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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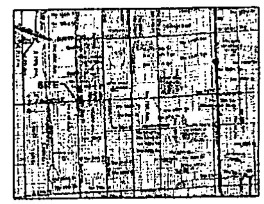
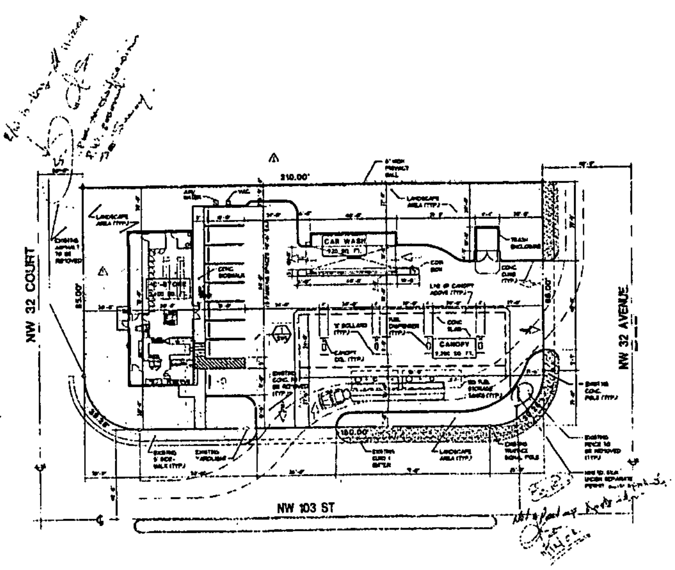
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY



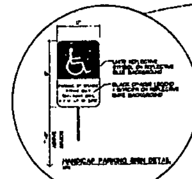
LOCATION MAP
SCALE - N.T.S.

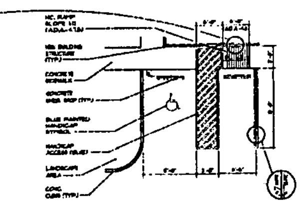
ZONING INFORMATION



SITE PLAN
SCALE: 1"=40'-0"

LEGAL DESCRIPTION





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

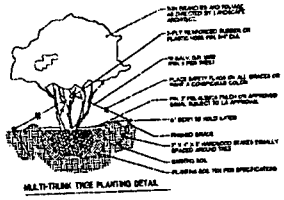
ORLANDO ALONSO ARCHITECTS

CONSULTING ENGINEERS

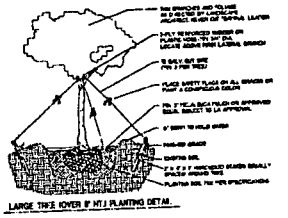
PROPOSED GAS STATION, CAR WASH & "C"-STORE

GABLES PARTNERSHIP

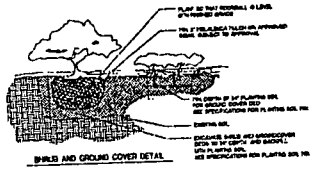
SW1



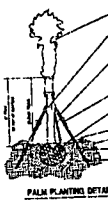
MULTI-TRUNK TREE PLANTING DETAIL



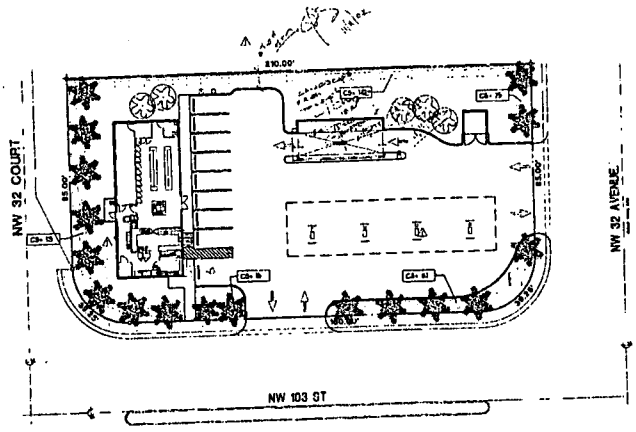
LARGE TREE (OVER 8' HT.) PLANTING DETAIL



SHRUB AND GROUND COVER DETAIL



PALM PLANTING DETAIL



LANDSCAPE SITE PLAN

SCALE: 1:10'-0"

LEGAL DESCRIPTION

LANDSCAPE LEGEND

	REQUIRED	PROVIDED
LANDSCAPE OPEN SPACE (% APPLICABLE)		
NON-VEHICULAR OPEN SPACE (% APPLICABLE)		
LAND AREA (# OF ACRES IN NONRESIDENTIAL)		
TREES: TREES PER NET LOT		
STREET TREES		
SHRUBS: 10 SHRUBS FOR EACH TREE REQUIRED; 50% SHRUBS / HEDGES SHALL BE NATIVE SPECIES		

BUFFERING OPTIONS REQUIRED PURSUANT TO CHAPTER 18 DADE COUNTY CODE

BUFFERING PLAN AND RESIDENTIAL PLAN SHADE

A) OPEN SPACE REQUIRED PER SECTION 33-1F ZONING CODE.
NET LAND AREA = 31,015 SQ. FT. × 0% = 0% - 0.00 SQ. FT.

B) PARKING LOT LANDSCAPING REQUIRED PER CHAPTER 33-1 OF
NUMBER OF PARKING SPACES 5 × 10 SQ. FT. = 50 SQ. FT.

C) ADD A 4% TO 50 SQ. FT. = 52 SQ. FT. = 0.001 SQ. FT. TOTAL LAND AREA REQUIRED

D) MAINTAIN LAND AREA (1000) PERMITTED 331 SQ. FT. 0.00 - 342 SQ. FT.
MAINTAIN LAND AREA PROVIDED 342 SQ. FT.

LEGEND

QUANTITY	KEY	BOTANICAL / COMMON NAME	DESCRIPTION
5		Tabebuia caraiba YELLOW TRUMPET TREE	10' ht. x 6' sp. B&B
11		Bauhinia alba FLORIDA PINK ORCHID TREE	8' o.a. ht. 3½' min. 4' spd. clear 1½" B.B.
344	CS	Conocarpus erectus var. sericeus SILVER BUTTONWOOD	24" ht. x 24" sp. 3 gal.
AS REQ'D	LSW	St. Augustine floridanum	SOLID SOD SOD

GENERAL NOTES

1. THE LANDSCAPE CONTRACTOR IS TO LOCATE AND VERIFY ALL UNDERGROUND AND OVERHEAD UTILITIES PRIOR TO BEGINNING WORK. SHIFT ACT PROPER UTILITY DEPTHS AND / OR BRANCH CONTRACTOR IN ON SO DAMAGE FOR FIELD VERIFICATION. THE OWNER AND THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR ANY DAMAGES TO UTILITY OR BUILDING LINES / SEE ROADWAY PLAN FOR TYPE UTILITY REPAIR.

2. LANDSCAPE CONTRACTOR IS TO VISIT ALL SURVEY DRAWING AND CHECK FOR DISCREPANCIES AND BRING TO THE ATTENTION OF THE ARCHITECT PRIOR TO CONTRACTING WITH THE OWNER.

3. ALL MATERIALS AND UNPLANTED TREE PITS ARE TO BE PROPERLY BARRICADED AND FLAGGED DURING INSTALLATION.

4. ALL PLANTING PLANS ARE DRAWN AS DIRECTIVES FOR SITE LAYOUT. ANY DEVIATIONS SITE CONDITIONS, DIFFICULTIES 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 2 WEEKS PRIOR TO CONSTRUCTION AND DONE ACCORDING TO GOOD NURSERY PRACTICE AS REQUIRED. TRENCH DEPTH SHALL BE 18 IN. TO ROOT BALL SHALL BE 2 FEET OF EACH SIDE OF TREE. BATTERS SHALL BE FILL TRENCH WITH PEAT/PLANTING MIX AS LEAVED OR BOOM PLACED. BATTERS SHALL BE ONCE A MONTH DURING ROOT PRUNING. TOP ROOTS SHALL BE REPAIRED TO SOLID WOOD. RELOCATED TREE SHALL BE LIBERALLY PRUNED BY HAND.

6. ALL EXISTING TREES SHALL COMPLY WITH THE "AMERICAN NATIONAL STANDARD NURSERY STOCK" ANSI Z60.1-1986 "GUIDELINE" FOR SIZE REPRESENTATIVE.

7. LANDSCAPE CONTRACTOR SHALL BEGIN RELOCATED TREES WITH TEMPORARY IRRIGATION OVERTIMES FOR 3-4 WEEKS PRIOR TO THE 7-3 TREES A WEEK UNTIL SYSTEM IS FULLY AUTOMATIC UNDER 50 GALLONS WATER ON SITE.

8. EXISTING TREES TO BE SUPERVISED PRIOR TO BEGINNING OF CONSTRUCTION / SHALL REPAIR IN PLACE DURING CONSTRUCTION.

9. NO HEAVY EQUIPMENT, CONSTRUCTION MATERIALS OR SOIL DEPOSITS ARE TO BE ALLOWED WITHIN TREE DRIPLINES.

10. SITE SHALL BE CLEAN / HEALTHY FREE OF CONSTRUCTION DEBRIS, WEEDS, ROOTS / VINES / DISEASE.

11. ALL PLANT MATERIAL IS TO BE FLORIDA NURSERY / ON SITE PRIOR TO THE FLORIDA DEPARTMENT OF AGRICULTURE'S GRADES AND STANDARDS FOR NURSERY PLANTS.

12. SOD IS TO BE GRADE "A" SOD PER.

13. ALL AREAS MARKED "LAWN" SHALL BE SOLID SODDED "St. AUGUSTINE FLORIDANUM" SOLID SOD. ALL SOD IS TO BE LAID LEVEL, TIGHT, AND OF THE SAME PLANTING MIX.

14. ALL PLANTS ARE TO BE NOT DRENCHED WITH A MINIMUM OF 2 LITRES OF FOLIAGE FEED EACH PLANT AT SIGN.

15. PLANTING PLANS SHALL USE PRECEDENCE OVER PLANT LIST IN CASE OF DISCREPANCIES.

16. NO PLANTS ARE TO BE PLACED WITHIN THE PROPERTY CONSULT OF THE LANDSCAPE ARCHITECT AND SHOULD ADDITIONS AND / OR DELETIONS TO THE PLANT MATERIAL THAT BE APPROVED BY THE PROJECT ARCHITECT.

17. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR PROVIDING THE ON SITE WATER PRESSURE TO SUPPORT THE SYSTEM. SEE CONTRACTOR FOR ALL AREAS SPECIFIED.

18. ALL LANDSCAPE AREAS ARE TO BE PROVIDED WITH ALTERNATE SPRINKLER SYSTEM WHICH PROVIDES 100% COVERAGE / AND 50% OVERLAP.

19. ALL TREES IN LAWN AREAS ARE TO RECEIVE 2 M SPANNER PATTERN SPRINKLER BY THE BASE OF THE TREE.

20. ALL LAWN LOCATED IN PARKING SPACES WITH SOIL TO BE BROUGHT UP TO GRADE. DEEPLY MIX ROOT ZONE AS NOT ACCEPTABLE.

21. PLANTING SOIL FOR TURFS, AND BATTERS SHALL BE MADE FROM NEW MIX FREE OF TOPSOIL, ROCK, SOIL, AND SALT PRESCRIBE PLANTING SOIL FOR ANNUAL BEDS TO BE COMPOSED OF 50 PLANTING SOIL AND 50% SALT PRESCRIBE COARSE SAND AND 30 % ASPHALTIC CONCRETE PLAT FROM 3/4 SALT PRESCRIBE COARSE SAND AND 30 % ASPHALTIC.

22. TREE AND SHRUB PITS WILL BE SUPPLIED WITH "SUPERPHOSPHATE" 0 SHRUB SIZE WITH 2 30-10-5 MULTIPLE OR SUBSTITUTE APPLICATION ACCEPTED BY ARCHITECT INCLUDING A PARAGRAPHER GRADING CONTAINING NUTRIENTS, MULTIPLE AND MORE OF PHOSPHATE.

23. MAINTENANCE:

A. BEGIN MAINTENANCE IMMEDIATELY AFTER PLANTING.

B. MAINTAIN TREES, PALMS, SHRUBS AND OTHER PLANTS UNTIL FINAL ACCEPTANCE BUT IN NO BUT IN NO EVENT LESS THAN 90 CALENDAR PERIOD. 30 DAYS AFTER SUBSTANTIAL COMPLETION OF PLANTING.

C. MAINTAIN TREES, PALMS, SHRUBS AND OTHER PLANTS BY PRUNING, CULTIVATING AND WEEDING AS REQUIRED FOR VIGOROUS GROWTH. REMOVE PLANTING BRACING, TIGHTEN AND REPAIR STAKE AND GUY SUPPORTS AND RESET TREES AND SHRUBS TO PROPER GRADES OR REPLACE STAKE AND GUY SUPPORTS AND RESET TREES AND SHRUBS TO PROPER GRADES OR VERTICAL POSITION AS REQUIRED. REMOVE OR REPLACE DAMAGED WRAPPINGS. SPRAY AS AS REQUIRED TO KEEP TREES AND SHRUBS FREE OF INSECTS AND DISEASES.

D. REMOVE AND REPLACE DAMAGED FINALLY PRUNED OR WITHERED 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, MOWING, TRIMMING, AND OTHER OPERATIONS SUCH AS ROLLING, REGRADING AND REPLANTING AS REQUIRED TO EST ABLISH A SMOOTH, ACCEPTABLE LAWN, FREE OF BARE AREAS OR SHOWS, ACCEPTABLE LAWN, FREE OF 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 PARTY.

ORLANDO ALONSO ARCHITECTS

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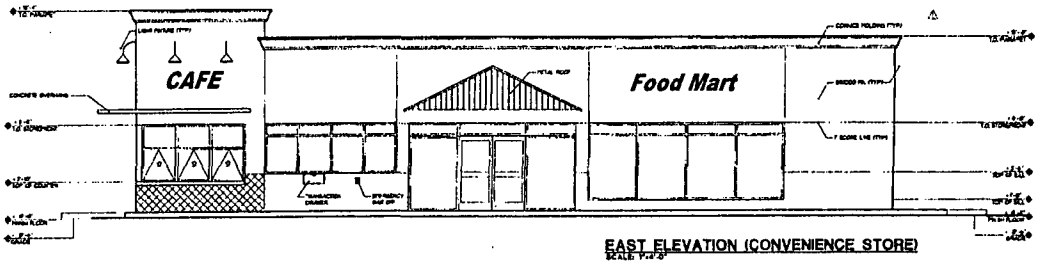
PROPOSED GAS STATION, CAR WASH & "C"-STORE

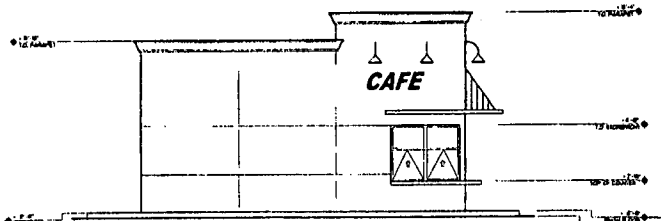
GABLES PARTNERSHIP

32 NW 103 STREET

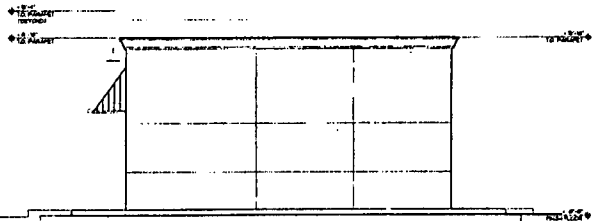
L1



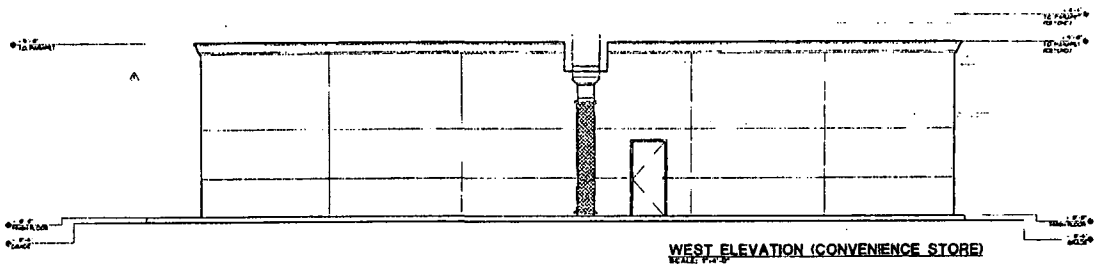
EAST ELEVATION (CONVENIENCE STORE)



SOUTH ELEVATION (CONVENIENCE STORE)



NORTH ELEVATION (CONVENIENCE STORE)



WEST ELEVATION (CONVENIENCE STORE)

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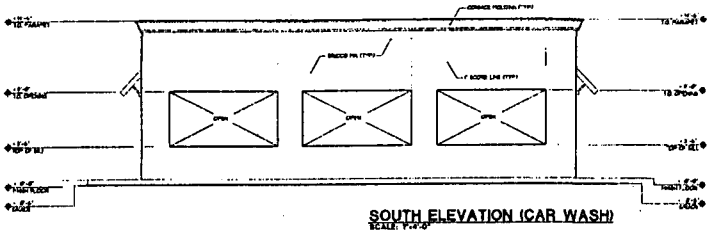
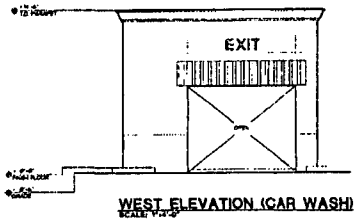
GABLES PARTNERSHIP

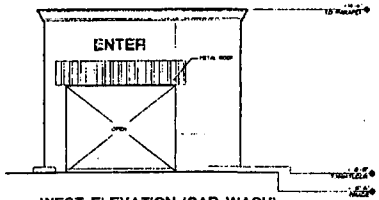
A2



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



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



WEST ELEVATION (CAR WASH)
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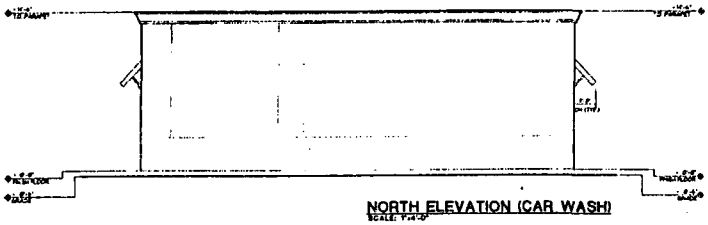

NORTH ELEVATION (CAR WASH)
SCALE: 1"=4'-0"

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A3