PROPOSED GAS STATION , CONVENIENCE STORE & CAR WASH FOR:

GABLES PARTNESHIP

3215 N.W. 103 ST.

MIAMI DADE FLORIDA

O R L A N D O A L O N S O A R C H I T E C T S

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

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ZONING HEARINGS SECTION
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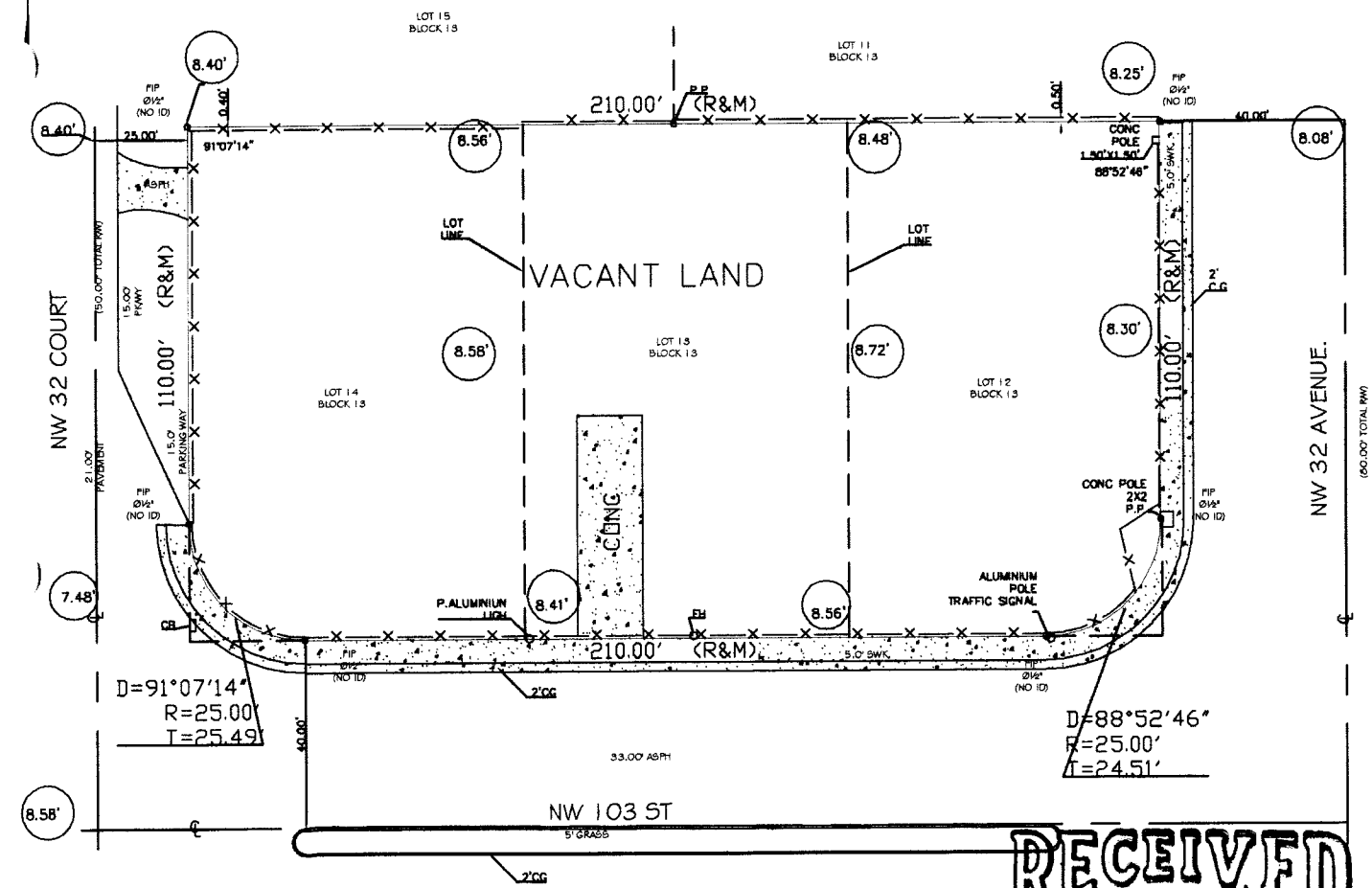
SKETCH OF SURVEY
(BOUNDARY SURVEY)

SCALE: 1" = 25'

PROPERTY ADDRESS VACANT LAND

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.



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ZONING HEARINGS SECTION
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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
BASE FLOOD ELEVATION ____ COMMUNITY 120635 PANEL NUMBER 0090 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 DEDICATIONS, 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 FOOTING AND/OR FOUNDATIONS AND/OR UNDERGROUND IMPROVEMENTS OF 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. THIS SURVEY IS NOT INTENDED FOR NEITHER DESIGN NOR CONSTRUCTION PURPOSES. FOR THOSE PURPOSES A TOPOGRAPHIC SURVEY IS REQUIRED.

LEGEND AND ABBREVIATIONS

A/C	= AIR CONDITIONING PAD	E.N.C.	= ENCROACHMENT	M/L	= MONUMENT LINE	R	= RADIUS	D.M.E.	= DRAINAGE AND MAINTENANCE EASEMENT
A	= ARC DISTANCE	F.H.	= FIRE HYDRANT	N.G.V.D.	= NATIONAL GEODETIC VERTICAL DATUM	RAD.	= RADIAL	W/M	= WATER METER
BLDG.	= BUILDING	F.I.P.	= FOUND IRON PIPE	O.E.	= OVERHEAD ELECTRIC LINE	RES.	= RESIDENCE	PPL	= F.P.L. BOX
C.B.	= CATCH BASIN	F.R.	= FOUND REBAR	P.B.	= PLAT BOOK	R/W	= RIGHT OF WAY	U.P.	= UTILITY POLE
C.B.S.	= CONCRETE BLOCK STRUCTURE	L.F.E.	= LOWEST FLOOR ELEVATION	P.C.P.	= PERMANENT CONTROL POINT	SEC.	= SECTION	Δ	= CENTRAL ANGLE
CH.	= CHORD DISTANCE	L.P.	= LIGHT POLE	P.G.	= PAGE	S.I.P.	= SET IRON PIPE	—/—	= WOOD FENCE
CL.	= CLEAR	(M)	= MEASURED	P.O.B.	= POINT OF BEGINNING	STY	= STORY	—X—	= CHAIN LINK FENCE
C/L	= CENTER LINE	(R)	= RECORD	N.T.S.	= NOT TO SCALE	SWK	= SIDEWALK	▨	= C.B.S. WALL
CONC.	= CONCRETE			D	= DELTA	U.E.	= UTILITY EASEMENT	B/C	= BLOCK CORNER

CERTIFIED TO:
GABLES PARTNERSHIP CORP.

FIELD WORK
DATE: 12-22-03

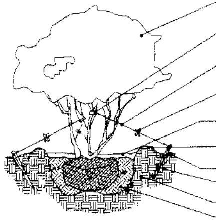
REVISIONS
DATE: ____

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

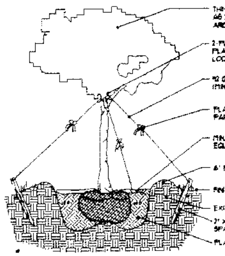
NOE AGUILAR
PROFESSIONAL SURVEYOR AND MAPPER
LICENSE No. 5571
SCALE OF FLORIDA

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

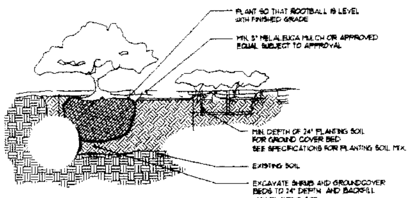
ORDER No. 04-0110



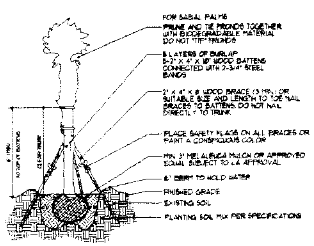
MULTI-TRUNK TREE PLANTING DETAIL



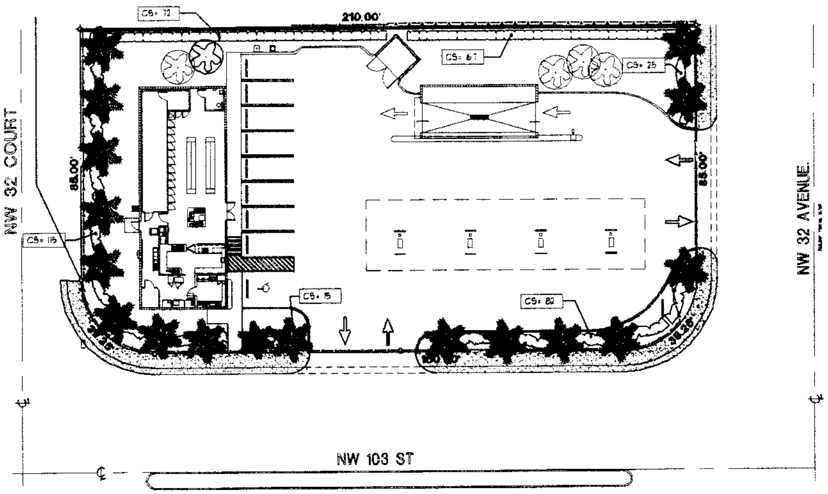
LARGE TREE (OVER 8' HT.) PLANTING DETAIL



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 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.

LANDSCAPE LEGEND

CHAPTER 18A - ORDINANCE 96-22

	REQUIRED	PROVIDED
ZONE DISTRICT: BU-1A		
GROSS LAND: 0.52 ACRE NET LAND: 22,832 SF WATER BODIES: 0		
LANDSCAPE OPEN SPACE (IF APPLICABLE)	4,110 SF / 18 %	6,781 SF (29.74%)
GREENBELT WIDTH (IF APPLICABLE)		
LAWN AREA (AS DEFINED IN ORDINANCE)	20 %	20 %
TREES:		
TREES PER NET LOT (NOTE: 30% OF REQUIRED TREES AND/OR PALMS SHALL BE NATIVE SPECIES NO MORE THAN 20% 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.	17	17
SHRUBS — 10 SHRUBS FOR EACH TREE REQUIRED	170	316
30% 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 OF ZONING CODE.
NET LOTE AREA (22,832 SQ. FT. SF x 18% = 4110 SQ. FT.)

B) PARKING LOT LANDSCAPING REQUIRED PER CHAPTER 18A-6 (J)
NUMBER OF PARKING SPACES 9 x 10 SQ. FT. = 90 SQ. FT.

C) ADD A +B= (4,110 SQ. FT.+ 90 SQFT.) = 4200 SQ. FT. (TOTAL LAWN AREA REQUIRED)

D) MAXIMUM LAWN AREA (SOD) PERMITED = 2,695 SQFT.
REMAINING BALANCE : BAHIA GRASS

LEGEND

QUANTITY	KEY	BOTANICAL / COMMON NAME	DESCRIPTION
5	(tree symbol)	Tabebuia caraiba YELLOW TRUMPET TREE	10' ht. x 6' spr. f.g.
17	(palm symbol)	Roystonea elata FLORIDA ROYAL PALM	14' o.a. ht. 25 o.a. 4' grey wood f.g/B + B
263	CS	Conocarpus erectus 'Sericeus' SILVER BUTTONWOOD	24" ht. x 24" spr. 3 gal
AS REQ'D	LAWN	St. Augustine Floratam	SOLID EVEN SOD

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GENERAL NOTES

1- THE LANDSCAPE CONTRATOR IS TO LOCATED AND VERIFY ALL UNDERGROUND AND OVERHEAD UTILITIES PRIOR TO BEGINING 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 60" 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) 300-1995." 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.

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

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

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

15- 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.

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

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

18- 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

19- LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR PROVIDING THEIR OWN SQUARE FOOTAGE TAKEOFFS AND FIELD VERIFICATIONS FOR 100% SOD COVERAGE FOR ALL AREAS SPECIFIED.

20- ALL LANDSCAPE AREAS ARE TO BE PROVIDED WITH AUTOMATIC SPRINKLER SYSTEM WHICH PROVIDE 100% COVERAGE, AND 50 % OVERLAP.

21- ALL TREES IN LAWN AREAS ARE TO RECIEVE A 24" DIAMETER MULCHED SAUCER AT THE BASE OF THE

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

23- PLANTING SOIL FOR TOPSOIL AND BACKFILL SHALL BE 50/50 MIX NEMATODE FREE BY MORRIS MAGIC SOIL HIALEAH, FLORIDA. PLANTING SOIL FOR ANNUAL BEDS TO BE COMPRISED OF 50 CANADIAN PEAT MOSS 25% SALT FREE COARSE SAND AND 25 % AEROLITE.

24- TREE AND SHRUB PITS WILL BE SUPPLEMENTED WITH AGRIFORM PELLS" 21 GRAM SIZE WITH A 20-10-5 ANALYSIS OR SUBSTITUTE. APPLICATION ACCEPTED BY ARCHITECT. DELIVER IN MANUFACTURER'S STANDARD CONTAINERS SHOWING WEIGHT ANALYSIS AND NAME OF MANUFACTURER.

25- 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: 30 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 30 DAYS AFTER SUBSTANTIAL COMPLETION.
2. SEEDED LAWNS, NOT LESS THAN 60 DAYS AFTER SUBSTANTIAL COMPLETION.

F. MAINTAIN LAWNS BY WATERING FERTILIZING, WEEDING, MOVING, 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

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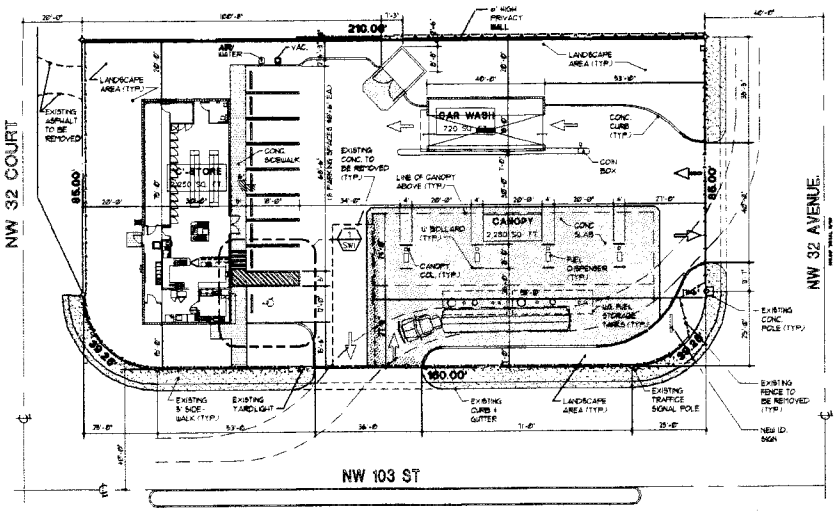
Job Number
04010L1
Drawing Number
04/14/04
04/14/04 (D.L.)

CONSULTING ENGINEERS

PROPOSED GAS STATION, CAR WASH & 'C'-STORE
GABLES PARTNERSHIP
3215 NW 103 STREET
DADE COUNTY FLORIDA
(305) 740-4372

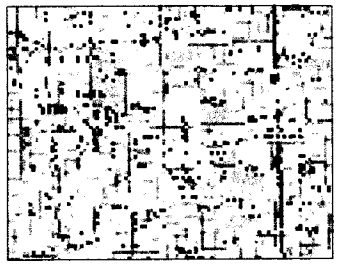
L1



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

LEGAL DESCRIPTION:

LOT 2: LESS THE SOUTH 15 FEET AND EAST 5 FEET FOR RIGHT OF WAY AND LOTS 3 & 4, LESS THE SOUTH 15 FEET FOR RIGHT OF WAY, BLOCK 13, ACME SUBFAIR 2ND ADDITION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 44, PAGE 48 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.



LOCATION MAP
SCALE - N.T.S.

ZONING INFORMATION

	REQUIRED	PROVIDED
ZONING: BU-1A		
HEIGHT (TO RIDGE TO ROOF)		+15'-4"
NET LAND AREA		27,800 (0.62 ACRE)
LOT COVERAGE (EVERYTHING UNDER ROOF)	9,133 SF. (40%)	9,250 SF. (22.99%)
SET BACKS		
FRONT (NW 32ND COURT)	20'-0"	20'-0"
FRONT (NW 32ND AVE)	11'-0"	11'-4"
SIDE (RESIDENTIAL)	20'-0"	20'-0"
SIDE STREET (NW 103RD ST.)	15'-0"	15'-0"
HEIGHT		
BUILDING		+21'-4"
CAR WASH		+14'-6"
CANOPY		+15'-0"
FAR		
BUILDING		2,750 SF.
CAR WASH		720 SF.
CANOPY		2,250 SF.
TOTAL	9,133 SF. (40%)	9,250 SF. (22.99%)
BUILDING AREA	7,855 SF. (35%)	2,910 SF. (10.46%)
PERVIOUS (LANDSCAPE)	4,100 SF. (10%)	4,701 SF. (16.74%)
IMPERVIOUS		19,841 SF. (70.80%)
PARKING (11,250 SF) / 2,250 = 5	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(8), FLORIDA STATUES EFFECTIVE 1/91

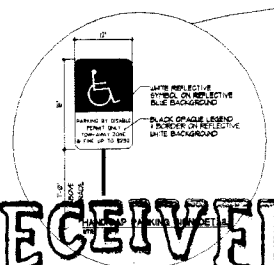
APPLICANT WILL COMPLY WITH ORDINANCE 82-59 (SECTION 13-1) OF THE METROPOLITAN DADE COUNTY CODE - PRIOR TO STARTING CONSTRUCTION

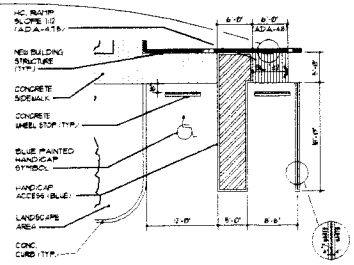
PARKING: OPEN PARKING LOTS, PARKING FOR NON-ENCLOSED AREAS UNDER OR WITHIN BUILDINGS WILL BE LIGHTED AS REQUIRED BY SECTION 18-C OF METROPOLITAN DADE COUNTY CODE

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





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

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CONSULTING ENGINEERS

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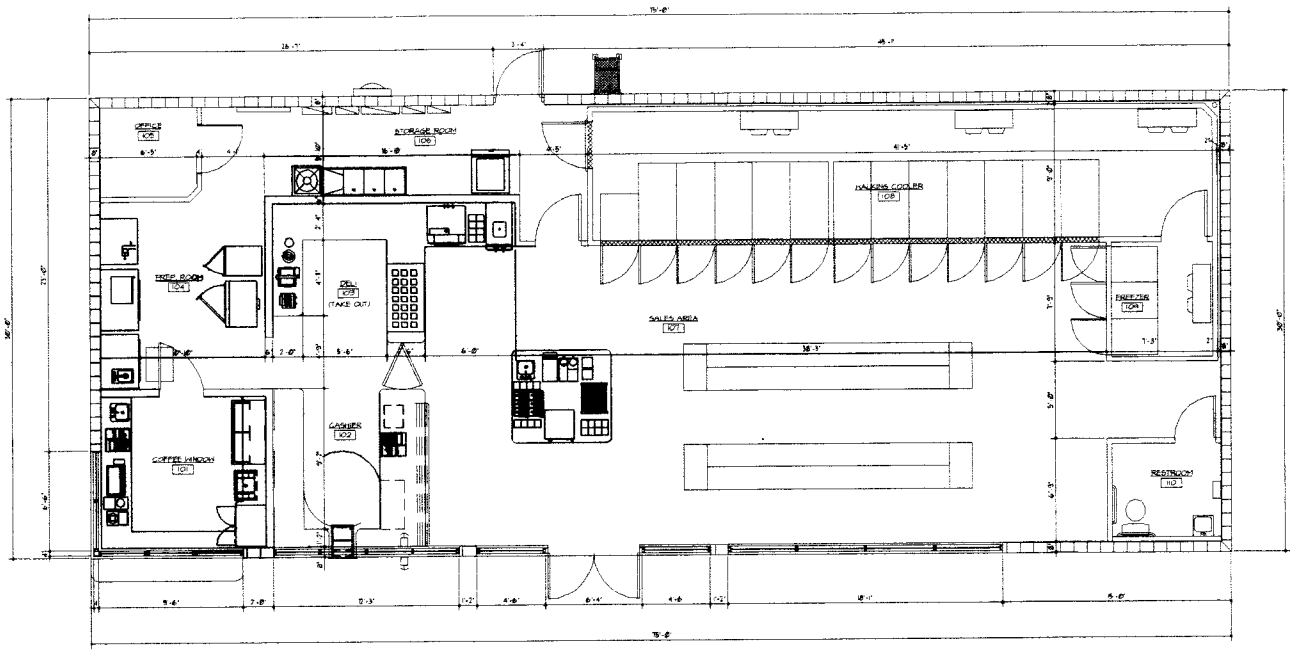
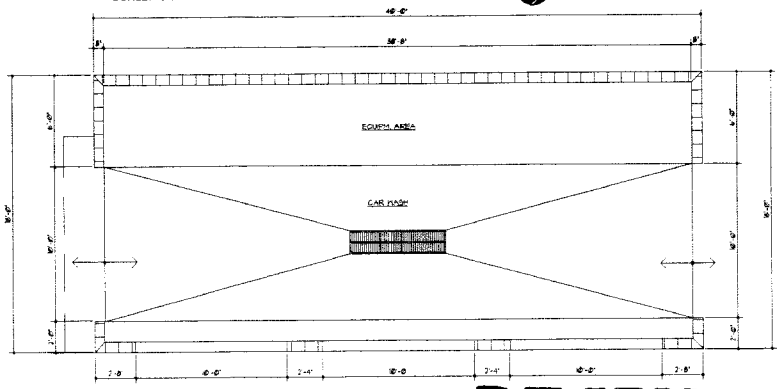
SW1



CONVENIENCE STORE FLOOR PLAN
SCALE: 1/4" = 1'-0"



CAR WASH FLOOR PLAN
SCALE: 1/4" = 1'-0"

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DADE COUNTY (305) 742-4373

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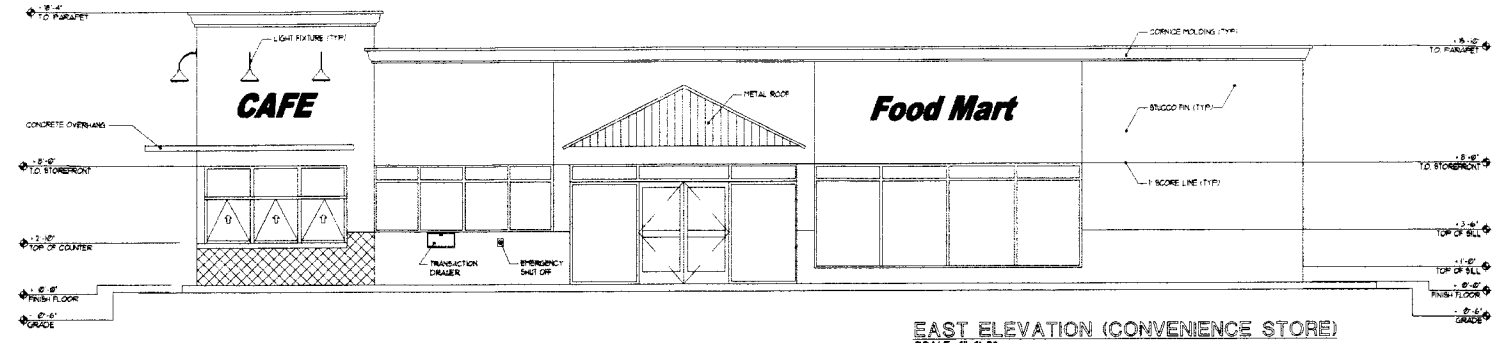
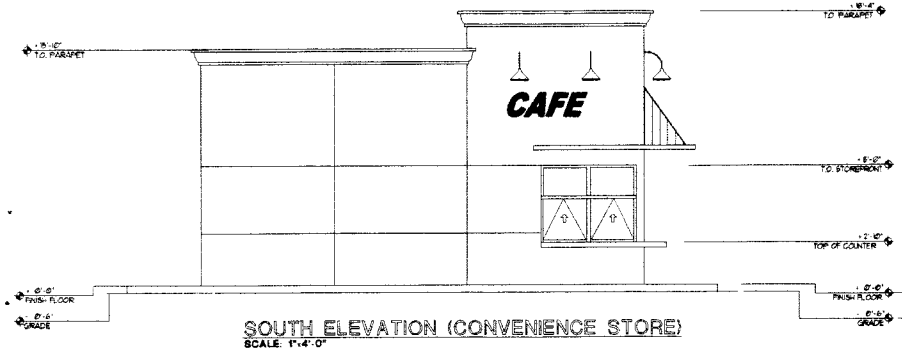


EAST ELEVATION (CONVENIENCE STORE)
SCALE: 1"=4'-0"



SOUTH ELEVATION (CONVENIENCE STORE)
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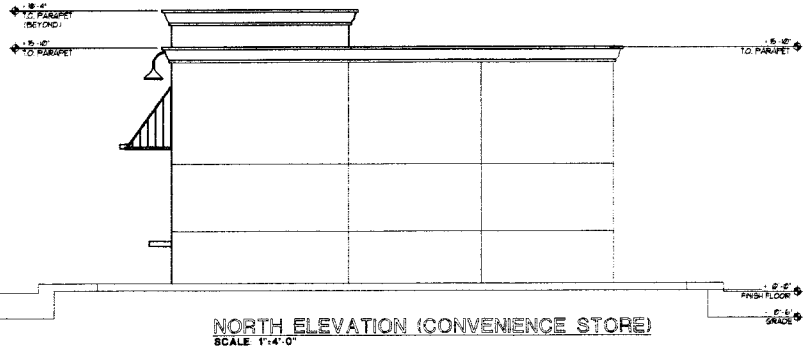

NORTH ELEVATION (CONVENIENCE STORE)
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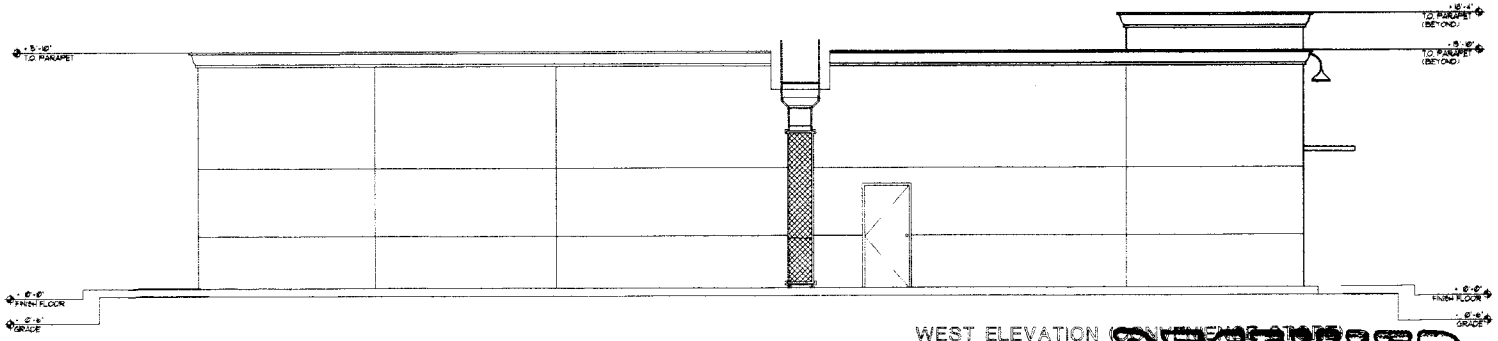

WEST ELEVATION (CONVENIENCE STORE)
SCALE: 1"=4'-0"

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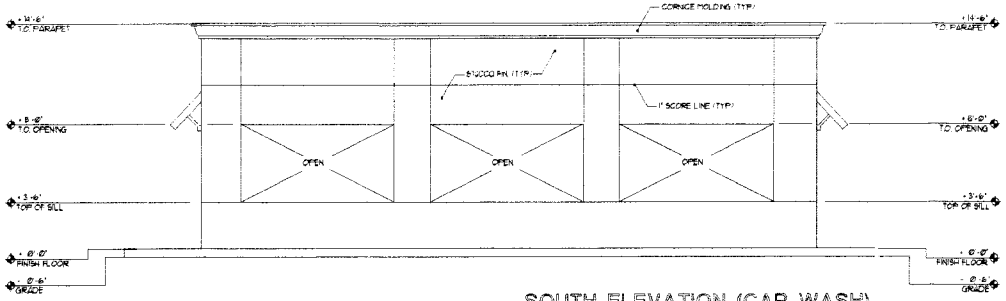
04/14/04 (G.L.)

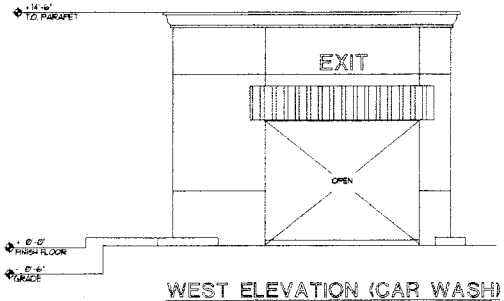
CONSULTING ENGINEERS

PROPOSED GAS STATION, CAR WASH & 'C'-STORE
GABLES PARTNERSHIP
3216 NW 103 STREET
DADE COUNTY FLORIDA
(305) 740-4273

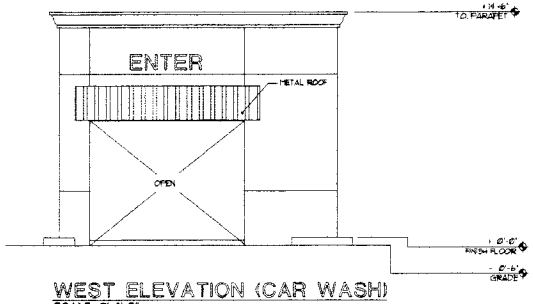
A2



SOUTH ELEVATION (CAR WASH)
SCALE: 1"=4'-0"



WEST ELEVATION (CAR WASH)
SCALE: 1"=4'-0"



WEST ELEVATION (CAR WASH)
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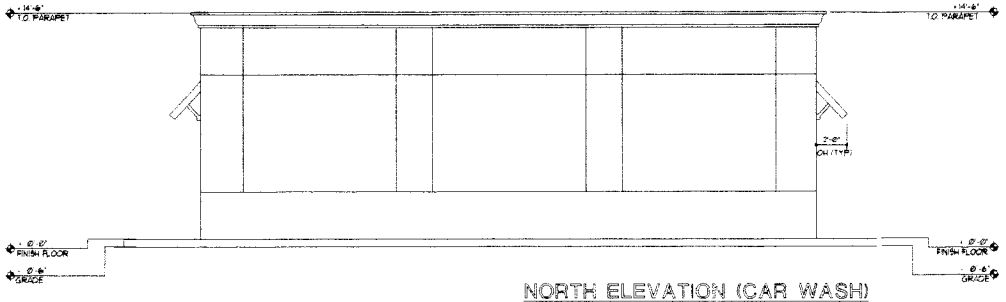

NORTH ELEVATION (CAR WASH)
SCALE: 1"=4'-0"

RECEIVED
2004-241
JUN 23 2004
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY BC

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

04010A3
Drawing Number

04/14/04
04/14/04 (D.L.)

CONSULTING ENGINEERS

PROPOSED GAS STATION, CAR WASH & 'C'-STORE
GABLES PARTNERSHIP
3215 NW 103 STREET
DADE COUNTY FLORIDA
(305) 742-4373

A3