

ELM ARCH, LLC

8950 SW 74TH Court
Suite 1204
Miami, FL 33156
786-391-2646

Qualifier: Erik Lloyd Myers
State of Florida: AR 93574

Sign & Seal: Erik Lloyd Myers
State of Florida: AR 93574

OWNER:

Longpoint Exterior and Interior Improvements

7100 NW 36th Avenue
Miami, FL 33147

TITLE: SITE PLAN

FOR REVIEW ONLY
08-07-23
NOT FOR CONSTRUCTION

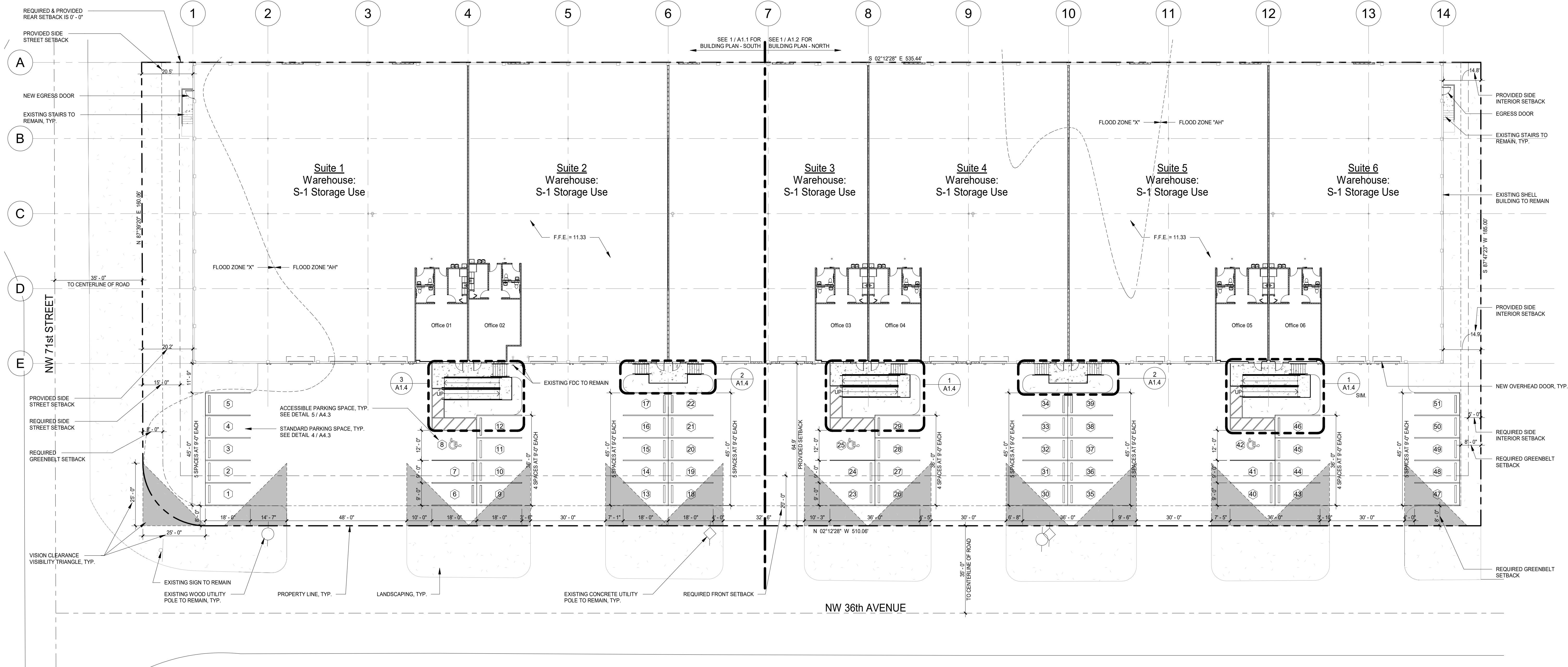
REVISION

DATE
08-07-23
PROJECT NUMBER
22150
SHEET NUMBER

A1.0
10 OF 26

PARKING CALCULATIONS				
TENANT NAME	SUITE	Office SF	WAREHOUSE SF	TOTAL SF
Tenant 1	TBD	800 SF	12,454 SF	13,254 SF
Tenant 2	TBD	800 SF	8,836 SF	9,636 SF
Tenant 3	TBD	800 SF	8,836 SF	9,636 SF
Tenant 4	TBD	800 SF	8,841 SF	9,641 SF
Tenant 5	TBD	800 SF	8,828 SF	9,628 SF
Tenant 6	TBD	800 SF	7,632 SF	8,432 SF
TOTAL SF:		4,800 SF	55,427 SF	60,218 SF
# SPACES PER 300 SF		16	10 1 PER 1,000 FOR FIRST 10,000	23 1 PER 2,000
TOTAL SPACES REQUIRED:		49		
TOTAL SPACES PROVIDED:		51		

ZONING LEGEND		
FOLIO #:	30-3109-001-0340	
LEGAL DESCRIPTION:	LOT 8 THROUGH 14, IN BLOCK 3, "CENTRAL INDUSTRIAL SITES SECTION TWO", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 50, AT PAGE 92, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY FLORIDA.	
PROPERTY ADDRESS:	7100 NW 36TH AVENUE, MIAMI, FL 33147	
ZONING:	IU-2 (INDUSTRIAL, HEAVY MANUFACTURING DISTRICT)	
LOT SIZE:	9,974 SF	
LOT COVERAGE:	63.218 SF	
IMPERVIOUS:	28,864 SF	
TOTAL LOT SIZE:	99,056 SF	
PROPOSED USES:	WAREHOUSE - 55,427 SF OFFICE - 4,800 SF TOTAL - 60,218 SF	
FLOORS:	1	
FLOOD ZONE:	AH & X	
EXISTING FINISH FLOOR ELEVATION:	11.33'	
PRINCIPAL SETBACKS:	REQUIRED:	PROVIDED:
FRONT:	20'-0"	64'-9"
SIDE STREET:	15'-0"	23'-2"
SIDE INTERIOR:	5'-0"	14'-8"
REAR:	0'-0"	0'-0"
GREENBELT:	8'-0"	8'-0"
LANDSCAPING:	MIN/MAX LAWN AREA (PERCENT OF REQ'D OPEN SPACE)	10% MIN/20% MAX. 9,906 SF MIN/19,811 SF MAX
		10.07% 9,974 SF



1 Site Plan
A1.0 Scale: 1" = 20'-0"

