

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

LEGAL DESCRIPTION  
LDT. BY THE VILLAGE AT MIAMI GARDENS.  
4.52 41 3.34 AC M/L  
MIAMI GARDENS P3 2-96  
E1/2 TR 77 LESS S25FT OF R/W  
& N265FT OF W1/2 OF TR 77 LESS

SCOPE OF WORK:  
PROPOSED NEW 50U APARTMENT  
COMPLEX - BUILDING #3

#### GENERAL NOTES:

- ALL WORK IS TO BE DONE IN ACCORDANCE WITH THE FLORIDA BUILDING CODE-EDITION 2017 FOR EXISTING 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 Ed.  
USE AND OCCUPANCY CLASSIFICATION: R-2 RESIDENTIAL (FBC 302.1)  
TYPE OF CONSTRUCTION: I-R (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" 38/2 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" 48/2 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*	REQ'D	PROV'D		
FRONT SETBACK (Min)	25ft	18.75ft*		
REAR SETBACK (Min)	25ft	18.75ft*		
MAX BLDG LENGTH*	UNIT/BLDG	PROVIDED	REQUIRED	SEE SHEET
BLDG	6	141'-4"	150'	A-3
2,5,6,7	7	164'-4"	150'	A-6
3,4	8	187'-4"	150'	A-9
MAX DISTANCE SEPARATION*	20ft	15ft BETWEEN BLDG 445*		
	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 PROV'D (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	= 2pkg/u (50u x 2pkg)-----	TOTAL PARKING = 100		
PARKING/UNIT	= -----	15		
HANDICAP	= -----	3		
		TOTAL PARKING = 118u		
FLOOD ZONE: FLOOD ZONE "X"				

\* VARIANCE REQUESTED PZ 2018-002946  
THIS INFO. SUPPLIES



SUBJECT PROPERTY

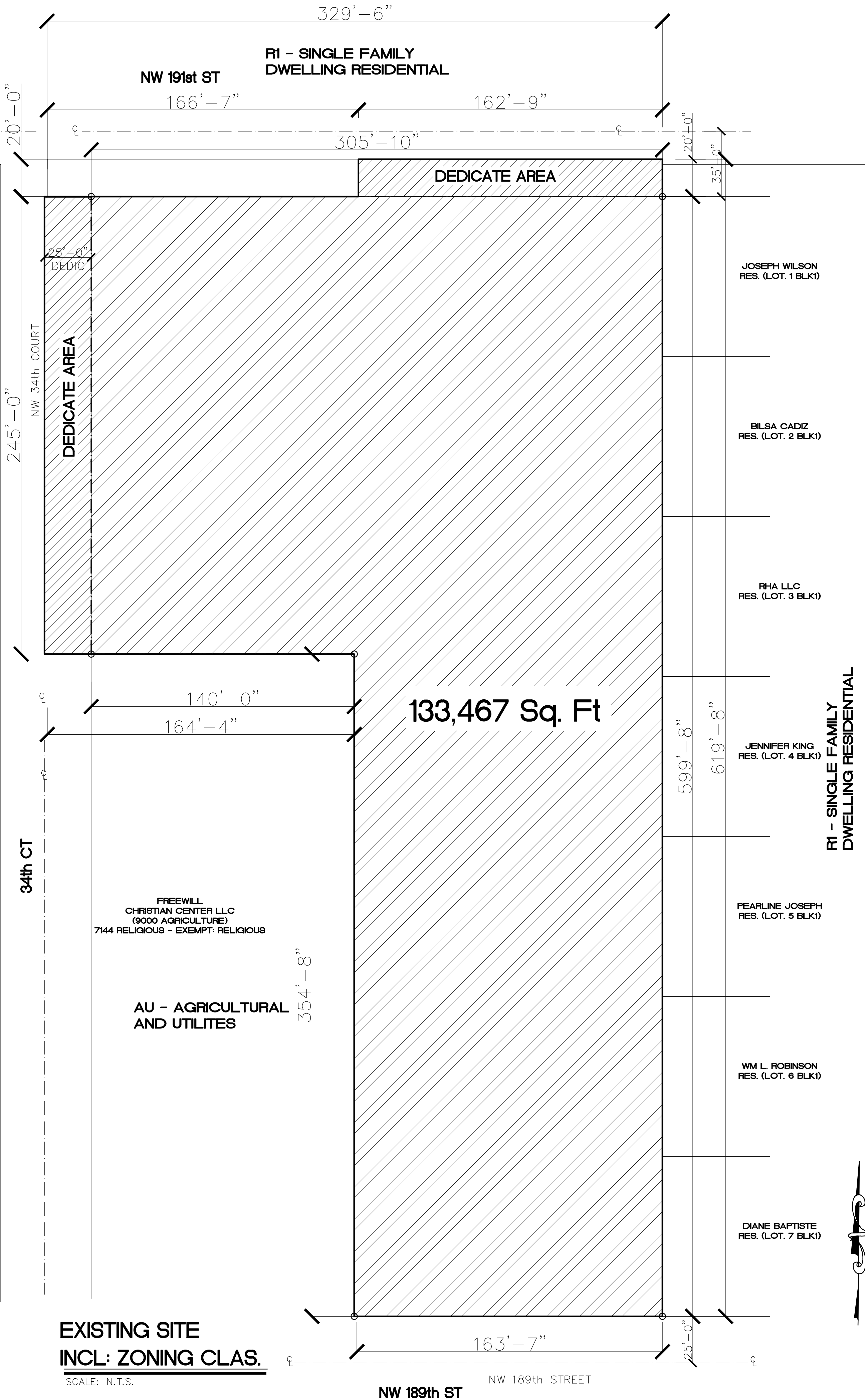
#### LOCATION PLAN

SCALE: N.T.S.



SUBJECT PROPERTY

PD - PLANNED  
DEVELOPMENT

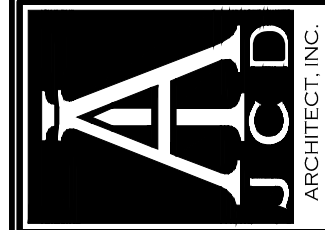


EXISTING SITE  
INCL: ZONING CLAS.  
SCALE: N.T.S.

Revisions
02.01.19 1ST ISSUE
08.27.19 CITY COM

PROPOSED NEW BLDG#3 (8 UNIT APT COMPLEX)  
THE VILLAGES AT MIAMI GARDENS  
3400 NW 191 ST.  
MIAMI GARDENS, FL 33056-2936

JCD ARCHITECT, Inc.  
JUAN C. DAVID R.A. #0015344  
Design & Development  
LEED ACCREDITED PROFESSIONAL  
Architecture Interiors Planning Construction  
1385 Coral Way, Suite 404 • Miami, Florida 33145 • Phone: (305) 285-4342 • Fax: (305) 285-4330



Job No.
Date
Scale SHOWN
Seal
AA-26001560
Sheet No.
A-100