

PROPERTY ADDRESS:
3400 NW 191 ST. MIAMI GARDENS, FL. 33056-2936

LEGAL DESCRIPTION

LOT BY THE VILLAGE AT MIAMI GARDENS.
4.52 41.334 AC M/L
MIAMI GARDENS PB 2-96
E1/2 TR 77 LESS 525 SF OF R/W
& N265 FT OF W1/2 OF TR 77 LESS

SCOPE OF WORK:

PROPOSED NEW 50U APARTMENT
COMPLEX - BUILDING #1

GENERAL NOTES:

- ALL WORK IS TO BE DONE IN ACCORDANCE WITH THE FLORIDA BUILDING CODE-6TH EDITION 2017 BUILDING AND ALL REGULATORY LOCAL AND GOVERNMENTAL CODES.
- CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS AND SHALL NOTIFY THE ARCHITECT IF ANY DISCREPANCIES ARE DISCOVERED BEFORE PROCEEDING WITH THE WORK.
- CONTRACTOR TO ACQUIRE ALL REQUIRED PERMITS FOR THE CONSTRUCTION AND SUBSEQUENT OCCUPANCY OF THE PROJECT.
- ALL WORK DONE UNDER THE SUPERVISION OF THE CONTRACTOR SHALL BE DONE IN A NEAT AND WORKMAN-LIKE MANNER AND IN ACCORDANCE WITH ALL GOVERNING AGENCIES, RULES AND REGULATIONS HAVING JURISDICTION.
- CONTRACTOR TO PROVIDE ALL SUPPLEMENTARY MATERIALS REQUIRED TO INSTALL, SUPPORT, BRACE AND SHORE ALL BUILDING COMPONENTS.
- PRIOR TO COMMENCING WORK, THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EQUIPMENT AND UTILITIES TO BE REMOVED. REMOVALS SHALL BE COORDINATED WITH THE OWNER AND ALL BUILDING AUTHORITIES HAVING JURISDICTION.
- CONTRACTOR SHALL PROVIDE THE ARCHITECT WITH RED-LINED AS-BUILT DRAWINGS FOR ANY AND ALL FIELD CHANGES AND/OR ADDITIONS TO THE WORK INCLUDING IN THE DRAWINGS.
- IF ANY CHANGES AND/OR DEVIATIONS ARE MADE TO THESE PLANS WITHOUT THE WRITTEN AUTHORIZATION OF THE ARCHITECT, THE CONTRACTOR SHALL BEAR FULL RESPONSIBILITY FOR SUCH CHANGES AND/OR DEVIATIONS.
- IF DURING THE COURSE OF CONSTRUCTION ANY DEVIATIONS ARE MADE AT THE FIELD, AGAIN, THE CONTRACTOR SHALL BEAR FULL RESPONSIBILITY FOR SUCH CHANGES AND DEVIATIONS.
- ALL SHOP DRAWINGS SHALL BE SUBMITTED TO THE ARCHITECT FOR DESIGN CONFORMANCE ONLY.
- SUBSTITUTIONS MUST BE REVIEWED AND APPROVED BY THE ARCHITECT OR ENGINEERS.
- CONTRACTOR OR SUB-CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANING HIS OPERATION AND ANY DAMAGE TO HIS WORK WHILE PROJECT IS UNDER CONSTRUCTION.
- ALL DESIGNS AND DRAWINGS HEREIN AND PRINTS ISSUED BY THE ARCHITECT ARE THE PROPERTY OF THE ARCHITECT AND SHALL NOT BE REUSED ON ANY OTHER LOCATION EXCEPT WHERE THE ONE FOR WHICH THEY WERE EXPRESSLY DESIGNED IF THESE DRAWINGS OR ANY PART THERE OF IS REPRODUCED WITHOUT THE CONSENT OF THE ARCHITECT, THE PERSON SO DOING WILL BE INDEBTED TO ARCHITECT FOR HIS FULL COMMISSION.

* SEE SHEET ATTACHED

NOTE:

SCHEMATIC FIRE SPRINKLER PLANS HAVE BEEN PROVIDED ON FS-1 AND FS-2. FOR COMPLETE FIRE SPRINKLER DRAWINGS PLEASE SEE S&S SHOP DRAWING ATTACHED UNDER SEPARATE PERMIT

PROJECT INFO:

FLORIDA BUILDING CODE 2017, 6TH EDITION
USE AND OCCUPANCY CLASSIFICATION: R-2 RESIDENTIAL (FBC 302.1)
TYPE OF CONSTRUCTION: I-B (FBC SECTION 602, TABLE 601)
LOT SIZE = 142,476 SQ. FT. (3.27 AC) = 15u/AC = 50u
DEDIC. AREA = 9,009
SIZE NET AREA = 133,467
ZONING DISTRICTS = R-15 APPROVED ON ORDINANCE No 2018-09-390
BUILDING AREA TOTAL = 63,600 SQ.FT
UNIT "A" 3B/2 1/2 Bth
1st Fl. = 570 SF
2nd Fl. = 681 SF
TOTAL = 1,251 SF
36u x 1,293 SF = 45,036 SF
UNIT "B" 4B/2 1/2 Bth
1st Fl. = 599 SF
2nd Fl. = 727 SF
TOTAL = 1,326 SF
14u x 1,293 SF = 18,564 SF
GRAND TOTAL (50u) = 63,600 SF

SETBACKS*	RECD.	PROVD.	
FRONT SETBACK (Min)	25ft	18.75ft	
REAR SETBACK (Min)	25ft	18.75ft	
MAX. BLDG. LENGTH*	UNIT/BLDG	PROVIDED	REQUIRED
BLDG		141'-4"	150'
2,5,6,7	6	164'-4"	150'
3,4	8	187'-4"	150'
MAX. DISTANCE SEPARATION*		20ft	15ft BETWEEN BLDG. 48.5'
		20ft	20ft + ALL REMAINING BLDGS*
DRIVEWAY WIDTH		20ft	18ft
MAXIMUM HEIGHT		40ft/3 stories	26ft
LOT COVERAGE REQ'D		70max. per lot	23%
LOT COVERAGE PROVIDED (NET AREA = 133,467 SF)			
1ST FL. A/C 36u x 570 SF =		20,520 SF	
1ST FL. A/C 14u x 599 SF =		8,386 SF	
TOTAL		28,906 SF = 22%	
PARKING/PER UNIT		2 Pkg/u (50u x 2Pkg) =	TOTAL PARKING = 100
PARKING/ACFT			15
HANDICAP			3
			TOTAL PARKING = 118u

* VARIANCE REQUESTED PZ 2018-002946



SUBJECT PROPERTY

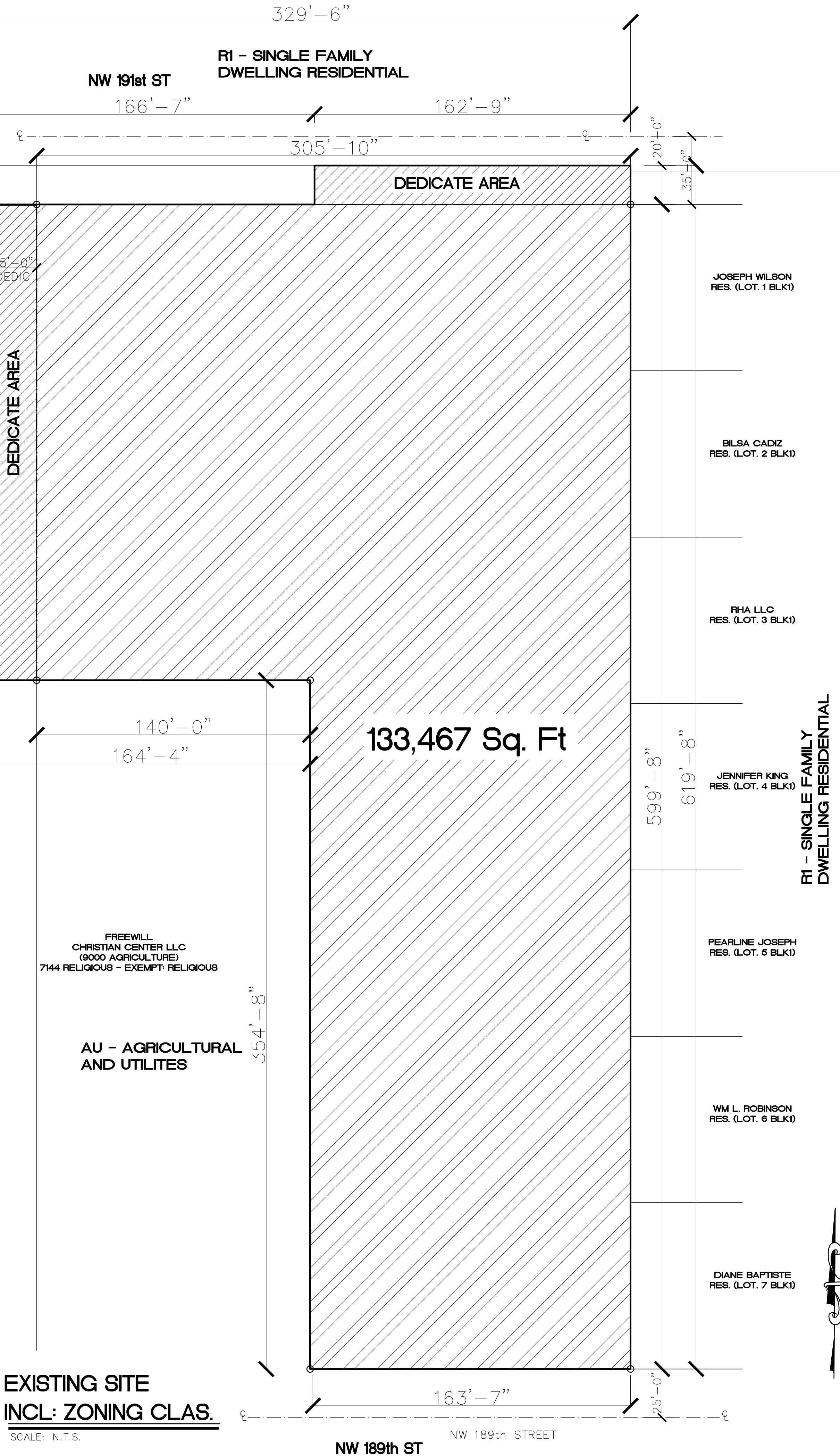
LOCATION PLAN

SCALE: N.T.S.



SUBJECT PROPERTY

PD - PLANNED
DEVELOPMENT



EXISTING SITE
INCL: ZONING CLAS.

SCALE: N.T.S.

NW 189th ST

NW 189th STREET

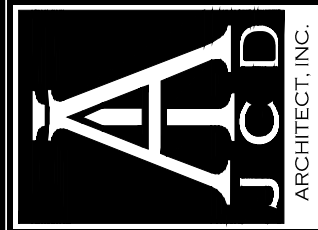
Revisions
02.01.19 1ST ISSUE
08.27.19CITY COMM

PROPOSED NEW BLDG#1 (6 UNIT APT COMPLEX)

THE VILLAGES AT MIAMI GARDENS

3400 NW 191 ST.
MIAMI GARDENS, FL. 33056-2936

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Job No.
Date
Scale SHOWN

Seal
AA-26001560
Sheet No.
A-100