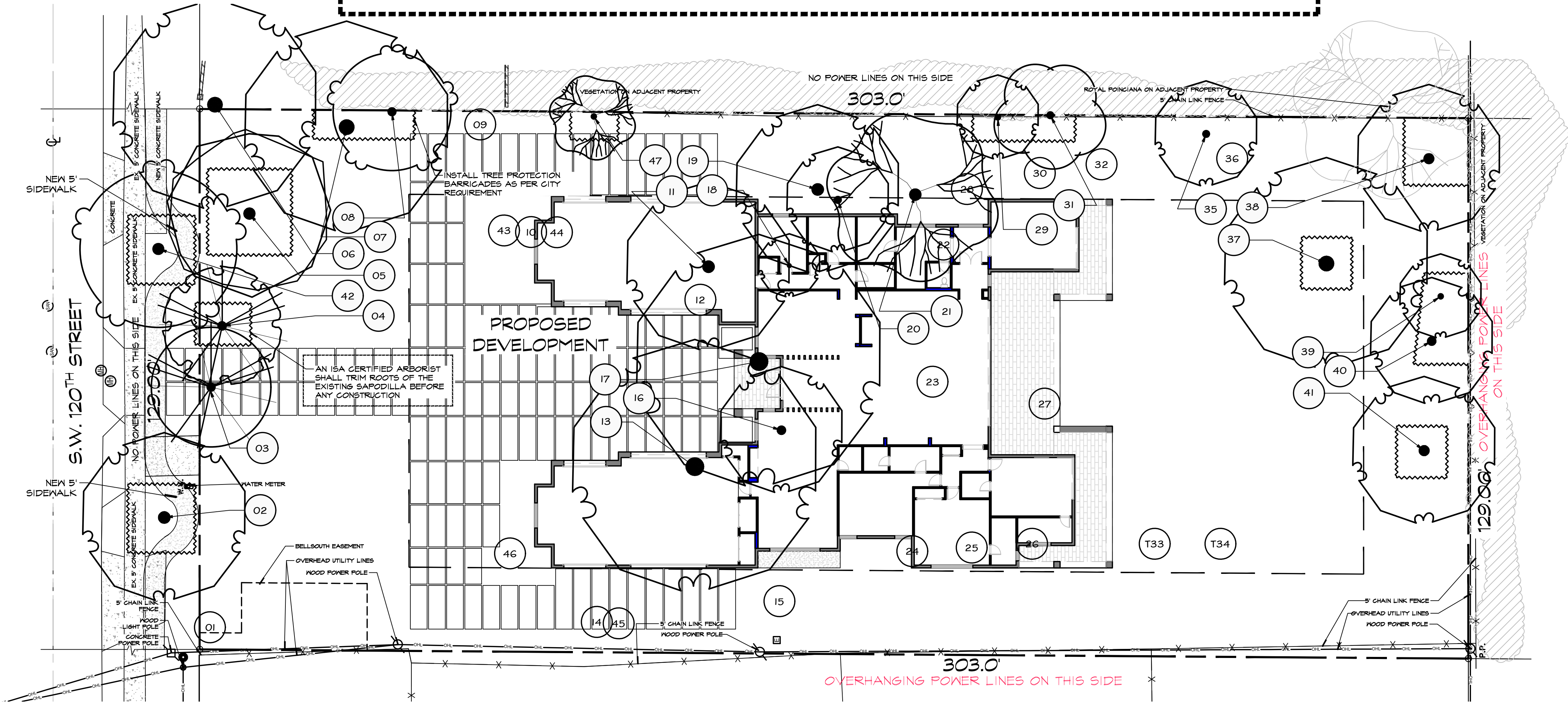
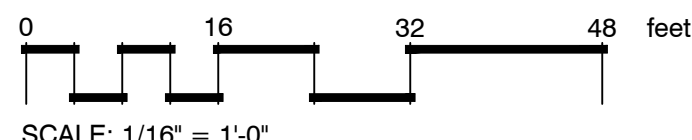


NUMBERS IN CIRCLES SHOW TREES REMOVED WITHOUT PERMIT
ALL INFORMATION REGARDING TREES (EXISTING AND REMOVED) PROVIDED BY
BIG RON'S TREE SERVICE IN ARBORIST'S REPORT FROM MAY 15TH, 2024
SEE DT-2



A GENERAL LAYOUT
scale 1/16" = 1'-0"



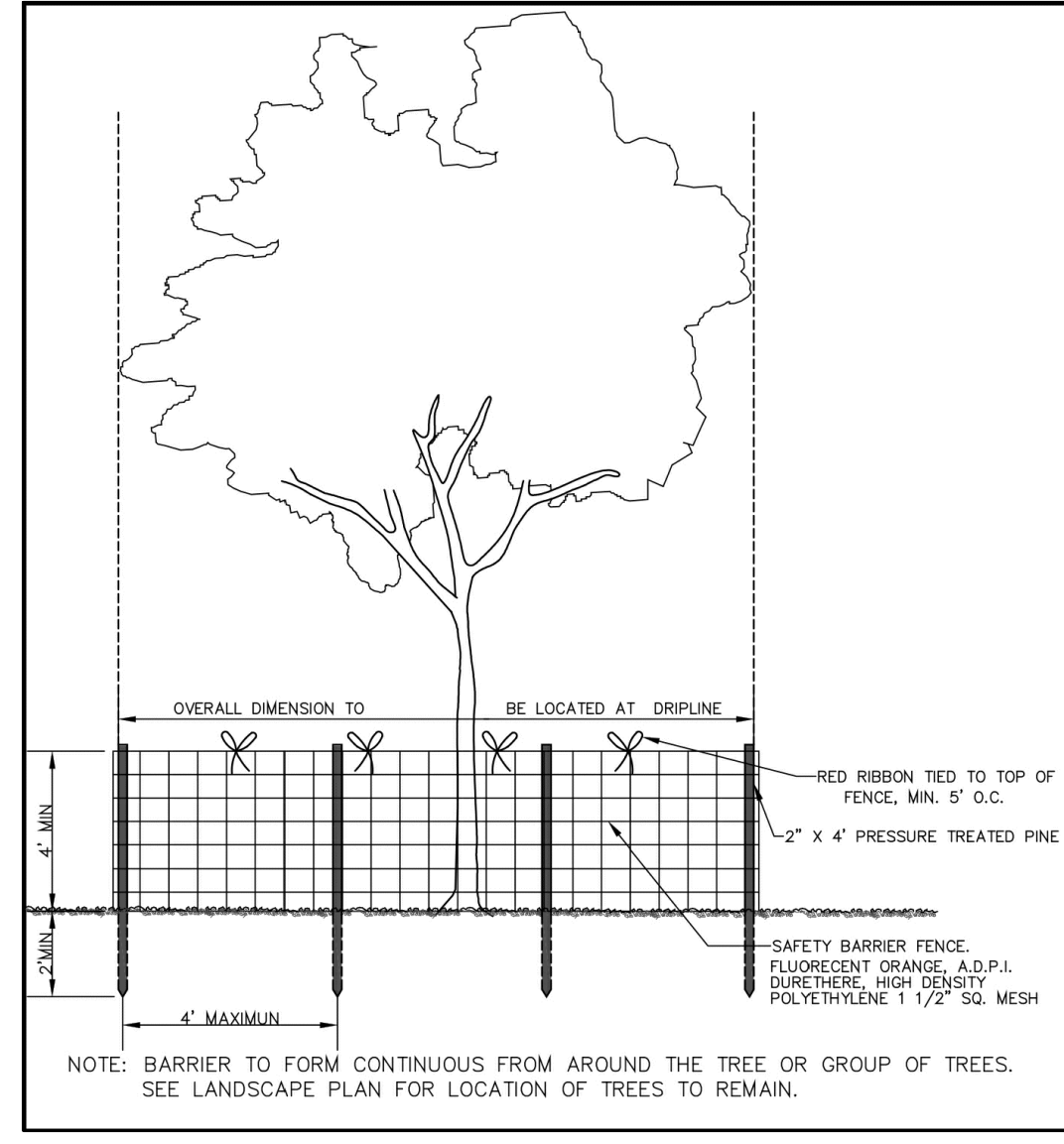
PLANT SCHEDULE

CODE	BOTANICAL NAME	COMMON NAME	DBH	HEIGHT/CT	CANOPY	CONDITION	NOTES	ACTION
TREES								
01*	Cocos nucifera	Coconut palm	12"	8' OA	20'	Fair		REMOVED
02	Quercus virginiana	Live Oak	16.5"	35' OA	40'	Fair		TO REMAIN
03	Persea americana	Avocado	15"+16"	30' OA	30'	Poor		REMOVE
04	Manilkara zapota	Sapodilla	14"+14"+11"	35' OA	30'	Fair		TO REMAIN
05	Bucida buceras	Black Olive	31"	40' OA	40'	Fair		TO REMAIN
06	Quercus virginiana	Live Oak	28"	40' OA	50'	Fair		TO REMAIN
07	Quercus virginiana	Live Oak	20"	35' OA	50'	Fair		TO REMAIN
08	Swietenia mahagoni	West Indian Mahogany	10"	30' OA	30'	Fair		TO REMAIN
09*	Dyopsis lutescens	Areca Palm	N/A	25' OA	25'	Fair		REMOVED
10*	Dyopsis lutescens	Areca palm	N/A	25' OA	15'	Fair		REMOVED
11	Quercus virginiana	Live Oak	19"+21"	35' OA	15'	Fair		REMOVED
12*	Adonidia merrillii	Christmas Palm	7"	30' OA	10'	Fair		REMOVED
13	Quercus virginiana	Live Oak	33"	45' OA	60'	Fair		REMOVED
14*	Wodyetia bifurcata	Foxtail palm	5"	15' OA	10'	Fair		REMOVED
15*	Dimocarpus longan	Longan	14"	25' OA	25'	Fair		REMOVED
16	Quercus virginiana	Live Oak	17"	40' OA	30'	Fair		REMOVED
17	Quercus virginiana	Live Oak	19"+15"	45' OA	60'	Fair		REMOVED
18	Quercus virginiana	Live Oak	25"	45' OA	15'	Fair		REMOVED
19	Quercus virginiana	Live Oak	20"	45' OA	40'	Fair		REMOVED
20	Quercus virginiana	Live Oak	12"	30' OA	25'	Fair		REMOVED
21	Delonix regia	Royal Poinciana	28"	40' OA	40'	Fair		REMOVED
22*	Mangifera indica	Mango	10"	20' OA	20'	Fair		REMOVED
23*	Persea americana	Avocado	6"	20' OA	20'	Fair		REMOVED
24*	Mangifera indica	Mango	18"	25' OA	30'	Fair		REMOVED
25*	Mangifera indica	Mango	16"	30' OA	25'	Fair		REMOVED
26*	Mangifera indica	Mango	12"+10"+8"	25' OA	30'	Fair		REMOVED
27*	Mangifera indica	Mango	7"+7"	15' OA	20'	Fair		REMOVED
28*	Mangifera indica	Mango	18"+10"	25' OA	25'	Fair		REMOVED
29	Quercus virginiana	Live Oak	10"	25' OA	20'	Fair		TO REMAIN
30*	Persea americana	Avocado	4"+6"	20' OA	25'	Fair		REMOVED

PLANT SCHEDULE

CODE	BOTANICAL NAME	COMMON NAME	DBH	HEIGHT/CT	CANOPY	CONDITION	NOTES	ACTION
31	Koeleruteria paniculata	Golden rain	7"	30' OA	25'	Fair		TO REMAIN
32*	Persea americana	Avocado	5"	25' OA	20'	Fair		REMOVED
33*	Mangifera indica	Mango	10"+12"	20' OA	30'	Fair		REMOVED
34*	Mangifera indica	Mango	14"+10"	20' OA	30'	Fair		REMOVED
35	Quercus virginiana	Live Oak	6"	25' OA	25'	Fair		REMOVED
36	Mangifera indica	Mango	8"+8"	25' OA	25'	Fair		REMOVED
37	Quercus virginiana	Live Oak	21"	35' OA	50'	Fair		TO REMAIN
38	Quercus virginiana	Live Oak	19"	40' OA	35'	Fair		TO REMAIN
39	Quercus virginiana	Live Oak	13"	25' OA	20'	Fair		TO REMAIN
40	Quercus virginiana	Live Oak	19"	35' OA	30'	Fair		TO REMAIN
41	Quercus virginiana	Live Oak	21"	35' OA	35'	Fair		TO REMAIN
42	Swietenia mahagoni	West Indian Mahogany	23"	40' OA	40'	Fair		TO REMAIN
43*	Adonidia merrillii	Christmas Palm	8"	25' OA	10'	Fair		REMOVED
44*	Cornus florida	Dogwood	4"	20' OA	25'	Fair		REMOVED
45*	Wodyetia bifurcata	Foxtail palm	6"	15' OA	10'	Fair		REMOVED
46*	Adonidia merrillii	Christmas Palm	6"	20' OA	10'	Fair		REMOVED
47	Delonix regia	Royal Poinciana double trunk	4"+4"	30' OA	20'	VOLUNTEER/poor		TO REMAIN

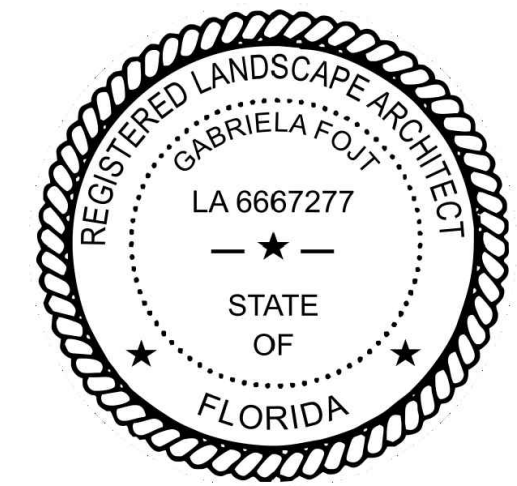
(*) TREES REMOVED WITHOUT PERMIT



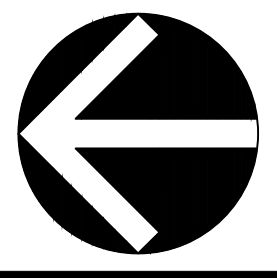
B TREE PROTECTION DETAIL
not to scale

IF YOU DIG FLORIDA...
CALL US FIRST!
1-800-432-4770
SUNSHINE STATE ONCALLING
OF FLORIDA, INC.
IT'S THE LAW

NOTE:
INDICATED UTILITIES ARE APPROXIMATE.
CONTRACTOR IS RESPONSIBLE FOR VERIFICATION
OF ALL UTILITIES ON SITE PRIOR TO
COMMENCEMENT OF ANY WORK.
LANDSCAPE ARCHITECT ASSUMES NO LIABILITY
FOR UTILITY DAMAGE.



The Mirror of Paradise
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gabriela@themirrorofparadise.com



SCALE	1/16"=1'-0"
DESIGNED BY	GF
DRAWN BY	KM,GF
CHECKED BY	GF
CAD DWG.	
DATE	01.21.2025
REVISIONS	
per City comments	05.19.2025
per City comments	06.26.2025
per City comments	07.15.2025
per City comments	07.29.2025
per City comments	08.23.2025
per City comments	09.15.2025
per City comments	12.10.2025
per City comments	02.26.2026

8100 S.W. 120th STREET
PINECREST
FL 33156

REMOVAL PLAN, EXISTING TREES LIST, TREE PROT. DETAIL



Big Ron's Tree Service

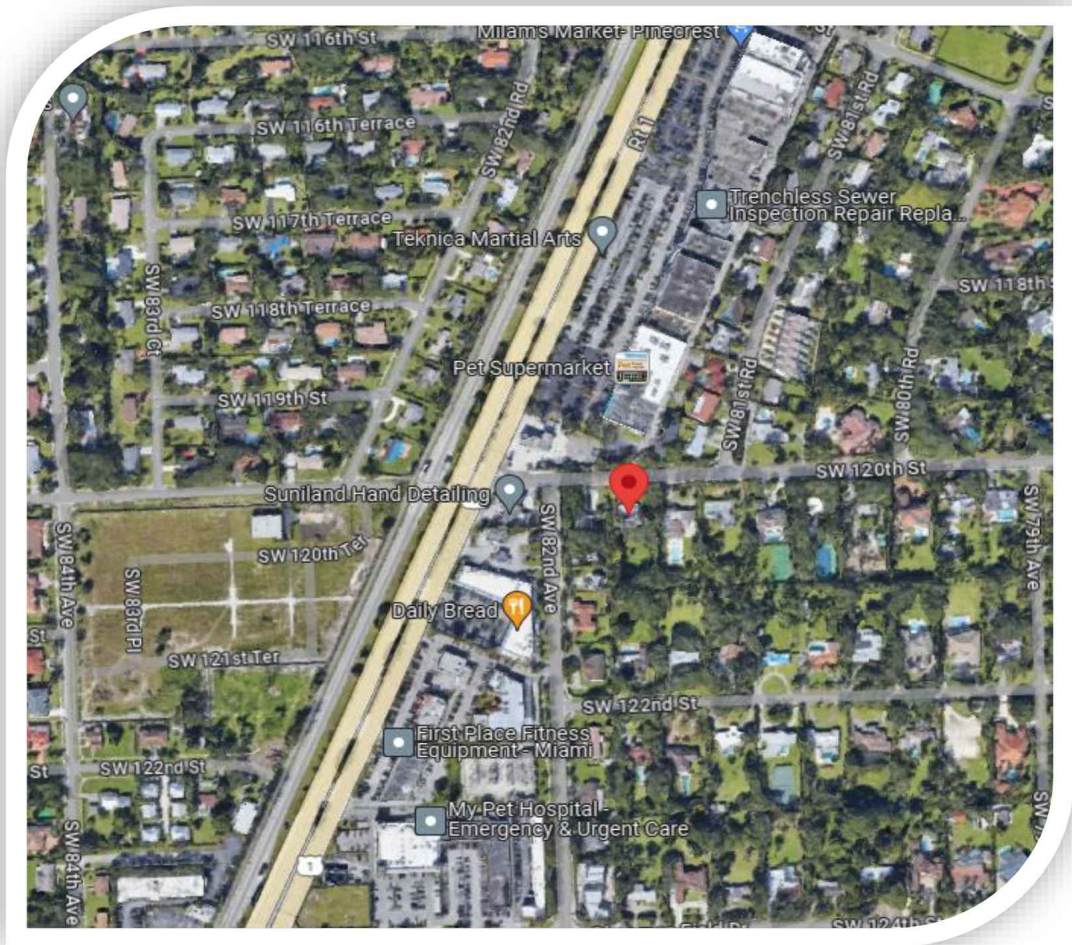
16221 SW 98 Avenue, Miami FL 33157
Phone: 305-588-3091
email: admin@bigrontreeservice.com

Arborist Report

Address: 8100 SW 120th St Pinecrest FL 33156

Date: May 15th, 2024

Project Location



Project Location map

Tree Data

No.	Botanical Name	Common Name	D.B.H. /in.	Height /ft.	Spread /ft.	Condition	Remarks
1	<i>Cocos nucifera</i>	Coconut	12	8	20	fair	
2	<i>Quercus virginiana</i>	Live Oak	16.5	35	40	fair	
3	<i>Persea americana</i>	Avocado	15.16	30	30	poor	Many decay pockets, 1 dead limb
4	<i>Manilkara zapota</i>	Sapodilla	14.14, 11	35	30	fair	
5	<i>Bucida buceras</i>	Black Olive	31	40	40	fair	
6	<i>Quercus virginiana</i>	Live Oak	28	40	50	fair	On the property line
7	<i>Quercus virginiana</i>	Live Oak	20	35	50	fair	
8	<i>Swietenia mahagonia</i>	Mahogany	10	30	30	fair	On the property line
9	<i>Dyopsis lutescens</i>	Areca Palm	CI	25	25	fair	
10	<i>Dyopsis lutescens</i>	Areca Palm	CI	25	15	fair	Ganoderma
11	<i>Quercus virginiana</i>	Live Oak	19.21	35	40	fair	
12	<i>Adonidia merrillii</i>	Christmas Palm	7	30	10	fair	
13	<i>Quercus virginiana</i>	Live Oak	33	45	60	fair	
14	<i>Wodyetia bifurcata</i>	Foxtail Palm	5	15	10	fair	penciling
15	<i>Dimocarpus longan</i>	Longan	14	25	25	fair	
16	<i>Quercus virginiana</i>	Live Oak	17	40	30	fair	
17	<i>Quercus virginiana</i>	Live Oak	19.15	45	60	fair	
18	<i>Quercus virginiana</i>	Live Oak	25	45	15	fair	
19	<i>Quercus virginiana</i>	Live Oak	20	45	40	fair	
20	<i>Quercus virginiana</i>	Live Oak	12	30	25	fair	
21	<i>Delonix regia</i>	Royal Poincianna	28	40	40	fair	
22	<i>Mangifera indica</i>	Mango	10	20	20	fair	
23	<i>Persea americana</i>	Avocado	6	20	20	fair	
24	<i>Mangifera indica</i>	Mango	18	25	30	fair	
25	<i>Mangifera indica</i>	Mango	16	30	25	fair	
26	<i>Mangifera indica</i>	Mango	12.10, 8	25	30	fair	
27	<i>Mangifera indica</i>	Mango	7.7	15	20	fair	
28	<i>Mangifera indica</i>	Mango	18.10	25	25	fair	
29	<i>Quercus virginiana</i>	Live Oak	10	25	20	fair	
30	<i>Persea americana</i>	Avocado	4.6	20	25	fair	

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Background and Scope

Big Ron's Tree Service is providing this report as a summary of findings of our field survey of trees at 8100 SW 120th St Pinecrest FL 33156 out on May 15th, 2024. The purpose of this Survey is to identify, measure and document all the trees and palms on this property and their individual condition that can be seen as it relates to its health and safety. Anything peculiar or that which may be considered to be dangerous or have the potential to become dangerous or is abnormal in any way was also examined and stated in this document. Anything noteworthy is documented herein. The Intention is to carry out construction activities on this property and some trees may be in the way.

This document was prepared in a format that can be submitted to the county or the individual municipality.

Condition ratings definitions:

Good- No major physical or health defects were observed that are expected to impact the long-term health or viability of the tree.
Fair- Physical and or health defects were observed which may compromise the long-term health or viability of the tree but are correctable or can be managed to minimize impact.
Poor- Physical and or health defects were observed which are expected to directly lead to the death or physical failure of the tree and are not correctable thru typical arboricultural practices.
Dead- Tree is either completely dead or effectively destroyed with no reasonable expectation of recovery.

Methodology

An examination of the trees was carried out according to the principles and methods laid out in the ISA publication Best Management Practices: Tree Risk Assessment. Each tree was examined visually for flaws. Photographs are not included in this report however a map showing the location of each tree is included. The individual DBH was measured using a diameter tape where possible while the height and spread was estimated.

Trees with a DBH of 2 or more inches and a height of 10 feet or more are documented here.

Findings

A table was prepared with a list of the trees on this property which includes the standard data used for tree disposition decisions for property owners and government agencies. This is a residential neighborhood. The landscaping consists of trees, palms and lawn grass, most of which are in fair condition. There are Sixteen (16) specimen trees on this property and none of the trees are considered to be invasive as per Village of Pinecrest 's and Miami-Dade county's list of prohibited plant species updated October 2014.

Tree No. 2 and 42 are located on the right of way, 6, 8 and 31 are located on the eastern property line and all other trees are located within this property. See location diagram below.

Tree No 6 is a *Persea americana* commonly called Avocado. This tree is denoted as in poor condition since there are many decaying pockets on the bark, some of which are from pruning cuts.

2

31	<i>Koeleruteria paniculata</i>	Golden rain	7	30	25	fair	On the property line
32	<i>Persea americana</i>	Avocado	5	25	20	fair	
33	<i>Mangifera indica</i>	Mango	10.12	20	30	fair	
34	<i>Mangifera indica</i>	Mango	14.10	20	30	fair	
35	<i>Quercus virginiana</i>	Live Oak	6	25	25	fair	
36	<i>Mangifera indica</i>	Mango	8.8	25	25	fair	
37	<i>Quercus virginiana</i>	Live Oak	21	35	50	fair	
38	<i>Quercus virginiana</i>	Live Oak	19	40	35	fair	
39	<i>Quercus virginiana</i>	Live Oak	13	25	20	fair	
40	<i>Quercus virginiana</i>	Live Oak	19	35	30	fair	
41	<i>Quercus virginiana</i>	Live Oak	21	35	35	fair	
42	<i>Swietenia mahagonia</i>	Mahogany	23	40	40	fair	
43	<i>Adonidia merrillii</i>	Christmas Palm	6	25	10	fair	
44	<i>Cornus florida</i>	Dogwood	4	20	25	fair	
45	<i>Wodyetia bifurcata</i>	Foxtail Palm	6	15	10	fair	penciling
46	<i>Adonidia merrillii</i>	Christmas Palm	6	20	10	fair	

6

Palm No. 10 is a *Dyopsis lutescens* commonly called Areca palm. This palm has several trunks thinning and a few dead ones. It is likely that it has Ganoderma, however no conchs were visible.

Palms 14 and 45 are *Wodyetia bifurcata* commonly called Foxtail palm. Though they are both considered to be in fair condition they are both penciling. Both trunks are about 8 inches DBH and at the neck it is about 4 inches in diameter. Penciling is usually caused by trimming off the fronds or lack of nutrition. In this case it is likely that the palms are lacking nutrients. This can be treated by adding essential palm nutrients into the soil. Consultation with an arborist is recommended before doing so.

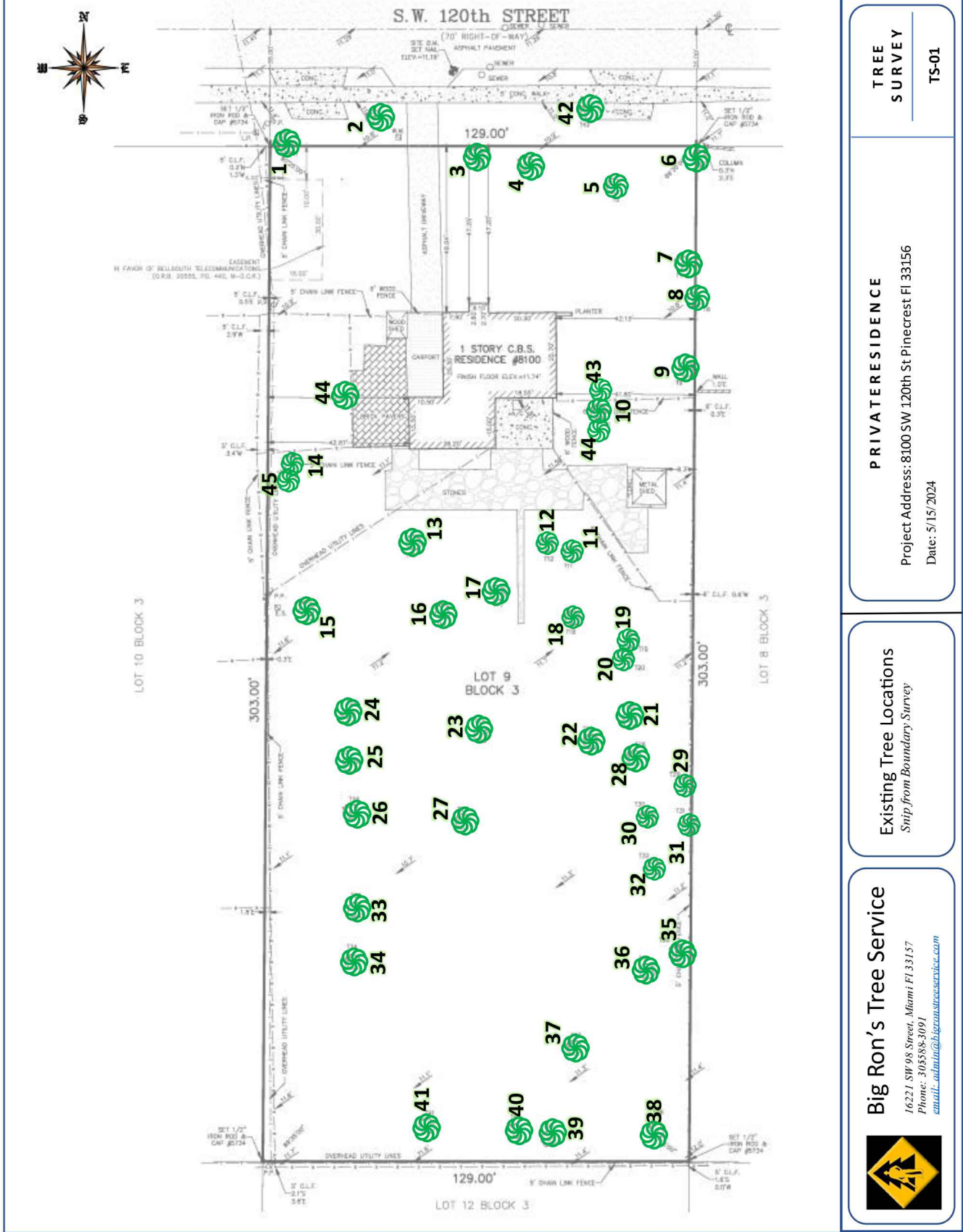
3

Specimen/Invasive

No.	Botanical Name	Common Name	Specimen	Invasive	Condition
1	<i>Cocos nucifera</i>	Coconut	No	No	fair
2	<i>Quercus virginiana</i>	Live Oak	No	No	fair
3	<i>Persea americana</i>	Avocado	No	No	poor
4	<i>Manilkara zapota</i>	Sapodilla	No	No	fair
5	<i>Bucida buceras</i>	Black Olive	Yes	No	fair
6	<i>Quercus virginiana</i>	Live Oak	Yes	No	fair
7	<i>Quercus virginiana</i>	Live Oak	Yes	No	fair
8	<i>Swietenia mahagonia</i>	Mahogany	No	No	fair
9	<i>Dyopsis lutescens</i>	Areca Palm	No	No	fair
10	<i>Dyopsis lutescens</i>	Areca Palm	No	No	poor
11	<i>Quercus virginiana</i>	Live Oak	Yes	No	fair
12	<i>Adonidia merrillii</i>	Christmas Palm	No	No	fair
13	<i>Quercus virginiana</i>	Live Oak	Yes	No	fair
14	<i>Wodyetia bifurcata</i>	Foxtail Palm	No	No	fair
15	<i>Dimocarpus longan</i>	Longan	No	No	fair
16	<i>Quercus virginiana</i>	Live Oak	No	No	fair
17	<i>Quercus virginiana</i>	Live Oak	Yes	No	fair
18	<i>Quercus virginiana</i>	Live Oak	Yes	No	fair
19	<i>Quercus virginiana</i>	Live Oak	Yes	No	fair
20	<i>Quercus virginiana</i>	Live Oak	No	No	fair
21	<i>Delonix regia</i>	Royal Poincianna	Yes	No	fair
22	<i>Mangifera indica</i>	Mango	No	No	fair
23	<i>Persea americana</i>	Avocado	No	No	fair
24	<i>Mangifera indica</i>	Mango	Yes	No	fair
25	<i>Mangifera indica</i>	Mango	No	No	fair
26	<i>Mangifera indica</i>	Mango	No	No	fair
27	<i>Mangifera indica</i>	Mango	No	No	fair
28	<i>Mangifera indica</i>	Mango	Yes	No	fair
29	<i>Quercus virginiana</i>	Live Oak	No	No	fair
30	<i>Persea americana</i>	Avocado	No	No	fair
31	<i>Koeleruteria paniculata</i>	Golden rain	No	No	fair
32	<i>Persea americana</i>	Avocado	No	No	fair
33	<i>Mangifera indica</i>	Mango	No	No	fair
34	<i>Mangifera indica</i>	Mango	No	No	fair
35	<i>Quercus virginiana</i>	Live Oak	No	No	fair
36	<i>Mangifera indica</i>	Mango	No	No	fair
37	<i>Quercus virginiana</i>	Live Oak	Yes	No	fair
38	<i>Quercus virginiana</i>	Live Oak	Yes	No	fair
39	<i>Quercus virginiana</i>	Live Oak	No	No	fair

7

Tree Locations



4

40	<i>Quercus virginiana</i>	Live Oak	Yes	No	fair
41	<i>Quercus virginiana</i>	Live Oak	Yes	No	fair
42	<i>Swietenia mahagonia</i>	Mahogany	Yes	No	fair
43	<i>Adonidia merrillii</i>	Christmas Palm	No	No	fair
44	<i>Cornus florida</i>	Dogwood	No	No	fair
45	<i>Wodyetia bifurcata</i>	Foxtail Palm	No	No	fair
46	<i>Adonidia merrillii</i>	Christmas Palm	No	No	fair



Vejaykumar Maharaj
Certified Arborist # FL-10097A
Big Ron's Tree Service LLC
929-389-5118
vejay@bigrontreeservice.com

Digitally signed by:
Vejaykumar Maharaj
Big Ron's Tree Service LLC
16221 SW 98th Ave., Miami FL 33157
Email: vejay@bigrontreeservice.com,
admin@bigrontreeservice.com
Date: 05.18.2024 8:01am

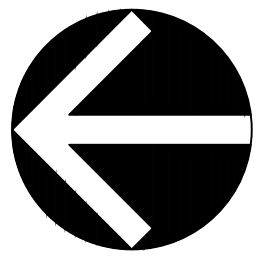
8



The Mirror of Paradise

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ISA FL-10207A

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FL 33306
c (954) 478 3064
www.florida-landscape.com
gabriela@themirrorofparadise.com



SCALE AS NOTED

DESIGNED BY GF

DRAWN BY KM,GF

CHECKED BY GF

CAD DWG.

DATE 01.21.2025

REVISIONS

per City comments 05.19.2025

per City comments 06.26.2025

per City comments 07.15.2025

per City comments 07.29.2025

per City comments 08.23.2025

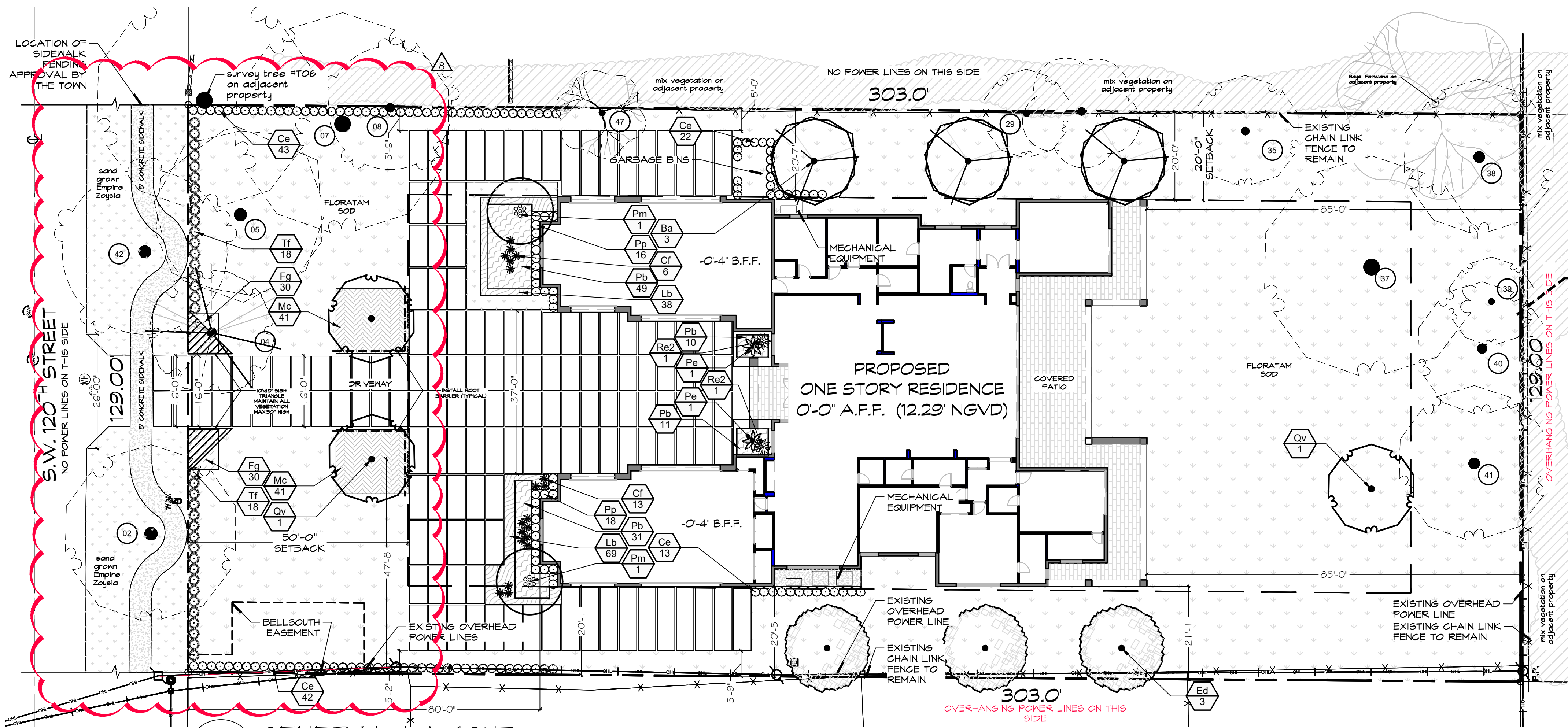
per City comments 09.15.2025

per City comments 12.10.2025

per City comments 02.26.2026

8100 S.W. 120th STREET
PINECREST
FL 33156

ARBORIST'S REPORT



AS PER CITY REQUIREMENT ALL SOD IN THE ROW TO BE SAND GROWN 'EMPIRE ZOYSIA'

NUMBERS REFER TO EXISTING TREES SEE DT-1

PROVIDE ROOT BARRIER FOR ALL UTILITIES INSTALLED LESS THAN 20' FROM EXISTING OR PROPOSED LARGE TREES SEE DETAILS ON LP-2

IF YOU DIG FLORIDA...
CALL US FIRST!
1-800-432-4770
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OF FLORIDA, INC.
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NOTE:
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CONTRACTOR IS RESPONSIBLE FOR VERIFICATION
OF ALL UTILITIES ON SITE PRIOR TO
COMMENCEMENT OF ANY WORK.
LANDSCAPE ARCHITECT ASSUMES NO LIABILITY
FOR UTILITY DAMAGE.

PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	NATIVE	DROUGHT RESIST.
TREES								
	Ba	3	Bulnesia arborea	Verawood	12' OA 2"dbh	AS SHOWN	NO	HIGH
	Ed	3	Elaeocarpus decipiens	Japanese Blueberry Tree	12' OA, 2"dbh, matched	AS SHOWN	NO	MODERATE
	Pe	2	Ptychosperma elegans	Alexander Palm	10'-12'CT sngl, matched	AS SHOWN	NO	HIGH
	Pm	2	Ptychosperma macarthurii	Macarthur Palm	8' OA, full	AS SHOWN	NO	HIGH
	Qv	3	Quercus virginiana	Southern Live Oak	min.18'OA, 4"dbh	AS SHOWN	YES	HIGH
SHRUBS								
	Ce	120	Conocarpus erectus	Green Buttonwood	3'-4' OA, ftb	24"OC	YES	HIGH
	Cf	19	Cordyline fruticosa	Ti Plant	3'-4' OA	AS SHOWN	NO	HIGH
	Pp	34	Podocarpus macrophyllus 'Pringles'	Pringles Dwarf Yew Podocarpus	24"OA, ftb	24"OC	NO	HIGH
	Re2	2	Rhapis excelsa	Lady Palm	3'-4' OA, ftb	AS SHOWN	NO	HIGH
	Tf	36	Tripsacum dactyloides	Fakahatchee Grass	3 gal, full	36"OC	YES	HIGH
SHRUB AREAS								
	Fg	60	Ficus microcarpa 'Green Island'	Green Island Indian Laurel Fig	3 gal., 12"x12"	18" OC	NO	HIGH
	Lb	107	Liriope muscari 'Big Blue'	Big Blue Lilyturf	3gal, 15"x15"	18"OC	NO	HIGH
	Mc	82	Muhlenbergia capillaris	Pink Muhly Grass	3 gal, full	30"OC	YES	HIGH
	Pb	101	Philodendron x 'Burle Marx'	Burle Marx Philodendron	3 gal, 18"x18"	24"OC	NO	HIGH
GROUND COVERS								
	Sa	20,635 sf	Stenotaphrum secundatum 'Floritam'	Floritam St. Augustine Grass	sod			
	sod	23,490 sf	Zoysia x 'Empire'	Empire Zoysia	sod			

CODE REQUIREMENT RESIDENTIAL EU-1

Code Requirements	Required	Existing	Proposed	Total Provided
Net lot 38,768 sf (.89 acres) Required open space (38,768 sf (0.89 x .55= 21,322.4sf) Max. recommended lawn = max 40% (38,768 sfx .4=15,507.2 sf) Min. 18 trees per acre of Net Lot Area (38,768 sf = 0.89 acre x 18=16) Min. 10 shrubs/each required tree (16x10=160) Street trees - 1/each 40 lf of street front except 10' on driveways sides (109/40=2.73) Min. 30% of required trees to be native (19 x.3=5.7) Min. 30% of required shrubs to be native (160 x.3=48) Max. 30% of required trees can be substituted by 12'OA palms (count 2:1) (18 x.3=5.4) Min. 3 to be in energy conservation zone Mitigation trees Visibility triangle	Min.55%=21,323 sf Recommended max. 15,507.2 sf 16 trees Min. 160 shrubs 3 trees Min. 6 trees to be native Min. 48 shrubs to be native Max. 6 trees to be substituted by palms 3 trees 10'x10 triangle	8 Oaks, 1 Black Olive, 1 Royal Poinciana 1 Oak, 1 Mahogany 9 Oaks, 1 Mahogany	29,198sf (75.3%) 21,524sf 1 Oak, 3 Japanese Blueberry trees, 2 Verawood 101 Buttonwood, 2 Rhapis, 107 Burle-Marx 1 Oak (*) 1 Oak 101 Buttonwood 0 3 Japanese Blueberry 1 Oak, 1 Bulnesia	75.3% provided 21,524sf provided 16 provided (+160 provided 3 provided 11 provided (+48 provided 0 provided 3 provided 2 trees provided

(*) REQUIRED STREET TREE PROPOSED INSIDE THE PROPERTY DUE TO LACK OF SPACE IN ROW AND POWERLINES

NOTES:

- SOD AS INDICATED.
- MULCH ALL BEDS AS INDICATED ON DETAIL.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY PLANT, SOD AND MULCH AMOUNTS FOR BIDDING PURPOSES.
- PLAN DRAWING TAKES PRECEDENCE OVER ANY QUANTITY SCHEDULES.

EXISTING TREES

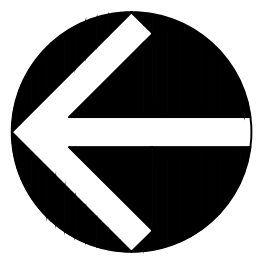
TREE#	BOTANICAL NAME	COMMON NAME	DBH	HEIGHT/CT	CANOPY	CONDITION	NOTES	ACTION
2	Quercus virginiana	Live Oak	16.5"	35'OA	40'	Fair		TO REMAIN
4	Manilkara zapota	Sapodilla	14"x14"x11"	35' OA	30'	Fair		TO REMAIN
5	Bucida buceras	Black Olive	31"	40' OA	40'	Fair		TO REMAIN
6	Quercus virginiana	Live Oak	28"	40' OA	50'	Fair	MIGHT BE ON PROP. LINE	TO REMAIN
7	Quercus virginiana	Live Oak	20"	35' OA	50'	Fair		TO REMAIN
8	Swietenia mahagoni	West Indian Mahogany	10"	30' OA	30'	Fair	ON PROP. LINE	TO REMAIN
29	Quercus virginiana	Live Oak	10"	25' OA	20'	Fair	on property line	TO REMAIN
31	Koeleruteria paniculata	Golden rain	7"	30' OA	25'	Fair	ON PROP. LINE	TO REMAIN
37	Quercus virginiana	Live Oak	21"	35' OA	50'	Fair		TO REMAIN
38	Quercus virginiana	Live Oak	19"	40' OA	35'	Fair		TO REMAIN
39	Quercus virginiana	Live Oak	13"	25' OA	20'	Fair		TO REMAIN
40	Quercus virginiana	Live Oak	19"	35' OA	30'	Fair		TO REMAIN
41	Quercus virginiana	Live Oak	21"	35' OA	35'	Fair		TO REMAIN
42	Swietenia mahagoni	Mahogany	23"	40' OA	40'	Fair		TO REMAIN
47	Delonix regia	Royal Poinciana double trunk	4"x4"	30' OA	20'	VOLUNTEER/poor		TO REMAIN



The Mirror of Paradise

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SCALE 1/16"=1'-0"

DESIGNED BY GF

DRAWN BY KM,GF

CHECKED BY GF

CAD DWG.

DATE 01.21.2025

REVISIONS

per City comments 05.19.2025

per City comments 06.26.2025

per City comments 07.15.2025

per City comments 07.29.2025

per City comments 08.23.2025

per City comments 09.15.2025

per City comments 12.10.2025

per City comments 02.26.2026

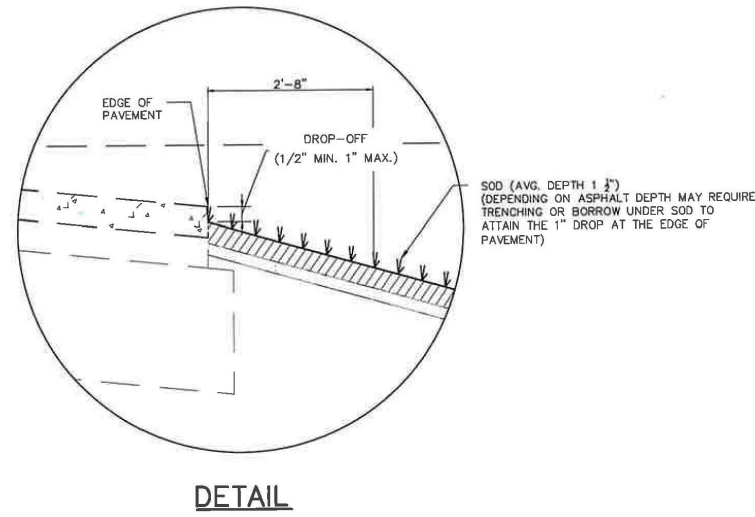
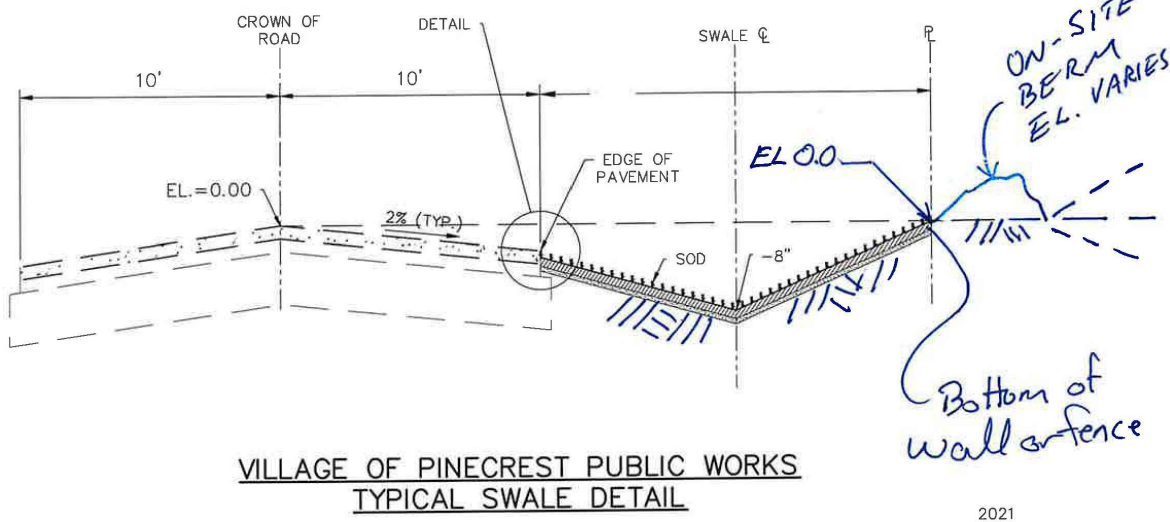
8100 S.W. 120th STREET

PINECREST

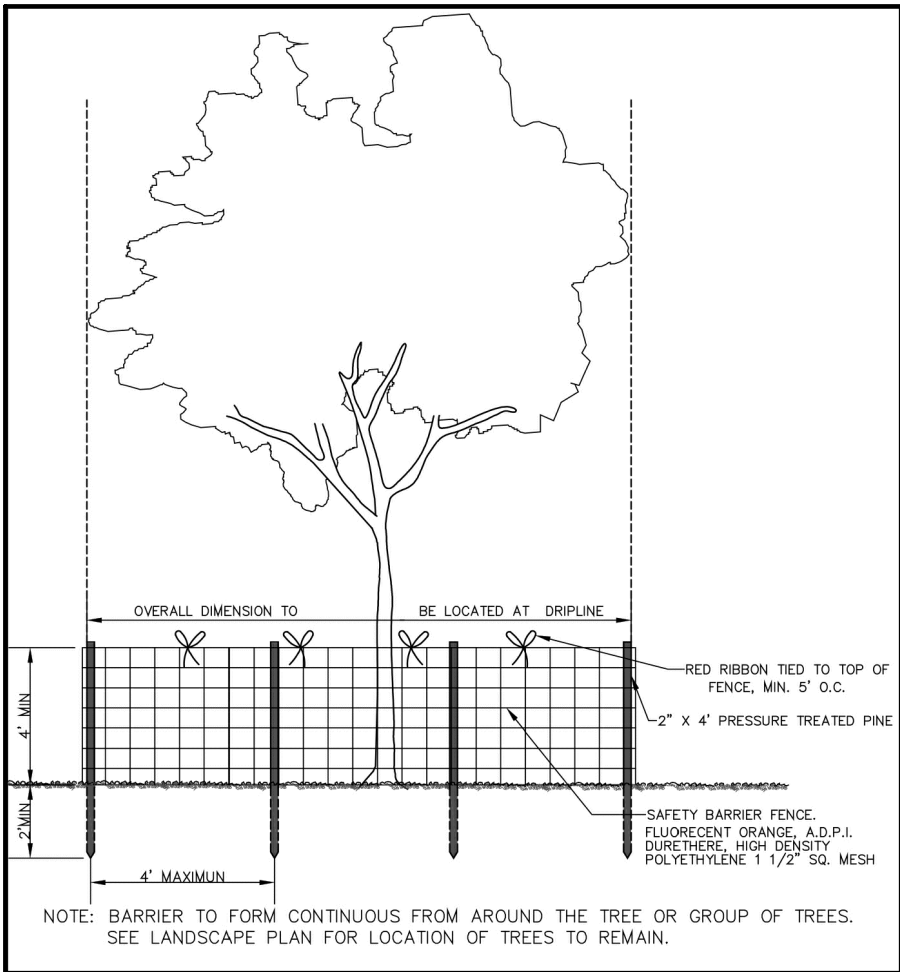
FL 33156

LANDSCAPE PLAN, PLANT SCHEDULE, CODE CHART

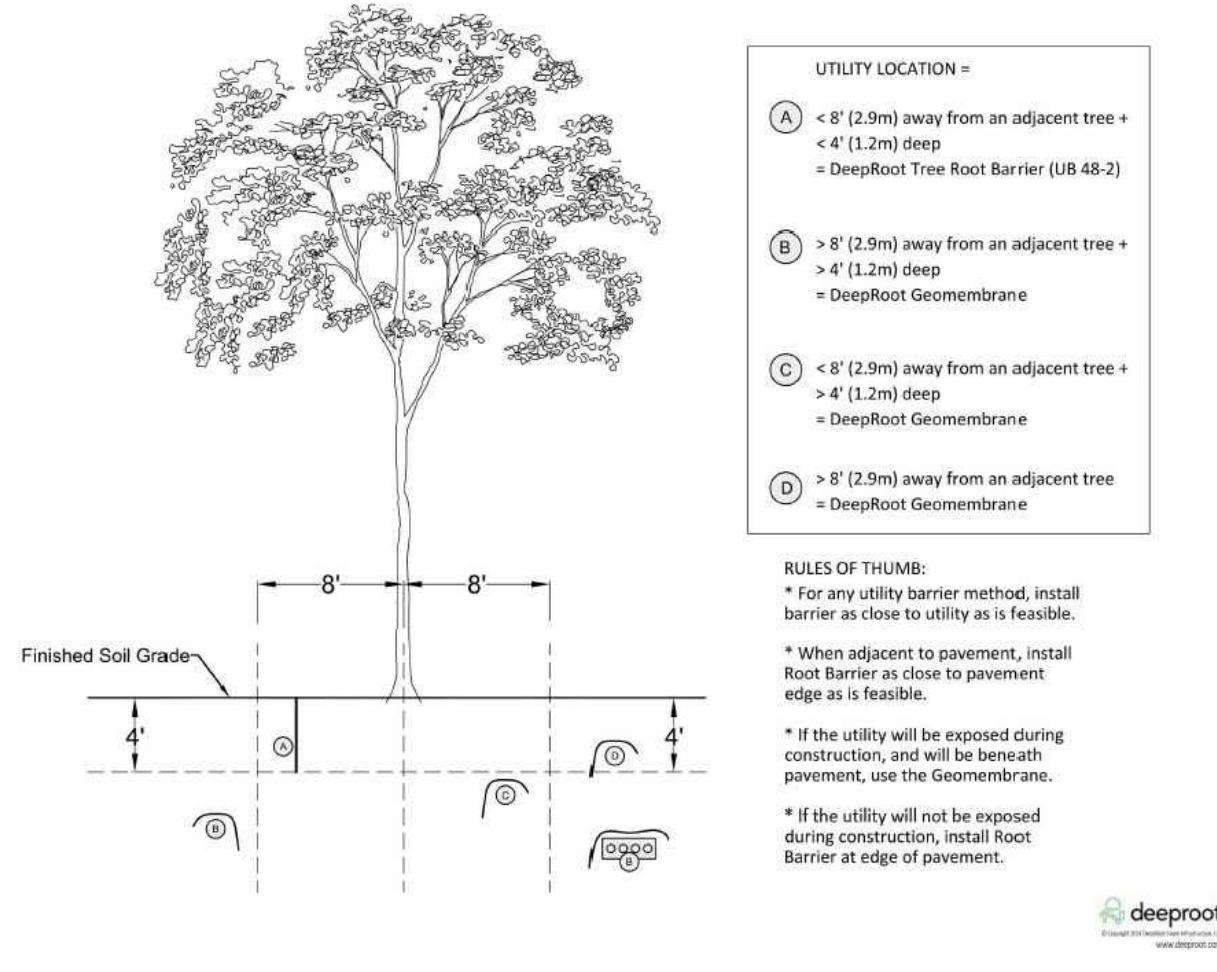
A PINECREST PUBLIC WORKS TYPICAL SWALE AREA
not to scale



B TREE PROTECTION DETAIL
not to scale



C ROOT BARRIER
not to scale



D NOTES

JOB CONDITIONS:

Any building construction material or foreign material shall be removed from planting areas and replaced with acceptable top soil.

Care shall be taken not to disturb or damage any underground construction or utilities. Any damage to these facilities during the planting operations will be repaired at the expense of the Landscape Contractor in a manner approved by the Owner. Where underground obstructions will not permit the planting materials in accordance with the plans, new locations shall be approved by the Landscape Architect.

Landscape work shall be coordinated with the landscape irrigation work. Landscape Contractor shall ensure that no plantings will interfere with the proper coverage. Landscape Contractor shall point out situations where minor adjustments or relocation or addition of sprinklers heads may be most beneficial for the landscape work as a whole.

PLANT MATERIAL:

Plant species and size shall conform to those indicated on the drawings. Nomenclature shall conform to STANDARDIZED PLANT NAMES, LATEST EDITION. All plant material shall be in accordance with GRADES AND STANDARDS FOR NURSERY PLANTS, latest edition published by the Florida Department Agriculture and Consumer Services. All plants not otherwise specified as Florida Fancy, or Specimen, shall be Florida Grade Number 1 or better as determined by the Florida Grade Plant Industry. Specimen means an exceptionally heavy, symmetrical, tightly-knit plant, so trained or favored in its development that its appearance is unquestionable and outstandingly superior in form, number of branches, compactness and symmetry. All plants shall be sound, healthy, vigorous, well branched and free of disease and insect eggs and larvae and shall have adequate root systems. Trees and shrubs for planting rows shall be uniform in size and shape. All materials shall be subject to approval by the Landscape Architect. Where any requirements are omitted from the Plant List, the plants furnished shall be normal for the variety.

All container grown material shall be healthy, vigorous, well-rooted plants and established in the container. The plants shall have tops which are good quality and are in a healthy growing condition. An established container grown plant shall be transplanted into a container and grown in that container long enough for the new fibrous roots to have developed enough to hold the root mass together when removed from the container. Root bound plants will not be accepted.

Site water shall be verified by Contractor prior to submission of bids.

The use of natural material is strongly encouraged for balled and burlapped plants. All synthetic material shall be completely removed from root ball PRIOR to planting.

At time of bid, Contractor shall submit a written schedule of all sources for coconut palms as well as seed sources for coconuts. Coconuts shall be certified Malayan Green with a certified seed source from Jamaica.

TREES:

The most critical factor for selecting a healthy Florida Number 1 tree is the structure. This consists of one central main trunk and leader. Branches are considered competing if they are 2/3 the diameter of the leader or greater. Competing branches may be acceptable if they occur above 50% of the overall height of the tree. Caliper of tree should meet specifications. Leader (center trunk) may have slight (<15 degree) bow (Tabebuia cariba excluded), but must be intact with apical (leading) bud.

Branches should be spread evenly (staggered, alternating) through the tree branches spaced no closer than 4".

Canopy should be full to specifications with little or no openings or holes. A thinning canopy will be taken into consideration with field dug plant material.

Trees should have no open wounds or damage, flush cuts, chlorosis, shorter or taller than specified height, girdling roots, undersize loose root ball, crossing branches, smaller than normal leaves.

10% of root ball shall be above grade after planting. Root ball tying ropes removed from trunk and top of root ball.

MULTIPLE TRUNK TREES:

Trees having no distinct leader. Trunks on these trees should not be touching and free of damage and similar in size. Canopy should be full and uniform.

IRRIGATION

Provide bubblers on separate zones for all newly planted and transplanted trees unless alternate approach to provide additional water is approved by owner and Landscape Architect.

MATERIALS LIST:

Landscape Contractor shall be responsible for verifying all quantities for material shown on drawings prior to submitting a bid. Planting plan shall take precedence over the plant list. Final quantity of sod and mulch shall be verified.

SUBSTITUTIONS:

No substitutions shall be made without the approval from the Landscape Architect and/or the Owner. Intended substitutions shall be indicated on the bid.

MEASUREMENTS:

Canopy Trees- Height shall be measured from the ground to the average height of canopy. Spread shall be measured to the end of branching equally around the crown from the center of the trunk. Caliper (d.b.h.) will be measured 4'-6" above grade.

Shrubs- Height shall be measured from the ground. Spread shall be measured to the end of branching equally around the shrub mass.

Palms- Clear trunk (C.T.) shall be measured from the ground to the point where the mature aged trunk joins the immature or green part of the trunk or head.

Overall height (O.A.) shall be measured from the ground to the tip of the unopened bud.

IRRIGATION:

100% irrigation coverage shall be provided. Provide bubblers on separate zones for all newly planted and transplanted trees unless alternate approach to provide additional water is approved by Owner and Landscape Architect.

GUARANTEE:

All new plant materials shall be guaranteed for one year from the time of acceptance and shall be alive and in satisfactory growth for each specific kind of plant at the end of the guarantee period. The Landscape Contractor shall not be responsible for damage caused by vandalism, violent wind storms or other acts of God beyond control. Replacement shall occur within two weeks of rejection and guaranteed six months from date of installation. Landscape Contractor shall repair damage to other plants or lawns during plant replacements at no additional cost.

MULCH:

Mulch shall not contain sticks 1/4" in diameter or stones. Apply 3" of mulch except on top of tree rootballs and against woody shrubs. Rootballs will receive less than 1" mulch with no mulch touching trunk or root collar. Do not apply mulch against the trunks of woody shrubs.

SOD:

All sod shall be installed in such a manner that there is an even surface, staggered pattern. Sod will be green in color and in good health. NO overlap, gaps, damage, insects, disease and less than 10% chlorosis will be permitted. All gaps will be filled with clean native soil.

STAKING:

Landscape Contractor to suggest alternate means of staking for approval with Landscape Architect if staking methods shown are not feasible due to site conditions.

FERTILIZER:

Manufacturer's Specification: Submit manufacturer's specification sheet(s) for approval of product. Submit tags from bags of fertilizer used on site to the Architect. Submit copies of the manufacturer's specifications or analysis of all fertilizer for approval.

Composition and Quality: All fertilizer shall be uniform in composition and dry. Granular fertilizer shall be free flowing and delivered in unopened bags. Tablet fertilizer shall be delivered in unopened containers or boxes. All bags, containers or boxes shall be fully labeled with the manufacturer's analysis.

Fertilizer shall be slow release with ratio greater than 3 to 1 nitrogen to phosphorous applied on top of backfill, per manufacturer's recommendations.

All shall comply with the State of Florida fertilizer laws.

CLEANUP:

Landscape Contractor shall at all times keep job site clean and free from accumulation of waste material, debris and rubbish.

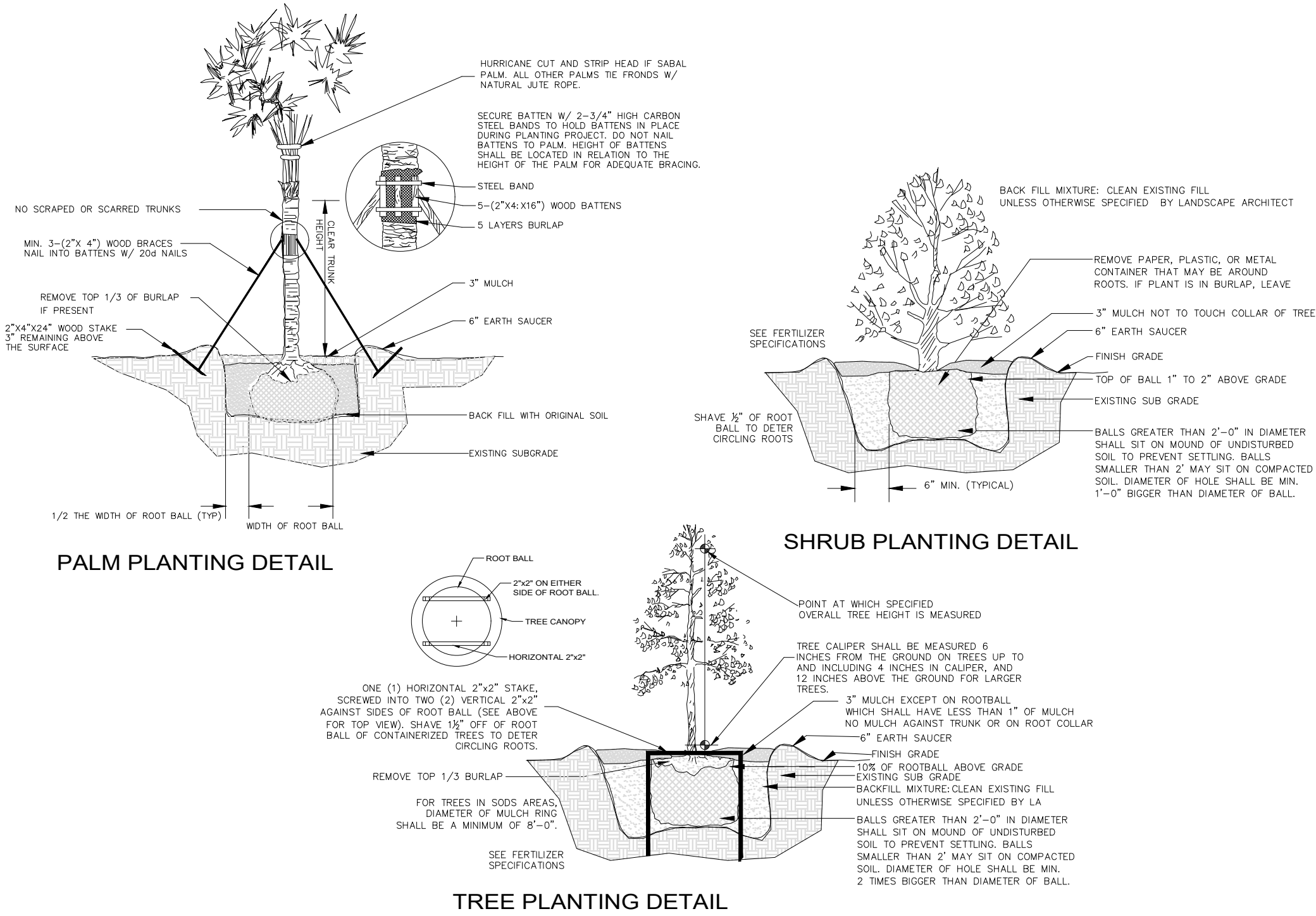
INSPECTION:

Upon written request from the Contractor, Owner and/or Landscape Architect shall perform inspection to determine completion of Contract.

ACCEPTANCE:

Following inspection, Contractor will be notified, in writing, by Owner and/or Landscape Architect of acceptance of completion with regards to plant material and workmanship according to Contract.

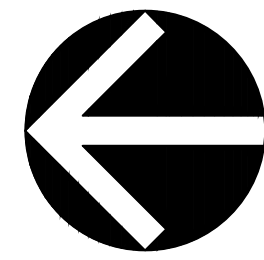
E PLANTING DETAILS
not to scale



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SCALE	as noted
DESIGNED BY	GF
DRAWN BY	KM,GF
CHECKED BY	GF
CAD DWG.	
DATE	01.21.2025
REVISIONS	
per City comments	05.19.2025
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NOTES & DETAILS