PROPOSED GAS STATION , CONVENIENCE STORE & CAR WASH FOR:

GABLES PARTNESHIP

3215 N.W. 103 ST.

MIAMI DADE FLORIDA

ORLANDO ALONSO ARCHITECTS

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

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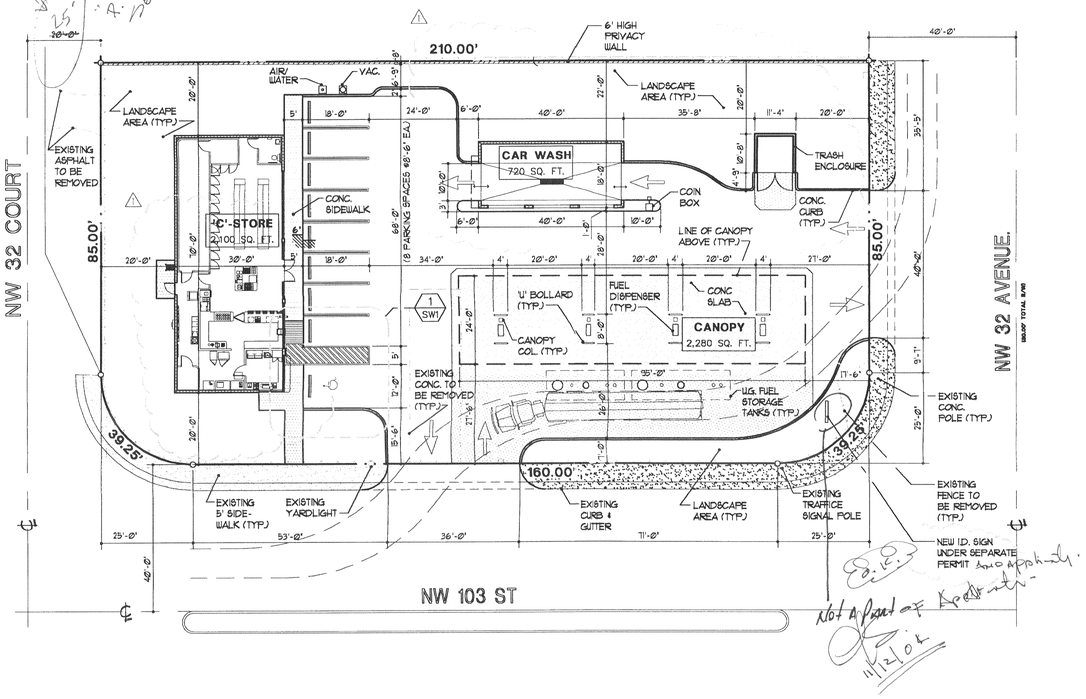
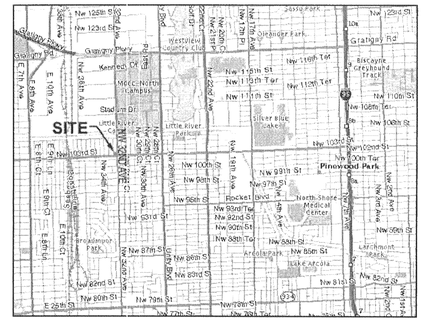


SITE PLAN
SCALE: 1"=20'-0"

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 RIGHT 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.



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 (Ø.52 ACRE)
LOT COVERAGE (EVERYTHING UNDER ROOF)	9,133 S.F. (40%)	5,100 S.F. (22.34%)
SET BACKS		
FRONT (NW 32ND COURT)	20'-0"	20'-0"
FRONT (NW 32ND AVE.)	17'-0"	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		+ 13'-0"
FAR		
BUILDING		2,100 S.F.
CAR WASH		720 S.F.
CANOPY		2,280 S.F.
TOTAL:	9,133 S.F. (40%)	5,100 S.F. (22.34%)
BUILDING AREA:	7,991 S.F. (35%)	2,820 S.F. (12.35%)
PERVIOUS (LANDSCAPE)	4,118 S.F. (18%)	7,918 S.F. (34.68%)
IMPERVIOUS		14,914 S.F. (65.32%)
PARKING (1x250 SF) / 2,100 = 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

AREAS 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(10), FLORIDA STATUES, EFFECTIVE 7/1/81

APPLICANT: WILL COMPLY WITH ORDINANCE 80-30 (SECTION 13-31) OF THE METROPOLITAN DADE COUNTY CODE.- PRIOR TO STARTING CONSTRUCTION

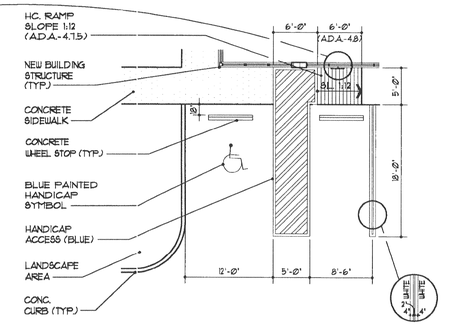
PARKING: OPEN PARKING LOTS, PARKING FOR NON-ENCLOSED AREAS UNDER OR WITHIN BUILDINGS, WILL BE LIGHTED AS REQUIRED BY SECTION "8-C" OF METROPOLITAN DADE COUNTY CODE

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

04010SW1
Drawing Number

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
DADE COUNTY FLORIDA
(305) 740-4373

SW1