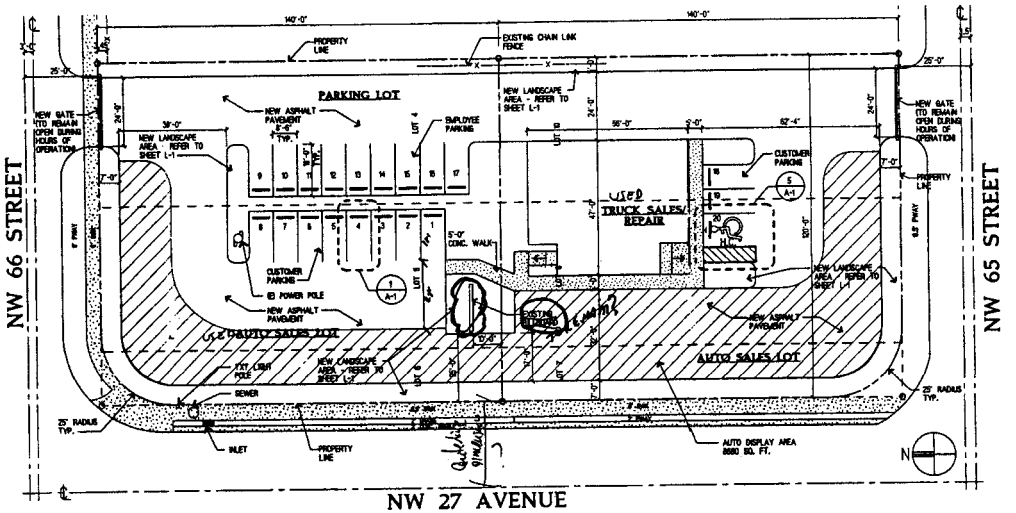

SITE LEGEND:

ZONING DISTRICT: BU-3

NET LOT AREA: 33,331 SQ. FT. = 0.77 ACRES

BUILDING LOT COVERAGE: 40 % OF TOTAL LOT AREA ALLOWED
2,412 SQ. FT. / 33,331 = 7.24 % PROVIDED
(PER SEC. 33-253.3)

FLOOR AREA RATIO: 40 % OF TOTAL LOT AREA ALLOWED
2,412 SQ. FT. / 33,331 = 7.24 % PROVIDED
(PER SEC. 33-253.3)

PARKING: 003 SPACES FOR EACH 5,000 SQ. FT. OF OPEN LOT AREA REQUIRED (SEC. 33-124 (H)(2)
001 SPACES FOR EVERY 250 SQ. FT. OF BUILDING (OFFICE)
003 SPACES FOR EVERY 2,500 SQ. FT. OF REPAIR AREA
8,680 SQ. FT. / 5,000 = 1.7 X 003 = 6
818 SQ. FT. BUILDING-OFFICE AREA) / 250= 4
1,597 SQ. FT. BUILDING REPAIR AREA) = 3
14 003 REQUIRED
019 PROVIDED

HANDICAP ACCESSIBLE PARKING PER F.B.C. 11-4.1.2(5) :
000 TO 025 SPACES = 001 REQUIRED
001 PROVIDED

ZONING/SITE INFORMATION

SCALE: N.T.S. | 1

LEGAL DESCRIPTION:

LOTS 4,5,6,7,8 & 9 LESS STREET IN BLOCK 4, OF ELIZABETH PARK AMENDED. ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 4 AT PAGE 195 OF THE PUBLIC RECORDS OF MIAMI DADE COUNTY, FLORIDA.

LEGAL DESCRIPTIONS

SCALE: N.T.S. | 2

SITE DESIGN
SP-1 SITE PLAN

LANDSCAPE DESIGN
L-1 LANDSCAPE PLAN

ARCHITECTURAL
A-1 MISC. DETAILS / BLDG FLOOR PLAN
A-2 BLDG ELEVATIONS

204-113
RECEIVED
ZONING
MIAMI-DADE
BY BC

PROJECT INDEX

SCALE: N.T.S. | 3

SCALE: 1" = 20' | 4

SITE PLAN

TRUCK SALES OF MIAMI

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KEY PLAN

ARCHITECT
Offerle-Lerner, AIA
ARCHITECTS AND PLANNERS
13831 SW 59 ST SUITE 200,
MIAMI, FL 33183
305-385-1700
AA#0003139

PROJECT TITLE
TRUCK SALES OF MIAMI
6501 NW 27TH AVE
MIAMI, FLORIDA 33147

NO.	DATE	DESCRIPTION	APPRV
-	-	-	-

DATE	02/24/04	NOT FOR CONSTRUCTION	☒
DRAWN BY	CADD	RELEASED FOR CONSTRUCTION	☐
CHECKED BY	ADL	RECORD DRAWING	☐
APPROVED BY	ADL	AS-BUILT DRAWING	☐

SEAL
MAR 2 4 2004
ALAN D. LERNER
AR#0005784

DRAWING TITLE
SITE PLAN

ARCHITECT'S PRJ. NO. 04-005

DRAWING NO. SP-1
SHEET - OF -

NOTES:

GENERAL PLANTING REQUIREMENTS

ALL NOTES SHOWN FOR PLANT MATERIAL ON THE PLANS ARE TO BE CONSIDERED MINIMUM. ALL PLANT MATERIAL SHALL MEET OR EXCEED THESE MINIMUM REQUIREMENTS FOR SIZE, HEIGHT, OR SPREAD. ANY SIZE REQUIREMENTS FOR SPECIFIC SHRUB OR STRIPE AS NOTED ON THE PLANS SHALL ALSO BE REQUIRED FOR PLANT ACCEPTANCE.

ALL PLANT MATERIAL PURCHASED BY THE LANDSCAPE CONTRACTOR SHALL BE FLORIDA #1 OR BETTER AS DETERMINED BY "GRADES AND STANDARDS FOR FLORIDA NURSERY PLANTS" AND "GRADES AND STANDARDS FOR FLORIDA NURSERY TREES". ALL MATERIAL SHALL BE INSTALLED AS PER CITY SPECIFICATION.

ALL PLANT MATERIAL AND INCLUDED WORK SHALL BE GUARANTEED BY THE LANDSCAPE CONTRACTOR FOR A MINIMUM PERIOD AS FOLLOWS: ALL TREES AND PALMS FOR 12 MONTHS, ALL SHRUBS, VINES, GROUNDCOVER AND ANNUALS FOR 6 MONTHS. ALL PLANTING MATERIALS FOR 30 DAYS, AND ALL LAWN AREAS FOR 60 DAYS AFTER FINAL ACCEPTANCE BY THE OWNER OR OWNER'S REPRESENTATIVE.

ALL PLANT MATERIAL SHALL BE PLANTED IN PLANTING SOIL. SOIL IS DEFINED TO THE SITE IN A CLEAN LOOSE AND TOWABLE CONDITION. ALL SOIL SHALL HAVE A WELL BALANCED CHARACTERISTIC. SOIL MUST BE FREE OF ALL WOOD, STONE, AND UNDESIRABLE MATERIAL INCLUDING WEEDS AND WEED SEEDS AS PER CITY SPECIFICATION.

TWELVE INCHES (12") OF PLANTING SOIL SHALL BE MINIMUM, AND IS REQUIRED AROUND AND BENEATH THE ROOT BALL OF ALL TREES AND PALMS, AND 3 CUBIC YARD PER 50 SQUARE OF GROUNDCOVER PLANTS.

ALL LANDSCAPE AREAS SHALL BE COVERED WITH BACKFILLING IN STERILIZED SOIL FREE WEEDS/WEED SEEDS TO A MINIMUM DEPTH OF THREE INCHES (3") OF COVER UNDER DETAILS. COVERED SHALL MULCH SHALL NOT BE USED.

ALL PLANT MATERIAL SHALL BE THOROUGHLY WATERED IN AT THE TIME OF PLANTING TO AID PLANTING PROCESS. ALL PLANT MATERIALS SHALL BE PLANTED SUCH THAT THE TOP OF THE ROOT BALL IS FLUSH WITH THE SURROUNDING GRADE.

IT IS THE SOLE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR TO ENSURE THAT ALL NEW PLANTINGS RECEIVE ADEQUATE WATER DURING THE INSTALLATION AND DURING ALL PLANT WARRANTY PERIODS. DEEP WATERING OF ALL NEW TREES AND PALMS AND ANY SUPPLEMENTAL WATERING THAT MAY BE REQUIRED TO ASSURE NATURAL RAINFALL AND SITE IRRIGATION TO SUPPORT THE SOUND PLANT DEVELOPMENT AND SHALL BE PROVIDED AS A PART OF THE CONTRACT.

ALL PLANT MATERIAL SHALL BE INSTALLED WITH FERTILIZER, WHICH SHALL BE STATE APPROVED AS A COMPLETE FERTILIZER CONTAINING THE REQUIRED MINIMUM OF TRACE ELEMENTS IN ACCORDANCE WITH THE TYPE OF SOIL AND OF THE VARIETIES SHALL BE SERVED FROM AN ORGANIC SOURCE AS PER CITY SPECIFICATION.

CONTRACTORS ARE RESPONSIBLE FOR COORDINATING WITH THE OWNERS AND APPROPRIATE UTILITY AGENCIES TO ASSIST IN LOCATING AND VERIFYING ALL UNDERGROUND UTILITIES PRIOR TO EXCAVATION.

AS PLANT TYPES PRESENCE WITH THE PLANT LIST.

SPECIAL INSTRUCTIONS

GENERAL SITE AND SOIL GRADES TO +/- 1 INCH (1") SHALL BE PROVIDED BY THE GENERAL CONTRACTOR. ALL FINISHED SITE GRADING AND FINAL DECORATIVE SOIL GRADING SHALL BE PROVIDED BY THE LANDSCAPE CONTRACTOR.

ALL LANDSCAPED AREAS NEEDS TO RECEIVE SOIL GRADE THROUGHOUT SHOWN INDICATED ON THE PLANS.

ALL TREES SHALL BE PROPERLY GUIDED AND STAKED.

NOTE:
IF ANY LANDSCAPE AREAS ON ADJACENT PROPERTIES ARE DISTURBED BY THE NEW CONSTRUCTION, THEY WILL BE RETURNED TO THEIR ORIGINAL CONDITIONS PRIOR TO C.O.

LANDSCAPE LEGEND INFORMATION REQUIRED TO BE PERMANENTLY AFFIXED TO PLAN
ZONING DISTRICT: BU-3 NET LOT AREA 0.77 ACRES 33,331 S.F.

	REQUIRED	PROVIDED
OPEN SPACE		
A. SQUARE FEET OF OPEN SPACE REQUIRED BY CHAPTER 33, AS INDICATED ON SITE PLAN* NET LOT AREA * 33,331 S.F. X 18 % = 6,000 S.F.	6,000 S.F.	6,624 S.F.
B. SQUARE FEET OF PARKING LOT OPEN SPACE REQUIRED BY CHAPTER 18A, AS INDICATED ON SITE PLAN* NO. PARKING SPACES 20 X 10 S.F. PER PARKING SPACE *	200 S.F.	302 S.F.
C. TOTAL S.F. OF LANDSCAPED OPEN SPACE REQUIRED BY CHAPTER 33: A+B *	6,200 S.F.	6,926 S.F.
LAWN AREA CALCULATION		
A. 6,200 TOTAL S.F. OF LANDSCAPED OPEN SPACE REQUIRED BY CHAPTER 33	6,200 S.F.	6,926 S.F.
B. MAXIMUM LAWN AREA (50%) PERMITTED * 20% X 6,200 S.F. *	1240	0
TREES		
A. NO. TREES REQUIRED PER NET LOT ACRE LESS EXISTING NUMBER OF TREES MEETING MINIMUM REQUIREMENTS * 22 TREES X 77 *	17	17
B. % PALMS ALLOWED NO. TREES PROVIDED X 30% * % PALMS PERMITTED TO COUNT AS STREET TREES ON 1:1 BASIS X 30%	5 / N/A	5 / N/A
C. % NATIVES REQUIRED NO. TREES PROVIDED X 30% *	5	5
D. STREET TREES MAXIMUM AVERAGE SPACING OF 25' O.C.) 320 LINEAR FEET ALONG STREET / 25 *	15	15
E. STREET TREES LOCATED DIRECTLY BENEATH POWER LINES (MAXIMUM AVERAGE SPACING OF 25' O.C.) LINEAR FEET ALONG STREET / 25 *	N/A	0
SHRUBS		
A. NO. TREES REQUIRED X 10 = NO. OF SHRUBS ALLOWED	170	170
B. NO. SHRUBS ALLOWED X 30% = NO. OF NATIVE SHRUBS REQUIRED	51	51

IRRIGATION PLAN: IF REQUIRED BY CHAPTER 33

TABLE: CONTAINING INFORMATION AS INDICATED IN SAMPLE BELOW:

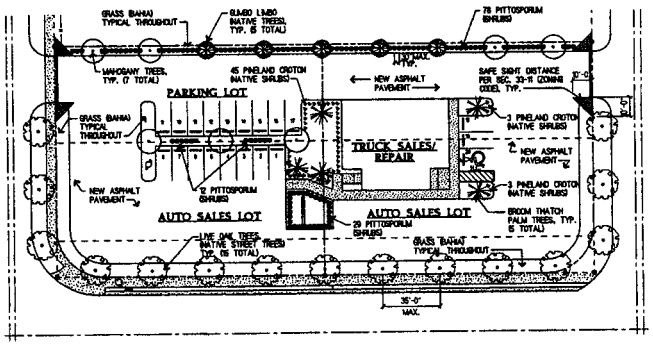
SYMBOL USED ON PLAN			PLANT NAME		NATIVE SPECIES		CALIPER	HEIGHT		CANOPY DIAMETER	QUANTITY
Symbol	New	Existing	Scientific	Common	Yes	No	Installed	Installed	Estimated at Maturity*	Estimated at Maturity*	
	Yes	-	Quercus laurifolia	Live Oak	Yes	-	2"	12'	40' - 50'	35'	15
	Yes	-	Swietenia mahagoni	Mahogany	-	No	2"	10'	35' - 60'	25'	7
	Yes	-	Bursera simaruba	Gumbo Limbo	Yes	-	1 1/2"	8'	40 - 60'	20'	5
	Yes	-	Thrinax parviflora	Brown Thatch Palm		No	3"	10'	15' - 20'	20'	5
	Yes	-	Pittosporum tobira	Pittosporum		No	N/A	2' - 3'	6' - 8'	4'	118
	Yes	-	Croton linearis	Pineland Croton	Yes	-	N/A	2' - 3'	3' - 5'	3'	54

SCIENTIFIC NAME	COMMON NAME	DROUGHT TOLERANCE	SALT TOLERANCE	NATIVE COMMUNITY	NATURAL HEIGHT RANGE	MOWING HEIGHT	LIGHT REQUIREMENTS	ESTABLISHMENT	WEAR TOLERANCE	TURF DENSITY	TURF TEXTURE	MAINTENANCE	PEST PROBLEMS	NOT LAWN SUITABLE
PASPALUM NOTATUM	BAHIA GRASS	X	NO	NO	20"	3-4"	HIGH	SEED,SOD	GOOD	LOW	MEDIUM	LOW	LOW	N/A

*REQUIRED FOR TREES LOCATED UNDERNEATH OR ADJACENT TO POWERLINES AND PALMS USED AT 1:1 RATIO
ADDITIONAL INFORMATION REQUIRED BY CHAPTER 18A FOR BUSINESS AND INDUSTRIAL ZONES
**EXCLUDED LAWN AREA AS PROVIDED IN CHAPTER 18A SHALL BE SUBTRACTED FROM NET LAWN AREA WHEN CALCULATING NUMBER OF TREES

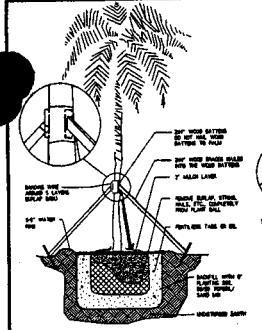
LANDSCAPING PLAN LEGEND AND NOTES

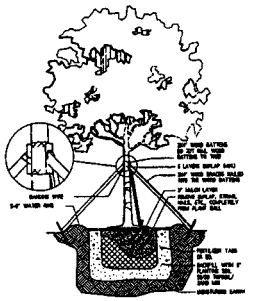
N.T.S. | 2



LANDSCAPING PLAN

SCALE: 1" = 30' | 1


PALM PLANTING DETAIL
NTS


LARGE TREE PLANTING DETAIL
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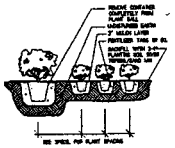
SHRUB & GROUND COVER PLANTING DETAIL
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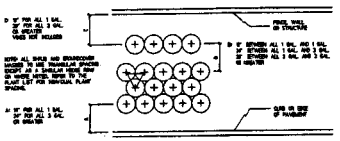
TYPICAL PLANT SPACING
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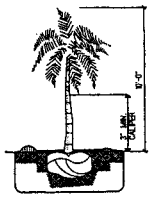
PALM TREE HEIGHT
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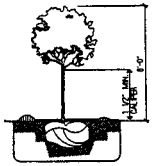
NATIVE TREE HEIGHT
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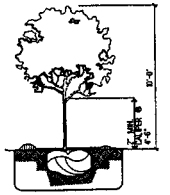
LOT TREE HEIGHT
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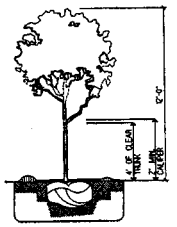
STREET TREE
NTS

TRUCK SALES OF MIAMI

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KEY PLAN

ARCHITECT
Offerle-Lerner, AIA
ARCHITECTS AND PLANNERS
13831 SW 59 ST SUITE 200,
MIAMI, FL 33183
305-385-1700
AA#0003159

PROJECT TITLE
TRUCK SALES OF MIAMI
6501 NW 27TH AVE
MIAMI, FLORIDA 33147

NO.	DATE	DESCRIPTION	APPRV
-	-	-	-

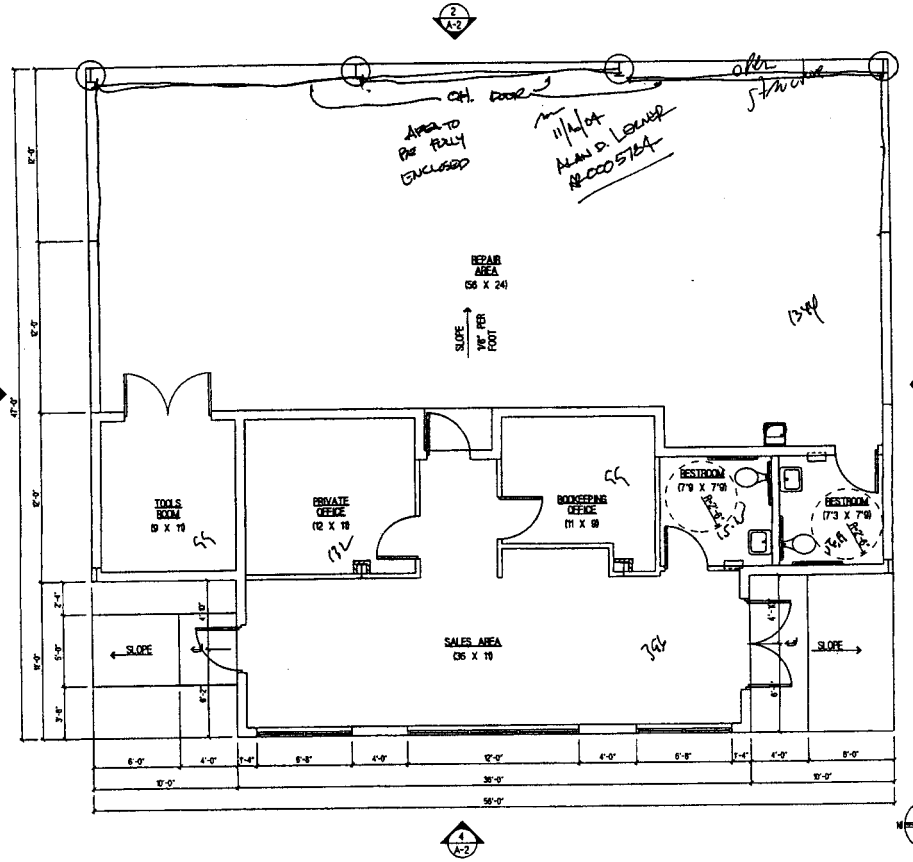
DATE	02/24/04
DRAWN BY	CADD
CHECKED BY	ADL
APPROVED BY	ADL

NOT FOR CONSTRUCTION ☒
RELEASED FOR CONSTRUCTION ☐
RECORD DRAWING ☐
AS-BUILT DRAWING ☐

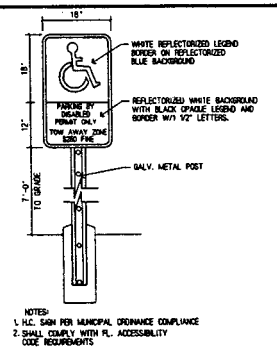
SEAL
MAR 2 4 2004
ALAN D. LERNER
AR#0003784

DRAWING TITLE
LANDSCAPE PLAN

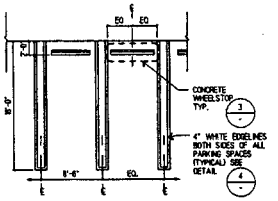
ARCHITECT'S FILE NO. 04-005
DRAWING NO. L-1
SHEET 2 OF -



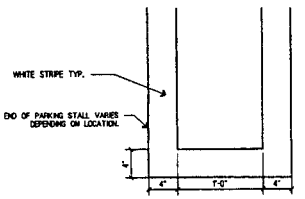
FLOOR PLAN — SCALE: 1/4"=1'-0" — 7



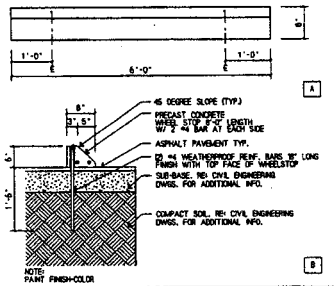
HANDICAPPED SIGN ELEVATION — SCALE: 3/4" = 1'-0" — 2



TYPICAL PARKING DETAIL — SCALE: 1/8" = 1'-0" — 1

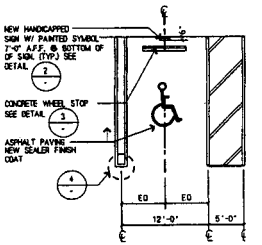


ELASTOMETRIC STRIPING DETAIL. — SCALE: 1 1/2" = 1'-0" — 4



WHEEL STOP DETAIL — SCALE: 3/4" = 1'-0" — 3

NOT USED — N.T.S. — 6



TYP. HANDICAPPED PARKING DTL. — SCALE: 1/8" = 1'-0" — 5

TRUCK SALES OF MIAMI

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KEY PLAN

ARCHITECT

Offerle-Lerner, AIA
ARCHITECTS AND PLANNERS

13831 SW 59 ST SUITE 200,
MIAMI, FL 33183
305-385-1700
AA#0003139

PROJECT TITLE: TRUCK SALES OF MIAMI

6501 NW 27TH AVE
MIAMI, FLORIDA 33147

NO.	DATE	DESCRIPTION	APPR.
-	-	-	-

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DRAWN BY	CADD
CHECKED BY	ADL
APPROVED BY	ADL

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SEAL: MAR 2 4 2004 — ALAN D. LERNER AR#0005784

DRAWING TITLE: MISC. DETAILS

ARCHITECT'S FILE NO. 04-005

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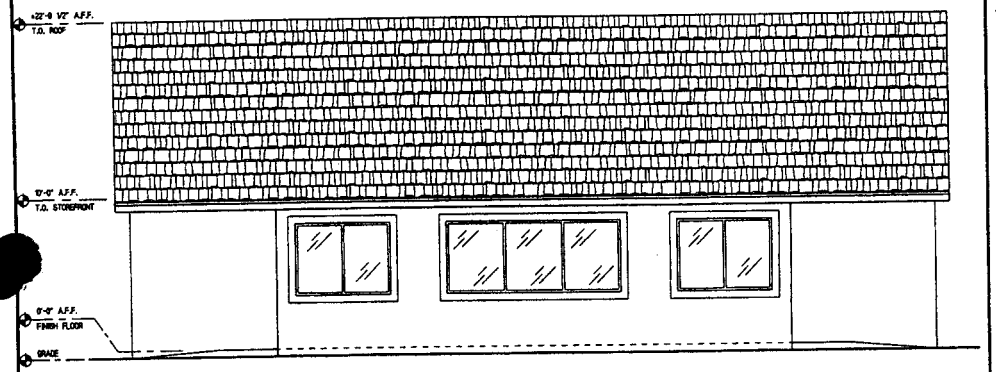
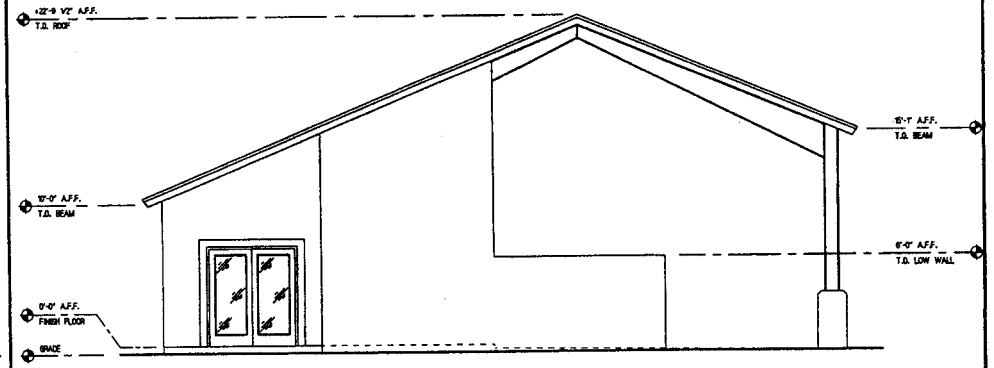


EAST ELEVATION

SCALE: 1/4"=1'-0"

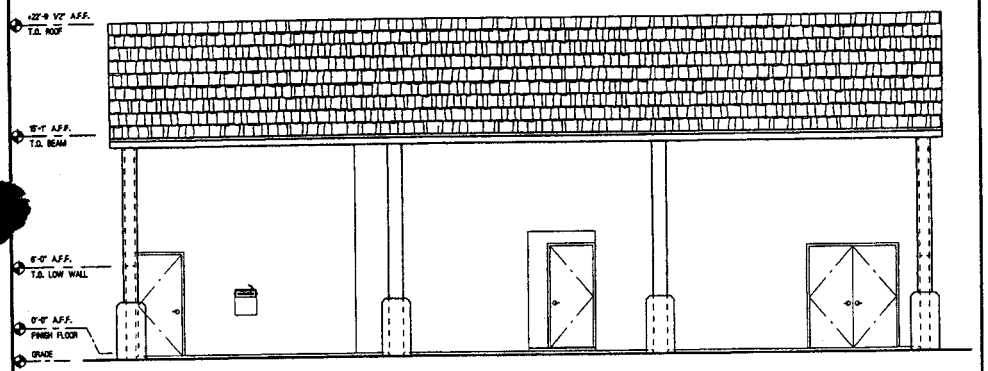
2



NORTH ELEVATION

SCALE: 1/4"=1'-0"

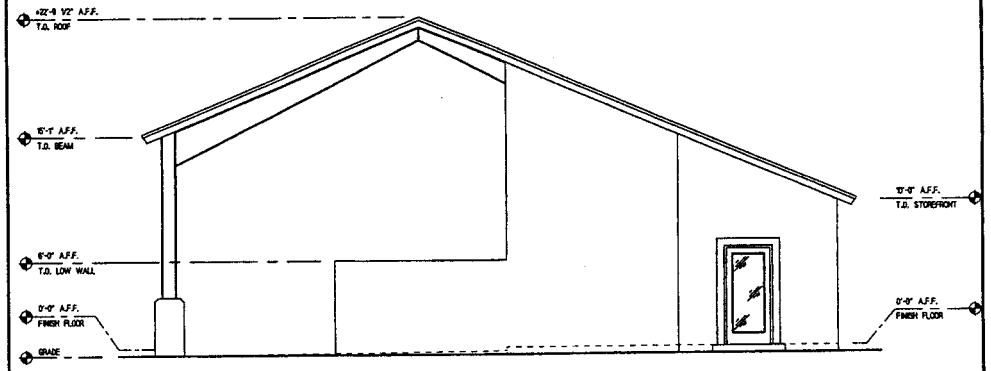
1



WEST ELEVATION

SCALE: 1/4"=1'-0"

4



SOUTH ELEVATION

SCALE: 1/4"=1'-0"

3

TRUCK SALES OF MIAMI

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KEY PLAN

ARCHITECT

Offerle-Lerner, AIA
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SEAL

MAR 2 4 2004

ALAN D. LERNER
AR#0005794

DRAWING TITLE

BUILDING ELEVATIONS

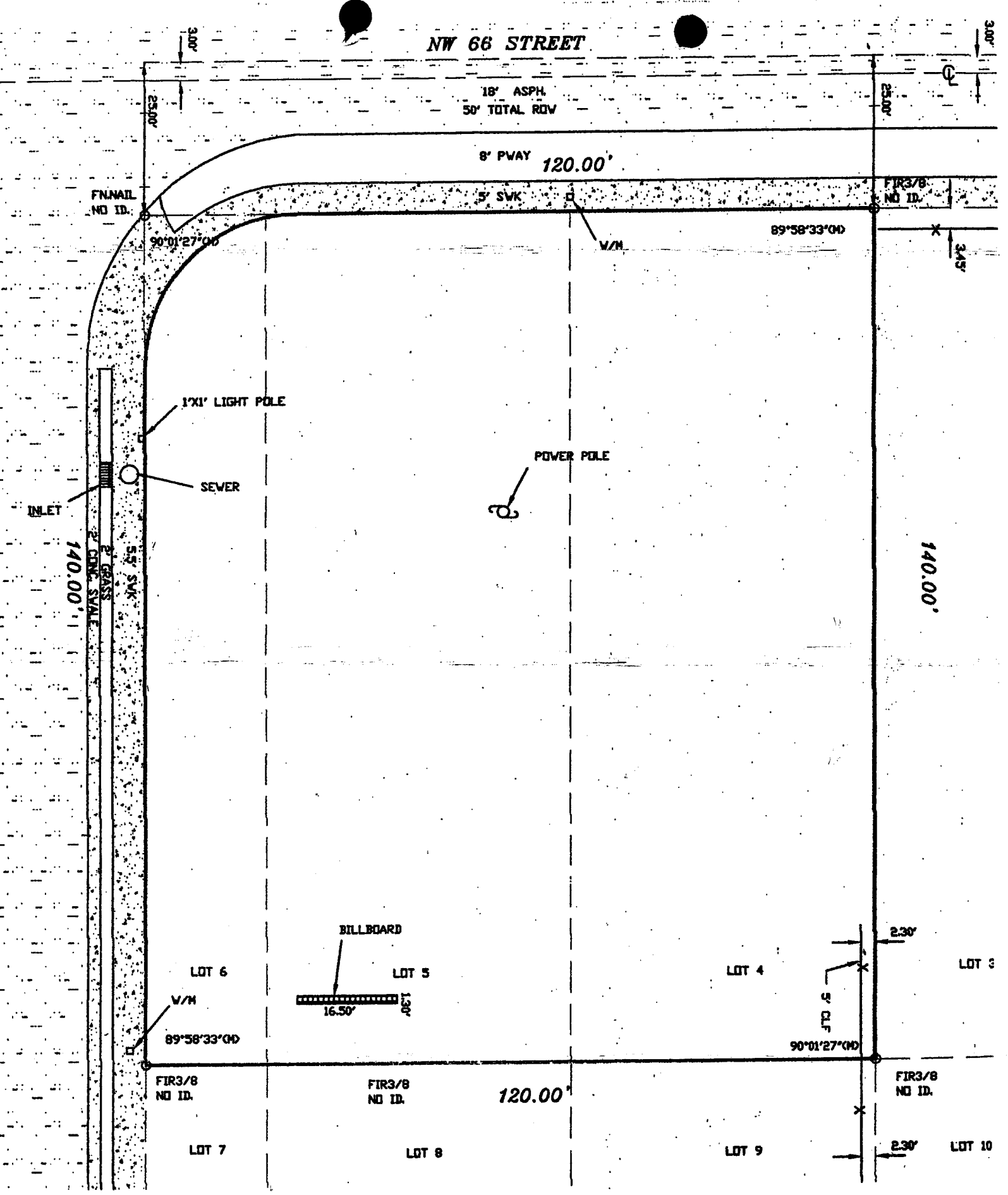
ARCHITECT'S FILE NO.

04-005

DRAWING NO.

A-2

SHEET - OF -



SKETCH OF SURVEY

LEGEND:
FND - FOUND
CM - CONCRETE MONUMENT

CERTIFICATION OF BOUNDRY SURVEY: