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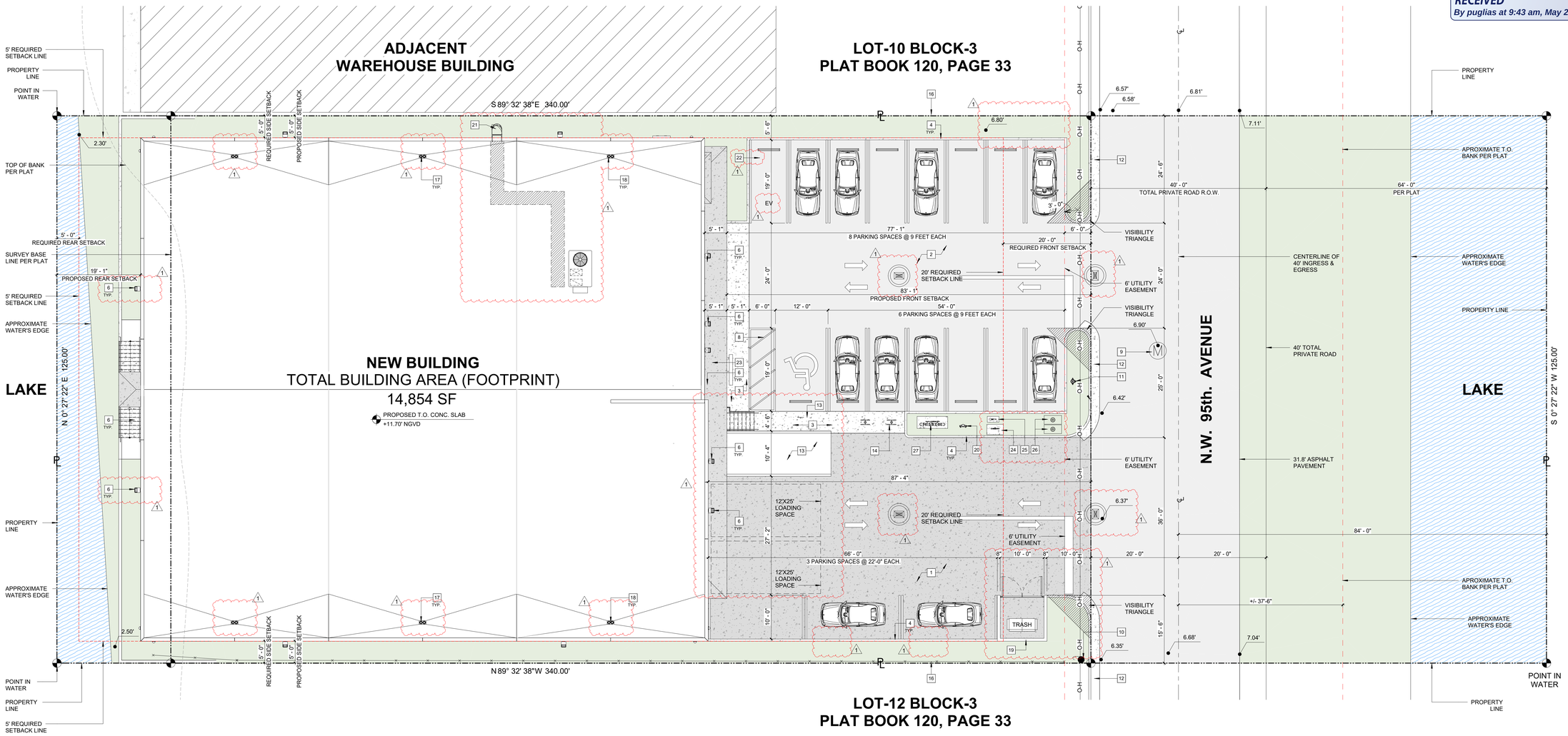


1 SITE PLAN

SCALE: 1" = 10'-0"

N

ZONING INFORMATION

- ZONING: I (INDUSTRIAL DISTRICT)
- SITE AREA: 42,500 SF = 0.98 ACRES

MIN. REQUIRED SETBACKS
- FRONT: 20'
- REAR: 20'
- SIDES: 5' / 15' WHEN ABUTTING RES. DIST. 5' / 15' WHEN ABUTTING RES. DIST.

PROVIDED SETBACKS
- FRONT: 83' - 1"
- REAR: 19' - 1"
- SIDES: NORTH 5' - 0"; SOUTH 5' - 0"

MAX. HEIGHT
- WIDTH OF WIDEST ADJACENT STREET (TOTAL RIGHT OF WAY): 40'-0"
- PROPOSED BUILDING HEIGHT

LOT COVERAGE
- ALLOWED: 50% LOT AREA MAX. MAX. ALLOWED 50% X 42,500 SF = 21,250 SF
- PROPOSED BUILDING COVERAGE = 14,855 SF (34.95%)

BUILDING AREAS

BUILDING FOOTPRINT
- MAX. LOT COVERAGE ALLOWED: 50% LOT AREA MAX. MAX. ALLOWED 50% X 42,500 SF = 21,250 SF
- PROPOSED BUILDING COVERAGE 14,855 SF (34.95% LOT AREA)

FLOOR AREA RATIO
- MAX. GROUND FLOOR F.A.R. ALLOWED MAX. ALLOWED 50% X 42,500 SF = 21,250 SF MAX.
- PROPOSED GROUND FLOOR F.A.R.
  - GROUND FLOOR OFFICE 1,720.7 SF (4.05% LOT AREA)
  - GROUND FLOOR WAREHOUSE 13,133.2 SF (30.90% LOT AREA)
  - TOTAL 14,854.0 SF (34.95% LOT AREA)
- MAX. UPPER FLOORS F.A.R. ALLOWED MAX. ALLOWED 25% X 42,500 SF = 10,625 SF MAX.
- PROPOSED MEZZANINE F.A.R.
  - MEZZANINE STORAGE 1,485 SF (3.49% LOT AREA) 1
- TOTAL BUILDING FLOOR AREA
  - GROUND FLOOR OFFICE 1,721 SF
  - GROUND FLOOR WAREHOUSE 13,133 SF 1
  - MEZZANINE STORAGE 1,485 SF
  - TOTAL 16,339 SF

FLOOD LEGEND

- FLOOD ZONE: "AH"
- ADRESS: 2100 NORTHWEST 95TH AVENUE, DORAL, FL. 33172 1
- FOLIO NUMBER: 35-3033-041-0010
- PLAT BOOK: 150 PAGE: 28 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.
- BASE FLOOD: +8.00' NGVD
- FIRM PANEL: 120041/0286 SUFFIX: L
- ALL ELEV. WAS TAKEN FROM THE ATTACHED ELEVATION CERTIFIED
- THE ATTACHED ELEVATION CERTIFIED JACOB GOMIS PLS LIC. # 6231 SURVEYORS NAME
- HIGHEST CROWN OF ROAD: + 6.81' NGVD (EXIST.)
- LOWEST CROWN OF ROAD: + 6.68' NGVD (EXIST.)
- SIDEWALK ELEVATION ABUTTING THE PROPERTY HIGHEST: N/A LOWEST: N/A
- TOP OF BOTTOM FLOOR (PROPOSED): GROUND FLOOR + 11.70' NGVD (PROPOSED) MEZZANINE + 25.70' NGVD (PROPOSED)
- LOWEST MACHINERY PROPOSE (SERVICING THE BUILDING) + 11.70' NGVD
- LOWEST ADJACENT (FINISHED) GRADE NEXT TO THE BLDG. (LAG): EXIST.
- HIGHEST ADJACENT (FINISHED) GRADE NEXT TO THE BLDG. (HAG): EXIST.
- 0'-0" = +11.70' N.G.V.D. (PROPOSED)
- ALL ELECTRICAL, MECHANICAL AND PLUMBING WILL BE PLACED AT OR ABOVE THE BASE FLOOD ELEVATION (B.F.E.) TO BE COMPLIANT WITH THE FBC AND DORAL CODE SECTION 23-301.7. 1 FOOT ABOVE BFE. PRO
- LOWEST MACHINERY/ EQUIPMENT WILL BE PLACED AT +11.70' N.G.V.D. MACHINERY REFERENCE IS THE MANAGER'S OFFICE COMPRESSOR.
- THE SITE WILL BE GRADED IN A MANNER TO PREVENT THE FLOODING AT ADJACENT PROPERTIES. WHERE NECESSARY INTERCEPTOR SWELLS WILL BE CONSTRUCTED ON-SITE WITH NO ENCROACHMENT OVER ADJACENT PROPERTIES

SIGNAGE

SIGNAGE SHALL BE APROVED AT TIME OF BUILDING PERMIT:
- MAXIMUM SIGN AREA NOT TO EXCEED 300 SF
- MAXIMUM SIGN HEIGHT NOT TO EXCEED 8'-0"

LEGAL DESCRIPTION

TRACT "A" OF "MAHUDI SUBDIVISION", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 150, AT PAGE 28, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

GREEN OPEN SPACE

OPEN SPACE REQUIREMENTS
- MINIMUM: MIN. REQUIRED 20% X 42,500 SF = 8,500 SF
- 10 S.F. PER PARKING SPACE = 18 X 10 = 180 SF
- TOTAL OPEN SPACE REQUIRED: 8,680 SF
- TOTAL GREEN OPEN SPACE PROVIDED 1 8,813 SF 20.74% LOT AREA

PARKING SURFACES

SECTION 77-195 PERVIOUS OR HEAT-REFLECTIVE PARKING SURFACES

- PARKING AREA 8,647 SF (20.35%) LOT AREA
- REQUIRED 20% OF PARKING AREA TO BE CONSTRUCTED USING A HEAT REFLECTIVE MATERIAL WITH A SOLAR REFLECTIVE INDEX OVER 28 1,729 SF (4.07%) LOT AREA
- PROVIDED AREA CONSTRUCTED USING A HEAT REFLECTIVE MATERIAL (CONCRETE) WITH A SOLAR REFLECTIVE INDEX OF AT LEAST 29. 3,918 SF (45.22%) PARKING AREA 1

NOTE

PROJECT SHALL MEET THE REQUIREMENTS OF THE CITY'S FLOOD PLAIN MANAGEMENT ORDINANCE

PARKING CALCULATIONS

PARKING SPACES REQUIRED

OFFICE 1,500 SF
1,500 SF X 1/300 SF = 5 PARKING SPACES

WAREHOUSE 14,875 SF
10,000 SF X 1/1000 SF = 10 PARKING SPACES
4,875 SF X 1/2000 SF = 3 PARKING SPACES

TOTAL PARKING SPACES PROVIDED = 18 PARKING SPACES

ACCESSIBLE PARKING SPACES REQUIRTED = 1 UP TO 25 PARKING SPACES
ACCESSIBLE PARKING SPACES PROVIDED = 1 PARKING SPACE

BIKE RACK SPACE REQUIRED = 0.10 PER PARKING SPACE
= 18 X 0.10 = 2 BIKE RACK REQUIRED
2 BIKE RACK PROVIDED

LOADING SPACES REQUIRED

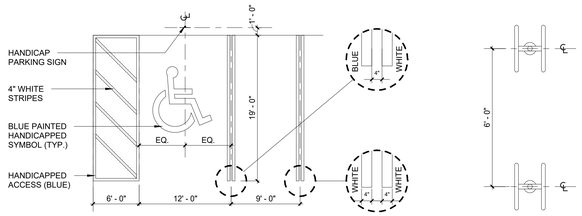
WAREHOUSE 14,875 SF
3,000 SF - 15,000 SF = 1 SPACE REQUIRED 14,875 SF = 1 SPACE
15,001 SF - 30,000 SF = 2 SPACE REQUIRED (N/A)

TOTAL LOADING SPACES REQUIRED = 1 SPACE REQUIRED

TOTAL LOADING APACES PROVIDED = 3 SPACES

SITE LEGEND

- PROPERTY LINE
- REQUIRED SETBACK LINE
- CENTER LINE OF 40' R.O.W.
- TOP OF BANK PER PLAT
- 6' UTILITY EASEMENT LINE
- GREEN SPACE
- ASPHALT PAVING
- CONCRETE APRON (TO HAVE REFLECTIVE INDEX OF AT LEAST 29)
- CONCRETE PAVING WITH BROOM FINISH
- WATER (EXISTING LAKE)



2 PARKING STALL DETAIL

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

3 BIKE RACK DETAIL

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

SITE PLAN KEY NOTES

1. CONCRETE APRON. (CONCRETE TO HAVE A SOLAR REFLECTIVE INDEX OF AT LEAST 29). REFER TO STRUCTURAL DRAWINGS
2. ASPHALT PAVING OVER WELL COMPACTED LIMEROCK BASE. OVER WELL COMPACTED CLEAN FILL (95% PROCTOR). REFER TO CIVIL DRAWINGS
3. CONCRETE SIDEWALK WITH BROOM FINISH. (CONCRETE TO HAVE A SOLAR REFLECTIVE INDEX OF AT LEAST 29). SIDEWALK ELEVATION TO BE FLUSH WITH ASPHALT PAVEMENT
4. CONCRETE CURB REFER TO CIVIL FOR CURB TYPE (TYP.)
5. NOT USED 1
6. EXTERIOR SURFACE MOUNT LIGHT REFER TO ELECTRICAL DRAWINGS (TYP.)
7. HANDICAP PARKING SIGN
8. 6' WIDE HANDICAP WHEELCHAIR AISLE 2% MAXIMUM SLOPE
9. EXISTING MANHOLE
10. EXISTING WOOD POLE
11. NEW FIRE HYDRANT RELOCATION. 1
12. EXISTING 2' VALLEY GUTTER
13. CAR ACCESS RAMP
14. BIKE RACK SPACES
15. EXISTING 6' CHAIN LINK FENCE
16. SCUPPER (TYP.)
17. EMERGENCY OVERFLOW SCUPPER (TYP.)
18. TRASH ENCLOSURE
19. FIRE DEPARTMENT CONNECTION & POST INDICATOR VALVE
20. EXTERIOR STEEL LADDER, ACCESS TO ROOF
21. DESIGNATED ELECTRIC VEHICLE PARKING SPACE
22. ADA ACCESSIBLE ELEVATOR TO OFFICE LEVEL
23. PROPOSED 2" RPZ. REFER TO CIVIL DRAWINGS.
24. PROPOSED 2" PVB. REFER TO CIVIL DRAWINGS.
25. PROPOSED DUAL TWO-INCH METER. REFER TO CIVIL DRAWINGS.
26. PROPOSED 8" DDCVA (FIRE). REFER TO CIVIL DRAWINGS.

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FINGER LAKE WAREHOUSE

2100 NW 95 AVE DORAL, FL 33172

DATE:	07.02.24
DRAWN BY:	R.L.
DESIGNED BY:	J.A.VIDAL
REVIEWED BY:	M.D.FNDZ
PROJECT NO.	24-0012

REVISIONS

No.	DESCRIPTION	Date
1	SITE PLAN REV 1	05.19.25

JOSE A. VIDAL AR 94535
MANUEL D.FERNANDEZ AR 95958
SEAL

manuel d fernandez

Digitally signed by manuel d fernandez
DN: c=US, o=V3 Architectural Group, 2.5.4.5=Qualifier:A01410D0000019595BB10510019BA82, cn=manuel d fernandez
Date: 2025.05.21 13:29:18 -04'00'

SITE PLAN

A1.0

SITE PLAN SUBMITTAL