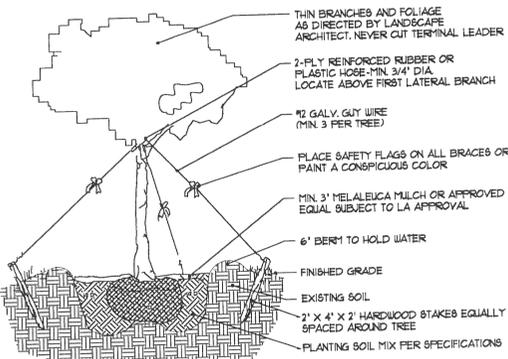
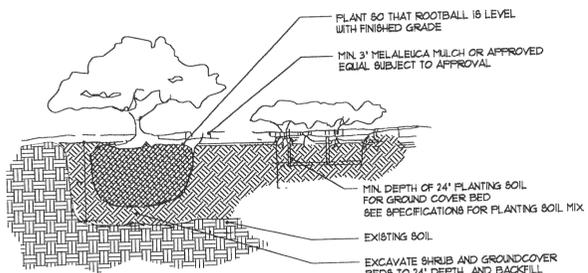


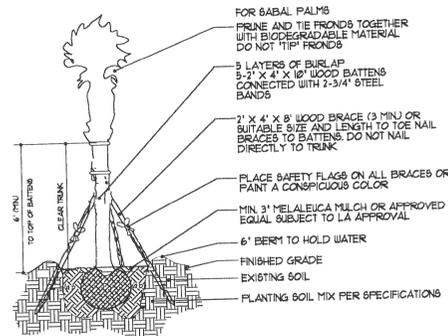
MULTI-TRUNK TREE PLANTING DETAIL



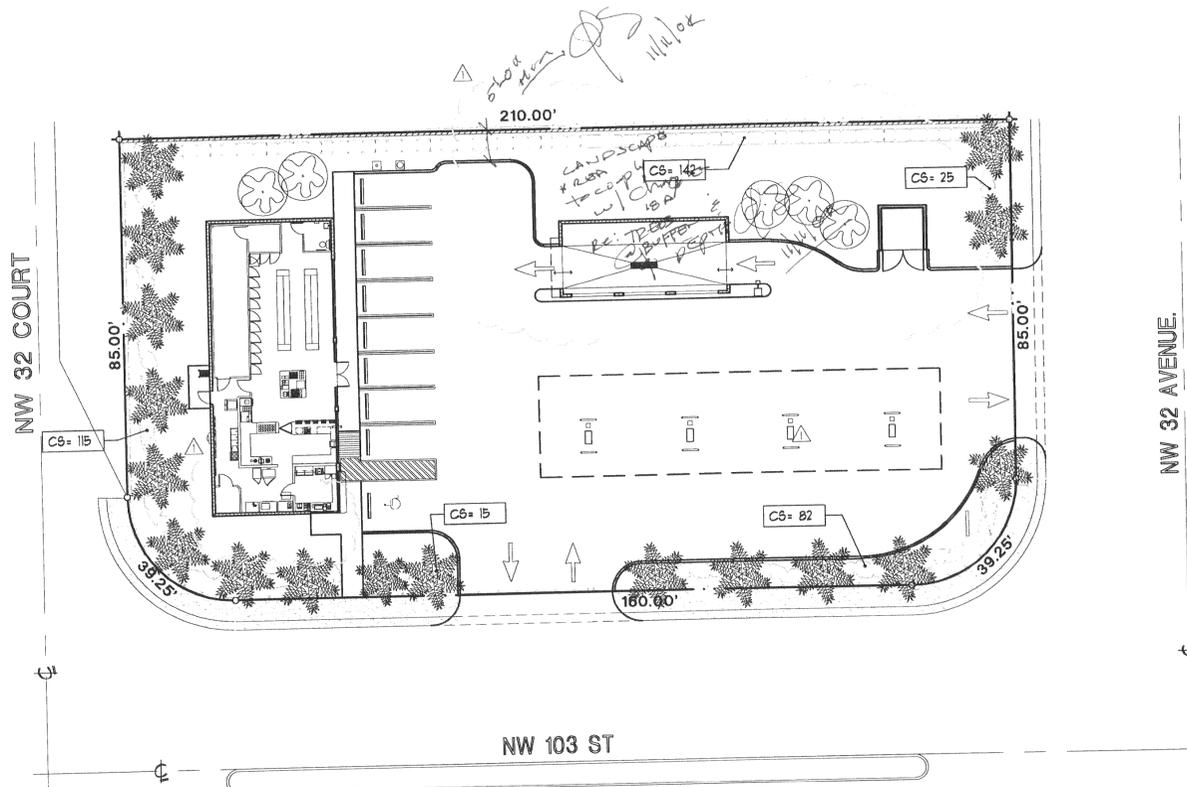
LARGE TREE (OVER 8' HT.) PLANTING DETAIL



SHRUB AND GROUND COVER DETAIL



PALM PLANTING DETAIL



LANDSCAPE SITE PLAN

SCALE: 1"=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, ACHE GULF AIR 2ND ADDITION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 44, PAGE 68, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

GENERAL NOTES

- 1- THE LANDSCAPE CONTRACTOR IS TO LOCATED AND VERIFY ALL UNDERGROUND AND OVERHEAD UTILITIES PRIOR TO BEGINNING WORK. CONTACT PROPER UTILITY COMPANIES AND / GENERAL CONTRACTOR PRIOR TO DIGGING FOR FIELD VERIFICATION. THE OWNER AND THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR ANY DAMAGES TO UTILITY OR IRRIGATION LINES (SEE ROADWAY PLANS FOR MORE UTILITY NOTES).
- 2- LANDSCAPE CONTRACTOR IS TO VERIFY ALL CURRENT DRAWINGS AND CHECK FOR DISCREPANCIES AND BRING TO THE ATTENTION OF THE ARCHITECT PRIOR TO COMMENCING WITH THE WORK.
- 3- ALL UNATTENDED AND UNPLANTED TREE PITS ARE TO BE PROPERLY BARRICADED AND FLAGGED DURING INSTALLATION.
- 4- ALL PLANTING PLANS ARE ISSUED AS DIRECTIVES FOR SITE LAYOUT. ANY DEVIATIONS, SITE CHANGES, ETCETERA ARE 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 8 WEEKS PRIOR TO CONSTRUCTION AND DONE ACCORDING TO GOOD NURSERY PRACTICE AS REQUIRED. TRENCH DEPTH SHALL BE 18"-36" ROOT BALL SHALL BE A MINIMUM OF 60" WHEN ROOT PRUNED. FILL TRENCH WITH FIBROUS-MATERIAL SUCH AS LEAVES OR WOOD SHAVINGS. WATERING SHALL BE ONCE A WEEK DURING ROOT PRUNING. TORN ROOTS SHALL BE TRIMMED TO SOLID WOOD. RELOCATED TREE SHALL BE LIGHTLY PRUNED BY HAND.
- 6- ALL EXISTING TREES SHALL COMPLY WITH THE "AMERICAN NATIONAL STANDARD INSTITUTE. (ANSI) 300-1999" CURRENT EDITION RESPECTIVELY.
- 7- LANDSCAPE CONTRACTOR SHALL WATER RELOCATED TREES WITH TEMPORARY IRRIGATION EVERYDAY FOR THE FIRST MONTH THEN 2-3 TIMES A WEEK UNTIL SYSTEM IS FULLY AUTOMATIC. OWNER TO SUPPLY WATER ON SITE.
- 8- EXISTING TREES TO BE BARRICADED PRIOR TO BEGINNING OF CONSTRUCTION & SHALL REMAIN IN PLACE DURING CONSTRUCTION.
- 9- NO HEAVY EQUIPMENT, CONSTRUCTION MATERIALS OR SOIL DEPOSITS ARE TO BE ALLOWED INSIDE TREE BARRIERS.
- 10- TOPSOIL SHALL BE CLEAN & REASONABLY FREE OF CONSTRUCTION DEBRIS, WEEDS, ROCKS, & NOXIOUS PESTS & DISEASE.

- 13- ALL PLANT MATERIAL IS TO BE FLORIDA NUMBER 1 OR BETTER PURSUANT TO THE FLORIDA DEPARTMENT OF AGRICULTURE'S GRADES AND STANDARDS FOR NURSERY PLANTS.
- 14- SOD IS TO BE GRADE 1" UNDEE FREE.
- 15- ALL AREAS MARKED "LAWN" SHALL BE SOLID SODDED 'ST. AUGUSTINE FLORATAM' SOLID SOD. ALL SOD IS TO BE LAID LEVEL, TIGHT, AND CUT EVEN ALONG PLANTING BEDS.
- 16- ALL PLANTS ARE TO BE TOP DRESSED WITH A MINIMUM 3" LAYER OF MELALEUCA MULCH, EUCALYPTUS MULCH OR EQUAL.
- 17- PLANTING PLANS SHALL TAKE PRECEDENCE OVER PLANT LIST IN CASE OF DISCREPANCIES.
- 18- NO CHANGES ARE TO BE MADE WITHOUT THE PRIOR CONSENT OF THE LANDSCAPE ARCHITECT AND OWNER ADDITIONS AND / OR DELETIONS TO THE PLANT MATERIAL MUST BE APPROVED BY THE PROJECT.
- 19- LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR PROVIDING THEIR OWN SQUARE FOOTAGE TAKEOFFS AND FIELD VERIFICATIONS FOR 100% SOD COVERAGE FOR ALL AREAS SPECIFIED.
- 20- ALL LANDSCAPE AREAS ARE TO BE PROVIDED WITH AUTOMATIC SPRINKLER SYSTEM WHICH PROVIDE 100% COVERAGE, AND 50% OVERLAP.
- 21- ALL TREES IN LAWN AREAS ARE TO RECEIVE A 24" DIAMETER MULCHED SAUCER AT THE BASE OF THE TRUNK.
- 22- ALL LAWN LOCATED IN PARKING ISLANDS AFTER SOLL IS BROUGHT UP TO GRADE. DEEPLY SET ROOT BALLS ARE NOT ACCEPTABLE.
- 23- PLANTING SOIL FOR TOPSOIL AND BACKFILL SHALL BE 50/50 MIX. NEMATODE FREE BY MORRIS MAGIC SOIL, HIALEAH FLORIDA. PLANTING SOIL FOR ANNUAL BEDS TO BE COMPRISED OF 50% CANADIAN PEAT MOSS, 25% SALT FREE COARSE SAND AND 25% AEROLITE.
- 24- TREE AND SHRUB PITS WILL BE SUPPLEMENTED WITH 'AGRIFORM PELLETS', 21 GRAM 8/2Z WITH A 20-10-10 ANALYSIS, OR SUBSTITUTE APPLICATION ACCEPTED BY ARCHITECT. DELIVER IN MANUFACTURER'S STANDARD CONTAINERS SHOWING WEIGHT, ANALYSIS AND NAME OF MANUFACTURER.

LANDSCAPE LEGEND			
CHAPTER 18A - ORDINANCE - 92-22			
ZONE DISTRICT:	REQUIRED	PROVIDED	
BU-1A			
GRASS LAND: 0.57 ACRE	NET LAND: 22,832 SF	WATER BODIES: 0	
LANDSCAPE OPEN SPACE (IF APPLICABLE):	4,110 SF (18 %)	7,918 SF. (34.68%)	
GREENBELT WIDTH (IF APPLICABLE):			
LAWN AREA (AS DEFINED IN ORDINANCE):	20 %	20 %	
TREES:			
TREES PER NET LOT	12	22	
(NOTE: 30% OF REQUIRED TREES AND/OR PALMS SHALL BE NATIVE SPECIES NO MORE THAN 20% OF THE NATIVE TREE SHALL BE BABEL PALMETTO (CABBAGE PALM))			
STREET TREES	11	11	
(TREES IN THE RIGHT-OF-WAY (. .) OR ON PRIVATE PROPERTY WILL REQUIRE PUBLIC WORKS APPROVAL OR SPECIAL TAXING DISTRICT.)			
SHRUBS	170	268	
10 SHRUBS FOR EACH TREE REQUIRED			
30% SHRUBS / HEDGES SHALL BE NATIVE SPECIES			
IRRIGATION SYSTEM REQUIRED PURSUANT TO CHAPTER 33 DADE COUNTY CODE			
BUSINESS (BU) AND INDUSTRIAL (IU) ZONES:			
A) OPEN SPACE REQUIRED PER SECTION 33.07 ZONING CODE. NET LOTE AREA (22,832 SQ. FT. SF x 18% = 4,110 SQ. FT.)			
B) PARKING LOT LANDSCAPING REQUIRED PER CHAPTER 18A-6 (J) NUMBER OF PARKING SPACES 9 x 10 SQ. FT. = 90 SQ. FT.			
C) ADD A 15' x 40' (420 SQ. FT. + 90 SQ. FT.) = 4200 SQ. FT. (TOTAL LAWN AREA REQUIRED)			
D) MAXIMUM LAWN AREA (SOD) PERMITTED 20% OF A+B = 840 SQ. FT. MAXIMUM LAWN AREA PROVIDED 840 SQ. FT.			

LEGEND			
QUANTITY	KEY	BOTANICAL / COMMON NAME	DESCRIPTION
5		<i>Tecelaria cerata</i> YELLOW TRUMPET TREE	10' H. x 6' apr. fg
11		<i>Royalstonia elata</i> FLORIDA ROYAL PALM	14' o. s. ht. 25" o.c. 4' gray wood fg/B + B
268		<i>Conocarpus erectus</i> 'sericeus' SILVER BUTTONWOOD	24" ht. x 24' apr. 3 gal.
AS REQ'D	LAWN	St. Augustine Floratan	SOLID EVEN SOD

- 25- MAINTENANCE
 - A. BEGIN MAINTENANCE IMMEDIATELY AFTER PLANTING.
 - B. MAINTAIN TREES, PALMS, SHRUBS AND OTHER PLANTS UNTIL FINAL ACCEPTANCE BUT IN NO CASE LESS THAN FOLLOWING PERIOD: 30 DAYS AFTER SUBSTANTIAL COMPLETION OF PLANTING.
 - C. MAINTAIN TREES, PALMS, SHRUBS AND OTHER PLANTS BY PRUNING, CULTIVATING AND WEEDING AS REQUIRED FOR HEALTHY GROWTH. RESTORE PLANTING SAUCERS. TIGHTEN AND REPAIR STAKE AND GUY SUPPORTS AND REBET TREES AND SHRUBS TO PROPER GRADES OR VERTICAL POSITION AS REQUIRED. RESTORE OR REPLACE DAMAGED WRAPPINGS. SPRAY AS AS REQUIRED TO KEEP TREES AND SHRUBS FREE OF INSECTS AND DISEASES.
 - D. REMOVE AND REPLACE EXCESSIVELY PRUNED OR MISFORMED 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. BEEDED LAWNS, NOT LESS THAN 60 DAYS AFTER SUBSTANTIAL COMPLETION.
 - F. MAINTAIN LAWNS BY WATERING FERTILIZING, WEEDING, MOVING, TRIMMING, AND OTHER OPERATIONS SUCH AS ROLLING, REGRADING AND REPLANTING AS REQUIRED TO ESTABLISH A SMOOTH, ACCEPTABLE LAWN, FREE OF ERODED OR 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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Job Number
04010L1
Drawing Number
04/14/04
04/14/04 (D.L.)
10/12/04 (A.B.)

CONSULTING ENGINEERS

PROPOSED GAS STATION, CAR WASH & 'C'-STORE
GABLES PARTNERSHIP
3215 NW 103 STREET
FLORIDA
DADE COUNTY
(305) 740-4373

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