PROJECT INDEX

ARCHITECTURE

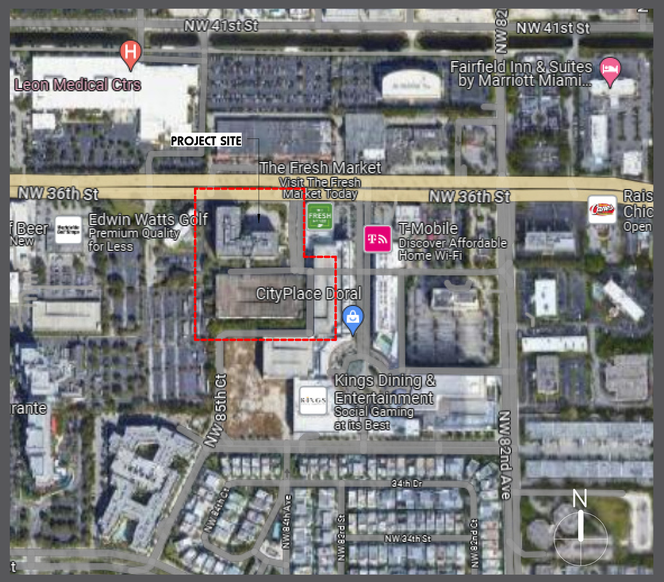
SURVEY	V-01
COVER SHEET	A-000
CONTEXT IMAGES	A-001
CONTEXT IMAGES	A-001-A
OPEN SPACE & FAR DIAGRAMS	A-002
MASTER PLAN	A-100
ENLARGED PARTIAL - SITE PLAN/LEVEL 1	A-101
LEVEL 2 - 3 EXISTING TO REMAIN	A-102
LEVEL 4 - 5 EXISTING TO REMAIN	A-103
LEVEL 6 EXISTING TO REMAIN	A-104
NORTH ELEVATION - EXISTING TO REMAIN	A-201
NORTH ELEVATION -PROPOSED RETROFIT	A-201A
EAST ELEVATION - EXISTING TO REMAIN	A-202
EAST ELEVATION - PROPOSED RETROFIT	A-202A
DORAL BLVD STREET BEAUTIFICATION EXHIBITS	A-301
PROPOSED LIGHTING PLAN	A-501
CONCEPTUAL RENDERING	A-901
CONCEPTUAL RENDERING	A-902
CONCEPTUAL RENDERING	A-903
CONCEPTUAL RENDERING	A-904

CIVIL

PAVING GRADING AND DRAINAGE PLAN	C-1
ROADWAY RECONSTRUCTION PLAN	C-2
PAVEMENT MARKING AND SIGNAGE PLAN	C-3
CIRCULATION PLAN	C-4
CIRCULATION PLAN	C-5
CIRCULATION PLAN	C-6

LANDSCAPE

KEY MAP	KM-00
TREE DISPOSITION NOTES & TABLE	TD-00
TREE DISPOSITION PLAN	TD-01
TREE DISPOSITION PLAN	TD-02
LANDSCAPE NOTES & SCHEDULE	LT-00
LANDSCAPE TREE PLAN	LT-01
LANDSCAPE TREE PLAN	LT-02
LANDSCAPE SHRUB PLAN	LS-01
LANDSCAPE SHRUB PLAN	LS-02
LANDSCAPE DETAILS	LS-03
IRRIGATION NOTE	IR-00
IRRIGATION PLAN	IR-01
IRRIGATION PLAN	IR-02
IRRIGATION DETAILS	IR-03



RECEIVED
By puglias at 3:21 pm, Dec 15, 2025

modis architects

4955 SW 75th Avenue
Miami, Florida 33155
T. 786.879.8882
F. 786.350.1515

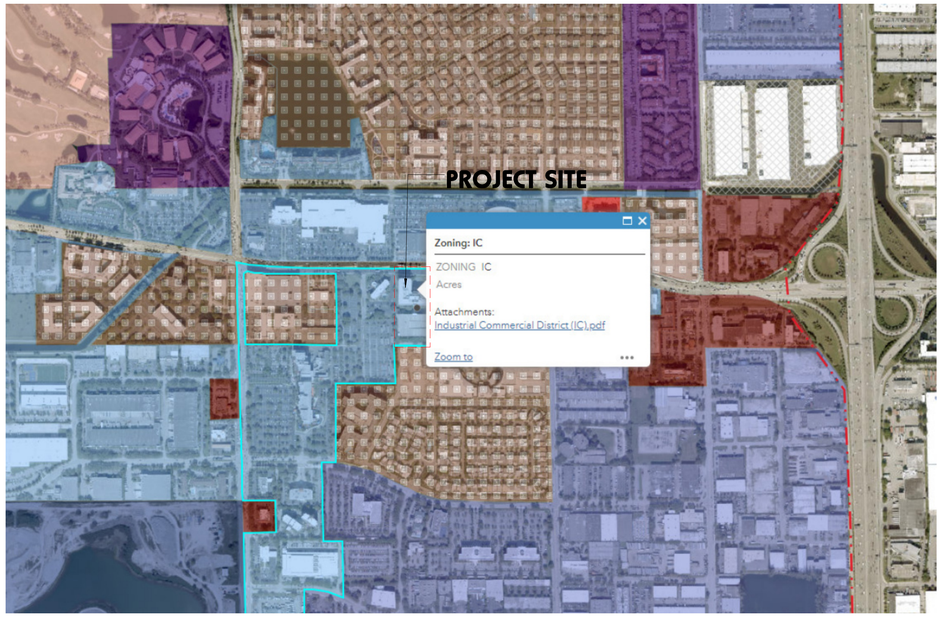
www.modisarchitects.com

Copyright © | MODIS ARCHITECTS. LLC | All Rights Reserved

DORAL CONCOURSE

12/15/2025 SITE PLAN SUBMITTAL
8400 NW 36 STREEET DORAL, FL 33166
24024

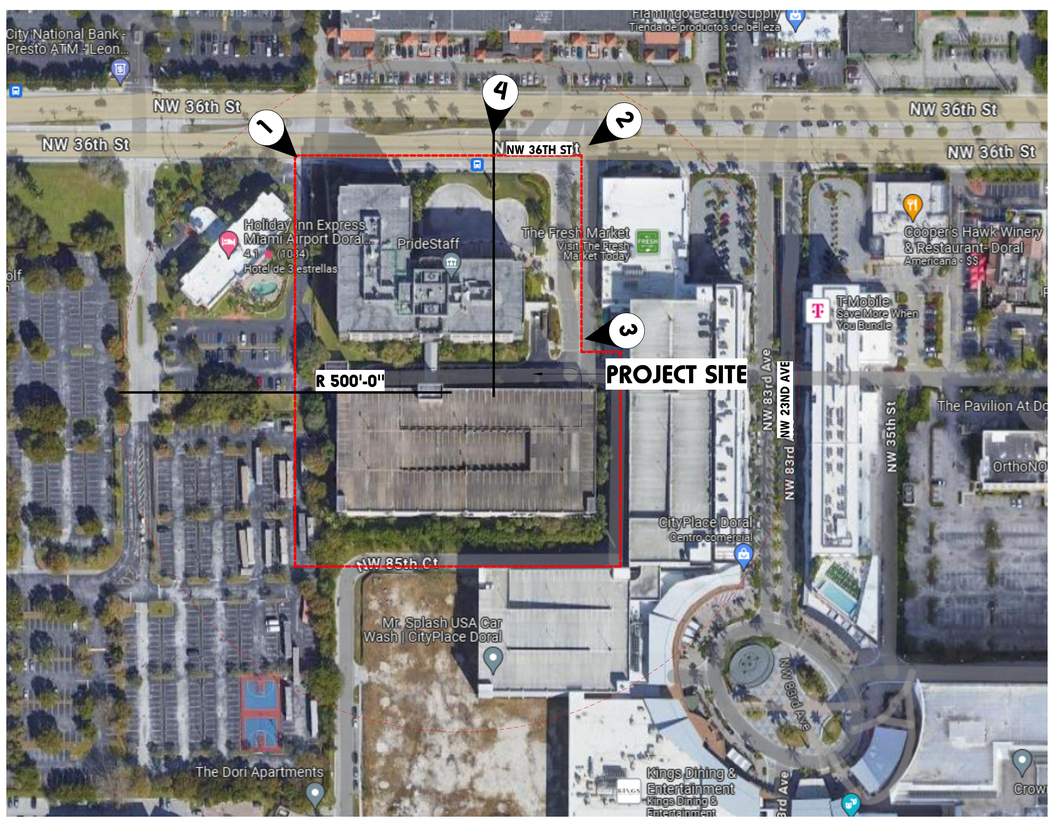
Robert K Morisette
Digitally signed by Robert K Morisette
Date: 2025.12.15 12:21:39-05'00'



1 ZONING MAP

SCALE: N.T.S.

N



2 SITE LOCATION & CONTEXT PHOTOS

SCALE: N.T.S.

N

VIEW 1

SCALE: N.T.S.

VIEW 3

SCALE: N.T.S.

VIEW 2

SCALE: N.T.S.

VIEW 4

SCALE: N.T.S.

modis architects
4955 SW 75th Avenue
Miami, Florida 33155
MODIS Architects, LLC
e.MODIS@MODISarchitects.com
t. 786.879.8882
f. 786.350.1515

project info :

DORAL CONCOURSE
SITE PLAN SUBMITTAL
8400 NW 36 STREEET
DORAL, FL 33166

seal :

Robert K Morisette
Digitally signed by Robert K Morisette
Date: 2025.12.15 12:22:01-05'00'

ROBERT K. MORISETTE, AIA, NCARB, LEED AP BD+C, CDP
FLORIDA REGISTERED ARCHITECT # AR 93259

revisions :

Rev. #	Description	Date
2	Site Plan Submittal#2	09/05/2024
3	Site Plan Submittal#3	12/19/2024
4	Site Plan Submittal#4	12/15/2025

drawing data :

CONTEXT IMAGES

project number : 24024

drawing scale : As shown

drawing date : 12/15/2025

phase : SITE PLAN SUBMITTAL

sheet number : A-001

Copyright © 2021 | MODIS ARCHITECTS, LLC | All Rights Reserved | M:\MODIS - Drawings\24024 - Drawings\24024 - 8400 NW 36 Street - AKG Group\Design\01-Schematic Design\03-ARCH Drawings\04-REVIT Files\24024 - 8400 NW 36 STREET LANDSCAPE 11-5-2025 - MR.GROOP.rvt

01 SITE LOCATION & CONTEXT PHOTOS

SCALE :N.T.S.

N

1 VIEW 1

SCALE :N.T.S.

2 VIEW 2

SCALE :N.T.S.

3 VIEW 3

SCALE :N.T.S.

modis architects
4955 SW 75th Avenue
Miami, Florida 33155
MODIS Architects, LLC
e.MODIS@MODISarchitects.com
t. 786.879.8882
f. 786.350.1515

project info :

DORAL CONCOURSE
SITE PLAN SUBMITTAL
8400 NW 36 STREEET
DORAL, FL 33166

seal :

Robert K Morisette
Digitally signed by Robert K Morisette
Date: 2025.12.15 12:22:02-05'00'

ROBERT K. MORISETTE, AIA, NCARB, LEED AP BD+C, CDP
FLORIDA REGISTERED ARCHITECT # AR 93259

revisions :

Rev. #	Description	Date
1	Site Plan Submittal#1	03/12/2024
2	Site Plan Submittal#2	09/05/2024
3	Site Plan Submittal#3	12/19/2024
4	Site Plan Submittal#4	12/15/2025

drawing data :

CONTEXT IMAGES

project number : 24024

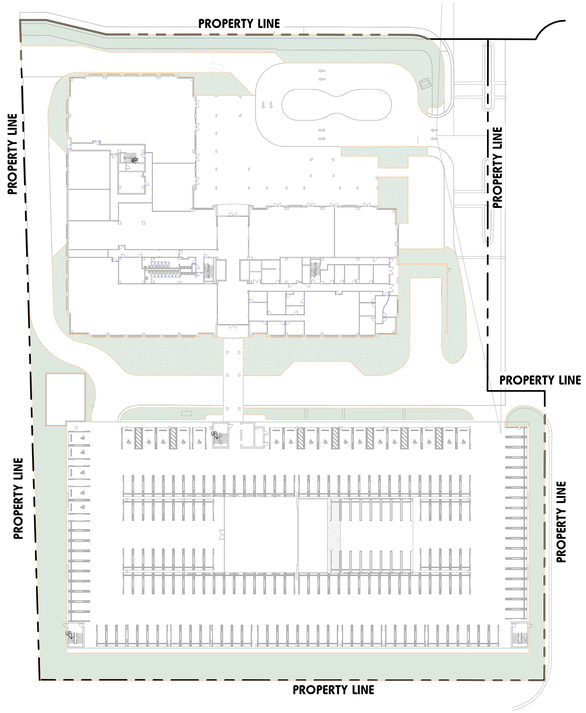
drawing scale : As indicated

drawing date : 12/15/2025

phase : SITE PLAN SUBMITTAL

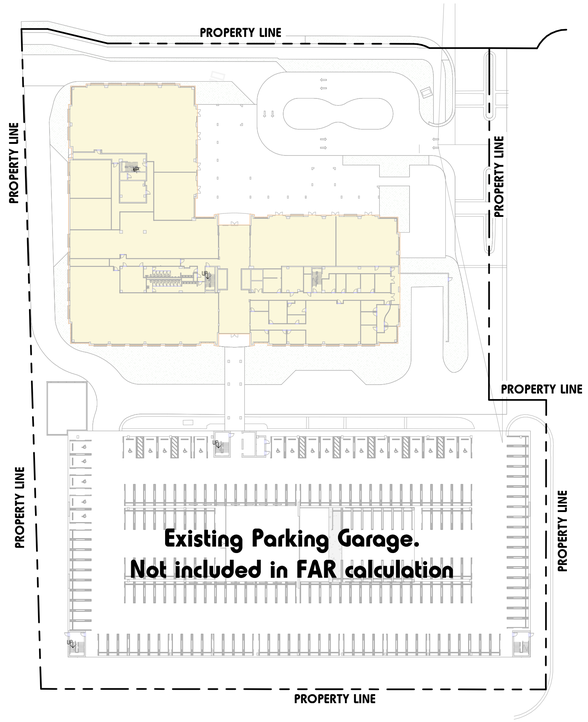
sheet number : A-001-A

Copyright © 2021 | MODIS ARCHITECTS, LLC | All Rights Reserved | M:\MODIS - Drawings\24024 - Drawings\24024 - 8400 NW 36 Street - MGS Group\Design\01-Schematic Design\01-ARCH Drawings\04-REVIT files\24024 - 8400 NW 36 STREET LANDSCAPE | 11-5-2025 - MG GROUP.rvt



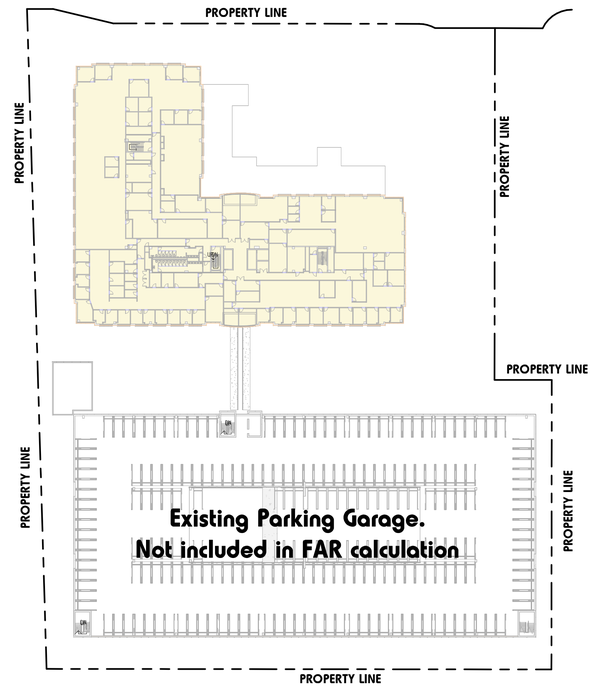
1 OPEN SPACE - LANDSCAPE

SCALE: 1" = 60'-0"



2 FAR - LEVEL 1

SCALE: 1" = 60'-0"



3 FAR - LEVELS 2 - 6

SCALE: 1" = 60'-0"

Open Space - Landscape				
Lot Area	5.05 ac	220,005 nsf		
	Required/Allowed		Provided	
Open Space requirements	10%	22,001 sf	20%	43,523 sf

FAR - Floor Area Ratio				
Lot Area	5.05 ac	220,005 nsf		
	Required/Allowed		Provided	
Ground Level (Exitsing Building)	0.5	110,003 sf	0.186	41,446 sf
Levels 2-6 (Exitsing Building - Per Level)	0.25	55,001 sf	0.186	42,001 sf

modis architects
4955 SW 75th Avenue
Miami, Florida 33155
MODIS Architects, LLC
t. 786.879.8882
f. 786.350.1515
e.MODIS@MODISarchitects.com

project info :

DORAL CONCOURSE
SITE PLAN SUBMITTAL
8400 NW 36 STREEET
DORAL, FL 33166

seal :

Robert K Morisette
Digitally signed by Robert K Morisette
Date: 2025.12.15 12:22:03-05'00'

ROBERT K. MORISETTE, AIA, NCARB, LEED AP BD+C, CDP
FLORIDA REGISTERED ARCHITECT # AR 93259

revisions :

Rev. #	Description	Date
2	Site Plan Submittal#2	09/05/2024
3	Site Plan Submittal#3	12/19/2024
4	Site Plan Submittal#4	12/15/2025

drawing data :

OPEN SPACE & FAR DIAGRAMS

project number : 24024

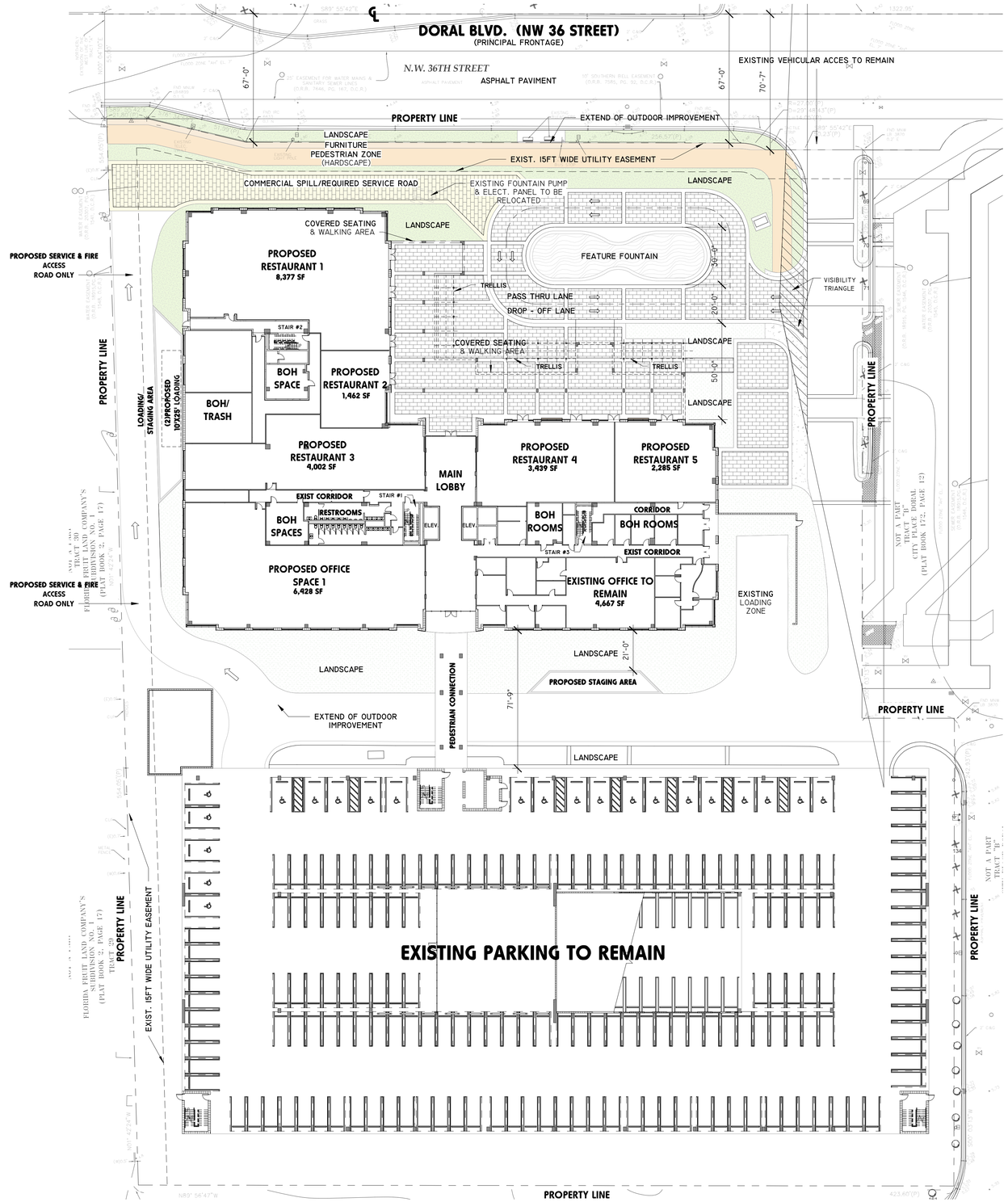
drawing scale : 1" = 60'-0"

drawing date : 12/15/2025

phase : SITE PLAN SUBMITTAL

sheet number : A-002

Copyright © 2021 MODIS ARCHITECTS, LLC | All Rights Reserved | M:\MODIS - Drawings\24024 - Drawings\24024 - 8400 NW 36 Street - MGS Group\Design\01-Schematic Design 1\03-ARCH Drawings\08-REVIT Files\24024 - 8400 NW 36 STREET LANDSCAPE 12-5-2025 - MR.dwg\OP-FAR



1 MASTER PLAN

SCALE: 1" = 30'-0"

N

ZONING DATA				
Property Information				
Folio:	35-3027-060-0010			
Property Address:	8400 NW 36 ST			
Site Area:	**Square Footage (sf)**		**Acres (ac)**	
Gross Area	245,643.00 sf		5.64 ac	
Net Area	220,005.00 sf		5.05 ac	
Lot Width:	423.60 ft			
Existing Zoning:	IC - Industrial Commercial District			
Proposed Zoning:	DMU - Downtown Mixed Use			
REGULATORY GUIDELINES	**Required/Allowed**		**Proposed**	
FAR (Not including garage)				
Ground Level (Exitsing Building)	0.5	110,003 sf	0.186	40,968 sf
Levels 2-6 (Exitsing Building - Per Level)	0.25	55,001 sf	0.186	40,968 sf
Lot Coverage	N/A		113,175.00 sf	Existing
Building Height				
DMU	8 Stories		6 Stories	Existing
Per Doral Blvd Master Plan	130 ft	12 Stories		
Building Setbacks	**Required/Allowed**		**Proposed**	
Front - NW 36 ST	25'-0"	Per Doral Blvd Master Plan	33'-9"	Existing
Front - NW 36 ST - Tower	20'-0"	Per Doral Blvd Master Plan	33'-9"	Existing
Rear (South)	n/a		30'-2"	Existing
Side Interior (East)	n/a		14'-8"	Existing
Side Interior (West)	n/a		23'-11"	Existing
Landscape Open Space	10%	22,001 sf	20%	43,523 sf
REQUIRED OFF-STREET PARKING				
	# DU or sf		**# Spaces**	
Office				
1sp/300 sf	222,763 sf	Existing	**742.5 sp**	
Restaurant 1sp/45 sf of Patron Area				
Restaurant 1	4,189 sf	Proposed	93.1 sp	
Restaurant 2	731 sf	Proposed	16.2 sp	
Restaurant 3	2,001 sf	Proposed	44.5 sp	
Restaurant 4	1,720 sf	Proposed	38.2 sp	
Restaurant 5	1,143 sf	Proposed	25.4 sp	
Subtotal			**217.4 sp**	
Grand Total Parking Required:			**960 sp**	
PROVIDED OFF-STREET PARKING				
Provided (Exist Garage)	**Standard**		**HC**	**Total**
Grand Total Parking Provided :	1,141 sp		22 sp	**1,163 sp**
BICYCLE PARKING	**Required/Allowed**		**Proposed**	
	Required		**Provided**	
Office use	10%	74.3 bike pkg sp	76 bike pkg sp	
Restaurant use	10%	21.7 bike pkg sp	22 bike pkg sp	
Grand Total :		**96.0 bike pkg sp**	**98 bike pkg sp**	
EV CHARGING STATIONS	**Required/Allowed**		**Proposed**	
2% of Provided parking	2%	23.3 bike pkg sp	24 EV sp	
LOADING	**Required/Allowed**		**Proposed**	
Office Uses				
30,001-60,000 sf (2sp) + 1 sp each additional 30,000 sf or fraction thereof.	222,763 sf	(6) 10'x25'x15'	Exist. Loading Zone	30'x50'
Retail & Service Uses				
10,001-30,000 sf (2sp) + 1 sp each additional 20,000 sf or fraction thereof.	19,565 sf	(2) 10'x25'x15'	2	10'x25'x15'

modis architects
4955 SW 75th Avenue
Miami, Florida 33155
MODIS Architects, LLC
e.MODIS@MODISarchitects.com
t. 786.879.8882
f. 786.350.1515

project info :

DORAL CONCOURSE
SITE PLAN SUBMITTAL
8400 NW 36 STREEET
DORAL, FL 33166

seal :

Robert K Morisette
Digitally signed by Robert K Morisette
Date: 2025.12.15 12:22:04-05'00'

ROBERT K. MORISETTE, AIA, NCARB, LEED AP BD+C, CDP
FLORIDA REGISTERED ARCHITECT # AR 93259

revisions :

Rev. #	Description	Date
2	Site Plan Submittal#2	09/05/2024
3	Site Plan Submittal#3	12/19/2024
4	Site Plan Submittal#4	12/15/2025

drawing data :

MASTER PLAN

project number : 24024

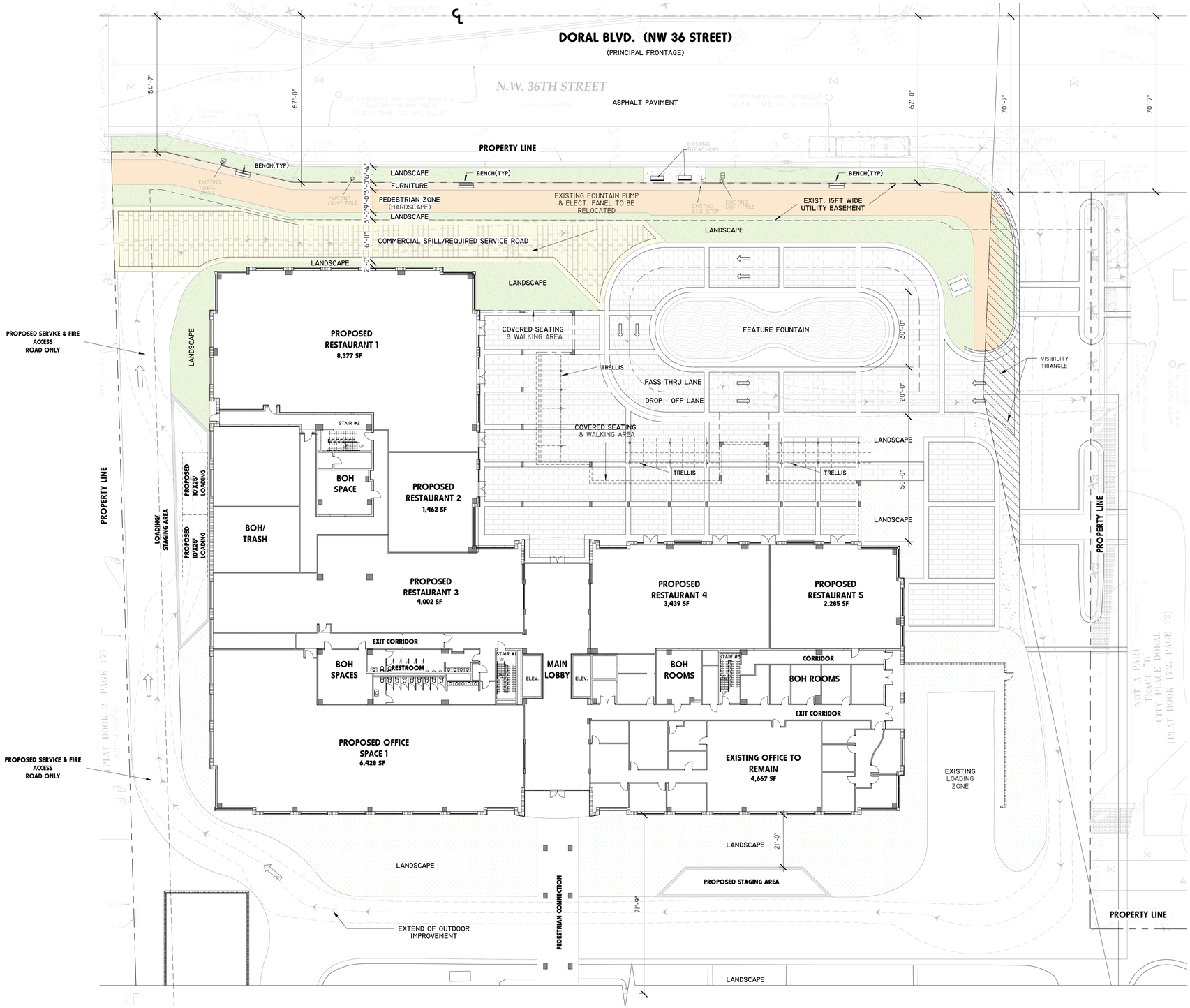
drawing scale : 1" = 30'-0"

drawing date : 12/15/2025

phase : SITE PLAN SUBMITTAL

sheet number : **A-100**

Copyright © 2021 | MODIS ARCHITECTS, LLC | All Rights Reserved | M:\MODIS - Drawings\24024 - Drawings\24024 - 8400 NW 36 Street - MGS Group\Design\01-Schematic Design\01-ARCH Drawings\04-REVIT Files\24024 - 8400 NW 36 STREET LANDSCAPE 11-5-2025 - MG.GROUP.rvt



1 **ENLARGED PARTIAL - SITE PLAN/LEVEL 1**

SCALE 1" = 20'-0"

N

modis architects
4955 SW 75th Avenue
Miami, Florida 33155
MODIS Architects, LLC
e.MODIS@MODISarchitects.com
t. 786.879.8882
f. 786.350.1515

project info :

DORAL CONCOURSE
SITE PLAN SUBMITTAL
8400 NW 36 STREEET
DORAL, FL 33166

seal :

Robert K Morisette
Digitally signed by Robert K Morisette
Date: 2025.12.15 12:22:05-05'00'

ROBERT K. MORISETTE, AIA, NCARB, LEED AP BD+C, CDP
FLORIDA REGISTERED ARCHITECT # AR 93259

revisions :

Rev. #	Description	Date
2	Site Plan Submittal#2	09/05/2024
3	Site Plan Submittal#3	12/19/2024
4	Site Plan Submittal#4	12/15/2025

drawing data :

ENLARGED PARTIAL - SITE PLAN/LEVEL 1

project number : 24024

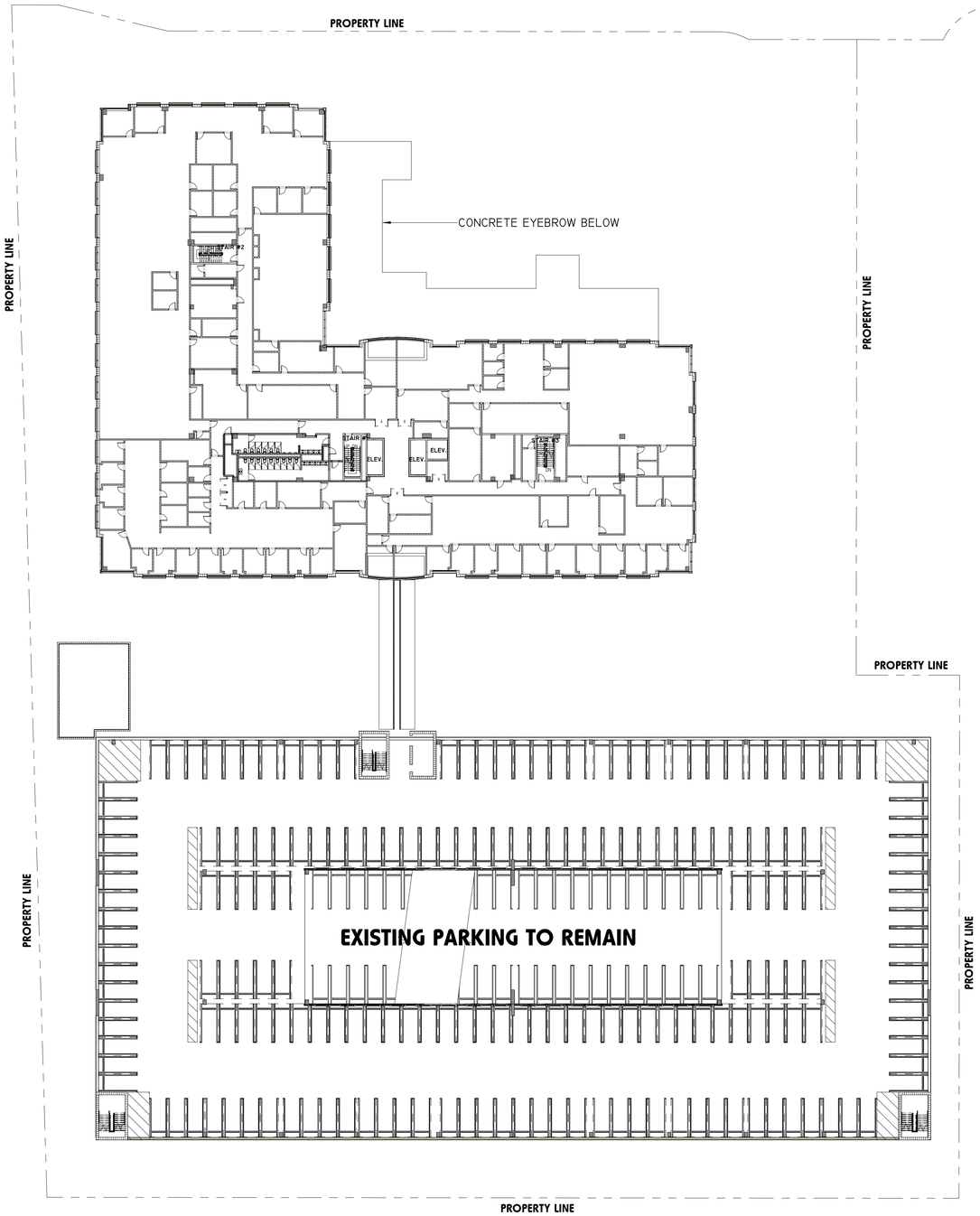
drawing scale : 1" = 20'-0"

drawing date : 12/15/2025

phase : SITE PLAN SUBMITTAL

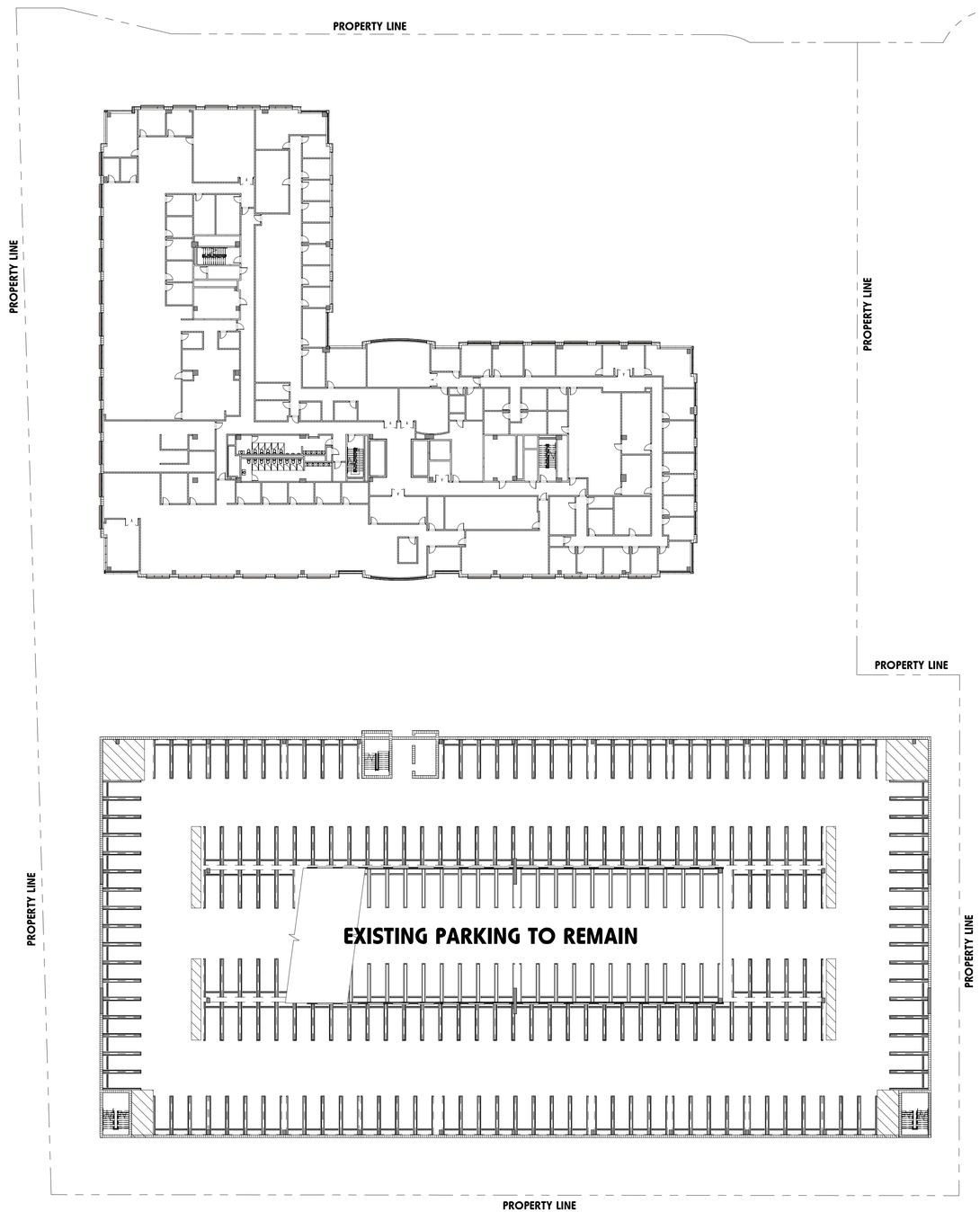
sheet number : **A-101**

Copyright © 2021 | MODIS ARCHITECTS, LLC | All Rights Reserved | M:\MODIS - Drawings\24024 - Drawings\24024 - 8400 NW 36 Street - MGS Group\Design\03-Schematic Design\03-ARCH Drawings\04-REVIT Files\24024 - 8400 NW 36 STREET LANDSCAPE 11-5-2025 - MG.GROUP.rvt



1 **Level 2 - Floor Plan-Existing To Remain**

SCALE: 1" = 30'-0"



2 **Level 3 - Floor Plan - Existing To remain**

SCALE: 1" = 30'-0"

modis architects
4955 SW 75th Avenue
Miami, Florida 33155
MODIS Architects, LLC
t. 786.879.8882
f. 786.350.1515
e.MODIS@MODISarchitects.com

project info :

DORAL CONCOURSE
SITE PLAN SUBMITTAL
8400 NW 36 STREEET
DORAL, FL 33166

seal :

Robert K Morisette
Digitally signed by Robert K Morisette
Date: 2025.12.15 12:22:06-05'00'

ROBERT K. MORISETTE, AIA, NCARB, LEED AP BD+C, CDP
FLORIDA REGISTERED ARCHITECT # AR 93259

revisions :

Rev. #	Description	Date
2	Site Plan Submittal#2	09/05/2024
3	Site Plan Submittal#3	12/19/2024
4	Site Plan Submittal#4	12/15/2025

drawing data :

LEVEL 2 - 3 EXISTING TO REMAIN

project number : 24024

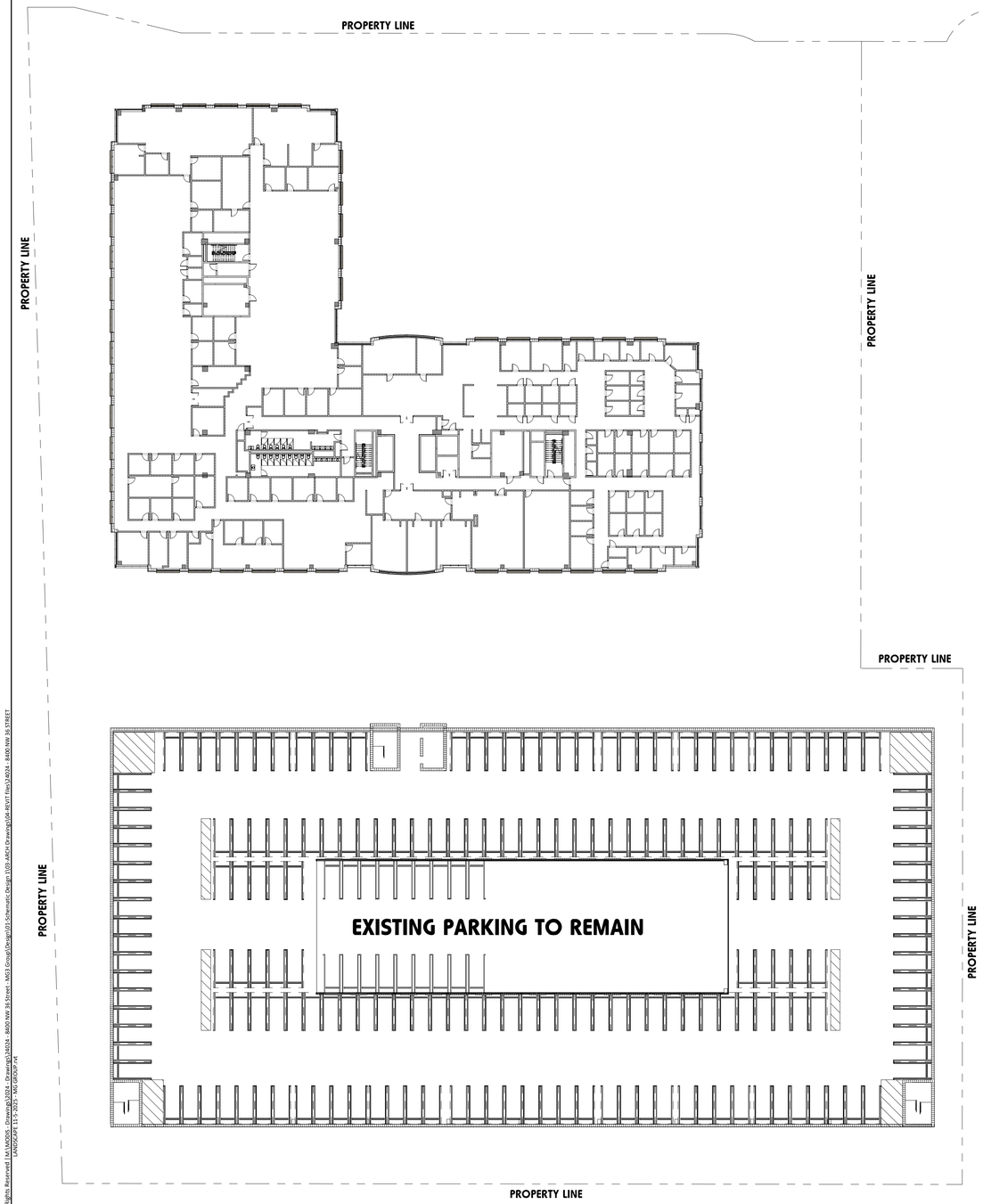
drawing scale : 1" = 30'-0"

drawing date : 12/15/2025

phase : SITE PLAN SUBMITTAL

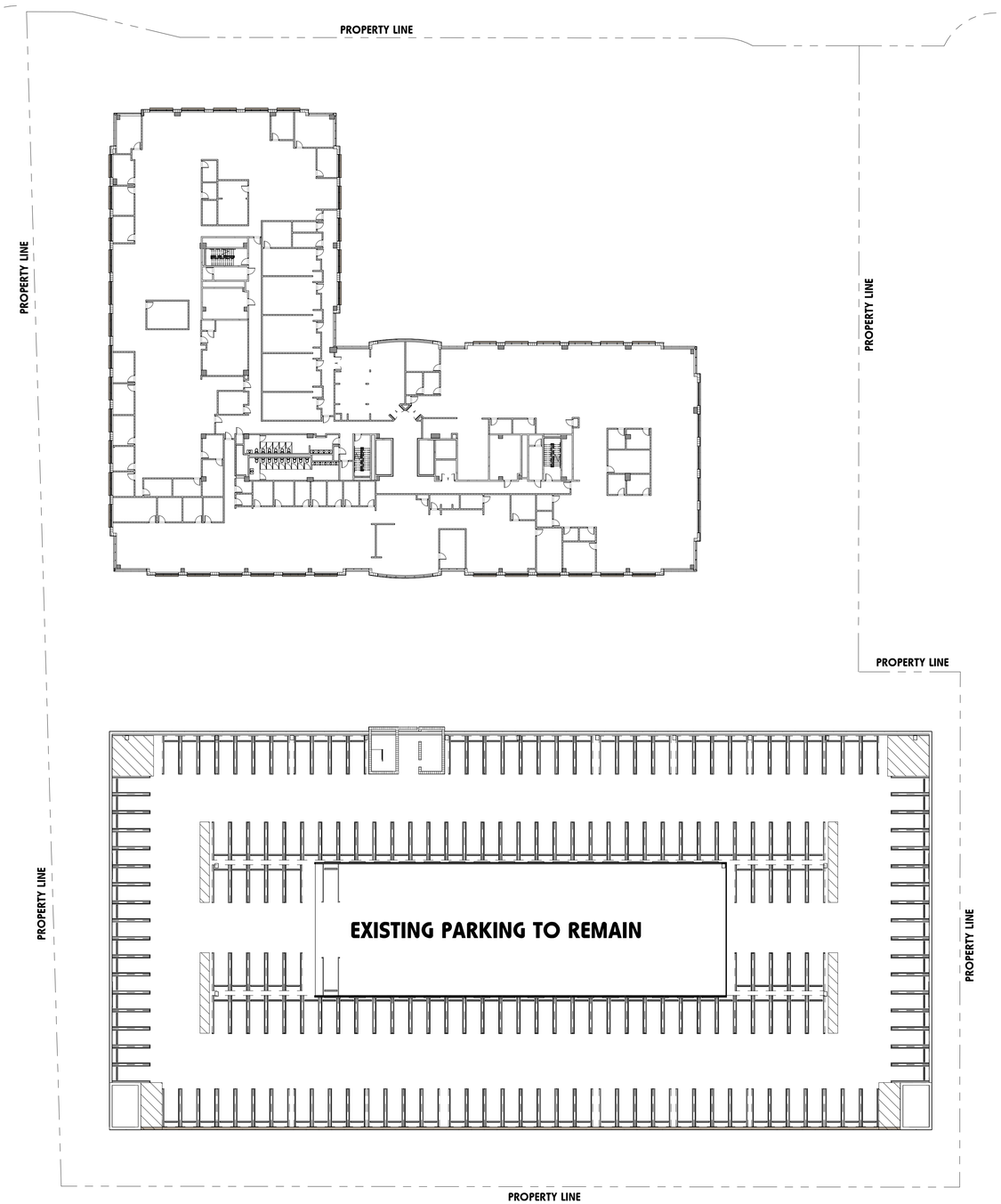
sheet number : A-102

Copyright © 2021 | MODIS ARCHITECTS, LLC | All Rights Reserved | M:\MODIS- Drawings\24024 - Drawings\24024 - 8400 NW 36 Street - MCG Group\Design\03-Schematic Design\03-ARCH Drawings\04-REVIT Files\24024 - 8400 NW 36 STREET LANDSCAPE 11-5-2025 - MG GROUP.rvt



1 **Level 4 - Floor Plan- Existing To remain**

SCALE: 1" = 30'-0"



2 **Level 5 - Floor Plan- Existing To remain**

SCALE: 1" = 30'-0"

modis architects
4955 SW 75th Avenue t. 786.879.8882
Miami, Florida 33155 f. 786.350.1515
MODIS Architects, LLC
e.MODIS@MODISarchitects.com

project info :

DORAL CONCOURSE
SITE PLAN SUBMITTAL
8400 NW 36 STREEET
DORAL, FL 33166

seal :

Robert K Morisette
Digitally signed by Robert K Morisette
Date: 2025.12.15 12:22:07-05'00'

ROBERT K. MORISETTE, AIA, NCARB, LEED AP BD+C, CDP
FLORIDA REGISTERED ARCHITECT # AR 93259

revisions :

Rev. #	Description	Date
2	Site Plan Submittal#2	09/05/2024
3	Site Plan Submittal#3	12/19/2024
4	Site Plan Submittal#4	12/15/2025

drawing data :

LEVEL 4 - 5 EXISTING TO REMAIN

project number : 24024

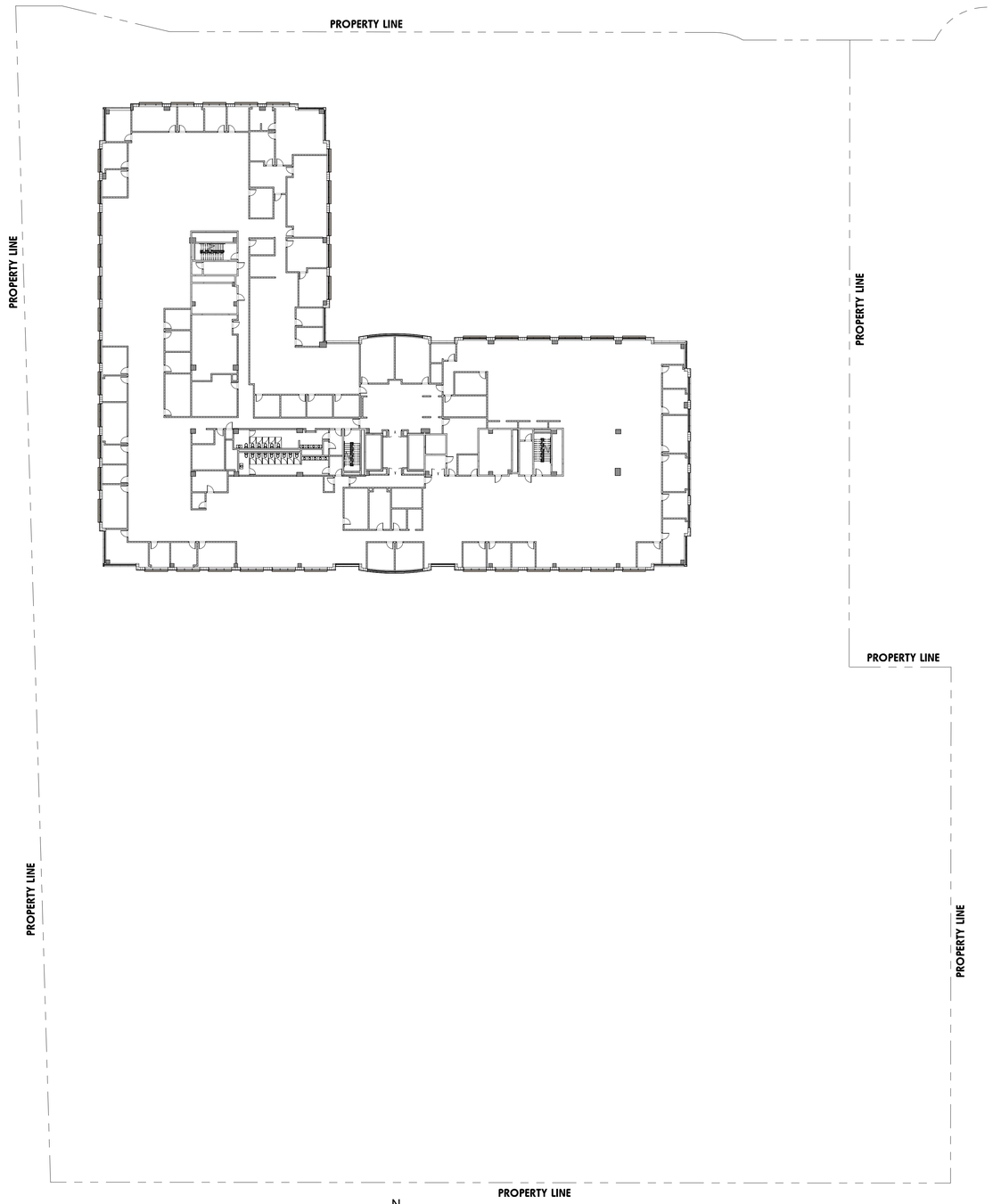
drawing scale : 1" = 30'-0"

drawing date : 12/15/2025

phase : SITE PLAN SUBMITTAL

sheet number : **A-103**

Copyright © 2023 | MODIS ARCHITECTS, LLC | All Rights Reserved | M:\MODIS - Drawings\24024 - Drawings\24024 - 8400 NW 36 Street - MGS Group\Design\01-Schematic Design 1\03-ARCH Drawings\04-REVIT Files\24024 - 8400 NW 36 STREET LANDSCAPE 12-5-2025 - MG GROUP.rvt



1 **Level 6 - Floor Plan- Existing To remain**

SCALE: 1" = 30'-0"

Copyright © 2021 | MODIS ARCHITECTS, LLC | All Rights Reserved | M:\MODIS - Drawings\24024 - Drawings\24024 - 8400 NW 36 Street, MOD Group\Design\01-Schematic Design 1\03-ARCH Drawings\04-REVIT files\24024 - 8400 NW 36 STREET LANDSCAPE 11-5-2025 - MOD GROUP.rvt

modis architects
4955 SW 75th Avenue
Miami, Florida 33155
MODIS Architects, LLC
t. 786.879.8882
f. 786.350.1515
e.MODIS@MODISarchitects.com

project info :

DORAL CONCOURSE
SITE PLAN SUBMITTAL
8400 NW 36 STREEET
DORAL, FL 33166

seal :

Robert K Morisette
Digitally signed by Robert K Morisette
Date: 2025.12.15 12:22:08-05'00'

ROBERT K. MORISETTE, AIA, NCARB, LEED AP BD+C, CDP
FLORIDA REGISTERED ARCHITECT # AR 93259

revisions :

Rev. #	Description	Date
1	Site Plan Submittal#1	03/12/2024
2	Site Plan Submittal#2	09/05/2024
3	Site Plan Submittal#3	12/19/2024
4	Site Plan Submittal#4	12/15/2025

drawing data :

LEVEL 6 EXISTING TO REMAIN

project number : 24024

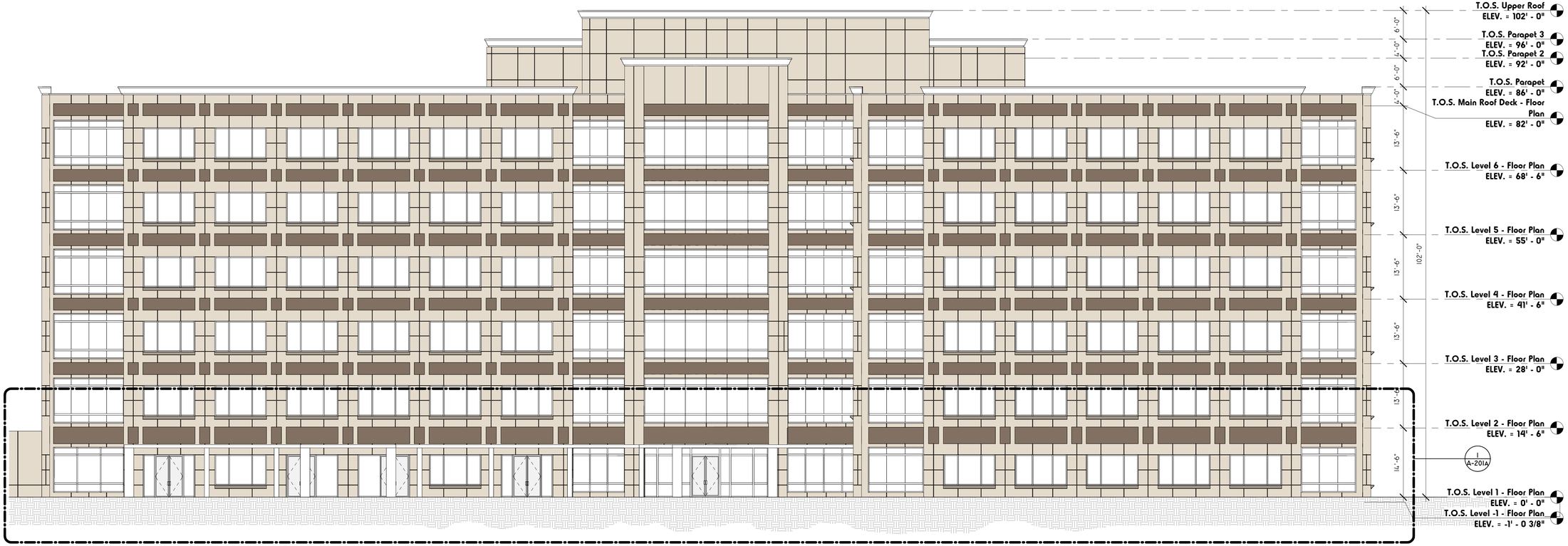
drawing scale : 1" = 30'-0"

drawing date : 12/15/2025

phase : SITE PLAN SUBMITTAL

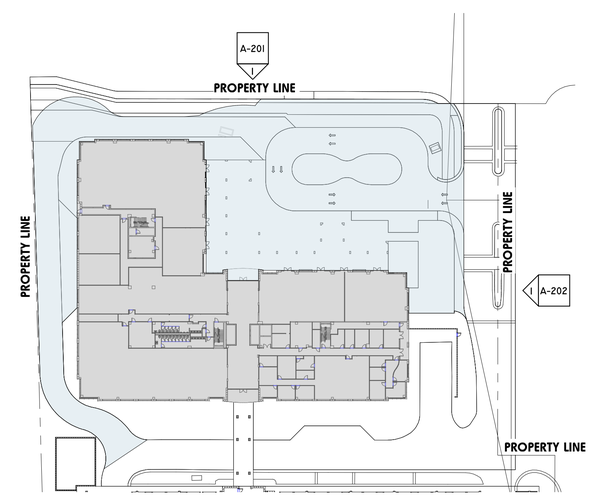
sheet number :

A-104



1 NORTH ELEVATION - EXISTING TO REMAIN

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



3 KEY PLAN

SCALE: 1" = 60'-0"

modis architects
4955 SW 75th Avenue
Miami, Florida 33155
MODIS Architects, LLC
t. 786.879.8882
f. 786.350.1515
e.MODIS@MODISarchitects.com

project info :

DORAL CONCOURSE
SITE PLAN SUBMITTAL
8400 NW 36 STREEET
DORAL, FL 33166

seal :

Robert K Morisette
Digitally signed by Robert K Morisette
Date: 2025.12.15 12:22:09-05'00'

ROBERT K. MORISETTE, AIA, NCARB, LEED AP BD+C, CDP
FLORIDA REGISTERED ARCHITECT # AR 93259

revisions :

Rev. #	Description	Date
2	Site Plan Submittal#2	09/05/2024
3	Site Plan Submittal#3	12/19/2024
4	Site Plan Submittal#4	12/15/2025

drawing data :

NORTH ELEVATION - EXISTING TO REMAIN

project number : 24024

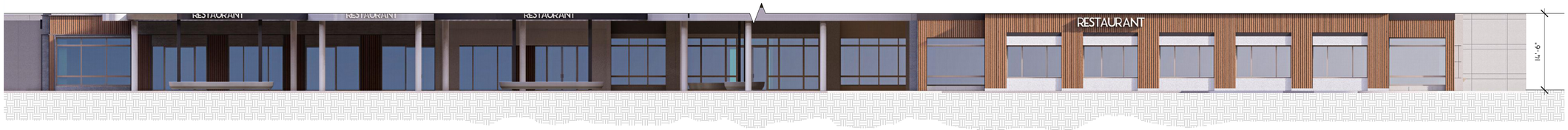
drawing scale : As shown

drawing date : 12/15/2025

phase : SITE PLAN SUBMITTAL

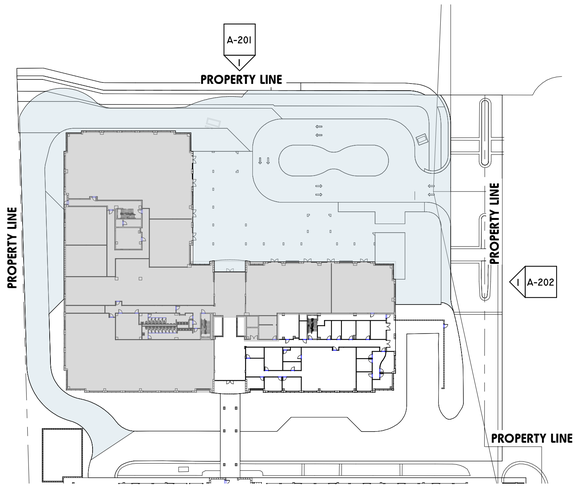
sheet number : A-201

Copyright © 2023 | MODIS ARCHITECTS, LLC | All Rights Reserved | M:\MODIS - Drawings\24024 - Drawings\24024 - 8400 NW 36 Street - MGS Group\Design\01-Schematic Design\103-ARCH Drawings\08-REVIT Files\24024 - 8400 NW 36 STREET LANDSCAPE 11-5-2025 - MG GROUP.rvt



1 NORTH ELEVATION - PROPOSED

SCALE: 1" = 10'-0"



2 KEY PLAN

SCALE: 1" = 60'-0"

N

modis architects
4955 SW 75th Avenue
Miami, Florida 33155
MODIS Architects, LLC
t. 786.879.8882
f. 786.350.1515
e.MODIS@MODISarchitects.com

project info :

DORAL CONCOURSE
SITE PLAN SUBMITTAL
8400 NW 36 STREEET
DORAL, FL 33166

seal :

Robert K Morisette
Digitally signed by Robert K Morisette
Date: 2025.12.15 12:22:10-05'00'

ROBERT K. MORISETTE, AIA, NCARB, LEED AP BD+C, CDP
FLORIDA REGISTERED ARCHITECT # AR 93259

revisions :

Rev. #	Description	Date
2	Site Plan Submittal#2	09/05/2024
3	Site Plan Submittal#3	12/19/2024
4	Site Plan Submittal#4	12/15/2025

drawing data :

NORTH ELEVATION -PROPOSED RETROFIT

project number : 24024

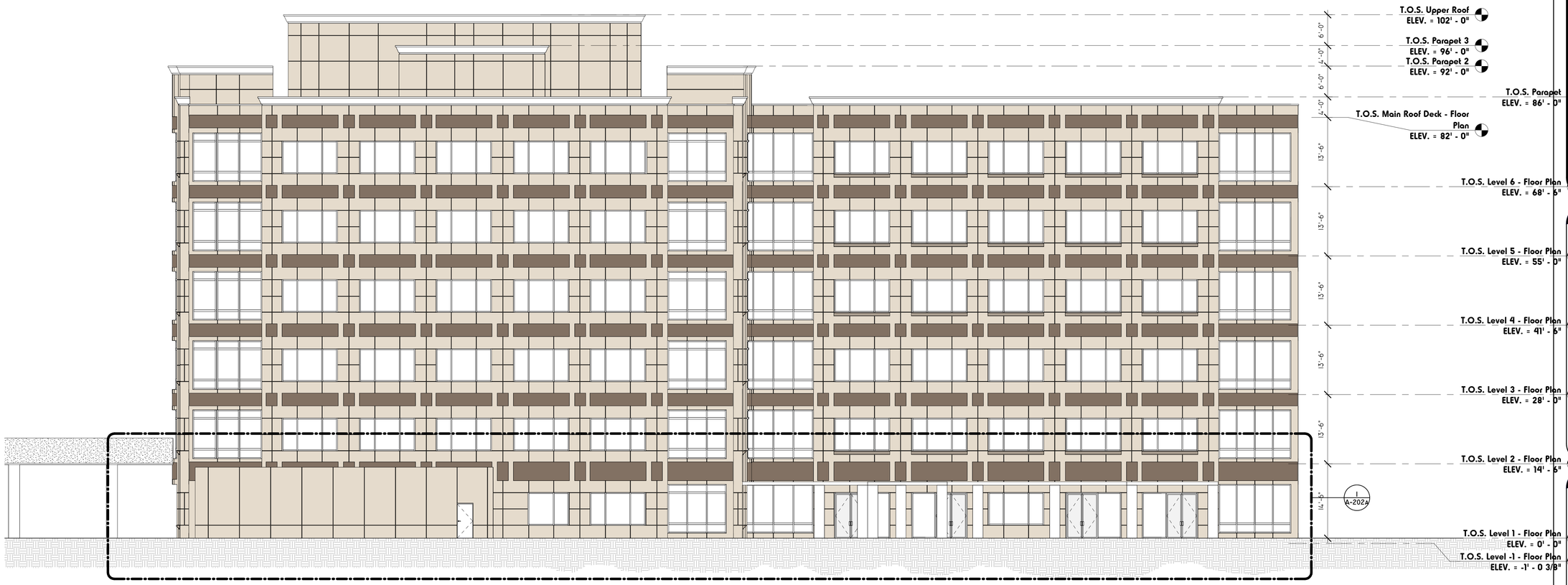
drawing scale : As indicated

drawing date : 12/15/2025

phase : SITE PLAN SUBMITTAL

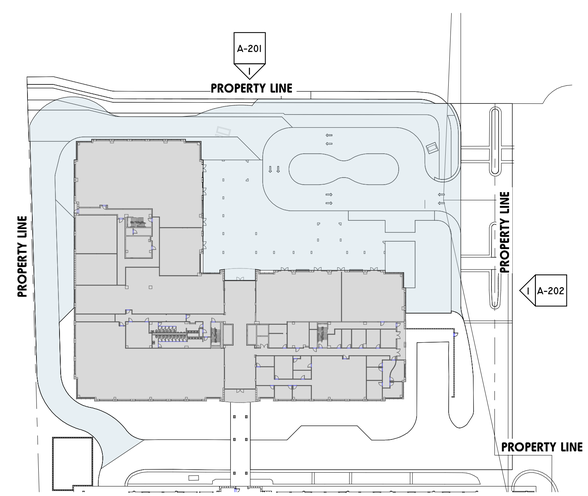
sheet number : **A-201a**

Copyright © 2021 | MODIS ARCHITECTS, LLC | All Rights Reserved | M:\MODIS - Drawings\24024 - Drawings\24024 - 8400 NW 36 Street - MCG Group\Design\01-Schematic Design\01B ARCH Drawings\08 REVIT files\24024 - 8400 NW 36 STREET LANDSCAPE | 11-5-2025 - MG GROUP.rvt



1 EAST ELEVATION - EXISTING TO REMAIN

SCALE: 1" = 10'-0"



3 KEY PLAN

SCALE: 1" = 60'-0"

N

modis architects
4955 SW 75th Avenue
Miami, Florida 33155
MODIS Architects, LLC
t. 786.879.8882
f. 786.350.1515
e.MODIS@MODISarchitects.com

project info :

DORAL CONCOURSE
SITE PLAN SUBMITTAL
8400 NW 36 STREEET
DORAL, FL 33166

seal :

Robert K Morisette

Digitally signed by Robert K Morisette
Date: 2025.12.15 12:22:11-05'00'

ROBERT K. MORISETTE, AIA, NCARB, LEED AP BD+C, CDP
FLORIDA REGISTERED ARCHITECT # AR 93259

revisions :

Rev. #	Description	Date
2	Site Plan Submittal#2	09/05/2024
3	Site Plan Submittal#3	12/19/2024
4	Site Plan Submittal#4	12/15/2025

drawing data :

EAST ELEVATION - EXISTING TO REMAIN

project number : 24024

drawing scale : As shown

drawing date : 12/15/2025

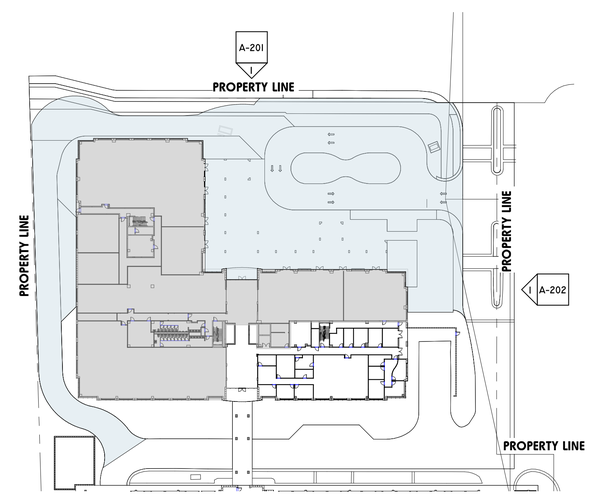
phase : SITE PLAN SUBMITTAL

sheet number : A-202

Copyright © 2021 | MODIS ARCHITECTS, LLC | All Rights Reserved | M:\MODIS - Drawings\2024 - Drawings\24024 - 8400 NW 36 Street - MGS Group\Design\01-Schematic Design\03-ARCH Drawings\04-REVIT Files\24024 - 8400 NW 36 STREET
LANDSCAPE 12-5-2025 - MG GROUP.rvt

1 EAST ELEVATION - PROPOSED

SCALE: 1" = 10'-0"



2 KEY PLAN

SCALE: 1" = 60'-0"

N

modis architects
4955 SW 75th Avenue
Miami, Florida 33155
MODIS Architects, LLC
t. 786.879.8882
f. 786.350.1515
e.MODIS@MODISarchitects.com

project info :

DORAL CONCOURSE
SITE PLAN SUBMITTAL
8400 NW 36 STREEET
DORAL, FL 33166

seal :

Robert K Morisette
Digitally signed by Robert K Morisette
Date: 2025.12.15 12:22:12-05'00'

ROBERT K. MORISETTE, AIA, NCARB, LEED AP BD+C, CDP
FLORIDA REGISTERED ARCHITECT # AR 93259

revisions :

Rev. #	Description	Date
2	Site Plan Submittal#2	09/05/2024
3	Site Plan Submittal#3	12/19/2024
4	Site Plan Submittal#4	12/15/2025

drawing data :

EAST ELEVATION - PROPOSED RETROFIT

project number : 24024

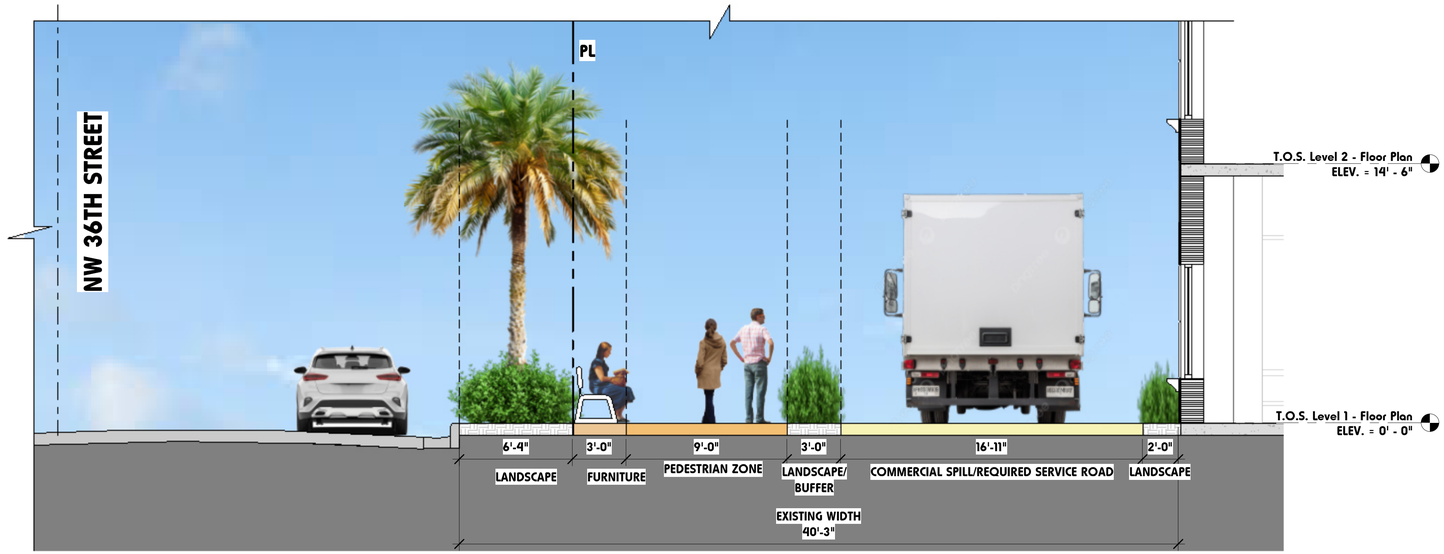
drawing scale : As indicated

drawing date : 12/15/2025

phase : SITE PLAN SUBMITTAL

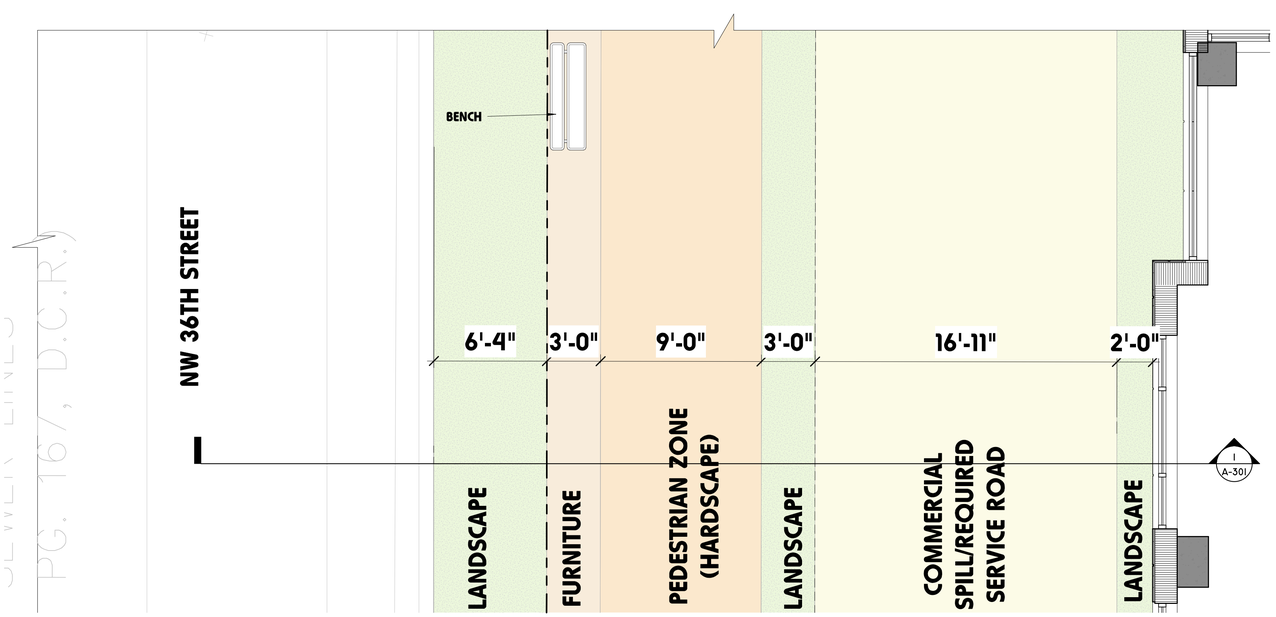
sheet number : **A-202a**

Copyright © 2021 | MODIS ARCHITECTS, LLC | All Rights Reserved | M:\MODIS - Drawings\24024 - Drawings\24024 - 8400 NW 36 Street - MGS Group\Design\01-Schematic Design\1103-ARCH Drawings\04-REVIT Files\24024 - 8400 NW 36 STREET LANDSCAPE 11-5-2025 - MG GROUP.rvt



1 DORAL BLVD URBAN DISTRICT STREET SECTION

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



2 DORAL BLVD URBAN DISTRICT PLAN VIEW

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

Copyright © 2021 | MODIS ARCHITECTS, LLC | All Rights Reserved | M:\MODIS - Drawings\24024 - Doral\Doral\24024 - 8400 NW 36 Street - MGS Group\Design\01-Schematic Design\1103-ARCH Drawings\04-REVIT Files\24024 - 8400 NW 36 STREET LANDSCAPE 11-5-2025 - MG GROUP.rvt

modis architects
4955 SW 75th Avenue
Miami, Florida 33155
MODIS Architects, LLC
t. 786.879.8882
f. 786.350.1515
e.MODIS@MODISarchitects.com

project info :

DORAL CONCOURSE
SITE PLAN SUBMITTAL
8400 NW 36 STREEET
DORAL, FL 33166

seal :

Robert K Morisette
Digitally signed by Robert K Morisette
Date: 2025.12.15 12:22:13-05'00'

ROBERT K. MORISETTE, AIA, NCARB, LEED AP BD+C, CDP
FLORIDA REGISTERED ARCHITECT # AR 93259

revisions :

Rev. #	Description	Date
2	Site Plan Submittal#2	09/05/2024
3	Site Plan Submittal#3	12/19/2024
4	Site Plan Submittal#4	12/15/2025

drawing data :

DORAL BLVD STREET BEAUTIFICATION EXHIBITS

project number : 24024

drawing scale : 1/4" = 1'-0"

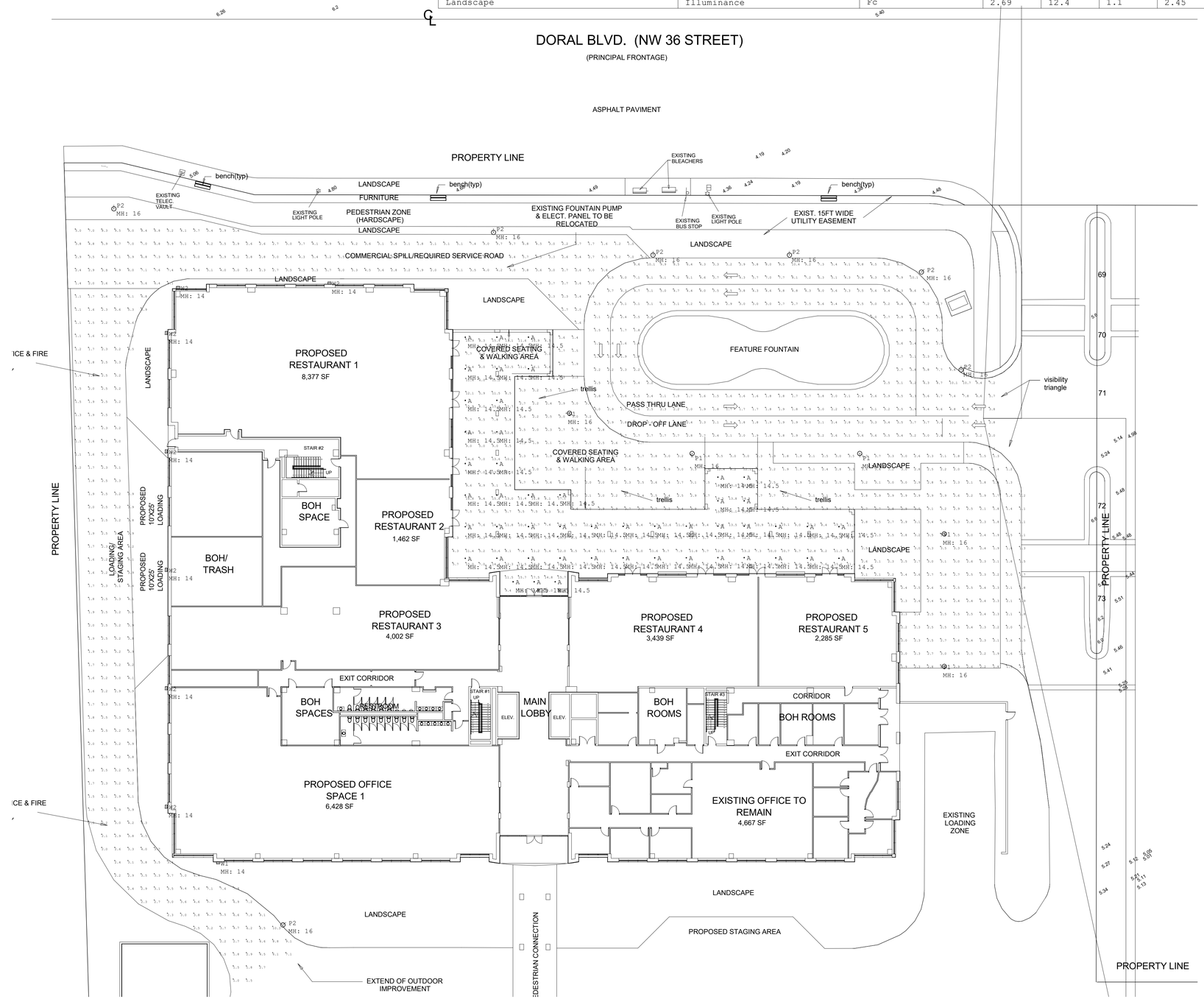
drawing date : 12/15/2025

phase : SITE PLAN SUBMITTAL

sheet number : A-301

Luminaire Schedule							
Symbol	Qty	Label	Arrangement	Description	LLF	Luminaire Lumens	Luminaire Watts
	49	A	Single	Lux Illuminaires LFXr4-XX-XX-XX-1500-UNV-S1-XX-FDR4-XX-35-XX-XX-840-WET	0.900	1506	12.3
	5	P1	Single	Ragni Lighting ARO-M-32-700-4-T5-1-XX-XX	0.900	9203	68.7
	7	P2	Single	Ragni Lighting ARO-M-32-700-4-T3-1-XX-XX	0.900	9203	68.7
	1	W1	Single	Xtra Light VNTW-8000L-40K-DIM-3M-XX	0.900	8292	79.6
	7	W2	Single	Xtra Light VNTW-8000L-40K-DIM-4M-XX	0.900	8498	79.6

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Access Road	Illuminance	Fc	3.60	10.3	1.0	3.60	10.30
Covered Seating	Illuminance	Fc	10.74	18.8	3.1	3.46	6.06
Drive Lanes	Illuminance	Fc	3.71	10.7	1.5	2.47	7.13
Landscape	Illuminance	Fc	2.69	12.4	1.1	2.45	11.27



1 PROPOSED LIGHTING PLAN

SCALE 1' = 20'-0"

Copyright © 2021 MODIS ARCHITECTS, LLC | All Rights Reserved | M:\MODIS - Drawings\24024 - Drawings\24024 - 8400 NW 36 Street - AKG Group\Design\01-Schematic Design 1\03-ARCH Drawings\08-REVIT Files\24024 - 8400 NW 36 STREET LANDSCAPE 11-5-2025 - MR.dwg\DP-1.rvt

modis architects
4955 SW 75th Avenue
Miami, Florida 33155
MODIS Architects, LLC
t. 786.879.8882
f. 786.350.1515
e.MODIS@MODISarchitects.com

project info :

DORAL CONCOURSE
SITE PLAN SUBMITTAL
8400 NW 36 STREEET
DORAL, FL 33166

seal :

Robert K Morisette
Digitally signed by Robert K Morisette
Date: 2025.12.15 12:22:15-05'00'

ROBERT K. MORISETTE, AIA, NCARB, LEED AP BD+C, CDP
FLORIDA REGISTERED ARCHITECT # AR 93259

revisions :

Rev. #	Description	Date
1	Site Plan Submittal#1	03/12/2024
2	Site Plan Submittal#2	09/05/2024
3	Site Plan Submittal#3	12/19/2024
4	Site Plan Submittal#4	12/15/2025

drawing data :

PROPOSED LIGHTING PLAN

project number : 24024

drawing scale : 1" = 20'-0"

drawing date : 12/15/2025

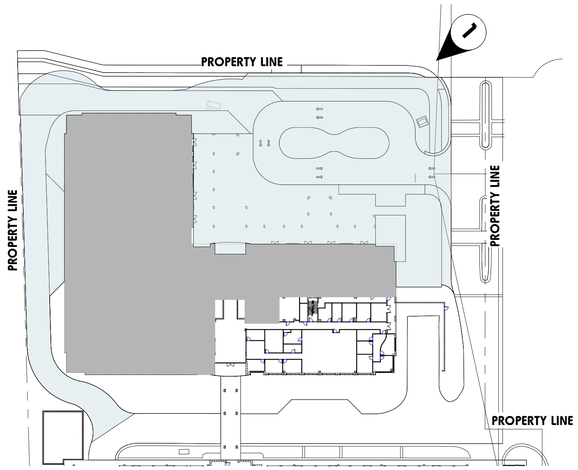
phase : SITE PLAN SUBMITTAL

sheet number :

A-501

1 **3D VIEW 1**

SCALE: N.T.S.



0 **KEY PLAN**

SCALE: 1" = 60'-0"

N

modis architects
4955 SW 75th Avenue
Miami, Florida 33155
MODIS Architects, LLC
t. 786.879.8882
f. 786.350.1515
e.MODIS@MODISarchitects.com

project info :

DORAL CONCOURSE

SITE PLAN SUBMITTAL
8400 NW 36 STREEET
DORAL, FL 33166

seal :

Robert K Morisette

Digitally signed by Robert K Morisette
Date: 2025.12.15 12:22:16-05'00'

ROBERT K. MORISETTE, AIA, NCARB, LEED AP BD+C, CDP
FLORIDA REGISTERED ARCHITECT # AR 93259

revisions :

Rev. #	Description	Date
2	Site Plan Submittal#2	09/05/2024
3	Site Plan Submittal#3	12/19/2024
4	Site Plan Submittal#4	12/15/2025

drawing data :

CONCEPTUAL RENDERING

project number : 24024

drawing scale : As indicated

drawing date : 12/15/2025

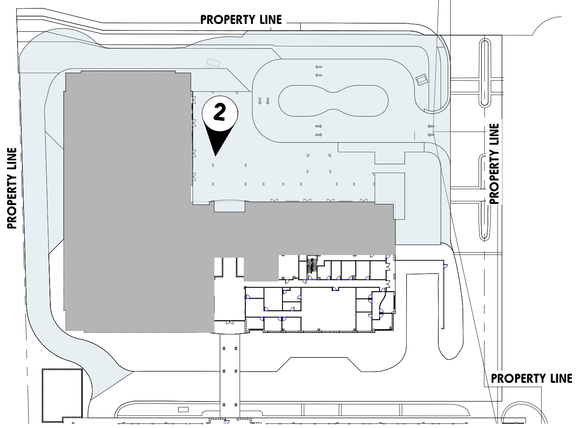
phase : SITE PLAN SUBMITTAL

sheet number : **A-901**

Copyright © 2021 | MODIS ARCHITECTS, LLC | All Rights Reserved | M:\MODIS - Drawings\2024 - Drawings\24024 - 8400 NW 36 Street - MGS Group\Design\01-Schematic Design\103-ARCH Drawings\04-REVIT Files\24024 - 8400 NW 36 STREET LANDSCAPE 12-5-2025 - MG GROUP.rvt

2 3D VIEW 2

SCALE N.T.S.



0 KEY PLAN

SCALE 1" = 60'-0"

N

modis architects
4955 SW 75th Avenue
Miami, Florida 33155
MODIS Architects, LLC
t. 786.879.8882
f. 786.350.1515
e.MODIS@MODISarchitects.com

project info :

DORAL CONCOURSE

SITE PLAN SUBMITTAL
8400 NW 36 STREEET
DORAL, FL 33166

seal :

Robert K Morisette

Digitally signed by Robert K Morisette
Date: 2025.12.15 12:22:17-05'00'

ROBERT K. MORISETTE, AIA, NCARB, LEED AP BD+C, CDP
FLORIDA REGISTERED ARCHITECT # AR 93259

revisions :

Rev. #	Description	Date
2	Site Plan Submittal#2	09/05/2024
3	Site Plan Submittal#3	12/19/2024
4	Site Plan Submittal#4	12/15/2025

drawing data :

CONCEPTUAL RENDERING

project number : 24024

drawing scale : As indicated

drawing date : 12/15/2025

phase : SITE PLAN SUBMITTAL

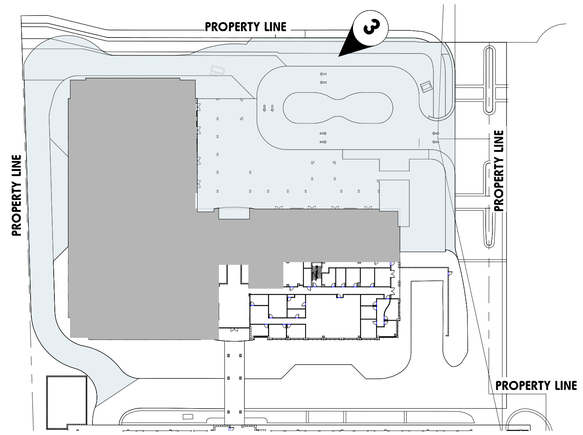
sheet number :

A-902

Copyright © 2021 | MODIS ARCHITECTS, LLC | All Rights Reserved | M:\MODIS - Drawings\24024 - Drawings\24024 - 8400 NW 36 Street - MIXS Group\Design\03-Schematic Design 1\03-ARCH Drawings\04-REVIT files\24024 - 8400 NW 36 STREET LANDSCAPE 11-5-2025 - MIX GROUP.rvt

3 3D VIEW 3

SCALE: N.T.S.



0 KEY PLAN

SCALE: 1" = 60'-0"

N

modis architects
4955 SW 75th Avenue
Miami, Florida 33155
MODIS Architects, LLC
t. 786.879.8882
f. 786.350.1515
e.MODIS@MODISarchitects.com

project info :

DORAL CONCOURSE
SITE PLAN SUBMITTAL
8400 NW 36 STREEET
DORAL, FL 33166

seal :

Robert K Morisette
Digitally signed by Robert K Morisette
Date: 2025.12.15 12:22:18-05'00'

ROBERT K. MORISETTE, AIA, NCARB, LEED AP BD+C, CDP
FLORIDA REGISTERED ARCHITECT # AR 93259

revisions :

Rev. #	Description	Date
1	Site Plan Submittal#1	03/12/2024
2	Site Plan Submittal#2	09/05/2024
3	Site Plan Submittal#3	12/19/2024
4	Site Plan Submittal#4	12/15/2025

drawing data :

CONCEPTUAL RENDERING

project number : 24024

drawing scale : As indicated

drawing date : 12/15/2025

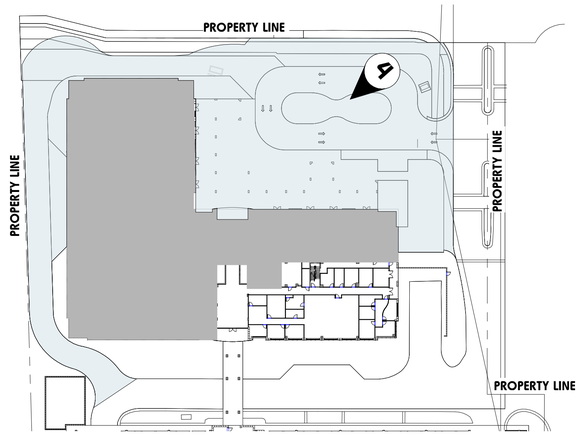
phase : SITE PLAN SUBMITTAL

sheet number : **A-903**

Copyright © 2021 | MODIS ARCHITECTS, LLC | All Rights Reserved | M:\MODIS - Drawings\2024 - Drawings\24024 - 8400 NW 36 Street - MGS Group\Design\01-Schematic Design\03-ARCH Drawings\04-REVIT Files\24024 - 8400 NW 36 STREET LANDSCAPE 12-9-2025 - MG GROUP.rvt

4 3D VIEW 4

SCALE: N.T.S.



0 KEY PLAN

SCALE: 1" = 60'-0"

N

modis architects
4955 SW 75th Avenue
Miami, Florida 33155
MODIS Architects, LLC
t. 786.879.8882
f. 786.350.1515
e.MODIS@MODISarchitects.com

project info :

DORAL CONCOURSE
SITE PLAN SUBMITTAL
8400 NW 36 STREEET
DORAL, FL 33166

seal :

Robert K Morisette
Digitally signed by Robert K Morisette
Date: 2025.12.15 12:22:19-05'00'

ROBERT K. MORISETTE, AIA, NCARB, LEED AP BD+C, CDP
FLORIDA REGISTERED ARCHITECT # AR 93259

revisions :

Rev. #	Description	Date
1	Site Plan Submittal#1	03/12/2024
2	Site Plan Submittal#2	09/05/2024
3	Site Plan Submittal#3	12/19/2024
4	Site Plan Submittal#4	12/15/2025

drawing data :

CONCEPTUAL RENDERING

project number : 24024

drawing scale : As indicated

drawing date : 12/15/2025

phase : SITE PLAN SUBMITTAL

sheet number : A-904

Copyright © 2023 | MODIS ARCHITECTS, LLC | All Rights Reserved | M:\MODIS - Drawings\2024 - Drawings\24024 - 8400 NW 36 Street - MGS Group\Design\01-Schematic Design\03-ARCH Drawings\04-REVIT Files\24024 - 8400 NW 36 STREET LANDSCAPE 11-5-2025 - MG GROUP.rvt