SITE DATA

ZONING	I (INDUSTRIAL)
FLOOD ZONE	AE (SEE SURVEY)
B.F.E.	+8.00'
EXISTING USE PROPOSED USE	WAREHOUSE WAREHOUSE
EXISTING WAREHOUSE F.F.E.	+12.63'
PROP. NEW WAREHOUSE F.F.E.	+12.63'

PROPOSED BUILDING AREA BREAKDOWN (sqft)

WAREHOUSE	15,430		
OFFICE AREA	1,700		
TOTAL GROSS	17,130		

EXISTING WAREHOUSE AREA BREAKDOWN (sqft)

TOTAL 1st FLOOR			26,214
TOTAL 1st FLOOR WAREHOUSE			25,262
1st FL OFFICE & COMMON AREAS		952	
TOTAL MEZZANINE			1,793
FRONT OPERATIONS			
1st FLOOR PRINTING AREA	220		
MEZZANINE DRY STORAGE 1	274		
MEZZANINE DRY STORAGE 2	226		
REAR OPERATIONS			
1st FLOOR OFFICE	512		
1st FLOOR COMMON AREAS	220		
MEZZANINE CORRIDOR	330		
MEZZANINE OFFICE	306		
MEZZANINE DRIVER WAITING RM	155		
MEZZANINE MEN'S RESTRM	318		
MEZZANINE WOMEN'S RESTRM	184		
TOTAL OFFICE		818	
TOTAL COMMON AREAS		1,052	
TOTAL OTHER		875	
TOTAL GROSS			28,007

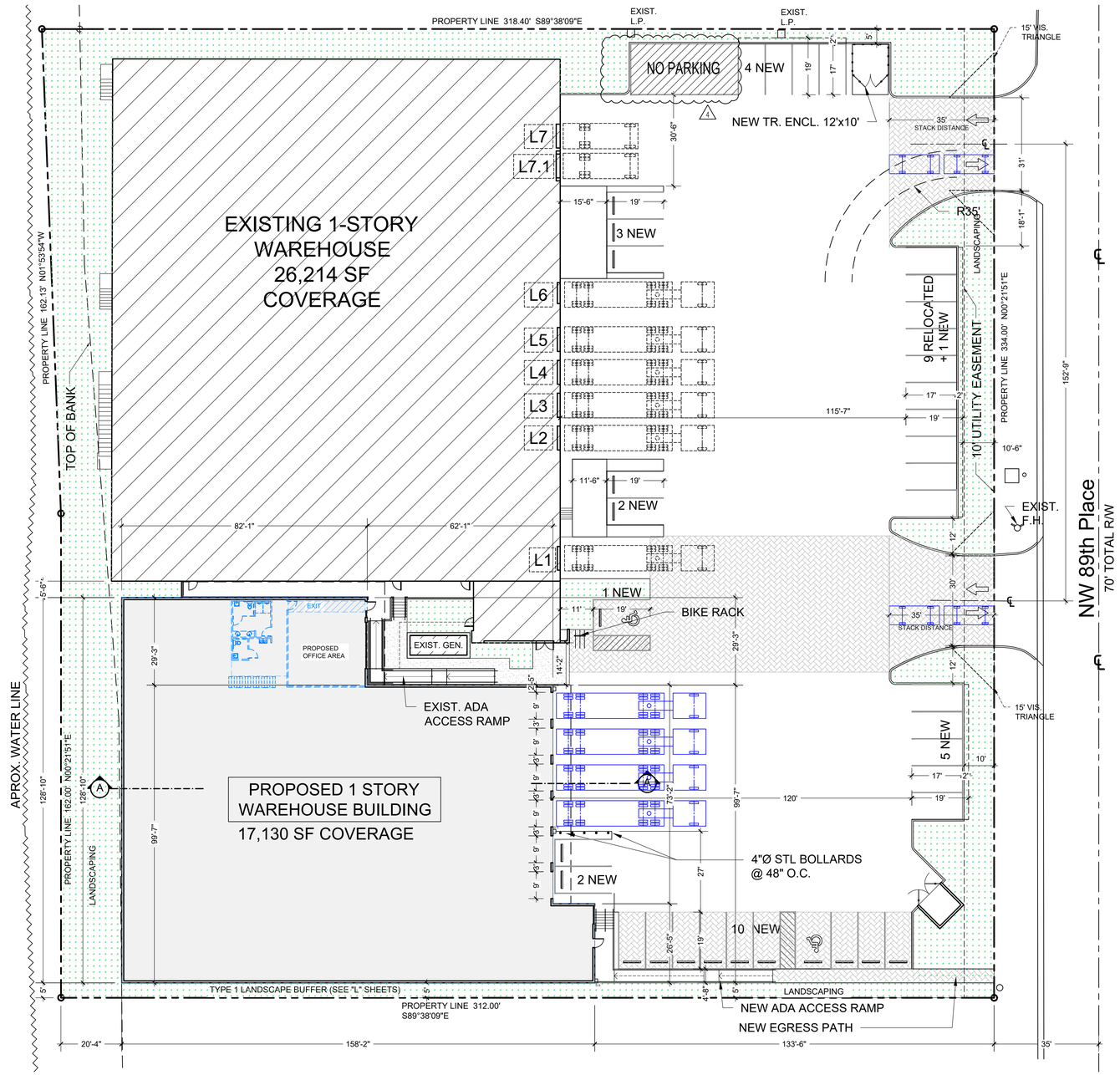
ZONING TABLE	ALLOWED / REQ		PROPOSED
LOT FRONTAGE	75 Ft MIN.		324 Ft
GROSS LOT AREA	7,500sf MIN.		101,607sf 2.3 acres
EXIST. BUILDING GROSS AREA			28,007sf
NEW BUILDING GROSS AREA			17,130sf
LOT COVERAGE 50% MAX			
EXIST. BUILDING COVERAGE		25.8%	26,214sf
NEW BUILDING COVERAGE		16.9%	17,130sf
TOTAL LOT COVERAGE	50,804 sf MAX	42.7%	43,344sf
MAX. BUILDING HEIGHT	70 ft (R/W WIDTH)		33 ft T.O. ROOF DECK
F.A.R.			
1st STORY 0.5			
EXISTING 1st STORY			28,007 sf
NEW ONE STORY BLDG			17,130 sf
TOTAL F.A.R.	50,804 sf MAX	(0.44)	45,137 sf
OPEN SPACE			
LANDSCAPED OPEN SPACE 15%	15,241sf MIN	15%	15,590sf
PAVED AREA	NO REQUIREMENT		42,673sf
PERVIOUS/ REFLECTIVE 20%	8,535sf		8,898sf
TOTAL OPEN SPACE			58,263sf
Impervious Surface Ratio			0.76

SETBACKS	ALLOWED	PROVIDED
FRONT	20'-0" MIN	114'-0"
SIDE STREET	15'-0" MIN	N/A
INTERIOR SIDE	5'-0" MIN	10'-0" (EXISTING)
INTERIOR SIDE	5'-0" MIN	5'-0"
REAR	5'-0" MIN	20'-4"
BETWEEN BUILDINGS		5'-6"

AREAS (sqft)

* EXISTING WAREHOUSE	25,262		
* NEW WAREHOUSE	15,430		
TOTAL WAREHOUSE			40,692
* EXISTING OFFICE	818		
* NEW OFFICE	1,700		
TOTAL OFFICE			2,518

PARKING		REQ.	PROV.
OFFICE (1/300 sf)	2,518sf	8.4	9
TOTAL WAREHOUSE (1/1,000sf FOR 1st 10,000sf : then 1/2,000 sf)	40,692	25.3	28
TOTAL SPACES		33.7	37
HANDICAP (INCLUSIVE)		2	2
EV (2%)		0.6748	1
BICYCLE		1	1



SITE PLAN

SCALE 1" = 20'-0"

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Digitally signed by Peter Blitstein
Date: 2026.06.17 13:38:52 -04'00'

project name

PROPOSED NEW FACILITY:

DORAL WAREHOUSE

2020 NW 89th PLACE
DORAL, FLORIDA

date

SEPTEMBER 29, 2025

revisions

1 REVIEW COMMENTS 12-16-25
2 OWNER CHANGE 02-02-26
3 DESIGN CHANGES 05-01-26
4 REVIEW COMMENTS 06-16-26

drawn by

D.M.

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SITE PLAN

sheet number

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