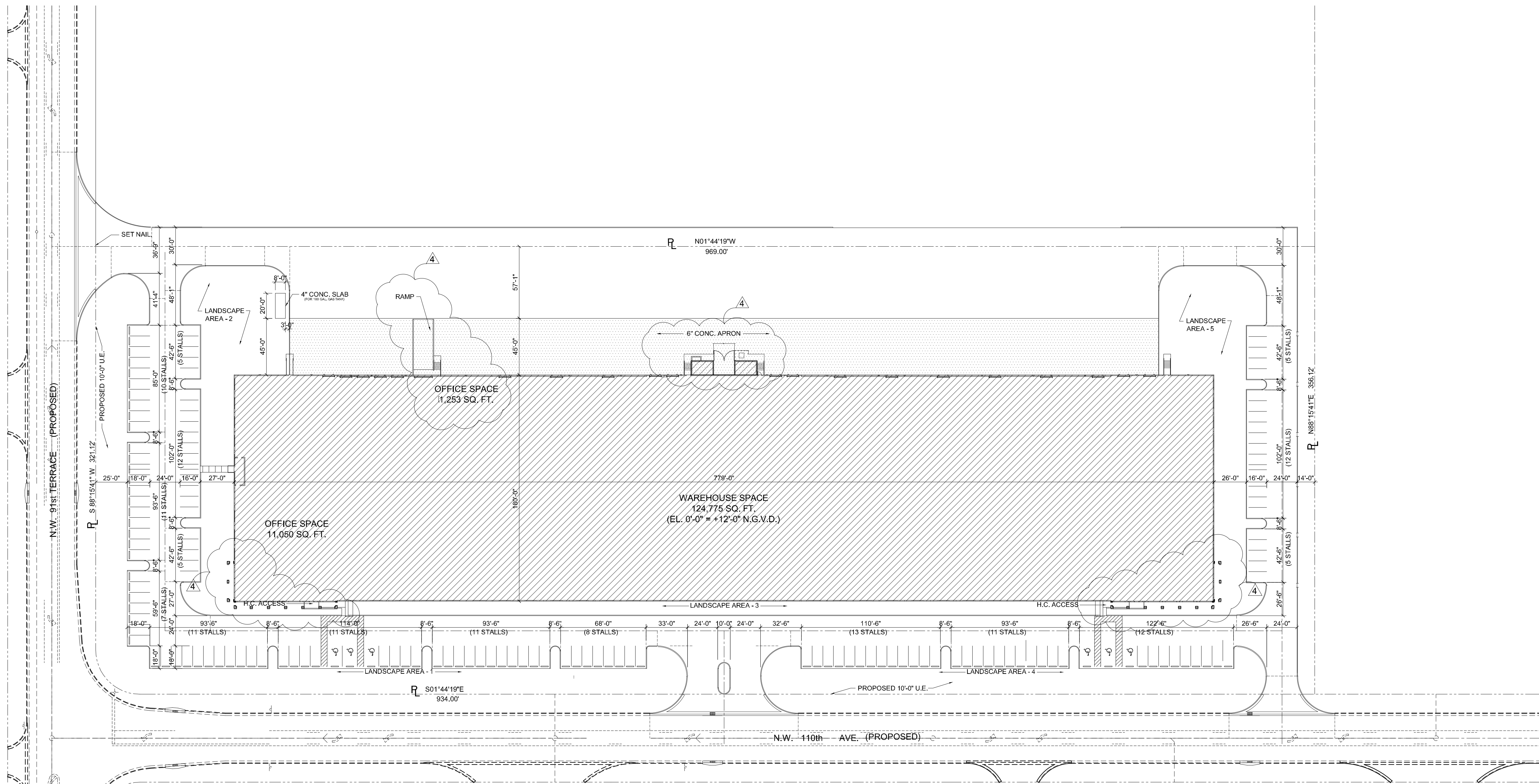




ZONING INFORMATION

LEGAL DESCRIPTION

A PORTION OF SECTION 6, TOWNSHIP 53 SOUTH, RANGE 40 EAST IN MIAMI-DADE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SAID SECTION 6; THENCE S89 36°21'W ALONG THE SOUTH LINE OF SAID SECTION 6 AS A BASIS OF BEARINGS, FOR 40.01 FEET; THENCE N01 43°32'W FOR 982.10 FEET; THENCE S88 15°41'W FOR 683.00 FEET; THENCE S01 43°32'E FOR 55.02 FEET TO A POINT OF CURVATURE; THENCE 109.94 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 70.00 FEET, A CENTRAL ANGLE OF 89 59'13"; THENCE S88 15°41'W FOR 1134.86 FEET; THENCE N01 44°19'W FOR 35.00 FEET TO THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREINAFTER DESCRIBED; THENCE S88 15°41'E FOR 321.12 FEET; THENCE S01 44°19'E FOR 934.00 FEET TO A POINT OF CURVATURE; THENCE S4 38' FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 35.00 FEET AND CENTRAL ANGLE OF 90 00'00" TO THE POINT OF BEGINNING.

PROPERTY ADDRESS

N.W. 110th AVENUE AND 91st TERRACE
MIAMI, FLORIDA

ZONING CLASSIFICATION

IU-C

FLOOD CRITERIA

AH

ELEVATION

BASE FLOOR ELEV.: 0'-0" = +12'-0"

LOT AREA

LOT AREA = 344,821 SQ. FT. (7.92 ACRES)

LOT COVERAGE

.41 x 344,821 SQ. FT. = 141,376.61 SQ. FT.

MAX. ALLOWED	PROPOSED
141,376.61 SQ. FT.	140,078 SQ. FT.

BUILDING HEIGHT

34'-0" ABOVE ESTABLISHED GRADE ELEVATION

BUILDING SETBACKS

	MIN. REQUIRED	PROPOSED
FRONT =	20'-0"	113'-6"
INTERIOR SIDE =	0'-0"	90'-0"
SIDE STREET =	15'-0"	86'-1"
REAR =	5'-0"	75'-0"

OPEN GREEN SPACE

REQUIRED	PROPOSED
66,964 SQ. FT.	73,501 SQ. FT.

OFF-STREET PARKING REQUIREMENTS

REQUIRED

TOTAL BUILDING = 152,128 SQ. FT.

10% OFFICE = 16,303 / 300 = 55 SPACES
90% WAREHOUSE = 114,775 / 2000 = 58 SPACES
10,000 / 1000 = 10 SPACES

123 SPACES
PROPOSED
TOTAL PROVIDED = 148 SPACES (INCLUDING 6 H.C.)

PROJECT DATA

OWNER

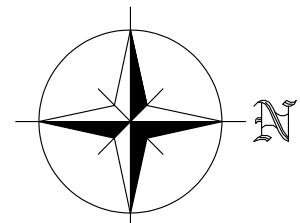
ALL AMERICAN CONTAINERS
11825 N.W. 110th ROAD BUILDING 1
MIAMI, FLORIDA 33178

BUILDING AREA:

GROUND FLOOR	
A/C AREA	12,303 SQ. FT.
NON-A/C AREA	128,775 SQ. FT.
MEZZANINE FLOOR	
A/C AREA	11,050 SQ. FT.
TOTAL BUILDING AREA	152,128 SQ. FT.

SITE PLAN NOTES

- REFER TO THE RECORDED PLAT FOR INFORMATION RELATED TO THIS PROPERTY
- REFER TO CIVIL DRAWINGS FOR ALL SITE RELATED INFORMATION AND / OR DETAILS. GENERAL CONTRACTOR TO COORDINATE CIVIL DRAWINGS WITH SURVEY AND ARCHITECTURAL SITE PLAN PRIOR TO COMMENCING ANY WORK, IMMEDIATELY INFORM ARCHITECT OF ANY DISCREPANCIES BETWEEN THESE PLANS.
- SITE TO BE FILLED TO GOVERNMENT FLOOD CRITERIA ELEVATION N.G.V.D. OR AN ELEVATION NOT LESS THAN THE HIGHEST APPROVED CROWN ELEV. OF THE ROAD ABUTTING THE PROPERTY.
- LOT WILL BE GRADED SO AS TO PREVENT DIRECT OVERLAND DISCHARGE OF STORM-WATER ONTO ADJACENT PROPERTY. APPLICANT WILL PROVIDE CERTIFICATION PRIOR TO FINAL INSPECTION.
- REFER TO CURRENT SURVEY FOR SITE BOUNDARIES & INFORMATION.
- AREA ADJACENT TO LAKE OR CANAL TO BE GRADED SO AS TO PREVENT DIRECT OVERLAND DISCHARGE OF STORM WATER INTO LAKE OR CANAL



SITE PLAN

SCALE: 1" = 40'-0"

REVISIONS:

- | | |
|---|--|
| 1 | BLDG. DEPT. REVISION
MARCH 24, 2001 |
| 2 | R.F.J. REVISION
MARCH 24, 2001 |
| 3 | CITY COMMENTS
JUNE 4, 2001 |
| 4 | OWNER REVISIONS
JUNE 22, 2001 |

- | | |
|---|--|
| 5 | BUILDING DEPARTMENT
NOVEMBER 6, 2001 |
| 6 | OWNER/CONTRACTOR REVISIONS
NOVEMBER 6, 2001 |

JOSE LUIS GONZALEZ PEROTTI
ARCHITECT

OWNER

ALL AMERICAN CONTAINERS

11825 NW 110th ROAD
(305) 887-0797

BEACON STATION ALL AMERICAN CONTAINERS

N.W. 110th AVENUE AND 91st TERRACE
MIAMI, Florida

PROJECT ARCHITECTS
PORTUONDO PEROTTI ARCHITECTS
Architecture . Planning . Interior Design

4102 Laguna Street, Coral Gables, Florida, 33146, USA
Tel: (305) 442-1282 Fax: (305) 442-1511
<http://www.portuondo-perotti.com>

PROJECT NUMBER: 2000-07

DATE: 01-17-01

DRAWN BY:

CHECKED BY:

TITLE:

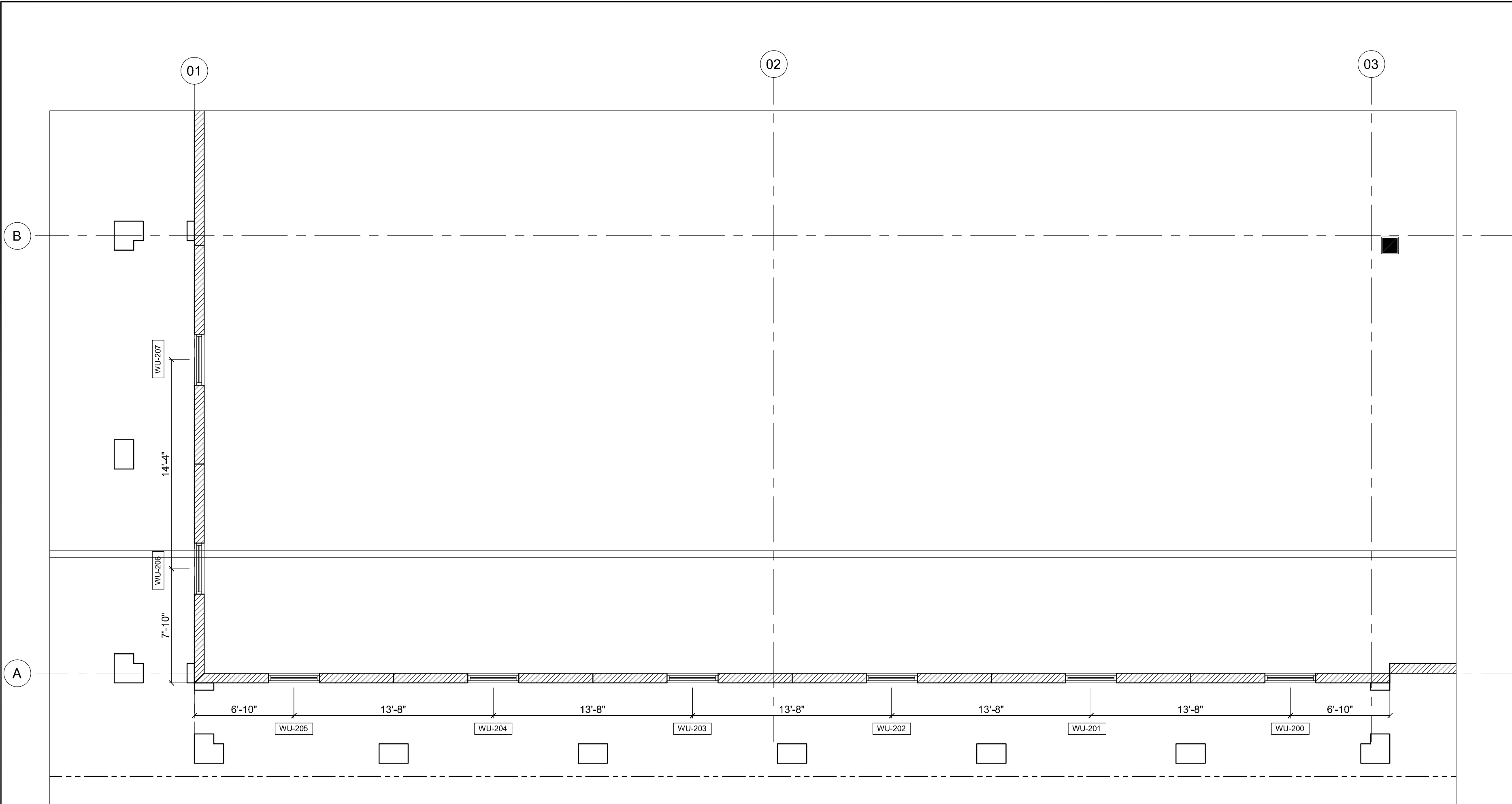
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SHEET:

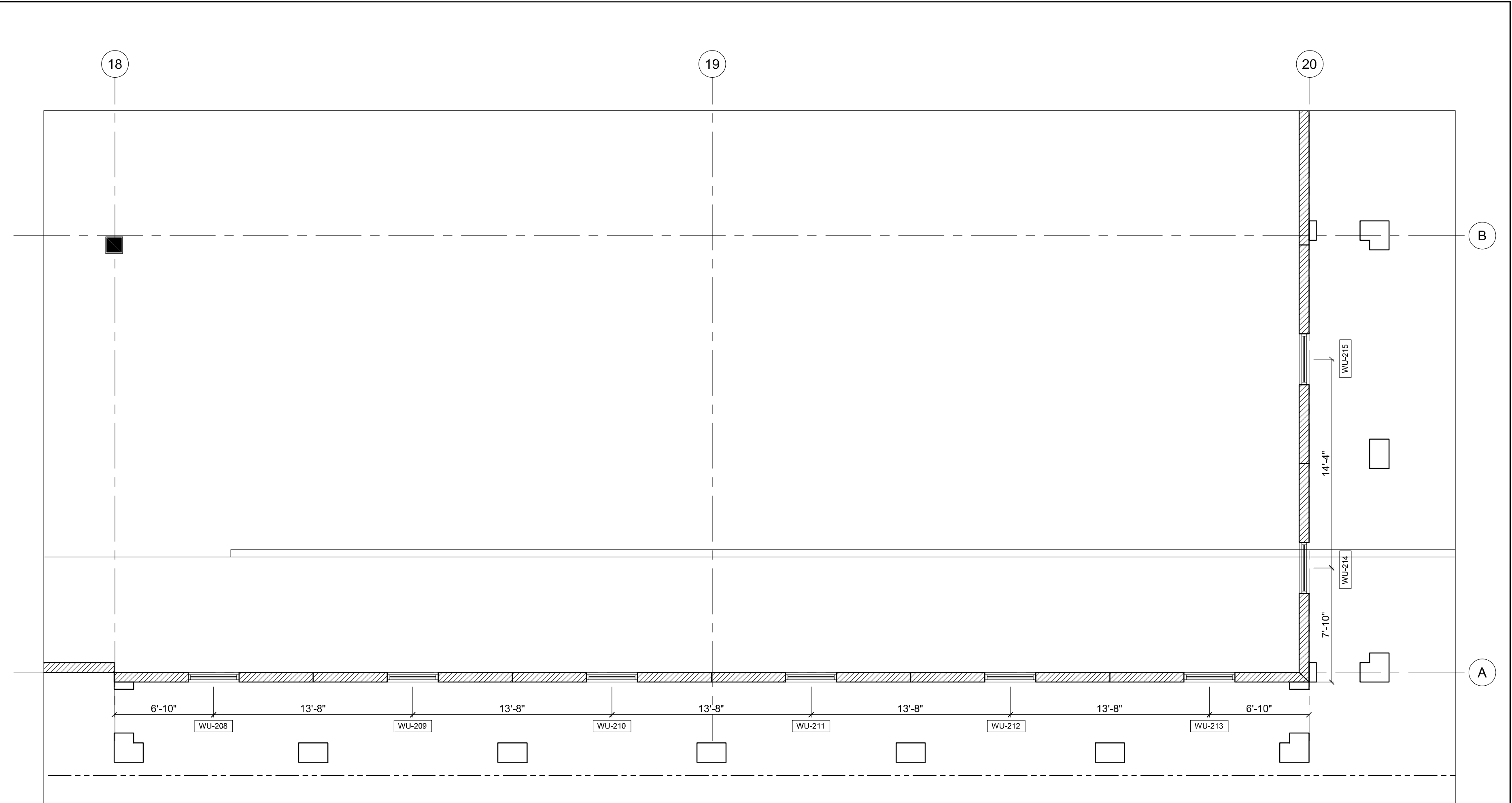
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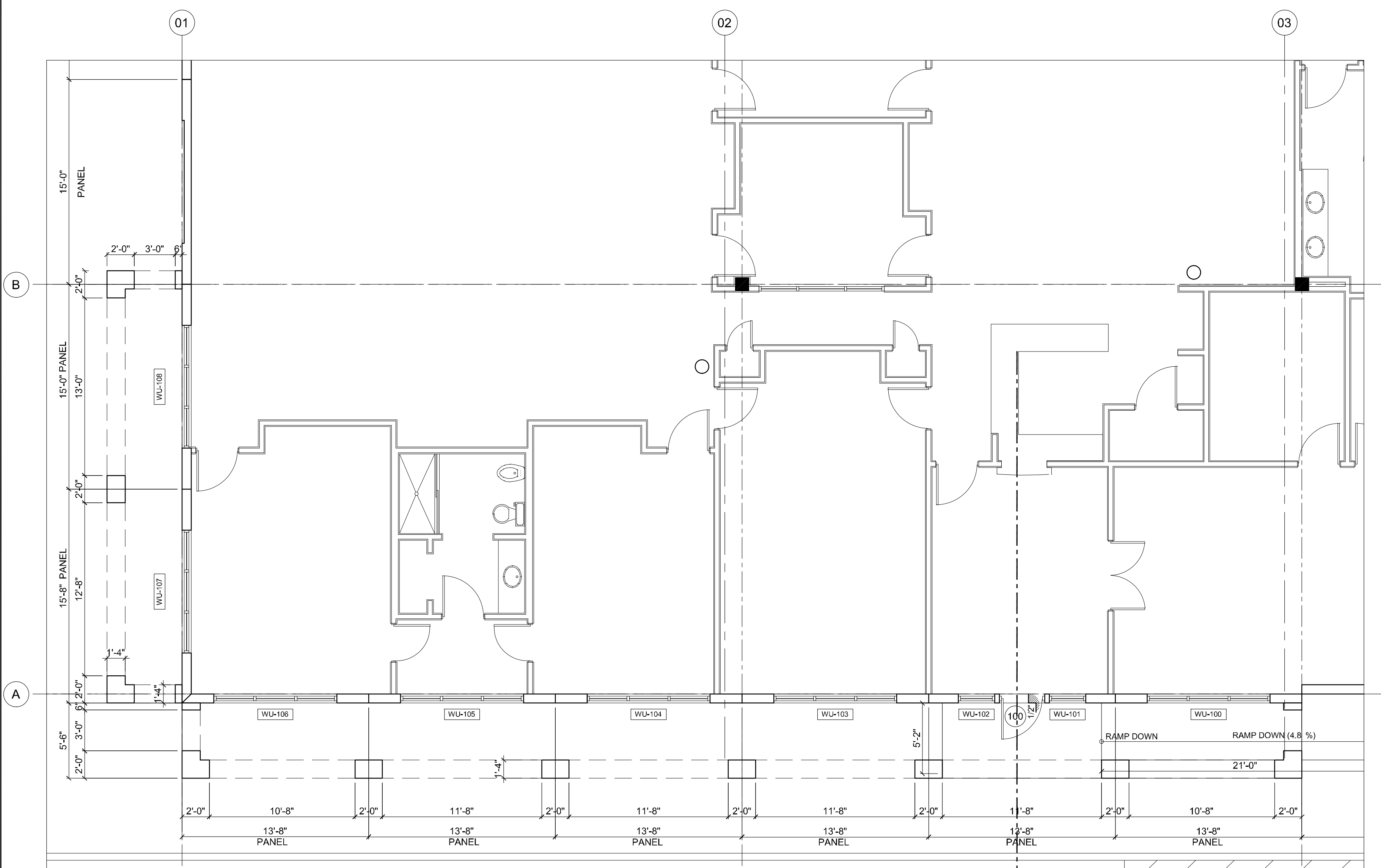
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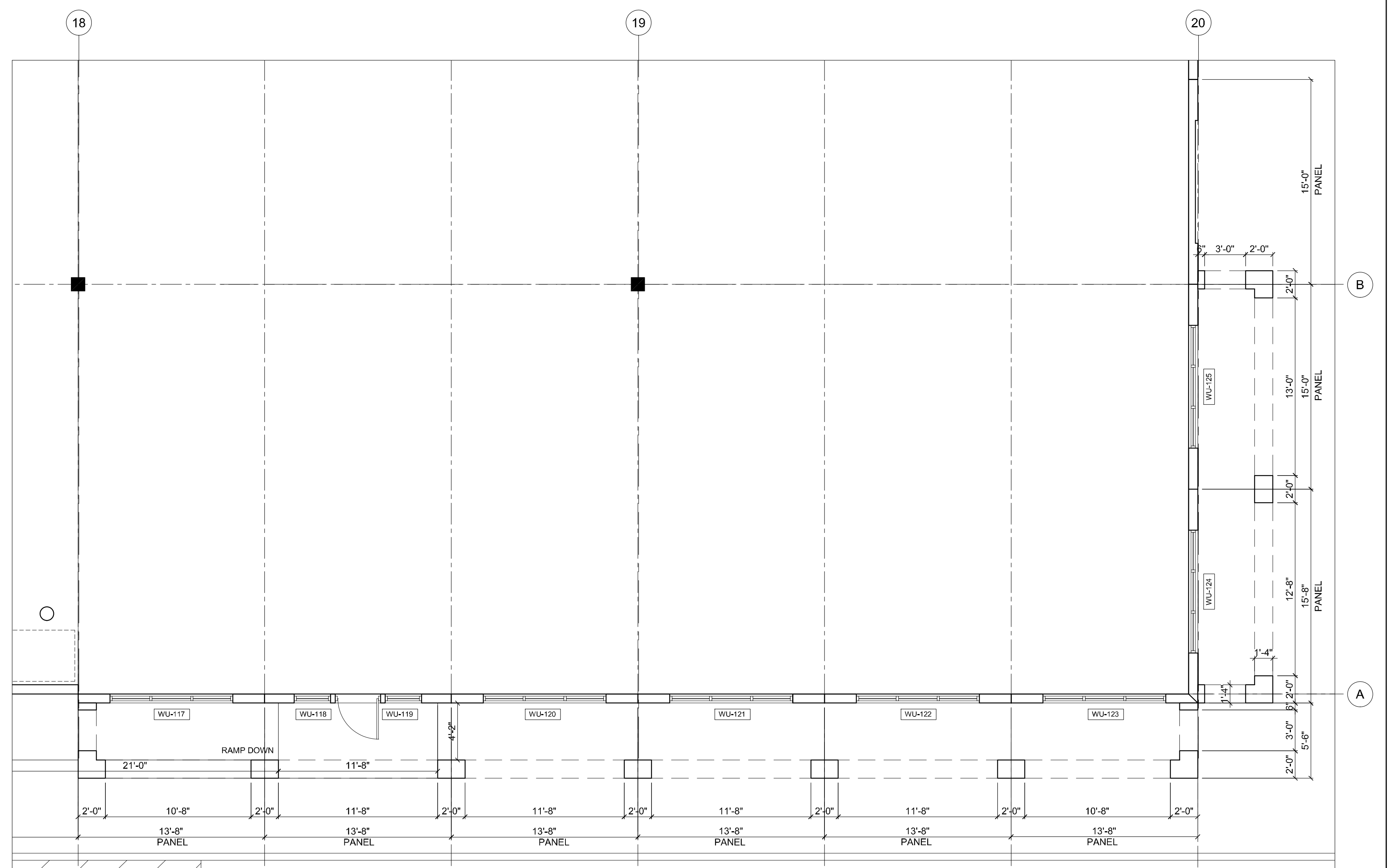
PARTIAL MEZZANINE LEVEL
FLOOR PLAN - SOUTH END
SCALE: 3/16" = 1'-0"



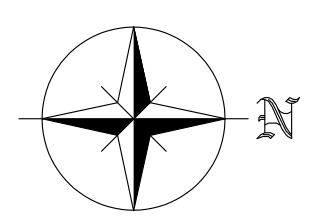
PARTIAL MEZZANINE LEVEL
FLOOR PLAN - NORTH END
SCALE: 3/16" = 1'-0"

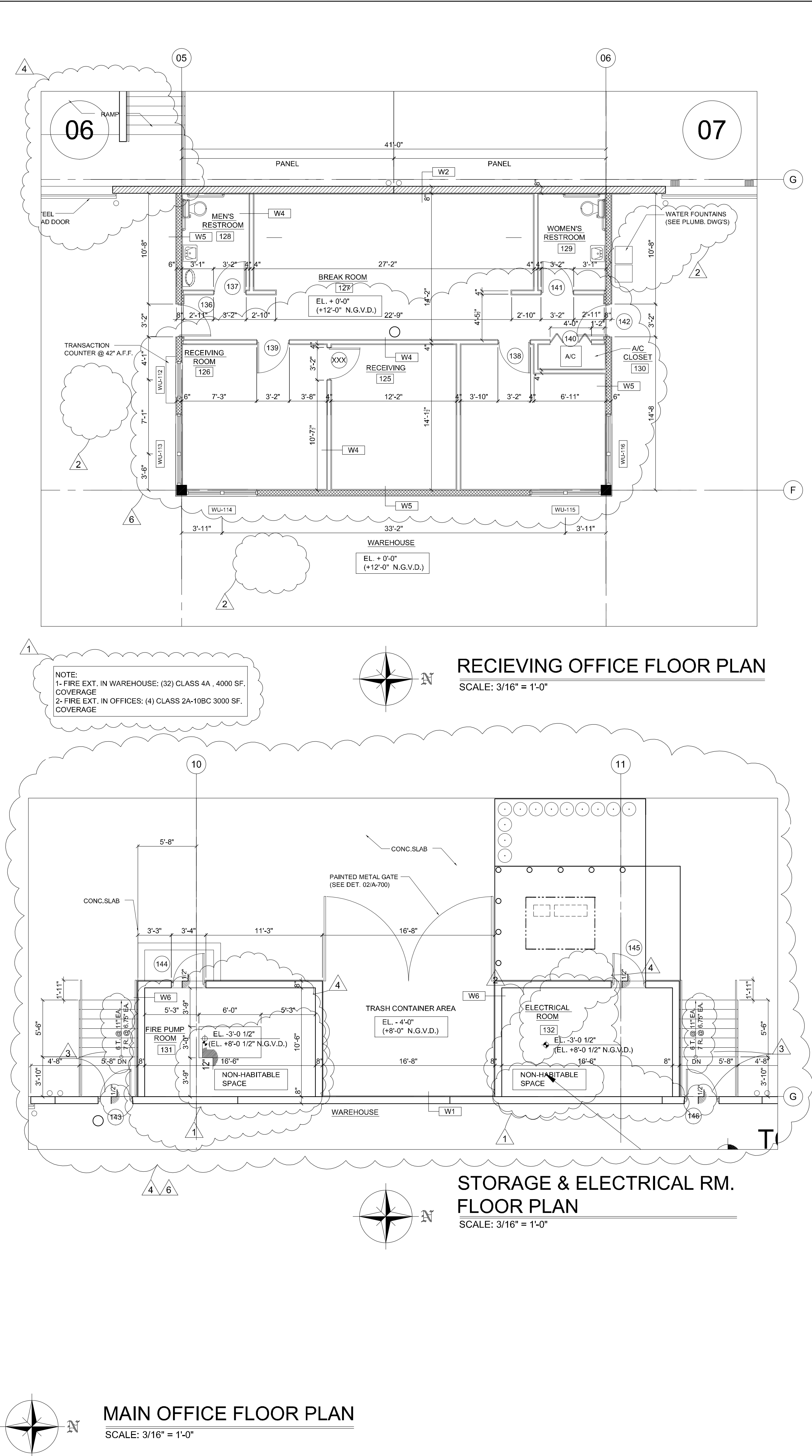


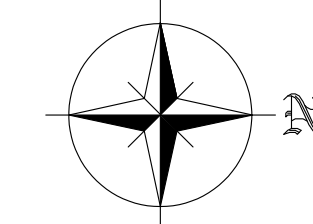
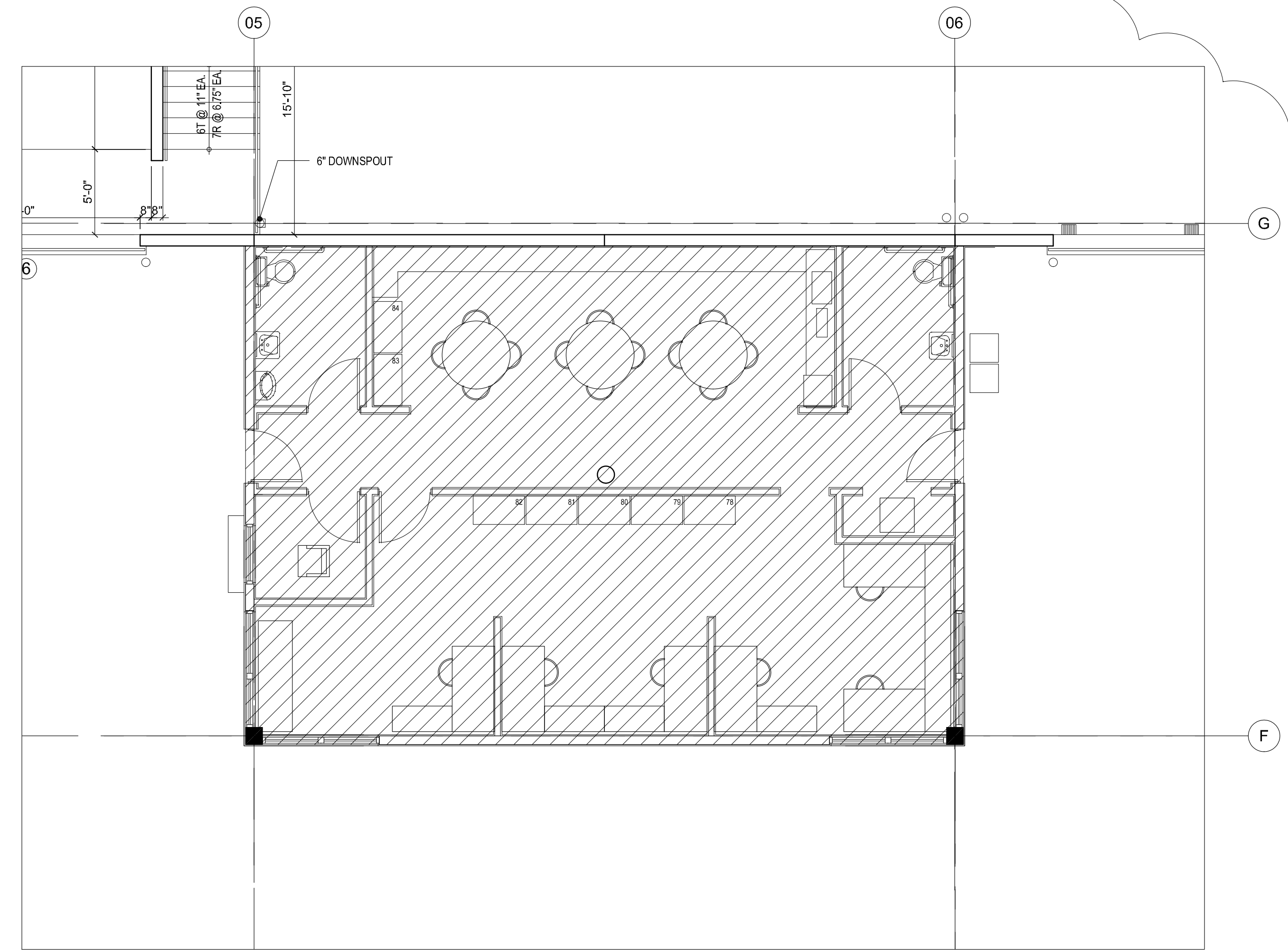
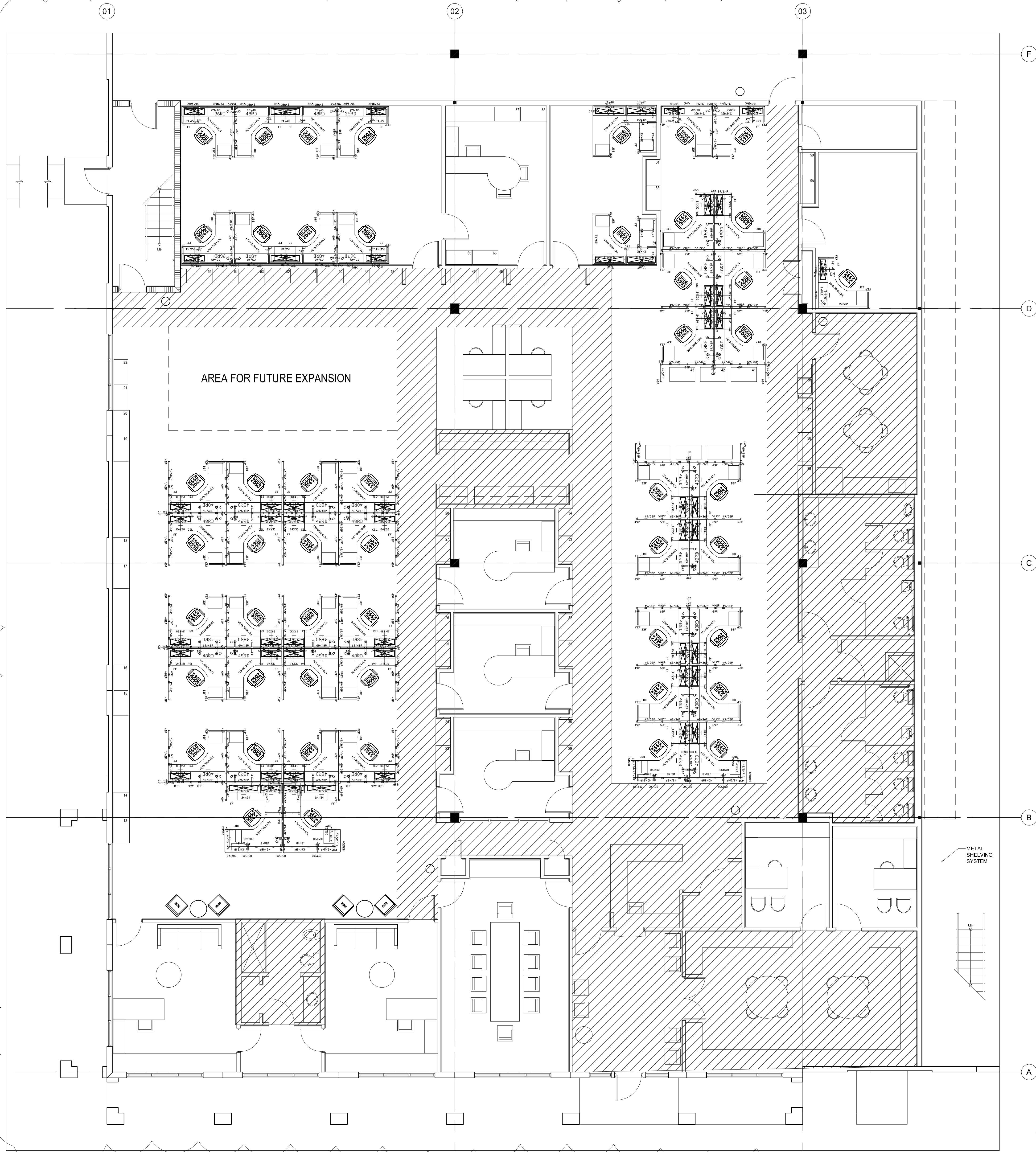
PARTIAL MAIN LEVEL FLOOR
PLAN - SOUTH END
SCALE: 3/16" = 1'-0"



PARTIAL MAIN LEVEL FLOOR
PLAN - NORTH END
SCALE: 3/16" = 1'-0"

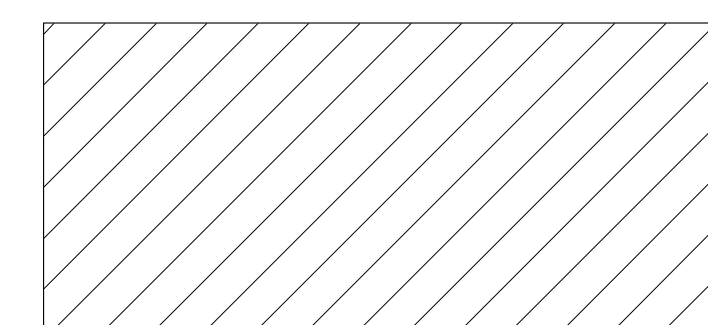




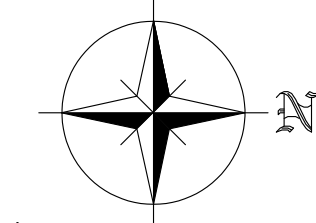


RECEIVING OFFICE FURNITURE PLAN
SCALE: 3/16" = 1'-0"

GENERAL NOTE:
THE FURNITURE LAYOUT DEPICTED HEREIN IS AN IDEA FOR POSSIBLE PLACEMENT AND NOT THE FINAL LAYOUT. VERIFY WITH OWNER FINAL FURNITURE TYPE AND LAYOUT



NOTE:
HATCHING DENOTES AREA TO BE TILE FLOOR FINISH.



MAIN OFFICE FURNITURE PLAN
SCALE: 3/16" = 1'-0"

REVISIONS:	
1.	BLDG. DEPT. REVISION MARCH 24, 2001
2.	R.F.I. REVISION MARCH 24, 2001
3.	CITY COMMENTS JUNE 4, 2001
4.	OWNER REVISIONS JUNE 29, 2001

5.	BUILDING DEPARTMENT NOVEMBER 6, 2001
6.	OWNER/CONTRACTOR REVISIONS NOVEMBER 6, 2001

JOSE LUIS GONZALEZ PEROTTI
A.R. C. 0 1 4 0 7

OWNER
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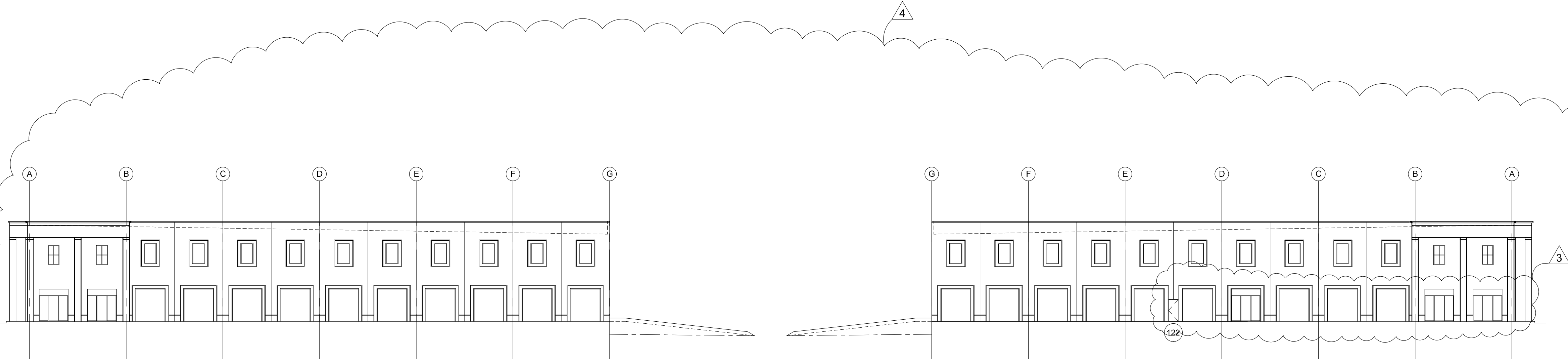
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PROJECT NUMBER: 2000-07
DATE: 01-17-01
DRAWN BY:
CHECKED BY:

TITLE:
SCALE:

SHEET:
OF
A-106

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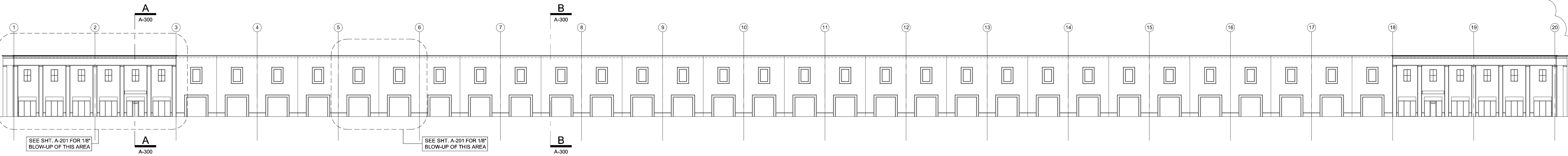


OVERALL NORTH ELEVATION

SCALE: 1" = 20'-0"

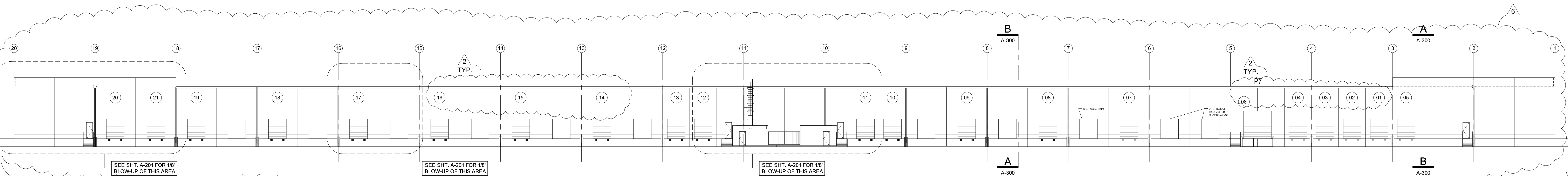
OVERALL SOUTH ELEVATION

SCALE: 1" = 20'-0"



OVERALL EAST ELEVATION

SCALE: 1" = 20'-0"



OVERALL WEST ELEVATION

SCALE: 1" = 20'-0"