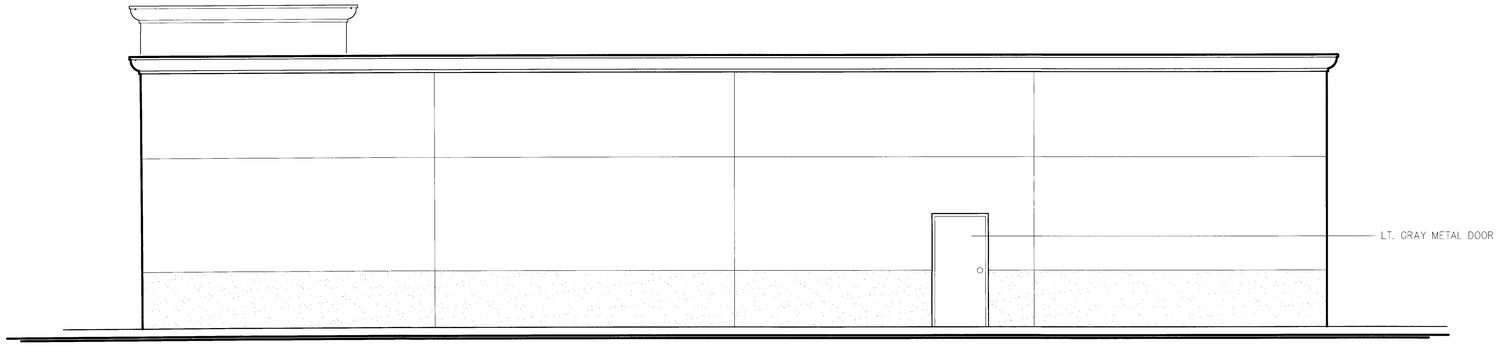
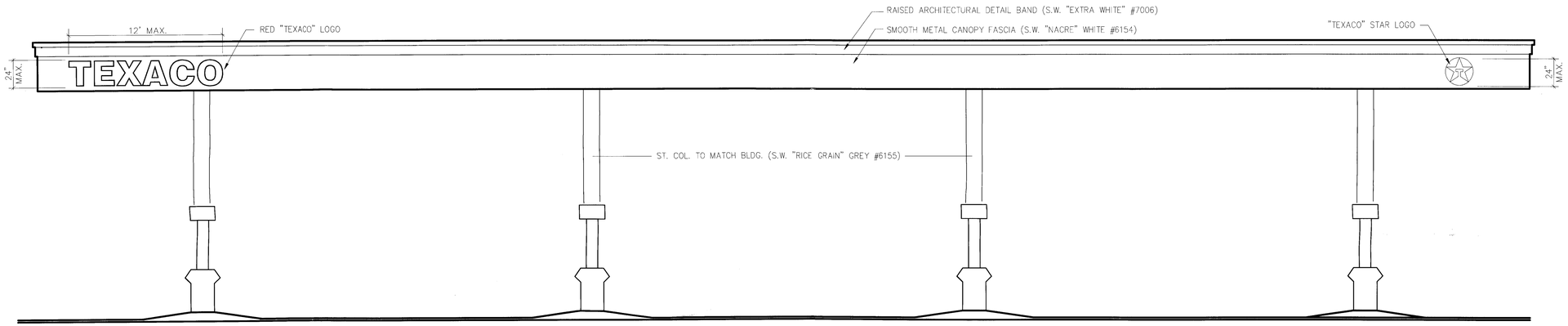
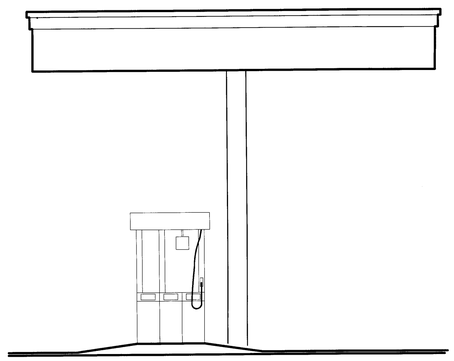


WEST STORE ELEVATION
SCALE: 1/4"=1'-0"



SOUTH CANOPY ELEVATION
SCALE: 1/4"=1'-0"



EAST / WEST CANOPY ELEVATION
SCALE: 1/4"=1'-0"

13990 SW 97th AVENUE
miami, florida 33176
telephone: 305 992-6928
beeper: 305 715-8007
fax. 305 235-7291

EGV, INC
ENGINEERING
A.M. PASCUAL, P.E. Civil: 46747

Date: 09/06/05
By: JES
Chk:
Scale: 1/4" =1'-0"
Job No: 562

Rev:	Date:

EXTERIOR ELEVATIONS
N.W. 103 STREET PETROLEUM DEVELOPERS, LLC
MIAMI-DADE COUNTY, FLORIDA
N/W/C of N.W. 103rd STREET and 32nd AVENUE.

RECEIVED
DE. PZ.
SEP 16 2005
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY

A-3
OF

PROPOSED GAS STATION , CONVENIENCE STORE & CAR WASH FOR:

GABLES PARTNERSHIP

3215 N.W. 103 ST.

MIAMI DADE FLORIDA

ORLANDO ALONSO ARCHITECTS

5805 BLUE LAGOON DRIVE, SUITE 200, MIAMI, FLORIDA 33126 – 305/595-3095

INDEX OF DRAWINGS

SURVEY	SY
LANDSCAPE PLAN	L1
SITE PLAN	SW1
FLOOR PLAN	A1
CONVENIENCE STORE ELEVATIONS	A2
CAR WASH ELEVATIONS	A3

RECEIVED
SEP 15 2005
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY

H.P. Copy

SKETCH OF SURVEY

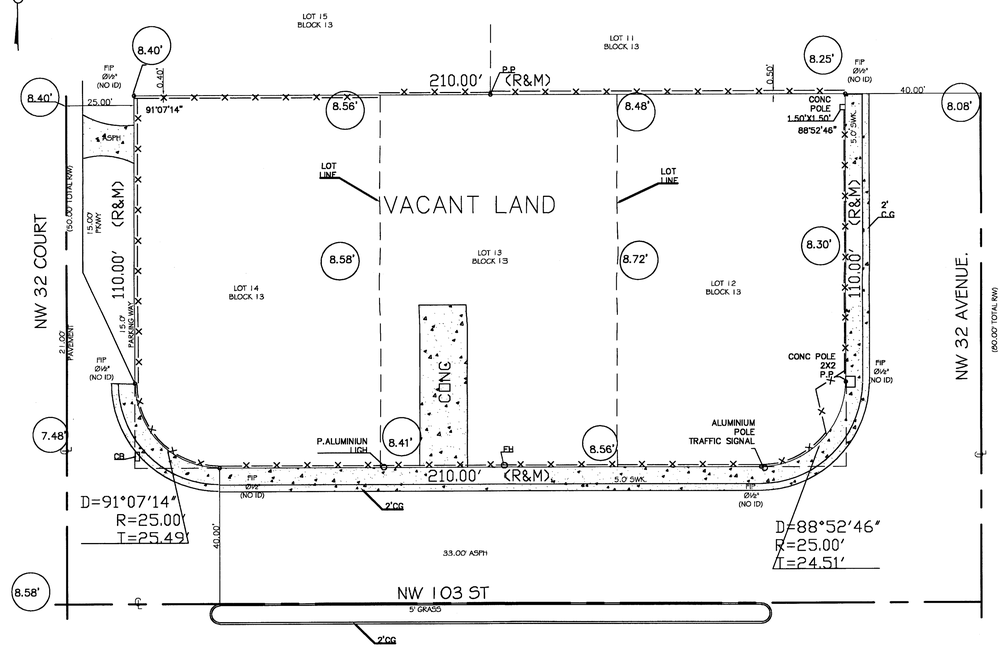
(BOUNDARY SURVEY)

SCALE: 1" = 20'

PROPERTY ADDRESS VACANT LAND

LEGAL DESCRIPTION

Lot 12, less the South 15 feet and east 5 feet for Right of Way and Lots 13 & 14, less the South 15 feet for Rigth of Way, Block 13, ACME GULFAIR 2nd ADDITION, according to the Plat thereof as recorded in Plat Book 44, Page 68, of the Public Records of Miami-Dade County, Florida.



BASED ON THE FLOOD INSURANCE RATE MAP OF THE FEDERAL EMERGENT MANAGEMENT AGENCY
REVISED ON 7/17/95 THE HEREIN DESCRIBED PROPERTY IS SITUATED WITHIN ZONE X SUFFIX J
BASE FLOOD ELEVATION ____ COMMUNITY 120635 PANEL NUMBER 0029G SUFFIX J

LEGAL NOTES

THIS SURVEY DOES NOT REFLECT OR DETERMINE OWNERSHIP.
EXAMINATION OF THE ABSTRACT OF TITLE WILL HAVE TO BE MADE TO DETERMINATE RECORDED
INSTRUMENTS, IF ANY, AFFECTING THE PROPERTY. THIS SURVEY IS SUBJECT TO EASEMENTS,
LIMITATIONS, RESTRICTIONS, RESERVATIONS OR EASEMENTS OF RECORD. LEGAL DESCRIPTIONS
PROVIDED BY CLIENT. THE LIABILITY OF THIS SURVEY IS LIMITED TO THE COST OF THE SURVEY.
UNDERGROUND ENCROACHMENTS, IF ANY, ARE NOT SHOWN. THIS FIRM HAS NOT ATTEMPTED TO
LOCATE UNDERGROUND UTILITIES, FOUNDATIONS AND/OR IMPROVEMENTS.
ANY NATURE IF SHOWN, BEARINGS ARE REFERRED TO AN ASSUMED MERIDIAN, IF SHOWN,
ELEVATIONS ARE REFERRED TO N.G.V.D. OF 1929. THE CLOSURE IN THE BOUNDARY SURVEY IS
ABOVE 1:10000 FOOT AND ABOVE 1:7500 FOOT FOR URBAN AREAS. REPRODUCTION NOT AUTHORIZED.
FOR THOSE PURPOSES A TOPOGRAPHIC SURVEY IS REQUIRED.

LEGEND AND ABBREVIATIONS

A/C	= AIR CONDITIONING PAD	E.N.C.	= ENCROACHMENT
A	= ARC DISTANCE	F.I.P.	= FOUND IRON PIPE
BLDG.	= BUILDING	F.I.R.	= FOUND REBAR
C.B.	= CATCH BASIN	F.R.	= FOUND REBAR
C.B.S.	= CONCRETE BLOCK STRUCTURE	L.E.	= LANDSCAPE EASEMENT
CH.	= CHORD DISTANCE	L.P.	= LIGHT POLE
C.L.F.	= CHAIN LINK FENCE	M.E.S.	= MEASURED
C/L	= CENTER LINE	(R)	= RECORD
CONC.	= CONCRETE		

M/L	= MONUMENT LINE	R	= RADIUS
N.G.V.D.	= NATIONAL GEODETIC VERTICAL DATUM	RAD.	= RADIAL
N.E.C.	= NATIONAL ELECTRIC CODE	REC'D	= RECEIVED DISTANCE
P.B.	= PLAT BOOK	R/W	= RIGHT OF WAY
P.C.P.	= PERMANENT CONTROL POINT	U.P.	= UTILITY POLE
PAGE	= PAGE	S.I.P.	= SET IRON PIPE
P.O.B.	= POINT OF BEGINNING	S.I.R.	= SET IRON ROD
P.O.C.	= POINT OF COMMENCING	STY.	= STORY
R.T.&L.	= ROOT TO LEAF	SWK.	= SIDEWALK
R.O.E.	= ROOF OVERHANG	U.E.	= UTILITY EASEMENT
D	= DELTA	D.A.E.	= DRAINAGE AND MAINTENANCE EASEMENT
		W/M	= WATER METER
		E/L	= ELECTRIC LINE
		U.P.	= UTILITY POLE
		C.L.F.	= CHAIN LINK FENCE
		W.F.	= WOOD FENCE
		-//-	= CHAIN LINK FENCE
		C.B.S.	= C.B.S. WALL
		B/C	= BLOCK CORNER

CERTIFIED TO
GABLES PARTNERSHIP CORP.

FIELD WORK
DATE: 12-22-03

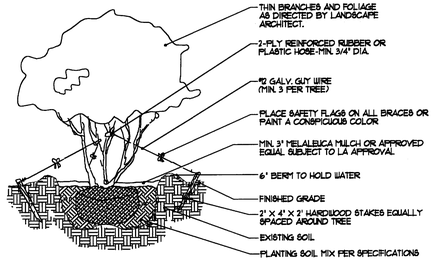
REVISIONS
DATE: _____

GENERAL SERVICES GROUP, INC.
CARIBBEAN N.A. CONSULTING, INC.
1147 NW 136th AVENUE
MIAMI, FL. 33182
PHONE:(305) 207-7080 FAX:(305) 207-7191

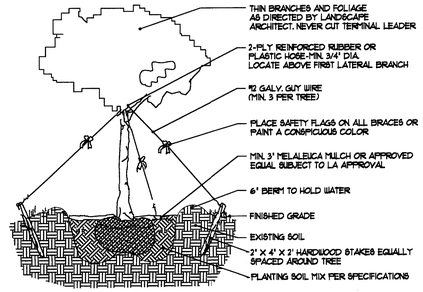
NOE AGUILAR
PROFESSIONAL SURVEYOR AND MAPPER
LICENSE NO. LS 5371
STATE OF FLORIDA

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISE SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

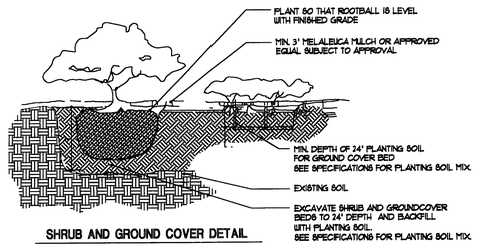
ORDER No. 04-0110



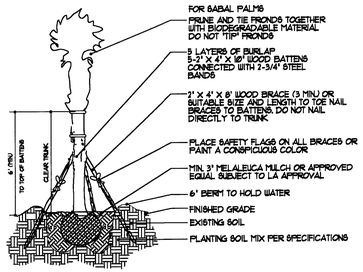
MULTI-TRUNK TREE PLANTING DETAIL



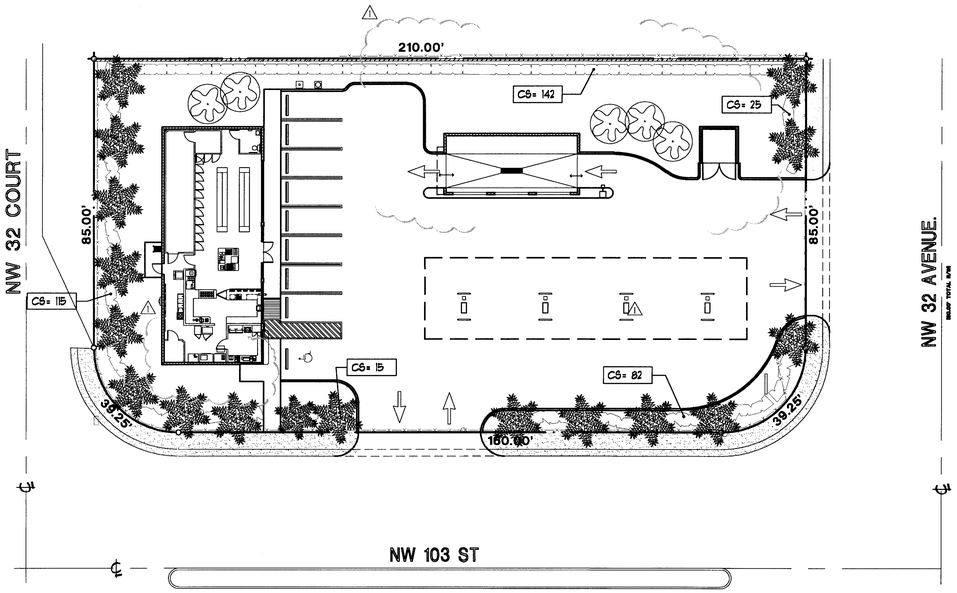
LARGE TREE (OVER 8' HT.) PLANTING DETAIL



SHRUB AND GROUND COVER DETAIL



PALM PLANTING DETAIL



LANDSCAPE SITE PLAN

SCALE: 1"=20'-0"

LEGAL DESCRIPTION:

LOT 12, LESS THE SOUTH 15 FEET AND EAST 5 FEET FOR RIGHT OF WAY AND LOTS 13 & 14, LESS THE SOUTH 15 FEET FOR RIGSTH OF WAY, BLOCK 13, ACME GULFAIR 2ND ADDITION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 44, PAGE 68, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

LANDSCAPE LEGEND

CHAPTER 18A - ORDINANCE- 95-22

		REQUIRED	PROVIDED
ZONE DISTRICT: BU-1A			
GROSS LAND: Ø.52 ACRE NET LAND: 22,632 SF WATER BODIES: Ø			
LANDSCAPE OPEN SPACE (IF APPLICABLE):		4,1Ø SF (18 %)	7,918 S.F. (34.68%) ⚠
GREENBELT WIDTH (IF APPLICABLE):			
LAWN AREA (AS DEFINED IN ORDINANCE):		2Ø %	2Ø %
TREES :			
TREES PER NET LOT	(NOTE: 3Ø% OF REQUIRED TREES AND/OR PALMS SHALL BE NATIVE SPECIES NO MORE THAN 2Ø% OF THE NATIVE TREE SHALL BE SABEL PALMETTO (CABBAGE PALM)	12	22
STREET TREES	TREES IN THE RIGHT-OF-WAY (.) OR ON PRIVATE PROPERTY WILL REQUIRED PUBLIC WORKS APPROVAL OR SPECIAL TAXING DISTRICT.	11	11
SHRUBS		11Ø	268 ⚠
1Ø SHRUBS FOR EACH TREE REQUIRED			
3Ø% SHRUBS / HEDGES SHALL BE NATIVE SPECIES			
IRRIGATION SYSTEM REQUIRED PURSUANT TO CHAPTER 33 DADE COUNTY CODE			

BUSINESS (BU) AND INDUSTRIAL (IU) ZONES:

A) OPEN SPACE REQUIRED PER SECTION 33 ØF ZONING CODE.
NET LOTE AREA (22,632 SQ. FT. SF x 18% = 4,1Ø SQ. FT.)

B) PARKING LOT LANDSCAPING REQUIRED PER CHAPTER 18A-6 (J)
NUMBER OF PARKING SPACES 9 x 1Ø SQ. FT. = 9Ø SQ. FT.

C) ADD A +B= (4,1Ø SQ. FT.+ 9Ø SQFT.) = 4,2ØØ SQ. FT. (TOTAL LAWN AREA REQUIRED)

D) MAXIMUM LAWN AREA (SOD) PERMITTED 2Ø% OF A+B = 84Ø SQFT.
MAXIMUM LAWN AREA PROVIDED 84Ø SQFT. ⚠

LEGEND

QUANTITY	KEY	BOTANICAL / COMMON NAME	DESCRIPTION
5		Tabebuia caraiba YELLOW TRUMPET TREE	16' Ht. x 6' spr. f.g.
11		Roystonea elata FLORIDA ROYAL PALM	14' o. a. ht 25' o.c. 4' grey wood f.g./B & B
268 ⚠	CS	Conocarpus erectus 'Sericeus' SILVER BUTTONWOOD	24" Ht. x 24" spr. 3 gal.
AS REQ'D	LAWN	St. Augustine Floratam	SOLID EVEN SOD

GENERAL NOTES

1- THE LANDSCAPE CONTRATOR IS TO LOCATED AND VERIFY ALL UNDERGROUND AND OVERHEAD UTILITIES PRIOR TO BEGINNG WORK. CONTACT PROPER UTILITY COMPANIES AND / GENERAL CONTRACTOR PRIOR TO DIGGING FOR FIELD VERIFICATION. THE OWNER AND THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR ANY DAMAGES TO UTILITY OR IRRIGATION LINES (SEE ROADWAY PLANS FOR MORE UTILITY NOTES).

2- LANSCAPE CONTRACTOR IS TO VERIFY ALL CURRENT DRAWINGS AND CHECK FOR DISCREPANCIES AND BRING TO THE ATTENTION OF THE ARCHITECT PRIOR TO COMMENCING WITH THE WORK.

3- ALL UNATTENDED AND UNPLANTED TREE PITS ARE TO BE PROPERLY BARRICADED AND FLAGGED DURING INSTALLATION.

4- ALL PLANTING PLANS ARE ISSUED AS DIRECTIVES FOR SITE LAYOUT. ANY DEVIATIONS, SITE CHANGES, ETCETERA, ARE TO BE BROUGHT TO THE ATTENTION OF THE ARCHITECT FOR CLARIFICATION PRIOR TO INSTALLATION.

5- ALL PROPOSED TREES TO BE RELOCATED SHALL BE ROOT PRUNED 8 WEEKS PRIOR TO CONSTRUCTION AND DONE ACCORDING TO GOOD NURSERY PRACTICE AS REQUIRED. TRENCH DEPTH SHALL BE 18"-36"+ ROOT BALL SHALL BE A MINIMUM OF 6Ø" WHEN ROOT PRUNED. FILL TRENCH WITH FIBROUS-MATERIAL SUCH AS LEAVES OR WOOD SHAVINGS. WATERING SHALL BE ONCE A WEEK DURING ROOT PRUNING. TORN ROOTS SHALL BE TRIMMED TO SOLID WOOD. RELOCATED TREE SHALL BE LIGHTLY PRUNED BY HAND.

6- ALL EXISTING TREES SHALL COMPLY WITH THE "AMERICAN NATIONAL STANDARD INSTITUTE, (ANSI) 3Ø0-1995." CURRENT EDITION RESPECTIVELY.

7- LANDSCAPE CONTRACTOR SHALL WATER RELOCATED TREES WITH TEMPORARY IRRIGATION EVERYDAY FOR THE FIRST MONTH THEN 2-3 TIMES A WEEK UNTIL SYSTEM IS FULLY AUTOMATIC. OWNER TO SUPPLY WATER ON SITE.

8- EXISTING TREES TO BE BARRICADED PRIOR TO BEGINNING OF CONSTRUCTION & SHALL REMAIN IN PLACE DURING CONSTRUCTION.

9- NO HEAVY EQUIPMENT, CONSTRUCTION MATERIALS OR SOIL DEPOSITS ARE TO BE ALLOWED INSIDE TREE BARRIERS.

1Ø- TOPSOIL SHALL BE CLEAN & REASONABLY FREE OF CONSTRUCTION DEBRIS, WEEDS, ROCKS, & NOXIOUS PESTS & DISEASE .

11- ALL PLANT MATERIAL IS TO BE FLORIDA NUMBER 1 OR BETTER PURSUANT TO THE FLORIDA DEPARTMENT OFAGRICULTURE'S GRADES AND STANDARDS FOR NURSERY PLANTS.

12- SOD IS TO BE GRADE 'A' WEED FREE.

13- ALL AREAS MARKED "LAWN" SHALL BE SOLID SODDED "ST. AUGUSTINE FLORATAM" SOLID SOD. ALL SOD IS TO BE LAID LEVEL, TIGHT, AND CUT EVEN ALONG PLANTING BEDS.

14- ALL PLANTS ARE TO BE TOP DRESSED WITH A MINIMUM 3" LAYER OF MELALEUCA MULCH, EUCALYPTUS MULCH OR EQUAL.

15- PLANTING PLANS SHALL TAKE PRECEDENCE OVER PLANT LIST IN CASE OF DISCREPANCIES.

16- NO CHANGES ARE TO BE MADE WITHOUT THE PRIOR CONSENT OF THE LANDSCAPE ARCHITECT AND OWNER. ADDITIONS AND / OR DELETIONS TO THE PLANT MATERIAL MUST BE APPROVED BY THE PROJECT ARCHITECT.

17- LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR PROVIDING THEIR OWN SQUARE FOOTAGE TAKEOFFS AND FIELD VERIFICATIONS FOR 1ØØ% SOD COVERAGE FOR ALL AREAS SPECIFIED.

18- ALL LANDSCAPE AREAS ARE TO BE PROVIDED WITH AUTOMATIC SPRINKLER SYSTEM WHICH PROVIDE 1ØØ% COVERAGE , AND 5Ø % OVERLAP.

19- ALLTREES IN LAWN AREAS ARE TO RECIEVE A 24' DIAMETER MULCHED SAUCER AT THE BASE OF THE TREE.

2Ø- ALL LAWN LOCATED IN PARKING ISLANDS AFTER SOIL IS BROUGHT UP TO GRADE. DEEPLY SET ROOT BALLS ARE NOT ACCEPTABLE.

21- PLANTING SOIL FOR TOPSOIL AND BACKFILL SHALL BE 5Ø/5Ø MIX, NEMATODE FREE BY MORRIS MAGIC SOIL, HIALEAH, FLORIDA. PLANTING SOIL FOR ANNUAL BEDS TO BE COMPRISED OF 5Ø CANADIAN PEAT MOSS, 25% SALT FREE COARSE SAND AND 25 % AEROLITE.

22- TREE AND SHRUB PITS WILL BE SUPPLEMENTED WITH "AGRIFORM PELLS" , 21 GRAM SIZE WITH A 2Ø-1Ø-5 ANALYSIS, OR SUBSTITUTE APPLICATION ACCEPTED BY ARCHITECT. DELIVER IN MANUFACTURER'S STANDARD CONTAINERS SHOWING WEIGHT, ANALYSIS AND NAME OF MANUFACTURER.

23- MAINTENANCE

A. BEGIN MAINTENANCE IMMEDIATELY AFTER PLANTING.

B. MAINTAIN TREES, PALMS, SHRUBS AND OTHER PLANTS UNTIL FINAL ACCEPTANCE BUT IN NO BUT IN NO CASE LESS THAN FOLLOWING PERIOD: 3Ø DAYS AFTER SUBSTANTIAL COMPLETION OF PLANTING.

C. MAINTAIN TREES, PALMS, SHRUBS AND OTHER PLANTS BY PRUNING, CULTIVATING AND WEEDING AS REQUIRED FOR HEALTHY GROWTH. RESTORE PLANTING SAUCERS. TIGHTEN AND REPAIR STAKE AND GUY SUPPORTS AND RESET TREES AND SHRUBS TO PROPER GRADES OR VERTICAL POSITION AS REQUIRED. RESTORE OR REPLACE DAMAGEDED WRAPPINGS. SPRAY AS AS REQUIRED TO KEEP TREES AND SHRUBS FREE OF INSECTS AND DISEASES.

D. REMOVE AND REPLACE EXCESSIVELY PRUNED OR MISFORMED STOCK RESULTING FROM IMPROPER PRUNING.

E. MAINTAIN LAWNS FOR NOT LESS THAN THE PERIOD STATED BELOW, AND LONGER AS REQUIRED TO ESTABLISH AN ACCEPTABLE LAWN.
1. SODDED LAWNS, NOT LESS THAN 3Ø DAYS AFTER SUBSTANTIAL COMPLETION.
2. SEEDED LAWNS, NOT LESS THAN 6Ø DAYS AFTER SUBSTANTIAL COMPLETION.

F. MAINTAIN LAWNS BY WATERING FERTILIZING, WEEDING, MOWING, TRIMMING, AND OTHER OPERATIONS SUCH AS ROLLING, REGRADING AND REPLANTING AS REQUIRED TO ESTABLISH A SMOOTH, ACCEPTABLE LAWN , FREE OF ERODED OR BARE AREAS.

G. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR WATERING ALL SOD AND PLANT MATERIALS FROM DAY OF INSTALLATION THROUGH FINAL ACCEPTANCE EVEN IF IRRIGATION IS NOT IN PLACE, UNLESS THIS RESPONSIBILITY IS ASSUMED IN WRITING BY ANOTHER PART.

ORLANDO ALONSO ARCHITECTS

FLORIDA REGISTRATION No. 7089

5805 Blue Lagoon Drive
Suite 200
Miami, Florida 33126
Tel: 305/595-3095
Fax: 305/595-9166

Z:\FILES-2004\04010
Job Number

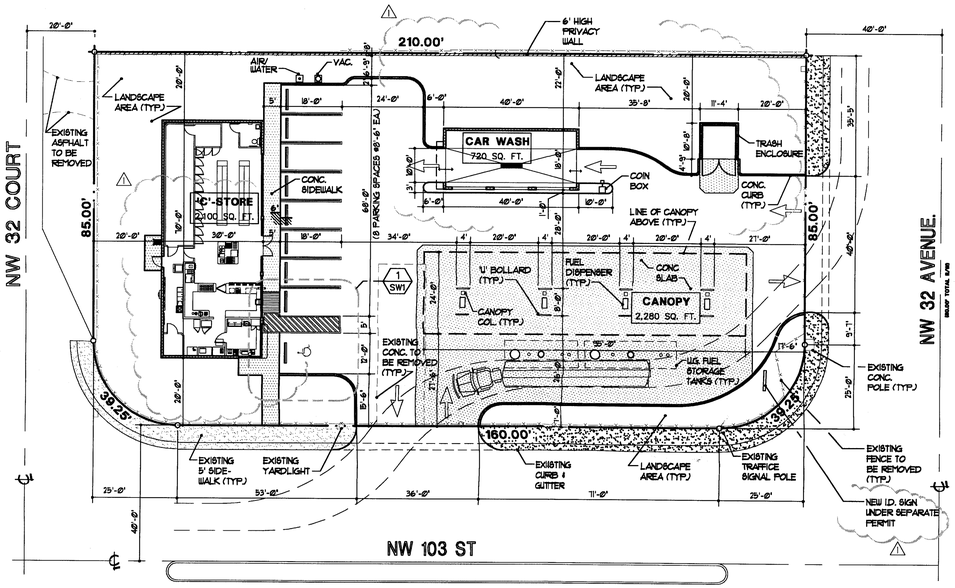
04010L1
Drawing Number

04/14/04
04/14/04 (D.L.)
⚠ 10/12/04 (A.B.)

CONSULTING ENGINEERS

PROPOSED GAS STATION, CAR WASH & 'C'-STORE
GABLES PARTNERSHIP
3215 NW 103 STREET FLORIDA
DADE COUNTY (305) 740-4373

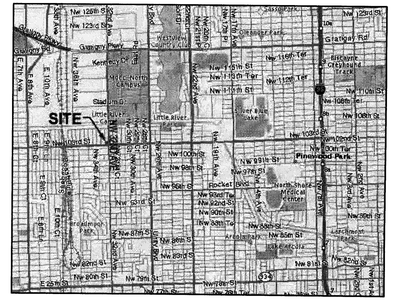
L1



SITE PLAN
SCALE: 1"=20'-0"

LEGAL DESCRIPTION:

LOT 12, LESS THE SOUTH 15 FEET AND EAST 5 FEET FOR RIGHT OF WAY AND LOTS 13 & 14, LESS THE SOUTH 15 FEET FOR RIGHTH OF WAY, BLOCK 13, ACME GILPAIR 2ND ADDITION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 44, PAGE 68, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.



LOCATION MAP
SCALE - N.T.S.

ZONING INFORMATION

ZONING: BU-1A	REQUIRED	PROVIDED
HEIGHT (TO RIDGE TO ROOF)		+ 18'-4"
NET LAND AREA		22,832 (.52 ACRE)
LOT COVERAGE (EVERYTHING UNDER ROOF)	9,133 S.F. (40%)	5,198 S.F. (22.34%)
SET BACKS		
FRONT (NW 32ND COURT)	20'-0"	20'-0"
FRONT (NW 32ND AVE)	11'-6"	11'-6"
SIDE (RESIDENTIAL)	20'-0"	20'-0"
FRONT (NW 103RD ST.)	20'-0"	20'-0"
HEIGHT		
BUILDING		+ 21'-4"
CAR WASH		+ 14'-6"
CANOPY		+ 15'-0"
FAR		
BUILDING		2,198 S.F.
CAR WASH		720 S.F.
CANOPY		2,280 S.F.
TOTAL:	9,133 S.F. (40%)	5,198 S.F. (22.34%)
BUILDING AREA:	7,991 S.F. (35%)	2,828 S.F. (12.38%)
PERVIOUS (LANDSCAPE)	4,118 S.F. (18%)	7,518 S.F. (34.68%)
IMPERVIOUS		14,514 S.F. (65.32%)
PARKING (1x25=25 SF) / 2,200 = 9	9 SPACES	9 SPACES
HANDICAP PARKING	1 SPACE	1 SPACE

SITE TO BE FILLED TO COUNTY FLOOD CRITERIA ELEVATION N.G.V.D. OR AN ELEVATION NO LESS THAN THE HIGHEST APPROVED CROWN ELEVATION OF THE ROAD ABUTTING THE PROPERTY.

AREA ADJACENT TO LAKE OR CANAL TO BE GRADED SO AS TO PREVENT DIRECT OVERLAND DISCHARGE OF STORMWATER INTO LAKE OR CANAL.

LOT WILL BE GRADED SO AS TO PREVENT DIRECT OVERLAND DISCHARGE OF STORMWATER ONTO ADJACENT PROPERTY. APPLICANT WILL PROVIDE CERTIFICATION PRIOR TO FINAL INSPECTION ANY APPLICABLE RESOLUTIONS.

NOTICE:

IN ADDITION TO THE REQUIREMENTS OF THIS PERMIT, THERE MAY BE ADDITIONAL RESTRICTIONS APPLICABLE TO THIS PROPERTY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY, SECTION 553. 79(18), FLORIDA STATUES, EFFECTIVE 1/01/81

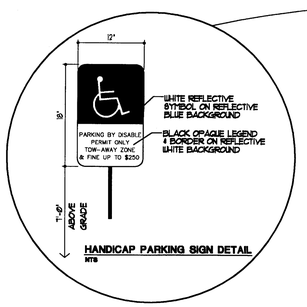
APPLICANT WILL COMPLY WITH ORDINANCE 82-38 (SECTION 13-131) OF THE METROPOLITAN DADE COUNTY CODE.- PRIOR TO STARTING CONSTRUCTION

PARKING: OPEN PARKING LOTS, PARKING FOR NON-ENCLOSED AREAS UNDER OR WITHIN BUILDINGS, WILL BE LIGHTED AS REQUIRED BY SECTION 18-C' OF METROPOLITAN DADE COUNTY CODE

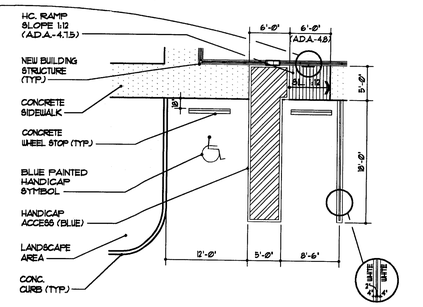
LANDSCAPING: ALL LANDSCAPE AREA WILL HAVE A SPRINKLER SYSTEM

NOTE: ALL SIGNS REQUIRED IN SECTION 33 OF METROPOLITAN DADE COUNTY CODE ARE DELETED FROM THIS PLAN AND REQUIRE SEPARATE PLANS, APPLICATION AND PERMITS

NOTES:
1. ALL SIGNAGE UNDER SEPARATE PERMIT



HANDICAP PARKING SIGN DETAIL
NTS



TYP. PARKING STALL DETAIL
SCALE: 1"=10'-0"

1 SW1

ORLANDO ALONSO ARCHITECTS

FLORIDA REGISTRATION No. 7089

5805 Blue Lagoon Drive
Suite 200
Miami, Florida 33126
Tel: 305/595-3095
Fax: 305/595-9166

Z:\FILES-2004\04010
Job Number

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04/14/04
04/14/04 (D.L.)
10/12/04 (A.B.) P & Z COMM.

CONSULTING ENGINEERS

PROPOSED GAS STATION, CAR WASH & 'C'-STORE
GABLES PARTNERSHIP
3215 NW 103 STREET FLORIDA
DADE COUNTY (305) 740-4373

SW1