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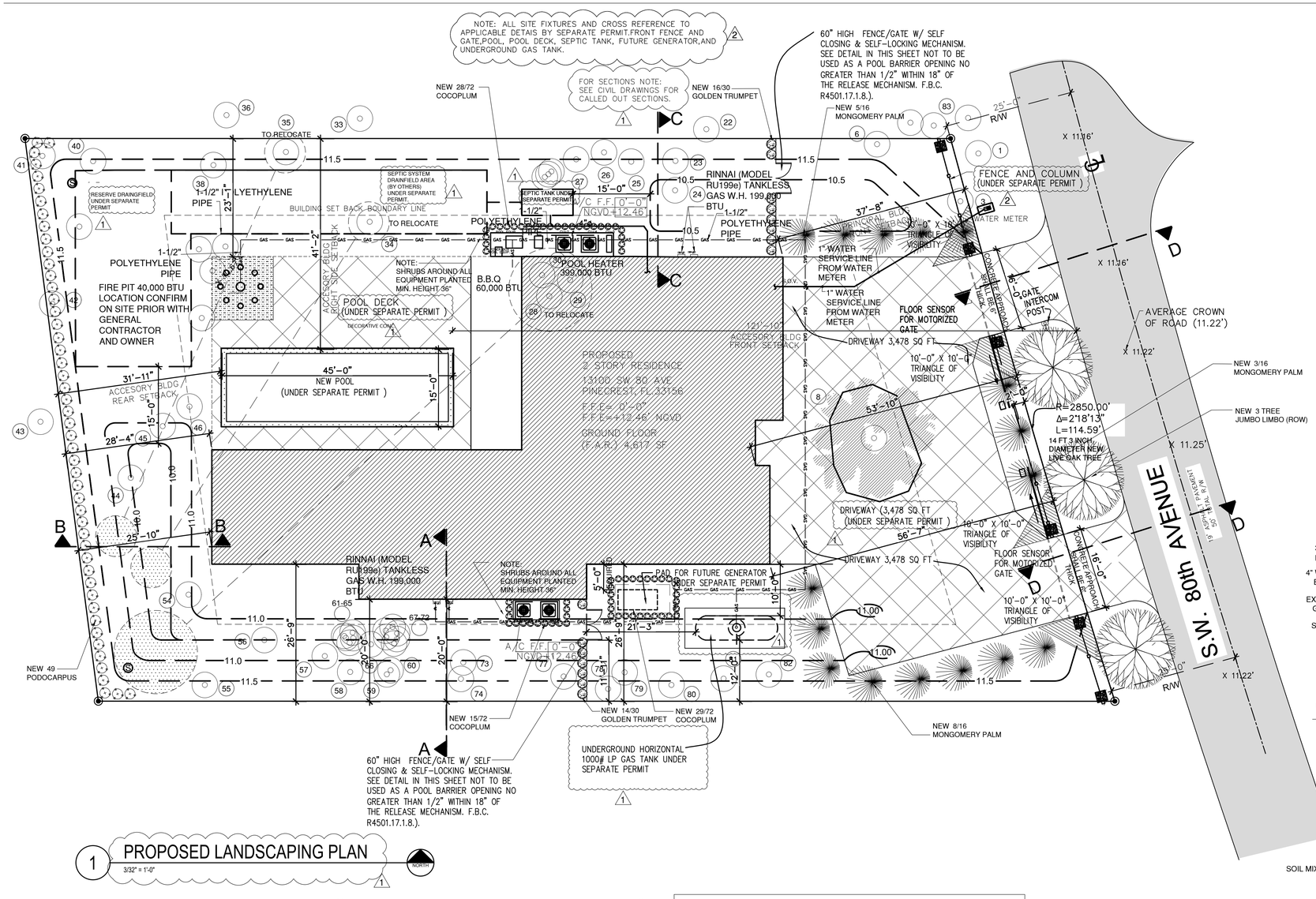
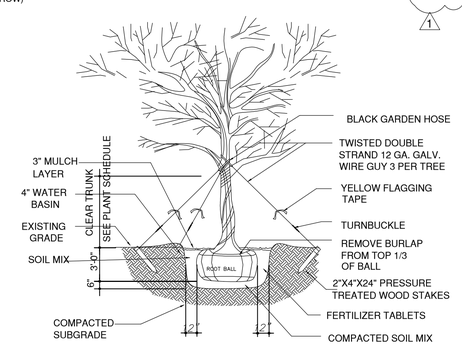
THE GENERAL CONTRACTOR AND ALL TRADES PERFORMING WORK ON THIS PROJECT SHALL BE EXCLUSIVELY RESPONSIBLE FOR VERIFYING ALL DIMENSIONS AND CONDITIONS WITH REPORTING ANY DISCREPANCIES TO THE DE LA LLAMA + ASSOCIATES, INC. BEFORE COMMENCING ANY WORK.



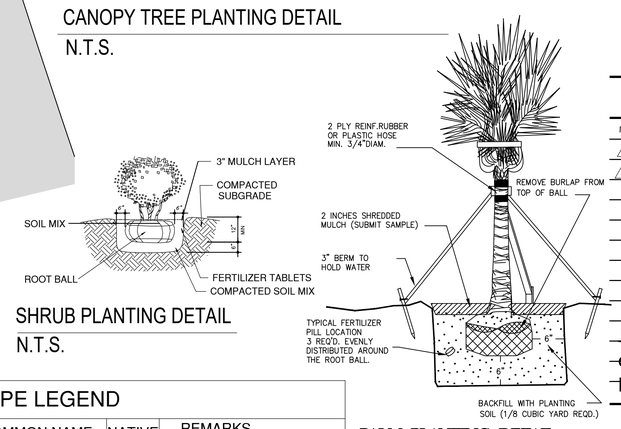
1 PROPOSED LANDSCAPING PLAN
3/32" = 1'-0"

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		578 SqFt
POOL DECK DECORATIVE CONC.		1,055 SqFt
SENSITIVE GRASS		117 SqFt
SAND AREA		150 SqFt
EQUIPMENT SLABS		139 SqFt
TOTAL IMPERVIUS AREA		10,125 SqFt
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)	10,125 sq.ft (48.03%)
MAXIMUM IMPERVIOUS AREA	13,700.05 sq.ft (65% max)	10,125 sq.ft (48.03%)



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:

FAILURE TO MAINTAIN LANDSCAPING ACCORDING TO APPROVED PLANS IS A CODE VIOLATION. FAILURE TO PLANT, PRESERVE, OR MAINTAIN IS A SEPARATE VIOLATION, EACH PLANT, EACH DAY. 18A-13 (C)

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

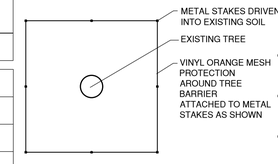
LAWN AREA CALCULATION	REQUIRED	PROVIDED
MAXIMUM LAWN AREA PERMITTED 40% Min.	8,431 S.F	(8,636) S.F 58%
GREENBELT WIDTH (if applicable)	N/A	N/A
GREEN-SPACE REQUIRED	35% = 7,377 SQ.FT.	10,125 S.F. (48.03%)
TREES		
A. Number of trees required per acre of net lot area 1 Acre 43,560 (12 Trees Req.) 0.341 Acres (4 trees Required)	4	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'	4	4
(TREES IN THE RIGTH OF WAY(*) OR ON PRIVATE PROPERTY)* WILL REQUIRE PUBLIC WORKS APPROVAL OR SPECIAL TAXING DISTRICT.		
TOTAL NUMBER OF TREES	8	51
SHRUBS(10 SHRUBS FOR EA.TREE REQUIRED)	80	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 : JADELARCH@AOL.COM

CONSULTANTS

STATE OF FLORIDA JORGE ARTURO DE LA LLAMA 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	
2	5-13-25 REVISION	

Jorge A. de la Llama — Digitally signed by Jorge A. de la Llama Date: 2025.05.30 09:36:00 -04'00'

DRAWING NAME

LANDSCAPING PLAN

DESIGN BY:
ZECKY DA COSTA

DRAWN BY:
HUMBERTO LANTIGUA

SHEET N0.

LP-1