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ARCHITECTURE

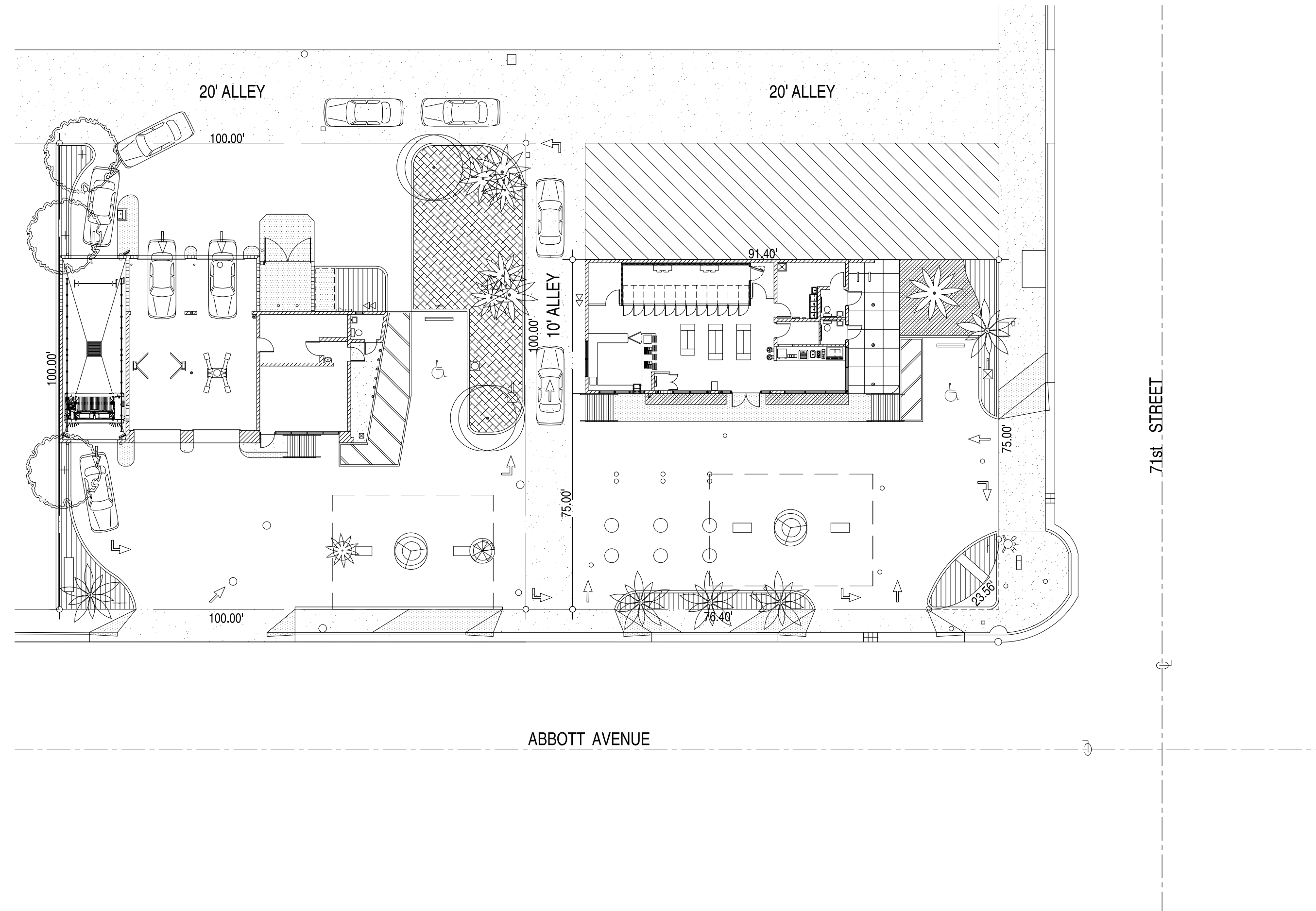
1235 Coral Way

Suite 101

Miami, FL 33145

Tel. 305.595.3095

AA26001181



Shell | Proposed Convenience Store Remodeling & Automatic Car Wash

337 71st Street, Miami Beach, Florida

INDEX OF DRAWINGS:

COVER SHEET
SURVEY

LANDSCAPE DRAWINGS:

L1 LANDSCAPE SITE PLAN
L2 LANDSCAPE DETAILS AND NOTES

ARCHITECTURAL DRAWINGS:

SWD DEMOLITION SITE PLAN
SW1 PROPOSED SITE PLAN
A1 EXISTING & DEMOLITION FLOOR PLAN
A2 EXISTING & DEMOLITION FLOOR PLAN
A3 EXISTING & DEMOLITION BUILDING ELEVATIONS
A4 EXISTING & DEMOLITION BUILDING ELEVATIONS
A5 PROPOSED FLOOR PLAN
A5.1 PROPOSED ROOF PLAN
A6 PROPOSED FLOOR PLAN
A6.1 PROPOSED ROOF PLAN
A7 PROPOSED BUILDING ELEVATIONS
A8 PROPOSED BUILDING ELEVATIONS

DESIGN TEAM CONTACT INFORMATION

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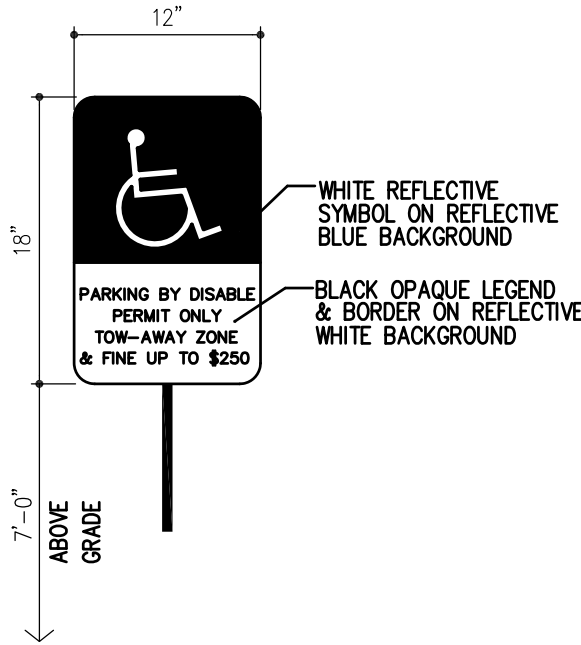
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SCOPE OF WORK:

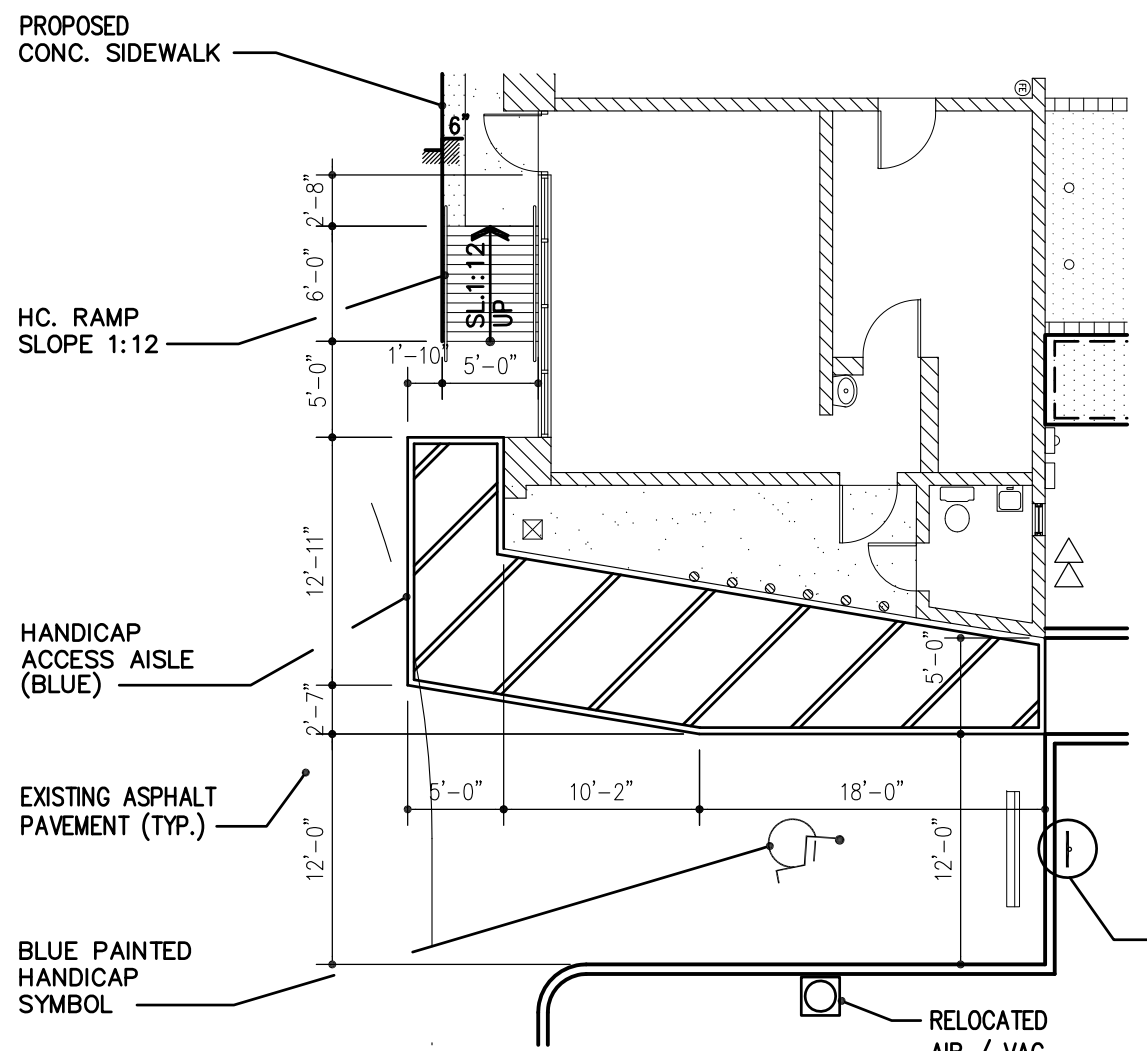
- Existing Convenience Store and Repair Bays building of 1,624 SF. Existing Repair Bays of 700 SF will be removed.
- Expand existing Convenience Store 1,624 SF.
- Remove existing dumpster and relocate to new location.
- Existing Automotive Repair bay building 1,746 SF will have a 515 SF addition which will have an Automatic Car Wash and two additional Repair Bays.
- Reduce (2) two way driveways on Abbott Ave. and (1) on 71st Street to 24'(ft.) driveway.
- Modify two way driveway on northern Abbott Ave. to ingress only.
- Existing mansard will be removed and replaced with a parapet on both buildings.
- Expand & enhance Landscape area to 2,482 SF.

(FIRST SUBMITTAL - 05.23.16)



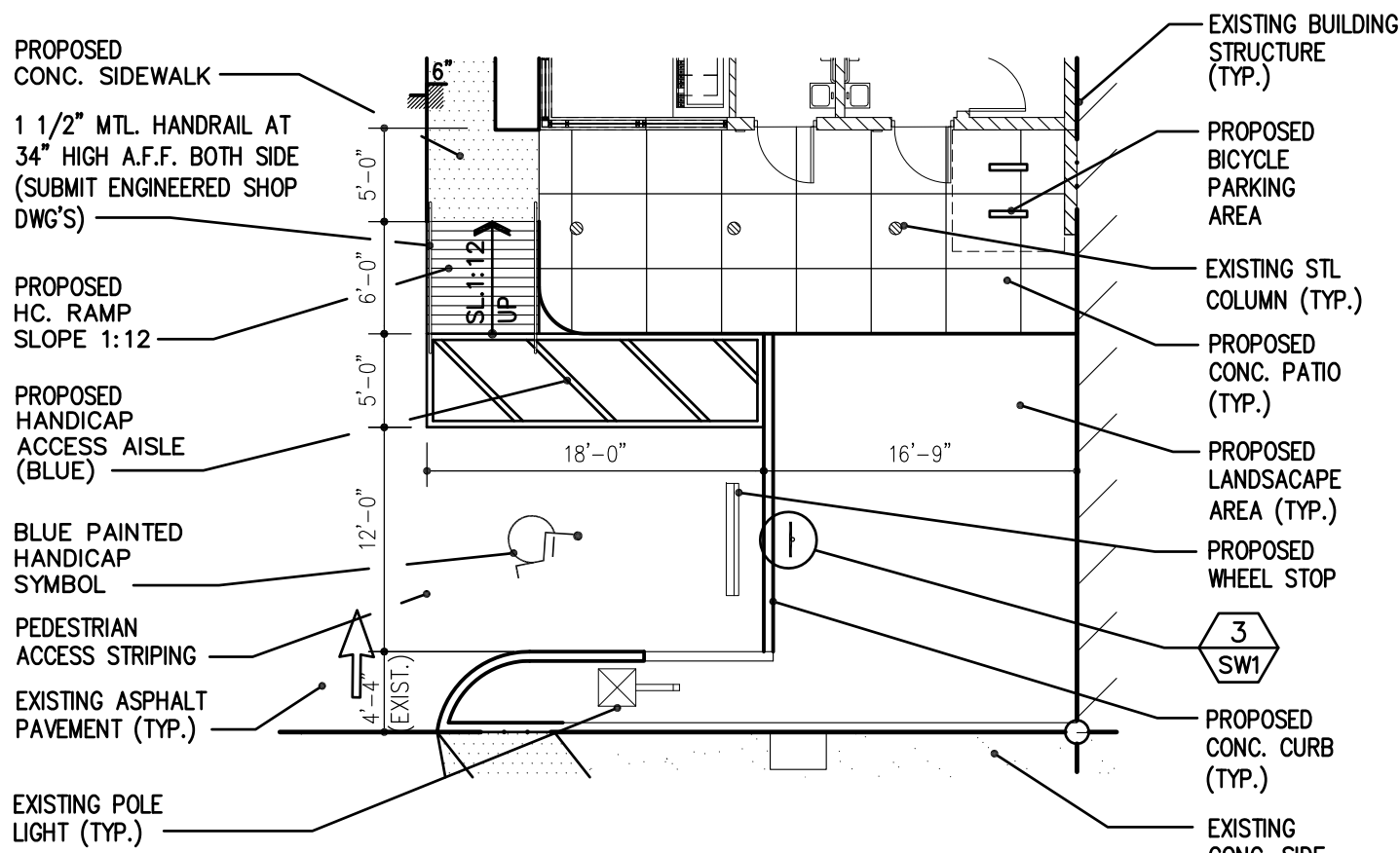
HANDICAP PARKING SIGN DETAIL
SCALE: N.T.S.

3
SW1



NEW HANDICAP PARKING DETAIL
SCALE: 1"=10'-0"

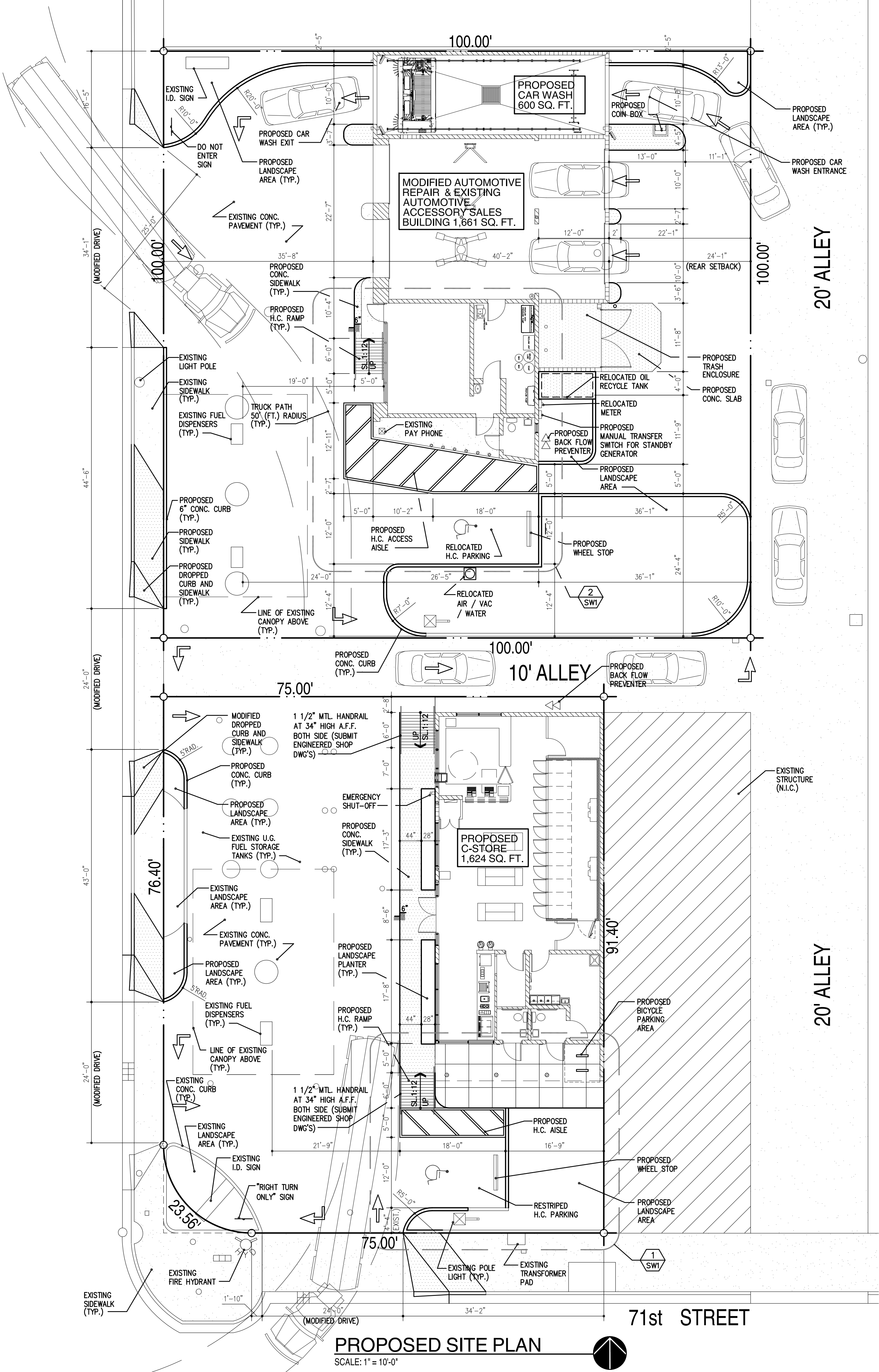
2
SW1



NEW HANDICAP PARKING DETAIL
SCALE: 1"=10'-0"

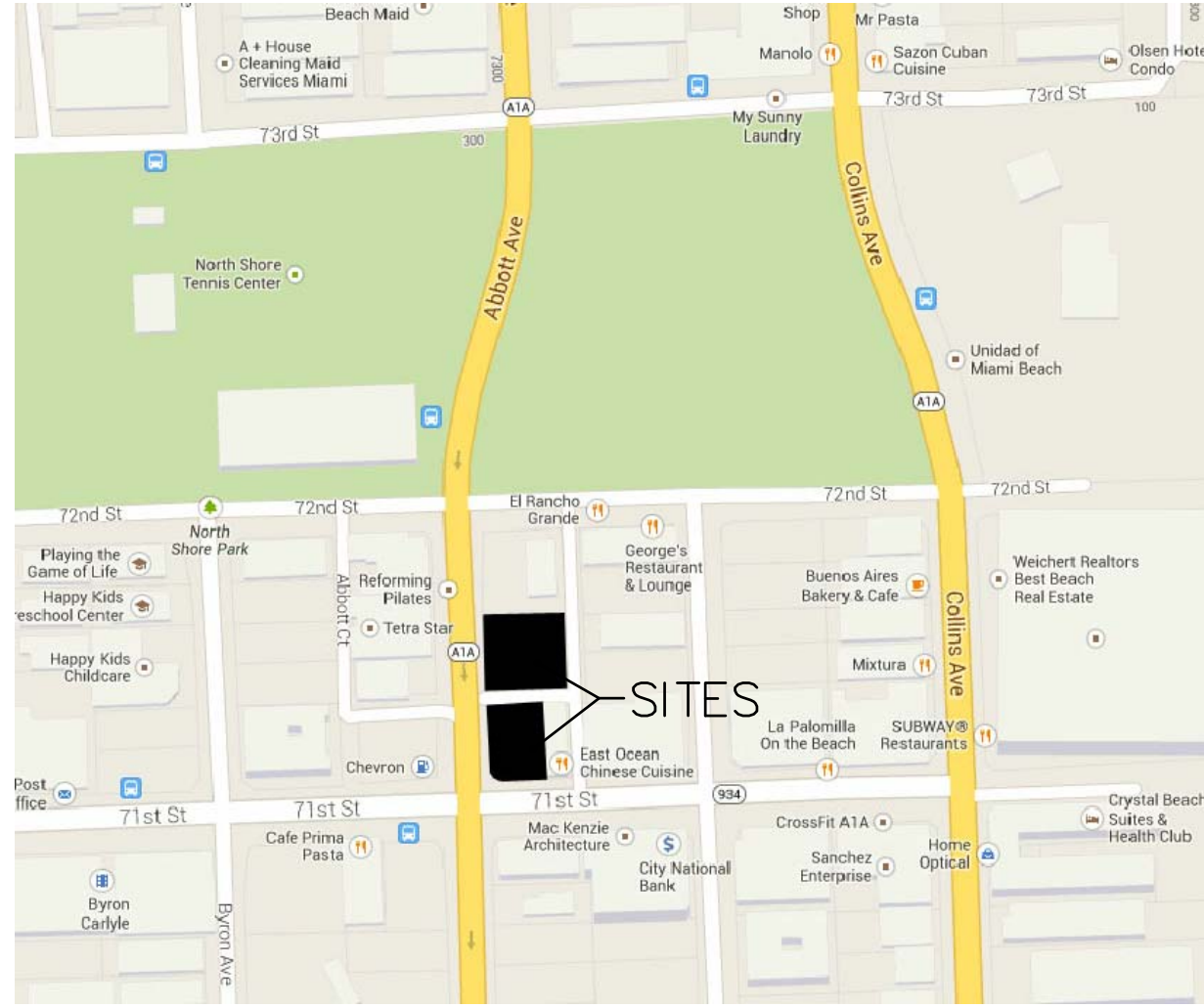
1
SW1

ABBOTT AVENUE

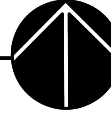


PROPOSED SITE PLAN
SCALE: 1"=10'-0"

1
SW1



LOCATION MAP
SCALE: NTS



ZONING INFORMATION		
ZONING: TC-1 (TOWN CENTER CORE)	REQUIRED / ALLOWED	PROVIDED
FOLIO: 02-3211-002-0490		
HEIGHT (TO RIDGE TO ROOF)		
NET LAND AREA		10,000 S.F. (0.22 ACRE)
LOT COVERAGE (EVERYTHING UNDER ROOF)		3,020 S.F. (30.20%)
SET BACKS		
FRONT	5'-0"	5'-0" (EXISTING)
SIDE STREET	5'-0"	5'-0" (EXISTING)
SIDE	0'	0' (EXISTING)
REAR	0'	24'-1" (PROPOSED)
FAR		
PROPOSED CAR WASH		600 S.F.
MODIFIED AUTOMOTIVE REPAIR AND EXISTING AUTOMOTIVE ACCESSORY SALES BUILDING		1,655 S.F.
TOTAL BUILDING		2,255 S.F. (22.55%)
CANOPY (EXISTING)		845 S.F. (8.45%)
TOTAL		3,100 S.F. (31%)
BUILDING AREA:		2,255 S.F. (22.55%)
PERVIOUS (LANDSCAPE)		1,639 S.F. (16.39%)
IMPERVIOUS		8,361 S.F. (83.61%)
PARKING AREA:		
HANDICAP PARKING	1 SPACE	1 SPACES
	1 SPACE	1 SPACE

LEGAL DESCRIPTION:
LOTS 5 THROUGH 8, BLOCK 7, "NORMANDY BEACH SOUTH", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 21, PAGE 54, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

LEGAL DESCRIPTION:
LOTS 5 THROUGH 8, BLOCK 7, "NORMANDY BEACH SOUTH", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 21, PAGE 54, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

CAR WASH & MECHANIC BAYS

EXISTING USE:	426 SF	PROPOSED USE:	600 SF
STORAGE:	752 SF	CAR WASH:	1,081 SF
MECHANIC BAYS:	574 SF	MECHANIC BAYS:	574 SF
SALES / STORAGE / R.R.:	1,746 SF	C.W. EQUIP. RM. / SALES / R.R.:	2,255 SF
TOTAL:		TOTAL:	

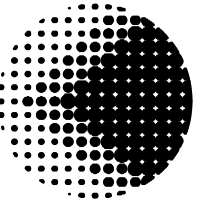
ZONING INFORMATION		
ZONING: TC-1 (TOWN CENTER CORE)	REQUIRED / ALLOWED	PROVIDED
FOLIO: 02-3211-002-0500		
HEIGHT (TO RIDGE TO ROOF)		
NET LAND AREA		6,855 S.F. (0.16 ACRE)
LOT COVERAGE (EVERYTHING UNDER ROOF)		2,424 S.F. (35.36%)
SET BACKS		
FRONT	5'-0"	(EXISTING)
SIDE STREET	5'-0"	(EXISTING)
SIDE	0'	(EXISTING)
REAR	0'	(EXISTING)
FAR		
PROPOSED C-STORE		1,624 S.F. (23.69%)
CANOPY (EXISTING)		800 S.F. (11.67%)
TOTAL		2,424 S.F. (35.36%)
BUILDING AREA:		1,624 S.F. (23.69%)
PERVIOUS (LANDSCAPE)		843 S.F. (12.30%)
IMPERVIOUS		6,012 S.F. (87.70%)
PARKING AREA:		
HANDICAP PARKING	1 SPACE	1 SPACES
	1 SPACE	1 SPACE

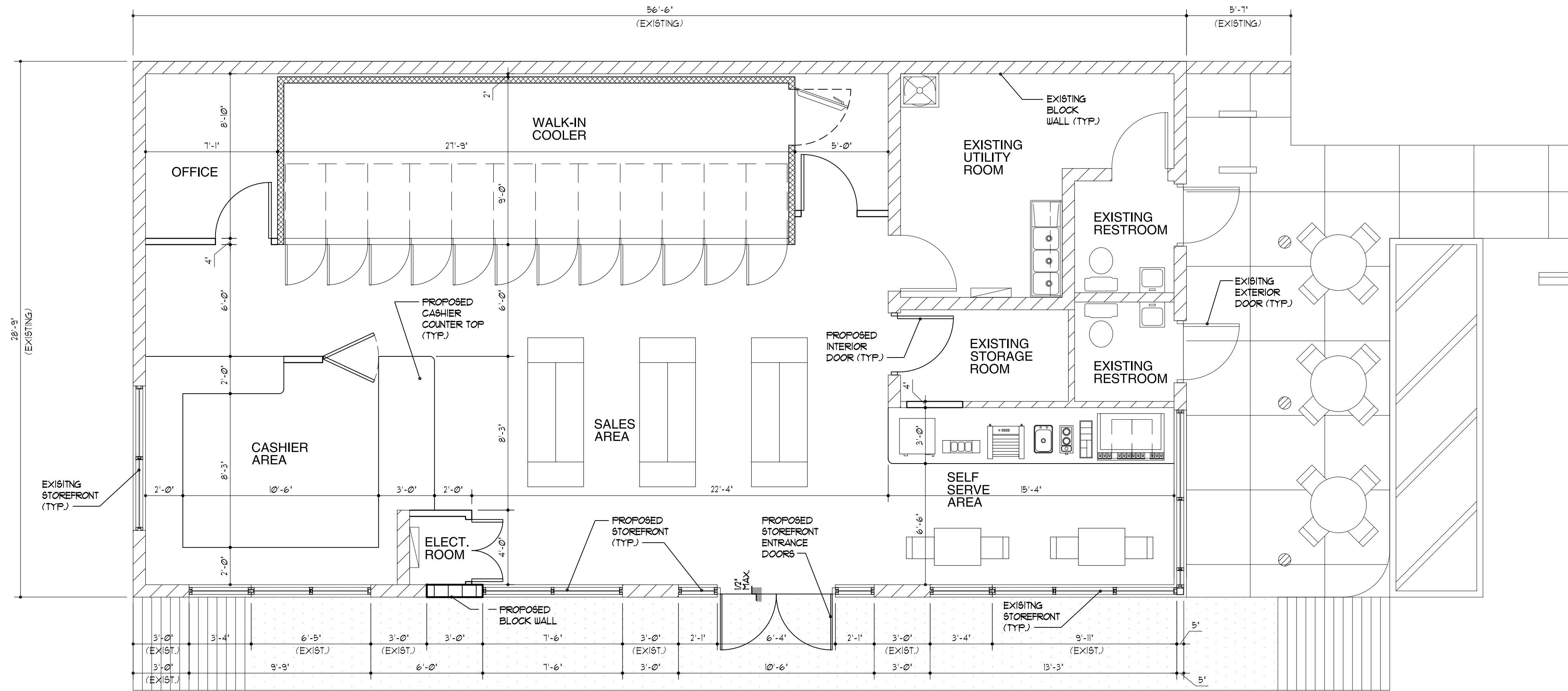
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LOTS 9 THROUGH 11, BLOCK 7, "NORMANDY BEACH SOUTH", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 21, PAGE 54, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

LEGAL DESCRIPTION:
LOTS 9 THROUGH 11, BLOCK 7, "NORMANDY BEACH SOUTH", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 21, PAGE 54, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

C-STORE

EXISTING USE:	426 SF	PROPOSED USE:	1,327 SF
CONVENIENCE STORE:	1,198 SF	CONVENIENCE STORE:	297 SF
AUTO REPAIR:	1,624 SF	UTILITY RM. / R.R.:	297 SF
TOTAL:		TOTAL:	1,624 SF





PROPOSED FLOOR PLAN

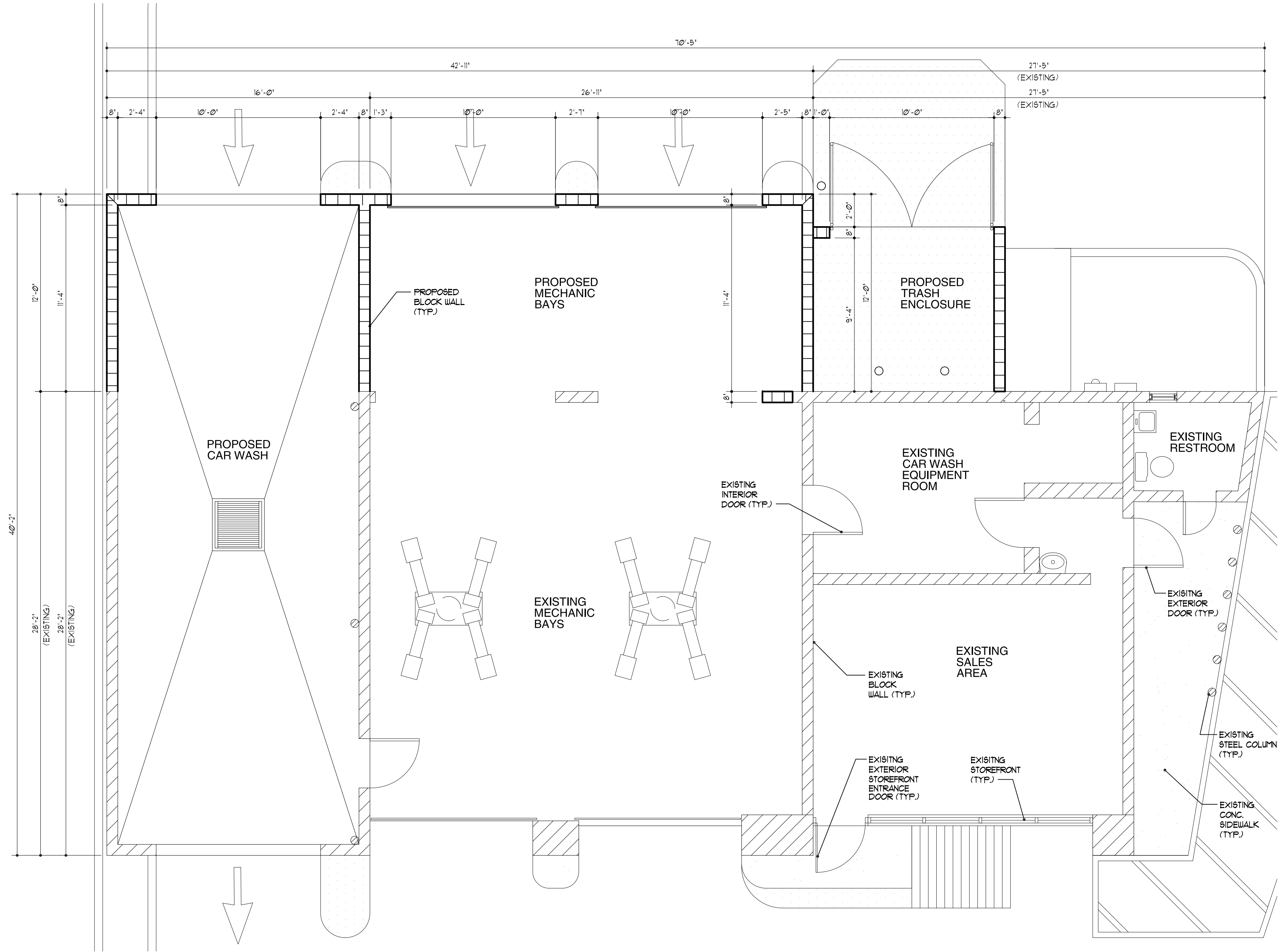
SCALE: 1/4" = 1'-0"

NOTES:

1. CONVENIENCE STORE TO COMPLY WITH FLORIDA STATUTES 812.113
CONVENIENCE BUSINESS SECURITY REQUIREMENTS.

WALL TYPE LEGEND


	NEW PARTITION
	EXISTING WALL
	NEW EXTERIOR BLOCK WALL

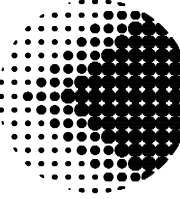


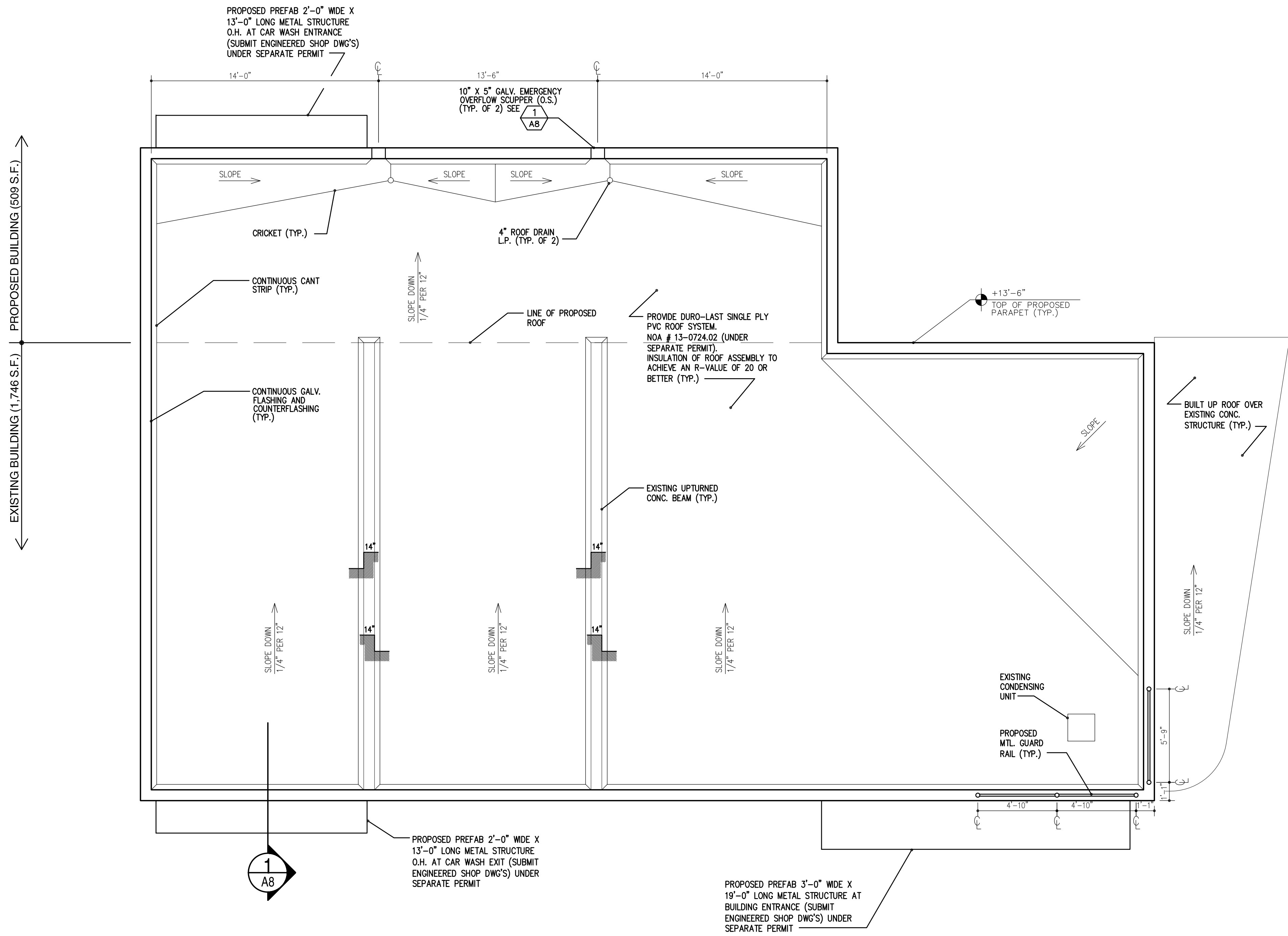
PROPOSED FLOOR PLAN
SCALE: 1/4" = 1'-0"

NOTES:
1. CONVENIENCE STORE TO COMPLY WITH FLORIDA STATUTES 812.113
CONVENIENCE BUSINESS SECURITY REQUIREMENTS.

WALL TYPE LEGEND

-  **NEW PARTITION**
-  **EXISTING WALL**
-  **NEW EXTERIOR BLOCK WALL**





PROPOSED ROOF PLAN

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

NOTE:

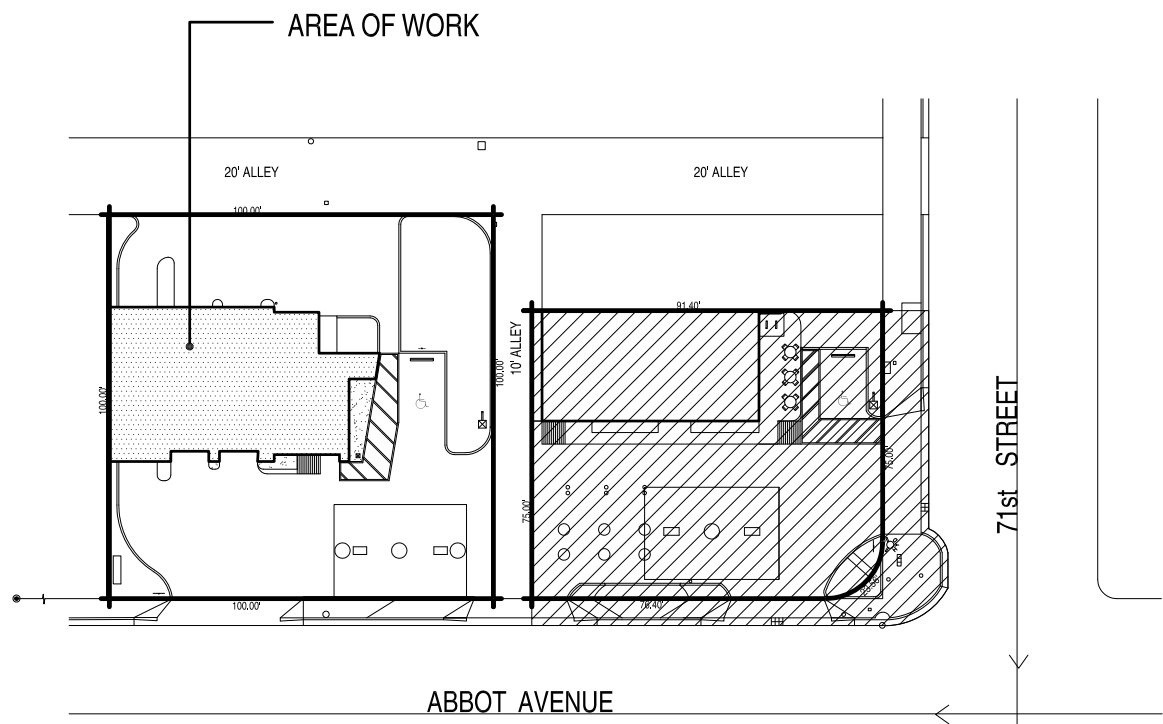
1. CONTRACTOR TO COORDINATE ALL ROOF OPENINGS & EQUIPMENT W/ COOLER MANUF. STRUCTURAL, PLUMBING AND MECHANICAL DRAWINGS.
2. ALL PLUMBING VENTS & EXHAUST VENTS THRU ROOF SHALL BE MIN. 10'-0" AWAY FROM ALL HVAC UNITS OUTSIDE AIR INTAKES.
3. ROOF SYSTEM IS DESIGNED TO PREVENT ACCUMULATION OF MORE THAN 4" OF WATER ON ANY PORTION OF THE ROOF.

WALL TYPE LEGEND

- NEW PARTITION
- EXISTING WALL
- NEW EXTERIOR BLOCK WALL

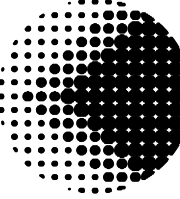
OVERFLOW SCUPPER CALCULATIONS

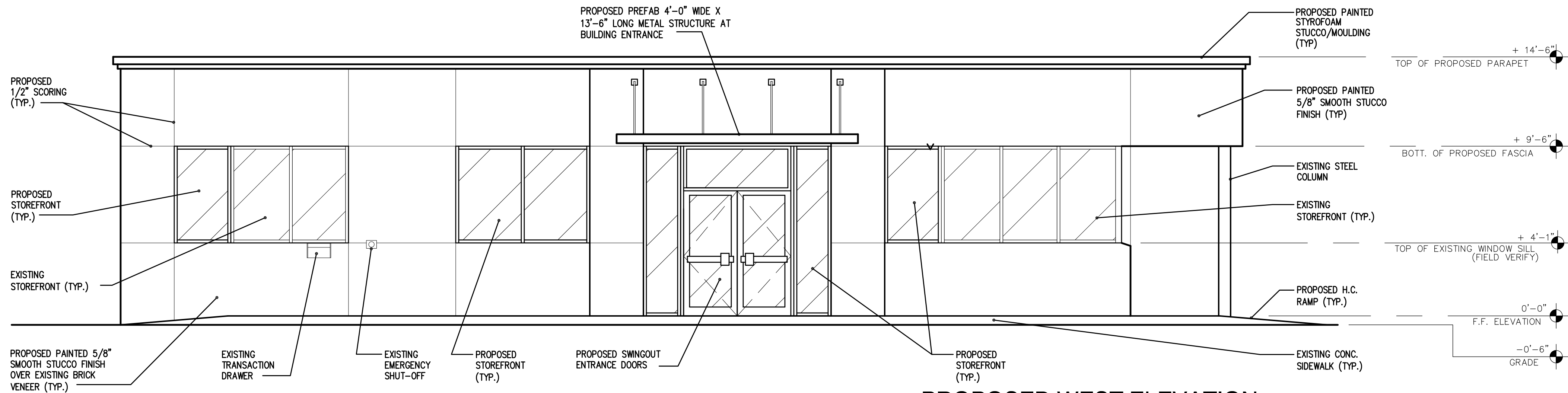
NAME	ROOF
ROOF AREA	2,141 SF
1/2 PARAPET AREA	151 SF
TOTAL AREA	2,292 SF
AREA REQ. AS PER FBC, FIGURE 1617.3	35 SQ. IN.
OVERFLOW SCUPPER AREA PROVIDED	100 SQ. IN.



KEY PLAN

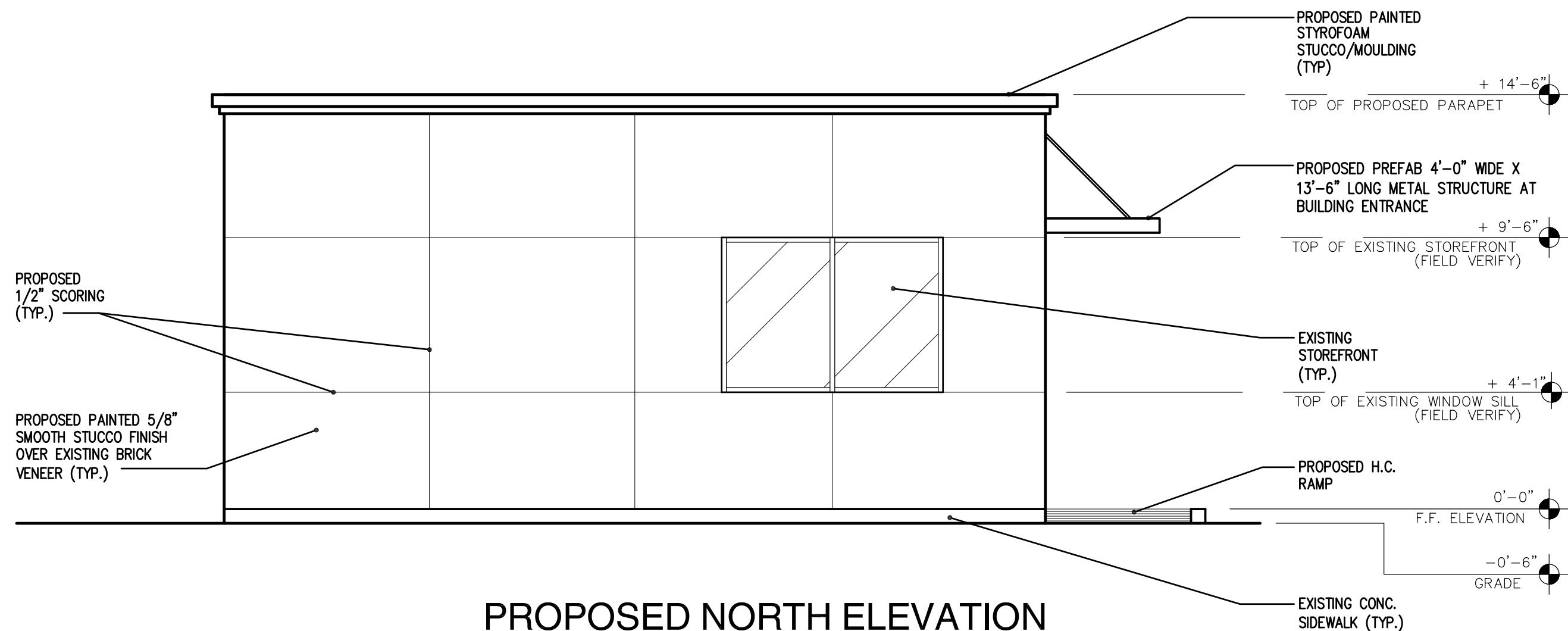
SCALE: NTS





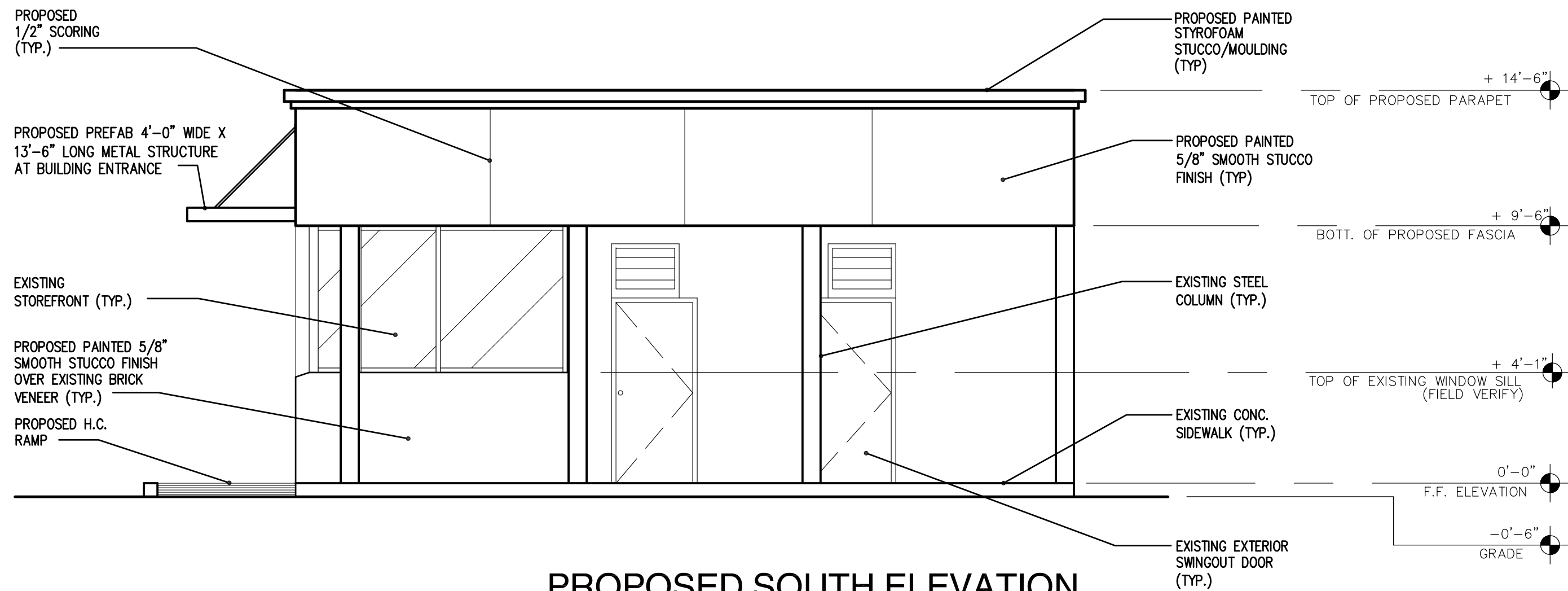
PROPOSED WEST ELEVATION

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



PROPOSED NORTH ELEVATION

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



PROPOSED SOUTH ELEVATION

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

