





Know what's below.  
Call before you dig.

RECEIVED

JAN 18 2012

Community Development

#### SCHEDULE NOTES

- 1 NEW 6" CONCRETE CURB (TYPE "D")
- 2 NEW WHEEL STOP/BUMPER
- 3 EXISTING PAVEMENT LINE
- 4 NEW ASPHALT PAVEMENT
- 5 NEW CONCRETE PAVEMENT
- 6 NEW CONCRETE SIDEWALK
- 7 NEW 4" PAINTED STRIPING (DOUBLE)
- 8 NEW 4" PAINTED WHITE STRIPING
- 9 NEW TYPICAL PAINTED "WHITE" HANDICAP SYMBOL
- 10 NEW PAINTED DIRECTIONAL ARROW
- 11 NEW 24" WIDE PAINTED WHITE STOP BAR
- 12 NEW STOP SIGN (R-1)
- 13 NEW TYPICAL "HANDICAP" SIGN
- 14 NEW HANDICAP RAMP (12" MAXIMUM SLOPE)
- 15 NEW 3" MINIMUM DETECTABLE WARNING
- 16 NEW LIGHT POLE (SEE PHOTOMETRIC PLAN)

FOR ACTUAL PARKING STRIPING INFORMATION  
SEE SHEET PAVEMENT STRIPING PLAN FOR DETAILS  
**TYPICAL PARKING DETAIL**

SCALE: N.T.S.

SNAPPER PLACE

GIORGIO DEV. INC.  
FOLIO: 36-6009-005-0010

#### LEGAL DESCRIPTION:

A portion of Tracts 3, 14 and 15, of SEMINOLE PLAINS, according to the Plat thereof, as recorded in Plat Book 20, at Page 42, of the Public Record of Miami-Dade County, Florida  
AND  
A portion of Tract A, Replat of Lot 33 to 71, inclusive, SEMINOLE PLAINS, according to the Plat thereof, as recorded in Plat Book 49, at Page 38, recorded in the Public Records of Dade County, Florida  
Being more particularly described as follows:  
Commence at the N.E. Corner of said Tract "3"; thence S00°58'33"E on and along the East line of said Tract "3" said line also being the West Boundary of C.B. PALMS as recorded in Plat Book 165, at Page 28, of the Public Record of Miami-Dade County, Florida, for 295.97 feet to the Point of Beginning, thence continue S00°58'33"E on and along said line 485.85 feet to a point; thence S88°56'00"W for 773.50 feet; thence N42°33'15"W for 132.43 feet to a point on the Northwesterly line of said Tract "A" said line also being the Southeastly Right-of-Way line of Old Cutler Road (Ingraham Highway); thence (the next three courses on and along said line) N44°48'42"E for 366.10 feet to a point of curvature of a curve concave to Southeast and having a radius of 2,829.93 feet, and a central angle of 04°24'00"; thence Northwesterly along the arc of said curve a distance of 217.27 feet (217.61 measured) to a point of tangency; thence N49°27'49"E for 22.75 feet; thence S42°33'15"E for 82.63 feet; thence S01°04'00"E for 168.74 feet; thence N88°56'00"E for 543.95 feet to the point of Beginning.

Section 9, Township 56S, Range 40E in Miami-Dade County, Florida.

## SITE PLAN SHOPPES OF CUTLER BAY

#### LEGEND

- EXISTING PAVEMENT
- PROPOSED PAVEMENT
- EXISTING ELEVATION
- PROPOSED ELEVATION
- PROPOSED CONCRETE
- PROPOSED ASPHALT PAVEMENT
- EXISTING AND/OR PAVEMENT BY OTHERS
- RUN OFF DIRECTION
- EXIST. TYPE "F" CURB & GUTTER
- PROP. TYPE "F" CURB & GUTTER
- DRAINAGE STRUCTURE NUMBER

**SITE DATA:**  
ZONING: BU 1A, PROPERTY BEING REZONED  
LAND USE: COMMUNITY BUSINESS  
Flood Zone: AE Elevation 8.00 FEET

**PARCEL 1**  
LOT AREA (PROPOSED):  
Total Land Area 357,232 sq. ft. = 8.20 Acres = 100 %  
Building 73,017 sq. ft. = 1.68 Acres = 20.4 %  
Sidewalk 15,389 sq. ft. = 0.36 Acres = 4.4 %  
Paved Area 27,650 sq. ft. = 0.63 Acres = 17.9 %  
Landscape Area 50,976 sq. ft. = 1.17 Acres = 14.3 %  
F.A.R. = 0.157

**PARKING SPACES:**  
Building Area  
Grocery Store 54,817 sq. ft.  
Retail Store 18,200 sq. ft.  
Total: 73,017 sq. ft.  
Parking Spaces Required  
1 parking space per 250 Sq. Ft. of Total Building Retail Area  
73,017 / 250 = 292.06  
Total Required Spaces 372 Spaces

**PARCEL 2**  
LOT AREA (PROPOSED):  
Total Land Area 39,797 sq. ft. = 0.91 Acres = 100 %  
Building 4,000 sq. ft. = 0.09 Acres = 19.1 %  
Sidewalk 3,771 sq. ft. = 0.09 Acres = 9.5 %  
Paved Area 21,866 sq. ft. = 0.50 Acres = 54.8 %  
Landscape Area 10,210 sq. ft. = 0.23 Acres = 25.7 %  
F.A.R. = 0.10

**PARKING SPACES:**  
Building Area  
Retail Store 4,000 sq. ft.  
Parking Spaces Required  
1 parking space per 250 Sq. Ft. of Total Building Retail Area  
4,000 / 250 = 16  
Total Required Spaces 16 Spaces  
Parking Spaces Provided  
Standard 24  
Handicap 1  
Total 25

**PARCEL 3**  
LOT AREA (PROPOSED):  
Total Land Area 36,568 sq. ft. = 0.84 Acres = 100 %  
Building 7,000 sq. ft. = 0.16 Acres = 19.1 %  
Sidewalk 3,146 sq. ft. = 0.07 Acres = 8.6 %  
Paved Area 20,227 sq. ft. = 0.46 Acres = 55.3 %  
Landscape Area 6,195 sq. ft. = 0.14 Acres = 16.9 %  
F.A.R. = 0.19

**PARKING SPACES:**  
Building Area  
Restaurant 5,000 sq. ft.  
Retail Store 2,000 sq. ft.  
Total: 7,000 sq. ft.  
Parking Spaces Required  
1 parking space per 250 Sq. Ft. of Total Building Retail Area and 1 space per 50 Sq. Ft. of Total Patron Area  
2,000 / 250 = 8  
2,000 / 50 = 40  
Total Required Spaces 48 Spaces  
Parking Spaces Provided  
Standard 48  
Handicap 9  
Total 57

**PARCEL 4**  
LOT AREA (PROPOSED):  
Total Land Area 40,655 sq. ft. = 0.93 Acres = 100 %  
Building 4,000 sq. ft. = 0.09 Acres = 9.8 %  
Sidewalk 3,412 sq. ft. = 0.08 Acres = 8.4 %  
Paved Area 19,411 sq. ft. = 0.45 Acres = 47.8 %  
Landscape Area 13,832 sq. ft. = 0.32 Acres = 34.0 %  
F.A.R. = 0.098

**PARKING SPACES:**  
Building Area  
Retail Store 4,000 sq. ft.  
Parking Spaces Required  
1 parking space per 250 Sq. Ft. of Total Building Retail Area  
4,000 / 250 = 16  
Total Required Spaces 16 Spaces  
Parking Spaces Provided  
Standard 20  
Handicap 1  
Total 21

#### NOTES:

1. BACKGROUND INFORMATION OBTAINED FROM BOUNDARY SURVEY PREPARED BY ALVAREZ, AIGUESVIVES & ASSOCIATES, INC., DATED AUGUST 9, 2011.
2. ELEVATIONS ARE BASED UPON N.G.V. DATUM OF 1929, AND AS SHOWN ON BOUNDARY SURVEY.
3. UNDERGROUND UTILITY INFORMATION IS TAKEN FROM THE BEST AVAILABLE SOURCES, BUT SHOULD BE VERIFIED BY THE CONTRACTOR IN THE FIELD WITH THE APPROPRIATE UTILITY AGENCY PRIOR TO COMMENCEMENT OF ANY WORK.  
EXISTING UTILITY LINES OTHER THAN THOSE INDICATED IN THIS DRAWING MAY BE ON THE SITE. THE CONTRACTOR IS WARNED TO PROCEED WITH CAUTION WITH ALL WORK. HE IS TO MAKE ALL POSSIBLE INVESTIGATION AS TO POSSIBLE UNMARKED UTILITY LINES.
4. ANY APPARENT DISCREPANCIES IN THE PLANS AND FIELD CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER BEFORE PROCEEDING WITH THE WORK.
5. THE CONTRACTOR SHALL RESTORE ALL AREAS DISTURBED BY THIS CONSTRUCTION TO A CONDITION EQUAL TO, OR BETTER THAN, THAT NOW EXISTING.
6. CONTRACTOR SHALL ADJUST ANY UTILITY LIDS AND/OR COVERS IN PROJECT AREA TO THE FINISHED GRADE.

#### REVISIONS:

**ZAMORA & ASSOCIATES, INC.**  
ENGINEERING  
LAND PLANNING  
11410 N. KENDALL DRIVE SUITE 302 MIAMI, FLORIDA 33176  
(305) 273-7801

PROJECT: OWNER:

SHOPPES OF CUTLER BAY  
OLD CUTLER ROAD + SW 208 ST.  
CUTLER BAY, FLORIDA

PARADISE VENTURES INC.  
2901 RIGSBY LANE  
SAFETY HARBOR, FLORIDA 34685 (727) 726-1115

#### SITE PLAN

SCALE:

JERRY ZAMORA P.E.  
CIVIL ENGINEER  
P.E. No. 44207  
E.B. 0006791  
STATE OF FLORIDA

SCALE: 1" = 50'

DATE: 1/10/2012

DRAWN BY:

CHECKED BY: G.Z.

PROJECT No. 2011-92

SHEET No.

C-1



Know what's below.  
Call before you dig.



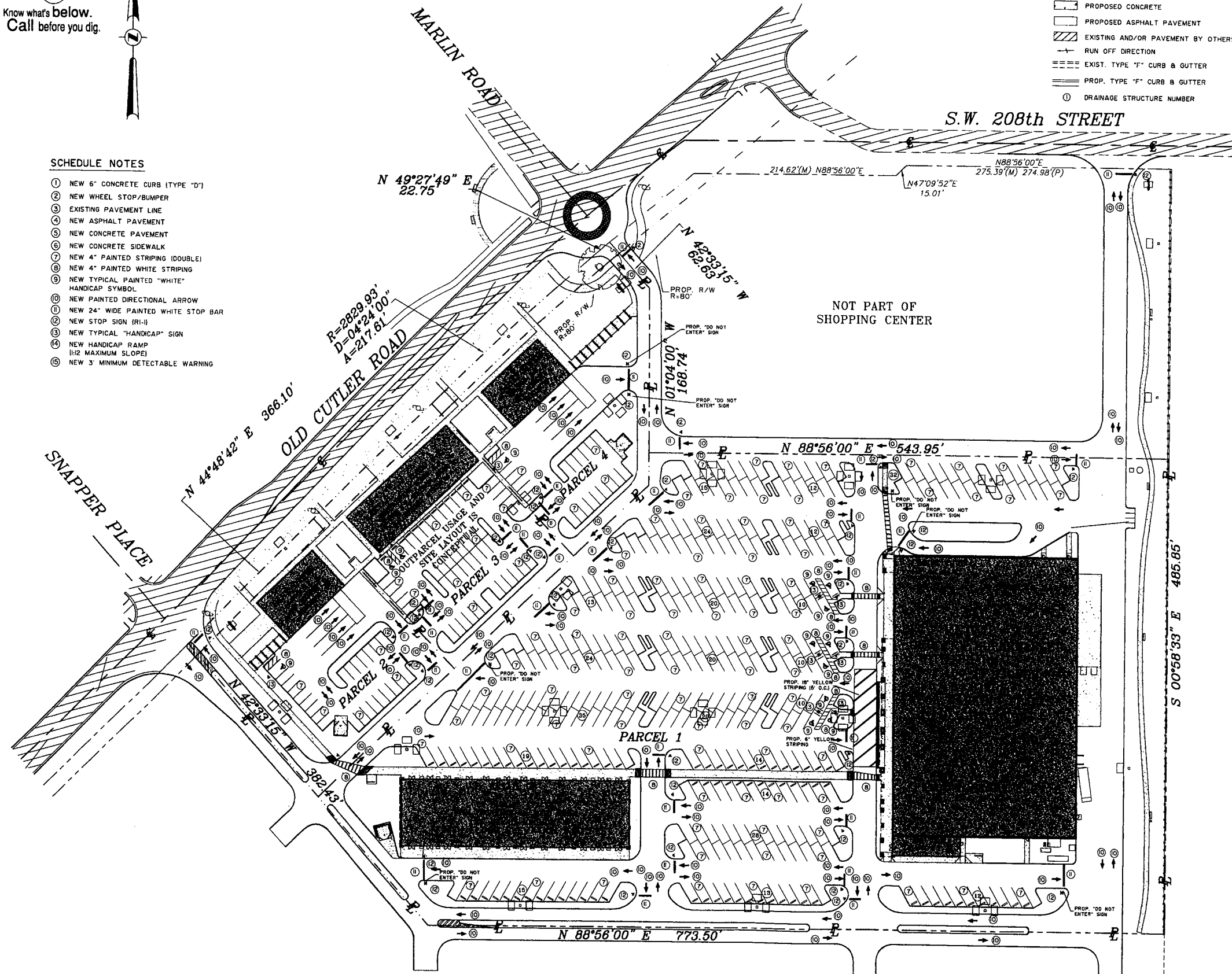
# STRIPING & SIGNAGE PLAN

## LEGEND

- EXISTING PAVEMENT
- PROPOSED PAVEMENT
- EXISTING ELEVATION
- PROPOSED ELEVATION
- PROPOSED CONCRETE
- PROPOSED ASPHALT PAVEMENT
- EXISTING AND/OR PAVEMENT BY OTHERS
- RUN OFF DIRECTION
- EXIST. TYPE "F" CURB & GUTTER
- PROP. TYPE "F" CURB & GUTTER
- DRAINAGE STRUCTURE NUMBER

## SCHEDULE NOTES

- NEW 6" CONCRETE CURB (TYPE "D")
- NEW WHEEL STOP/BUMPER
- EXISTING PAVEMENT LINE
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- NEW STOP SIGN (R-1)
- NEW TYPICAL "HANDICAP" SIGN
- NEW HANDICAP RAMP (1/2 MAXIMUM SLOPE)
- NEW 3" MINIMUM DETECTABLE WARNING



## REVISIONS:

NO.	DESCRIPTION

**ZAMORA & ASSOCIATES, INC.**  
ENGINEERING  
LAND PLANNING  
11410 N. KENDALL DRIVE SUITE 302 MIAMI, FLORIDA 33176  
(305) 273-7801 FAX (305) 273-9514

## PROJECT:

SHOPPES OF CUTLER BAY  
OLD CUTLER ROAD + SW. 208 ST.  
CUTLER BAY, FLORIDA

## OWNER:

PARADISE VENTURES INC.  
2901 RIGSBY LANE  
SAFETY HARBOR, FLORIDA 34695 (727) 726-1115

## STRIPING + SIGNAGE PLAN

## SEAL:

JERRY ZAMORA P.E.  
CIVIL ENGINEER  
P.E. No. 44207  
E.B. 0006791  
STATE OF FLORIDA

SCALE: 1" = 50'

DATE: 1/10/2012

DRAWN BY:

CHECKED BY: G.Z.

PROJECT No.

2011-92

SHEET No.

C-2



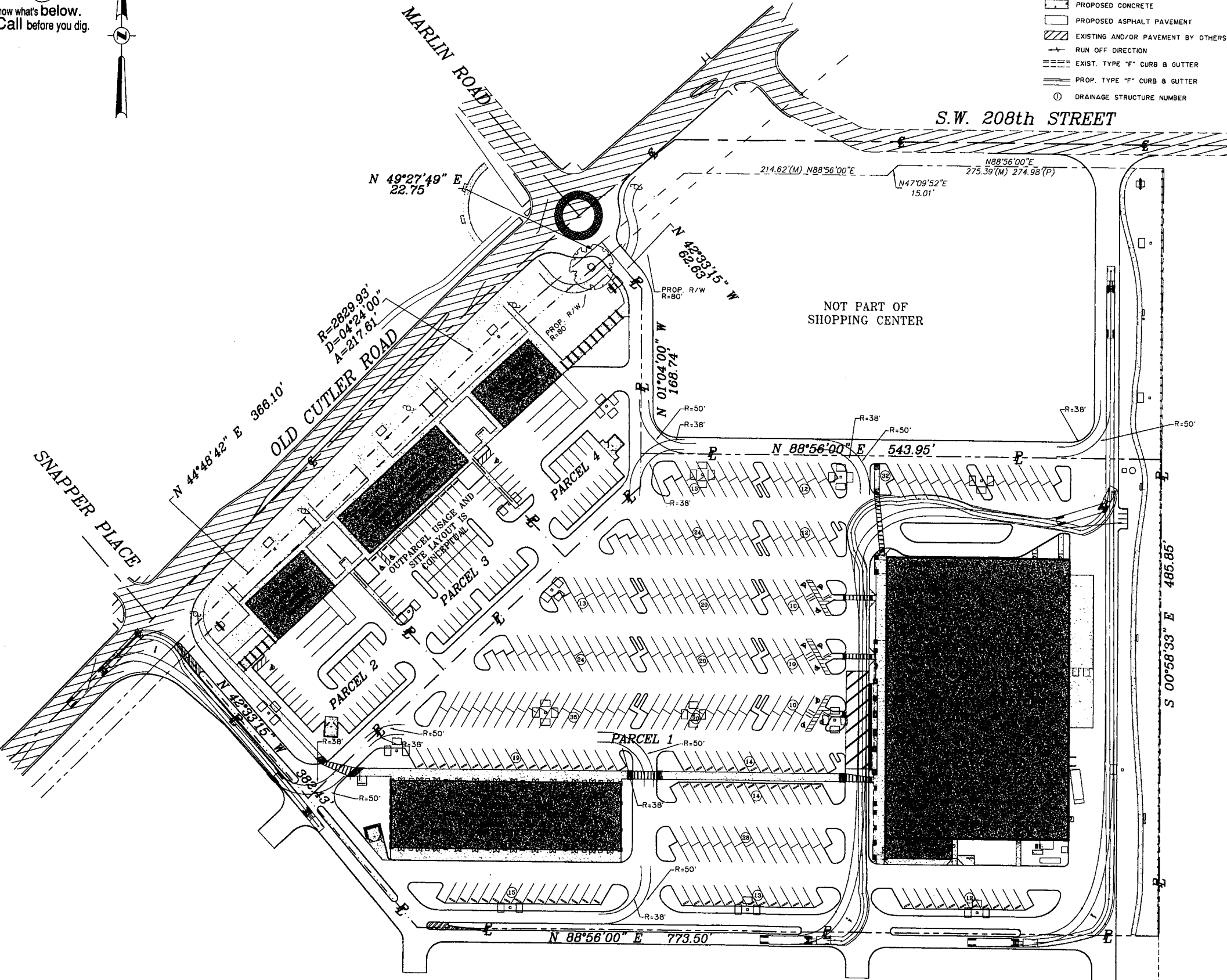
Know what's below.  
Call before you dig.



## TRUCK PATH ROUTE

### LEGEND

- EXISTING PAVEMENT
- PROPOSED PAVEMENT
- EXISTING ELEVATION
- PROPOSED ELEVATION
- PROPOSED CONCRETE
- PROPOSED ASPHALT PAVEMENT
- EXISTING AND/OR PAVEMENT BY OTHERS
- RUN OFF DIRECTION
- EXIST. TYPE "F" CURB & GUTTER
- PROP. TYPE "F" CURB & GUTTER
- ① DRAINAGE STRUCTURE NUMBER



REVISIONS:

**ZAMORA & ASSOCIATES, INC.**  
ENGINEERING LAND PLANNING  
11410 N. KENDALL DRIVE SUITE 302 MIAMI, FLORIDA 33176  
(305) 273-7801 FAX (305) 273-9514

PROJECT:

OWNER:

SHOPPES OF CUTLER BAY  
OLD CUTLER ROAD + SW. 208 ST.  
CUTLER BAY, FLORIDA

PARADISE VENTURES INC.  
2901 RIGSBY LANE  
SAFETY HARBOR, FLORIDA 34695 (727) 726-1115

TRUCK PATH ROUTE

SEAL:

JERRY ZAMORA P.E.  
CIVIL ENGINEER  
P.E. No. 44207  
E.B. 0006791  
STATE OF FLORIDA

SCALE: 1" = 50'

DATE: 1/10/2012

DRAWN BY:

CHECKED BY: G.Z.

PROJECT No.

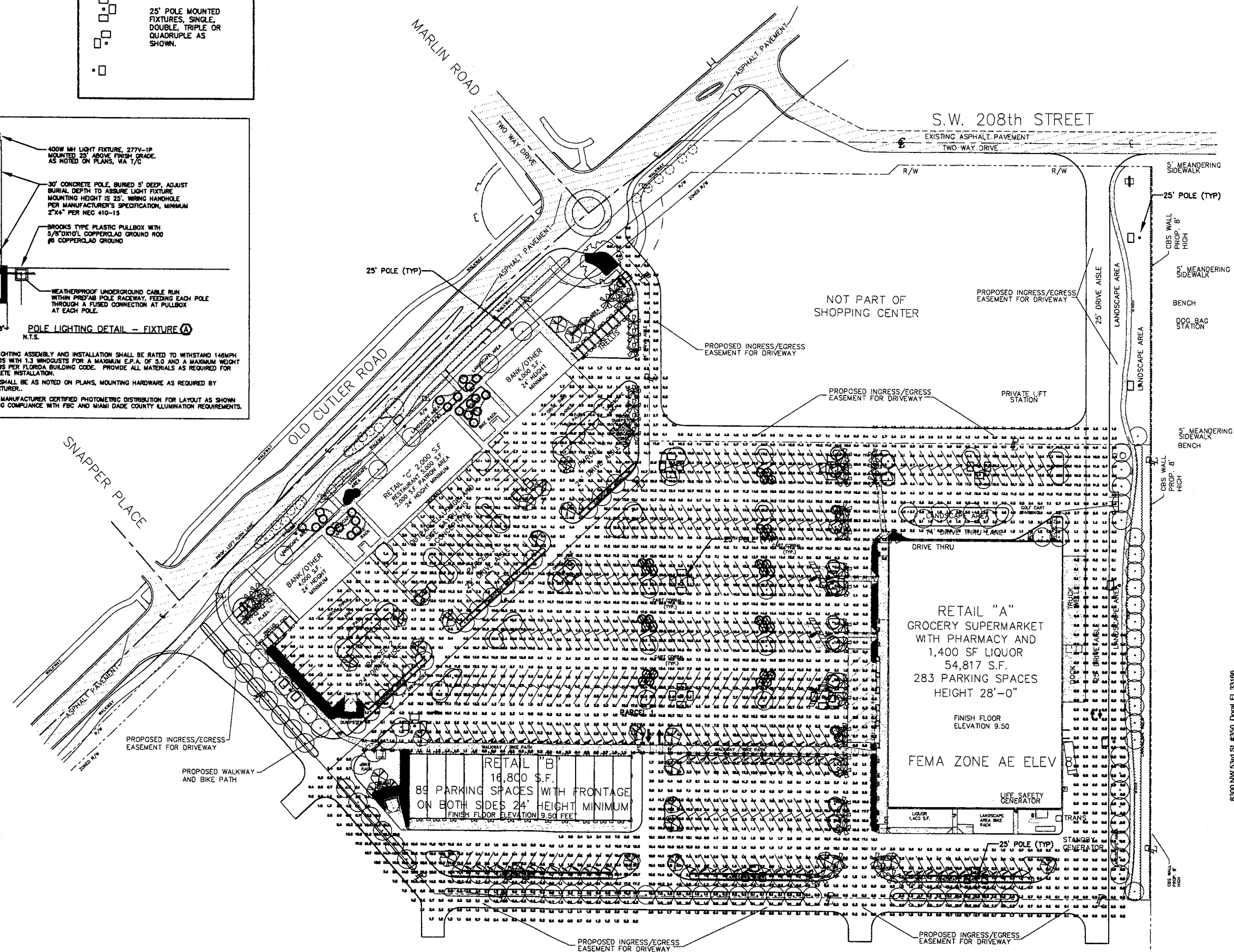
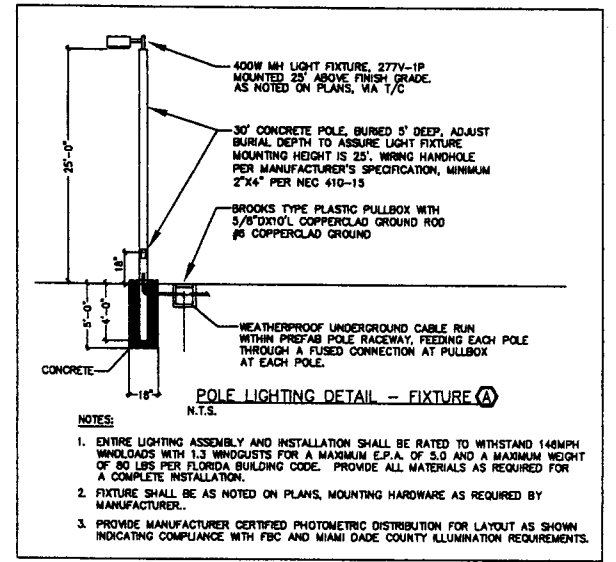
2011-92

SHEET No.

C-3

# SITE PLAN SHOPPES OF CUTLER BAY

POLE SYMBOL	
Symbol	Description
	25' POLE MOUNTED FIXTURES, SINGLE, DOUBLE, TRIPLE OR QUADRUPLE AS SHOWN.





# SHOPPES OF CUTLER BAY

Old Cutler Road & SW 208th ST  
Cutler Bay, Florida



## Submittal 01-16-12 Site Plan Approval

DEVELOPER:

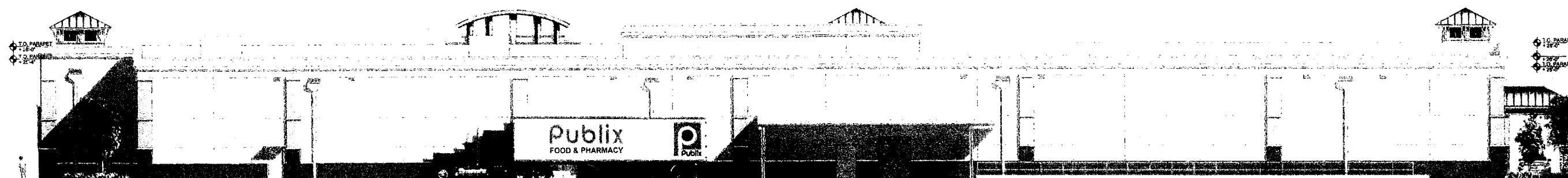


PARADISE VENTURES, INC.  
2901 RIGSBY LANE  
SAFETY HARBOR, FLORIDA

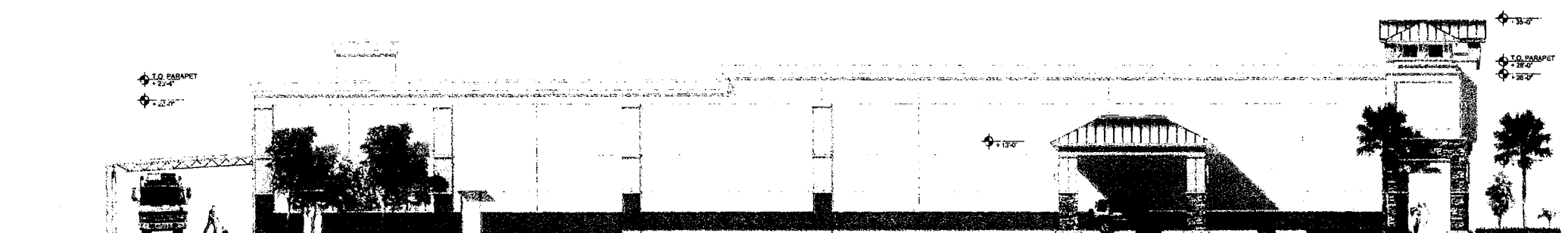
INDEX OF DRAWINGS		ISSUED
T-1	TITLE SHEET	01-16-12
C-1	SITE PLAN	01-10-12
C-2	STRIPING & MARKING PLAN	01-10-12
C-3	TRUCK ROUTE PLAN	01-10-12
LA1.01	LANDSCAPE PLAN	01-16-12
LA1.02	NOTES AND DETAILS	01-16-12
E.0	ELECT LIGHTING PLAN	01-16-12
A-1.1	PUBLIX ELEVATIONS	01-16-12
A-2.1	BUILDING 'B' ELEVATIONS	01-16-12
A-3.1	BUILDING 'C' ELEVATIONS	01-16-12
A-4.1	OUTPARCEL BUILDING ELEVATIONS	01-16-12
A-5.1	MONUMENT SIGNS	01-16-12
A-6.0	MATERIALS AND COLOR BOARD	01-16-12



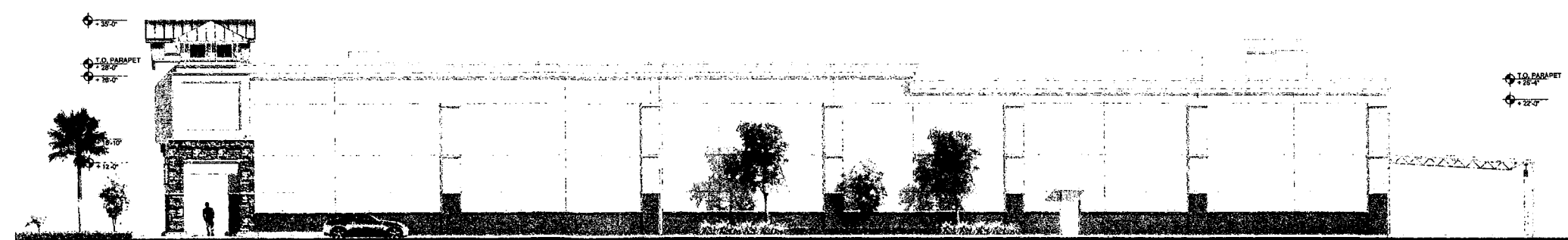
**FRONT ELEVATION**  
SCALE: 3/32"=1'-0"



**REAR ELEVATION**  
SCALE: 3/32"=1'-0"



**LEFT SIDE ELEVATION**  
SCALE: 3/32"=1'-0"

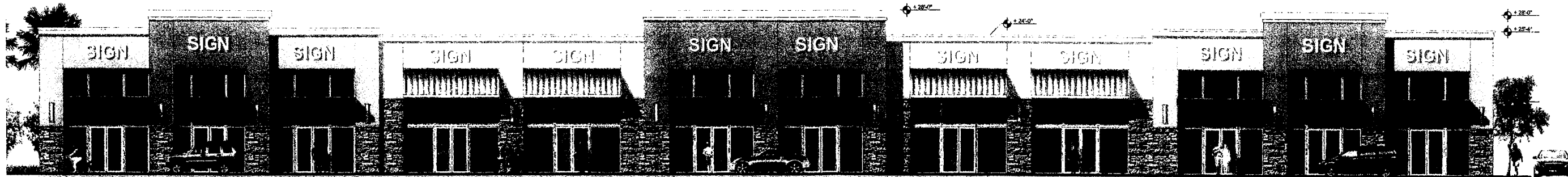


**RIGHT SIDE ELEVATION**  
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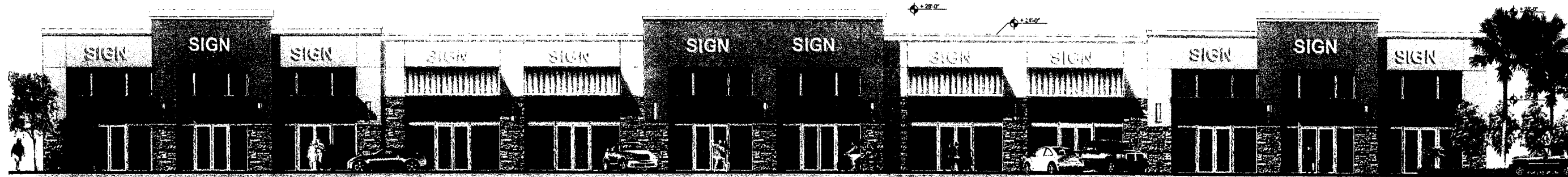
LIQUOR STORE

SITE PLAN APPROVAL

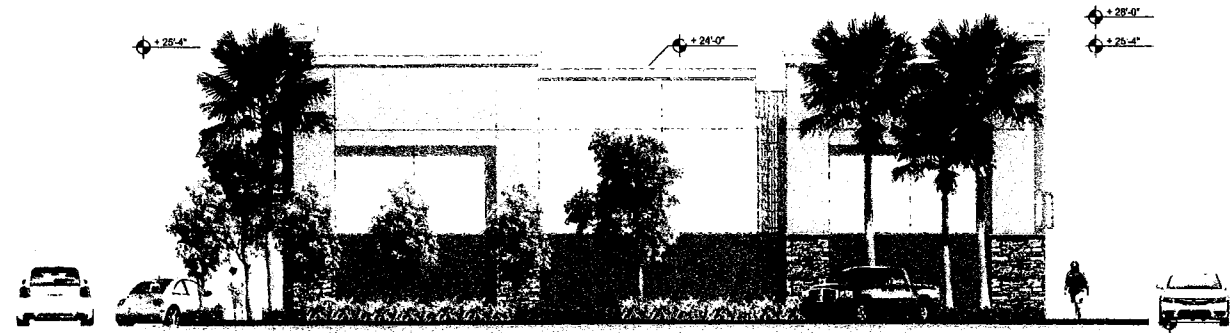
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SHEET: 113  
PROJECT: 11036.01  
D: 105-314-1412  
L: 105-314-1412  
L: 105-314-1412



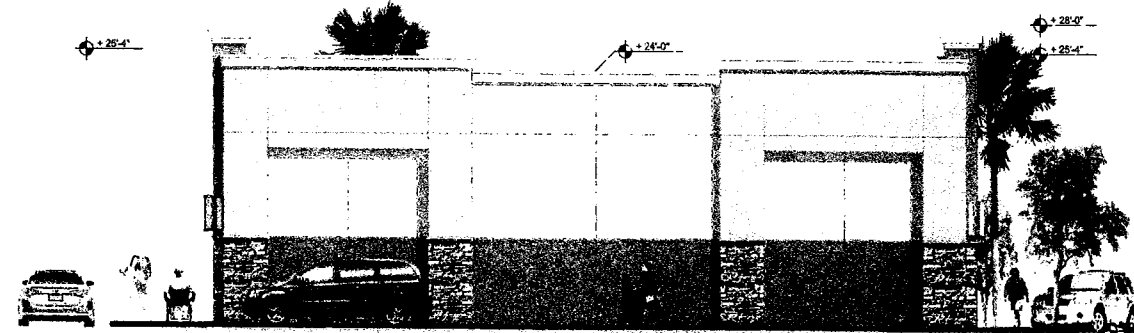
**BUILDING "B" NORTH ELEVATION**  
SCALE: 1/8"=1'-0"



**BUILDING "B" SOUTH ELEVATION**  
SCALE: 1/8"=1'-0"



**BUILDING "B" EAST ELEVATION**  
SCALE: 1/8"=1'-0"



**BUILDING "B" WEST ELEVATION**  
SCALE: 1/8"=1'-0"

LUIS B. FLORES  
AR-0015415

OWNER:  
**PARADISE VENTURES, INC.**  
2901 RIGSBY LANE  
SAFETY HARBOR, FLORIDA

PROJECT:  
**SHoppes OF CUTLER BAY**  
OLD CUTLER ROAD & SW 208th ST.  
CUTLER BAY, FLORIDA

Revisions:

Job Number: 11036.01  
Issued Date: 01-16-12  
Drawn by: DG  
Checked by: HC/BF  
SHEET NAME

**BUILDING "B"  
ELEVATIONS**

SHEET NUMBER

**A-2.1**

SITE PLAN APPROVAL





**BUILDING 'C' NORTH ELEVATION** FACING OLD CUTLER ROAD  
SCALE: 1/8"=1'-0"



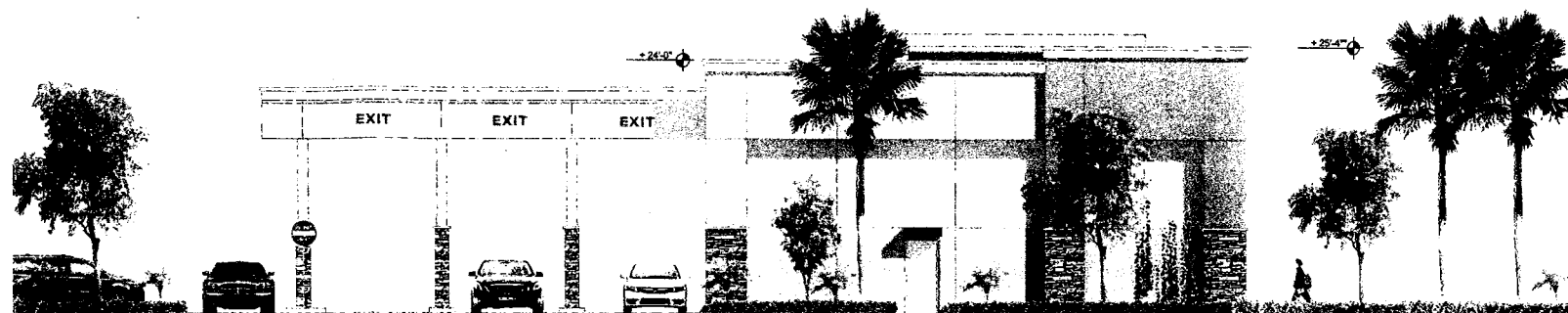
**BUILDING 'C' SOUTH ELEVATION** FACING PARKING LOT  
SCALE: 1/8"=1'-0"



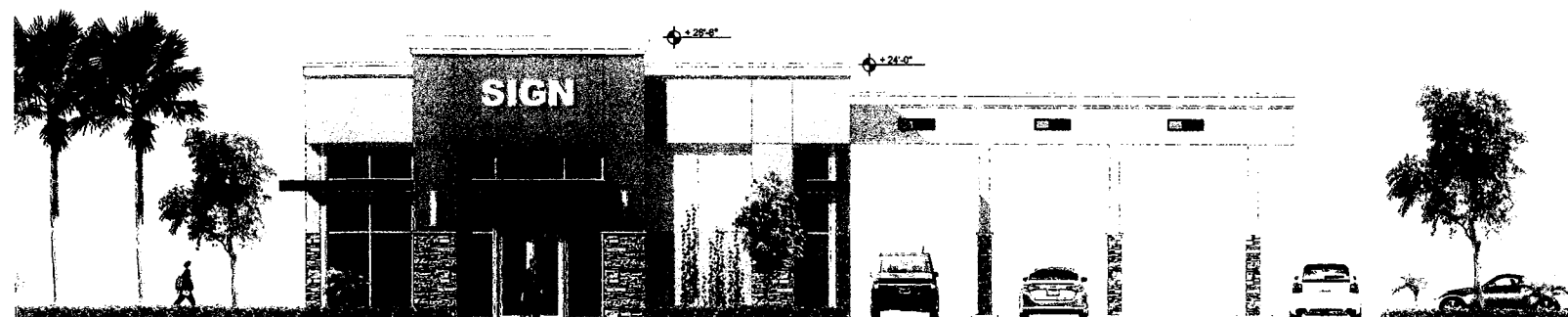
**BUILDING 'C' WEST ELEVATION**  
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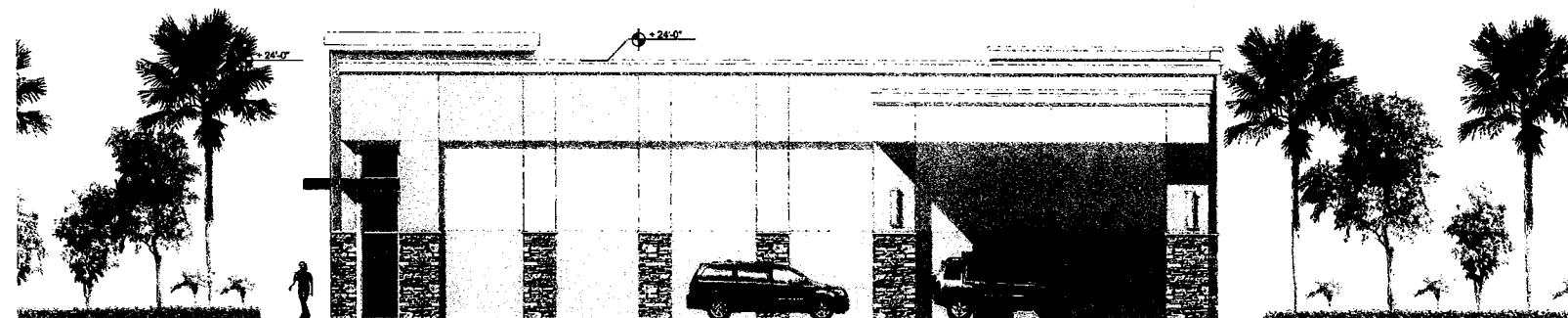
**BUILDING 'C' EAST ELEVATION**  
SCALE: 1/8"=1'-0"



**OUTPARCEL BUILDING EAST ELEVATION**  
SCALE: 1/8"=1'-0"



**OUTPARCEL BUILDING WEST ELEVATION**  
SCALE: 1/8"=1'-0"



**OUTPARCEL BUILDING SOUTH ELEVATION**  
SCALE: 1/8"=1'-0"

FACING PARKING

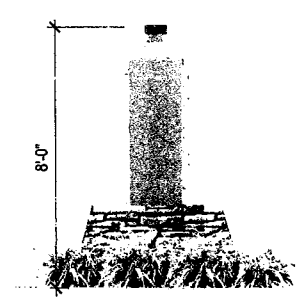


**OUTPARCEL BUILDING NORTH ELEVATION**  
SCALE: 1/8"=1'-0"

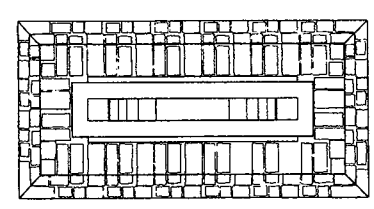
FACING OLD CUTLER ROAD



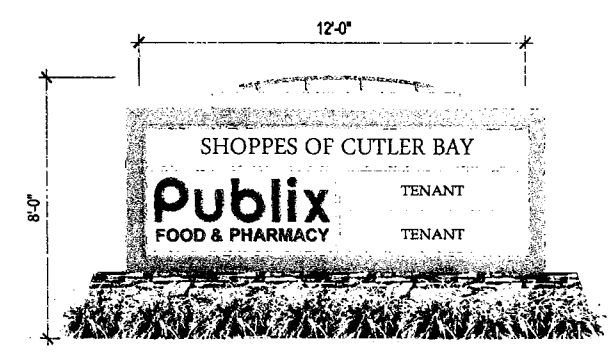
**FRONT ELEVATION**  
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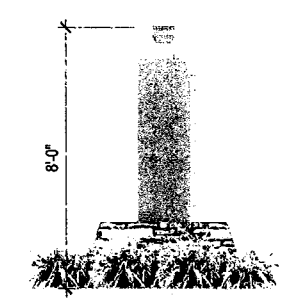
**SIDE ELEVATION**  
 SCALE: 3/8"=1'-0"



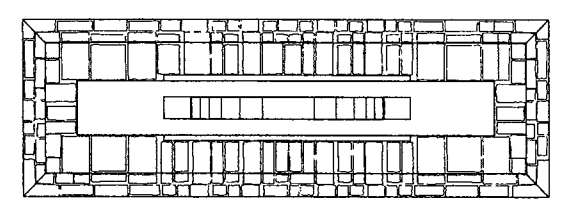
**PLAN**  
**MONUMENT SIGN "A"= 24 SF**  
 SCALE: 3/8"=1'-0"



**FRONT ELEVATION**  
 SCALE: 3/8"=1'-0"



**SIDE ELEVATION**  
 SCALE: 3/8"=1'-0"

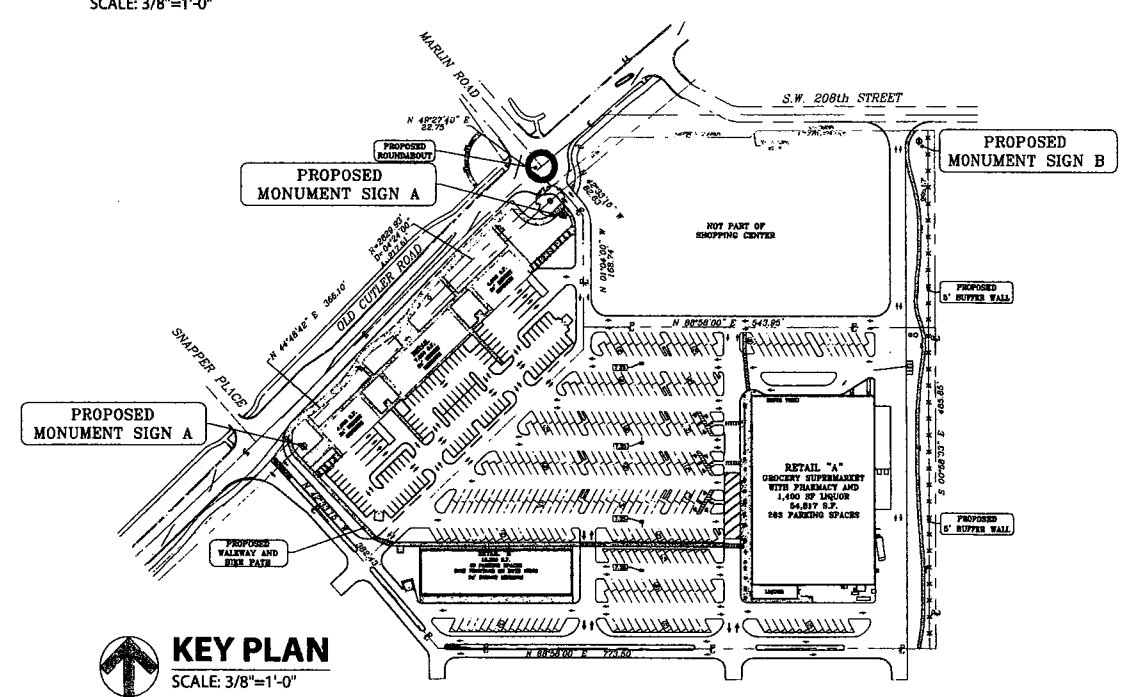


**PLAN**  
**MONUMENT SIGN "B"= 48 SF**  
 SCALE: 3/8"=1'-0"

**SITE SIGN CALCULATION:**  
 (IN ACORDANCE WITH ORDINANCE NO. 08-14- SIGNS)

**MONUMENT SIGNS**  
 NUMBER OF SIGNS- 1 SIGN IS PERMITTED PER 500 LF OF FRONTAGE ;  
 PER EACH SREET FRONTAGE, A SHOPPING CENTER WITH 500 OR MORE  
 LINEAL STREET FRONTAGE IS PERMITTED EITHER 1- 48 SF MONUMENT SIGN  
 OR 2- 24 SF MONUMENT SIGNS

MAX SIGN SIZE: 48 SF  
 MIN SPACE BETWEEN SIGNS: 200'-0"  
 MAX HEIGHT FROM GRADE: 8'-0"  
 MIN SETBACK AT ROW: 10'-0"  
 INTERIOR SIDE SETBACK: 5'-0"



**KEY PLAN**  
 SCALE: 3/8"=1'-0"

LUIS B. FLORES  
 ARCHITECT

PARADISE VENTURES, INC.  
 2901 RIGSBY LANE  
 SAFETY HARBOR, FLORIDA

PARADISE  
 VENTURES

PROJECT:  
 SHOPPES OF CUTLER BAY  
 OLD CUTLER ROAD & SW 208th ST.  
 CUTLER BAY, FLORIDA

Revisions:

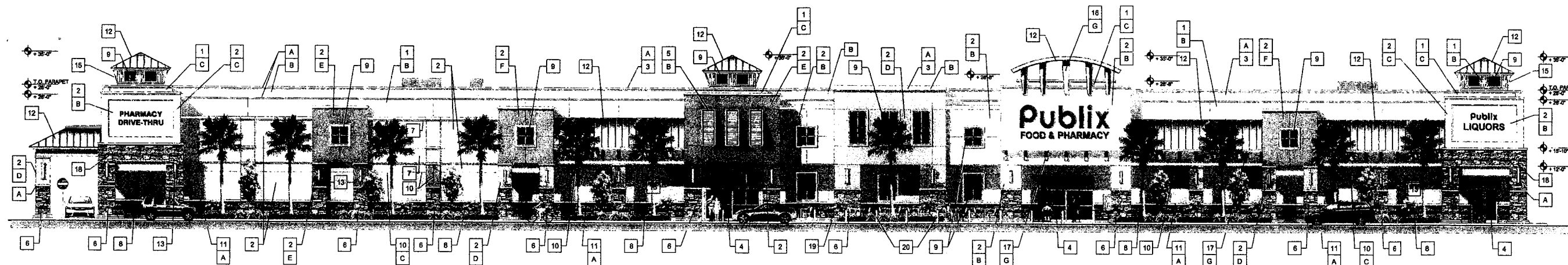
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 Issued Date: 01-16-12  
 Drawn by: DG  
 Checked by: HC/BF  
 SHEET NAME

MONUMENT  
 SIGNS

SHEET NUMBER

**A-5.1**

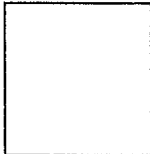
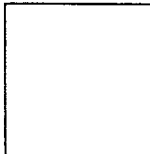
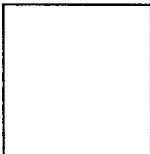
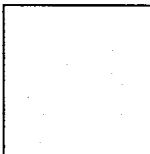
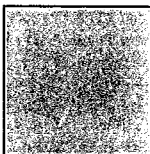
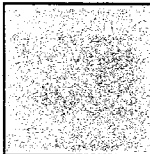
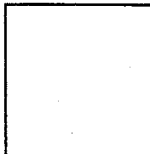
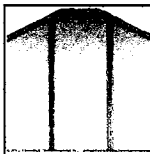



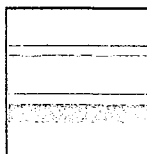
SITE PLAN APPROVAL



## COLORS & MATERIALS

SCALE: 3/32"=1'-0"

## EXTERIOR COLOR AND MATERIALS LEGEND

											
A WHITE SW7006	B KILIM BEIGE SW6106	C BAGEL SW6114	D TATAMI TAN SW6116	E FOXY SW6333	F PRIVILEGE GREEN SW6193	G SOLITUDE SW6535	12 METAL ROOF	5 LOUVERED SHUTTERS	8 STONE VENEER	4 STOREFRONT SYSTEM	7 EIFS BAND

## EXTERIOR FINISHES LEGEND

1 SMOOTH TEXTURE STUCCO / EIFS	8 STONE VENEER WAINSCOTT AT MAIN BUILDING	15 DECORATIVE METAL BRACKETS. PAINT
2 LIGHT TEXTURE STUCCO / EIFS	9 DECORATIVE FIXED WINDOW. CLEAR ANODIZED ALUM WITH TINTED GLASS	16 DECORATIVE METAL MARQUEE. PAINT
3 METAL COPING. PAINT	10 STUCCO REVEAL (CONT.)	17 DECORATIVE EIFS BRACKET. PAINT
4 STOREFRONT SYSTEM. CLEAR ANODIZED ALUM. WITH LIGHT TINT GLASS	11 PRECAST CONC. BAND. PAINT	18 STONE VENEER
5 DECORATIVE LOUVERED SHUTTERS	12 STANDING SEAM METAL ROOF, SILVER	19 CONCRETE CURB AT COLUMNS
6 CANOPY COLUMNS WITH STONE VENEER AND EIFS FINISH. PAINT	13 WALL MOUNTED LIGHT FIXTURE	20 BOLLARDS. PAINTED
7 EIFS BAND. PAINT	14 FLAT CANOPY	





