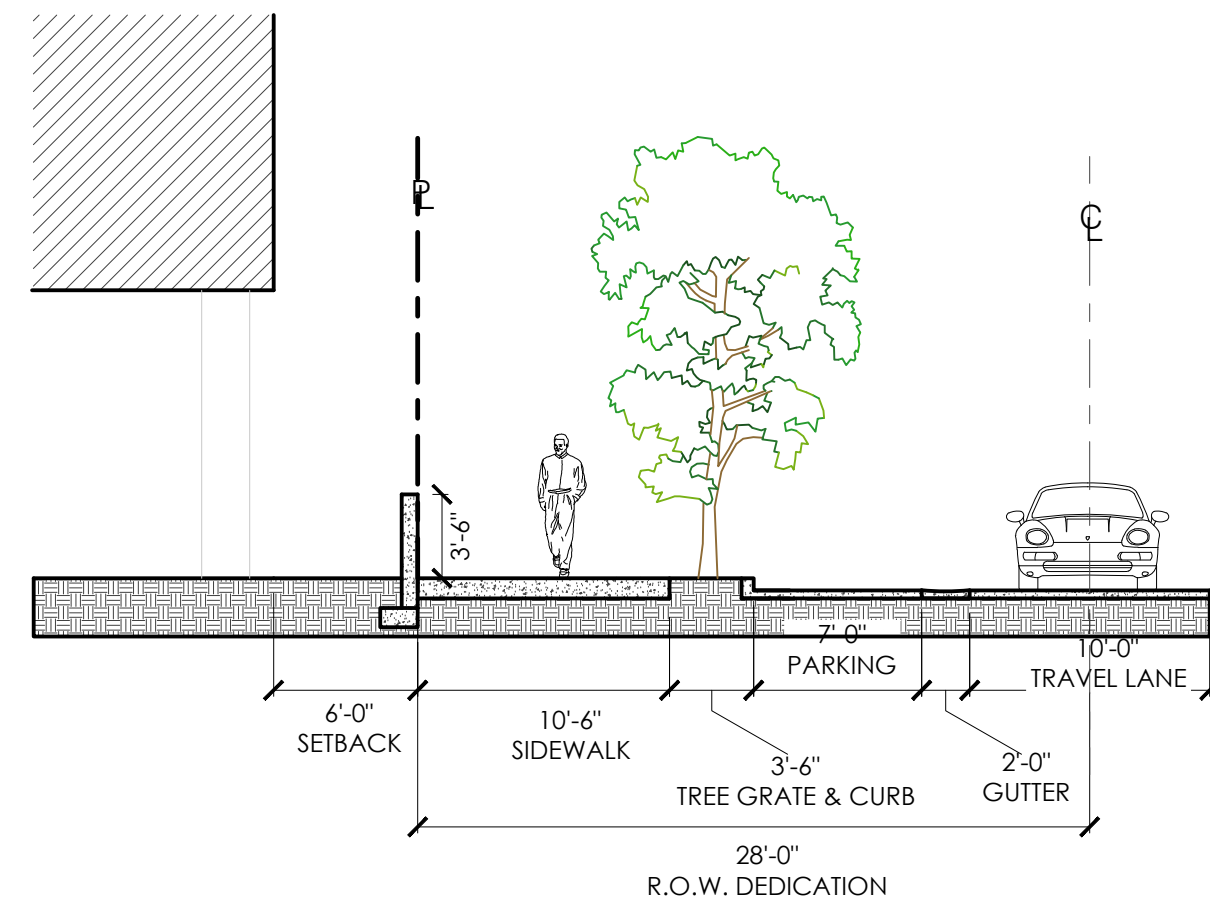
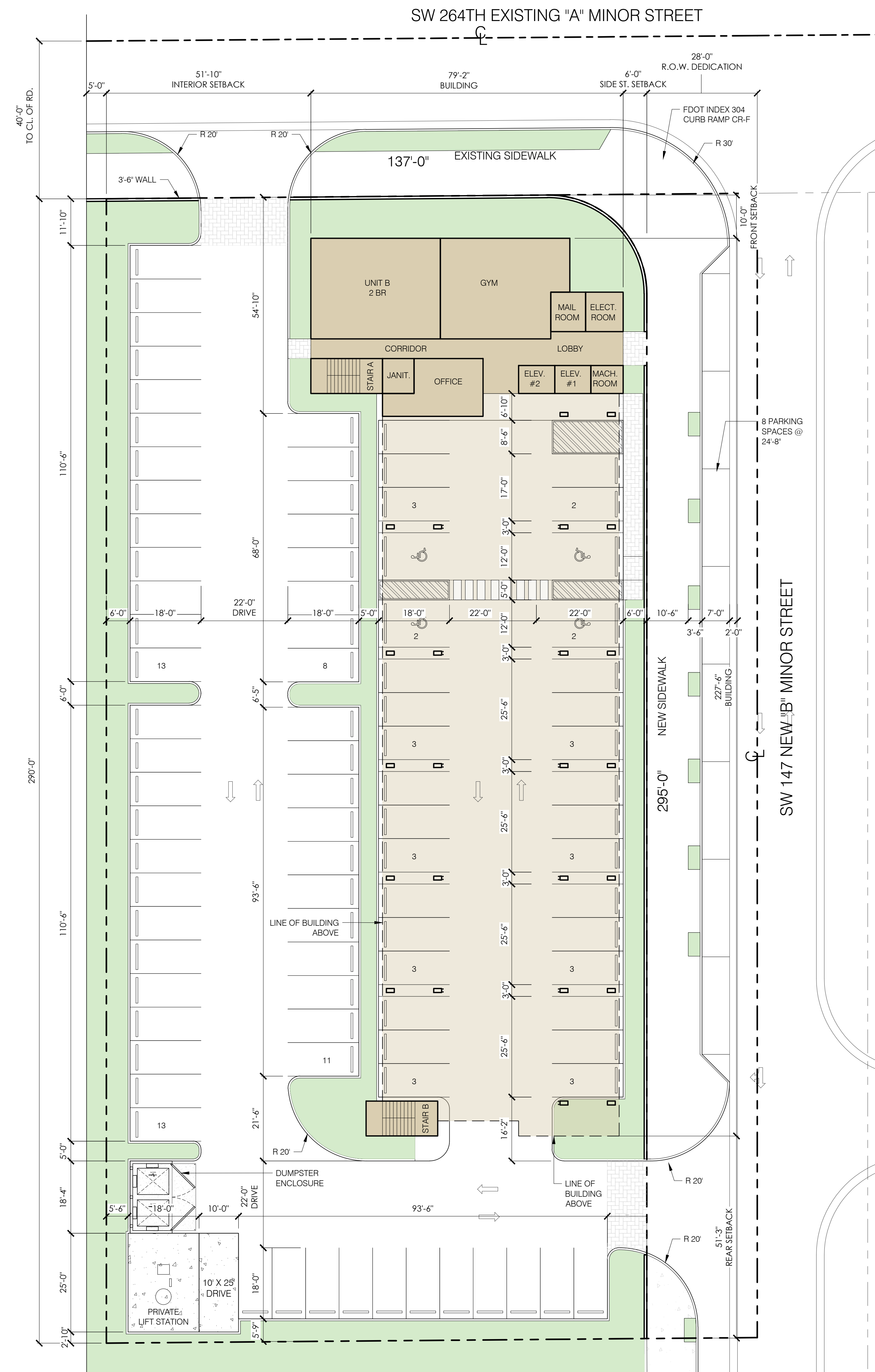


SW 264TH EXISTING "A" MINOR STREET - SECTION
SCALE: 3/32" = 1'-0"

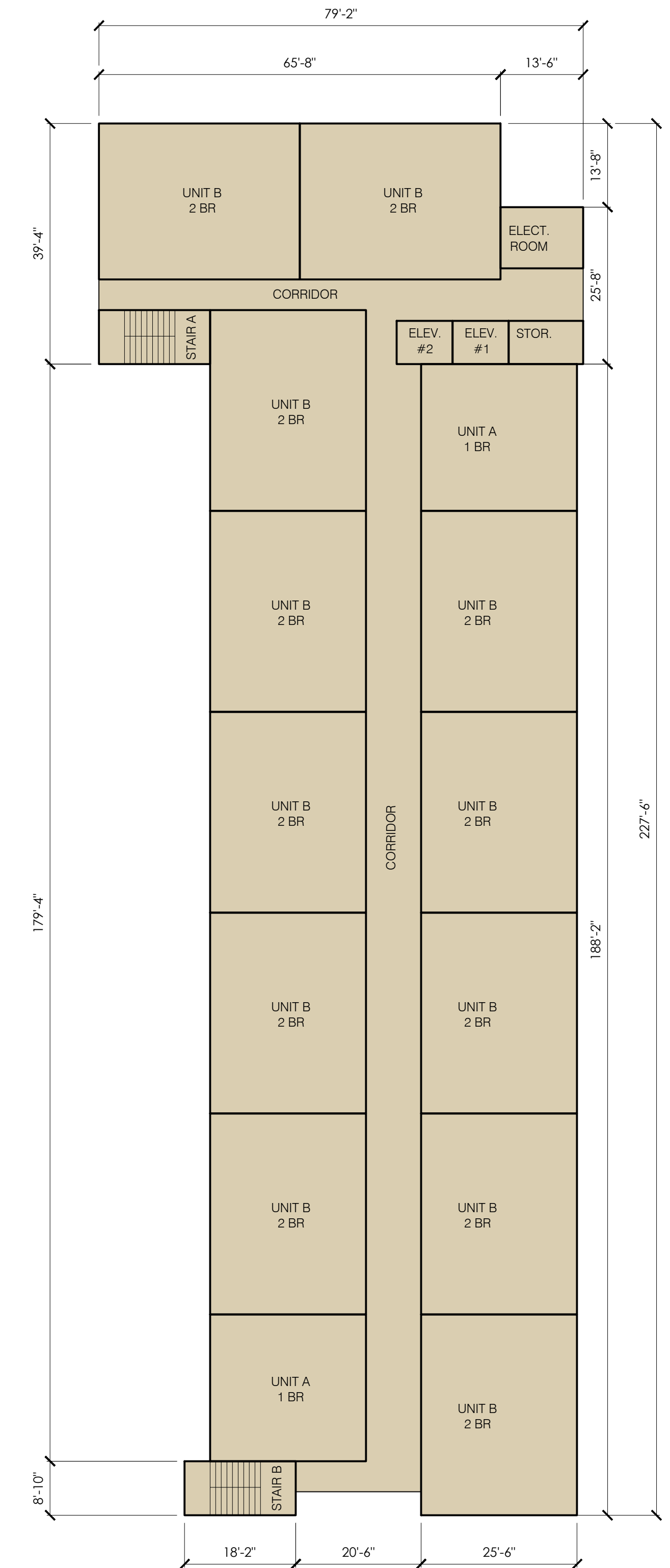


SW 147TH PROPOSED "B" MINOR STREET - SECTION
SCALE: 1/8" = 1'-0"

ZONING INFORMATION		
ZONING DISTRICT: NCLUC (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.	6,254 SQ.FT. (15.8%)
DENSITY (90 DU/ACRE)	MAX ALLOWED	PROVIDED
	100 UNITS	43 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
ONE BEDROOM - UNIT A	6	612 SQ.FT.
TWO BEDROOM - UNIT B	37	838 SQ.FT.
TOTAL (units)	43	TOTAL RENTABLE
		34,678 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	0.87 (34,678 SF)	
PARKING CALCULATIONS		
ONE BEDROOM	6 UNITS X 1.0	6 PARKING SPACES
TWO BEDROOM	37 UNITS X 1.5	56 PARKING SPACES
TOTAL PARKING REQUIRED	62 PARKING SPACES	
ON-STREET PARKING PROVIDED	8 PARALLEL PARKING SPACES	
TOTAL PARKING PROVIDED	97 PARKING SPACES	
HANDICAP PARKING PROVIDED	4 PARKING SPACES	



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



TYP. 2ND, 3RD & 4TH FLOOR
SCALE: 1/16" = 1'-0"

REVISIONS:

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



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

MIGUEL A. CABRERA, JR., P.A.
State Reg. No. AR13118

ROSA E. RAMOS-BOTTA, P.A.
State Reg. No. AR15209

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DATE: 03/12/2025
DRAWN: LSO
CHECKED BY: MAC
JOB NO.: 3103

SEAL

SHEET NO.

A100

SITE PLAN