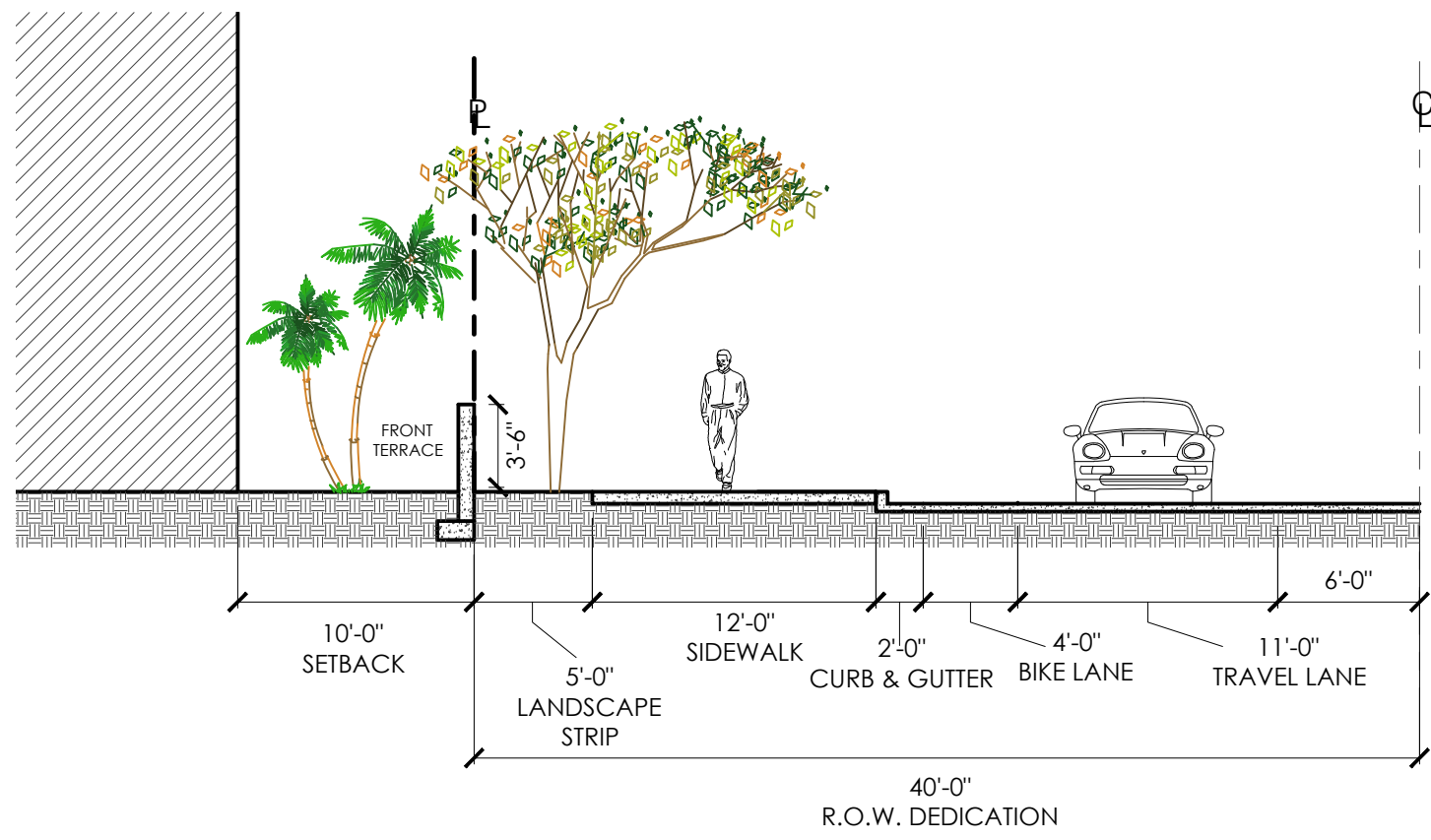
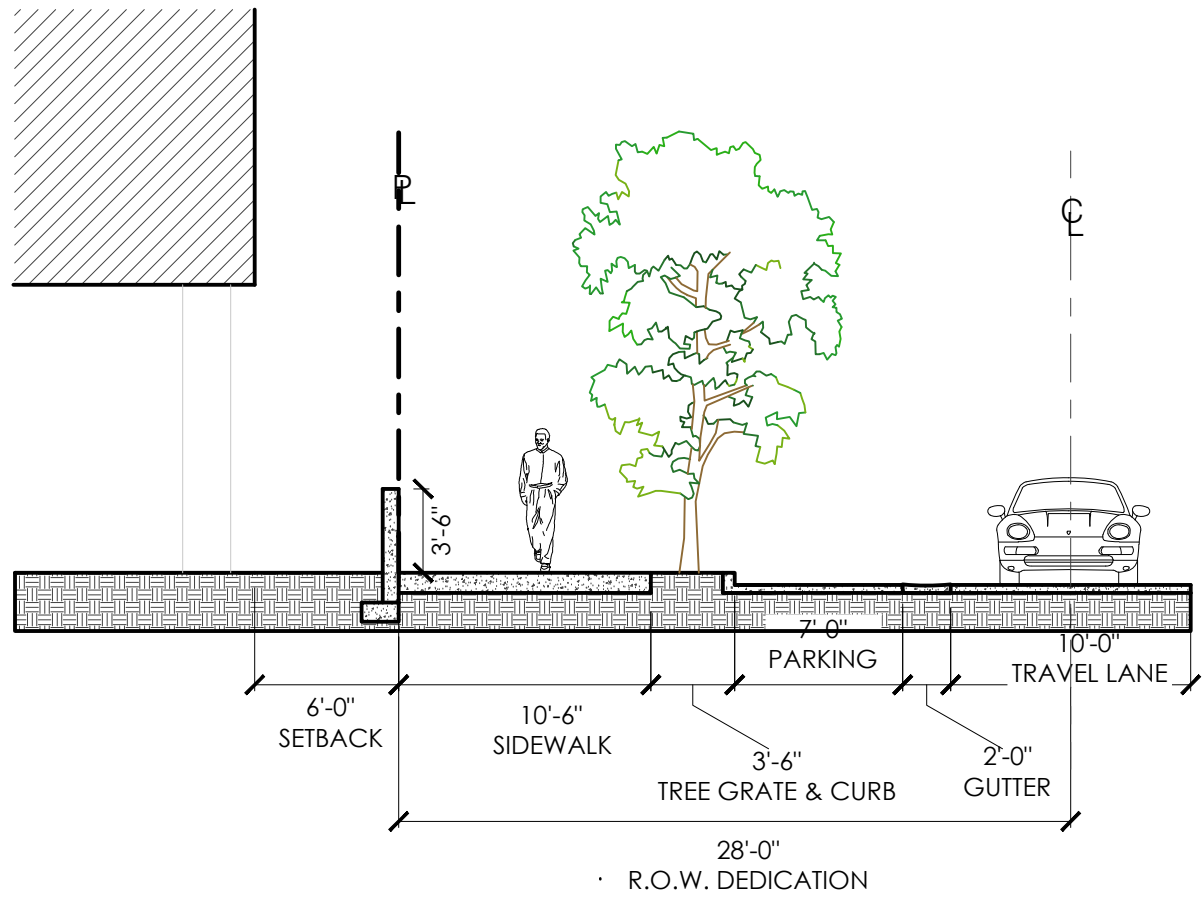


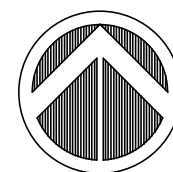
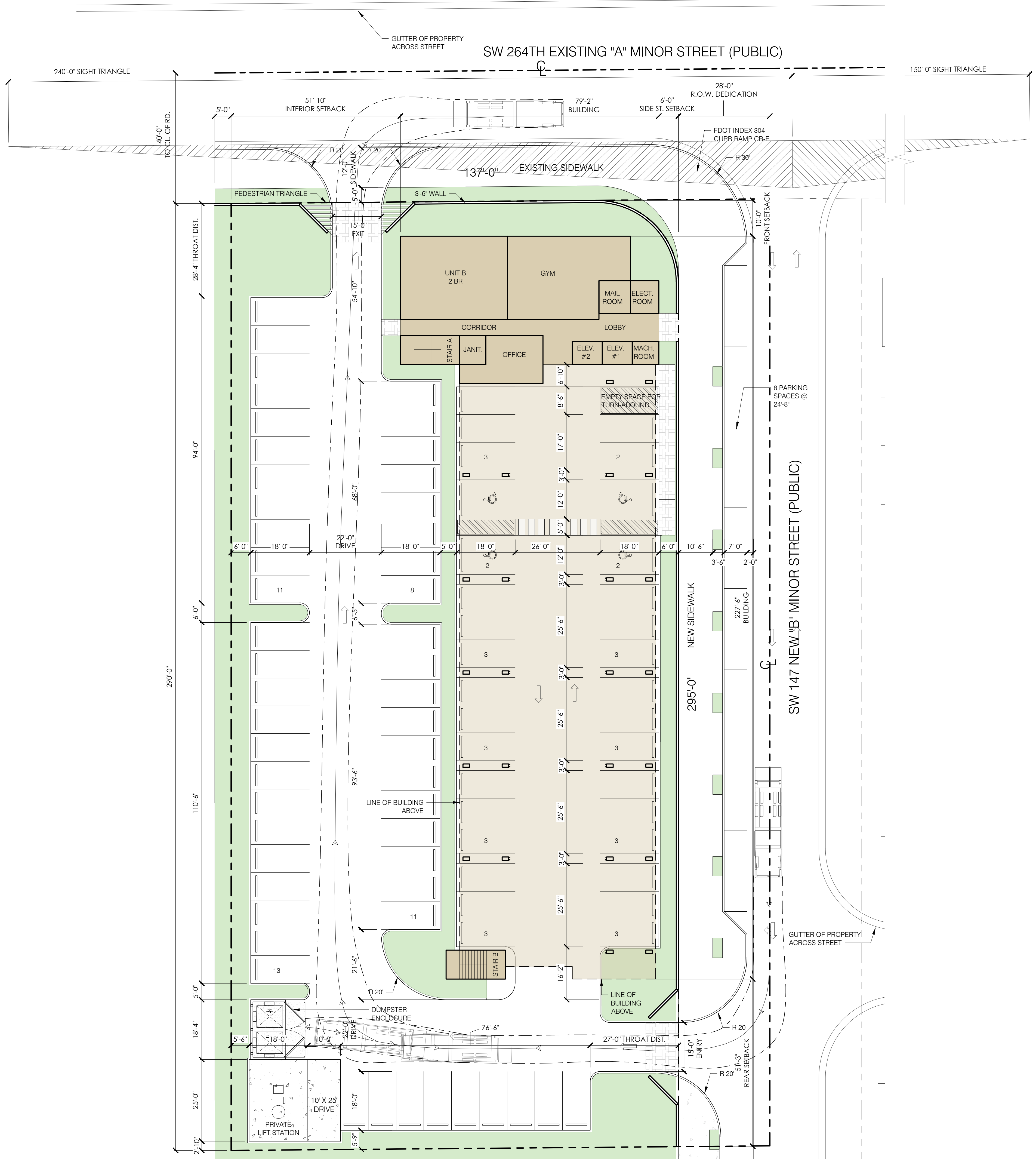


SW 264TH EXISTING "A" MINOR STREET - SECTION
SCALE: 3/32" = 1'-0"



SW 147TH PROPOSED "B" MINOR STREET - SECTION
SCALE: 1/8" = 1'-0"

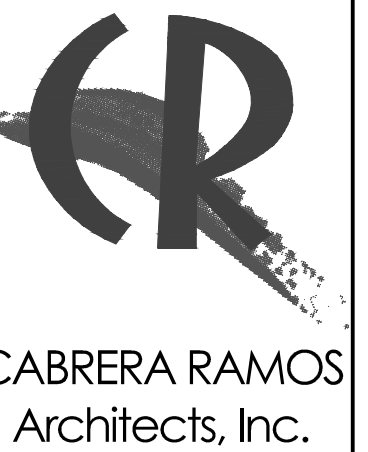
ZONING INFORMATION			
ZONING DISTRICT: NCUC (NARANJA COMMUNITY URBAN CENTER) SUB-DISTRICT: CENTER LAND USE DESIGNATION: RM (RESIDENTIAL MODIFIED)			
GROSS LOT AREA		48,670 SQ.FT (+/- 1.12 ACRES)	
LESS R.O.W.		9,079 SQ.FT	
NET LOT AREA		39,591 SQ.FT (+/- 0.91 ACRES)	
LOT COVERAGE (40% MAX.)	MAX ALLOWED	PROVIDED	
	15,836 SQ.FT.	13,338 SQ.FT. (33.7%)	
OPEN SPACE (10% MIN.)	MIN REQUIRED	PROVIDED	
	3,959 SQ.FT.	7,333 SQ.FT. (18.5%)	
DENSITY (90 DU/ACRE)	MAX ALLOWED	PROVIDED	
	100 UNITS	51 UNITS	
STREET FRONTAGE	MAX ALLOWED	PROVIDED	
	70% OF 112' = 78'	70.5% = 79'	
MINIMUM SETBACKS REQUIREMENTS		REQUIRED	PROPOSED
FRONT (major roadway build-to-line)		10'-0"	10'-0"
REAR		0'-0"	51'-3"
SIDE ST. (minor roadway build-to-line)		10'-0"	6'-0"
INTERIOR SIDE		0'-0"	51'-10"
UNIT MODEL DATA	UNIT COUNT	GROSS UNIT AREA	TOTAL UNITS AREA FOR BUILDINGS
ONE BEDROOM - UNIT A	33	599 SQ.FT	19,767 SQ.FT
TWO BEDROOM - UNIT B	18	838 SQ.FT	15,084 SQ.FT
TOTAL (units)	51	TOTAL RENTABLE	34,851 SQ.FT
MAX. FLOOR AREA RATIO (F.A.R.)			
MAX. HEIGHT OF PROPOSED BUILDINGS		45'-0" FLAT ROOF 50'-0" HIGHEST PARAPET	
MAX. NUMBER OF STORIES ALLOWED		2 - 12	
MAX. NUMBER OF STORIES PROVIDED		4	
FLOOR AREA RATIO (F.A.R.) ALLOWED		1.0 (39,591 SF)	
FLOOR AREA RATIO (F.A.R.) PROVIDED		0.88 (34,851 SF)	
PARKING CALCULATIONS			
ONE BEDROOM	33 UNITS X 1.0	33 PARKING SPACES	
TWO BEDROOM	18 UNITS X 1.5	27 PARKING SPACES	
TOTAL PARKING REQUIRED		60 PARKING SPACES	
ON-STREET PARKING PROVIDED		8 PARALLEL PARKING SPACES	
TOTAL PARKING PROVIDED		93 PARKING SPACES	
HANDICAP PARKING PROVIDED		4 PARKING SPACES	



SITE PLAN & GROUND FLOOR
SCALE: 1/16" = 1'-0"

REVISIONS:

AMC @ NARANJA PARK
CLIENT: AMC DEVELOPMENT GROUP, LLO
PROJECT LOCATION: 14790 SW 264th ST, MIAMI, FLORIDA 33032



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DATE: 03/12/2025

DRAWN: LSO

CHECKED BY: MAC

JOB NO.: 3103

SEAL

SHEET NO.

A100

SITE PLAN