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Perimeter Masonry Fence  
 for an Existing  
 Industrial Property

4733 E. 10th Lane  
 Hialeah, FL 33013

Plate No. 04-3105-004-0370 and 04-3105-001-1120

NO REVISIONS / SUBMISSIONS  
 FIRE DEPARTMENT COMMENTS 12-02-14 DATE

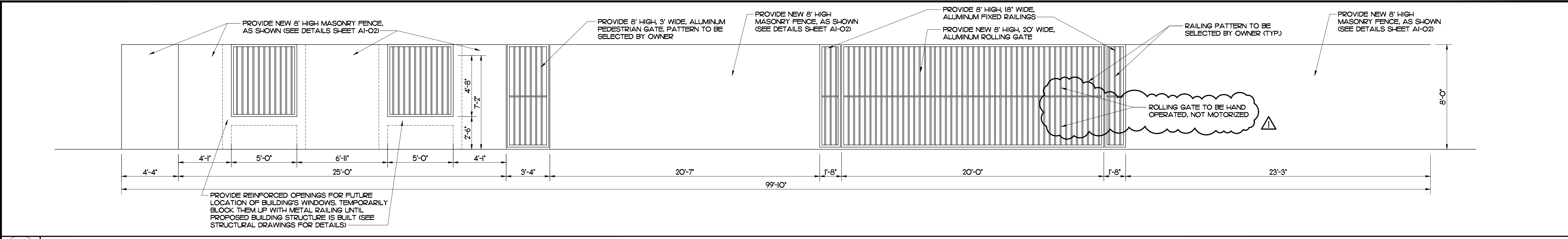
SITE PLAN, DETAILS, AND  
 ZONING INFORMATION

DRAWN BY: L. CAPOTE  
 PROJECT NO: 14572-1  
 ARCHITECT OR ENGINEER OF RECORD: JORGE S. AZZE  
 ISSUE DATE: 09-26-14  
 SCALE: AS SHOWN

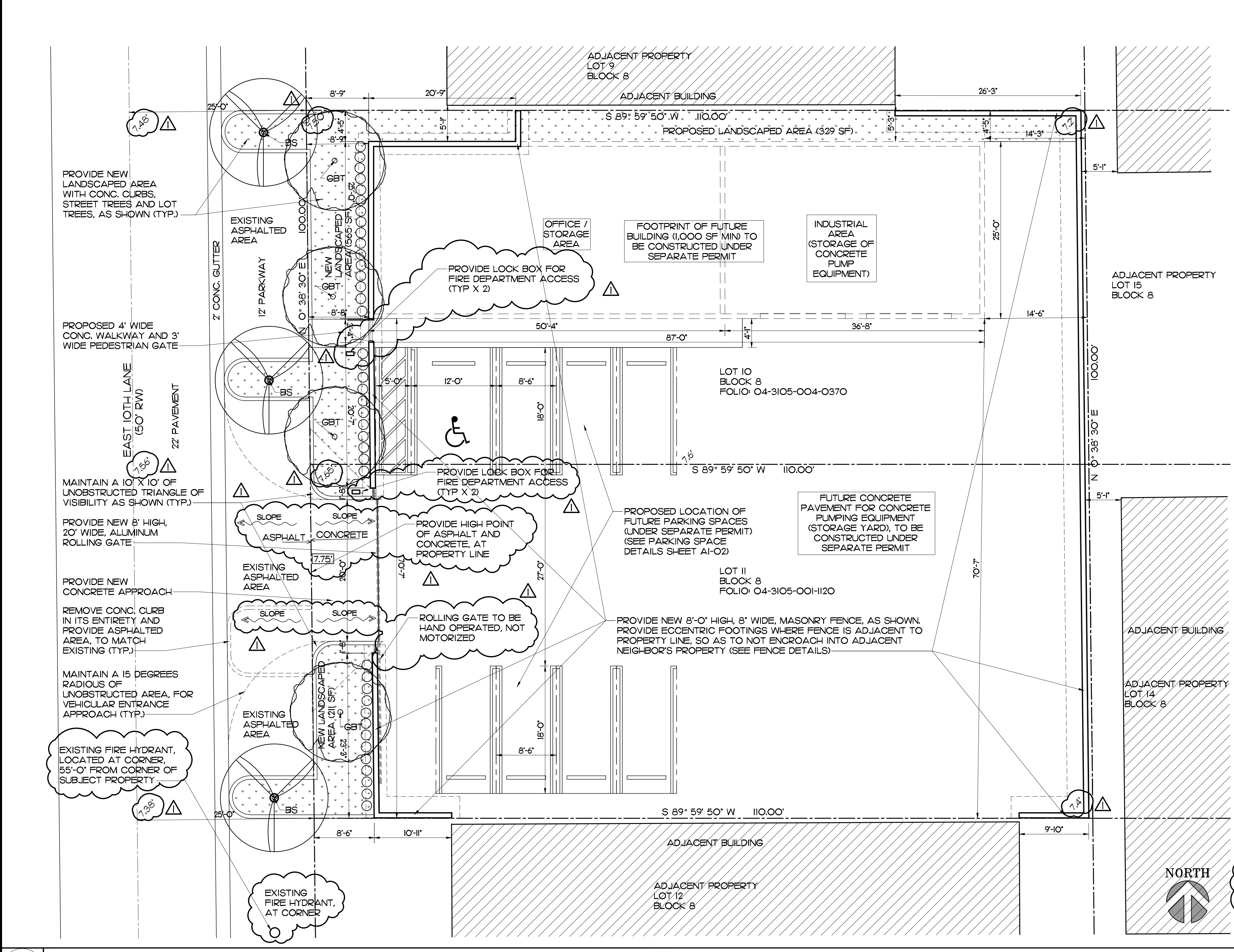
JORGE S. AZZE  
 09688  
 DRAWING NO.

A1-01

SHEET OF



L-1 MASONRY FENCE WITH GATES ELEVATION  
 A1-01 SCALE 1/4"=1'-0"



A-1 SITE PLAN  
 A1-01 SCALE 1/4"=1'-0"

**ZONING INFORMATION:** (CITY OF HIALEAH ZONING CODE)

FOLIO NUMBER:	04-3105-004-0370 AND 04-3105-001-1120
LEGAL DESCRIPTION:	BLOCK 8, LOTS 10 AND 11, OF INGLESIDE PARK, B/P 10/31
ZONING DISTRICT:	MH (INDUSTRIAL)
FLOOD ZONE:	AH
BASE FLOOD ELEVATION:	7'-0"
PROPOSED USE:	OFFICE / STORAGE (CURRENTLY VACANT LAND)
LOT AREA:	11,000 SF (0.25 ACRES)

MH	REQUIRED / ALLOWED	PROVIDED
MIN. LOT WIDTH:	75 FT	100 FT
MIN. LOT DEPTH:	100 FT	110 FT
MIN. SF OF BUILDING:	1,000 SF	3,435 SF
MAX. BLDG. HEIGHT ALLOWED:	6 STORIES 95 FT	2 STORIES 25 FT
MIN. SETBACKS REQUIRED:		
FRONT:	0 FT	8'-8"
REAR:	2'-7" TO 5'-1"	15'-3"
INTERIOR SIDE (LEFT / NORTH-):	2'-7" TO 5'-1"	4'-5"
INTERIOR SIDE (RIGHT / SOUTH-):	2'-7" TO 5'-1"	7'-0" TO 7'-7"
BETWEEN BUILDINGS OR FENCES:	2'-7" TO 5'-1"	5'-1"

**LANDSCAPE REQUIREMENTS**  
 (MIAMI-DADE COUNTY LANDSCAPE MANUAL AND CITY OF HIALEAH CODE OF ORDINANCES)

	REQUIRED OR ALLOWED	PROVIDED
LOT TREES (2 PALMS = 1 TREE)	15 X 0.25 ACRE = 4 MIN.	4 TREES
STREET TREES (25' SPACED * 25' WHEN POWER LINES PRESENT) (PALMS SPACED * 25')	100 FT / 35 = 3 TREES OR PALMS	3 TREES
LAWN AREA (PERVIOUS)	11,000 SF X 10% = 1,100 SF MIN.	1,105 SF
SHRUBS	REQ. TREE X 10 = 4 X 10 = 40 MIN.	40 SHRUBS

NOTE: SEE LANDSCAPE NOTES AND DETAILS THIS SHEET

**NEW TREES-LEGEND**

CODE	COMMON NAME	BOTANICAL NAME	OVERALL SIZE AND SPACING (MIN)	D.B.H. (MIN)	QUANTITY
STREET TREES					
GBT	GREEN BUTTWOOD TREE	CONOCARPUS ERECTUS	12'-0" HIGH (* 35)	2"	3
LOT TREES					
BS	GUINJO LIMBO	BURSERA SIMARUBA	12'-0" HIGH	2"	4
SHRUBS					
CLR	PITCH APPLE	CLUSIA ROSEA	18" HIGH (* 30')	-	40



**BUILDING AREAS:**

	OFFICE	STORAGE	INDUSTRIAL	TOTAL
GROUND FLOOR:	1,259 SF	-	917 FT	2,176 FT
2ND FLOOR:	-	1,259 SF	1,259 SF	2,518 SF
TOTAL:	1,259 SF	1,259 SF	917 FT	3,435 SF

OCCUPANCY CLASSIFICATION: BUSINESS (GROUP B) / STORAGE (GROUP S - ORDINARY HAZARD PER NFPA-101-2010) (GROUP S-2 - LOW HAZARD PER FBC 2010)

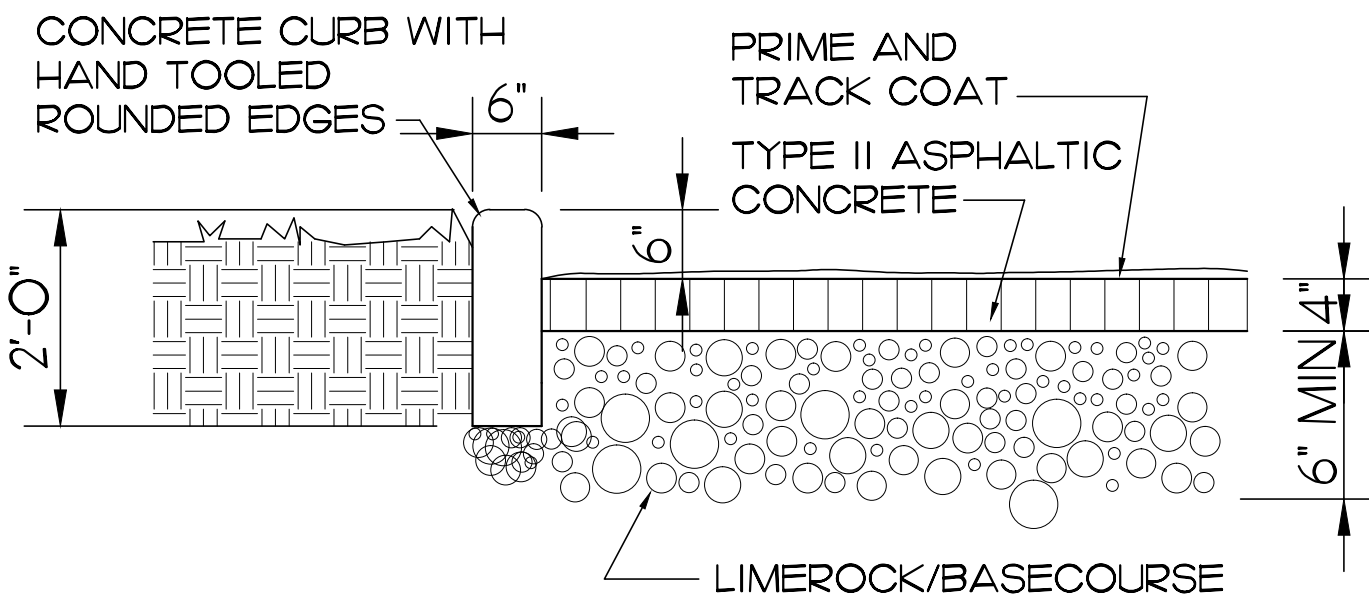
OCCUPANT LOAD: OFFICE - 1,259 SF / 100 = 13 PERSONS  
 (BUSINESS - 100 SF GROSS PER PERSON) (TABLE 7.3.1.2 - NFPA 101/TABLE 100.4.1 - FBC 2010)  
 STORAGE (GROUND FLOOR) - 917 SF / 300 = 3 PERSONS  
 STORAGE (2ND FLOOR) - 1,259 SF / 300 = 4 PERSONS  
 (STORAGE - 300 SF GROSS PER PERSON (TABLE 100.4.1 - FBC 2010)) (STORAGE - NOT LIMITED (TABLE 7.3.1.2 - NFPA 101))  
 TOTAL = 20 PERSONS

BUILDING TYPE: II-B (NOT PROTECTED REINFORCED CONCRETE FLOOR AND ROOF STRUCTURES AND REINFORCED CONCRETE MASONRY WALLS)  
 FIRE SPRINKLERS: NO  
 FIRE ALARM: NO

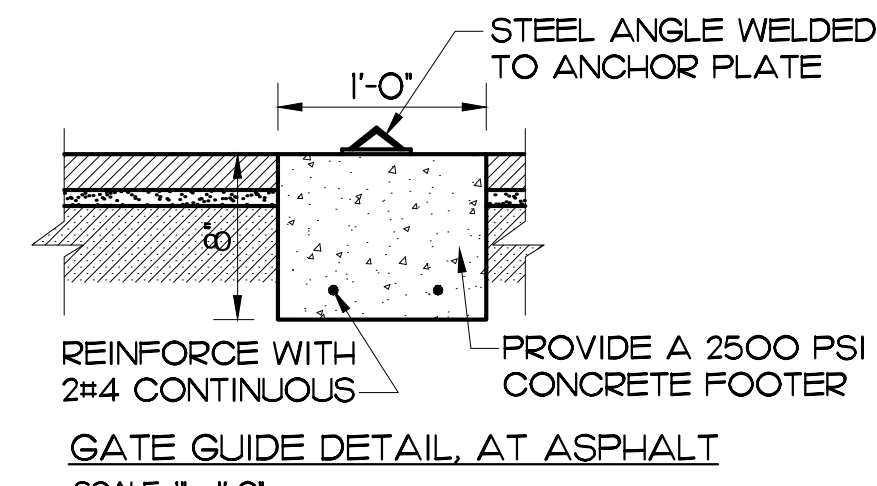
**PARKING CALCULATION:**  
 OFFICE - 1,259 SF / 200 = 6.3 PS  
 INDUSTRIAL (GROUND FLOOR) - 917 SF / 1,000 = 0.9 PS  
 STORAGE (2ND FLOOR) - 1,259 SF / 2,000 = 0.6  
 TOTAL = 8 PARKING SPACES

**SCOPE OF WORK:**  
 1. CONSTRUCT MASONRY FENCE AROUND PROPERTY PERIMETER.  
 2. CONSTRUCT IMPROVEMENTS ON RIGHT-OF-WAY (LANDSCAPED PLANTERS WITH TREES AND CONCRETE CURBS)  
 3. CONSTRUCT LOT CONCRETE DRIVEWAY AT ENTRANCE GATE, TO COINCIDE WITH NEW ASPHALT APPROACH IN RIGHT-OF-WAY.  
 4. FUTURE BUILDING AND FUTURE PARKING SHOWN ON FUTURE CONCRETE PAVEMENT FOR COMPLIANCE WITH ZONING REQUIREMENTS.  
 5. THE BUILDING, PARKING PAVEMENT AND DRAINAGE SYSTEM ARE PART OF A SEPARATE PERMIT, BEING PRESENTED IMMEDIATELY AFTER THIS PERMIT.

A-12 ZONING INFORMATION  
 A1-01 SCALE N.T.S.



L-6 CONCRETE CURB DETAIL  
AI-02 SCALE 3/4" = 1'-0"



L-10 GATE GUIDE DETAIL  
AI-02 SCALE 1" = 1'-0"

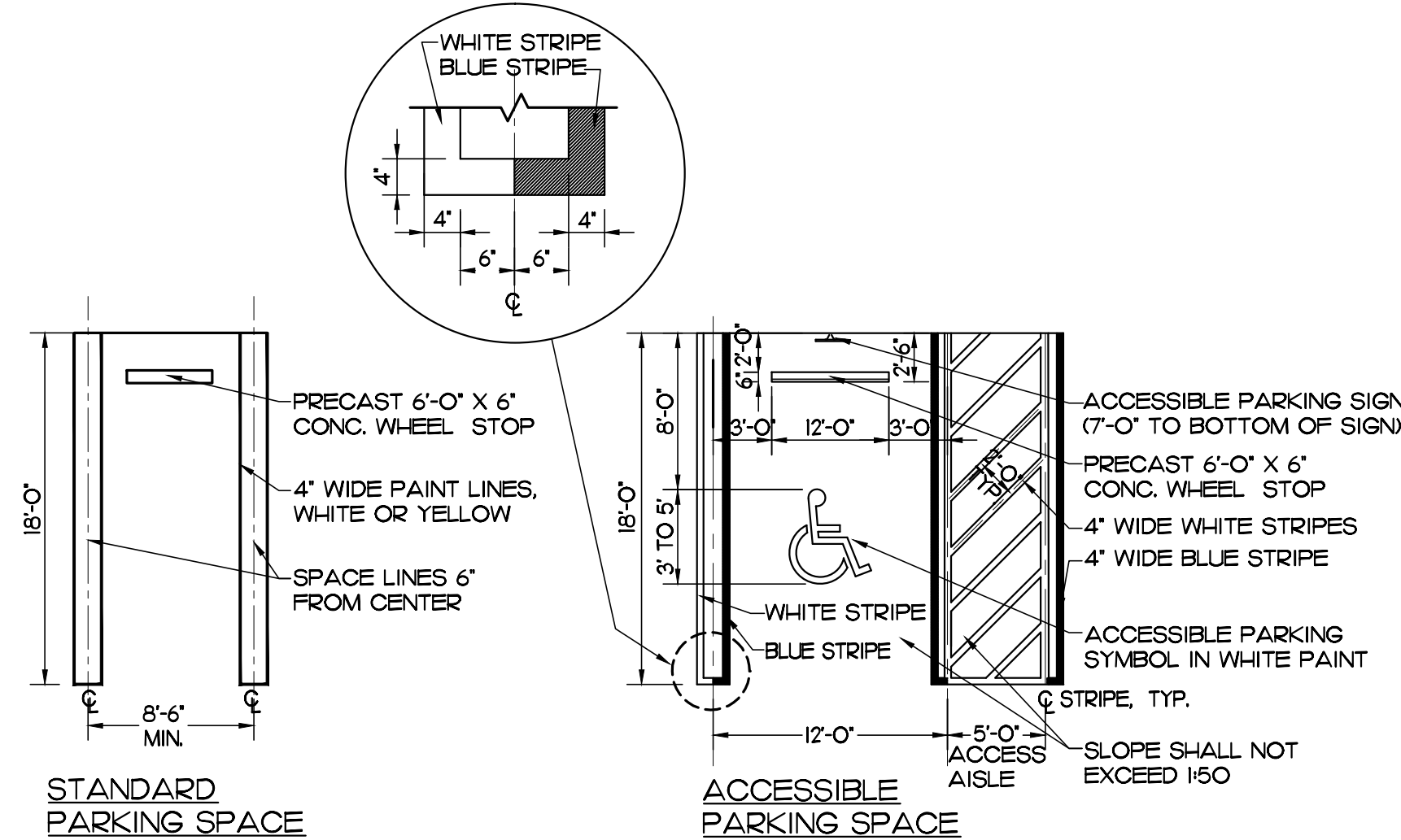
LANDSCAPE NOTES (EXTRACTED FROM CHAPTER 18-A, MIAMI-DADE COUNTY LANDSCAPING ORDINANCE:

- LOT TREES:
 

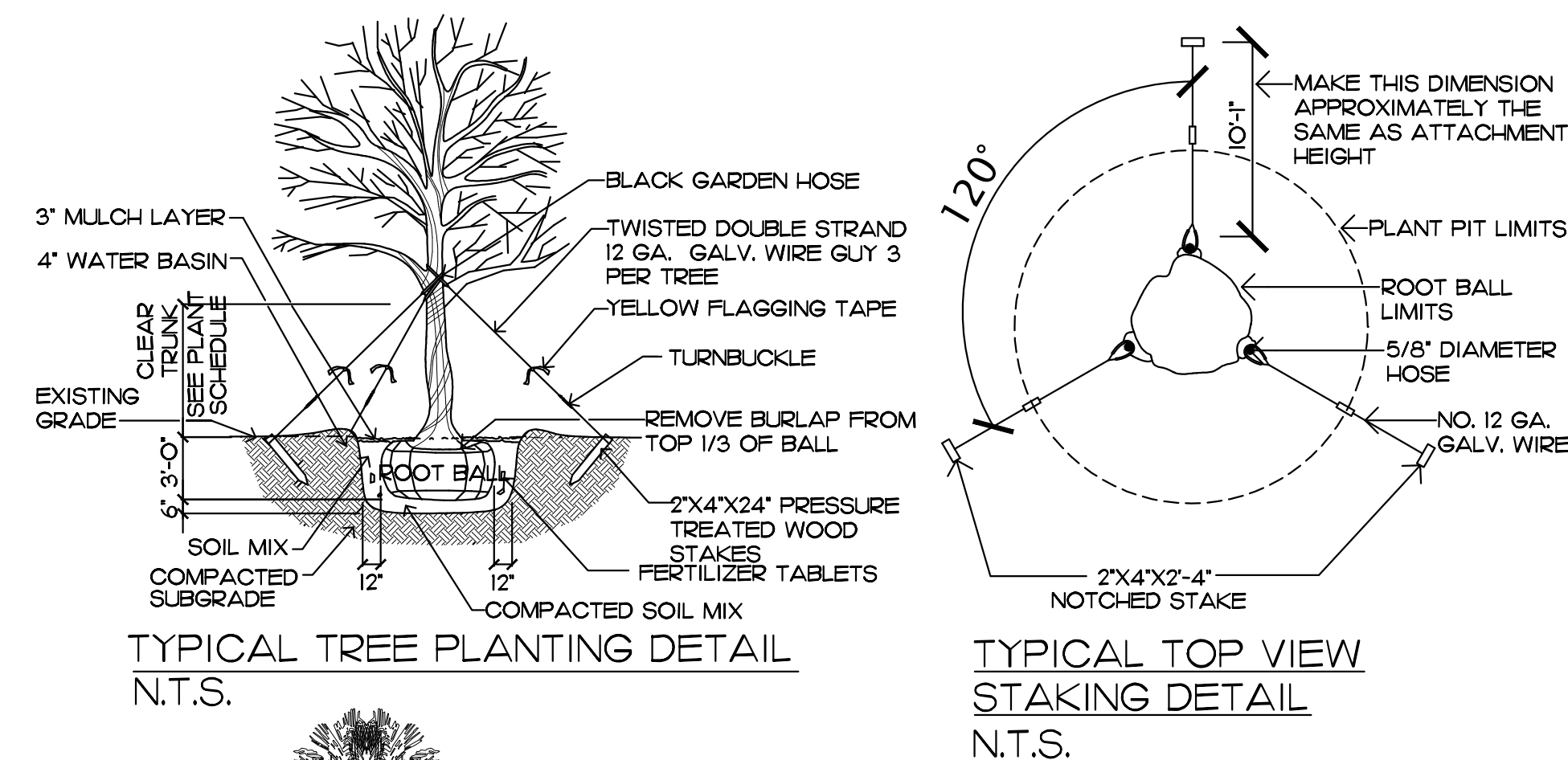
REQUIRED/ALLOWED	MIN. HEIGHT AT TIME OF PLANTING	MIN. CALIPER AT TIME OF PLANTING
LOT TREES (GENERAL)	10 FT	2 IN.
NATIVE SPECIES AS LOT TREES	8 FT	1-1/2 IN.
PALMS AS LOT TREES	10 FT	3 IN.
- STREET TREES:
 

REQUIRED/ALLOWED	MIN. HEIGHT AT TIME OF PLANTING	MIN. HEIGHT AT TIME OF PLANTING	MIN. CALIPER AT TIME OF PLANTING	MIN. CLEAR TRUNK AT TIME OF PLANTING	MIN. SPACING	
STREET TREES (GENERAL)	TYPICALLY GROWN IN MIAMI-DADE COUNTY	20 FT	12 FT	2 IN.	4 FT	35 FT
PALMS AS STREET TREES (QUEEN PALMS NOT ALLOWED)	1 PALM = 1 TREE	15 FT	14 FT	4 IN.	-	25 FT
STREET TREES BELOW POWER LINES	LOW GROWING TREES MATURING TO A HEIGHT AND SPREAD NOT ENCRUCHING WITHIN 5 FT OF POWER LINES	-	8 FT	1-1/2 IN.	4 FT	25 FT
- GRASSED AREAS FOR ORGANIZED SPORTS SUCH AS FOOTBALL AND SOCCER OR PLAYGROUNDS, THAT ARE CLEARLY IDENTIFIED ON A LANDSCAPE PLAN SHALL NOT BE COUNTED TOWARD CALCULATING TREE REQUIREMENTS.
- PROHIBITED AND CONTROLLED TREE SPECIES SHALL NOT BE COUNTED TOWARD FULFILLING MINIMUM TREE REQUIREMENTS. PROHIBITED TREES SHALL BE REMOVED FROM THE SITE.
- 80% OF THE TREES SHALL BE LISTED IN THE MIAMI-DADE LANDSCAPE MANUAL, THE MIAMI-DADE STREET TREE MASTER PLAN AND/OR THE UNIVERSITY OF FLORIDA'S LOW-MAINTENANCE LANDSCAPE PLANTS FOR SOUTH FLORIDA LIST.
- TREES SHALL BE PLANTED TO PROVIDE SHADE TO RESIDENTIAL STRUCTURES OF A HEIGHT OF THIRTY-FIVE (35) FEET OR LESS. AT LEAST TWO (2) REQUIRED LOT TREES SHALL BE POSITIONED IN THE ENERGY CONSERVATION ZONE AS DEFINED HEREIN. ALL EXTERIOR AIR CONDITIONING UNITS, EXCEPT FOR AIR CONDITIONING UNITS PLACED ON THE ROOF, SHALL BE SHADED BY TREES AND/OR SHRUBS AS REFERENCED IN THE LANDSCAPE MANUAL.
- OF THE REQUIRED TREES AT LEAST:
  - 30% SHALL BE NATIVE SPECIES; AND
  - 50% SHALL BE LOW MAINTENANCE AND DROUGHT TOLERANT; AND
  - NO MORE THAN 30% SHALL BE PALMS.
- LAWN AREA MULCH BUFFERS BETWEEN DISSIMILAR USES, IRRIGATION, AMONG OTHER ELEMENTS SHALL BE IN ACCORDANCE WITH CHAPTER 18-A ORDINANCE
- CABBAGE PALMS (SABAL PALMETTO) THAT ARE HARVESTED FROM THE WILD SHALL NOT BE USED TO SATISFY MINIMUM LANDSCAPING REQUIREMENTS. ONLY EXISTING CABBAGE PALMS, WHICH ARE RESCUED FROM GOVERNMENT APPROVED DONOR SITES, TRANSPLANTED WITHIN THE SITE, OR COMMERCIALY GROWN FROM SEED SHALL BE COUNTED TOWARDS THE MINIMUM TREE AND NATIVE PLANT REQUIREMENTS.
- VINES SHALL BE 12 IN. IN LENGTH AT TIME OF PLANTING
- SHRUBS: ALL SHRUBS SHALL BE 18" MIN. HIGH AT TIME OF PLANTING. THE REQUIRED NUMBER IS 10 PER REQUIRED TREE. OF THE PROVIDED SHRUBS AT LEAST:
  - 30% SHALL BE NATIVE SPECIES; AND
  - 50% SHALL BE LOW MAINTENANCE AND DROUGHT TOLERANT; AND
  - 80% SHALL BE LISTED IN THE MIAMI-DADE LANDSCAPE MANUAL, THE MIAMI-DADE STREET TREE MASTER PLAN AND/OR THE UNIVERSITY OF FLORIDA'S LOW-MAINTENANCE LANDSCAPE PLANTS FOR SOUTH FLORIDA LIST. WHEN USED AS A VISUAL SCREEN, BUFFER, OR HEDGE, SHRUBS SHALL FORM A CONTINUOUS, UNBROKEN AND SOLID VISUAL SCREEN WITHIN 1 YEAR AFTER PLANTING, AND SHALL BE:
    - 18" HIGH SPACED 30" OC, OR
    - 36" HIGH SPACED 48" OC.
- PARKING LOT BUFFERS (ADJACENT TO RIGHT-OF-WAY OR PRIVATE STREET) SHALL BE:
  - CONTINUOUS PLANTING AND/OR WALL 3 FT HIGH, 7 FT WIDE, AND
  - AT TIME OF PLANTING: 18 IN. HIGH MIN. SPACED 30 IN. OC, OR 36 IN. HIGH SPACED 48 IN. OC.
- LANDSCAPED AREAS IN PARKING LOTS (IN ADDITION TO REQUIRED OPEN SPACE) SHALL BE:
  - 10 SF PER PARKING SPACE, AND
  - DENSITY: 1 TREE PER 80 SF OF LANDSCAPED AREA, EXCLUSIVE OF PARKING LOT BUFFERS, AND
  - PLANTING AREAS MIN. WIDTH 5 FT, EXCLUSIVE OF THE CURB DIMENSION
- ALL PLANTS SHALL MEET THE MINIMUM STANDARD OF FANCY AS SPECIFIED IN GRADE AND STANDARDS FOR NURSERY PLANTS AS PUBLISHED BY THE DIVISION OF PLANT INDUSTRY, FLORIDA DEPARTMENT OF AGRICULTURE, LATEST EDITION.
- ALL SHRUBS TO BE PLANTED A MINIMUM OF 24" AND GROUND COVERS A MINIMUM OF 12" FROM THE EDGE OF ANY HARDSCAPE (WALKS, BUILDING WALLS, POND'S EDGE, ETC.). SHRUBS SUCH AS IXORA, RAPHIOLEPSIS AND OTHER SPECIES WHICH GROW LARGER THAN 48" SPREAD, SHALL BE PLANTED AT 1/2 THE ESTIMATED ADULT'S SPREAD DIAMETER FROM THE EDGES OF ANY HARDSCAPE.
- ALL TREES AND PALMS OVER 8' IN HEIGHT SHALL BE BRACED TO PREVENT LATERAL MOVEMENT FOR A PERIOD OF SIX MONTHS FROM THE DATE OF PLANTING. EITHER WOOD BRACES AS SHOWN IN THE PLANTING DETAIL, OR THE WIRE AND TURNBUCKLE METHOD SHALL BE USED. NO NAILS, SCREWS, METAL STRAPS OR WIRES ARE TO BE USED DIRECTLY AGAINST THE TREES OR PALMS TRUNKS.
- ALL PALMS EXCEPT FOR SPECIES SUCH AS COCOS, ACOELORRAPHIS, RAPHIS, AND OTHER MULTITRUNK PALMS, SHALL HAVE STRAIGHT TRUNKS. NO CURBED OR ARCHED TRUNKS WILL BE ACCEPTABLE. ALL PALMS TRUNKS SHALL BE FREE OF SCARS, DECAY OR ANY DAMAGE CAUSED BY DIGGING, TRANSPORT OR PLANTING HANDLING OF THE SAME.
- ALL WORK SHALL CONFORM TO THE MIAMI-DADE COUNTY LANDSCAPE ORDINANCE AND ANY OTHER MUNICIPAL LANDSCAPE ORDINANCE IN EFFECT AT THE PROJECT'S LOCATION. ALL WORK BY THE LANDSCAPE CONTRACTOR SHALL BE PERFORMED IN A PROFESSIONAL AND SOUND MANNER IN ACCORDANCE WITH ESTABLISHED STANDARDS OF LANDSCAPE INSTALLATION PRACTICES AND WORKMANSHIP.
- LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR VERIFYING PLANT QUANTITIES PRIOR TO BIDDING. QUANTITIES SHOWN IN THE PLANS MAY VARY DUE TO ACTUAL SITE SCALE, JOB CONDITIONS ETC.. ARCHITECT ASSUMES NO RESPONSIBILITY FOR THE ACTUAL PLANT COUNT NECESSARY FOR THE SUCCESSFUL COMPLETION OF THE WORK.
- LANDSCAPE CONTRACTOR AND HIS SUBCONTRACTORS SHALL BE LICENSED AND INSURED AS REQUIRED BY THE MUNICIPALITY, COUNTY, STATE OR ANY OTHER GOVERNMENTAL AGENCY REQUIRING A LICENSE OR INSURANCE IN ORDER FOR THE LANDSCAPE CONTRACTOR TO PERFORM HIS WORK.
- LANDSCAPE CONTRACTOR IS REQUIRED TO PROCURE AND OBTAIN ANY NECESSARY PERMITS, APPLICABLE FOR THE SUCCESSFUL COMPLETION OF THIS PROJECT, IF APPLICABLE.
- LANDSCAPE MATERIAL SHALL NOT BE ALLOWED TO GROW IN SUCH A MANNER AS TO IMPEDE STREETFRONT TRIANGLE OF VISIBILITY TO PROPERTY OWNER OR NEIGHBORS, SO AS TO MATERIALLY IMPEDE VISION BETWEEN A HEIGHT OF 3 FEET AND 8 FEET.
- LANDSCAPE CONTRACTOR SHALL CALL SUNSHINE STATE ONE CALL CENTER OF FLORIDA AT 1-800-432-4770 (TOLL FREE) 48 HOURS BEFORE DIGGING.
- LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR INSPECTING THE SITE AND PHYSICALLY OBSERVING ALL THE SITE CONDITIONS PRIOR TO ENTERING INTO AGREEMENT OR CONTRACT WITH OWNER. LANDSCAPE CONTRACTOR SHALL COORDINATE HIS WORK WITH THE GENERAL CONTRACTOR OR CONSTRUCTION MANAGER IN SUCH A MANNER AS TO ALLOW FOR A SPEEDY AND ORDERLY COMPLETION OF ALL WORK ON THE SITE, AND SPECIAL ATTENTION TO LOCATION OF ALL UNDERGROUND WIRES, PIPES, FOOTINGS, ETC..
- ANY EXCESS SOIL, LANDSCAPE MATERIALS AND DEBRIS FROM THE LANDSCAPE CONTRACTOR'S WORK SHALL BE REMOVED FROM THE SITE IMMEDIATELY UPON COMPLETION OF HIS WORKS.

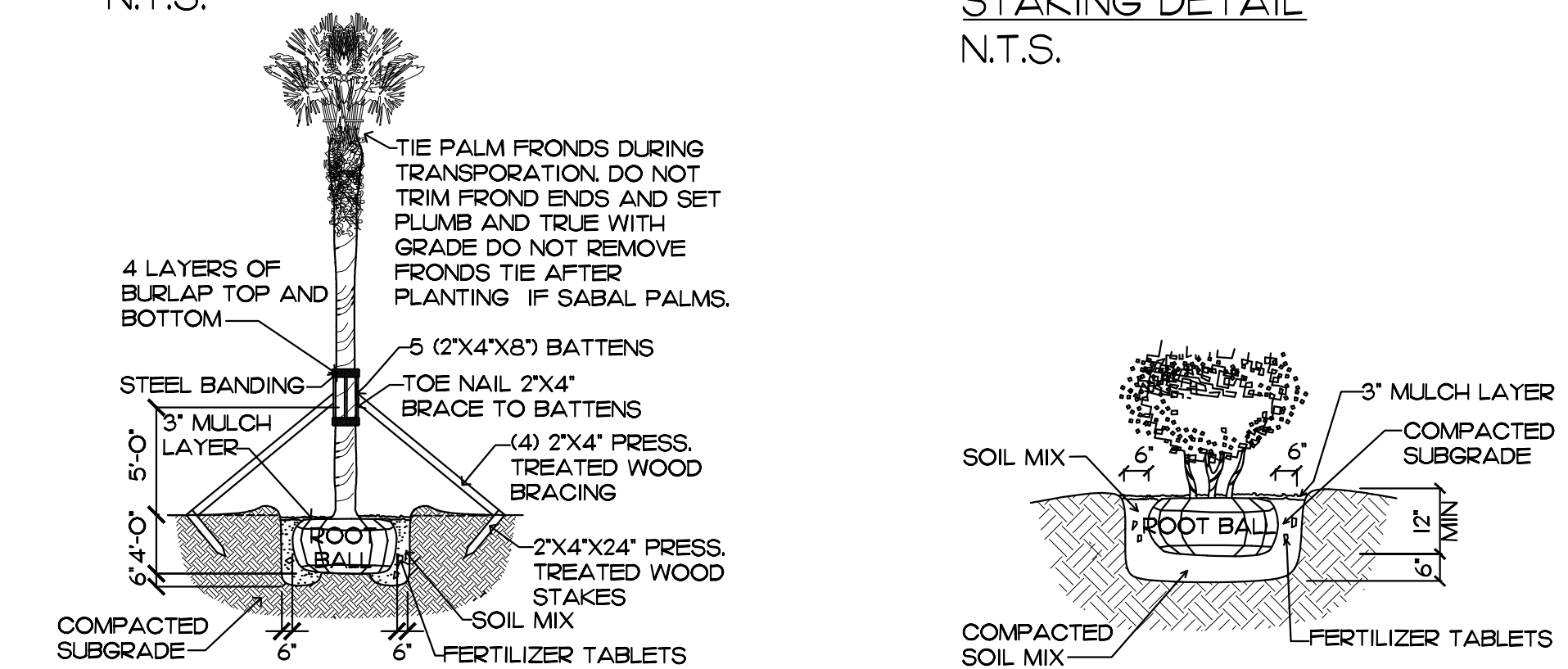
A-1 LANDSCAPE NOTES AND DETAILS  
AI-02 SCALE N.T.S.



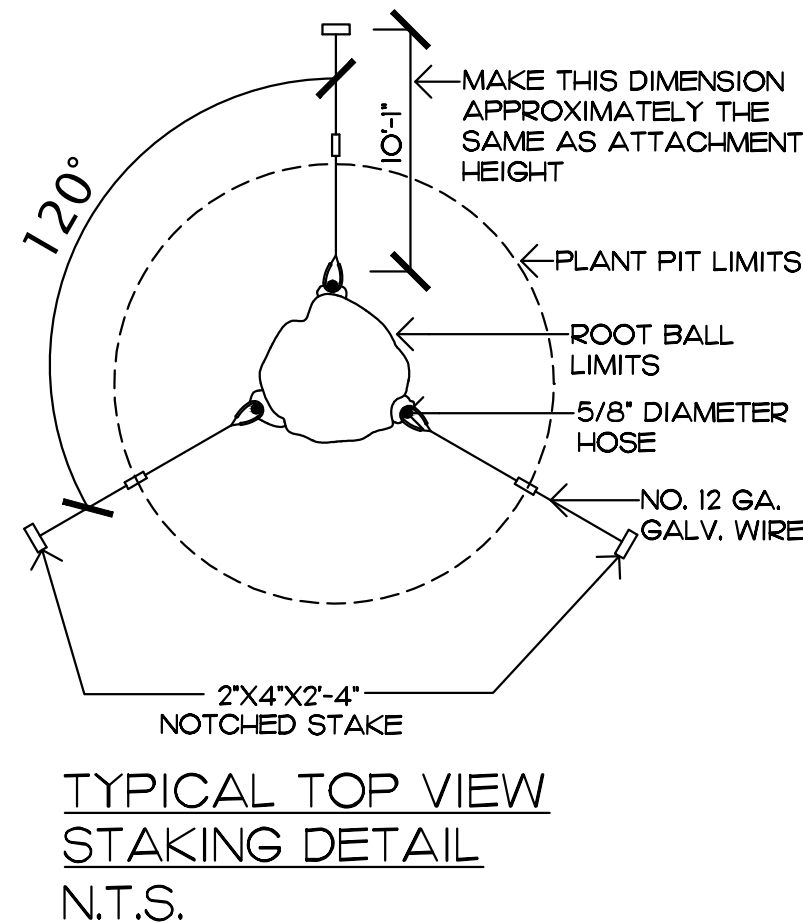
G-8 ACCESSIBLE AND STANDARD PARKING DETAIL  
AI-02 SCALE N.T.S.



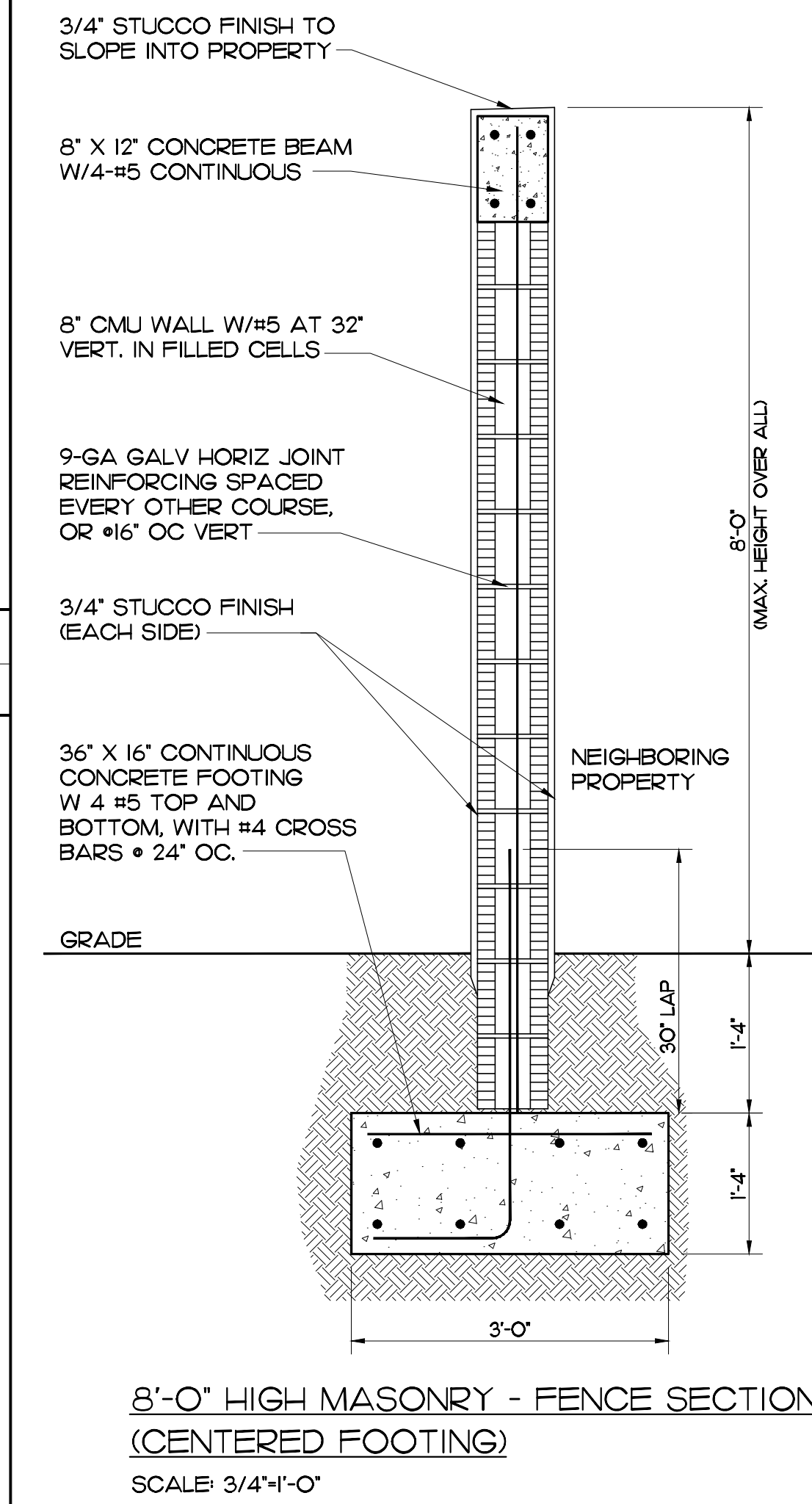
TYPICAL TREE PLANTING DETAIL  
N.T.S.



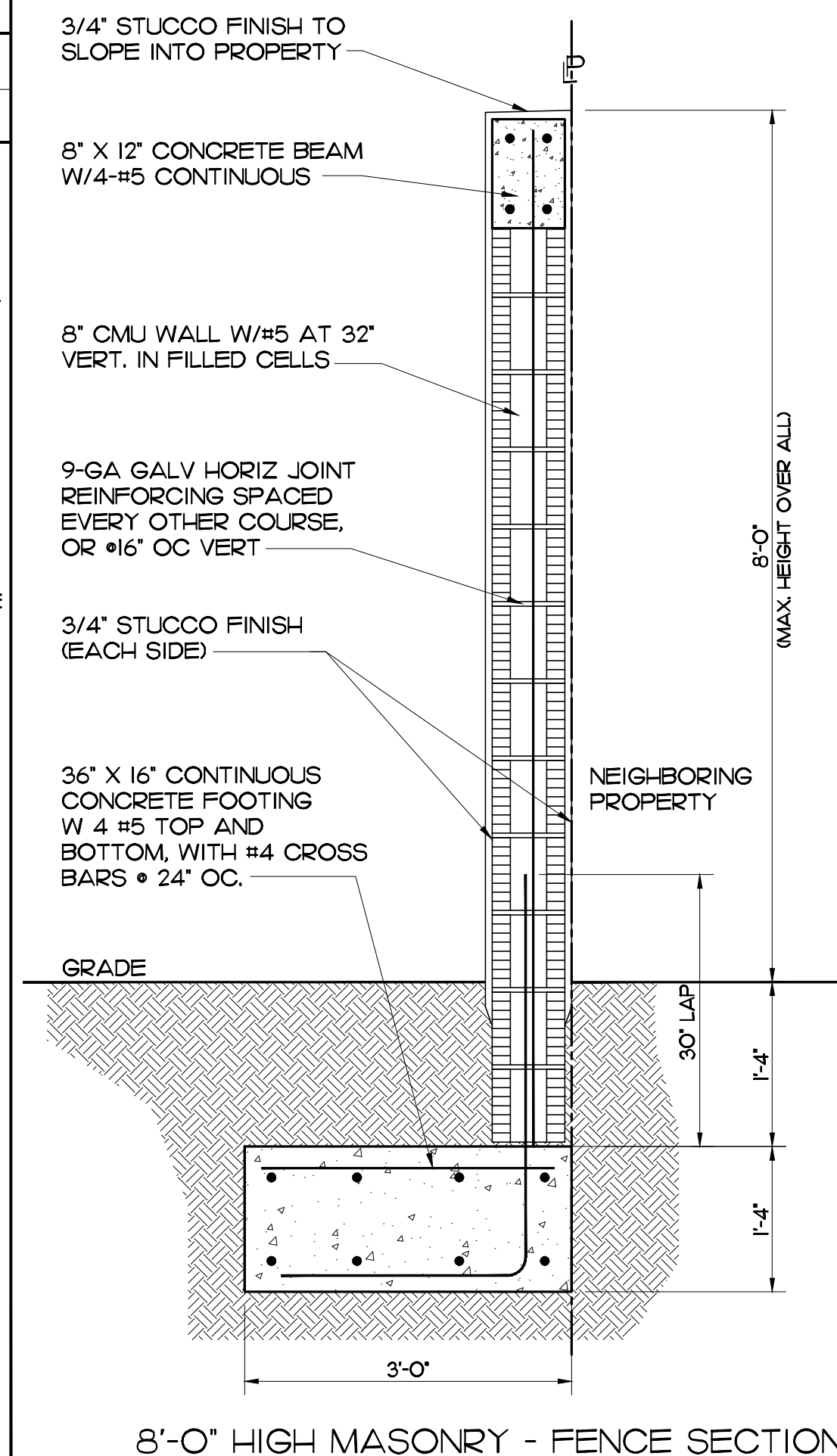
TYPICAL PALM PLANTING DETAIL  
N.T.S.



TYPICAL SHRUB PLANTING DETAIL  
N.T.S.



8'-0" HIGH MASONRY - FENCE SECTION (CENTERED FOOTING)  
SCALE 3/4" = 1'-0"



8'-0" HIGH MASONRY - FENCE SECTION (ECCENTRIC FOOTING)  
SCALE 3/4" = 1'-0"

A-13 MASONRY FENCE DETAILS  
AI-02 SCALE 3/4" = 1'-0"

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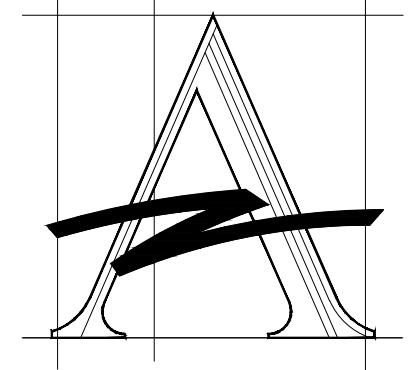
SITE DETAILS

DRAWN BY: L. CAPOTE	ISSUE DATE: 09-26-14
PROJECT NO: 14572-1	SCALE: AS SHOWN

JORGE S. AZZE  
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AI-02

SHEET OF



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Plate No. 04-3105-004-0970 and 04-3105-003-1120

DATE

NO. REVISIONS/ SUBMISSIONS

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FLOOR PLAN

DRAWN BY: L. CAPOTE	ISSUE DATE: 09-26-14
PROJECT NO. 14572-1	SCALE: AS SHOWN
ARCHITECT OR ENGINEER OF RECORD:	

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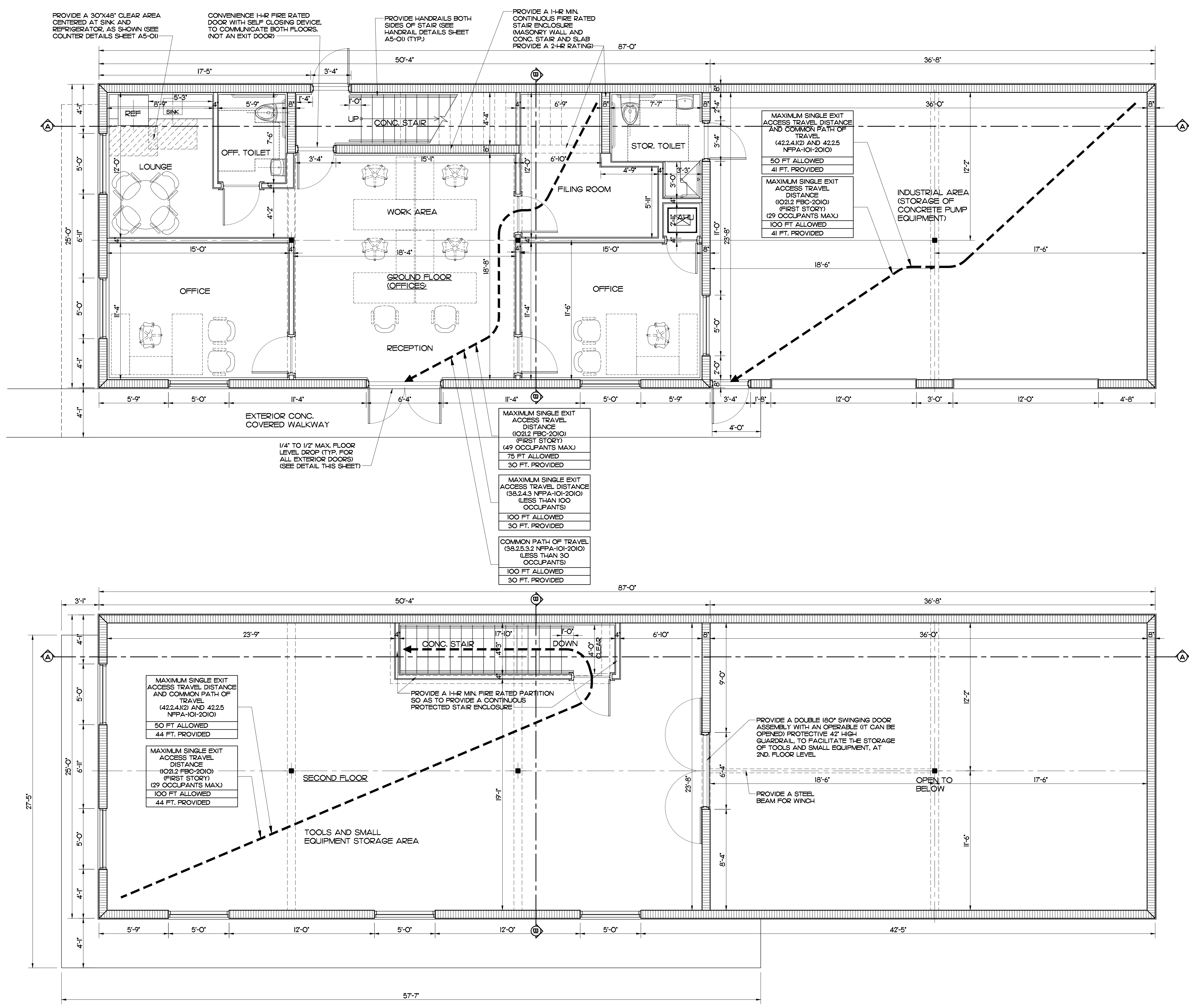
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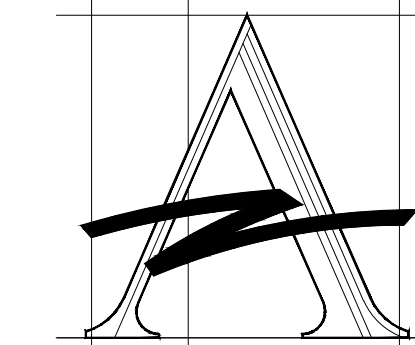
SHEET

OF

FILE NAME



A-1 FLOOR PLAN  
 A2-01 SCALE 1/4"=1'-0"



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NO.	REVISIONS/SUBMISSIONS	DATE
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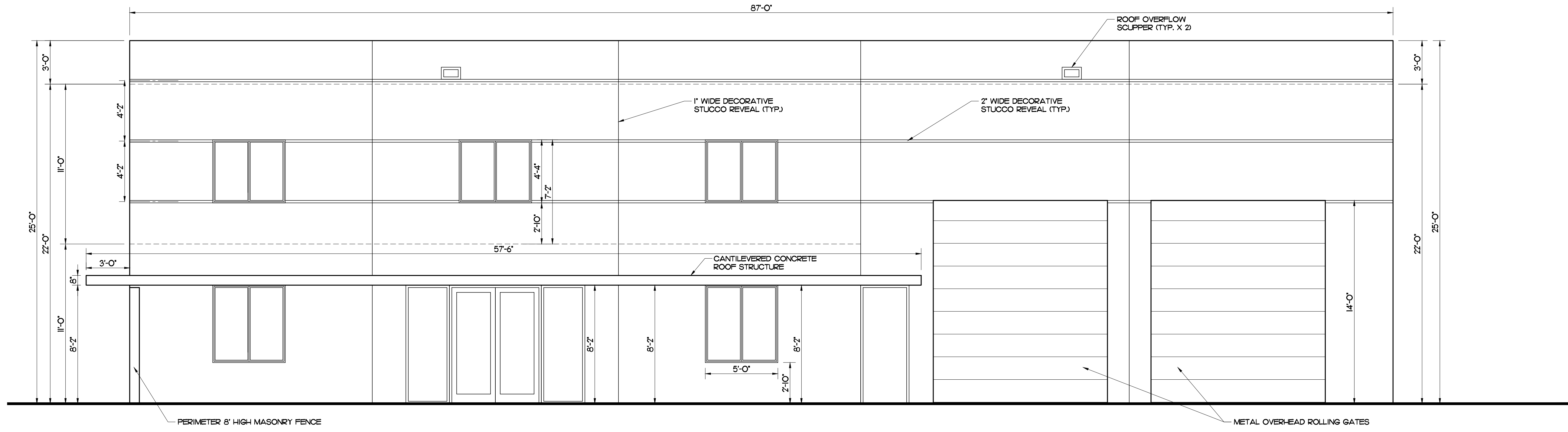
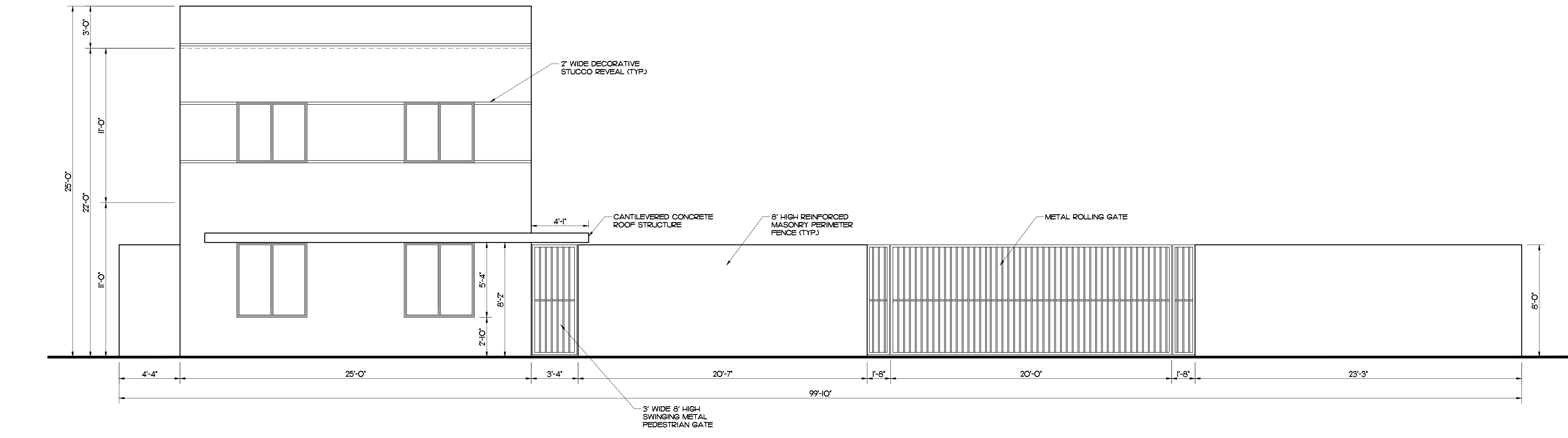
ELEVATIONS

DRAWN BY: L. CAPOTE	ISSUE DATE: 09-26-14
PROJECT NO. 14572-1	SCALE: AS SHOWN
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DRAWING NO.  
**A3-01**

SHEET OF



A-1 ELEVATIONS  
A3-01 SCALE 1/4"=1'-0"