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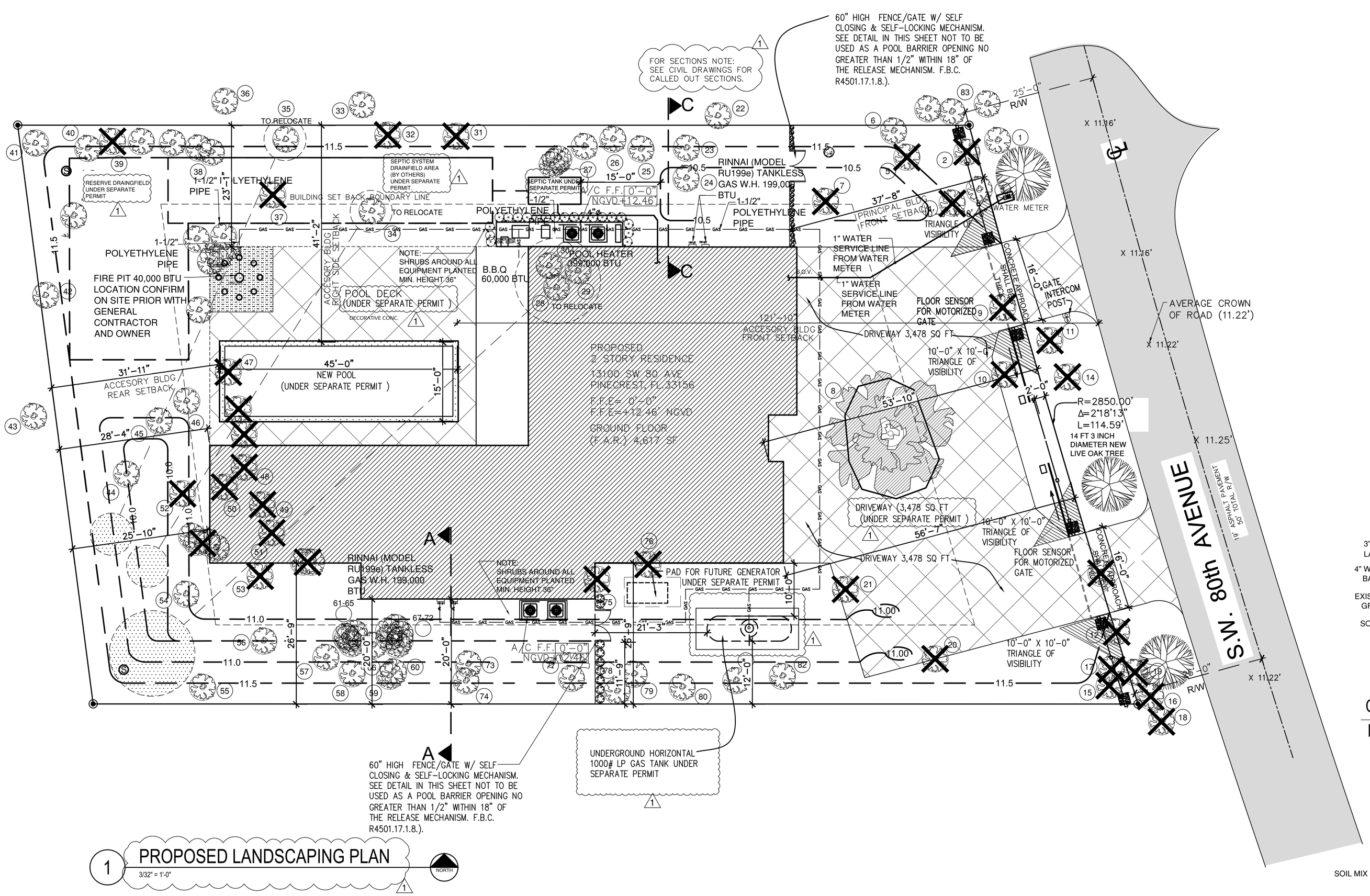


1 PROPOSED LANDSCAPING PLAN

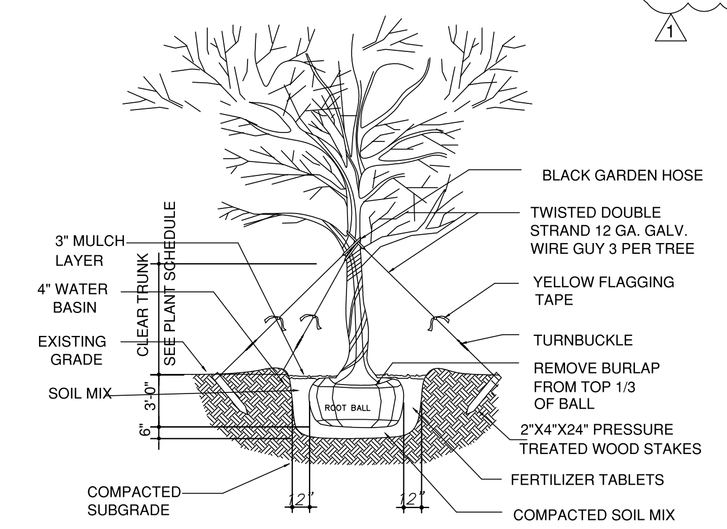
3/32" = 1'-0"

NORTH

SITE CALCULATIONS

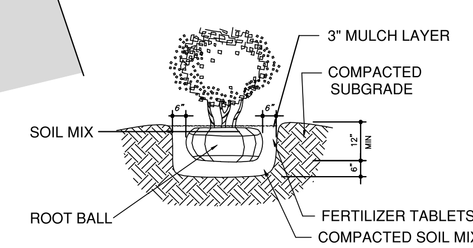
LOT INFORMATION - EU-M	REQUIRED (Max.)	PROVIDED
NET LOT AREA		21,077 sq.ft. (0.48 Acres)
ZONING REQUIREMENTS - EU-M		
FRONT SETBACK	25'-0"	37'-8"
REAR SETBACK	25'-0"	25'-10"
SOUTH SIDE SETBACK (SIDE STREET)	25'-0" (N/A)	(N/A)
NORTH SIDE SETBACK	15'-0"	23'-1"
SOUTH SIDE SETBACK	15'-0"	20'-0"
BUILDING HEIGHT	35'-0"	24'-6"
LOT COVERAGE BUILDING		4,617 sq.ft
DRIVEWAY		3,478 sq.ft
POOL		680 SqFt
POOL DECK PAVERS		607 SqFt
SAND AREA		150 SqFt
EQUIPMENT SLABS		130 SqFt
TOTAL IMPERVIUS AREA		9,662 SqFt
		1
FLOR AREA RATIO (F.A.R.) - EU-M		
MAXIMUM 1ST FLOOR	6,323.1 sq.ft (30% max)	4,617 sq.ft (21.9%)
MAXIMUM 2ND FLOOR	6,323.1 sq.ft (30% max)	4,617 sq.ft (21.9%)
LOT COVERAGE - EU-M		
MAXIMUM LOT COVERAGE (INCLUDING ACCESSORY BLDGS)	6,323.1 sq.ft (30% max)	4,617 sq.ft (21.9%)
GREEN AREA - EU-M		
MINIMUM GREEN / PERVIOUS AREA	7,376.95 sq.ft (35% min)	10,154 sq.ft (48.18%)
MAXIMUM IMPERVIOUS AREA	13,700.05 sq.ft (65% max)	9,662 sq.ft (45.84%)

1



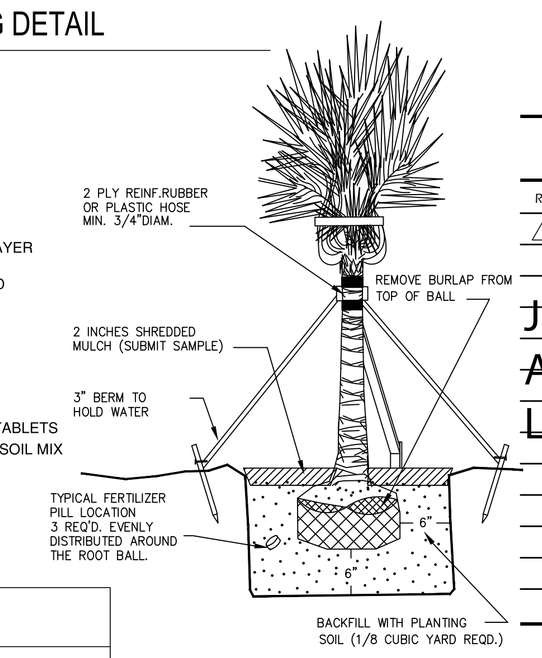
CANOPY TREE PLANTING DETAIL

N.T.S.



SHRUB PLANTING DETAIL

N.T.S.



PALM PLANTING DETAIL

USE SAME DETAIL FOR ALL TREES

PLANTING NOTES

1.ALL PLANT MATERIAL IS TO BE FLORIDA No.1 OR BETTER PURSUANT TO THE FLORIDA DEPARTMENT OF AGRICULTURE'S GRADES AND STANDARDS FOR NURSERY PLANTS.
2.–SOD IS TO BE GRADE "A" WED FREE.
3.–ALL AREAS MARKED "LAWN" SHALL BE SOLID SODDED WITH ST. AUGUSTINE "FLORATAM" SOLID SOD. SEE LIMIT ON PLANS. ALL AREAS MARKED "BAHIA GRASS" SHALL BE SOLID SODDED WITH PASPALUM NOTATUM. ALL SOD IS TO BE LAID LEVEL, TIGHT, AND CUT EVEN ALONG PLANTING BEDS.
4.–ALL PLANTS ARE TO BE TOP DRESSED WITH A MINIMUM 3"LAYER OF MELALUCA MULCH, EUCALYPTUS MULCH OR EQUAL.
5.–PLANTING PLANS SHALL TAKE PRECEDENCE OVER PLANT LIST IN CASE OF DISCREPANCIES.
6.–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 ENGINEER.
7.–LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR PROVIDING THEIR OWN SQUARE FOOTAGE TAKEOFFS AND FIELD VERIFICATIONS FOR 100% SOD COVERAGE FOR ALL AREAS SPECIFIED.
8.–ALL LANDSCAPE AREAS ARE TO BE PROVIDED WITH AUTOMATIC SPRINKLER SYSTEM WHICH PROVIDE 100% COVERAGE, AND 50% OVERLAP.
9.–ALL TREES IN LAWN AREAS TO RECEIVE A 24' DIAMETER MULCHED SAUCER AT THE BASE OF THE TRUNK.
10.–ALL LAWN LOCATED IN PARKING ISLANDS IS TO BE SET FLUSH WITH TOP OF CURB. PROVIDE ADEQUATE SOIL WITHIN 3" OF TOP OF CURB.
11.–TREES ARE TO BE PLANTED WITHIN PARKING ISLANDS AFTER SOIL IS BROUGHT UP TO GRADE. DEEPLY SET ROOT BALLS ARE NOT ACCEPTABLE.
12.–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 MOSES, 25% SALT FREE COARSE SAND AND 25% AEROLITE.
13.–TREE AND SHRUB PITS WILL BE SUPPLEMENTED WITH "AGRIFORM PELLS", 21 GRAM SIZE WITH A 20–10–5 ANALYSIS, OR SUBSTITUTE APPLICATION.
14.–ALL EXISTING TREES SHALL BE PROTECTED DURING THE CONSTRUCTION PHASE

* VISIBILITY TRIANGLES NOTE:

ALL TRIANGLES OF VISIBILITY SHALL BE KEPT CLEAR OF VISUAL OBSTRUCTIONS BETWEEN A HEIGHT OF TWO AND A HALF (2.5) FEET AND EIGHT (8) FEET ABOVE THE ESTABLISHED GRADE.

TERMITE SOIL STATEMENT :

ALL BUILDING SHALL HAVE A PRE-CONSTRUCTION TREATMENT PROTECTION AGAINST SUBTERRANEAN TERMITES. THE RULES AND LAWS AS ESTABLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES SHALL BE DEEMED AS APPROVED WITH RESPECT TO PRECONSTRUCTION SOIL TREATMENT FOR PROTECTION AGAINST SUBTERRANEAN TERMITES. A CERTIFICATE OF COMPLIANCE SHALL BE ISSUED TO THE BUILDING DEPARTMENT BY THE LICENSED PEST CONTROL COMPANY THAT CONTAINS THE FOLLOWING STATEMENT:" THE BUILDING HAS RECEIVED A COMPLETE TREATMENT FOR THE PREVENTION OF SUBTERRANEAN TERMITES. TREATMENT IS IN ACCORDANCE WITH RULES AND LAWS ESTABLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES (AS PER R4409.13.5 FBC 2023)

VIOLATION NOTE:

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APPLICABLE CODES

FLORIDA BUILDING CODE 2023 8TH EDITION
NEC (ELECTRICAL CODE) 2023
PLUMBING CODE FBC 2023 8TH EDITION
MECHANICAL CODE FBC 2023 8TH EDITION
STRUCTURAL DESIGN CRITERIA AS PER FBC 2023 8th EDITION

LANDSCAPE CALCULATION - PINECREST FLORIDA

ZONING DISTRICT: E-UM (SINGLE FAMILY) Total Net Lot Area: 21,077 S.F 0.48 Acres

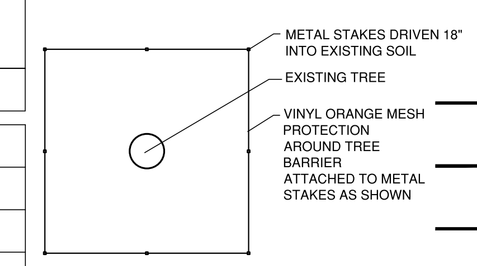
Total Net Lot Area: 21,077 S.F 0.48 Acres

LAWN AREA CALCULATION	REQUIRED	PROVIDED
MAXIMUM LAWN AREA PERMITTED 40% Min.	8,431 S.F	(8,636) S.F 58%
GREENBELT WIDTH (if applicable)	N/A	N/A
GREEN-SPACE REQUIRED	35% = 7,377 SQ.FT.	10,154 S.F. (48.18%)
TREES		
A. Number of trees required per acre of net lot area 1 Acre 43,560 (12 Trees Req.) 0.341 Acres (4 trees Required)	6	47
TREES PER ACRE OF NET LOT AREA (NOTE:30% OF REQUIRED TREES AND/OR PALMS SHALL BE NATIVE SPECIES. NO MORE THAN 20% OF THE NATIVE TREE REQUIRED SHALL BE SABAL PALMETTO (CABBAGE PALM)		
STREET TREES	REQ.	PROV.
STREET TREE REQUIREMENTS 122 L.F. / 30' (TREES IN THE RIGTH OF WAY(*) OR ON PRIVATE PROPERTY)* WILL REQUIRE PUBLIC WORKS APPROVAL OR SPECIAL TAXING DISTRICT.	4	4
TOTAL NUMBER OF TREES	10	51
SHRUBS(10 SHRUBS FOR EA.TREE REQUIRED)	100	151
*30% SHRUBS/HEDGES SHALL BE NATIVE SPECIES.		151

LANDSCAPE LEGEND

SYMB.	QTY.	BOTANICAL NAME	COMMON NAME	NATIVE	REMARKS	
TREES					INSTALLED MIN.	DBH
NEW	3	QUERCUS VIRGINIANA	GUMBO LIMBO	YES	14' Ht. X 6' Spr.	3"
NEW	16	VEITCHIA ARECINA	MONGOMERY PALM			

SHURBS 2" MULCH					INSTALLED MIN.	
NEW	72	CHRYSOBALANUS ICACO	COCOPLUM	YES	36" IN HEIGHT	
NEW	30	ALLAMANDA CATHARTICA	GOLDEN TRUMPET	YES	36" IN HEIGHT	
NEW	49	MACROPHYLLUS	PODOCARPUS	YES	36" IN HEIGHT	
TOTAL SHRUBS 151						



* "X" DIMENSION AS FOLLOWS=
6- 8' FOR TREE TRUNKS UNDER 18" DIA.
10'-12' FOR TREE TRUNKS GREATER THAN 18" DIA.

EXISTING TREE BARRIER DETAIL - PLAN VIEW DETAIL
TREE PROTECTION DURING CONSTRUCTION N.T.S.

DE LA LLAMA
ARCHITECTURE PLANNING INTERIOR DESIGN

JORGE A. DE LA LLAMA
STATE OF FLORIDA - AR0007707
STATE OF COLORADO - ARC.00404538

522 MADEIRA CORAL GABLES , FLORIDA 33134
(305) 461-5590 (305) 567-1425 FAX
EMAIL : JADLLARCH@AOL.COM

CONSULTANTS

STATE OF FLORIDA LICENSE NO. AR0007707 REGISTERED ARCHITECT

JORGE A. DE LA LLAMA
STATE OF FLORIDA - AR0007707
STATE OF COLORADO - ARC.00404538

PROJECT NAME

P8
PINECREST
EIGHT

13100 SW 80TH AVE
PINECREST, FLORIDA 33156

FILE NAME

JUNCO
RESIDENCE

DATE
DEC 16, 2024

REVISION	DATE	BY
1	3-20-25 REVISION	

Jorge A. de la Llama — Digitally signed by Jorge A. de la Llama Date: 2025.04.02 19:32:40 -04'00'

DRAWING NAME

LANDSCAPING PLAN

DESIGN BY:
ZECKY DA COSTA

DRAWN BY:
HUMBERTO LANTIGUA

SHEET N0.

LP-1

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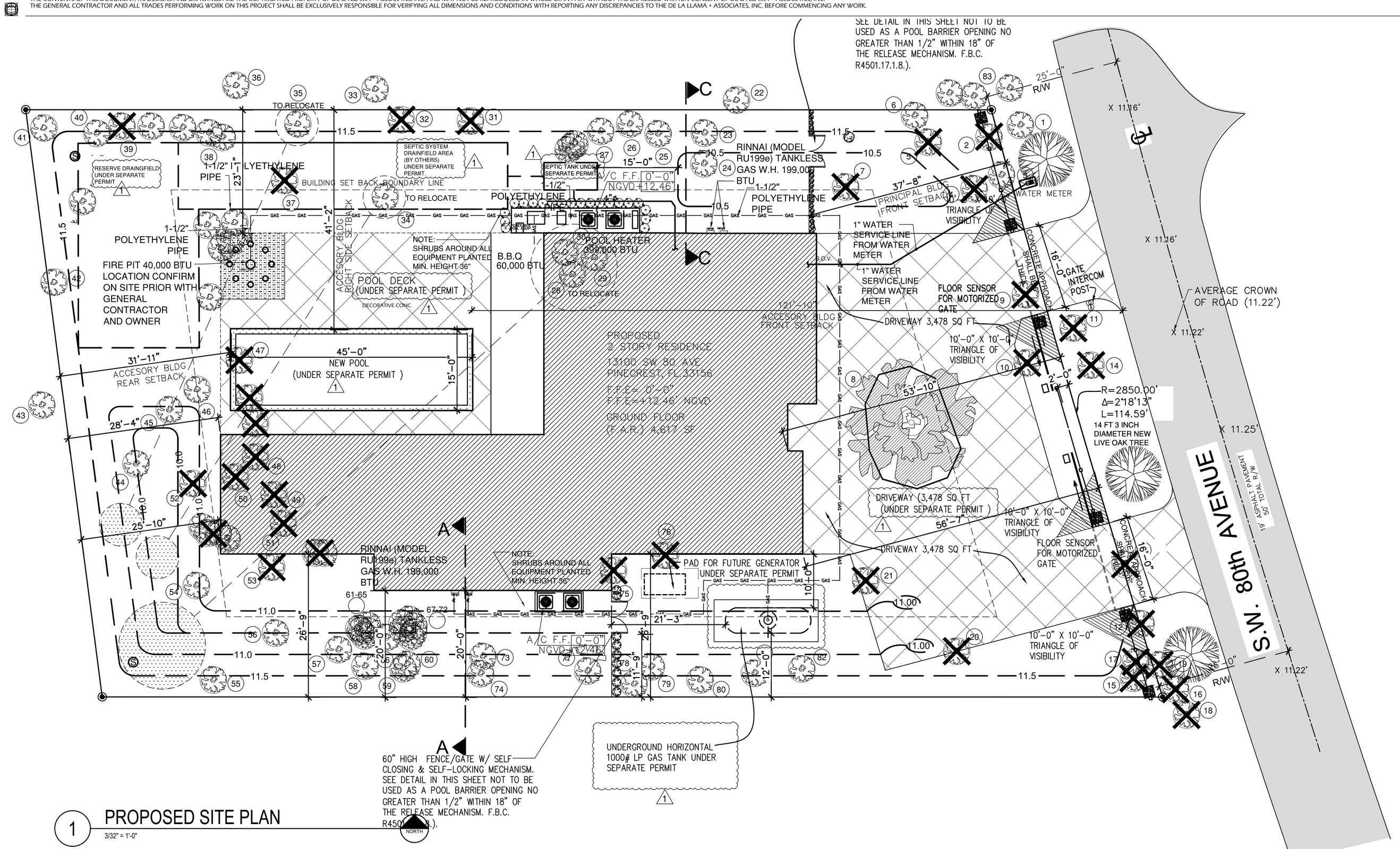

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Tree #	Common Name	Scientific Name	DBH (in)	# of Stems	Heith (ft)	Spread (ft)	Canopy (sf)	Prohibited	Specimen	Comments	Mitigation	Condition	Tree #	Disposition
1	live oak	Quercus virginiana	9	1	20	20	314				(NO) Remain	Good	1	Remain
2	coconut palm	Cocos nucifera	9	1	38	18	254			28'c.t.	Yes	Good	2	To Remove
3	Florida thatch palm	Thrinax radiata	4	1	30	12	113			25'c.t.	(NO) Relocate	Good	3	To Relocate
4	coconut palm	Cocos nucifera	9	1	45	18	254			38'c.t.	Yes	Good	4	To Remove
5	coconut palm	Cocos nucifera	7	1	42	18	254			32'c.t.	Yes	Good	5	To Remove
6	coconut palm	Cocos nucifera	7	1	42	18	254			32'c.t.	(NO) Remain	Good	6	Remain
7	bishopwood	Bischofia javanica	23	1	45	32	804	YES			(NO) Invasive	Fair	7	To Remove (invasive)
8	strangler fig	Ficus aurea	40	4	55	75	4416		Yes	aerial roots not measured	(NO) Remain	Good	8	Remain
9	Florida thatch palm	Thrinax radiata	5	1	18	10	79			ROW,10'c.t.	(NO) ROW	Good	9	To Remove (In the ROW)
10	Montgomery palm	Veitchia arecina	3	1	20	10	79			ROW,12'c.t.	(NO) ROW	Good	10	To Remove (In the ROW)
11	cocoanut palm	Cocos nucifera	10	1	36	16	201			ROW,30'c.t.	(NO) ROW	Good	11	To Remove (In the ROW)
12	coconut palm	Cocos nucifera	10	1	42	12	113			ROW,38'c.t.	(NO) ROW	Good	12	To Remove (In the ROW)
13	Montgomery palm	Veitchia arecina	3	1	32	12	113			ROW,26'c.t.	(NO) ROW	Good	13	To Remove (In the ROW)
14	Montgomery palm	Veitchia arecina	3	1	28	12	113			20'c.t.	(NO) ROW	Good	14	To Remove (In the ROW)
15	royal poinciana	Delonix regia	22	3	50	55	2375		Yes	ROW	(NO) Remain	Good	15	Remain
16	Montgomery palm	Veitchia arecina	3	2	18	10	79			8'c.t.	(NO) ROW	Good	16	To Remove (In the ROW)
17	Montgomery palm	Veitchia arecina	4	3	21	10	79			10'c.t.	(NO) Relocate	Good	17	To Relocate
18	bamboo palm	Chamardorea seifrizii	cluster	2	12	10	79			ROW	(NO) ROW	Good	18	To Remove (In the ROW)
19	bamboo palm	Chamardorea seifrizii	cluster	1	15	10	79			ROW	(NO) ROW	Good	19	To Remove (In the ROW)
20	pongam	Pongmia pinnata	15	2	40	35	962			low aspect codom	Yes	Fair	20	To Remove
21	strangler fig	Ficus aurea	3	1	18	18	254			aerial root, over roof	(NO) Too Small	Poor	21	To Remove
22	coconut palm	Cocos nucifera	6	1	20	16	201			off site	(NO) Remain	Fair	22	Remain
23	Christmas palm	Adonidia merrellii	5	2	25	12	113			12'c.t.	(NO) Remain	Good	23	Remain
24	fishtail palm	Caryota mitis	4	1	20	12	113			6'c.t.	(NO) Remain	Fair	24	Remain
25	Montgomery palm	Veitchia arecina	4	1	24	12	113			12'c.t.	(NO) Remain	Fair	25	Remain
26	mango	Mangifera indica	13	4	35	35	962			low aspect codom	(NO) Remain	Good	26	Remain
27	areca palm	Dypsis lutescens	cluster	1	24	20	314				(NO) Remain	Good	27	Remain
28	Montgomery palm	Veitchia arecina	4	1	18	12	113			8'c.t.	(NO) Relocate	Good	28	To Relocate
29	Montgomery palm	Veitchia arecina	4	1	25	12	113			18'c.t.	(NO) Relocate	Good	29	To Relocate
30	sabal palm	Sabal palmetto	0	1	12	12	113			3'c.t.	(NO) Relocate	Good	30	To Relocate
31	coconut palm	Cocos nucifera	10	1	48	16	201			42'c.t.	Yes	Good	31	To Remove
32	coconut palm	Cocos nucifera	9	1	36	16	201			30'c.t.	Yes	Good	32	To Remove
33	avocado	Persea americana	9	1	45	20	314			off site	(NO) Remain	Fair	33	Remain
34	Montgomery palm	Veitchia arecina	4	1	18	10	79			8'c.t.	(NO) Relocate	Good	34	To Relocate
35	white bird of paradise	Strelitzia nicolai	cluster	3	24	18	254			in fence	(NO) Relocate	Fair	35	To Relocate
36	royal poinciana	Delonix regia	22	2	45	50	1963		Yes	off site	(NO) Remain	Good	36	Remain
37	pongam	Pongmia pinnata	13	3	35	35	962				Yes	Fair	37	To Remove
38	pongam	Pongmia pinnata	9	2	35	25	491				(NO) Remain	Fair	38	Remain
39	weeping fig	Ficus benjamina	20	1	45	40	1256	YES			(NO) Invasive	Poor	39	To Remove (invasive)
40	fishtail palm	Caryota mitis	cluster	1	25	25	491				(NO) Remain	Fair	40	Remain
41	Christmas palm	Adonidia merrellii	6	1	28	12	113			OHU	(NO) Remain	Good	41	Remain
42	live oak	Quercus virginiana	30	1	50	50	1963		Yes	OHU	(NO) Remain	Fair	42	Remain

Tree #	Common Name	Scientific Name	DBH (in)	# of Stems	Heith (ft)	Spread (ft)	Canopy (sf)	Prohibited	Specimen	Comments	Mitigation	Condition	Tree #	Disposition
43	tropical almond	Terminalia catappa	7	2	26	25	491			OHU,off site	(NO) Remain	Fair	43	Remain
44	coconut palm	Cocos nucifera	9	1	45	16	201			30'c.t.	(NO) Remain	Good	44	Remain
45	coconut palm	Cocos nucifera	10	1	45	16	201			30'c.t.	(NO) Remain	Good	45	Remain
46	coconut palm	Cocos nucifera	9	1	45	16	201			30'c.t.	(NO) Remain	Good	46	Remain
47	coconut palm	Cocos nucifera	10	2	45	16	201			30'c.t.	Yes	Good	47	To Remove
48	coconut palm	Cocos nucifera	9	1	45	16	201			30'c.t.	Yes	Good	48	To Remove
49	coconut palm	Cocos nucifera	10	1	45	16	201			30'c.t.	Yes	Good	49	To Remove
50	Montgomery palm	Veitchia arecina	5	1	35	14	154			28'c.t.	Yes	Good	50	To Remove
51	Montgomery palm	Veitchia arecina	5	1	35	14	154			28'c.t.	Yes	Good	51	To Remove
52	Florida thatch palm	Thrinax radiata	4	1	32	12	113			25'c.t.	Yes	Good	52	To Remove
53	Christmas palm	Adonidia merrellii	5	1	30	12	113			22'c.t.	Yes	Good	53	To Remove
54	Montgomery palm	Veitchia arecina	3	2	20	10	79			16'c.t.	(NO) Remain	Good	54	Remain
55	firebush	Hamelia patens	7	3	20	20	314				(NO) Remain	Fair	55	Remain
56	areca palm	Dypsis lutescens	cluster	2	20	20	314				(NO) Remain	Fair	56	Remain
57	Chinese fan palm	Livistona chinensis	18	1	60	16	201		Yes	48'c.t.	(NO) Remain	Fair	57	Remain
58	Montgomery palm	Veitchia arecina	5	1	22	14	154			12'c.t.	(NO) Remain	Good	58	Remain
59	Montgomery palm	Veitchia arecina	3	1	16	10	79			7'c.t.	(NO) Remain	Fair	59	Remain
60	areca palm	Dypsis lutescens	cluster	1	18	18	254				(NO) Remain	Good	60	Remain
61	Christmas palm	Adonidia merrellii	4	1	20	12	113			24'c.t.	(NO) Remain	Good	61	Remain
62	white bird of paradise	Strelitzia nicolai	cluster	1	25	20	314			18'c.t.	(NO) Remain	Good	62	Remain
63	Alexander palm	Archontophoenix alexand	6ra e	3	32	14	154			28'c.t.	(NO) Remain	Good	63	Remain
64	Alexander palm	Archontophoenix alexan	d5r,a5p	1	24	12	113			8'c.t.	(NO) Remain	Good	64	Remain
65	alexander palm	Archontophoenix alexand	7rae	1	35	16	201				(NO) Remain	Good	65	Remain
66	fishtail palm	Caryota mitis	4	1	22	12	113			16'c.t.	(NO) Remain	Fair	66	Remain
67	firebush	Hamelia patens	8	2	12	12	113			16'c.t.	(NO) Remain	Fair	67	Remain
68	Montgomery palm	Veitchia arecina	4,5	1	22	12	113			16'c.t.	(NO) Remain	Fair	68	Remain
69	Montgomery palm	Veitchia arecina	4	1	22	10	79			16'c.t.	(NO) Remain	Good	69	Remain
70	Montgomery palm	Veitchia arecina	5,4	1	22	10	79			16'c.t.	(NO) Remain	Good	70	Remain
71	Montgomery palm	Veitchia arecina	5	1	22	10	79			16'c.t.	(NO) Remain	Good	71	Remain
72	Montgomery palm	Veitchia arecina	4	1	22	10	79			16'c.t.	(NO) Remain	Good	72	Remain
73	Montgomery palm	Veitchia arecina	4	1	22	10	79			16'c.t.	(NO) Remain	Good	73	Remain
74	sapodilla	Manikara zapota	8	2	32	30	707				(NO) Remain	Good	74	Remain
75	sabal palm	Sabal palmetto	18	1	28	16	201		Yes	18'c.t.	Yes	Good	75	To Remove
76	verawood	Bulnesia arboria	15	2	35	35	962				Yes	Good	76	To Remove
77	Montgomery palm	Veitchia arecina	4	1	25	10	79			18'c.t.	(NO) Remain	Good	77	Remain
78	sabal palm	Sabal palmetto	16	2	14	12	113			6'c.t.	(NO) Remain	Good	78	Remain
79	live oak	Quercus virginiana	22	1	55	50	1963		Yes		(NO) Remain	Good	79	Remain
80	areca palm	Dypsis lutescens	cluster	1	12	10	79				(NO) Remain	Fair	80	Remain
81	areca palm	Dypsis lutescens	cluster	1	16	16	201				(NO) Remain	Fair	81	Remain
82	queen palm	Syagrus romanzoffiana	8	1	25	12	113			18'c.t.	(NO) Remain	Fair	82	Remain
83	seagrape	Coccoloba uvifera	12	3	10	20	314			off site	(NO) OFF Site	Good	83	Off Site

DE LA LLAMA
ARCHITECTURE
PLANNING
INTERIOR DESIGN

JORGE A. DE LA LLAMA
STATE OF FLORIDA - AR0007707
STATE OF COLORADO - ARC.00404538

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STATE OF FLORIDA
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REGISTERED ARCHITECT

JORGE A. DE LA LLAMA
STATE OF FLORIDA - AR0007707
STATE OF COLORADO - ARC.00404538

PROJECT NAME

P8
PINECREST EIGHT

13100 SW 80TH AVE
PINECREST, FLORIDA 33156

FILE NAME

JUNCO
RESIDENCE

DATE
DEC 16, 2024

REVISION	DATE	BY
1	3-20-25 REVISION	

DRAWING NAME

TREE DISPOSITION PLAN

DESIGN BY:
ZECKY DA COSTA

DRAWN BY:
HUMBERTO LANTIGUA

SHEET N0.

TD-1