

REVISIONS:  
 02-12-2024  
 SPR COMMENTS

AMC PARK - SOUTH DADE - Site Plan Review  
 OWNER: AMC DEVELOPMENT GROUP, LLC  
 ADDRESS: 12501 SW 236 ST  
 FOLIO: 30-6924-000-0800

**CABRERA RAMOS**  
 Architects, Inc.

9851 NW 58 STREET, # 107  
 DORAL, FLORIDA 33178  
 T: 305.593.0750 F: 305.593.8862  
 AA C001621

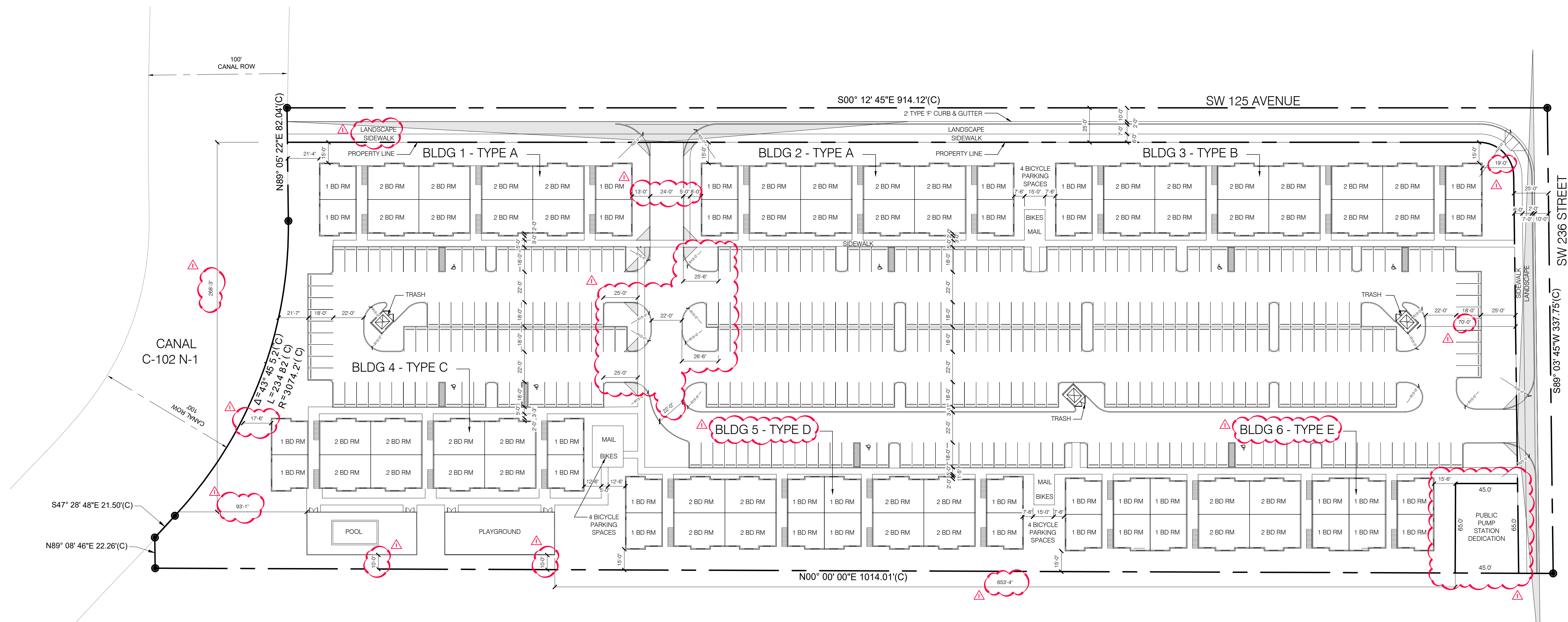
MIGUEL A. CABRERA, JR., R.A.  
 State Reg. No. AR13118  
 ROSA E. RAMOS-BOTTA, R.A.  
 State Reg. No. AR15209

© 2023 CABRERA RAMOS ARCHITECTS, INC.  
 The Design and Drawings for this Project are the property of the Architect and are protected under the Copyright Protection Act.

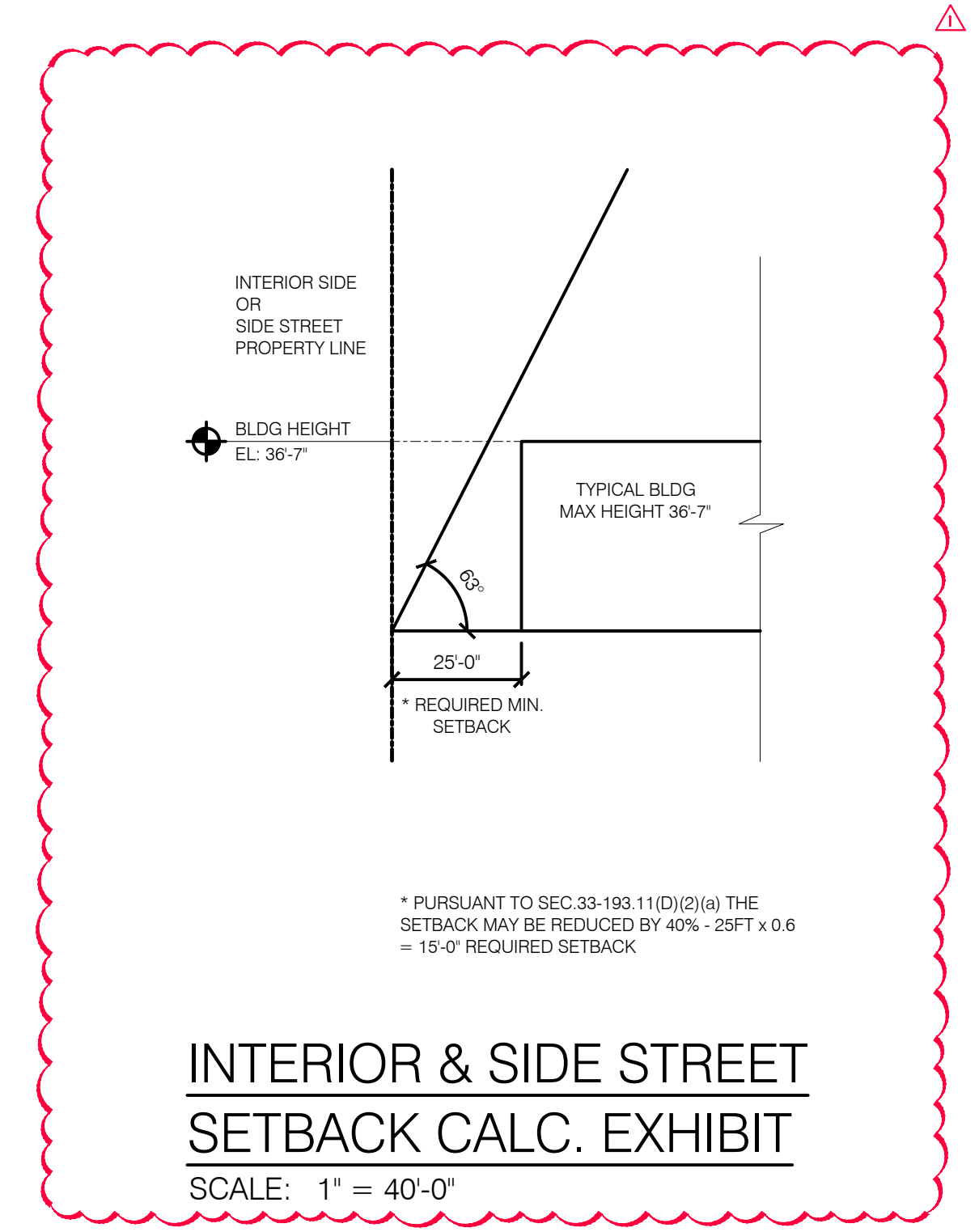
DATE: 10/26/2023  
 DRAWN: CRA  
 CHECKED BY: CRA  
 JOB NO.: 2726-22

SEAL

SHEET NO.  
 SPR - 01  
 SITE PLAN



**SITE PLAN**  
 SCALE: 1" = 40'-0"



ZONING LEGEND							
Zoning District:	RU-4 High Density Apartment District						
Note:	MAXIMUM DENSITY PERMITTED @ RU4 (50 DU/ACRE) Maximum density @ RU4 (50 DU/ACRE) 100% OF DWELLING UNITS TO BE DESIGNATED AS WORKFORCE HOUSING UNITS (WHU)						
TOTAL DWELLING UNITS:		248					
TOTAL ACREAGE:		6.49 acres					
DENSITY PER ACRE:		38.21					
SITE DATA							
GROSS AREA (acres)	316,560 SF (7.27 acres)	SETBACK REQUIREMENTS (40% reduction)	REQUIRED PROVIDED				
Less r-o-w dedication	30,670 SF (0.71 Acres)	FRONT / REAR BLDG HGT 36'-7" (1'-7" X 0.4 = 8")	15'-5" 15'-6" / 17'-6"				
Less public pump station	2,925 SF (0.07 Acres)	25'-0" + 0'-8" = 25'-8" X 0.6 = 15'-5" REQ.					
NET AREA (acres)	282,965 SF (6.49 Acres)	SIDE STREET / SIDE INTERIOR	15'-0" 15'-0" / 15'-0"				
		25'-0" X 0.6 = 15'-0" REQ.					
Lot Coverage	45% Max (127,334 SF)	27.6% (78,241 SF)	FRONT / REAR SWIMMING POOL	NA / 7'-6" N/A / 93'-1"			
Paved Area	N/A	38.9% (110,106 SF)	SIDE STREET / SIDE INTERIOR SWIMMING POOL	20'-0" / 10'-0" 268'-3" / 93'-1"			
Open Space 20% Min.	20% Min (56,593 SF)	33.5% (94,618 SF)	FRONT RECREATIONAL AREA	75'-0" 653'-4"			
UNIT MODEL DATA		FAR AND HEIGHT REQUIREMENTS					
Model Type	Area (Sq. Ft.)	No. of Beds	MAX. HEIGHT OF PROPOSED BLDGS	36'-7"			
Model: 1 BED RM.	682 SF	1	MAX. NUMBER OF STORIES PERMITTED	8			
Model: 2 BED RM.	944 SF	2	MAX. NUMBER OF STORIES PROPOSED	3			
Model:			F.A.R. PERMITTED (3-STORY)	228,712 sf (0.8)			
Model:			F.A.R. PROPOSED (3-STORY)	234,723 SF (0.83)			
FOOTPRINT SQ. FT. PER BUILDING TYPE							
BLDG. TYP.	FOOTPRINT	BLDG. UNIT TOTAL & MIX	FOOTPRINT	BLDG. TYP.	TOTAL SQ. FT (gross sq. ft.)	N/A	N/A
A (x2)	11,471 SF	36 DU 24(2) / 12(1)	22,942 SF	A (x3 FLR)	68,826 SF		
B (x1)	15,638 SF	48 DU 36(2) / 12(1)	15,638 SF	B (x3 FLR)	46,914 SF		
C (x1)	11,471 SF	36 DU 24(2) / 12(1)	11,471 SF	C (x3 FLR)	34,413 SF		
D (x1)	14,609 SF	48 DU 24(2) / 24(1)	14,609 SF	D (x3 FLR)	43,827 SF		
E (x1)	13,581 SF	48 DU 12(2) / 36(1)	13,581 SF	D (x3 FLR)	40,743 SF		
TOTAL			78,241 SF		234,723 SF		
PARKING / EVSE / BICYCLE REQUIREMENTS							
1 BEDROOM DWELLING UNITS	96 (39%)	x 1.50 =	144				
2 BEDROOM DWELLING UNITS	152 (61%)	x 1.75 =	266				
TOTAL PARKING SPACES REQUIRED =		410					
TOTAL REQUIRED W/ 10% REDUCTION =		369					
TOTAL PARKING SPACES PROVIDED =		370					
EVSE READY SPACES 20% REQ. & PROV. =		74					

DRAWINGS INDEX	
SPR-01	Site Plan, Zoning Legend, Drawing Index
SPR-02	Site Pavement Marking & Signage Plan
SPR-03	Auto Turn Analysis
SPR-04	Building Type A Floor Plans
SPR-05	Building Type B Floor Plans
SPR-06	Building Type C Floor Plans
SPR-07	Building Type D Floor Plans
SPR-07A	Building Type E Floor Plans
SPR-08	Typical Unit Floor Plans
SPR-09	Building Type A Elevations
SPR-10	Building Type B Elevations
SPR-11	Building Type C Elevations
SPR-12	Building Type D Elevations
SPR-12A	Building Type E Elevations
L-1	Landscape Plan
L-2	Landscape Plan
L-3	Landscape Detail
L-4	Tree Disposition
L-5	Tree Disposition
L-6	Tree Disposition Plant List