Developer:
ALBATROS 71, INC
DORAL, FL

**RETAIL SITE @ NWC OF
41ST ST & 112 AVE**
NORTHWEST CORNER OF 41st ST &
112 AVE, DORAL, FL 33178

Lot 2 Hardscape Plan

Revisions		
Date	Init.	Description
12.06.24	ST	Initial Submittal
10.07.25	SZ	Revised Site Plan
01.28.26	SZ	Revised Site Plan
5.11.26	PG	Revised Per Site Plan & Comments
7.14.26	PG	Revised Per Site Plan



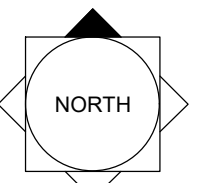
PAUL GOULAS, RLA
FLORIDA REG. # LA6666807

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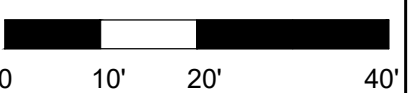
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Municipal Project:

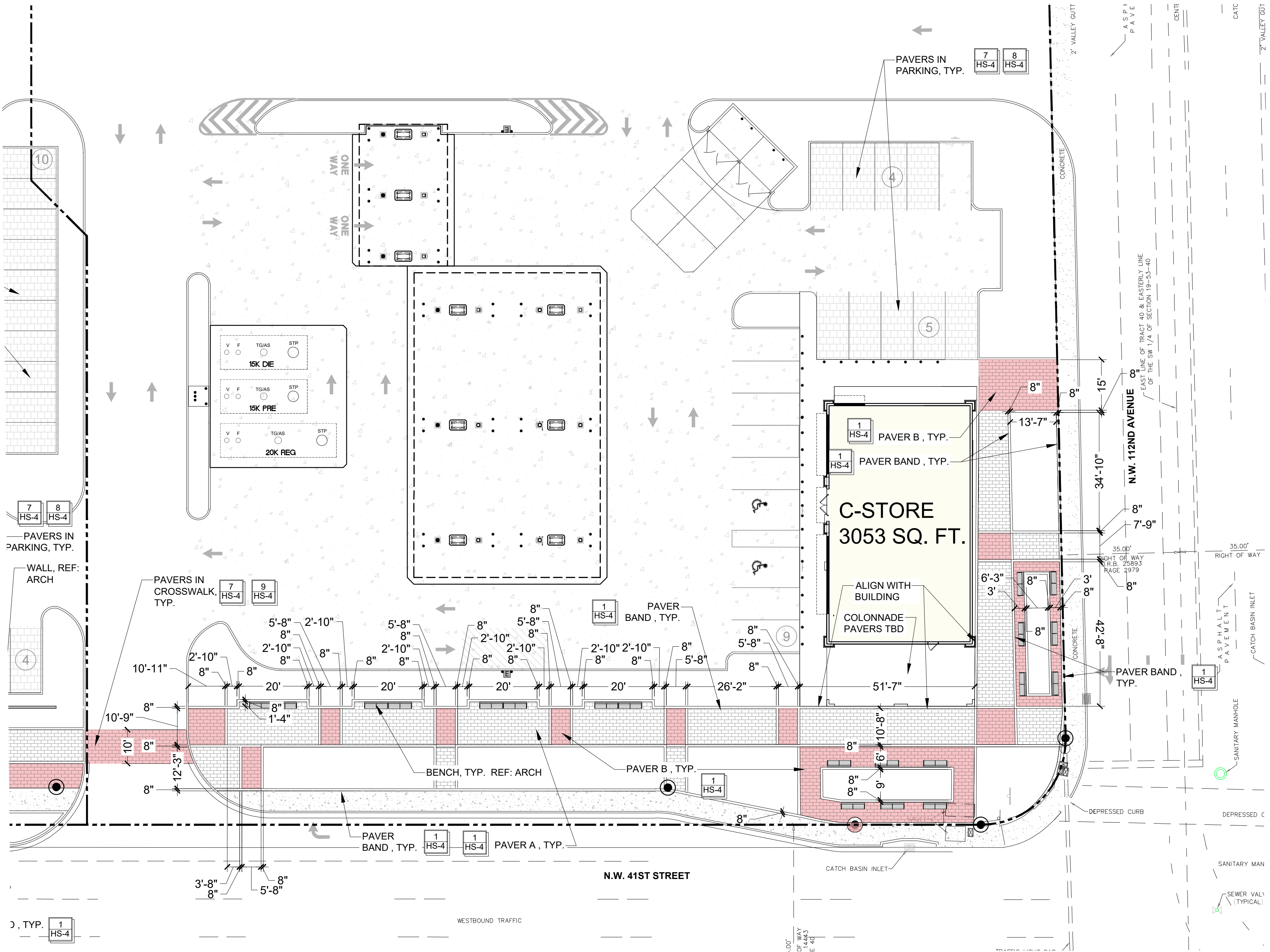
Scale:


NORTH

SCALE: 1" = 20'



HS-2



Project Team

Landscape Architect:

LAS LANDSCAPE ARCHITECTURAL SERVICES, LLC

Brandon White | Owner
772-834-1357 | brandon@las-fl.com
Paul Goulas | Owner
772-631-8400 | paul@las-fl.com
1708 SE Joy Haven Street
Port St. Lucie, FL 34983

Owner/Developer:

ALBATROS 71, INC

DORAL, FL

**RETAIL SITE @ NWC OF
41ST ST & 112 AVE**

Lot 3 Hardscape Plan

NORTHWEST CORNER OF 41st ST &
112 AVE, DORAL, FL 33178

Revisions		
Date	Init.	Description
12.06.24	ST	Initial Submittal
10.07.25	SZ	Revised Site Plan
01.28.26	SZ	Revised Site Plan
5.11.26	PG	Revised Per Site Plan & Comments
7.14.26	PG	Revised Per Site Plan

REGISTERED LANDSCAPE ARCHITECT

PAUL A. GOULAS

LA 6666807

STATE OF FLORIDA

PAUL GOULAS, RLA
FLORIDA REG. # LA6666807

Drawn By: ST

Checked By: PG

Municipal Project:

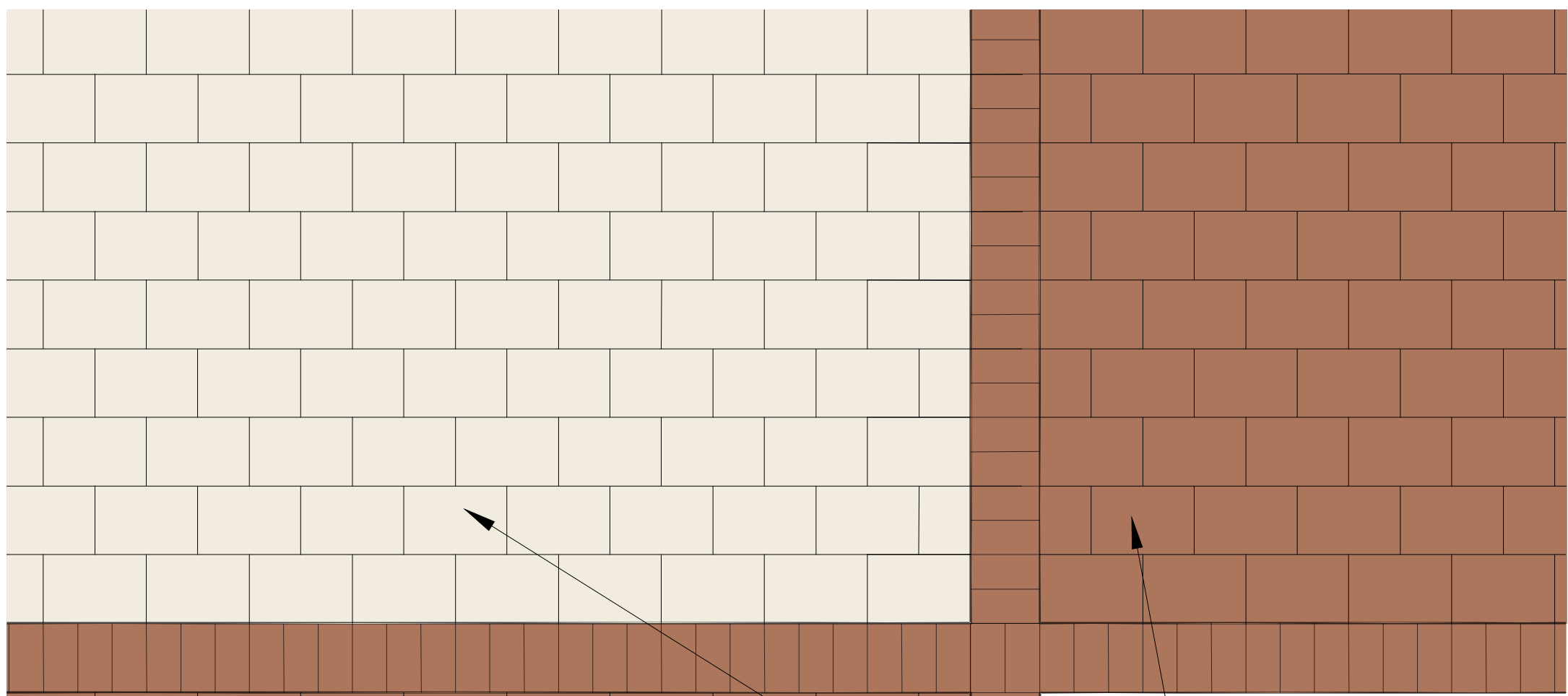
Scale:

NORTH

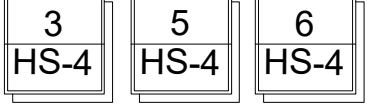
SCALE: 1" = 20'

0 10' 20' 40'

HS-3



1/2 RUNNING
BOND PATTERN
8 X 12 PAVER B



1/2 RUNNING
BOND PATTERN
8 X 12 PAVER A



4 X 8 PAVER BAND

1 CONCRETE PAVER PAVING PATTERN

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



MANUFACTURER: BELGARD
SPECIFICATION: OCEANSIDE.
SIZE: 12" x 8" x 2-3/8".
COLOR: CREAM.
(INSTALL PER MANUFACTURER
SPECIFICATIONS AND ALL
APPLICABLE STATE AND LOCAL
BUILDING CODES)
(OR APPROVED EQUAL)

2 CONCRETE PAVER A SPECIFICATION

SCALE: NTS



MANUFACTURER: BELGARD
SPECIFICATION: OCEANSIDE.
SIZE: 12" x 8" x 2-3/8".
COLOR: MALT.
(INSTALL PER MANUFACTURER
SPECIFICATIONS AND ALL
APPLICABLE STATE AND LOCAL
BUILDING CODES)
(OR APPROVED EQUAL)

3 CONCRETE PAVER B SPECIFICATION

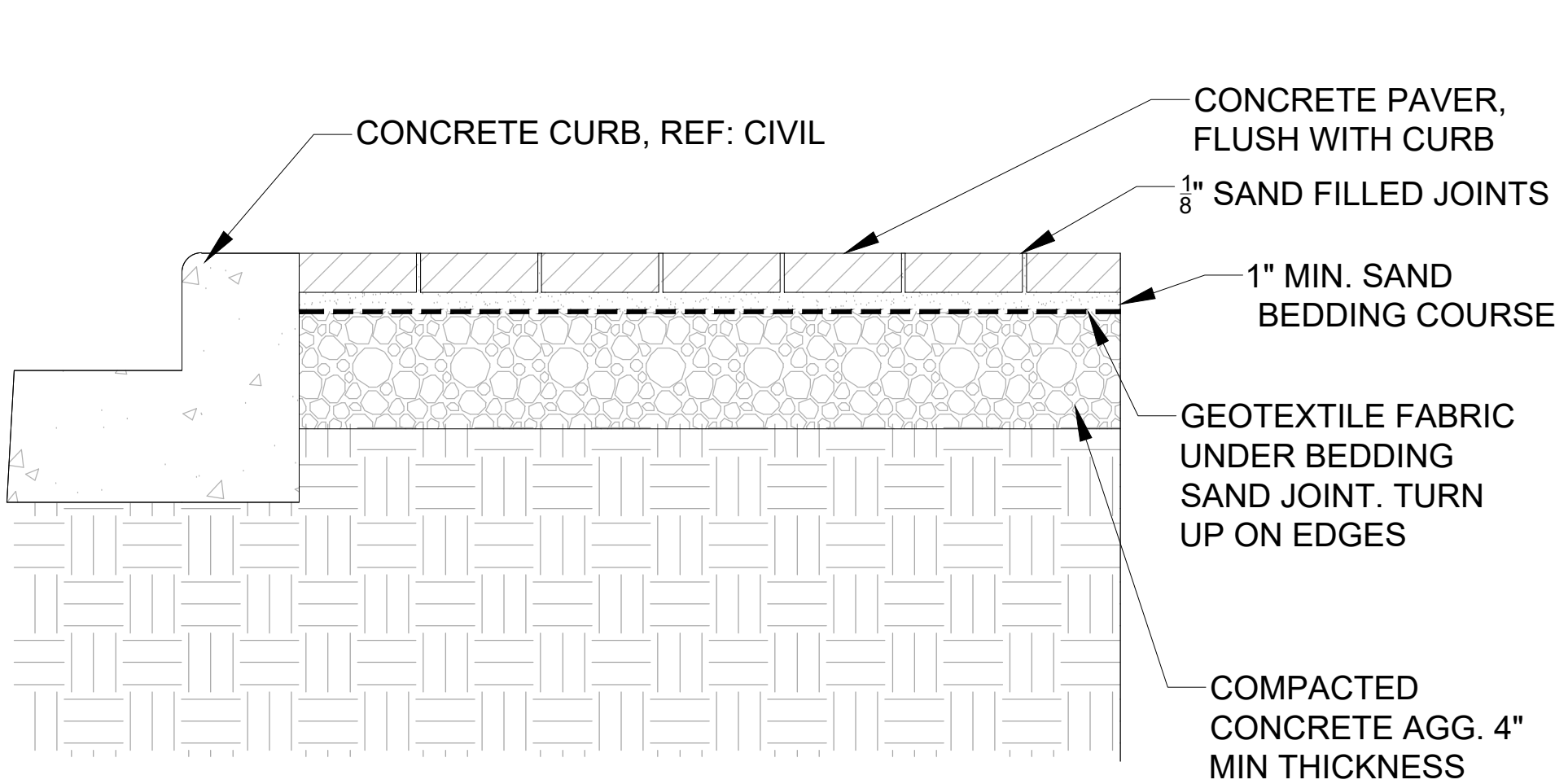
SCALE: NTS



MANUFACTURER: BELGARD
SPECIFICATION: OCEANSIDE.
SIZE: 4" x 8" x 2-3/8".
COLOR: MALT.
(INSTALL PER MANUFACTURER
SPECIFICATIONS AND ALL
APPLICABLE STATE AND LOCAL
BUILDING CODES)
(OR APPROVED EQUAL)

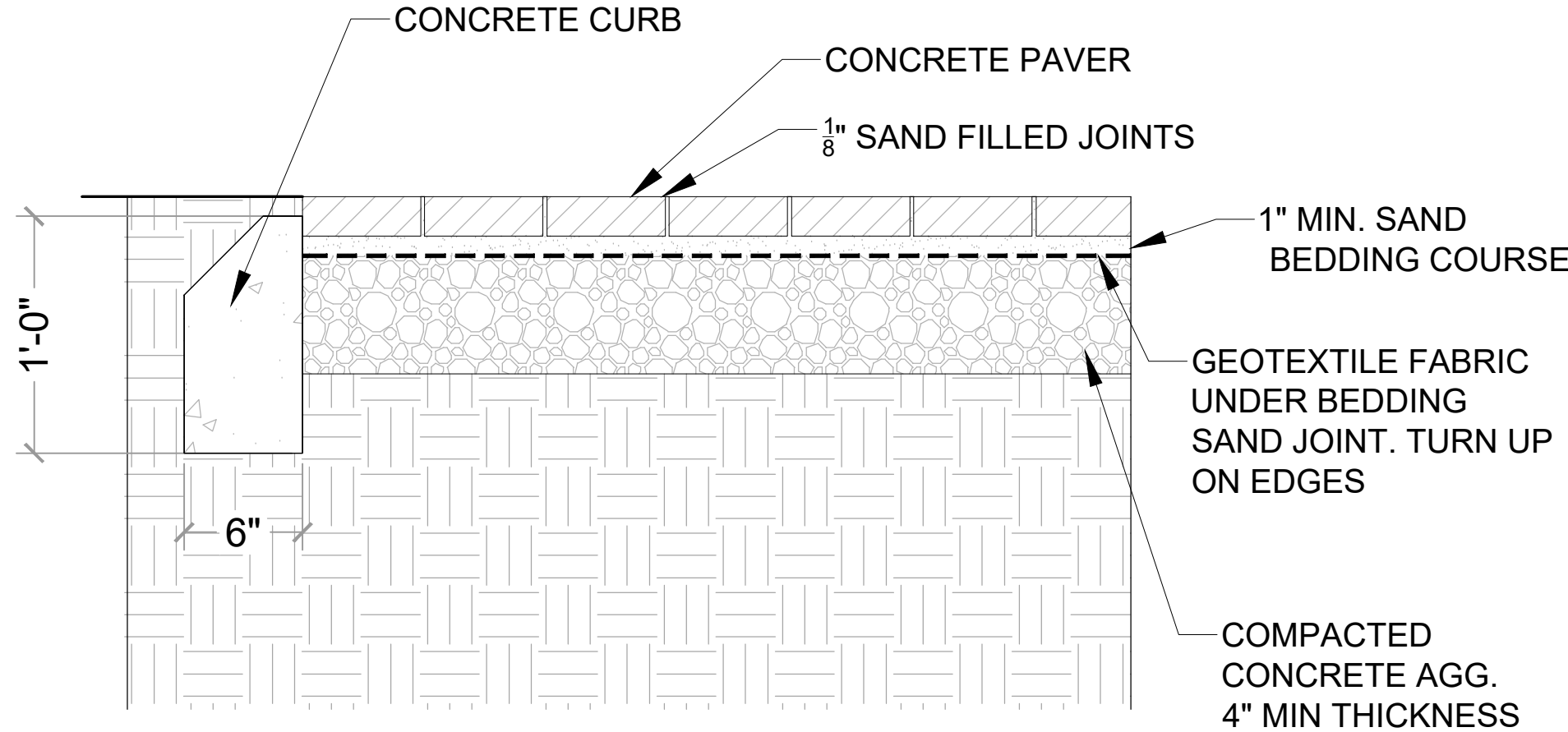
4 CONCRETE PAVER BAND SPECIFICATION

SCALE: NTS



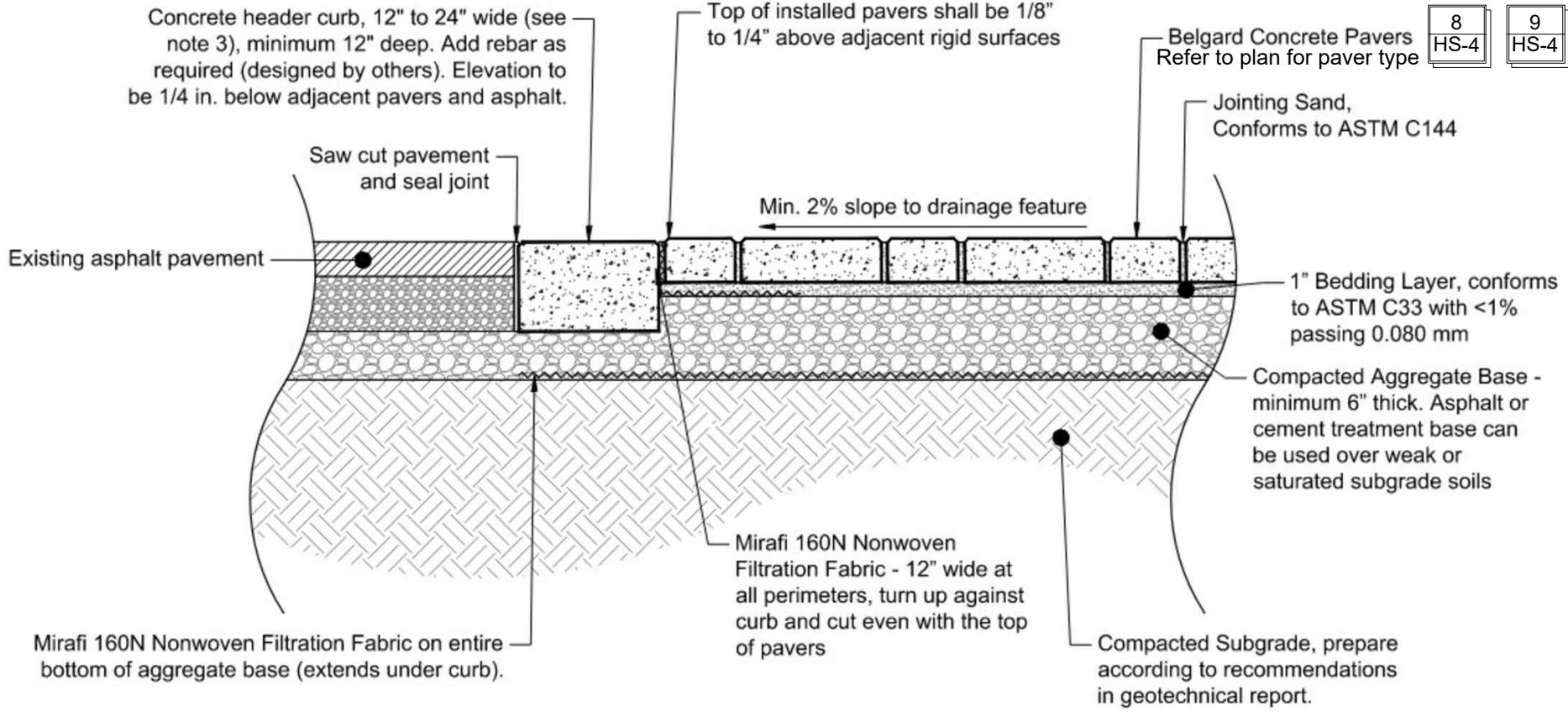
5 CONCRETE PAVERS AT CURB

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



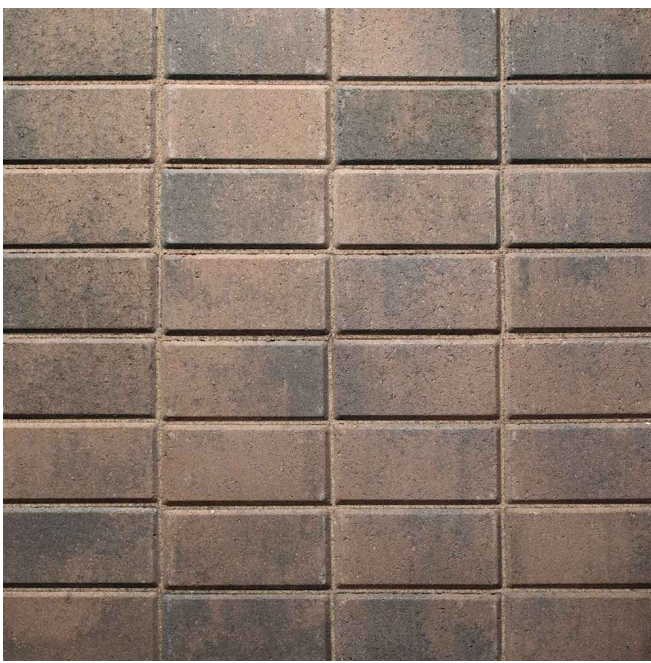
6 CONCRETE PAVERS AT LANDSCAPE AREA

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



7 VEHICULAR PAVERS

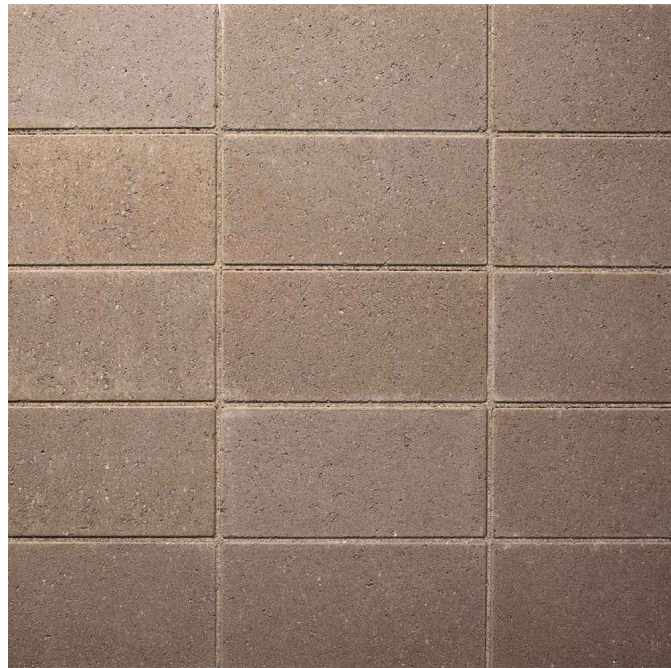
SCALE: NTS



MANUFACTURER: BELGARD
SPECIFICATION: HOLLAND STONE.
SIZE: 4" x 8" x 3-1/8".
COLOR: KNIGHTSBRIDGE.
PATTERN: RUNNING BOND
(INSTALL PER MANUFACTURER
SPECIFICATIONS AND ALL APPLICABLE
STATE AND LOCAL BUILDING CODES)
(OR APPROVED EQUAL)

8 CONCRETE VEHICULAR PAVER IN PARKING SPECIFICATION

SCALE: NTS



MANUFACTURER: BELGARD
SPECIFICATION: DIMENSIONS
SIZE: 12" x 6" x 3-1/8".
COLOR: CAMEL.
PATTERN: RUNNING BOND.
(INSTALL PER MANUFACTURER
SPECIFICATIONS AND ALL APPLICABLE STATE
AND LOCAL BUILDING CODES)
(OR APPROVED EQUAL)

9 CONCRETE VEHICULAR PAVER IN CROSSWALK SPECIFICATION

SCALE: NTS

Project Team

Landscape Architect:

LAS

LANDSCAPE
ARCHITECTURAL
SERVICES, LLC

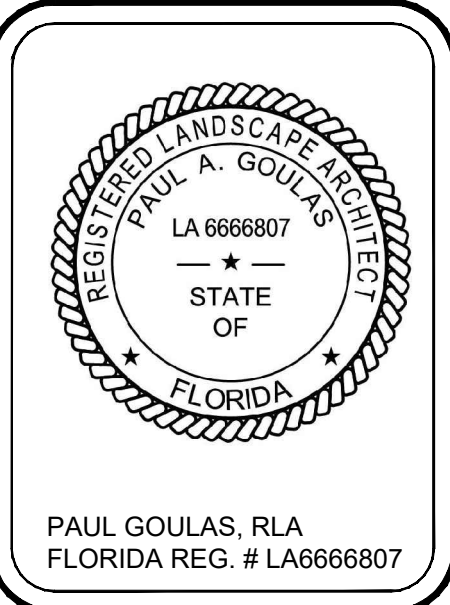
Brandon White | Owner
772-834-1357 | brandon@las-fl.com
Paul Goulas | Owner
772-631-8400 | paul@las-fl.com
1708 SE Joy Haven Street
Port St. Lucie, FL 34983

Owner/Developer:

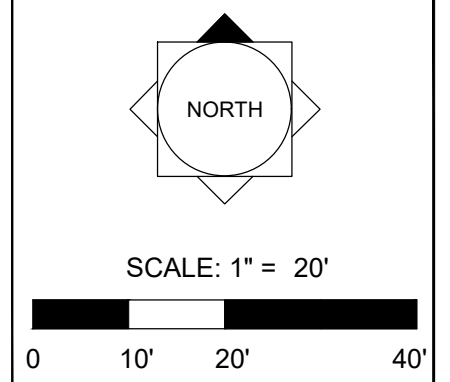
ALBATROS 71, INC
DORAL, FL

**RETAIL SITE @ NWC OF
41ST ST & 112 AVE**
**NORTHWEST CORNER OF 41st ST &
112 AVE, DORAL, FL 33178**
Hardscape Details

Revisions		
Date	Init.	Description
12.06.24	ST	Initial Submittal
10.07.25	SZ	Revised Site Plan
01.28.26	SZ	Revised Site Plan
5.11.26	PG	Revised Per Site Plan & Comments



Drawn By:	ST
Checked By:	PG
Municipal Project:	
Scale:	



HS-4

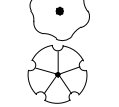
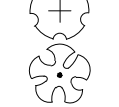
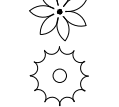
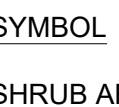
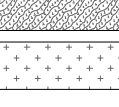
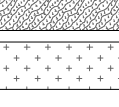
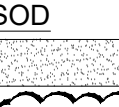
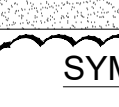
SIGHT VISIBILITY TRIANGLE TYP.

SIGHT VISIBILITY TRIANGLE TYP.

SIGHT VISIBILITY TRIANGLE TYP.

SIGHT VISIBILITY TRIANGLE TYP.

Total Plant Schedule*: *See Detail Landscape Plans for Individual Plant Schedules & Landscape Data

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	HEIGHT	WIDTH	NOTES	NATIVE	CALIPER
TREES										
	CT	48	Conocarpus erectus	Buttonwood	65G	14' HT	6' W	6' CT, SP	Native	3" Caliper
	CNE	37	Conocarpus erectus 'Sericeus'	Silver Buttonwood	65G	14' HT	6' W	6' CT, STD, SP	Native	3" Caliper
	FD	32	Filicium decipiens	Japanese Fern Tree	65G	14' HT	7' W	6' CT, SP	Non-native	3" Caliper
	LMS	9	Lagerstroemia speciosa	Queen's Crape Myrtle	65G	14' HT	8' W	6' CT, SP	Non-native	3" Caliper
	QO	2	Quercus virginiana	Southern Live Oak	200G	18' HT	12' W	6' CT, SP	Native	6" Caliper
	QV	55	Quercus virginiana	Southern Live Oak	65G	14' HT	6' W	6' CT, SP	Native	3" Caliper
PALM TREES										
	PY	6	Ptychosperma elegans	Alexander Palm	FG	10' CT, 14' OA		SGL, FH, SP	Non-native	4" MIN
	RO	63	Roystonea regia	Florida Royal Palm	FG	8' GW, 18' OA		FH, SP, MATCHING	Native	12" MIN
	VEM	4	Veitchia montgomeryana	Montgomery Palm	FG	10' CT, 16' OA		SGL, FH, SP	SGL, SP	6" MIN.
UNDERSTORY TREES										
	CR	25	Clusia rosea 'Pitch Apple'	Pitch Apple	15G	6' HT	4' SPR	ML, SP	Native	1.5" Caliper
	ED	10	Elaeocarpus decipiens	Japanese Blueberry Tree	15G	6' HT	3' W	FTB, SP	Non-native	1.5" Caliper
SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	HEIGHT	WIDTH	NOTES	NATIVE	
SHRUBS										
	CHR	413	Chrysobalanus icaco 'Redtip'	Red Tip Cocoplum	3G	18" HT	18" W	F	Native	
	CLA	263	Clusia guttifera	Small-Leaf Clusia	7G	36" HT	24" W	F	Non-native	
	CVP	486	Rondeletia leucophylla	Panama Rose	3G	18" HT	18" W	F	Non-native	
	CAL	6	Cordyline fruticosa 'Auntie Lou'	Ti Plant	7G	4' HT	3' W	F	Non-native	
	CRS	86	Crinum asiaticum	Green Crinum Lily	7G	30" OA		F	Non-native	
	PSA	143	Pennisetum setaceum	White Fountain Grass	3G	18" HT		F	Non-native	
SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	HEIGHT	WIDTH	NOTES	NATIVE	SPACING
SHRUB AREAS										
	CHH	1,589	Chrysobalanus icaco 'Horizontal'	Horizontal Cocoplum	3G	18" HT	18" W	F	Native	36" o.c.
GROUND COVERS										
	FIG	5,935	Ficus microcarpa 'Green Island'	Green Island Ficus	3G	12" HT	15" SPR	F	Non-native	24" o.c.
	LSB	1,342	Liriope muscari 'Super Blue'	Super Blue Liriope	1G	12" HT	12" W	F	Non-native	18" o.c.
SOD										
	SOD	12,265 sf	Stenotaphrum secundatum 'Floratam'	Floratam St. Augustine Sod	SOD			Free of Weeds and Pests		
SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	HEIGHT	WIDTH	NOTES	NATIVE	CALIPER
TREES										
	PPT	40	Polyalthia longifolia pendula	Indian Mast Tree	25G	8' HT	3' W	FTB, SP	Non-native	2" Caliper
	RM	38	Ravenala madagascariensis	Traveler's Tree	25G	10' HT	5' W	FTB, SP	Non-native	

Landscape Notes (For All Lots):

- All trees to be Florida #1; all Palms to be Florida Fancy; all landscape material to meet all standards per City of Doral & the Doral Master Plan.
- Alternative plant species for required landscape may be permitted subject to review and approval by the City of Doral prior to installation.
- All prohibited exotic or invasive species shall be removed from the entire site prior to the issuance of a Certificate of Occupancy.
- All required landscaping shall be installed prior to the issuance of a Certificate of Occupancy.
- No Cypress Mulch is to be used on site. Eucalyptus or Melaleuca Mulch is to be used in a 3" consistent layer in all planting beds.
- Enhanced landscaping beyond minimum requirements will conform to all applicable sections of the Doral Master Plan.
- This plan has been designed to meet the tree planting requirements contained within the FPL document entitled 'Plant the Right Tree in the Right Place' and the Doral Master Plan.
- For existing or proposed utilities, no tree shall be planted where it could, at mature height conflict with overhead power lines.
- Tree species shall be selected as to minimize conflicts with existing or proposed utilities.
- See engineer's plans for all underground & overhead utilities and field locate all prior to installation; contact Landscape Designer/Owner regarding any conflicts.
- All site drainage by others.
- City assumes liability and maintenance of trees placed outside of property line.
- Landscape adjacent to vehicular traffic to be maintained to preserve sight line visibility.
- All plants prohibited by the City of Doral & 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.

Digitally signed by Paul A. Goulas
Date: 2026.07.15 10:20:45-04'00'

DRAWING INDEX:

- LA-1: LOT 1 LANDSCAPE PLAN & LANDSCAPE DATA
- LA-2: LOT 2 LANDSCAPE PLAN & LANDSCAPE DATA
- LA-3: LOT 3 LANDSCAPE PLAN & LANDSCAPE DATA
- LA-4: LANDSCAPE DETAILS & SPECIFICATIONS
- IRR-1: LOT 1 IRRIGATION PLAN
- IRR-2: LOT 2 IRRIGATION PLAN
- IRR-3: LOT 3 IRRIGATION PLAN
- IRR-4: IRRIGATION DETAILS & SPECIFICATIONS

Project Team

Landscape Architect:

LAS LANDSCAPE ARCHITECTURAL SERVICES, LLC

Brandon White | Owner
772-834-1357 | brandon@las-fl.com
Paul Goulas | Owner
772-631-9400 | paul@las-fl.com
1708 SE Joy Haven Street
Port St. Lucie, FL 34983

Owner/Developer:

ALBATROS 71, INC

DORAL, FL

RETAIL SITE @ NWC OF 41ST ST & 112 AVE
NORTHWEST CORNER OF 41st ST & 112 AVE, DORAL, FL 33178

Overall Landscape Plan

Revisions		
Date	Init.	Description
10.02.24	PG	Initial Submittal
06.20.25	PG	Revised Per Site Plan
10.31.25	PG	Revised Per Site Plan
1.27.26	PG	Revised Per Site Plan
5.11.26	PG	Revised Per Site Plan & Comments
7.14.26	PG	Revised Per Site Plan

REGISTERED LANDSCAPE ARCHITECT

PAUL A. GOULAS

LA 6666807

STATE OF FLORIDA

PAUL GOULAS, RLA
FLORIDA REG. # LA6666807

Drawn By: PG

Checked By: PG

Municipal Project:

Scale:

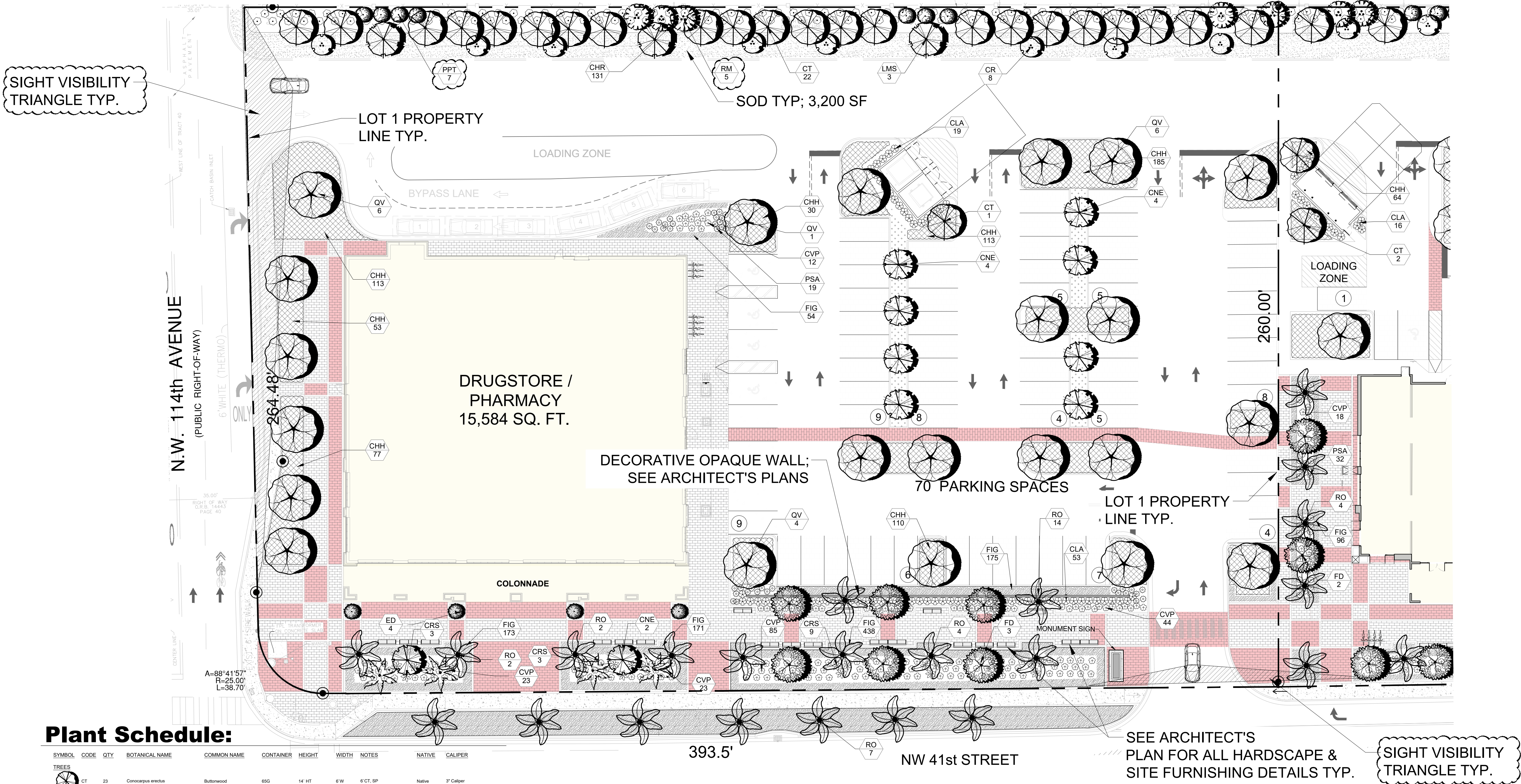
NORTH

SCALE: 1" = 50'

0 25' 50' 100'

LA-CV





Plant Schedule:

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	HEIGHT	WIDTH	NOTES	NATIVE	CALIPER
TREES										
CT	23	Conocarpus erectus	Buttwood	65G	14' HT	6' W	6' CT, SP	Native	3" Caliper	
SITE TREES										
CNE	10	Conocarpus erectus 'Sericeus'	Silver Buttwood	65G	14' HT	6' W	6' CT, STD, SP	Native	3" Caliper	
FD	6	Ficus decipiens	Japanese Elm Tree	65G	14' HT	7' W	6' CT, SP	Non-native	3" Caliper	
3 STREET TREES; 3 SITE TREES										
LMS	3	Lagerstroemia speciosa	Queen's Crape Myrtle	65G	14' HT	8' W	6' CT, SP	Non-native	3" Caliper	
SITE TREES										
QV	22	Quercus virginiana	Southern Live Oak	65G	14' HT	6' W	6' CT, SP	Native	3" Caliper	
6 STREET TREES; 16 SITE TREES										
PALM TREES										
RO	17	Roystonea regia	Florida Royal Palm	FG	8' GW, 18' OA		FL SP, MATCHING	Native	12" MIN	
15 STREET TREES; 2 SITE TREES										
VE	4	Veitchia montgomeryana	Montgomery Palm	FG	10' CT, 16' OA		SGL FL SP	SGL SP	6" MIN	
4 STREET TREES										
UNDERSTORY TREES										
CR	8	Cuscuta rosea 'Ritch Apple'	Pitch Apple	15G	6' HT	4' SPR	ML SP	Native	1.5" Caliper	
ED	4	Elaeagnus argentea	Japanese Blueberry Tree	15G	6' HT	3' W	FTB, SP	Non-native	1.5" Caliper	
SHRUBS										
CHR	132	Chrysobalanus icaco 'Redtip'	Red Tip Cocoplum	3G	18" HT	18" W	F	Native		
CLA	72	Cuscuta glauca	Small-Leaf Cuscuta	7G	36" HT	24" W	F	Non-native		
CVP	187	Rondeletia leucophylla	Panama Rose	3G	18" HT	18" W	F	Non-native		
CRS	15	Croton allamandi	Green Croton Lily	7G	30" OA		F	Non-native		
PSA	39	Pennisetum setaceum	White Fountain Grass	3G	18" HT		F	Non-native		
SHRUB AREAS										
CHH	748	Chrysobalanus icaco 'Horizontal'	Horizontal Cocoplum	3G	18" HT	18" W	F	Native	30" o.c.	
GROUND COVERS										
FIG	2,400	Ficus microcarpa 'Green Island'	Green Island Ficus	3G	12" HT	15" SPR	F	Non-native	24" o.c.	
LSB	426	Liriodendron 'Super Blue'	Super Blue Liriodendron	1G	12" HT	12" W	F	Non-native	18" o.c.	
SOD										
SOD	3,200 sf	Stenotaphrum secundatum 'Florant'	Florant St. Augustine Sod	SOD				Free of Weeds and Pests		
TREES										
PPT	7	Polyalthia longifolia pendula	Indian Mast Tree	25G	10' HT	3' W	FTB, SP	Non-native	2" Caliper	
RM	5	Reveria madagascariensis	Tournefort's Tree	25G	10' HT	5' W	FTB, SP	Non-native		

Landscape Data:

Required:	Provided:
Site Landscape Data (2.40 ac): 22 Trees per acre = 53 trees 10 Shrubs per Required Trees = 530 Shrubs Maximum Sod Area = 20% of Required Open Space (17,811x20%) = 3,562 sf of Sod Maximum (North PROPERTY LINE) Type 1 Buffer = 400 LF X 5' WIDE 2 Shade Trees per 100' = 8 Shade Trees 2 Understory Trees per 100' = 8 Understory Trees 20 Shrubs per 100' = 80 Shrubs (South Property Line) Street Trees = 400 LF 1 Tree per 25' = 16 Trees (West Property Line) Street Trees = 265 LF 1 Tree per 25' = 11 Trees Parking Lot Requirements: 75 Spaces = 750 sf pf planting space/80 = 10 trees	Site Landscape Data (2.40 ac): 53 trees 1,193 Shrubs 3,200 sf of Sod (North PROPERTY LINE) Type 1 Buffer = 400 LF X 5' WIDE 8 Shade Trees 8 Understory Trees 132 Shrubs (South Property Line) Street Trees = 400 LF 16 Trees (West Property Line) Street Trees = 265 LF 11 Trees Parking Lot Requirements: 10 trees

TOTAL TREES & SHRUBS REQUIRED:

27 Street Trees
53 Site/Shade Trees
8 Understory Trees
530 Shrubs

TOTAL TREES & SHRUBS PROVIDED:

28 Street Trees
53 Site/Shade Trees
8 Understory Trees
1,193 Shrubs

Project Team
Landscape Architect:
LAS LANDSCAPE ARCHITECTURAL SERVICES, LLC
Brandon White | Owner
772-834-1357 | brandon@las-fl.com
Paul Goulas | Owner
772-631-9400 | paul@las-fl.com
1708 SE Joy Haven Street
Port St. Lucie, FL 34983
Owner/Developer:
ALBATROS 71, INC
DORAL, FL

RETAIL SITE @ NWC OF 41ST ST & 112 AVE
NORTHWEST CORNER OF 41st ST & 112 AVE, DORAL, FL 33178
Lot 1 Landscape Plan

Revisions		
Date	Init.	Description
10.02.24	PG	Initial Submittal
06.20.25	PG	Revised Per Site Plan
10.31.25	PG	Revised Per Site Plan
1.27.26	PG	Revised Per Site Plan
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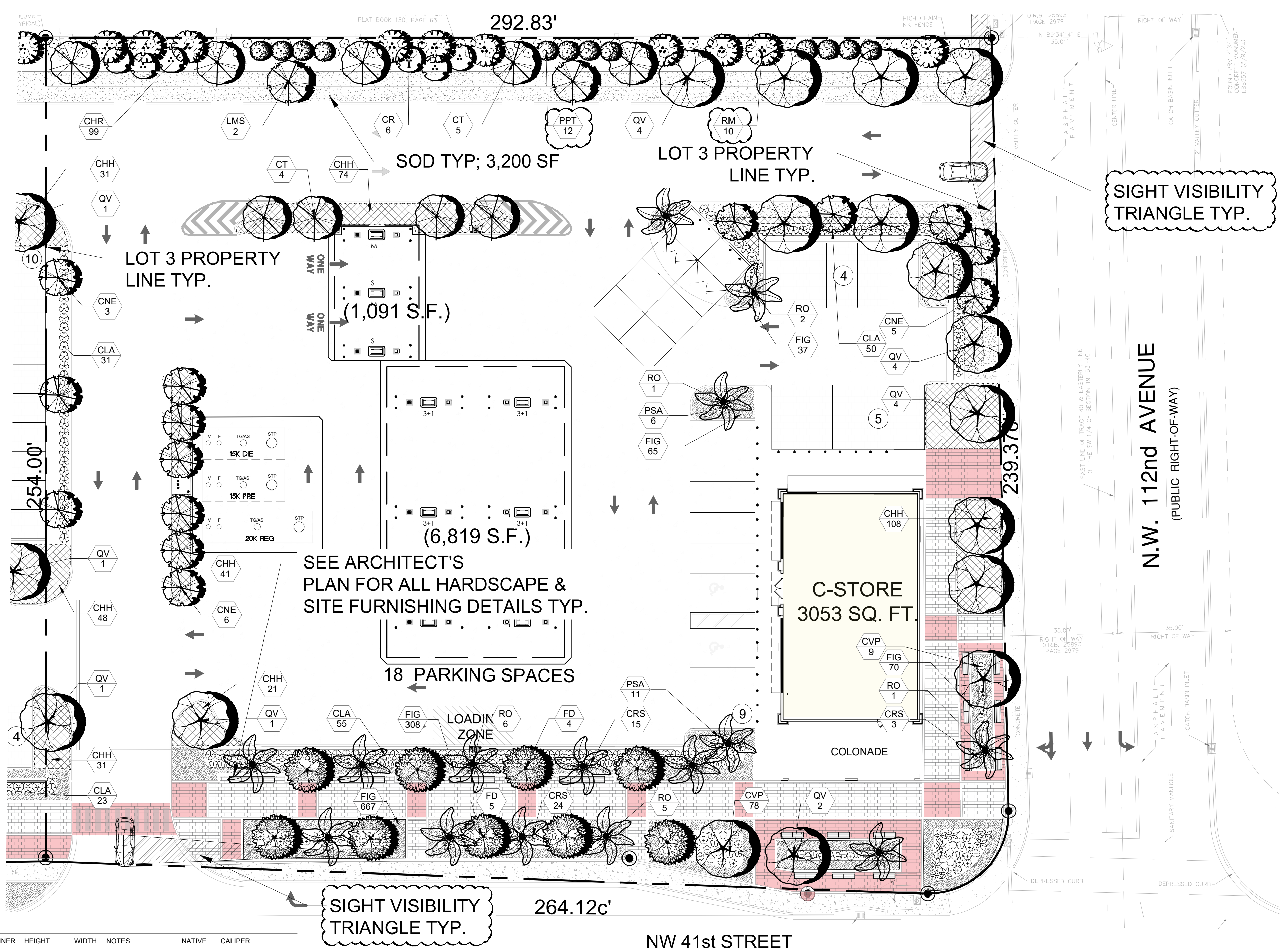
REGISTERED LANDSCAPE ARCHITECT
PAUL A. GOULAS
LA 6666807
STATE OF FLORIDA
PAUL GOULAS, RLA
FLORIDA REG. # LA6666807

Drawn By: PG
Checked By: PG
Municipal Project:
Scale:
NORTH
SCALE: 1" = 20'
0 10' 20' 40'
LA-1

Plant Schedule:

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	HEIGHT	WIDTH	NOTES	NATIVE	CALIPER
TREES										
	CT	9	Conocarpus erectus	Buttonwood	65G	14' HT	6' W	6' CT, SP	Native	3" Caliper
SITE TREES										
	CNE	11	Conocarpus erectus 'Serotenus'	Silver Buttonwood	65G	14' HT	6' W	6' CT, STD, SP	Native	3" Caliper
SITE TREES										
	FD	9	Ficusum decipiens	Japanese Fern Tree	65G	14' HT	7' W	6' CT, SP	Non-native	3" Caliper
4 SITE TREES										
	LMS	2	Lagerstroemia speciosa	Queen's Crape Myrtle	65G	14' HT	8' W	6' CT, SP	Non-native	3" Caliper
5 STREET TREES										
	QV	15	Quercus virginiana	Southern Live Oak	65G	14' HT	6' W	6' CT, SP	Native	3" Caliper
9 STREET TREES; 6 SITE TREES										
PALM TREES										
	RO	15	Roystonea regia	Florida Royal Palm	FG	8' GW, 18' OA		FH, SP, MATCHING	Native	12" MIN
7 SITE TREES										
8 STREET TREES										
UNDERSTORY TREES										
	CR	6	Clusia rosea 'Pitch Apple'	Pitch Apple	15G	6' HT	4' SPR	ML, SP	Native	1.5" Caliper
SHRUBS										
	CHR	96	Chrysobalanus icaco 'Redtip'	Red Tip Cocoplum	3G	18" HT	18" W	F	Native	
	CLA	106	Clusia guttifera	Small-Leaf Clusia	7G	36" HT	24" W	F	Non-native	
	CVP	137	Rondeletia leucophylla	Panama Rose	3G	18" HT	18" W	F	Non-native	
	CRS	42	Crinum asiaticum	Green Crinum Lily	7G	30" OA		F	Non-native	
	PSA	17	Pennisetum setaceum	White Fountain Grass	3G	18" HT		F	Non-native	
SHRUB AREAS										
	CHH	317	Chrysobalanus icaco 'Horizontal'	Horizontal Cocoplum	3G	18" HT	18" W	F	Native	36" o.c.
GROUND COVERS										
	FIG	1,147	Ficus microcarpa 'Green Island'	Green Island Ficus	3G	12" HT	15" SPR	F	Non-native	24" o.c.
SOD										
	SOD	3,200 sf	Stenotaphrum secundatum 'Floratan'	Floratan St. Augustine Sod	SOD				Free of Weeds and Pests	

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	HEIGHT	WIDTH	NOTES	NATIVE	CALIPER
TREES										
	PPT	12	Polyalthia longifolia pendula	Indian Mast Tree	25G	8' HT	3' W	FTB, SP	Non-native	2" Caliper
	RM	10	Ravensala madagascariensis	Traveler's Tree	25G	10' HT	5' W	FTB, SP	Non-native	



Landscape Data:

Required:	Provided:
Site Landscape Data (1.77 ac):	Site Landscape Data (1.77 ac):
22 Trees per acre = 39 trees	39 trees
10 Shrubs per Required Trees = 390 Shrubs	715 Shrubs
Maximum Sod Area = 20% of Required Open Space	2,400 sf of Sod
(13,120x20%) = 2,624 sf of Sod Maximum	
(North PROPERTY LINE) Type 1 Buffer = 300 LF X 5' WIDE	(North PROPERTY LINE) Type 1 Buffer = 300 LF X 5' WIDE
2 Shade Trees per 100' = 6 Shade Trees	6 Shade Trees
2 Understory Trees per 100' = 6 Understory Trees	6 Understory Trees
20 Shrubs per 100' = 60 Shrubs	98 Shrubs
(South Property Line) Street Trees = 290 LF	(South Property Line) Street Trees = 290 LF
1Tree per 25' = 12 Trees	12 Trees
(East Property Line) Street Trees = 240 LF	(East Property Line) Street Trees = 240 LF
1Tree per 25' = 10 Trees	10 Trees
Parking Lot Requirements:	Parking Lot Requirements:
19 Spaces = 190 sf pf planting space/80 = 3 trees	3 trees

TOTAL TREES & SHRUBS REQUIRED:

22 Street Trees
39 Site/Shade Trees
6 Understory Trees
390 Shrubs

TOTAL TREES & SHRUBS PROVIDED:

22 Street Trees
39 Site/Shade Trees
6 Understory Trees
715 Shrubs

Project Team

Landscape Architect:

LANDSCAPE
ARCHITECTURAL
SERVICES, LLC

Brandon White | Owner
772-834-1357 | brandon@las-fl.com
Paul Goulas | Owner
772-631-8400 | paul@las-fl.com
1708 SE Joy Haven Street
Port St. Lucie, FL 34983

Owner/Developer:

ALBATROS 71, INC
DORAL, FL

**RETAIL SITE @ NWC OF
41ST ST & 112 AVE**
**NORTHWEST CORNER OF 41st ST &
112 AVE, DORAL, FL 33178**

Lot 3 Landscape Plan

Revisions		
Date	Init.	Description
10.02.24	PG	Initial Submittal
06.20.25	PG	Revised Per Site Plan
10.31.25	PG	Revised Per Site Plan
01.27.26	PG	Revised Per Site Plan
5.11.26	PG	Revised Per Site Plan & Comments
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REGISTERED LANDSCAPE ARCHITECT
PAUL A. GOULAS
LA 6666807
STATE OF
FLORIDA

PAUL GOULAS, RLA
FLORIDA REG. # LA6666807

Drawn By: PG

Checked By: PG

Municipal Project:

Scale:

NORTH

SCALE: 1" = 20'

0 10' 20' 40'

LA-3

LANDSCAPE SPECIFICATIONS:

PART 1: GENERAL CONDITIONS

1.01 SCOPE:

- A. The landscape contract includes the supplying and planting of all trees, shrubs, vines, and ground cover together with all necessary labor, equipment, tools and materials needed for the successful completion, execution and maintenance of the landscape plans.

1.02 AGENCY STANDARDS:

- A. Grades and standards of plant materials to be used shall be true to name, size, condition and graded Florida #1 or better as stated in: Grades and Standards of Florida Plant Materials published by the State of Florida Department of Agriculture, Tallahassee, Florida.

1.03 SITE EXAMINATION:

- A. The Landscape Contractor shall personally examine the site and fully acquaint him/herself with all of the existing conditions in order that no mis-understanding may afterwards arise as to the character or extent of the work to be performed, and additionally, in order to acquaint him/herself with all precautions to be taken in order to avoid injury to property or persons. No additional compensation will be granted because of any unusual difficulties which may be encountered in the execution or maintenance of any portion of the work.

1.04 ERRORS AND OMISSIONS:

- A. The plant list is a part of the drawings and is furnished as a convenience. The plant list indicates the name, size and quantities of specific plant materials as called for and is located on the drawings. The Landscape Contractor is responsible for higher own quantity count, and any discrepancy between drawings and plant list shall be considered as correct on the drawings.

- B. The Landscape Contractor shall not take advantage of errors or omissions in the specifications or contract drawings. Full instruction will be given if such errors are discovered. Upon the discovery of any discrepancies in, or omissions from the drawings or documents, or should the Landscape Contractor be in doubt as to their meaning, the Landscape Architect shall be notified and will determine the actions necessary to each query.

- C. If plans and specifications are found to disagree after the contract is awarded, the Landscape Architect shall be the judge as to which was intended.

1.05 EXECUTION OF THE WORK:

- A. The Landscape Contractor shall have his labor crews controlled and directed by a Foreman well versed in plant materials, planting methods, reading blueprints, and coordination between job and nursery in order to execute installation correctly and in a timely manner.

- B. The Landscape Contractor shall provide a competent English-speaking Foreman on the project at all times, who shall be fully authorized as the Contractor's agent on the work. The Superintendent shall be capable of reading and thoroughly understanding the Plans, Specifications and other Contract Documents. If the Superintendent is deemed incompetent by the Landscape Architect, he (the superintendent) shall be immediately replaced.

- C. The Landscape Contractor shall be available for any meetings with the Owner and/or Landscape Architect during implementation of the job. Any additional work or changes required as a result of failure to communicate with the Owner or Landscape Architect during implementation will be the responsibility of the Landscape Contractor.

1.06 PROTECTION OF PUBLIC AND PROPERTY:

- A. The Landscape Contractor shall protect all materials and work against injury from any cause and shall provide and maintain all necessary safeguards for the protection of the public. He shall be held responsible for any damage or injury to persons or property which may occur as a result of his fault or negligence in the execution of the work, i.e. damage to underground pipes or cables.

1.07 CHANGES AND EXTRAS:

- A. The Contractor shall not start work on any changes or "extras" in the project until a written agreement setting forth the adjusted prices has been executed by the Owner and the Contractor. Any work performed on changes or "extras" prior to execution of a written agreement may or may not be compensated for by the Owner at his discretion.

1.08 GUARANTEE:

- A. The Landscape Contractor shall furnish a written guarantee warranting all materials, workmanship and plant materials, except sod, for a period of ONE (1) YEAR from the time of completion and acceptance by the Landscape Architect and Owner. Sod shall be guaranteed to 90 calendar days after acceptance by the Landscape Architect and Owner. All plant material shall be alive and in satisfactory condition and growth for each specific kind of plant at the end of the guarantee period. The guaranteeing of plant material shall be construed to mean complete and immediate replacement with plant material of the same variety, type, size, quality and grade as that of the originally specified material. During the guarantee period it shall be the Landscape Contractor's responsibility to immediately replace any dead or unhealthy material as determined by the Landscape Architect. The guarantee will be null and void if plant material is damaged by lightning, hurricane force winds, or any other acts of God, as well as vandalism or lack of proper maintenance.

- B. At the end of the specified guarantee period, any plant required under this contract that is dead or not in satisfactory condition, as determined by the Landscape Architect, shall be replaced. The Landscape Contractor shall be responsible for the full replacement cost of plant materials for the first replacement and share subsequent replacement (s) costs equally with the Owner, should the replacement plant fail to survive.

1.09 CARE AND MAINTENANCE:

- A. The Landscape Contractor shall be responsible for the care and maintenance of all plant materials and irrigation when applicable until final acceptance by the Owner or Landscape Architect.

- B. The Owner agrees to execute the instructions for such care and maintenance.

1.10 SAFETY:

- A. It shall be the responsibility of the Landscape Contractor to protect all persons from injury and to avoid property damage. Adequate warning devices shall be placed and maintained during the progress of the work.

- B. It shall be the contractor's responsibility to conform to all local, state, and federal safety laws and codes including the Federal Occupational Safety And Health Act (O.S.H.A.).

1.11 CONTRACTOR QUALIFICATION:

- A. The Owner may require the apparent contractor (s) to qualify him/herself to be a responsible entity by furnishing any or all of the following documentary data:
1. A financial statement showing assets and liabilities of the company current to date.
 2. A listing of not less than (3) completed projects of similar scope and nature.
 3. Permanent name and address of place of business.
 4. The number of regular employees of the organization and length of time the organization has been in business under the present name.

1.12 INSURANCE AND BONDING:

- A. The contractor (s) shall submit proof of insurance for this job for the time period that the work is done. The minimum amount of insurance shall be \$300,000.00 per person and \$300,000.00 per aggregate or as required by owner and agreed to in the contract. The successful bidder shall be required to have this coverage in effect before beginning work on the site.

- B. The Owner shall have the right to require the Contractor to furnish bonds covering faithful performance of the Contract and payment obligations arising thereunder as stipulated in bidding requirements or specifically required in the Contract Documents on the date of execution of the Contract.

1.13 PERMITS AND CERTIFICATES:

- A. All contractors shall secure and pay for all permits and certificates required for his/her class of work.

PART 2: MATERIALS

2.01 PLANT MATERIALS:

- A. A complete list of plants is shown on the drawings, including a schedule of quantities, sizes, and such other requirements deemed necessary. In the event discrepancies occur, the specifications on the drawings shall govern.

- B. Substitutions: Substitutions of plant materials or changes in size or spacing of materials will be permitted ONLY upon written authorization by the Owner or the Landscape Architect. If plant material is not of sufficient size to meet applicable codes, a letter of variance from the appropriate agency must be obtained by the Contractor prior to issuance of any change order. If material of smaller size is to be accepted, the quantity of material shall be increased, at no additional cost to the Owner, to meet the intent of the drawings.

- C. All plant materials shall have a habit of growth that is normal for the species and shall be healthy, vigorous and equal to or exceed the measurements specified in the plant list, which are the minimum acceptable sizes. Plants shall be measured before pruning with branches in normal position. Any necessary pruning shall be done at the time of planting.

- D. All plant materials shall be nursery grown, unless otherwise noted, Florida #1 or better and shall comply with all required inspections, grading standards and plant regulations as set forth by the Florida Department of Agriculture's Grades and Standards for Nursery Plants, most current addition and Grades and Standards for Nursery Plants, most current addition.

- E. Plants that do not have the normal balance of height and spread typical for the respective plant shall not be acceptable.

- F. The Landscape Contractor shall install each plant to display its best side. Adjustments may be required if plants are not installed properly and/or approved by the Landscape Architect at no additional cost to owner.

2.02 INSPECTION

- A. The Landscape Architect and Owner may inspect trees and shrubs at place of growth or at site before planting, for compliance with requirements for genus, species, variety, size and quality. The Landscape Architect and Owner retain the right to further inspect trees and shrubs for size and condition of balls and root systems, insects, injuries and latent defects, and to reject unsatisfactory or defective material at any time during progress of work. Rejected plant materials shall be immediately removed from project site.

2.03 PROTECTION OF PLANT MATERIALS:

- A. Balled and burlapped plants (B & B) shall be dug with firm natural balls of earth of sufficient diameter and depth to encompass the fibrous and feeding root system necessary for full recovery of the plant. Balls shall be firmly wrapped with burlap similar materials and bound with cord, rope, or wire mesh. All collected plants shall be balled and burlapped.

- B. Plants with broken, damaged or insufficient rootballs will be rejected.

- C. All plant material shall be protected from possible bark injury or breakage of branches. All plants transported by open trucks shall be adequately covered to prevent windburn, drying or damage to plants.

- D. Plants which cannot be planted immediately on delivery to the site shall be covered with moist soil, much or other protection from the drying of wind and sun. All plants shall be watered as necessary by the Landscape Contractor until planted.

2.04 STORAGE:

- A. All plant materials shall be stored on the site in designated areas, specified by the Landscape Architect or Owner's agent.

- B. No plant material shall be stored longer than seventy-two (72) hours unless approved by Landscape Architect and/or owner.

- C. The Landscape Architect reserves the right to reject any plant materials not in conformance with these specifications.

- D. All rejected material shall be immediately removed from the site and replaced with acceptable material at no cost to the Owner.

2.05 PROTECTION DURING PLANTING:

- A. Trees moved by winch or crane shall be thoroughly protected from chain marks, girdling or bark slippage by means of burlap, wood battens or other approved methods. Battens shall NOT be attached to the tree with nails.

2.06 PLANTING SOIL:

- A. Planting soil for all plantings shall consist of existing native soil and shall be free of debris, roots, clay, stones, plants or other foreign materials which might be a hindrance to planting operations or be detrimental to good growth.

2.07 FERTILIZER:

- A. Commercial fertilizer shall comply with the state fertilizer laws. Nitrogen shall not be less than 40% from organic source. Inorganic chemical nitrogen shall not be derived from the sodium form of nitrate. Fertilizers shall be delivered to the site in unopened original containers, each bearing the manufacturer's guaranteed analysis. Any fertilizer that becomes caked or otherwise damaged shall be rejected.

- B. Thoroughly mixed 3 lbs. of commercial fertilizer to each cubic yard of planting soil.

- C. Tabletized fertilizer shall be Agriform planting tablets 20-10-15 formula, 21 gram or equal. All trees and shrubs shall be fertilized with tabletized fertilizer as follows. While backfilling plant holes, fertilizer tablets shall be equally spaced and placed adjacent to the ball mid-way in depth in accordance with the following rates:

1 gallon container	1 tablet
3 gallon container	2 tablets
5 gallon container	3 tablets
7 gallon	5 tablets

Large tubs, wire baskets, grow bags, and balled and burlapped material shall have 1 tablet for each 1/2 inch of trunk diameter (measured 3 feet from ground) or for each foot of height or spread of larger shrub material. The Landscape Architect reserves the right to inspect and review the application of fertilizer.

2.08 MULCH:

- A. Much material shall be clean, dry, free of weeds, seeds and pests, moistened at the time of application to prevent wind displacement. Cypress &/or Red mulch is prohibited.

- B. All trees and shrub beds shall receive 3" mulch immediately after planting and thoroughly watered. Apply 2" max on tree & palm rootballs, keep away from tree & palm trunks or as required by local jurisdiction.

PART 3: EXECUTION

3.01 DIGGING:

- A. The Landscape Contractor shall exercise care in digging and other work so as not to damage existing work, including overhead wires, underground pipes and cables and the pipes and hydrants of watering systems. Should such overhead or underground obstructions be encountered which interfere with planting, the Owner shall be consulted and contractor will adjust the location of plants to clear such obstruction. The Contractor shall be responsible for the immediate repair of any damage caused by this work.

3.02 GRADING:

- A. Grading for drainage, swales, etc. to within 4 inches of the finished grade to be provided by others.

- B. It shall be the responsibility of the Landscape Contractor to provide the final grading during the course of landscape installation so as to bring sod and planting areas to their proper elevations in relation to walks, paving, drain structures, and other site conditions. The site grading plan must be checked prior to installation of sod to insure that drainage and other conditions will NOT be modified.

3.03 PLANTING:

- A. Planting shall take place during favorable weather conditions.

- B. The Contractor shall call for utility locates and ascertain the location of all utilities and easements so proper precautions can be taken not to damage or encroach on them.

- C. Tree Planting shall be located where it is shown on the plan. No planting holes shall be dug until the proposed locations have been staked on the ground by the Contractor.

- D. Excavation of holes shall extend to the required subgrades as specified on the planting diagrams located in the planting plans. Plant pits shall be circular in outline and shall have a profile which conforms to the aforementioned "Tree and Shrub Planting Diagrams".

- E. A representative number of planting pits (a minimum of one in every 25 feet throughout the entire site) shall be tested for proper drainage. See Landscape Plan for complete testing methods and requirements.

- F. Planting pits shall be excavated to the following dimensions and refilled with a mixture of (1/2) planting soil (1/2) existing native soil:
- 1/2) Gallon material (1 gal.): 12" x 12" x 12" min.
 - 3 Gallon material (3 gal.): 20" x 20" x 18" min.
 - Letto material (7 gal.): 30" x 30" x 24" min.
- Field ground material and trees: 1-1/2 times width of ball and depth of ball plus 12" min.

- G. No planting or laying of sod shall be initiated until the area has been cleaned of existing sod or other plant materials, rough grass, weeds, debris, stones etc. and the ground has been brought to an even grade, with positive drainage away from buildings and towards drain inlets and swales and approved by Landscape Architect or owner's rep.

- H. Each plant shall be planted in an individual hole as specified for trees, shrubs, and vines.
- I. All plants shall be set to ultimate finished grade. No filling will be permitted around trunks or stems. All ropes, wire, stakes, etc., shall be removed from sides and top of the ball and removed from hole before filling in.

- J. All flagging ribbon shall be removed from trees and shrubs before planting.

- K. Excess excavation (fill) from all holes shall be removed from the site, at no additional expense to Owner.

- L. All palms shall be backfilled with sand, thoroughly washed in during planting operations and with a shallow saucer depression left at the soil line for future waterings. Saucer areas shall be top-dressed two (2") inches deep with topsoil raked and left in a neat, clean manner.

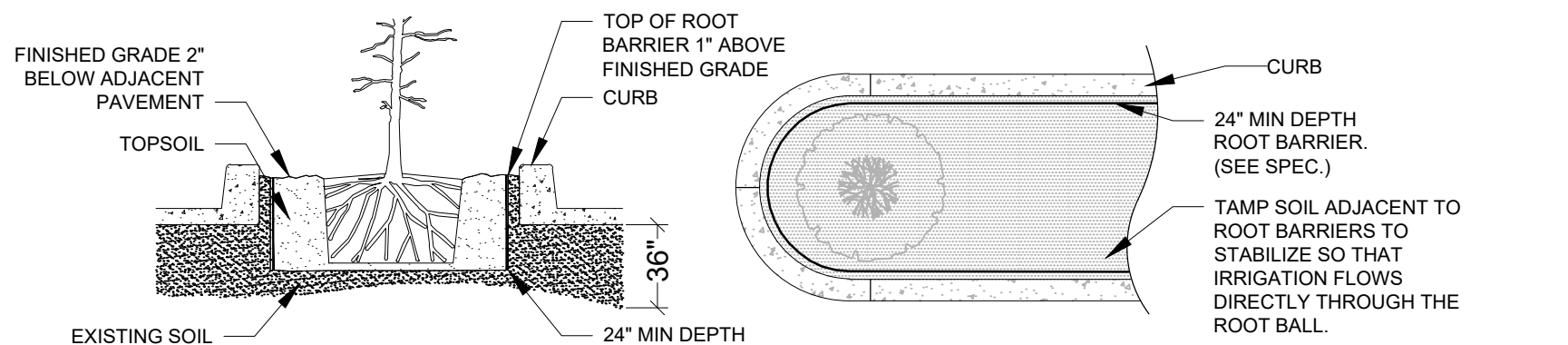
3.04 PRUNING:

- A. Remove dead and broken branches from all plant material. Prune to retain typical growth habit of individual plants with as much height and spread as possible in a manner which will preserve the plant's natural character.

- B. Make all cuts with sharp instruments flush with trunk or adjacent branch, in such a manner as to insure elimination of stubs. Cuts made at right angles to line of growth will not be permitted.

- C. Trees shall not be poled or topped.

- D. Remove all trimmings from site.



SPECIAL APPLICATIONS ROOT BARRIER DETAIL

NOTES:
1-ROOT BARRIER SHALL BE "DEEPROOT 24" DEPTH OR APPROVED EQUAL.
2-ROOT BARRIER SHALL BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS AND RECOMMENDATIONS.

3.05 GUYING:

- A. All trees over six (6') feet in height shall, immediately after setting to proper grade, be guyed with three sets of two strands, No. 12 gauge malleable galvanized iron, in tripod fashion. See Detail.
- B. Wires shall not come in direct contact with the tree but shall be covered with an approved protection device at all contact points. Wires shall be fastened in such a manner as to avoid pulling crotches apart.
- D. Stake & Brace all trees larger than 12" ca. See detail.
Stakes shall be 2" x 2" lumber of sufficient length to satisfactorily support each tree.

3.06 WATER:

- A. Each plant or tree shall be thoroughly watered in after planting. Watering of all newly installed plant materials shall be the responsibility of the Landscape Contractor until final acceptance by the Landscape Architect.

- B. See General Notes of Landscape Plan for water source.

3.07 SOD:

- A. The Landscape Contractor shall sod all areas indicated on the drawings.

- B. It shall be the responsibility of the Landscape Contractor to fine grade all landscape areas, eliminating all bumps, depressions, sticks, stones, and other debris.

- C. The sod shall be firm, bough texture, having a compacted growth of grass with good root development. It shall contain no noxious weeds, or any other objectionable vegetation, fungus, insects, or disease. The soil embedded in the sod shall be good clean earth, free from stones and debris.

- D. Before being cut and lifted, the sod shall have been mowed at least three times with a lawn mower, with the final mowing not more than seven days before the sod is cut. The sod shall be carefully cut into uniform dimensions.

- E. 6-6 fertilizer with all trace elements is to be applied at the rate of 40 lbs. per 1,000 sq. ft. prior to laying sod.

- F. Solid sod shall be laid with closely abutting, staggered joints with a tamped or rolled, even surface.

- G. The finished level of all sod areas after settlement shall be one (1") inch below the top of abutting curbs, walks, paving and wood borders to allow for building turf.

- H. If in the opinion of the Landscape Architect, top dressing is necessary after rolling, clean yellow sand will be evenly applied over the entire surface and thoroughly washed in.

3.08 SEEDING:

- A. The Landscape Contractor shall remove all vegetation and rocks larger than (1") in diameter from areas to be seeded, scarify the area, then apply fertilizer at a rate of 500 lbs. per acre.

- B. Application: Argentine Bahia Grass seed - 200 Pounds per acre mixed with common hulled Bermuda seed - 30 lbs. per acre. All other seed mixtures shall be applied per the manufacturer's instructions.

- C. Roll immediately after seeding with a minimum 500 pound roller, then apply straw mulch at the rate of 2,500 pounds per acre.

- D. Apply fertilizer at the rate of 150 lbs. per acre 45-60 days after seeding.

3.09 CLEANING UP:

- A. The contractor shall at all times keep the premises free from accumulations of waste materials or rubbish caused by his employees or work. He shall leave all paved areas "broom clean" when completed with his work.

3.10 MAINTENANCE:

- A. Maintenance shall begin immediately after each plant is installed and shall continue until all planting has been accepted by the Owner or Landscape Architect. Maintenance shall include watering, weeding, removal of dead materials, resetting plants to proper grades or upright positions, spraying, restoration of planting saucer and/or any other necessary operations.

- B. Proper protection to lawn areas shall be provided and any damage resulting from planting operations shall be repaired promptly.

- C. Replacement of plants during the maintenance period shall be the responsibility of the Contractor, excluding vandalism or damage on the part of others, lighting, or hurricane force winds, until final acceptance.

- D. In the event that weeds or other undesirable vegetation become prevalent, it shall be the Contractor's responsibility to remove them.

- E. Trees or other plant material which fall or are blown over during the maintenance period will be reset by the Contractor at no additional expense to the Owner, the only exception being hurricane force winds.

3.11 COMPLETION, INSPECTION AND ACCEPTANCE:

- A. Completion of the work shall mean the full and exact compliance and conformity with the provisions expressed or implied in the Drawings and in the Specifications, including the complete removal of all trash, debris, soil or other waste created by the Landscape Contractor.

- B. Inspection of work to determine completion of contract, exclusive of the possible replacement of plants, will be made by the Owner and/or Landscape Architect at the conclusion of all planting and at the request of the Landscape Contractor.

- C. All plant material shall be alive and in good growing condition for each specified kind of plant at the time of acceptance. The rating of each plant according to Florida Grades and Standards shall be equal to or better than that called for on the plans and in these Specifications at the time of final inspection and acceptance.

- D. After inspection, the Landscape Contractor will be notified by the Owner of the acceptance of all plant material and workmanship, exclusive of the possible replacement of plants subject to guarantee.

DRAINAGE TESTING/DRAINAGE CHANNEL REQUIREMENTS

PRIOR TO PLANTING ALL PLANTING PITS SELECTED FOR TESTING SHALL BE TESTED IN THE FOLLOWING MANNER

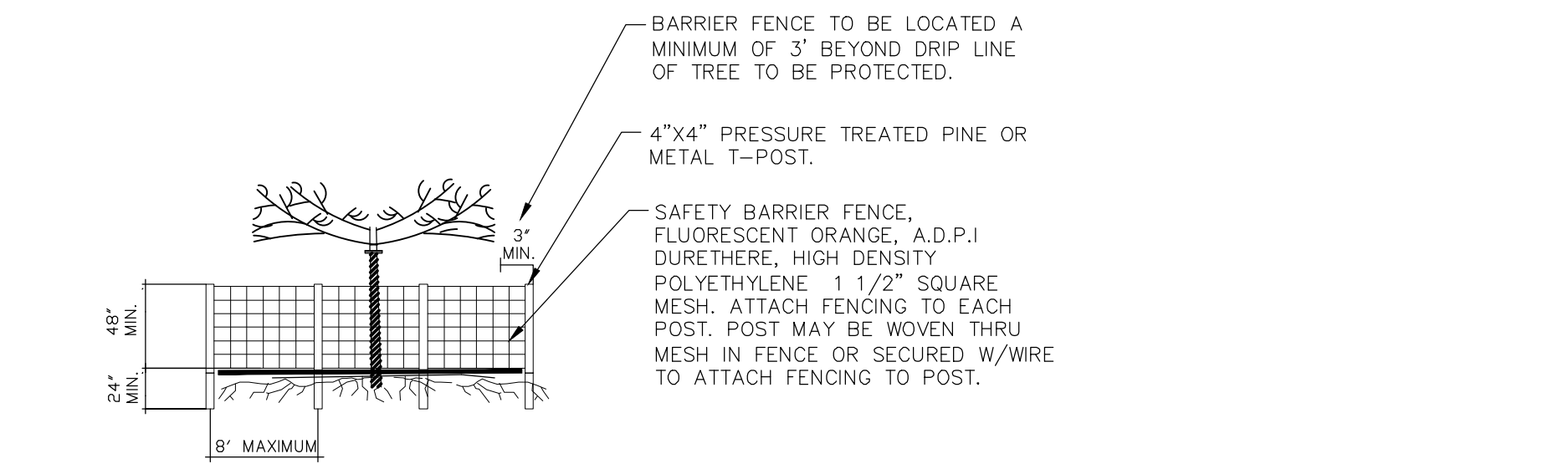
- A. DIG EACH PLANTING PIT TO THE MINIMUM SPECIFIED SIZE.

- B. FILL PLANTING PIT WITH TWELVE INCHES (12") OF WATER. IF THE WATER LEVEL DROPS FOUR (4) OR MORE WITHIN FOUR (4) HOURS, THE DRAINAGE IS SUFFICIENT AND A DRAINAGE CHANNEL IS NOT REQUIRED. IF THE WATER LEVEL DROPS LESS THAN FOUR INCHES (4") WITHIN THE FOUR (4) HOUR PERIOD, A DRAINAGE CHANNEL IS REQUIRED.

- C. WHERE REQUIRED, THE DRAINAGE CHANNEL MUST EXTEND DOWN THROUGH THE NON POROUS SOIL AND INTO POROUS SOIL. (SEE DETAIL)

- D. ALL MATERIAL REMOVED FROM THE DRAINAGE CHANNEL SHALL BE DISCARDED.

- E. WHEN BACKFILLING PLANTING PITS WITH PLANTING MIXTURE, CARE MUST BE TAKEN TO KEEP THE CONSISTENCY OF THE SOIL MIX THE SAME THROUGHOUT THE PLANTING PIT AND DRAINAGE CHANNEL.

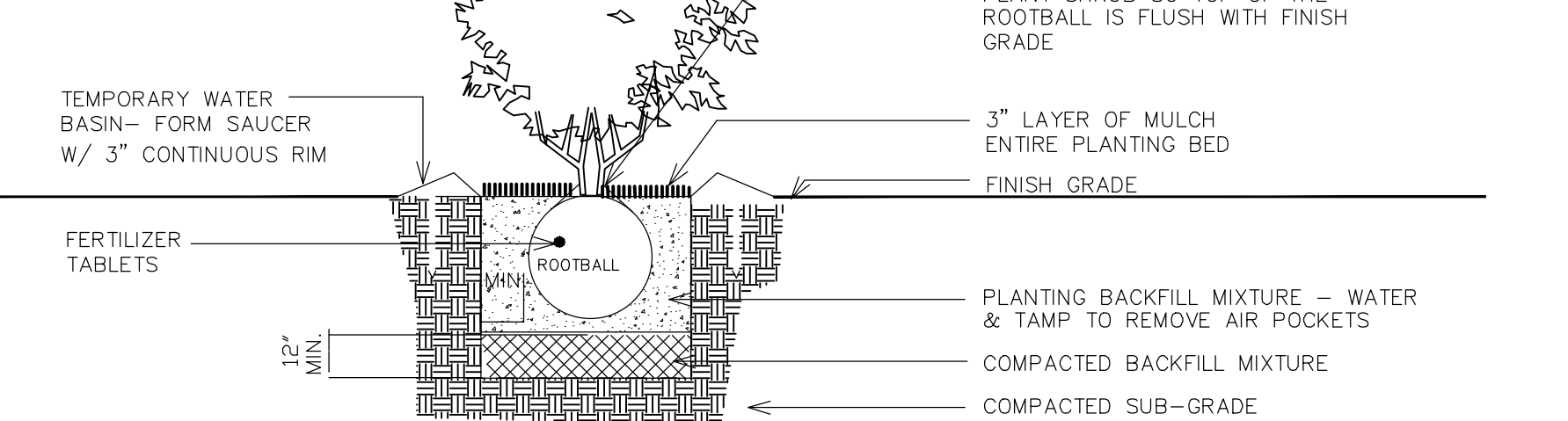


NOTE: BARRIER TO FORM CONTINUOUS CIRCLE AROUND THE TREE OR GROUP OF TREES. SEE PLAN FOR LOCATION OF TREES TO REMAIN. BARRIER MUST BE IN PLACE BEFORE CONSTRUCTION BEGINS.

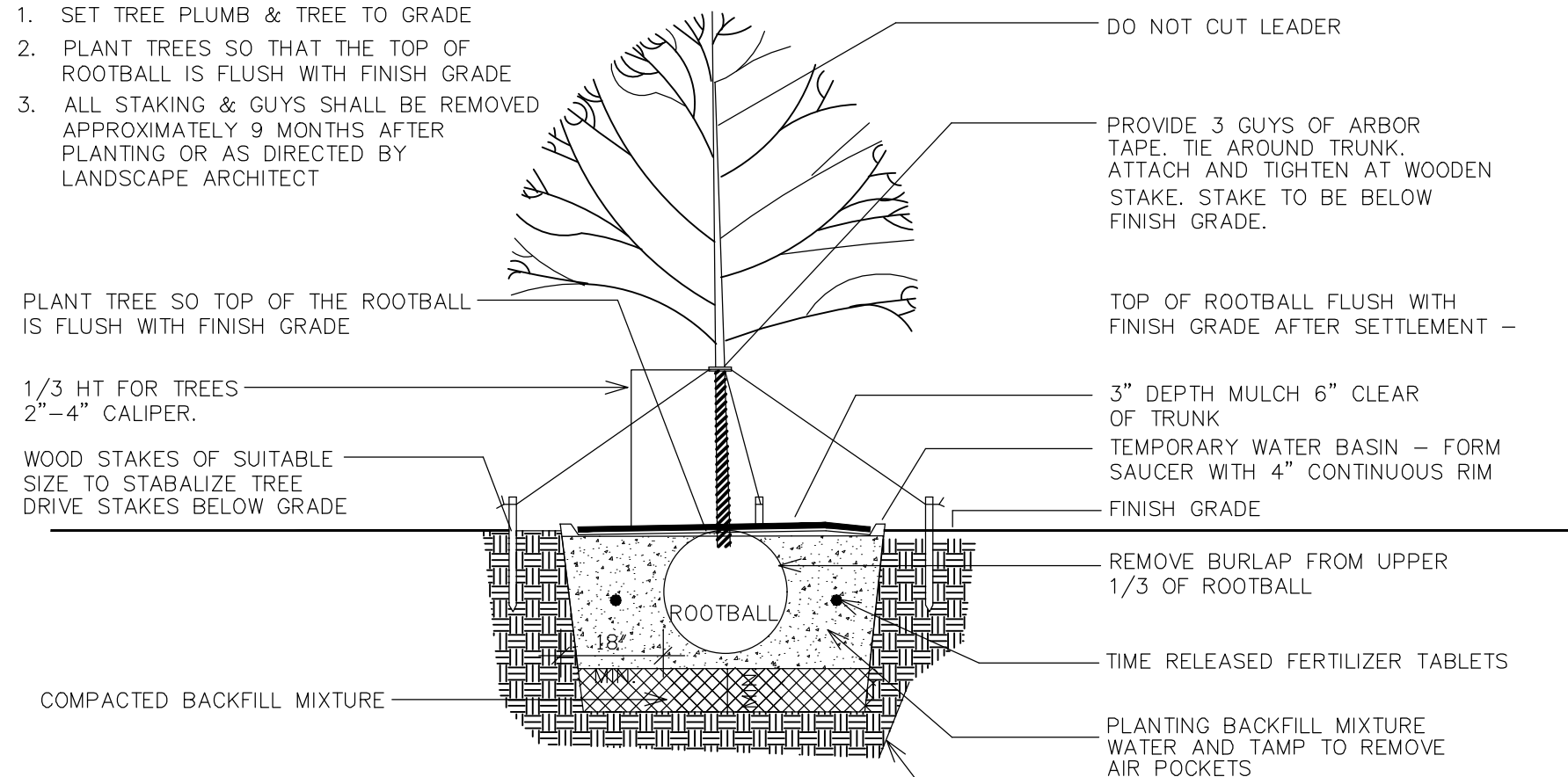
EXISTING TREE PROTECTION DETAIL

NOTES:

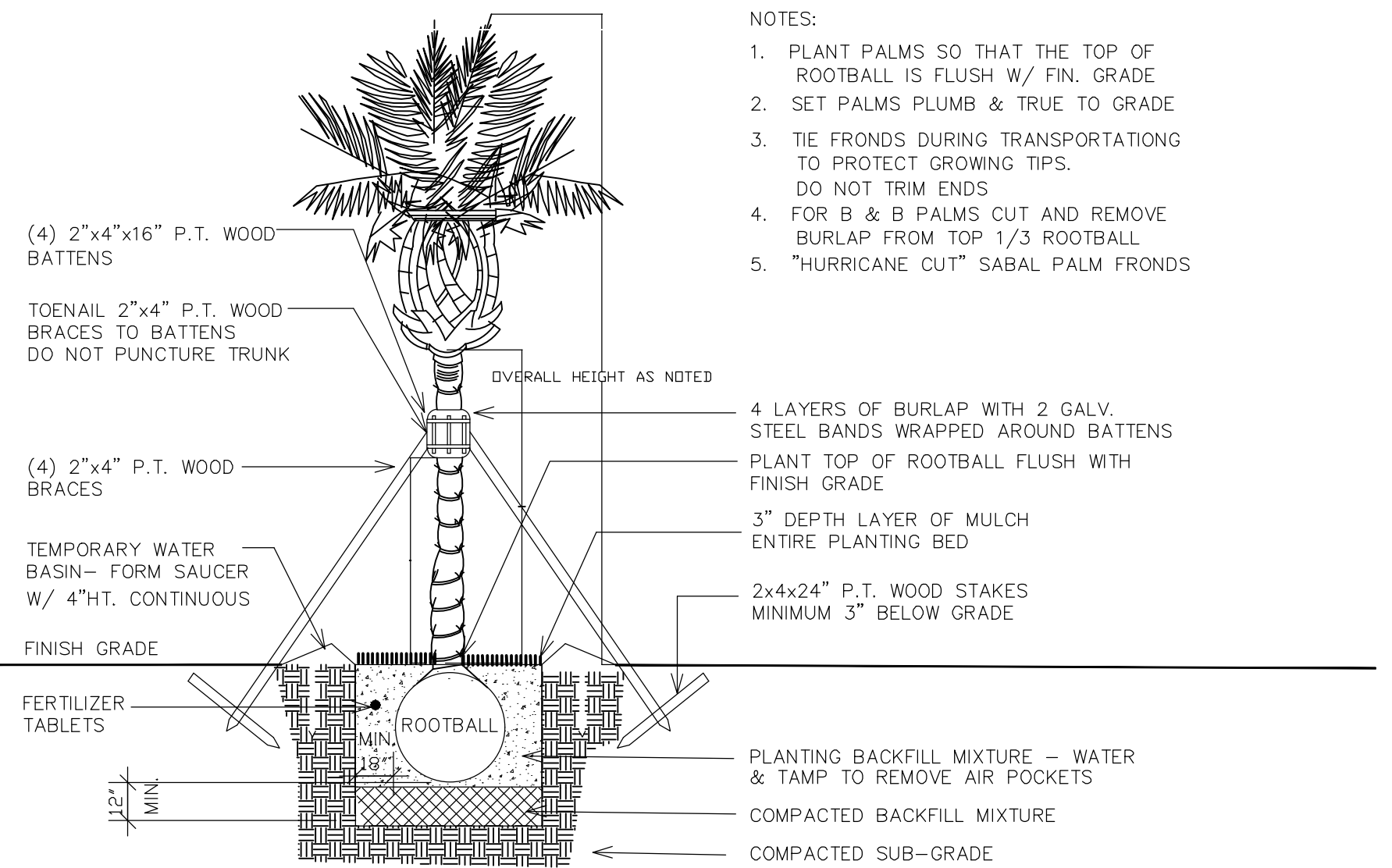
1. CONTAINER GROWN SHRUBS - LOOSEN ROOTS AT EDGE OF ROOTBALL
2. BALL IN BURLAP SHRUBS - CUT & REMOVE BURLAP FROM TOP 1/3 OF ROOTBALL.
3. WHERE SHRUBS & GROUND COVER ARE PLANTED IN BEDS, EXCAVATE ENTIRE BED & FILL W/ PLANTING BACKFILL MIXTURE.
4. DEPTH OF PLANTING PIT SHALL NOT BE LESS THAN 1-1/2 TIMES THE DEPTH OF THE ROOTBALL.



SHRUB PLANTING DETAIL



TREE STAKING DETAIL



- NOTES:
1. PLANT PALMS SO THAT THE TOP OF ROOTBALL IS FLUSH W/ FIN. GRADE
 2. SET PALMS PLUMB & TRUE TO GRADE
 3. THE FRONDS DURING TRANSPORTATION TO PROTECT GROWING TIPS. DO NOT TRIM ENDS
 4. FOR B & B PALMS CUT AND REMOVE BURLAP FROM TOP 1/3 ROOTBALL
 5. "HURRICANE CUT" SABAL PALM FRONDS

Project Team

Landscape Architect:

LANDSCAPE ARCHITECTURAL SERVICES, LLC

Brandon White | Owner
772-834-1357 | brandon@las-fl.com

Paul Goulas | Owner
772-631-8400 | paul@las-fl.com
1708 SE Joy Haven Street
Port St. Lucie, FL 34983

Owner/Developer:

ALBATROS 71, INC
DORAL, FL

RETAIL SITE @ NWC OF
41ST ST & 112 AVE
NORTHWEST CORNER OF 41st ST &
112 AVE, DORAL, FL 33178

Landscape Details & Specifications

Revisions		
Date	Init.	Description
10.02.24	PG	Initial Submittal
06.20.25	PG	Revised Per Site Plan
10.31.25	PG	Revised Per Site Plan
1.27.26	PG	Revised Per Site Plan
5.11.26	PG	Revised Per Site Plan & Comments

REGISTERED LANDSCAPE ARCHITECT

PAUL A. GOULAS

LA 6666807

STATE OF FLORIDA

PAUL GOULAS, RLA
FLORIDA REG. # LA6666807

Drawn By: PG

Checked By: PG

Municipal Project:

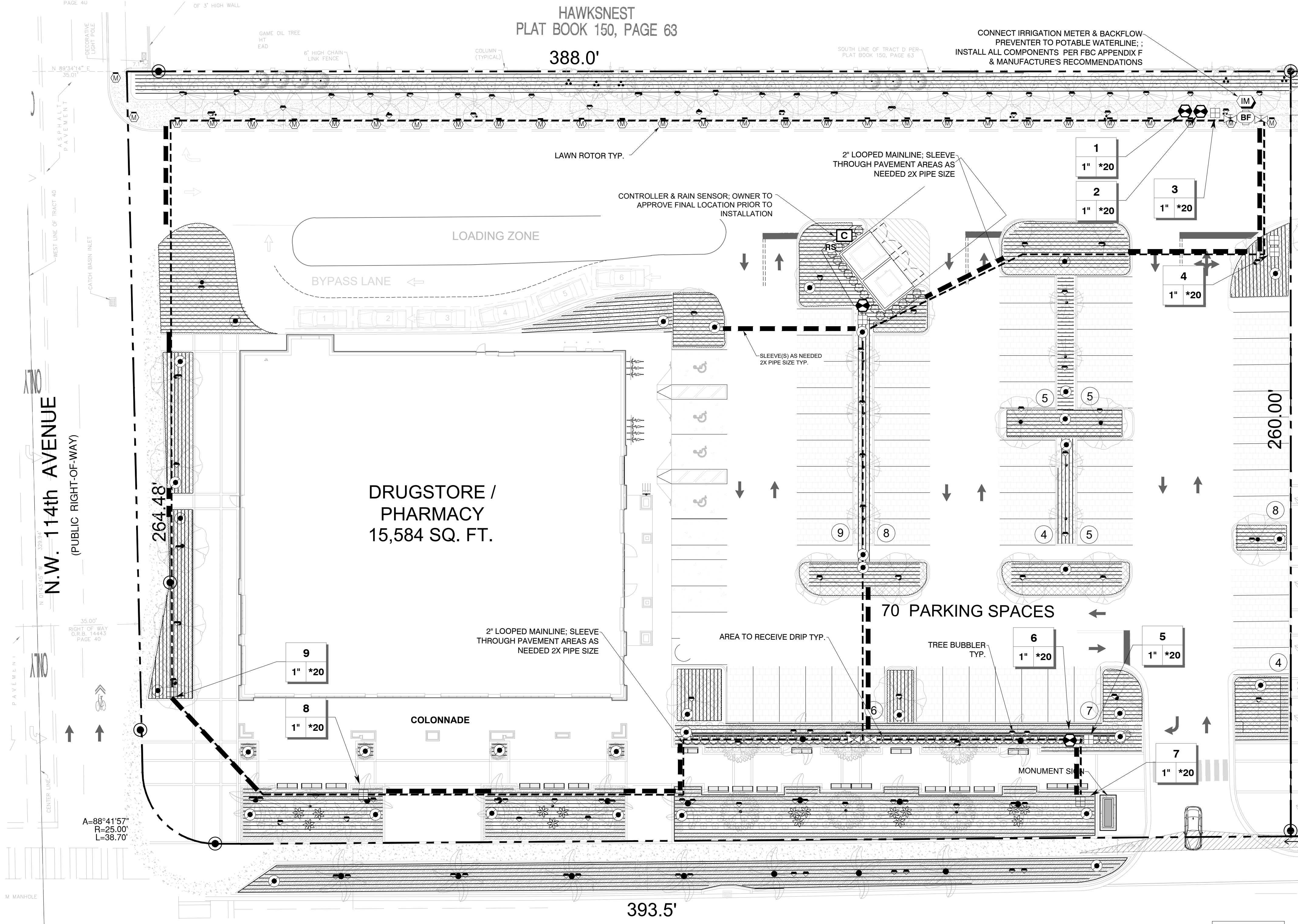
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SCALE: 1" = N.T.S.

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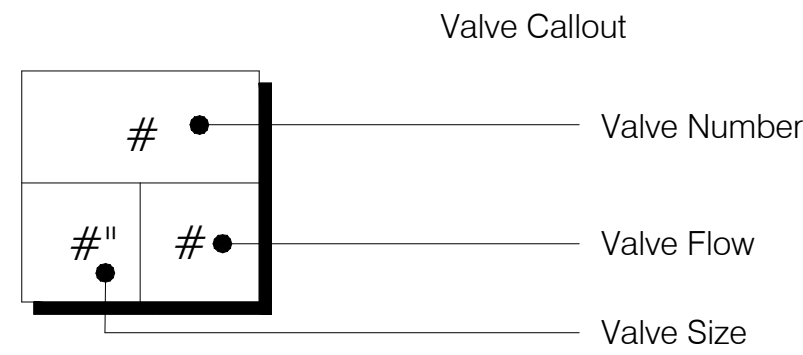
LA-4



IRRIGATION SCHEDULE LOT 1

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	PSI
	Hunter MP1000 PROS-06-PRS40-CV-F Turf Rotator, 6" pop-up with check valve, floguard, pressure regulated to 40 psi, MP Rotator nozzle on PRS40 body. M=Maroon adj arc 90 to 210, L=Light Blue 210 to 270 arc, O=Olive 360 arc.	30	40
	Hunter PROS-00-PCN 10 Flood Bubbler, on a PROS-04.	109	30
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	
	Hunter ICZ-101-25 Drip Control Zone Kit. 1" ICV Globe Valve with 1" HY100 filter system. Pressure Regulation: 25psi. Flow Range: 2 GPM to 20 GPM. 150 mesh stainless steel screen.	8	
	Pipe Transition Point in Drip Box Pipe transition point from PVC lateral to drip tubing with riser in 6" (150mm) drip box.	36	
	Area to Receive Dripline Hunter HDL-06-18 On-Surface Pressure Compensating Landscape Dripline. 0.6 GPH emitters at 18" O.C. Dripline laterals spaced at 18" apart, with emitters offset for triangular pattern.	12,180 lf	

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	Hunter PGV-100G-S 1" Plastic Electric Remote Control Valve, for Residential/Light Commercial Use. Slip x Slip. Globe Configuration, No Flow Control.	4
	Gate Valve Aqualine Gate Valve or approved equal	4
	Febco 765 1-1/2" Pressure Vacuum Breaker, brass with ball valve SOV. Install 12" (305MM) above highest downstream outlet and the highest point in the downstream piping.	1
	Hunter PCC-1200 Light Commercial & Residential Controller, 12-Station fixed controller, 120 VAC, Outdoor model	1
	Hunter RAIN-CLIK Rain Sensor, with conduit installation, mount as noted. Normally closed switch.	1
	Irrigation Meter 1" Irrigation Meter	1
	Irrigation Lateral Line: PVC Class 200	TBD*
	Irrigation Mainline: PVC Schedule 40	1,327 lf



* ALL LATERAL LINE TO BE INSTALLED & SIZED PER DEPTH SPECIFICATIONS (12" COVER MIN) & PIPE SIZING CHART; ZONES TO BE 20 GPM MAX

PIPE SIZING LEGEND

PIPE SIZE	GPM
3/4"	6-10
1"	11-16
1-1/4"	17-28
1-1/2"	29-35
2"	36-55
2-1/2"	56-80
3"	81-130

*Quantities to be field verified by contractor
*All items listed may be substituted with LA/Owner approved equal
*See sheet IRR-4 for irrigation details & specifications

-The irrigation system shall be installed in accordance with requirements of the Building Code.
-The irrigation system rain-sensing cutoff device shall be located and installed so that building eaves, balconies, and similar overhangs do not interfere with effective operation of the device.
-The irrigation system shall be properly maintained in good working order and provide a minimum coverage of 100 percent with 50 percent overlap.
-Contractor to field locate mainline & laterals as needed to avoid conflicts with civil or landscape items.

Project Team

Landscape Architect:

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Paul Goulas | Owner
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RETAIL SITE @ NWC OF 41ST ST & 112 AVE

NORTHWEST CORNER OF 41st ST & 112 AVE, DORAL, FL 33178

Lot 1 Irrigation Plan

Revisions		
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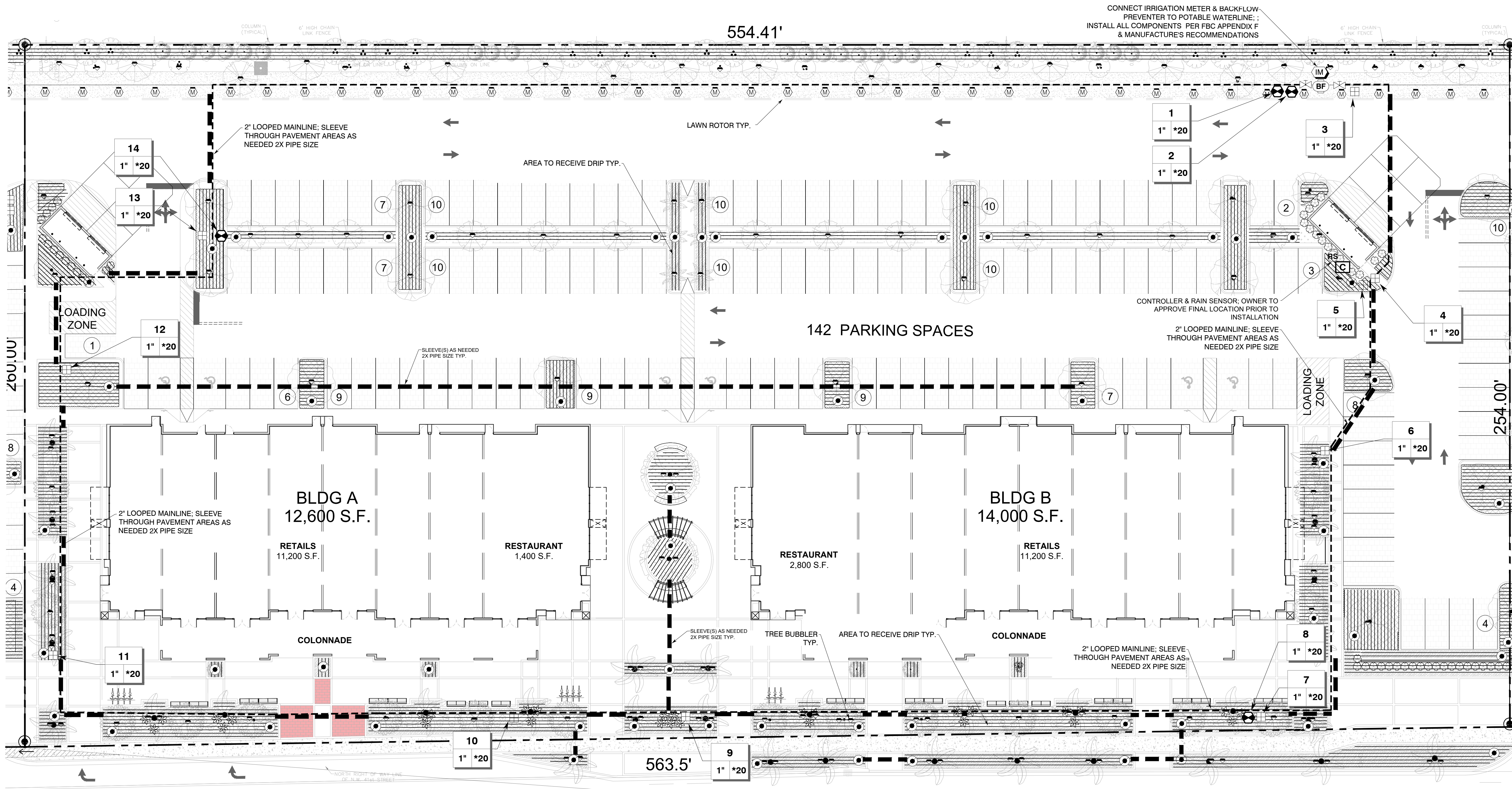
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Date: 2025.11.24 14:35:04 -04'

NORTH

SCALE: 1" = 20'

0 10' 20' 40'

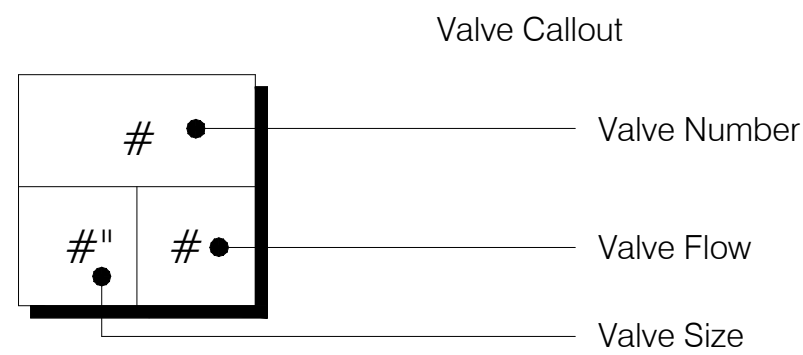
IRR-1



IRRIGATION SCHEDULE LOT 2

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	PSI
	Hunter MP1000 PROS-06-PRS40-CV-F Turf Rotator, 6" pop-up with check valve, floguard, pressure regulated to 40 psi, MP Rotator nozzle on PRS40 body. M=Maroon adj arc 90 to 210, L=Light Blue 210 to 270 arc, O=Olive 360 arc.	40	40
	Hunter PROS-00-PCN 10 Flood Bubbler, on a PROS-04.	159	30
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	
	Hunter ICZ-101-25 Drip Control Zone Kit. 1" ICV Globe Valve with 1" HY100 filter system. Pressure Regulation: 25psi. Flow Range: 2 GPM to 20 GPM. 150 mesh stainless steel screen.	10	
	Pipe Transition Point in Drip Box Pipe transition point from PVC lateral to drip tubing with riser in 6" (150mm) drip box.	57	
	Area to Receive Dripline Hunter HDL-06-18 On-Surface Pressure Compensating Landscape Dripline. 0.6 GPH emitters at 18" O.C. Dripline laterals spaced at 18" apart, with emitters offset for triangular pattern.	13,180 lf	

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	Hunter PGV-100G-S 1" Plastic Electric Remote Control Valve, for Residential/Light Commercial Use. Slip x Slip. Globe Configuration, No Flow Control.	4
	Gate Valve Aqualine Gate Valve or approved equal	2
	Febco 765 1-1/2" Pressure Vacuum Breaker, brass with ball valve SOV. Install 12" (305MM) above highest downstream outlet and the highest point in the downstream piping.	1
	Hunter PCC-1200 Light Commercial & Residential Controller, 12-Station fixed controller, 120 VAC, Outdoor model	1
	Hunter RAIN-CLIK Rain Sensor, with conduit installation, mount as noted. Normally closed switch.	1
	Irrigation Meter 1" Irrigation Meter	1
	Irrigation Lateral Line: PVC Class 200	TBD*
	Irrigation Mainline: PVC Schedule 40	1,421 lf



* ALL LATERAL LINE TO BE INSTALLED & SIZED PER DEPTH SPECIFICATIONS (12" COVER MIN) & PIPE SIZING CHART; ZONES TO BE 20 GPM MAX

PIPE SIZING LEGEND

PIPE SIZE	GPM
3/4"	6-10
1"	11-16
1-1/4"	17-28
1-1/2"	29-35
2"	36-55
2-1/2"	56-80
3"	81-130

*Quantities to be field verified by contractor
*All items listed may be substituted with LA/Owner approved equal
*See sheet IRR-4 for irrigation details & specifications

-The irrigation system shall be installed in accordance with requirements of the Building Code.
-The irrigation system rain-sensing cutoff device shall be located and installed so that building eaves, balconies, and similar overhangs do not interfere with effective operation of the device.
-The irrigation system shall be properly maintained in good working order and provide a minimum coverage of 100 percent with 50 percent overlap.
-Contractor to field locate mainline & laterals as needed to avoid conflicts with civil or landscape items.

Project Team

Landscape Architect:

LANDSCAPE ARCHITECTURAL SERVICES, LLC

Brandon White | Owner
772-834-1357 | brandon@las-fl.com
Paul Goulas | Owner
772-631-8400 | paul@las-fl.com
1708 SE Joy Haven Street
Port St. Lucie, FL 34983

Owner/Developer:

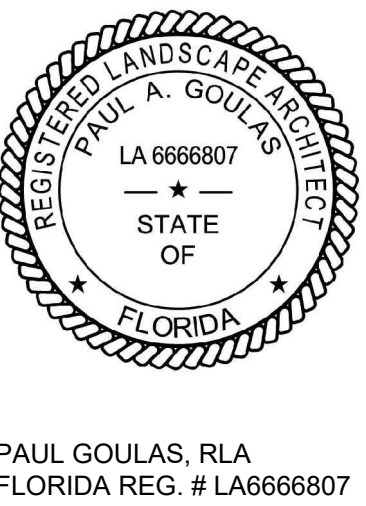
ALBATROS 71, INC

DORAL, FL

**RETAIL SITE @ NWC OF
41ST ST & 112 AVE**
NORTHWEST CORNER OF 41st ST &
112 AVE, DORAL, FL 33178

Lot 2 Irrigation Plan

Revisions		
Date	Init.	Description
10.02.24	PG	Initial Submittal
06.20.25	PG	Revised Per Site Plan
10.31.25	PG	Revised Per Site Plan
1.27.26	PG	Revised Per Site Plan
5.11.26	PG	Revised Per Site Plan & Comments

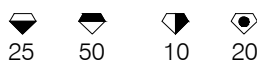
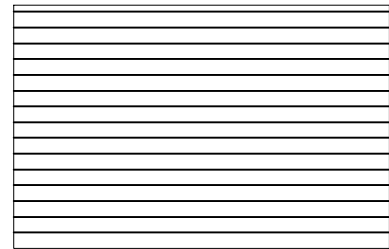
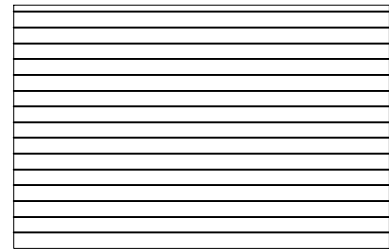


Drawn By: PG
Checked By: PG
Municipal Project:
Scale:

SCALE: 1" = 20'

IRR-2

Drawn By:	PG
Checked By:	PG
Municipal Project:	
Scale:	
 SCALE: 1" = 20'	
IRR-3	

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	PSI			
	Hunter MP Strip PROS-06-PRS40-CV-F Turf Rotator, 6" pop-up with factory installed check valve, floguard, pressure regulated to 40 psi, MP Rotator nozzle on PRS40 body. LST=Ivory left strip, SST=Brown side strip, RST=Copper right strip.	7	40		Hunter PGV-100G-S 1" Plastic Electric Remote Control Valve, for Residential/Light Commercial Use. Slip x Slip. Globe Configuration, No Flow Control.	4
					Gate Valve Aqualine Gate Valve or approved equal	2
	Hunter MP1000 PROS-06-PRS40-CV-F Turf Rotator, 6" pop-up with check valve, floguard, pressure regulated to 40 psi, MP Rotator nozzle on PRS40 body. M=Maroon adj arc 90 to 210, L=Light Blue 210 to 270 arc, O=Olive 360 arc.	25	40		Febco 765 1-1/2" Pressure Vacuum Breaker, brass with ball valve SOV. Install 12" (305MM) above highest downstream outlet and the highest point in the downstream piping.	1
	Hunter PROS-00-PCN 10 Flood Bubbler, on a PROS-04.	87	30		Hunter PCC-1200 Light Commercial & Residential Controller, 12-Station fixed controller, 120 VAC, Outdoor model	1
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY				
	Hunter ICZ-101-25 Drip Control Zone Kit. 1" ICV Globe Valve with 1" HY100 filter system. Pressure Regulation: 25psi. Flow Range: 2 GPM to 20 GPM. 150 mesh stainless steel screen.	6			Hunter RAIN-CLIK Rain Sensor, with conduit installation, mount as noted. Normally closed switch.	1
	Pipe Transition Point in Drip Box Pipe transition point from PVC lateral to drip tubing with riser in 6" (150mm) drip box.	20			Irrigation Meter 1" Irrigation Meter	1
	Area to Receive Dripline Hunter HDL-06-18 On-Surface Pressure Compensating Landscape Dripline. 0.6 GPH emitters at 18" O.C. Dripline laterals spaced at 18" apart, with emitters offset for triangular pattern.	5,380 If			Irrigation Lateral Line: PVC Class 200	TBD*
					Irrigation Mainline: PVC Schedule 40	988.6 If

#

#

#

Valve Number

Valve Flow

Valve Size

* ALL LATERAL LINE TO BE INSTALLED & SIZED PER DEPTH SPECIFICATIONS (12" COVER MIN) & PIPE SIZING CHART; ZONES TO BE 50 GPM MAX

PIPE SIZING LEGEND

PIPE SIZE	GPM
3/4"	6-10
1"	11-16
1-1/4"	17-28
1-1/2"	29-35
2"	36-55
2-1/2"	56-80
3"	81-130

PAUL A. GOULAS
LA 6666807
STATE OF
FLORIDA

PAUL GOULAS, RLA
FLORIDA REG. # LA6666807

Drawn By: PG

Checked By: PG

Municipal Project:

Scale:

NORTH

SCALE: 1" = 20'

0

10'

20'

40'

IRR-3

IRRIGATION NOTES:

1. Irrigation system design requirements: 30 GPM minimum @ 40 PSI minimum at the point of connection. The Irrigation Contractor shall verify the available GPM and PSI prior to installation of the system. Point of connection shall be to the potable waterline.

2. Do not willfully install the irrigation system as shown on the drawings when it is obvious in the field that conditions exist that might not have been considered in the design process. For example : obstructions, grade differences, water levels, dimensional differences, etc. Refer to the Landscape Plan to avoid conflicts with proposed trees or shrubs.

3. Piping may sometimes be indicated as being located in unlikely areas: i.e., under buildings or pavement, outside of property lines, in lakes or ditches, etc. This is done for graphic clarity only. Whenever possible, piping is to be installed in open, "green" areas.

4. Contractor shall verify all underground utilities prior to commencement of work. The contractor is advised that city underground utilities are present in the work area. Contractor shall secure locates from utilities prior to any excavation. use permits.

5. Contractor shall install pop-up sprinklers 6" from edge of sidewalk, 12" from walls and edge of road or parking area. Install shrub risers 18" from sidewalk, walls and edge of road or parking area.

6. Irrigation system design is diagrammatic to improve clarity. All mainline piping, electric valves and wiring are to be installed in landscape areas and within Right of Way boundaries.

7. If required, the Irrigation Contractor shall provide the necessary "Right of Way"

8. Install bubblers on all large trees and palms.

9. Size all pipe to insure flow velocity is under 5 feet per second.

10. Pipe sizes shall conform to those on the drawings. Substituting with smaller pipe sizes will not be permitted.

11. Mainline shall be installed with a minimum of 24" depth of cover. Lateral lines shall be installed with a minimum of 12" depth of cover.

12. Wherever practical, install valves in mulched beds and/or out of high traffic areas. All valves and wire splices shall be installed in heavy duty plastic valves boxes with covers that read irrigation and be sized as follows:

Remote Control Valves: standard 12" deep rectangle valve box
Drip Zone Control Kits: jumbo 15" deep rectangle valve box
Isolation Gate Valves: standard 12" deep rectangle valve box
Wire Splices: standard 12" deep rectangle valve box

13. Refer to Valve Designation Symbols for valve size, station number and designed flow rate for each remote control valve.

14. All 24 volt control cable to be UL Listed, single strand, type UF 600 Volt control cable. Size and color as follows:

Common Wires - size AWG #14 and WHITE in color.
Hot Wires - size AWG #14 and RED in color.
Spare Wires - size AWG #14 and BLUE in color.

15. All splices to the 24 volt control wiring shall be made with DBY or equal type connectors.

21. The final location of all components shall be approved by the project engineer and/or owner.

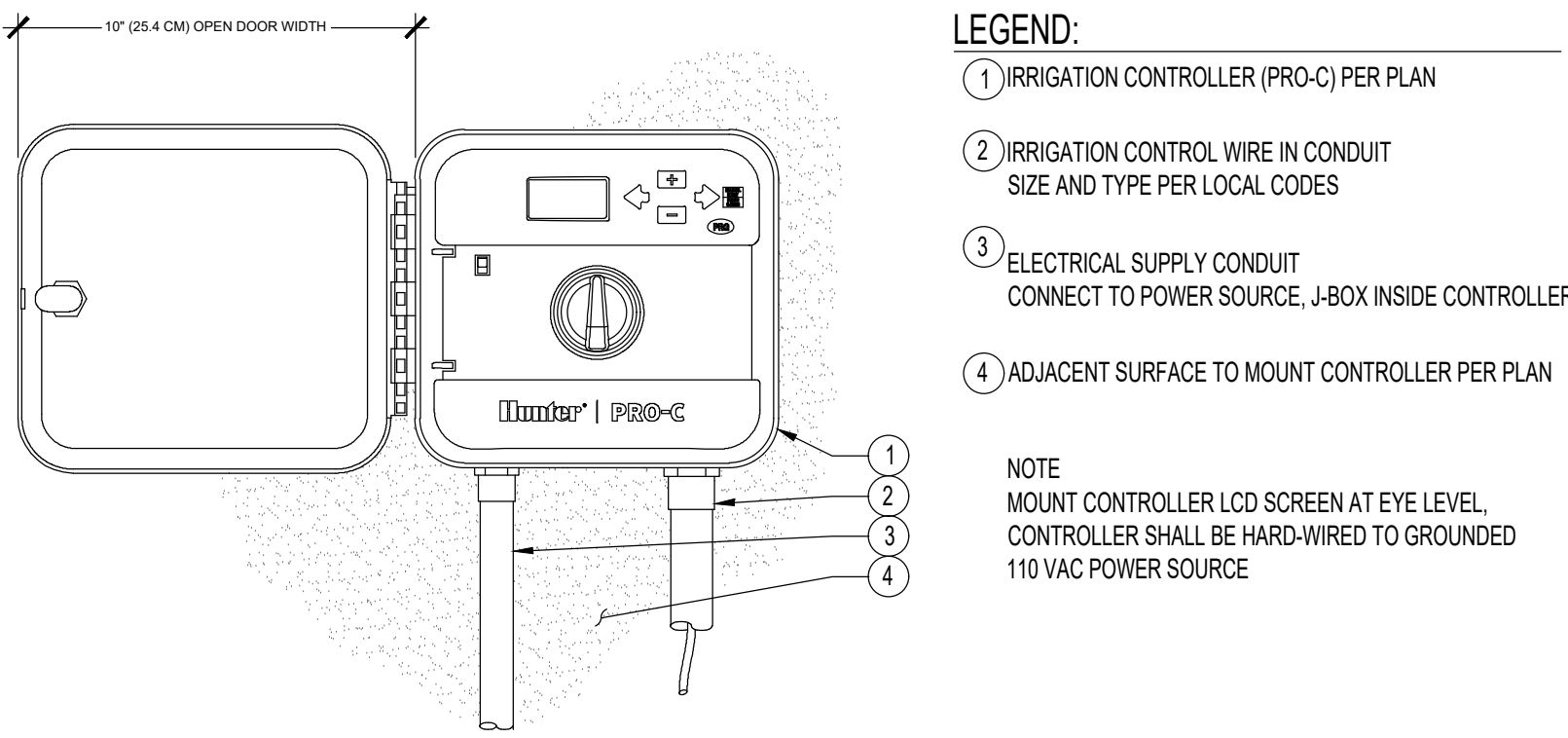
16. Run one (2) spare wires from controller in each direction of the mainline to furthest valves.

17. All pop-up sprinkler heads shall be installed level and flush to grade.

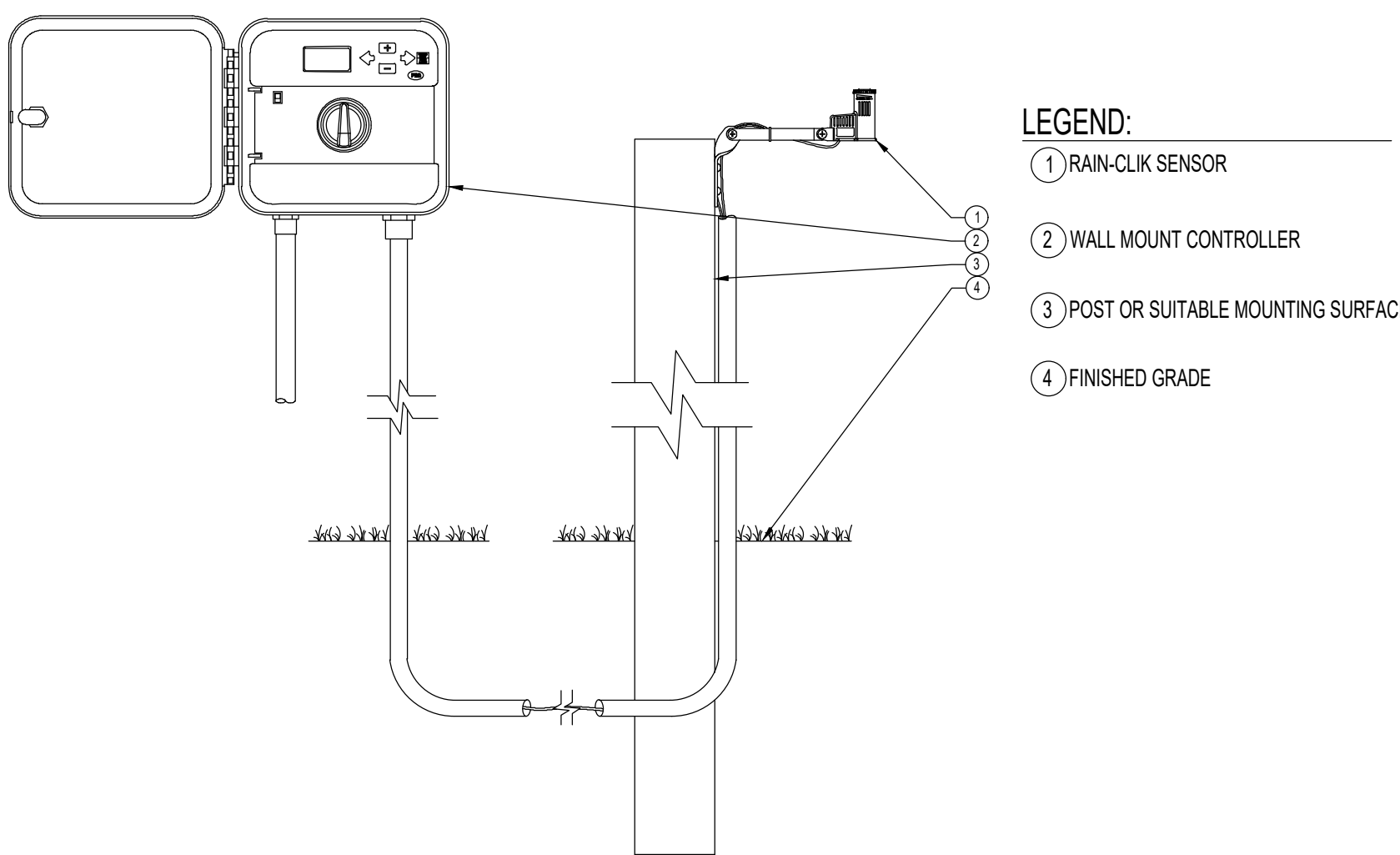
18. Provide and install rain sensor where it will be exposed to unobstructed sun/rainfall and connect to irrigation controller.

19. All sleeves shall be 2 nominal pipe sizes larger than the size of the pipe to be accommodated. All pipe crossings over 5 feet in length shall be installed inside PVC pipe sleeving.

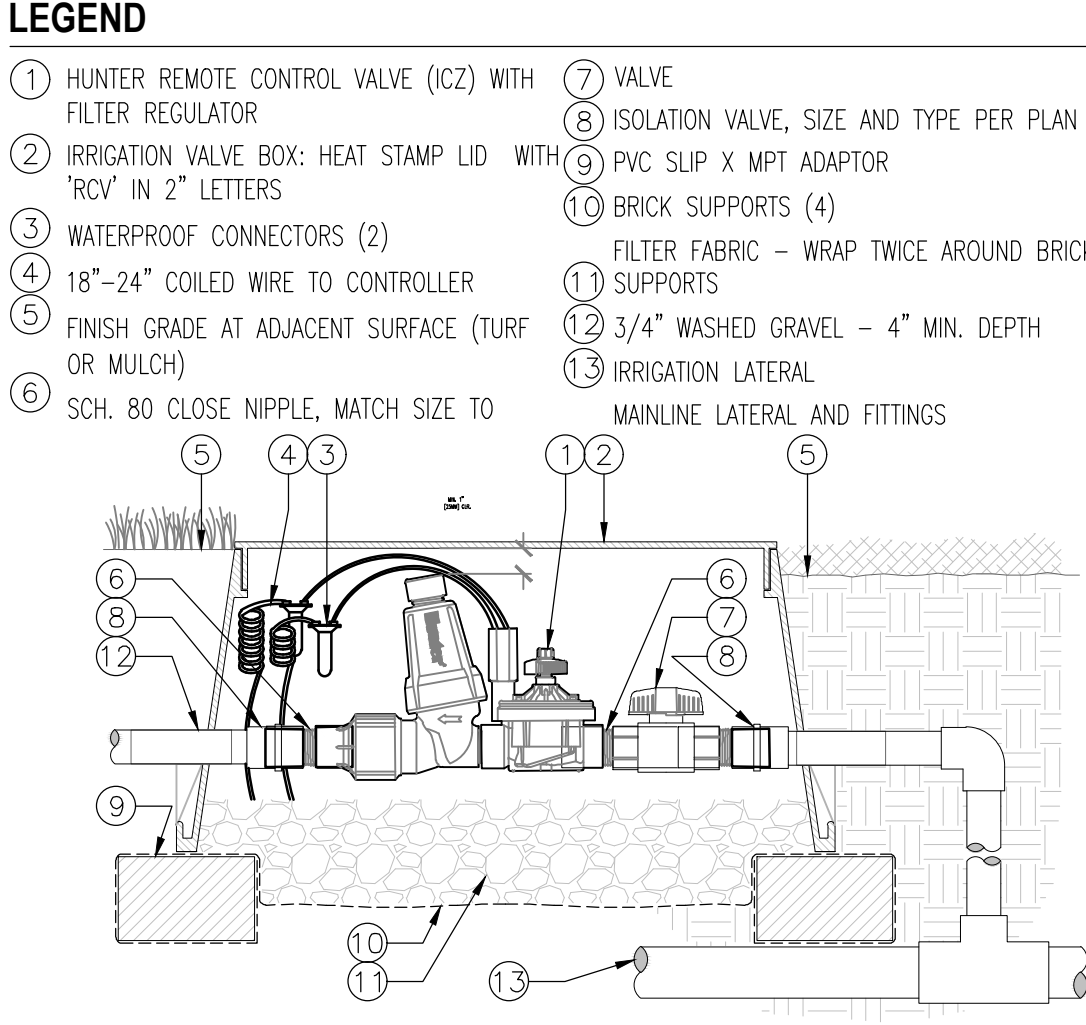
20. Any other equipment required that is not other wise detailed or specified shall be installed as per manufacturer's recommendations and specifications.



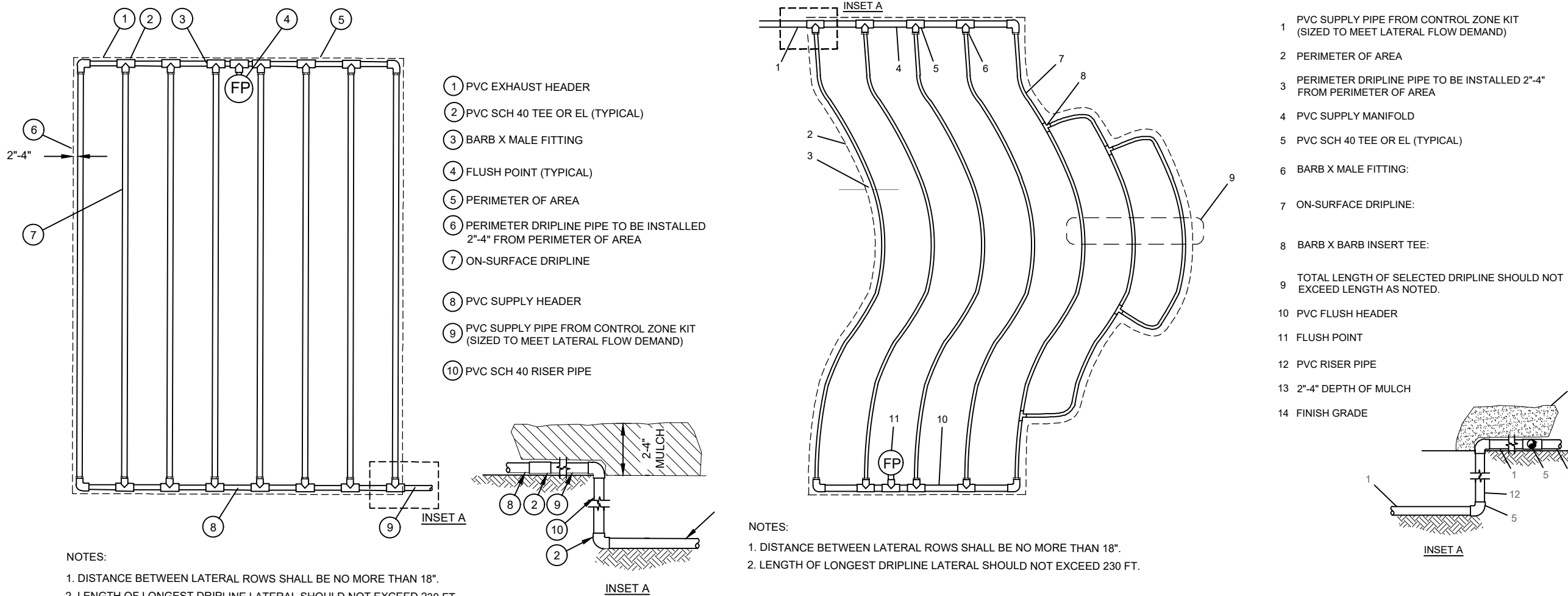
CONTROLLER DETAIL



RAIN SENSOR DETAIL



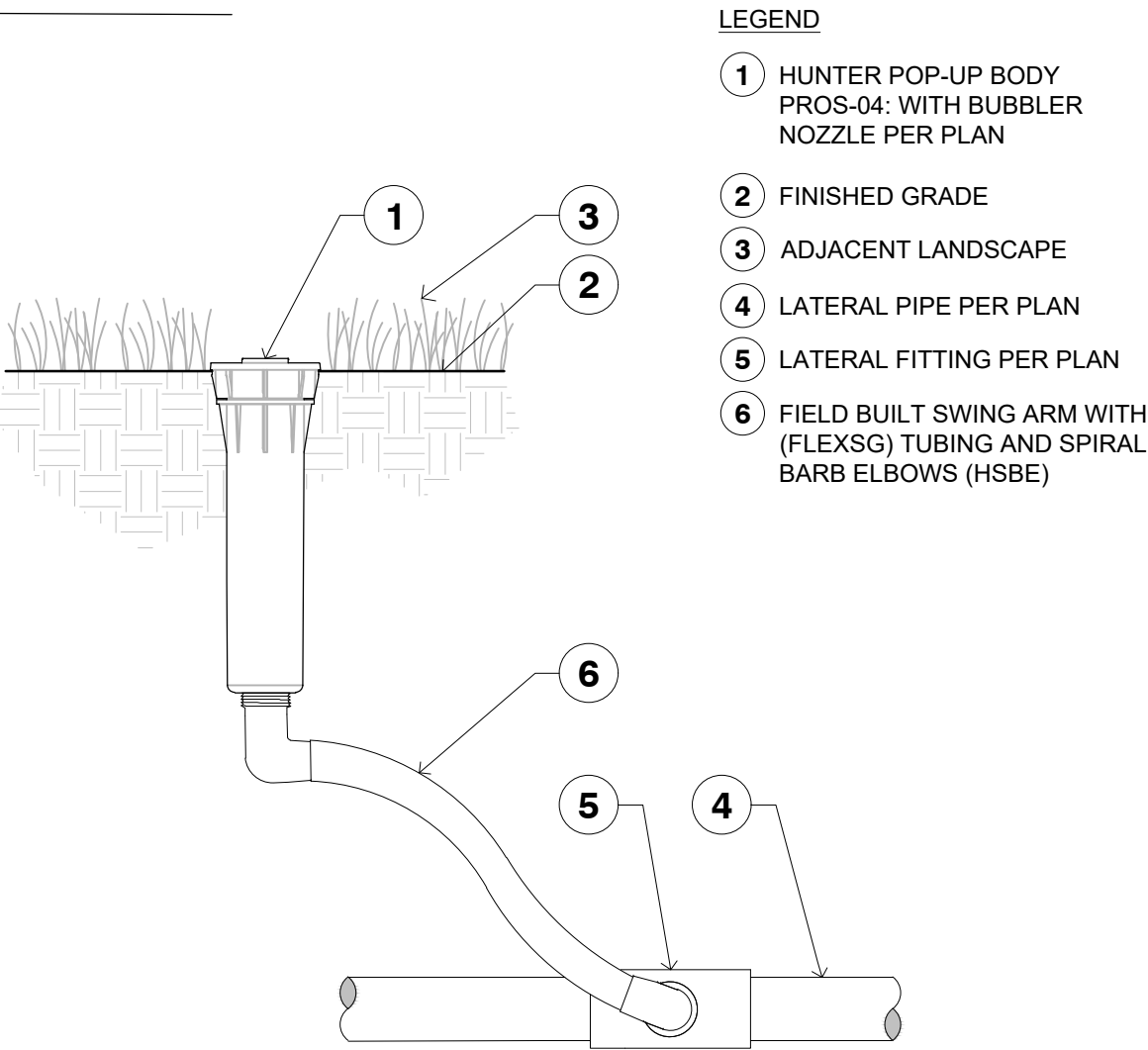
DRIP VALVE DETAIL



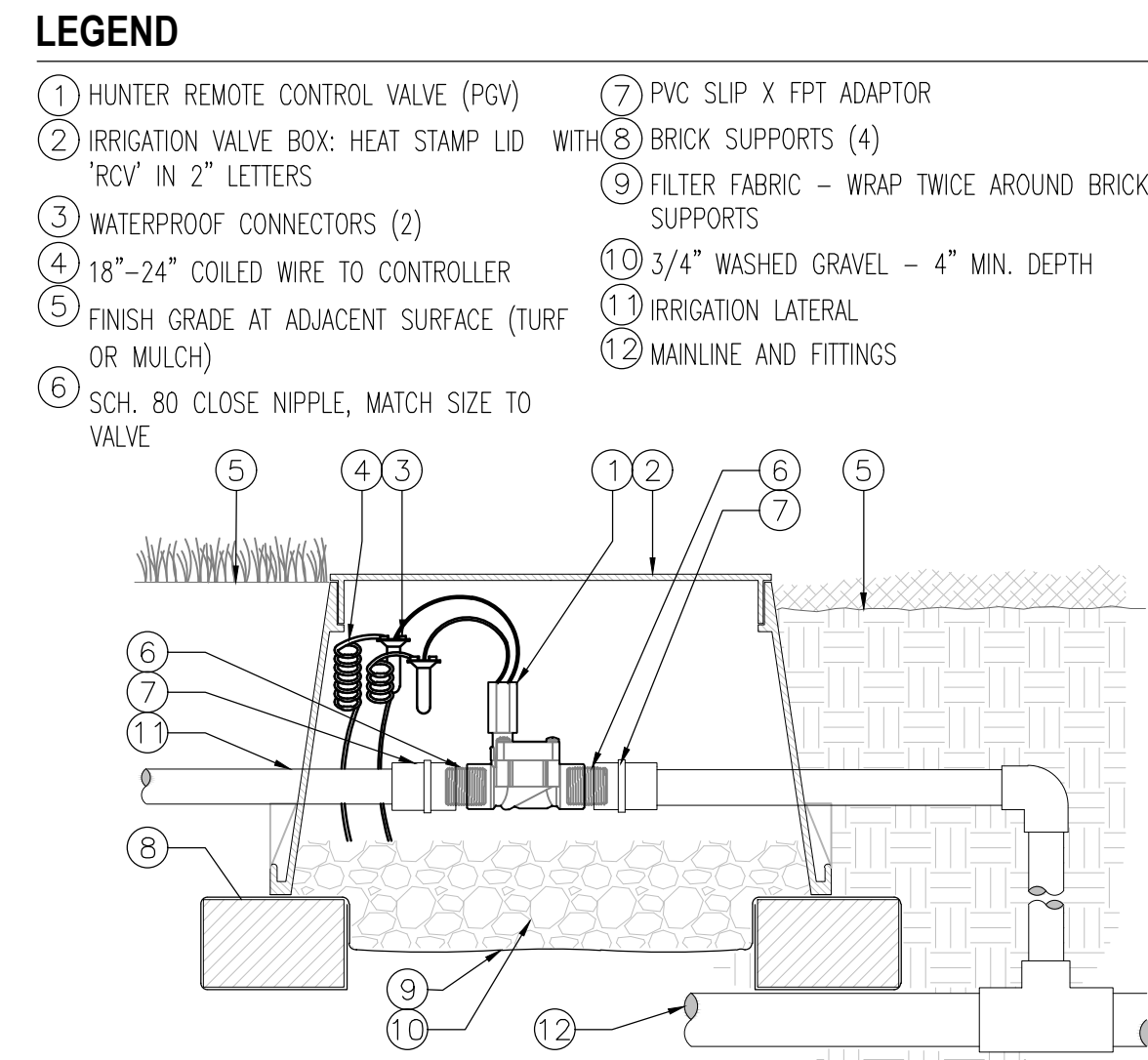
ON-SURFACE DRIPLINE/END FEED LAYOUT

ON-SURFACE DRIPLINE / TYPICAL ODD CURVES LAYOUT

DRIP DETAILS

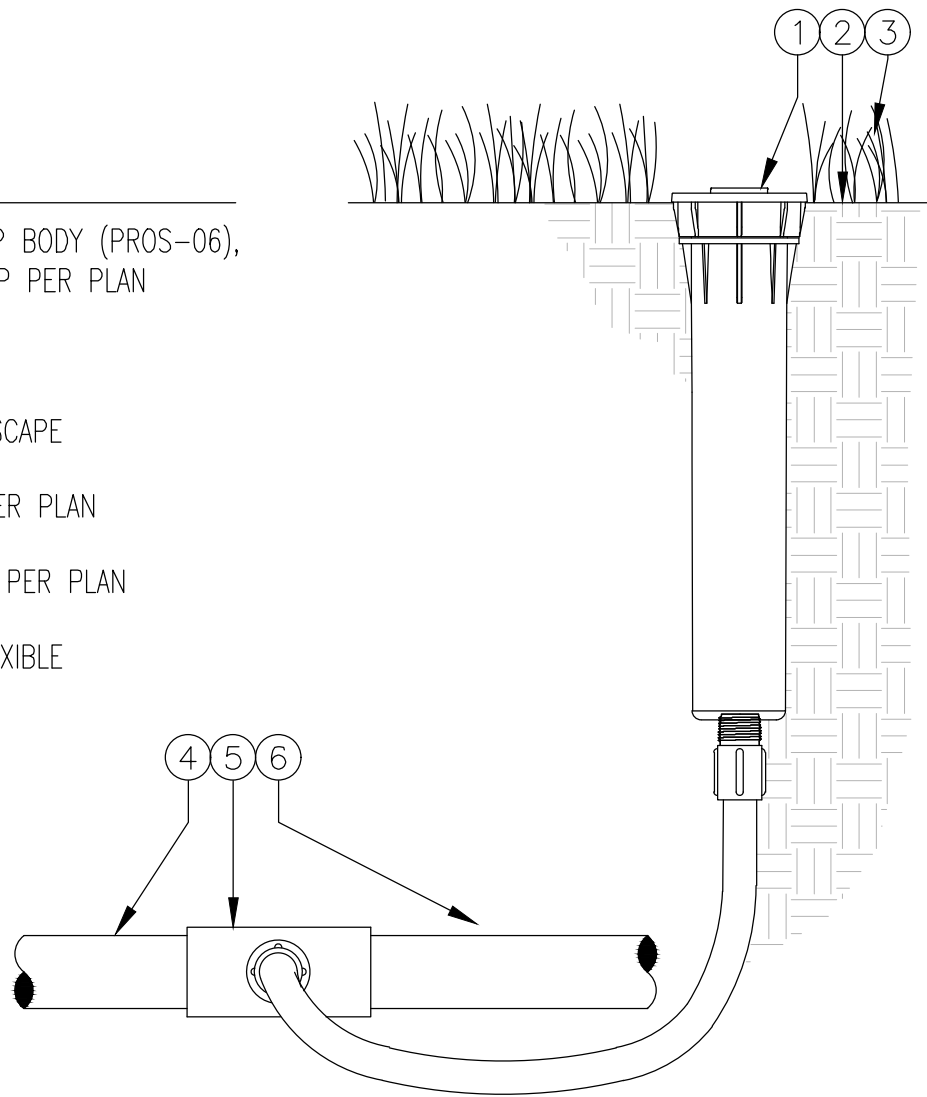


PROS-4/BUBBLER DETAIL



VALVE DETAIL

LEGEND
1 HUNTER POP-UP BODY (PROS-06), NOZZLE AND CAP PER PLAN
2 FINISHED GRADE
3 ADJACENT LANDSCAPE
4 LATERAL PIPE PER PLAN
5 LATERAL FITTING PER PLAN
6 FIELD-BUILT FLEXIBLE SWING ARM



PROS-6 DETAIL

Project Team
Landscape Architect:
LANDSCAPE ARCHITECTURAL SERVICES, LLC
Brandon White | Owner
772-834-1357 | brandon@las-fl.com
Paul Goulas | Owner
772-631-8400 | paul@las-fl.com
1708 SE Joy Haven Street
Port St. Lucie, FL 34983
Owner/Developer:
ALBATROS 71, INC
DORAL, FL

RETAIL SITE @ NWC OF 41ST ST & 112 AVE
NORTHWEST CORNER OF 41st ST & 112 AVE, DORAL, FL 33178
Irrigation Specifications & Details

Revisions		
Date	Init.	Description
10.02.24	PG	Initial Submittal
06.20.25	PG	Revised Per Site Plan
10.31.25	PG	Revised Per Site Plan
5.11.26	PG	Revised Per Site Plan & Comments

REGISTERED LANDSCAPE ARCHITECT
PAUL A. GOULAS
LA 6666807
STATE OF FLORIDA
PAUL GOULAS, RLA
FLORIDA REG. # LA6666807

Drawn By: PG
Checked By: PG
Municipal Project:
Scale:
IRR-4

