

12112 NW 85th Doral

SITE PLAN



DATE: 03/29/2024
 ZACHARY TODD, P.E.
 FLORIDA REGISTRATION NO. - 84179

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in the date adjacent to the seal.
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SITE DATA TABLE

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PROJECT NAME:		1212 NW 85th DORAL	
PROJECT LOCATION:		1212 NW 82nd AVE, DORAL, FL 33126, USA	
FOLIO: 35-3034-047-0001		BUILDING AREAS	
		BUILDING CATEGORIES	BUILDING AREAS (S.F.)
		BUILDING APARTMENTS	78,278
		CLUBHOUSE BUILDING	5,698
		TOTAL AREA	83,976
EXISTING ZONING:		INDUSTRIAL DISTRICT	
PROPOSED ZONING:		INDUSTRIAL DISTRICT	
EXISTING USE:		HOTEL	
PROPOSED USE:		MULTIFAMILY RESIDENTIAL	
PARKING CALCULATIONS: MULTIDWELLING UNITS			
REQUIRED:	UNIT COUNT	PARKING RATIO	PARKING REQUIRED
1-BEDROOM UNIT:	52	0.88(X) + 1.19*	47
STUDIO	60	0.88(X) + 1.19*	54
CLUBHOUSE:	5,968 SF		
TOTAL : 101			
<u>PROVIDED</u> TOTAL (INCLUDING HANDICAP) = 133 SPACES PARKING SPACES (H/C PARKING) = 4 SPACES TOTAL (INCLUDING HANDICAP) = 133 SPACES *PLEASE REFER TO TRAFFIC STUDY			
SITE AREA INFORMATION			
GROSS SITE AREA:		4.81 AC.	
NET SITE AREA:		3.35 AC. 100.0%	
LOT COVERAGE		0.86 AC. 25.60 %	
PAVED AREA		1.02 AC. 30.40 %	
COMMON GREEN AREAS:		1.47 AC. 44.0 %	
SETBACK INFORMATION			
		<u>REQUIRED</u>	<u>PROVIDED</u>
FRONT STREET		25'	25'
SIDE STREET):		N.A.	N.A.
INTERIOR PROP LINE:		25'	53'
REAR PROP LINE:		27.8'	79'