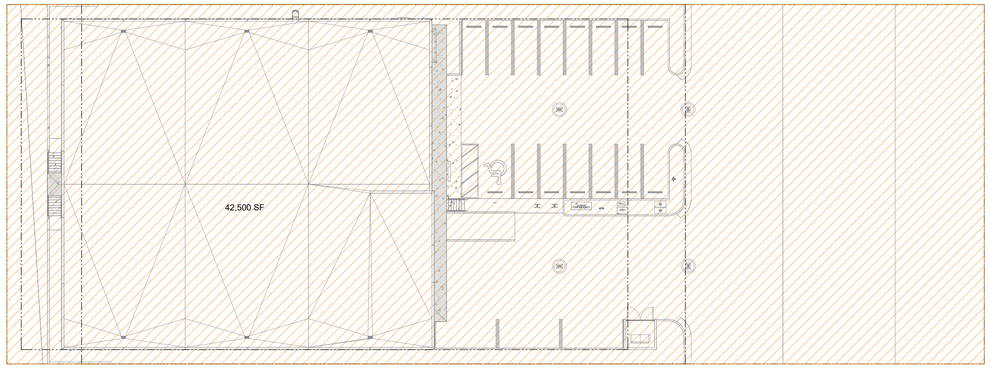


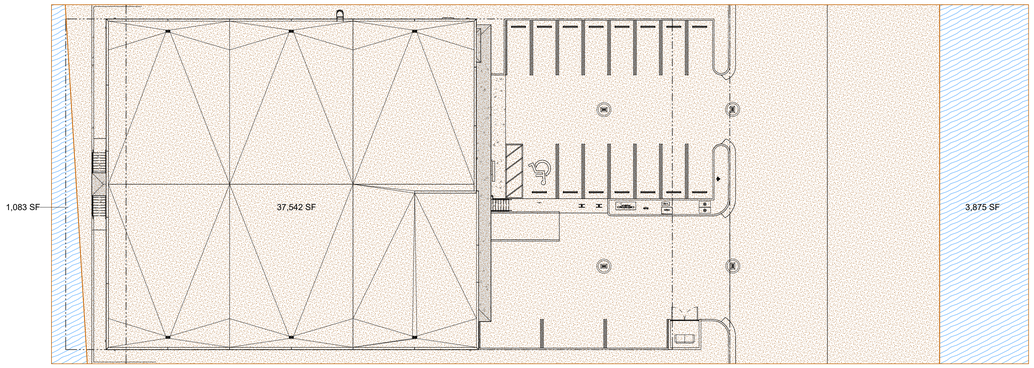
LEGEND

NET AREA FOR TREE CALCULATIONS

TREE CALCULATIONS	
(15 TREE REQUIRED PER ACRE)	
NET AREA FOR TREE CALCULATIONS	NUMBER OF TREE REQUIRED
0.98 acres	15

1 TREE CALCULATION AREAS

SCALE: 3/64" = 1'-0"



LEGEND

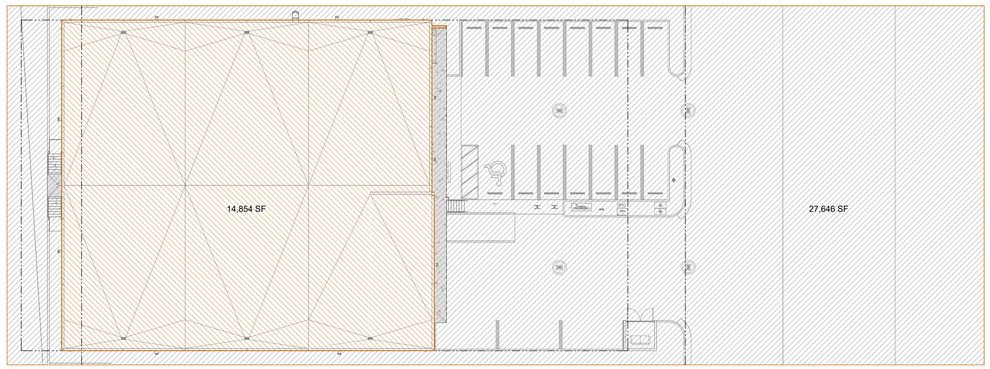
LAND AREA

WATER AREA

SITE AREA CALCULATIONS		
LAND AREA	37,542 SF	88%
WATER AREA	4,958 SF	12%
SITE AREA	42,500 SF	

2 SITE AREA

SCALE: 3/64" = 1'-0"



LEGEND

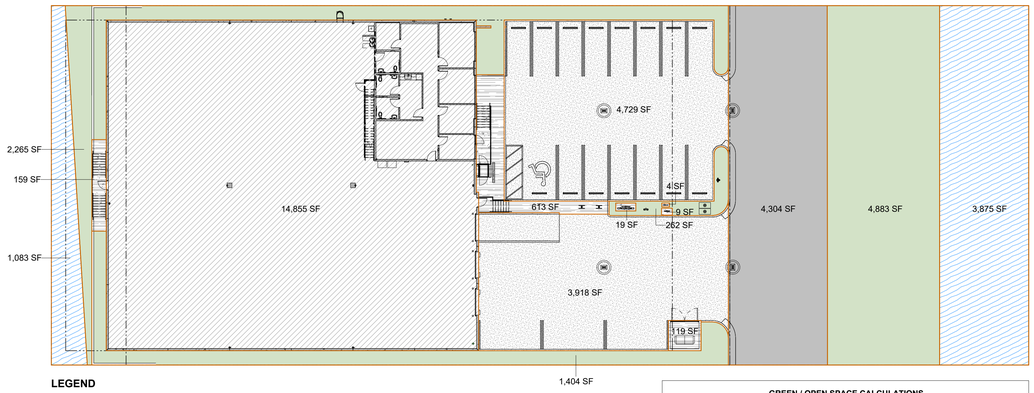
TOTAL BUILDING AREA (FOOTPRINT)

UNCOVERED AREA

BUILDING AREA (FOOTPRINT)		
TOTAL BUILDING AREA (FOOTPRINT)	14,854 SF	34.95%
UNCOVERED AREA	27,646 SF	65.05%
SITE AREA	42,500 SF	

3 TOTAL BUILDING AREA (FOOTPRINT)

SCALE: 3/64" = 1'-0"



LEGEND

EXISTING LAKE

TOTAL GREEN OPEN SPACE PROVIDED

PROPOSED BUILDING COVERAGE

PAVED AREA

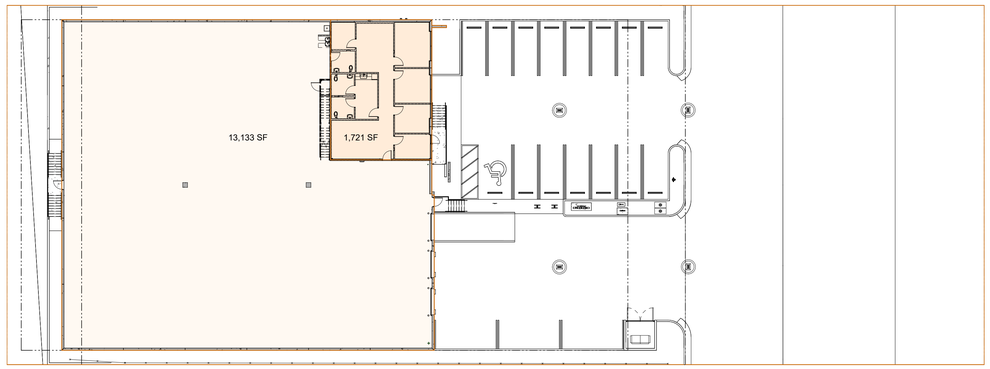
PARKING AREA

STREET AREA

GREEN / OPEN SPACE CALCULATIONS		
EXISTING LAKE	4,958 SF	11.67%
PARKING AREA	8,647 SF	20.35%
PAVED AREA	923 SF	2.17%
PROPOSED BUILDING COVERAGE	14,855 SF	34.95%
STREET AREA	4,304 SF	10.13%
TOTAL GREEN OPEN SPACE PROVIDED	8,813 SF	20.74%
SITE AREA	42,500 SF	

4 GREEN / OPEN SPACE

SCALE: 3/64" = 1'-0"



LEGEND

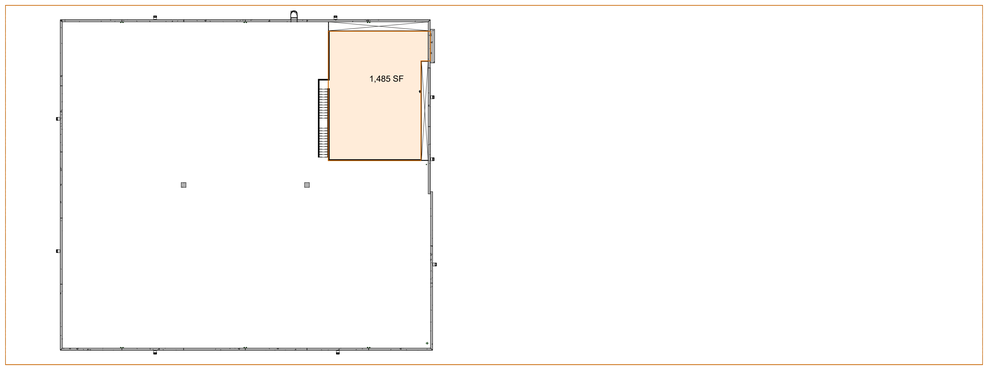
GROUND FLOOR OFFICE

GROUND FLOOR WAREHOUSE

GROUND FLOOR AREA RATIO		
GROUND FLOOR OFFICE	1,721 SF	4.05%
GROUND FLOOR WAREHOUSE	13,133 SF	30.90%
TOTAL	14,854 SF	34.95%

5 GROUND FLOOR FAR

SCALE: 3/64" = 1'-0"



LEGEND

MEZZANINE STORAGE

MEZZANINE AREA RATIO		
MEZZANINE STORAGE	1,485 SF	3.49%
TOTAL	1,485 SF	3.49%

6 MEZZANINE FAR

SCALE: 3/64" = 1'-0"

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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 AR94535

MANUEL D.FERNANDEZ AR 95601

manuel d fernandez

Digitally signed by manuel d fernandez
DN: c=US, o=V3 Architectural Group, dnQualifier=A01410D000001959 5B8105100198A82, cn=manuel d fernandez
Date: 2025.05.21 13:29:37 -04'00'

SEAL

CALCULATION SCHEMES

A1.1

SITE PLAN SUBMITTAL