



MDFR Note:
Fire department review and approval
is for site access only.

ZONING DATA			
Property Information			
Folio:	35-3027-060-0010		
Property Address:	8400 NW 36 ST		
Site Area:	245,643.00 sf	5.64 ac	
Gross Area:	220,005.00 sf	5.05 ac	
Net Area:			
Existing Zoning:	IC - Industrial Commercial District		
Proposed Zoning:	DMU - Downtown Mixed Use		
REGULATORY GUIDELINES			
FAR (Not including garage)			
Ground Level (Existing Building)	0.5	110,003 sf	0.186/40,968 sf
Levels 2-6 (Existing Building - Per Level)	0.25	55,001 sf	0.186/40,968 sf
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"
Front - NW 36 ST - Tower	20'-0"	Per Doral Blvd Master Plan	33'-9"
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%	12,001 sf	22%/48,713 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	16.5 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	960 sp
Grand Total Parking Required:			
Provided (Exist Garage)	Standard	HC	Total
Grand Total Parking Provided :	1,141 sp	22 sp	1,163 sp
BICYCLE PARKING			
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		Provided	
2% of Provided parking	2%	23.3 bike pkg sp	24 EV sp
LOADING			
Required		Provided	
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
Retail & Service Uses			
10,001-30,000 sf (2sp) + 1 sp each additional 20,000 sf o.	19,565 sf	(2) 10'x25'x15'	2
			10'x25'x15'